

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) 344-4071.

**MEETING NOTICE
PLANNING AND ZONING COMMISSION
CITY OF BETTENDORF
MAY 18, 2011 AT 5:30 P.M.
CITY HALL COUNCIL CHAMBERS
1609 STATE STREET**

AGENDA

1. Roll Call: Bennett _____, Gallagher _____, Kappeler _____, Laas _____,
Rafferty _____, Stoltenberg _____, Wennlund _____
2. Approval of minutes of the meeting of April 20, 2011.
3. Review of Commission procedures.

Final Plat

4. Case 11-023; Villas at Glengevlin, submitted by Towne & Country Manor Development Corp.
5. Case 11-024; Huntington Meadows Third Addition, submitted by Windmill Design and Development.
6. Case 11-026; JJZ Addition, submitted by JJZ, LLC.
7. Case 11-028; Marolf's Third Addition, submitted by Crapnell Land Surveying Company.

Site Development Plan

8. Case 11-022; 2185 - 53rd Avenue, submitted by Mike Mead/McDonald's. (Deferred to meeting of June 15, 2011 at the applicant's request)
9. Case 11-027; 3129 State Street, submitted by Vizient II, LLC.

Other

10. Case 11-029; 2011 Urban Renewal Area.
11. Commission Update.

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
APRIL 20, 2011
5:30 P.M.**

The Planning and Zoning Commission meeting of April 20, 2011, was called to order by Chairman Gallagher at 5:30 p.m. at the City Hall Council Chambers, 1609 State Street.

1. Roll Call

MEMBERS PRESENT: Bennett, Gallagher, Rafferty, Stoltenberg, Wennlund

MEMBERS ABSENT: Kappeler, Laas

STAFF PRESENT: Greg Beck, City Planner; Bill Connors, Community Development Director; Greg Jager, City Attorney; John Soenksen, City Planner; Lisa Fuhrman, Community Development Secretary; Denny Snyder, City Engineer

2. Approval of the minutes of the meeting of March 16, 2011.

On motion by Rafferty, seconded by Wennlund, that the minutes of the meeting of March 16, 2011 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

Preliminary Plat

4. Case 11-019; Villas at Glengevlin, submitted by Towne & Country Manor Development Corp.

Beck reviewed the staff report.

Rafferty asked for clarification regarding the location of the future recreation trail in relation to the storm water detention area indicated on the plat. Beck explained that the main means for access to the recreation trail has always been the sidewalk along Devils Glen Road, not a new trail through the easement. He added that the easement indicated on the plat may also be used for a sanitary sewer line and its maintenance if it is installed in the future.

Wennlund asked for clarification of the purpose of Outlot A. Beck explained that staff suggested to the applicant that Outlot A be used as a common mailbox area as the Postal Service has indicated that that is their preference.

Wennlund asked if Outlot A would remain an open greenspace. Beck stated that that decision would be up to the developer.

Wennlund asked what existing structures would have to be removed. Beck stated that there is an old farmhouse on the property that would be demolished.

Wennlund asked if parking would be allowed on both sides of the street. Beck confirmed this.

On motion by Rafferty, seconded by Bennett, that the preliminary plat of Villas at Glengevlin be approved subject to staff recommendations.

ALL AYES

Motion carried.

Final Plat

5. Case 11-020; Sundholm First Addition, submitted by Harlan Sundholm.

Beck reviewed the staff report.

Wennlund asked if Lot 1 is in conformance with ordinance requirements. Beck confirmed this.

On motion by Stoltenberg, seconded by Wennlund, that the final plat of Sundholm First Addition be approved subject to staff recommendations.

ALL AYES

Motion carried.

Site Development Plan

6. Case 11-021; 3333 - 18th Street, submitted by Gary Hintermeister.

Beck reviewed the staff report.

Rafferty asked if new office functions will be brought to the high school building. Beck confirmed this, adding that there is already a 200 parking space surplus. He indicated that additional parking will be located along 18th Street, adding that the Board of Adjustment has approved a variance request to allow parking in a required front yard. Beck commented that the additional parking along 18th Street will add to the surplus of parking spaces already on the site. He stated that staff feels that the currently available

parking would be adequate, adding that events held in the new auditorium would not occur during school hours. Connors stated that the proposed addition on the southwest corner of the building will house the district's administration offices.

On motion by Bennett, seconded by Wennlund, that the site development plan for 3333 - 18th Street be approved subject to staff recommendations.

ALL AYES

Motion carried.

7. Case 11-022; 2185 - 53rd Avenue, submitted by Mike Mead/McDonald's.

Beck reviewed the staff report.

Gallagher expressed concern about east to west ingress and egress from 53rd Avenue. Beck explained that westbound access from 53rd Avenue is the same for all of the lots in the subdivision because of the configuration of the plat.

Rafferty commented that the traffic pattern on the site appears to be difficult because of the layout. He added that customers using the handicapped spaces in the angled parking area will be forced to contend with two lanes of traffic to reach the building. Beck stated that there is a median separating the two lanes of traffic. Connors stated that it appears to him as though there is a painted line delineating the two lanes.

Mike Mead, the applicant, explained that the configuration of the lot is intended to encourage customers to use the one-way traffic lane to exit. He added that the space between the rows of parking is wide enough to accommodate two-way traffic. Mead stated that it was difficult to design the site so that stacking vehicles could be accommodated on the lot, setback requirements are met, and neighborhood concerns addressed.

Wennlund asked how high the proposed fence would be. Mead stated that it would be 6 feet tall, adding that arbor vitae would be planted on the south side of the fence.

Wennlund asked if a lighting plan for the site had been submitted. Beck stated that he had not received one, adding that the lighting is required to be downcast and installed such that it does not reflect onto the adjacent residential neighborhood.

Wennlund asked if there is an estimate for average daily traffic for this type of restaurant. Mead stated that he does not have that number.

Rafferty asked what the hours of operation would be. Mead stated that the preference would be for the store to be open 24 hours per day.

Rafferty asked how often and at what time trash would be removed from the site. Mead stated that typically trash is removed 1-2 times per week, but that the time would be scheduled by the franchisee. Rafferty expressed concern about the disturbance that

would be caused by scheduling trash removal during late night or early morning hours. Mead stated that if the Commission wishes to place restrictions on the schedule for removal of trash, the franchisee would abide by them.

Mandy Brown, 5153 Dove Court, expressed concern about the sights, smells, and sounds generated by the restaurant, adding that there is nothing that could adequately buffer them. She stated that she does not believe that Falcon Avenue is an appropriate location for the proposed restaurant. She stated that drive-through traffic accounts for the majority of a fast food restaurant's business, adding that the proposed 24 hour per day operation is disturbing. Brown indicated that she believes that the restaurant would exacerbate an existing traffic bottleneck problem on 53rd Avenue, adding that she believes that it would be dangerous to turn from 53rd Avenue onto Falcon Avenue. She suggested that if Bettendorf wishes to have another McDonald's restaurant, it should be located near the roundabout because there is a large number of empty lots near it and easier access. Brown stated that when she purchased her home she had been told that the lot in question would likely be developed as office space. She indicated that Frank's Pizza has been a good neighbor since she moved in. She expressed concern that the trash might be removed in the middle of the night.

Dave Berntgen, 5177 Dove Court, stated that because of a mistake that occurred in 1992 when the property where his home was eventually built was rezoned, his property directly abuts a C-2 district. He stated that nowhere else in the city does such a situation exist.

Julie Berntgen, 5177 Dove Court, stated that she and her husband had attended the Board of Adjustment meeting to address the members who they had mistakenly thought would be professional. She indicated that it was clear that the Board of Adjustment members had made up their minds even before the meeting began. She stated that some of the concerns that had been expressed by the residents at the meeting were declining property values, public safety, and crime and claimed that there are overwhelming studies to support these concerns when high-intensity commercial developments are placed near low-intensity districts. Berntgen stated that other issues that were raised were noise, traffic, smell, screening, rodents, and the zoning mistake that was made in 1992 when the area was rezoned from C-5 to R-2. She stated that if the restaurant is open 24 hours per day and 363 days per year it would affect those concerns as well as cause sleep deprivation for school age children. She indicated that there is no precedent in Bettendorf in the past, present, or future indicated in the Comprehensive Plan for a chain fast food restaurant with a loud 'squawk box' to be allowed in a residential back yard. She stated that city staff had suggested in the staff report that a restaurant operating 24 hours per day, 363 days per year is of similar intensity to Charm Boutique, Red Crow Grill, or Sensasian restaurant. She stated that the hours of operation and number of customers do not even approach the intensity of what would occur at a fast food restaurant, adding that common sense should tell you that it is a no-brainer. Berntgen stated that staff had talked all around the issue of decreased property values in the staff report, but never really answers the question as stated in the code. She explained that this is likely because common sense and numerous studies agree that residential district property values significantly decline when commercial property develops nearby. She stated that not all C-2 properties are

equal and have the same impact on property values. She asked the Commissioners to consider whether a McDonald's restaurant in their back yard would decrease the market value. She stated that before granting a special use permit, the Board of Adjustment is required to determine that the proposed use is in harmony with the general purpose, intent, and spirit of the ordinance. She added that the surrounding property must be reasonably protected and assured that the use will not unreasonably diminish or impair established property values in the surrounding area. Berntgen stated that the use must not impair public health, safety, comfort, or welfare of residents. She indicated that she believes that none of those standards are met by the proposed use.

Berntgen stated that the Board did not discuss, deliberate, or debate the merits of the arguments against the approval of the special use permit. She stated that the members did not even have the courtesy of addressing why they had voted to approve the special use permit, indicating that to her it had felt like a kangaroo court. She requested that the Commission do its duty and hold the site development plan to a higher standard because the City Code demands it.

Berntgen stated that there are many references in the City Code that demand that the bar be set high for McDonald's such as the requirement for additional buffering of a more intense use from a less intense one. She quoted Sections 18.66.1, 18.66.9, 18.66.12, 18.11.5(e).4, 15.27.4, which describe the landscaping, buffering, and setback requirements which pertain to the request.

Terry Schenk, 2327 Lindenwood Drive, stated that he is obviously completely unaffected by the proposed McDonald's since he was not notified by mail of the request, adding that he learned of it on television. He stated that even after the impassioned pleas of the neighbors objecting to the request, the Board of Adjustment took only approximately 27 seconds to make a decision stating that the neighbors should have been aware of the existing commercial zoning designation of the property adjacent to their homes. He indicated that he lives very near Frank's Pizza who has been a good neighbor, adding that he can never even smell pizza but intimated that he will likely be able to smell McDonald's french fries. He stated that his property value will decline as a result of the proposed McDonald's. He expressed concern about the noise, pollution, and dangerous traffic that will occur as a result of the use.

Schenk stated that he is aware that the city is required to notify a certain number of people of the upcoming request, adding that while he is not sure he believes that perhaps 5 or 6 were notified. He stated that he had circulated a petition regarding the proposed restaurant on Hawk Drive, Hunter Road, Bald Eagle Court, Dove Court, and Bob White Court. He indicated that one of the residents on Bob White Court which is far away from the proposed restaurant had stated that she is not in favor of a McDonald's restaurant in her neighborhood. He stated that two people had indicated support of the request. Schenk questioned the distance that the trash corral would be located from the homes, adding that a french fry grease pit will have a noxious smell.

Julie Berntgen read a letter in opposition to the request from Penny Jagers of 5200 Dove Court. The letter expressed concerns about hours of operation, times of trash removal and deliveries, unhealthy noise, and sleep deprivation. She requested the

maximum buffer from the restaurant to alleviate some of her concerns. Jagers indicated concern about a reduction in property value caused by the restaurant.

David Lundy, representing Tom Lundy's estate, stated that any commercial development in that area should be welcomed. He indicated that regardless of the testimony that was given in opposition to the request, he believes that the neighbors in question should have considered the fact that their homes are located adjacent to a commercial district prior to purchasing them. He explained that in the early 1990s the property from Kynnelworth Drive to Lindenwood Drive was rezoned to R-2. Lundy stated that regardless of the neighbor's assertions that the city made a mistake by rezoning those properties, it allowed the residents to have nice homes in a desirable neighborhood. He reiterated that the area where Lindenwood Drive is located was rezoned to R-2 before any homes were built. He indicated that one of the reasons Bettendorf does not have much commercial development is that oftentimes the neighbors object as they did when Frank's Pizza was proposed to be located adjacent to the rear yards on Lindenwood Drive. He stated that the owner was treated terribly, adding that one of the neighbors had gone so far as to video record customers at another Frank's Pizza location to determine the percentage of carryout versus eat-in business. Lundy stated that future business owners who want to locate in Bettendorf on a properly-zoned lot should not have to contend with this level of antipathy from the neighbors.

Dave Berntgen stated that the area where his home is located was rezoned by Doyle McCully from C-5 to R-2 thus eliminating the buffer zone. He stated that the lots on the south side of Falcon Avenue where Frank's is located should have been rezoned to C-5 at that time. He stated that in his opinion, McDonald's would have needed more than one special use permit if the restaurant had been proposed in 1992.

Gallagher commented that the special use permit that was granted was for a drive-up window only.

Ted Rebitzer, realtor representing McDonald's, clarified that the trash container would have an internal trash compactor and that there would be no chance of any rodents or smells emitting from it. He added that the grease will be pumped into a secondary containment unit that is located inside the building. He submitted a spreadsheet listing 9 homes that were sold in the 53rd Avenue and 18th Street area between 2003 through 2010. He stated that while during that time a gas station, restaurants, and other retail facilities were built, none of the homes sold for less than the previous purchase price. He added that some of the homes have been sold multiple times, adding that he does not believe that the proposed restaurant would negatively affect property values.

Brown stated that there is not a fast food restaurant in the area. She stated that the distance that smells from fast food restaurants travel are affected by cloud coverage and weather. She reiterated her concern about the traffic in the area. She stated that just because a corporation wishes to build a restaurant on land that someone would like to sell does not mean that they should be able to do so. She stated that she believes that better decisions could be made for that area.

Dave Berntgen stated that he does not feel that the information on Rebitzer's spreadsheet is relevant as he is receiving a commission for selling the property.

Pete Moldt, 5131 Dove Court, requested that a berm similar to the one that was required by the city to be installed at Frank's Pizza be required for the McDonald's property. He stated that the berm should continue along the west side of the property to protect the adjacent farmhouse. He suggested that the dumpster be moved further north toward 53rd Avenue.

Connors explained that a sanitary sewer easement would preclude the installation of a continuation of the existing berm separating the proposed restaurant from the homes to the south.

Moldt commented that the issue of hours of operation had been raised at the Board of Adjustment meeting by residents and Board members. He explained that the residents had been told that the hours of operation had not yet been decided. He expressed disbelief that a franchisee could submit a business plan without indicating the proposed hours of operation, adding that he believes that the applicant had been dishonest. He questioned the validity of the traffic study and the stated impact of the restaurant on the neighborhood. Moldt stated that the Commission should regulate the dumpster site, hours of operation, and noise levels allowed.

Mead stated that while the corporation would like the restaurant to be allowed to be open 24 hours per day, the hours of operation have not been decided. He expressed a willingness to restrict the hours of operation if necessary.

Schenk stated that he has heard that McDonald's will not site a new restaurant unless certain average daily traffic numbers exist. He asked for clarification of what that volume threshold might be. Mead explained that he is a construction project manager and therefore could not comment on that issue.

Kelly Meyer, 2459 Lindenwood Drive, stated that McDonald's core demographic is 18-34 year olds. She expressed concern about the traffic generated by the restaurant endangering students who are walking and biking to the high school along 18th Street and 53rd Avenue. She added that a lot of traffic will also be generated after crowded nighttime high school events. She requested more information on how many vehicles would be expected to present during a typical day. She reiterated that school age children would be traveling along 18th Street during some of McDonald's peak times of business.

Rafferty asked if the Board of Adjustment had addressed the issue of the prohibition of drive-in restaurants in the C-2 district as he feels that the proposed use could be considered equivalent. Connors explained that the Board's decision was unanimous and that their interpretation of the definition of a drive-in restaurant is one at which customers are served outside, such as a Sonic or A & W restaurant.

Dave Berntgen stated that he strongly objects to staff's assertion that the proposed McDonald's is of a similar intensity to the other uses in the area.

Gallagher stated that the Board of Adjustment is a quasi-judicial body, adding that neither the Commission nor the City Council has the power to change their decisions.

Stoltenberg asked staff if the area can handle the traffic that will be generated by the proposed restaurant. Connors explained that the city commissioned a traffic study taking into account the vacant lots, the developed lots, and the proposed McDonald's. He said that the results of the traffic study had indicated that no changes would be necessary at the intersection of 53rd Avenue and Falcon Drive or at the intersection of 18th Street and Falcon Drive. Snyder commented that he had expected different results, but explained that the traffic impact analysis for McDonald's and the surrounding lots did not indicate the requirement for any additional turn lanes on Falcon Avenue, 53rd Avenue, or 18th Street.

Stoltenberg asked if any consideration was given to the possibility that any of the empty lots would eventually be the location of a high-volume drive-up business. Snyder confirmed this, adding that existing conditions were taken into consideration and that traffic counts for the empty lots were assigned an estimate from the high and low ends of estimates for different types of businesses. He reiterated that the study reflects existing conditions, including the proposed McDonald's.

Rafferty asked if the sanitary sewer easement area in question is the terminus of the line. Beck confirmed this, adding that it would serve only the proposed location of the McDonald's and the adjacent lot. Rafferty commented that it should not be too difficult to move the sewer. Snyder asked for clarification of the suggested location for the sewer. Rafferty stated that he is unsure of where it should be moved.

Rafferty expressed concern about the impact of a very intense use on the residential lots that are adjacent to it. He suggested relocating the section of the sewer line that would impede the construction of a berm and possibly placing it in the driveway of the McDonald's. Snyder explained that it would be possible, but that it would require the installation of two additional manholes to serve those two lots. Rafferty stated that he believes that an improved buffer should be required.

Rafferty expressed concern about the trash receptacle being located so close to the residential homes, adding that he believes it should be moved further to the north and screened more substantially. He suggested that the case be deferred until such time as the developer has had time to address the issues that were raised and possibly change the lot configuration.

Mead explained that the grease interceptor tank indicated on the site plan is located underground and is intended to separate the grease before it enters the sanitary sewer and is pumped out every 6 months or so. He added that there are no odors associated with the system. He stated that there is also a grease storage system within the restaurant that is pumped out to a truck when it becomes full. Mead stated that it would be possible to relocate the trash receptacle further to the north but indicated that it would become much more visible from 53rd Avenue.

Wennlund expressed support for Rafferty's suggestion to defer the request until revisions to the plan could be made. He commented that the trash enclosure has the potential to become a nuisance when the noise associated with emptying it is factored in. He stated that he is not in favor of moving it to the northwest corner of the site.

Wennlund acknowledged that the residents are very emotional about the timing of the rezoning of property that occurred in the past, adding that he believes that the neighbors were on notice that they were purchasing homes adjacent to C-2 property. He stated that in his opinion the values of the residential properties in the area have already been adjusted to account for the fact that there is a commercial zoning district adjacent to them. Wennlund stated that anyone purchasing a home adjacent to an empty commercial lot would assume that some type of commercial use would eventually be located there.

Wennlund commented that there are ways to improve the development, adding that he would be inclined to vote to recommend denial of the site plan if a vote were held at this meeting. He indicated that if some changes were made to the plan including consideration of the hours of operation he would be inclined to support it. Wennlund reiterated that the Board of Adjustment has already made a decision regarding the drive-up window and that the Commission cannot change it. He stated that he believes that there are other issues related to the site development plan that can be addressed, adding that the Commission is adequately doing so.

Bennett stated that she does not believe that the proposed landscape plan includes adequate buffering from the residences. She requested that a lighting plan be included with the next submittal if the case is deferred.

Stoltenberg indicated that he is not in support of moving the trash receptacle further north on the site. He stated that his greatest concern is the traffic that will be generated by the proposed restaurant. He explained that already there is a great deal of congestion in the area which would only exacerbate the problem. He stated that regardless of any changes that may be made to the plan, he will likely vote against the proposal. Stoltenberg stated that while he understands the concerns of the neighbors regarding the rezoning of property in the area, he is not opposed to the request for that reason.

Dave Berntgen expressed concern about public safety as children oftentimes use his yard to cut through to the empty lots on Falcon Avenue. He requested that the site plan be revised so that it would better protect the residents who do not have fences.

