

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
MARCH 16, 2016 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 February 17, 2016.
3. Review of Commission procedures.

Preliminary Plat

4. Case 16-014; The Woodlands Subdivision, submitted by Windmill Development, LLC.

Final Plat

5. Case 16-015; Sivyer Steel First Addition, submitted by Sivyer Steel Casting Co.
6. Case 16-016; Legacy 1st Addition, submitted by Steve Zelle.

Site Development Plan

7. Case 16-006; 325 – 16th Street, submitted by Bill Ernst.

Other

8. Case 16-017; Ordinance amending Section 12-3-4 - Final Plats.
9. 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
FEBRUARY 17, 2016
5:30 P.M.**

The Planning and Zoning Commission meeting of February 17, 2016, 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, Kappeler, Peters, Rafferty, Stoltenberg, Wennlund

MEMBERS ABSENT: Bert

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

2. Approval of the minutes of the meeting of December 16, 2015.

On motion by Kappeler, seconded by Stoltenberg, that the minutes of the meeting of December 16, 2015 be approved as submitted.

ALL AYES

Motion carried.

3. Review and approval of 2015 Planning and Zoning Commission Annual Report.

Beck stated that the number of cases heard by the Commission in 2014 and 2015 is larger than in previous years. He indicated that the number of lots included in each plat appears to be increasing. Beck stated that there seems to be a steady level of commercial and industrial development taking place. He expressed his appreciation for the work of the Commission and the staff who participate in the development review committee meetings.

Wennlund commented that he is very appreciative of the work that the staff has done with regard to encouraging developers to make revisions to their original plans to address concerns expressed by Commission members and residents.

On motion by Rafferty, seconded by Bennett, that the 2015 Planning and Zoning Commission Annual Report be approved as submitted.

ALL AYES

Motion carried.

4. Election of officers.

On motion by Kappeler, seconded by Stoltenberg, that Wennlund remain in the position of Chairman for 2016.

ALL AYES

Motion carried.

5. Review of Commission procedures.

Land Use Amendment

6. Case 16-007; Southwest of intersection of 53rd Avenue and Middle Road, Office/transitional to Commercial, submitted by Windmiller Development.
7. Case 16-008; Southwest of intersection of 53rd Avenue and Middle Road, Office/transitional and Traditional Residential to High-density Residential, submitted by Windmiller Development.

Rezoning

8. Case 16-009; Southwest of intersection of 53rd Avenue and Middle Road, A-1 Agricultural District to C-1 Community Shopping District, submitted by Windmiller Development.
9. Case 16-010; Southwest of intersection of 53rd Avenue and Middle Road, A-1 Agricultural District to R-2 Single-family Residence District, submitted by Windmiller Development.
10. Case 16-011; Southwest of intersection of 53rd Avenue and Middle Road, A-1 Agricultural District to R-5 Multi-family Residence District, submitted by Windmiller Development.

Beck reviewed the staff reports.

Wennlund explained that the city recently adopted a revised Comprehensive Plan which includes a new future land use map which is not yet officially in effect. Wennlund stated that the current proposal is one of the first projects to be evaluated using the current land use map while recognizing that a new map will be adopted.

Beck showed the concept plan submitted by the developer for the commercial area of the project which shows the connectivity from 53rd Avenue to the higher-density and single-family residential areas. He indicated that no land use amendment is required for the proposed single-family area because the future land use map already indicates it as traditional residential. Beck stated that the proposed higher-density residential area will act as a buffer between the commercial area and the single-family residential area.

Stone explained that staff determined that the best method to evaluate projects that are not in accordance with the current land use map but might better fit the new land use map would be to approve them on a conditional basis. She stated that staff would agree to conditionally rezone those areas, identify the reasons staff feels it is consistent with the new land use map, detail the evaluation of the project's density yields, and tie the approval of the rezoning to the concept plan submitted as part of the project which is compliant with the design character area standards. Stone explained that the developer is willing to abide by the agreement which would require that the areas proposed to be rezoned to C-1 and R-5 be in accordance with the submitted concept plan. Connors added that any developer who submits a project for approval prior to the official adoption of the new land use map will be required to sign a similar document expressing a willingness to abide by the new standards included in the revised Comprehensive Plan. Stone stated that any such developer would be contractually obligated to abide by the new standards.

Kappeler asked if the new evaluation method would cause any delays for a developer. Stone stated that it would not.

Wennlund asked for clarification of the basis upon which such a conditional rezoning request would be approved. Stone explained that the submitted concept plan would be evaluated by staff to ensure compliance with the new Comprehensive Plan and would be attached to any ordinance rezoning the property. She indicated that a developer would agree in writing to be bound by the new regulations. Connors added that the agreement would mandate compliance with Table 1.1 of the new Comprehensive Plan.

Bennett asked if the evaluation would occur during the preliminary and final plat stages. Stone confirmed this, adding that this process would ensure that the project is proceeding in accordance with the approved concept plan.

Rafferty asked how binding the approved concept plan would be on the developer if a change were proposed. Connors explained that the zoning district requirements will restrict the developer to certain uses. He indicated that the new ordinance will combine the permitted uses of the C-5 and C-1 districts as they are very similar. Connors explained that Table 1.1 details the required floor area ratio for each development character area. He indicated that the concept plan will be evaluated for compliance with Table 1.1, adding that if the developer proposes a change, the floor area ratio would be re-calculated to determine compliance.

Stone stated that the agreement would be structured to include the concept plan which details the road network and overall layout with the understanding that while lot and building sizes could change slightly, the plan must remain compliant with Table 1.1.

Rafferty asked if the Commission would have future opportunities to evaluate and make recommendations for changes regarding the concept plan. Connors confirmed this, explaining that the process of approval will still require submittal of a preliminary plat, final plat, and site development plan. He added that each building indicated on the concept plan would require the developer to gain approval of a site development plan.

Stoltenberg asked if the developer chose to construct buildings smaller than indicated on the concept plan on most of the lots if he would be required to build a much larger one on the last lot. Connors stated that this would not happen because the required floor area ratio is calculated for each individual lot.

Rafferty asked if there would be a buffer area between the R-5 and the R-2 areas. Connors explained that a land swap had taken place between the developer and Genesis so that a berm could be installed. He indicated that the berm would be 12-14 feet tall and 30 feet wide, adding that the residential lots will be very deep in order to accommodate the buffer. Connors explained that it is possible that the configuration of the streets in the R-5 area may be changed to more of a circle drive and that two detention areas would be placed at the southern corners which would serve as a buffering feature. He stated that staff had encouraged the developer to connect the commercial and single-family residential areas because connectivity is one of the goals of the new Comprehensive Plan. Rafferty suggested that perhaps another zoning district such as R-3 could be added to serve as a buffer between the commercial and single-family to the south. Connors reiterated that all of the multiple-family and commercial developments would require site development plan review.

Kappeler asked what will happen in the future to the property where the landfill was formerly located. Connors explained that the property is not developable and that the owner has agreed to maintain it in the future.

Wennlund asked for clarification of the access point to the former landfill property. Connors explained that there would be an access from the southernmost end of the cul-de-sac nearest Pandit Drive.

Kappeler asked if the southernmost access to Middle Road in the R-2 area aligns with Crow Creek Road. Connors confirmed this, adding that the developer of Wyndham West agreed to contribute to the installation of a traffic signal at that intersection which is currently in the budget. He explained that Windmillier has agreed to fund the design costs for that intersection.

Kappeler asked if Crow Creek Road would continue west. Connors explained that it would not be extended further than indicated because of the difficult topography.

Reed Windmillier, the developer, explained that the proposed berms would be similar in appearance to those in Copper Ridge subdivision but would actually be larger. He stated that the berms will be low-maintenance and planted with prairie grasses and a large number of trees. He indicated that the berms will appear as more of a natural area and that the theme would continue throughout the entire development to separate it from the streets and the commercial area.

Rafferty asked if the berms would be built as part of the commercial or residential development. Windmillier explained that they would be installed on the lot lines so that they would be divided between the two zoning districts.

On motion by Bennett, seconded by Rafferty that the proposed land use amendment for property generally located southwest of the intersection of 53rd Avenue and Middle Road, Office/transitional to Commercial, be recommended for approval subject to staff recommendations. (Case 16-007)

ALL AYES

Motion carried.

On motion by Bennett, seconded by Stoltenberg, that the proposed land use amendment for property generally located southwest of the intersection of 53rd Avenue and Middle Road, Office/transitional and Traditional Residential to High-density Residential, be recommended for approval subject to staff recommendations. (Case 16-008)

ALL AYES

Motion carried.

Stone explained that the conditional rezoning agreement would apply only to those areas being rezoned to C-1 and R-5. She reiterated that the area proposed to be rezoned to R-2 is compliant with both the current and new land use maps. Connors commented that the remainder of the development that is not currently proposed to be rezoned will remain A-1. Kappeler asked if the concept plan for the development is for that A-1 area to eventually become residential. Connors confirmed this.

On motion by Rafferty, seconded by Kappeler, that the proposed conditional rezoning of property generally located southwest of the intersection of 53rd Avenue and Middle Road, A-1 Agricultural District to C-1 Community Shopping District, be recommended for approval subject to staff recommendations. (Case 16-009)

ALL AYES

Motion carried.

On motion by Rafferty, seconded by Kappeler, that the proposed rezoning of property generally located southwest of the intersection of 53rd Avenue and Middle Road, A-1 Agricultural District to R-2 Single-family Residence District, be recommended for approval subject to staff recommendations. (Case 16-010)

ALL AYES

Motion carried.

On motion by Rafferty, seconded by Stoltenberg, that the proposed conditional rezoning of property generally located southwest of the intersection of 53rd Avenue and Middle Road, A-1 Agricultural District to R-5 Multi-family Residence District, be recommended for approval subject to staff recommendations. (Case 16-011)

ALL AYES

Motion carried.

Kappeler stated that during the process of revising the Comprehensive Plan one of her reservations about the new evaluation process was that most developers have not typically submitted large developments. She commented that the proposed Windmill project is the type of development that will fall into the parameters of the new Plan.

Preliminary Plat

11. Case 16-012; Portz 1st Addition, submitted by Steve Zelle.

Beck reviewed the staff report.

