

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.

**PLANNING AND ZONING COMMISSION
CITY OF BETTENDORF
OCTOBER 21, 2015 AT 5:30 PM
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 September 16, 2015.
3. Review of Commission procedures.

Rezoning

4. Case 15-074; 4275 Tanglewood Road, A-2 Rural Residence District to R-3 Single- and Two-family Residence District, submitted by Ryan and Amy Clark.

Final Plat

5. Case 15-075; Genesis at Crow Valley Fifth Addition, submitted by Genesis Health System.

Site Development Plan

6. Case 15-076; 3890 State Street, submitted by Epic Construction.

Other

7. 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
SEPTEMBER 16, 2015
5:30 P.M.**

The Planning and Zoning Commission meeting of September 16, 2015, 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: Bennett, Bert, Kappeler, Peters, Rafferty, Stoltenberg, Wennlund

MEMBERS ABSENT: None

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

2. Approval of the minutes of the meeting of August 19, 2015.

On motion by Kappeler, seconded by Stoltenberg, that the minutes of the meeting of August 19, 2015 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

Rezoning

4. Case 15-068; 1838 State Street, C-3 General Business District to C-4 Automotive Service District, submitted by Veit's Vettes & Collector Cars.

Beck reviewed the staff report.

Wennlund asked for clarification of the designated zoning classifications of nearby properties. Beck stated that the adjacent properties are zoned C-2 or C-3, adding that there are other lots throughout the downtown area that are zoned C-4. He indicated that the proposed rezoning is in compliance with the land use plan. Beck stated that the building and lot have been used for automotive-related businesses for a long time. He indicated that when the used car lot use was removed from the list of permitted uses in the C-3 district, several existing businesses became non-conforming. He stated that

the lot where State and Grant Streets split was rezoned to C-4 a few years ago so that a used car lot could be located there.

Wennlund asked if the applicant would be allowed to have outdoor vehicles sales. Beck confirmed this.

Kappeler asked why only a portion of Lot 10 is involved. Beck explained that there are many lots in the downtown area which were split, but not necessarily on the lot lines.

Connors explained that the applicant has run a automobile sales business in downtown Davenport for many years. He indicated that the license for the business is associated with the building in Davenport but that the applicant wishes to sell that building and move the entire business to Bettendorf. He added that in order to transfer their state license to the location in Bettendorf, the use must conform to the requirements of the zoning ordinance.

Rafferty asked for clarification of the size of the outdoor sales and display area that would be allowed compared to the building. Beck stated that most of the sales and storage would occur inside the building, adding that the applicant would have to abide by the standards of the zoning ordinance for commercial districts. Rafferty stated that he is reluctant to support the request because in the past the Commission has rejected requests to increase the amount of automotive service uses in the past. He indicated that he does not necessarily believe that the fact that the applicant's business is not the typical used car lot with banners and lights is enough to justify the rezoning request. Beck explained that the applicant sells mostly collector cars. Kappeler asked what would prevent a subsequent owner from opening a traditional automotive service business. Beck reiterated that the owner of the property located at 2540 State Street was granted a rezoning request for the same purpose. He indicated that the applicant would be required to abide by the ordinance requirements and reiterated that a precedent was set when the property at 2540 State Street was rezoned for a used car lot. He stated that the small size of the property would preclude the applicant from using a large outdoor area for vehicle storage. He indicated that he could not guarantee what a future owner might use the property for.

Connors stated that there is currently a design standard revision underway and that he and the city attorney have begun the process of revising the zoning ordinance.

Linda Veit, the applicant, explained that it is not practical for the vehicles sold at her business to be stored outside because of the potential for damage caused by weather or vandalism. Wennlund commented that while he is not opposed to the current use of the property, Commission members must be concerned with the future character of the downtown. He added that he would be more willing to support the request if there is some method to protect the integrity of the desired character for the downtown. Veit stated that her son will be taking over the business, adding that he plans to continue to sell the same quality of collector cars. She indicated that the reputation of the business must be upheld by accurately representing the quality of the cars for sale, reiterating that the cars must be stored indoors to maintain that quality condition.

On motion by Rafferty, seconded by Kappeler, that the rezoning of 1838 State Street, C-3 General Business District to C-4 Automotive Service District, be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Planned Unit Development/Final Plat

5. Case 15-069; The entirety of Maple Glen First Addition, Maple Glen Second Addition, and Maple Glen 3rd Addition, R-3 and R-4 to PUD, submitted by Patricia Cresap.
6. Case 15-051; Maple Glen 4th Addition, submitted by Maple Glen Condominium Homeowners Association.

Beck reviewed the staff reports.

Wennlund asked if it was the understanding of the residents that their rear yards were considered to be common area and therefore not subject to setback requirements. Beck confirmed this. Wennlund stated that while that misunderstanding may explain why some decks were built which encroach into the required rear yard, it does not clarify why several of the lots have front setback issues. Beck explained that whoever established the condominium development did not take front yard setbacks into consideration in some cases.

Wennlund asked what would prevent this from occurring again. Beck stated that in order to revise the lots lines a replat would have to be submitted and approved by the city. He indicated that in the past developers have recorded documents with regard to subdivision reconfiguration without first presenting them for approval to the city. He added that in this case, the city staff has no knowledge of what types of plat changes have been recorded until something like this situation brings them to light. Beck stated that the only way to prevent this unauthorized recording of plat changes is for the city to receive some sort of notification from the County Recorder when a developer, engineer, or surveyor submits that type of document to them.

Stoltenberg asked where the application and approval of a building permit occurs in this type of development process. Beck explained that the building permits show that the construction was according to the requirements of the original platting documents. He indicated that at that time it was mistakenly assumed that there were common areas when in reality each 2-unit building was placed on a single lot. Beck stated that the plat of Maple Glen 4th Addition will remedy that issue by assigning each individual unit, not each building, its own lot. Beck stated that all of the ordinance violations have been enumerated and suggested that the Commission recommend approval based on the correction of these items so that the City Council is fully aware.

Kappeler asked if there would be any common area in the proposed subdivision. Beck stated that even though the residents believed that there was common area, that was not technically the case. He added that this will not change as a result of the new plat.

Stoltenberg asked if there is adequate room for a new building to be built on the vacant lot off of Sunburst Drive. Beck stated that this lot is the only one left undeveloped. Kappeler asked if that area is a part of an adjoining lot. Beck explained that that is not the case, adding it is platted separately from the remainder of the developed lots.

Wennlund asked if a homeowner whose property is not currently in compliance with ordinance requirements would be allowed to rebuild a structure such as a deck if it was destroyed by fire. Beck confirmed this, adding that the deck would be allowed to be reconstructed only if it were built to the exact specifications of the original deck and in the same footprint. He suggested that the Commission may wish to include that provision in any motion.

Rafferty asked if any decks beyond what currently exist would be allowed to be constructed. Beck stated that a new deck could only be built if it did not encroach into any required yard. Connors added that if the Association chooses, the residents could request that the PUD plan be amended in the future. Rafferty commented that the Commission is approving the PUD plan in order to make the residents whole by forgiving the existing ordinance violations but not allowing any further construction that is not compliant with the zoning ordinance.

