

**PLANNING & DEVELOPMENT**

600 West Fourth Street  
Davenport, Iowa 52801  
E-mail: [planning@scottcountyiaowa.com](mailto:planning@scottcountyiaowa.com)  
Office: (563) 326-8643



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Timothy Huey  
Director

To: Mahesh Sharma, County Administrator

From: Taylor Beswick, Planning & Development Specialist

Date: January 26, 2021

**Re: Discussion of Public Hearing and presentation of Planning and Zoning Commission's recommendation on the application of Alan and Erin Rubach to rezone 72 acres, more or less, located in the NW<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> of Section 36 in Winfield Township and the NE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> excluding The East 555 feet of the South 800 feet of the NE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> of Section 36 in Winfield Township ([Parcel# 033605003](#), [Parcel# 033607005](#)).**

On January 19, 2021, the Planning and Zoning Commission recommended approval of this rezoning in accordance with staff's recommendation, voting 5-1. The dissenting vote, Commissioner Maxwell, cited her opposition to agricultural land being developed and the applicant is requesting to rezone too much land for one house. No members of the public spoke for or against the request at the meeting.

The applicant states the rezoning will allow them to build one single-family dwelling in the immediate future and market the remainder of the rezoned property for residential development in the long term future. The applicant has submitted a letter to the Board of Supervisors to be included with this rezoning request.

Currently, 55 acres of the property is pasture/timber and the remainder is tilled crop land in agricultural production. The request does not include a 2.8 acre single family residence addressed 26880 Scott Park Road. The request also does not include a 5.5 acre tract, more or less, located to the northwest of the intersection of 267<sup>th</sup> Street and Scott Park Road, otherwise described as part of the SE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> of Section 36 in Winfield Township. The 5.5 acre tract is shown on the Future Land Use Map (FLUM) as future commercial. The remaining property is shown on the FLUM as future residential.

The zoning request area has frontage on 267<sup>th</sup> Street and Scott Park Road, both adequately constructed, paved County roads. In addition, the development has good access to US-61 via 267<sup>th</sup> Street. Roughly 76% (55 acres) of the land requested to be rezoned is on marginal or poor agricultural land. The marginal agricultural land is made up of sloping wooded timber which the applicants actively plant and harvest.

The area to be rezoned is near the city limits of Long Grove and adjacent to the census designated place of Park View. Any future development would be adjacent to commercial and residential areas mixed use developments, thus it would not be seen as encouraging urban sprawl. Park View Water & Sanitary did comment that any potential future development on the property requested to be rezoned could be handled by their sewer and water capacity. An agreement between a future developer and Park View Water & Sanitary District would be required.

Memo on BOS Public Hearing for A-G to R-1 Rezone

February 2, 2020

Page two

There is concerns that an old farm landfill site exists somewhere in the wooded area of the property. Staff could not find evidence of this, but the commissioners agreed to recommend one condition on the rezoning approval related to the landfill/dump sites.

The Commission determined that the request met a preponderance of the criteria of the land use policies for rezoning the property to R-1 to create one new development right.

**PLANNING COMMISSION RECOMMENDATION:** To approve the request to rezone 35 acres, more or less, from “Agriculture-General (A-G)” to “Single Family-Residential (R-1)” with one (1) condition based on its compliance with a preponderance of the criteria of the Revised Land-Use Policies

1. Any development or subdivision require an environmental review to determine the location of historic dumpsites.

**Vote: Recommended for Approval: (5-1); (Maxwell voting no)**

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Timothy Huey  
Director

**NOTICE OF SCOTT COUNTY  
BOARD OF SUPERVISORS PUBLIC HEARING FOR AN APPLICATION  
TO REZONE FROM “A-G” TO “R-1”**

**Thursday, February 18, 2021**

**Online Access Only Due to COVID-19**

**5:00 P.M.**

**PARTICIPATION OPTIONS:**

All Board of Supervisors agendas, packets, and meeting participation information can found here:

<https://www.scottcountyiowa.gov/board/board-meetings>

Or call 563-326-8749 for assistance

**\*\*VIRTUAL ONLY\*\* \*\*NO PERSONS WILL BE ALLOWED IN ADMIN BUILDING\*\***

**Public Hearing: Rezoning – Agricultural-General District (A-G) to Single-Family**

**Residential District (R-1):** Application from owner Alan & Erin Rubach to rezone 72.05 acres, more or less, from A-G to R-1. The location of the requested area to be rezoned is north of 267<sup>th</sup> Street and west of Scott Park Road. The rezoning request does not include the dwelling addressed 26880 Scott Park Road or a 7 acre area located on the northwest corner of the intersection of 267<sup>th</sup> Street and Scott Park Road. The land requested to be rezoned is legally described as the NW<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> of Section 36 in Winfield Township and the NE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> excluding The East 555 feet of the South 542 feet of the NE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> of Section 36 in Winfield Township ([Parcel # 033605003](#), [Parcel # 033607005](#)).

The applicant states the intended use of the property after an approved rezoning would be to build one house for the applicants to reside in. Rezoning of all 72 acres allows more options for siting of a house and the remaining land will continue be in the Conservation Reserve Program (CRP).

On January 19, 2021 the Scott County Planning & Zoning Commission recommended approval of the rezoning with a vote of 5 – 1.



PLANNING & ZONING COMMISSION  
STAFF REPORT  
January 19, 2021



- Applicant:** Alan & Erin Rubach DBA Winters Hollow LLC
- Request:** Rezone 72.05 acres, more or less, from Agricultural General (A-G) to Single Family Residential (R-1)
- Address:** Adjacent to but not including, 26880 Scott Park Road, Eldridge
- Legal Description:** 72.05 acres, more or less, located in the NW<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> of Section 36 in Winfield Township and the NE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> excluding The East 555 feet of the South 542 feet of the NE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> of Section 36 in Winfield Township ([Parcel # 033605003](#), [Parcel # 033607005](#)).
- General Location:** Northwest of the intersection of Scott Park Road and 267<sup>th</sup> Street; 1/3 mile east of the incorporated city limits of Long Grove, Iowa; across Scott Park Road to the west from unincorporated census designated place of Park View, Iowa.
- Existing Zoning:** Agricultural-General (A-G)
- Future Land Use Map:** Yes, Residential
- Proposed Zoning:** Single-Family Residential (R-1)
- Surrounding Zoning:**
- North:** Agricultural-Preservation (A-P)
  - South:** Agricultural-General (A-G)
  - East:** Community Area Development District (Park View)
  - West:** Agricultural-General (A-G)/Single Family Residential (R-1)

**GENERAL COMMENTS:** This request is to rezone 72.05 acres, more or less, from Agricultural General (A-G) to Single Family Residential (R-1). The applicant states the rezoning will allow them to build one single-family dwelling in the immediate future and market the remainder of the rezoned property for residential development in the long term future. Currently, 55 acres of the property is pasture/timber and the remainder is tilled crop land in agricultural production. The request does not include a 2.8 acre single family residence addressed 26880 Scott Park Road. The request also does not include a 5.5 acre tract, more or less, located to the northwest of the intersection of 267<sup>th</sup> Street and Scott Park Road, otherwise described as part of the SE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> of Section 36 in Winfield Township. The 5.5 acre tract is show on the Future Land Use Map as future commercial.



PLANNING & ZONING COMMISSION

STAFF REPORT

January 19, 2021



**STAFF REVIEW:** Staff has reviewed this request for its adherence to the Scott County Zoning Ordinance and to the Scott County Land Use Policies. Any proposed changes in zoning in the rural unincorporated area of the county should comply with a preponderance of the applicable Scott County Land Use Policies:

1. *Is the development in compliance with the adopted Future Land Use Map?*

The area to be rezoned is shown on the Future Land Use Map (FLUM) as future residential. This area has been shown on the FLUM since its adoption in 1998. The request area to be rezoned is currently zoned Agricultural-General (A-G) and has been since the adoption of the 1981 Scott County Zoning Ordinance.

**The rezoning request meets this criteria.**

2. *Is the development on marginal or poor agricultural land?*

Of the 72.05 acres, more or less, request to be rezoned, 55 acres is currently pasture/timber and contains soil with a Corn Suitability Rating (CSR) of less than 50. The remaining 17 acres contains soil with a CSR of more than 70 and is currently tilled land in agricultural production. Thus, 76% of the land requested to be rezoned is on marginal or poor agricultural land.

**The rezoning request meets a preponderance of this criteria.**

3. *Does the proposed development have access to adequately-constructed, paved roads?*

The area to be rezoned has frontage along 267<sup>th</sup> Street and Scott Park Road, both adequately-constructed, paved County roads.

