



PLANNING & DEVELOPMENT

600 West Fourth Street
Davenport, Iowa 52801-1106
Office: (563) 326-8643 Fax: (563) 326-8257
Email: planning@scottcountyiowa.com

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

Respectfully submitted,

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