On motion by Wennlund, seconded by Rafferty, that the site development plan for 2185 - 53rd Avenue be deferred to the next regularly scheduled meeting.

Mead requested that the Commission give him some direction as to what would be acceptable with regard to berm height. Beck explained that typically berm height is restricted as a 3:1 slope is required. Gallagher suggested that staff be consulted with regard to the berm. Rafferty stated that he would expect something similar to the one

behind Frank's Pizza even if part of it has to be placed on the adjacent lot. He indicated that his concerns are the congestion, difficult traffic pattern on the site, noise, hours of operation, and the schedule of trash pickup and food deliveries. Rafferty stated that drivers using the parking area nearest the building being forced to back up into two lanes of traffic could be unsafe.

Rafferty and Wennlund suggested that a neighborhood meeting be held to discuss their concerns.

ROLL CALL ON MOTION

ALL AYES

Motion carried.

Other

9. Commission Update.

Connors stated that at the April 5 Council meeting the following had occurred:

- Schutter Farm First Addition, preliminary plat approval
- Lot 4, Shoppes at Duck Creek First Addition, site development plan approval
- Marolf's Second Addition, final plat approval
- 3017 State Street, site development plan approval

There being no further business, the meeting adjourned at approximately 7:10 p.m.

These minutes approved _____

 Gregory W. Beck, City Planner



COMMUNITY DEVELOPMENT

City Hall Annex ● 4403 Devils Glen Road, Bettendorf, Iowa 52722 ● (563) 344-4071

May 18, 2011

Staff Report

Case No. 11-023

Subdivision Name: Villas at Glengevlin - Final Plat

Applicant: Towne & Country Manor Development Corp.

Current Zoning Classification: R-3, Single- and Two-family Residence District

Current Land Use Designation: Traditional Residential

Background Information and Facts

Towne & Country Manor Development Corp. has submitted the final plat of Villas at Glengevlin located north of 53rd Avenue and east of Devils Glen Road (see Aerial Photo, Attachment A). The preliminary plat shows the grading of the site to direct storm water into Lot 24 (see Preliminary Plat, Attachment B). The final plat indicates 22 lots are to be used for single-family attached dwellings (duplexes) (see Final Plat, Attachment C).

Land Use

The land use designation is Traditional Residential. The site is zoned R-3, Single- and Two-Family Residence District. The width and square footage of the proposed lots complies with the minimum requirements for the district.

Utilities

Utilities will be extended to the site as needed. Water connections come from the west along Devils Glen Road. Sanitary sewer will come from the southwest. Electrical service is already available from the southwest.

Thoroughfare Plan/Pedestrian Access

Access to the proposed subdivision will come from Devils Glen Road to Black Lion Circle. A 50-foot wide recreational trail easement will be placed in Lot 24, the drainage area to the east of the residential lots.

The mailbox location on Lot 23 has been suggested by staff to the developer's engineer as a potential solution to the distribution of mail instead of individual mail boxes.

Storm Water Detention

The storm water from this location is governed by a two year release rate. Storm drainage easements will channel water, and intakes will remove the storm water to the detention basin provided on Lot 24. Grading around the site is established to direct storm water to the detention basin. Storm water from surrounding locations to the north will also be contained in Outlot B.

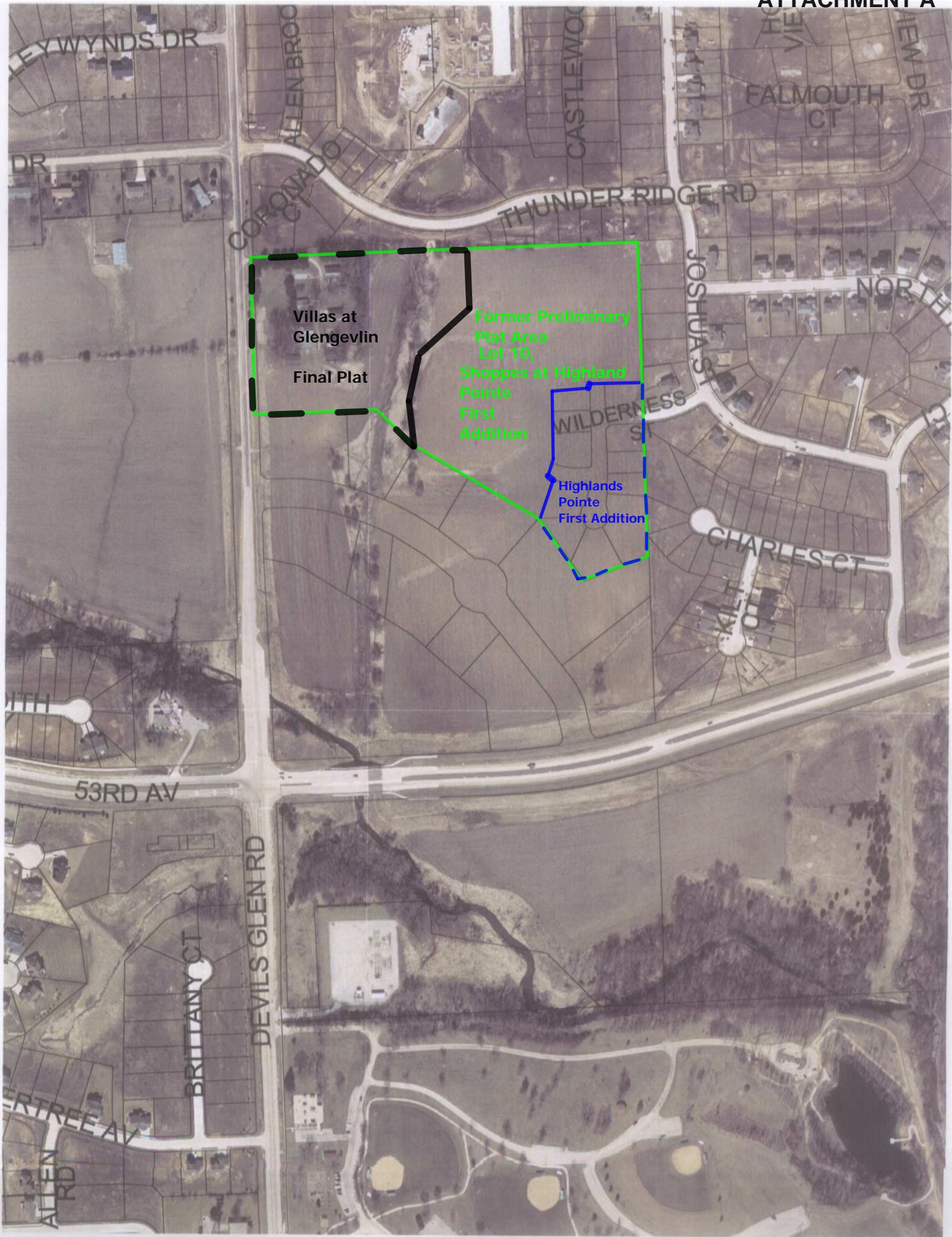
Staff Recommendation

Staff recommends that the petitioner's request for approval of the final plat be granted subject to the following conditions:

1. This approval does not waive any other state, federal, or local government provisions as required by law.
2. A screening of vegetation or a fence is required for Lot 1 and Lots 18-22 to act as a buffer from Devils Glen Road per City Ordinance. None of the vegetation may interfere with the drainage easement.
3. A minimum water entry level is needed for all walkout basement units. Show the minimum water entry level for any units that would be near an overflow of a storm sewer intake.
4. Provide maintenance agreements for Lots 23 and 24.
5. All lot access points must meet Fire Department standards for turning radii.
6. Storm water detention calculations must be approved by the City Engineer.
7. Vegetation other than turf grass may be placed in Lot 24 to help absorption of storm water into the soil.

Respectfully submitted,

Greg Beck
City Planner



Villas at
Glengevlin
Final Plat

Former Preliminary
Plat Area
Lot 10,
Shoppes at Highland
Pointe
First
Addition

Highlands
Pointe
First Addition

KEYWYNDS DR

CORONADO CT

CASTLEWOOD

FALMOUTH CT

THUNDER RIDGE RD

JOSHUA ST

NORFOLK

WILDERNESS ST

CHARLES CT

53RD AV

DEVILS GLEN RD

BRITANNY CT

ALLEN RD

VILLAS AT GLENGEVLIN

A REPLAT OF PART OF LOT 10 OF THE SHOPS AT HIGHLANDS POINT FIRST ADDITION, PART OF THE EAST HALF OF SECTION 10, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN.

PRELIMINARY TO BE RECORDED

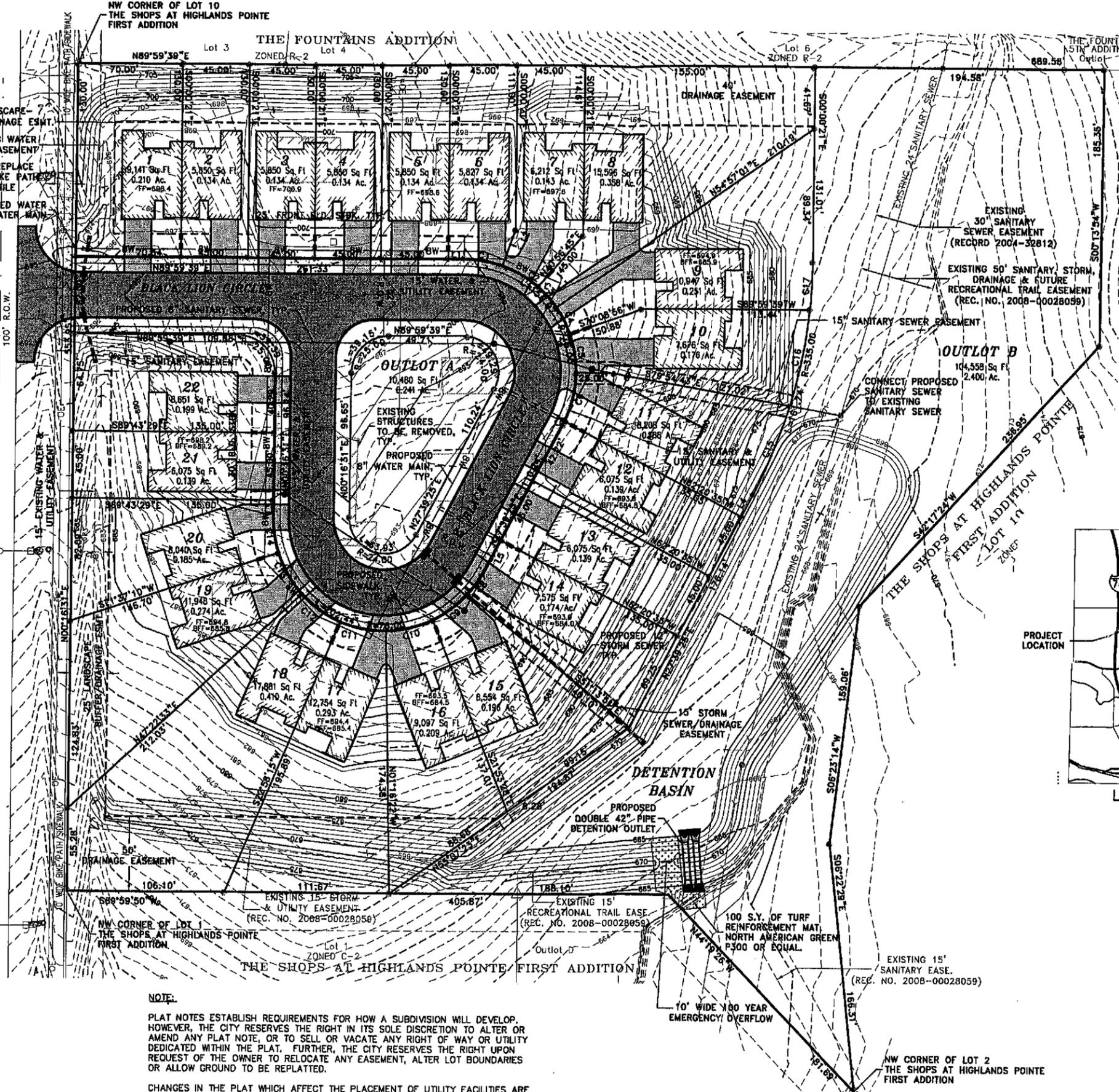
BOUNDARY LEGEND

- SET 5/8" IRON ROD & GREEN PLASTIC CAP #18465
- FOUND 5/8" IRON ROD
- FOUND CAPPED IRON ROD #7983
- FOUND CAPPED IRON ROD #7222
- FOUND CAPPED IRON ROD #13974
- BOUNDARY LINE
- DEED OR PLATTED MEASURED
- BUILDING SETBACK LINE (BLD. STBK.)
- LOT LINE
- EXISTING LOT LINE
- SECTION LINE

LEGEND

- EASEMENT LINE
- BUILDING SETBACK LINE
- ELEVATION CONTOUR
- 700
- 8W
- W
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED WATER VALVE
- PROPOSED HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SAN./STORM MANHOLE
- EXISTING MANHOLE
- EXISTING STORM INLET (CONC. LID)
- PROPOSED PAVEMENT
- PROPOSED CATCH BASIN
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- EDGE OF TREE LINE
- EXISTING FENCE
- UE
- UT
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- DIRECTION OF FLOW

- NOTES:
- ALL LOTS ADJACENT TO DEVILS GLEN ROAD WILL NOT HAVE STREET ACCESS TO DEVILS GLEN ROAD. ALL STREET ACCESS WILL BE TO THE NEW PROPOSED RESIDENTIAL STREETS.
 - 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.
 - NO PART OF SUBDIVISION LIES WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAPS.
 - ALL LANDSCAPING WILL BE COMPLIANT WITH THE CITY OF BETTENDORF LANDSCAPE ORDINANCE, AND SHALL BE INSTALLED PRIOR TO CITY COUNCIL ACCEPTANCE OF SUBDIVISION IMPROVEMENTS.
 - THE OWNERS OF LOTS WITH DRAINAGE EASEMENTS SHALL MAINTAIN A STORMWATER PASSAGEWAY WITHIN THE AREA PLATTED AS A "DRAINAGE EASEMENT". THIS AREA SHALL BE MAINTAINED AS A LAWN FREE OF STRUCTURES, FENCES, BUSHES, TREES AND OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF STORMWATER.
 - THIS PLATTED AREA SHALL DRAIN INTO THE STORMWATER DETENTION LOCATED ALONG THE EAST SIDE OF VILLAS AT GLENGEVLIN.
 - R-3 ZONING REQUIREMENTS ARE A FRONT YARD SETBACK OF 25 FEET, A REAR YARD SETBACK OF 25 FEET AND EACH SIDE YARD SETBACK SIDE BEING 5 FEET.
 - OUTLOT A (VILLAS AT GLENGEVLIN) & OUTLOT B (DETENTION AREA) OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - OUTLOT A SHALL HAVE A BLANKET INGRESS/EGRESS AND UTILITY, SANITARY SEWER & WATER MAIN EASEMENT.
 - OUTLOT B IS RESERVED FOR STORMWATER DETENTION AND REQUIRED AS PART OF THIS SUBDIVISION AND SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.



OWNER/DEVELOPER

TOWN & COUNTRY MANOR DEVELOPMENT CORP
 CONTACT: DAN DOLAN
 2660 E. 53RD STREET, SUITE 6
 DAVENPORT, IOWA 52807
 563-381-4068

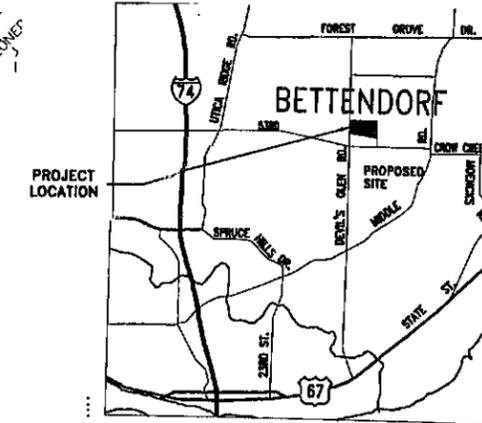
ATTORNEY

SCHALK LAW OFFICE
 ATTN: JOE POLASCHEK
 310 N. MAIN STREET
 DAVENPORT, IOWA 52801
 563-324-0405

ZONING AND LOT INFORMATION

CURRENT ZONING: R-3
 TOTAL NUMBER OF LOTS 22 & 2 OUTLOTS
 TOTAL ACREAGE OF RESIDENTIAL LOTS 4.359 ACRES
 TOTAL ACREAGE OF OUTLOTS 2.641 ACRES
 TOTAL R.O.W. ACREAGE 0.873 ACRES
 TOTAL SITE ACREAGE 7.873 ACRES
 R-3 BUILDING SETBACK 25' FRONT AND VARIES
 REAR SETBACK 25'
 SIDE YARD SETBACK WILL BE 5' MIN.

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.69	N89°59'39"E
L2	25.00	S19°51'02"W
L3	10.85	N00°16'31"E
L4	16.89	N27°39'25"E
L5	23.02	S27°39'25"W



CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	26.34	76.00
C2	27.98	76.00
C3	18.58	76.00
C4	20.16	76.00
C5	26.44	76.00
C6	33.79	76.00
C7	2.78	76.00
C8	19.44	76.00
C9	29.11	76.00
C10	32.46	76.00
C11	32.16	76.00
C12	32.37	76.00
C13	32.16	76.00
C14	24.75	76.00
C15	64.00	335.00
C16	65.78	335.00
C17	31.97	335.00

NOTE:
 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 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.

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 PARTY REQUESTING THE CHANGE.

VILLAS AT GLENGEVLIN

BEING A REPLAT OF PART OF LOT 10 OF THE SHOPS AT HIGHLANDS POINTE FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED ON OCTOBER 17, 2008 AS DOCUMENT NUMBER 2008-28059; LOCATED IN THE EAST HALF OF SECTION 10, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA.

