



WHAT IS THE CONNECTION BETWEEN PLANNING AND REZONING?

The Linn County Rural Land Use Map identifies areas in the county where new growth and development are appropriate, or where agricultural land or natural resource areas should be protected. The Rural Land Use Map, combined with the Linn County Comprehensive Plan, provides guidance for making decisions for such things as rezoning proposals for new development. Zoning regulates the use of land and the parcel size, or density, of new development.

HOW DO I REZONE MY PROPERTY?

The zoning map amendment process allows applicants to change the zoning district on their property. Among other requirements, the proposal must meet the appropriate Land Evaluation and Site Assessment (**LESA**) threshold score and Minimum Levels of Service (**MLS**) requirements. As one of the first steps in the process, the planning staff will determine if the LESA and MLS requirements are met.

- **Minimum Levels of Service** for roads, fire protection, water and waste treatment must be met at the time a development is approved. The property boundary must be within $\frac{1}{4}$ of a mile of a hard surface road (defined as any Portland Cement Concrete or Asphalt Cement Concrete paved surface or seal coated road and committed to be maintained by the county); the property must also be within 5 miles of a fire station. If your property is located within the Urban Service Area (USA) on the Linn County Rural Land Use Map, the property boundary must be within $2\frac{1}{2}$ miles of a fire station. Water and waste treatment requirements may vary, but must be met as part of a development approval.
- **LESA** is a point system that assigns a score to your property based on a variety of factors, including but not limited to: CSR (Corn Suitability Rating), surrounding land uses and zoning, the amount of the parcel in agricultural production, and the presence of development limitations like steep slopes, high water tables or critical habitat areas.
- **Pre-application meetings** are also required. These are informal, brief meetings held between department staff and the applicant to help ensure that the development proposal and rezoning process, including the MLS and LESA requirements, are clearly understood. At this meeting, issues that are likely to come up later can be identified and addressed early in the process, which helps avoid additional time and cost.

Questions?

Contact Linn County Planning & Development
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