

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
AUGUST 20, 2014 AT 5:30 P.M.
CITY HALL COUNCIL CHAMBERS
1609 STATE STREET**

1. Roll Call: Bennett ____, Bert ____, Kappeler ____, Peters ____, Rafferty ____, Stoltenberg ____, Wennlund ____
2. Approval of minutes of the meeting of July 16, 2014.
3. Review of Commission procedures.

Rezoning

4. Case 14-063; Outlots 1 and 2, Mastland Subdivision, A-2 to A-1, submitted by Charles and Judith Pierson.

Site Development Plan

5. Case 14-065; 2700 Middle Road, submitted by Heritage Church.

Other

6. 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
JULY 16, 2014
5:30 P.M.**

The Planning and Zoning Commission meeting of July 16, 2014, was called to order by Rafferty at 5:30 p.m. in the City Hall Council Chambers, 1609 State Street.

1. Roll Call

MEMBERS PRESENT: Bennett, Bert, Peters, Rafferty, Stoltenberg

MEMBERS ABSENT: Kappeler, Wennlund

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

2. Approval of the minutes of the meeting of June 18, 2014.

On motion by Bennett, seconded by Peters, that the minutes of the meeting of June 18, 2014 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

Rezoning/Development Plan

4. Case 14-057; Proposed Villas at Glengevlin Fourth Addition, R-3 to PR-3, submitted by Towne & Country Bettendorf, LLC.

10. Case 14-058; Proposed Villas at Glengevlin Fourth Addition - Development Plan, submitted by Towne & Country Bettendorf, LLC.

Rafferty announced that four letters had been received expressing opposition to the proposed development from Bill Barker (4017 Charles Court), Jeanne Cook (4038 Charles Court), Vince and Donna Kelly (5331 Kilt Court), and Ruth Van Deest (4358 Kilt Court.)

Beck reviewed the staff reports.

Rafferty asked if the Commission has the authority to require that the applicant increase the lot sizes in the development. Stone confirmed this, adding that when an overlay

district is proposed the Code allows the Commission and City Council substantial discretion with regard to lot size, setbacks, etc.

Rafferty questioned whether it would be prudent to approve a rezoning request for the PR-3 overlay district when there is no minimum lot size required by ordinance. He commented that he had been under the impression that the previous request by this applicant for a PR-3 overlay district had been a one-off. He suggested that if this type of rezoning request is going to become more common that perhaps a minimum lot size should be established. Beck explained that this issue would be considered during the review of the Comprehensive Plan that is currently taking place, adding that when the Commission considered this section of the ordinance in 1980 the members had anticipated that only townhouse development would occur in the R-3 district. He indicated that originally townhouses had been allowed in the R-4 district as well but that subsequently it became a requirement that this type of development only may occur in an overlay district with an underlying R-3 or R-4 zoning classification. Beck explained that he would be in favor of amending the ordinance to better define the preferred site and structure requirements for overlay districts. He added that the overall number of units that are allowed is restricted somewhat by the ordinance but that there is a definite possibility that very divergent lot sizes could be located in one subdivision. Beck stated that staff would amend the ordinance per the Commission's wishes.

Bennett asked if the Commission would still have the ability to comment with regard to lot sizes at the final plat stage. Stone explained that any discussion with regard to lot sizes would be most appropriate at the development plan level.

Rafferty commented that he believes that the minimum lot size should be determined at the rezoning stage as it would put developers on notice of what would be required as there would be no legal requirement to maintain any lot size standards later. Stoltenberg asked if the method that Rafferty would use would be to place a condition on approval or to actually change the ordinance relative to overlay districts. Rafferty stated that believes that a minimum lot size should be specified for overlay districts. Stone commented that if an overlay district is approved, a developer has 1 year to submit a development plan. She added that the ordinance gives the Commission and City Council the ability to either approve the plan or request changes. Connors commented that the Commission members should not underestimate the extent of their discretion available to make modifications to a development plan.

Bennett asked if the PR-3 district gives more latitude with regard to site standards. Stone confirmed this, adding that the ordinance indicates that if a developer has been granted the ability to increase density it is expected that some portion of the development plan works to the city's benefit in exchange. She stated that the ordinance dictates that there be some sort of give and take between the developer and the city.

Greg Jager, attorney representing the applicant, explained that while the zoning ordinance does not place restrictions on lot size, the development plan does. He added that since PR- districts have not been utilized very often, there is some uncertainty as to the required process. Jager stated that the developer has agreed with staff to present the rezoning request concurrently with the development plan as the project could not be completed if either were denied at the City Council level. He indicated that the developer and staff had agreed that the appropriate method of proceeding would be to present the development plan for approval to the City Council at the same time as the third reading of

the ordinance rezoning the property is held. He indicated that this would give the Council the opportunity to review and become familiar with the details of the development plan. He reiterated that in this case the developer has indicated the minimum lot size in the development plan that would apply to the entire subdivision. Jager stated that the zoning ordinance is deliberately left vague in order to facilitate negotiations between staff and the developer.

Rafferty suggested that because the project is not anticipated to begin for several years, perhaps staff could present a recommendation for a minimum lot size in the meantime. He added that the developer had indicated a minimum lot size of 7375 square feet for the proposed Villas at Glengevlin Third Addition while the minimum lot size proposed for the proposed Villas at Glengevlin Fourth Addition is only 6250 square feet, a reduction of over 1000 square feet. Rafferty reiterated that because there is no specific minimum lot size, a developer could request approval of a subdivision with 4000 square foot lots before staff has had the opportunity to make a recommendation for an ordinance revision. He suggested that perhaps staff could consider a limitation of the size of a permitted structure based on the size of the lot. Jager reiterated that this vagueness is deliberate so that negotiations can occur and take into account changing market trends that occur over time. He stated that the proposed development serves the purpose of buffering the commercial development that may occur to the south from the residences to the north and east. He indicated that the development is actually slightly less dense than what would be allowed in a traditional R-3 district. Jager stated that the proposed 6250 square foot lots are reasonable given the size of the parcel, the type of the proposed structures, and the demands of the market. He indicated that five prospective homeowners have deposited earnest money in order to reserve a lot in the proposed Villas at Glengevlin Fourth Addition which indicates a certain level of interest in this type of product. He stated that the developer hopes to complete Villas at Glengevlin Third Addition first with Hopewell First Addition following thereafter and then begin to build in Villas at Glengevlin Fourth Addition. Jager added that this development schedule is the reason the completion date for Villas at Glengevlin Fourth Addition is so far into the future. He indicated that because interest has already been expressed in the Fourth Addition, it is possible that the order of development could change. He stated that because of market demand, it appears as though the development schedule may be accelerated. He reiterated that the proposed development plan is compliant with the city's Comprehensive Plan. Jager stated that it would be beneficial to the developer and to the city to have the zoning in place for Villas at Glengevlin Fourth Addition before any development occurs adjacent to it.

Rafferty commented that while the applicant's engineer has submitted a letter indicating a proposed minimum lot size, there is no actual requirement. Connors indicated that there is some precedent for allowing smaller lot sizes in the R-3 district given the large number of duplex units that have been built on 45-foot wide lots.