MAY 12 2011

BOUNDARY LEGEND		ZONING AND LOT INFORMATION	
●	SET 5/8" IRON ROD & GREEN PLASTIC CAP #18465	CURRENT ZONING:	R-3
○	FOUND 5/8" IRON ROD	TOTAL NUMBER OF LOTS	24
○	FOUND CAPPED IRON ROD #7983	TOTAL ACREAGE OF RESIDENTIAL LOTS	4.359 ACRES
○	FOUND CAPPED IRON ROD #7222	TOTAL ACREAGE OF LOTS 23 & 24	2.641 ACRES
○	FOUND CAPPED IRON ROD #13974	TOTAL R.O.W. ACREAGE	0.873 ACRES
---	BOUNDARY LINE	TOTAL SITE ACREAGE	7.873 ACRES
---	RECORD DISTANCE	AREA OF REMAINDER OF LOT 10	11.756 ACRES
---	MEASURED DISTANCE	R-3 BUILDING SETBACK 25' FRONT AND VARIES	
---	LOT LINE	25' REAR, 5' MIN. SIDE YARD	
---	BUILDING SETBACK LINE (AS STATED)		
---	EASEMENT LINE		
---	EXISTING LOT LINE		
---	SECTION LINE		
---	EXISTING EASEMENT LINE		
---	EASEMENT VACATION		

WE, _____ MAYOR, AND _____ CITY CLERK OF THE CITY OF BETTENDORF, IOWA, DO HEREBY CERTIFY THAT THE FOLLOWING RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, AT A REGULAR MEETING HELD ON _____, 2011:

OWNER/DEVELOPER
 TOWNE & COUNTRY MANOR DEVELOPMENT CORP.
 CONTACT: DAN DOLAN
 2660 E. 53RD STREET, SUITE 6
 DAVENPORT, IOWA 52807
 563-381-4088

ATTORNEY
 SCHALK LAW OFFICE
 ATTN: JOE POLASCHEK
 310 N. MAIN STREET
 DAVENPORT, IOWA 52801
 563-324-0405

LAND SURVEYOR
 JAMES W. ABBITT, JR.
 McCLURE ENGINEERING ASSOC., INC.
 4700 KENNEDY DRIVE
 EAST MOLINE, ILLINOIS 61244
 309-792-9350

- NOTES:**
- RIGHT-OF-WAY SHALL BE DEDICATED TO THE CITY WITH THE RECORDING OF THIS PLAT.
 - ALL LOTS ADJACENT TO DEVILS GLEN ROAD WILL NOT HAVE STREET ACCESS TO DEVILS GLEN ROAD. ALL STREET ACCESS WILL BE TO THE NEW PROPOSED RESIDENTIAL STREETS.
 - 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.
 - NO PART OF SUBDIVISION LIES WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAPS.
 - ALL LANDSCAPING WILL BE COMPLIANT WITH THE CITY OF BETTENDORF LANDSCAPE ORDINANCE, AND SHALL BE INSTALLED PRIOR TO CITY COUNCIL ACCEPTANCE OF SUBDIVISION IMPROVEMENTS.
 - THE OWNERS OF LOTS WITH DRAINAGE EASEMENTS SHALL MAINTAIN A STORMWATER PASSAGEWAY WITHIN THE AREA PLATTED AS A "DRAINAGE EASEMENT". THIS AREA SHALL BE PLANTED IN GRASS AND MAINTAINED AS A LAWN FREE OF STRUCTURES, FENCES, BUSHES, TREES AND OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF STORMWATER.
 - THIS PLATTED AREA SHALL DRAIN INTO THE STORMWATER DETENTION LOCATED ALONG THE EAST SIDE OF VILLAS AT GLENGEVLIN.
 - R-3 ZONING REQUIREMENTS ARE A FRONT YARD SETBACK OF 25 FEET, A REAR YARD SETBACK OF 25 FEET AND EACH SIDE YARD SETBACK SIDE BEING 5 FEET.
 - LOT 23 (VILLAS AT GLENGEVLIN) & LOT 24 (DETENTION AREA) OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - LOT 24 IS RESERVED FOR A BLANKET DRAINAGE EASEMENT AND STORMWATER DETENTION REQUIRED AS PART OF THIS SUBDIVISION AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

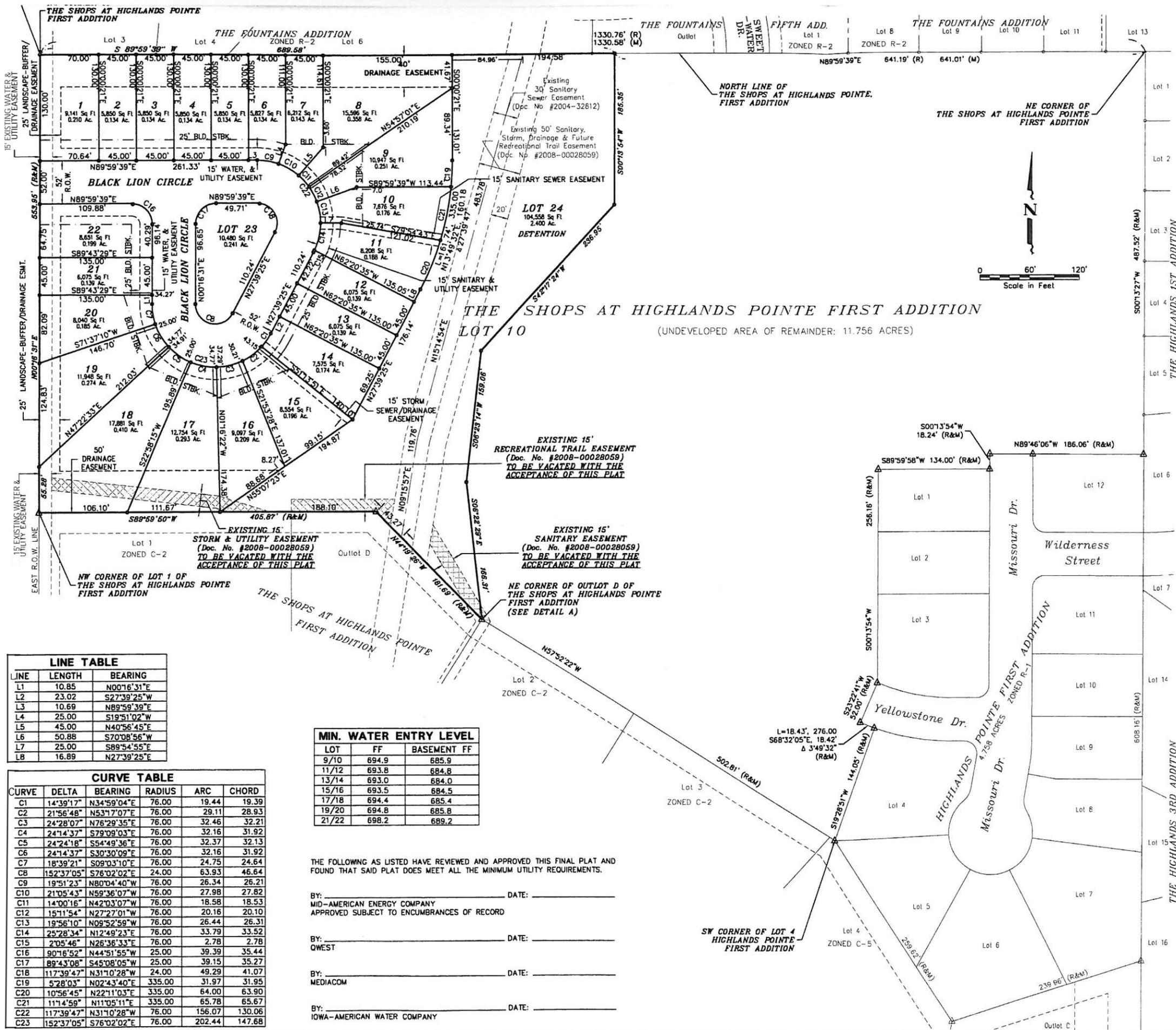
NOTE:
 PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.

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 PARTY REQUESTING THE CHANGE.

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: _____
 James W. Abbitt Jr.
 Date: _____
 Reg. No. 18465

My license renewal date is December 31, 2012.
 Pages or sheets covered by this seal: _____
 THIS SHEET ONLY.



LINE TABLE

LINE	LENGTH	BEARING
L1	10.85	N00°16'31"E
L2	23.02	S27°39'25"W
L3	10.69	N89°59'39"E
L4	25.00	S19°51'02"W
L5	45.00	N40°56'45"E
L6	50.88	S70°08'56"W
L7	25.00	S89°54'55"E
L8	16.89	N27°39'25"E

CURVE TABLE

CURVE	DELTA	BEARING	RADIUS	ARC	CHORD
C1	14°39'17"	N34°59'04"E	76.00	19.44	19.39
C2	21°56'48"	N53°17'07"E	76.00	29.11	28.93
C3	24°28'07"	N76°29'35"E	76.00	32.46	32.21
C4	24°14'37"	S79°09'03"E	76.00	32.16	31.92
C5	24°24'18"	S54°49'36"E	76.00	32.37	32.13
C6	24°14'37"	S30°30'09"E	76.00	32.16	31.92
C7	18°39'21"	S09°03'10"E	76.00	24.75	24.64
C8	15°23'05"	S76°02'02"E	24.00	63.93	46.64
C9	19°51'23"	N80°04'40"W	76.00	26.34	26.21
C10	21°05'43"	N59°36'07"W	76.00	27.98	27.82
C11	14°00'16"	N42°03'07"W	76.00	18.58	18.53
C12	15°11'54"	N27°27'01"W	76.00	20.16	20.10
C13	19°56'10"	N09°52'59"W	76.00	26.44	26.31
C14	25°28'34"	N12°49'23"E	76.00	33.79	33.52
C15	2°05'46"	N26°38'33"E	76.00	2.78	2.78
C16	90°16'52"	N44°51'55"W	25.00	39.39	35.44
C17	89°43'08"	S45°08'05"W	25.00	39.15	35.27
C18	117°39'47"	N31°10'28"W	24.00	49.29	41.07
C19	5°28'03"	N02°43'40"E	335.00	31.97	31.95
C20	10°56'45"	N22°11'03"E	335.00	64.00	63.90
C21	111°4'59"	N11°05'11"E	335.00	65.78	65.67
C22	117°39'47"	N31°10'28"W	76.00	156.07	130.06
C23	152°37'05"	S76°02'02"E	76.00	202.44	147.88

MIN. WATER ENTRY LEVEL

LOT	FF	BASEMENT FF
9/10	694.9	685.9
11/12	693.8	684.8
13/14	693.0	684.0
15/16	693.5	684.5
17/18	694.4	685.4
19/20	694.8	685.8
21/22	698.2	689.2

THE FOLLOWING AS LISTED HAVE REVIEWED AND APPROVED THIS FINAL PLAT AND FOUND THAT SAID PLAT DOES MEET ALL THE MINIMUM UTILITY REQUIREMENTS.

BY: _____ DATE: _____
 MID-AMERICAN ENERGY COMPANY
 APPROVED SUBJECT TO ENCUMBRANCES OF RECORD

BY: _____ DATE: _____
 QWEST

BY: _____ DATE: _____
 MEDIACOM

BY: _____ DATE: _____
 IOWA-AMERICAN WATER COMPANY



COMMUNITY DEVELOPMENT

City Hall Annex ● 4403 Devils Glen Road, Bettendorf, Iowa 52722 ● (563) 344-4071

May 18, 2011

Staff Report

Case No. 11-024

Subdivision Name: Huntington Meadows Third Addition - Final Plat

Location: South side of Forest Grove Drive, west of Criswell Street

Applicant: Windmill Design and Development

Current Land Use Designation: Traditional Residential

Background Information and Facts

Windmill Design and Development has requested approval of the final plat of Huntington Meadows Third Addition which is intended for single-family housing (see Aerial Photo, Attachment A). The preliminary plat shows the eastern portion of the site being platted (see Huntington Meadows Preliminary Plat, Attachment B). Huntington Meadows Third Addition is proposed as a 23 lot subdivision (see Huntington Meadows Third Addition Final Plat, Attachment C).

Land Use

The land use designation for the site is Traditional Residential. The zoning classification is R-2, Single-family Residence District.

Utilities

The site has access to sanitary sewer from south of Forest Grove Drive. The sanitary sewer will be extended along the westerly lot line of the subdivision to the north to serve future lots for Sterling Woods Second Addition. Water will come from along the south side of Forest Grove Drive. All utility connections will be the developer's responsibility.

Thoroughfare Plan/Access

Roadway connections come from Forest Grove Drive. Roadway intersection locations have been approved by the City Engineer. Hammerhead turnarounds are required at the end of each street connecting onto adjoining parcels. Creekside Drive will access the lots in Huntington Meadows Second Addition. No access will be permitted from Lots 1, 2, or 3 to Forest Grove Drive.

Storm Water Detention

Storm water detention is intended to be addressed through the use of offsite detention areas and Outlots A-D attached to Lots 9-12. A regional system would require conveyance of storm water to adjoining properties and basins offsite. The offsite

detention necessitated acquisition of drainage easements from offsite properties. The storm sewer to the north will be extended to the south of Forest Grove Drive. All detention areas shall be maintained by a homeowners association, of which this subdivision is just one association.

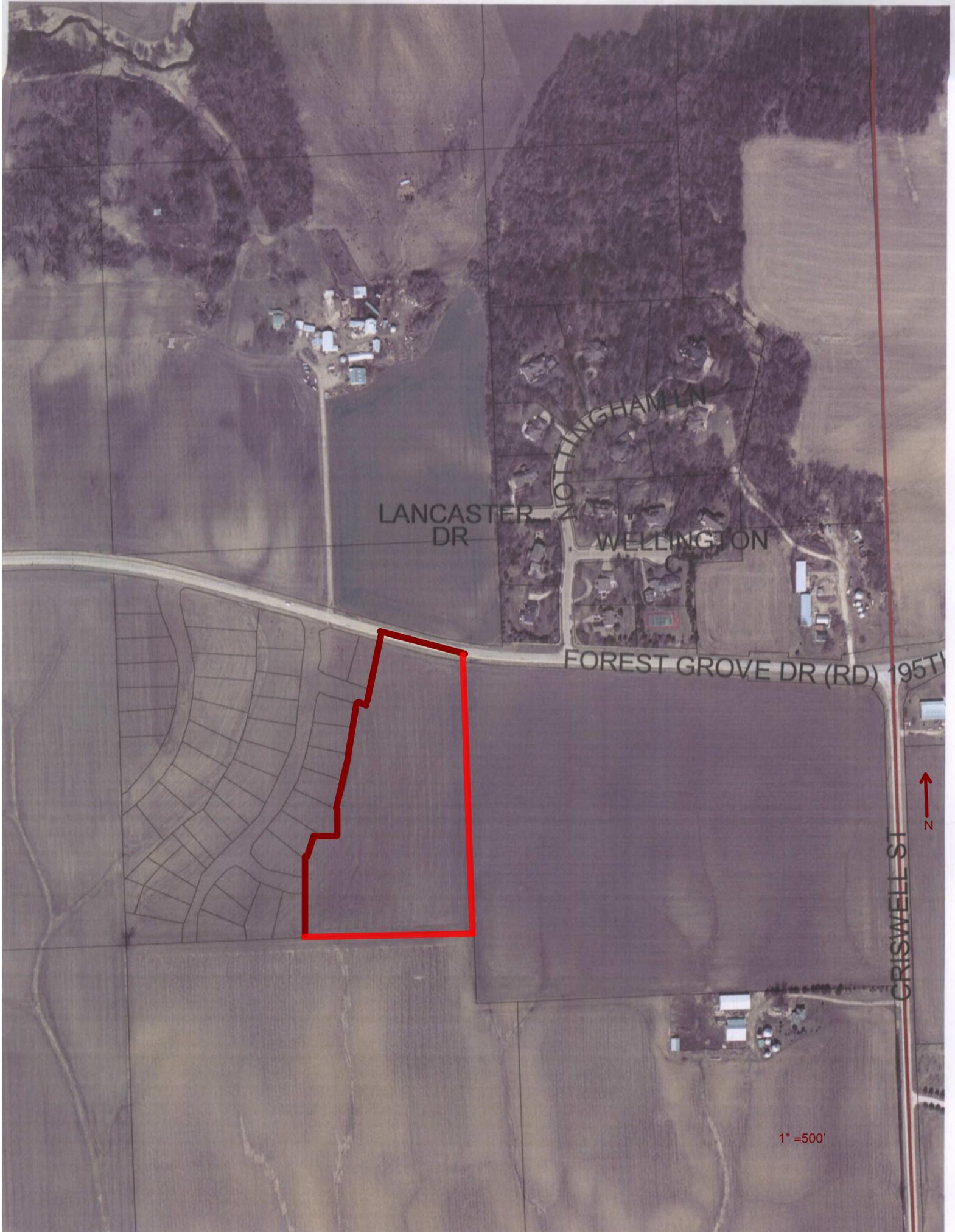
Staff Recommendation

Staff recommends approval of the final plat with the following conditions:

1. Storm water conveyance shall be governed by the same conditions for the lots of this subdivision as was the case when these lots were made part of Huntington Meadows First and Second Addition. All agreements recorded as a part of platting documentation for Huntington Meadows Second Addition must reflect the obligations detailed in the platting documentation for Huntington Meadows First Addition. Documentation must include the right to convey storm water to areas outside Huntington Meadows Third Addition.
2. No plantings or fences will be allowed in either the sanitary, storm sewer, or access easements located in rear or side yards. Restrictive covenants are required.
3. All grades should match the preliminary paving design for Forest Grove Drive.
4. All detention areas shall be maintained by a homeowners association. This includes Huntington Meadows Third Addition.
5. Approval of the final plat does not waive any applicable local, state, or federal provisions as required by law.
6. Lots 1, 2, and 3 Huntington Meadows Third Addition shall have no access to Forest Grove Drive.
7. For Lots 18 and 23 the following provision shall apply as corner lots *Lot, corner:* A lot at the junction of and abutting two (2) or more intersecting streets and/or places. Corner lots for single-family detached dwellings in the R-2 single-family residence district, R-3 single-family and two-family residence district, and A-2 rural residence district shall be deemed to have two (2) front yards and two (2) side yards. The dimensions of the side yards shall conform to the requirements of the zoning district.
8. A berm is required on Lots 1, 2 and 3 facing Forest Grove Drive, as designed for all lots facing Forest Grove Road in Huntington Meadows First Addition.

Respectfully submitted,

Greg Beck
City Planner



LANCASTER DR

WELLINGTON

WELLINGTON

FOREST GROVE DR (RD) 195TH

CRISWELL ST



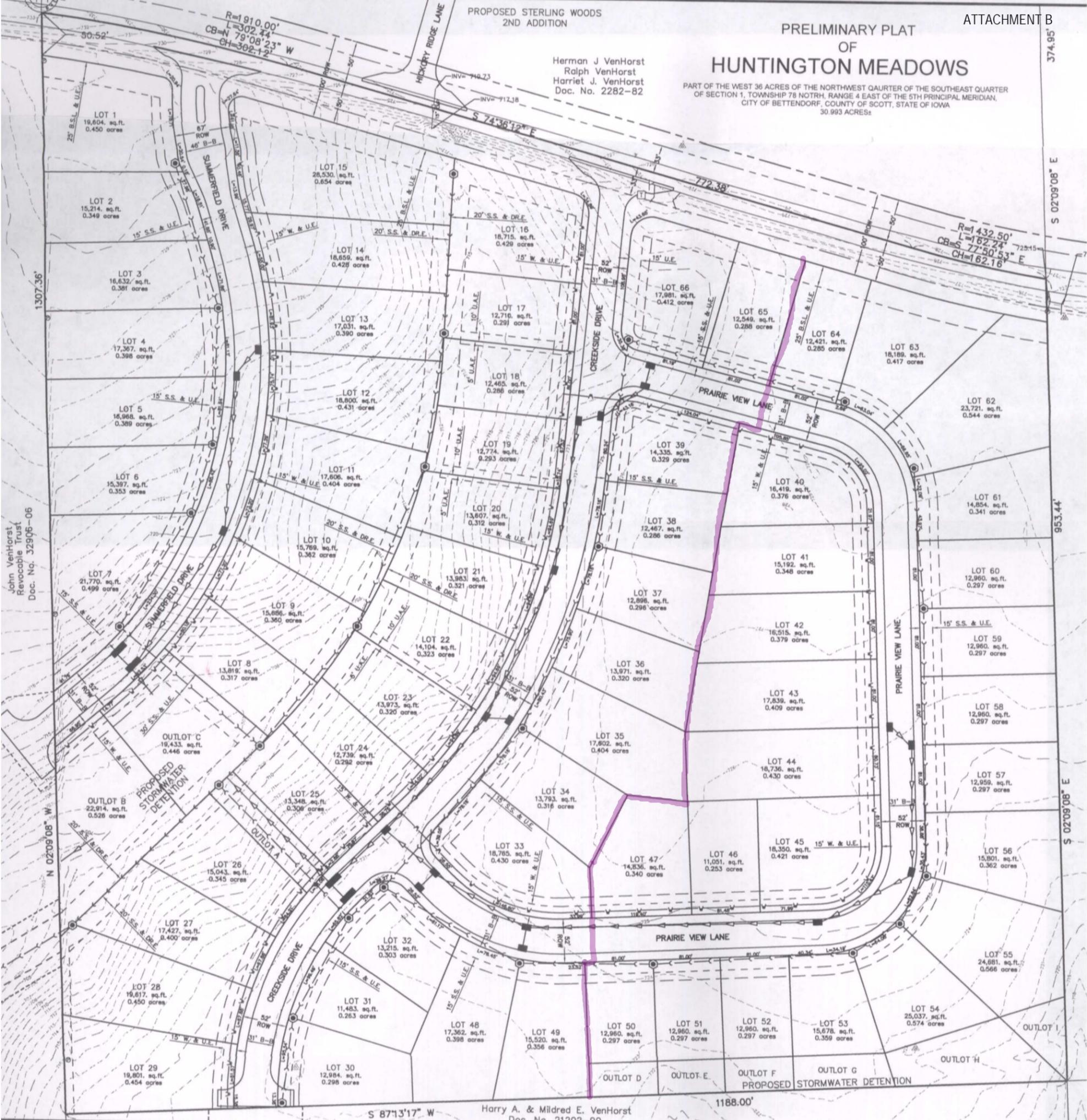
1" = 500'

PRELIMINARY PLAT OF HUNTINGTON MEADOWS

PART OF THE WEST 36 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 78 N07R, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA
30.993 ACRES±

Herman J VenHorst
Ralph VenHorst
Harriet J. VenHorst
Doc. No. 2282-82

PROPOSED STERLING WOODS
2ND ADDITION



John VenHorst
Revocable Trust
Doc. No. 32906-06

Harry A. & Mildred E. VenHorst
Doc. No. 21202-90

374.95'
S 02°09'08" E
953.44'
S 02°09'08" E



COMMUNITY DEVELOPMENT

City Hall Annex ● 4403 Devils Glen Road, Bettendorf, Iowa 52722 ● (563) 344-4071

May 18, 2011

Staff Report

Case No. 11-026

Subdivision Name: JJZ Addition – Final Plat

Applicant: JJZ, LLC

Current Zoning Classification: I-2, General Industrial District

Current Land Use Designation: General Industrial

Background Information and Facts

JJZ, LLC has submitted the final plat of JJZ Addition located north of State Street (see Aerial Photo, Attachment A). The City Council previously approved the preliminary plat (Preliminary Plat, Attachment B). The final plat for JJZ Addition shows indicates 13 lots are to be platted for business/industrial purposes (see Final Plat, Attachment C). Centennial Court separates Lots 1-7 from Lots 8–13 (see Plat Segments, Attachments D and E). The applicant has already received approval for a site plan for storage sheds on Lot 8 of the proposed plat (see Site Plan, Attachment F).

