

PLANNING & DEVELOPMENT

600 West Fourth Street

Davenport, Iowa 52801-1106

Email: planning@scottcountyiowa.com

Office: (563) 326-8643

Fax: (563) 326-8257



Chris Mathias, Director

**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, July 6, 2021
5:00 P.M.**

Scott County Administrative Center
1st Floor Board Room
600 W Fourth Street
Davenport, Iowa 52801

AGENDA

1. **Call to Order**
2. **Minutes:** Approval of the March 16, 2021 meeting minutes.
3. **Public Hearing – Minor Plat:** Request of Steve & Lisa Zelle to rezone Scott County Parcel #951553003, a 12.61-acre tract more or less, from “Agricultural-General (A-G)” to “Single-Family Residential (R-1),” described as Part of the SW ¼ of the SE ¼ of Section 15, LeClaire Township.
4. **Other business:** Additional comments or issues to discuss (Commission members) / Opportunity for public comments
5. **Adjournment.**

Public Hearing/Meeting Procedure

- a. Chairman reads public notice of hearing.
- b. Director reviews background of request.
- c. Applicant /Representative provide any additional comments on request.
- d. Public may make comments or ask questions.
- e. Director makes staff recommendation.
- f. Applicant may respond or comment.
- g. Commission members may ask questions.
- h. Chairman closes the public portion of the hearing (No more public comments).
- i. Discussion period for the Commission members.
- j. Commission members make motion to approval, deny, or modify request.
- k. Final vote. Recommendation goes to Board of Supervisors.

PLANNING & DEVELOPMENT

600 West Fourth Street

Davenport, Iowa 52801-1106

Office: (563) 326-8643 Fax: (563) 326-8257

Email: planning@scottcountyiowa.com



Chris Mathias,
Director

June 18, 2021

**NOTICE OF PLANNING AND ZONING COMMISSION
PUBLIC HEARING FOR REZONING**

In accordance with Section 6-31 of the Revised Zoning Ordinance for unincorporated Scott County, the Planning and Zoning Commission will review a proposed rezoning on **Tuesday, July 6, 2021 at 5:00 P.M.** This notice is being sent to property owners of record within 500 feet of the property in question and appropriate County officials. The meeting will be held in the **1st Floor Board Room of the Scott County Administrative Center, 600 W. 4th Street, Davenport, Iowa 52801.**

The Planning and Zoning Commission will hear the request of Steve & Lisa Zelle to rezone Scott County Parcel #951553003 from “Agricultural-General (A-G)” to “Single-Family Residential (R-1),” legally described as: Tract in Scott County, Iowa: Beginning in the center of the road leading to Jack’s Cemetery at a point where the E. and W. center line of the SE ¼ of Section 15, Township 79 North, Range 5 East of the 5th P.M. crosses said road: (Said point being described in George Peitscher’s Deed as being 3.67 chains West of the NE corner of the SW ¼ of the SE ¼ of Section 15-79N-5E) thence E. 3 chains 67 links; thence S. 15 chains 53 links; thence W. 10 chains 76 links to the center of the above named road; thence in a northeasterly direction along the center of the said road to the place of beginning, containing 12.61 acres, more or less. The application states that the rezoning is for future residential development.

If you have any questions or comments regarding this meeting or proposal, please call or write the Planning and Development Department, 600 West Fourth Street, Davenport, Iowa 52801, (563) 326-8643, or attend the meeting.

Chris Mathias
Director

PLANNING & DEVELOPMENT

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



Chris Mathias, Director

Rezoning Petition

Date JUNE / 11 / 2021

Dear Scott County Planning and Zoning Commission Members:

STEVE & LISA ZELLE, owners / purchasers / developers of the below described real estate, petition the Planning and Zoning Commission to consider re-zoning this property from "A-G" AGRICULTURAL GENERAL to "R-1" 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 \$ 128.00.

