

LEE COUNTY LESA REPORT

(Lee County Zoning)

1. Percent of land within 1 and ½ mile of site zoned agricultural.

75 – 100%-----	20
50 – 74%-----	15
25 – 49%-----	5
0 – 24%-----	0

This factor looks at the overall area and its compatibility to agriculture. If the area's land use is all agricultural, then the conversion of the site would have a negative effect on the area as a whole.

2. Percent of area adjacent to site that is used for agricultural purposes.

75 – 100%-----	20
50 – 74%-----	15
25 – 49%-----	5
0 – 24%-----	0

This factor addresses the viability of the site's agricultural capacity in that adjacent land uses may have a detrimental long-range impact.

3. Percent of actual site suitable for crop production.

75 – 100%-----	15
50 – 74%-----	10
25 – 49%-----	5
0 – 24%-----	0

This factor assesses the features that exist on the site that can function to make it suitable for farming. Features include trees and other vegetation, slope, internal barriers such as drainage ditches or rocks, configuration resulting in excessive pointed rows (triangular pointed field) or too few of rows, buried foundations, etc.

4. Does the proposed request adhere to the City/County Plan?

Does not comply-----	25 (most of the time)
Somewhat complies---	10
Complies-----	0

This factor is one of the most important considerations because it is the one factor that involves a comprehensive analysis of the entire County. The adopted plan is both a text that states official policy and a map that interprets the policy in graphic form. Consistency with the intent of the plan should be determined when a land use change is proposed. The land use map does not always reflect every possible use that would be consistent with the policy of the plan.

5. Distance to City/Village/town.
- More than 1 ½ mile-----20
 - ½ to 1 ½ mile-----15
 - ¼ to ½ mile-----5
 - Adjacent-----0

The factor is designed to prevent new development, and the ensuing costs to the County, from expanding into an area zoned for agricultural use.

6. Availability of municipal water and/or sewer.
- Over 1,000 feet-----10
 - 501 – 1,000 feet-----5
 - 500 feet or less-----0

This factor takes into consideration the high cost of developing an urban area on agricultural land. Consideration should also be given to the number of wells/septic systems placed per acre based upon health department regulations. **(Must look for the city corporate line and then determine if the city/village has their own water)**

7. Distance from fire/ambulance protection service.
- 5 or more miles-----20
 - 2 ½ to 5 miles-----5
 - 500 feet or less-----0

This factor adheres to the County Land Use Plan in that development should take place within 1 ½ miles of an existing town or village.

8. What is the current public access road to the site?
- Earthen road-----15
 - Township road-----10
 - County road-----5
 - State road-----0

9. Is proposed use compatible with surrounding uses?
- Not compatible-----15
 - Somewhat compatible----8
 - Compatible-----0

This factor as in any land use change, compatibility of surrounding land uses must be considered. It becomes difficult to determine in some instances whether a proposed use is totally compatible based on the density or intensity of similar uses, therefore, a point value for “somewhat compatible” has been included. In instances where the proposed use would create or contribute to potential conversion of surrounding farmland, the highest point value should be given.

10. What percent of site is located in a floodplain, wetland, or hydric soil? (One point equals 4%)

100%-----25
0%-----0

This factor takes into consideration federal, state and local regulations concerning the conversion of wetlands. This factor also takes into consideration the problems that may occur when an incompatible use is created: i.e., a basement in a wet area.

11. Suitability of soils for septic systems according to the soil survey.

Severe-----15
Moderate-----7
Slight-----0

If the area being considered for urban development is outside a central sewer area, the suitability of soils for septic systems should be a factor.