Land Use

The land use designation is General Industrial. The site is zoned I-2, General Industrial District. The width and square footage of the proposed lots complies with the minimum requirements for the district.

Utilities

Utilities will be extended to the site as needed. Water connections come from the southwest across State Street. Sanitary sewer will come from the northeast through the right-of-way and will permit the placement of fire hydrants within the site. Electrical service is already available from the southeast.

Thoroughfare Plan/Pedestrian Access

Access to the proposed subdivision will come from State Street to Centennial Court from the south. No parking will be permitted on the street because of the 31-foot wide paved area. All parking will be provided on each lot for the particular establishment on site. Testing for compaction of fill must be completed for the right-of-way.

Storm Water Detention

The storm water from this location is governed by a two year storm release rate. Detention is provided along the west and east boundary areas. The storm water from surrounding locations to the north will also be contained in the detention basins.

Staff Recommendation

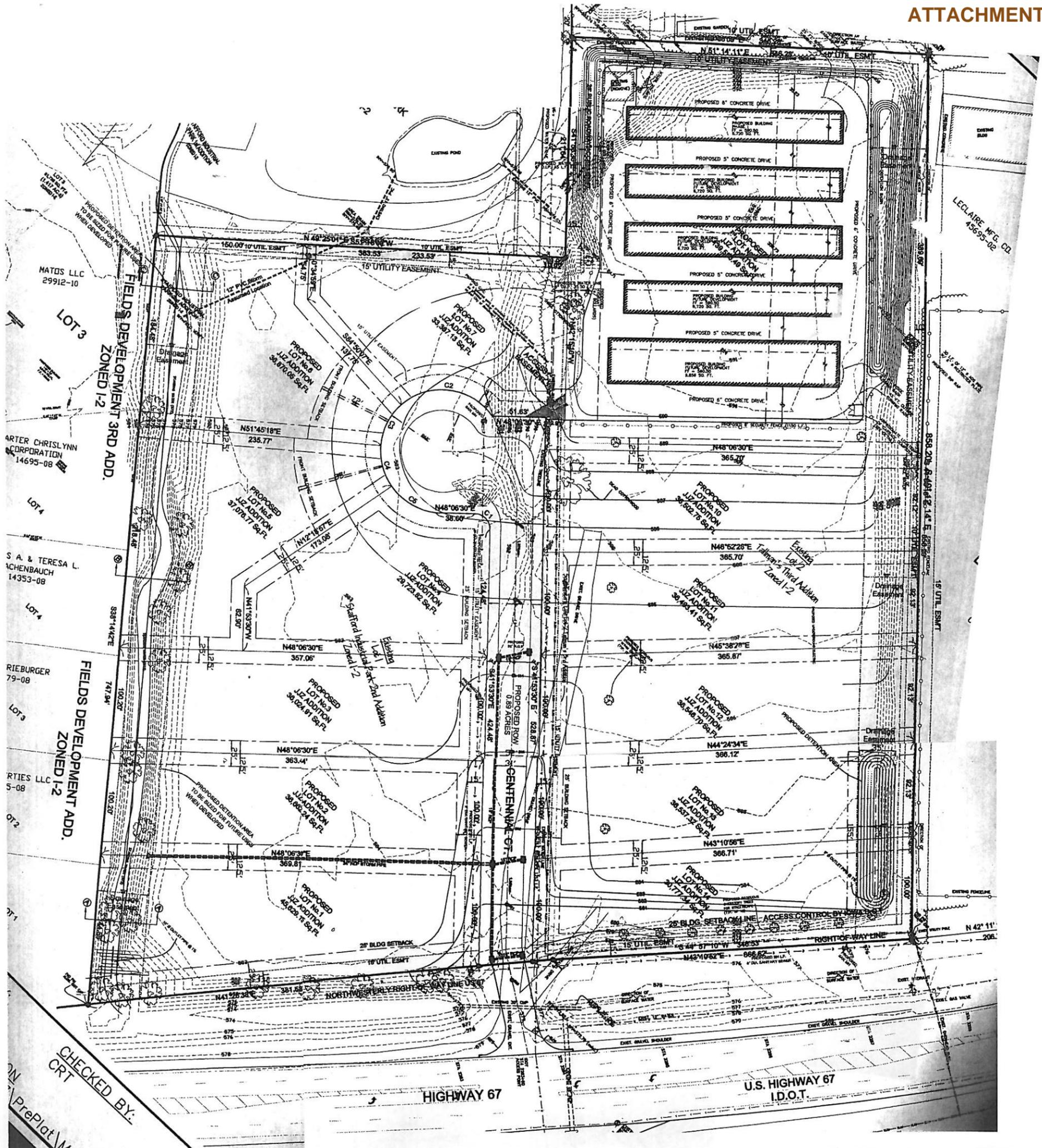
Staff recommends that the petitioner's request for approval of the final plat be granted subject to the following conditions:

1. This approval does not waive any other state, federal, or local government provisions as required by law.
2. Borings will be necessary in the right-of-way of the proposed Centennial Court to determine proper fill for street construction.
3. No parking will be permitted on Centennial Court.
4. Fill permits are required for the entire proposed subdivision, along with CLOMR permits for both lots to remove the lots from the 1% flood plain.
5. At least one fire hydrant will be required in the right-of-way near the entry to Centennial Court.
6. All lot access points must meet Fire Department standards for turning radii.
7. Show IDOT permission to convey storm water into the U S 67 right-of-way. Also show permit for Centennial Court access to the entry to State Street for industrial or commercial use.

Respectfully submitted,

Greg Beck
City Planner





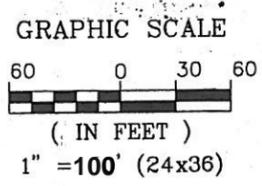
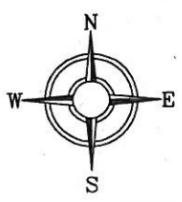
PRELIMINARY PLAT

JJZ ADDITION

TO THE CITY OF BETTENDORF, IA
 A RE-PLAT OF LOT 2 - TALLMAN'S 3RD ADDITION AND
 LOT 1 - STAFFORD INDUSTRIAL PARK 2ND ADDITION

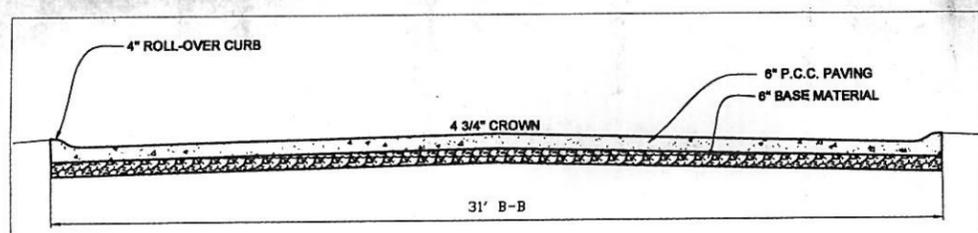
LEGEND:

- PROPERTY BOUNDARY
- - - EXISTING PROPERTY LINE
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- - - EXISTING BUILDING SETBACK
- - - EXISTING CENTER LINE
- - - EXISTING SANITARY
- - - PROPOSED SANITARY
- - - EXISTING WATER
- - - PROPOSED UNDERGROUND ELEC.
- 590' — EXISTING CONTOUR
- 685' — PROPOSED CONTOUR
- EXISTING TREE
- EXISTING TREELINE
- 399.79' MEASURED DISTANCE
- FOUND PIN W/ AS NOTED

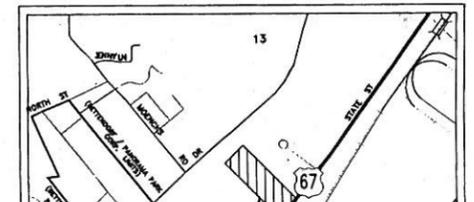


GENERAL NOTES

1. ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
2. LEGAL DESCRIPTION OF PROPERTY:
 A REPLAT OF LOT 2 OF TALLMAN'S 3RD ADDITION AND LOT 1 STAFFORD IND. PARK 2ND AD BEING A PART OF THE SW 1/4 AND A PART OF THE SE 1/4 OF SECTION 1 TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE FIFTH P.M. IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA CONTAINING 13.96 ACRES, MORE OR LESS WITH 0.80 ACRES DEDICATED TO THE CITY FOR STREET PURPOSE
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWING THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
4. THE CONTRACTOR SHALL NOTIFY THE CITY OF BETTENDORF AND THE ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
5. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA DO NOT ALLOW WATER TO DRAIN OR TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
6. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
7. CONCRETE PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF IOWA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAYS AND BRIDGE CONSTRUCTION SECTION 2301, PORTLAND CEMENT CONCRETE PAVEMENT. CONCRETE PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF BETTENDORF STANDARDS AND SPECIFICATIONS.
8. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
9. NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.
10. PROPERTY LOCATED WITHIN FLOOD ZONE A5, AREA OF 100-YR FLOOD, BASE ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED. BFE = 584.00 FEMA FLOOD INSURANCE RATE MAP, PANEL 190240-0004-D, DECEMBER 11, 2013.
11. BENCHMARK = HYDRANT ACROSS FROM 6390 VALLEY DRIVE ELEVATION = 606.40 (DATUM NVD 1929)



TYPICAL CROSS SECTION FOR PROPOSED STREET (52' ROW)
 NOT TO SCALE



JJZ ADDITION

TO THE CITY OF BETTENDORF, IA
 A RE-PLAT OF LOT 2 - TALLMAN'S 3RD ADDITION AND
 LOT 1 - STAFFORD INDUSTRIAL PARK 2ND ADDITION

SURVEYORS CERTIFICATE

I, LARRY L. LINDEMANN, AN IOWA PROFESSIONAL LAND SURVEYOR NO. 10897, DO HEREBY CERTIFY THAT THE ANNEXED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECTION AND ACCORDING TO THE LAWS OF THE STATE OF IOWA AND THE CITY OF BETTENDORF SUBDIVISION ORDINANCE, OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

A REPLAT OF TALLMAN'S THIRD ADDITION AND LOT 1 OF STAFFORD INDUSTRIAL PARK 2ND ADDITION TO THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 2 IN SAID TALLMAN'S THIRD ADDITION, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE NO. 67;

THENCE SOUTH 44 DEGREES 57 MINUTES 08 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 346.54 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 2;

THENCE SOUTH 43 DEGREES 04 MINUTES 19 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 453.93 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1 OF STAFFORD INDUSTRIAL PARK 2ND ADDITION;

THENCE NORTH 36 DEGREES 37 MINUTES 00 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 747.94 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1;

THENCE NORTH 51 DEGREES 02 MINUTES 42 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 403.54 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1;

THENCE NORTH 40 DEGREES 15 MINUTES 46 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2 OF TALLMAN'S THIRD ADDITION, A DISTANCE OF 211.66 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 2;

THENCE NORTH 51 DEGREES 12 MINUTES 36 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 99.93 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1 OF TUMEY'S ORCHARD VALLEY ADDITION;

THENCE NORTH 51 DEGREES 12 MINUTES 44 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 1 OF TUMEY'S ORCHARD VALLEY ADDITION AND THE NORTHERLY LINE OF SAID LOT 2 OF TALLMAN'S THIRD ADDITION, A DISTANCE OF 246.40 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 2;

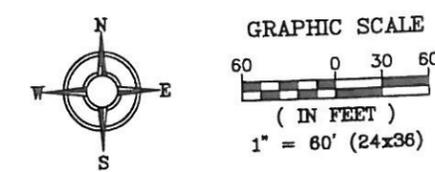
THENCE SOUTH 40 DEGREES 12 MINUTES 14 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 858.37 FEET TO THE POINT OF BEGINNING, CONTAINING 13.968 ACRES MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, THE EASTERLY LINE OF LOT 2 OF TALLMAN'S THIRD ADDITION WAS ASSUMED TO BEAR SOUTH 40 DEGREES 12 MINUTES 14 SECONDS EAST.

MONUMENTS SHOWN ON THIS PLAT HAVE BEEN SET OR WILL BE SET WITHIN 30 DAYS OF COMPLETION OF THE REQUIRED IMPROVEMENTS AND THEIR ACCEPTANCE BY THE CITY OF BETTENDORF, AND SUCH MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND OCCUPY THE POSITIONS SHOWN THEREON.

IN WITNESS WHEREOF, I HERETO AFFIX MY HAND AND SEAL THIS _____ DAY OF _____, 2011 A.D.

LARRY L. LINDEMANN, IOWA LICENSE NO. 10897
 MY LICENSE RENEWAL DATE IS DECEMBER 31 2011



I hereby certify that this land surveying document was prepared at 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.

LARRY L. LINDEMANN P.L.S.
 Iowa License Number: 10897
 My license renewal date is December 31, 2011.
 Pages or sheets covered by this seal: 1

APPROVAL SIGNATURES:

MAYOR _____ DATE: _____

CITY CLERK _____ DATE: _____

CHAIRMAN PLAN & ZONE _____ DATE: _____

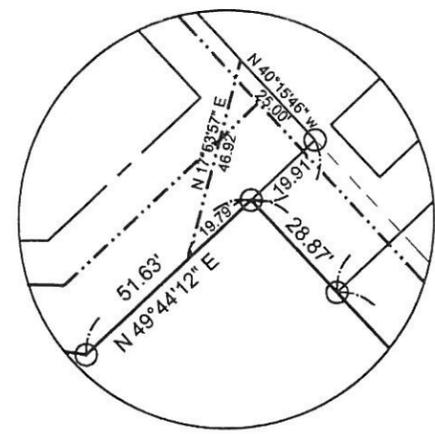
QWEST _____ DATE: _____

IOWA - AMERICAN WATER COMPANY _____ DATE: _____

MIDAMERICAN ENERGY _____ DATE: _____
 APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

PLAT INFORMATION

- Area of Subdivision:
 Gross Area: 13.968 Acres +/-
 R-O-W: 0.890 Acres +/-
- Owner:
 JJZ, LLC
 1505 46th Avenue
 Moline, IL 61265
 Ph: (309) 736-1212
- Engineer:
 Townsend Engineering
 2224 East 12th Street
 Davenport, Iowa 52803
 Ph: (563) 386-4236
- Surveyor:
 Larry Lindemann
 1011 South Elsie
 Davenport, Iowa 52801
 Ph: (563) 340-5880
- Attorney:
 William T. Phares
 4500 Kennedy Drive
 East Moline, IL 61244
 (309) 796-0170

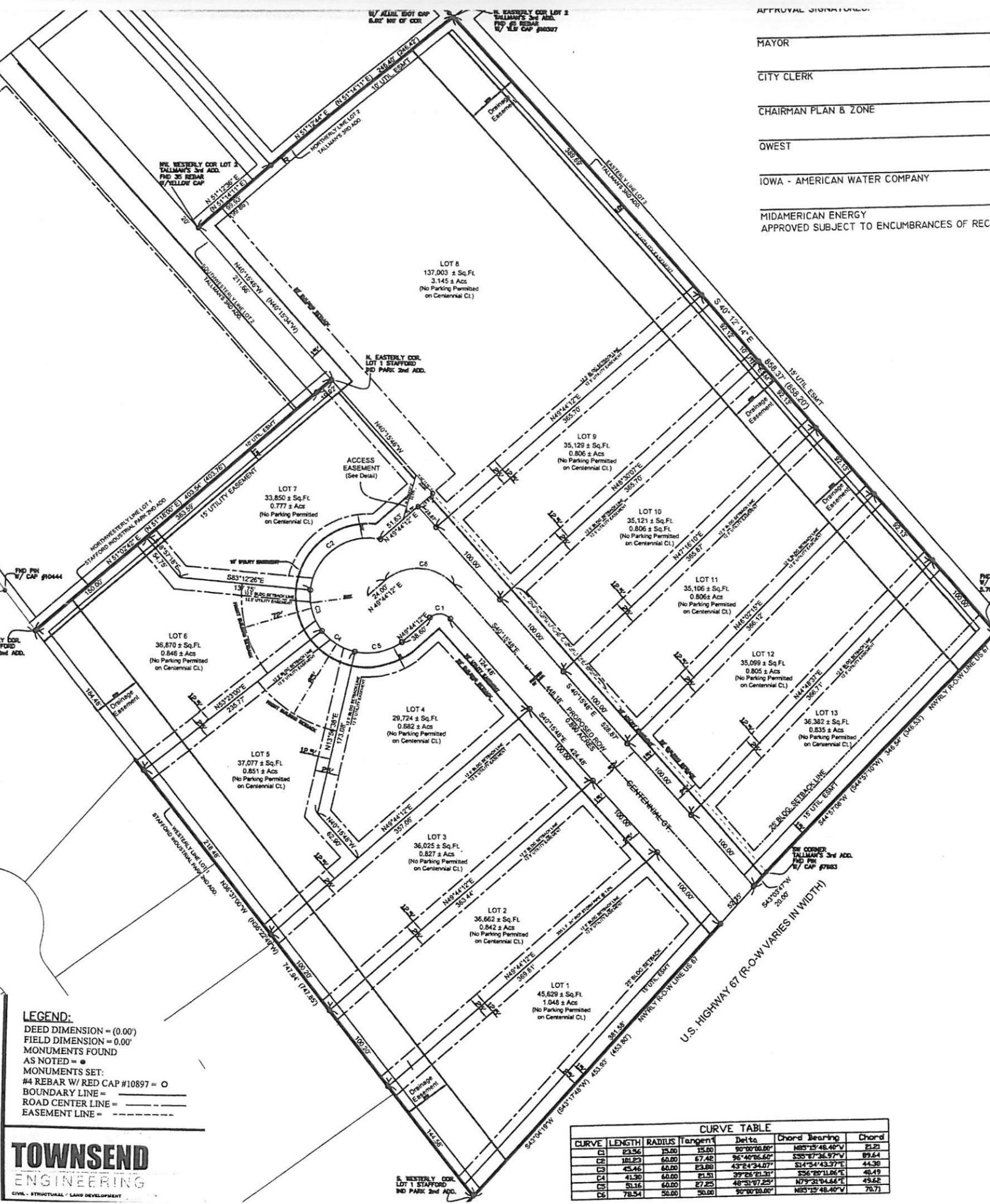


ACCESS EASEMENT DETAIL

NOTES:

- THE SUBJECT PROPERTY IS ZONED I-2: GENERAL INDUSTRIAL DISTRICT.
 LOT WIDTH: NONE
 FRONT YARD DEPTH: 25 FEET
 SIDE YARD WIDTHS: 10 FEET WITH THE SUM NOT LESS THAN 25'.
 REAR YARD DEPTH: NONE
- 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 OF UTILITY 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. 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 PARTY REQUESTING THE CHANGE.
- ALL JJZ LOTS SHALL HAVE ACCESS TO CENTENNIAL COURT.
- NO PARKING SHALL BE PERMITTED ON THE 31'-FOOT PAVED AREA OF CENTENNIAL COURT.
- UTILITY EASEMENTS SHALL BE RESERVED FOR SANITARY SEWER, WATER, STORM SEWER, UNDERGROUND ELECTRIC, PHONE, CABLE AND GAS.
- THE DRAINAGE EASEMENTS ALONG THE EASTERLY AND WESTERLY SIDES OF THE SUBDIVISION HAVE BEEN SIZED TO ACCOMMODATE FULL BUILD-OUT DETENTION REQUIREMENTS.

