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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.