Rafferty reiterated that he feels that a minimum lot size should be mandated by the ordinance for the PR-3 district. He indicated that he is not opposed to this particular development as proposed and is hopeful that the development plan process allows enough flexibility for changes to be made if the Commission feels that lot sizes indicated in a future project are too small.

Sue Lohf, 4004 Charles Court, indicated that a compromise was made with the developer and the residents with regard to Villas at Glengevlin Third Addition. She expressed

opposition to the possibility that the developer would be allowed to plat a subdivision with 50-foot wide lots and 10-foot total side yard setbacks. She requested that the developer be required to plat 55-foot wide lots with total side yard setbacks of 15 feet. She indicated that a concession has already been made by allowing a reduction of lot width from 70 feet to 55 feet. Lohf added that the 7 detached units on Cavan Crossing that were built in compliance with side yard setback requirements show that this type of housing is feasible even given a lot of width varying between 55 and 65 feet. She indicated that she had been concerned that a precedent would be set by allowing the developer to plat some of the lots in Villas at Glengevlin Third Addition with a 10-foot total side yard setback. Lohf stated that she believes that her concern is now justified because the developer is now proposing to plat an entire subdivision with 10-foot total side yard setbacks. She suggested that rezoning to a PR-3 zoning classification is not necessary as the developer could accomplish his goal of reducing the required total side yard setback by requesting a variance from the Board of Adjustment. Lohf requested that the Commission require 55-foot wide lots with a total side yard setback to 15 feet in the case that the PR-3 rezoning is recommended for approval.

Gary Buettner, 4005 Charles Court, concurred with Lohf's concerns, adding that several variance requests were made after the construction of several homes was complete because the resultant houses did not comply with ordinance requirements. He asked that the Commission mandate that the applicant abide by ordinance requirements when the homes in Villas at Glengevlin Third Addition are built and in accordance with the verbal assurance given by the developer that the lots on the east side of the development are a minimum of 55 feet wide. Buettner stated that he does not believe that it is appropriate to allow a developer to request variances after a house is already built. Connors explained that once a development plan is approved by the City Council the developer must comply with it, adding that staff does not feel that it would be appropriate for an applicant to request a variance in that case.

Bert asked who had requested the original rezoning from R-1 to R-3 and when it had occurred. Beck stated that the current developer made the request approximately 4 years ago.

Bert expressed concern that the description of the overlay district in Section 14.81 (a) might encourage developers to request a rezoning to an overlay district every time he or she finds the ordinance requirements to be onerous. Beck explained that any developer has the right to make the request as long as a proposed development is compliant with the section of the ordinance which governs it. Bert asked what would prevent requests from developers for rezoning to overlay districts from becoming the rule, not the exception. Beck stated that developers only consider allowed density when deciding whether to request an overlay district. He indicated that overlay districts allow only one additional unit or 15% over what would have been allowed in a traditional zoning classification. He added that a developer can use any configuration of lot sizes and lot widths as long as it meets the density limitations of that overlay district. Bert asked for clarification of staff's definition of density. He indicated that even if the number of units is reduced from 21 to 18, the development could still appear to be more crowded than if a traditional zoning classification is used. Beck explained that when calculating the allowable density he had divided the acreage of the subdivision by 8400 square feet to determine how many lots would typically be allowed.

Rafferty asked for clarification of the 15% allowance to which staff referred. Beck explained that the overlay district ordinance allows either the 15% overage or one additional unit.

Rafferty commented that the original design of the subdivision appears to have shown lot sizes very close to those proposed on the development plan. He added that the difference is that now the developer plans to build single-family units rather than duplexes. He stated that in his opinion the single-family homes which are smaller would have a less dense appearance than the duplexes. Jager explained that the minimum lot size for the currently proposed development plan is larger than was the case on the original concept, reiterating that the number of units is being decreased. He indicated that the developer feels that the proposed configuration is dense enough to provide an appropriate buffer between the residential area and the commercial property nearby. He explained that the units will be of a Craftsman style with the average price being \$350,000 and that they will in no way adversely affect the neighbors.

Jeanne Cook, 4038 Charles Court, stated that she belongs to the demographic that the developer has indicated he is targeting. She indicated that if she were in the market for a new home, she would prefer one that is not so close to her neighbor and has a bigger yard. She stated that each concept that the developer submits seems to indicate plans to site homes closer and closer to one another. Cook indicated that she does not feel that a total side yard setback of 10 feet would provide enough privacy for people to enjoy their yards without feeling that they are being intruded upon. She requested that the developer be required to include a total side yard setback of 15 feet. She stated that it seems to her that every time a structure is not built in compliance with the code, the Board of Adjustment must grant a variance after the fact. Cook suggested that the Commission consider establishing some sort of precedent for future developments with regard to required setbacks.

Deborah Bankhead, 4156 Charles Court, expressed concern about the possibility of a reduction of her property's value in addition to the possibility that additional storm water runoff caused by the development would negatively affect her.

Gene Zager, 3548 Black Lion Circle, expressed concern about the proposed density of the subdivision as he does not want it to look like a trailer park with closely spaced units. He indicated that a lot of storm water runoff travels through Villas at Glengevlin addition to Lot 24 which serves as a detention area. He questioned whether it is fair that many of the new developments in the area contribute water to the detention area in his addition and if it is sized appropriately to accept the volume of water created by existing and future construction. Zager stated that his homeowner's association is required to purchase liability insurance to cover Lot 24.

Mike Janeczek, engineer representing the developer, explained that Lot 24 serves as a regional detention pond and was sized to accommodate full development of the four subdivisions. He stated that when full development is complete, the residents of all four of the Villas at Glengevlin subdivisions will become responsible for maintenance of the detention area via a homeowner's association. He added that the proposed plans for the development are actually smaller than what had been anticipated when the detention system was designed.

Zager asked when residents of the second addition would begin to participate in the cost-sharing. Janecek explained that participation of all homeowners should begin immediately if they are not already. Rafferty added that this issue would be a civil matter not under the purview of the city and suggested that Zager approach the homeowner's association board members for clarification.

Fries explained that because the developments north of Thunder Ridge Road are built at a higher elevation, some runoff from them may affect Villas at Glengevlin. He stated that even though Iowa drainage law mandates that the developments at the lower elevation must accept this water, it is likely a very minimal amount because The Fountains built a detention system in accordance with the city's ordinance which contains the vast majority of runoff.

Stoltenberg stated that he is not opposed to the proposed rezoning to PR-3 as the proposed development is not dissimilar to what had originally been intended in that area. He commented that he prefers the single-family detached unit concept to that of duplexes because it allows the units to be separate from one another. He indicated that he feels that an overlay district is appropriate because not all types of developments are specifically addressed in the ordinance, adding that if the Commission and Council members are aware of the discretion that is allowed with regard to lot sizes he does not anticipate any difficulties. Stoltenberg stated that establishing a minimum lot size which would not hamper a developer's efforts to design a subdivision. He commented that perhaps city staff should address the issue of storm water runoff problems during construction of a subdivision and discuss a resolution to the problem with the developer prior to beginning.

