

1. PROJECT NARRATIVE

RE-ZONING

In August of 2023 Sand Creek Township submitted a Land Use Application to Scott County requesting a comprehensive plan amendment (CPA) for certain properties along the Valley View Drive corridor. The Board of Commissioners adopted Resolution No. 2024-102 approving the CPA to re-guide certain properties along the corridor from UBR to RBR on April 2, 2024. With the Valley View Industrial Park being one of the CPA properties, JMH had the property rezoned from UBR to RBR in October of 2024.

PRELIMINARY PLAT

The preliminary plat of Valley View Industrial Park totals 97.13 acres. 3.05 acres are planned for Valley View Drive ROW, 9.63 acres will be platted for storm and infiltration basins, 47.28 acres are planned to be platted as an outlot containing wetlands and flood plains, and the remaining 37.18 acres is planned to be developed for seven industrial lots under RBR zoning requirements. Carlson McCain prepared a preliminary plat plan set and a stormwater management plan for the Valley View Industrial Park both dated March 28, 2024.

Proposed industrial lots range in size from 2.97 acres to 8.83 acres to accommodate a diversity of uses and the need for a variety of outside storage. Lots may be combined if more acreage is needed. Access to the industrial lots are from Valley View Drive by either individual private driveways or shared private driveways. Each lot will be served by a private well and septic system. The preliminary plat was approved in October of 2024.

CONDITIONAL USE PERMIT – FLOOD PLAIN FILLING

JMH Land Development Company included a Conditional Use Permit (CUP) application with the Valley View Industrial Park applications. The CUP application is for placing fill within a flood fringe district. Prior to making the application JMH met with and reviewed with Staff the applicable criteria from Chapter 71 of the Scott County Zoning Ordinance No. 3, “Floodplain Districts”, specifically looking at Chapter 71-71-1, “Flood Fringe District”.

The filling of the fringe floodplain adds 7.6 acres to the overall 37.19 acres of lots planned for development. Filling is only planned for the flood fringe area, no filling is planned for the floodway area.

Prior to considering any filling in the fringe floodplain, Carlson MacCain ran MNDNR’s HEC-RAS model for Sand Creek floodplain with the additional fill. The result of the model with the fill resulted in a “no-rise” situation for the proposed fill design. Per the approved preliminary plat plans the fill area and amounts were adjusted based per Staff comments, the model was re-run, and a “no-rise” situation was still achieved. The CUP was approved with the rezoning and preliminary plat in October of 2024. With the completion of the site’s mass grading, JMH will submit a Letter of Map Revision Based on Fill (LOMR-F) to FEMA.

CHAPTER 51: RBR, RURAL BUSINESS RESERVE DISTRICT

51-1 PURPOSE

The purpose of this district is to reserve land for rural commercial uses when suitable road access and on-site septic, water and storm water utilities or infrastructure can be provided in locations specifically guided by the Comprehensive Plan.

51-2 PERMITTED, CONDITIONAL, INTERIM, ADMINISTRATIVE, AND ACCESSORY USES

In addition to other uses specifically identified elsewhere in this Ordinance, refer to Table 20-4 for a list of permitted, conditional, interim, administrative, and accessory uses in the RBR, Rural Business Reserve District.

51-3 DISTRICT PERFORMANCE STANDARDS

The following performance standards shall be observed in an RBR, Rural Business Reserve District, subject to additional requirements, exceptions and modifications set forth in this Ordinance:

1. **Platting Required.** No building or structure shall be constructed on unplatted property, except for the addition of accessory structures or additions to existing buildings. Platting will be deemed premature as established under Section 2-4 of Land Subdivision Ordinance No.7 if suitable road access and on-site septic, water and storm water utilities or infrastructure is not provided to serve the use.
2. **Lot Size Minimum.** A minimum of two and one-half (2.5) acres.
3. **Lot Width Minimum.** A minimum of two hundred (200) feet at the minimum front yard setback line and extending to the location of the principal structure.
4. **Front Yard Setback Minimum, All Structures.** One hundred fifty (150) feet from the centerline of a State or County road or one hundred (100) feet from the State or County road right-of-way, whichever is greater. One hundred (100) feet from the centerline of a local public street, or sixty-seven (67) feet from the local public street right-of-way, whichever is greater.