Kappeler asked how a homeowner would be made aware of these limitations. Rafferty commented that hopefully the Association would make residents aware. Connors added that hopefully the residents would make application for a building permit for any new construction so that city staff could inform residents of the ordinance requirements.

Wennlund asked if a deck could be constructed as long as it does not encroach into a required yard without Board of Adjustment action. Beck confirmed this.

Stoltenberg asked what restrictions would be placed on the remaining vacant lot if a homeowner chose to build a home there. Beck stated that a front yard and rear yard setback of 22 feet would be imposed.

Bennett asked if the undeveloped lot is a part of any common area. Beck explained that it is not, adding that it is a lot of record.

On motion by Kappeler, seconded by Rafferty, that the rezoning of Maple Glen First Addition, Maple Glen Second Addition, and Maple Glen 3rd Addition from R-3 and R-4 to PUD be recommended for approval subject to staff recommendations and the condition that any further development be subject to ordinance requirements in force at the time of construction and not to exceed existing conditions.

ALL AYES

Motion carried.

Connors expressed his appreciation to Beck for his diligence in sorting through the intricacies involved in finding a method to correct the violations present in the development.

On motion by Kappeler, seconded by Bennett, that the final plat of Maple Glen 4th Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Final Plat

7. Case 15-052; Forest Grove Park 2nd Addition, submitted by Steve Grimes.

Beck reviewed the staff report.

On motion by Stoltenberg, seconded by Bennett, that the final plat of Forest Grove Park 2nd Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Site Development Plan

8. Case 15-064; 2231 Kimberly Road, submitted by Hong Le.

Beck reviewed the staff report.

Wennlund asked if the lower level would be occupied. Beck explained that it would not. Connors added that the lower level would be allowed for low-potential damage storage. He indicated that the applicant operates a granite countertop business and may use the lower level for material storage.

Rafferty asked why the applicant is being allowed to construct a building located in the 100 year flood plain. Beck explained that fill will be placed on the property in such a manner as to elevate the structure so that FEMA standards for flood plain development are satisfied. Connors stated that the lower level will include vents to equalize the storage capacity that currently exists, adding that if flood water rises it will fill the lower level of the structure. He indicated that the foundation of the building would actually

be filled with water in a flood event. Rafferty asked if the foundation would in effect function as stilts for the building. Connors confirmed this, adding the applicant has provided enough flood vents to satisfy the FEMA requirement for one square inch of opening for equalization for every one square foot of area. Rafferty stated that it appears as though the new construction would not eliminate any of the storage capacity for flood water that is currently on the site. Connors confirmed this.

Rafferty indicated that the site development plan indicates that the lower level would be used for manufacturing and asked if that would be allowed. Connors explained that he had spoken with the applicant who had indicated that the architect had erroneously labeled that area. He reiterated that the lower level would be used for storage of granite slabs.

Wennlund asked if cutting granite slabs would constitute manufacturing. Connors stated that if machinery were located in the lower level to cut the slabs that would be the case. He added that the fact that any electrical components or utilities are required to be elevated above the 100-year flood plain would likely preclude that activity.

Brian Girskis, owner of 2435 Kimberly Road, expressed concern about the impact the proposed construction would have on his property if a flood event should occur. He stated that a large amount of fill has been placed on the applicant's property and requested that a guarantee be made that the construction would not take place in the 100 year flood plain. He stated that additional dirt has been placed on the property since it was filled. Wennlund asked for clarification of how the dirt that has been moved to the site would be utilized in the proposed development. Connors explained that before any fill is placed or any construction is allowed to take place in a flood plain, an engineer must certify to the fact that no properties adjacent to or located upstream or downstream would be adversely impacted by the proposed development. He indicated that the engineer must also certify that the fill would not change the flood level of those properties. He stated that the area that was filled will primarily be used as a parking lot, adding that it appears from the photo included in the packet that the fill already placed on the lot will need to be excavated in order to install the foundation. Connors stated that the city always imposes the FEMA requirements when allowing fill to be placed in a flood plain. He indicated that while he understands that Girskis is concerned, the adjacent property is at a higher elevation than the applicant's. Girskis stated that during the last flood event the water reached the parking lot on his property, adding that the recent addition of fill dirt could only exacerbate the problem. Connors stated that you are allowed to place fill in the flood plain but not in the floodway. He indicated that staff has asked the engineer to delineate on the site plan the boundaries of the flood plain and the floodway. He stated that there is no fill nor will there be any structures in the floodway. Connors stated that while he cannot guarantee that the adjacent property will not flood as a result of the development, all of the requirements have been met by the applicant. Girskis requested that staff revisit the site to evaluate the feasibility of adding another structure to the property.

Wennlund stated that the Commission must evaluate the application based on the fact that an engineer has certified that flood levels of other properties will not be affected.

Girskis asked if he would be allowed to have copies of all of the documentation and certifications related to the proposed development. Stone commented that the city code mandates that this type of development meet ordinance requirements and indicated that all of the documents with regard to the project are public and that she would send them to him. Girskis commented that while the construction that has already taken place is attractive, he is concerned about adding to the development. Stone stated that once the City Council has given final approval of the project, the requested documents will be sent to Girskis.

On motion by Kappeler, seconded by Stoltenberg, that the site development plan for 2231 Kimberly Road be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Rafferty asked if the documents that will be sent to Girskis will include the engineer's report. Connors confirmed this, adding that there is a flood plain development permit on file for the project.

9. Case 15-070; Lot 1, proposed Interstate 74 Technology Park Fourth Addition, submitted by Build to Suit, Inc.

Beck reviewed the staff report.

Kappeler asked if it is still the applicant's intent to have semi-truck traffic on the site. Beck stated that there are two truck bays indicated on the site plan. Kappeler commented that it appears as though it would be difficult to maneuver a semi-truck within the development as shown. Beck stated that the turning radii was evaluated using the fire department standard.

Kappeler asked if ingress and egress would be located on 40th Avenue. Beck confirmed this, adding that the nature and configuration of the development on the adjacent property will determine whether Golden Valley Drive is extended to 40th Avenue. Kappeler asked if the intersection would be signalized. Beck stated that it would not.

Bennett stated that she also feels that the interior of the development is not conducive to semi-truck traffic. She questioned whether fire department had evaluated the adequacy of the turning radii for truck traffic. Rafferty concurred, adding that the location of parking spaces near the top of the ramp would make it even more difficult.

Wennlund asked how deep the parking spaces are next to the first building. Beck stated that they are 18 feet deep. Wennlund commented that while it does not appear to be ideal, a semi-truck driver could likely maneuver throughout the site. He added that it appears as though the bay for the south building appears to be too short to accommodate a larger semi-truck trailer. Kevin Koellner, the applicant, stated that the

semi-truck bays are shown merely as an option as no specific tenants have been identified. He added that he does not anticipate that there would be 53-foot semi-truck traffic on the site. He stated that it is more likely that the truck traffic on the site would be of the drop ship variety. Koellner explained that the buildings on the west and south sides of the development have overhead doors for drive-in truck traffic. He stated that the truck bay for the west building was shown merely as an option in case a future tenant was interested.