**The rezoning request meets this criteria.**

4. *Does the proposed development have adequate provision for public or private sewer and water services?*

The property is not currently served by public sewer or public water. Any further development must comply, or continue to comply, with State and County health regulations for on-site wastewater treatment. The current development proposal is for one single-family dwelling to be constructed, pending the approval of the rezoning. If additional subdivision takes place, adequate provision for public or private sewer and water would be reviewed in the platting stage. The County Health Department did not have any comments or concerns regarding the proposal.

Park View Sanitary and Water District is adjacent to the proposed rezoning site. Staff reached out to the Operations Manager for the district and he responded with the



PLANNING & ZONING COMMISSION

STAFF REPORT

January 19, 2021



following comments regarding the rezoning application and potential for future residential development hooking up to Park View Water & Sanitary District:

“Dear Taylor,

26880 Scott Park Road, Eldridge, is not a current customer of the Park View Water & Sanitary District.

As for the Rubach rezoning request, at this time, and assuming all plotted but undeveloped/empty lots within the Park View Water & Sanitary District service area are developed and occupied residentially, and then adding a generous development value of 1.5 residences/acre to the proposed development, at 3 people per residence, the Park View Water & Sanitary District looks to estimate a total average demand of 198,764 Gallons Per Day, with a maximum demand of 304,456 GPD to the water system.

Park View Water & Sanitary District is currently midway through the construction of a water treatment plant that, upon completion in June, 2021, will have a minimum production capacity of 387,000 GPD and a maximum production capacity of 501,000 GPD.

The Park View Water & Sanitary District is also currently in the beginning of a Lagoon Improvement Project that, upon completion in October, 2021, will have the capacity to accept an Average Dry Weather flow of 0.492 MGD and an average BOD loading of 850 lbs/day. With the same capacity assumptions as above, the ADW flow is anticipated to be 0.19782 MGD, and the average BOD loading is anticipated to be 603 lbs/day. Both are within the design limits of the permit.

Should the Board of the Park View Water & Sanitary District be requested by the proposed development to provide water and sanitary utility services, and accept the request, the water and sewer utility can incorporate the development population while maintaining capacity and treatment requirements in our water and sewer utilities.

Thank you.

Sincerely

Brent A. Earley  
Operations Mgr.  
Park View Water & Sanitary District”



PLANNING & ZONING COMMISSION

STAFF REPORT

January 19, 2021



**The rezoning request meets this criteria.**

5. *Is the area near existing employment centers, commercial areas and does not encourage urban sprawl?*

The area to be rezoned is near the city limits of Long Grove and adjacent to the Census Designated Place of Park View. Both Long Grove and Park View have a mixture of residential and commercial land uses. Since the proposal is adjacent to mixed use developments, as stated above, it would not be seen as encouraging urban sprawl.

**The rezoning request meets this criteria.**

6. *Is the proposed development located where it is least disruptive to existing agricultural activities?*

The intent of the Scott County land use policies is not only to limit or prevent the conversion of prime agricultural land for development, but also to prevent the incursion of non-farming neighbors into agricultural areas. The area to be rezoned is near other commercial light industrial, and residential, and thus would cause little added disruption to existing agricultural activities.

**The rezoning request meets this criteria.**

7. *Does the area have stable environmental resources?*

The property mostly made up of sloping wooded areas with some flat agricultural land located on the eastern 1/3 of the property. The Subdivision Regulations define environmentally sensitive areas as areas with slopes in excess of 25%, native forest growth, native prairie grass and wetlands. The regulations also require that when a wooded site is developed, no more than 15% of the naturally occurring tree canopy cover shall be removed. Initial plans for development include one single family home located on the eastern half of the property. Future subdivision of the property would review this criteria during the platting stage.

**The rezoning request meets this criteria.**

8. *Is the proposed development sufficiently buffered from other less intensive land uses?*

Agricultural land exists to the north and south of the area proposed to be rezoned. Park View and timberland exist to the east and west of the property. The need for buffering this proposed residential development from adjacent farmland would be reviewed in conjunction with the subdivision review.

**The rezoning request meets this criteria.**

9. *Is there a recognized need for such development?*

The adopted land use policies do recognize that there is a need for providing



PLANNING & ZONING COMMISSION

STAFF REPORT

January 19, 2021



opportunities for a variety of housing types in Scott County.

**The rezoning request meets this criteria.**

10. *Will the property be developed in an efficient manner that is also supportive of energy conservation?*

Due to the size of the area to be rezoned it would appear that this request meets this policy to some degree.

**The rezoning request meets this criteria.**

**Public Comment & Department Review**

Staff has mailed notification to the adjacent property owners within five hundred feet (500') of this property of this hearing. Two signs has also been placed on the property stating the date and time this request would be heard by the Planning and Zoning Commission. Staff has received comment from two members of the public who are opposed to the rezoning due to their belief that development should occur in the cities.

Staff has also notified the County Engineer, County Health Department, Bi-State Regional Commission, and the City of Long Grove for review and comment.

**RECOMMENDATION:** Staff recommends that the rezoning of this property from Agricultural-General (A-G) to Single-Family Residential (R-1) be approved based on its compliance with a preponderance of the criteria of the Revised Land-Use Policies.

Submitted by:  
Taylor Beswick, Planning & Development Specialist  
January 14, 2021





## PLANNING & DEVELOPMENT

600 West Fourth Street

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Timothy Huey, Director

### Rezoning Petition

Date 12/11/ 2020

Dear Scott County Planning and Zoning Commission Members:

Alan and Erin Rubach, owners of the below described real estate, petition the Planning and Zoning Commission to consider re-zoning this property from Agricultural General to Single family residential. For the request to the Commission, please find the attached 13 copies of the plat/site plan and the filing fee of \$200.

Number of acres to be re-zoned: 72.05

**Legal Description** (Attach separate sheet if necessary)

The north half of the Northeast Quarter of Section 36 exempting that part thereof conveyed by  
Warranty Deed from Peter Thomas and wife H.E. Ficke, recorded in Book 54 of Land Deeds, at page  
604, records of the Scott County, Iowa, subject to existing public highways. Excluding the very south  
east portion of the east section that is 700ft East to west (starting from north scott park road) and  
500ft (from 267th st to where property 033607004 starts).

**Statement of Intended Use:** The intended new use of the property would include the following:  
Initially we plan to build one house on the property for us to reside in. We would like to plan for the  
future and rezone the remainder of the property to have different building site options for us  
personally and for future sale/development. The attached map shows where the initial house site  
should be.

**How Will Such Use Comply With the Scott County Plan and Land Use Policies?**

This will comply with Scott county land use policies by encouraging growth in an area marked on the  
future land use map for residential development on marginal farm ground. It is located next to a city  
and has access to public services. The property has access on two sides to paved roads. The area is  
lacking in larger lots and larger lots that do come for sale in the area sell quickly, thus there is a  
demand for properties over 3 acres which would be how we would plan to develop it. Making lots



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Timothy Huey, Director

over 3 acres would allow for natural drainage areas to be maintained and have a much smaller environmental impact.

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Respectfully submitted,

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Signature

Alan C. Rubach

---

Name of Applicant (printed)

4388 Southfield Place

---

Mailing Address

Bettendorf, IA 52722

---

City / State / Zip

262-492-8707

---

Phone

---

Signature

Erin E. Rubach

---

Name of Owner (if different from applicant)

---

Mailing Address

---

City / State / Zip

563-340-4254

---

Phone

Received by \_\_\_\_\_  
Zoning Staff



Serving local governments in Muscatine and Scott Counties, Iowa; Henry, Mercer, and Rock Island Counties, Illinois

MEMORANDUM

OFFICERS:
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Ken "Moose" Maranda
VICE-CHAIR
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Jeff Sorensen
TREASURER
Vacant

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Pat Peacock, Alderperson
Randy Moore, Citizen
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Mike Thoms, Mayor
Dylan Parker, Alderperson
City of Moline
Stephanie Acri, Mayor
Mike Waldron, Alderperson
City of Bettendorf
Bob Gallagher, Mayor
City of East Moline
Reggie Freeman, Mayor
City of Muscatine
Diana Broderson, Mayor
City of Kewanee
Gary Moore, Mayor
City of Silvis; Villages of
Andalusia, Carbon Cliff,
Coal Valley, Cordova, Hampton,
Hillsdale, Milan, Oak Grove,
Port Byron, and Rapids City
Duane Dawson, Mayor, Milan
Cities of Aledo, Colona, Galva,
Geneseo; Villages of Alpha,
Andover, Annawan, Atkinson, Cambridge,
Keithsburg, New Boston, Orion,
Sherrard, Viola, Windsor, and Woodhull
Dave Holmes, Mayor, Woodhull
Cities of Blue Grass, Buffalo,
Eldridge, Fruitland, LeClaire,
Long Grove, McCausland,
Nichols, Princeton, Riverdale,
Walcott, West Liberty, and Wilton
Marty O'Boyle, Mayor, Eldridge

COUNTY REPRESENTATIVES:

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Executive Director
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TO: Timothy Huey, Director
Scott County Planning & Development

FROM: Brandon Melton, Senior Planner

DATE: January 14, 2020

RE: Rezoning of 72.05 acres in Winfield Township, Scott County, Iowa.

