

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

Rezoning Petition

Date 16th / January / 2024

Dear Scott County Planning and Zoning Commission Members:

River Valley Cooperative, owners / purchasers / developers of the below described real estate, petition the Planning and Zoning Commission to consider re-zoning this property from Agriculture to Industrial. For the request to the Commission, please find the attached 13 copies of the plat/site plan and the filing fee of \$ 130.00.

Number of acres to be re-zoned: 19.04 MOL

Legal Description (Attach separate sheet if necessary)

Sec 18 Twp: 80 Rng: 02NW SE EX 1/2A LOT NWLY Corner 3
EXC Tract Per Survey 2015-542 & AFF 2015-11401

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

This rezoning request will correctly zone our current grain facility and allow for future expansion and development of our ag retail business.

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

Please See Attached.

Respectfully submitted,

Signature
River Valley Cooperative
Name of Applicant (printed)
PO Box 256
Mailing Address
Eldridge / Iowa / 52748
City / State / Zip
563-285-7820
Phone

Hobart Stutt
Signature
Hobart Stutt
Name of Owner (if different from applicant)
PO Box 256
Mailing Address
Eldridge / Iowa / 52748
City / State / Zip
563-357-0658
Phone

Received by _____
Zoning Staff

1. *Is the development on marginal or poor agricultural land?*