CURVE	LENGTH	RADIUS	Tangent	Delta	Chord Bearing	Chord
C1	23.56	15.00	90°00'00.00"	N85°15'48.40"V	21.21	
C2	161.23	60.00	67.48	S6°40'56.60"V	89.64	
C3	45.46	60.00	23.88	S14°54'43.37"V	44.38	
C4	41.30	60.00	21.51	S36°20'10.6"V	40.49	
C5	51.16	60.00	27.25	N79°30'04.64"E	43.62	
C6	78.54	50.00	30.00	N65°15'48.40"V	70.71	



LEGEND:
 DEED DIMENSION = (0.00')
 FIELD DIMENSION = 0.00'
 MONUMENTS FOUND AS NOTED = ●
 MONUMENTS SET: #4 REBAR W/ RED CAP #10897 = ○
 BOUNDARY LINE = _____
 ROAD CENTER LINE = _____
 EASEMENT LINE = _____

TOWNSEND ENGINEERING
 CIVIL - STRUCTURAL - LAND DEVELOPMENT

LOT 1
STAFFORD IND. PARK
1st. ADD.
ZONED I-2

STERLY LINE LOT 1
STRIAL PARK 2ND ADD.

42° E (N 51°18'00" E) 403.54' (403.76')

15' UTILITY EASEMENT

LOT 7
33,850 ± Sq. Ft.
0.777 ± Acs
(No Parking Permitted
on Centennial Ct.)

15' UTILITY EASEMENT

12.5' BLDG SETBACK LINE
12.5' UTILITY EASEMENT

25' BLDG SETBACK

15' UTIL. ESMT

NWRLY R-O-W LINE US 67

NW WESTERLY COR LOT 2
TALLMAN'S 3RD ADD.
FND #5 REBAR
W/YELLOW CAP

N 51°12'36" E
(N 51°14'11" E)

99.93'
(99.86')

10' UTIL. ESMT

N 51°12'44" E (N 51°14'11" E) 246.40' (246.42')

N 40°15'46" W (N 40°15'34" W)

211.66'

25' BUILDING SETBACK

15'

15'

15'

15'

15'

15'

15'

15'

15'

15'

15'

15'

15'

15'

15'

15'

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15'

15'

15'

15'

15'

15'

15'

15'

15'

15'

15'

15'

15'

15'

LOT 8
137,003 ± Sq. Ft.
3.145 ± Acs
(No Parking Permitted
on Centennial Ct.)

N. EASTERLY COR.
LOT 1, STAFFORD
IND. PARK 2nd ADD.

ACCESS
EASEMENT
(See Detail)

51.63'

N 49°44'12" E

28.87'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

LOT 9
35,129 ± Sq. Ft.
0.806 ± Acs
(No Parking Permitted
on Centennial Ct.)

LOT 10
35,121 ± Sq. Ft.
0.806 ± Acs
(No Parking Permitted
on Centennial Ct.)

LOT 11
35,108 ± Sq. Ft.
0.806 ± Acs
(No Parking Permitted
on Centennial Ct.)

LOT 12
35,099 ± Sq. Ft.
0.805 ± Acs
(No Parking Permitted
on Centennial Ct.)

LOT 13
36,382 ± Sq. Ft.
0.835 ± Acs
(No Parking Permitted
on Centennial Ct.)

Drainage
Easement

Drainage
Easement

Drainage
Easement

Drainage
Easement

369.69'

S 40°12'14" E

858.37' (858.20')

92.13'

100.00'

S EASTERLY COR.
LOT 1, STAFFORD
IND. PARK 2nd ADD.
FND #5 REBAR
W/YELLOW CAP

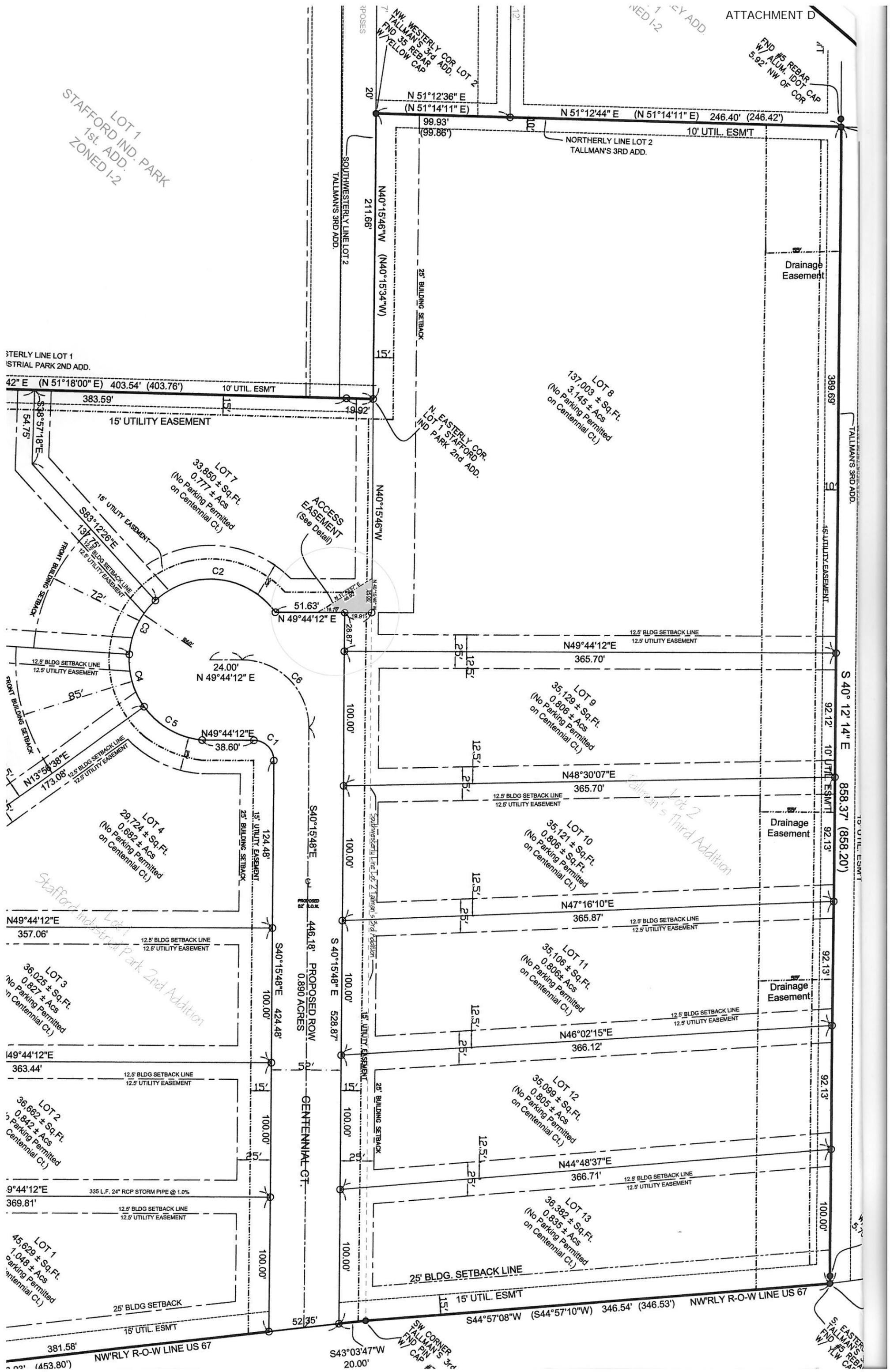
PROPOSED ROW
0.890 ACRES
CENTENNIAL CT.

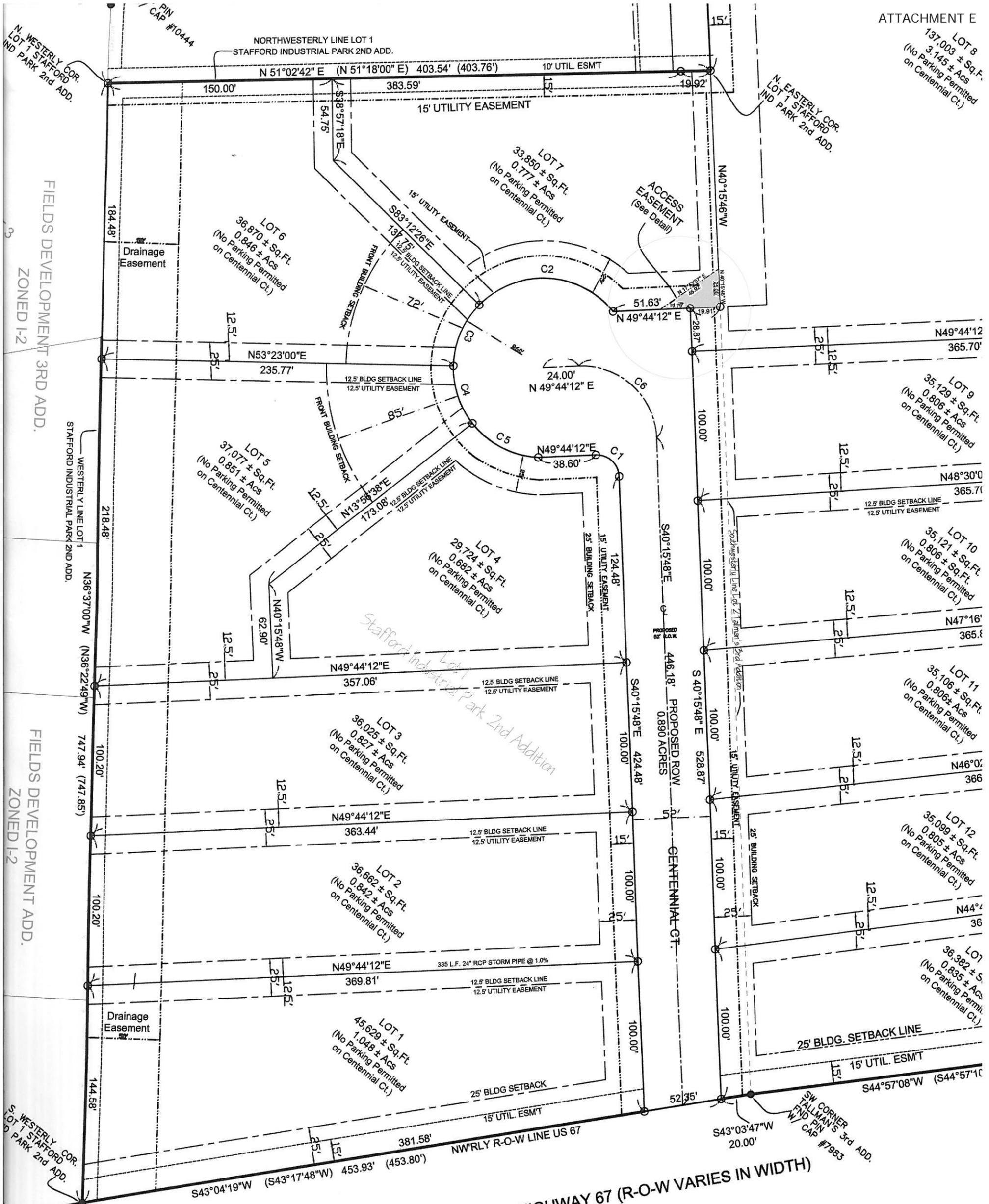
S 43°03'47" W
20.00'

S 44°57'08" W (S 44°57'10" W) 346.54' (346.53')

NWRLY R-O-W LINE US 67

S EASTERLY COR.
LOT 1, STAFFORD
IND. PARK 2nd ADD.
FND #5 REBAR
W/YELLOW CAP





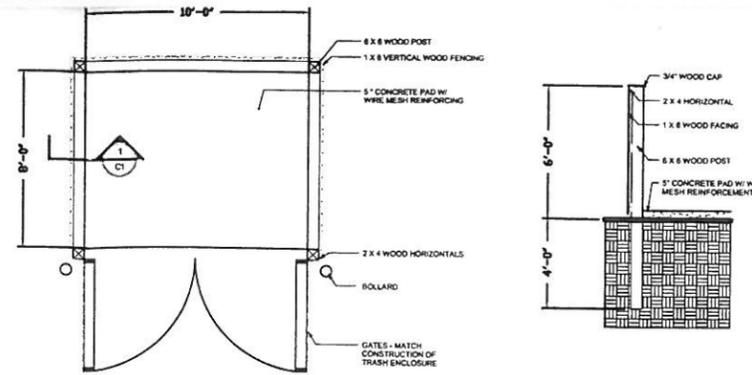
CURVE	LENGTH	RADIUS	Tangent	Delta	Chord Bearing
C1	23.56	15.00	15.00	90°00'00.00"	N85°15'48.40"W
C2	101.23	60.00	67.42	96°40'06.60"	S55°07'36.97"W
C3	45.46	60.00	23.88	43°24'34.07"	S14°54'43.32"W
C4	41.30	60.00	21.51	39°26'21.31"	S56°20'00.00"
C5	51.16	60.00	27.25	48°51'07.25"	N79°00'00.00"
C6	78.54	50.00	50.00	90°00'00.00"	N79°00'00.00"

BY: [Signature]

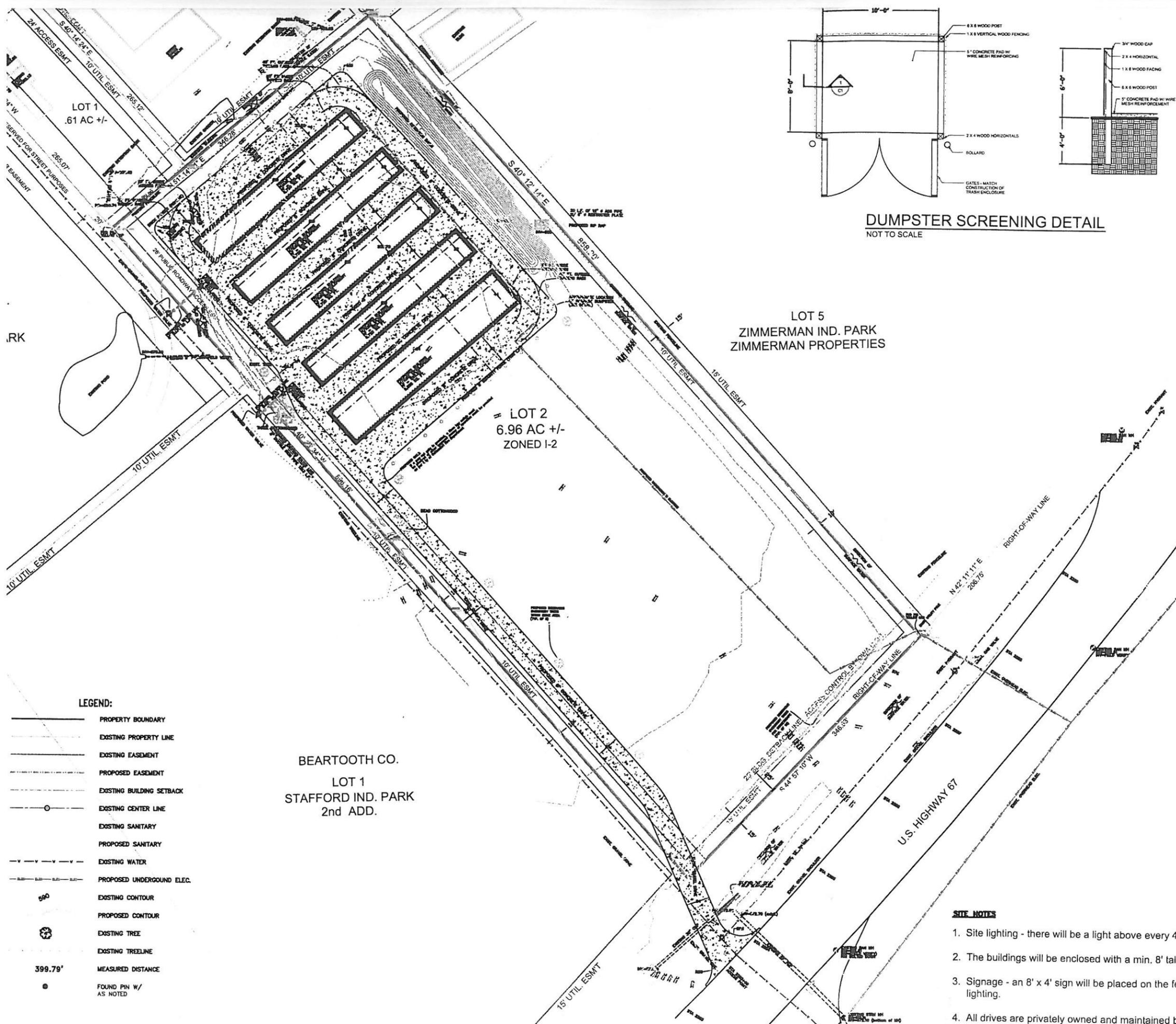
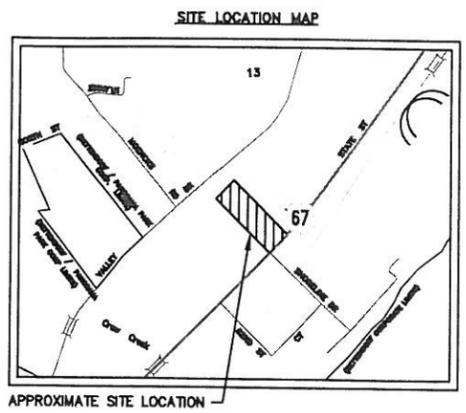
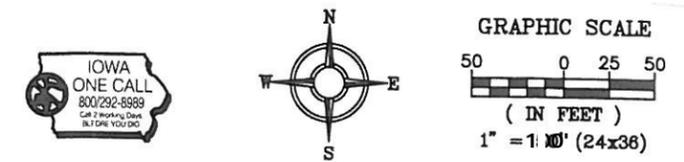
CHECKED BY: [Signature]

PrePlat\Massa--FinalPlat.Dwg

TALLMAN'S THIRD ADDITION LOT #2 PROPOSED STORAGE UNITS TO THE CITY OF BETTENDORF, IA



DUMPSTER SCREENING DETAIL
NOT TO SCALE



- LEGEND:**
- PROPERTY BOUNDARY
 - - - EXISTING PROPERTY LINE
 - - - EXISTING EASEMENT
 - - - PROPOSED EASEMENT
 - - - EXISTING BUILDING SETBACK
 - EXISTING CENTER LINE
 - EXISTING SANITARY
 - PROPOSED SANITARY
 - - - EXISTING WATER
 - - - PROPOSED UNDERGROUND ELEC.
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING TREE
 - EXISTING TREELINE
 - 399.79' MEASURED DISTANCE
 - FOUND PIN W/ AS NOTED

- GENERAL NOTES**
1. ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
 2. LEGAL DESCRIPTION OF PROPERTY:
BEING A PART OF THE SW 1/4 AND A PART OF THE SE 1/4 OF SECTION 13, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE FIFTH P.M. IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA CONTAINING 6.96 ACRES, MORE OR LESS WITH 0.09 ACRES DEDICATED TO THE CITY FOR STREET PURPOSES
 3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
 4. THE CONTRACTOR SHALL NOTIFY THE CITY OF BETTENDORF AND THE ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
 5. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO DRAIN OR TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
 6. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
 7. CONCRETE PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF IOWA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAYS AND BRIDGE CONSTRUCTION, SECTION 2301, PORTLAND CEMENT CONCRETE PAVEMENT. CONCRETE PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF BETTENDORF STANDARDS AND SPECIFICATIONS.
 8. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
 9. NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.
 10. PROPERTY LOCATED WITHIN FLOOD ZONE AS, AREA OF 100-YR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED. BFE = 584.00 FEMA FLOOD INSURANCE RATE MAP, PANEL 190240-0004-D, DECEMBER 11, 1979.
 11. BENCHMARK = HYDRANT ACROSS FROM 6390 VALLEY DRIVE ELEVATION = 606.40 (DATUM NGVD 1929)

- SITE NOTES**
1. Site lighting - there will be a light above every 4th garage stall.
 2. The buildings will be enclosed with a min. 8' tall security fence.
 3. Signage - an 8' x 4' sign will be placed on the fence near the front entrance with no lighting.
 4. All drives are privately owned and maintained by the owner of this lot.

I hereby certify that this Engineering document is a true and correct copy of the original as prepared by me or under my direct personal supervision and is a duly Licensed Professional Engineer under the State of Iowa.