Wennlund asked for clarification of which building the handicapped spaces on the west end of the development are intended to serve. Koellner explained that his intention is to begin construction on the east side of the development, continue with the south building, and then to the west. He stated that he has an option on the property to the west and that he anticipates shared cross-parking easements with that building if it comes to fruition.

Wennlund asked if Koellner would be opposed to spreading out the handicapped parking spaces along the length of the first building if several tenants are located there so that they would be nearer the doors. Koellner agreed. He explained that it is unlikely that the customers of the first tenant who will likely locate in the north half of the first building will use many handicapped spaces as it is likely to be a fitness center type use. He indicated that spreading those spaces out would not affect the parking space requirements.

Fries commented that he would like an opportunity to review the turning radii with the applicant prior to the City Council meeting as it does not appear that the radius shown would be adequate for a large semi-truck trailer. Wennlund asked if the issue would be addressed when a specific use is identified. Fries confirmed this, reiterating that he would be willing to work with the developer to resolve the issue. Wennlund commented that if the site has more parking spaces than required, perhaps some of them could be eliminated and the bay could be redesigned. Fries stated that he is more concerned about the radii of the entrances from 40th Avenue and the ADA ramps as they relate to semi-truck traffic.

Peters asked if the number of handicapped spaces provided meets ordinance requirements. Connors stated that the required parking spaces would be determined as such time as a specific use is identified.

On motion by Kappeler, seconded by Kappeler, that the site development plan for the proposed Lot 1 of Interstate 74 Technology Park Fourth Addition be recommended for approval subject to staff recommendations and the condition that any reconfiguration necessary as it relates to semi-truck traffic access be completed prior to City Council approval.

ALL AYES

Motion carried.

10. Case 15-071; 3225 Zimmerman Drive, submitted by LeClaire Manufacturing.

Bennett indicated she would abstain from discussion and voting regarding Case 15-071.

Beck reviewed the staff report.

Kappeler asked if the movement of the storm water as shown is in place or if it would be created. Beck stated that the system is already in place. Connors stated that the detention pond would be resized to accommodate the runoff from the increased impervious surface created by the recent construction.

Rafferty commented that it appears as though the applicant has added some screening between the parking lot and Valley Drive.

On motion by Stoltenberg, seconded by Bert, that the site development plan for 3225 Zimmerman Drive be recommended for approval subject to staff recommendations.

ROLL CALL ON MOTION

AYE:	Bert, Kappeler, Peters, Rafferty, Stoltenberg, Wennlund
NAY:	None
ABSTAIN:	Bennett

Motion carried.

Other

11. Commission update.

Connors stated that the following items were approved by City Council subsequent to the last P & Z meeting:

- 3885 Middle Road, Office/transitional to Commercial, final reading of ordinance (rules waived)
- 3885 Middle Road, C-5 to C-1, final reading of ordinance (rules waived)
- Blackhawk Bank Addition, final plat
- 3885 Middle Road, site development plan
- 325 - 16th Street and 1625 Grant Street, C-2 to C-3, public hearing and first reading of ordinance
- 945 - 40th Avenue and 751 Golden Valley Drive, Office/Research Park to Commercial, first reading of ordinance
- 945 - 40th Avenue and 751 Golden Valley Drive, C-6 to C-3, first reading of ordinance
- Interstate 74 Technology Park Fourth Addition, final plat
- 4343 Utica Ridge Road, C-2 to C-5, first reading of ordinance
- Terrace Park Thirteenth Addition, final plat

Gegner's First Addition, final plat
3800 Tanglefoot Lane, site development plan
Comprehensive Plan Update, second reading of ordinance
Permitted Use Sites (2701 Devils Glen Road), third and final reading of ordinance

Connors stated that the process of revising the zoning regulations has begun.

There being no further business, the meeting adjourned at approximately 6:30 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

October 21, 2015

Staff Report

Case No. 15-074

Location: 4275 Tanglewood Road - Rezoning

Applicant: Ryan and Amy Clark

Current Zoning Classification: A-2 , Rural Residence District

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

Land Use Designation: Traditional Residential

Background Information and Facts

Ryan and Amy Clark have submitted an application requesting the rezoning of 4275 Tanglewood Road (see Aerial Photo, Attachment A). The petitioner would like to rezone approximately 2.2 acres (Lot 1, Awkerman’s First Addition) from A-2, Rural Residence District to R-3, Single- and Two-family Residence District (see Final Plat, Attachment B). Sanitary sewer connections are not currently available to the proposed addition or existing structure, nor are they connected to the adjoining lot to the west (see Plat, Attachment C). An addition to the existing structure is being built which will be used for a relative’s living space. The underlying Traditional Residential land use designation substantiates the rezoning request.

Land Use

The land use designation for the site is Traditional Residential as is the surrounding parcel area. A-2, Rural Residence District and R-1, Single-family Residence District zoning are common in this area. Access to sanitary sewer is a hardship because of the topography and the sewer line’s location north of Crow Creek or southwest in the adjoining subdivision. The lot due west in the Grayhawk First Addition is not serviced with sanitary sewer either. For purposes of this rezoning, the resulting structure would be single-family attached.

Utilities

Utilities are available along Tanglewood Road. The property owner is responsible for connection of the addition to all utilities. An existing septic system will be used instead of a traditional sanitary sewer as topographic restrictions do not permit connection to the city's sanitary sewer system.

Thoroughfare Plan/Access

Access to the site is from Tanglewood Road.

Storm Water Detention

Storm water detention is not required.

Recommended Action

Staff recommends the Planning and Zoning Commission approval of the rezoning. The land use designation for this site is Traditional Residential which allows the use of the parcel for a two-family dwelling.

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.
2. At such time sanitary sewer is brought to a location adjacent to 4275 Tanglewood Road, the Scott County Health Department may require the connection of all dwelling units onsite to the city's sanitary sewer system.

