

PLANNING & DEVELOPMENT

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Timothy Huey
Director

To: Dee F Bruemmer, County Administrator

From: Timothy Huey, Planning Director

Date: January 10, 2013

Re: First of two readings of ordinance to rezone approximately 5 acres from Agricultural-Preservation District (A-P) to Agriculture Service Floating Zone (A-F) in the southwesterly corner (precisely the west 600 feet of the south 365 feet) of the SW¹/₄SW¹/₄ of Section 18 in Butler Township.

Following two public hearings the Board will now consider the first of two readings of the ordinance to rezone 5 acres in Butler Township from A-P to A-F. The A-F regulations state that the Planning Commission reviews the Site Plan at the same time as the rezoning application and all conditions of the Site Plan Review will be included in the ordinance amendment. The Planning Commission approved the Site Plan for Crop Production Services with the following conditions:

- 1) A permanent, secure, and lockable front gate must be constructed across the completed driveway entrance of the site.
- 2) The applicant shall install and maintain adequate security lighting for the site. Specifically, all buildings and storage areas shall be lit during nighttime hours, and all nighttime lighting shall be "full cut-off" in nature as well as designed to minimize light spillover across the property line. A lighting plan must be submitted prior to issuance of a building permit.
- 3) A landscaping plan shall be submitted prior to the issuance of a building permit. The plan must show how general site operations as well as any light spillover will be buffered from nearby properties. Special attention shall be paid to shielding the southern and western boundaries of the site, where the nearest residential properties are located. The landscaping plan shall include at least some evergreens or other non-deciduous plants which will provide buffering during all seasons. The plan may include any combination of plantings that achieve a reasonable buffering of the site during its operation.
- 4) Copies of any state and federal permits required to be held by Crop Production Services for this site shall be submitted to the Scott County Planning and Development Office prior to the issuance of a building permit.

Those conditions have been included in the attached ordinance amendment. With its final approval the Board of Supervisors would be permitted to amend those conditions if it was determined to be appropriate by the Board prior to approval of the second and final reading of the ordinance amendment.

Prepared by: Scott County Planning and Development, 500 West Fourth Street, Davenport Iowa

SCOTT COUNTY ORDINANCE NO. 13-_____

AN ORDINANCE TO AMEND THE ZONING MAP BY REZONING APPROXIMATELY 5 ACRES MORE OR LESS IN SECTION 18, TOWNSHIP 80 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN (BUTLER) TOWNSHIP) FROM "A-P" AGRICULTURAL PRESERVATION DISTRICT TO "A-F" AGRICULTURE SERVICE FLOATING ZONE IN UNINCORPORATED SCOTT COUNTY WITH THE CONDITIONS OF THE SITE PLAN REVIEW

BE IT ENACTED BY THE BOARD OF SUPERVISORS OF SCOTT COUNTY

IOWA:

Section 1. In accordance with Section 6-31 Scott County Code, the following described unit of real estate are hereby rezoned from an "A-P" "Agricultural Preservation District to "A-F" "Agriculture Service Floating Zone with the conditions:

- 1) A permanent, secure, and lockable front gate must be constructed across the completed driveway entrance of the site.
- 2) The applicant shall install and maintain adequate security lighting for the site. Specifically, all buildings and storage areas shall be lit during nighttime hours, and all nighttime lighting shall be "full cut-off" in nature as well as designed to minimize light spillover across the property line. A lighting plan must be submitted prior to issuance of a building permit.
- 3) A landscaping plan shall be submitted prior to the issuance of a building permit. The plan must show how general site operations as well as any light spillover will be buffered from nearby properties. Special attention shall be paid to shielding the southern and western boundaries of the site, where the nearest residential properties are located. The landscaping plan shall include at least some evergreens or other non-deciduous plants which will provide buffering during all seasons. The plan may include any combination of plantings that achieve a reasonable buffering of the site during its operation.
- 4) Copies of any state and federal permits required to be held by Crop Production Services for this site shall be submitted to the Scott County Planning and Development Office prior to the issuance of a building permit.

that to wit:

The west 600 feet of the south 365 feet of the SW¹/₄SW¹/₄ of Section 18 in Butler Township (T80N, R4E)

Section 2. The County Auditor is directed to record this ordinance in the County Recorder's Office.

Section 3. Severability Clause. If any of the provisions of this Ordinance are for any reason illegal or void, then the lawful provisions of the Ordinance, which are separate from said unlawful provisions shall be and remain in full force and effect, the same as if the Ordinance contained no illegal or void provisions.

Section 4. Repealer. All ordinances or part of ordinances in conflict with the provisions of the Ordinance are hereby repealed.

Section 5. Effective Date. This Ordinance shall be in full force and effect after its final passage and publication as by law provided.

Approved this day of , 2013

Larry Minard, Chairman
Scott County Board of Supervisors

Roxanna Moritz, Scott County Auditor