

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
FEBRUARY 20, 2013
5:30 P.M.**

The Planning and Zoning Commission meeting of February 20, 2013, was called to order by Wennlund at 5:30 p.m. at the City Hall Council Chambers, 1609 State Street.

1. Roll Call

MEMBERS PRESENT: Bennett, Bert, Kappeler, Stoltenberg, Wennlund

MEMBERS ABSENT: Peters, Rafferty

STAFF PRESENT: Greg Beck, City Planner; Bill Connors, Community Development Director; John Soenksen, City Planner; Lisa Fuhrman, Community Development Secretary; Brian Fries, Assistant City Engineer

2. Approval of the minutes of the meeting of January 16, 2013.

On motion by Bennett, seconded by Stoltenberg, that the minutes of the meeting of January 16, 2013 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

Rezoning

4. Case 13-003; SE corner of Devils Glen Road and Forest Grove Drive, A-1 Agricultural district to R-3 Single-family and two-family residence district, submitted by Copper Ridge Properties, LLC.

Beck reviewed the staff report.

On motion by Stoltenberg, seconded by Kappeler, that the rezoning of property located at the SE corner of Devils Glen Road and Forest Grove Drive from A-1 to R-3 be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

5. Case 13-004; North of 53rd Avenue extended and east of Judge Road, A-1 Agricultural district to R-1 Single-family residence district, submitted by Century Heights Phase III, LC.

Beck reviewed the staff report.

Wennlund asked when Hopewell Avenue is anticipated to be extended to provide access to the proposed subdivision. Beck explained that the developer is considering design options, adding that eventually Hopewell Avenue would be extended to Criswell Street. Connors indicated that right-of-way would need to be acquired before the street can be extended. He stated that the developer must make a decision with regard to phasing of the eventual preliminary plat, adding that currently Clockhouse Avenue is the only existing means of access. Connors expressed concern that there is currently only one existing entrance available into the proposed subdivision.

Wennlund asked if the development would be able to proceed if the extension of Hopewell Avenue is not complete. Connors indicated that perhaps limited development could take place before the street is extended. He added that because the applicant does not own the property adjacent to 53rd Avenue, Hopewell Avenue will likely be the means of access.

Wennlund asked if the Hess property where the existing farm house will remain would also be rezoned. Beck confirmed this, adding that if agricultural activities took place on the site, it would become noncompliant.

Adam Judd, 5487 Judge Road, asked if approval of the project is contingent upon the extension of 53rd Avenue. Connors explained that because the property involved does not adjoin 53rd Avenue, the most logical connection to the proposed subdivision from a collector type street would be from extending Hopewell Avenue. Judd asked if the main access to the proposed subdivision from 53rd Avenue would be from Judge Road and Clockhouse Avenue. Connors confirmed this, adding that perhaps the schedule for the extension of Hopewell Avenue could be accelerated to accommodate the full buildout of the area.

Judd asked if there are any plans to extend 53rd Avenue to Criswell Street. Connors stated that there are no plans for a 53rd Avenue extension. Judd expressed concern about the increased traffic along Judge Road which could pose a safety hazard. Connors indicated that this is also a staff concern.

On motion by Kappeler, seconded by Bert, that the rezoning of property located north of 53rd Avenue extended and east of Judge Road from A-1 to R-1 be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Final Plat

6. Case 13-005; Hopewell First Addition, submitted by Towne & Country Bettendorf, LLC.

Beck reviewed the staff report.

Kappeler asked how the proposed development would differ from the remainder of the lots that were in the original subdivision. Beck explained that the restriction on the age of the home purchasers and certain design standards had been removed. He indicated that the removal of the restrictions would give more freedom to the developer.

Wennlund asked how the developer plans to deal with the substantial grade change along Hopewell Avenue to lessen its impact in that area and if there are plans to install a retaining wall. Dan Dolan, the applicant, explained that he plans to add a substantial amount of fill on the site in order to bring the grade up to the level of Hopewell Avenue.

Ted Pfeiff, 3662 Thunder Ridge Road, asked if the developer plans to separate the proposed subdivision from the existing homes south of the new development by installing a berm. He expressed concern about the drainage issues in the area. Dolan indicated that the drainage system was originally designed to serve the entire Fountains development and that he has no plans to install a berm. He added that the drainage system was constructed according to city standards. Pfeiff expressed concern that smaller children of younger couples that would now be allowed to purchase a lot in the area will be drawn to the retention pond southeast of his home. He added that children from adjacent subdivisions are already attracted to that area and that he believes it would be helpful to install some sort of feature to discourage this. Dolan explained that there are no provisions in the design to prevent children from being attracted to the pond, adding that it is on private property that he does not own. Wennlund added that there is no ordinance requiring that type of separation.

On motion by Bennett, seconded by Stoltenberg, that the final plat of Hopewell First Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

7. Case 13-006; ValleyWynds 7th Addition, submitted by Highland Green 1, LC.

Beck reviewed the staff report.

Kappeler asked for clarification regarding the operation of the detention system indicated near Outlot A. Eric Longlett, project engineer, explained that there is a wetted detention pond in the southeast portion of the development connected to a 60-inch pipe under the road leading to the existing detention area to the south. He added that if necessary, an overland flow area is also available which also leads to the detention area.

Wennlund asked for clarification regarding the zoning classification of the property immediately to the east of the proposed subdivision. Beck explained that the parcel has a mix of C-1 and C-5 zoning classifications. Wennlund asked if any of the lots in the proposed ValleyWynds 7th Addition would be directly adjacent to the commercially-zoned ones to the east. Beck stated that none of the lots in the first phase of the development will be directly adjacent to the commercial properties and therefore no buffer would be required.

Chris Cain, 3404 Crow Lake Drive, asked what types of uses would be allowed on the property to the east. Beck explained that the property directly adjoining the proposed

subdivision has an office/transitional zoning classification, adding that the area at the corner is a local shopping district. He indicated that the uses that would be allowed would be low-intensity commercial such as doctor's office, office supply store, or a convenience store without gas pumps. Cain asked if any specific plans have been submitted for that area. Beck indicated that the city has received no such plan. Jager added that in a C-1 district retail stores, delicatessen, grocery store, meat market, dry cleaners, professional offices, and other quasi-public uses such as a church or post office would be allowed. He indicated that only with a special use permit would a drive-in banking facility or an indoor theater be allowed.

On motion by Kappeler, seconded by Bert, that the final plat of ValleyWynds 7th Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

8. Commission Update.

Connors stated that subsequent to the last Commission meeting the final plat of Villas at Glengevlin Second Addition was approved by the City Council.

There being no further business, the meeting adjourned at approximately 6:00 p.m.

These minutes approved _____

Gregory W. Beck, City Planner