

**NOTICE TO THE AUDIENCE:** Please remember that if you are interested in matters on the agenda that will have subsequent meetings, it is your responsibility to note their dates, times, and places. No further letters or reminders will be sent. Of course, if you have any questions about any given matter, do not hesitate to contact the Planning Department in the City Hall Annex, 4403 Devils Glen Road, Bettendorf, Iowa 52722 or phone (563) 344-4100.

The Planning and Zoning Commission meeting will be open to the public. The City of Bettendorf will broadcast this public meeting online at <http://www.bettendorf.org/live-meeting>.

**PLANNING AND ZONING COMMISSION  
CITY OF BETTENDORF  
APRIL 19, 2023 AT 5:30 PM  
CITY HALL COUNCIL CHAMBERS  
1609 STATE STREET**

1. Roll Call: Gannaway \_\_\_\_, Gibson \_\_\_\_, Kappeler \_\_\_\_, Ormsby \_\_\_\_, Satterfield \_\_\_\_, Stoltenberg \_\_\_\_, Wennlund \_\_\_\_
2. Approval of minutes of the meeting of March 15, 2023.
3. Review of Commission procedures.
4. Case 22-097 – Site Development Plan (DCA District); 3150 Glenbrook Circle South, submitted by Nelson Construction and Development. (Staff: Hunt) (Deferred to meeting of May 17, 2023)
5. Case 23-012 – Site Development Plan; 2570 Middle Road, submitted by Switch Homes of Dubuque. (Staff: Beck) (Deferred to meeting of May 17, 2023)
6. Case 23-026 – Final Plat; Encore Central Avenue Subdivision, submitted by Encore Homes, LLC/James Rasche. (Staff: Beswick)
7. Case 23-020 – Site Development Plan; 4060 Middle Road, submitted by Ridge Investment Group, LLC. (Staff: Beck)
8. Case 23-018 – Public Hearing (Rezoning); 5019 Hopewell Avenue, A-1 Agricultural/Urban Reserve District to R-3 Mixed Residential District, submitted by CT Creek. (Staff: Beck) (Postponed at meeting of March 15, 2023)
  - (a) Public hearing
  - (b) Commission action

9. Case 23-013 – Public Hearing (Future Land Use Map Amendment); SW corner of Devils Glen Road and Forest Grove Drive, Open Space and Parks to UMI Urban Medium-Intensity, submitted by E & A Enterprises, LLC. (Staff: Beswick)
  - (a) Public hearing
  - (b) Commission action
  
10. Case 23-021 – Public Hearing (Future Land Use Map Amendment); SW corner of Devils Glen Road and Forest Grove Drive, Open Space and Parks to ULI Urban Low-Intensity, submitted by E & A Enterprises, LLC. (Staff: Beswick)
  - (a) Public hearing
  - (b) Commission action
  
11. Case 23-014 – Public Hearing (Rezoning); SW corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to C-2 Community Commercial District (commercial), submitted by E & A Enterprises, LLC. (Staff: Beswick)
  - (a) Public hearing
  - (b) Commission action
  
12. Case 23-017 – Public Hearing (Rezoning); SW corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to R-1 Single-Family Residence District, submitted by E & A Enterprises, LLC. (Staff: Beswick)
  - (a) Public hearing
  - (b) Commission action
  
13. Case 23-022 – Public Hearing (Rezoning); SW corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to C-2 Community Commercial District (townhomes), submitted by E & A Enterprises, LLC. (Staff: Beswick)
  - (a) Public hearing
  - (b) Commission action
  
14. Case 23-023 – Public Hearing (Rezoning); SW corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to R-3 Mixed Residential District, submitted by E & A Enterprises, LLC. (Staff: Beswick)
  - (a) Public hearing
  - (b) Commission action



15. Case 23-024 – Public Hearing (Rezoning); SW corner of Devils Glen Road and Forest Grove Drive, R-1 Single-Family Residence District to C-1 Neighborhood Commercial District, submitted by E & A Enterprises, LLC. (Staff: Beswick)
  - (a) Public hearing
  - (b) Commission action
  
16. Case 23-015; SW corner of Devils Glen Road and Forest Grove Drive, R-1 Single-Family Residence District to C-2 Community Commercial District, submitted by E & A Enterprises, LLC. (Staff: Beswick) **(Withdrawn)**
  
17. Case 23-016; SW corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to R-4 Medium-Density Multi-Family Residence District, submitted by E & A Enterprises, LLC. (Staff: Beswick) **(Withdrawn)**

**Other**

18. Commission Update.



The materials for the Planning and Zoning Commission meeting can be accessed by scanning the QR code.

**IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT AND OTHER APPLICABLE FEDERAL AND STATE LAWS, ALL PUBLIC HEARINGS AND MEETINGS HELD OR SPONSORED BY THE CITY OF BETTENDORF, IOWA, WILL BE ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES. PERSONS REQUIRING AUXILIARY AIDS AND SERVICES SHOULD CONTACT BETTENDORF CITY HALL AT (563) 344-4000 FIVE (5) DAYS PRIOR TO THE HEARING OR MEETING TO INFORM OF THEIR ANTICIPATED ATTENDANCE. TEXT TELEPHONE (TTY) IS AVAILABLE AT (563) 344-4175. IN ADDITION, PERSONS USING TEXT TELEPHONE HAVE THE OPTION OF CALLING VIA THE IOWA COMPASS VOICE/TTY BY DIALING (800) 735-2942.**

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MINUTES  
PLANNING AND ZONING COMMISSION  
MARCH 15, 2023  
5:30 P.M.

The Planning and Zoning Commission meeting of March 15, 2023, was called to order by Stoltenberg at 5:30 p.m. in the City Hall Council Chambers, 1609 State Street.

1. Roll Call

MEMBERS PRESENT: Gannaway, Gibson, Kappeler, Stoltenberg, Wennlund

MEMBERS ABSENT: Gibson, Satterfield

STAFF PRESENT: Greg Beck, City Planner; Taylor Beswick, City Planner; Mark Hunt, Community Development Director; Brent Morlok, City Engineer; Chris Curran, City Attorney; Troy Said, Assistant Fire Chief; Lisa Fuhrman, Secretary

2. Approval of the minutes of the meeting of February 15, 2023.

On motion by Wennlund, seconded by Gannaway, that the minutes of the meeting of February 15, 2023 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

Rezoning

4. Case 23-018; 5019 Hopewell Avenue, A-1 Agricultural/Urban Reserve District to R-3 Mixed Residential District, submitted by CT Creek. (Staff: Beck)

Beck reviewed the staff report.

Kappeler asked if the concept plan is compliant with the city's density standards. Beck stated that 157 dwelling units would be allowed and that the applicant is proposing only 62. Kappeler commented that it might be helpful for the audience to have a review of what other types of uses could be allowed on the site given the existing future land use. Beck explained that in the ULI future land use a C-1 zoning district that would have allowed light commercial, office, or a local restaurant could have been requested. He added that in the

UMI future land use up to a C-2 district is permitted which would allow a convenience store with up to 4 pumps with the option of requesting a special use permit which would allow additional pumps. He commented that the proposed concept is likely the least intense way of transitioning and buffering from a residential neighborhood to a more intense intersection like Middle Road and Hopewell Avenue.

Ormsby asked for clarification of how storm water detention would be handled. Beck explained that water would be conveyed to a city-owned basin to the south.

Stoltenberg stated that three emails were received expressing objections to the request from Wendy Clifton, Jim Walsh, and Jerome Nathan and requested that they be placed in the record.

Tim Cernin, 5213 Hopewell Court, expressed concern about the density of the proposed concept, increased traffic, children's safety, and the unappealing berm.

Glenn Dugan, 5736 Butterfield Court, expressed concern about the significant disparity between the type of homes located in his neighborhood and the proposed homes, a reduction in property values that will affect resale value, and the proposed extension of Butterfield Court to Hopewell Avenue which will connect two distinctly different types of neighborhoods. He requested that the north end of Butterfield Court remain a dead end to separate the conflicting home styles and create two distinct neighborhoods, adding that an additional emergency access route is not necessary.

Stoltenberg commented that the current case is for a rezoning only and that many of the issues that were raised are those that would be addressed later in the development stages if it is approved. He added that residents would have future opportunities to comment.

Jim Walsh, 5275 Hopewell Court, commented that he believes that the proposed church and townhomes should be considered two separate projects, adding that no one is opposed to the construction of a church. He stated that a church is allowed in an A-2 district and asked why it is necessary for a request to rezone the entire parcel to R-3. Walsh asked if the number of townhome units that would be permitted is for the overall parcel or just the 8 acre lot. Beck stated that the number of units he had indicated would be allowed on Lot 2 of the proposed plat if it is rezoned to R-3. Walsh commented that he believes there are a lot of inconsistencies between the concept plan and the ordinance requirements and that he does not believe that it meets the best needs of the city.

Neil Griffith, 5350 Griffin Lane, commented that there are other areas in the city where the proposed development could be located and suggested that the property in question should be purchased by the city for use as a pocket park for the residents in the area.

Hunt explained that all vacant land in the city is zoned A-1 which serves as a holding district for undeveloped property. He stated that the developer then decides which zoning district is appropriate for his or her proposal in accordance with the future land use map designation. He added that further analysis of the density would take place during the site development plan review process.

Stoltenberg asked when the future land use designation was approved. Beck stated that it occurred in 2017. Stoltenberg commented that he believes that the previous future land use map showed commercial for the area. Beck stated that the map that was approved in 2002 indicated that the area was intended for Office Research Campus. Stoltenberg commented that at least as far back as 2002 the property was intended for uses similar to those being proposed. Kappeler commented that the development would provide the intended buffer for the single-family residential uses.

Gannaway asked if there would be an opportunity during future discussions regarding the development to discuss the possibility of Butterfield Court's remaining a dead end. Hunt stated that Butterfield Court was stubbed in with the intention of extending it through to Hopewell Avenue.

Ormsby expressed concern about the proposed R-3 district given that up to 157 homes could be built there even though the concept plan shows far fewer units. Hunt explained that the rezoning could be recommended for approval subject to a condition tying it to the proposed concept.

Brian Boelk, Axiom Consultants, stated that the concerns expressed by the residents at the neighborhood meeting will be taken into consideration when the final plat and site plan are designed.

Kappeler asked if any consideration was given to separating the church and townhome developments. Hunt stated that the only concept that was submitted by the applicant shows both the church and townhomes being developed together. Walsh commented that he believes the neighbors would have fewer concerns if the two products were developed separately. He suggested that the church be located nearer the single-family homes and the townhomes be built on the corner.

Kappeler expressed concern about the proposed density of the townhome development, indicating that if the Commission were to vote, she believes the development should be limited to no more than is indicated on the concept. She commented that the size of the parcel intended for the townhomes and to provide a buffer for the single-family homes is limited because of the flood plain area separating the two lots. Stoltenberg and Wennlund concurred. Wennlund added that while the proposed number of units is a little high from his perspective, it appears as though a good buffer is provided on the south side of the townhome development from the terminus of Butterfield Court. He indicated that after reviewing the plat, he believes that the intention was always for Butterfield Court to be extended. Wennlund stated that the proposed development provides a natural transition from Middle Road easterly, adding that he would not be opposed to swapping the location of the church and townhomes.

Kappeler commented that she likes the idea of having the more dense townhouses in the center of the single-story units. She added that there does not appear to be much space between the duplexes and the existing single-family homes. Wennlund concurred.

Kappeler stated that she would be more comfortable deferring the request with the anticipation of submittal of a less dense project as she would vote to recommend denial of the current request.

On motion by Kappeler, second by Ormsby, that the rezoning request be postponed until the next regularly-scheduled meeting based on the issues raised at the meeting.

ALL AYES

Motion carried.

#### Site Development Plan

5. Case 23-012; 2570 Middle Road, submitted by Switch Homes of Dubuque. (Staff: Beck) (Deferred to meeting of April 19, 2023)
6. Case 23-019; 2255 Middle Road, submitted by City of Bettendorf/Brent Morlok. (Staff: Beswick)

Beswick reviewed the staff report.

Kappeler asked if the 302 parking spaces shown includes the existing spaces located across the street from the former Life Fitness Center. Beswick confirmed this, adding that the proposed parking configuration is an improvement on the current conditions and meets code requirements. Morlok explained that the calculation is based on a desired ratio for overall parking of 4:1 and that the pool will have a 1200 person capacity.

Kappeler asked if parking would be allowed on any of the internal roads on the site. Morlok stated that no parking would be allowed on any of the internal access drives.

Patrick Mahoney, 1927 Fairmeadows Drive, stated that he had received a notice from the city regarding a previous action and asked if any of the proposed construction would affect his property in any way. Beswick explained that the notice Mahoney received was regarding a variance request to reduce the required front yard setback from 25 feet to 10 feet which was granted by the Board of Adjustment. He commented that the variance is applicable only to the areas along Middle Road and 23<sup>rd</sup> Street affected by the project. Hunt stated that the variance will allow for installation of flat work and fencing which will be closer to the road than is allowed by code.

On motion by Kappeler, second by Gannaway, that the site development plan for 2255 Middle Road be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

## Final Plat

7. Case 23-010; Legacy Corners Southeast, submitted by Century Heights Limited Partners/Ryan Fick. (Staff: Beswick)

Beswick reviewed the staff report.

Gannaway requested that the safety of residents who use the bike path along 53<sup>rd</sup> Avenue is taken into consideration during later development phases.

Wallace Fairfield, 5169 Red Fox Road, asked for clarification of the design of the detention pond as it does not appear to match current conditions. Beswick explained that the pond will be located on the outlot and that the developer will grade the property to conform with the plat.

Lynn Davis, 5273 Red Fox Road, expressed concern about the safety of residents who use the bike path and indicated that she does not believe that the buffer shown on the concept plan is sufficient.

Mike Davis, 5273 Red Fox Road, asked if the proposed storm water detention pond will be smaller than exists today. Morlok explained that the developer will be required to meet newer ordinance requirements that are more restrictive than when the property was originally graded. He stated that the majority of recreational trails are located along collectors or arterials so that they can be used by the most residents possible. He added that while he understands the concern regarding the safety of crossings, the situation is very common in the city. He explained that during site development plan review, staff will evaluate the crossing locations to ensure that they are in the safest method possible. Wennlund commented that because of the proximity to the roundabout where traffic does not stop, it is especially important to choose the best location for the crossings.

Kappeler commented that in the past developers have been very accommodating in reconfiguring development sites to help alleviate the concerns of the residents.

Elaine Olson, 5296 Red Fox Road, commented that she believes it is very important that the concerns of the neighbors be heard throughout the process.

Ormsby expressed her appreciation for staff's work with developers to create projects that are beneficial to the community.

On motion by Kappeler, second by Wennlund, that the final plat of Legacy Corners Southeast be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

### **Future Land Use Map Amendment/Rezoning**

8. Case 23-013; SW corner of Devils Glen Road and Forest Grove Drive, Open Space and Parks to UMI Urban Medium-Intensity, submitted by E & A Enterprises, LLC. (Staff: Beswick) (Moved to special meeting of April 5, 2023 by Chairman)
9. Case 23-014; SW corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to C-2 Community Commercial District, submitted by E & A Enterprises, LLC. (Staff: Beswick) (Moved to special meeting of April 5, 2023 by Chairman)
10. Case 23-015; SW corner of Devils Glen Road and Forest Grove Drive, R-1 Single-Family Residence District to C-2 Community Commercial District, submitted by E & A Enterprises, LLC. (Staff: Beswick) (Moved to special meeting of April 5, 2023 by Chairman)
11. Case 23-016; SW corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to R-4 Medium-Density Multi-Family Residence District, submitted by E & A Enterprises, LLC. (Staff: Beswick) (Moved to special meeting of April 5, 2023 by Chairman)
12. Case 23-017; SW corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to R-1 Single-Family Residence District, submitted by E & A Enterprises, LLC. (Staff: Beswick) (Moved to special meeting of April 5, 2023 by Chairman)

### **Site Development Plan (DCA District)**

13. Case 22-097; 3150 Glenbrook Circle South, submitted by Nelson Construction and Development. (Staff: Hunt) (Deferred to meeting of April 19, 2023)

### **Other**

14. Case 23-020; Annexation of property generally located northeast of the intersection of Forest Grove Drive and Criswell Street in Scott County, Iowa, submitted by Forest Grove Properties, LLC. (Staff: Beswick)

Beswick reviewed the staff report.

Curran expressed his appreciation for Beswick's work on the proposed annexation and indicated that the annexation issue has been on the City Council's radar for a long time. He stated that the proposal meets the city's stated policy goals perfectly. He reviewed the differences between voluntary and involuntary annexations, adding that this project is 100% voluntary.

A brief discussion was held regarding the increased demand for city services that will occur as a result of annexation.

Griffith asked if storm water runoff and sanitary sewer would run south to the lift station and then to Davenport or to LeClaire. Morlok explained that storm water detention will be required and that runoff will be detained and eventually released into Spencer Creek. He added that the sanitary sewer design will have to be approved by the DNR and will be a part of the lift station system. He stated that the flows that go to the treatment plant have been drastically reduced in recent years.

On motion by Ormsby, second by Kappeler, that the proposed annexation be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

15. Commission Update

Hunt reminded the Commission of the special P & Z meeting on April 5.

There being no further business, the meeting adjourned at approximately 7:45 p.m.



## STAFF REPORT

**Subject:** Encore Central Avenue Subdivision  
**Author:** Taylor Beswick  
**Department:** Community Development  
**Date:** April 19, 2023

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**Case No.:** 23-026  
**Request:** Encore Central Avenue Subdivision – Final Plat  
**Location:** 3526 Central Avenue (near intersection of Central Avenue and Devils Glen Road)  
**Legal Description:** (Parcel #: 842719201)  
**Applicant:** James Rasche – Encore Homes LLC  
**Current Zoning:** R-3, Mixed Residential District  
**Future Land Use:** ULI, Urban Low Intensity

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### Background Information & Facts

James Rasche has submitted a proposal for a 2-lot subdivision named Encore Central Avenue Subdivision located on property near the intersection of Central Avenue and Devils Glen Road (see Aerial Map – Attachment A). The parcel is located in the R-3, Mixed Residential zoning district and is bordered by a large R-1, Single-Family Residence lot to the north and medium density residentially zoned developments to the east, west, and south (see Zoning Map - Attachment B). The Future Land Use Map contemplates the area as Urban Low Intensity (ULI) (see Future Land Use Map - Attachment C). The property was the former site of one single-family detached home addressed as 3526 Central Avenue which was demolished in 2017. The plat proposes two lots which will contain two single-family attached homes (see Encore Central Avenue Subdivision Final Plat – Attachment D).

### Future Land Use and Comprehensive Plan

The Future Land Use Map contemplates the tract of land as Urban Low Intensity (ULI). The proposed two single-family attached homes are consistent with the character of the area and with the Comprehensive Plan.

### Lot Configuration & Zoning Compliance

The plat shows two lots, each 51.54 feet wide. Lot 1 is 12,464 square feet, and Lot 2 is 10,185 square feet. Public right-of-way is being dedicated on Central Avenue to align with the 67-foot right-of-way shown on the adjacent subdivisions to the west.

The R-3 zoning district allows single-family attached home products. The bulk standards for setbacks, lot width, and lot size are met by the proposed plat.

### Utilities

The site has access to City sanitary sewer and Iowa American water.

### Thoroughfare Plan & Access

All lots have frontage on and access to Central Avenue.

**Pedestrian and Trail Access**

Upon construction of the single-family attached homes, driveway curb cuts would be added to Central Avenue. The existing sidewalk will remain and/or be reconstructed per the City's specifications.

**Stormwater Detention**

Existing and/or natural surface drainage is deemed adequate for the proposed plat, so no additional stormwater detention is required.

**Staff Recommendation**

Staff recommends approval of the final plat of Encore Central Avenue Subdivision.

Respectfully submitted,

Taylor Beswick  
City Planner



# Case No. 23-026: Encore Central Avenue Subdivision

## Final Plat

### Aerial

1 Inch = 80 Feet

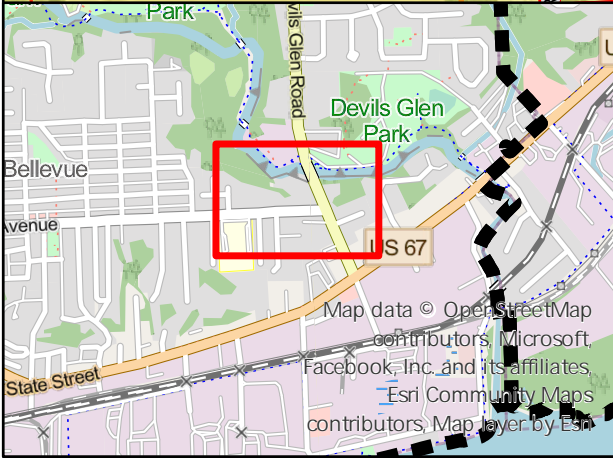
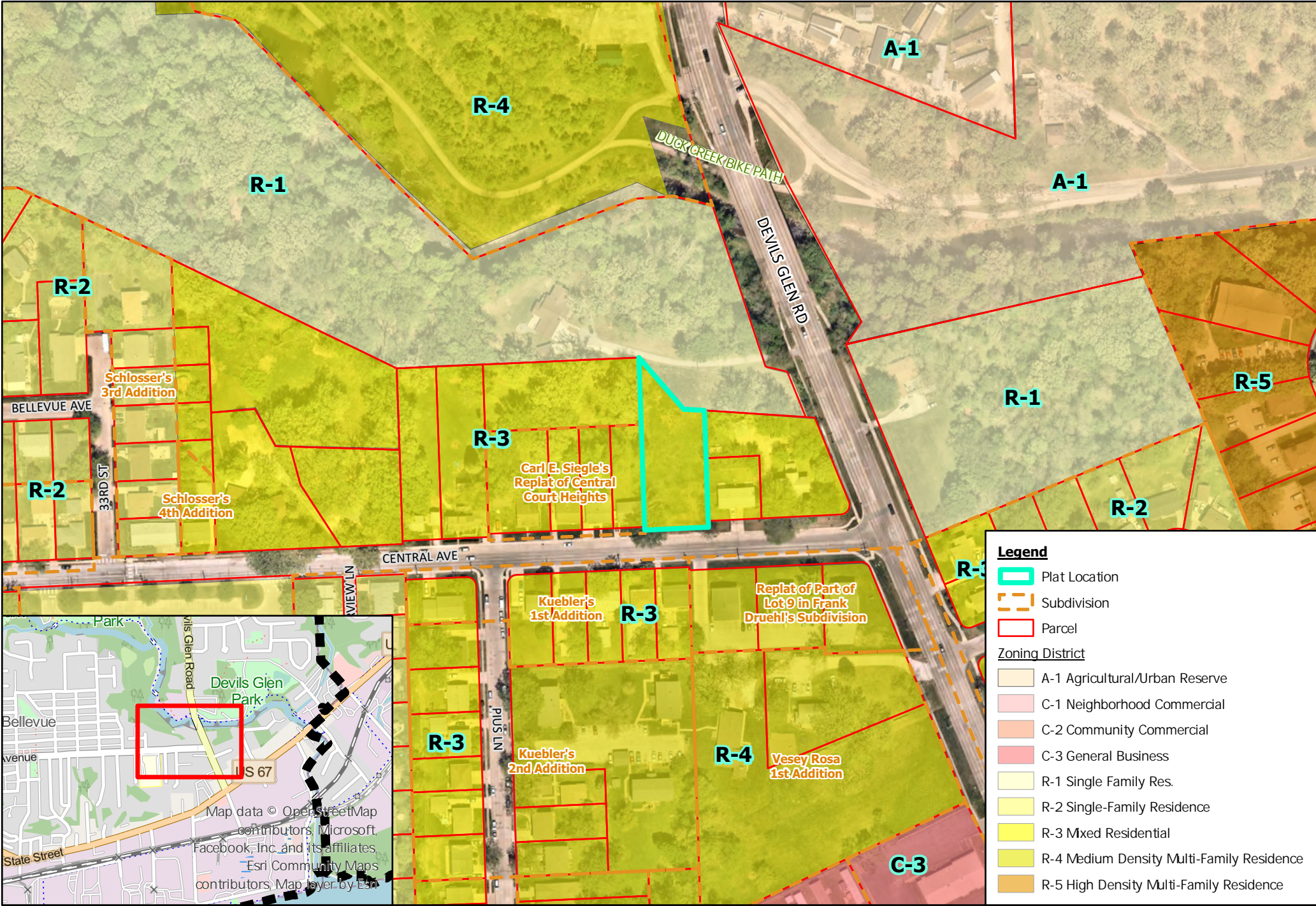


**Legend**

- Plat Location
- Subdivision
- Parcel

Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri





**Legend**

- Plat Location
- Subdivision
- Parcel

**Zoning District**

- A-1 Agricultural/Urban Reserve
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- C-3 General Business
- R-1 Single Family Res.
- R-2 Single-Family Residence
- R-3 Mixed Residential
- R-4 Medium Density Multi-Family Residence
- R-5 High Density Multi-Family Residence

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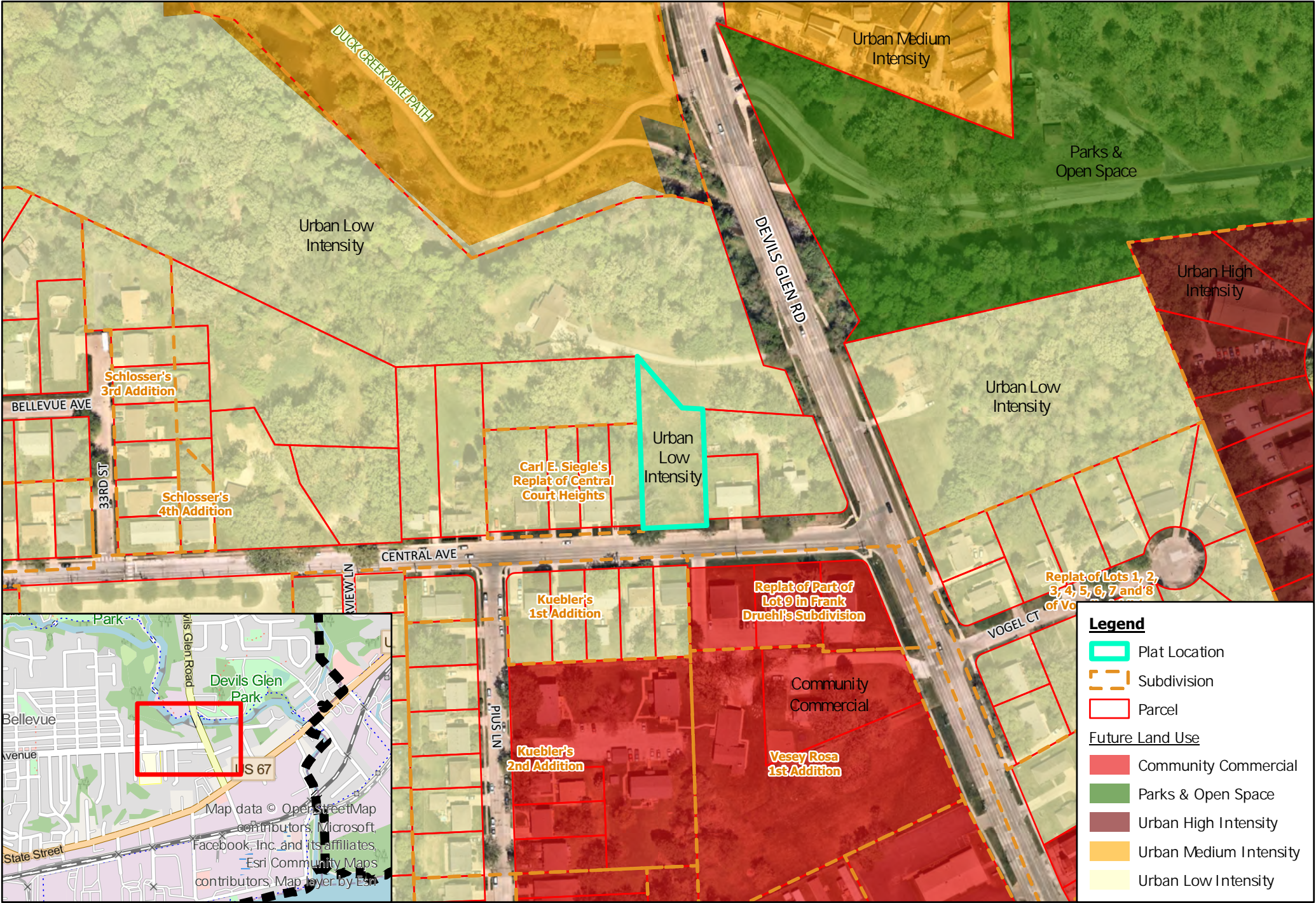


# Case No. 23-026: Encore Central Avenue Subdivision

## Final Plat

### Future Land Use

1 Inch = 195 Feet



**Legend**

- Plat Location
- Subdivision
- Parcel

**Future Land Use**

- Community Commercial
- Parks & Open Space
- Urban High Intensity
- Urban Medium Intensity
- Urban Low Intensity

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LOCATION:	PT S1/2 OF N1/2 SECTION 27-78-4
REQUESTOR:	ENCORE HOMES LLC
PROPRIETOR:	ENCORE HOMES LLC
SURVEYOR:	DAN J. KUEHL
SURVEYOR COMPANY:	XCEL CONSULTANTS, INC. 8300 42ND STREET WEST ROCK ISLAND, IL 61201 XCEL@XCELCONSULTANTSINC.COM
RETURN TO:	(309) 787-9988

# FINAL PLAT

## ENCORE CENTRAL AVENUE SUBDIVISION

A PART OF LOT 1 IN FRANK DRUEHL'S SUBDIVISION IN THE NORTH ONE-HALF OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., WITHIN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

### OWNER/DEVELOPER INFORMATION

ENCORE HOMES LLC  
PO BOX 287  
PRINCETON, IA 52768

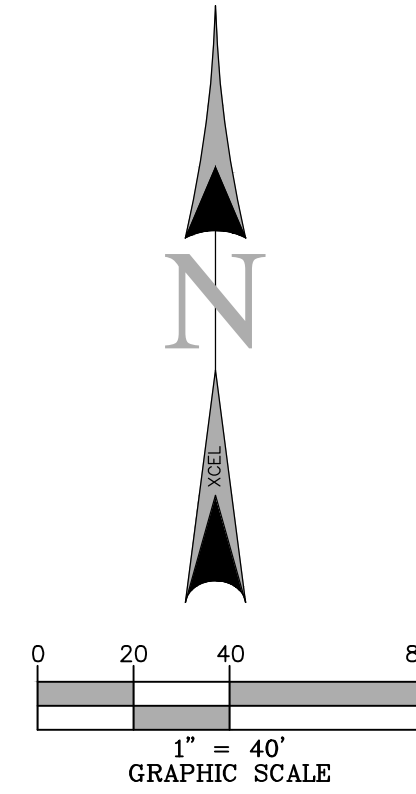
### ZONING:

ZONE: R-3

FRONT SETBACK: 35'  
SIDE SETBACK: 5' MIN; ONE SIDE=10'; TOTAL=MIN. 15'  
REAR SETBACK: 25'

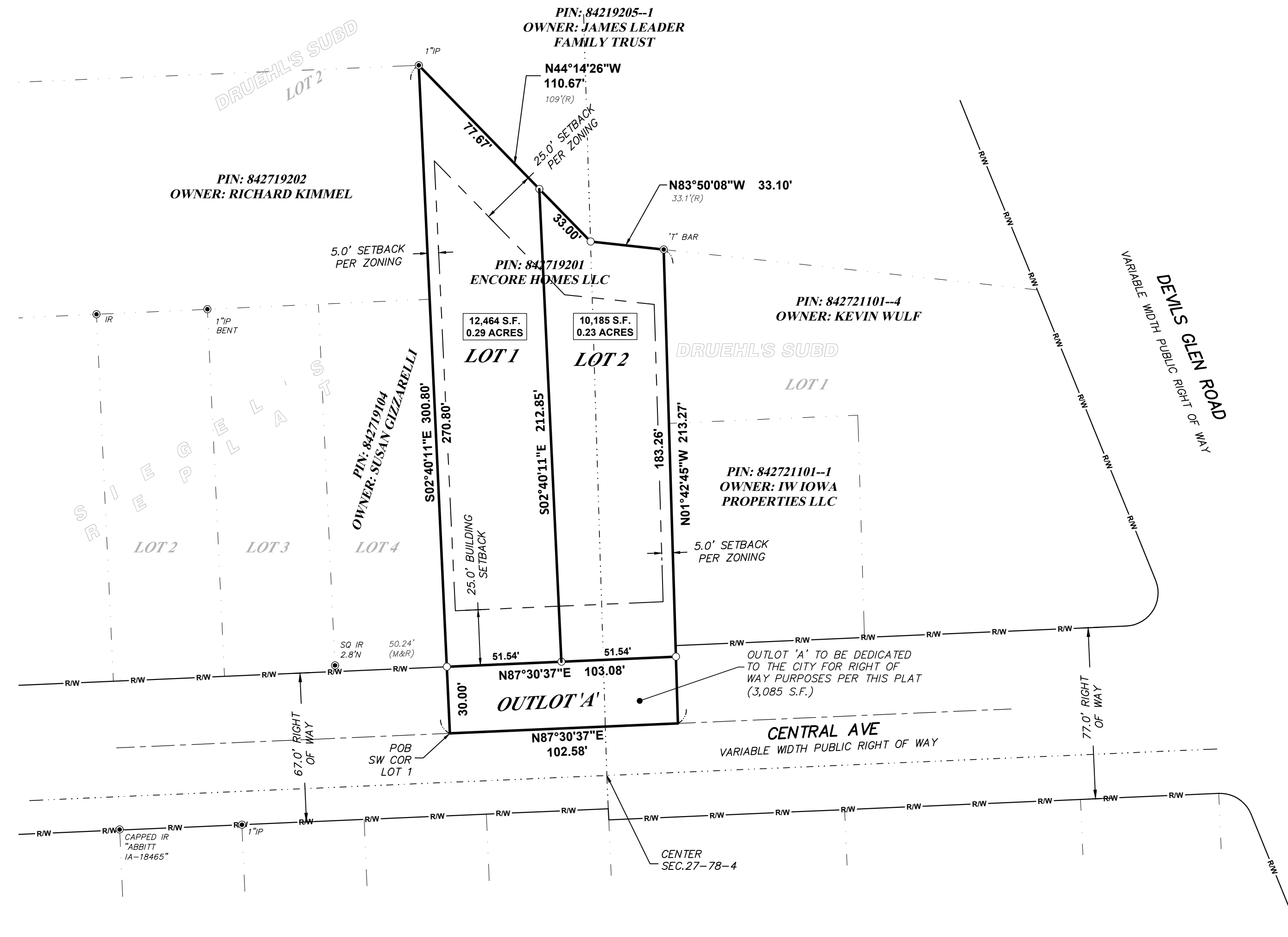
### LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- INTERNAL LOT LINE
- PARCEL LINE
- BUILDING SETBACK LINE
- RIGHT OF WAY LINE
- SURVEY TIE LINE
- FOUND MONUMENT (AS NOTED)
- SET 5/8" XCEL CAPPED IR



### NOTES:

1. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT OF WAY.
3. THE SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
4. UTILITY EASEMENTS SHALL ACCOMMODATE GAS, ELECTRIC, WATER, SANITARY SEWER, AND COMMUNICATION LINES, AS NEEDED.
5. COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
6. SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL PUBLIC STREET FRONTAGES. INSTALLATION OF SIDEWALKS SHALL OCCUR WHEN THE ADJUTING PROPERTY (LOT) IS DEVELOPED OR WHEN SO ORDERED BY THE CITY.
7. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS.
8. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION HAS BEEN COMPLETED OR WITHIN ONE YEAR OF THE FILING OF THE PLAT PER IOWA CODE CHAPTER 355.6/4.
9. BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, GAS SERVICE, WATER SERVICE, SEWER LATERAL, TELEPHONE SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.
10. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION FOR THE CITY OF BETTENDORF, IOWA.
11. BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE THE LOT WHERE THE STRUCTURE IS LOCATED.
12. THE SUBJECT PROPERTY IS ZONED R-3 AT THE TIME OF ACCEPTANCE BY THE CITY. ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.
13. NO PORTION OF THE SUBDIVISION IS LOCATED WITH THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAP 19163C0386G, EFFECT DATE JUNE 9, 2014.
14. PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITH THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATED ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATED.
15. CHANGES IN THE PLAT WHICH AFFECT THE PLACEMENT OF UTILITY FACILITIES ARE TO BE REVIEWED AND APPROVED BY THE AFFECTED UTILITIES AND ANY CHANGES WHICH RESULT IN THE RELOCATION OF UTILITY FACILITIES SHALL BE AT THE EXPENSE OF THE PART REQUESTING THE CHANGE.
16. ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
17. ALL STORM SEWER AND DRAINAGE EASEMENTS SHALL HAVE A BLANKET INGRESS/EGRESS EASEMENT.
18. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND ROADWAYS OF RECORD.
19. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USES AND DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
20. NO INVESTIGATION WAS MADE AS A PART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITIES OR MUNICIPAL FACILITIES, EXCEPT AS NOTED. CALL IOWA ON CALL AT 1-800-292-8989 FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES
21. ACREAGE:  
TOTAL: 25,734 SQUARE FEET OR 0.59 ACRES.  
OUTLOT 'A': 3,085 SQUARE FEET OR 0.07 ACRES TO BE DEDICATED FOR PUBLIC RIGHT OF WAY.  
LOT 1: 12,464 SQUARE FEET OR 0.29 ACRES  
LOT 2: 10,185 SQUARE FEET OR 0.23 ACRES



### LEGAL DESCRIPTION

A PART OF LOT 1 IN FRANK DRUEHL'S SUBDIVISION IN THE NORTH ONE-HALF OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., WITHIN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS; COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, BEING 22 FEET NORTH AND 70 FEET WEST OF THE CENTER OF SAID SECTION 27; THENCE N87°30'37\"E, 102.58 FEET; THENCE N01°42'45\"W, 213.27 FEET TO A 1\" BAR MONUMENT; THENCE N83°50'08\"W, 33.10 FEET; THENCE N44°14'26\"W, 110.67 FEET TO A 1\" IRON PIPE ON THE WEST LINE OF SAID LOT 1; THENCE S02°40'11\"E, ALONG THE SAID WEST LINE OF LOT 1, 300.80 FEET TO THE POINT OF BEGINNING.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY IOWA PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 114A, CODE OF IOWA.