Currently the land in question has not been given a CSR rating and would fall under marginal agriculture land.

2. *Does the proposed development have access to adequately-constructed, paved roads?*

This property is in the south west corner of Allens Grove Road and 295th Street. Both of which are paved roads with current access already established.

3. *Does the proposed development have adequate provision for public or private sewer and water services?*

We currently maintain an office with septic and water on the portion of the property to the north that is currently zoned industrial.

4. *Is the proposed development located where it is least disruptive to existing agricultural activities?*

This portion of the property consists of 19 acres that is part of a 38-acre parcel split diagonally by a paved road creating two triangle sections. The land in question is not desirable agriculture land.

5. *Is the proposed development sufficiently buffered from other less intensive land uses?*

The 19 acres are buffered by agriculture land to east, south and west and commercially zoned property to the north. All of which will provide an adequate buffer for an agricultural retail business. Currently we have been operating the same type of business on the north end of the property.

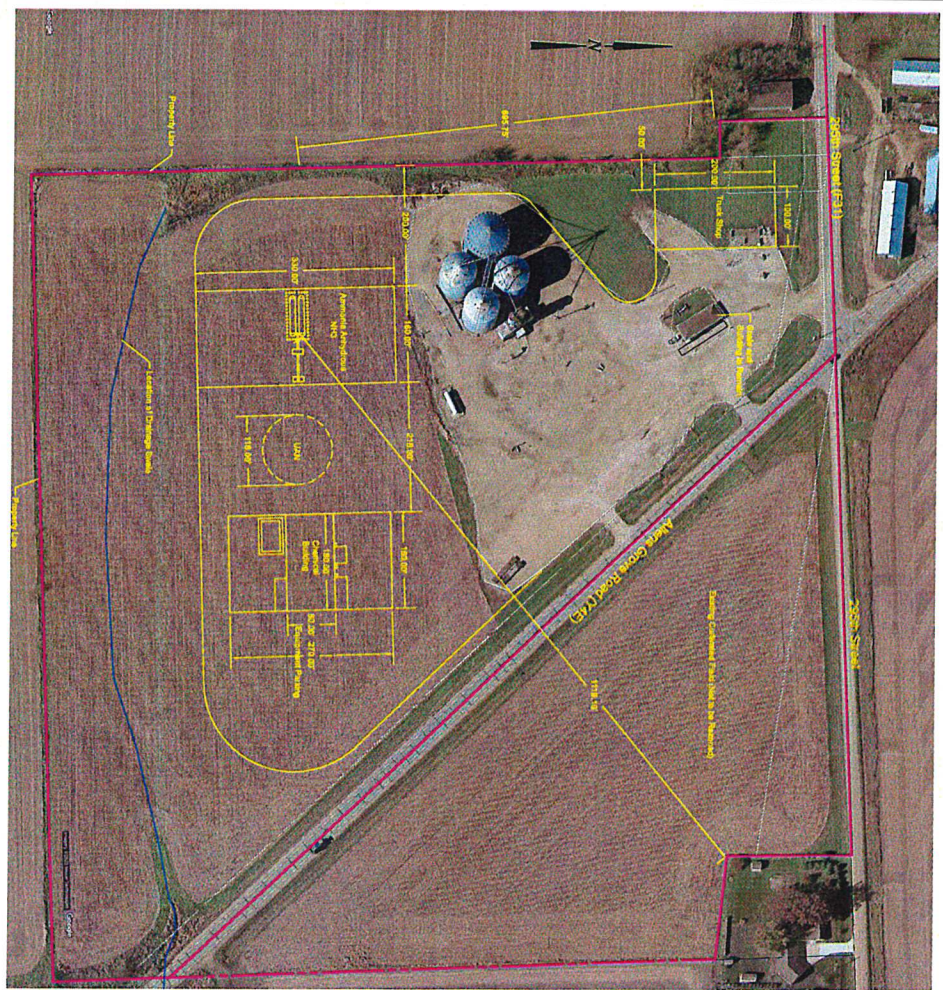
6. *Is there a recognized need for such development?*