This memorandum is being submitted in response to a rezoning review request from Scott County, Iowa. The hearing date is scheduled for Tuesday, January 19, 2021 at 5:00 p.m. The applicants, Alan and Erin Rubach, are requesting a rezoning of 72.05 acres, more or less, from Agricultural-General District (A-G) to Single-Family Residential (R-1).

The property is a 72.05-acre tract, more or less, north of 267th Street and west of Scott Park Road, and may be accessed by either facility. The rezoning request does not include the dwelling addressed 26880 Scott Park Road or a 7 acre area located on the northwest corner of the intersection of 267th Street and Scott Park Road. The land requested to be rezoned is legally described as part of the NW1/4NE1/4 of Section 36 in Winfield Township and the NE1/4NE1/4 excluding the East 555 feet of the South 542 feet of the NE1/4NE1/4 of Section 36 in Winfield Township (Parcel # 033605003, Parcel # 033607005).

Having reviewed the information relevant to the proposed rezoning and map amendment, the following items were ascertained. The July 2018 Zoning and Land Use Map for Scott County, Iowa, shows the property has a future land use designation primarily of residential but also includes some commercial on the southeast corner of the property near the intersect of 267th St and Scott Park Rd. The rezoning request is consistent with that plan.

The property has access to Scott Park Rd. to the east, a paved road, as well as access to 267th St. to the south, also a paved road. The property is adjacent to Park Grove city limits and within 1 mile of Long Grove city limits. The 2008 Scott County Comprehensive Plan contains a listing of the County's goals, land use objectives and land use policies that are to be used as part of the land development review process. The request appears to be consistent with the Plan.



The property is located outside of the Quad Cities Metropolitan Planning Organization (MPO) Area. The boundary encompasses areas where urban development is expected to occur within a thirty year horizon. There are no long range transportation projects programmed/scheduled in the vicinity of the property. The proposed rezoning is not anticipated to significantly impact regional industrial development.

The proposed rezoning is near to Scott County Park. As there is residential development already adjacent to the park, it is not likely that additional development will have a significant impact on the recreational resource.

The property is not located in a flood hazard area, high earthquake incident area, or an airport restricted zone. The proposed rezoning is not expected to have an impact on historic or cultural features, wetlands, wildlife refuges, Indian mounds or forest preserves. According to the 2018 Scott County Hazard Mitigation Plan, the property and vicinity have a high incidence of thunderstorms which contain frequent cloud to ground lightening, high winds, hail, tornados, and flash flooding.

Should you have any questions regarding this response, please contact me at (309) 793-6300 x1148.

## Rezoning Petition

Date 12/11/ 2020

Dear Scott County Planning and Zoning Commission Members:

Alan and Erin Rubach, owners of the below described real estate, petition the Planning and Zoning Commission to consider re-zoning this property from Agricultural General to Single family residential. For the request to the Commission, please find the attached 13 copies of the plat/site plan and the filing fee of \$200.

Number of acres to be re-zoned: 72.05

**Legal Description (Attach separate sheet if necessary)**

The north half of the Northeast Quarter of Section 36 exempting that part thereof conveyed by Warranty Deed from Peter Thomas and wife H.E. Ficke, recorded in Book 54 of Land Deeds, at page 604, records of the Scott County, Iowa, subject to existing public highways. Excluding the very south east portion of the east section that is 700ft East to west (starting from north scott park road) and 500ft from 267th st to where property 033607004 starts).


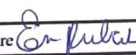
**Statement of Intended Use:** The intended new use of the property would include the following:

Initially we plan to build one house on the property for us to reside in. We would like to plan for the future and rezone the remainder of the property to have different building site options for us personally and for future sale/development. The attached map shows where the initial house site should be.

**How Will Such Use Comply With the Scott County Plan and Land Use Policies?**

This will comply with Scott county land use policies by encouraging growth in an area marked on the future land use map for residential development on marginal farm ground. It is located next to a city and has access to public services. The property has access on two sides to paved roads. The area is lacking in larger lots and larger lots that do come for sale in the area sell quickly, thus there is a demand for properties over 3 acres which would be how we would plan to develop it. Making lots over 3 acres would allow for natural drainage areas to be maintained and have a much smaller environmental impact.

Respectfully submitted,

Signature 	Signature 
Alan C. Rubach	Erin E. Rubach
Name of Applicant (printed)	Name of Owner (if different from applicant)
4388 Southfield Place	
Mailing Address	Mailing Address
Bettendorf, IA 52722	
City / State / Zip	City / State / Zip
262-492-8707	563-340-4254
Phone	Phone

Received by \_\_\_\_\_  
Zoning Staff

To the Members of the Board:

We have invested a significant amount of time and money over the last four years into the conservation and beautification of this property and have no intention of having it developed. We have removed around 5 acres of scrub trees (black locusts, white poplar, box elder, etc-invasive non-native species as recommended by the state forester) and planted around 1,200 native deciduous trees in their place. We have a current CRP contract to plant around 1,500 more over the next 2 years and are actively maintaining other CRP contracts we have entered into since we bought this farm. We have invested in farm equipment including a tool cat (similar to a skid steer) among other things to maintain the CRP and tree plantings. We finally have enough equipment that we will be able to take on the entire next tree planting project on our own. We spend at least 8 hours a week on the farm working to maintain the planted trees, prairie and equipment during the spring, fall and summer. Despite this, we are not considered farmers by the county's standards and do not have the ability to put a house up on the land in the current zoning.

We have an ideal building site (as marked on our proposal) as well as other options should our location run into problems. We are concerned if we only rezone a few acres, we will have to go through this process again to get our site approved. We are concerned about road access being approved and a well being able to be dug in our location. There are lots of hills on our farm that will make drainage and putting in a driveway and building a bit of a challenge. We have two children aged 2 and under and do not have a lot of extra time to go through this process every time we run into a problem with the build site. We had soil samples taken by the USDA office for a wetland project we were hoping to put in (we do not have the correct soil types needed) and no waste was found with those samples taken to 12+ feet. We were informed that no dump site occurred on our farm and haven't seen signs of one. That being said, we want our home built on clean ground and should anything be found on our build site, we would need to move locations.

The other intent to have this all zoned residential is for a family member to be able to build a single family home in the future should that be their desire in the next 5-10 years. We will not be selling any more than a couple acres to anyone besides a family member. There are no specific plans at this time for a second home, we had simply hoped to have the option should the need arise.

We were informed that rezoning to R1 gives us options for ONE single home and nothing else. This rezoning does not give us the ability to have a large development put in place (which is fine by us as this is not our intent). This only gives us the ability to move our build site should we run into a problem.

For these reasons, we are hoping you will consider approving our application. We have and will continue to remain stewards for this land.

Please feel free to contact us directly should you have any other questions or concerns.

Sincerely,

Alan and Erin Rubach  
(563)340-4254  
ErinRubach@gmail.com



Public Comment Received: Rubach Rezoning A-G to R-1 Application

Larry Koile

Resident of Long Grove

Opposed to the rezoning of more Agricultural land for Residential Development. He believes the development should be directed to the cities.

