

Prepared by: Scott County Planning and Development, 600 West Fourth Street, Davenport Iowa

SCOTT COUNTY ORDINANCE NO. 17-_____

AN ORDINANCE TO AMEND THE ZONING MAP BY REZONING APPROXIMATELY 3.93 ACRES IN SECTION 6, BUTLER TOWNSHIP FROM NEIGHBORHOOD COMMERCIAL (C-1) TO COMMERCIAL-LIGHT INDUSTRIAL (C-2), ALL WITHIN UNINCORPORATED SCOTT COUNTY.

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 is hereby rezoned from Neighborhood Commercial (C-1) to Commercial-Light Industrial (C-2) to-wit:

Part of the Southeast Quarter of the Northeast Quarter of Section 6, in Township 80 North, Range 4 East of the 5th P.M., more particularly described as follows: Commencing at the SW corner of the SE ¼ of the NE ¼ of said Section 6; thence N. 89° 53'44" E. a distance of 562.56 feet; thence N. 00°06'16" W. a distance of 340 feet to a point of intersection on the S. line of real estate reserved by Rudolph Litscher and Grace M. Litscher, husband and wife, in a Real Estate Contract dated September 17, 1982, and recorded as Document No. 12355-82 in the office of the Recorder for Scott County, Iowa; thence S. 89°45'50" W. along said line a distance of 104.80 feet; thence N. 74°10'35" W. a distance of 270.24 feet; thence S. 89°45'50" W. a distance of 133.58 feet to a point on the easterly right of way line of U.S. Highway #61; thence S. along the easterly right of way line of said U.S. Highway #61 to the S. Line of the S. line of the SE Quarter of the NE Quarter of said Section 6. Subject to easements of record, including easements for ingress and egress, and easement for drainage granted to the Public by Easement dated September 17, 1982, recorded as Document No. 12354-82 in the office of Recorder for Scott County, Iowa.

Section 2. This ordinance changing the above described land to Commercial-Light Industrial is approved as recommended by the Planning and Zoning Commission with the following conditions: Any new lighting fixtures shall be confined to the west side of the principal building and shall be directed away from any nearby residences; All outdoor activities shall cease by 10:00 P.M.; No bands or other musical entertainment shall play outdoors; No camping shall take place on the property; And all easements of record for ingress and egress shall remain unobstructed by parked vehicles.

Section 3. The County Auditor is directed to record this ordinance in the County Recorder's Office.

Section 4. 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 5. Repealer. All ordinances or part of ordinances in conflict with the provisions of the Ordinance are hereby repealed.

Section 6. 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 _____ 2017.

Carol Earnhardt, Chair
Scott County Board of Supervisors

Roxanna Moritz, County Auditor