The expansion of our agriculture retail facility will provide the area farmers an opportunity to access products needed to support their businesses and growth in a more efficient manner.



Existing Site

Existing Tanks

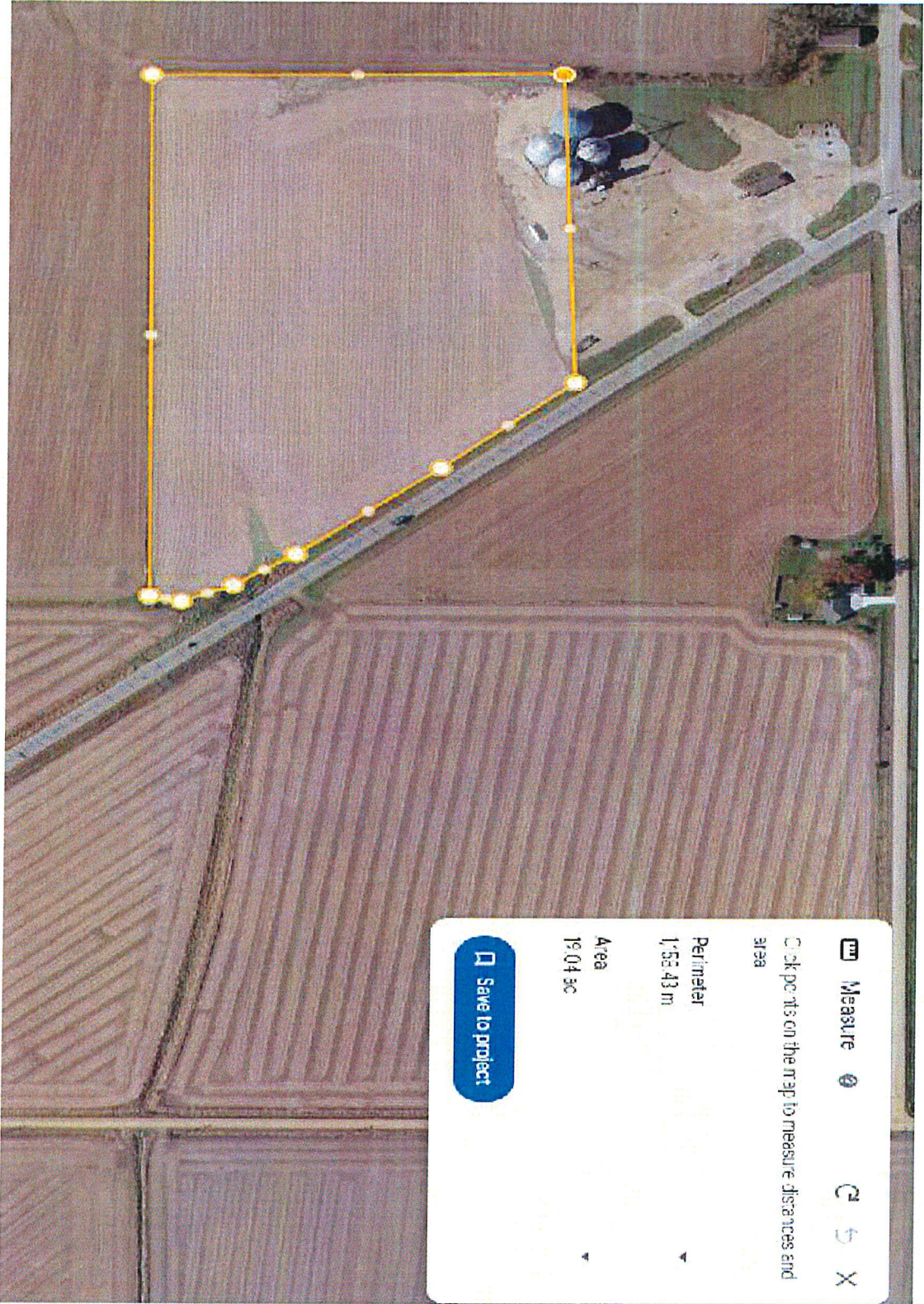


Proposed Improvements

- Final Site Diagram - 27.74 Acres ±
- Final Site Boundary
- 021832001
- 021832002 - The existing buildings
- 021832004 - The construction of Alden Grove Road
- (1/12)

SURVEYING & CONSULTANTS, INC.
 PROFESSIONAL LAND SURVEYING - PROFESSIONAL ENGINEERING
 2111 W. WASHINGTON ST., SUITE 200
 CHICAGO, IL 60618
 TEL: (773) 399-2300
 FAX: (773) 399-2301
 WWW.SURVEYING-CONSULTANTS.COM