On motion by Bennett, seconded by Rafferty, that the rezoning for the proposed Villas at Glengevlin Fourth Addition, R-3 to PR-3, be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Stoltenberg, seconded by Bennett, that the development plan for the proposed Villas at Glengevlin Fourth Addition be approved subject to staff recommendations and in accordance with the engineer's letter submitted with the development plan.

ALL AYES

Motion carried.

9. Case 14-042; Development Plan - Villas at Glengevlin Third Addition, submitted by Towne & Country Bettendorf, LC.

On motion by Stoltenberg, seconded by Peters, that the development plan for the proposed Villas at Glengevlin Third Addition be approved subject to staff recommendations and in accordance with the engineer's letter submitted with the development plan.

ALL AYES

Motion carried.

5. Case 14-010; Villas at Glengevlin Third Addition, submitted by Towne & Country Bettendorf, LC.

Beck reviewed the staff report.

Rafferty asked if the rezoning for the subdivision has been finalized. Beck explained that there are two readings of the rezoning ordinance remaining, adding that the final plat will not be presented to the City Council for their approval until the meeting at which the third and final reading is held.

Rafferty stated that it had been his impression that the lots on the east side of the subdivision were to be compliant with the minimum lot size standards of the R-1 district. Beck explained that this is not the case as the property is currently zoned R-3. Jager added that the plat is in conformance with the regulations of the PR-3 zoning district and development plan and that the approval process has begun. He explained that the plat is the legal document that indicates the applicant's compliance with the development plan, including the minimum side yard setbacks that were agreed upon with the neighbors. Jager stated that the plat also includes notes that specify that the storm water runoff must be directed away from the properties to the east.

On motion by Bennett, seconded by Bert, that the final plat of Villas at Glengevlin Third Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Final Plat/Site Development Plan

6. Case 14-059; Great River Addition, submitted by Brian Kardell.
7. Case 14-053; US 67 and Valley Drive, submitted by Brian Kardell.

Beck reviewed the staff reports.

Cathy Musal, 7180 Valley Drive, stated that it had been indicated at the last meeting that there would be no direct access to Valley Drive for this project. Rafferty explained that the project that was reviewed and recommended for approval at that meeting had been for a different location further west on Valley Drive. Musal expressed concern about the ability of motorists to safely enter and exit the property because of the curve of the street.

On motion by Bert, seconded by Bennett, that the final plat of Great River Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Stoltenberg, seconded by Peters, that the site development plan for property located at US 67 and Valley Drive be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Other

8. Case 14-034; Amendment to the Bettendorf Urban Renewal Plan establishing Urban Renewal Area #2014, submitted by Steve Van Dyke.

Van Dyke reviewed the staff report. He stated that in the past few years the inventory of available warehousing buildings has become scarce throughout the Quad Cities. He indicated that the economic development practitioners in the area have been attempting to encourage developers to undertake this type of project. Van Dyke explained that the first step in a TIF project is to add the location of the proposed development to the current Urban Renewal Plan. He stated that at one time the city had considered incorporating the properties generally located north of Riverside Industrial Park into the urban renewal district at once along with the industrial park. He indicated that there had been some concerns expressed by the neighbors at the time and that a decision was made to amend the plan only when a developer came forward with a specific project and property.

Van Dyke stated that the specifics of the project will be presented during the platting and site development plan stages at which time that information would be made available to the public. He added that the applicant has proposed to build a 60,000 square foot structure which is intended to be utilized as a warehousing facility or to house an industrial use. He indicated that while the proposed building will be larger, it would be similar to other businesses in the area such as LeClaire Manufacturing.

Van Dyke stated that he had recently received a lead about a business owner who is interested in an existing manufacturing facility between 40,000 and 60,000 square feet in size with adjoining acreage for future expansion. He indicated that if the building that the current applicant proposes to build was currently available, that business owner would likely be considering relocating to Bettendorf. He added that even though the building is not yet constructed, he submitted the information regarding the property to that business owner.

On motion by Bennett, seconded by Stoltenberg, that the amendment to the Bettendorf Urban Renewal Plan establishing Urban Renewal Area #2014 be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Connors stated that the following cases were either withdrawn, approved, or deferred subsequent to the last meeting:

- 3610 Tanglewood Road, Office/transitional to Commercial (withdrawn by applicant)
- Hopewell First Addition, R-3 to PR-3 (deferred by applicant)
- Hopewell First Addition Development Plan (deferred by staff)
- Villas at Glengevlin Third Addition, R-3 to PR-3 (deferred by staff)
- Spencer Hollow 1st Addition, preliminary plat (deferred by applicant)
- Wendy's 2nd Addition, final plat (approved)
- 2435 Spruce Hills Drive, site development plan (approved)
- Hopewell Hills Fourth Addition, final plat (approved)
- 1777 Isle Parkway, site development plan (approved)
- Miller Holdings First Addition, preliminary plat (deferred by applicant)

Connors stated that a city-wide open house would be held July 21 at the Waterfront Convention Center in order to gain input from citizens interested in the Comprehensive Plan update process.

There being no further business, the meeting adjourned at approximately 7:00 p.m.

These minutes approved _____

Gregory W. Beck, City Planner



COMMUNITY DEVELOPMENT

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

August 20, 2014

Staff Report

Case No. 14-063

Location: South side of the 3100 block of Mount Joy Avenue - Rezoning

Applicant: Judith and Charles Pierson

Current Zoning Classification: A-2, Rural Residence District

Proposed Zoning Classification: A-1, Agricultural District

Land Use Designation: Traditional Residential

Background Information and Facts

Judith and Charles Pierson have submitted an application for rezoning of property generally located at the northwest corner of Bettendorf's city limits along Mount Joy Avenue east of Utica Ridge Road and west of Barr Street (see Aerial Photo, Attachment A). The area is a plat of Outlots 1 and 2, Mastland Subdivision; the two lots combined make up more than the 5 acres required for the A-1, Agricultural zoning (see Final Plat, Attachment B).

Land Use

The land use designation for the site is Traditional Residential. The A-1, Rural Residence District is considered the correct class for properties that do not have sanitary or water service connections and are more than 5 acres in size. The petitioners want to maintain the site in agricultural uses, so they are combining the parcels. The location is nearby other A-1 zoned properties in the northwest portion of Bettendorf.

Utilities

Utilities are currently available in a limited manner along Mt Joy Avenue. Water is available to the location. Sanitary sewer is not currently available, so septic systems to the subdivision are permitted. At such time as the Scott County Department of Health determines it necessary, the owner shall be responsible for providing all utility connections to the site. Electrical power is currently available to the outlots.

Thoroughfare Plan/Access

Access to the site is from Mount Joy Avenue. The access on the north side of Outlot 1 is the entry to the two outlot site.

Storm Water Detention

Storm water detention will be addressed at such time as the property is being developed to the extent that the storm water ordinance requires compliance as determined by the City Engineer.

