

PLANNING & DEVELOPMENT

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Timothy Huey
Director

To: Mahesh Sharma, County Administrator

From: Timothy Huey, Planning Director

Date: March 26, 2019

Re: Approval of the first of two readings of an ordinance to rezone a 1.46 acre tract, more or less, from “Agriculture-Preservation District (A-P)” to “Single-Family Residential District (R-1),” legally described part of the SW¼NW¼ of Section 5, Pleasant Valley Township.

The Planning Commission unanimously recommended approval of this rezoning in accordance with staff’s recommendation. Even though the property is currently zoned Ag-Preservation (A-P) it is shown in an area on the Future Land Use Map as anticipated for residential development. There are two existing houses on this 1.46 acre parcel. The rezoning is intended to allow this lot containing two (2) houses to be subdivided into two lots, one lot for each house. Approval of this rezoning will not allow any additional houses to be constructed.

The Board held its required public hearing on April 4th. The applicant was present at the public hearing to answer any questions from the Board. No members of the public spoke for or against the request.

The Planning Commission determined that this rezoning request met a preponderance of the criteria of the land use policies so that the property can be divided to create a separate lot for each existing residence.

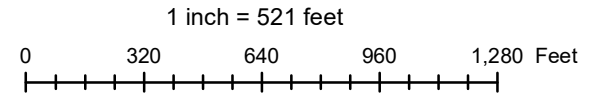
PLANNING COMMISSION RECOMMENDATION: To approve the request to rezone this property from Agricultural-Preservation (A-P) to Single-Family Residential (R-1) based on its compliance with a preponderance of the criteria of the Revised Land-Use Policies

Vote: All Ayes (5-0)



Location - Forest Grove Partners, Rezoning (A-P to R-1)

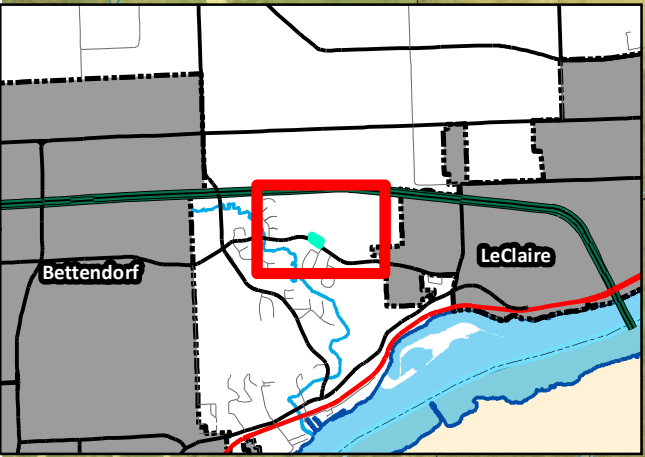
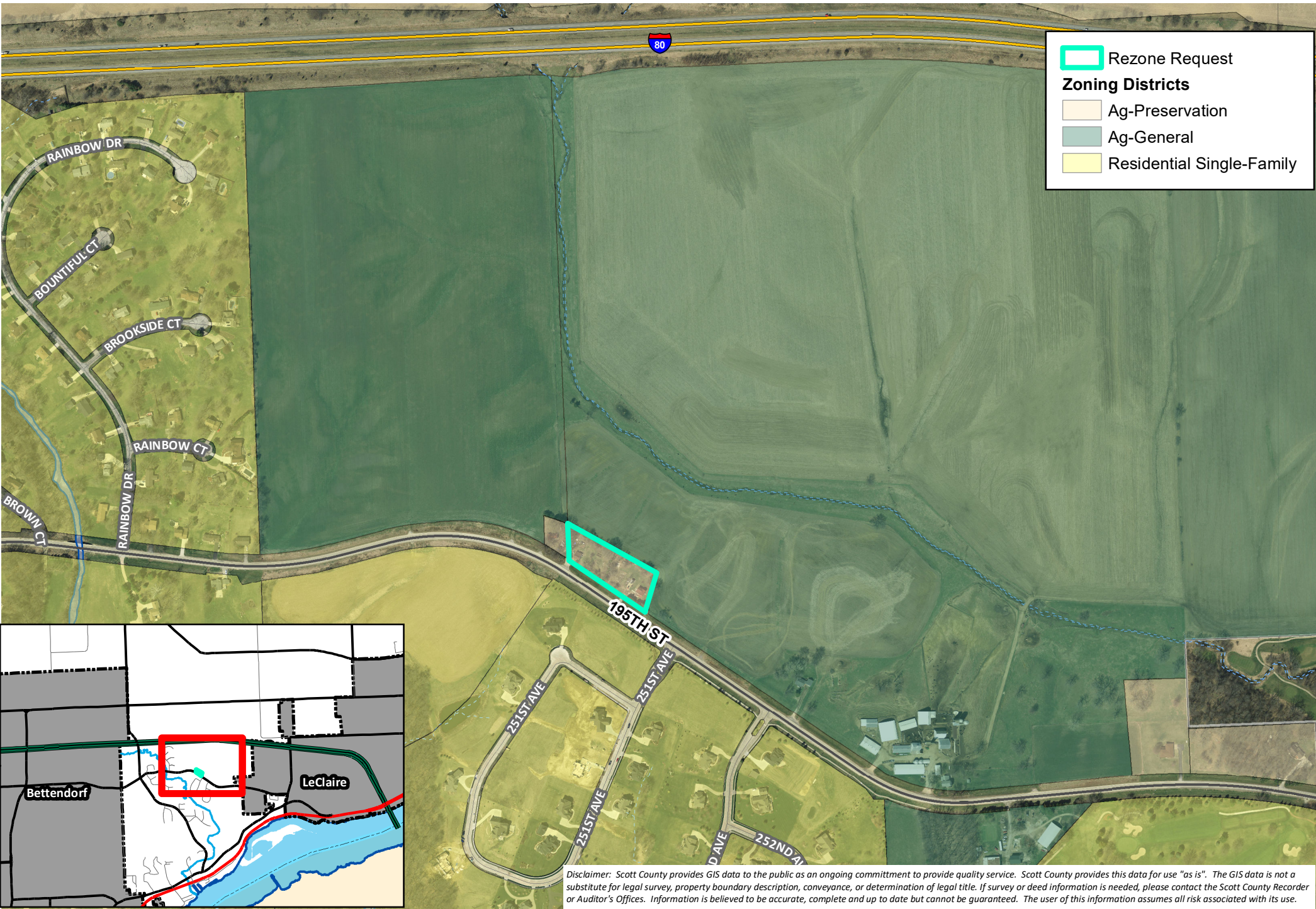
Scott County, Iowa