Christopher E. Townsend, P.E.
License Number: 14854
My license renewal date is December 31, 2010
Pages or Sheets covered by this seal:



COMMUNITY DEVELOPMENT

City Hall Annex ● 4403 Devils Glen Road, Bettendorf, Iowa 52722 ● (563) 344-4071

May 18, 2011

Staff Report

Case No. 11-028

Request: Marolf's Third Addition - Final Plat

Applicant: Crapnell Land Surveying Company

Zoning Classification: C-3, General Business District and C-2, Community Shopping District

Land Use Designation: Commercial

Background Information and Facts

Vizient II, LLC has submitted the final plat of Marolf's Third Addition (see Aerial Photo, Attachment A and Proposed Plat, Attachment B). The proposed subdivision is a replat of Marolf's Second Addition and two adjacent properties. The applicant plans to construct a parking lot on a vacant parcel west of 31st Street and south of State Street. The new 97 space employee parking area will be adjacent to existing parking just west of 31st Street. In order to facilitate the parking lot project, the applicant plans to purchase a portion of Marolf's Second Addition and remove several structures (see Final Plat of Marolf's Second Addition, Attachment C).

Land Use

The land use designation for the site is General Industrial. The property is zoned C-3, General Business District and C-2, Community Shopping District. A parking lot is a permitted use in these zoning districts.

Utilities

Storm sewer is the only utility to be affected by the project. Storm water detention is provided.

Thoroughfare Plan/Access

Two entries to the site will be closed north from State Street. An entry through the existing parking lot to the east connects to 31st Street.

Storm Water Detention

Storm water detention will be located in the southwest portion of the lot. The City Engineer has approved the storm water detention basin design.

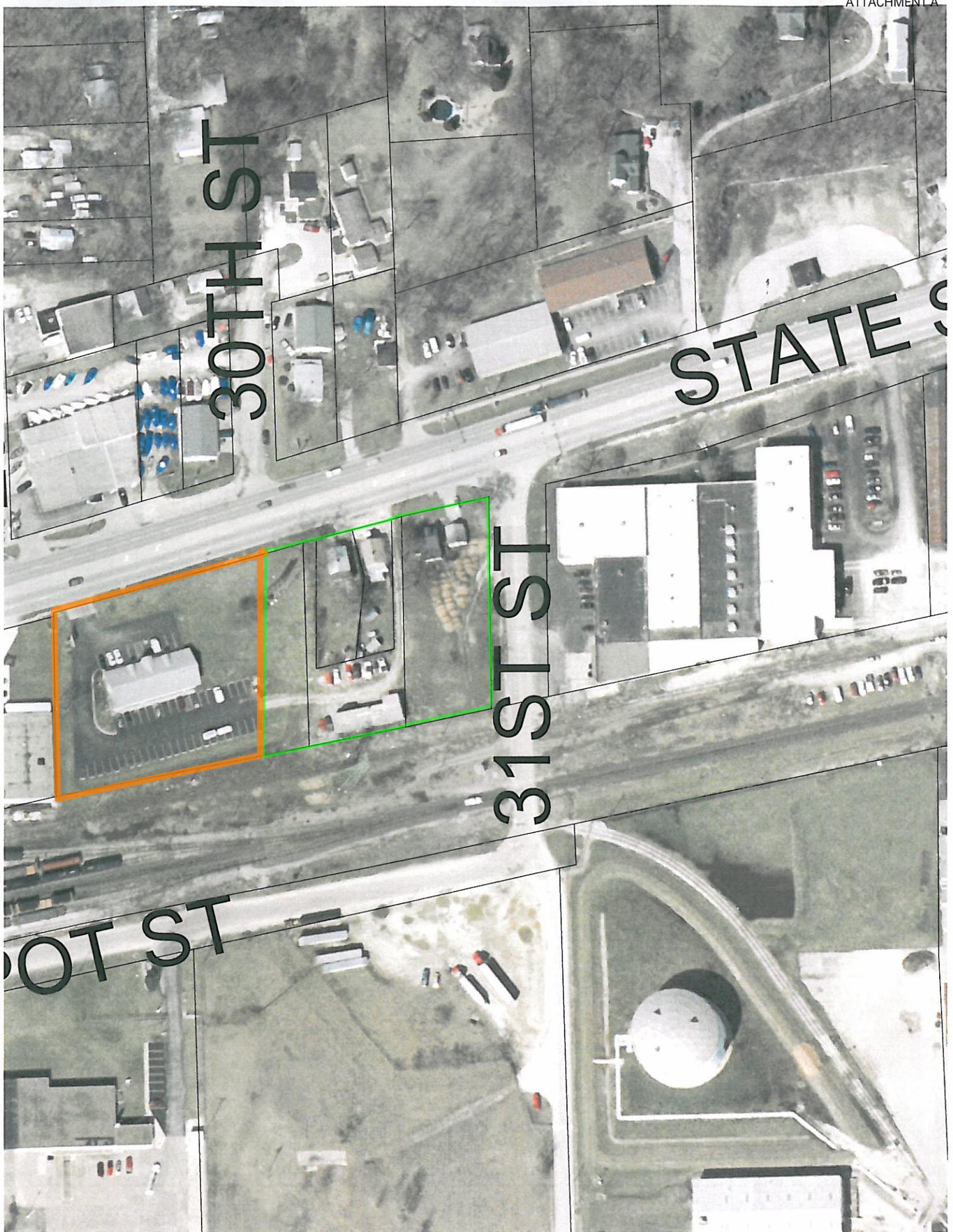
Recommended Action

Staff recommends the Planning and Zoning Commission support approval of the final plat subject to the conditions listed below:

1. Approval of the final plat does not waive any applicable city, state, or federal provisions as required by law.
2. No access to State Street from Lot 1 or Lot 2 will be permitted.

Respectfully submitted,

Greg Beck
City Planner



30TH ST

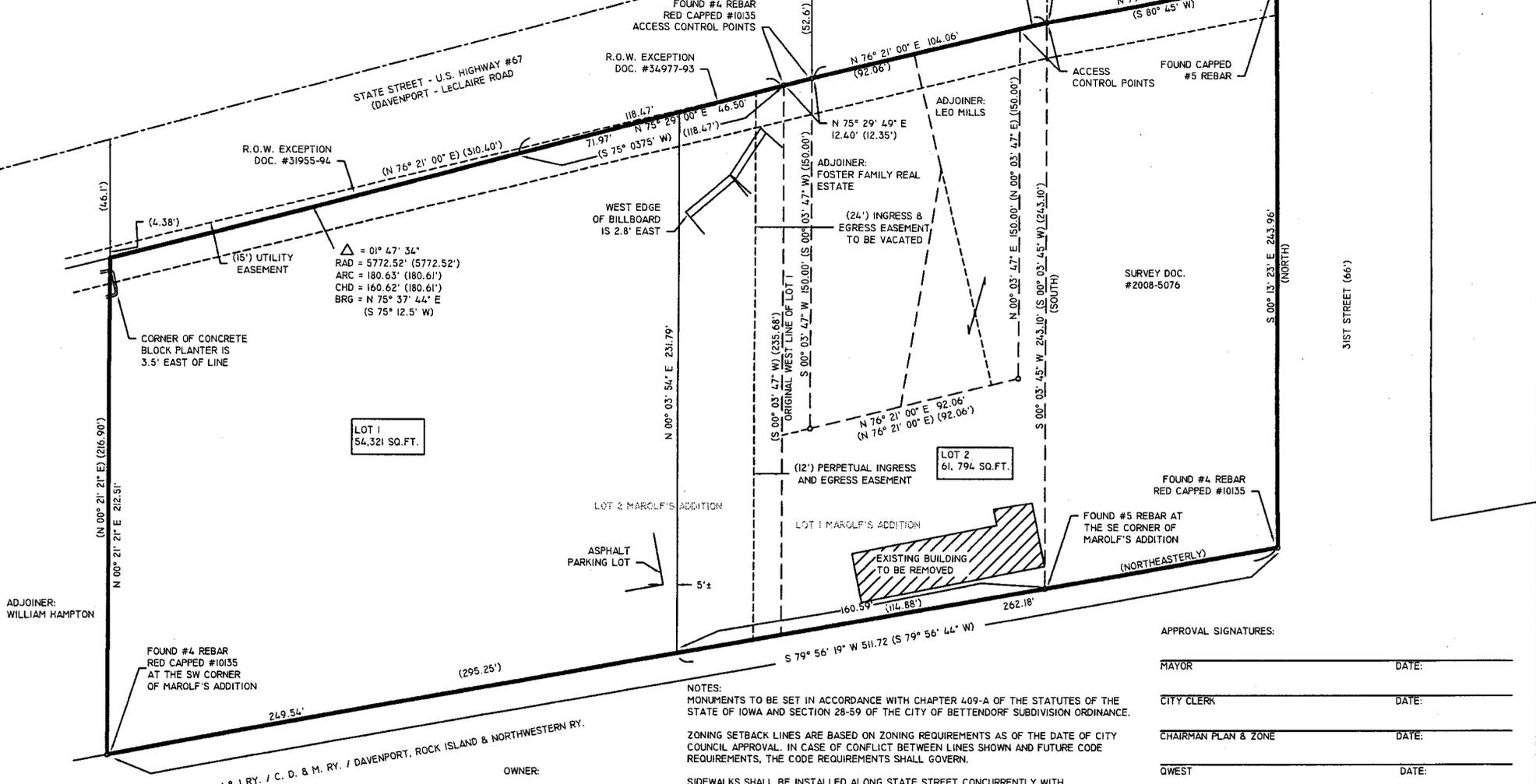
STATE ST

31ST ST

POT ST

FINAL PLAT OF:
MAROLF'S THIRD ADDITION

TO THE CITY OF BETTENDORF, IOWA,
BEING A REPLAT OF LOTS 1 AND 2 IN MAROLF'S SECOND ADDITION AND
ADJOINING PROPERTIES. LOCATED IN THE SOUTHWEST QUARTER OF SECTION
27, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
SCOTT COUNTY, IOWA.



$\Delta = 0^\circ 47' 34''$
 RAD = 5772.52' (5772.52')
 ARC = 180.63' (180.61')
 CHD = 160.62' (180.61')
 BRG = N 75° 37' 44" E
 (S 75° 12.5' W)

LOT 1
54,321 SQ.FT.

LOT 2
61,794 SQ.FT.

SURVEY DOC.
#2008-5076

APPROVAL SIGNATURES:

MAYOR _____ DATE: _____

CITY CLERK _____ DATE: _____

CHAIRMAN PLAN & ZONE _____ DATE: _____

QWEST _____ DATE: _____

IOWA - AMERICAN WATER COMPANY _____ DATE: _____

MIDAMERICAN ENERGY _____ DATE: _____

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

NOTES:
MONUMENTS TO BE SET IN ACCORDANCE WITH CHAPTER 409-A OF THE STATUTES OF THE STATE OF IOWA AND SECTION 28-59 OF THE CITY OF BETTENDORF SUBDIVISION ORDINANCE.

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.

SIDEWALKS SHALL BE INSTALLED ALONG STATE STREET CONCURRENTLY WITH DEVELOPMENT.

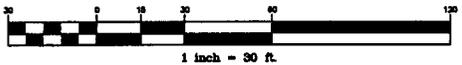
ACCESS CONTROL IS HEREBY CONTROLLED TO THE CITY OF BETTENDORF, AND ACCESS SHALL BE ALLOWED ONLY AT THE POINTS INDICATED ON THE FINAL PLAT BOTH NOW AND IN THE FUTURE.

ALL STRUCTURES ON LOT 2 ARE TO BE REMOVED WITH PLANNED DEVELOPMENT OR WHEN VACATED BY CURRENT RESIDENTS.

REVISED: 5-2-11
SURVEY DATE: 2-11-11

TO THE BEST OF SURVEYOR'S KNOWLEDGE, ALL EASEMENTS AFFECTING THIS PROPERTY ARE SHOWN.

GRAPHIC SCALE



OWNER:
~~Faces~~ ~~Form~~ ~~Map~~ ~~Notes~~
Vizient II

ATTORNEY: MIKE KOURY

DEVELOPER:
VIZIENT II LLC
3129 STATE STREET
563-355-5010

LEGEND:

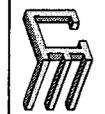
- DEED DIMENSION = (0.0')
- FIELD DIMENSION = 0.0'
- MONUMENTS FOUND = \odot
- MONUMENTS SET #4 REBAR x 30"
- RED CAPPED "CRAPNELL NO. 10135" = \bullet
- FENCE LINE = - * * * * *



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.

MICHAEL D. CRAPNELL DATE: _____
 LICENSE NUMBER 10135
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2012

PAGES OR SHEETS COVERED BY THIS SEAL: _____



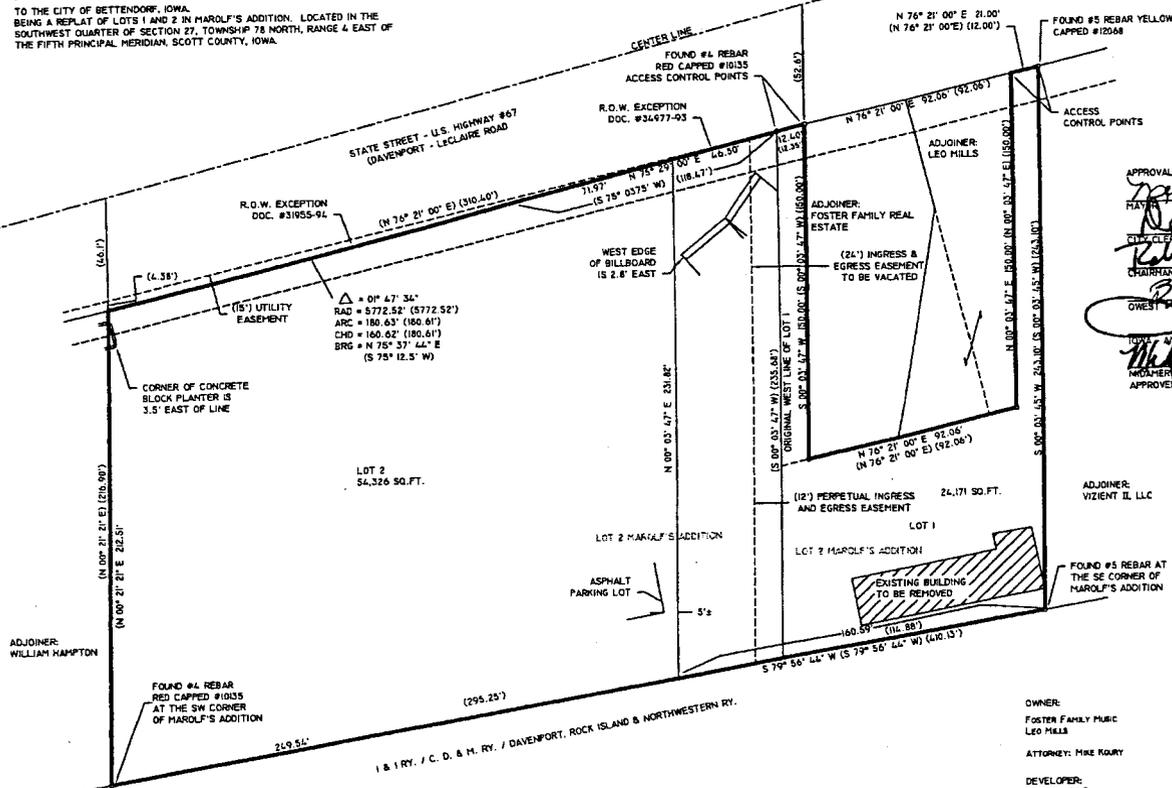
CRAPNELL LAND SURVEYING COMPANY
 814 EAST RIVER DRIVE
 DAVENPORT, IOWA 52803
 (563) 336-3256

DATE	2-15-11	LOCATION	BETTENDORF, IOWA
SCALE	1" = 30'	DRAWN	KLC
		CHK'D	MDC
		DWG NO.	2893

PREPARED BY/RETURN TO: CRAPNELL LAND SURVEYING CO.-816 E. RIVER DRIVE DAVENPORT, IOWA (563)336-3256

FINAL PLAT OF: MAROLF'S SECOND ADDITION

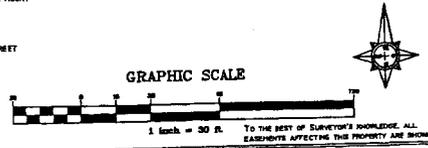
TO THE CITY OF BETTENDORF, IOWA.
BEING A REPLAT OF LOTS 1 AND 2 IN MAROLF'S ADDITION, LOCATED IN THE
SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 4 EAST OF
THE FIFTH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA.



APPROVAL SIGNATURES:
Michael J. Crapnell 4-12-11
 DATE: 4-12-11
Debra L. Poppe 4-11-11
 DATE: 4-11-11
Robert J. Kelly 3-7-11
 DATE: 3-7-11
 CHAIRMAN PLAN & ZONE
 DATE: 5-22-11
Paul DeBoa 3-22-11
 DATE: 3-22-11
 IOWA APPLICANT WATER COMPANY
 DATE: 3/22/11
 APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

NOTES:
 MONUMENTS TO BE SET IN ACCORDANCE WITH
 CHAPTER 409-A OF THE STATUTES OF THE STATE OF
 IOWA AND SECTION 28-49 OF THE CITY OF
 BETTENDORF SUBDIVISION ORDINANCE.
 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
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 SIDEWALKS SHALL BE INSTALLED ALONG STATE
 STREET CONCURRENTLY WITH DEVELOPMENT.
 ACCESS CONTROL IS HEREBY CONTROLLED TO THE
 CITY OF BETTENDORF, AND ACCESS SHALL BE
 ALLOWED ONLY AT THE POINTS INDICATED ON THE
 FINAL PLAT BOTH NOW AND IN THE FUTURE.

OWNER:
 FOSTER FAMILY PUBLIC
 LEO MILLS
 ATTORNEY: MIKE ROURY
 DEVELOPER:
 VIZENT II LLC
 3129 STATE STREET
 563-355-8010



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.

Michael D. Crapnell
 MICHAEL D. CRAPNELL DATE: 3-23-11
 LICENSE NUMBER 10135 PAGES OR SHEETS COVERED BY THIS SEAL: 1
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2012

LEGEND:
 DEED DIMENSION = (0.0')
 FIELD DIMENSION = 0.0'
 MONUMENTS FOUND = 0
 MONUMENTS SET #4 REBAR x 30'
 RED CAPPED CRAPNELL NO. 10135 = *
 FENCE LINE = - - - - -

CRAPNELL LAND SURVEYING COMPANY
 814 EAST RIVER DRIVE
 DAVENPORT, IOWA 52803
 (563) 336-3256

DATE	2-15-11	LOCATION	BETTENDORF, IOWA
SCALE	1" = 30'	DRAWN	KLC
		CHECKED	MDC
		DATE	2893





COMMUNITY DEVELOPMENT

City Hall Annex • 4403 Devils Glen Road, Bettendorf, Iowa 52722 • (563) 344-4071

May 18, 2011

Staff Report

Case No. 11-027

Request: 3129 State Street – Site Development Plan

Applicant: Vizient II, LLC

Zoning Classification: C-3 General Business District

Land Use Designation: Commercial

Background Information and Facts

Vizient II, LLC has submitted a revised site development plan for 3017 State Street (see Aerial Photo, Attachment A). The applicant plans to construct an additional parking lot on a vacant parcel located west of 31st Street and south of State Street. The new parking area will be adjacent to existing parking located just west of 31st Street (see Site Photos, Attachments B and C). The location of the parking lot will also require the adjoining property owner to sell a portion of Marolf's Addition to Vizient Manufacturing which will require replatting of Marolf's Addition (see Proposed Plat, First Plat, and Existing Plat, Attachments D, E, and F). To make the parking lot larger, structures on the site are being removed (see Demolition Plan, Attachment G). The parking lot configuration, which will include 97 spaces, is for employee parking eliminated by a building addition on the east side of the Vizient building (see Site Plan, Attachment H). The landscaping requirements have been met as shown on the landscape plan (see Landscape Plan Attachment I).

Land Use

The land use designation for the site is Commercial. The property is zoned C-3, General Business District. A parking lot is a permitted use in this zoning district.

Utilities

Storm sewer is the only utility to be affected by the project. Storm water detention is provided, and the design has been approved by the City Engineer.

