

The following are minutes of the Bettendorf Planning and Zoning Commission and are a synopsis of the discussion that took place at this meeting and as such may not include the entirety of each statement made. The minutes of each meeting do not become official until approved at the next meeting.

**MINUTES
PLANNING AND ZONING COMMISSION
SEPTEMBER 21, 2011
5:30 P.M.**

The Planning and Zoning Commission meeting of September 21, 2011, was called to order by Gallagher at 5:30 p.m. at the City Hall Council Chambers, 1609 State Street.

1. Roll Call

MEMBERS PRESENT: Bennett, Gallagher, Laas, Rafferty, *Wennlund

MEMBERS ABSENT: Kappeler, Stoltenberg

STAFF PRESENT: Greg Beck, City Planner; Bill Connors, Community Development Director; Lisa Fuhrman, Community Development Secretary; Steve Knorrek, Fire Captain; Denny Snyder, City Engineer

2. Approval of the minutes of the meeting of August 17, 2011.

On motion by Rafferty, seconded by Laas, that the minutes of the meeting of August 17, 2011 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

Preliminary Plat

4. Case 11-059; Mason Run Additions, submitted by Forest Grove Farm, L.C.

*Wennlund arrived.

Beck reviewed the staff report.

Rafferty asked if staff has any concerns the single-family housing proposed in the portion of the subdivision that is zoned R-3. He questioned whether staff feels that the city has enough property that is zoned R-3 that could be used for two-family housing.

Beck explained that since single-family housing is an allowed use in the R-3 district, the decision is the developer's to make. He added that prospective homeowners should be aware that it is likely that Forest Grove Drive will become a major collector street and will be widened in the future.

Rafferty commented that a determination had been made regarding the types of uses that were needed and certain areas were designated in the land use plan for multi-family housing. He expressed concern that if the growth of single-family housing is not offset with an adequate amount of property designated for R-3 zoning, the city will not develop as anticipated. He asked if the land use plan would be changed such that R-3 zoning would be allowed. Beck explained the comprehensive plan could be reviewed and possibly changed so that there are additional areas for R-3, R-4, and R-5 zoning.

Connors stated that similar developments such as Huntington Meadows and Sterling Woods have been successful and incorporate a large buffer yard and landscaping. He added that the market typically determines the style of unit that is built.

Rafferty asked if the proposed development would have a similar buffer yard and landscaping along Forest Grove Drive. Beck stated that either developers can choose to either build a fence 15 feet from the property line with one evergreen tree placed every 25 feet or install a 20-foot wide landscaping strip.

Wennlund asked for clarification of the right-of-way that will be vacated to the developer. Beck explained that when the property in question is platted, it will be dedicated to the developer. Wennlund asked if the property involved along Hopewell Avenue is a part of the proposed road improvement project. Beck confirmed this.

On motion by Laas, seconded by Bennett, that the preliminary plat of Mason Run Additions be approved subject to staff recommendations.

ALL AYES

Motion carried.

Final Plat/Site Development Plan

5. Case 11-060; Interstate 74 Technology Park Second Addition, submitted by Plantation, LTD.
7. Case 11-061; 40th Avenue west of Utica Ridge Road and east of future extension of Golden Valley Drive, submitted by Plantation Development, LTD.

Beck reviewed the staff reports.

Wennlund asked for clarification regarding the extension of Golden Valley Drive. Beck explained that the original proposal concept plan showed a private drive that would have been offset from Golden Valley Drive and would curve northward. He added that the current plan shows the extension of Golden Valley Drive as a public street.

Wennlund asked if the first stage of building construction would occur on Lot 1. Beck confirmed this. Wennlund asked if the remainder of the development would be an extension of that building. Beck confirmed this, adding that the buildings would be connected. He indicated that any further construction would require site development plan review and approval.

Wennlund asked if the parking for the development would be located on along 40th Avenue and if it would be adequate for future uses. Beck explained that future uses would be evaluated for compliance with parking requirements, adding that if necessary additional parking could be located on the south side of the building as long as it did not impede traffic circulation.

Wennlund asked if there would be loading docks on the building. Beck confirmed this.

Laas commented that while she understands why the development is being staged, it is difficult to conceptualize and to evaluate whether there will be adequate parking, how it will appear aesthetically, and if it will be functional.

Rafferty asked what type of type of manufacturing would occur on the site. Beck explained that the use would be similar to the business operations that occur north of the site, adding that it would be similar to an electronic and computer use which is allowed in the C-6 district.