### PRELIMINARY

DAN J. KUEHL  
PROFESSIONAL LAND SURVEYOR  
IA LAND SURVEYOR NUMBER 19959  
EXPIRES: DECEMBER 31, 2023  
8300 42ND STREET WEST  
ROCK ISLAND, IL 61201  
TELEPHONE: 309-787-9988



APPROVALS	
<b>CITY OF BETTENDORF - MAYOR</b>	
BY: _____	DATE: _____
<b>CITY OF BETTENDORF - CITY CLERK</b>	
BY: _____	DATE: _____
<b>CITY OF BETTENDORF - PLANNING &amp; ZONING</b>	
BY: _____	DATE: _____
<b>IOWA-AMERICAN WATER COMPANY</b>	
BY: _____	DATE: _____
<b>CENTURYLINK TELEPHONE</b>	
BY: _____	DATE: _____
<b>MID-AMERICAN ENERGY</b>	
BY: _____	DATE: _____
<b>MEDIACOM COMMUNICATIONS</b>	
BY: _____	DATE: _____
<b>METRONET</b>	
BY: _____	DATE: _____

REVISIONS		PREPARED BY AND RETURN TO:	CHK BY:	APV BY:
DATE	DESCRIPTION		BCH	DJK
		8300 42ND STREET WEST ROCK ISLAND, IL 61201 (O) 309-787-9988 (F) 309-756-5540 (E) XCEL@XCELCONSULTANTSINC.COM	XCEL JOB NUMBER: <b>234579</b>	
			DRAWING NUMBER: <b>1 OF 1</b>	



## STAFF REPORT

**Subject:** Site Development Plan  
**Author:** Greg Beck  
**Department:** Community Development  
**Date:** April 19, 2023

**Case No.:** 23-020  
**Request:** Site Development Plan for Dollar Tree retail store  
**Location:** Southwest Corner of Middle Road and Woodfield Drive Intersection (4060 Middle Road)  
**Legal Description:** Lot 2, Crowne Pointe Twelfth Addition (Parcel #: 841555602)  
**Applicant:** Christopher Wynn, CJW Transportation Consultants  
**Current Zoning:** C-3, General Business District  
**Future Land Use:** CC, Community Commercial

### Background Information & Facts

Chris Wynn of CJW Transportation Consultants has submitted a site development plan for 4060 Middle Road at the intersection of Woodfield Drive and Middle Road (see Aerial Photo, Attachment A). The zoning classification for this location is C-3, General Business District (see Zoning Aerial, Attachment B). A Dollar Tree retail store is proposed for Lot 2, Crowne Pointe Twelfth Addition (see Final Plat and Site Development Plan, Attachments C and D). The retail store will face toward Middle Road (see Elevations, Attachments E and F).

### Future Land Use and Comprehensive Plan

The future land use designation is Community Commercial which is supportive of the C-3, General Business District zoning (see Future Land Use Aerial, Attachment G). Part of the goals in the Comprehensive Plan point to Economic Development as Goal C: Attract and Retain Business and Industry. This new business opening meets Goal C.

### Lot Configuration & Zoning Compliance

The lot can accommodate the building footprint, parking, and two entries. C-3 General Business District is intended for retail business location along a major arterial street.

### Utilities

Utilities are found along Middle Road and Woodfield Drive. Sanitary sewer will come from the north, water from the northeast, and electrical connections from Middle Road.

### Thoroughfare Plan & Access

Two accesses will come from surrounding streets. Middle Road was anticipated as a means of entry on the plat with an access easement that straddles the boundaries of Lots 1 and 2. An additional entry is anticipated from Woodfield Drive. Cross easements permit traffic through Lot 1 to Lot 1, Hartz Third Addition.

## **Pedestrian and Trail Access**

5-foot-wide sidewalks shall be required to be placed by the developer around Lot 2, Crowne Pointe Twelfth Addition along the Middle Road and Woodfield Drive right-of-way.

## **Off-Street Parking**

Fifty parking spaces are provided as one space is required for every 200 square feet of building. 2 spaces provided are ADA-compliant.

## **Stormwater Detention**

Storm water quality is handled in a basin on the north side of the development. Storm water will be conveyed to the north into a regional detention basin located between Bettendorf Christian Church First Addition and Crowne Pointe Towne Homes First Addition.

## **Landscaping**

Landscaping will not be permitted to be placed under the utility easement for the overhead high tension power lines. Trees of a larger caliper shall be required to be planted in areas not covered by the 100-foot-wide utility easement to make up for fewer trees being planted. Shrubs planted along Woodfield Drive or other suitable barrier may be required for buffering instead of trees.

## **Lighting**

All lighting is required to be down cast on the site.

## **Floodplain**

No flood hazard area encroaches this parcel.

## **Staff Recommendation**

Staff supports the applicant's submittal because it is code-compliant. Staff recommends approval of the site development plan subject to the following conditions:

1. A driveway agreement governs the dual access connection to Lots 1 and 2 Crowne Pointe Twelfth Addition. This agreement from the platting of Crowne Pointe Twelfth Addition shall govern the future maintenance of this access.
2. All storm water calculations and designs shall be approved by the City Engineer prior to the issuance of building permits.

Respectfully submitted,

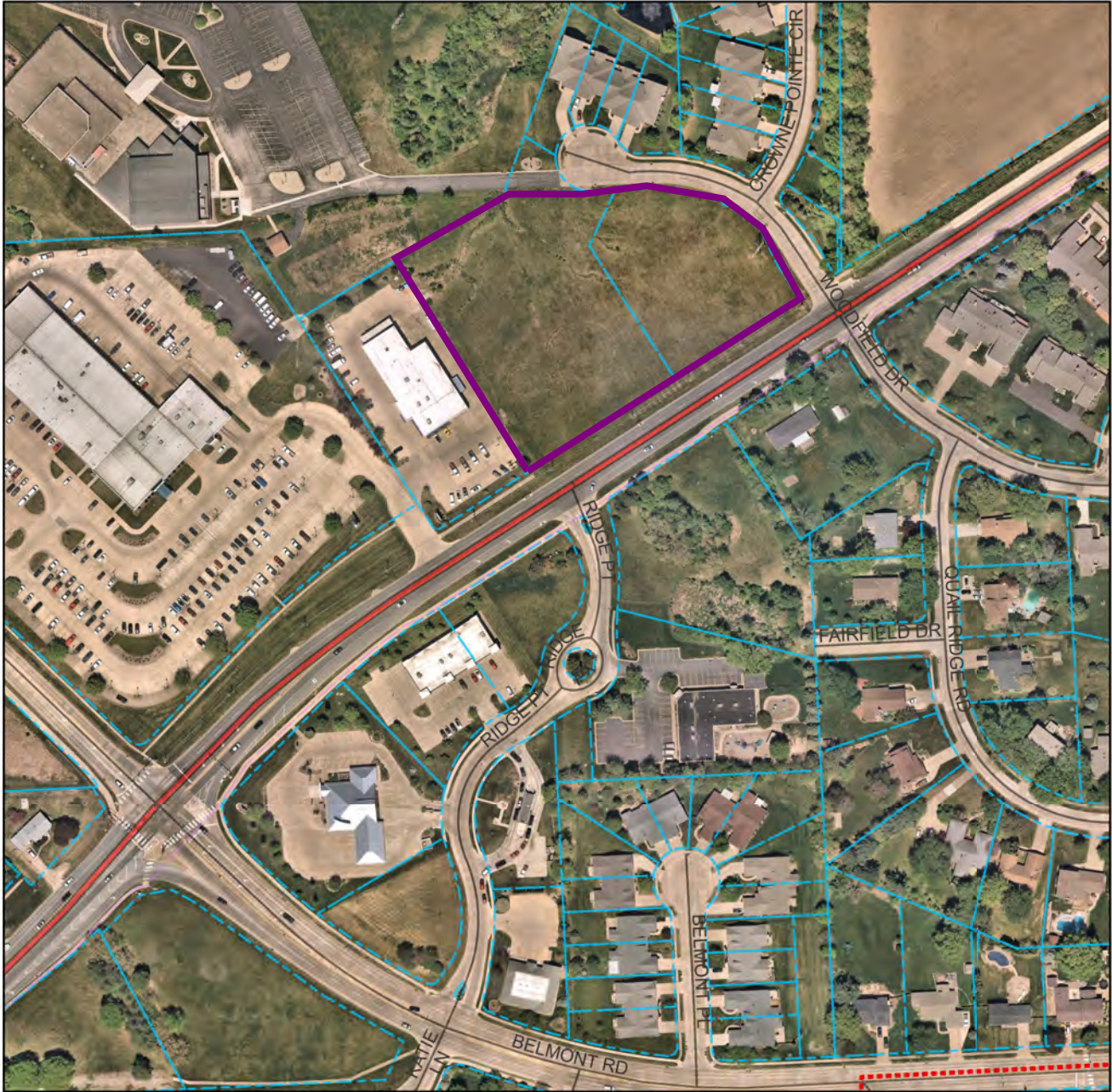
Greg Beck  
City Planner



# Case No. 23-020 4060 Middle Road Site Development Plan - Retail

0 0.03 0.05 0.1 Miles

N



## By Class

### RDCLASS

----- Alleyway/Access Road

— Bike Trail

— County Route

— Driveway

— Interstate

— Local road in unincorporated area

— Local road within incorporated area or Park View

— Major road

— Pedestrian trail/walkway

— Ramp

— State Highway

— US Highway

— <all other values>

■ City Limits

□ Property Lines

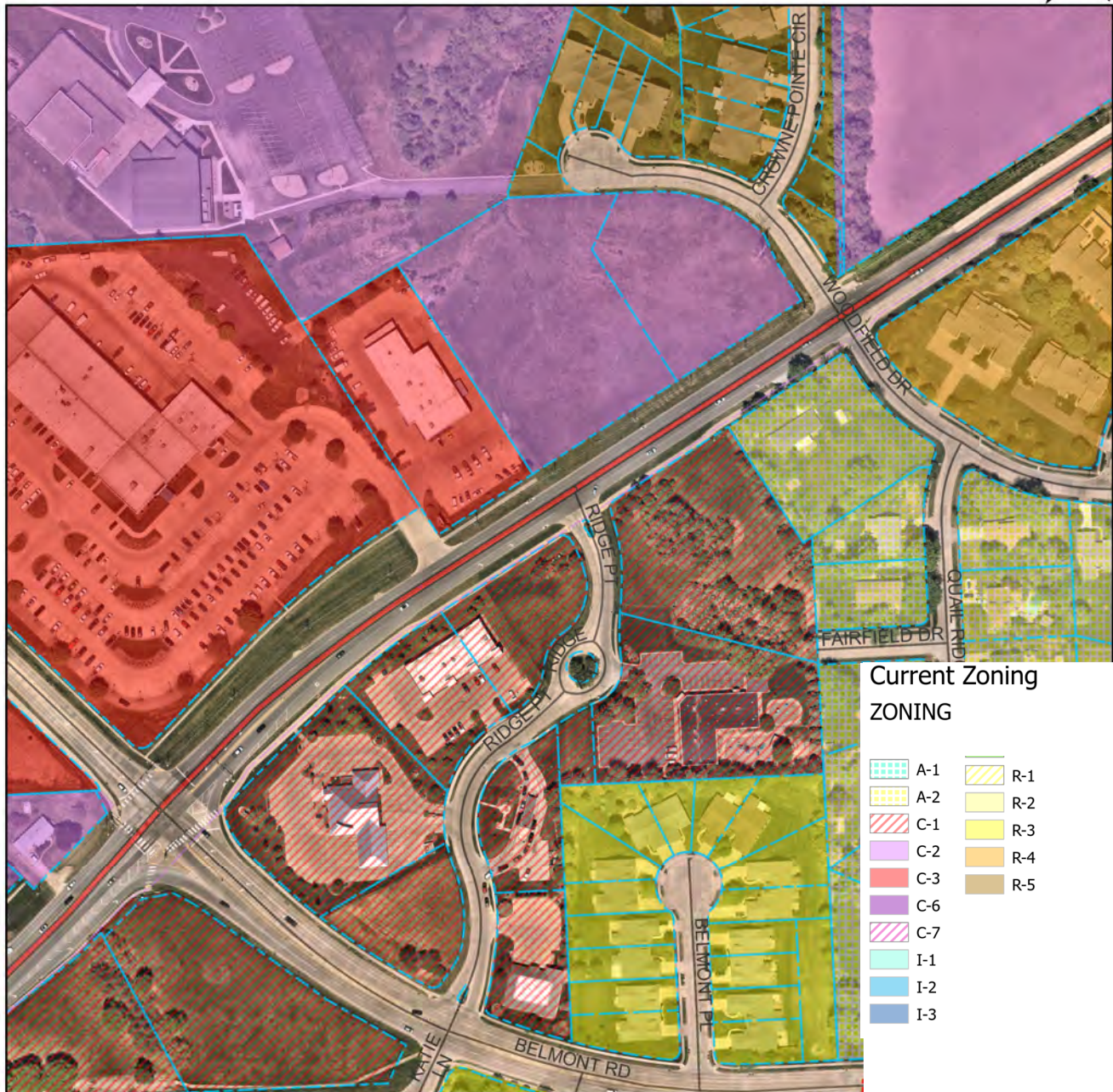
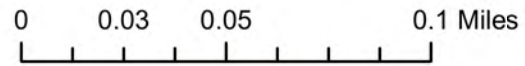
— Creeks

— Ponds and Lakes



# Case No. 23-020 4060 Middle Road Site Development Plan - Retail

ATTACHMENT B



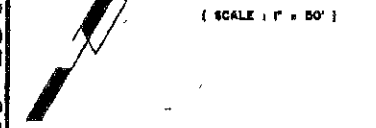
# FINAL PLAT OF CROWNE POINTE TWELFTH ADDITION TO THE CITY OF BETTENDORF, IOWA

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 15  
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.  
ALSO BEING A REPLAT OF LOT 2, CROWNE POINTE NINTH ADDITION

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	224.00'	47°-08'-38"	184.18'	178.04'	N.80°-08'-30"W.	97.65'

DAVID L. MEYER 4111 EAST 60TH STREET DAVENPORT, IOWA 52807 (563) 359-1348

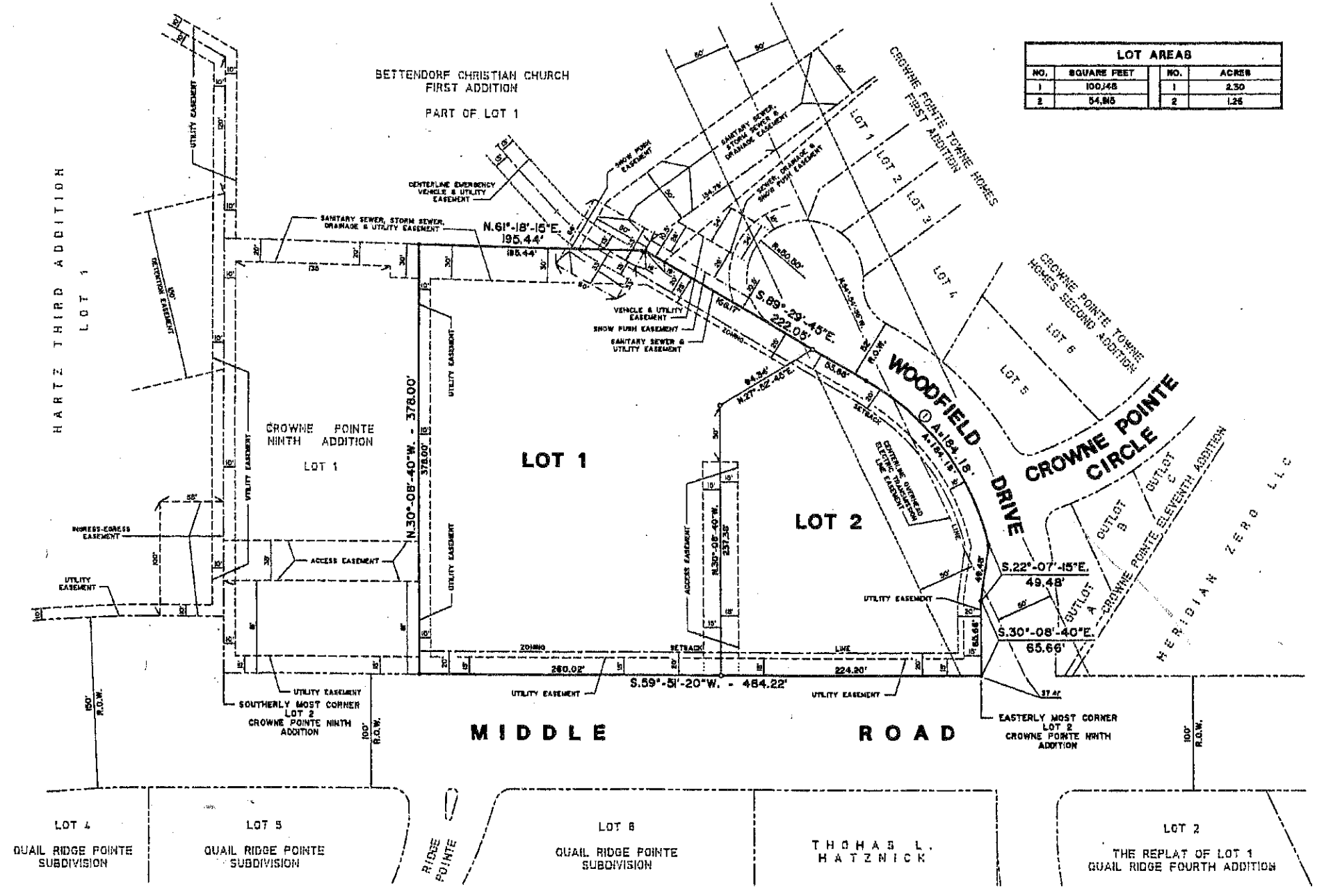
Doc ID: 020986590016 Type: PLA  
Recorded: 02/15/2017 at 11:00:50 A  
Fee Amt: \$82.00 Page 1 of 16  
Scott County Iowa  
Rita A. Vargas Recorder  
File 2017-00003854



**OWNER**  
MARK McMANUS DEVELOPMENT  
P.O. BOX 927  
BETTENDORF, IOWA 52722

**DEVELOPER**  
JULIE MARTENS & CLYDE MAYFIELD  
1800 NORTH HARRISON STREET  
DAVENPORT, IOWA 52803

LOT AREAS			
NO.	SQUARE FEET	NO.	ACRES
1	100,448	1	2.30
2	54,865	2	1.26



### GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THUS ( 5/8" x IRON PIN ).  
 IRON MONUMENTS SET SHOWN THUS ( 5/8" x 30" IRON PIN ).  
 DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
 SUBDIVISION CONTAINS 3.56 ACRES, MORE OR LESS.  
 FOR THIS SURVEY THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15-78-4 WAS ASSUMED TO BEAR EAST.  
 BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLES, GAS SERVICE, WATER SERVICE, SEWER LATERAL, TELEPHONE SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.  
 LOTS ARE ZONED C-2 ( COMMUNITY SHOPPING DISTRICT ).  
 ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.  
 PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly-licensed Land Surveyor under the laws of the State of Iowa.  
 Signature: *David L. Meyer*  
 David L. Meyer, P.E. & L.S., License Number 7228  
 Date: **SEPTEMBER 30, 2016**  
 My license renewal date is December 31, 2018  
**THIS SHEET ONLY**  
 Pages or sheets covered by this seal:



<b>CENTURYLINK</b>	<b>MIDAMERICAN ENERGY COMPANY</b>	<b>IOWA-AMERICAN WATER CO.</b>	<b>MEDIACOM</b>	<b>PLAN &amp; ZONE COMMISSION</b>	<b>CITY OF BETTENDORF, IOWA</b>
BY <i>Ad McManus</i>	BY <i>Julie Martens</i>	BY <i>Clyde Mayfield</i>	BY <i>Lisa McKinney</i>	BY <i>David L. Meyer</i>	BY <i>David L. Meyer</i>
DATE 11/14/16	DATE 11/14/16	DATE 11-14-16	DATE 11-14-16	DATE 11-14-16	DATE 11-17-16
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN ENERGY COMPANY					ATTEST <i>Debra P. Beach</i>

PREPARED BY  
**VERBEKE - MEYER**  
**CONSULTING ENGINEERS, P.C.**

4111 EAST 60th STREET  
DAVENPORT, IOWA 52807  
PHONE NUMBER: ( 563 ) 359 - 1348

VMCE 18277



# SITE PLAN

## DOLLAR TREE

### MIDDLE ROAD & WOODFIELD DR

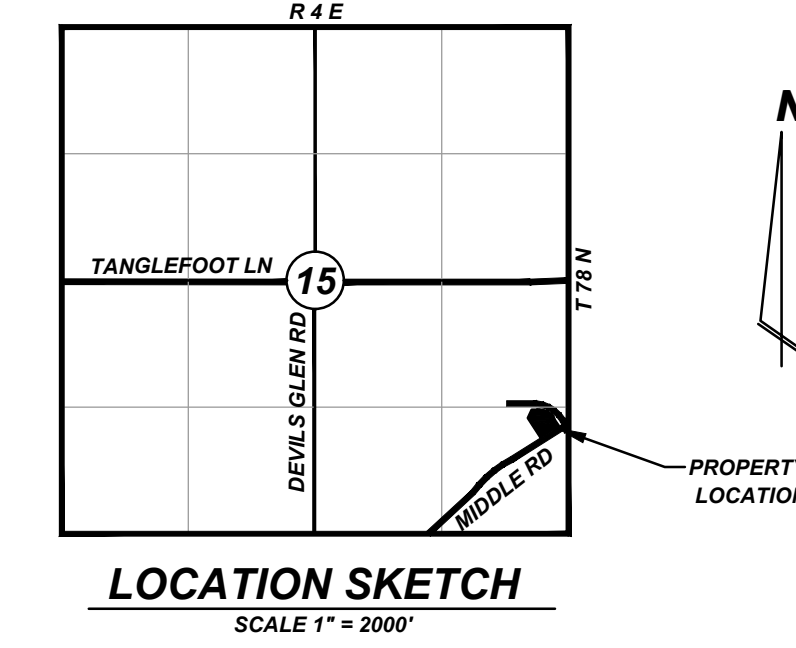
#### BETTENDORF, SCOTT COUNTY, IA

04-11-2023

**OWNER/DEVELOPER:**  
 RIDGE INVESTMENT GROUP, LLC.  
 C/O CRAIG KISER  
 1806 AUTUMN GLEN COURT  
 CHESTERFIELD, MO 63017  
 314-703-5618

**CIVIL ENGINEER:**  
 CJW TRANSPORTATION CONSULTANTS, LLC  
 C/O JAY WYNN  
 5051 S NATIONAL AVE  
 SPRINGFIELD, MO 65807  
 417-889-3400

**ARCHITECT:**  
 DUZAN ARCHITECTURE + DESIGN  
 C/O JEREMIE DUZAN  
 P.O. BOX 526  
 NEWMAN, IL 61942  
 510-931-9632



**PROPERTY DESCRIPTION:**  
 LOT 2 OF CROWNE POINTE TWELFTH ADDITION TO THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

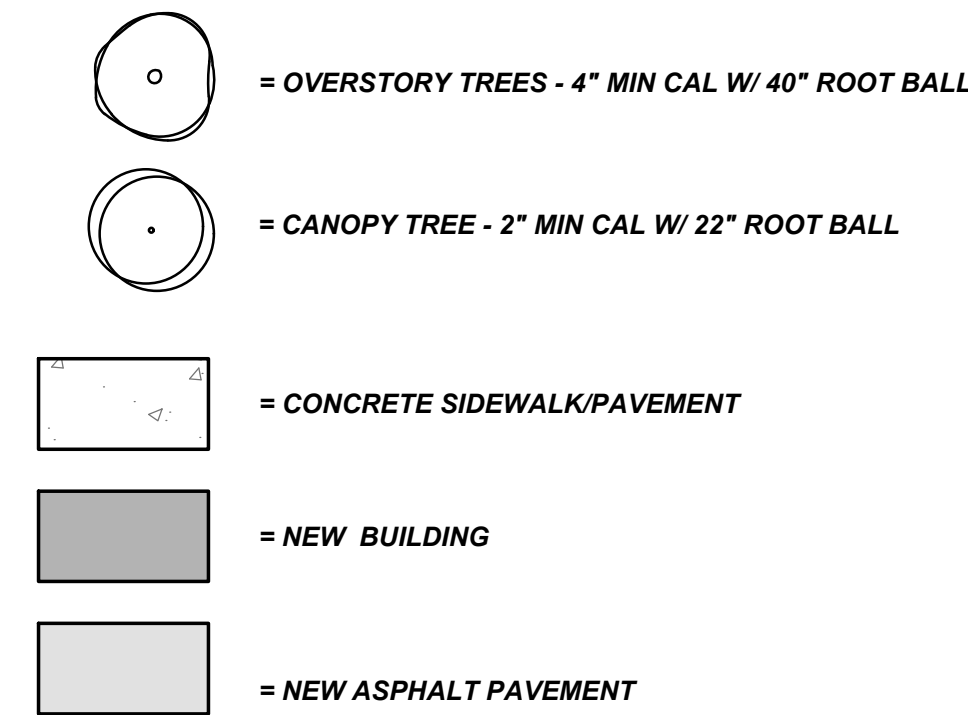
**UTILITY PROVIDERS:**

**GAS**  
 MIDAMERICAN ENERGY  
 P.O. BOX 657  
 DES MOINES, IA  
 800-329-6261

**WATER**  
 IOWA AMERICAN WATER  
 5201 GRAND AVENUE  
 DAVENPORT, IA 52807  
 1-563-468-9201

**SANITARY SEWER**  
 CITY OF BETTENDORF & DAVENPORT  
 4403 DEVILS GLEN ROAD  
 BETTENDORF, IA 52722  
 563-344-4055

**ELECTRIC**  
 MIDAMERICAN ENERGY  
 P.O. BOX 657  
 DES MOINES, IA  
 800-329-6261



**GENERAL NOTES:**

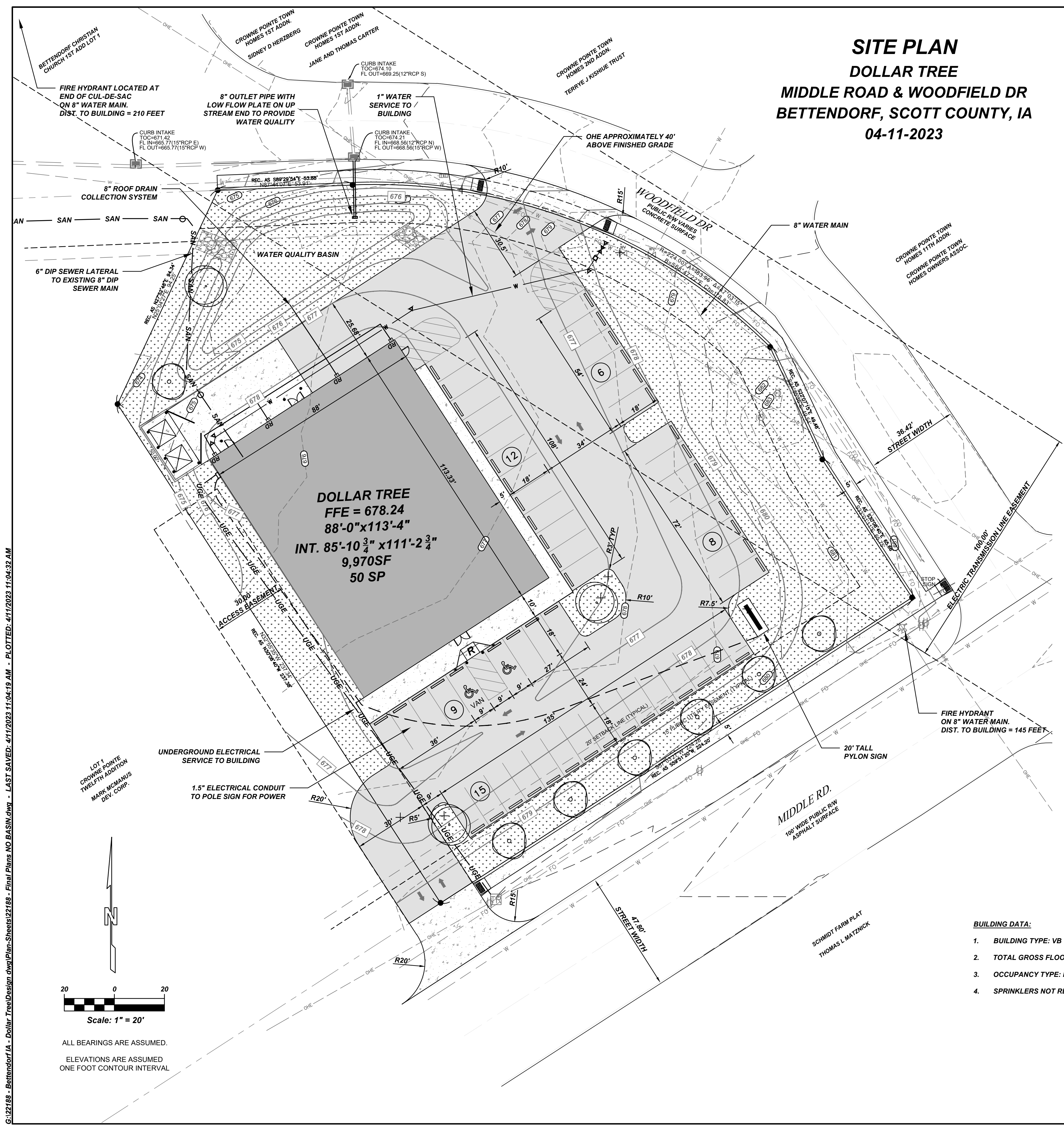
STORE ADDRESS: MIDDLE ROAD & WOODFIELD, BETTENDORF, IA 52722

- ZONING DISTRICT = C2
- PER CITY OF BETTENDORF, IA ZONING ORDINANCE 11-5-11 (B) "SITE DEVELOPMENT REGULATIONS FOR C-2 DISTRICTS" THE FOLLOWING MINIMUM SETBACKS APPLY:
  - (1) FRONT YARD: 20 FEET
  - (2) SIDE YARD: NONE
  - (3) REAR YARD: NONE
- THE CITY OF BETTENDORF, IA ZONING ORDINANCE CHAPTER 12: LANDSCAPING AND BUFFERING STANDARDS
  - A) 11-12-7 "LANDSCAPING REQUIREMENTS FOR VEHICULAR USE AREAS"
    - 5% MINIMUM INTERIOR LANDSCAPE AREA REQUIRED
    - PARKING AREA = 23,463 SF \* 0.05 = 1,173 SF
    - INTERIOR GREEN SPACE PROVIDED = 1,210 SF = 5.1%
    - INTERIOR TREE FACTOR REQUIRED = 2
    - INTERIOR TREE FACTOR PROVIDED = 2
  - B) 11-12-8 "TREE REQUIREMENTS"
    - REQUIRED EXTERIOR GREEN SPACE AREA = 8,378 SF
    - TOTAL GREEN SPACE AREA = 14,215 SF
    - TREE FACTOR REQUIRED ALONG MIDDLE ROAD = 5
    - TREE FACTOR REQUIRED ALONG WOODFIELD DRIVE = 10
    - EXTERIOR TREE FACTOR PROVIDED = 15
- PER CITY OF BETTENDORF, IA ZONING ORDINANCE TABLE 11-13-7B1: "MINIMUM OFF-STREET PARKING REQUIREMENTS" 1 SPACE PER 200 SQ. FT. OF FLOOR AREA IS REQUIRED:
  - REQUIRED: 10,000 SQ. FT. / 200 SQ. FT. = 50 STALLS
  - PROVIDED: 50 STALLS (INCLUDING 2 ADA STALLS)

**BUILDING DATA:**

- BUILDING TYPE: VB
- TOTAL GROSS FLOOR AREA: 9,970 SF
- OCCUPANCY TYPE: M - MERCANTILE
- SPRINKLERS NOT REQUIRED PER CODE

LEGEND	
•	Bollard
□	Building
⊠	Buried Power
⊞	Cable Pedestal
•	Cleanout
—	Culvert
•	Curb Stop
•	Electric Pedestal
—	Fence
—	Fiber Optic
•	Gas Line
•	Gas Meter
•	Hydrant
•	Electric Junction Box
•	Light Post
•	Manhole
•	Overhead Communication
•	Overhead Power
•	Power Pole
—	Property/Right-Of-Way Line
•	Sanitary Manhole
•	Sanitary Sewer
•	Sign
•	Storm Intakes
•	Storm Sewer
•	Storm Sewer Manhole
•	Buried Communication
•	Telephone Manhole
•	Telephone Pedestal
•	Telephone Pole
•	Traffic Pole
•	Water Line
•	Water Manhole
•	Water Meter



ALL BEARINGS ARE ASSUMED.  
 ELEVATIONS ARE ASSUMED  
 ONE FOOT CONTOUR INTERVAL

G:\12188 - Bettendorf IA - Dollar Tree\Design.dwg\Plan-Sheets\22188 - Final Plans NO BASIN.dwg - PLOTTED: 4/11/2023 11:04:32 AM - LAST SAVED: 4/11/2023 11:04:19 AM

Prepared by: **CJW**  
 CJW Transportation Consultants, L.L.C.  
 5051 S. National  
 Suite 7A  
 Springfield, MO 65810  
 Tel: 417-889-3400  
 Fax: 417-889-3402  
 www.CJW.com

**CASPER JAY WYNN**  
 LICENSED PROFESSIONAL ENGINEER  
 IOWA  
 P28740  
 4-11-23

DOLLAR TREE  
 WOODFIELD DR & MIDDLE RD.  
 BETTENDORF, IOWA

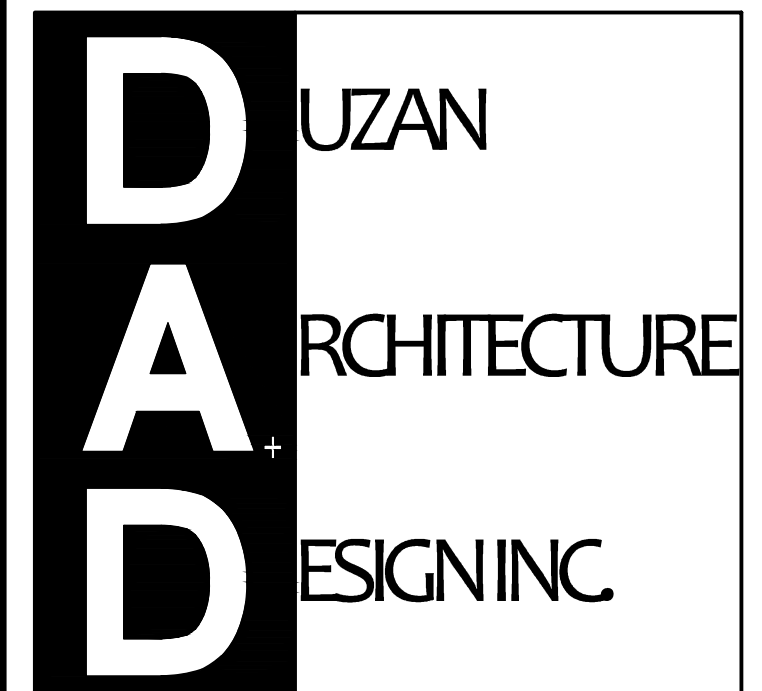
No.:	Description:
SURVEY BY	STRAND
DATE	4-11-2023
DWG	PLAN
DESIGN	CJW
DRAWN	CJW
CHECKED	CJW
SCALE HOR.	1"=20'
SCALE VERT.	N/A

**SITE PLAN**

SHEET NO. **C2**  
 CJW NO. 22188 OF 07

**IOWA ONE CALL**  
 1-800-292-8989  
 www.iowacall.com





P.O. BOX 526, NEWMAN, IL 61942  
 PHONE: (510) 931-9632  
 EMAIL: JDUZAN@DUZANADCM.COM

These drawings and specifications are the property and copyright of Duzan Architecture + Design and shall not be used in any way other than with this project location unless written documentation is agreed to by the Architect. Drawing shall not be scaled and only written dimensions shall govern. Dimensions shall be verified prior to start of construction and any discrepancies are to be presented to the Architect prior to any commencement of work.