5. Side Yard Setback Minimum, All Structures. Twenty (20) feet, or on corner lot, see Front Yard Setback. One hundred fifty (150) feet from an existing rural residential, residential suburban, or urban expansion district.
6. Rear Yard Setback Minimum, All Structures. Thirty (30) feet. One hundred fifty (150) feet from an existing rural residential, residential suburban, or urban expansion district.
7. No structure shall be located within an easement.
8. Impervious Surface Lot Coverage. No more than seventy-five (75) percent of the lot.
9. Structure Height Maximum. Forty-five (45) feet.
10. Service Streets. Uses fronting on a collector or arterial street shall have a paved service street to provide access to the collector or arterial street at specified intersections.

CHAPTERS 52-59: RESERVED

Table 20-4

P = Permitted Use C = Conditional Use I = Interim Use AD= Administrative Use AC = Accessory Use Blank = Prohibited Use P-10, C-10, I-10 = Use is allowed only on parcels 10 acres or greater																
Use	A-1	A-2	A-3	UER	UER-C	UBR	TR	TR-C	RR-1	RR-1C	RR-2	RR-3	C-1	RBR	I-1	I-2
Accessory Dwelling Unit, Attached	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD				
Accessory Dwelling Unit, Detached	I	I	I	I	I	I	I	I	I	I	I	I				
Agricultural buildings	P	P	P	P	P-10	P	P	P-10	P	P-10			P	P	P	P
Agricultural uses	P	P	P	P	P	P	P	P	P	P			P	P	P	P
Agricultural machine shop	C	C	C	I	I-10	I	C	C-10	C	C-10						
Agricultural tourism	C	C	C	I	I		I	I	C							
Animal hospital	C	C	C	C		C	C		C				AD			
Animal shelter													C			
Animal, small vet clinic													AD			
Auction house, flea market													C			
Auto, implements, heavy equipment, truck, RV sales													C	AC	AC	AC
Auto, truck major repair, body shop														C	C	C
Bed and breakfast establishment	C	C	C	C	C	C	C	C	C	C						
Billboard/Advertising signs															C	C
Boarding or renting of rooms	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC				
Brewpub, Microbrewery, Microdistillery	C	C	C	I	I		I	I	C				C		C	C
Cemetery	C	C	C	C	C		C	C	C	C	C	C				
Church	C	C	C	C	C		C	C	C	C	C	C				
Commercial accessory building up to 30% gross sq ft													AC	AC		
Commercial accessory building over 30% gross sq ft													C	C		
Commercial bulk liquid storage	C		C	I		I	I		I							C
Commercial freestanding satellite dish	C	C	C										P	P	P	P
Commercial livestock experiment station	C		C													
Commercial nursery or greenhouse	C	C	C	I		C	C		C				C	C		
Community solar energy system, rooftop	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC
Community solar energy system, ground mounted	C	C	C	I	I		I	I					I		I	I
Concrete and asphalt mixing plant, permanent																C
Concrete and asphalt mixing plant, portable, accessory to mine	I	I	I	I		I	I		I				I	I	I	I
Contractor yard														C	C	C
Convenience Store-Gas Sales Station													C			
Daycare center													AD			
Daycare, In Home & Group Family	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC				
Drainage systems/flood control	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Essential services - Government uses, buildings, storage	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C
Essential services - Infrastructure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

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Use	A-1	A-2	A-3	UER	UER-C	UBR	TR	TR-C	RR-1	RR-1C	RR-2	RR-3	C-1	RBR	I-1	I-2	
Essential services - Transmission/Utilities/Substations	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	
Fair and fairgrounds				C											C	C	
Farm equipment sales	I	I	I	I		I	I										
Farm market	C	C	C	I	I		I	I	C								
Farm wineries and vineyards	C	C	C	I	I		I	I	C								
Feed mills													AD				
Feedlots (new) greater than 50 animal units	P		P	C		C	P										
Feedlots greater than 250 animal units	P		P	C		C	C		C								
Feedlots greater than 500 animal units	C		C				C										
Fences	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	
Fences taller than maximum height standards	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	
Fish and frog farm/hatchery	C			I		I	I		C								
Forest or game management	P	P	P	P	P	P	P	P	P	P							
Freight transportation terminal																C	
Golf courses/driving ranges	C	C	C	C	C		C	C	C	C	C						
Grading permit	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	
Grain terminal																C	
Home extended business	C	C	C	I	I-10	I	I	I-10	I	I-10	I-10			I			
Home occupations	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD		AD			
Housing with services establish. w/6 of fewer persons	P	P	P	P	P	P	P	P	P	P	P	P					
Hunting Club/Shooting Range	C	C	C														
Indoor commercial recreation													AD		AD		
Indoor storage space or garage rental													AD	AD	AD	AD	
Industrial accessory building up to 50% gross sq ft														AC	AC	AC	
Industrial accessory building over 50% gross sq ft														C	C	C	
Informational center with residential subdivision	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD					
Kennel, Private with 5 to 8 dogs	AD	AD	AD	AD		AD	AD		AD								
Kennel, Private with 9 to 25 dogs	C	C	C	I		I	I		C								
Kennel, Public with 5 to 25 dogs	C	C	C	I		I	I		C				C	C			
Large assembly for 250-499 individuals	AD	AD	AD	AD		AD	AD		AD				AD		AD	AD	
Large assembly for greater than 500 individuals	I	I	I	I		I	I		I				I		I	I	
Limited livestock raising	P	P	P	P	P-10	P	P	P-10	P	P-10	P-10		P	P	P	P	
Lumber yard and landscape supply													C	C	C	C	
Manufacturing, processing, packaging or assembly														AD	AD	AD	

