



**Planning & Development  
Scott County, Iowa**

**Chris Mathias, Director**

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Administrative Center  
600 West Fourth Street  
Davenport, Iowa 52801-1106

January 6, 2023

**To: Board of Supervisors**  
**From: Chris Mathias, Planning & Development Director**  
**Re: Public Hearing, Rezoning A-G to R-1 in Pleasant Valley Twp**

An application has been submitted by Jeffrey Nelson (deedholder Susan Nelson) to rezone an approximately 3-acre portion of an existing 53-acre tract, more or less, (Scott County parcel #850723002) from Agricultural-General (A-G) to Single-Family Residential (R-1) to create a development right for one (1) single-family dwelling. The parcel is legally described as Part of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 7 in Pleasant Valley Township.

The Planning and Zoning Commission held a public hearing and took public comments on the proposal on December 20, 2022 and voted (5-0) to recommend approval of the rezoning in accordance with staff's recommendation. The applicant and deedholder were present. No members of the public spoke for or against the request.

The Board of Supervisors will hold its own public hearing on an ordinance to rezone on January 19, 2023, followed by two subsequent ordinance readings. Legal notice, Planning & Zoning Commission staff report, and draft ordinance are enclosed.



PLANNING & ZONING COMMISSION

STAFF REPORT

December 15, 2022



- Applicant:** Jeffrey Nelson, deedholder Susan Kim Nelson
- Request:** Rezone 3.00 acres, more or less, from Agricultural General (A-G) to Single Family Residential (R-1)
- Address:** N/A
- Legal Description:** Part of the NE¼ NE¼ of Section 7 in Pleasant Valley Township (Parcel# 850723002). (Specific legal description of the piece to be rezoned is attached).
- General Location:** 18900<sup>th</sup> Block of Wells Ferry Road, Pleasant Valley. The proposed piece to be rezoned is located on the west side of Wells Ferry Road, across from 18975 Wells Ferry Road.
- Existing Zoning:** Agricultural-General (A-G)
- Proposed Zoning:** Single Family Residential (R-1)
- Surrounding Zoning:**
- North:** Agricultural-General (A-G)
  - South:** Agricultural-General (A-G)
  - East:** Single Family Residential (R-1)
  - West:** Single Family Residential (R-1)

**GENERAL COMMENTS:** This request is to rezone 3.00 acres MOL from Agricultural General (A-G) to Single-Family Residential (R-1). The balance of the 53 acre parcel would stay Agricultural-General. The applicant states the rezoning would allow the 3 acres to be split from the rest of the 50 acres and allow her son to construct one single family home on that 3 acre piece.

The applicant may have interest in future development of the balance of the site in the future, but that is not being discussed at this point and is obviously not part of this application. The future land use plan calls for single family residential on the piece to be rezoned, as well as the rest of the 53 acres.

**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:



PLANNING & ZONING COMMISSION

STAFF REPORT

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

The area to be rezoned is shown as single family residential on the Future Land Use Map.

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

The area to be rezoned is currently in agricultural production. The average CSR rating for the 53 acres is 60.78.

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

The area to be rezoned has frontage on Wells Ferry Road, an adequately-constructed, paved County road.

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

The property to be rezoned is intended for a single family home. That residence will be serving by a private well and septic system.

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

The area to be rezoned is in the middle of the residential subdivisions of unincorporated Pleasant Valley Township. Venwoods Estates 4<sup>th</sup> Addition is immediately adjacent to the west. The Stoney Creek subdivision is 500' to the east.

*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 single family residential uses, and thus would cause little added disruption to existing agricultural activities.

*Does the area have stable environmental resources?*

There are no environmental issues pertaining to the proposed rezoning of the property.

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

No buffer is required by Code. Staff does not believe that buffering is required from the proposed single family residential use.

*Is there a recognized need for such development?*

New single-family housing continues to be a need, especially in this area of the County.



PLANNING & ZONING COMMISSION

STAFF REPORT

December 15, 2022

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**PUBLIC COMMENT & DEPARTMENT REVIEW:** Staff has mailed notification to the adjacent property owners within five hundred feet (500') of this property of this hearing. A sign 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 not, as of yet, received any calls or comments on this request.

Staff has also notified the County Engineer, County Health Department, Scott County soil conservationist, **Bi-State Regional Commission**, and the **City of Bettendorf** for review and comment. Jack Hoskins with the Health Dept. said that he had no issues with the request but that “the site not have any significant cutting or filling of the natural ground so as to minimize any damage to potential areas for a septic system.”

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

Submitted by:  
Chris Mathias, Planning & Development Director  
December 15, 2022





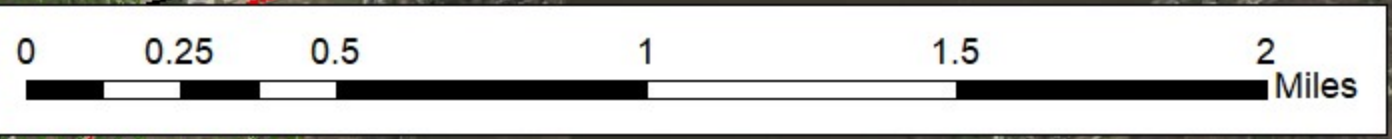
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**LECLAIRE**

Area to Be Rezoned

67



**BETTENDORF**

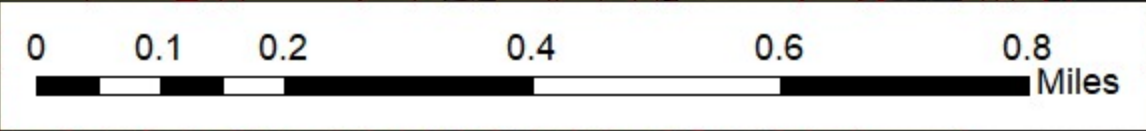




Area to Be Rezoned

**Zoning**

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



**PLANNING & DEVELOPMENT**

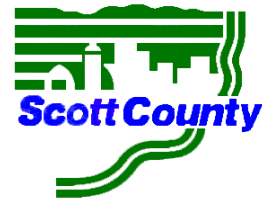
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**NOTICE OF SCOTT COUNTY BOARD OF SUPERVISORS  
PUBLIC HEARING FOR A REZONING**

In accordance with the Zoning Ordinance for unincorporated Scott County, the Board of Supervisors will hold a public hearing for a rezoning on **Thursday, January 19, 2023 at 5:30 P.M.** The meeting will be held in the **Boardroom on the 1<sup>st</sup> floor of the Scott Administrative Center at 600 West 4<sup>th</sup> Street, Davenport, Iowa 52801.**

An application has been submitted by **Jeffrey Nelson (deedholder Susan Nelson)** to rezone an approximately 3-acre portion of an existing 53-acre tract, more or less, (Scott County parcel #850723002) from Agricultural-General (A-G) to Single-Family Residential (R-1) to create a development right for one (1) single-family dwelling. The parcel is legally described as Part of the NE ¼ of the NE ¼ of Section 7 in Pleasant Valley Township. The area to be rezoned is more particularly described as:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 87° 26' 15" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 20.11 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87° 26' 15" EAST ALONG SAID NORTH LINE, A DISTANCE OF 223.07 FEET TO A 2242.00 FEET RADIUS CURVE, CONCAVE SOUTHWESTERLY ON THE WESTERLY RIGHT OF WAY LINE OF WELLS FERRY ROAD; THENCE 442.47 FEET SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°18'27" WITH A 441.75 FEET CHORD THAT BEARS SOUTH 31° 35' 15" EAST; THENCE SOUTH 87° 26' 15" WEST, A DISTANCE OF 436.89 FEET; THENCE NORTH 02° 38' 18" WEST, A DISTANCE OF 386.27 FEET TO THE POINT OF BEGINNING, CONTAINING 3.000 ACRES OR 130,678 SQUARE FEET, MORE OR LESS AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

The Scott County Planning & Zoning Commission held a public hearing and took public comments on the proposal on December 20, 2022, and voted (5-0) to recommend approval to the Board of Supervisors. If you have questions or comments regarding this meeting or the proposed rezoning please call, write or email the Planning and Development Department, 600 West Fourth Street, Davenport, Iowa 52801, (563) 326-8643, [planning@scottcountyiowa.gov](mailto:planning@scottcountyiowa.gov) or attend the meeting.

Chris Mathias  
Director