Rezone Request

Zoning Districts

- Ag-Preservation
- Ag-General
- Residential Single-Family



Disclaimer: Scott County provides GIS data to the public as an ongoing commitment to provide quality service. Scott County provides this data for use "as is". The GIS data is not a substitute for legal survey, property boundary description, conveyance, or determination of legal title. If survey or deed information is needed, please contact the Scott County Recorder or Auditor's Offices. Information is believed to be accurate, complete and up to date but cannot be guaranteed. The user of this information assumes all risk associated with its use.

Prepared by: Scott County Planning and Development, 600 West Fourth Street, Davenport Iowa

SCOTT COUNTY ORDINANCE NO. 19-_____

AN ORDINANCE TO AMEND THE ZONING MAP BY REZONING APPROXIMATELY 1.46 ACRES IN SECTION 5, PLEASANT VALLEY TOWNSHIP FROM AGRICULTURAL-PRESERVATION (A-P) TO SINGLE-FAMILY RESIDENTIAL (R-1), ALL WITHIN UNINCORPORATED SCOTT COUNTY.

BE IT ENACTED BY THE BOARD OF SUPERVISORS OF SCOTT COUNTY

IOWA:

Section 1. In accordance with Section 6-31 Scott County Code, the following described unit of real estate is hereby rezoned from Agricultural-Preservation (A-P), to Single-Family Residential (R-1) to-wit:

The 1.46 acre parcel #850517004 and shown on the Plat of Survey recorded as file #2015-20040 of the Scott County Recorder's office located in part of the Southwest ¼ of the Northwest ¼, of Section 5 of Township 79 North, Range 5 East of the 5th P.M.

Section 2. This ordinance changing the above described land to Residential Single-Family (R-1) is approved as recommended by the Planning and Zoning Commission which found the request to be in substantial compliance of a preponderance of the adopted Land Use Policies.

Section 3. The County Auditor is directed to record this ordinance in the County Recorder's Office.

Section 4. Severability Clause. If any of the provisions of this Ordinance are for any reason illegal or void, then the lawful provisions of the Ordinance, which are separate from said unlawful provisions shall be and remain in full force and effect, the same as if the Ordinance contained no illegal or void provisions.

Section 5. Repealer. All ordinances or part of ordinances in conflict with the provisions of the Ordinance are hereby repealed.

Section 6. Effective Date. This Ordinance shall be in full force and effect after its final passage and publication as by law provided.

Approved this _____ day of _____ 2019.

Tony Knobbe, Chair
Scott County Board of Supervisors

Roxanna Moritz, County Auditor