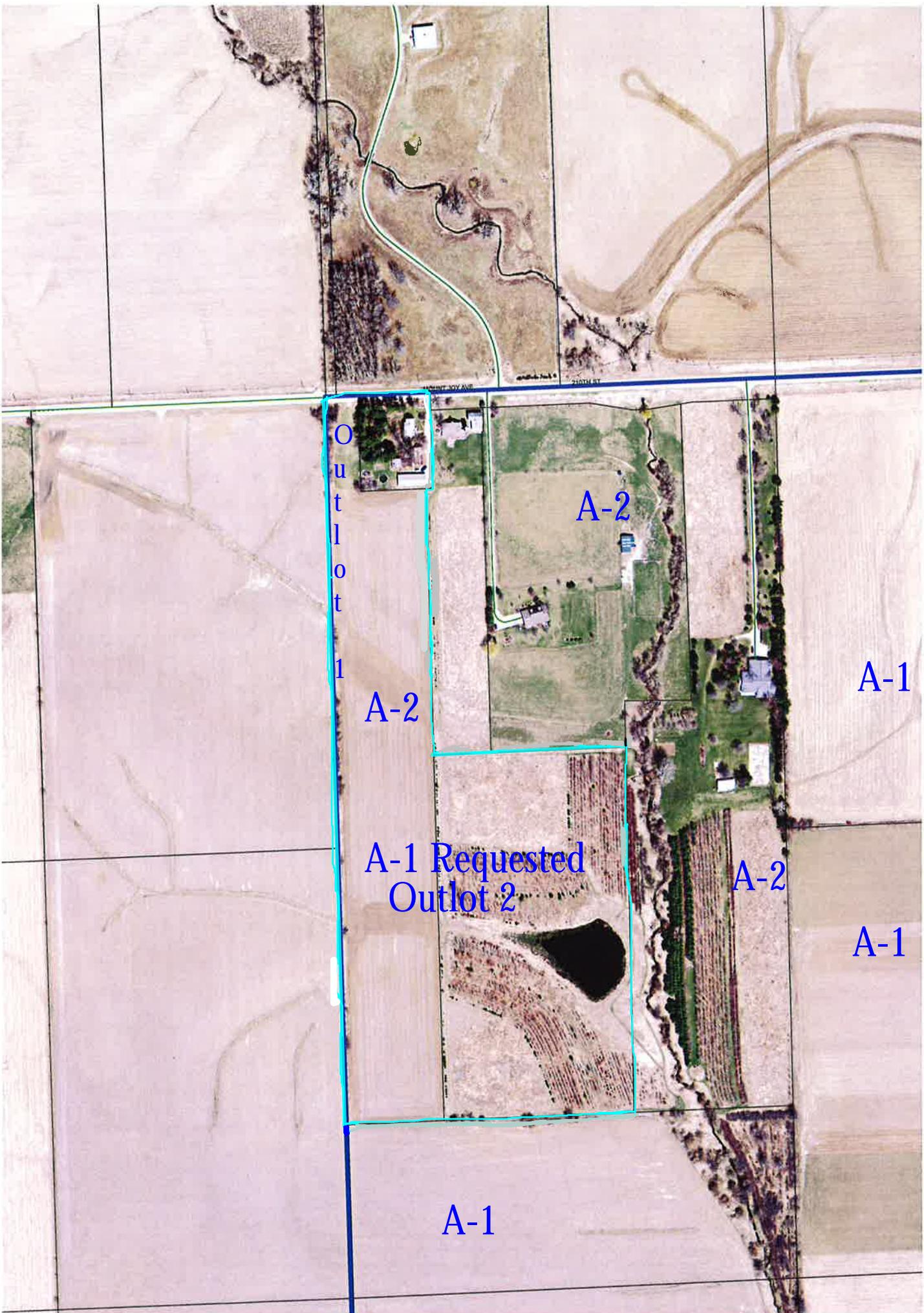
Recommended Action

Staff recommends the Planning and Zoning Commission recommend approval of the rezoning. Standards for farming operations are compliant with the proposed A-1, Agricultural District requirements. Staff would add the following conditions to any approval of the rezoning:

1. Approval of the rezoning does not waive any applicable city, state, or federal requirements.

Respectfully submitted,

Greg Beck
City Planner



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A-2

A-2

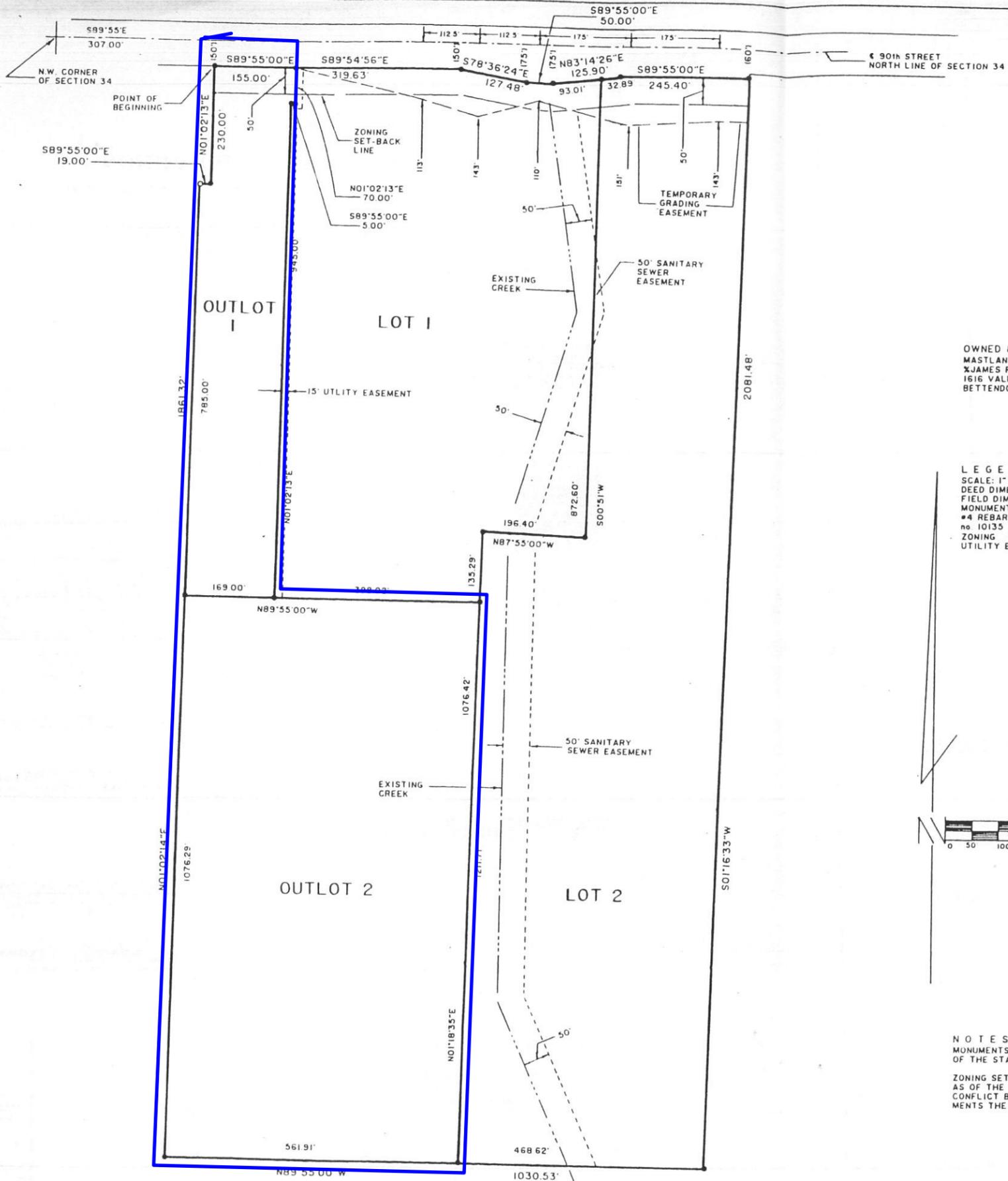
A-1

A-1 Requested
Outlot 2

A-2

A-1

A-1

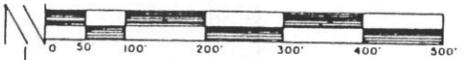


FINAL PLAT OF:
MASTLAND SUBDIVISION
 TO THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

