

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  
OCTOBER 15, 2014  
5:30 P.M.**

The Planning and Zoning Commission meeting of October 15, 2014, was called to order by Wennlund at 5:30 p.m. in the City Hall Council Chambers, 1609 State Street.

1. Roll Call

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

MEMBERS ABSENT: Bennett, Peters

STAFF PRESENT: Greg Beck, City Planner; Bill Connors, Community Development Director; John Soenksen, City Planner; Lisa Fuhrman, Secretary; Kristine Stone, City Attorney; Brian Fries, Assistant City Engineer; Steve Knorrek, Fire Marshal

2. Approval of the minutes of the meeting of September 17, 2014.

On motion by Kappeler, seconded by Stoltenberg, that the minutes of the meeting of September 17, 2014 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

**Preliminary Plat**

4. Case 14-074; Everest Summit, submitted by Rad Pandit.

Beck reviewed the staff report.

Rafferty expressed concern about the number of proposed units to be located along such a long street that ends in a cul-de-sac. He asked if the ordinance regulates the allowed length of cul-de-sacs. Beck explained that North Willow Court is 200 feet longer than the proposed street. He stated that until there is some sort of development to the east, there would be only one way in and out of the subdivision. Beck added that there are designated turnarounds along the street for vehicular use. Connors added that the ordinance limits the depth of cul-de-sacs to 600 feet but that the Development Review Committee had approved the proposed design. He stated that in order to limit access points along 53<sup>rd</sup> Avenue, any developer of the property to the east will be

encouraged to connect to Pandit Drive in at least one location. Wennlund stated that it appears as though there is availability for only one connection shown on the proposed preliminary plat. Connors explained that the applicant had been asked to show the location of a possible connection in order to inform any future developer of the city's wishes.

Rafferty questioned whether the proposed connection is located appropriately and suggested that perhaps it should be moved further north. Connors explained that in certain subdivisions cul-de-sacs were allowed that are longer than permitted by ordinance because of difficult topography such as in Wyndham West Additions. He added that he not aware of the reason for the limitation on the length of cul-de-sacs that is indicated in the ordinance.

Rafferty asked if it would be appropriate to add a plat note requiring that any future development on the property to the east be connected to Everest Summit. Stone stated that while the city cannot bind a property owner to such a connection, staff could encourage it.

Stoltenberg asked if the current developer could be required to allow such a connection or if the indication on the plat is adequate. Stone explained that she believes that staff is attempting to accomplish the goal of accommodating a connection by the notation on the plat. She stated that a clarification of the recommendation could be made before the preliminary plat is presented to City Council. Wennlund commented that he also believes that the future connection should be more centrally located.

Kappeler asked for clarification of the parking arrangements for the subdivision. Beck explained that parking would be allowed on one side of the street. Kappeler asked if each unit has off-street parking. Beck confirmed this, adding that there would be two spaces underneath each unit plus a driveway and street parking.

On motion by Rafferty, seconded by Kappeler, that the preliminary plat of Everest Summit be recommended for approval subject to staff recommendations and the addition of a plat note clarifying the city's recommendation regarding future street connections to any development that occurs on the property east of the proposed subdivision.

ALL AYES

Motion carried.

### **Site Development Plan**

5. Case 14-082; 2241 and 2283 - 53<sup>rd</sup> Avenue, submitted by Kwik Trip, Inc.

Beck reviewed the staff report.

Wennlund asked if a special use permit is required. Beck explained that the Board of Adjustment granted a special use permit for the gas pumps on October 9, 2014.

Kappeler asked if a special use permit would be required for the car wash. Beck explained that a convenience store with a car wash is a permitted use in the C-2 district.

Wennlund asked if the entrance to the car wash would be on the south side of the building and the dryer would be on the north side. Beck confirmed this.

Wennlund asked if there are lighting standards for this type of use and if the store would be open 24 hours per day. Connors confirmed this.

Wennlund asked where the dumpster would be located. Beck explained that it would be located at the southwest corner of the building. Wennlund asked if it would be screened. Beck confirmed this.

Bert asked if staff is aware of any pushback from the neighbors given their opposition to a recently-proposed retail structure on the other side of Falcon Avenue. Beck indicated that there has been little to no opposition expressed regarding the proposed use. Connors added that the applicant held an informational meeting to which neighbors within 500 feet of the project site were invited. He indicated that only 2 City Council members and 2 neighbors attended that meeting. Bert asked if those people had expressed any specific concerns. Connors explained that the main concern is the anticipated increase in traffic. Wennlund asked if staff anticipates that a turn lane on 53<sup>rd</sup> Avenue will be required. Connors stated that a traffic study is in progress, adding that the results will determine whether a turn lane or additional traffic signal light is necessary. Stoltenberg commented that the right-turn only lane in front of Ascentra Credit Union on 53<sup>rd</sup> Avenue is very short and that perhaps a longer turn lane would be beneficial. Connors stated that those issues would be addressed. Connors stated that the applicant has agreed to pay for half of the traffic study that is in progress and that the results would likely be available in 2-3 weeks. Kappeler commented that the new Genesis Health Systems facility would be opening in a few weeks and that any traffic counts taken now would not include the increase generated by that new use. She stated that the opening of that facility would have a large impact on that area.