Number of acres to be re-zoned: 12.61

Legal Description (Attach separate sheet if necessary)

SEE ATTACHED

Statement of Intended Use: The intended new use of the property would include the following:

PART OF A LARGER PRIVATE RESIDENTIAL DEVELOPMENT (51.90-ACRES TOTAL) CONSISTING OF
NINE TO TEN RESIDENTIAL LOTS OF VARYING ACREAGE AND TWO OUTLOTS. THE MINIMUM LOT SIZE WILL BE
GREATER THAN TWO-ACRES, THE MAXIMUM LOT SIZE WILL BE 12-ACRES. ACCESS VIA A PRIVATE LANE

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

THE SCOTT COUNTY FUTURE LAND USE MAP INDICATES THIS LOCATION HAS BEEN
APPROVED FOR FUTURE R-1 RESIDENTIAL. FUTURE SUBDIVISION OF THE PROPOSED
DEVELOPMENT WILL BE PROHIBITED BY THE CONTEXT OF THE FINAL PLAT (TO BE RECORDED)

Respectfully submitted,

Kyle Zelle
Signature

Kyle R. Zelle - Townsend Engineering

Name of Applicant (printed)
2224 E. 12TH STREET

Mailing Address
DAVENPORT / IOWA / 52803

City / State / Zip
(563)-386-4236

Phone

Steve & Lisa Zelle
Signature

Name of Owner (if different from applicant)
3255 FIELDS DRIVE

Mailing Address
BETTENDORF / IOWA / 52742

City / State / Zip
(563)-332-3200

Phone

Received by _____
Zoning Staff

NW 1/4,
SE QTR.,
SEC. 15

NE 1/4,
SE QTR.,
SEC. 15

PARCEL NO. 951553003

ZONING PLAN

TRACT IN SCOTT COUNTY, IOWA: BEGINNING IN THE CENTER OF THE ROAD LEADING TO JACK'S CEMETERY AT A POINT WHERE THE E. AND W. CENTER LINE OF THE S.E. 1/4 OF SECTION 15, TOWNSHIP 79 NORTH, RANGE 5 EAST OF THE 5TH P.M. CROSSES SAID ROAD: (SAID POINT BEING DESCRIBED IN GEORGE PEITSCHER'S DEED AS BEING 3.67 CHAINS WEST OF THE N.E. CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 15-79N-5E) THENCE E. 3 CHAINS 67 LINKS; THENCE S. 15 CHAINS 53 LINKS; THENCE W. 10 CHAINS 76 LINKS TO THE CENTER OF THE ABOVE NAMED ROAD; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE CENTER OF THE SAID ROAD TO PLACE OF BEGINNING, CONTAINING 12.61 ACRES, MORE OR LESS.

ZONING:
AG-PRESERVATION

ADJOINER:
FISHER WILLIAM P
& PATRICIA A
PARCEL #951537001

ADJOINER:
FAULHABER TOM
& BRENDA
PARCEL #951539101

ADJOINER:
FAULHABER BROCK
& ANDREA
PARCEL #951539102

ADJOINER:
FISHER WILLIAM P
PARCEL #951537002

ADJOINER:
ZEMO ANTHONY G
& ANNE E
PARCEL #9515530052

ADJOINER:
JOYCE LUND MEARS TR.
PARCEL #951553003
DEED NO. 21700-97

ADJOINER:
MURPHY DEREK J
& CINDY K
PARCEL #9515530092
DEED NO. 2011-00028561

ADJOINER:
ERLING TR.
PARCEL #951553007

ADJOINER:
DEEST JOANN HERMAN TR.
PARCEL #951553002

SW CORNER, SE 1/4,
SE 1/4, SEC. 15

SOUTH LINE, SE 1/4,
SECTION 15-79-5E

S88° 01' 25"W 99.97'
(N88° 04' 41"E) (99.76')

SOUTH 1/4, SEC. 15
DOC. #2007-02566
CONC. MON.

1313.95'

1313.95'

1313.95'

S87° 58' 57"W 2627.90

10W

DA

POB

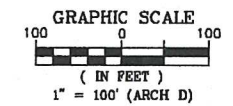
#5 REBAR
CAP #168

AREA OF REZONING
CONSIDERATION

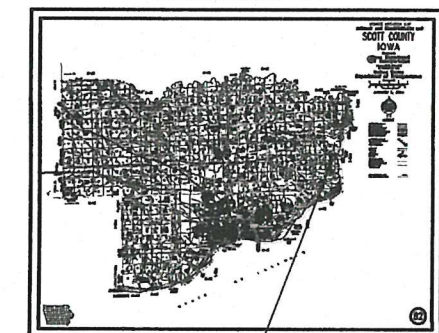
CURRENT ZONING:
AG-GENERAL
PROPOSED ZONING:
R1-RESIDENTIAL

ZONING:
R1-RESIDENTIAL

LOT 4
39.289 ACRES +/- TOTAL
0.248 ACRES +/- IN R.O.W.
39.041 ACRES +/- NET



SITE LOCATION MAP



APPROXIMATE SITE LOCATION

REVISIONS:		PROJECT
NO.	DESCRIPTION	DATE
1.		