DATE: 1/19/2018
 SHEET NO: 231
 SCALE: 1" = 100'
 DRAWN BY: JRC



Measure

Click points on the map to measure distances and area

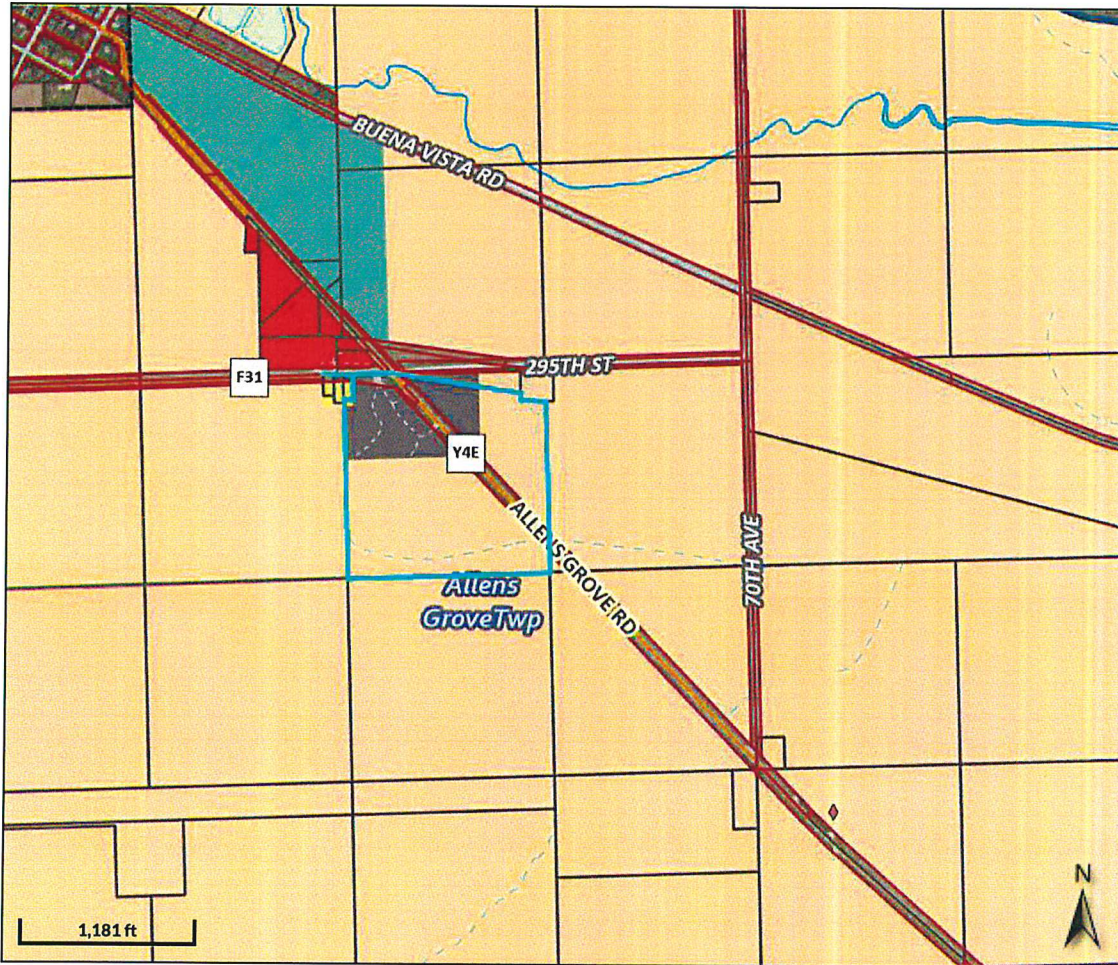
Perimeter
1:58.43 m

Area
19.04 3c

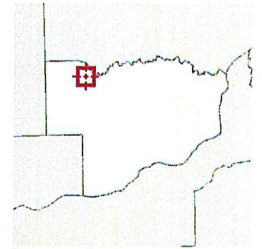
Save to project



Scott County / City of Davenport, Iowa



Overview



Legend

- Political Township
- Corporate Limits
- County Boundary
- Railroad
- All Roads**
- Interstate
- US Highway
- State Highway
- County Route
- Major road
- Local roads
- Ramp
- Alleyway/Access Road
- Bike/Pedestrian Trail
- Driveway
- Rights of Way
- Major Rivers and Streams**
- River Centerline
- River Boundary
- Major Stream
- Minor Streams, Other**
- Minor Stream
- Small Lake/Pond
- Drainageways, etc
- Island
- Major Rivers and Lakes**
- Lake
- Major Stream
- River
- Minor Lakes and Ponds
- Zoning**
- Ag-Preservation
- Ag-Floating
- Ag-General

-  Residential Single-Family
-  Residential Multi-Family
-  Neighborhood Commercial
-  Commercial Light Industrial
-  Heavy Manufacturing
-  Community Area Development
-  Parks
-  Parcels
-  Parcel Point