Kappeler asked for clarification of the purpose of the area at the northeast corner of the proposed subdivision. Beck explained that it is a part of Lot 8. Fries commented that the area in question is part of a drainage area.

Wennlund expressed concern about the number of parking spaces that could be installed given the small size of the lots and the building footprints indicated on the plat. He asked if there would be space to install the required number of parking spaces given these constraints. Beck explained that the building footprints were added to the plat merely to show a possible concept, adding that the developer would be required to submit a site development plan compliant with all setback and size requirements and provide the required number of parking spaces for each building constructed. He indicated that the footprints on the plat are not at all relevant until such time as a site development is submitted and is not sure of the purpose of them. Wennlund commented that the lots seem very small to accommodate buildings of the size indicated.

Bennett asked if the drainage area on Lot 8 is intended to make up for the excavation that occurred on the site and questioned if the lots are in the flood plain. Morlok explained that area in question will be excavated and that the soil would then be used in other areas of the subdivision to compensate for the dirt that was already removed from the site. Lorin Raines, the applicant's engineer, explained that the same amount of fill removed from Lot 8 will be used to elevate the grade on other lots so that they are no longer in the flood plain. He indicated that because the volume of dirt that will be removed and relocated is identical, there will no additional pressure on the box culverts going under US 67.

Rafferty asked if the slopes of the areas that will be built up will be mowable. Raines confirmed this, adding that the steepest slope is at a 3:1 grade, adding that some of them are 4:1 and 5:1.

On motion by Bennett, seconded by Peters, that the preliminary plat of Portz 1st Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Final Plat

12. Case 15-082; Forest View Villas 2nd Addition, submitted by Swany Development.

Beck reviewed the staff report.

Kappeler asked if the developer plans to build units similar to those that currently exist. Beck explained that there may be covenants in place that govern the materials to be used that may require that they be at least of the same quality. He added that the new units would likely be larger given the fact that there were 8 lots indicated on the original subdivision plat which would now be reduced to 6.

Kappeler asked if each of the 6 lots would contain one unit. Connors confirmed this, adding that the developer has indicated that he would like to build larger units to take better advantage of the market.

Wennlund asked why the rear yard setback is only 5 feet. Beck explained that the Board of Adjustment granted a variance to the original developer based on the hardship caused by the very steep topography on the property. He indicated that there is a very steep drop-off of 20-30 feet at the rear of the property and that there is very heavy vegetation which would likely preclude any development of the adjacent property. Beck stated that the Board granted the variance for this very unique parcel in order to encourage infill development. He indicated that the 5-foot rear yard setback must be indicated on the plat so that all parties involved are aware of it.

Wennlund asked if there would be any issues with exceeding maximum allowable lot coverage. Beck stated that the site as originally platted met lot coverage requirements, adding that the current subdivision does as well. He indicated that the entire parcel is taken into consideration when calculating density compliance.

Wennlund asked if staff feels that a hammerhead turnaround is necessary. Knorrek explained that while a hammerhead would be preferred, it would not be required because this is an existing parcel with a very short street length.

Wennlund asked if there is a fire hydrant near the site. Knorrek explained that there is a hydrant just outside the entrance to the subdivision which meets the distance requirements.

Wennlund stated that given the 5-foot rear yard setback, it appears as though construction would take place in the swale at the rear of the properties. Beck confirmed this, adding that the unit configuration includes walkout basements to accommodate the grade change.

Wennlund commented that it appears as though the unit construction will impede the drainage flow from east to west at the rear of the property. Morlok explained that swale runs to a point approximately between Units 8 and 9 and then turns north. He added that if the developer adheres to the preliminary site plan as submitted, there should not be a problem.

Kappeler asked if the detention area on the east side is intended for runoff from the street. Morlok confirmed this, adding that it would contain runoff from Cherrywood Drive and also storm sewer from 53rd Avenue. He indicated that with construction the developer will address the erosion caused by flow from Cherrywood Drive and also from the intake from 53rd Avenue. He stated that the storm sewer construction was never completed during the original subdivision development, adding that the developer has agreed to finish it.

Wennlund asked why staff feels that the current developer will finish the subdivision infrastructure when the original owner did not. Connors stated that he will not issue building permits until such time as the improvements are completed. Morlok stated that he would ensure that an inspector is on site when the improvements are being constructed and that an as-built survey would be required. He indicated that the city's storm water detention ordinance is being revised to include a requirement for an as-built survey with contours which will ensure that the improvements are being constructed in accordance with the approved plans.

Wennlund asked if there is an ordinance regulating maintenance of the detention area as it relates to weed control. Connors explained that there is such an ordinance, but that it has not been enforced. Wennlund asked if the developer is still in control of the association. Connors stated that the original developer passed away after construction of the first two buildings and things began to deteriorate after his death. Wennlund stated that he expects that the new developer will abide by the ordinance requirements from this point forward.

Ray Palczynski, 2927 Villa Court, stated that he lives in a unit adjacent to the proposed subdivision and that the detention area has not ever been cared for properly. He indicated that it has only been mown twice in the 4 years he has lived in his unit. He stated that oftentimes water is stagnant in the pond and that garbage collects there. Palczynski expressed his appreciation for the Commission's emphasis on requiring the new developer to maintain the detention pond and repair the erosion damage that has occurred.

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

ALL AYES

Motion carried.

Other

13. Commission update.

Connors stated that subsequent to the last Commission meeting the vacation of the excess right-of-way on Hopewell Avenue was approved by City Council.

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

March 16, 2016

Staff Report

Case No. 16-014

Subdivision Name: The Woodlands Subdivision – Preliminary Plat

Location: West of the intersection of Middle Road and Crow Creek Road, on the south side of 53rd Avenue, and east of Everest Summit Addition – Preliminary Plat

Applicant: Windmill Development, LLC

Current Land Use Designation: Traditional Residential

Background Information and Facts

Windmill Development has submitted an application for a preliminary plat for property formerly owned by the Hellman family and located west of the intersection of Crow Creek Road and Middle Road, on the south side of 53rd Avenue, and east of Everest Summit (see Aerial Photo, Attachment A). The petitioner would like to plat the area he proposed for rezoning of approximately 34.11 acres from A-1, Agricultural to R-2, Single-family Residence District (see Overall Plan and Preliminary Plat, Attachments B and C). The other portions being platted include 11.67 acres from Office/transitional District to Commercial and rezoned from A-1, Agricultural to C-1, Local Shopping District and approximately 7.86 acres to be rezoned from A-1, Agricultural District to R-5, Multi-family Residence District (see Preliminary Plan, Attachment D). Those land use amendment and rezoning requests are in the process of approval by the City Council.

Land Use

The proposed land use designations for the northern portion of the development are Commercial and High-density Residential. The area intended for single-family dwellings already has a land use designation of Traditional Residential.

Utilities

Utilities are available along Middle Road and from the Wyndham West Additions. Water service and electrical will originate along Middle Road for the single-family residential area. It is the responsibility of the property owner to connect to all utilities. Sanitary sewer is available for connection from Wyndham West Additions. Access to all other utilities borders the property to the east and south. The developer to the south shall extend the sanitary sewer north to connect to the future subdivisions. The Welch and Awkerman properties will have sanitary sewer extended to their parcels by the developers of the Wyndham West subdivisions through the Crow Creek Road right-of-

way extended west to permit those residents to connect to the City's sanitary sewer system.

For the commercial and multi-family portion of the development utilities are available along Middle Road and from Everest Summit First Addition. Water service and electrical will originate along Middle Road. It is the responsibility of the property owner to connect to all utilities. Sanitary sewer is available for connection from Everest Summit First Addition. Access to all other utilities borders the property to the north and west. Sanitary sewer will be required to be stubbed by Windmill Development or its assigns to the Genesis location to the east.

Thoroughfare Plan/Access

Two streets to the site will originate from Middle Road as a part of the future development of the site. One street will offset directly with Crow Creek Road and another further to the north between Red Fox Road and Coachman Road. An 8-foot wide recreational trail will be required to be installed along the eastern portion of the proposed development which borders on Middle Road.

There will be one entrance from 53rd Avenue and a connection to Everest Summit First Addition to directly serve the commercial and multi-family residential portions of the development.

Storm Water Detention

Storm water detention is required and must be approved by the City Engineer at the time a site development plan is submitted. Storm water detention shall be accommodated for all development within the proposed subdivisions.