LOCATED IN PART OF THE N.W. 1/4 OF SECTION 34,
 TOWNSHIP 79 NORTH, RANGE 4 EAST OF THE 5th P.M.,
 IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

OWNED & DEVELOPED BY
 MASTLAND INC.
 JAMES ROBERTS
 1616 VALLEY VISTA DRIVE
 BETTENDORF, IOWA

LEGEND
 SCALE: 1" = 100'
 DEED DIMENSION = 10 0'
 FIELD DIMENSION = 0 0'
 MONUMENT FOUND = O
 #4 REBAR CAPPED
 no 10135 SET = ●
 ZONING SET-BACK LINE = - - - - -
 UTILITY EASEMENT = - - - - -



APPROVAL SIGNATURES

BY: [Signature] DATE: 3/21/91
 MAYOR

BY: [Signature] DATE: 3-21-91
 CITY CLERK

BY: [Signature] DATE: 9-24-90
 CHAIRMAN OF PLAN & ZONE COMMISSION

BY: [Signature] DATE: 11-5-90
 U.S. WEST COMMUNICATIONS

BY: [Signature] DATE: 10-22-1991
 IOWA AMERICAN WATER COMPANY

BY: [Signature] DATE: 10-10-90
 IOWA-ILLINOIS GAS & ELECTRIC COMPANY
 APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY I.-I. G. & E. Co.

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT
 WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION
 AND THAT I AM A DULY REGISTERED LAND
 SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

[Signature]
 MICHAEL D. CRAPNELL 9-3-90
 IOWA REGISTERED LAND SURVEYOR no 10135

NOTES:
 MONUMENTS TO BE SET IN ACCORDANCE WITH CHAPTER 409
 OF THE STATUTES OF THE STATE OF IOWA.
 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 REQUIRE-
 MENTS THE CODE REQUIREMENTS SHALL GOVERN

MAJOR ENGINEERING
 943 STATE STREET
 BETTENDORF, IOWA 52722
 319-359-1741

FINAL PLAT OF:
MASTLAND SUBDIVISION
 TO BETTENDORF, IOWA

DATE: 9-3-90	LOCATION: SEC 34, T79N, R4E, 5PM
SCALE: 1" = 100'	DRWN: MVC. CHKD: MDC. DRAWING NO: 1696



COMMUNITY DEVELOPMENT

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

August 20, 2014

Staff Report

Case No. 14-065

Location: 2700 Middle Road – Site Development Plan

Applicant: Heritage Church

Current Zoning Classification: C-5, Office/transitional district

Current Land Use Designation: Commercial

Background Information and Facts

Heritage Church has submitted an application for a site development plan for 2700 Middle Road (see Aerial Photo, Attachment A). A 66 space parking lot is anticipated to be placed north of the church building (see Site Photos, Attachments C and D). The proposed parking lot is for Lot 1, Palmer Hills Professional Park Second Addition (see Final Plat, Attachment D). A bioswale is included on the site plan to help address storm water detention (see Site Plan, Attachment E). The landscape plan meets the requirements of the Landscape Ordinance (see Landscape Plan, Attachment F.)

Land Use

The land use designation is Office/transitional. The site is zoned C-5, Office/transitional District which permits a church.

Utilities

Utilities already extend to the site, and the developer has the responsibility for connection. All utility locations must be verified by the contractor prior to any construction of the parking lot or the storm sewer system. No portion of the parking lot or storm sewer system may interfere with existing utilities.

Thoroughfare Plan/Pedestrian Access

Access drives to the lot will come from the private drive connected to Happy Joe Drive. A 4-foot wide sidewalk will be placed along the Happy Joe Drive right-of-way as required by City ordinance.

Storm Water Detention

Storm water is addressed by use of a bioswale that will be reviewed by the City Engineer prior to the City Council considering this agenda item. The storm water shall be conveyed from the bioswale to the City's storm sewer system.

Staff Recommendation

Staff recommends that the site development plan be recommended for approval subject to the following conditions:

1. This approval does not waive any other state, federal, or local government 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.
3. All access drives are privately owned and maintained by the property owners.
4. Storm water is addressed by use of a bioswale that will be certified by the City Engineer prior to the City Council considering this agenda item.
5. All utility locations must be verified by the contractor prior to any construction of the parking lot or the storm sewer system. No portion of the parking lot or storm sewer system may interfere with existing utilities.

Respectfully submitted,

Greg Beck
City Planner





VIEW LOOKING TOWARD MIDDLE RD



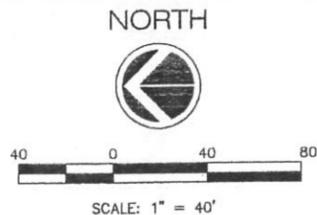
VIEW LOOKING SOUTHEAST



VIEW TOWARD THE NORTHWEST

FINAL PLAT
OF
PALMER HILLS PROFESSIONAL
PARK SECOND ADDITION

BEING A REPLAT OF LOT 3 OF PALMER HILLS PROFESSIONAL PARK ADDITION AND PART OF BLOCK 1 OF QUAD CITY TECHNOLOGICAL CENTER LOCATED IN PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th PRINCIPAL MERIDIAN CITY OF BETTENDORF, SCOTT COUNTY, IOWA



LEGEND

- BOUNDARY OF SUBDIVISION
- - - EXISTING LOT LINE
- 000.00' MEASURED DISTANCE
- (000.00') PLATTED/DEEDED DISTANCE
- SET 1/2" IRON ROD W/ ALUMINUM CAP #13581
- q/a FOUND MONUMENTATION
- UE UTILITY EASEMENT

MID AMERICAN ENERGY CO.

BY: *White Subbort*
DATE: 11-15-04

QWEST COMMUNICATIONS

BY: *E. J. Gm*
DATE: 11-15-04

IOWA-AMERICAN WATER CO.