PO Box 73

Long Grove

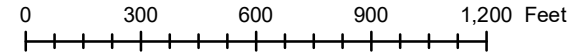




# Rubach - "A-G" to "R-1" Rezoning - Deed Holders

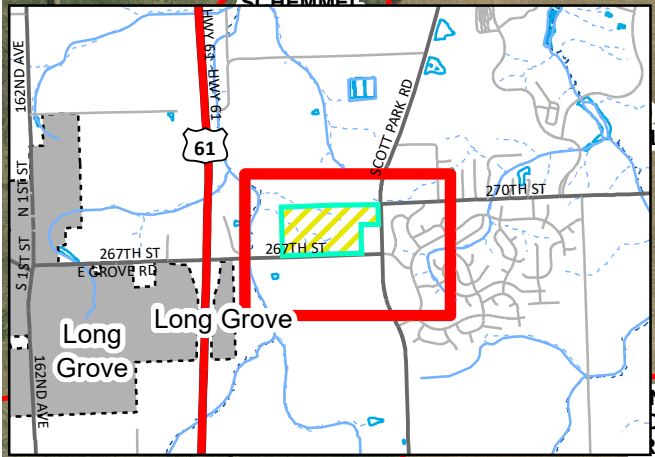
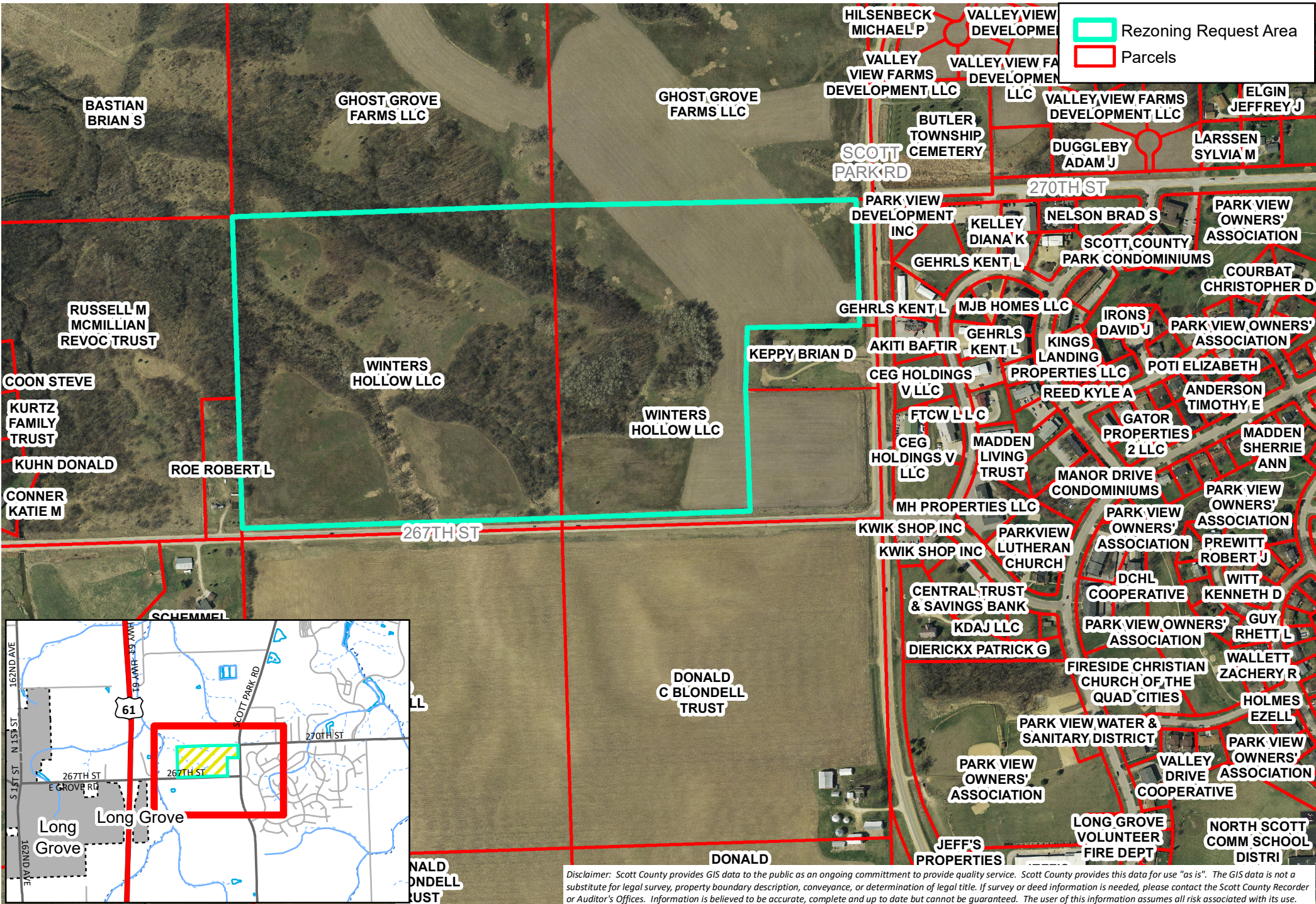
## Scott County, Iowa

1 inch = 500 feet



Rezoning Request Area

Parcels



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Site Photo 1 / 6 : Scott Park Rd & 267<sup>th</sup> Street



Rubach Rezoning A-G to R-1

Site Photo 2 / 6 : West Along 267<sup>th</sup> St



Rubach Rezoning A-G to R-1

Site Photo 3 / 6 : West from 270<sup>th</sup> St & Scott Park Rd



Rubach Rezoning A-G to R-1

3

Site Photo 4 / 6 : North From 267<sup>th</sup> St



Rubach Rezoning A-G to R-1

4

**Site Photo 5 / 6: North Across Property, Along 267<sup>th</sup> St**



Rubach Rezoning A-G to R-1

**Site Photo 6 / 6 : South View From Scott Park Rd**



Rubach Rezoning A-G to R-1



**Rubach - "A-G" to "R-1" Rezoning - 1930 Aerial**  
 Scott County, Iowa

1 inch = 417 feet  
 0 250 500 750 1,000 Feet

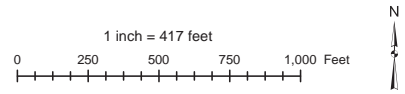


**Rubach - "A-G" to "R-1" Rezoning - 1950 Aerial**  
 Scott County, Iowa

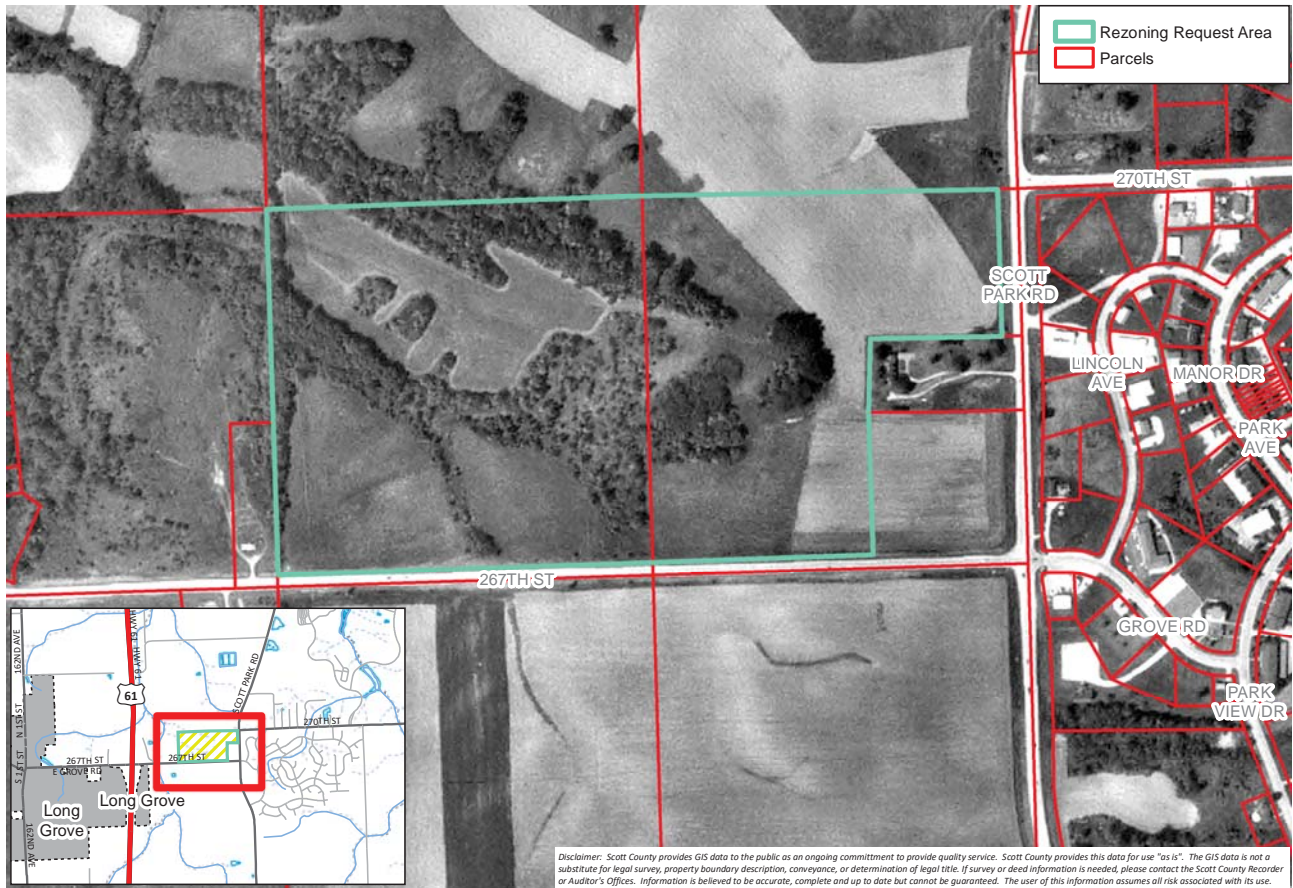
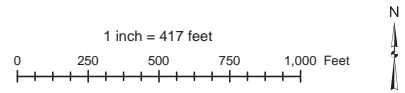
1 inch = 417 feet  
 0 250 500 750 1,000 Feet



