

PLANNING & DEVELOPMENT

600 West Fourth Street
Davenport, Iowa 52801-1106
E-mail: planning@scottcountyiaowa.com
Office: (563) 326-8643 Fax: (563) 326-8257



Timothy Huey
Director

To: Mahesh Sharma, County Administrator

From: Timothy Huey, Planning Director

Date: October 22, 2018

Re: Approval of the first of two readings of an ordinance to add wineries and associated facilities to the list of Special Permitted Uses in Ag-General Zoning Districts

The Board held a public hearing on this application to amend the zoning ordinance to add wineries and associated facilities as a Permitted Special Use in the Ag-General (A-G) Zoning District. Approval of this amendment would allow the applicants to submit a Special Use Permit application to the Zoning Board of Adjustment for approval to operate a winery, tasting room and associated event center on the property located on Great River Road on a portion of the former Olathea golf course. This application is also submitted in conjunction with an application to rezone the proposed parcel back to Ag-General from its current designation as R-1. Approval of both applications would be required prior to consideration of any Special Use Permit (SUP) application.

The Board is also holding a public hearing on the proposed addendum to the Scott County Comprehensive Plan's Land Use Policies to specifically address the standards and criteria for review of such SUP applications. If adopted, those policies would be used by the Zoning Board of Adjustment along with the other criteria for Special Use Permits to evaluate such requests and determine what conditions would be appropriate for any approval at a particular location or on what basis an application would be denied. It was the consensus of the Planning Commission to forward on its recommendation to approve this text amendment but to also set a public hearing for the proposed addendum to the Land Use Policies for its next meeting so those could be forwarded on to the Board of Supervisors for its consideration in conjunction with this text amendment application.

The Planning Commission unanimously recommended approval of the proposed Zoning Ordinance text amendment to add as a special permitted use "wineries for the production of native Iowa wine in conjunction with a vineyard and associated facilities for the production, bottling, marketing and sale of the wine." Such a proposed special permitted use may also include associated facilities for tastings and other events held on the premises. The Planning Commission also unanimously recommended approval of the addendum to the land use policies to address such wineries. Approval of any Comp Plan amendment can be done by resolution, after a duly noticed public hearing, while a zoning amendment requires approval of two readings of the ordinance following a public hearing. Therefore final approval of this ordinance can be approved in conjunction with the Comp Plan amendment at the following Board meeting.

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

SCOTT COUNTY ORDINANCE NO. 18-_____

AN ORDINANCE TO AMEND A PORTION OF SECTION 6-10.D. SPECIAL PERMITTED USES IN THE “AGRICULTURAL-GENERAL DISTRICT (A-G)” OF THE ZONING ORDINANCE FOR UNINCORPORATED SCOTT COUNTY

BE IT ENACTED BY THE BOARD OF SUPERVISORS OF SCOTT COUNTY IOWA:

Section 1. Amend Section 6-10 “Agricultural-General District (A-G)” of the Zoning Ordinance for Unincorporated Scott County

D. Special Permitted Uses by adding:

(3) Wineries for the production of native Iowa wine in conjunction with a vineyard and associated facilities for the production, bottling, marketing and sale of the wine. May also include associated facilities for tastings and other events held on the premises. Such facilities shall meet all building and health codes and any conditions for the approval of such facilities shall be established in conjunction with the review of the Special Use Permit and in accordance with Scott County Land Use Policies. Prior to the issuance of any building permit for the construction of such facilities a Site Plan Review will be approved by the Planning and Zoning Commission in accordance with provisions of Section 6-29 A.-F.

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 _____ 2018.

Tony Knobbe, Chair
Scott County Board of Supervisors

Roxanna Moritz, County Auditor