BY: *Jessie DuBois*
DATE: 11-15-04

MEDIACOM

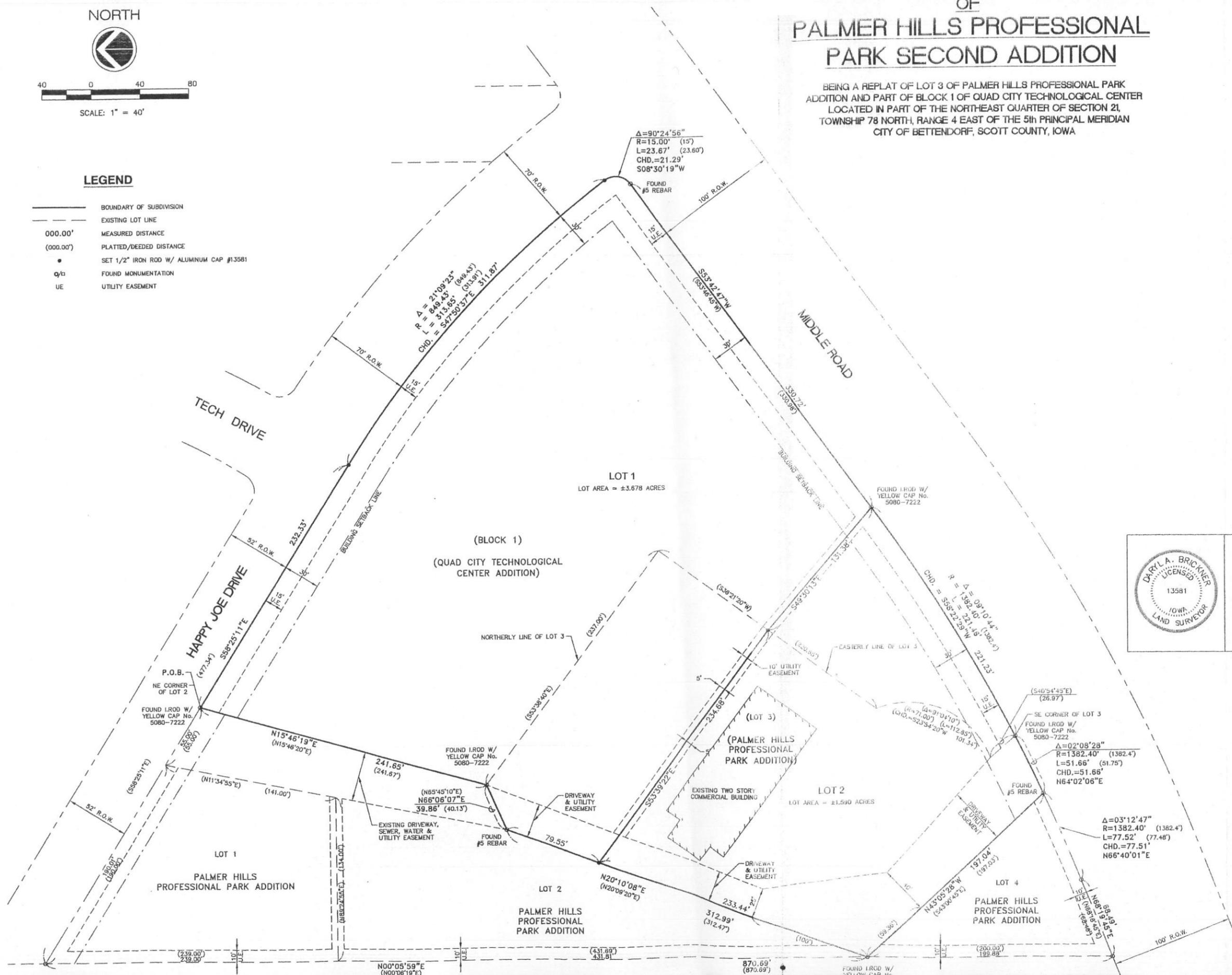
BY: *[Signature]*
DATE: 11-15-04

PLANNING AND ZONING

BY: *Kath H. Dalgle*
DATE: 11/12/04

CITY OF BETTENDORF, IOWA

BY: *[Signature]*
ATTEST: *Daryl A. Brickner*
DATE: 15 Nov 2004



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.

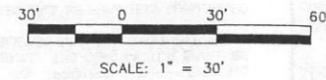
Daryl A. Brickner 11/15/04 (date)
Daryl A. Brickner
License number 13581
My license renewal date is December 31, 2005
Pages or sheets covered by this seal: 1

- NOTES:
- TRACT IS CURRENTLY ZONED R-5.
 - TOTAL AREA OF ADDITION = ±5.268 ACRES
 - ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC ROAD RIGHT-OF-WAY.
 - SIDEWALKS SHALL BE CONSTRUCTED ALONG THE STREET FRONTAGES OF THE LOT.
 - ALL EASEMENTS SHOWN ON THIS PLAT SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - ALL ACCESS EASEMENTS SHALL BE RESERVED FOR PUBLIC USE.
 - STORM WATER DETENTION SHALL MEET THE MINIMUM REQUIREMENTS OF THE CITY OF BETTENDORF.
 - SHARED PUBLIC PARKING AGREEMENTS AND CROSS EASEMENTS WILL BE REQUIRED WITHIN THIS SUBDIVISION
 - ALL UTILITIES LOCATED WITHIN THE BOUNDARY OF THE SUBDIVISION SHALL BE PRIVATELY OWNED AND MAINTAINED