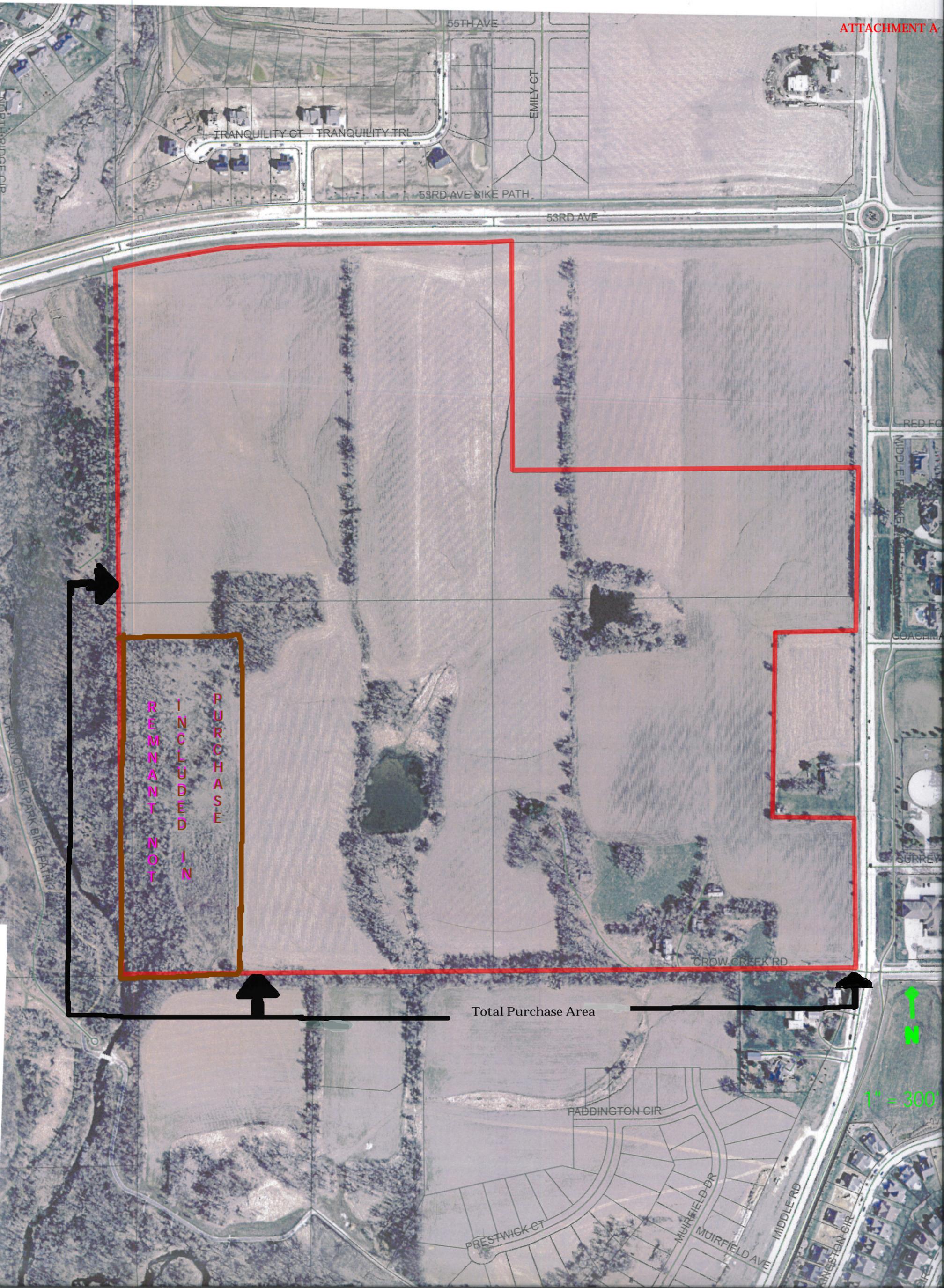
Recommended Action

Staff recommends the Planning and Zoning Commission support approval of the preliminary plat subject to the following conditions:

1. Approval of the preliminary plat does not waive any applicable city, state, or federal provisions as required by law.
2. Designs for the site must be provided during the site development plan process with approval by City Council prior to the issuance of building permits.
3. Street names White Oak Court and North Woods Drive will need to be changed per the Fire and Police Departments.

Respectfully submitted,

Greg Beck
City Planner



PURCHASER'S
EASEMENT

Total Purchase Area

1" = 300'

THE LODGES OF BEAVER
MEADOWS FIRST ADD.

PROPOSED NEW-700
MEDIAN OPENING

CLOSE
MEDIAN

L=667.17', R=2877.76 NORTH LINE SW 1/4 QUARTER SECTION 11
Δ=13°17'00"
CH BRG=S80°31'18"W
CH L=665.68'

53RD AVENUE
150' RIGHT OF WAY

N87°11'59"E 730.44'



1"=100'

CONNECT TO EXIST
SANITARY SEWER

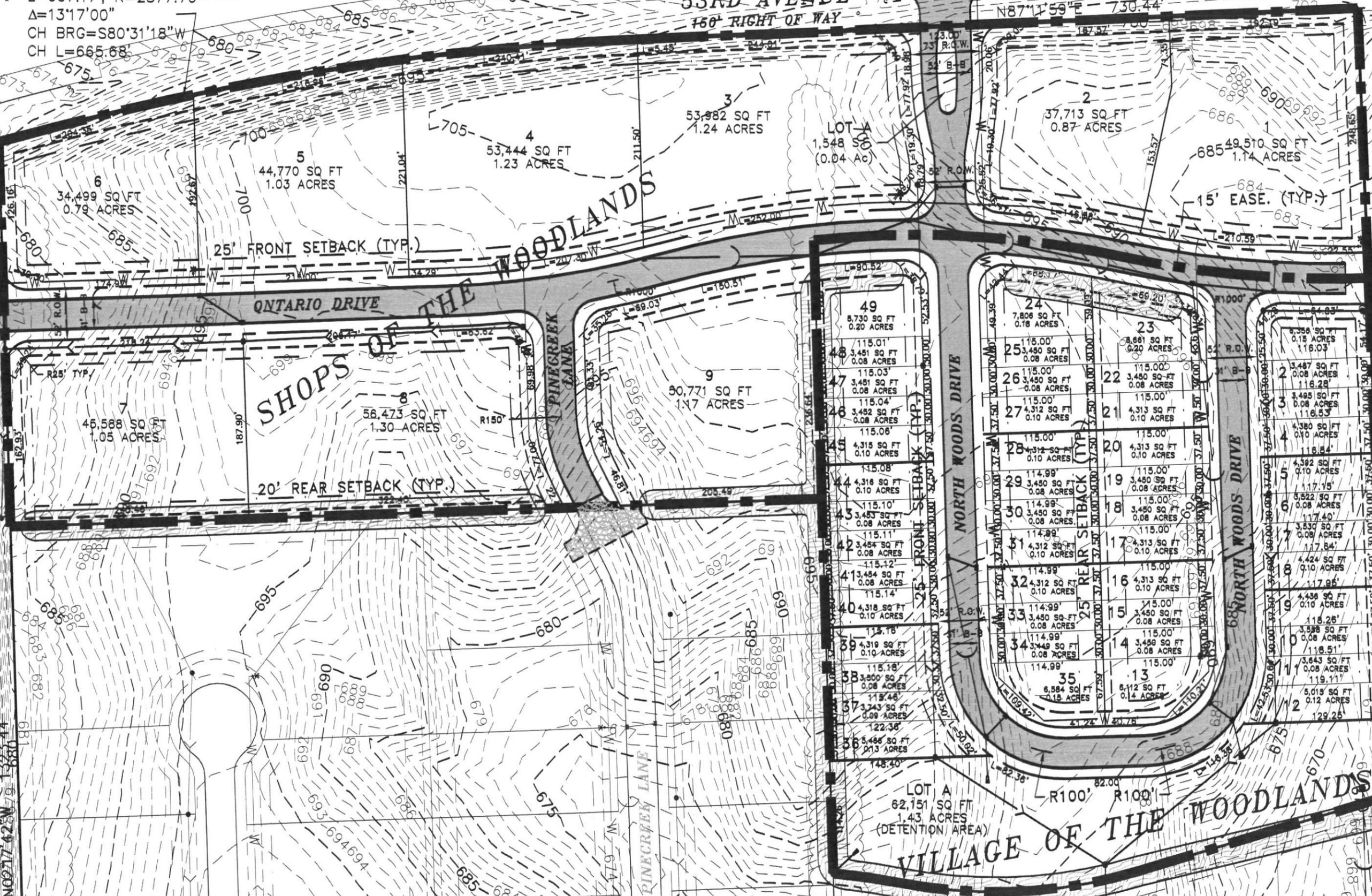
EVEREST HOMES LLC (ZONED: R-5)
PARCEL# 841037103

FIRST ADDITION

PANDIT DR.

N00°17'42"W 1323.44'
S89°17'19"W 686'

(R-5)



25' FRONT SETBACK (TYP.)

20' REAR SETBACK (TYP.)

SHOPS OF THE
WOODLANDS

25' FRONT SETBACK (TYP.)

25' REAR SETBACK (TYP.)

LOT A
62,151 SQ FT
1.43 ACRES
(DETENTION AREA)

VILLAGE OF THE WOODLANDS

S02°47'42"E 799.94'

51.9

199 899



COMMUNITY DEVELOPMENT

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

March 16, 2016

Staff Report

Case No. 16-015

Subdivision Name: Sivyer Steel First Addition - Final Plat

Applicant: Sivyer Steel Casting Co.

Current Zoning Classification: I-3, Heavy Industrial District

Current Land Use Designation: Heavy Industrial

Background Information and Facts

Sivyer Steel Casting Company has submitted the final plat of Sivyer Steel First Addition located at the intersection of 35th and Elm Street (see Aerial Photo, Attachment A). The applicant has already built a steel manufacturing structure to the north of this parcel and is splitting this parcel to sell the northern third to a developer (see Final Plat, Attachment B).

Land Use

The land use designation is Heavy Industrial. The site is zoned I-3, Heavy Industrial District.

Utilities

Utilities already extend to the site. Water connections come from the northeast down 35th St. Electrical is already available from the east.

Thoroughfare Plan/Pedestrian Access

Access to the parcel is from 35th Street which connects to State Street. Elm Street also provides access from 42nd Street on the east side.

Storm Water Detention

The storm water from this location is governed by a City policy that all storm water falling south of the railroad tracks be conveyed to the detention area near the southeast corner of the subdivision. Pump stations shall take the storm water to the Mississippi River. The City Engineer shall make any determinations necessary for the conveyance of storm water to collection sites.