**Scott County** Rubach - "A-G" to "R-1" Rezoning - 1970 Aerial  
 Scott County, Iowa



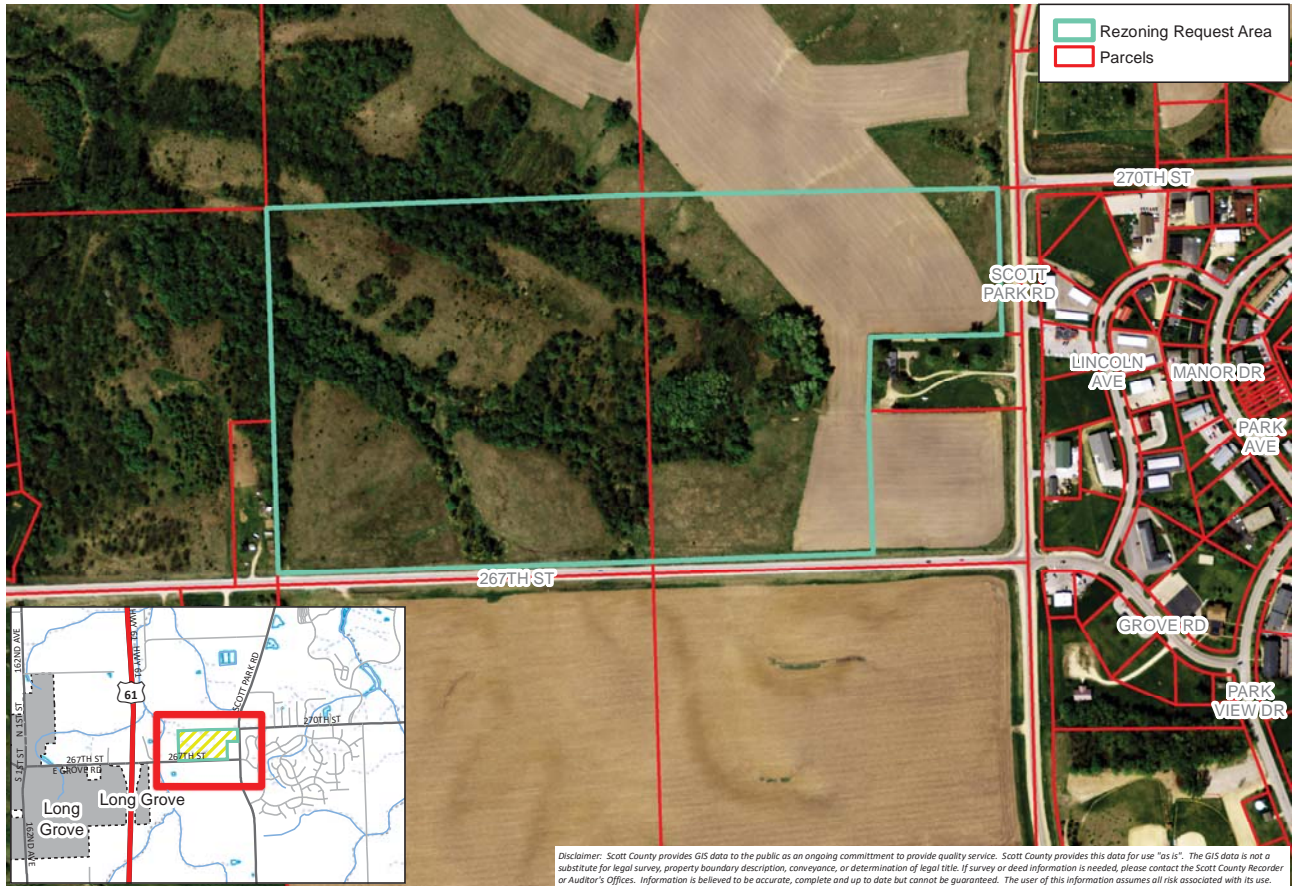
**Scott County** Rubach - "A-G" to "R-1" Rezoning - 1990 Aerial  
 Scott County, Iowa





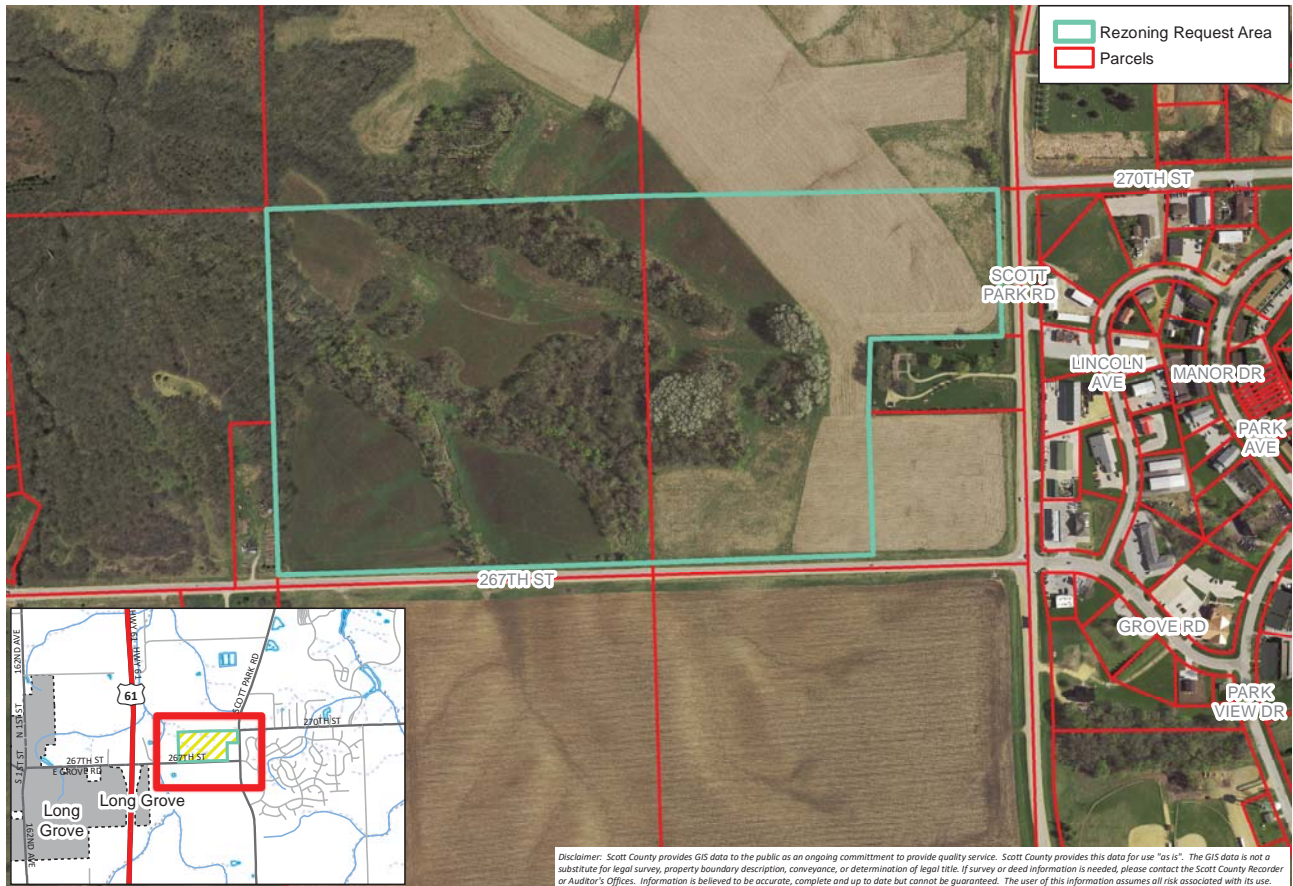
**Rubach - "A-G" to "R-1" Rezoning - 2010 Aerial**  
 Scott County, Iowa