OWNER / DEVELOPER:
KUTLJ, LLC.
1228 Middle Road
Bettendorf Iowa 52722

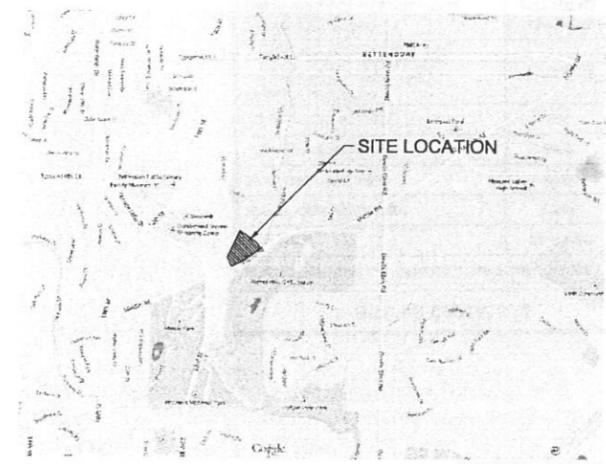
OWNER/DEVELOPER

HERITAGE CHURCH
2700 MIDDLE ROAD
PH: 563-449-5530



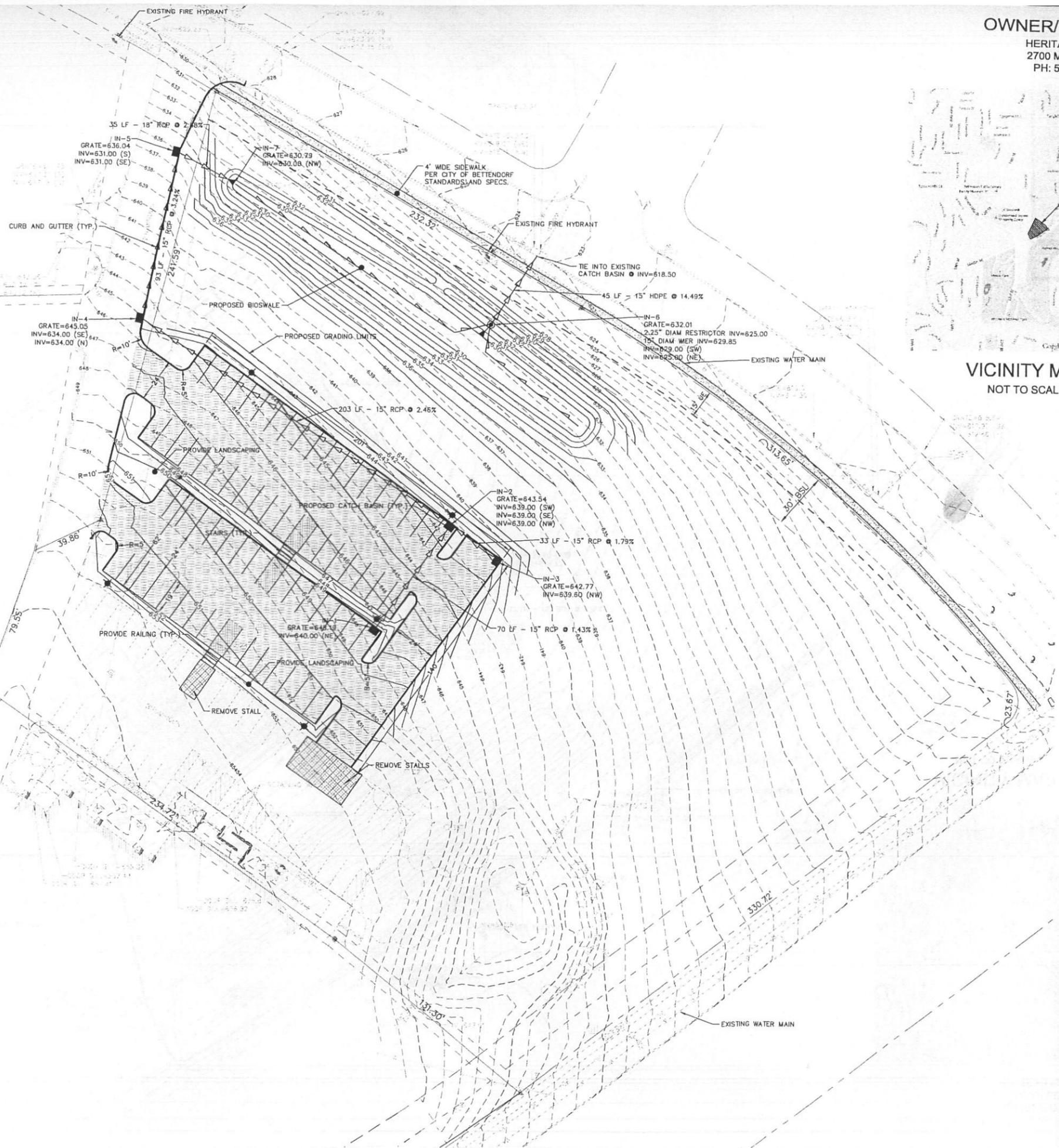
LEGEND

- | | | |
|----------|----------|-------------------------|
| PROPOSED | EXISTING | |
| ■ | □ | STORM INLET |
| ■ | □ | STORM DOUBLE INLET |
| ○ | ○ | SANITARY MANHOLE |
| ⊗ | ⊗ | SANITARY/STORM CLEANOUT |
| ⊗ | ⊗ | WATER VALVE |
| ⊗ | ⊗ | HYDRANT |
| ⊗ | ⊗ | WELL |
| ⊗ | ⊗ | TELEPHONE PEDESTAL |
| ⊗ | ⊗ | HANDHOLE |
| ⊗ | ⊗ | LIGHT POLE |
| ⊗ | ⊗ | DOWNSPOUT |
| ⊗ | ⊗ | SIGN |
| ⊗ | ⊗ | POST/BOLLARD |
| ⊗ | ⊗ | CONIFER TREE |
| ⊗ | ⊗ | DECIDUOUS TREE |
| ⊗ | ⊗ | TREE STUMP |
| ⊗ | ⊗ | CONTROL POINT |
| ⊗ | ⊗ | BENCHMARK |
| ⊗ | ⊗ | LINE CONTINUATION |
| ⊗ | ⊗ | SANITARY SEWER |
| ⊗ | ⊗ | STORM SEWER |
| ⊗ | ⊗ | WATER LINE |
| ⊗ | ⊗ | UNDERGROUND ELECTRIC |
| ⊗ | ⊗ | CONTOUR |
| ⊗ | ⊗ | DRAINAGE SLOPE |



VICINITY MAP
NOT TO SCALE

MAP PROVIDED BY GOOGLE



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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HMA PAVING
AUG 14 2014

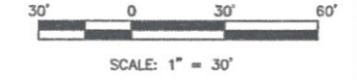
GENERAL NOTES

- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE BETTENDORF DESIGN AND SPECIFICATIONS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS, AND FIELD INVESTIGATION. THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO.
- 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.
- 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.
- ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
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- ALL EROSION CONTROL MEASURES MUST BE INSTALLED (WHERE POSSIBLE) PRIOR TO THE COMMENCEMENT OF ANY EARTH-DISTURBING OPERATIONS. THE REMAINING EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS REASONABLY POSSIBLE AFTER GRADING OPERATIONS BEGIN. WHERE THE PRESENCE OF SILT FENCE WILL INTERFERE WITH ACTIVITIES, DIVERSION DITCHES AND SMALL TEMPORARY SEDIMENT TRAPS SHALL BE UTILIZED UNTIL SILT FENCE OR OTHER MEASURES MAY BE INSTALLED AND VEGETATION ESTABLISHED.

SITE INFORMATION	
ZONING DISTRICT:	C-5, OFFICE/TRANSITIONAL DISTRICT
SITE AREA	29,470 SF
FRONT YARD REQUIRED*	20'-0"
SIDE YARD REQUIRED	NONE
REAR YARD REQUIRED	20'-0"
TOTAL BUILDING AREA	N/A
PARKING REQUIRED: 1 SPACES PER 4 PROVIDED SEATS IN AUDITORIUM (300) EXISTING STALLS: 123 (5 ADA)	75 SPACES
PARKING PROVIDED (NO NEW ADA STALLS PROVIDED)	68 SPACES (191 TOTAL)
STD STALL SIZES	9'x19'
TOTAL VEHICULAR USE AREA (V.U.A.)	24,080 SF
REQUIRED 7% LANDSCAPING IN V.U.A.	2,063 SF
LANDSCAPING PROVIDED IN V.U.A.	5,390 SF