Staff Recommendation

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

1. This approval does not waive any other state, federal, or local government provisions as required by law.

Respectfully submitted,

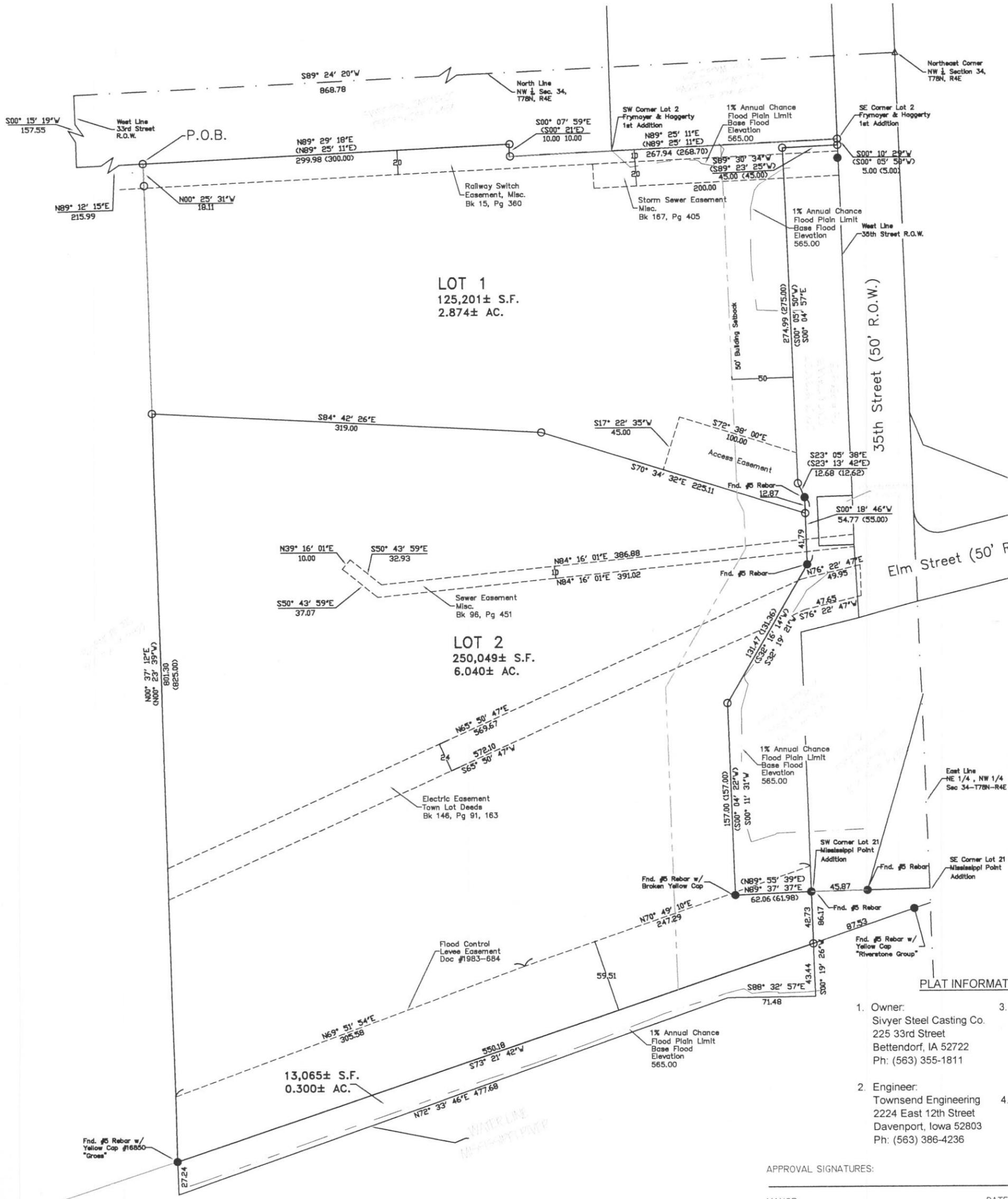
Greg Beck
City Planner



FINAL PLAT

SIVYER STEEL FIRST ADDITION

BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER
OF FRACTIONAL SECTION 34, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.
CITY OF BETTENDORF, SCOTT COUNTY, IOWA



LOT 1
125,201± S.F.
2.874± AC.

LOT 2
250,049± S.F.
6.040± AC.

13,065± S.F.
0.300± AC.

PLAT INFORMATION

1. Owner: Sivyier Steel Casting Co.
225 33rd Street
Bettendorf, IA 52722
Ph: (563) 355-1811
2. Engineer: Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236

APPROVAL SIGNATURES:

MAYOR	DATE:
CITY CLERK	DATE:
CHAIRMAN PLAN & ZONE	DATE:
CENTURY LINK	DATE:
IOWA - AMERICAN WATER COMPANY	DATE:
MIDAMERICAN ENERGY	DATE:
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M	DATE:



GRAPHIC SCALE
40 0 20 40
(IN FEET)
1" = 40' (24x36)

NOTES:

- DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
- COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS.
- BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
- THE SUBJECT PROPERTY IS ZONED I-3; HEAVY INDUSTRIAL DISTRICT. ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.
- SHARED ACCESS BETWEEN LOTS 1 AND 2 SHALL BE GUARANTEED BY EASEMENT.
- PORTIONS OF THE SUBDIVISION ARE LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAP #19163C0388C, REVISED JUNE 9, 2014. THE BASE FLOOD ELEVATION IS 565.00 (NGVD 1929)

LEGEND:

- DEED DIMENSION = (0.00')
- FIELD DIMENSION = 0.00'
- MONUMENTS FOUND
- #5 REBAR W/ RED CAP #10897 = ●
- CHISELED "X" = X
- MONUMENTS SET:
- #4 REBAR W/ RED CAP #10897 = ○
- BOUNDARY LINE = _____
- ROAD CENTER LINE = _____
- EASEMENT LINE = _____
- SETBACK LINE = _____
- SECTION LINE = _____

SCOTT COUNTY IOWA

J. SCOTT
16546

I hereby certify that I have personally examined the plat and the same conforms to the laws of the State of Iowa.

A SCOTT COUNTY PLAT
Form Number 100-100
By license renewal due
Pages or sheets over

Area of Subdivision:
Gross Area: 8.914 Acres +/-
LOT 1: 2.874 Acres +/-
LOT 2: 6.040 Acres +/-



COMMUNITY DEVELOPMENT

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

March 16, 2016

Staff Report

Case No. 16-017

Subdivision Name: Legacy 1st Addition - Final Plat (Replat of Lot 2, Fields II Second Addition)

Location: East of the west fork of Pigeon Creek, west of the east fork of Pigeon Creek, and north of U S 67

Applicant: Steve Zelle

Current Land Use Designation: General Industrial

Background Information and Facts

Steve Zelle has submitted the final plat of Legacy 1st Addition which is located south of Valley Drive and north of the intersection of 62nd Street Court and U S 67 (see Aerial Photo, Attachment A). A portion of this area is in the 100-year flood plain. This area was previously platted as Lot 2, Fields II Second Addition (see Prior Final Plats, Attachment B). The preliminary plat which was originally name Portz 1st Addition, shows an 8 lot subdivision plus a drainage easement to compensate for additional fill from what had been shown on the original (see Preliminary Plat, Attachment C). The subdivision concept is intended for small industrial uses. One building is already present on the proposed Lot 1 (see Legacy Final Plat, Attachments D and E).

Land Use

The land use designation for the site is General Industrial. The land use designations of the surrounding properties are General Industrial and Heavy Industrial (south). Industrial processes and uses are permitted on this parcel due to the I-2, General Industrial zoning classification.

Utilities

Utilities for the site will come along Valley Drive and U S 67. Sanitary sewer is available from the west fork of Pigeon Creek. Water also comes from the north side of U S 67. Electrical power is available along the south side of U S 67. The developer will provide all utility connections to the site. Sanitary sewer is required to be filled in along the U.S. 67 right-of-way so connection is possible to the east adjoining property.

Thoroughfare Plan/Access

Access to the site is from U S 67 up the Portz Drive right-of-way. A 31-foot wide street with paving depth required for industrial streets is the design provided for Portz Drive. Right-of-way is 52 feet.

Storm Water Detention

Storm water detention will be not required for the site. Storm water will be permitted to be conveyed to the east fork of Pigeon Creek. All drainageways shall be cleared of debris and reconstructed to facilitate water flow on the west and east boundaries. An area in the southeast portion of the development has been lowered to increase storage of storm water to offset filling of the rest of the site. A flood zone development permit was obtained by the developer as required prior to any grading permit's being issued by the City.

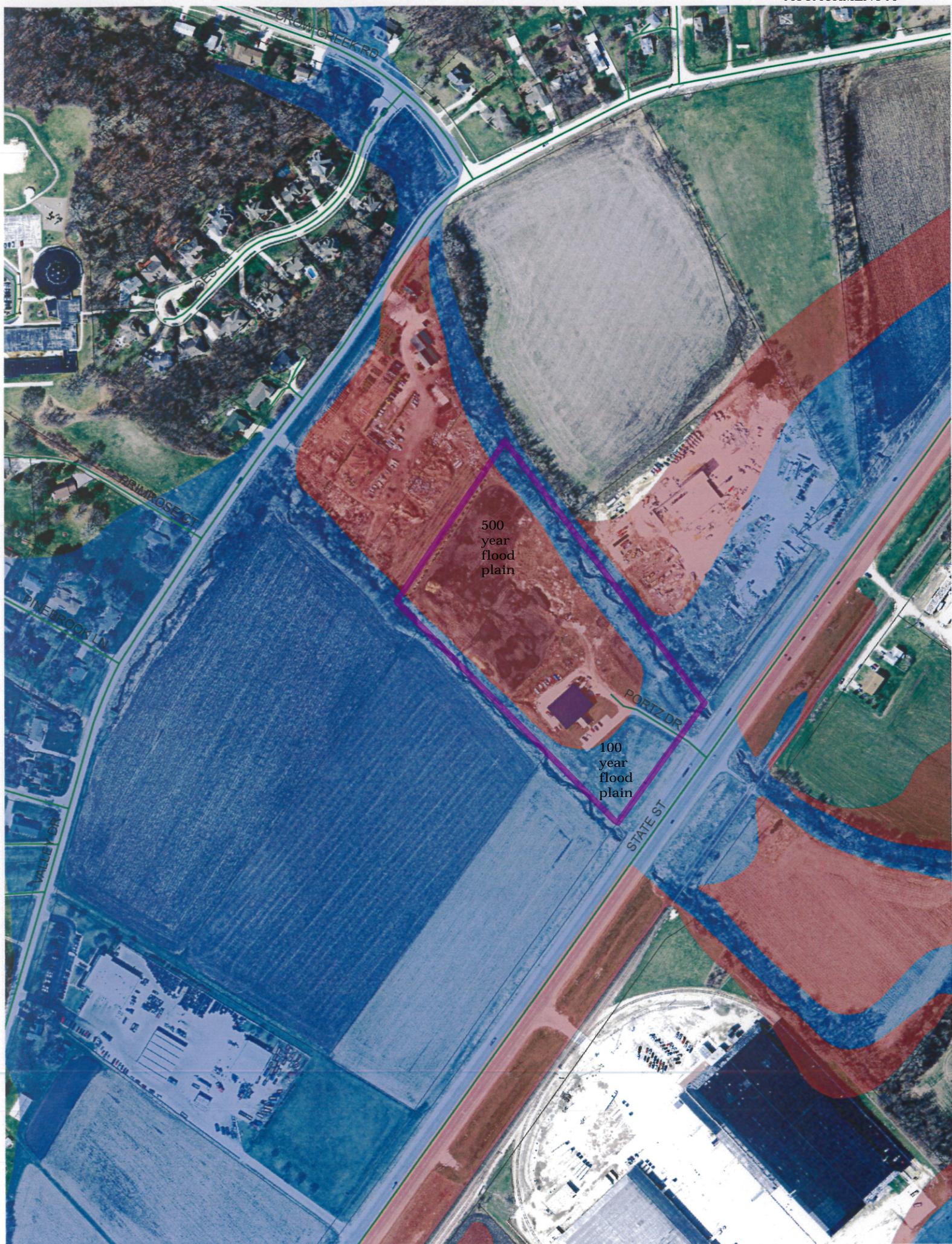
Recommended Action

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

1. Approval of the final plat does not waive any applicable city, state, or federal requirements.
2. Any development of this site will require City Council approval of a site development plan.
3. No building permits shall be issued until sanitary sewer connections are stubbed to the adjoining parcel east Lot 1, Pleasant Valley Redi-Mix Subdivision.
4. An Iowa Department of transportation permit is needed for the paved right-of-way access to U S 67.
5. All street paving shall be constructed using the standards in the subdivision ordinance regarding industrial districts.