Thoroughfare Plan/Access

Two entries to the site will be closed north from State Street. An entry through the existing parking lot to the east connects to 31st Street.

Storm Water Detention

Storm water detention will be located in the southwest portion of the lot.

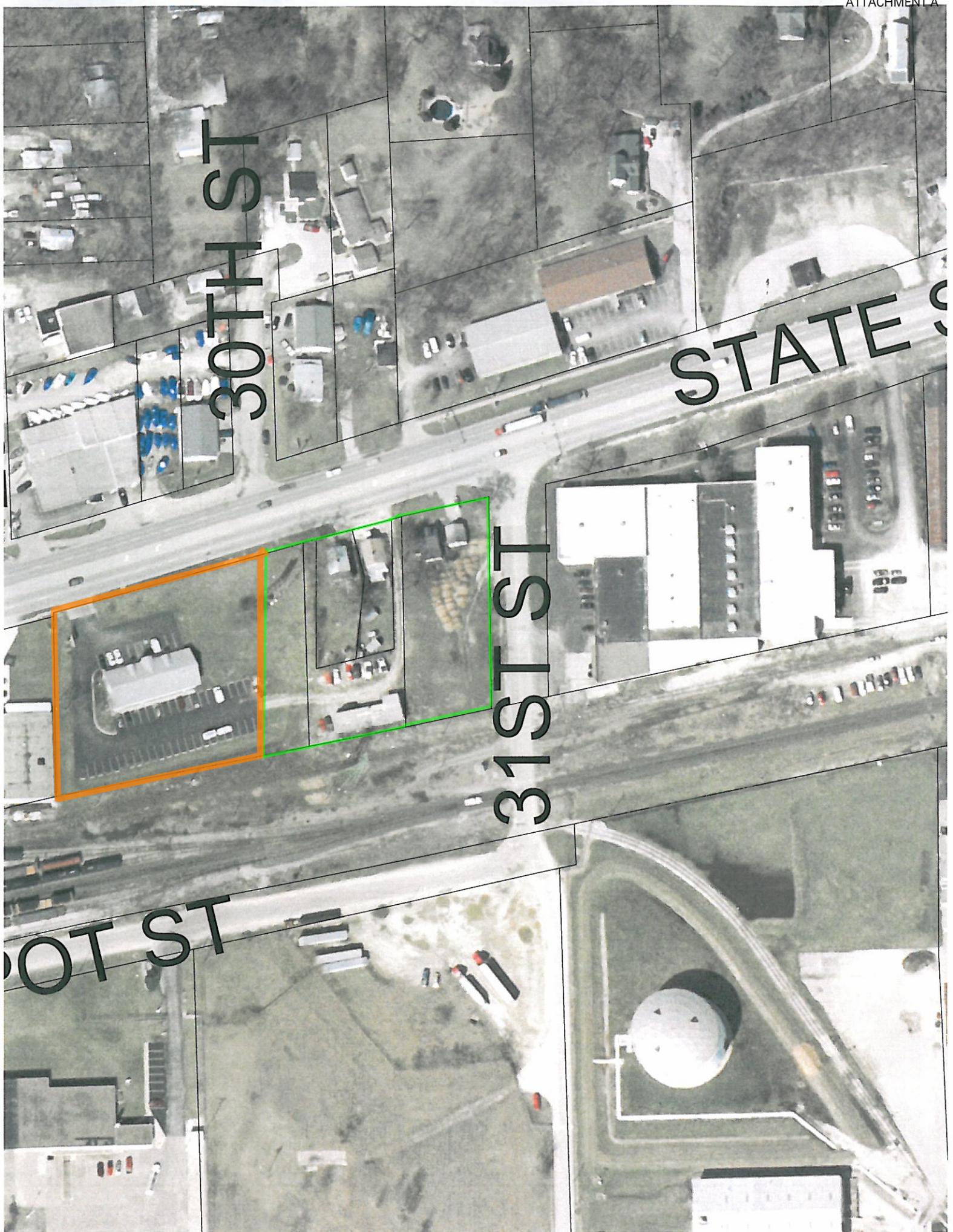
Recommended Action

Staff recommends the Planning and Zoning Commission support approval of the site development plan subject to the conditions listed below:

1. Approval of the site development plan does not waive any applicable city, state, or federal provisions as required by law.
2. All landscaping shall be installed and maintained according to the approved landscape plan submitted and approved as part of the site development plan. If all plantings cannot be installed by the time the certificate of occupancy is requested, then a bond shall be posted equal to 150% of the cost of materials and labor for completion of the planting. All landscaping will be planted outside of utility easement areas.
3. All storm water detention on site will be privately owned and maintained by the owners of the parking lot.
4. The parking on site cannot be severed from the Vizient parcel unless sufficient substitute parking is found for the Vizient parcel.
5. No access to State Street from Lot 1 or Lot 2 will be permitted.

Respectfully submitted,

Greg Beck
City Planner





Existing parking lot

EXISTING ENTRY TO
PROPOSED PARKING LOT

31ST STREET

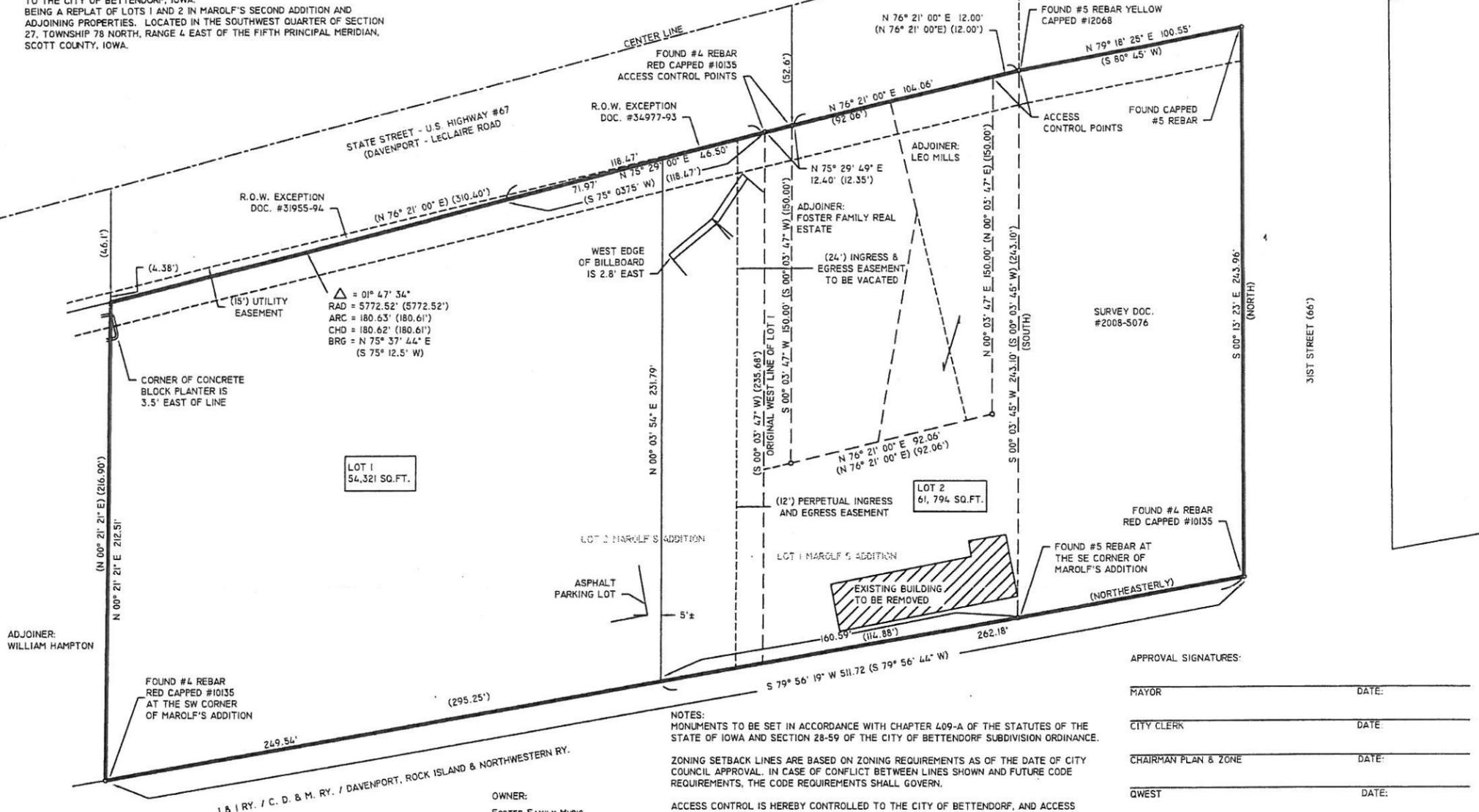
STATE ST



VIEW LOOKING EAST AT PROPOSED LOT

FINAL PLAT OF:
MAROLF'S THIRD ADDITION

TO THE CITY OF BETTENDORF, IOWA,
BEING A REPLAT OF LOTS 1 AND 2 IN MAROLF'S SECOND ADDITION AND
ADJOINING PROPERTIES. LOCATED IN THE SOUTHWEST QUARTER OF SECTION
27, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
SCOTT COUNTY, IOWA.



$\Delta = 01^{\circ} 47' 34''$
RAD = 5772.52' (5772.52')
ARC = 180.63' (180.61')
CHD = 180.62' (180.61')
BRG = N 75° 37' 44" E
(S 75° 12.5' W)

LOT 1
54,321 SQ.FT.

LOT 2
61,794 SQ.FT.

NOTES:
MONUMENTS TO BE SET IN ACCORDANCE WITH CHAPTER 409-A OF THE STATUTES OF THE
STATE OF IOWA AND SECTION 28-59 OF THE CITY OF BETTENDORF SUBDIVISION ORDINANCE.

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.

ACCESS CONTROL IS HEREBY CONTROLLED TO THE CITY OF BETTENDORF, AND ACCESS
SHALL BE ALLOWED ONLY AT THE POINTS INDICATED ON THE FINAL PLAT BOTH NOW AND IN
THE FUTURE. NO ACCESS TO LOT 2 FROM STATE STREET OR LOT 1 SHALL BE ALLOWED.

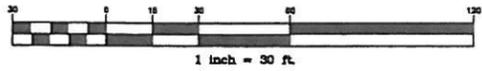
ALL STRUCTURES ON LOT 2 ARE TO BE REMOVED WITH PLANNED DEVELOPMENT OR WHEN
VACATED BY CURRENT RESIDENTS.

OWNER:
FOSTER FAMILY MUSIC
LEO MILLS

ATTORNEY: MIKE KOURY

DEVELOPER:
VIZIENT II LLC
3129 STATE STREET
563-355-5010

GRAPHIC SCALE



APPROVAL SIGNATURES:

MAYOR	DATE:
CITY CLERK	DATE:
CHAIRMAN PLAN & ZONE	DATE:
QWEST	DATE:
IOWA - AMERICAN WATER COMPANY	DATE:
MIDAMERICAN ENERGY	DATE:

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

REVISED: 5-9-11
SURVEY DATE: 2-11-11
TO THE BEST OF SURVEYOR'S KNOWLEDGE, ALL
EASEMENTS AFFECTING THIS PROPERTY ARE SHOWN.

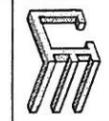


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED
AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY
DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND
SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL D. CRAPNELL DATE: _____
LICENSE NUMBER 10135
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2012

PAGES OR SHEETS
COVERED BY THIS SEAL: _____

LEGEND:
DEED DIMENSION = (0.0')
FIELD DIMENSION = 0.0'
MONUMENTS FOUND = 0
MONUMENTS SET #4 REBAR x 30"
RED CAPPED "CRAPNELL NO. 10135" = *
FENCE LINE = -x-x-x-x-x-



CRAPNELL LAND SURVEYING COMPANY
814 EAST RIVER DRIVE
DAVENPORT, IOWA 52803
(563) 336-3256

DATE	2-15-11	LOCATION	BETTENDORF, IOWA
SCALE	1" = 60'	DRAWN	KLC
		CHK'D	MDC
		DWG No.	2893

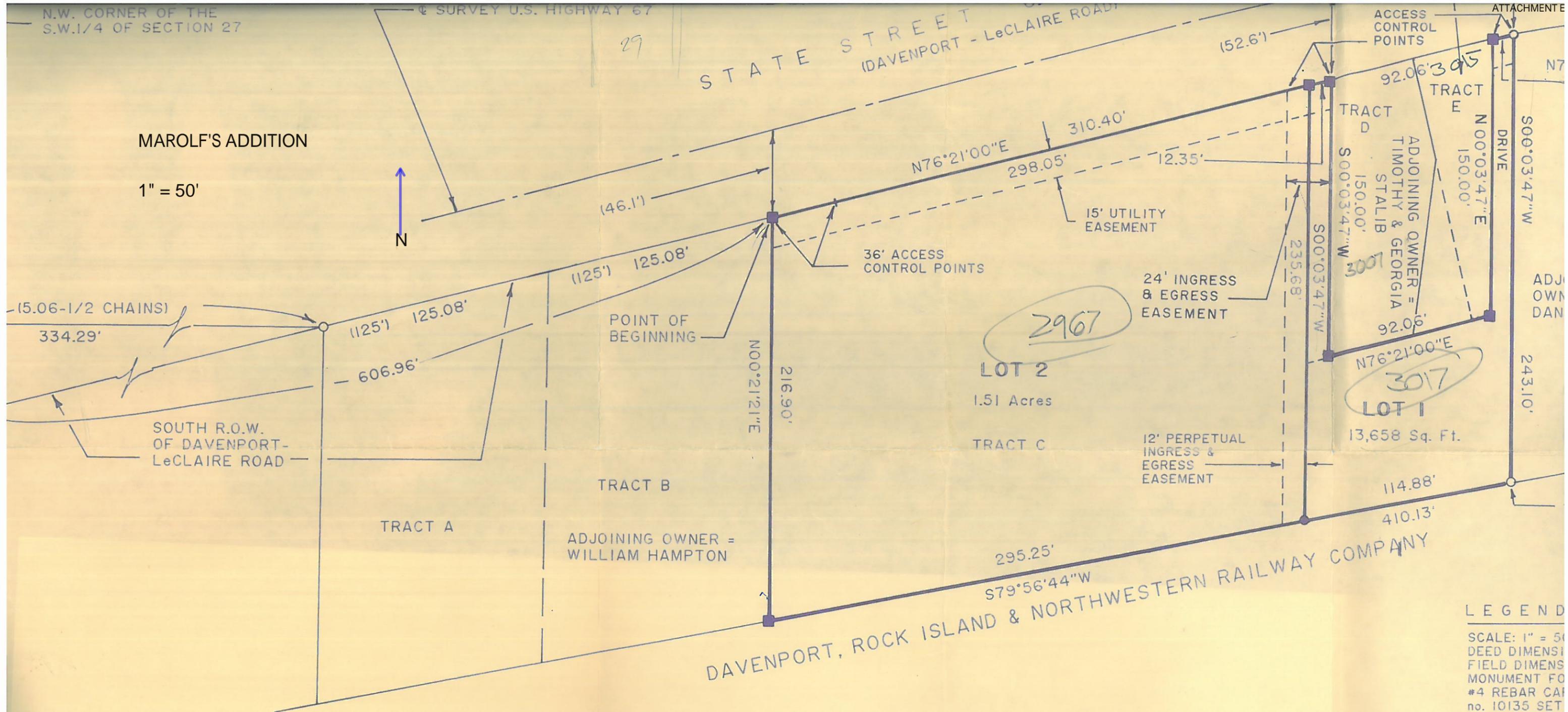
N.W. CORNER OF THE S.W.1/4 OF SECTION 27

SURVEY U.S. HIGHWAY 67

STATE STREET (DAVENPORT - LeCLAIRE ROAD)

MAROLF'S ADDITION

1" = 50'



NOTES:

MONUMENTS TO BE SET IN ACCORDANCE WITH CHAPTER 409-A OF THE STATUTES OF THE STATE OF IOWA AND SECTION 28-59 OF THE CITY OF BETTENDORF SUBDIVISION ORDINANCE.

ZONING SET-BACK 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.

SIDEWALK SHALL BE INSTALLED ALONG STATE STREET CONCURRENTLY WITH DEVELOPMENT.

ACCESS CONTROL IS HEREBY CONTROLLED TO THE CITY OF BETTENDORF, AND ACCESS SHALL BE ALLOWED ONLY AT THE POINTS INDICATED ON THE FINAL PLAT BOTH NOW AND IN THE FUTURE.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

LEGEND

SCALE: 1" = 50'
 DEED DIMENSIONS
 FIELD DIMENSIONS
 MONUMENT FOOTINGS
 #4 REBAR CAPS
 no. 10135 SET-BACK
 ZONING SET-BACK
 UTILITY EASEMENTS
 CONCRETE MONUMENTS



APPROVAL SIGNATURES

[Signature] DATE: 10-18-92
 MAYOR
[Signature] DATE: 10-12-92
 CITY CLERK
[Signature] DATE: 7-27-92
 CHAIRMAN PLAN & ZONE

MAROLF'S SECOND ADDITION

1" = 30'

STATE STREET - U.S. HIGHWAY #67
(DAVENPORT - LECLAIRE ROAD)

R.O.W. EXCEPTION
DOC. #34977-93

FOUND #4 REBAR
RED CAPPED #10135

R.O.W. EXCEPTION
DOC. #31955-94

(N 76° 21' 00" E) (310.40')

71.97' (118.47')
N 75° 29' 00" E 46.50'

N 76° 21' 00" E 92.06' (92.06')

ADJOINER:
LEO MILLS

ADJOINER:
FOSTER FAMILY REAL
ESTATE

(24') INGRESS &
EGRESS EASEMENT
TO BE VACATED

△ = 01° 47' 34"
RAD = 5772.52' (5772.52')
ARC = 180.63' (180.61')
CHD = 160.62' (180.61')
BRG = N 75° 37' 44" E
(S 75° 12.5' W)

(15') UTILITY
EASEMENT

WEST EDGE
OF BILLBOARD
IS 2.8' EAST

CORNER OF CONCRETE
BLOCK PLANTER IS
3.5' EAST OF LINE

LOT 2
54,326 SQ.FT.

N 00° 03' 47" E 231.82'

(S 00° 03' 47" W) (235.68')

ORIGINAL WEST LINE OF LOT 1

S 00° 03' 47" W 150.00' (S 00° 03' 47" W) (150.00')

N 00° 03' 47" E 150.00' (N 00° 03' 47" E) (150.00')

S 00° 03' 45" W 243.10' (S 00° 03' 45" W) (243.10')

(12') PERPETUAL INGRESS
AND EGRESS EASEMENT
24,171 SQ.FT.

ADJOINER:
VIZIENT II, LLC

LOT 2 MAROLF'S ADDITION

LOT 1

LOT 2 MAROLF'S ADDITION

ASPHALT
PARKING LOT

5'±

EXISTING BUILDING
TO BE REMOVED

FOUND #5 REBAR AT
THE SE CORNER OF
MAROLF'S ADDITION

160.59' (114.88')
S 79° 56' 44" W (S 79° 56' 44" W) (410.13')

(295.25')

I & I RY. / C. D. & M. RY. / DAVENPORT, ROCK ISLAND & NORTHWESTERN RY.