PH: 217-718-4572 EMAIL: mwilliamson@williamsoncs.com

PERMIT DOCUMENTS

**DOLLAR TREE**

4268 MIDDLE ROAD,  
 BETTENDORF, IOWA 52722

Revisions		
No.	Description	Date
1	FOR BIDDING SUBMITTAL	02/21/2023
2	FOR CITY PERMIT SUBMITTAL	02/24/2023

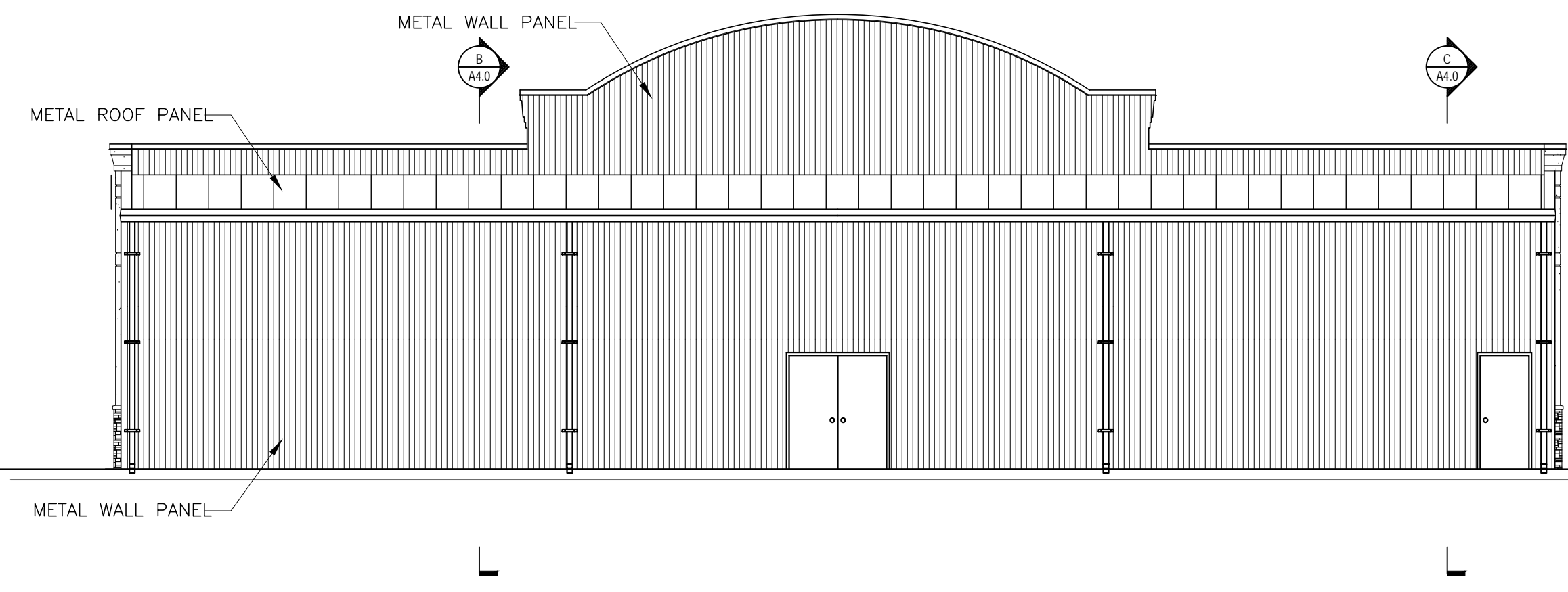
No. Description Date

Drawing Title:  
**BUILDING ELEVATIONS**

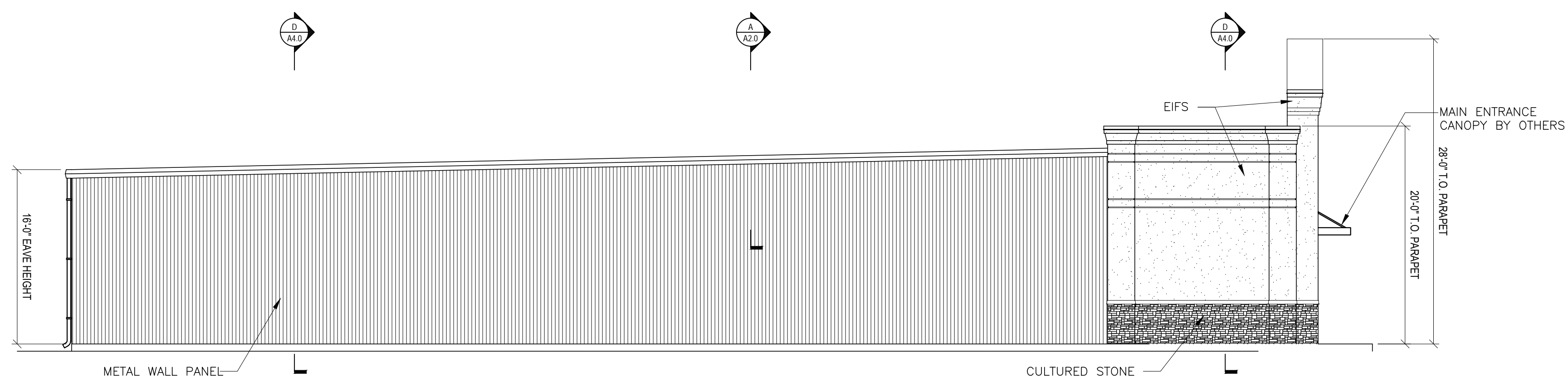
Project No: 210513DT	
File Name: DOLLAR TREE-BettendorfIA	
Drawn By: J.D.	
Date: 02/20/23	

Drawing No:

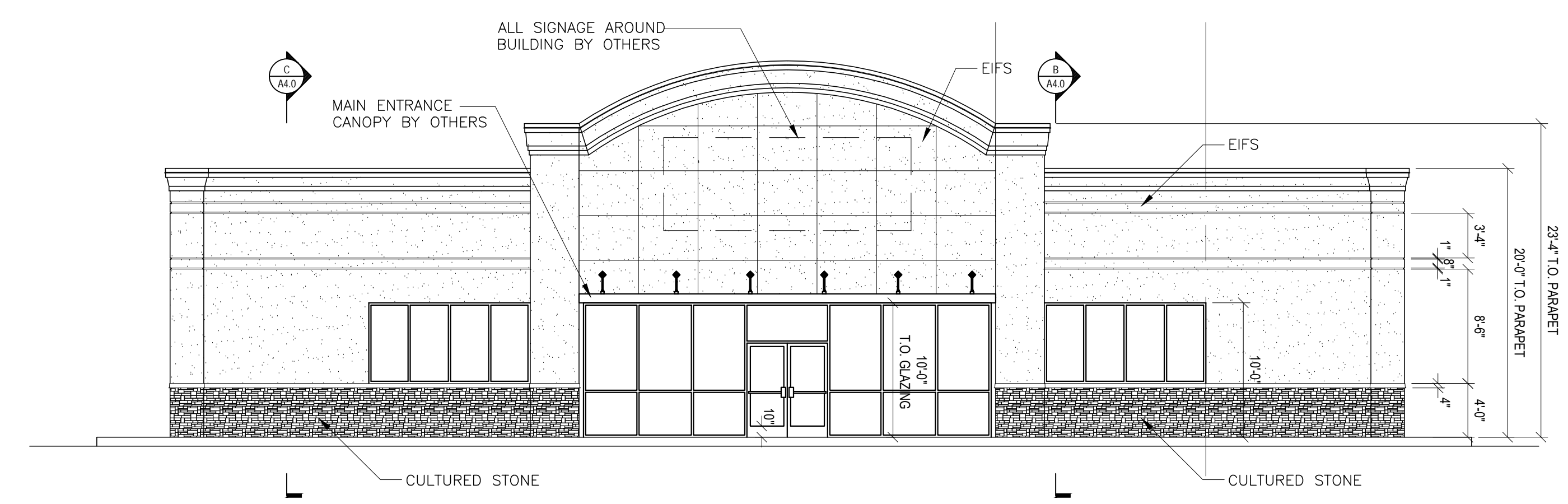
**A3.0**



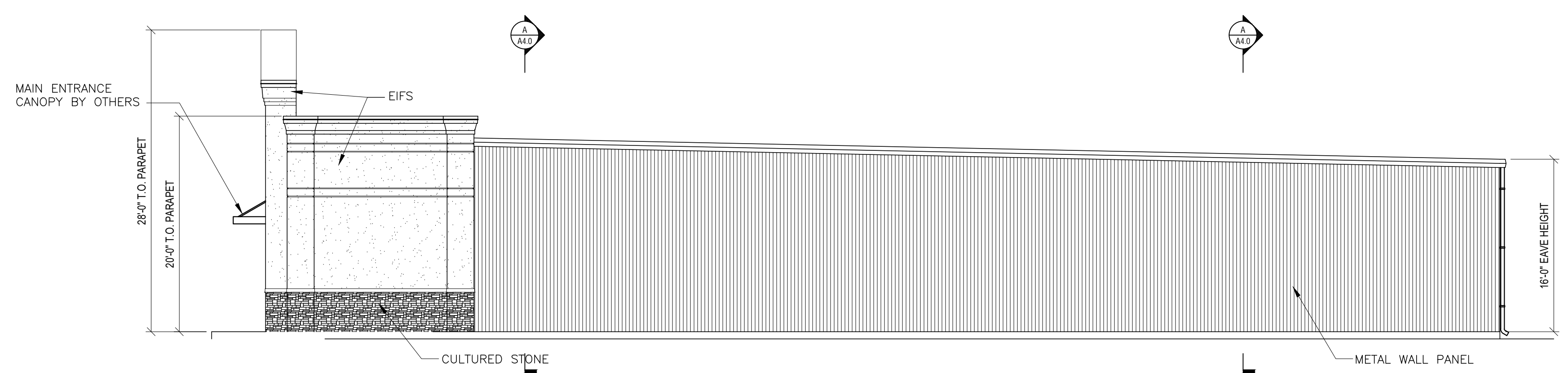
1 NORTH BUILDING ELEVATION  
 SCALE: 1/8" = 1'-0"



2 EAST BUILDING ELEVATION  
 SCALE: 1/8" = 1'-0"



3 SOUTH BUILDING ELEVATION  
 SCALE: 1/8" = 1'-0"



4 WEST BUILDING ELEVATION  
 SCALE: 1/8" = 1'-0"



VIEW FACING TOWARD MIDDLE ROAD



## STAFF REPORT

**Subject:** 5019 Hopewell Avenue - Rezoning  
**Author:** Greg Beck  
**Department:** Community Development  
**Date:** April 19, 2023



---

**Case No.:** 23-018  
**Request:** Rezoning to permit a church and townhouse development  
**Location:** 5019 Hopewell Avenue  
**Legal Description:** Hopewell Farm First Addition - Parcel No. 841105101  
**Applicant:** Ben Eastep - CT Creek  
**Current Zoning:** A-1, Agricultural/Urban Reserve District  
**Proposed Zoning:** R-3, Mixed Residential District  
**Future Land Uses:** Urban Medium Intensity (west - church) Urban Low Intensity (east - townhouses)

---

### Background Information & Facts

This agenda item was deferred from the March 15 Planning and Zoning Commission meeting to address some of the concerns of the Planning and Zoning Commission. Ben Eastep of CT Creek has submitted a request to rezone Hopewell Farm First Addition from A-1 to R-3 (see Aerial Map, Attachment A). The future land use designation is split between Urban Medium Intensity (west) and Urban Low Intensity (east) (see Zoning Map and Future Land Use Map, Attachments B and C.) The petitioner is proposing this rezoning to accommodate a church on the west side of the subdivision and townhouses on the east side of the subdivision.

### Future Land Use and Comprehensive Plan

Both future land use designations permit the rezoning to the R-3, Mixed Residential District which permits the church and townhouse developments. The proposed development is consistent with Comprehensive Plan Goal D: Provide Housing Options and Reinvest in Existing Neighborhoods and Goal G: Attract Young People.

### Lot Configuration & Zoning Compliance

Lot 1 of Hopewell Farm First Addition contains 17.67 acres for the proposed church and residential units (see Final Plat and Zoning Aerial, Attachment D and E). The original concept showed a church, 26 single-story townhouse units, and 36 two-story townhouse units (see Concept Plan, Attachment F). The revised concept plan shows a reduction in the number of 2-story townhouse units from 36 to 30, and total townhouses from 62 to 56 (see Revised Concept, Attachment G). A 30-foot-wide landscaped buffer has also been provided facing the adjoining R-1 zoned subdivisions to the east and south. No buffer yard is required between R-3 and R-1 zoned parcels. The developer is providing a buffer yard equivalent to that found in R-4 and R-5 multi-family residence zoning districts to separate structures greater than 35 feet from adjacent single-family zoned parcels. The 30 2-story townhouse units are predominantly placed in the middle of the proposed residential site

(see 2-Story Townhouses, Attachment H). The single-story townhouses are concentrated on the outside of the residential portion of the lot near surrounding subdivisions (see Single-Story Townhouses, Attachment I). The church will face Middle Road (see Church Representation and Concept Plan, Attachments J and K).

### **Utilities**

Utilities are present along Hopewell Avenue and Middle Road. Sanitary and storm sewer run through the middle of the parcel. Electrical service is available from the east side of Middle Road and the south side of Hopewell Avenue. Water is available from the east side of Middle Road. Telecommunications connections originate from the east side of Middle Road.

### **Thoroughfare Plan & Access**

The church will have access to Hopewell Avenue, having removed access to Middle Road in its update of the Concept Plan (see Revised Concept, Attachment G). The residential area would be accessed from two points north from Hopewell Avenue and from the south, via extension of Butterfield Court from Fieldstone Pointe Addition (see Revised Concept, Attachment G).

### **Pedestrian and Trail Access**

A 10-foot-wide recreational trail is on the north side of Hopewell Avenue, and a 5-foot-wide sidewalk is on the south side of Hopewell Avenue. All interior sidewalks are required to be 5 feet in width.

### **Off-Street Parking**

Each 2-story townhouse unit will have a parking space in the interior and a drive area with another space. The single-story townhouse design shall have two spaces inside and room for two cars outside.

### **Stormwater Detention**

Storm water detention is accommodated downstream in an outlot near Century Heights Tenth, Eleventh, and Twelfth Additions. Any water quality features or further stormwater detention requirements would need to be evaluated by the City Engineer.

### **Landscaping**

Staff contends that even though landscaping is not required, additional landscaping should be provided by the developer as was done in other nearby subdivisions for the portion of Hopewell Farm First Addition bordering Century Heights Nineteenth Addition and Fieldstone Pointe Addition.

### **Lighting**

Any lighting from the church would be evaluated at the time a site development plan is submitted for the church.

### **Floodplain**

A portion of Hopewell Farm First Addition is separated by a drainageway which has been outlined on the original plat to contain the 100-year flood hazard area (see Final Plat and FEMA Flood Map, Attachments D and L).



## **Staff Recommendation**

Since the developer has provided a landscaped buffer yard required for more intense use zoning districts and reduced the number of townhouses, staff sees the rezoning concept as fitting the requirements to recommend approval of the rezoning. In addition to the analysis provided above, staff finds the zoning amendment adequately addresses the following concerns as prescribed in 11-15-13(B) of the Zoning Ordinance:

1. The rezoning conforms to the future land use map in the comprehensive plan as described in the Preamble and further in subsection A-1-3 of Appendix 1.
2. The amendment is consistent with the goals and objectives of the comprehensive plan.
3. If the responses for Subsection 11-15-13 B.1. and 11-15-13 B.2. of this section are not affirmative, then either the amendment request recommendation must be denied, or the planning and zoning commission and city council must amend the comprehensive plan to provide the required consistency.
4. The subject property, after the city council approval of the requested rezoning, will be designed to permit characteristics of said zoning district that will not negatively impact the nearby parcels.
5. The potential externalities and applicable performance standards requirements governing factors (such as noise, neon lights, odors, etc.) of the rezoning request have been adequately considered.
6. There are adequate public utilities and services available to the land if rezoned. If not, there is an identified party who will pay to install them.
7. The pattern of development that has occurred surrounding the subject property is examined, as other characteristics of the subject property are considered, to make a determination regarding a request for an amendment change.
8. The proposed amendment is in the public interest and not solely in the interests of the applicant.

Other conditions added to the approval of the rezoning include:

1. Any future site development plan must materially conform to the concept plan accompany this rezoning application.
2. Approval by the City Council of a final plat.
3. Approval by the City Council of site development plans for both the church and townhouse developments.

Respectfully submitted,








Greg Beck  
City Planner

# Case No. 23-018: 5019 HOPEWELL AVENUE Rezoning A-1 to R-3

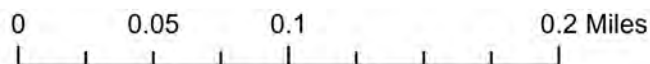
ATTACHMENT A



## By Class RDCLASS

-  Alleyway/Access Road
-  Bike Trail
-  County Route
-  Driveway
-  Interstate
-  Local road in unincorporated area
-  Local road within incorporated area or Park View

-  Major road
-  Pedestrian trail/walkway
-  Ramp
-  State Highway
-  US Highway
-  <all other values>
-  City Limits
-  Property Lines
-  Creeks
-  Ponds and Lakes

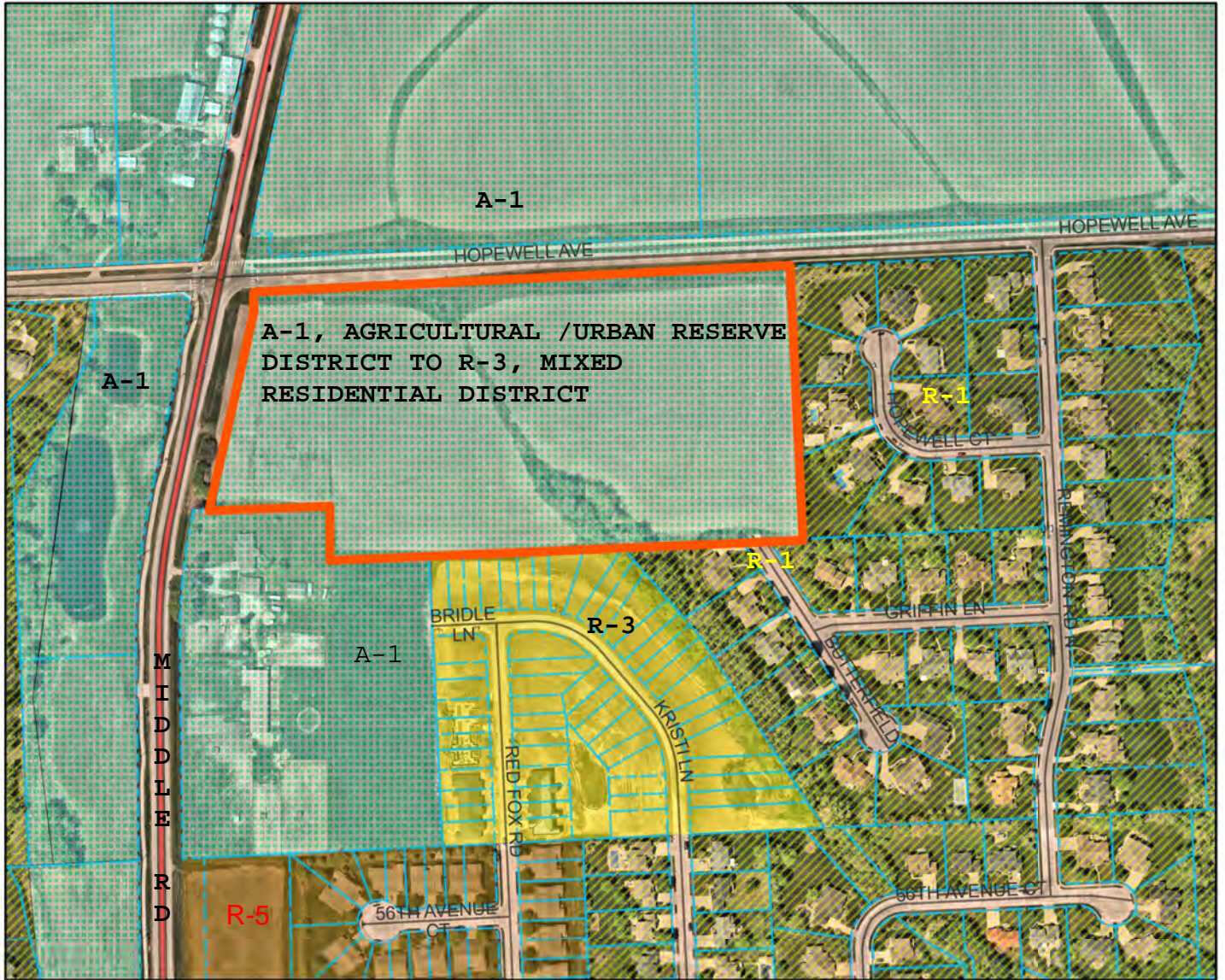




# Case No. 23-018: 5019 HOPEWELL AVENUE Rezoning A-1 to R-3

ZONING MAP

ATTACHMENT B



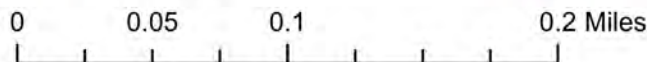
### By Class RDCLASS

- Alleyway/Access Road
- Bike Trail
- County Route
- Driveway
- Interstate
- Local road in unincorporated area
- Local road within incorporated area or Park View
- Major road
- Pedestrian trail/walkway
- Ramp
- State Highway
- US Highway
- <all other values>

### Current Zoning ZONING

- A-1
- A-2
- C-1
- C-2
- C-3
- C-6
- C-7
- I-1
- I-2
- I-3

- PR-3
- PR-4
- PR-5
- PUD
- Parks
- R-1
- R-2
- R-3
- R-4
- R-5
- U-LI
- U-MI
- U-HI
- Creeks
- Ponds and Lakes





# Case No. 23-018: 5019 HOPEWELL AVENUE Rezoning A-1 to R-3

ATTACHMENT C

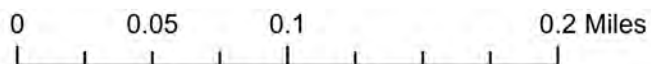
## FUTURE LAND USE MAP



### By Class RDCLASS

- Alleyway/Access Road
- Bike Trail
- County Route
- Driveway
- Interstate
- Local road in unincorporated area
- Local road within incorporated area or Park View

- Major road
- Pedestrian trail/walkway
- Ramp
- State Highway
- US Highway
- <all other values>
- City Limits
- Property Lines
- Creeks
- Ponds and Lakes





FINAL PLAT OF

HOPEWELL FARM FIRST ADDITION

TO THE CITY OF BETTENDORF, IOWA

BEING PART OF THE NORTHEAST QUARTER OF SECTION 11  
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.

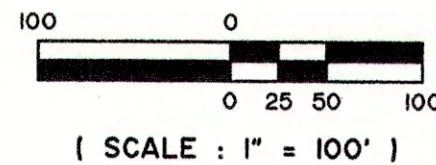
OWNER - DEVELOPER

HOPEWELL FARM, L.C.

3122 EAST 35th STREET COURT

DAVENPORT, IOWA

ATTN: ROB FICK



GENERAL NOTES

- IRON MONUMENTS FOUND SHOWN THUS ( 5/8"φ IRON PIN )
- IRON MONUMENTS SET SHOWN THUS ( 5/8"φ x 30" IRON PIN )
- CONCRETE MONUMENTS SET SHOWN THUS ( 6" x 6" x 48" )
- DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- SUBDIVISION CONTAINS 19.36 ACRES, MORE OR LESS.

FOR THIS SURVEY THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION II-78-4 WAS ASSUMED TO BEAR N.00°-01'-15"W.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

ALL STREET RIGHT OF WAYS ARE DEDICATED TO THE CITY OF BETTENDORF, IOWA, FOR STREET PURPOSES.

ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS OF THE CITY OF BETTENDORF, IOWA.

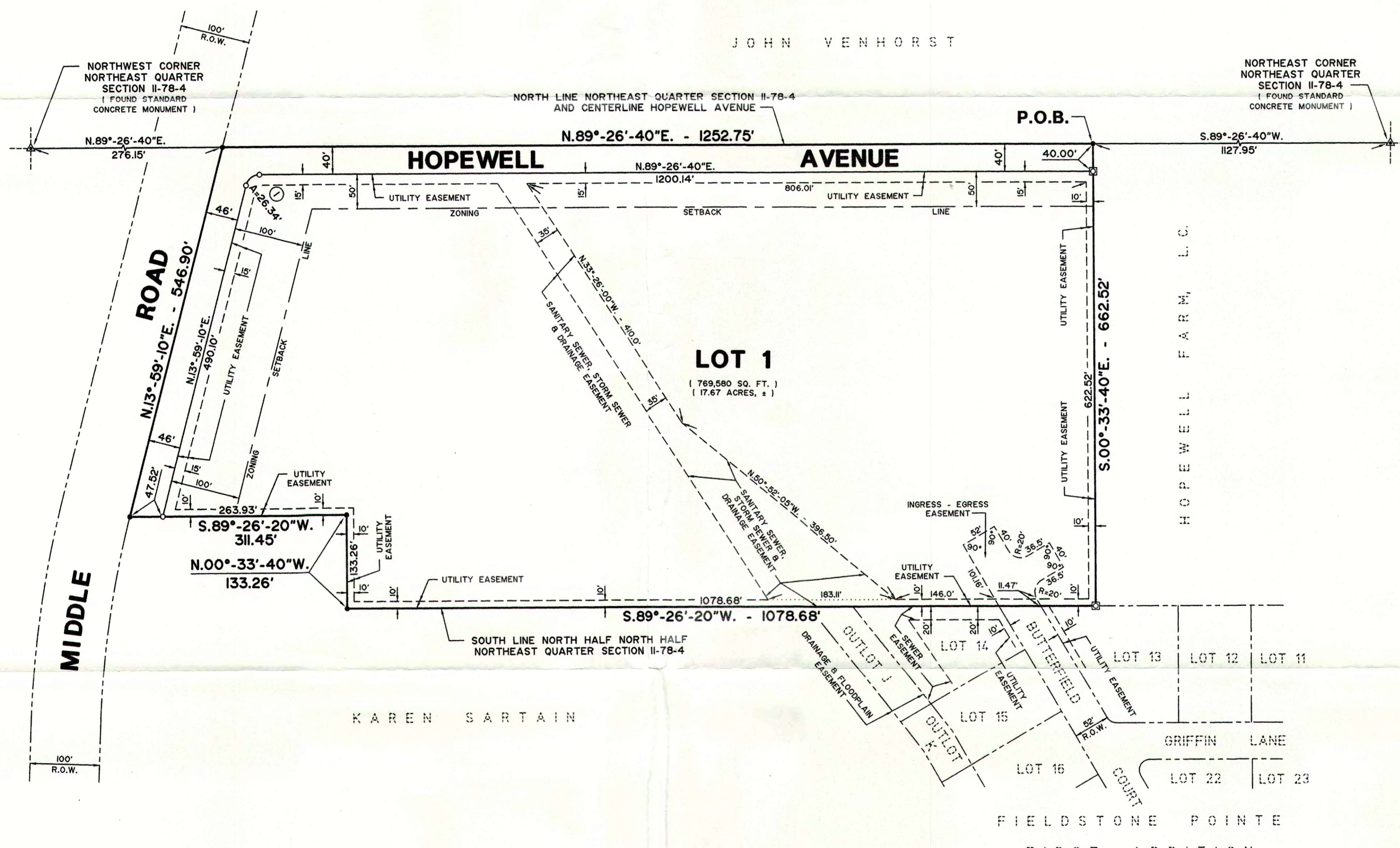
ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.

ANY STORM SEWER SYSTEM WITHIN THE DESIGNATED SEWER AND DRAINAGE EASEMENT ACROSS LOT I SHALL BE DESIGNED TO ACCOMMODATE THE 100 YEAR STORM EVENT.

THE DEVELOPMENT ON LOT I MUST MEET THE MIDDLE ROAD CORRIDOR OVERLAY DISTRICT DEVELOPMENT STANDARDS.

THE MIDDLE ROAD ACCESS TO LOT I SHALL BE LIMITED TO RIGHT-IN / RIGHT-OUT AT SUCH TIME AS MIDDLE ROAD IS DEVELOPED WITH A MEDIAN BARRIER.

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	20.00'	75°-27'-30"	26.34'	24.48'	N.51°-42'-55"E.	15.47'



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signature: *David L. Meyer*  
 David L. Meyer, P.E. & L.S., License Number 7222  
 Date: OCTOBER 31, 2003  
 My license renewal date is December 31, 2004.