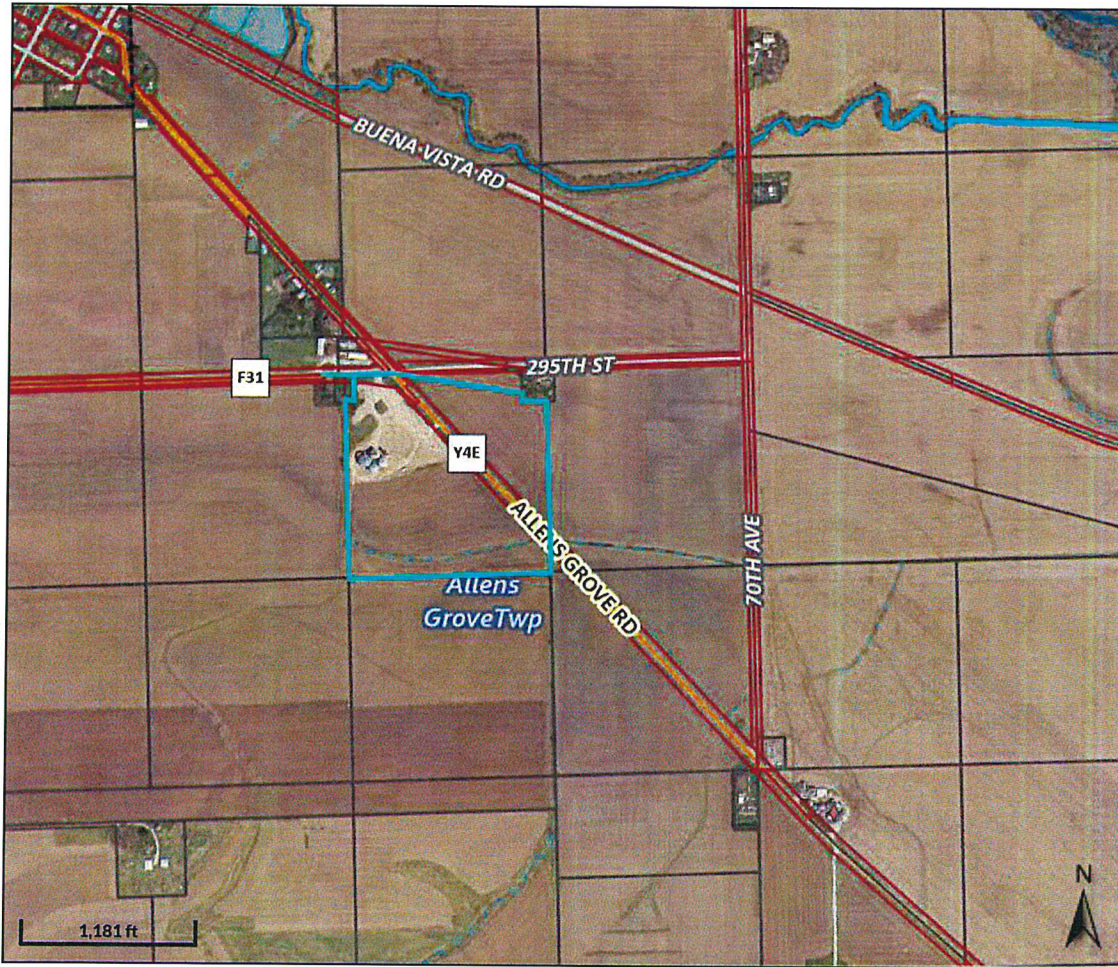
Parcel ID	021837004	Alternate ID	n/a	Owner Address	RV COOP
Sec/Twp/Rng	18-80-02	Class	C		PO BOX 256
Property Address	29434 ALLENS GROVE RD	Acreage	37.672		ELDRIDGE IA 52748
	SCOTT COUNTY	Graphic Acres	37.672		
District	AGN				
Brief Tax Description	Sec:18 Twp:80 Rng:02NW SE EX 1/2A LOT NWLY CORNER & EXC TRACT PER SURVEY 2015-542 & AFF 2015-11401 (Note: Not to be used on legal documents)				

Date created: 1/10/2024
 Last Data Uploaded: 1/10/2024 9:02:16 AM

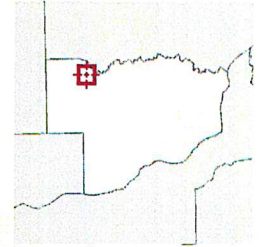




Scott County / City of Davenport, Iowa



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- River
- Minor Lakes and Ponds
- Parcels
- ◆ Parcel Point

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Scott County / City of Davenport, Iowa

Summary - Auditor's Office

Parcel ID 021837004
 Alternate ID
 Property Address 29434 ALLENS GROVE RD
 SCOTT COUNTY IA 0
 Sec/Twp/Rng 18-80-02
 Brief Sec:18 Twp:80 Rng:02NW SE EX 1/2A LOT NWLY CORNER & EXC TRACT PER
 Tax Description SURVEY 2015-542 & AFF 2015-11401
 (Note: Not to be used on legal documents)