Kappeler asked if sidewalk would be installed along 53<sup>rd</sup> and Falcon Avenues which would line up with Ascentra Credit Union's. Beck confirmed this.

Soenksen stated that he had received a letter of concern from Gastroenterology Associates on the north side of 53<sup>rd</sup> Avenue but that it had arrived several days after the public hearing at the Board of Adjustment meeting. Wennlund asked what the context of the letter had been. Soenksen explained that the letter expressed concern about the increase in vehicular traffic at the intersection of 18<sup>th</sup> Street and 53<sup>rd</sup> Avenue and how it would affect access.

Wennlund asked if there was anyone present wishing to speak in favor of the request.

Wade Dumond, representing the applicant, asked for clarification of staff's recommendation that no required landscaping be placed in the utility easement on the north side of the property. He explained that if no landscaping is allowed in that easement, there would be no room for any plantings along 53<sup>rd</sup> Avenue. He indicated that it appears as though McDonald's has plantings in their utility easement. Connors

explained that typically staff requires that utility locates be completed and that plantings be placed away from any utilities located in that area.

Dumond explained that all of the new stores that Kwik Trip has built in the last 5-6 years have been LEED certified. He indicated that while the company does not plan to go through the LEED certification process, the new store will be constructed to LEED standards which include additional requirements that limit the amount of light that leaves the site.

Kappeler asked for clarification of the location and type of signage that will be used to identify the store. Dumond explained that the on-premises identification sign will be located at the northwest corner of the site near the car wash. Kappeler asked if the sign would be elevated or would be ground-mounted. Soensken stated that it would be a pole sign, adding that the proposed sign meets all of the city requirements with regard to location, setback, and size. Kappeler commented that the proposed sign is different than the ground-mounted sign at the gas station on the northeast corner of 53<sup>rd</sup> Avenue and 18<sup>th</sup> Street. She added that she feels that a monument sign fits better into the neighborhood and asked if the possibility of using a monument sign had been discussed. Dumond stated that it is his understanding that the proposed sign meets the city's ordinance requirements. Stoltenberg asked if the applicant would consider a monument sign rather than a pole sign. Dumond asked if it would be acceptable to the Commission members if a different base is used for the sign. Rafferty stated that he is opposed to the height of the proposed sign. Kappeler concurred, adding that Ascentra Credit Union and the BP station both have ground-mounted signs. She stated that even though the zoning ordinance does not require monument signs, the expectation has become that they will be used as most of the signs in that area are of that style. Dumond stated that he would make the request, adding that he does not believe that the proposed sign height is unreasonable. Rafferty commented that the residents of the area in question and the city are very sensitive to new development given that there are residential homes relatively close to commercially-zoned properties. Kappeler commented that the pole sign at McDonald's is also at a higher elevation than the monument signs at other businesses in the area.

Rafferty asked how loud the dryer on the car wash would be and what measures could be taken to reduce the noise level if it exceeds allowable limits. Dumond explained that the car wash structure is designed so that the noise comes out in a cone shape, adding that if it becomes necessary there are doors that can be closed. He indicated that in some locations the car wash is closed down at night, adding that he does not anticipate that there will be a problem given the noise generated by the traffic along 53<sup>rd</sup> Avenue. Dumond stated that in his experience the traffic noise from a 4-lane roadway is louder than what is generated by a car wash. Wennlund commented that any noise complaints or issues would be addressed via the noise ordinance.

On motion by Stoltenberg, seconded by Bert, that a site development plan for 2241 and 2283 - 53<sup>rd</sup> Avenue be recommended for approval subject to staff recommendations and a request by the Commission members that the developer consider a monument sign rather than a pole sign.

ALL AYES

Motion carried.

**Other**

6. Commission update.

Connors stated that subsequent to the last meeting the following cases were approved:

Outlots 1 and 2, Mastland Subdivision, A-2 to A-1, Second and final reading of ordinance

Villas at Glengevlin Fourth Addition, final plat and development plan

2700 Middle Road, site development plan

6550 State Street, site development plan

3412 State Street, C-4 and R-4 to C-3, set date for public hearing

Property located east of the terminus of 53<sup>rd</sup> Avenue, A-1 to R-1, set date for public hearing

Connors stated that he has received a proposal to rewrite the city's zoning ordinance from the same consultant who is overseeing the update of the Comprehensive Plan. He indicated that a downtown design studio will be held on October 27, 28, and 29 as a part of the Comprehensive Plan review. Connors stated that on October 27 at 5:00 p.m. a joint meeting of the City Council, Planning and Zoning Commission, and committee members will be held in order to give an update of the progress that has been made.

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

These minutes approved

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Gregory W. Beck, City Planner