**THIS SHEET ONLY**  
 Pages or sheets covered by this seal:



<b>QWEST COMMUNICATIONS</b>	<b>MIDAMERICAN ENERGY COMPANY</b>	<b>IOWA-AMERICAN WATER CO.</b>	<b>MEDIACOM</b>	<b>PLAN &amp; ZONE COMMISSION</b>	<b>CITY OF BETTENDORF, IOWA</b>
BY <i>[Signature]</i>	BY <i>[Signature]</i>	BY <i>[Signature]</i>	BY <i>[Signature]</i>	BY <i>[Signature]</i>	BY <i>[Signature]</i>
DATE <u>11-25-2003</u>	DATE <u>11-25-03</u>	DATE <u>[Signature]</u>	DATE <u>11/25/03</u>	DATE <u>12/18/03</u>	DATE <u>12-17-03</u>

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN ENERGY COMPANY

PREPARED BY  
**VERBEKE - MEYER**  
**CONSULTING ENGINEERS, P.C.**  
 DAVENPORT, IOWA  
 VMCE 03259



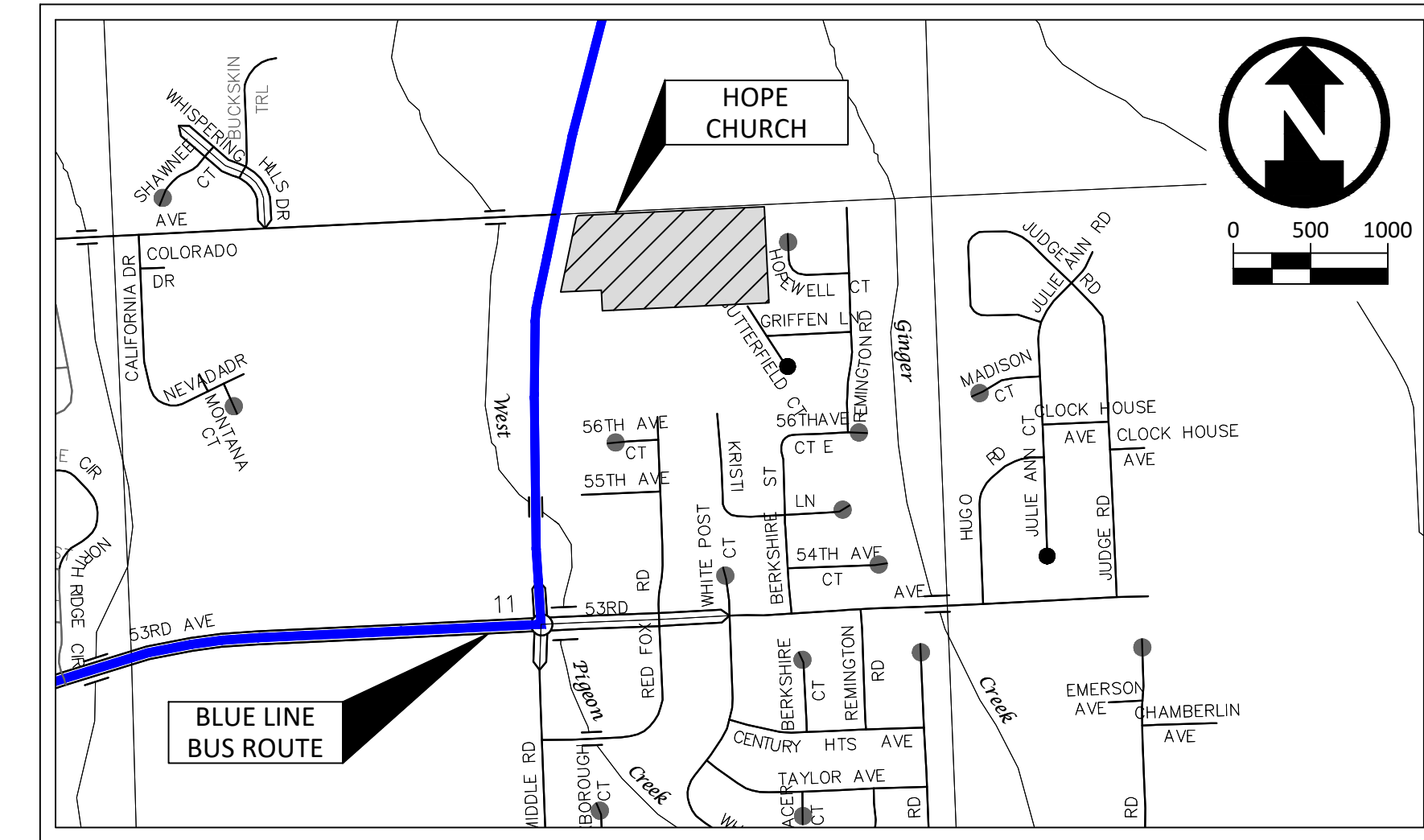
# REZONING EXHIBIT

## HOPE CHURCH

### BETTENDORF, SCOTT COUNTY, IOWA



### PROJECT VICINITY MAP - CITY OF BETTENDORF



### APPLICANT INFORMATION:

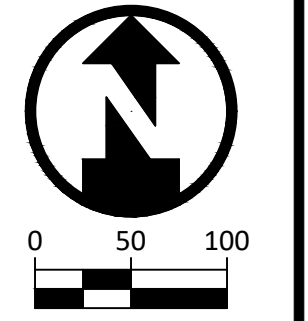
<b>OWNER:</b> FIRST ASSEMBLY OF GOD 1811 18TH STREET BETTENDORF, IOWA 52722	<b>APPLICANT:</b> CT CREEK 3480 GLENBROOK CIRCLE NORTH BETTENDORF, IOWA 52722-4978	<b>PREPARED BY:</b> AXIOM CONSULTANTS, LLC C/O BRIAN BOELK 60 E. COURT STREET, UNIT 3 IOWA CITY, IOWA 52240 319-519-6220 BBOELK@AXIOM-CON.COM
--	---	---

### LEGAL DESCRIPTION:

LOT 1 OF HOPEWELL FARM FIRST ADDITION AS RECORDED IN DOCUMENT #2003-64452, CITY OF BETTENDORF, SCOTT COUNTY, IOWA.

### ZONING INFORMATION:

CURRENT ZONING: A-1  
 PROPOSED ZONING: R-3



REV	DATE	DESCRIPTION OF CHANGES

**DRAWING LOG**

PROJECT NAME: HOPE CHURCH BETTENDORF, IA  
 CLIENT NAME: CT CREEK

SHEET NAME: REZONING EXHIBIT  
 SHEET NO.: 230008  
 DESIGN PROFESSIONAL: BOELK

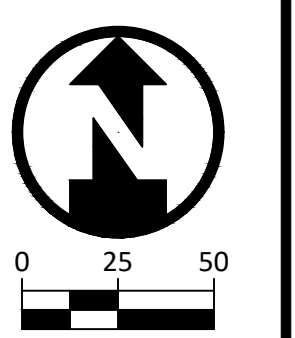
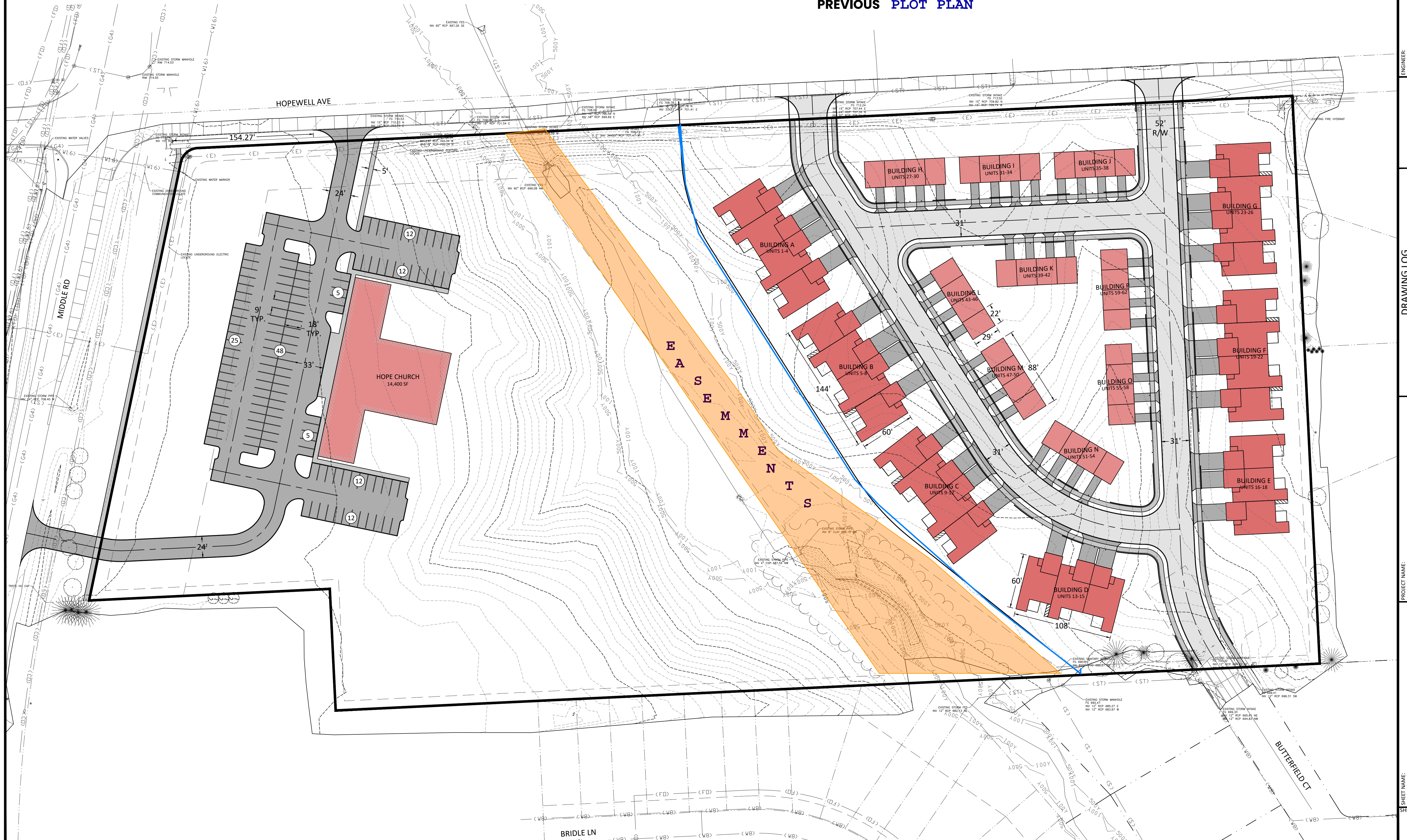
SHEET NUMBER: RE.21



# CONCEPT SITE PLAN

HOPE CHURCH  
BETTENDORF, SCOTT COUNTY, IOWA

PREVIOUS PLOT PLAN



REV	DESCRIPTION OF CHANGES	DATE

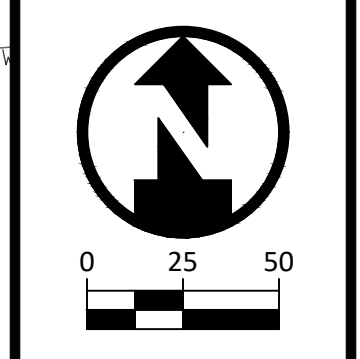
PROJECT NAME: HOPE CHURCH BETTENDORF, IA
CLIENT NAME: CT CREEK

SHEET NAME: CONCEPT SITE PLAN	DESIGN PROFESSIONAL: BOELK
SHEET NUMBER: 230008	PROJECT NO.:
A.21	



# CONCEPT SITE PLAN

HOPE CHURCH  
BETTENDORF, SCOTT COUNTY, IOWA

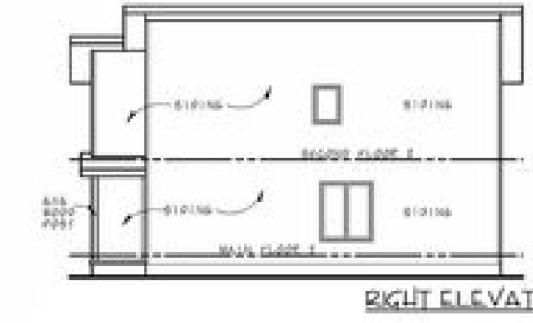
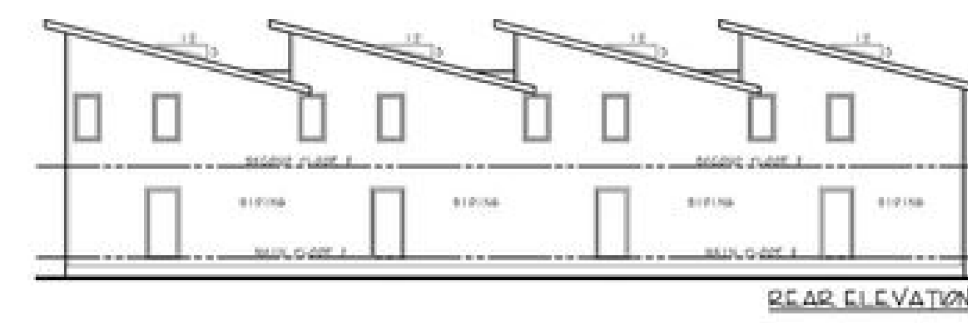
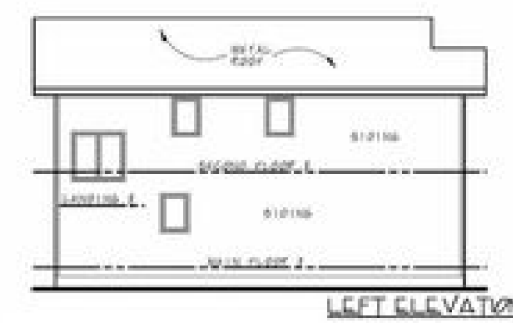


REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME:	HOPE CHURCH BETTENDORF, IA
CLIENT NAME:	CT CREEK

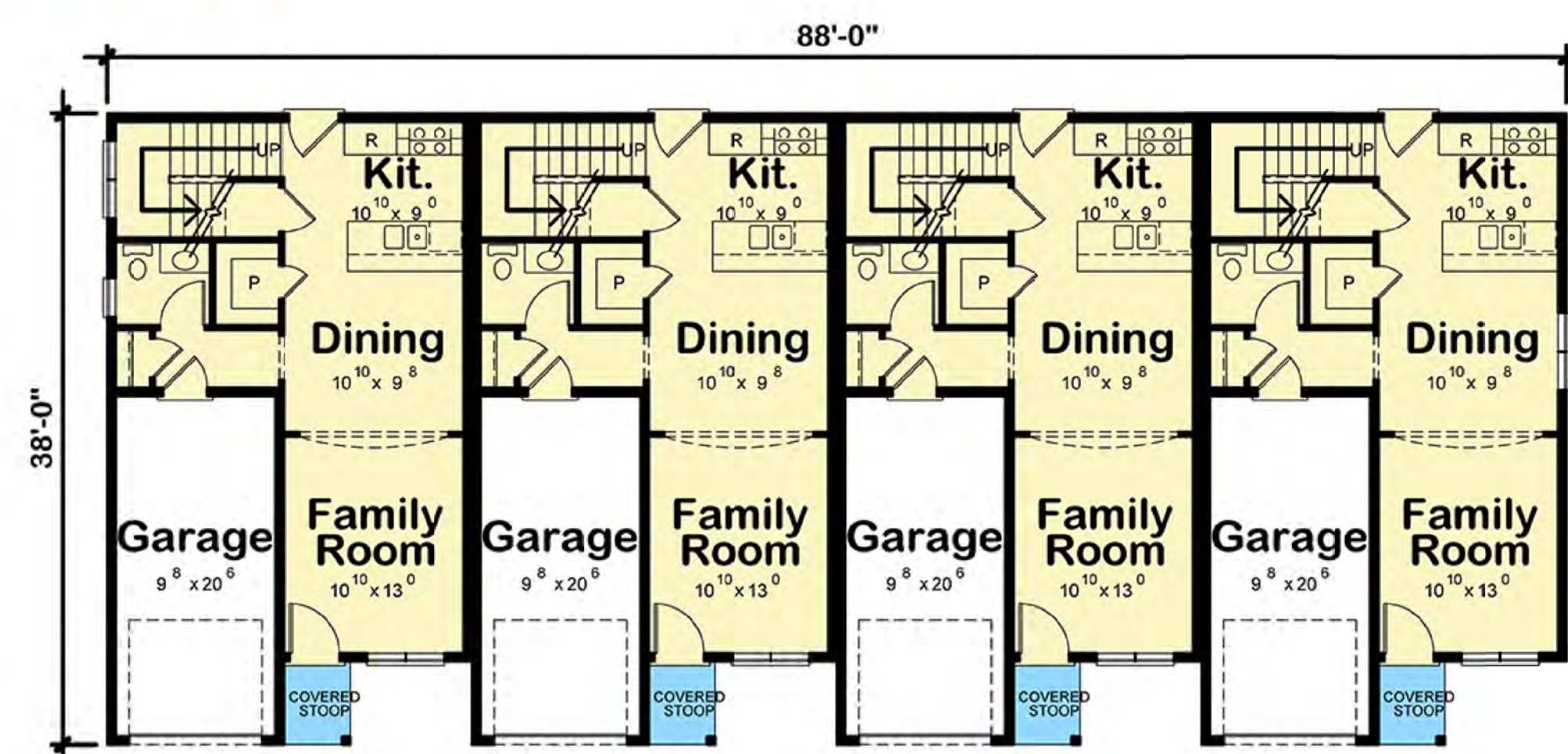
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DESIGN PROFESSIONAL:	BOELK
PROJECT NO.:	230008
SHEET NUMBER:	A.21



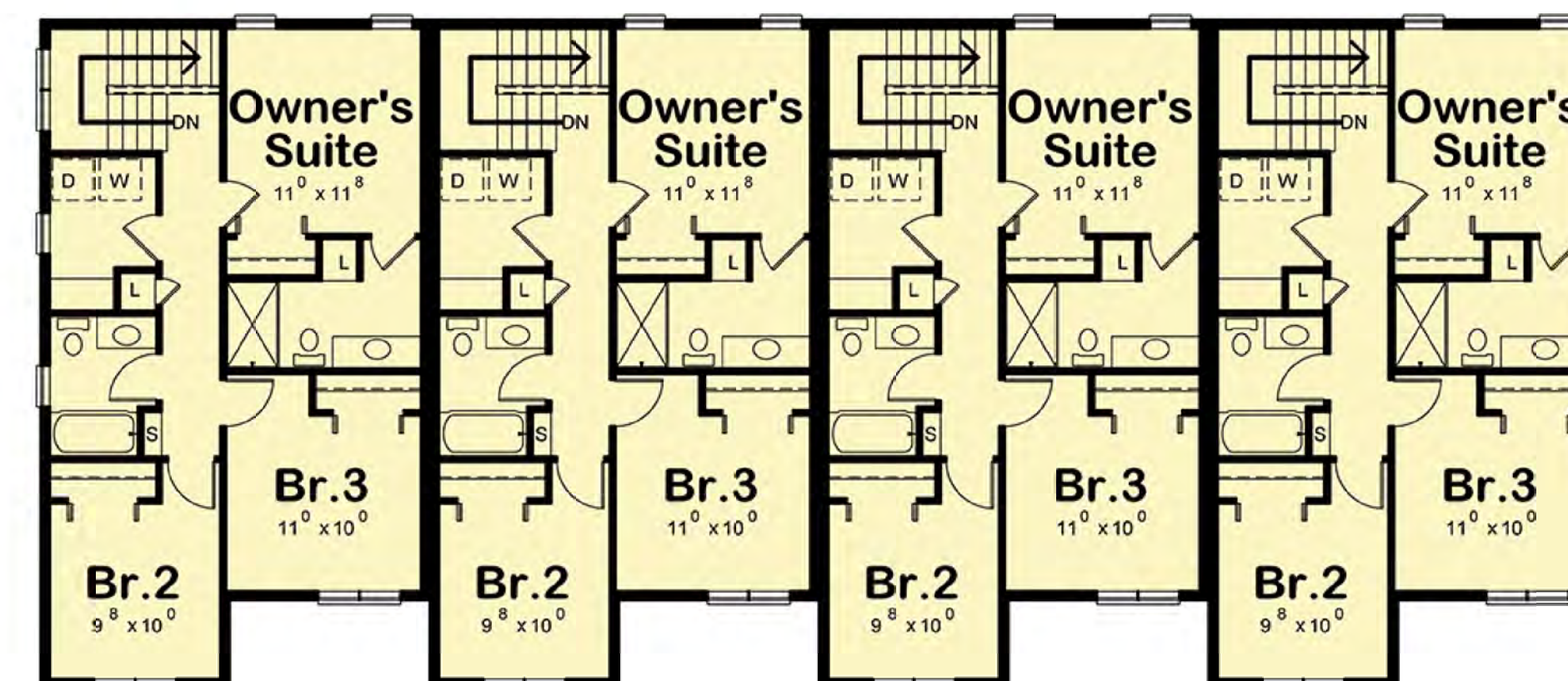


### Floor Plans

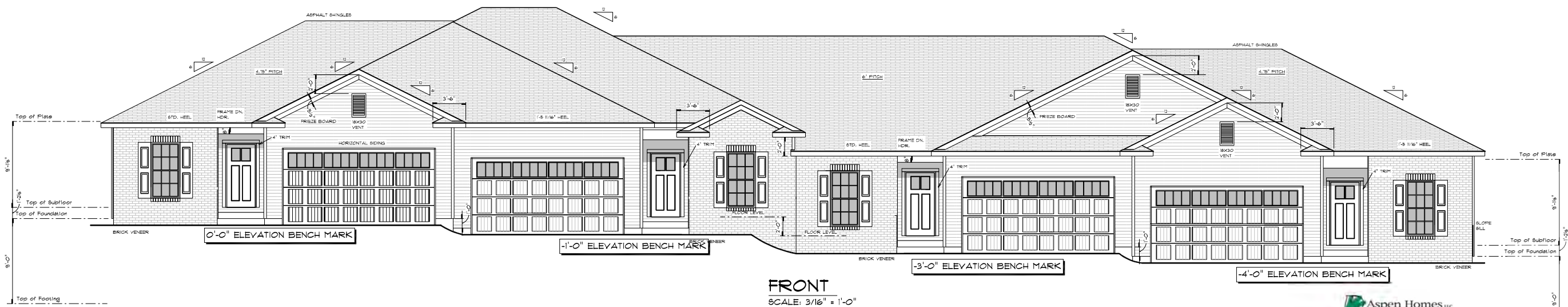
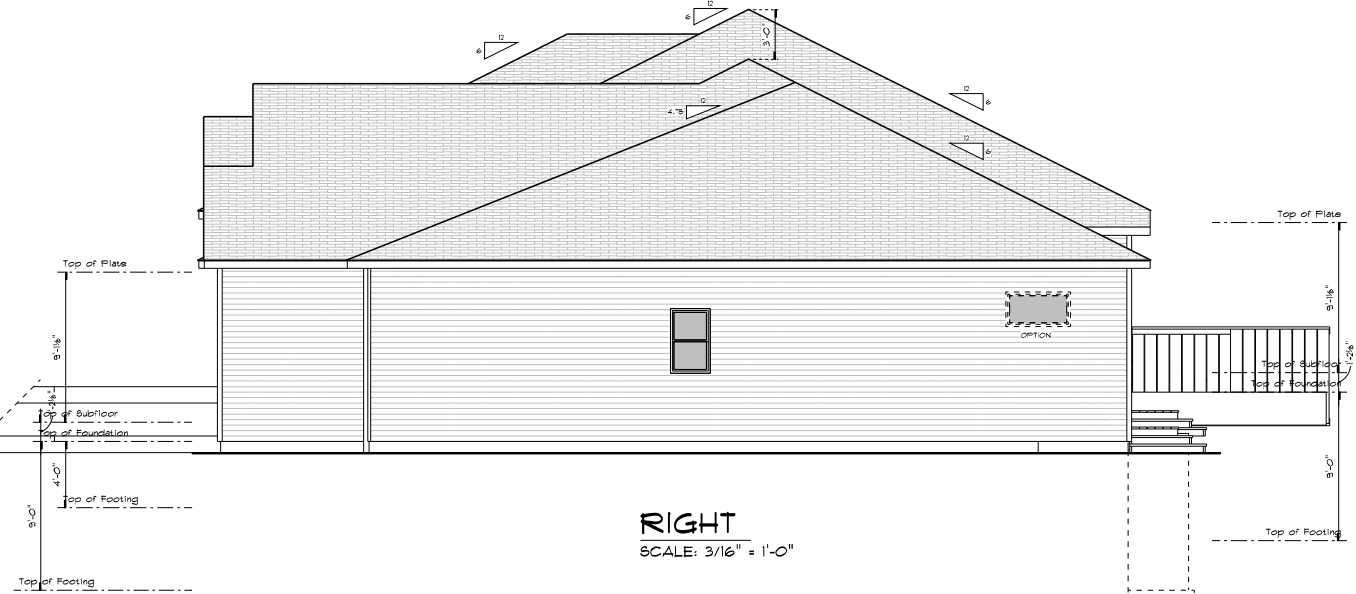
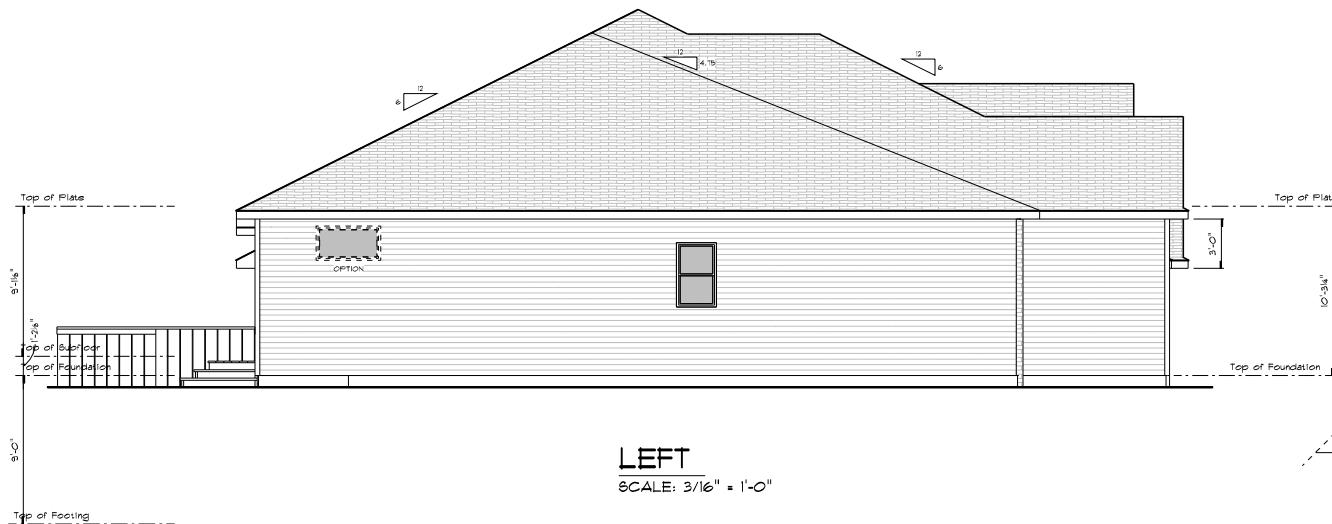
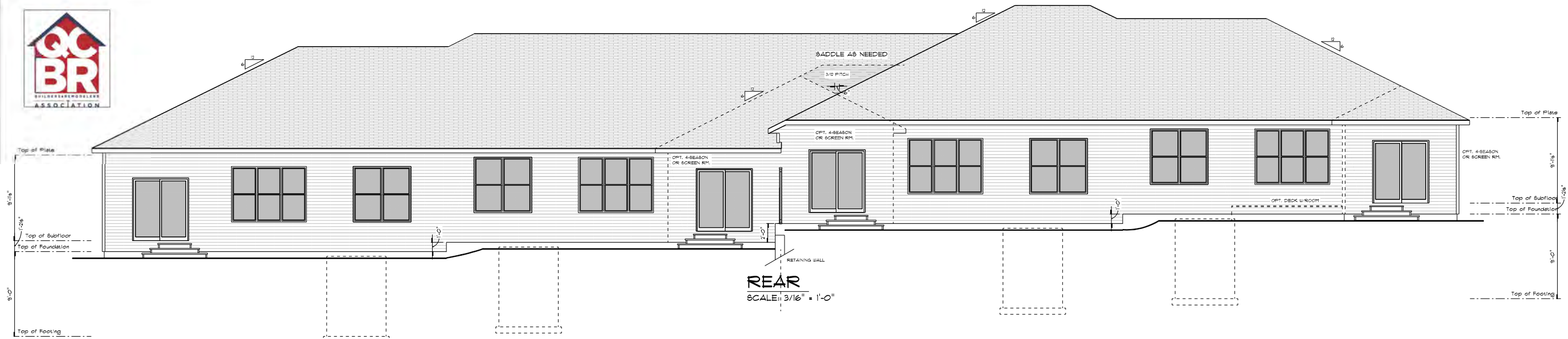
#### Main Level



#### 2nd Floor







EXCELLENCE IN RESIDENTIAL DESIGN  
www.JsProDraft.com  
563-322-5621



THESE GENERAL DRAWINGS ARE NOT PRODUCED BY AN ARCHITECT OR ENGINEER. ANY QUESTIONS CONSULT AN ARCHITECT TO DETERMINE DRAWINGS STRUCTURAL QUESTIONS. JS PRO-DRAFT ASSUMES NO RESPONSIBILITY FOR SITE CONDITIONS, CLAIMS OR DAMAGES ARISING FROM ERRORS, OMISSIONS, DEFECTS OF THESE DRAWINGS.

ASPEN HOMES L.L.C.  
4-UNIT CONDO FINAL

ORIGINAL DATE	2/19/2019
2/11/2020	
REVISIONS	
01/23/2020	
2/3/2020	
2/10/2020	
2/11/2020	

3  
5  
ELEVATIONS







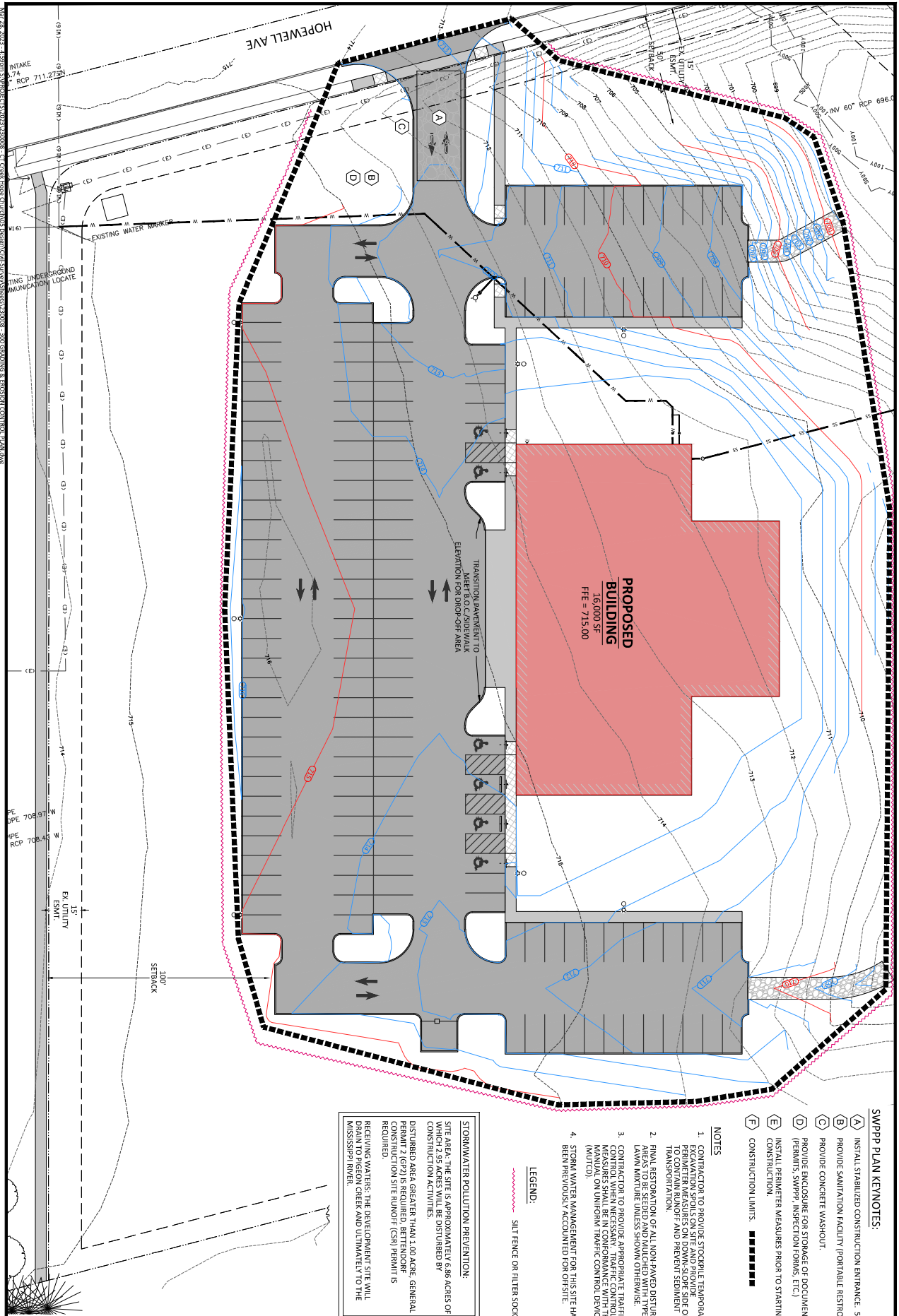
CONCEPTUAL RENDERING  
**HOPE CHURCH**

2023.02.23

**POINT BUILDERS**  
BUILDING INNOVATIVE SOLUTIONS

**VANTAGE**  
ARCHITECTS





**SWPPP PLAN KEYNOTES:**

- (A) INSTALL STABILIZED CONSTRUCTION ENTRANCE - 50'X20'
- (B) PROVIDE SANITATION FACILITY (PORTABLE RESTROOM)
- (C) PROVIDE CONCRETE WASHOUT
- (D) PROVIDE ENCLOSURE FOR STORAGE OF DOCUMENTS (PERMITS, SWPPP, INSPECTION FORMS, ETC.)
- (E) INSTALL PERIMETER MEASURES PRIOR TO STARTING CONSTRUCTION
- (F) CONSTRUCTION LIMITS

**NOTES**

1. CONTRACTOR TO PROVIDE STOCKPILE TEMPORARY EXCAVATION SPILLS ON SITE AND PROVIDE PROTECTIVE MEASURES ON DOWN-SLOPE OF PILE TRANSFORMATION.
2. FINAL RESTORATION OF ALL NON-PAVED DISTURBED AREAS TO BE SEEDED AND MULCHED WITH TYPE 1 LAWN MIXTURE UNLESS SHOWN OTHERWISE.
3. CONTRACTOR TO PROVIDE APPROPRIATE TRAFFIC CONTROL WHEN NECESSARY. TRAFFIC CONTROL MEASURES SHALL BE IN COMPLIANCE WITH THE MISSISSIPPI TRANSPORTATION CONTROL DEVICES (MUTCD).
4. STORM WATER MANAGEMENT FOR THE SITE HAS BEEN PREVIOUSLY ACCOUNTED FOR OFFSITE.

**LEGEND:**

--- SILT FENCE OR FILTER SOCK

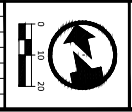
**STORMWATER POLLUTION PREVENTION:**  
 SITE AREA, THE SITE IS APPROXIMATELY 6.86 ACRES OF WHICH 2.05 ACRES WILL BE DISTURBED BY CONSTRUCTION ACTIVITIES.  
 DISTURBED AREA GREATER THAN 1.00 ACRE, GENERAL CONSTRUCTION SITE RUNOFF (CSR) PERMIT IS REQUIRED.  
 RECEIVING WATERS: THE DEVELOPMENT SITE WILL BE ADJACENT TO THE MISSISSIPPI RIVER.