Respectfully submitted,

Greg Beck
City Planner



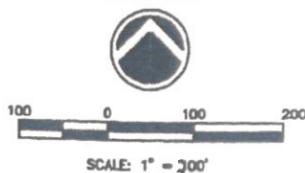
500
year
flood
plain

100
year
flood
plain

LEGEND

- Boundary of Survey
- Existing Lot Line
- Easement Line as noted
- Section Line
- Existing R.O.W. Line
- Building Setback Line as noted
- Railroad Spike found
- Witness Corner Cap No. 9761 found
- Limestone found
- 5" x 8" rebar with Cap No. 15944 set
- Pin / Cap No. found as noted
- P.K. Nail found
- Pipe found
- 100.00'
- (100.00')
- Plat or Deed Dimension or Bearing

NORTH



SURVEYOR'S CERTIFICATE

State of Iowa)
 JSS
 County of Scott)

I, Chad E. Johnson, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the state of Iowa, that this Final Plat of Fields II 2nd Addition to the City of Bettendorf, Iowa, correctly represents a survey completed by me or under my direct personal supervision on January 20, 2006, that all the monuments and pins shown thereon exist or will exist on or before February 28, 2006 as required by the code of Iowa and that their location, size, type, and material are accurately shown, and that the description of said survey is as follows:

Part of the Northeast Quarter of Section 13, Township 78 North, Range 4 East of the 5th Principal Meridian, also part of Lot 7 in A. E. Baumbach Estate situated in the Northeast Quarter of said Section 13 and Section 18, Township 78 North, Range 5 East of the 5th Principal Meridian, more particularly described as follows:

Commencing at the Southwest Corner of the Northeast Quarter of said Section 13,
 Thence North 87 degrees 20 minutes 42 seconds East along the South Line of said Northeast Quarter, a distance of 1,631.11 feet,
 Thence North 52 degrees 03 minutes 46 seconds East, a distance of 648.82 feet to the Northeasterly Line of Dodd's Subdivision, also being the Westerly Corner of Lot 7 of A. E. Baumbach Estates and the POINT OF BEGINNING,
 Thence North 44 degrees 55 minutes 46 seconds West along said Northeasterly Line, a distance of 726.13 feet to the Southeasterly Line of Fields II First Addition,
 Thence North 33 degrees 53 minutes 07 seconds East along said Southeasterly Line, a distance of 566.93 feet,
 Thence South 39 degrees 17 minutes 47 seconds East, a distance of 897.84 feet to the Northerly Corner of Lot 7 of said A. E. Baumbach Estate,
 Thence South 36 degrees 58 minutes 14 seconds East along the East Line of said Lot 7, a distance of 218.18 feet to the Northwesterly Right of Way Line of U.S. Route 67,
 Thence South 35 degrees 42 minutes 38 seconds West along said Northwesterly Line, a distance of 443.73 feet to the Southwesterly Line of said Lot 7,
 Thence North 44 degrees 55 minutes 46 seconds West, a distance of 345.65 feet to the POINT OF BEGINNING

Containing 12.411 acres, more or less
 For the purpose of this description the South Line of the Northeast Quarter of said Section 13 has an assigned bearing of North 87 degrees 20 minutes 42 seconds East.

I further state that the above described real estate is subject to Flood Hazard Zones A4 and B as designated by FEMA on Community FIRM Panel No. 190240 004D, revised December 11, 1979.

I hereby state that this land surveying document was prepared and 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.

Chad E. Johnson
 Chad E. Johnson, 215 S 15944
 License No. 15944
 My license renewal date is December 31, 2006
 Pages of sheets covered by this seal: 1
 Date: 3/23/06

Final Plat
 of
FIELDS II SECOND ADDITION
 PART OF THE NORTHEAST QUARTER OF SECTION 13,
 TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M.; ALSO
 PART OF THE NORTHWEST QUARTER OF SECTION 13,
 TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5TH P.M. IN
 THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

OWNER & SUBDIVIDER

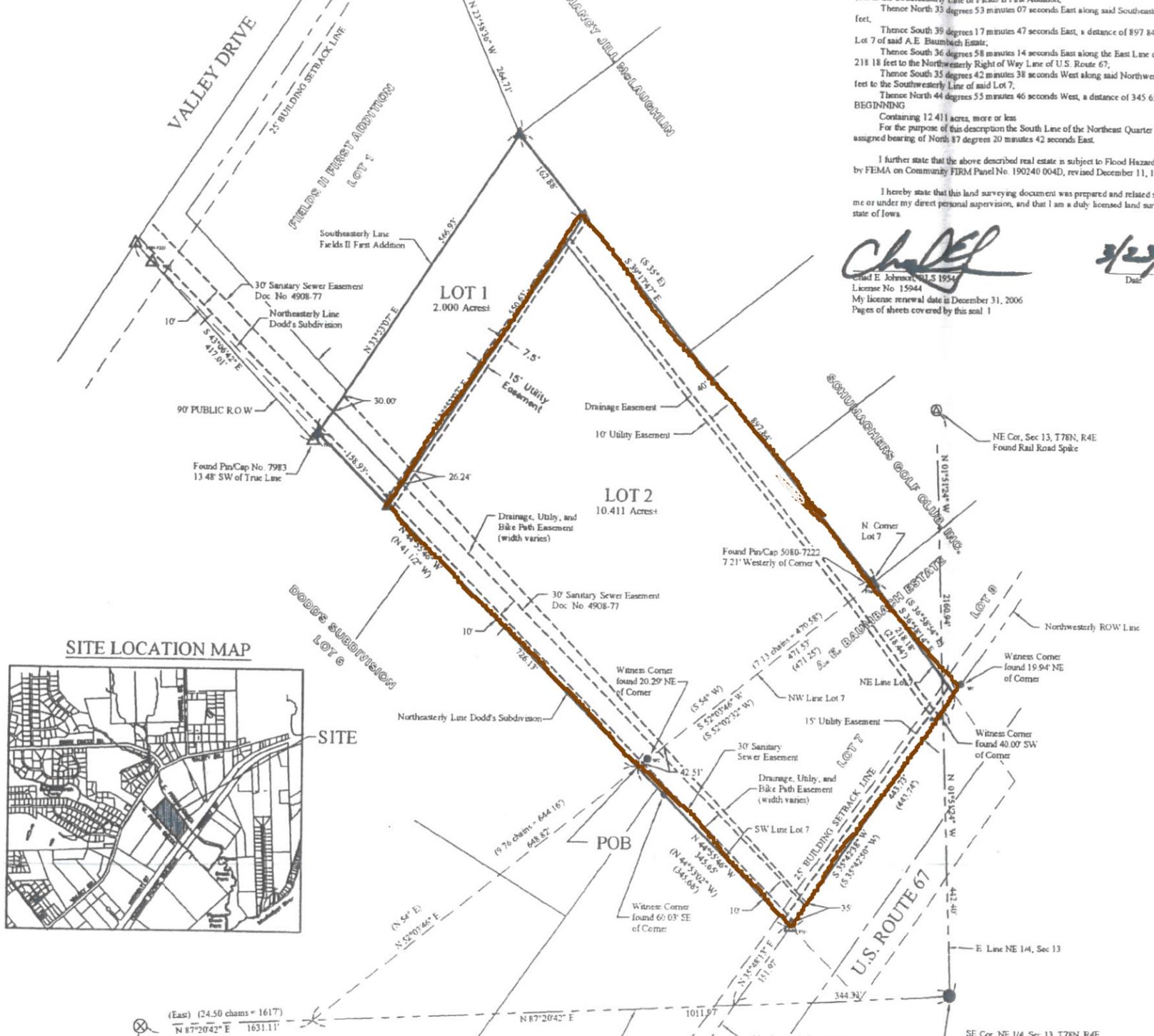
Fields Developers II, LLC
 Attn: Kevin Koellner
 P.O. Box 2483
 Davenport, IA 52809
 Ph. (563) 332-8609

AREA
 12.411 ACRES±

ZONING
 Current - I-2 General Industrial District

NOTES

- Lot 1 to have direct access to Valley Drive
- This subdivision is subject to Flood Zones A4 and B as designated by FEMA on FIRM Community Panel No. 190240 004D, revised December 11, 1979. Zone A4 Base Flood Elevation at the Southeasterly Line of the subdivision is 584.0. Zone A4 Base Flood Elevation at the Northerly corner is 592.0 and at the Westerly corner is 591.0
- Stormwater detention is not required for this Plat.
- General Utility Easements shown are for the installation of Gas, Electric, Telephone, Cable TV and any other utility providing services to this subdivision.
- It should be noted that in the performance of this survey, the courses and distances of the 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 survey of this property.
- 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 survey.
- No investigation was made as a part of this survey to determine or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal facilities, except as noted. Call Iowa 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.
- No fill will be allowed to cover manholes or cover sanitary sewer easements.
- Minimum floor elevation is 1.0' above the base flood elevation for the building location selected on Lots 1 & 2. Fill permit from the City of Bettendorf required prior to filling on the property. Filling within the floodway is not permitted.
- Lot 1 of Fields II First Addition and Lot 1 of Fields II Second Addition are not to be severed.
- A fill permit will be required from the City prior to any filling on site.
- Flood plan development permits are required prior to any construction in Fields II Second Addition.
- If the access is changed from a residential status to a commercial status, then this designation must be signified with a state access permit for commercial use at the time of any Site Development Plan application or when any commercial or industrial development is to be commenced.
- Blanket underground easements granted to the respective utility companies for electric primary and secondary cables, cable TV wires, gas mains, water mains, and telephone wires.
- Lot 1 shall not have access to Hwy 67.



SITE LOCATION MAP



MID AMERICAN ENERGY CO.
 BY: *Mike Sallert*
 DATE: 3/24/06

IOWA - AMERICAN WATER CO.
 BY: *Joseph Dubois*
 DATE: 3-23-06

MEDIA COM
 BY: *Chuck Kuntaperson*
 DATE: 3/24/06

CITY OF BETTENDORF
 BY: *Debra P. Cook*
 DATE: 3-30-06

QWEST COMMUNICATIONS
 BY: *Angela Bala*
 DATE: 3/27/06

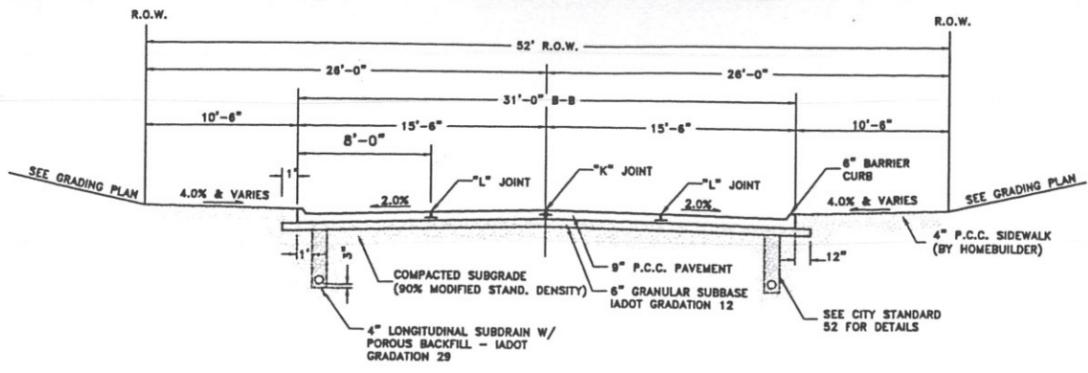
PLANNING AND ZONING
 BY: *Robert H. Delysh*
 DATE: 4/19/06



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.

LEGEND

- PROPOSED ROW
- PROPOSED EASEMENT
- PROPOSED SETBACK
- PROPERTY BOUNDARY LINE
- - - -590- EXISTING CONTOUR (1' INTERVALS)
- - -590- PROPOSED CONTOUR (1' INTERVALS)
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- W --- EXISTING WATER MAIN
- W --- PROPOSED WATER MAIN
- EXISTING GAS LINE
- STORM INLET (SINGLE, DOUBLE)
- EXISTING MANHOLE
- STORM / SANITARY MANHOLE
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT



TYPICAL SECTION - 31' BACK TO BACK
NOT TO SCALE

PRELIMINARY PLAT OF PORTZ 1ST ADDITION

BEING A REPLAT OF LOT 2 OF FIELDS II SECOND ADDITION (DOC. # 13283-06), BEING A PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M.; ALSO BEING PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5TH P.M.; IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

ZONING AND LOT INFORMATION
CURRENT ZONING: I-2
TOTAL NUMBER OF LOTS: 8
TOTAL ACREAGE OF LOTS: 9.46 ACRES
TOTAL R.O.W. ACREAGE: 0.96 ACRES
TOTAL SITE ACREAGE: 10.42 ACRES

BENCHMARKS
PT 1392-FOUND BRASS PLUG IN HEADWALL NORTH SIDE OF HWY 67 AT PIGEON CREEK ELEV=585.41' NAVD 88
PT 1392-FOUND BRASS PLUG IN HEADWALL NORTH SIDE OF HWY 67 AT EAST PIGEON CREEK ELEV=586.67' NAVD 88

TYPICAL SETBACK INFORMATION
SIDE BUILDING SETBACK: 12.5'
FRONT BUILDING SETBACK: 25'
BACK BUILDING SETBACK: 0'

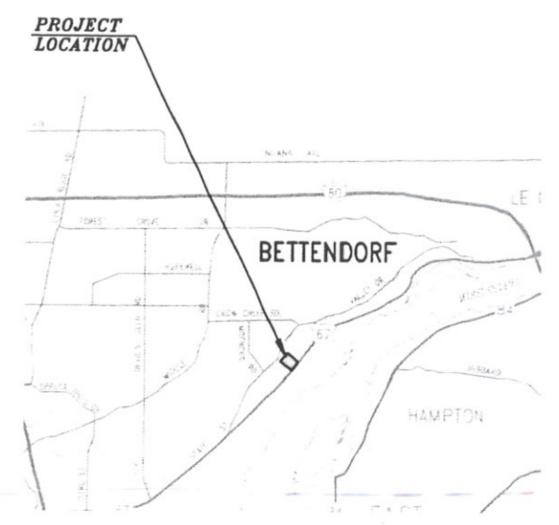
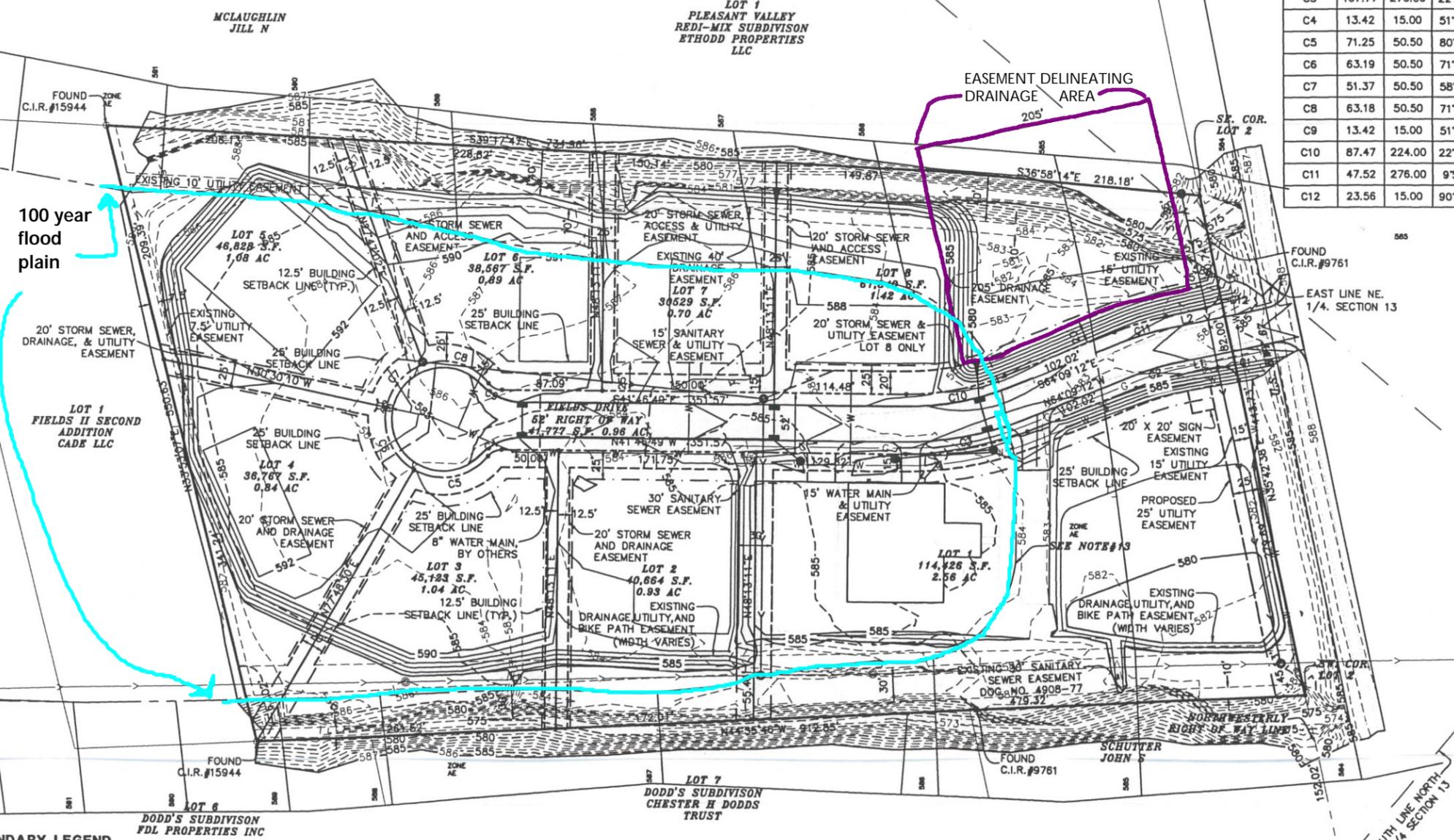
Curve Table					
Curve #	Length	Radius	Delta	Ch. Brng.	Ch. Dist.
C1	23.56	15.00	90°00'00"	S09°17'22"E	21.21
C2	38.56	224.00	9°51'50"	N59°13'17"W	38.52
C3	107.77	276.00	22°22'23"	S52°58'01"E	107.09
C4	13.42	15.00	51°14'52"	N67°24'15"W	12.97
C5	71.25	50.50	80°50'11"	S52°36'36"E	65.48
C6	63.19	50.50	71°41'20"	S23°39'10"W	59.14
C7	51.37	50.50	58°17'13"	S88°38'26"W	49.19
C8	63.18	50.50	71°41'00"	N26°22'28"W	59.14
C9	13.42	15.00	51°14'52"	S16°09'23"E	12.97
C10	87.47	224.00	22°22'23"	S52°58'01"E	86.91
C11	47.52	276.00	9°51'50"	N59°13'17"W	47.46
C12	23.56	15.00	90°00'00"	N80°42'38"E	21.21

Line Table		
Line #	Length	Direction
L1	35.00	N54°17'22"W
L2	35.00	S54°17'22"E

ATTACHMENT C

NOTE:
PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLANTED.
CHANGES IN THE PLAT WHICH AFFECT THE PLACEMENT OF UTILITY FACILITIES ARE TO BE REVIEWED AND APPROVED BY THE AFFECTED UTILITIES AND ANY CHANGES WHICH RESULT IN THE RELOCATION OF UTILITY FACILITIES SHALL BE AT THE EXPENSE OF THE PARTY REQUESTING THE CHANGE.
ANY AND ALL CHANGES TO BOUNDARIES AND EASEMENTS SHALL BE IN ACCORDANCE WITH RELATIVE CHAPTERS OF THE IOWA ADMINISTRATIVE CODE AND THE CODE OF IOWA.

- NOTES:**
- STORM & SANITARY SEWERS LOCATED WITHIN THE RIGHT OF WAY AND STORM AND SANITARY EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE CITY OF BETTENDORF. WATER MAINS, HYDRANTS AND OTHER FIXTURES SHALL BE OWNED AND MAINTAINED BY IOWA AMERICAN WATER COMPANY.
 - NO DIRECT ACCESS IS ALLOWED TO US HWY. 67 FOR LOTS 1 & 8. ALL LOTS SHALL ACCESS US HWY. 67 BY FIELDS DRIVE (FORMERLY PORTZ DRIVE).
 - SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL PUBLIC STREET FRONTS. INSTALLATION OF SIDEWALKS SHALL OCCUR WHEN THE ADJUTING PROPERTY (LOT) IS DEVELOPED OR WHEN SO ORDERED BY THE CITY.
 - PART OF SUBDIVISION LIES WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAPS.
 - NO VEGETATION SHALL BE PLANTED IN ANY UTILITY EASEMENT.
 - THIS PLATTED AREA SHALL DRAIN INTO THE STORM SEWER WHICH WILL RELEASE INTO PIGEON CREEK.
 - EASEMENTS FOR TRANSPORTING STORM WATER AND SANITARY SEWAGE ARE DEDICATED TO THE CITY WITH THE RECORDING OF THIS PLAT. ALL LAND UNDERLYING SAID EASEMENTS ARE OWNED BY OWNER/DEVELOPER.
 - ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF TREES, SHRUBS, STRUCTURES AND ANY OBSTRUCTIONS BLOCKING OR IMPEDING THE FLOW OF STORM WATER.
 - THE LOW-WATER ENTRY ELEVATION (L.W.E.) FOR ALL LOTS ARE AS FOLLOWS: LOT 1=589.00, LOT 2=590.00, LOT 3=591.00, LOT 4=592.00, LOT 5=593.00, LOT 6=592.00, LOT 7=590.00, LOT 8=589.00. L.W.E IS 2 FEET ABOVE BASE FLOOD ELEVATION.
 - SANITARY SEWER DESIGN MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO CITY COUNCIL CONSIDERATION OF THIS PLAT.
 - THE 20' STORM SEWER & UTILITY EASEMENT ALONG THE FRONTAGE OF FIELDS DRIVE (FORMERLY PORTZ DRIVE) ONLY APPLIES TO LOT 8.
 - SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE STUDY AND CURRENT SURVEY.
 - ANY BURIED SANITARY MANHOLES ALONG THE WEST FORK SHALL BE LOCATED BY THE CITY, AND ADJUSTED BY THE CONTRACTOR.
 - THE 20' STORM SEWER & UTILITY EASEMENT ALONG THE FRONTAGE OF FIELDS DRIVE (FORMERLY PORTZ DRIVE) ONLY APPLIES TO LOT 8.
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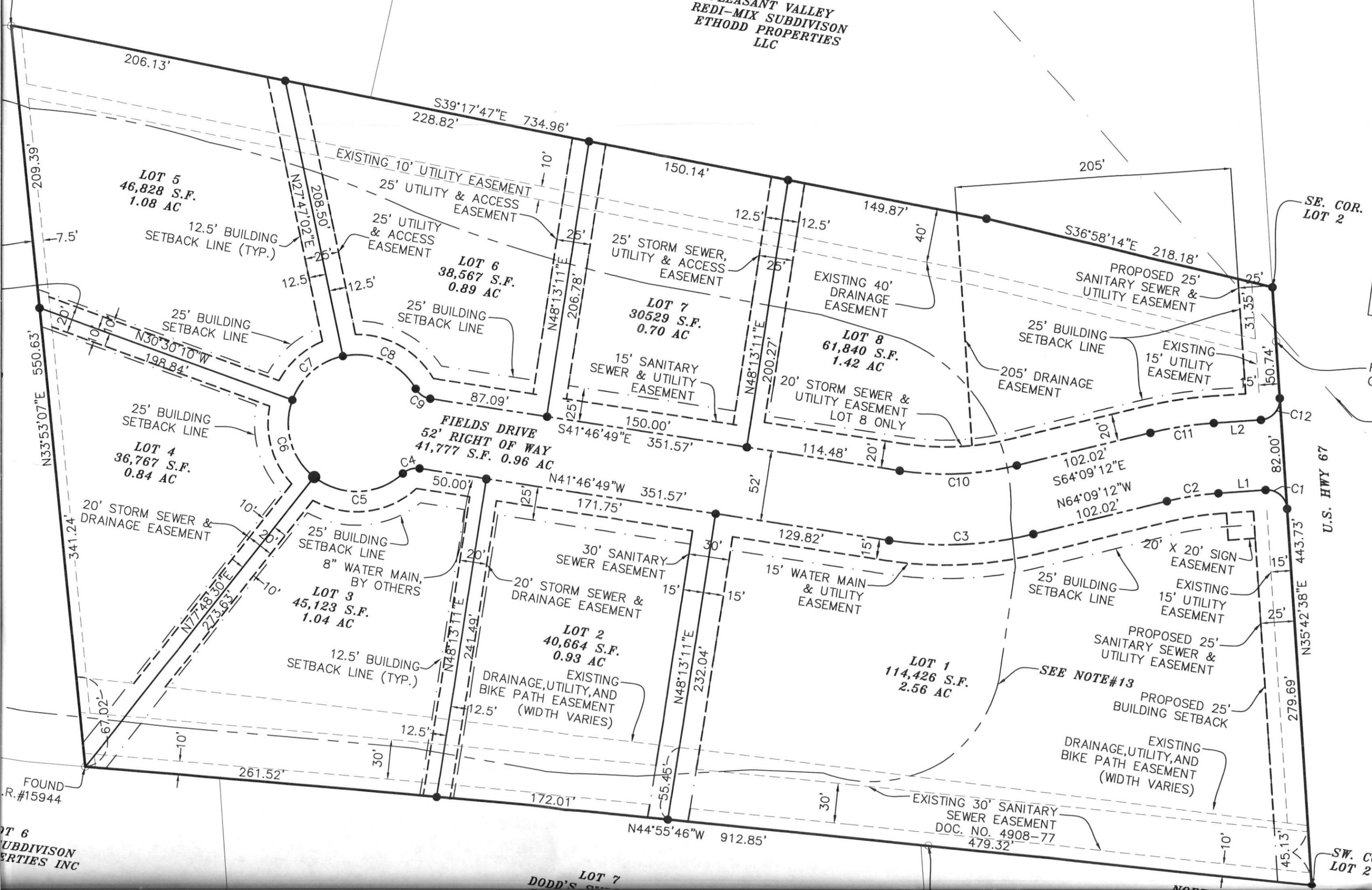
BOUNDARY LEGEND
● SET 5/8" IRON ROD & GREEN PLASTIC CAP #18465
○ FOUND AS NOTED
--- BOUNDARY LINE
--- LOT LINE
--- BUILDING SETBACK LINE (AS STATED)
--- PROPOSED EASEMENT LINE
--- EXISTING EASEMENT LINE
--- EXISTING LOT LINE

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

OWNER/DEVELOPER
LEGACY DEVELOPMENT OF THE QC
1503 HOLLAND STREET
LECLAIRE, IA 52753

ATTORNEY
THOMAS SCHIRMAN
202 N. 2ND STREET
ELDRIDGE, IOWA 52748

PLEASANT VALLEY
REDI-MIX SUBDIVISION
ETHODD PROPERTIES
LLC



LOT 5
46,828 S.F.
1.08 AC

LOT 6
38,567 S.F.
0.89 AC

LOT 7
30,529 S.F.
0.70 AC

LOT 8
61,840 S.F.
1.42 AC

LOT 4
36,767 S.F.
0.84 AC

LOT 3
45,123 S.F.
1.04 AC

LOT 2
40,664 S.F.
0.93 AC

LOT 1
114,426 S.F.
2.56 AC

FOUND
R.#15944

LOT 6
SUBDIVISION
PROPERTIES INC

LOT 7
DODD'S

SE. COR.
LOT 2

U.S. HWY 67

SW. COR.
LOT 2

SEE NOTE#13

EXISTING 30' SANITARY
SEWER EASEMENT
DOC. NO. 4908-77
479.32'

PLAT OF SUBDIVISION OF FIELDS 1ST ADDITION

BEING A REPLAT OF LOT 2 OF FIELDS II SECOND ADDITION (DOC. # 13283-06), BEING A PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M.; ALSO BEING PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5TH P.M.; IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

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

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

BY: _____ DATE: _____
CENTURY LINK

BY: _____ DATE: _____
MEDIACOM

BY: _____ DATE: _____
IOWA-AMERICAN WATER COMPANY

NOTE:

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

CHANGES IN THE PLAT WHICH AFFECT THE PLACEMENT OF UTILITY FACILITIES ARE TO BE REVIEWED AND APPROVED BY THE AFFECTED UTILITIES AND ANY CHANGES WHICH RESULT IN THE RELOCATION OF UTILITY FACILITIES SHALL BE AT THE EXPENSE OF THE PARTY REQUESTING THE CHANGE.

ANY AND ALL CHANGES TO BOUNDARIES AND EASEMENTS SHALL BE IN ACCORDANCE WITH RELATIVE CHAPTERS OF THE IOWA ADMINISTRATIVE CODE AND THE CODE OF IOWA.