Respectfully submitted,

Greg Beck
City Planner



A-1

TRADITIONAL
RESIDENTIAL

A-2

A-2

SILVER OAKS LN

TANGLEWOOD RD

R-1

A-2 to
R-3

TRADITIONAL
RESIDENTIAL

A-2

TRADITIONAL
RESIDENTIAL

GRAYHAWK CT

GRAYHAWK DR

TANGLEFOOT LN

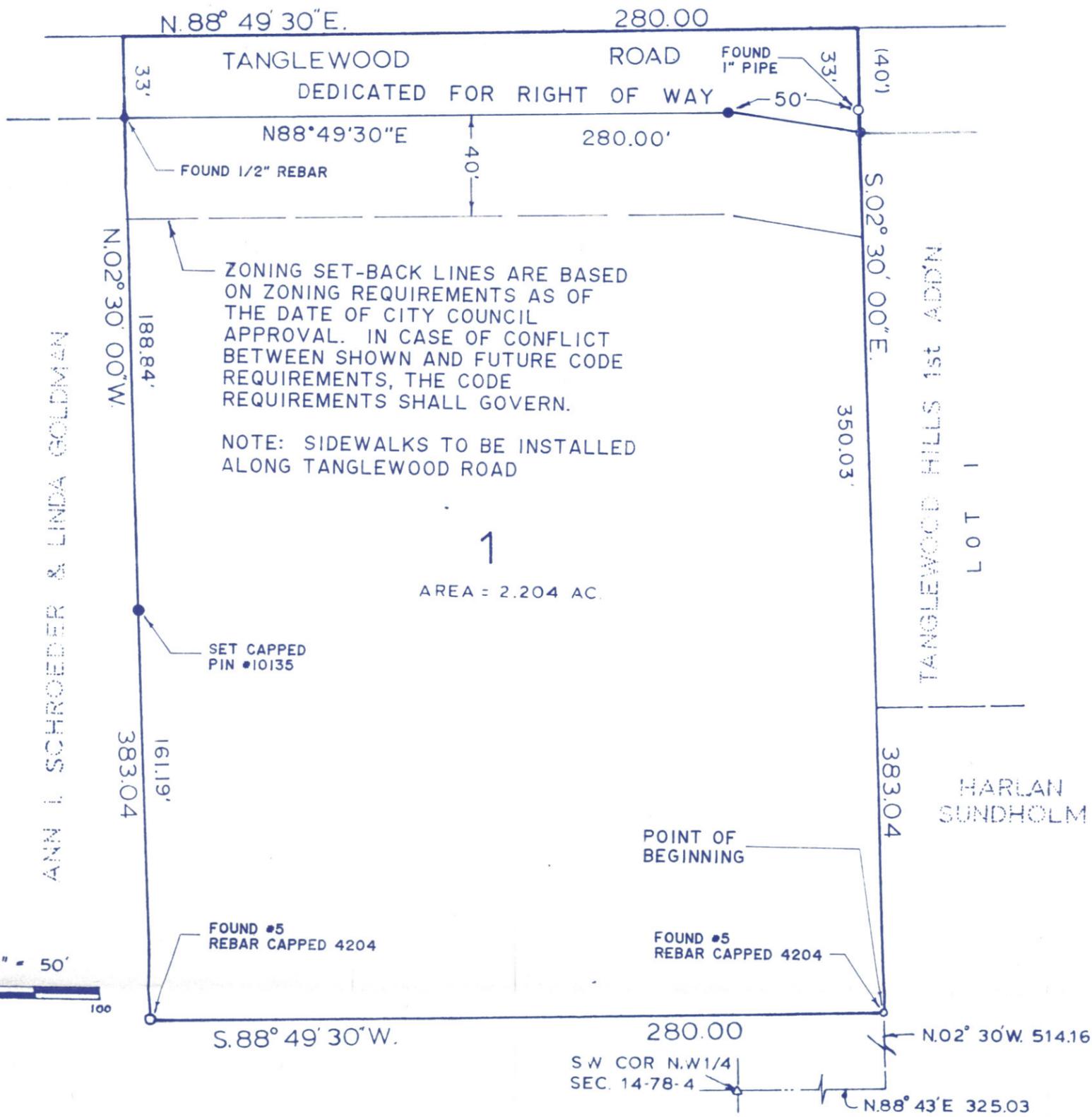
AWKERMAN FIRST ADDITION

PART OF THE N.W.1/4 OF SECTION 14,

T-78N., R-4E., 5th P.M.

BETTENDORF, IOWA

OWNED & SUBDIVIDED BY:
**W. SCOTT AWKERMAN &
DIANE M. AWKERMAN**
3170 WILLOW WOOD DRIVE
BETTENDORF, IOWA



APPROVED BY:

CITY OF BETTENDORF, IOWA

BY: [Signature]

DATE: **APR 18 1989**

ATTEST: [Signature]

PLAN AND ZONE COMMISSION

BY: [Signature]

DATE: **7/19/89**

U. S. WEST COMMUNICATIONS
NORTHWESTERN BELL TELEPHONE CO.

BY: [Signature]

DATE: **7/16/85**

DAVENPORT WATER COMPANY

BY: [Signature]

DATE: **7-16-89**

IOWA-ILLINOIS GAS AND ELECTRIC CO.

BY: [Signature]

DATE: **7/17/85**

I hereby certify that this plat and survey 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. Grapnell February 17, 1989
Iowa Registered Land Surveyor #10135

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY IOWA ILLINOIS GAS & ELECT. CO.

NOTES: BLANKET UNDERGROUND EASEMENT GRANTED TO THE LOCAL UTILITY COMPANIES FOR SEWER, WATER, STREET LIGHTS, ELECTRICAL, GAS, TELEPHONE AND CABLE TELEVISION TO INDIVIDUAL STRUCTURES.

MONUMENTS SET IN ACCORDANCE WITH CHAPTER 409, STATE OF IOWA.

MAJOR ENGINEERING
943 STATE ST., BETTENDORF, IA. 52722





COMMUNITY DEVELOPMENT

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

October 21, 2015

Staff Report

Case No. 15-075

Request: Genesis at Crow Valley Fifth Addition – Final Plat

Applicant: Genesis Health Systems

Zoning Classification: C-2, Community Shopping District

Land Use Designation: Commercial

Background Information and Facts

Genesis Health Systems has submitted the final plat of Genesis at Crow Valley Fifth Addition (see Aerial Photo, Attachment A). The site is located between 53rd and 56th Avenues (see Final Plat and Site Layout, Attachments B and C). The proposed subdivision is located at the western portion of the Genesis at Crow Valley Additions (see Final Plat, Attachment D). The right-of way for what is a private drive will be widened to 52 feet and the drive area modified to accommodate traffic as a northern extension of Falcon Avenue. The replat will also establish the necessary boundaries for entry modification necessary to accommodate a traffic signal light at the Falcon Avenue and 53rd Avenue intersection.

Land Use

The land use designation for the site is Commercial. The property is zoned C-2, Community Shopping District. Medical offices are a permitted use in this zoning district.

Utilities

Utilities are already connected to lots nearby and will have to be extended to any vacant lot as needed. The City will take over maintenance of sanitary and storm sewer facilities located in the new right-of-way.

Thoroughfare Plan/Access

A private drive access connects 56th Avenue and 53rd Avenue. Paving maintenance shall become the City's responsibility at such time as the right-of-way is dedicated to the City; this paved area will become the north section of Falcon Avenue. Given the layout of the site and the little foreseeable use of the site by pedestrians, no sidewalks will be required in the proposed right-of way.

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 governing all aspects of Genesis at Crow Valley Fifth Addition.
2. No sidewalks shall be required within the designated right-of-way.