OWNER/DEVELOPER

HERITAGE CHURCH
2700 MIDDLE ROAD
PH: 563-449-5530

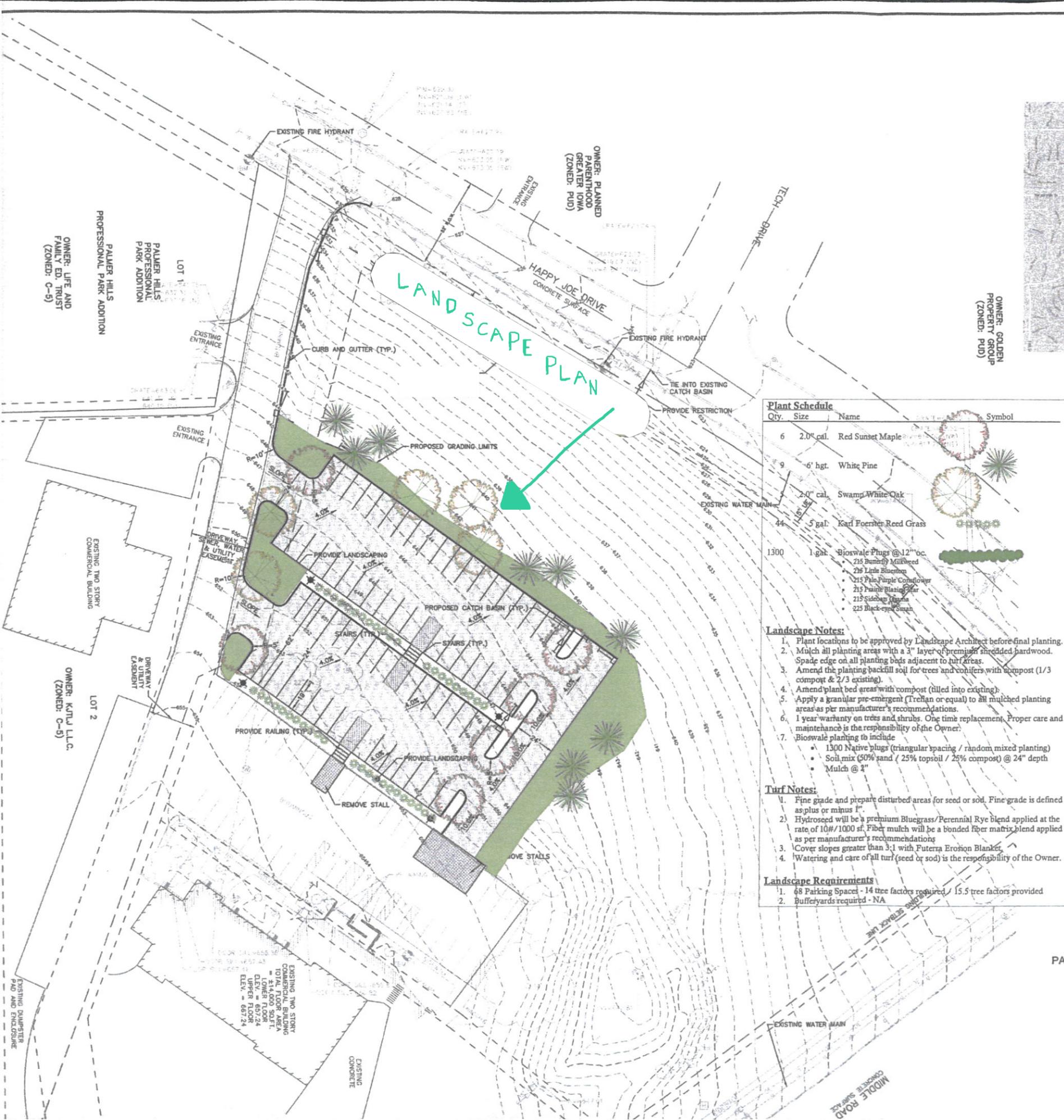


LEGEND

PROPOSED	EXISTING	DESCRIPTION
■	□	STORM INLET
■	□	STORM DOUBLE INLET
○	○	SANITARY MANHOLE
⊗	⊗	SANITARY/STORM CLEANOUT
⊕	⊕	WATER VALVE
⊙	⊙	HYDRANT
⊚	⊚	WELL
⊛	⊛	TELEPHONE PEDESTAL
⊜	⊜	HANDHOLE
⊝	⊝	LIGHT POLE
⊞	⊞	DOWNSPOUT
⊟	⊟	SIGN
⊠	⊠	POST/BOLLARD
⊡	⊡	CONIFER TREE
⊢	⊢	DECIDUOUS TREE
⊣	⊣	TREE STUMP
⊤	⊤	CONTROL POINT
⊥	⊥	BENCHMARK
⊦	⊦	LINE CONTINUATION
⊧	⊧	SANITARY SEWER
⊨	⊨	STORM SEWER
⊩	⊩	WATER LINE
⊪	⊪	UNDERGROUND ELECTRIC
⊫	⊫	CONTOUR
⊬	⊬	DRAINAGE SLOPE
⊭	⊭	HMA PAVING



VICINITY MAP
NOT TO SCALE



Plant Schedule

Qty.	Size	Name	Symbol
6	2.0" cal.	Red Sunset Maple	(Symbol)
9	6' hgt.	White Pine	(Symbol)
	2.0" cal.	Swamp White Oak	(Symbol)
44	5 gal.	Karl Foerster Reed Grass	(Symbol)
1300	1 gal.	Bioswale Plugs @ 12" oc. • 215 Butterfly Milkweed • 215 Little Bluestem • 215 Pale Purple Coneflower • 215 Prairie Blazing Star • 215 Side Sage • 225 Black-eyed Susan	(Symbol)

- Landscape Notes:**
- Plant locations to be approved by Landscape Architect before final planting.
 - Mulch all planting areas with a 3" layer of premium shredded hardwood. Spade edge on all planting beds adjacent to turf areas.
 - Amend the planting backfill soil for trees and conifers with compost (1/3 compost & 2/3 existing).
 - Amend plant bed areas with compost (filled into existing).
 - Apply a granular pre-emergent (Trelan or equal) to all mulched planting areas as per manufacturer's recommendations.
 - 1 year warranty on trees and shrubs. One time replacement. Proper care and maintenance is the responsibility of the Owner.
 - Bioswale planting to include:
 - 1300 Native plugs (triangular spacing / random mixed planting)
 - Soil mix (50% sand / 25% topsoil / 25% compost @ 24" depth)
 - Mulch @ 1"

- Turf Notes:**
- Fine grade and prepare disturbed areas for seed or sod. Fine grade is defined as plus or minus 1".
 - Hydroseed will be a premium Bluegrass/Perennial Rye blend applied at the rate of 10#/1000 sf. Fiber mulch will be a bonded fiber matrix blend applied as per manufacturer's recommendations.
 - Cover slopes greater than 3:1 with Futera Erosion Blanket.
 - Watering and care of all turf (seed or sod) is the responsibility of the Owner.

- Landscape Requirements**
- 68 Parking Spaces - 14 tree factors required / 15.5 tree factors provided
 - Bufferyards required - NA

SITE INFORMATION

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LEGAL DESCRIPTIONS
PALMER HILLS PROFESSIONAL PARK 2ND ADDITION, LOT 1

MARK A. SLIFKA
REGISTERED LANDSCAPE ARCHITECT
LICENSE # 171801 C-14-1001



REVISIONS

No.	DESCRIPTION	DATE



HERITAGE CHURCH ADDITION
BETTENDORF, IOWA

Missman Proj
C14L02
File Name:
C14L02B BASE.dwg
© COPYRIGHT 2
ALL RIGHTS RESE
Field Book N
Drawn By: R
Checked By: