

Scott County Board of Supervisors

January 8, 2019

Committee of the Whole



REZONING

SUMMARY

- **Applicant:** Chris Townsend, applicant;
Victor and Michelle Gorsh, property owners
- **Request:** Rezoning, Agricultural-General (A-G) to Single-Family Residential (R-1)
- **Legal Description:** SE¼ of the SW¼ less the west seven (7) acres in Section 27 of Winfield Township.
- **General Location:** Approximately ½ mile west of the incorporated city limits of the City of Long Grove on the north side of 270th Street
- **Size:** 33 acres (approximately)
- **Zoning:** Agricultural-General (A-G)



275TH ST

150TH AVE

Subject property



270TH ST

W GROVE ST

N CADDAR RD

E GROVE RD E GROVE RD 267TH ST

CADDAR RD

Y64

162ND AVE

N 1ST ST

Y64

S 1ST ST

162ND AVE

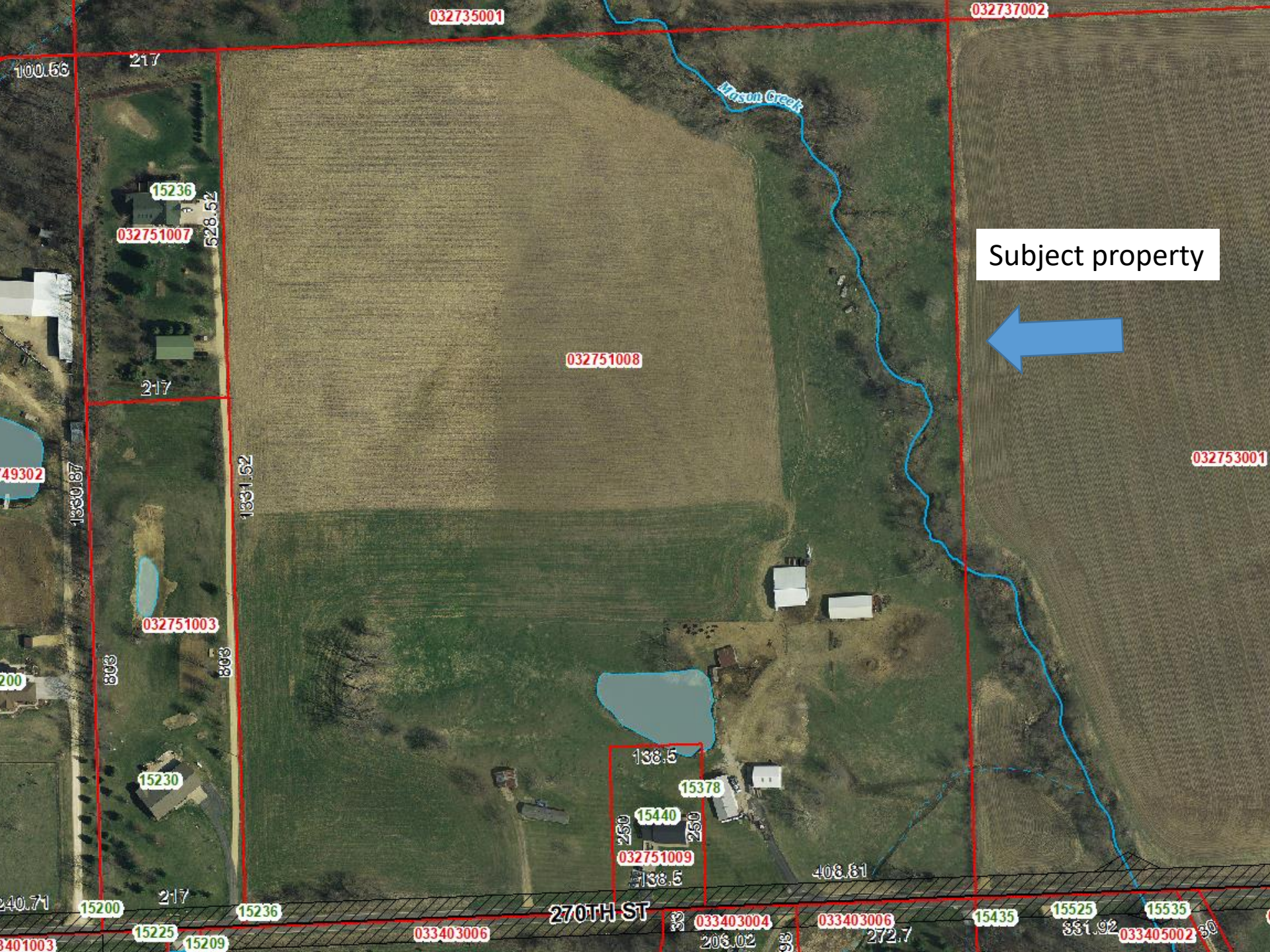
