



PLANNING & DEVELOPMENT

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8/7

Timothy Huey, Director

Rezoning Petition

Date July/03/2018

Dear Scott County Planning and Zoning Commission Members:

Christopher J Brown & Maria A Brown, owners / purchasers / developers of the below described real estate, petition the Planning and Zoning Commission to consider re-zoning this property from Ag-Preservation to Residential. For the request to the Commission, please find the attached 13 copies of the plat/site plan and the filing fee of \$ 100.
~~Number of acres to be re-zoned: 3.56~~
OK
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Legal Description (Attach separate sheet if necessary)
See attached legal description

Statement of Intended Use: The intended new use of the property would include the following:
Residential, single family homes

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

The lot is wooded, rolling, adjacent to the Pebble Creek Golf Course, and too small for agricultural use. 195 street is asphalt paved. Public electric, gas, and communications are readily available at the street. Private well and septic are currently installed on the property, and adequate amount of land is available for future private services. It will not disrupt current agricultural activities. Stable environmental resources are available in the area. The lot is adjacent to Pebble Creek Golf course and a single family residence which are same or less intensive land use. Many new developments were and are being made in adjacent subdivisions. Lots will be sized around an acre, which are equal to lot sizes in adjacent subdivisions.