Respectfully submitted,

Greg Beck
City Planner



56TH AVE W

FALCON AVE

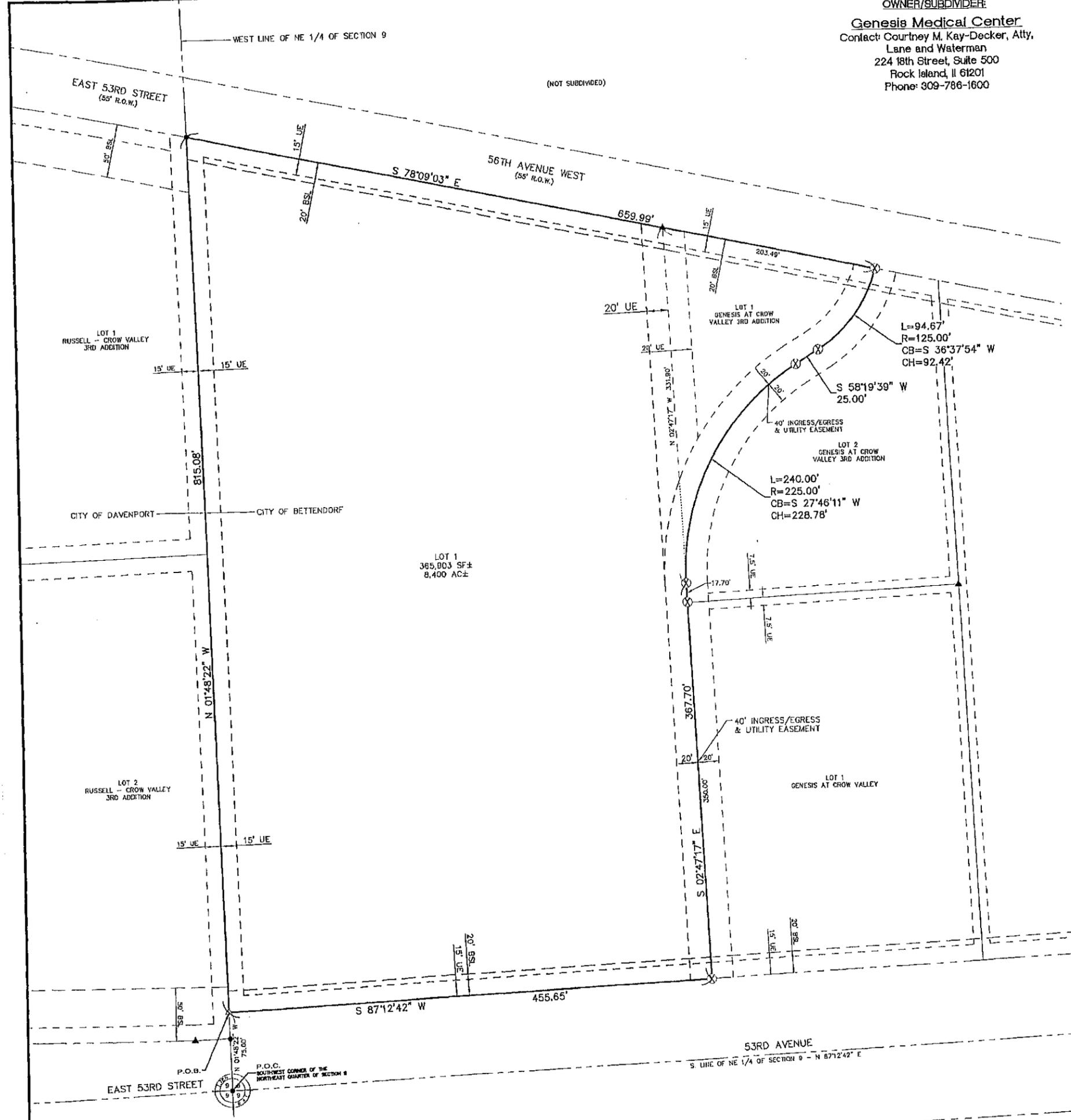
53RD AVE

53RD AVE

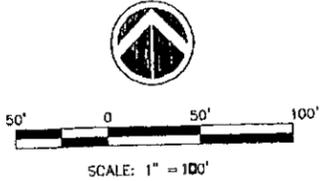
FINAL PLAT OF GENESIS AT CROW VALLEY FOURTH ADDITION

REPLAT OF LOT 1 OF GENESIS AT CROW VALLEY THIRD ADDITION
AND A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 9,
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF BETTENDORF, SCOTT COUNTY, IOWA
3.400 ACRES±

OWNER/SUBDIVIDER:
Genesis Medical Center
Contact: Courtney M. Kay-Decker, Atty.
Lane and Waterman
224 18th Street, Suite 500
Rock Island, IL 61201
Phone: 309-786-1600



BASIS OF BEARINGS
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE NAD 83 (1997 ADJUSTMENT)



LEGEND

	SUBDIVISION BOUNDARY
	LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	SECTION LINE
	R.O.W. LINE
	SETBACK LINE
	UNDERLYING LOT LINE
	UTILITY EASEMENT
	BUILDING SETBACK LINE
	MEASURED DIMENSION
	RECORDED DIMENSION
	CHISELED "X" IN CONCRETE, FOUND
	CHISELED "X" IN CONCRETE, SET
	5/8" REBAR WITH CAP #13851, SET
	1/2" REBAR WITH CAP #13851, FOUND
	5/8" REBAR

MID-AMERICAN ENERGY CO.
BY: *[Signature]*
DATE: 11/15/13

MEDIACOM
BY: *[Signature]*
DATE: 11-7-13

CENTURY LINK
BY: *[Signature]*
DATE: 11-8-13

PLANNING AND ZONING
BY: *[Signature]*
DATE: 11-20-13

IOWA-AMERICAN WATER CO.
BY: *[Signature]*
DATE: 11-7-13

CITY OF BETTENDORF, IOWA
BY: *[Signature]*
DATE: 11-17-13

- SETBACKS SHOWN ARE PER THE CITY OF BETTENDORF ZONING ORDINANCE. OTHER SETBACKS PER RESTRICTIVE COVENANTS MAY APPLY.
- THE ACCESS EASEMENT SHOWN ON THIS PLAT SHALL BE PRIVATELY OWNED AND MAINTAINED. WHILE IT SHALL BE OPEN FOR THE PUBLIC'S USE, SUCH USE SHALL NOT REQUIRE THE CITY TO ACQUIRE OR MAINTAIN THE EASEMENT.
- THE FOLLOWING UTILITIES WILL BE ALLOWED IN ALL 15 FOOT WIDE UTILITY EASEMENTS SHOWN ON THIS PLAT: WATER, STORM SEWER, SANITARY SEWER, TELEPHONE, CABLE T.V., GAS AND ELECTRIC.
- SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL STREET RIGHT-OF-WAYS AT THE TIME THE RESPECTIVE LOT IS DEVELOPED.
- THE CITY SHALL HAVE ACCESS TO ALL STORMWATER DETENTION AREAS VIA EASEMENTS TO BE ESTABLISHED AT THE TIME THE FINAL FOR THE DETENTION AREA IS DETERMINED. ALL STORMWATER RUNOFF FROM THIS SUBDIVISION SHALL BE ROUTED TO A REGIONAL STORMWATER DETENTION AREA PROVIDED BY THE DEVELOPER. INDIVIDUAL LOTS ARE NOT REQUIRED TO PROVIDE DETENTION ON-SITE AND WILL HAVE THE RIGHT TO ROUTE STORMWATER TO THE REGIONAL FACILITY.
- DETENTION BASIN SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.

SURVEYOR'S NOTES

This Final Plat was prepared at the request of Genesis Medical Center.

It should be noted that in the performance of this re-survey, the courses and distances of the re-survey may vary from recorded calls, based on the existence of found monumentation, occupation, or other controlling calls or conditions that have occurred in the re-survey of this property.