61

61

F41

19 YAWHIGHWAY 61

19 YAWHIGHWAY 61



Subject property



270TH ST

033403004

033403006

15435

15525

15535

033405002

100.66

217

032735001

032737002

15236

032751007

528.52

217

032751008

49302

1360.87

1331.62

032753001

032751003

200

806

806

15230

138.5

15378

15440

032751009

138.5

250

250

408.81

240.71

15200

217

15236

033403006

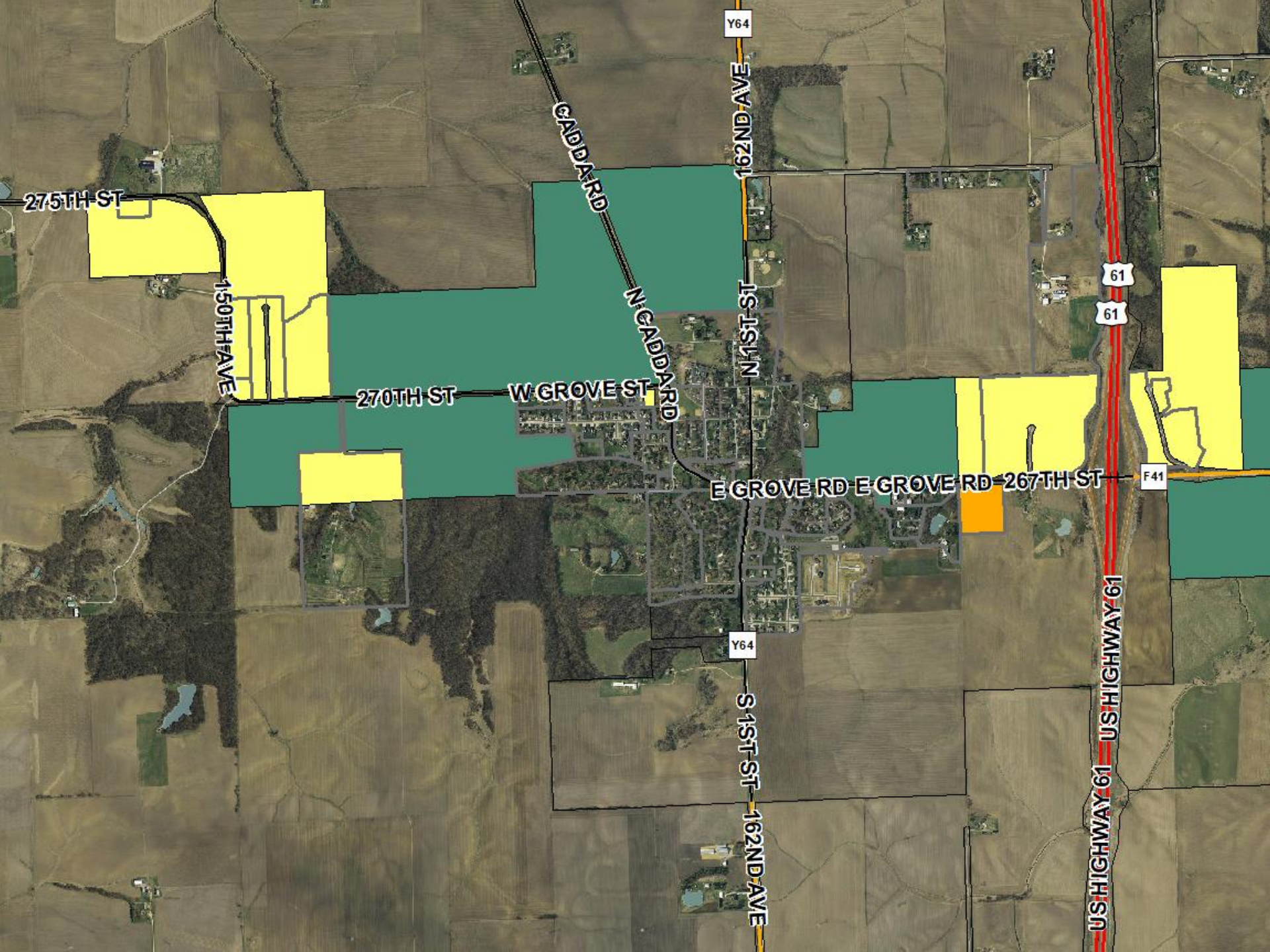
206.02

936

272.7

881.92

60



275TH ST

150TH AVE

270TH ST

W GROVE ST

E GROVE RD E GROVE RD 267TH ST

CADDARD RD

N CADDARD RD

Y64

162ND AVE

151ST ST

Y64

S 1ST ST

162ND AVE

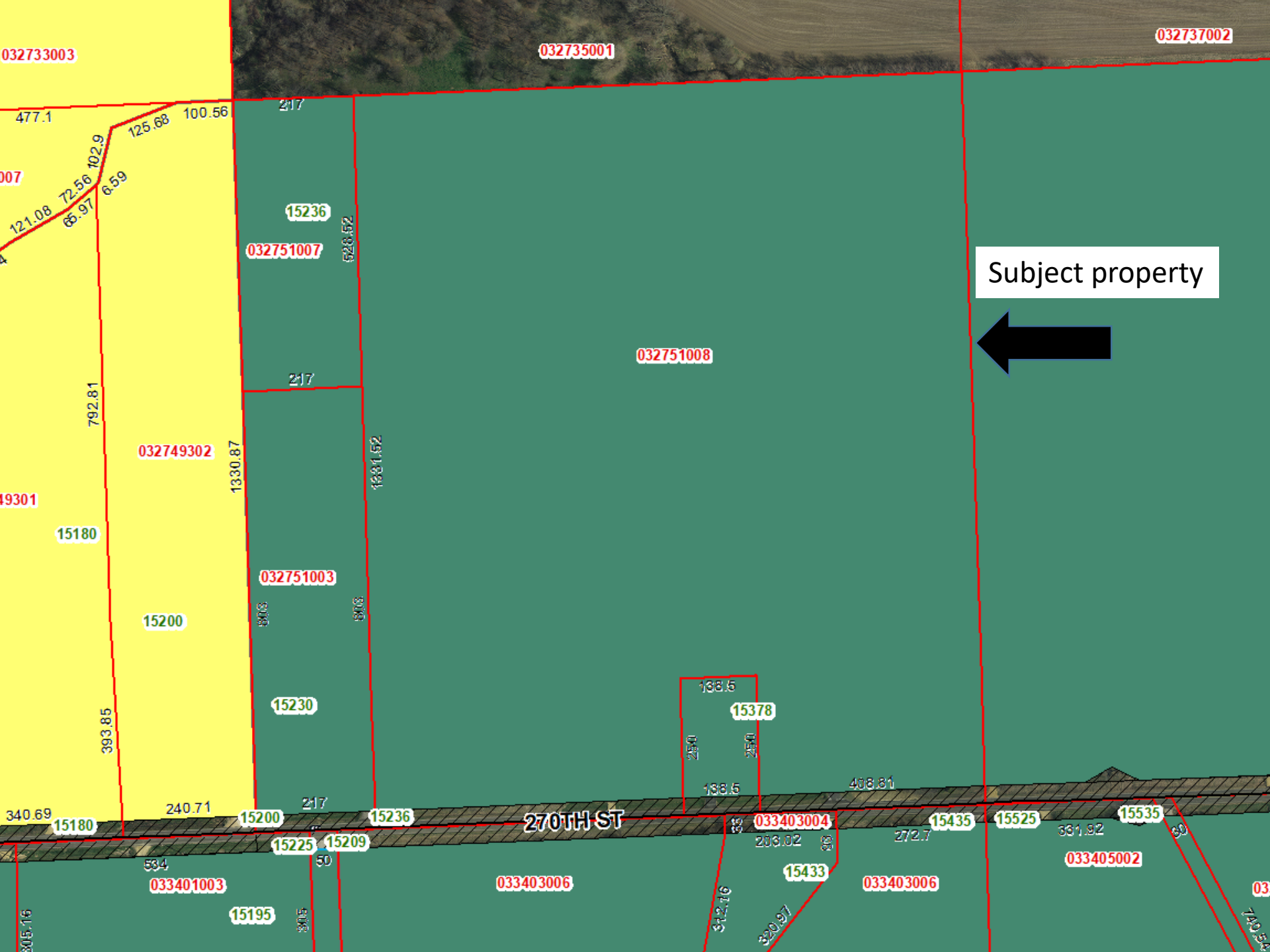
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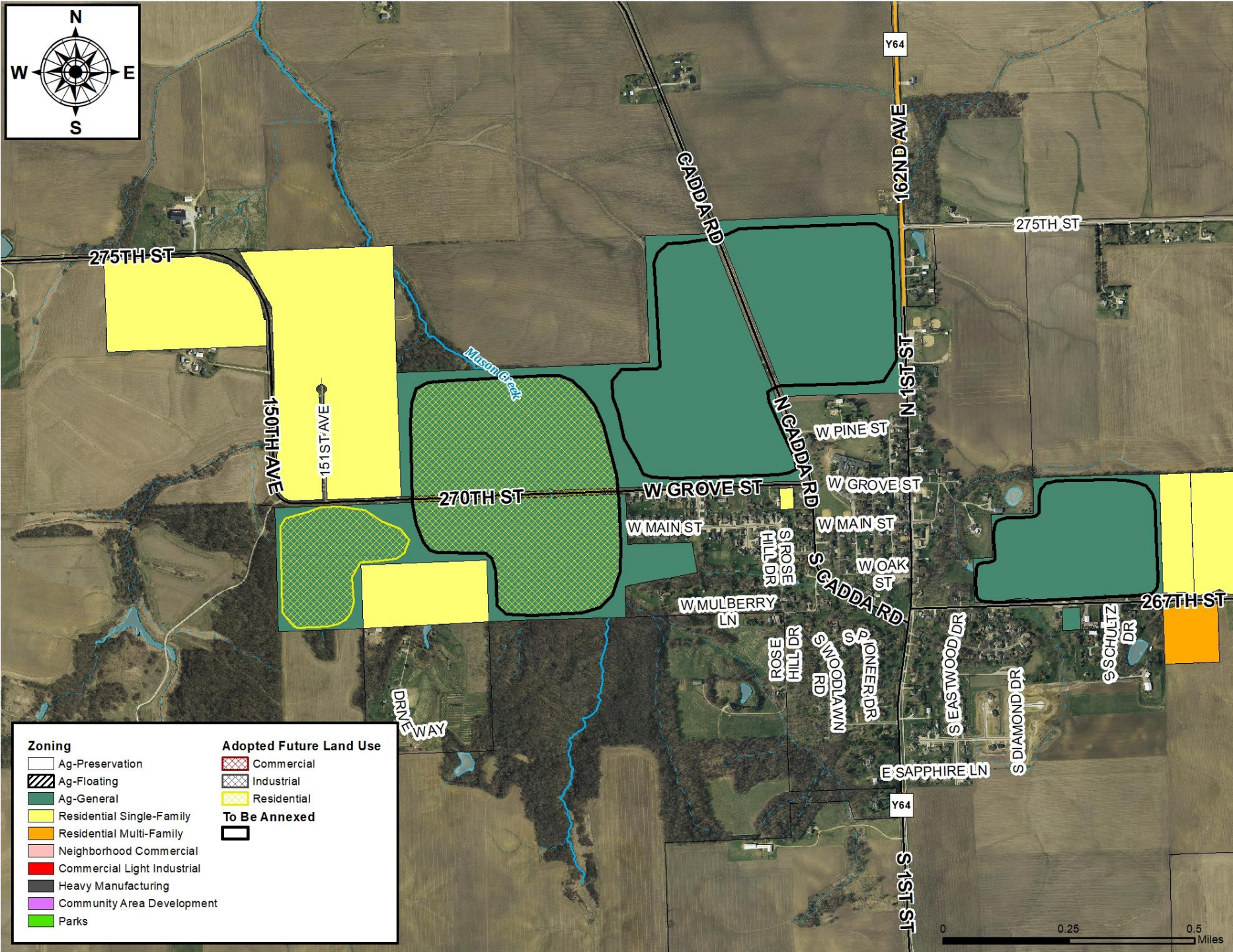
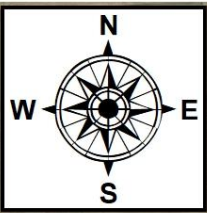
19 YAWMIGHI ST