NOT FOR CONSTRUCTION

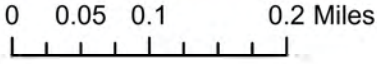
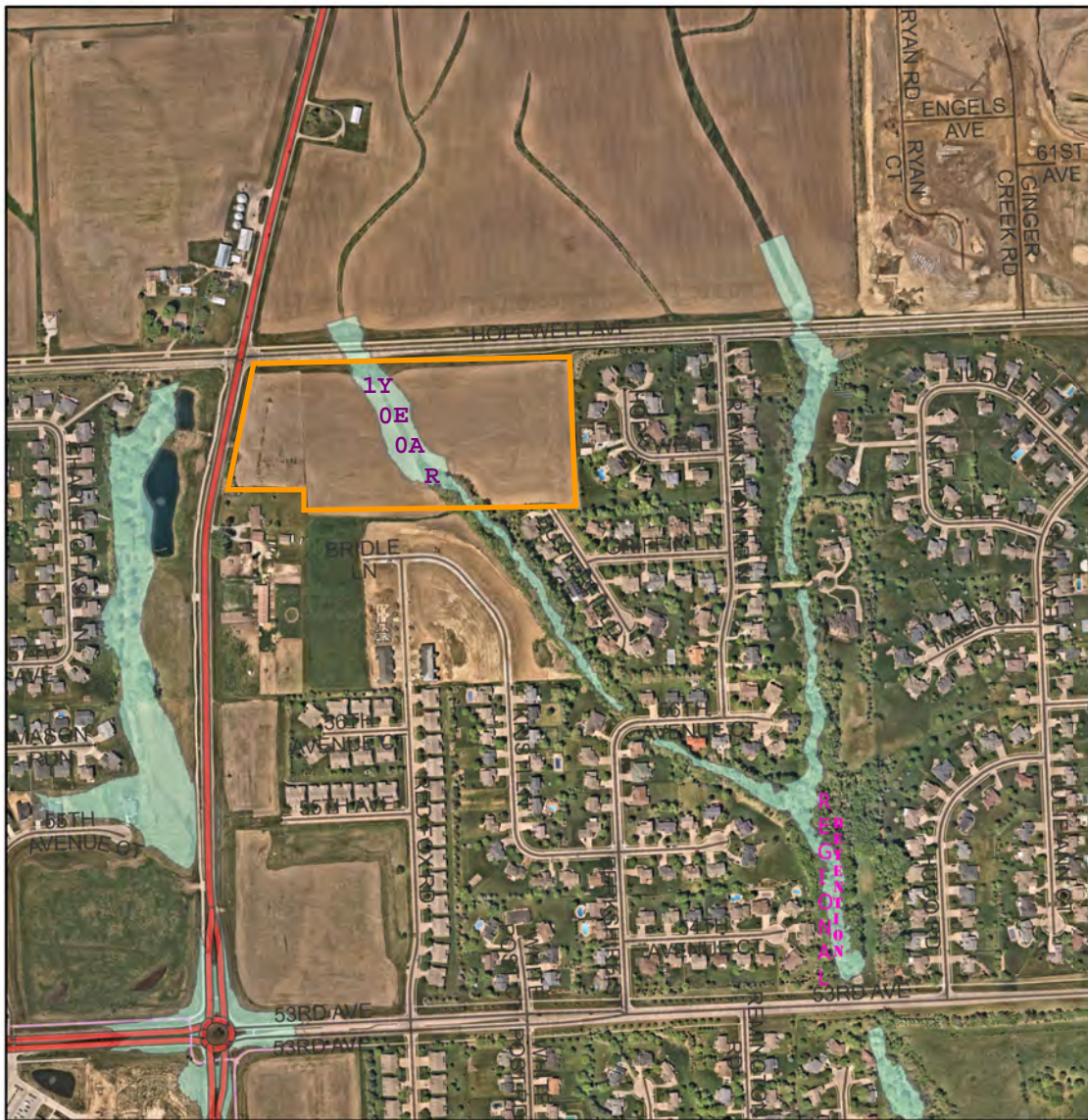
SHEET NAME: <b>GRADING &amp; EROSION CONTROL PLAN</b>	PROJECT NO.:	DESIGN PROFESSIONAL:
	<b>C-300</b>	<b>23-0008</b>

PROJECT NAME: <b>HOPE CHURCH</b>	CLIENT NAME: <b>CT CREEK</b>
<b>BETTENDORF, IA 52722</b>	

DRAWING LOG		
REV	DESCRIPTION OF CHANGES	DATE
1	CITY FIRST SUBMITTAL	03/28/2023



ENGINEER:  
  
 WWW.AXIOM-CON.COM | (319) 519-6220



**By Class**  
**RDCLASS**

- Alleyway/Access Road
- Bike Trail
- County Route
- Driveway
- Interstate
- Local road in unincorporated area
- Local road within incorporated area or Park View
- Major road
- Pedestrian trail/walkway
- Ramp
- State Highway
- US Highway

<all other values>

- City Limits
- Creeks
- Ponds and Lakes

**Flood Zone**

**FLD\_ZONE**

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- AREA NOT INCLUDED
- X
- X PROTECTED BY LEVEE
- <all other values>





## STAFF REPORT

**Subject:** Future Land Use Amendment  
**Author:** Taylor Beswick  
**Department:** Community Development  
**Date:** April 19, 2023

---

**Case No.:** 23-013 and 23-021  
**Request:** Future Land Use Map amendment – Parks & Open Space to Urban Low Intensity (ULI) and Urban Medium Intensity (UMI).  
**Location:** Southwest corner of Devils Glen Road and Forest Grove Drive  
**Legal Description:** NE½SW¼ of Section 3, Township 78 N (Parcel #: [8403350031](#))  
**Applicant:** E & A Enterprises, LLC  
**Owner:** MCB Development Corporation  
**Current Future Land Use:** Parks & Open Space  
**Proposed Land Use:** Urban Low Intensity (ULI) and Urban Medium Intensity (UMI)

---

### Background Information & Facts

E & A Enterprises, LCC is requesting an amendment to the Future Land Use Map for property located southwest of the intersection of Forest Grove Drive and Devils Glen Road ([see Aerial Map – Attachment A](#)). The area is currently designated as Parks & Open Space on the Future Land Use Map, and the applicant is proposing to change the designation to part Urban Low Intensity (ULI) and part Urban Medium Intensity (UMI) ([see Existing Future Land Use Map and Proposed Future Land Use Amendment – Attachment B](#)). The property is currently zoned C-1, Neighborhood Commercial, and pending the approval of this request, the applicant is requesting to rezone the property to a mix of R-1, R-3, C-1, and C-2 (see Case No. 23-014; 017; 022; 023; 024). Prior to 2017, the property was zoned part C-5 and part C-1. The C-5 zoning district was eliminated and folded into the C-1 district in 2017.

The site is currently in agricultural production, but from 1999 until recent years was the location of the Ball Park at Noel Farms, home of the Barnstormer Baseball Club. A site development plan was reviewed and approved by the City in 1999, and on this plan the baseball use is cited as temporary. In addition, the approved site plan contains the following note: “2. *The ball diamonds and proposed concession stand are temporary developments until the site becomes viable as a commercial development in accordance with the City’s long term land use plan.*” ([see Barnstormer Baseball Site Plan – Attachment C](#)).

Since the area in question was annexed into the City of Bettendorf in 1971, the corner of Forest Grove Drive and Devils Glen Road has consistently been designated as medium-density residential to mixed use commercial/residential future land uses. This can be seen on multiple iterations of the City’s Comprehensive Plan and Future Land Use Map ([see Historical Future Land Use Maps: 1973, 1984, 1994, 2002, 2010 – Attachment D](#)). Upon adoption of the most recently updated Comprehensive Plan and Future Land Use Map in 2017, the area was changed to Parks & Open Space. Staff cannot find any minutes or citations in

the record which explains the reasoning for the Future Land Use designation change from Office/Transitional and Commercial to Parks & Open Space.

## **Analysis**

Having researched all available sources including minutes, associated plans, and other documents, it is the opinion of staff that the change to Parks & Open Space was in error in 2017. It appears the private baseball fields, which existed as a temporary use, were mistakenly classified as a permanent public park during the creation of the City's 2017 Comprehensive Land Use Plan. Furthermore, the land has never been contemplated as a park in multiple iterations of the Parks Master Plan, nor has the ground been contemplated for purchase in any City Council budget or strategic plans.

During the update of the 2017 Comprehensive Land Use Plan, the Urban Low, Medium, and High Intensity Future Land Uses were introduced as mixed use designations of varying densities and intensities of applicable zoning districts. A logical conversion of the 2010 Future Land Use designations for this corner into the new 2017 Future Land Use categories would be part Urban Low Intensity (ULI) and part Urban Medium Intensity (UMI). Currently, ULI designations exist west of the property in ValleyWynds 7<sup>th</sup>, 8<sup>th</sup>, and 9<sup>th</sup> Additions. ValleyWynds Sixth Addition, located south of the property, is designated as UMI. The UMI designation is consistent with the uses and products allowed in R-1, R-2, R-3, R-4, R-5, C-1, and C-2 Zoning Districts. The ULI designation is consistent with the uses and products allowed in R-1, R-2, R-3, and C-1 Zoning Districts. The mixed-use designations allow for zoning configurations of higher density or intensity located at the corner of Forest Grove Drive and Devils Glen Road and then surrounded and buffered by less dense and intense zoning districts which then transition into the existing low density single-family developments in ValleyWynds Additions. Furthermore, the UMI and ULI Future Land Use designations make use of the major road intersection at Forest Grove Drive and Devils Glen Road. These thoroughfares have been identified as major road corridors which have higher traffic counts since the area's annexation into the City of Bettendorf in 1971. Sound land use planning and economic development principles aim to preserve space for higher density and higher density development along highly-trafficked corridors such as this area.

The proposed Future Land Use Map amendments for the southwest corner of Forest Grove Drive and Devils Glen Road are consistent with many of the Comprehensive Plan's goals and strategies for development in the City of Bettendorf, and the proposed amendments would have likely been adopted by the City in the 2017 if the private, temporary baseball fields were not errantly designated as Future Parks & Open Space.

## **Staff Recommendation**

Given the evidence and reasons stated in the staff analysis of the request, staff recommends the Planning and Zoning Commission recommend approval of the proposed Future Land Use Map amendments from Parks & Open Space to part Urban Low Intensity (Case No. 23-021) and part Urban Medium Intensity (Case No. 23-013).

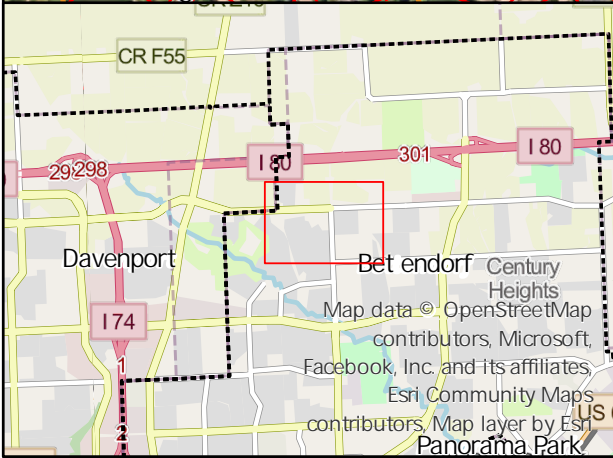
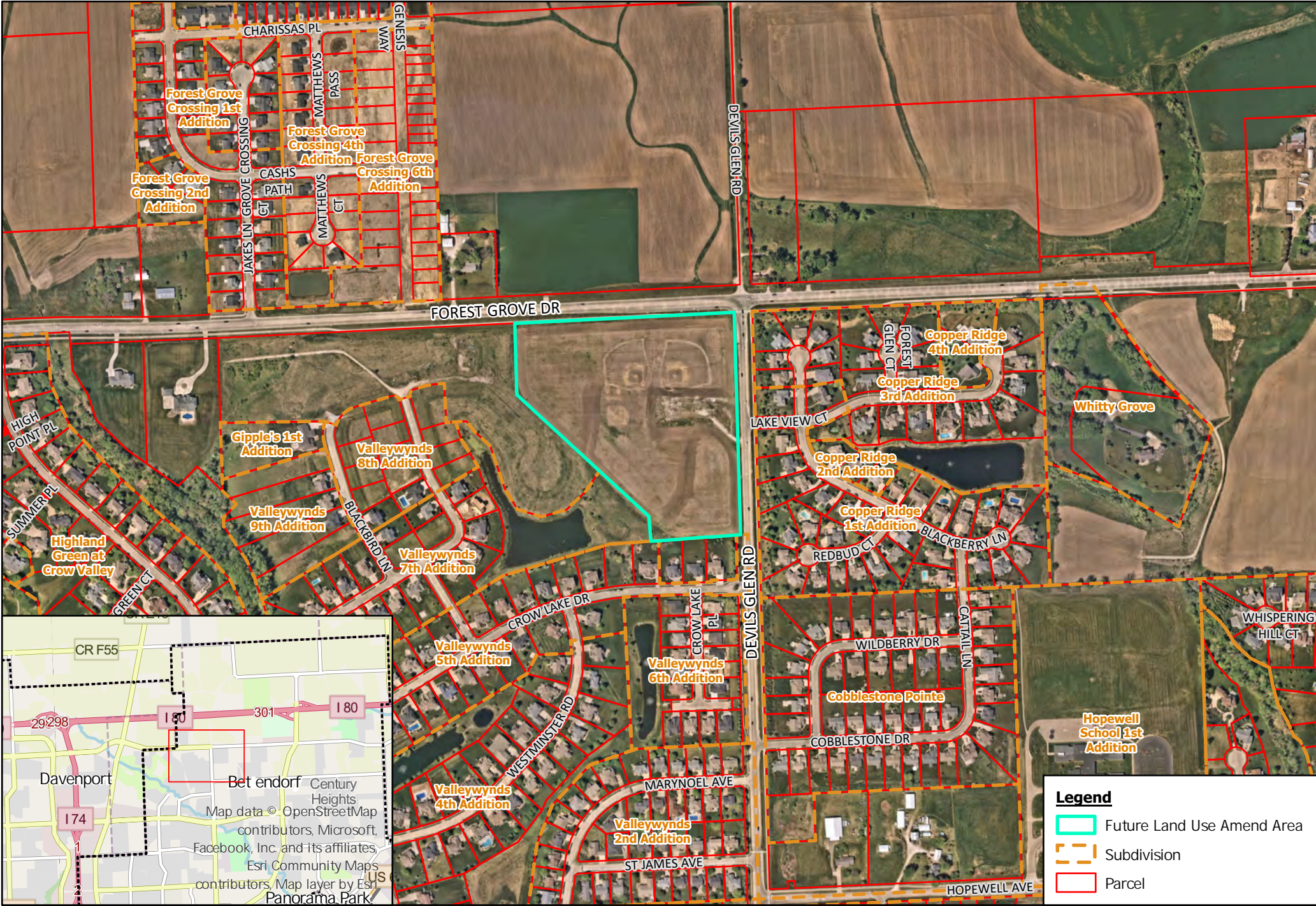
Respectfully submitted,

Taylor Beswick  
City Planner



# Case 23-013; 021: SW of Devils Glen Rd. & Forest Grove Dr. Future Land Use Map Amendments Aerial

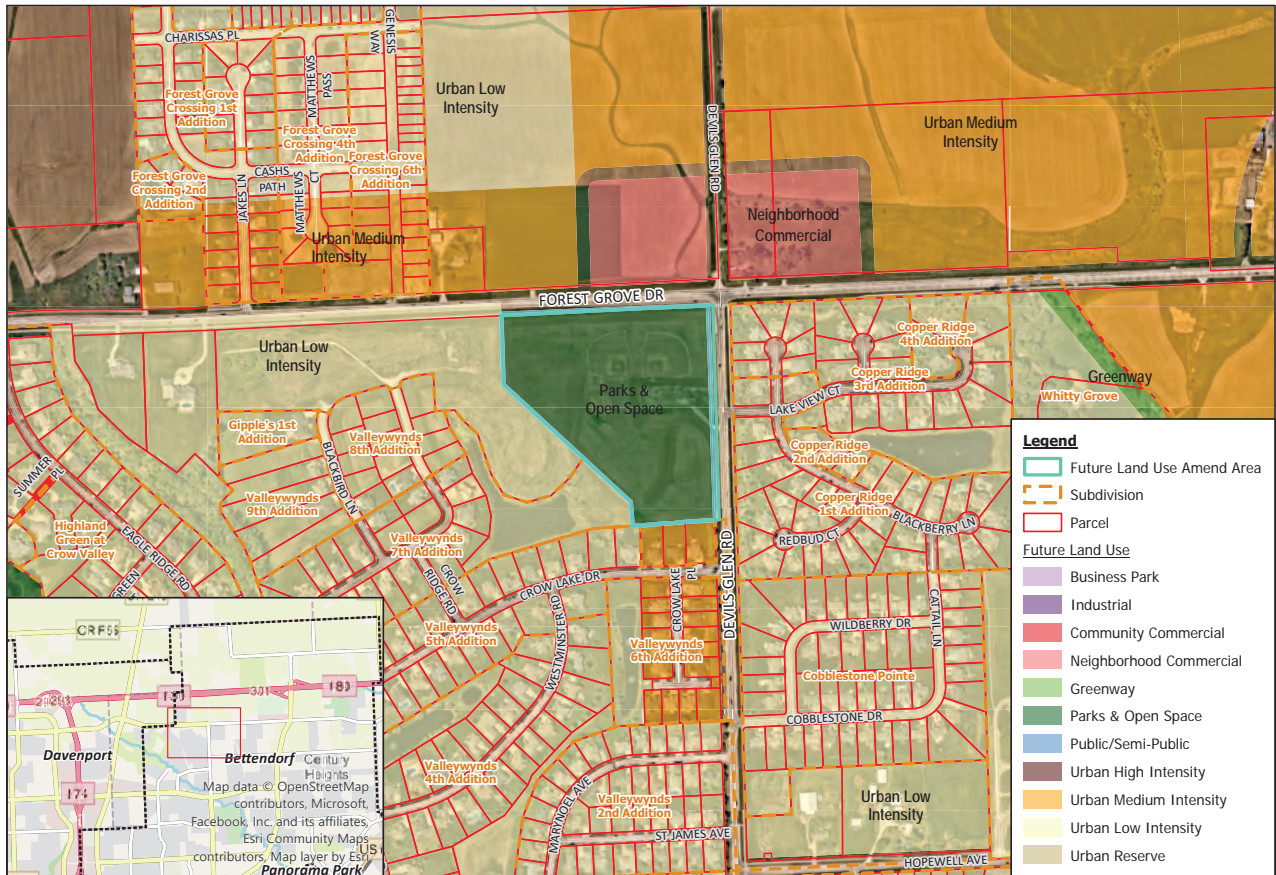
1 Inch = 542 Feet



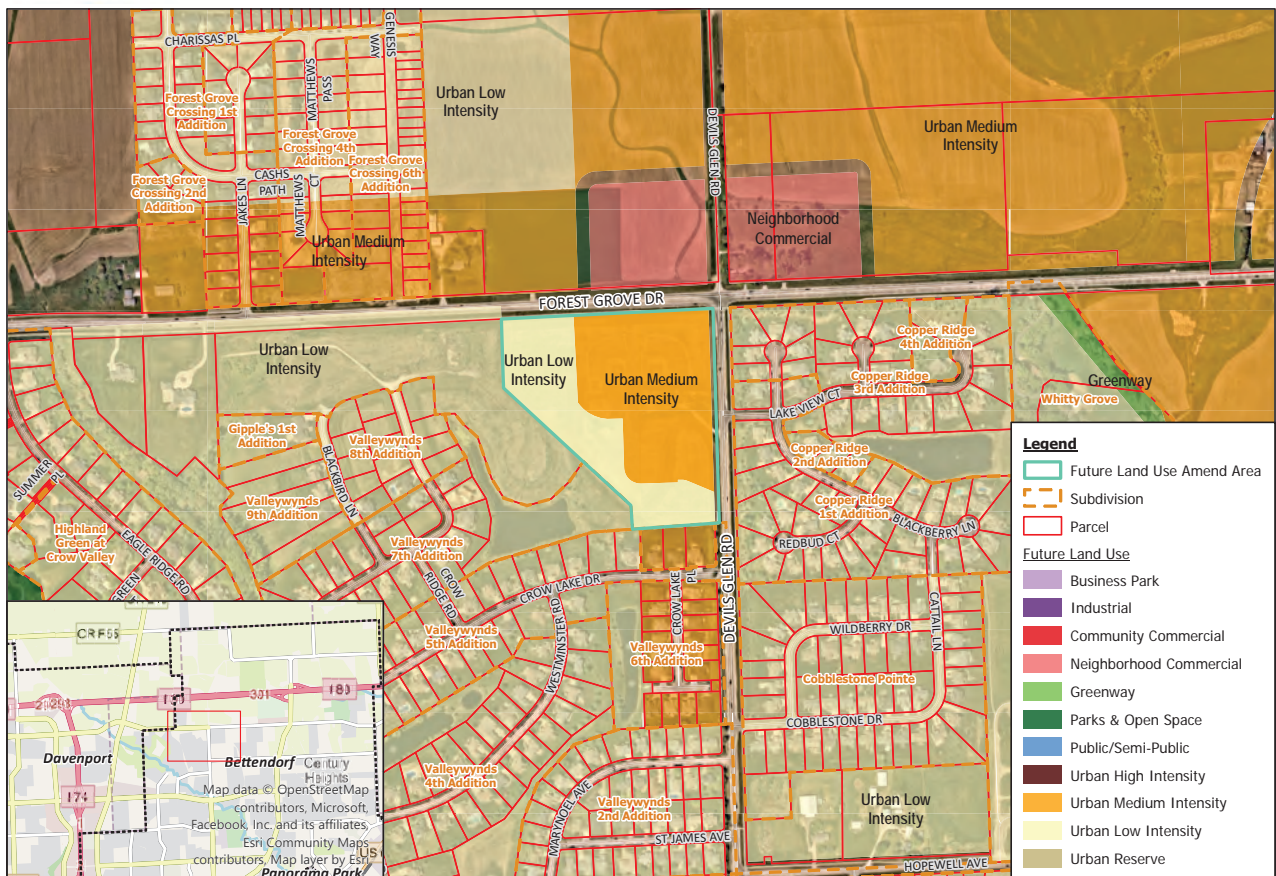




**Case 23-013, 021: SW of Devils Glen Rd. & Forest Grove Dr.  
Future Land Use Amendments  
Existing Future Land Uses**



**Case 23-013, 021: SW of Devils Glen Rd. & Forest Grove Dr.  
Future Land Use Amendments  
Proposed Future Land Uses**

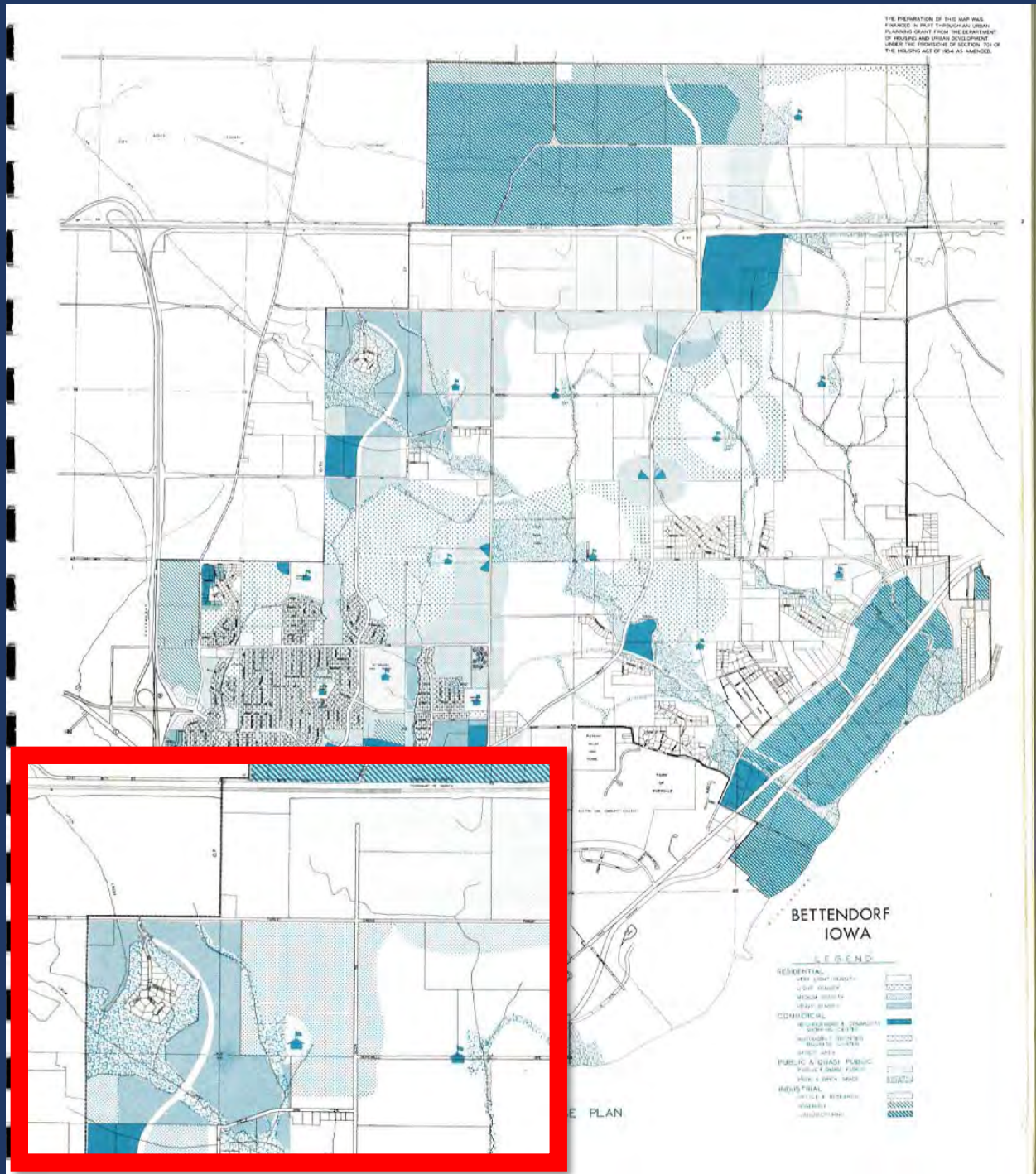






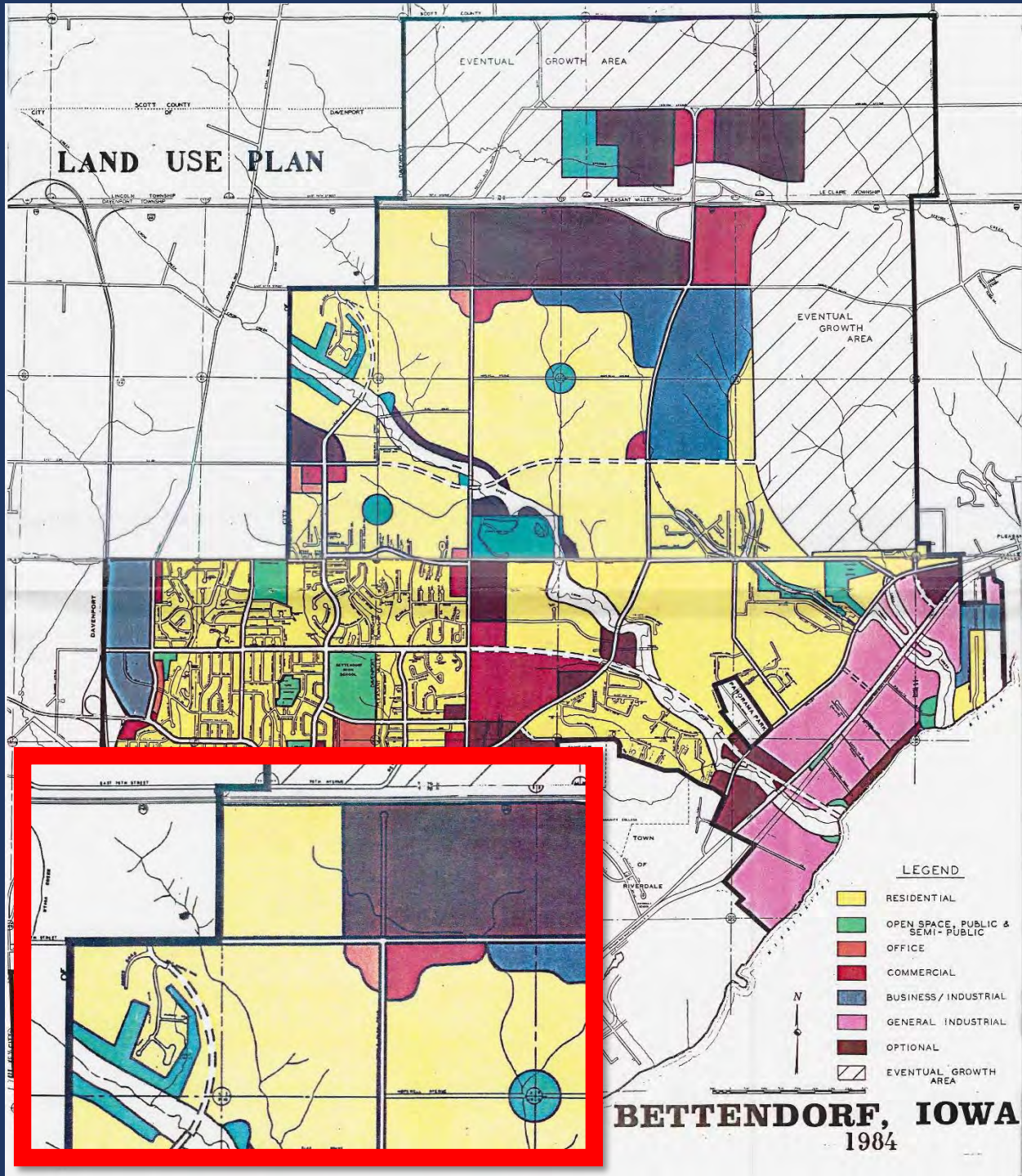


# Future Land Use Map - 1973



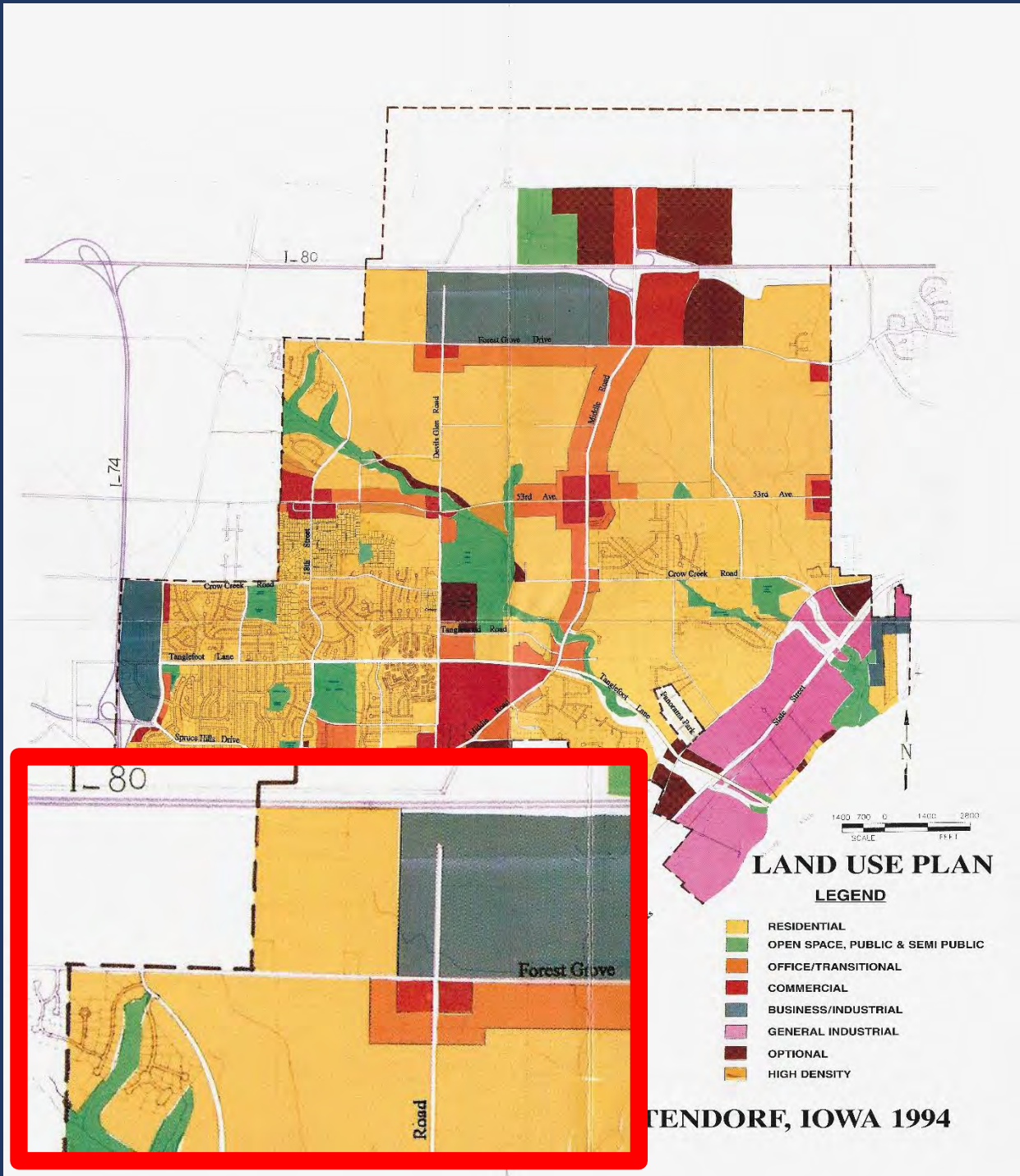


# Future Land Use Map - 1984



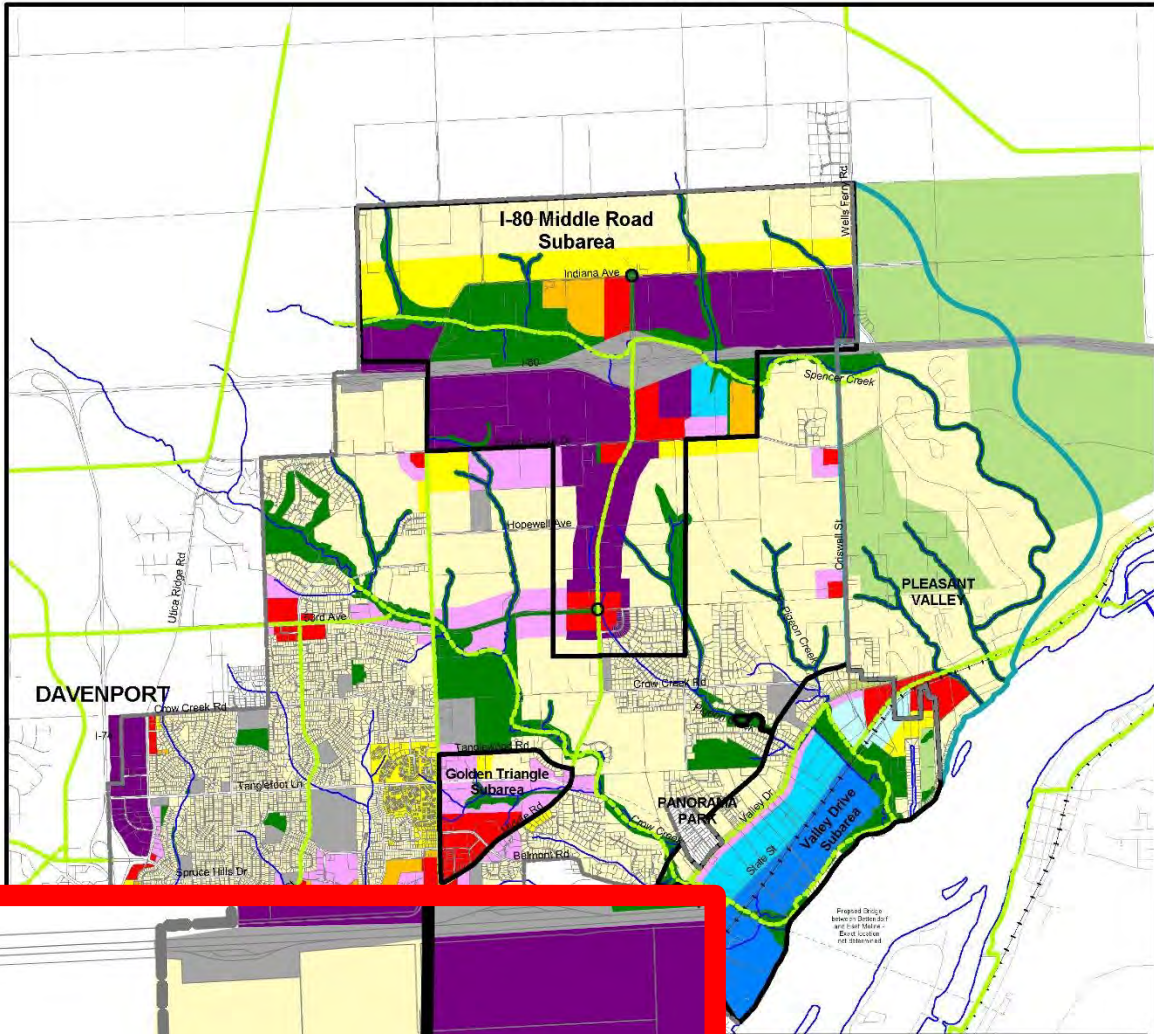


# Future Land Use Map - 1994



# Future Land Use Map - 2002

**MAP 22**  
**Bettendorf, Iowa**  
**Future Land Use**



**Legend**

<b>Landuse</b>	City Limits
Traditional Residential	Roads
Medium Density Residential	Proposed Roads
High Density Residential	Subareas
Commercial	Spencer Creek
Office/Transitional	Sewer Service Area
Office/Research Campus	<b>Trails</b>
Heavy Industrial	Trail
General Industrial	Proposed Trail
Limited Industrial	
Institutional	
Recreational/Conservation	
Agriculture Estate	
Agriculture Open	