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Mining (Under 500 cubic yards)	AD	AD	AD	AD		AD	AD		AD				AD	AD	AD	AD	
Mining (500 cubic yards or more)	I	I	I	I		I	I		I				I	I	I	I	
Mobile home for infirmed family member	I	I	I	I		I	I		I								
Mobile home for full time farm employment	I	I	I	I		I	I		I								
Mobile home while building new home	I	I	I	I		I	I		I								
Motor vehicle fuel sales and service													C		C	C	
Offices and professional buildings													AD	AD	AD	AD	
On-site parking and loading													AC	AC	AC	AC	
Open outdoor sales, rental, or display area													AC	AC	AC	AC	
Outdoor commercial recreational use	C	C	C	I		I	C		C				AD				
Outdoor parking of semi-tractor trailers														AC	AC	AC	
Outdoor storage accessory to principal use														AC	AC	AC	
Paintball range	C	C	C						C								
Park and ride facility	C	C	C						C				AD				
Play and recreational facilities	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC					
Private airport or heliport	C	C	C				C		C								
Private campground	C	C	C	I	I	I	I		C	I			I	I			
Private day park	C	C	C	I		I	C		C				I	I			
Private garages	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC					
Private horse riding arena	C	C	C	C	C	C	C	C	C	C	C						
Private stable	P	P	P	P	P-10	P	P	P-10	P	P-10	P-10						
Private stable with excess animal units	AD	AD	AD	AD	AD-10	AD	AD	AD-10	AD	AD-10							
Properties with more than one principal structure													C	C	C	C	
Public parks, campgrounds, rec. areas, historic monuments	P	P	P	P	P	P	P	P	P	P	P	P					
Public stable	C	C	C	I	I-10		C		C	I-10	I-10						
Railroad ROW	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Railroad yard																C	
Recycling center																C	
Residential care facility with 6 or fewer persons	P	P	P	P	P	P	P	P	P	P	P	P					
Restaurant including fast food and drinking establishment													C				
Retail commercial establishment													AD				
RV parking and storage for private use	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC					
Sales display access. to principal use (in/outdoor)													AC		AC	AC	

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Salvage yard																C	
Sanitary or demolition landfill																C	
Satellite dishes and antennas	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	
School and facilities serving less than 150 students													C				
Security structure														AD	AD	AD	
Sexually Oriented Uses																C	
Signs	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	
Single family detached dwellings	P	P	P	P	P	P	P	P	P	P	P	P		P			
Solar Structure, Private	P	P	P	P	P	P	P	P	P	P	P	P					
Solid and hazardous waste transfer station																C	
Solid waste processing facility																C	
Swimming pools	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC					
Temporary outdoor promotional event and sales														AD	AD	AD	
Temporary roadside stand for ag sales	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC						
Temporary structure														AD	AD	AD	
Towers less than 70 feet in height for personal use	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	
Truck stop													C				
Warehousing															AD	AD	
Wholesaling															AD	AD	
Wind energy conversion systems - commercial	C	C	C	C		C	C		C				C		C	C	
Wind energy conversion systems - non-commercial	AD	AD	AD	AD		AD	AD		AD-10				AD		AD	AD	
Wireless communication antennas	AD	AD	AD	AD	AD	AD			AD	AD	AD	AD					
Wireless communication towers and antennas (see Chapter 13)	C	C	C	C		C	C		C				AD		AD	AD	
Yard and tree waste composting site																C	