1 inch = 417 feet  
 0 250 500 750 1,000 Feet



**Rubach - "A-G" to "R-1" Rezoning - 2019 Aerial**  
 Scott County, Iowa

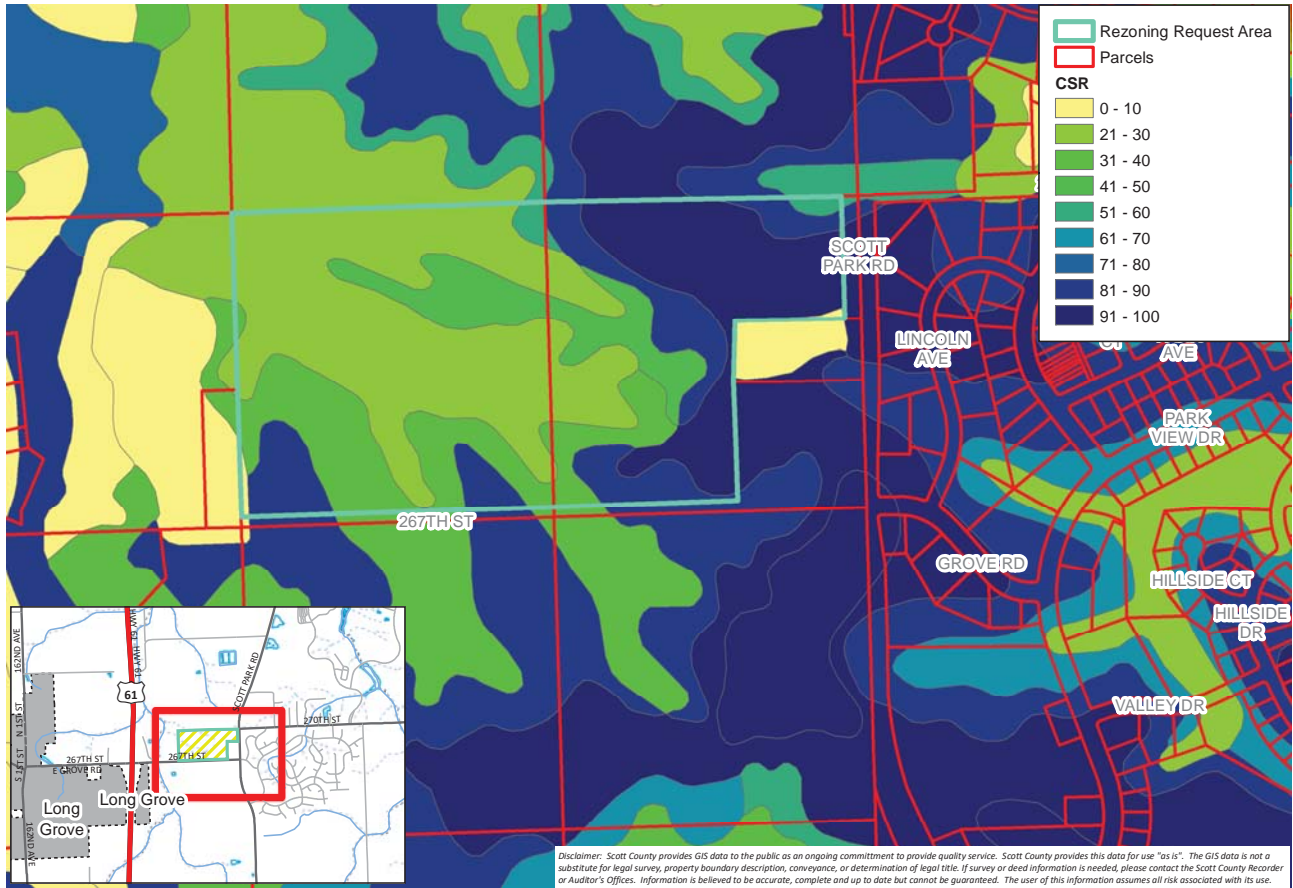
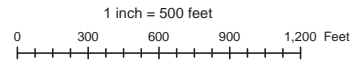
1 inch = 417 feet  
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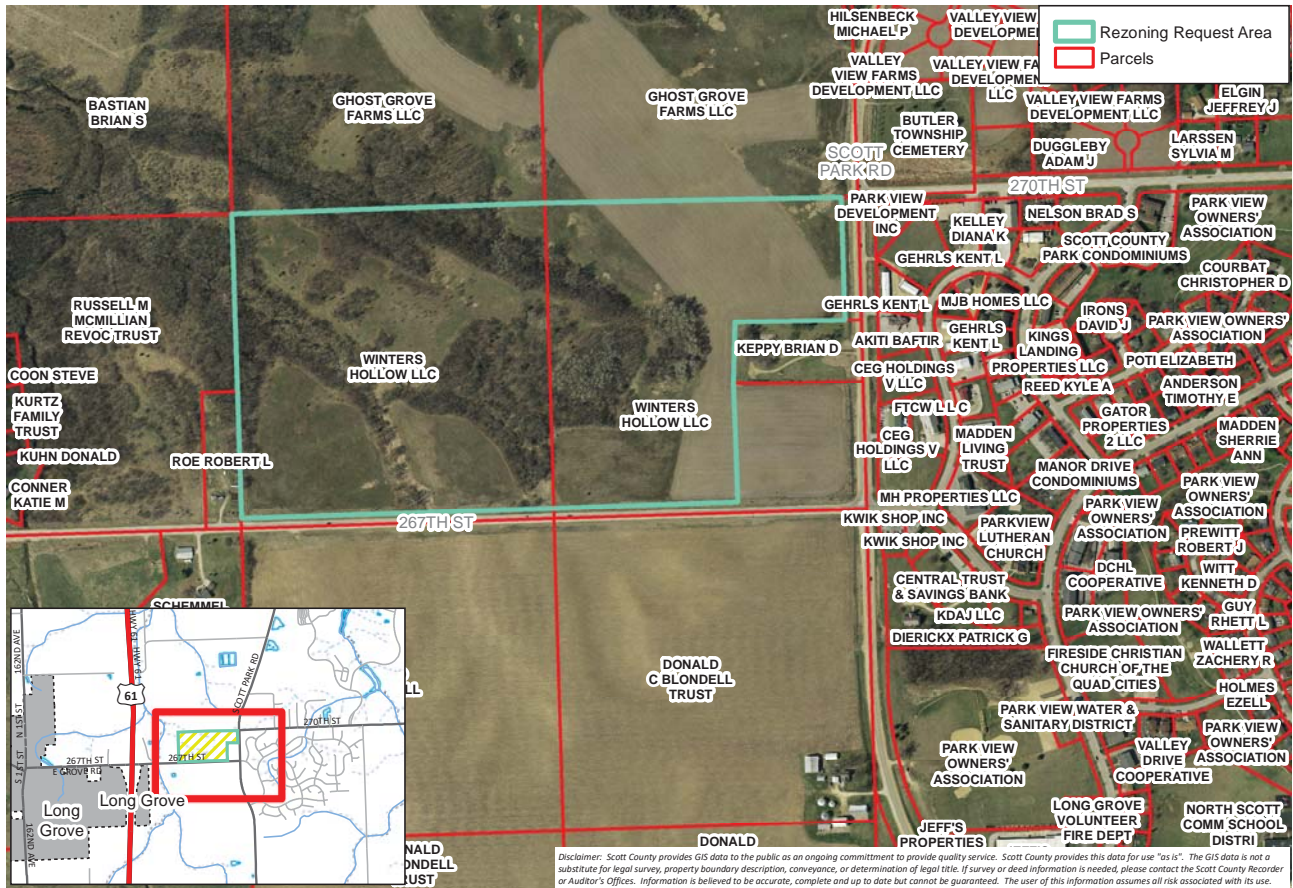
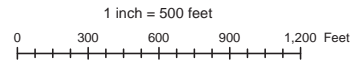
# Rubach - "A-G" to "R-1" Rezoning - CSR