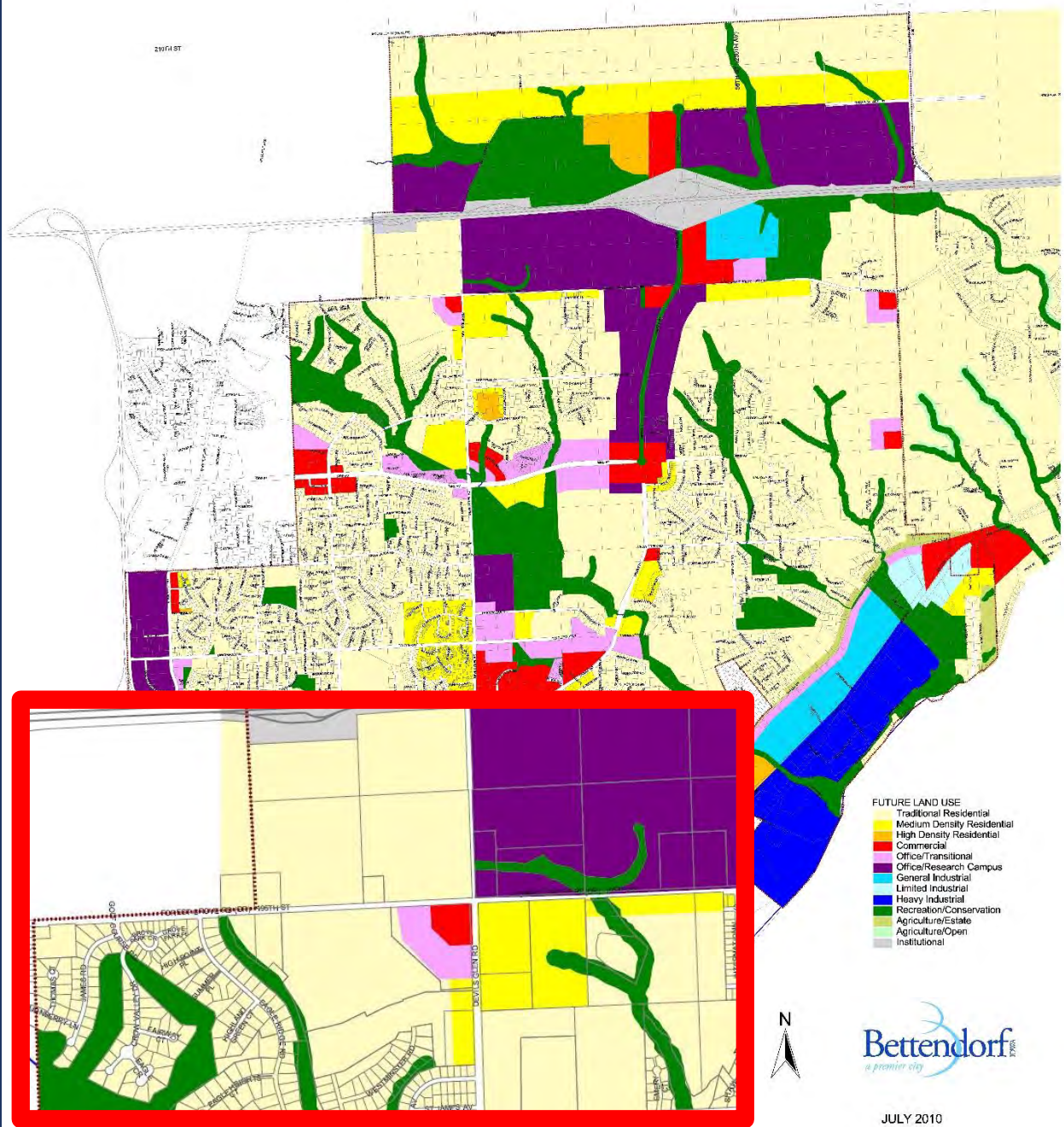
*Source: City of Bettendorf*

DISCLAIMER: This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy.



# Future Land Use Map - 2010

## CITY OF BETTENDORF FUTURE LAND USE





## STAFF REPORT

**Subject:** FGD DGR Rezoning  
**Author:** Taylor Beswick  
**Department:** Community Development  
**Date:** April 19, 2023

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<b>Case No.:</b>	23-014; 23-017; 23-022; 23-023; 23-024
<b>Request:</b>	Rezone property located southwest of Forest Grove Drive and Devils Glen Road from C-1 to C-2 with commercial use restrictions (23-014), C-1 to R-1 (23-017), C-1 to C-2 restricted to townhome use only (23-022), C-1 to R-3 (23-023), and R-1 to C-1 (23-024).
<b>Location:</b>	Southwest corner of Devils Glen Road and Forest Grove Drive
<b>Legal Description:</b>	NE½SW¼ of Section 3, Township 78 N (Parcel #: <a href="#">8403350031</a> )
<b>Applicant:</b>	E & A Enterprises, LLC
<b>Owner:</b>	MCB Development Corporation
<b>Future Land Use:</b>	Parks & Open Space (*Pending Urban Low Intensity (ULI) and Urban Medium Intensity (UMI))
<b>Current Zoning:</b>	C-1, Neighborhood Commercial and R-1, Single-Family Residence

---

### Background Information & Facts

E & A Enterprises, LLC is requesting multiple rezonings for property located southwest of the intersection of Forest Grove Drive and Devils Glen Road ([see Aerial Map – Attachment A](#)). The area is currently zoned C-1, Neighborhood Commercial, and the applicant is proposing to rezone the property a combination of R-1 Single Family, R-3 Mixed Residential, C-1 Neighborhood Commercial, C-2 Community Commercial with commercial use restrictions, C-2 Community Commercial with a townhouse use only restriction ([see Current Zoning and Proposed Zoning – Attachment B](#)). Some portions of the property will retain the existing C-1 zoning. Prior to 2017, the property was zoned part C-5 Office/Transitional and part C-1. The C-5 zoning district was eliminated and folded into the C-1 District in 2017. The property was zoned C-5 and C-1 in 1996 ([see Ordinance 29-96 and Ordinance 30-96 – Attachment C](#)).

The rezoning concept proposes uses that include retail commercial, restaurant commercial, single-family attached townhomes, and detached single-family residential ([see Rezoning Concept Overhead Aerial – Attachment D](#)). The portion of C-2 Commercial is proposed to have use restrictions which are similar to use restrictions which exist in Bettendorf's Downtown Overlay District ([see C-2 Commercial Use Restriction List – Attachment E](#)). In addition, the residential portion of the proposed C-2 district shown includes an agreement which restricts all uses except residential townhomes ([see C-2 Residential Restriction – Attachment F](#)).

The site is currently in agricultural production, but from 1999 until recent years was the location of the Ball Park at Noel Farms, home of the Barnstormer Baseball Club. A site development plan was reviewed and approved by the City in 1999, and on this plan the baseball use is cited as temporary. In addition, the



approved site plan contains the following note: “2. *The ball diamonds and proposed concession stand are temporary developments until the site becomes viable as a commercial development in accordance with the City’s long term land use plan.*”

Since the area in question was annexed into the City of Bettendorf in 1971, the corner of Forest Grove Drive and Devils Glen Road has consistently been designated as medium density residential to mixed use commercial/residential future land uses. This can be seen on multiple iterations of the City’s Comprehensive Plan and Future Land Use Map (see Historical Future Land Use Maps: 1973, 1984, 1994, 2002, 2010 – Attachment G). Upon adoption of the most recently updated Comprehensive Plan and Future Land Use Map in 2017 the area was changed to Parks & Open Space. Staff cannot find any minutes or citations in the record which explains the reasoning for the Future Land Use designation change from Office/Transitional and Commercial to Parks & Open Space. Case No. 23-013 and 23-021 proposes amendments to the Future Land Use Map to Urban Low Intensity (ULI) and Urban Medium Intensity (UMI) (see Current and Proposed Future Land Use – Attachment H).

### **Comprehensive Plan Analysis**

The configuration of the rezoning requests are anticipated and allowed districts in the Future Land Use Map per Development Character Area (DCA) and Applicable Zoning Districts Table located in the preamble of Title 11, Zoning Regulations.

The proposal is also consistent with multiple goals across a variety of categories identified in the Comprehensive Plan including:

#### Growth: Land Use & Transportation

Goal A: Develop New Land and Streets

- Development of in-fill properties to encourage City growth while also providing multi-modal street connections.

#### Housing

Goal D: Provide Housing Options and Reinvest in Existing Neighborhoods

- Construction of housing option types which are underserved in the community.

#### Quality of Life

Goal E: Enhance Community Design and Character

- Improving the area’s neighborhood character while also enhancing connections between the City’s built environment and its natural spaces.

### **Zoning Compliance Analysis**

The rezoning proposal includes a mixture of C-1, C-2, R-1, and R-3 zoning districts (see Townsend Engineering Rezoning Concepts – Attachment I).

### **Residential Use Components**

The proposed residential components of the development include single-family detached homes located in the R-1 district, which will be combined with the unfinished portions of the ValleyWynds additions. The densities proposed for the R-1 meet the requirements of the zoning code. Pending approval of the Future

Land Use Map Amendments and Rezoning requests related to this site, the R-1 single-family areas will only require subdivision plat reviews and approval prior to construction.

The single-family attached townhomes are proposed to be located in both the R-3 and C-2 zoning districts. The R-3 area is proposed to be in a ULI Future Land Use designated area. The C-2 area is proposed to be in a UMI Future Land Use designated area. Both zoning districts are consistent with each respective future land use designation.

A total of 38 townhome lots are currently proposed in the development. The C-2 area for the townhomes includes a clause limiting the potential future uses to only residential townhomes. Townhomes are a permitted use in both the R-3 and C-2 Districts. One difference in bulk regulations for the two districts are the required front yard/rear yard setbacks. In the R-3 district, a 25-foot front yard and rear yard setback is required while in the C-2 district a 20-foot setback is required. One reason cited for utilizing the different zoning districts and setback for the townhomes is the existence of a 75-foot pipeline easement which runs north/south through the proposed development. Given the constraints of the easement and right-of-way areas, configuring lots is possible with a 20-foot setback. This is acceptable and meets the zoning requirements.

Of the 38 townhome lots proposed, 22 lots are shown in the C-2 district and 16 are shown in the R-3 district. The resulting density calculations for each area are 4 dwelling units per acre for the R-3 area and 7.75 dwelling units per acre for the C-2 area. Each density is above the minimum site area per housing unit required in the zoning code, and each density calculation is consistent with the Comprehensive Plan's residential guidelines for the ULI Future Land Use designation (2-7 dwelling units per acre) and the UMI Future Land Use designation (7-12 dwelling units per acre). All future developments in the townhome use areas of the proposal will require subdivision platting approval and subsequent site development plan approval prior to construction.

### **Commercial Use Components**

The C-2 commercial zoning area proposes retail and restaurants which could be over 10,000 square feet in size that would not be permitted in the C-1 district. The applicant is proposing to restrict the potential uses in the C-2 commercial district which include banning gas stations, vape shops, and tattoo parlors among other uses cited in the attached restriction list. The proposed conceptual building layouts and proposed uses for the C-2 commercial area meet the zoning requirements specified. A buffer area of C-1 commercial area is located on the northwest corner of the property and is proposed to contain retail. All future developments in the commercial use areas of the proposal will require subdivision platting approval and subsequent site development plan approval prior to construction.

The layout and configuration of the proposed zoning districts and uses are a prototypical layout which is encouraged in the Comprehensive Plan. Such a layout includes a commercial center buffered by denser and/or lighter intensity commercial with light density residential along two major thoroughfare corridors.

### **Utility Connections and Easements**

The proposed rezoning area has access to Iowa American Water, City sewer, and other required utilities. An existing 75-foot pipeline easement is shown and appropriately contemplated in the rezoning concepts. No



structures can be located on this pipeline easement. It will be the developer's responsibility to acquire any needed easement on adjacent private property for connecting to utilities and/or sewer.

### **Thoroughfare Plan and Pedestrian Access**

The rezoning concept proposes a public interior road system which is accessible via two intersections, one on Forest Grove Drive and one on Devils Glen Road. The Devils Glen Road intersection will align with Lake View Court which provides access to the Copper Ridge Additions east of Devils Glen Road. No development currently exists north of the proposed Forest Grove Drive intersection, but alignment will be desired for future development in this area. A majority of the proposed townhome lots are to be accessed via a cul-de-sac street.

The proposal considers existing adjacent trail and sidewalk infrastructure and proposes connections while also adding additional interior pedestrian amenities to developments located in the proposal area.

### **Stormwater**

The rezoning concept reserves an area for stormwater detention located on the southern boundary of the development. Stormwater detention requirements and calculations will require Engineering staff approval during platting and site development phases.

### **Design Characteristics Review**

The proposed rezoning is not located in a Development Character Area zoning district or an overlay district which requires specific architectural design elements by the city. However, the applicant has submitted renderings of the proposed development which previews the intended look and feel of both the commercial use areas and the residential townhomes (see Design Renderings – Attachment J).

### **Staff Recommendation**

Given the evidence and reasons stated in the staff analysis of the request, staff recommends the Planning and Zoning Commission recommend approval of the proposed rezoning requests:

- Case No. 23-014: C-1 Neighborhood Commercial District to C-2 Community Commercial District (commercial use) with the following condition:
  - o Acceptance of the proposed commercial use restriction list.
- Case No. 23-017: C-1 Neighborhood Commercial District to R-1 Single-Family Residence District
- Case No. 23-022: C-1 Neighborhood Commercial District to C-2 Community Commercial District (townhome use) with the following condition:
  - o Acceptance of the proposed residential use restrictions.
- Case No. 23-023: C-1 Neighborhood Commercial District to R-3 Mixed Residential District
- Case No. 23-024: R-1 Single-Family Residence to C-1 Neighborhood Commercial District

Respectfully submitted,

Taylor Beswick  
City Planner





**Legend**

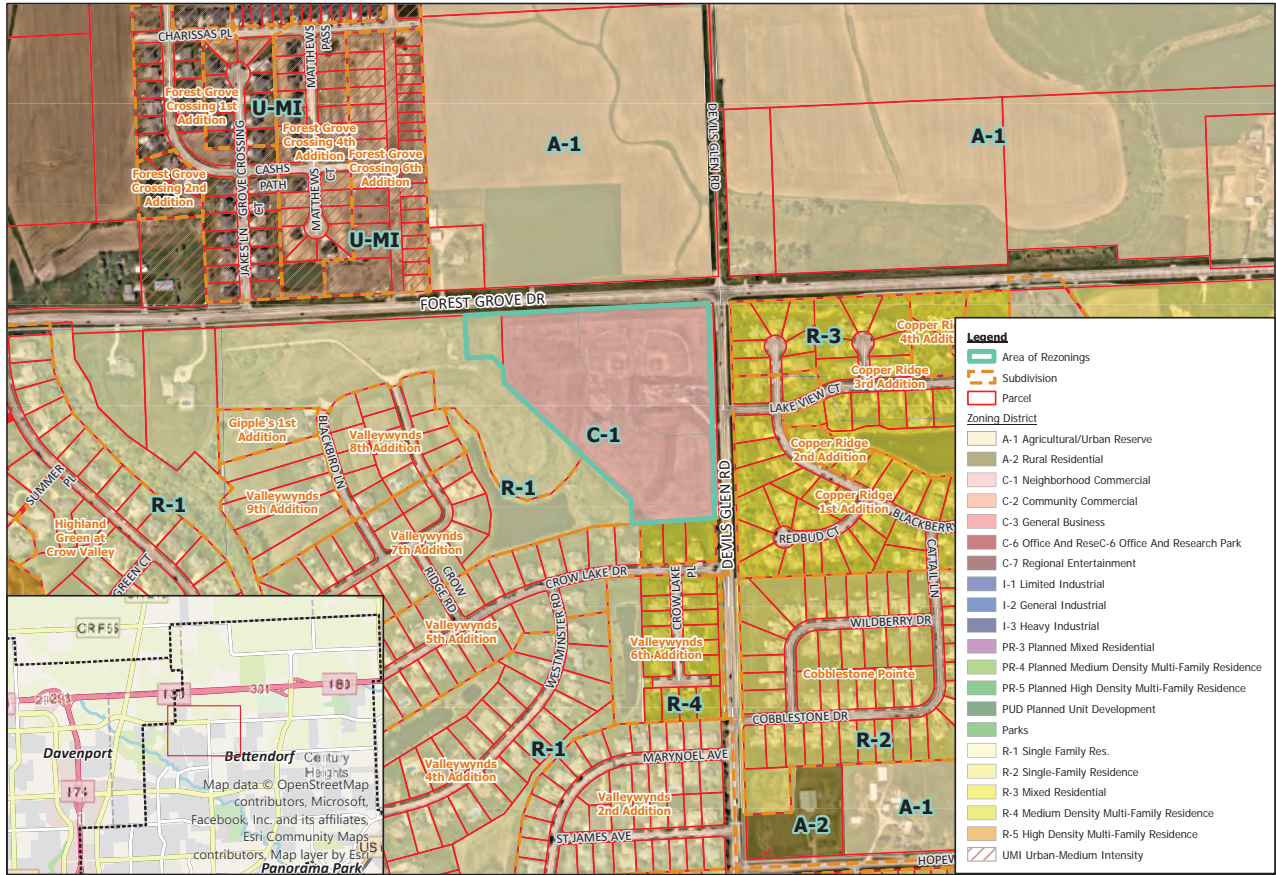
- Area of Rezoning
- Subdivision
- Parcel

CR F55  
29298  
180  
301  
180  
Davenport  
174  
Bettendorf  
Century Heights  
Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri  
Panorama Park

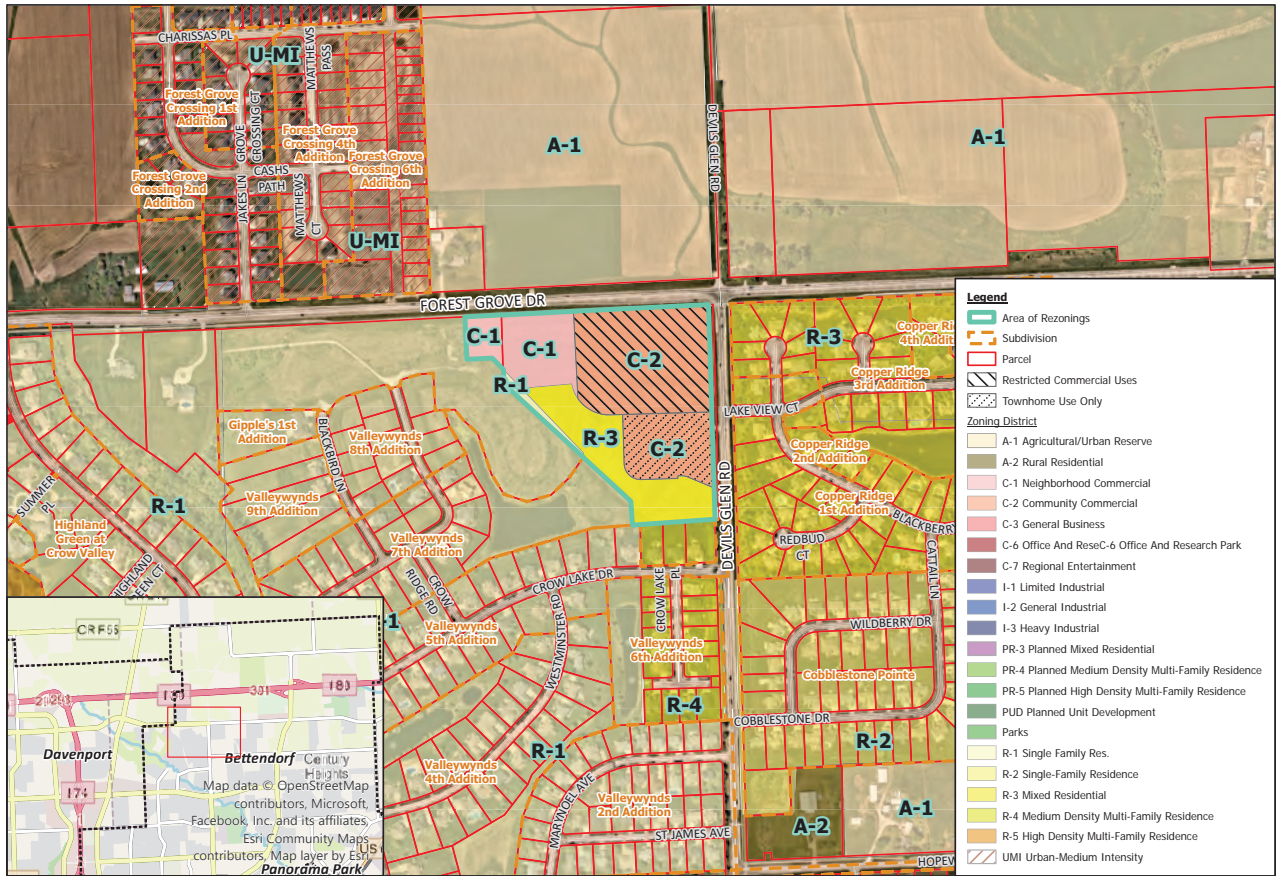




# Case 23-014, 017, 022, 023, 024: SW of Devils Glen Rd. & Forest Grove Dr. Rezoning Current Zoning



# Case 23-014, 017, 022, 023, 024: SW of Devils Glen Rd. & Forest Grove Dr. Rezoning Proposed Zoning



11906-96

95 MAY 13 AM 10:43

FEE 16.00 paid

RECORDED OF DEEDS  
COUNTY OF IOWA

ORDINANCE NO. 30 -96

AN ORDINANCE AMENDING AN ORDINANCE ENTITLED "ZONING ORDINANCE OF THE CITY OF BETTENDORF" AND ALL AMENDMENTS THERETO BY AMENDING THE BETTENDORF, IOWA, ZONE MAP OF SAID ORDINANCE, FOR PROPERTY LOCATED SOUTHWEST OF INTERSECTION OF DEVILS GLEN ROAD AND FOREST GROVE DRIVE SUBMITTED BY MCB DEVELOPMENT CORPORATION FROM A-1 TO C-1

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA,

Section 1. That the Bettendorf, Iowa, Zone Map referred to in Section 4 and being a part of the Zoning Ordinance of the City of Bettendorf, Iowa, 1959, insofar as the said map pertains to the area known and described as follows:

See Exhibit A

and which is now zoned A-1 Agricultural District, is hereby repealed and said described land shall hereinafter be zoned C-1 Local Shopping District, and the following Zone Map, which is attached hereto and incorporated herewith and made a part thereof, as the same pertains to said area, is enacted as a substitute and in lieu of said District Map;

Section 2. Severability of Provisions. If any section, subsection, sentence, clause, phrase or portion of this ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portion hereof.

Section 3. Full Force and Effect. This ordinance shall be in full force and effect from the date of passage and publication as required by law.

Section 4. Repealer. This ordinance shall be construed to repeal any prior ordinance inconsistent herewith.


Section 5. Municipal Infraction. Any person, persons, firm, partnerships, or corporations, whether acting alone or in concert with any other, who violates this ordinance shall be guilty of a municipal infraction, and shall be penalized as set forth in Section 1-9 of the Municipal Code of the City of Bettendorf, Iowa.

PASSED, APPROVED AND ADOPTED this 7th day of May,

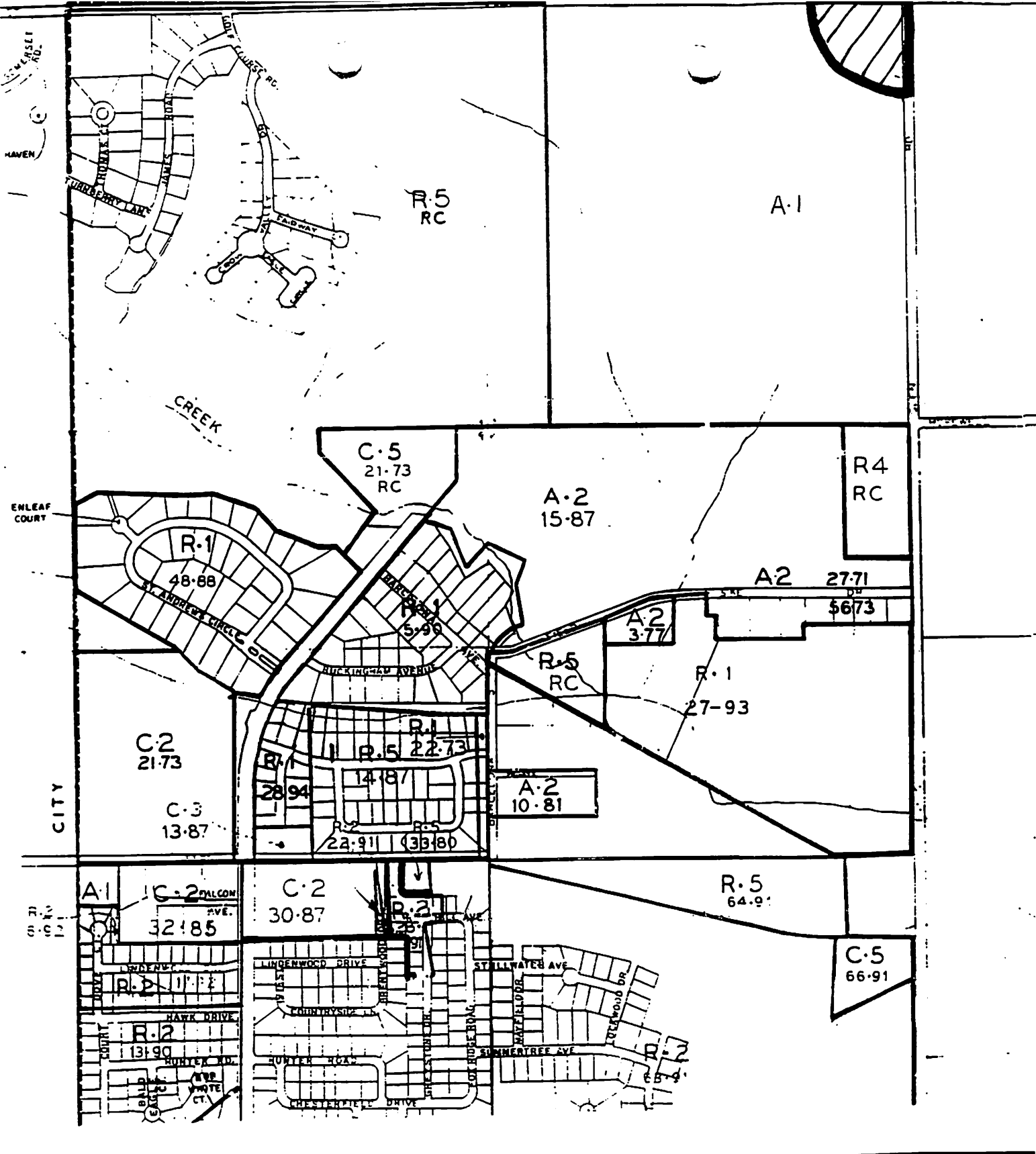
1996.

  
Mayor  
Ann Hutchison

ATTEST:

  
City Clerk  
Decker P. Ploehn





**CITY OF BETTENDORF, IOWA**

 = PARCEL TO BE REZONED

**ZONING CHANGE:** A-1 Agricultural to  
C-1 Local Shopping

**LOCATION:** Southwest of intersection  
of Devils Glen Road & Forest Grove Dr.

**PETITIONER'S NAME:** McB Development Corporation





11905-96

25 MAY 13 AM 10:43

ORDINANCE NO. 29 - 96

FEE 16.00 paid  
Recorder of Deeds  
CITY OF BETTENDORF, IOWA

AN ORDINANCE AMENDING AN ORDINANCE ENTITLED "ZONING ORDINANCE OF THE CITY OF BETTENDORF" AND ALL AMENDMENTS THERETO BY AMENDING THE BETTENDORF, IOWA, ZONE MAP OF SAID ORDINANCE, FOR PROPERTY LOCATED SOUTHWEST OF INTERSECTION OF FOREST GROVE DRIVE AND DEVILS GLEN ROAD SUBMITTED BY MCB DEVELOPMENT CORPORATION FROM A-1 TO C-5

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA,

Section 1. That the Bettendorf, Iowa, Zone Map referred to in Section 4 and being a part of the Zoning Ordinance of the City of Bettendorf, Iowa, 1959, insofar as the said map pertains to the area known and described as follows:

See Exhibit A

and which is now zoned A-1 Agricultural District, is hereby repealed and said described land shall hereinafter be zoned C-5 Office/Transitional District, and the following Zone Map, which is attached hereto and incorporated herewith and made a part thereof, as the same pertains to said area, is enacted as a substitute and in lieu of said District Map;

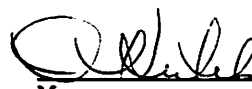
Section 2. Severability of Provisions. If any section, subsection, sentence, clause, phrase or portion of this ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portion hereof.

Section 3. Full Force and Effect. This ordinance shall be in full force and effect from the date of passage and publication as required by law.

Section 4. Repealer. This ordinance shall be construed to repeal any prior ordinance inconsistent herewith.

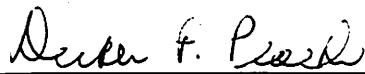
Section 5. Municipal Infraction. Any person, persons, firm, partnerships, or corporations, whether acting alone or in concert with any other, who violates this ordinance shall be guilty of a municipal infraction, and shall be penalized as set forth in Section 1-9 of the Municipal Code of the City of Bettendorf, Iowa.

PASSED, APPROVED AND ADOPTED this 7th day of May, 1996.

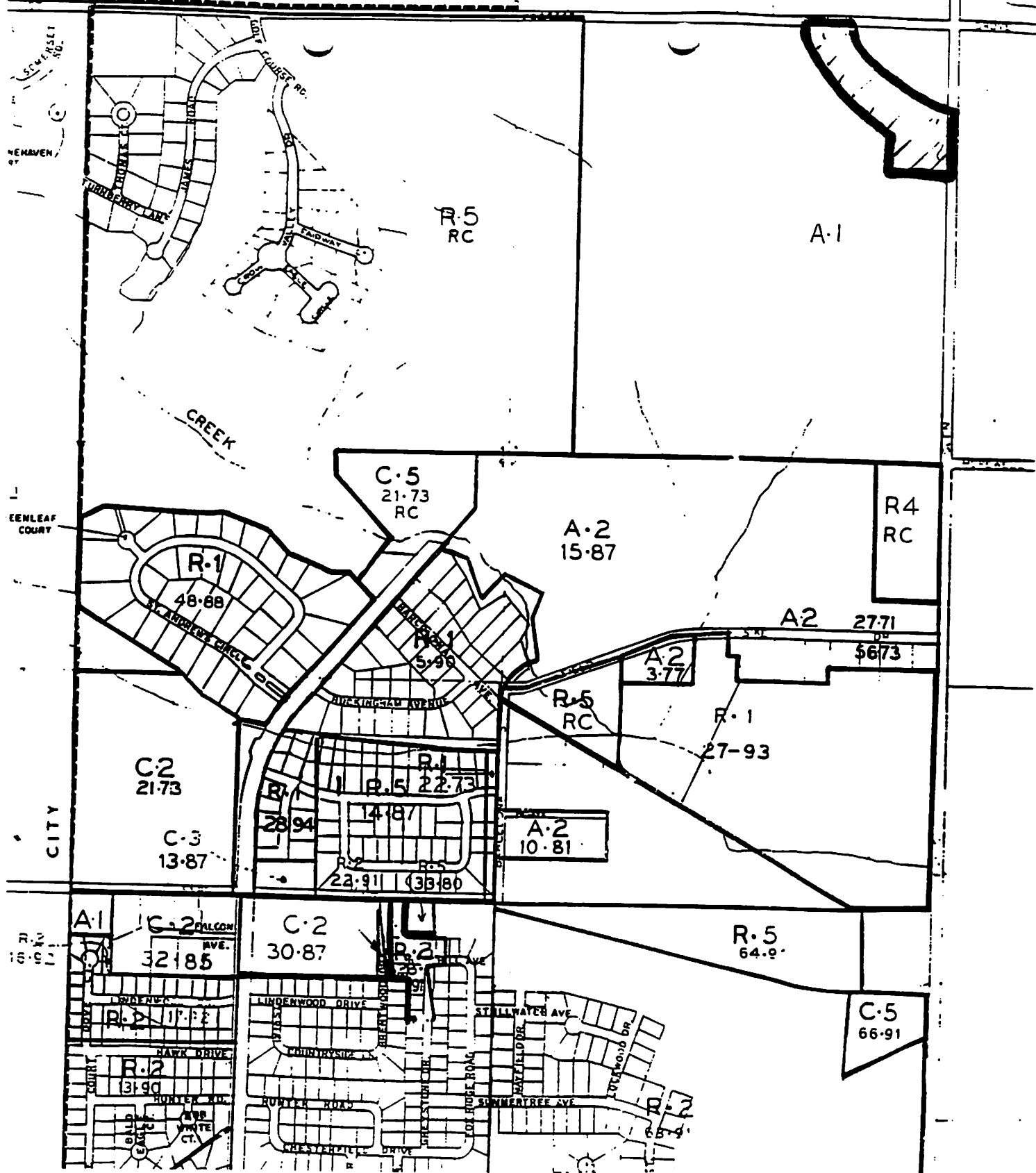
  
\_\_\_\_\_  
Mayor

Ann Hutchison

ATTEST:

  
\_\_\_\_\_  
City Clerk  
Decker P. Ploehn





**CITY OF BETTENDORF, IOWA**



= PARCEL TO BE REZONED

**ZONING CHANGE:** A-1 Agricultural

C-5 Office/Transitions

**LOCATION:** Southwest of intersection of PETITIONER'S

Forest Grove Drive & Devils Glen Road

**NAME:**

McB Development Corporation









Re: Conditions to proposed rezoning, Case 23-014

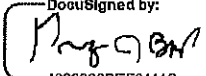
The undersigned, as owner of the ground subject to rezoning from C-1 to C-2 (Bettendorf case no. 23-014) and pursuant to Iowa Code 414.5, hereby agrees that as a condition of approval of the rezoning, the following restrictions on uses shall be placed upon the ground:

1. No convenience food sales with Gas Sales (limited or unlimited)
2. No general food sales with Gas pumps
3. No Auto services use which includes Gas sales as a portion of such business.
4. No other business use which is intended to sell gasoline on site.