Rafferty asked if there would be any hazardous materials involved in the manufacturing process. Connors explained that only the assembly of the product would take place on site.

Alan Frankel, the applicant, stated that the business which be located on the site is an LED lighting company from China. He indicated that the U.S. corporate headquarters is currently located in Florida but will be moving to Bettendorf. He stated that eventually 120-160 people will be employed by the compnay, adding that research and development and assembly of LED tubes and street lighting heads will take place in the 55,000-70,000 square foot facility. Frankel explained that if further expansion is necessary, the corporate headquarters would be relocated to a new structure on the side of Golden Valley Drive. He indicated that the schedule for expansion will depend upon the economy. He stated that if additional space is necessary, the future stages of the development could be two-story structures. Frankel added that the exact number of employees is unclear and that underground parking could be added if necessary to meeting code requirements. He stated that if there are two shifts the parking spaces shown on the plan should be adequate. Frankel indicated that the president of the company plans to move to the area and has an anticipated construction start date of sometime this fall. He added that construction should be complete by the late spring or early summer of 2012.

Frankel explained that the reason for shifting Golden Valley Drive slightly to the west is to allow for a larger building on the site. He indicated that storm water detention would take place in an area just north of the site which is approximately 80 feet lower in

elevation. He stated that the storm water detention area is too deep to fill and will be ideal for that purpose.

On motion by Bennett, seconded by Rafferty, that the final plat of Interstate 74 Technology Park Second Addition be approved subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Rafferty, seconded by Wennlund, that the site development plan for property located on 40th Avenue west of Utica Ridge Road and east of the future extension of Golden Valley Drive be approved subject to staff recommendations.

ALL AYES

Motion carried.

Site Development Plan

6. Case 11-058; 1411-17 Kimberly Road, submitted by Duck Creek II Investors.

Beck reviewed the staff report.

Gallagher asked if the proposed structure is similar in style to the Upper Iowa University building currently under construction. Kevin Koellner, the applicant, confirmed this.

Wennlund asked if there is an overall site development plan for the entire Shoppes at Duck Creek development as it has been approved. Beck reviewed the location of the buildings that have been constructed or are currently being built. Wennlund asked if there is another lot remaining as the configuration appears to be different than was shown on the diagram that was displayed and the proposed site plan. Beck stated that this is not the case, adding that he had drawn the shape on a previous version of the overall concept plan and therefore the drawing is not completely accurate.

Wennlund asked if there would be a grassed area on the west side of the development. Beck confirmed this.

Wennlund asked what the required setback from Kimberly Road is for the building. Beck explained that it is 20 feet. Wennlund asked if the landscape plan is to scale and if the amount of landscaped area is approximately the same as the width of the building as it appears on the plan. Koellner confirmed this. Gallagher commented that all of the plantings shown are on the lot in question, adding that there is an additional right-of-way along Kimberly Road that will be a greenspace.

Wennlund commented that the proposed landscaping and additional right-of-way would soften the appearance of the service side of the building which will be facing Kimberly Road. Koellner indicated that he had submitted an overall site plan which shows the Shoppes at Duck Creek area as it has developed so far. Beck stated that he had not included the drawing in the packet but would try to find it.

On motion by Wennlund, seconded by Bennett, that the site development plan for 1411-17 Kimberly Road be approved subject to staff recommendations.

ALL AYES

Motion carried.

8. Commission Update.

Connors stated that the following had been approved at the September Council meetings:

September 6

Haley Heights, preliminary plat
The Legends of Hopewell Creek Third Addition, final plat
3223 South Hampton Drive, site development plan
ValleyWynds Sixth Addition, final plat
Copper Ridge Second Addition, final plat
Wyndham Hills Third Addition, final plat
Upper Iowa University 1st Addition, final plat

September 20

The Highlands East 2nd Addition, vacation of final plat
Hopewell Hills First Addition, final plat
NE corner of Middle Road and Tanglewood Road, A-1 to R-4, public hearing and first reading of ordinance

Connors stated that the date for the November 2012 Commission meeting falls on the day before Thanksgiving and asked if members would prefer that it be moved to the week before the week after. Laas suggested the meeting be moved to the week before. Other Commission members agreed.

There being no further business, the meeting adjourned at approximately 7:05 p.m.

These minutes approved _____

Gregory W. Beck, City Planner