FOUND #4 REBAR
RED CAPPED #10135
AT THE SW CORNER
OF MAROLF'S ADDITION

APPROVAL SIGNATURES:

MAYOR

CITY CLERK

CHAIRMAN PLAN & ZONE

QWEST

IOWA - AMERICAN WATER CO

MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCL

OWNER:

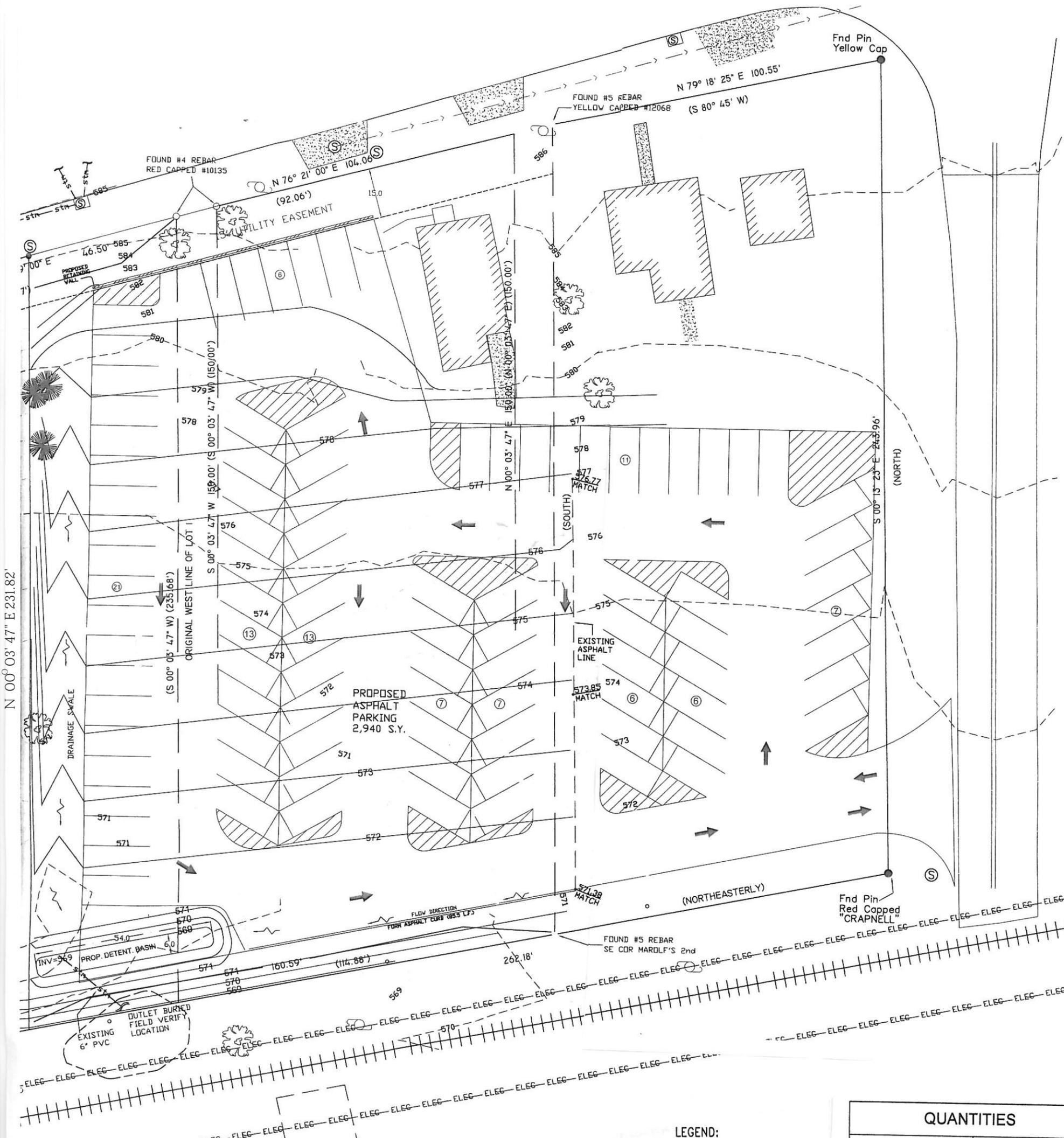
FOSTER FAMILY MUSIC
LEO MILLS

ATTORNEY: MIKE KOURY

DEVELOPER:

VIZIENT II LLC
3129 STATE STREET
563-355-5010





SITE PLAN

LEGEND:

- PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING BUILDING SETBACK
- EXISTING CENTER LINE
- EXISTING SANITARY
- PROPOSED SANITARY
- EXISTING TREELINE
- 399.79' MEASURED DISTANCE
- (200.00') PLATTED DISTANCE
- FOUND PIN AS NOTED
- SET PIN AS NOTED
- 575 --- EXISTING CONTOURS
- 575 --- PROPOSED CONTOURS
- SURFACE FLOW DIRECTION

QUANTITIES

DESCRIPTION	QUANTITY	UNIT
TREE REMOVAL	17	EA
3" ASPHALT	2,940	S.Y.
ROCK SUBBASE (8")	1,330	TON
SILT FENCE	400	L.F.
4' BLOCK RETAINING WALL	85	L.F.

97 PROPOSED PARKING SPACES



COMMUNITY DEVELOPMENT

City Hall Annex 4403 Devils Glen Road, Bettendorf, Iowa 52722 (563) 344-4100

May 18, 2011

Staff Report

Case No. 11-029

Amendment to the Bettendorf Urban Renewal Plan establishing Urban Renewal Area #2011.

Background Information and Facts

In the early 70s, like many communities, Bettendorf explored the benefits of urban renewal legislation. One of the benefits allowed by that legislation is the use of tax increment financing (TIF). Subsequent to the passage of the Resolution of Necessity, the City of Bettendorf, by Resolution 176-90, established several areas of the community as urban renewal areas. Each Urban Renewal Area has a corresponding individual Urban Renewal Plan. One such plan is the Urban Renewal Plan for Urban Renewal Area #2011 being proposed by staff (see Attachment "A" – Urban Renewal Map).

From time to time the required Urban Renewal Plan has been amended. Whenever conditions within or around an Urban Renewal Area change, revisions to the Urban Renewal Plan may be warranted. One of the most recent amendments involved the area surrounding Bear Tooth Court north of State Street establishing Urban Renewal Area #4 (also shown on Attachment "A"). At the time Urban Renewal Area #4 was established, staff recommended including a much larger area of the industrial park anticipating that most successful industrial developers would require support in the form of tax increment financing. After numerous public meetings, it became apparent that the public supported inclusion of only the area(s) that were ready for development. Therefore, staff will now present new urban renewal plan(s)/area(s) only when a defined area is ready for development as is the proposed Urban Renewal Area #2011.

According to the Comprehensive Plan, the proposed Urban Renewal Area #2011 is a part of the Valley Drive Subarea. One of the enumerated "development standards/recommended actions" states: "Continue to support the development of industrial and business uses within the area." The proposed Urban Renewal Area and associated plan will allow the city to offer support for that type of development.

Prior to the modification of the Urban Renewal Plan, the Bettendorf Planning and Zoning Commission must review and recommend that it will be in conformance with the general plan for the development of the whole municipality. Further, the City of Bettendorf must notify the affected taxing entities and consult with them concerning

the Urban Renewal Plan and the creation of the TIF district. Urban Renewal Area #2011 will include:

Lots 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, and 13 of JJZ Addition to the City of Bettendorf, Iowa, being a replat of Lot 2 – Tallman's 3rd Addition and Lot 1 – Stafford Industrial Park 2nd Addition. (See Attachment "B" – Final Plat – JJZ Addition).

The developer has indicated that Lot 8 of JJZ Addition will be developed with multiple mini-storage buildings. Staff feels that this specific type of development would occur without the need for financial support and therefore has not included Lot 8 in the proposed new urban renewal area.

Staff is submitting a proposed amendment to the Urban Renewal Plan for Urban Renewal Area #2011 for your consideration (See Attachment "C" – Amendment #2011).

Staff Recommendation

Staff recommends approval of the amendment.

Respectfully submitted,

John Soenksen
City Planner



New
Urban Renewal
Area 2011

Previous
Urban Renewal
Area #4

WILLIAMS CT

VALLEY DR

ZIMMERMAN DR

CLEAR CREEK

STATE ST

SHORELINE DR

SIPLEE CT

62ND ST

JJZ ADDITION

TO THE CITY OF BETTENDORF, IA
 A RE-PLAT OF LOT 2 - TALLMAN'S 3RD ADDITION AND
 LOT 1 - STAFFORD INDUSTRIAL PARK 2ND ADDITION

APPROVAL SIGNATURES:

HAYOR _____	DATE: _____
CITY CLERK _____	DATE: _____
CHAIRMAN PLAN & ZONE _____	DATE: _____
QWEST _____	DATE: _____
IOWA - AMERICAN WATER COMPANY _____	DATE: _____
MIDAMERICAN ENERGY _____	DATE: _____

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

SURVEYORS CERTIFICATE

I, LARRY L. LINDEMANN, AN IOWA PROFESSIONAL LAND SURVEYOR NO. 10897, DO HEREBY CERTIFY THAT THE ANNEXED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECTION AND ACCORDING TO THE LAWS OF THE STATE OF IOWA AND THE CITY OF BETTENDORF SUBDIVISION ORDINANCE, OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

A REPLAT OF TALLMAN'S THIRD ADDITION AND LOT 1 OF STAFFORD INDUSTRIAL PARK 2ND ADDITION TO THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 2 IN SAID TALLMAN'S THIRD ADDITION, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE NO. 67;

THENCE SOUTH 44 DEGREES 57 MINUTES 08 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 348.54 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 2;

THENCE SOUTH 43 DEGREES 04 MINUTES 19 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 453.93 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1 OF STAFFORD INDUSTRIAL PARK 2ND ADDITION;

THENCE NORTH 36 DEGREES 37 MINUTES 00 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 747.94 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1;

THENCE NORTH 51 DEGREES 02 MINUTES 42 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 403.54 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1;

THENCE NORTH 40 DEGREES 15 MINUTES 46 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2 OF TALLMAN'S THIRD ADDITION, A DISTANCE OF 211.86 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 2;

THENCE NORTH 51 DEGREES 12 MINUTES 36 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 99.93 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1 OF TUMEY'S ORCHARD VALLEY ADDITION;

THENCE NORTH 51 DEGREES 12 MINUTES 36 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 1 OF TUMEY'S ORCHARD VALLEY ADDITION AND THE NORTHERLY LINE OF SAID LOT 2 OF TALLMAN'S THIRD ADDITION, A DISTANCE OF 248.40 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 2;

THENCE SOUTH 40 DEGREES 12 MINUTES 14 SECONDS EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 858.37 BEGINNING, CONTAINING 13.968 ACRES MORE OR LESS A EASEMENTS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, THE EASTERLY TALLMAN'S THIRD ADDITION WAS ASSUMED TO BEAR 504 MINUTES 14 SECONDS EAST.

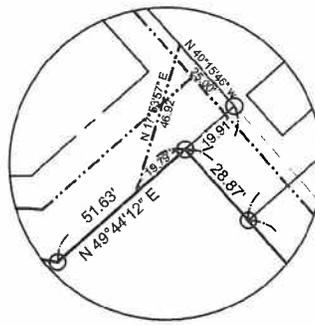
MONUMENTS SHOWN ON THIS PLAT HAVE BEEN SET OR DAYS OF COMPLETION OF THE REQUIRED IMPROVEMENTS BY THE CITY OF BETTENDORF, AND SUCH MONUMENTS ENABLE THE SURVEY TO BE RETRACED AND OCCUPY TH THEREON.

IN WITNESS THEREOF, I HERETO AFFIX MY HAND AND OF _____ 2011 A.D.

LARRY L. LINDEMANN, IOWA LICENSE NO. 10897
 MY LICENSE RENEWAL DATE IS DECEMBER 31 2011

PLAT INFORMATION

- Area of Subdivision:
Gross Area: 13.968 Acres +/-
R-O-W: 0.850 Acres +/-
- Owner:
JJZ, LLC
1505 48th Avenue
Moline, IL 61285
Ph: (309) 736-1212
- Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
- Surveyor:
Larry Lindemann
1011 South Elsie
Davenport, Iowa 52801
Ph: (563) 340-5880
- Attorney:
William T. Phares
4500 Kennedy Drive
East Moline, IL 61244
(309) 796-0170

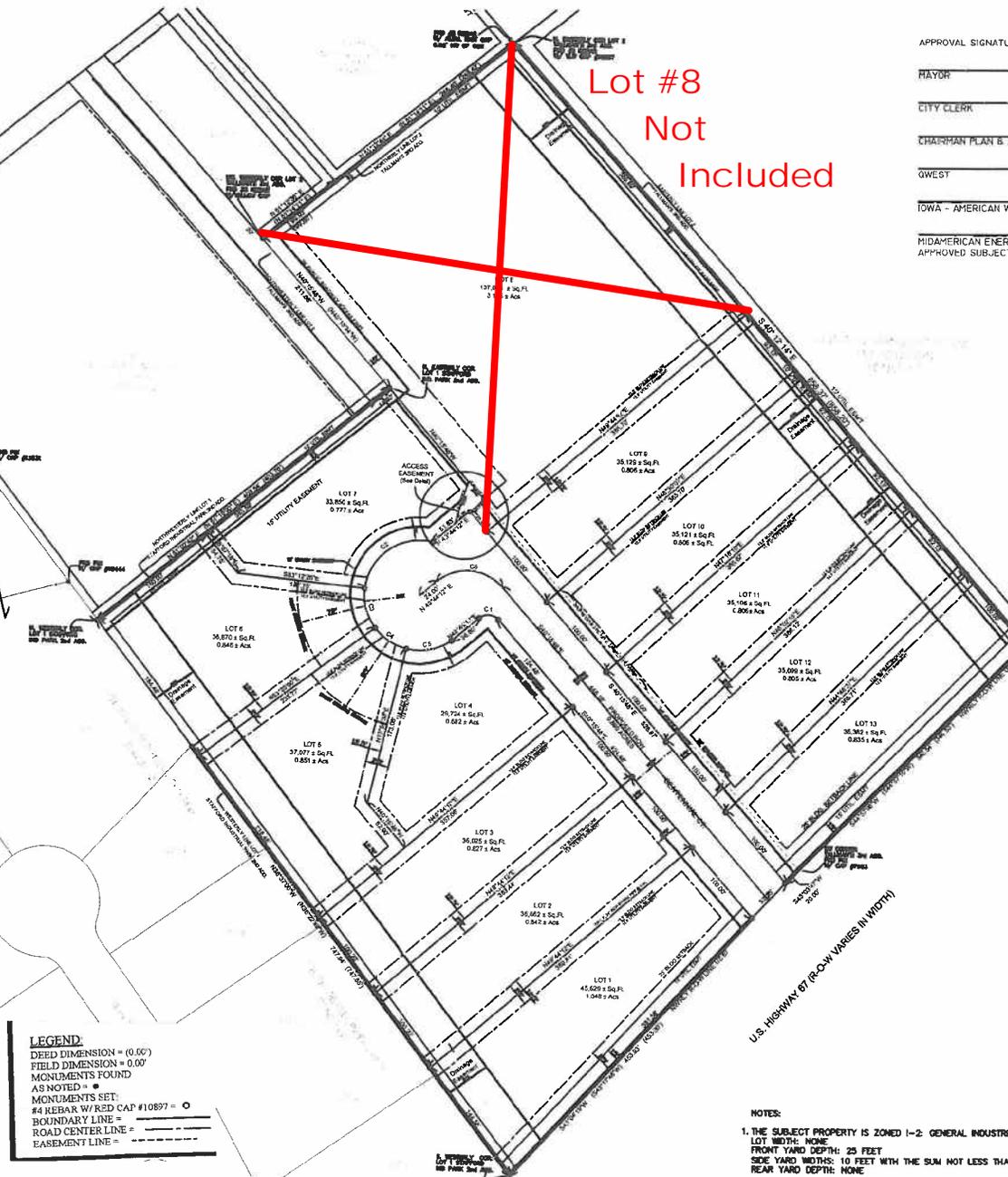


ACCESS EASEMENT DETAIL

CURVE	LENGTH	RADIUS	Tangent	Delta	Chord Bearing	Chord
C1	23.56	50.00	19.20	50°00'00"	N89°19'48.49\"/>	



I hereby set the initial of the survey on the 15th day of _____ 2011.



LEGEND:
 DEED DIMENSION = (0.00')
 FIELD DIMENSION = 0.00'
 MONUMENTS FOUND AS NOTED = ●
 MONUMENTS SET: #4 REBAR W/RED CAP #10897 = ○
 BOUNDARY LINE = ————
 ROAD CENTER LINE = - - - - -
 EASEMENT LINE = - · - · -

NOTES:
 1. THE SUBJECT PROPERTY IS ZONED I-2: GENERAL INDUSTRIAL DISTRICT.
 LOT WIDTH: NONE
 FRONT YARD DEPTH: 25 FEET
 SIDE YARD WIDTH: 10 FEET WITH THE SUM NOT LESS THAN 25'.
 REAR YARD DEPTH: NONE

Attachment - B

CITY OF BETTENDORF
AMENDMENT TO
BETTENDORF URBAN RENEWAL PLAN
ESTABLISHING URBAN RENEWAL AREA #2011

The State Code of Iowa authorizes cities to establish urban renewal plans for portions of the city requiring special governmental attention. Such areas may be vacant ground, suitable for economic development or expansion, and developed commercial areas needing an infusion of funds for redevelopment and expansion.

This plan has been prepared to fulfill the requirements of Chapter 403 of the State Code of Iowa. It is intended to establish a basis for an Urban Renewal Area for the purpose of tax increment financing to promote development and redevelopment.

When considering specific development proposals, the provisions of this Plan can be utilized to determine whether the proposed development merits assistance from the city in terms of land assembly, special financing, or any type of tax abatement or tax increment mechanisms. If the city finds the proposed project to be complementary to the plan's goals and objectives, it may approve the use of the various incentive mechanisms to make the project a reality.

The Bettendorf Urban Renewal Plan for Urban Renewal Area #2011 is hereby established to clarify and state program objectives and activities and to establish a 20-year limitation on the use of incremental property tax revenues in the Urban Renewal Area #2011, in accordance with Iowa Code chapter 403, as amended.

URBAN RENEWAL AREA #2011 DESCRIPTION

Lots 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, and 13 of JJZ Addition to the City of Bettendorf, Iowa, being a replat of Lot 2 – Tallman's 3^d Addition and Lot 1 – Stafford Industrial Park 2nd Addition. (See Attachment – Final Plat – JJZ Addition).

STATEMENT OF DEVELOPMENT OBJECTIVES

This area is composed of general and heavy industry and undeveloped ground. It is the intention of the City to foster interest in the district by promoting new business development and expansion of current businesses.

Action by the City within the district will strengthen the overall economy of the City, reduce conditions of further unemployment, and stimulate development within the City.

Specifically, this plan for the district calls for:

1. Development of the district consistent with sound planning principles and the City of Bettendorf Comprehensive Land Use Plan which indicates that the land should be developed as "general industrial".
2. Increased employment within the district.
3. Harmonious growth consistent with the needs of the City as a whole.
4. Provide for the modification or installation of public improvements necessary to support proposed projects.
5. Provide for good landscape and building design in the area to minimize potential effects on neighboring residential property as much as possible and to establish a physically attractive pattern of development throughout the community.

All action taken by the City and/or developer pursuant to this Plan shall be subject to the Codes of the City, as well as the Comprehensive Land Use Plan.

POWERS TO ACHIEVE OBJECTIVES

The City may exercise any or all of the following in its attempt to meet the objectives above:

1. Use of federal, state, or city funds, either in combination or singly, to create incentives for location, remodeling, or expansion of enterprises within the district.
2. Acquisition, development, or redevelopment, including the clearance and disposition of real property within the district.
3. Relocation or vacation of public right-of-way or easements within the district.
4. Construction or reconstruction of public improvements.
5. Any other act pursuant the authority granted by Chapter 403, State Code of Iowa.

TIMETABLE FOR IMPLEMENTATION OF THE URBAN RENEWAL PLAN

The need for municipal action in Urban Renewal Area #2011 is important and should be implemented as suitable projects arise. There has been some interest of late by businesses wishing to expand or locate in the area. Establishment of an urban renewal area at this location gives the City the ability to react more quickly to any proposed projects.

INCREMENTAL TAX FINANCING

The use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, in the Urban Renewal Area #2011 will be limited to twenty (20) years from the calendar year following the calendar year in which the City, after the adoption of this plan, first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the incremental property tax revenues.

The "base value" of Urban Renewal Area #2011 shall be determined upon the timing of the certification of debt to the County Auditor following the adoption of the tax increment ordinance related to this plan, as amended. By way of example, following the adoption of this plan, as amended, and the tax increment

ordinance, if debt is certified during calendar year 2011, Urban Renewal District #2011 will have a "base value" at the January 1, 2011 valuation level. Otherwise, the "base value" will be determined as of the valuation of the area as of January 1 of the year preceding the first year debt is certified for the area.

MODIFICATION OF PLAN

Except as hereby modified, the provisions of the original Urban Renewal Plan are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided therein.

This plan shall be modified from time to time to reflect the changing needs of the City in its goals of stabilization of property value, reducing unemployment, and attraction of new and expanding business.

This plan shall not be terminated except in the manner provided by law and only at such times as no bonds or other obligation which, by their terms, are payable from incremental taxes with respect to an Urban Renewal Project, remain outstanding.