In further consideration of approval of the rezoning, the owner agrees to the following additional restrictions upon the use of the ground:

1. Tobacco, vape shops, and/or CBD shops
2. Tattoo/piercing parlors
3. Storage units
4. Automotive sales
5. Automotive services and body repair
6. Pawn shops
7. Title loan or "quick cash" operations
8. Storage/staging yards or service vehicle parking of any type
9. Adult entertainment venues.
10. Permanent buildings in which fifty percent (50%) or more of the retailer's retail floor space is allocated to the sale or display of consumer fireworks, or in which fifty percent (50%) or more of annual retail sales are from the sale of consumer fireworks.

Dated this 23rd day of March, 2023.

DocuSigned by:  
  
 MCB Development Corporation (Signature)

By: Greg Bush CEO (person authorized to sign on behalf of owner and title)

(Identity of Owner if not single person owner)



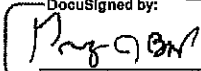
Re: Conditions to proposed rezoning, Case 23-022

The undersigned, as owner of the ground subject to rezoning from C-1 to C-2 (Bettendorf case no. 23-022) and pursuant to Iowa Code 414.5, hereby agrees that as a condition of approval of the rezoning, the following restrictions on uses shall be placed upon the ground:

1. That the only permitted use under such rezoning shall be for residential townhouses in a configuration substantially similar to that on the attached Exhibit labeled E & A Enterprises, LLC, dated Feb. 27, 2023, and attached hereto.

Dated this 23rd day of March, 2023.

DocuSigned by:



MCB Development Corporation (Signature)

By: Greg Bush

CEO

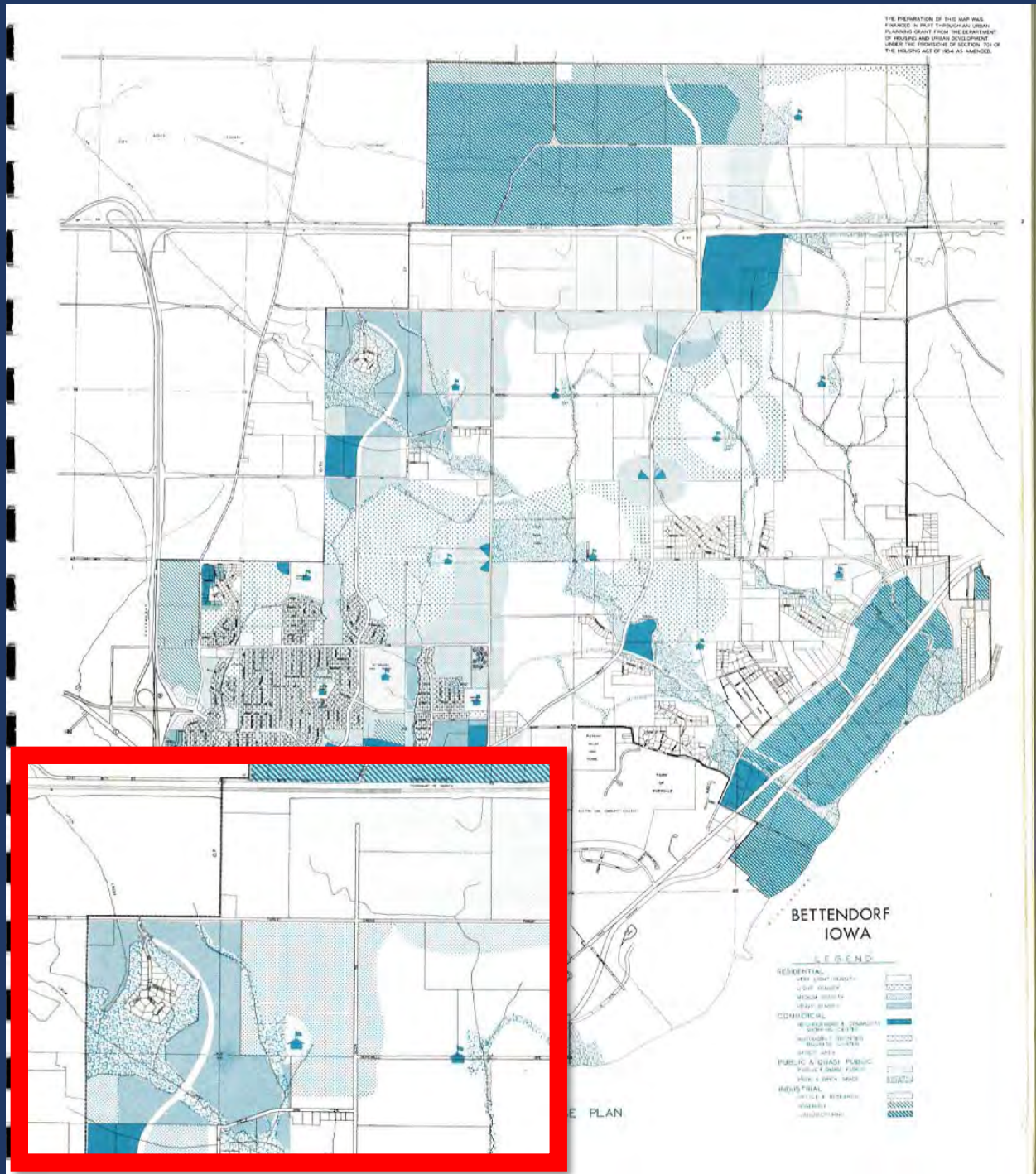
Person authorized to sign on

behalf of owner and title)

(Identity of Owner if not single person owner)

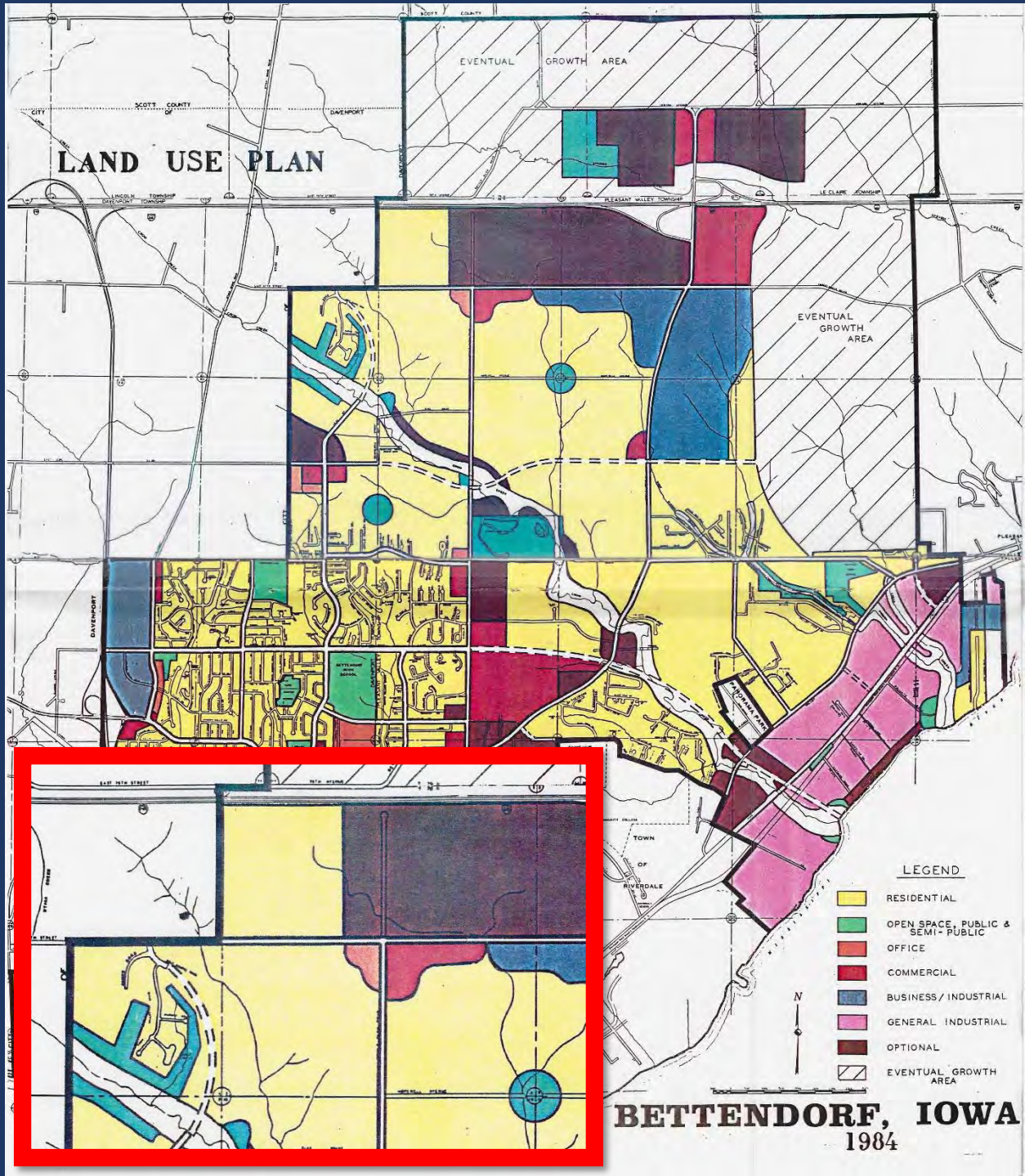


# Future Land Use Map - 1973



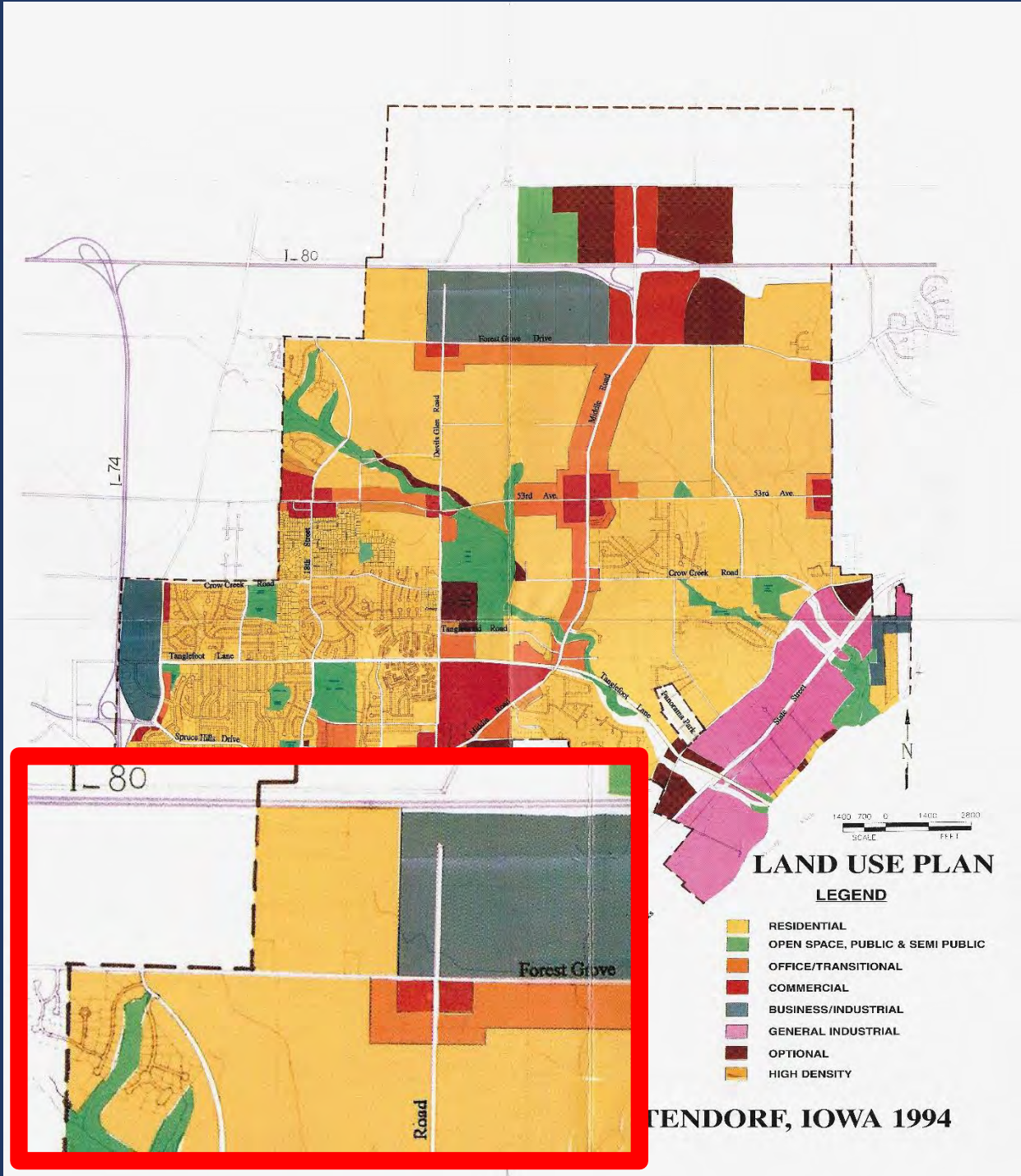


# Future Land Use Map - 1984





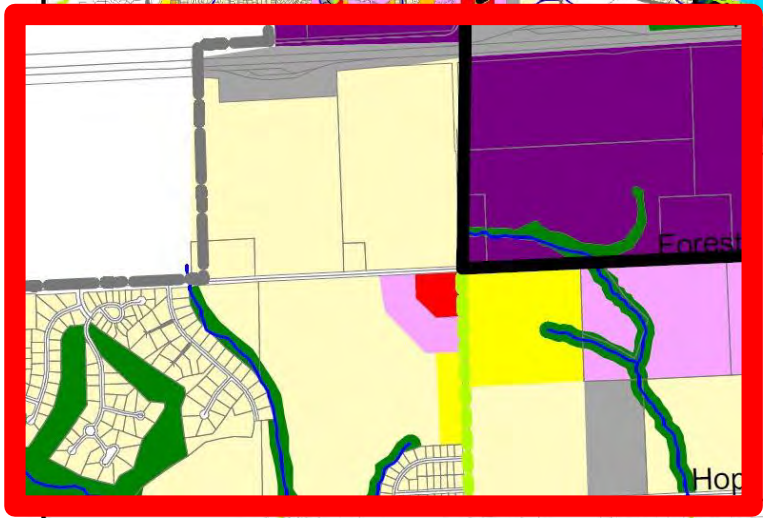
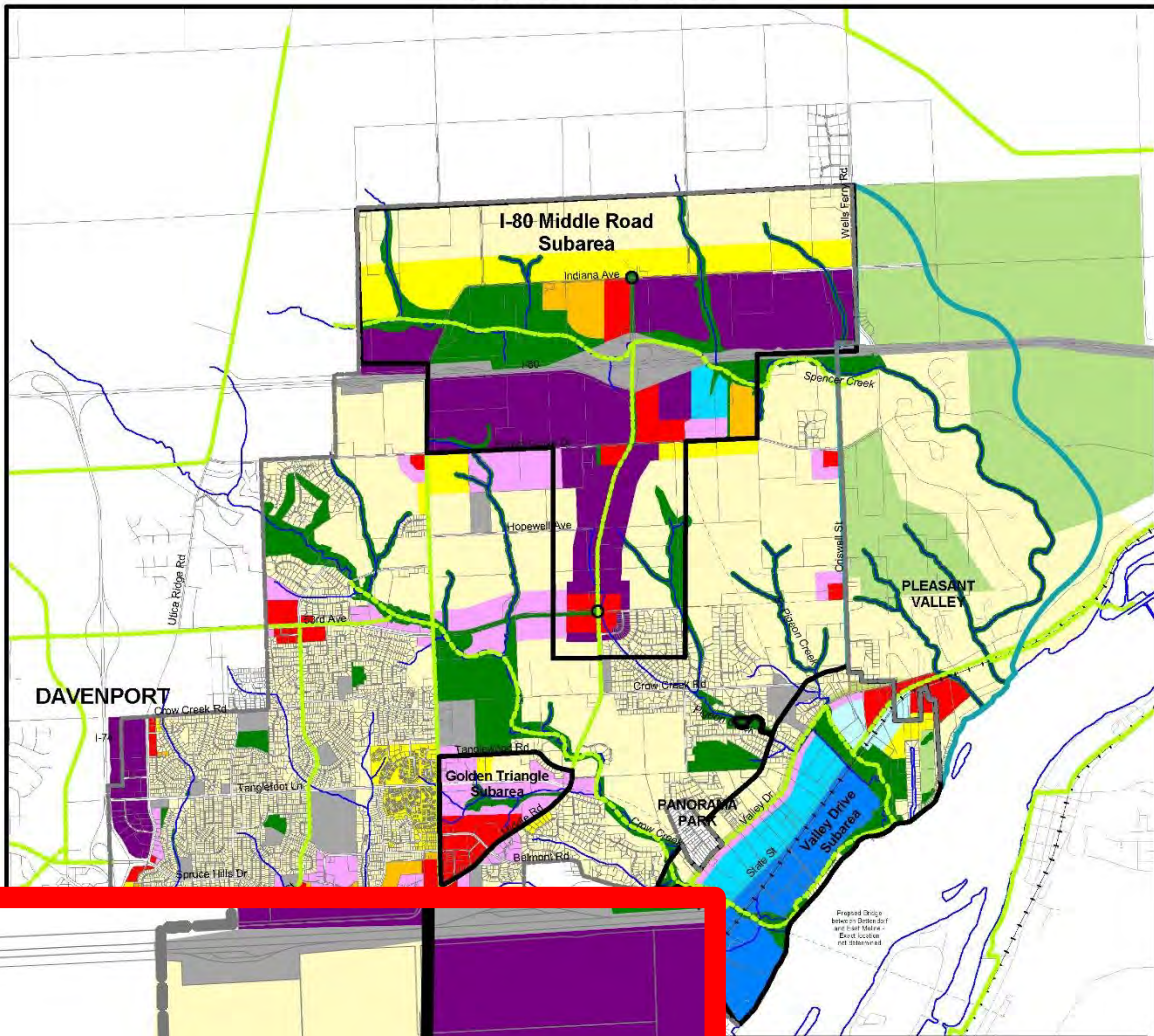
# Future Land Use Map - 1994





# Future Land Use Map - 2002

**MAP 22**  
**Bettendorf, Iowa**  
**Future Land Use**



**Legend**

<b>Landuse</b>	<b>City Limits</b>
Traditional Residential	Roads
Medium Density Residential	Proposed Roads
High Density Residential	Subareas
Commercial	Spencer Creek
Office/Transitional	Sewer Service Area
Office/Research Campus	Trails
Heavy Industrial	Trail
General Industrial	Proposed Trail
Limited Industrial	
Institutional	
Recreational/Conservation	
Agriculture Estate	
Agriculture Open	

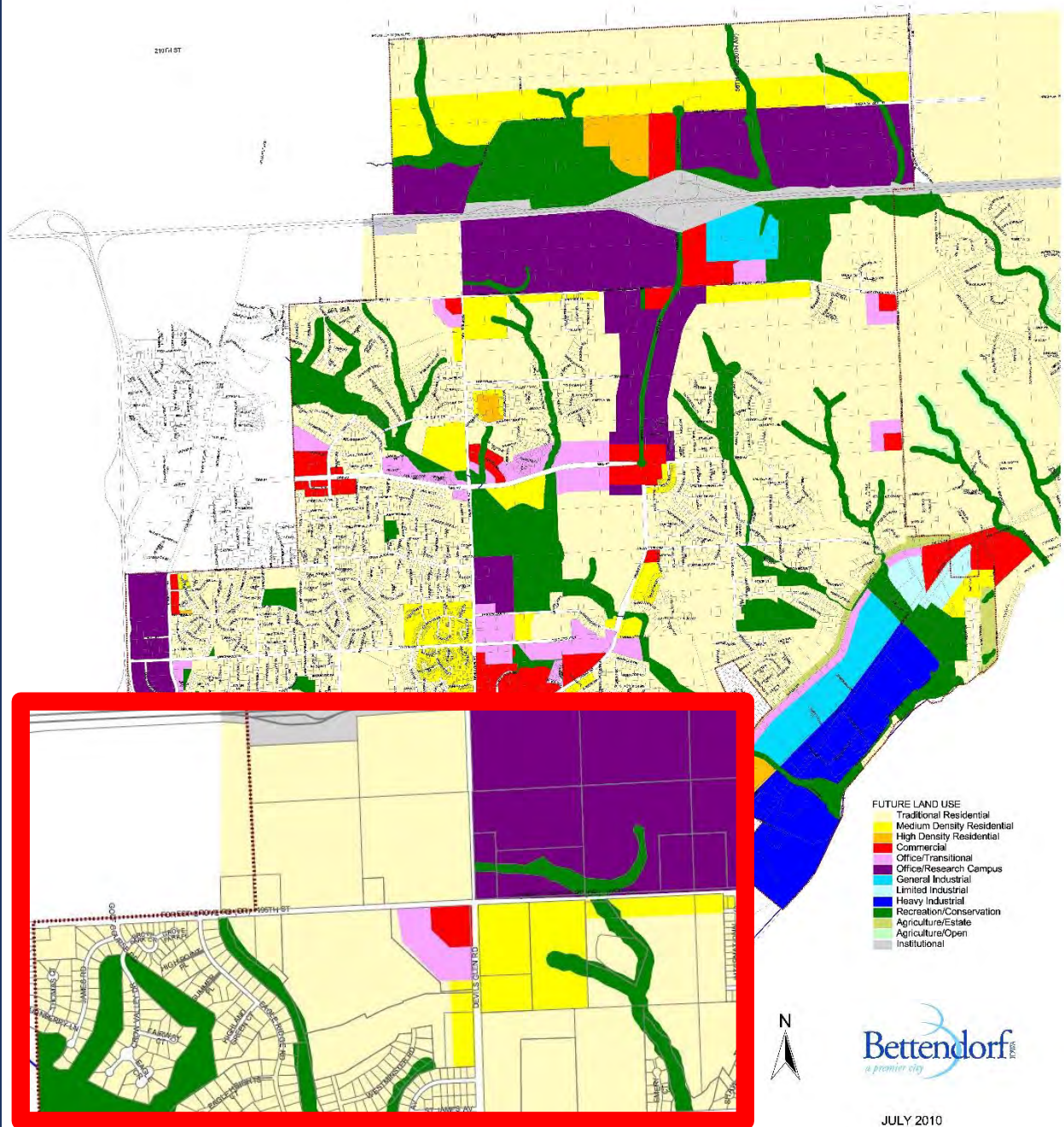
*Source: City of Bettendorf*

DISCLAIMER: This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy.



# Future Land Use Map - 2010

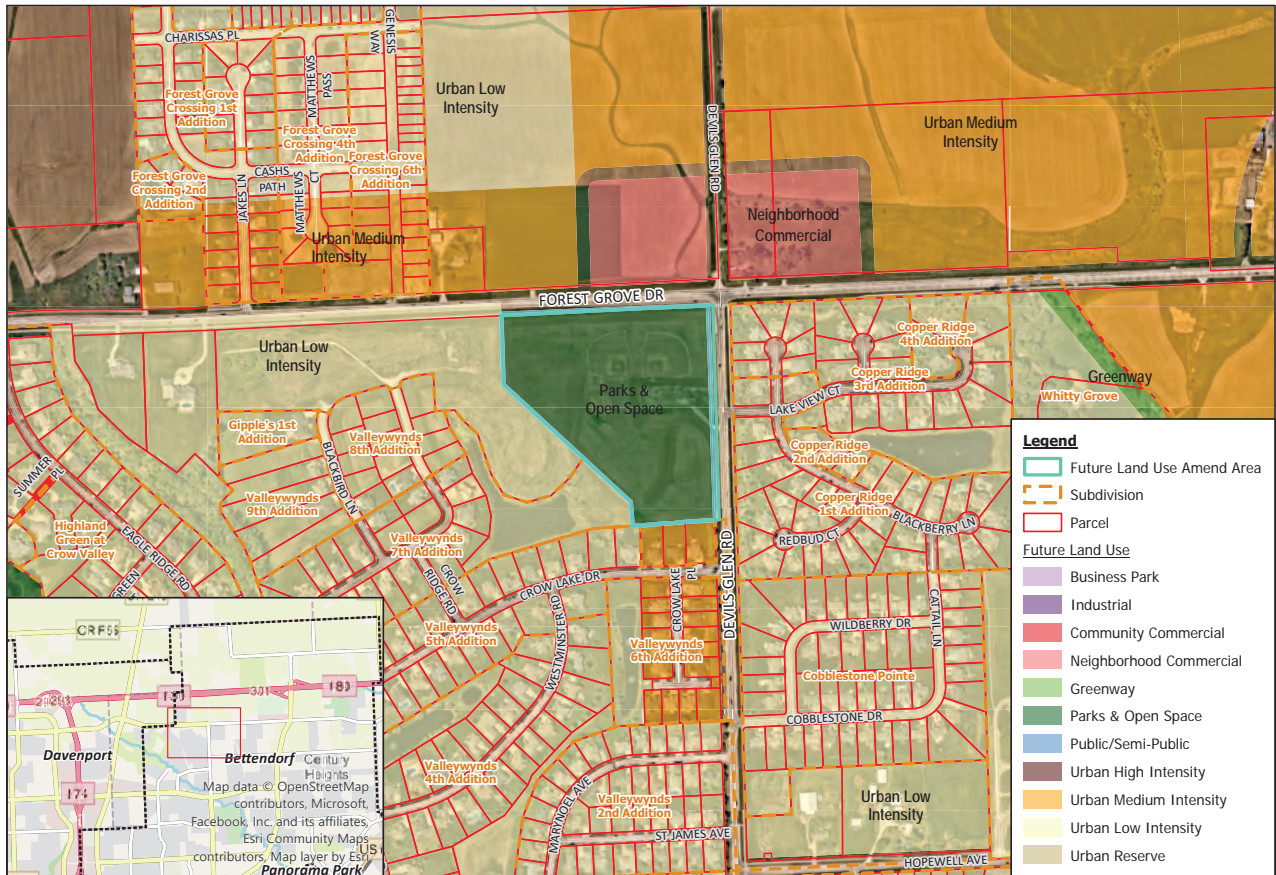
## CITY OF BETTENDORF FUTURE LAND USE



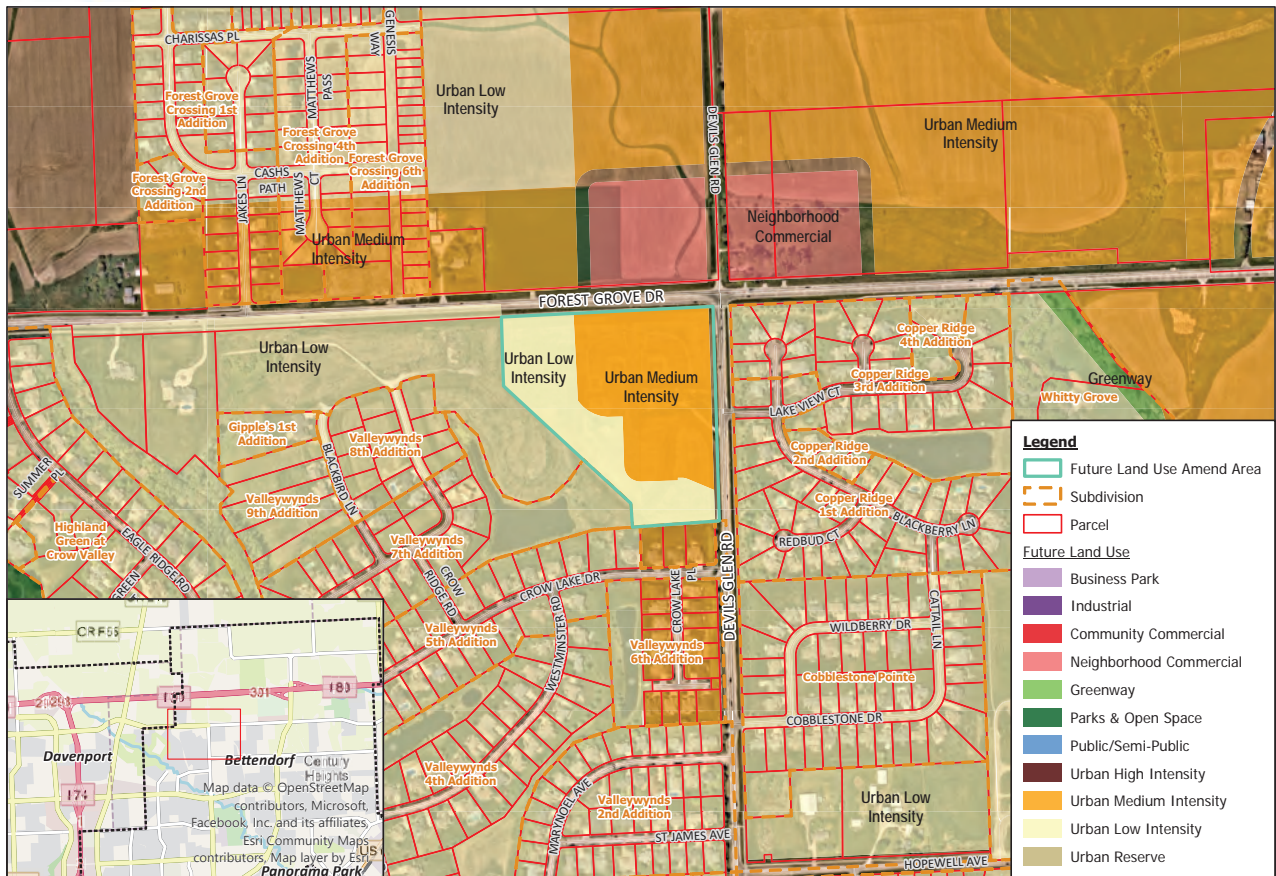




**Case 23-013, 021: SW of Devils Glen Rd. & Forest Grove Dr.  
Future Land Use Amendments  
Existing Future Land Uses**



**Case 23-013, 021: SW of Devils Glen Rd. & Forest Grove Dr.  
Future Land Use Amendments  
Proposed Future Land Uses**

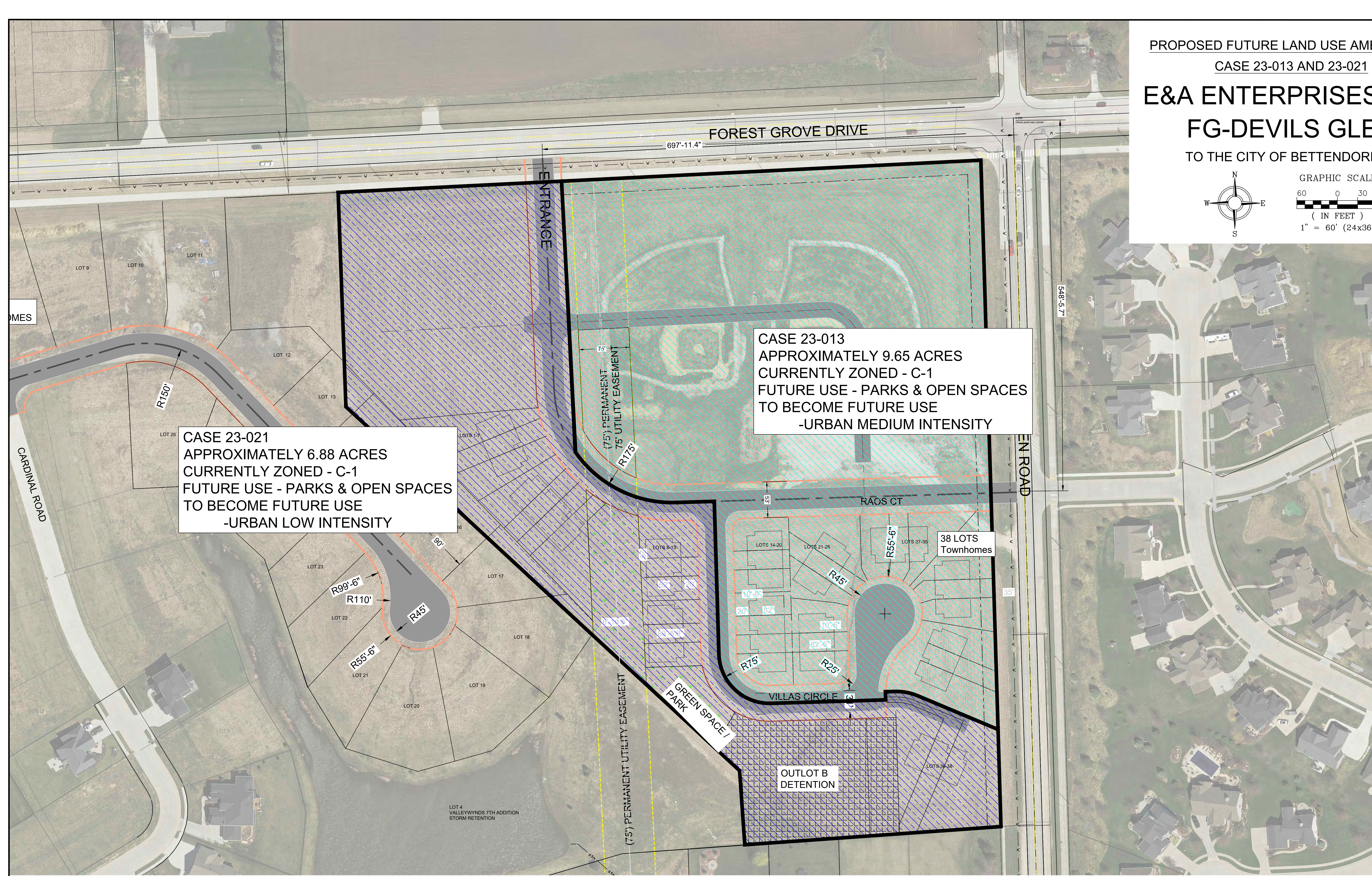
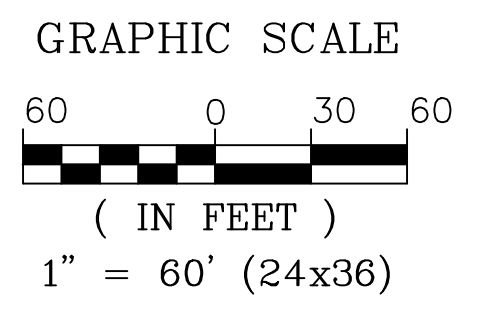
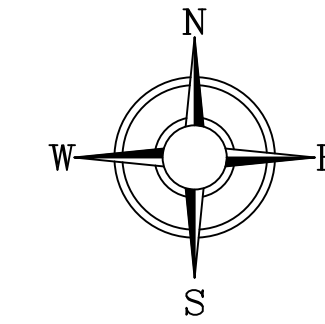