Deed Book/Page
 Contract
 Book/Page
 Gross Acres 37.67
 Net Acres 37.67
 Adjusted CSR Pts 0
 District AGN - ALLENS GROVE NORTH SCOTT
 School District NORTH SCOTT SCHOOLS
 Subdivision



Owners - Auditor's Office

Deed Holder
[RV COOP](#)
[PO BOX 256](#)
 ELDRIDGE IA 52748
 Contract Holder
 Mailing Address
 RV COOP
 PO BOX 256
 ELDRIDGE IA 52748

Property Record Card (Scott)

[View/Print Historical Property Record Card](#)

Request Mailing Address Change (Scott)

[Link to Request Mailing Address Change Form](#)

DBA (Doing Business As) - Assessor's Office

RIVER VALLEY COOPERATIVE

Land - Assessor's Office

Map Area ALLENS GR TWP-C
 Lot Area 37.67 Acres; 1,640,980 SF

Land Sizes Used For Assessment Purposes Only. Not A Survey Of The Property.

Commercial Buildings - Assessor's Office

Total GBA 2,916 SF
 Total Units 0

Building 1: Ag - Storage Bin, Steel, Grain, Metal/ Steel (51'-79' Wide), 0 Story, Built - 1977, 0 SF, Bsmt - 0 SF, Diameter - 60, Height - 48
 Roof - Incl. w/ Base

Building Extras: #1- Horizontal Auger, 8 Auger Dia., 50.00 LF, 1977, Qty1
 #2- Horizontal Auger, 8 Auger Dia., 45.00 LF, 1977, Qty1
 #3- Horizontal Auger, 12 Auger Dia., 40.00 LF, 1977, Qty1
 #4- Horizontal Auger, 10 Auger Dia., 40.00 LF, 1977, Qty1
 #5- Fans and Dryers, 5 HP RPM Motor, Fan Only, 1977, Qty6
 #6- Other Bin Items, Aeration Floor, 60 Diameter, 1977, Qty3

Building 2: Ag - Storage Bin, Steel, Grain, Metal/ Steel (51'-79' Wide), 0 Story, Built - 1996, 0 SF, Bsmt - 0 SF, Diameter - 75, Height - 48
 Roof - Incl. w/ Base

Building Extras: #1- Horizontal Auger, 12 Auger Dia., 76.00 LF, 1996, Qty1
 #2- Fans and Dryers, 30 HP RPM Motor, Fan Only, 1996, Qty2
 #3- Other Bin Items, Aeration Floor, 75 Diameter, 1996, Qty1
 #4- ATT MTL/FR EQUIP ENCLOSURE-8X17, Quantity=136.00, Units=Square Feet, Height=8, 1996, Qty1

Building 3: Office - General, Brick Veneer, 1 Story, Built - 1964, 1716 SF, Bsmt - 0 SF,
 HVAC - Combination FHA - AC, Roof - Asph. Shingle/ Wood Dk

Plumbing: 1 - Toilet Room
 Building Extras: #1- Bank - Record Vault Door, 1 Hour Rating, 1964, Qty1
 #2- Bank - Vault, Record - Concrete, 72 SF, 1964, Qty1

Building 4: Wrhse - Metal, Steel Frm, Metal/ Steel (< 50' Wide), 1 Story, Built - 1976, 1200 SF, Bsmt - 0 SF, Height - 20

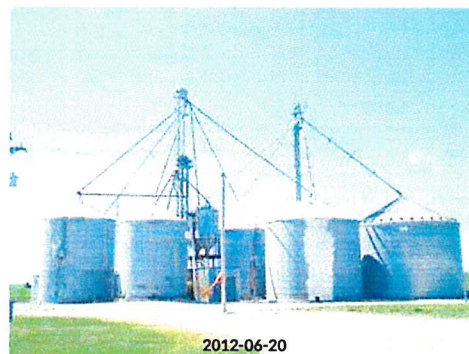
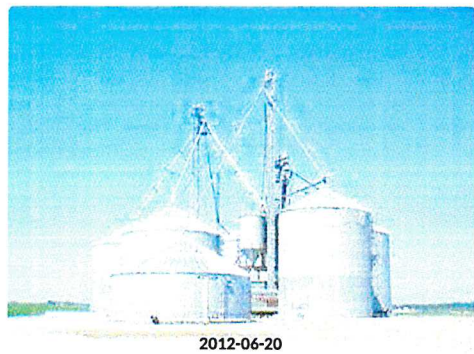
HVAC - No HVAC, Roof - Metal/ Steel (< 50' Wide)
 Adjustments: Heat - none, 1200 SF
 Insulation - none/roll, 4400 SF