Scott County, Iowa



# Rubach - "A-G" to "R-1" Rezoning - Deed Holders

Scott County, Iowa





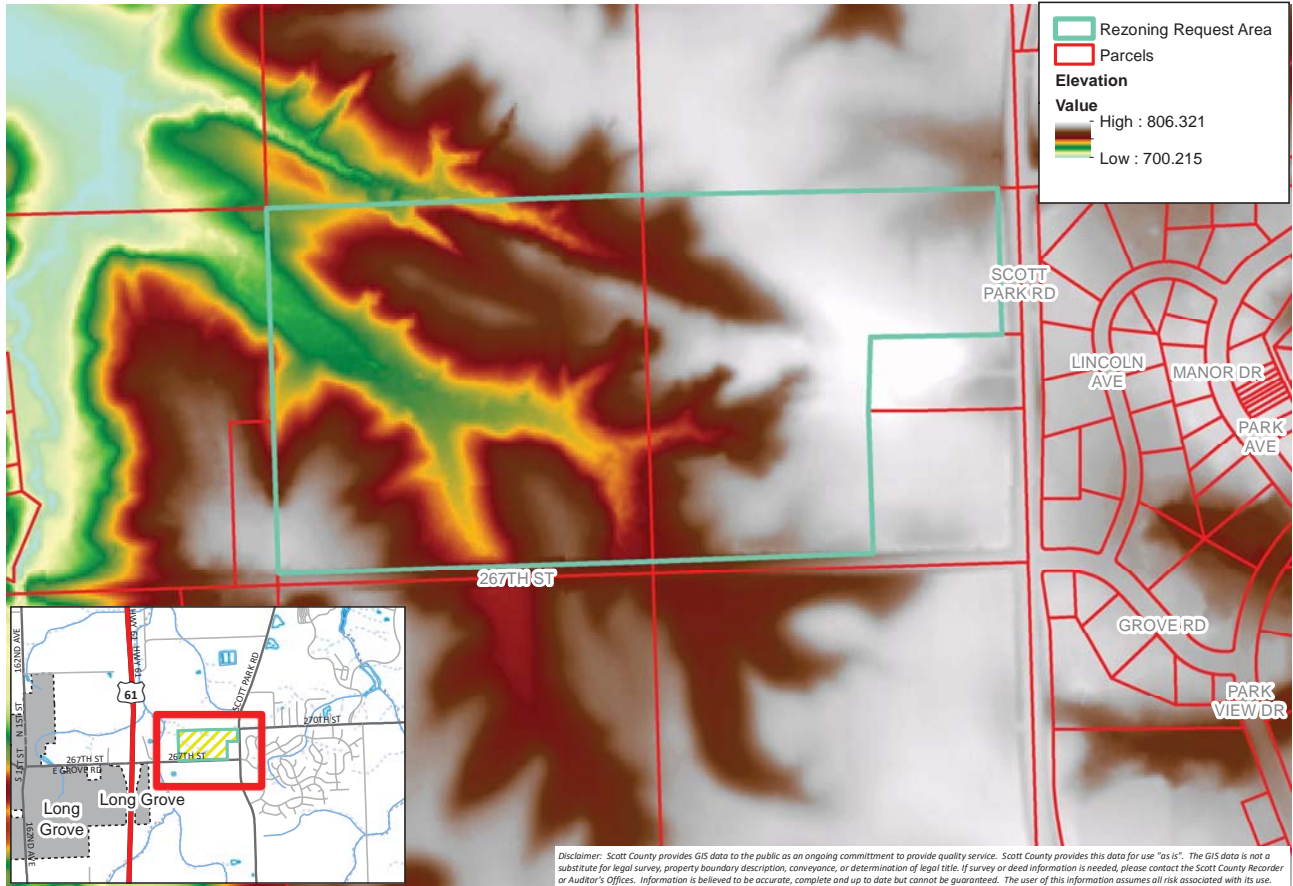


# Rubach - "A-G" to "R-1" Rezoning - Elevation

## Scott County, Iowa

1 inch = 417 feet

0 250 500 750 1,000 Feet

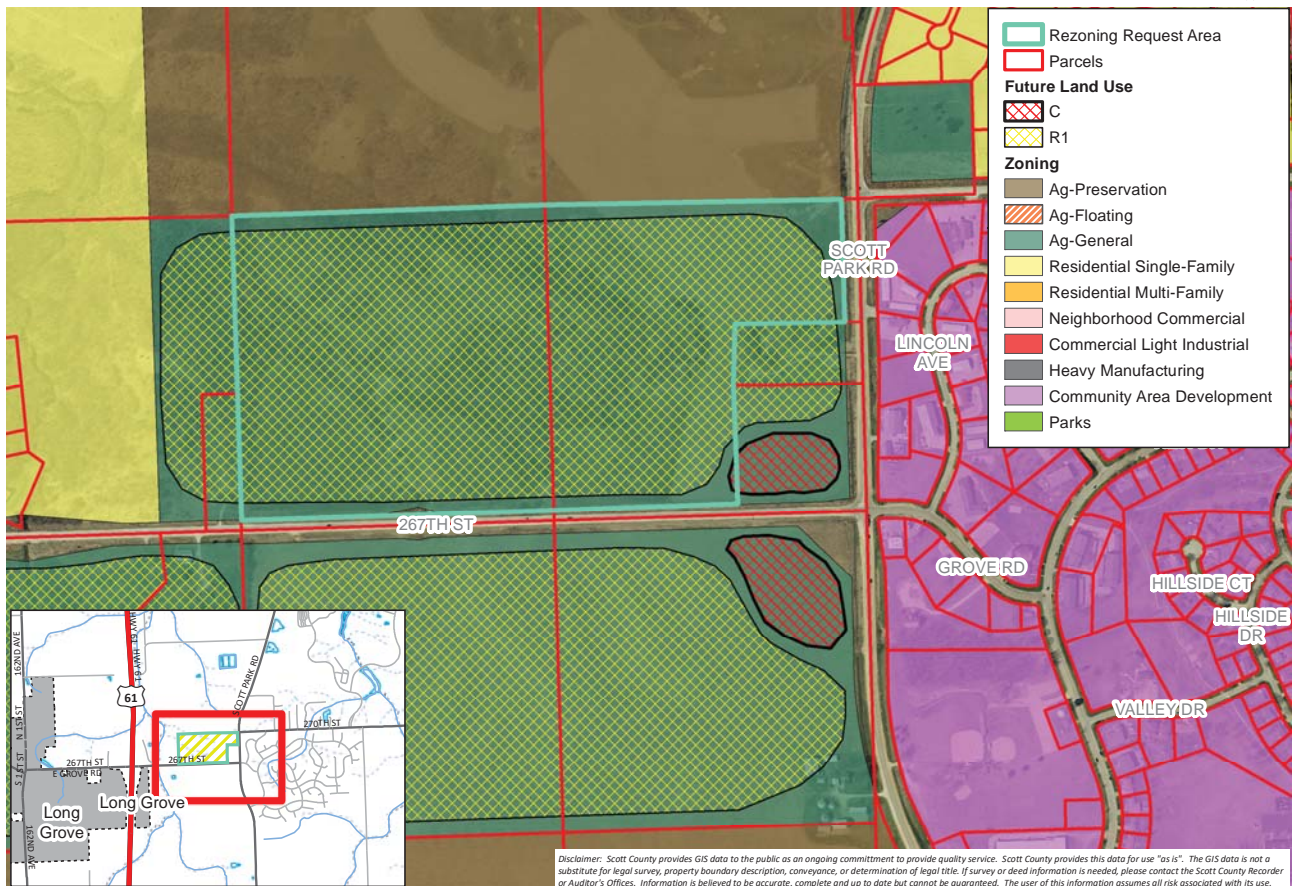


# Rubach - "A-G" to "R-1" Rezoning - Future Landuse Map

## Scott County, Iowa

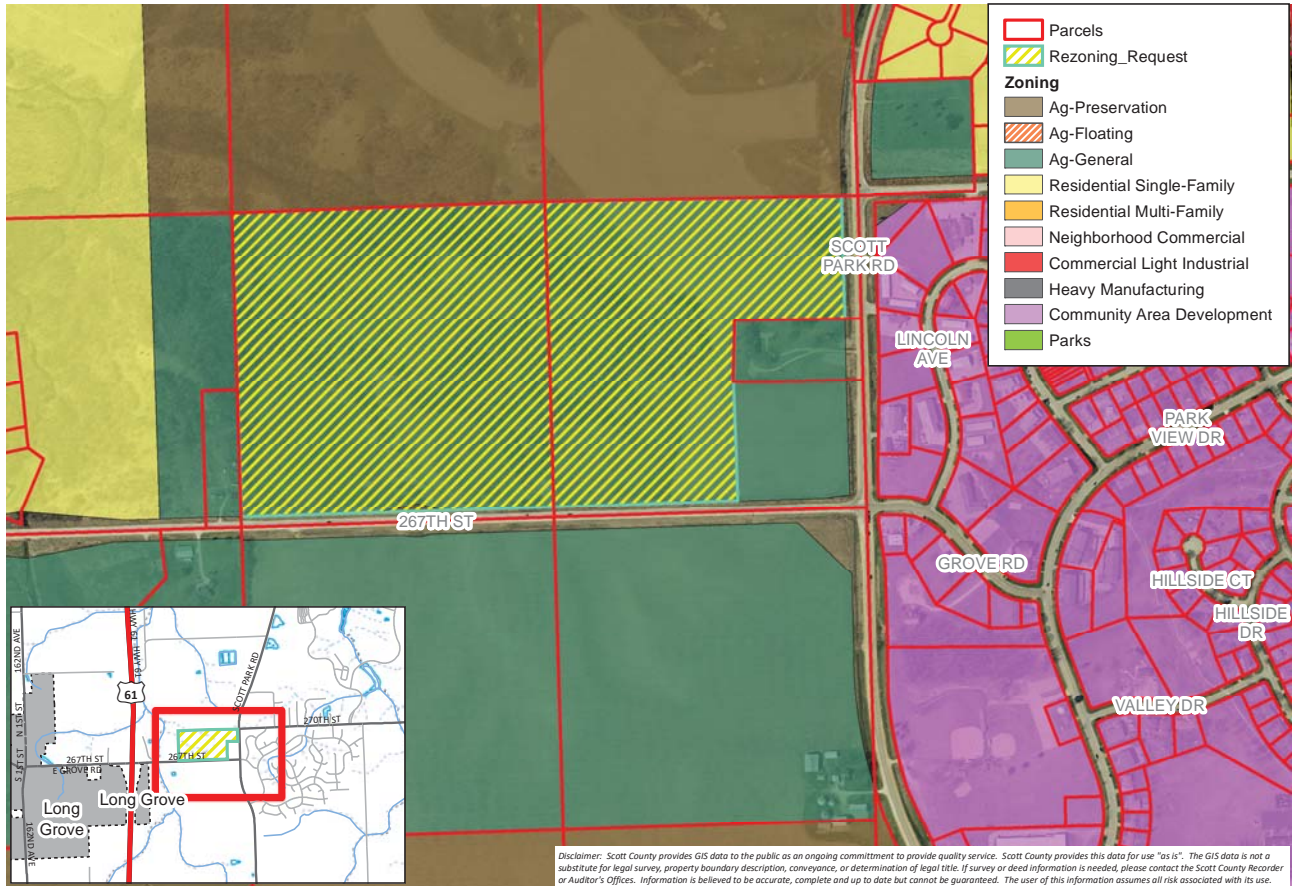
1 inch = 500 feet

0 300 600 900 1,200 Feet



**Scott County** Rubach - "A-G" to "R-1" Rezoning Application  
Scott County, Iowa

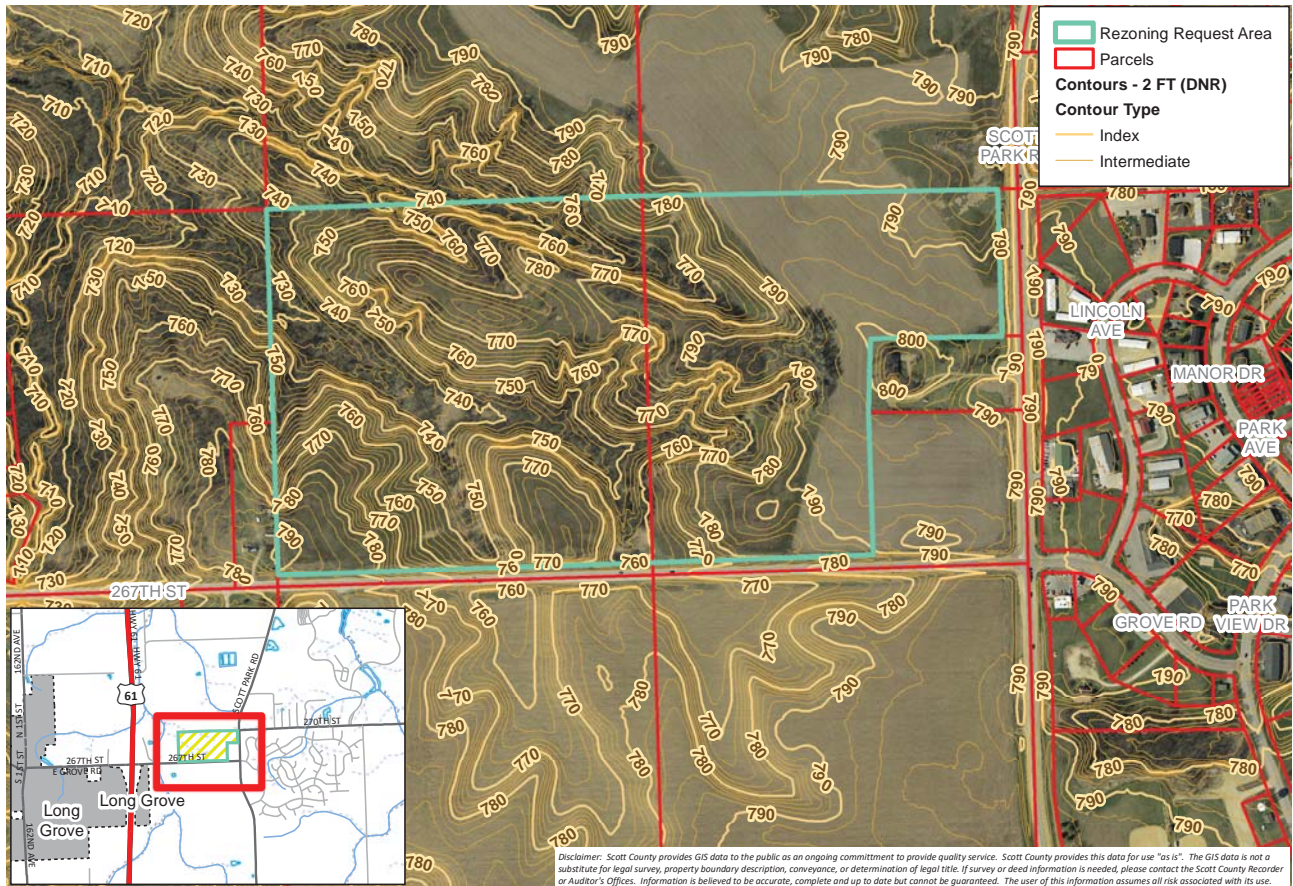
1 inch = 500 feet  
0 300 600 900 1,200 Feet



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**Scott County** Rubach - "A-G" to "R-1" Rezoning - Topography  
Scott County, Iowa

1 inch = 417 feet  
0 250 500 750 1,000 Feet



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032655300

1207A  
CR (95)

1182A  
CR (25)

033660003

1182B  
CR (25)

1207C  
CR (97)

FLA 267TH ST

CR (87)

033621003

003607005

1208  
CR (95)

032655001

1207C  
CR (87)

25880

003607004



1207C  
CR (87)

033623003

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

SCOTT COUNTY ORDINANCE NO. 21-\_\_\_\_\_

AN ORDINANCE TO AMEND THE ZONING MAP BY REZONING APPROXIMATELY 72 ACRES IN SECTION 36, WINFIELD TOWNSHIP FROM AGRICULTURAL-GENERAL (A-G) 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-General (A-G) to Single Family Residential (R-1) to-wit:

The NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 36 in Township 80 North, Range 3 East of the 5<sup>th</sup> P.M. (Winfield Township) AND the NE $\frac{1}{4}$ NE $\frac{1}{4}$  excluding the East 555 feet of the South 800 feet of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 36 in Township 80 North, Range 3 East of the 5<sup>th</sup> P.M. (Winfield Township)

**Section 2.** This ordinance changing the above described land to Single Family Residential (R-1) is approved as recommended by the Planning and Zoning Commission.

**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 \_\_\_\_\_ 2021.

\_\_\_\_\_  
Ken Beck, Chair  
Scott County Board of Supervisors

\_\_\_\_\_  
Roxanna Moritz, County Auditor