**E&A ENTERPRISES, LLC**

**FG-DEVILS GLEN**

TO THE CITY OF BETTENDORF, IA



**CASE 23-013**  
 APPROXIMATELY 9.65 ACRES  
 CURRENTLY ZONED - C-1  
 FUTURE USE - PARKS & OPEN SPACES  
 TO BECOME FUTURE USE  
 -URBAN MEDIUM INTENSITY

**CASE 23-021**  
 APPROXIMATELY 6.88 ACRES  
 CURRENTLY ZONED - C-1  
 FUTURE USE - PARKS & OPEN SPACES  
 TO BECOME FUTURE USE  
 -URBAN LOW INTENSITY

NO.	REVISIONS: DESCRIPTION	DATE

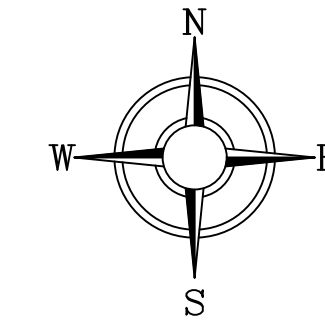


PROPOSED REZONING

Case 23-014

E&A ENTERPRISES, LLC  
FG-DEVILS GLEN

TO THE CITY OF BETTENDORF, IA

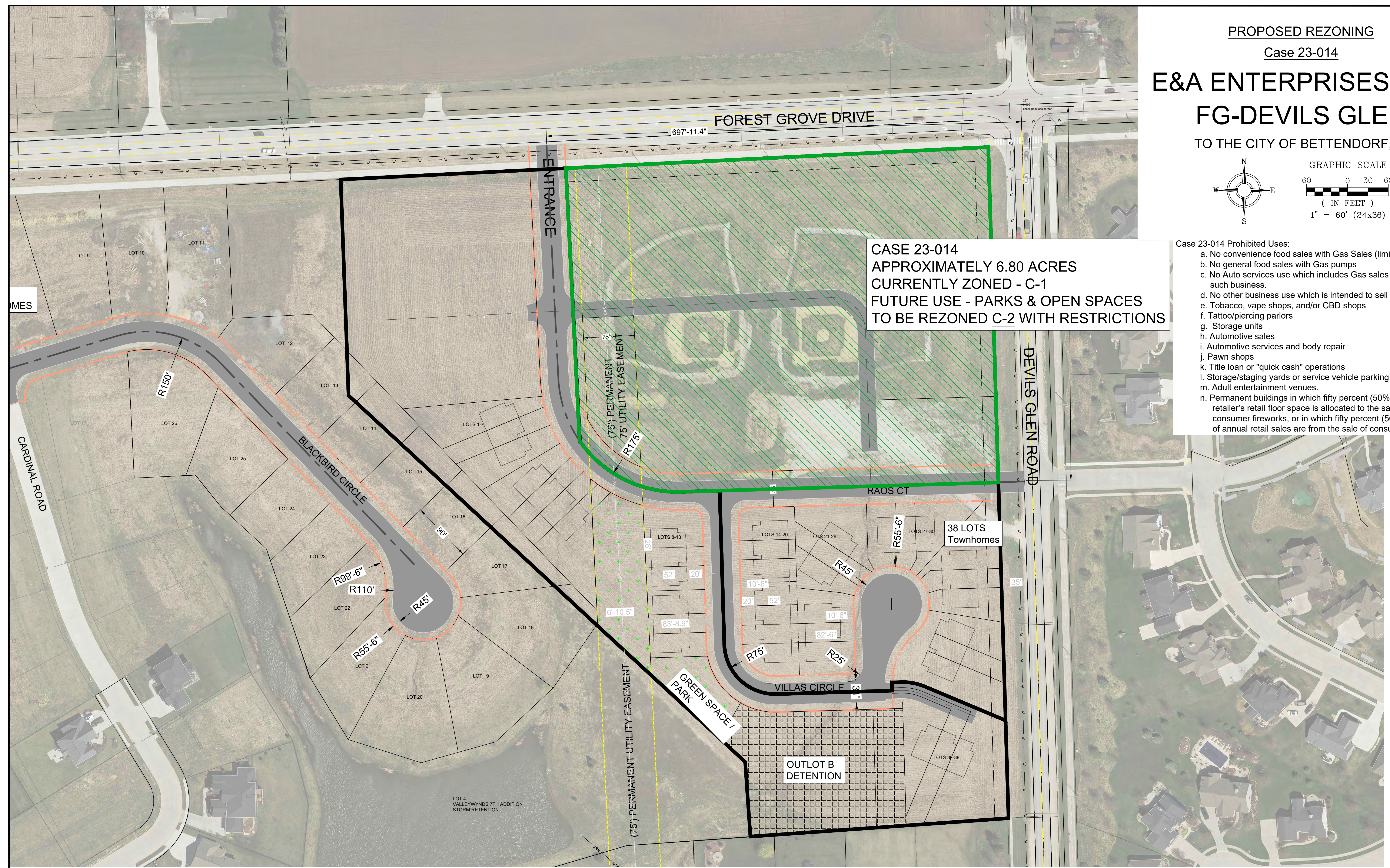


GRAPHIC SCALE  
60 0 30 60  
( IN FEET )  
1" = 60' (24x36)

CASE 23-014  
APPROXIMATELY 6.80 ACRES  
CURRENTLY ZONED - C-1  
FUTURE USE - PARKS & OPEN SPACES  
TO BE REZONED C-2 WITH RESTRICTIONS

Case 23-014 Prohibited Uses:

- a. No convenience food sales with Gas Sales (limited or unlimited)
- b. No general food sales with Gas pumps
- c. No Auto services use which includes Gas sales as a portion of such business.
- d. No other business use which is intended to sell gasoline on site.
- e. Tobacco, vape shops, and/or CBD shops
- f. Tattoo/piercing parlors
- g. Storage units
- h. Automotive sales
- i. Automotive services and body repair
- j. Pawn shops
- k. Title loan or "quick cash" operations
- l. Storage/staging yards or service vehicle parking of any type
- m. Adult entertainment venues.
- n. Permanent buildings in which fifty percent (50%) or more of the retailer's retail floor space is allocated to the sale or display of consumer fireworks, or in which fifty percent (50%) or more of annual retail sales are from the sale of consumer fireworks.



NO.	REVISIONS: DESCRIPTION	DATE

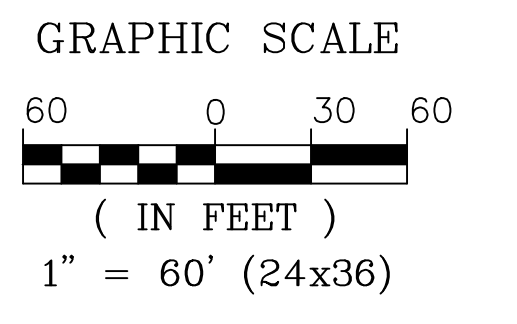
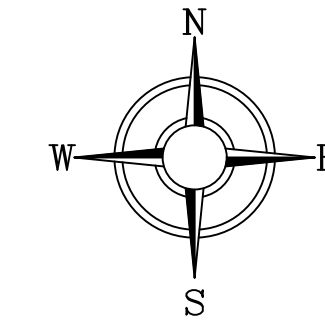


PROPOSED REZONING

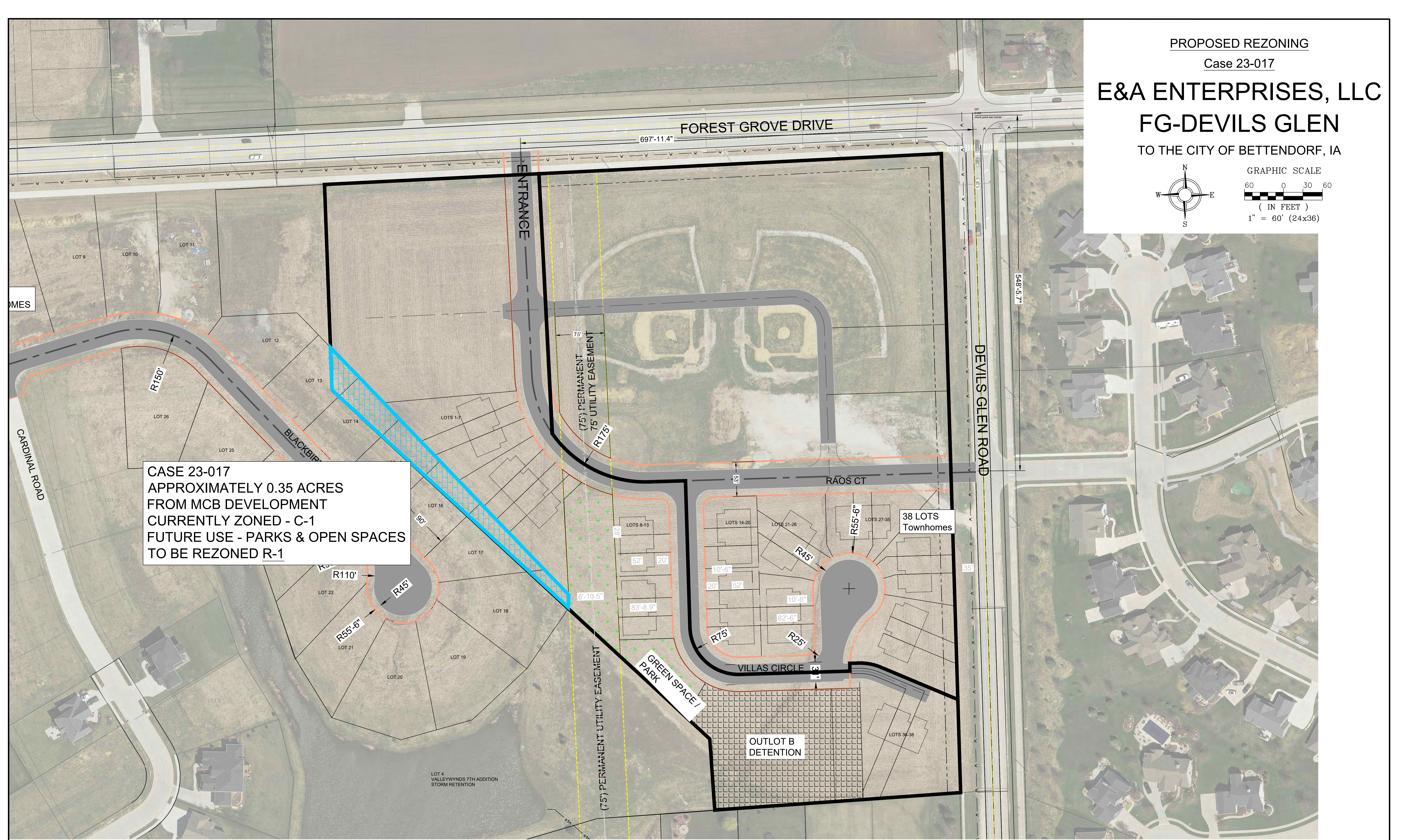
Case 23-017

# E&A ENTERPRISES, LLC FG-DEVILS GLEN

TO THE CITY OF BETTENDORF, IA



CASE 23-017  
APPROXIMATELY 0.35 ACRES  
FROM MCB DEVELOPMENT  
CURRENTLY ZONED - C-1  
FUTURE USE - PARKS & OPEN SPACES  
TO BE REZONED R-1



NO.	REVISIONS: DESCRIPTION	DATE

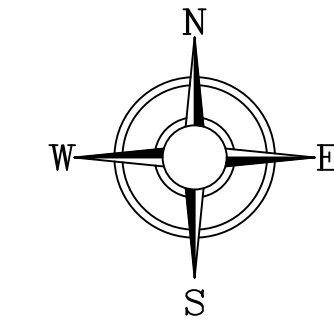


PROPOSED REZONING

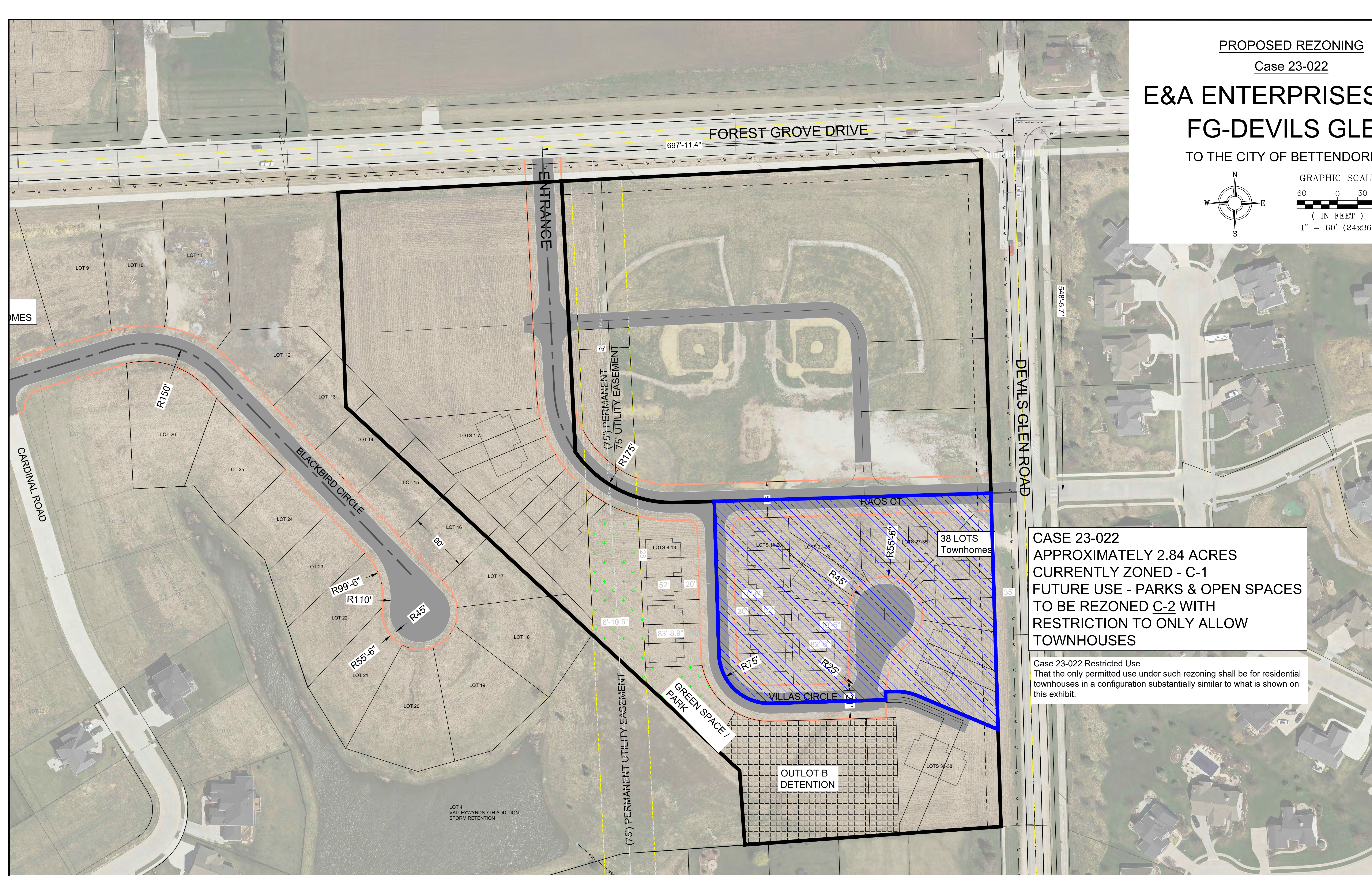
Case 23-022

# E&A ENTERPRISES, LLC FG-DEVILS GLEN

TO THE CITY OF BETTENDORF, IA



GRAPHIC SCALE  
60 0 30 60  
( IN FEET )  
1" = 60' (24x36)



**CASE 23-022**  
APPROXIMATELY 2.84 ACRES  
CURRENTLY ZONED - C-1  
FUTURE USE - PARKS & OPEN SPACES  
TO BE REZONED C-2 WITH  
RESTRICTION TO ONLY ALLOW  
TOWNHOUSES

Case 23-022 Restricted Use  
That the only permitted use under such rezoning shall be for residential townhouses in a configuration substantially similar to what is shown on this exhibit.

NO.	REVISIONS: DESCRIPTION	DATE



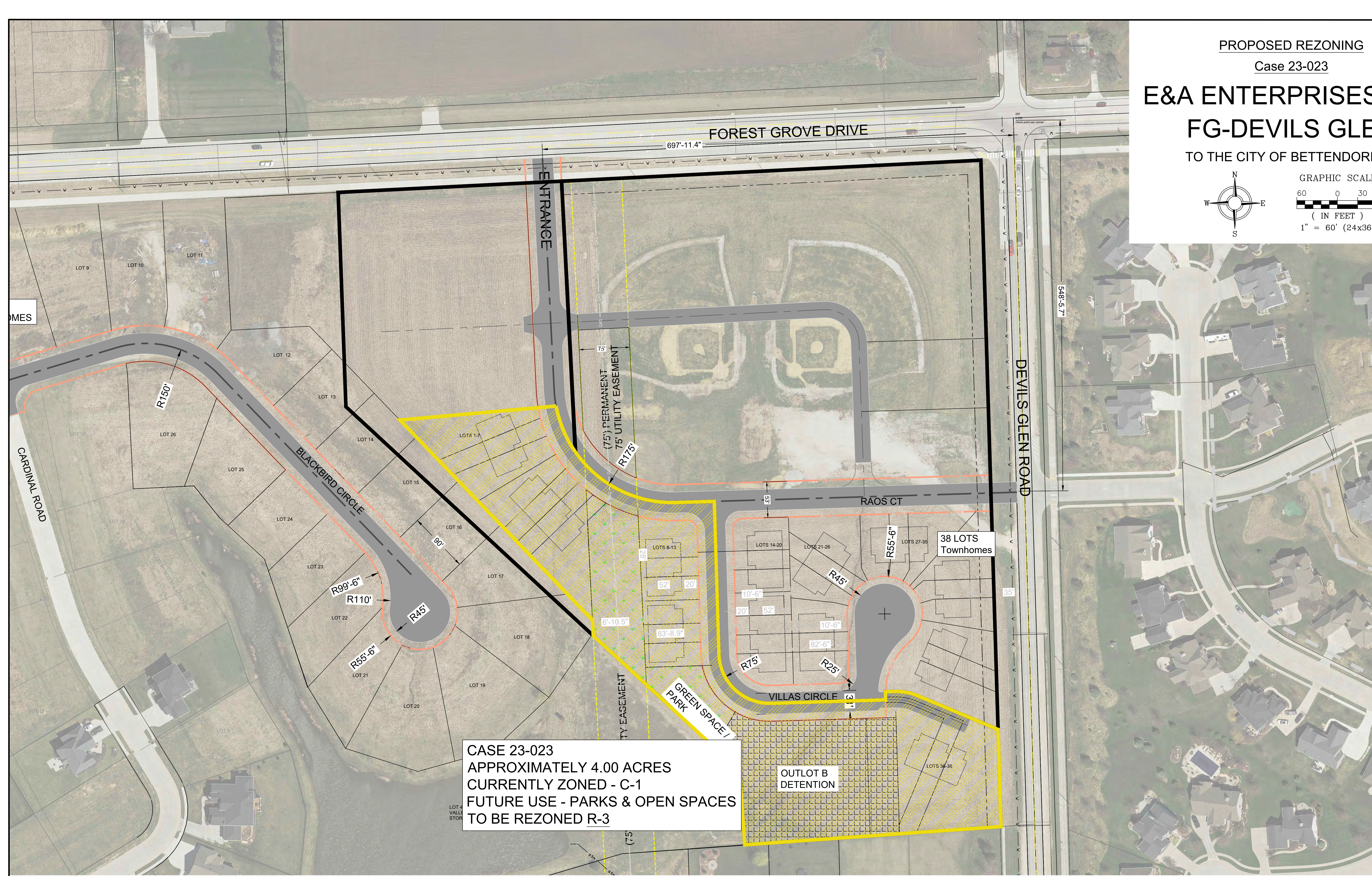
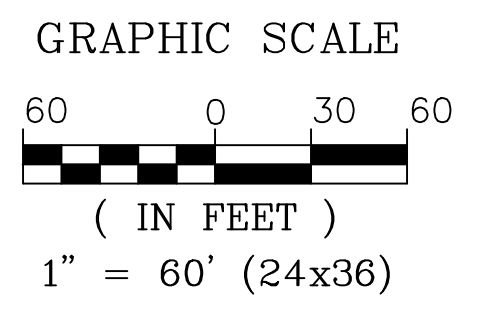
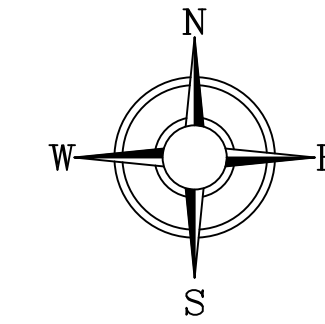
PROPOSED REZONING

Case 23-023

E&A ENTERPRISES, LLC

FG-DEVILS GLEN

TO THE CITY OF BETTENDORF, IA



CASE 23-023  
APPROXIMATELY 4.00 ACRES  
CURRENTLY ZONED - C-1  
FUTURE USE - PARKS & OPEN SPACES  
TO BE REZONED R-3



DATE: 3/21/2023  
563 386.4236 office 386.4231 fax  
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: BJB  
CHECKED BY: CRT  
DRAWING LOCATION  
C:\Users\benjamin\AppData\Local\Temp\AcPublish\_173961

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT SITE PLAN  
FG-DEVILS GLEN  
FOREST GROVE DRIVE &  
DEVILS GLEN ROAD

DEVELOPER  
E&A ENTERPRISES, LLC  
423 17TH ST., STE. 103  
ROCK ISLAND, IL 61201-8742

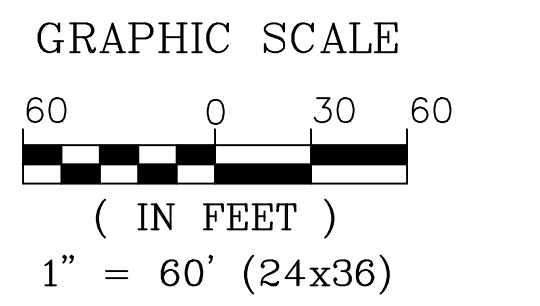
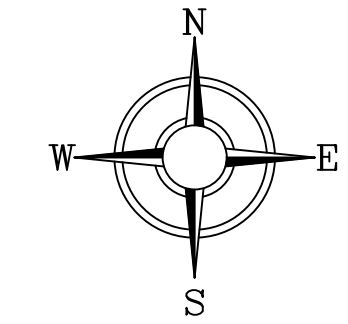
SHEET NO.  
E5



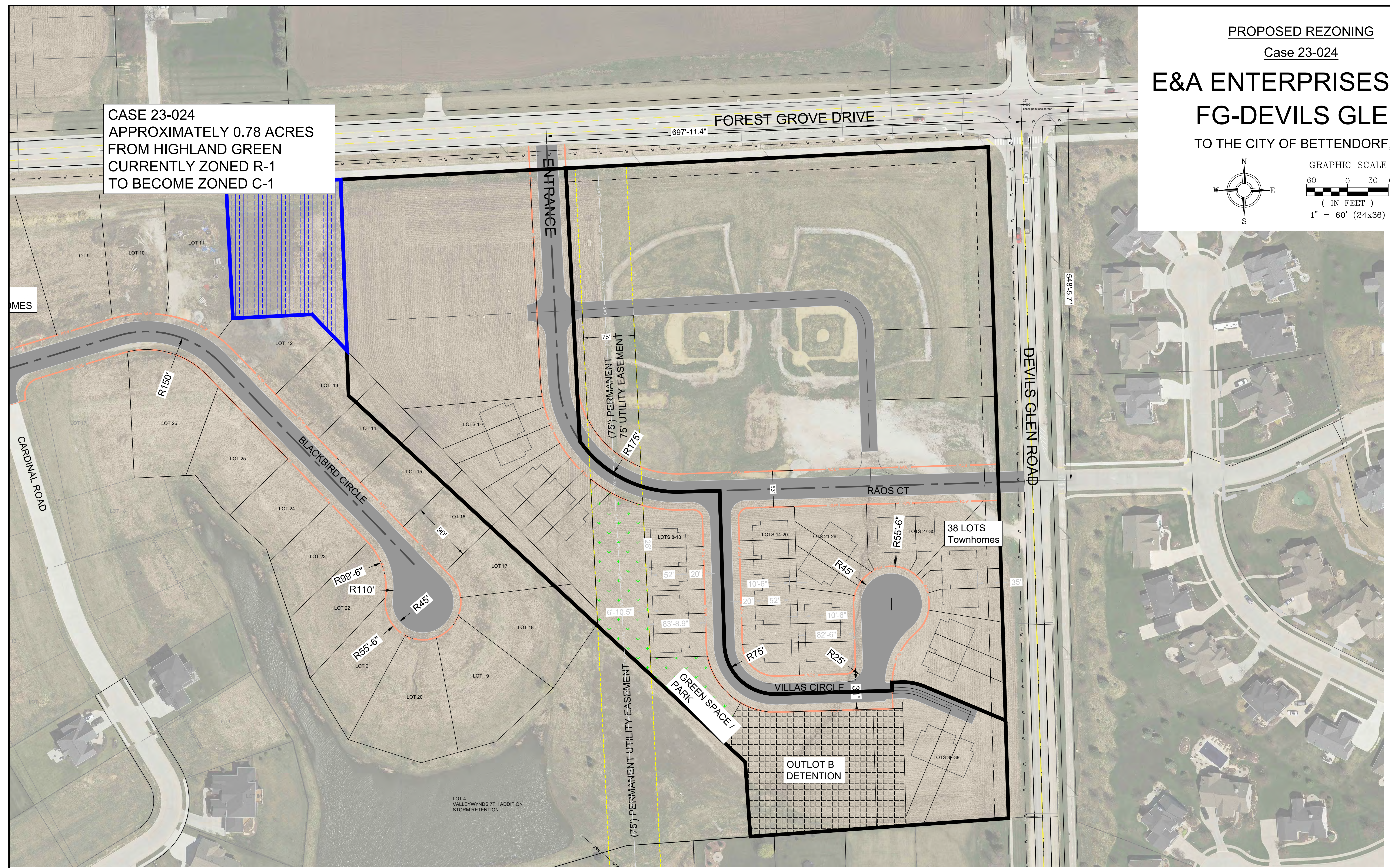
# E&A ENTERPRISES, LLC

## FG-DEVILS GLEN

TO THE CITY OF BETTENDORF, IA



CASE 23-024  
APPROXIMATELY 0.78 ACRES  
FROM HIGHLAND GREEN  
CURRENTLY ZONED R-1  
TO BECOME ZONED C-1



38 LOTS  
Townhomes

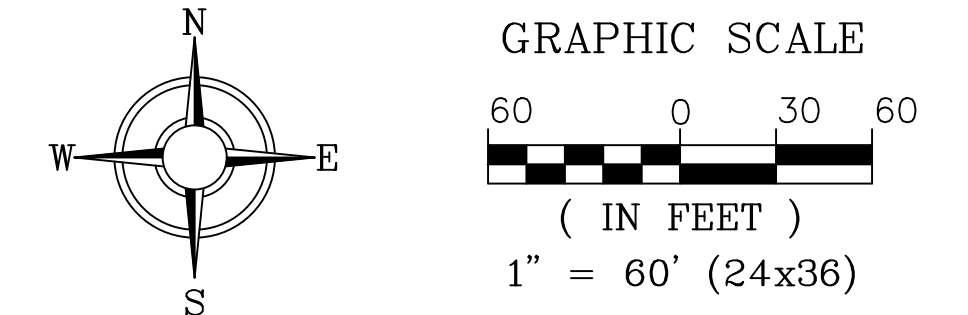
OUTLOT B  
DETENTION

GREEN SPACE /  
PARK

NO.	REVISIONS: DESCRIPTION	DATE



**E&A ENTERPRISES, LLC**  
**FG-DEVILS GLEN**  
TO THE CITY OF BETTENDORF, IA



- Case 23-014 Prohibited Uses:
- a. No convenience food sales with Gas Sales (limited or unlimited)
  - b. No general food sales with Gas pumps
  - c. No Auto services use which includes Gas sales as a portion of such business.
  - d. No other business use which is intended to sell gasoline on site.
  - e. Tobacco, vape shops, and/or CBD shops
  - f. Tattoo/piercing parlors
  - g. Storage units
  - h. Automotive sales
  - i. Automotive services and body repair
  - j. Pawn shops
  - k. Title loan or "quick cash" operations
  - l. Storage/staging yards or service vehicle parking of any type
  - m. Adult entertainment venues.
  - n. Permanent buildings in which fifty percent (50%) or more of the retailer's retail floor space is allocated to the sale or display of consumer fireworks, or in which fifty percent (50%) or more of annual retail sales are from the sale of consumer fireworks.

**CASE 23-024**  
APPROXIMATELY 0.78 ACRES  
FROM HIGHLAND GREEN  
CURRENTLY ZONED R-1  
TO BE ZONED C-1

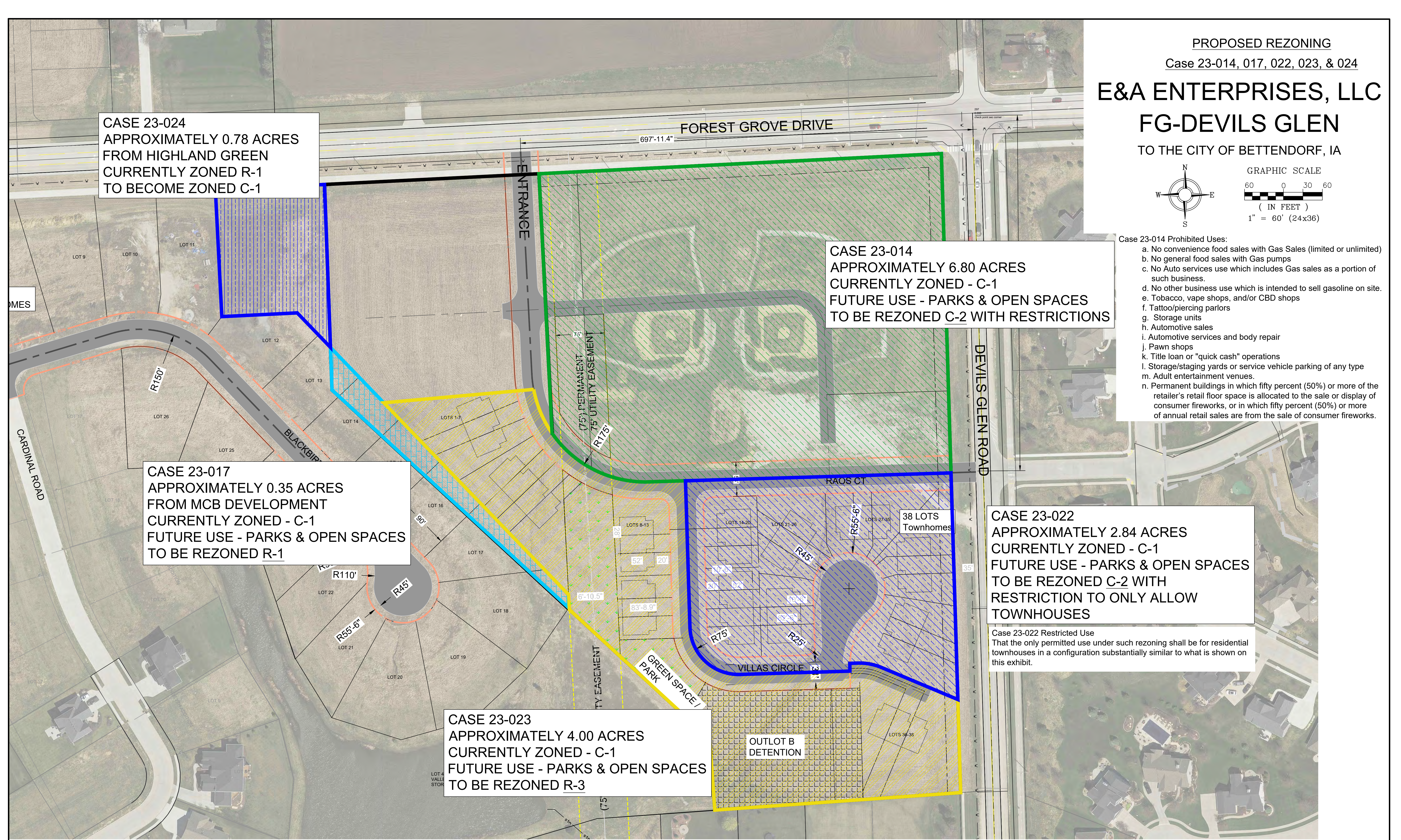
**CASE 23-014**  
APPROXIMATELY 6.80 ACRES  
CURRENTLY ZONED - C-1  
FUTURE USE - PARKS & OPEN SPACES  
TO BE REZONED C-2 WITH RESTRICTIONS

**CASE 23-017**  
APPROXIMATELY 0.35 ACRES  
FROM MCB DEVELOPMENT  
CURRENTLY ZONED - C-1  
FUTURE USE - PARKS & OPEN SPACES  
TO BE REZONED R-1

**CASE 23-022**  
APPROXIMATELY 2.84 ACRES  
CURRENTLY ZONED - C-1  
FUTURE USE - PARKS & OPEN SPACES  
TO BE REZONED C-2 WITH  
RESTRICTION TO ONLY ALLOW  
TOWNHOUSES

Case 23-022 Restricted Use  
That the only permitted use under such rezoning shall be for residential townhouses in a configuration substantially similar to what is shown on this exhibit.

**CASE 23-023**  
APPROXIMATELY 4.00 ACRES  
CURRENTLY ZONED - C-1  
FUTURE USE - PARKS & OPEN SPACES  
TO BE REZONED R-3







**COFFEE SHOP**





**CONVENIENT STORE**





**DRIVE THRU RESTAURANT**





RETAIL





**DEVILS GLEN STREET VIEW**





**AERIAL VIEW**





TOWN HOMES VIEW