- Building Extras:**
- #1- Door, O.H. - Steel Roll - Manual, 14 Ft Wide, 14 Ft High, 1976, Qty2
 - #2- Dump Pit, Average Pricing, 1976, Qty2
 - #3- ATT MTL/FR LEG ENCL, W11.00 x L13.00 143 SF, 1976, Qty1
 - #4- Hopper Bin (Commercial), Bolted Steel, 0 BU, 13' Sidewall Ht, 14' Diameter, 0 Tons, 1976, Qty2

Yard Extras - Assessor's Office

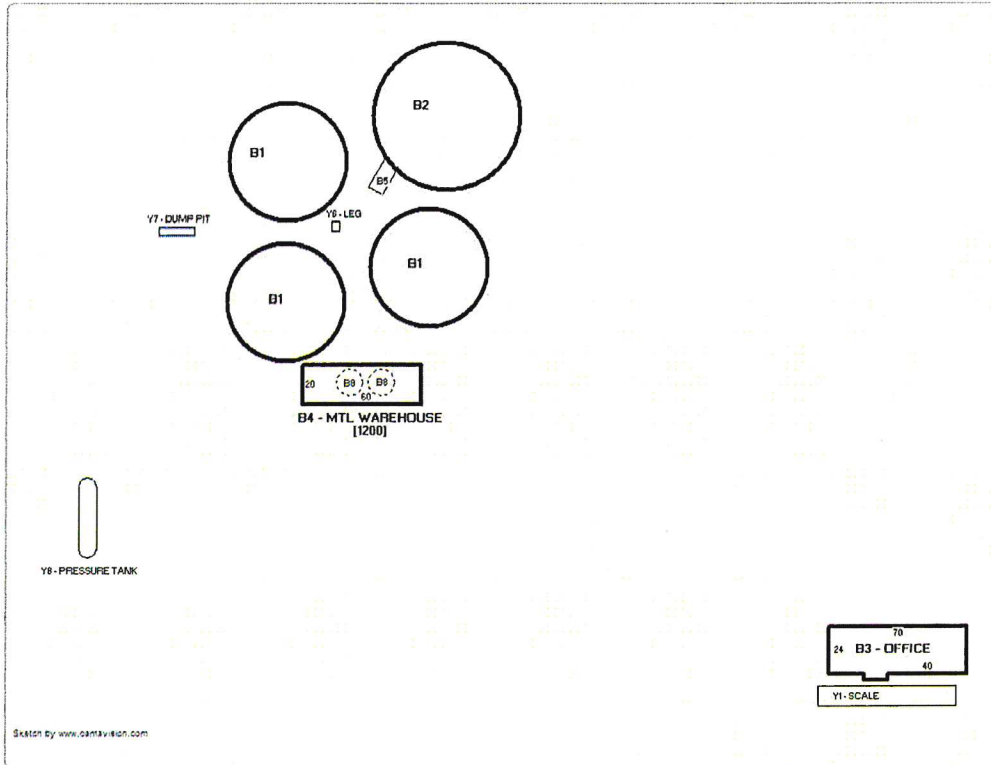
- #1 - (1) Scale - Truck 70 Length, 10 Width, Readout=Yes, 50 Tons, Built 1964
- #2 - (1) Bucket Conveyor (Leg) 10,000 Cap., Conv. Hght 150 Ft, Heads:None, Built 1996
- #3 - (1) Dump Pit Average Pricing, Built 1976
- #4 - (1) Tank - Pressure 18,000 Gallons, Built 1972