19 YAWMIGHI ST

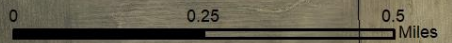


Subject property





Zoning	Adopted Future Land Use
Ag-Preservation	Commercial
Ag-Floating	Industrial
Ag-General	Residential
Residential Single-Family	To Be Annexed
Residential Multi-Family	
Neighborhood Commercial	
Commercial Light Industrial	
Heavy Manufacturing	
Community Area Development	
Parks	



- ***On marginal or poor agricultural land?***

- CSR's range from 39 to 77

The land use policies rank any soil with a CSR of 60 or greater as productive agricultural soil.

Review of the Soil Survey of Scott County indicated that about 25% of the property has soils identified as Ackmore silt loam with slopes ranging from 2 to 4% with Corn Suitability Rating of 77. These soils are classified IIw land capability, which indicates moderate limitations for growing field crops, most likely due to water conditions on the site.

A small portion of the property is Ackmore silt loam and is listed in the soil survey as prime agricultural land.

The remainder of the property is made up of Exette silt loam with CSRs of 39 and slopes between 14- 18% and Downs silt loam with CSRs ranging between 82 and 45 and slopes between 5 and 18%.

Therefore, this request does appear to meet this criterion.

- ***Have access to adequately-constructed, paved roads?***

- 270th Street is a paved County road

- ***Adequate provision for public/private sewer and water?***

- Not currently served by public sewer or water
 - No comments or concerns from County Health Department

- ***Near existing employment centers, commercial areas, and does not encourage urban sprawl?***
 - Adjacent to Long Grove and near 4-lane US Hwy 61
 - In an area of previously developed subdivisions, not encouraging sprawl.
- ***Least disruptive to existing agricultural activities?***
 - *Land use policies in place to prevent incursion of non-farming neighbors into agricultural areas, but area to be rezoned among existing residential development*

- ***Stable environmental resources?***

- Subject property is near other residential development as well as productive farmland, both of which require stable environmental resources. A rezoning of this size is not likely to destabilize any of the resources currently available. Therefore, it would appear that this request meets this criterion

- ***Sufficiently buffered?***

- Not inconsistent with land use patterns nearby, no buffering required

- ***Recognized need for development?***

- Given its proximity Long Grove and to other rural residential development and the fact that this area is shown on the Future Land Use Map as an appropriate area for future residential development, the request seems compatible

**PLANNING AND ZONING
COMMISSION
RECOMMENDATION**

**Approve based on its compliance
with a preponderance of the
criteria of the Revised Land-Use
Policies as reviewed by Staff.
Vote Unanimous**