This property is subject to any and all easements, drainage areas and roadways that a complete title search would disclose.

No investigation concerning environmental and subsurface conditions, or for the existence of underground containers, structures or facilities which may affect the use or development of this property was made as a part of this re-survey.

No investigation was made as apart of this re-survey to determine or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal facilities, except as noted. Call One-Call at 1-800-292-8989 for information regarding these utilities or facilities.

Distances are listed in feet and decimal part of a foot.

All monuments have been found or set as shown on this plat.

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]

11-10-13

FINAL PLAT OF GENESIS AT CROW VALLEY FIFTH ADDITION

REPLAT OF LOT 1 OF GENESIS AT CROW VALLEY FIRST ADDITION,
LOT 2 OF GENESIS AT CROW VALLEY THIRD ADDITION
AND LOT 1 OF GENESIS AT CROW VALLEY FOURTH ADDITION
ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 78
NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF BETTENDORF, SCOTT COUNTY, IOWA
11.71 ACRES±

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 78°08'55" E	21.21'
L2	N 58°19'39" E	25.00'
L3	N 58°19'39" E	25.00'
L4	N 02°47'17" W	17.70'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	28.64'	15.00'	N 24°02'33" W	23.28'
C2	20.69'	15.00'	N 58°53'43" E	19.09'
C3	54.40'	99.00'	N 42°35'05" E	53.72'
C4	102.67'	151.00'	N 38°50'58" E	100.70'
C5	267.73'	251.00'	N 27°46'11" E	255.22'
C6	212.27'	199.00'	N 27°46'11" E	202.35'
C7	23.38'	15.00'	N 41°51'38" E	21.08'
C8	23.38'	15.00'	N 47°27'03" W	21.09'
C9	152.48'	251.00'	S 40°55'28" W	150.14'
C10	115.25'	251.00'	S 10°22'00" W	114.25'

BASIS OF BEARINGS
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE NAD 83 (1997 ADJUSTMENT)



SCALE: 1" = 100'

OWNERS / SUBDIVIDERS:
Gastro Real Estate, LLC,
Haverian Canal Systems, LLP
and
Genesis Health System
Contact: Ted Ott, Atty,
Lane and Waterman, LLP
220 North Main Street, Suite 600
Davenport, IA 52801-1987
Phone: 563-324-3246

MID AMERICAN ENERGY CO.

BY: _____
DATE: _____

CENTURY LINK

BY: _____
DATE: _____

IOWA-AMERICAN WATER CO.

BY: _____
DATE: _____

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- - - - - EXISTING EASEMENT LINE
- - - - - SECTION LINE
- - - - - R.O.W. LINE
- - - - - SETBACK LINE
- UNDERLYING LOT LINE
- UE UTILITY EASEMENT
- BSL BUILDING SETBACK LINE
- 100.00' MEASURED DIMENSION
- (100.00') RECORDED DIMENSION
- X CHISELED "X" IN CONCRETE, FOUND
- ⊗ CHISELED "X" IN CONCRETE, SET
- △ 5/8" REBAR WITH CAP #13951, SET
- ▲ 1/2" REBAR WITH CAP # _____ FOUND
- 5/8" REBAR

MEDiacom

BY: _____
DATE: _____

PLANNING AND ZONING

BY: _____
DATE: _____

CITY OF BETTENDORF, IOWA

BY: _____
ATTEST: _____
DATE: _____

- SETBACKS SHOWN ARE PER THE CITY OF BETTENDORF ZONING ORDINANCE. OTHER SETBACKS PER RESTRICTIVE COVENANTS MAY APPLY.
- THE RIGHT OF WAY SHOWN FOR FALCON AVENUE ON THIS PLAT REPLACES THE UTILITY EASEMENT AND INGRESS/EGRESS EASEMENT THAT PREVIOUSLY EXISTED WITHIN THIS PUBLIC RIGHT OF WAY.
- THE FOLLOWING UTILITIES WILL BE ALLOWED IN ALL 15 FOOT WIDE UTILITY EASEMENTS SHOWN ON THIS PLAT: WATER, STORM SEWER, SANITARY SEWER, TELEPHONE, CABLE T.V., GAS AND ELECTRIC.
- SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL STREET RIGHT-OF-WAYS AT THE TIME THE RESPECTIVE LOT IS DEVELOPED.
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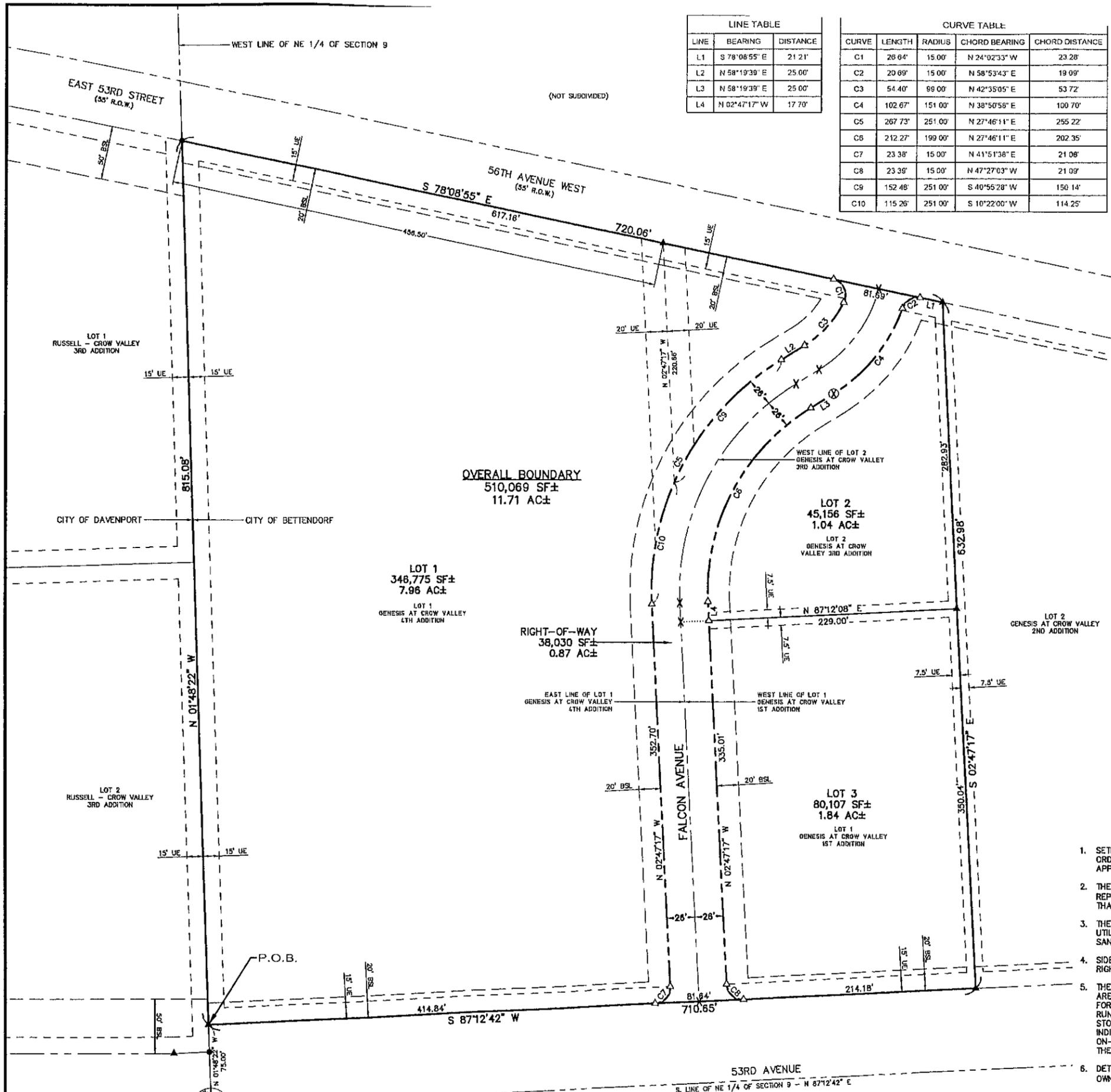
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I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and control.



