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TO: Timothy Huey, Director
Scott County Planning & Development

FROM: Patty Pearson, Senior Planner

DATE: July 31, 2018

RE: Rezoning of 3.56 Acres in LeClaire Township

This memorandum is being submitted in response to a regional zoning review request from Scott County, Iowa. The hearing date is scheduled for Tuesday, August 7, 2018 at 7:00 p.m. The applicants, Christopher and Marla Brown are requesting a rezoning of 3.56 acres more or less from Agricultural-Preservation (A-P) to Single-Family Residential (R-1).

The property is legally described as part of the NW ¼ of the SE ¼ of Section 5, in LeClaire Township, Scott County, Iowa. The parcel address is 25600 195th Street. The property is adjacent to the incorporated city limits of the City of LeClaire.

Having reviewed the information relevant to the proposed rezoning and map amendment, the following items were ascertained. The January 2008 Comprehensive Plan for Scott County, Iowa, shows that the property in the vicinity of this parcel is designated as Residential on the Future Land Use map. There are low density residential and recreation related uses in the vicinity of this parcel.

For the rezoning from A-P to R-1, a review of the Comprehensive Land Policies provides guidelines for conversion – access to paved roads, proximity to public services, minimal disruption to existing agriculture, among others. The property would need to have access to 195th Street (paved road), which it has. The property is adjacent to the City of LeClaire, which may be able to provide public services. The parcel does have limitations for septic fields. Low-density residential development already exists in the vicinity of the property, which is consistent with the change in future land use. 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 with the Quad Cities Metropolitan Planning Organization (MPO) Area. The boundary encompasses areas where urban development is expected to occur within a twenty-year horizon. There are no long-range transportation projects programmed/scheduled in the vicinity of the property. The proposed rezoning is not anticipated to impact regional industrial development. The proposed rezoning is not anticipated to impact regional recreational facilities. The parcel is adjacent to a golf course. Erosion control measures and prevention of water runoff onto the golf course and adjacent creek should be under consideration during development. Development should preserve the forested areas, especially in and near the areas of the parcel where the property has slope of 10-25%.

The property is not located in a flood hazard area, groundwater vulnerability zone, high earthquake incident area, or an airport-restricted zone. The proposed rezoning will not have an impact on historic or cultural features, wetlands, wildlife refuges, Indian mounds or forest preserves. It will have some impact on a forested area with removal of trees for house development. According to the 2012 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.