Photos - Assessor's Office





Sketches - Assessor's Office



Permits - Assessor's Office

Permit #	Date	Description	Amount
AG00087	05/14/2004	Demo / Rmvl	0
AG00016	02/09/1998	Bldg - New	0

Sales - Assessor's Office

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
12/15/2014	CLARENCE CO-OPERATIVE COMPANY	RV COOP	2015-1253	NO CNSDRTN - Sale with no consideration / value = \$0	AF - Affidavit		\$0.00
9/30/1993			1993-30712	OTHER - Not a typical market sale - Other	D - Deed		\$225,000.00

Recent Sales in Area

Sale date range:

From: 01/10/2014 To: 01/10/2024

Sales by Neighborhood

Sales by Subdivision

1500 Feet Sales by Distance

Valuation - Assessor's Office

	2023	2022	2021	2020	2019
Classification	Commercial	Commercial	Commercial	Commercial	Commercial
+ Assessed Land Value	\$259,300	\$150,980	\$184,310	\$184,310	\$184,310
+ Assessed Building Value	\$502,700	\$312,490	\$298,710	\$261,950	\$261,950
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$762,000	\$463,470	\$483,020	\$446,260	\$446,260
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$762,000	\$463,470	\$483,020	\$446,260	\$446,260

Taxation - Auditor\Treasurer's Office

	2022 Pay 2023-2024	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
x Rollback (estimated)	78.6	90	90	90
+ Taxable Land Value	\$118,676	\$165,879	\$165,879	\$165,879
+ Taxable Building Value	\$245,628	\$268,839	\$235,755	\$235,755
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$364,304	\$434,718	\$401,634	\$401,634
- Military Exemption	\$0	\$0	\$0	\$0
= Net Taxable Value	\$364,304	\$434,718	\$401,634	\$401,634
x Levy Rate (per \$1000 of value)	22.25261	22.27436	22.50174	23.09462
= Gross Taxes Due	\$8,106.71	\$9,683.07	\$9,037.46	\$9,275.58
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	(\$1,648.31)	(\$1,766.57)	(\$1,766.47)
= Net Taxes Due	\$8,106.00	\$8,034.00	\$7,270.00	\$7,510.00

Tax History - Treasurer's Office

Year	Due Date	Amount	Paid	Date Paid	Receipt
2022	March 2024	\$4,053	No		657346
	September 2023	\$4,053	Yes	9/6/2023	
2021	March 2023	\$4,017	Yes	3/3/2023	667880
	September 2022	\$4,017	Yes	9/13/2022	
2020	March 2022	\$3,635	Yes	3/2/2022	669436
	September 2021	\$3,635	Yes	9/3/2021	
2019	March 2021	\$3,755	Yes	3/3/2021	669664
	September 2020	\$3,755	Yes	9/8/2020	
2018	March 2020	\$3,721	Yes	3/5/2020	663412
	September 2019	\$3,721	Yes	8/29/2019	
2017	March 2019	\$3,924	Yes	2/27/2019	669068
	September 2018	\$3,924	Yes	9/4/2018	
2016	March 2018	\$4,774	Yes	2/21/2018	662235
	September 2017	\$4,774	Yes	8/22/2017	

Scott County Data Correction Feedback Form

[Link to Data Correction Feedback Form](#)

Treasurer Data Correction Feedback Form

[Link to Treasurer Data Correction Feedback Form](#)

Pay Property Taxes

[Click here to pay your Property Taxes online for this parcel](#)

Scott County Tax Credit Applications

[Apply for Homestead, Sales Questionnaire or Military Tax Credits](#)

No data available for the following modules: Property Record Card (Davenport), Request Mailing Address Change (Davenport), Residential Dwelling - Assessor's Office, Agricultural Buildings - Assessor's Office, Tax Sale Certificates - Treasurer's Office, Special Assessments - Treasurer's Office, Davenport Data Correction Feedback Form, Scott County Assessment Appeals Process, Davenport Assessment Appeals Process, Davenport Tax Credit Applications, Iowa Land Records.

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