COMMUNITY DEVELOPMENT

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

October 21, 2015

Staff Report

Case No. 15-076

Location: 3890 State Street – Site Development Plan

Applicant: Epic Construction

Current Zoning Classification: C-3, General Business District

Current Land Use Designation: Commercial District

Background Information and Facts

Epic Construction has submitted an application for a site development plan for an expansion of the Hodge Materials Handling facility located at 3890 State Street (see Aerial Photo and Site Photo, Attachments A and B). The proposed 8,000 square foot addition would be located due north of the existing building on Lots 1, 2, and 3 of Creek Hill Addition (see Final Plat and Site Plan, Attachments C and D). The Landscape Ordinance requires 13 trees to be placed along street frontages and 5 trees to be placed along the north boundary.

Land Use

The land use designation is Commercial. The site is zoned C-3, General Business District which permits industrial sales and service.

Utilities

Utilities already extend to the site, and the developer has the responsibility for connection. Water mains on the site will be rerouted around the proposed addition. Storm sewer will also be rerouted to a detention basin. Sanitary sewer shall be connected to accommodate the new structure.

Thoroughfare Plan/Pedestrian Access

Access drives through the lot will be moved to accommodate the structure. The proposed parking design shall meet city requirements, based on the number of employees. All parking of trailers shall require screening, and all parking shall be on a dry, dustless paved surface of asphaltic concrete or Portland cement.

Storm Water Detention

Storm water detention is required. The detention basin shall be evaluated by the City Engineer and approved prior to the City Council consideration of this site plan for approval.

Staff Recommendation

Staff recommends that the petitioner's request for approval of the site development plan 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. The proposed parking design shall meet city requirements, based on employee totals. All parking of trailers shall require screening. All parking shall be on a dry, dustless paved surface of asphaltic concrete or Portland Cement. Indicate all handicapped parking on site.
3. The Landscape Ordinance requires 13 trees to be placed along street frontages and 5 trees to be placed along the north boundary.
4. The detention basin shall be evaluated by the City Engineer and approved prior to the City Council consideration of this site plan for approval.
5. An Agreement Not to Sever any of the three lots shall have to be recorded as part of the development process. No building permits shall be issued until the Scott County Recorder's Office has provided proof of the document's being filed.

Respectfully submitted,

Greg Beck
City Planner



39TH ST

STATE ST

N
1"=40'

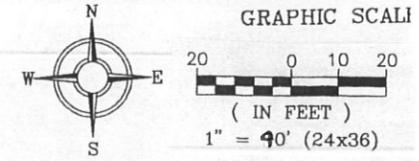


VIEW LOOKING SOUTH AT SITE



HODGE MATERIAL HANDLING

Building Addition Lots 1-3 Creek Hill Addition TO THE CITY OF BETTENDORF, IA

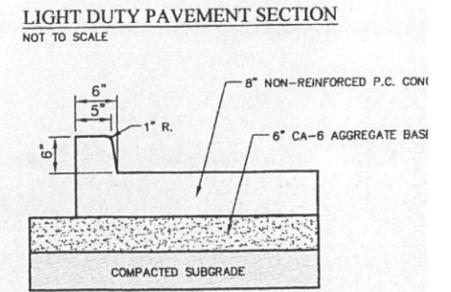
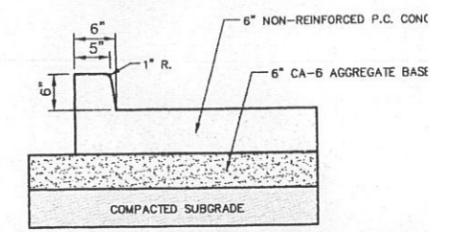
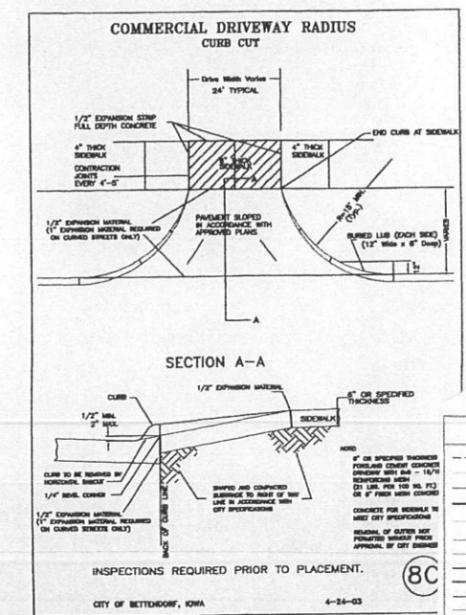


