

To: Whom It May Concern
From: Taylor Beswick, City Planner
Community Development
Subject: Courtesy Notice of Public Hearing
Date: February 28, 2023



The City of Bettendorf's Board of Adjustment has received the following requests for property generally located southeast of the intersection of Middle Road and 53rd Avenue and submitted by Townsend Engineering:

- 23-008 Special use permit to allow a car wash associated with a convenience store.
- 23-009 Special use permit to allow gas sales associated with a convenience store that is designed to include pump islands that will permit fueling of more than 8 vehicles at a time.

Please note that a public hearing on these cases will be held in the Bettendorf City Hall Council Chambers, 1609 State Street, at 5:00 p.m. on March 9, 2023. The purpose of the public hearing is to gather input from interested parties on the referenced cases.

If you have comments, they must be brought to the Board through the Community Development Department. You have several methods by which you may deliver your comments. You may mail a letter to the Community Development Department at 4403 Devils Glen Road, Bettendorf, Iowa 52722, send an e-mail to planning@bettendorf.org, or make verbal comment at the meeting. If you choose to mail a letter or send an e-mail, it will be read into the record at the meeting.

A notice of this hearing has or will be published in the Quad-City Times. A notice of this meeting is being sent to all property owners within 400 feet of this activity as a courtesy so they may be better informed about possible activities in their area. If we have missed someone you feel should have received a letter, please feel free to inform them of this meeting. Please bear in mind that the newspaper publication is the required notice.

Your comments or attendance are most welcome. Questions about the application can be answered by contacting Taylor Beswick at (563) 344-4100. An electronic version of the staff report is or will be available online at www.bettendorf.org/BoardOfAdjustment. If you are unable to attend the meeting, a live stream is available at www.bettendorf.org/YouTube.



The materials for the Board of Adjustment meeting can be accessed by scanning the QR Code.

SITE LOCATION MAP

The map shows a network of roads including 56th Ave, 55th Ave, 53rd Ave, Middle Rd, Red Fox Rd, and White Post. A creek is also depicted. A red arrow points to a specific location on Middle Rd, labeled "APPROXIMATE SITE LOCATION". Other labels include Morana Ct, Fourbrough Ct, and a "CR" label near the intersection of 53rd Ave and Middle Rd.

| CURRENT ZONING - C-2 | | |
|----------------------|------|-----------------------|
| Front | Rear | Side |
| 25' | 25' | Min:5' w/Total Df 10' |