GENERAL UTILITY NOTES

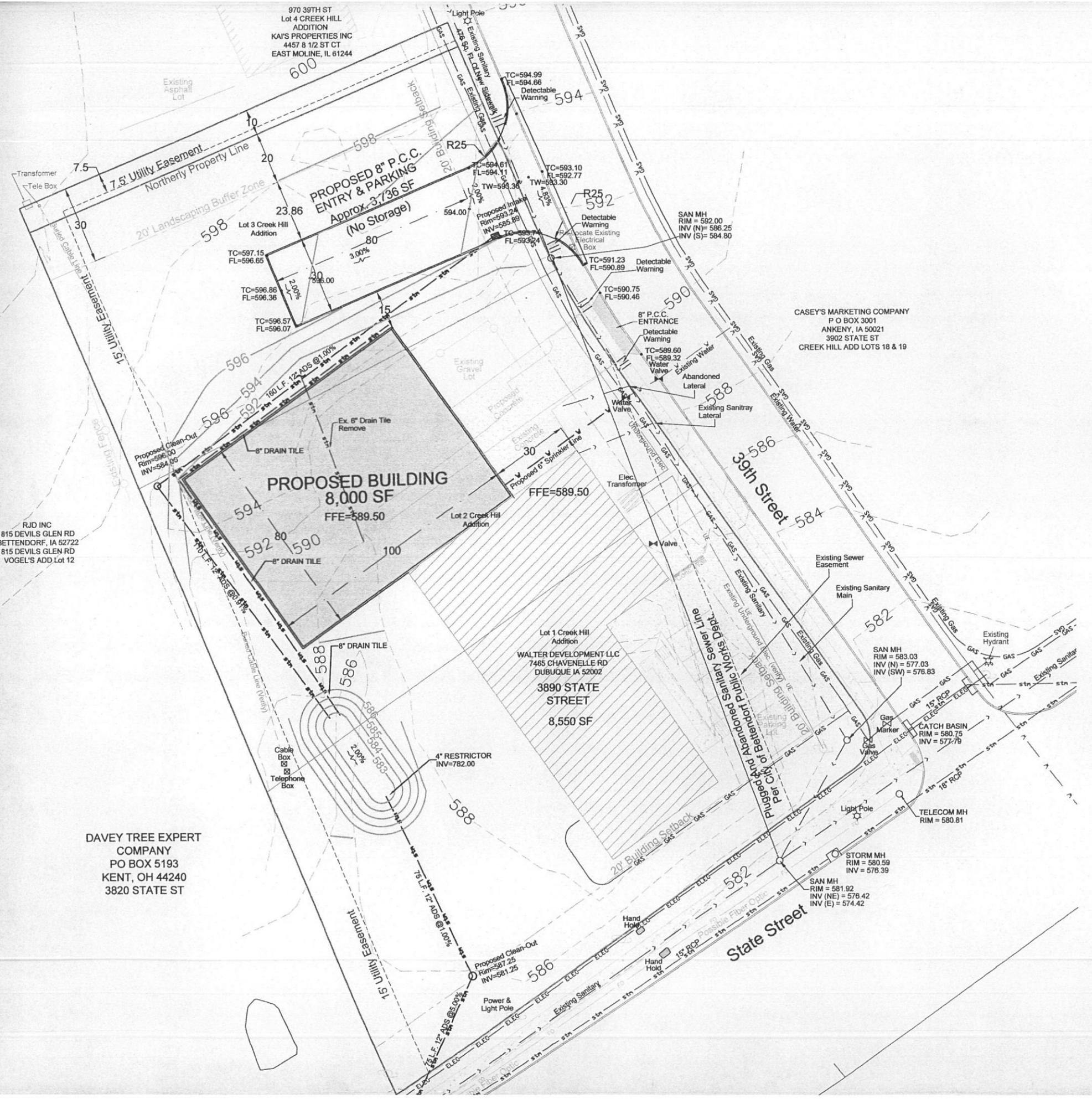
1. ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
2. ALL PROPOSED WATER MAINS AND SERVICE LINES SHALL BE INSTALLED AT A 5.5 FOOT BURY DEPTH, WRAPPED IN TRACER WIRE.
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. ALL PROPOSED VALVE BOXES AND SERVICE CURB STOP BOXES SHALL BE INSTALLED FLUSH WITH THE FINAL GRADE OR AS INDICATED BY THE ENGINEER.
5. CONNECTIONS TO EXISTING WATER UTILITIES SYSTEM SHALL BE MADE WITH CLASS 52, DUCTILE IRON PIPE WITH MECHANICAL JOINTS AND RESTRAINING FITTINGS. CAST COUPLINGS UTILIZED TO CONNECT TO EXISTING MAINS SHALL BE SERIES 433 OR 431 CAST COUPLINGS, OR 175 PSI PRESSURE CLASS BY ROCKWELL OR APPROVED EQUAL.
6. CONNECTIONS BETWEEN TEE OR CROSSES AND VALVES SHALL BE MADE WITH DUCTILE IRON HOLDING SPOOLS OR DUCTILE IRON PIPE USING TWO 3/4 INCH DIAMETER TIE RODS (ASPHALT COATED).
7. EXISTING DRAINAGE TILES AND SANITARY SEWER SERVICE LINES ARE NOT SHOWN. CONTRACTOR SHALL REPLACE BROKEN OR DISTURBED SERVICES AT NO ADDITIONAL CHARGE TO OWNER.
8. THE EXACT LOCATION OF ALL VALVES AND HYDRANTS MUST BE VERIFIED BY THE CITY ENGINEER PRIOR TO THE INSTALLATION.
9. COMPACTED BACKFILL IS REQUIRED IN ALL AREAS UNLESS OTHERWISE NOTED.
10. ALL DISTURBED AREAS SHALL BE GRADED BACK TO EXISTING OR BETTER CONDITION.
11. SERVICE VALVES SHALL BE PLACED BETWEEN CURB AND SIDEWALK WHERE POSSIBLE.
12. BUILDING ADDITION SHALL NOT HAVE BATHROOMS.

GENERAL GRADING NOTES

1. 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.



LEGEND:				
---	EASEMENT	---	EXISTING GAS VALVE	
---	SETBACK LINE	M	EXISTING WATER VALVE	
---	CENTERLINE	○	EXISTING UTILITY POLE	
---	PROPERTY BOUNDARY	○	EXISTING LIGHT POLE	
---	EXISTING FENCE	○	EXISTING TREE	
---	EXISTING SANITARY	○	EXISTING BUSH	
---	PROPOSED SANITARY	○	EXISTING MANHOLE	
---	EXISTING STORM SEWER	○	EXISTING WATER	
---	PROPOSED STORM SEWER	○	PROPOSED WATER	
---	EXISTING WATER	○	EXISTING GAS LINE	
---	PROPOSED WATER	○	EXISTING ELECTRIC	
---	EXISTING GAS LINE	○	EXISTING FIRE HYDRANT	
---	EXISTING ELECTRIC	○	FOUND PROPERTY PIN	
---	CONTROL POINT	○	---	EXISTING CONTOUR LINE
---	---	---	---	PROPOSED CONTOUR LINE
---	---	---	---	SPOT ELEVATION TOP OF CURB
---	---	---	---	SPOT ELEVATION FL @ OUTLET
---	---	---	---	SPOT ELEVATION SIDEWALK
---	---	---	---	FINISHED FLOOR ELEVATION



DAVEY TREE EXPERT COMPANY
PO BOX 5193
KENT, OH 44240
3820 STATE ST

MidAmerican Energy-Gas
2811 5th Avenue
Rock Island, IL 61201
(309) 793-3707

Century Link
3908 Utica Ridge Road
Bettendorf, IA 52722
(563) 355-6402

Iowa American Water Company
5201 Grand Avenue
Davenport, IA 52807
(563) 468-9222

MediaCom-Cable
3900 26th Avenue
Moline, IL 61265
(309) 743-4750

CASEY'S MARKETING COMPANY
P O BOX 3001
ANKENY, IA 50021
3902 STATE ST
CREEK HILL ADD LOTS 18 & 19

WALTER DEVELOPMENT LLC
7485 CHAVENELLE RD
DUBUQUE IA 52002
3890 STATE STREET
8,550 SF

970 39TH ST
Lot 4 CREEK HILL
ADDITION
KAI'S PROPERTIES INC
4457 8 1/2 ST CT
EAST MOLINE, IL 61244

RJD INC
815 DEVILS GLEN RD
BETTENDORF, IA 52722
815 DEVILS GLEN RD
VOGEL'S ADD Lot 12