NOTES:

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Curve Table					
Curve #	Length	Radius	Delta	Ch. Brng.	Ch. Dist.
C1	23.56	15.00	90°00'00"	S09°17'22"E	21.21
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C3	107.77	276.00	22°22'23"	S52°58'01"E	107.09
C4	13.42	15.00	51°14'52"	N67°24'15"W	12.97
C5	71.25	50.50	80°50'11"	S52°36'36"E	65.48
C6	63.19	50.50	71°41'20"	S23°39'10"W	59.14
C7	51.37	50.50	58°17'13"	S88°38'26"W	49.19
C8	63.18	50.50	71°41'00"	N26°22'28"W	59.14
C9	13.42	15.00	51°14'52"	S16°09'23"E	12.97
C10	87.47	224.00	22°22'23"	S52°58'01"E	86.91
C11	47.52	276.00	9°51'50"	N59°13'17"W	47.46
C12	23.56	15.00	90°00'00"	N80°42'38"E	21.21

Line Table		
Line #	Length	Direction
L1	35.00	N54°17'22"W
L2	35.00	S54°17'22"E

MAYOR, AND
I, _____, CLERK OF THE CITY OF BETTENDORF, IOWA, DO HEREBY CERTIFY THAT THE FOLLOWING RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, AT A REGULAR MEETING HELD ON _____, 2016.
RESOLVED BY THE CITY COUNCIL OF BETTENDORF, IOWA, THAT FIELDS 1ST ADDITION, AN ADDITION TO THE CITY OF BETTENDORF, IOWA, AS AUTHORIZED BY THE CITY CLERK BY LEGACY DEVELOPMENT OF THE QUARTER SECTION 13, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M.; ALSO BEING PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5TH P.M.; IN THE CITY OF BETTENDORF, IOWA, IS HEREBY APPROVED AND ACCEPTED; AND THE CITY ENGINEER IS HEREBY AUTHORIZED TO GRANT THE CITY ENGINEER'S PERMISSION FOR PUBLIC STREET PURPOSES AND THE GRANTING OF EASEMENTS AND THE VACATION OF EXISTING EASEMENTS AS SHOWN ON THIS PLAT ARE ACCEPTED AND CONFIRMED AND THE MAYOR AND CITY ENGINEER OF SAID CITY BE AND THEY HEREBY ARE AUTHORIZED AND REQUESTED TO CERTIFY THE ADOPTION OF THIS RESOLUTION ON SAID DATE.

ZONING AND LOT INFORMATION
CURRENT ZONING: 1-2
TOTAL NUMBER OF LOTS: 8
TOTAL ACREAGE OF LOTS: 9.46 ACRES
TOTAL R.O.W. ACREAGE: 0.96 ACRES
TOTAL SITE ACREAGE: 10.42 ACRES

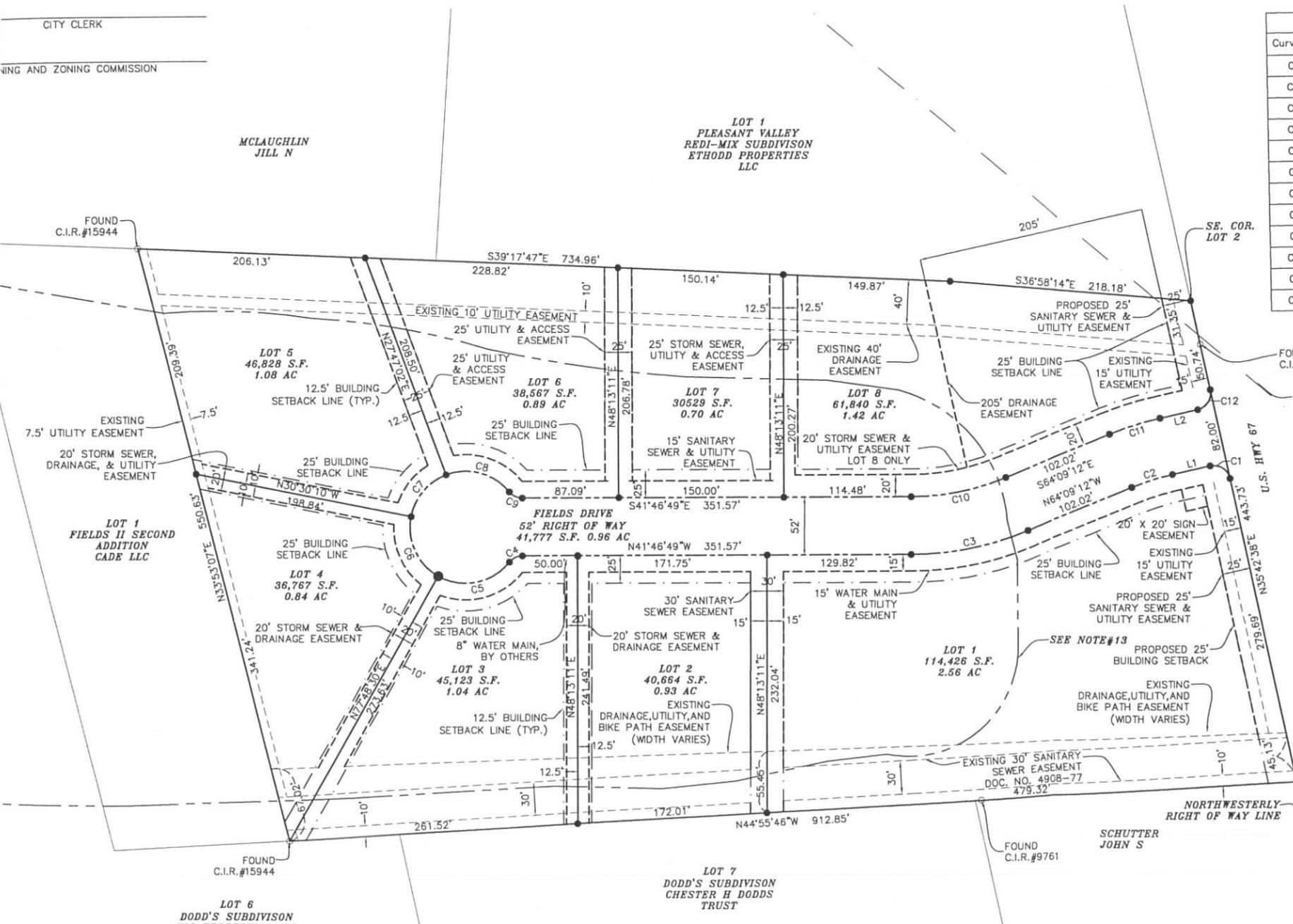
TYPICAL SETBACK INFORMATION
SIDE BUILDING SETBACK: 12.5'
FRONT BUILDING SETBACK: 25'
BACK BUILDING SETBACK: 0'

BENCHMARKS
PT 1392-FOUND BRASS PLUG IN HEADWALL NORTH SIDE OF HWY 67 AT PIGEON CREEK ELEV=585.41' NAVD 88
PT 1392-FOUND BRASS PLUG IN HEADWALL NORTH SIDE OF HWY 67 AT EAST PIGEON CREEK ELEV=586.67' NAVD 88

AT BETTENDORF, IOWA, THIS _____ DAY OF _____, 2016.

CITY CLERK

PLANNING AND ZONING COMMISSION



BOUNDARY LEGEND
● SET 5/8" IRON ROD & GREEN PLASTIC CAP #18465
○ FOUND AS NOTED BOUNDARY LINE
--- BUILDING SETBACK LINE (AS STATED)
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING LOT LINE

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

OWNER/DEVELOPER
LEGACY DEVELOPMENT OF THE QC
1503 HOLLAND STREET
LECLAIRE, IA 52753

ATTORNEY
THOMAS SCHIRMAN
202 N. 2ND STREET
ELDRIDGE, IOWA 52748

MAR 08 2016

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signature: _____ James W. Abbitt Jr.
Date: _____ Reg. No. 18465
My license renewal date is December 31, 2016.
Pages or sheets covered by this seal: _____
THIS SHEET ONLY.

LICENSED LAND SURVEYOR
JAMES W. ABBITT JR.
18465
IOWA

Scale in Feet
0 60' 120'



COMMUNITY DEVELOPMENT

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

March 16, 2016

Staff Report

Case No. 16-006

Location: 325 - 16th Street – Site Development Plan

Applicant: Bill Ernst

Current Zoning Classification: C-3, General Business District

Current Land Use Designation: Commercial

Background Information and Facts

Bill Ernst has submitted an application requesting approval of a site development plan for 325 - 16th Street (Lots 1-7, Block 6, Town of Bettendorf) (see Aerial Photo, Attachment A). The proposed area for the convenience store with gas pumps and two tenant spaces is north of the alleyway between 16th and 17th Streets on the south side of Grant Street (see Site Photos, Attachment B). The surrounding area is undergoing construction associated with the I-74 bridge reconstruction (see IDOT Plans, Attachment C). The proposed convenience store will serve traffic on both State and Grant Streets (see Site Plan, Attachment D). The area was landscaped based on the City's Landscape Ordinance (see Landscape Plan, Attachment E). The building's exterior finish will be uniform on all four sides (see Elevations, Attachment F).

Land Use

The land use designation for the site is Commercial. C-3, General Business District is the zoning class for the intended site.

Utilities

Utilities are already available to this site. They shall be reconfigured according to the plans proposed by the Iowa Department of Transportation.

Thoroughfare Plan/Access

Access to the site is anticipated from Grant Street 17th Street and from the southwest off of the reconfigured State Street. All access to the site shall be considered on the basis of IDOT requirements and City requirements. A variance has been granted for parking in the front yard setback.

Storm Water Detention

Storm water detention shall be determined on the basis of City practice and ordinances. No

Impervious surface is being added to the site, so the proposed development is grandfathered in under the Storm Water Detention Ordinance.

Recommended Action

Staff recommends the Planning and Zoning Commission support approval of the site development plan. Staff would add the following conditions to any approval of the site development plan approval:

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

Respectfully submitted,

Greg Beck
City Planner



BROWN ST

16TH ST

GRANT ST

17TH ST

STATE ST

GILBERT ST

GEORGE THUNEN DR



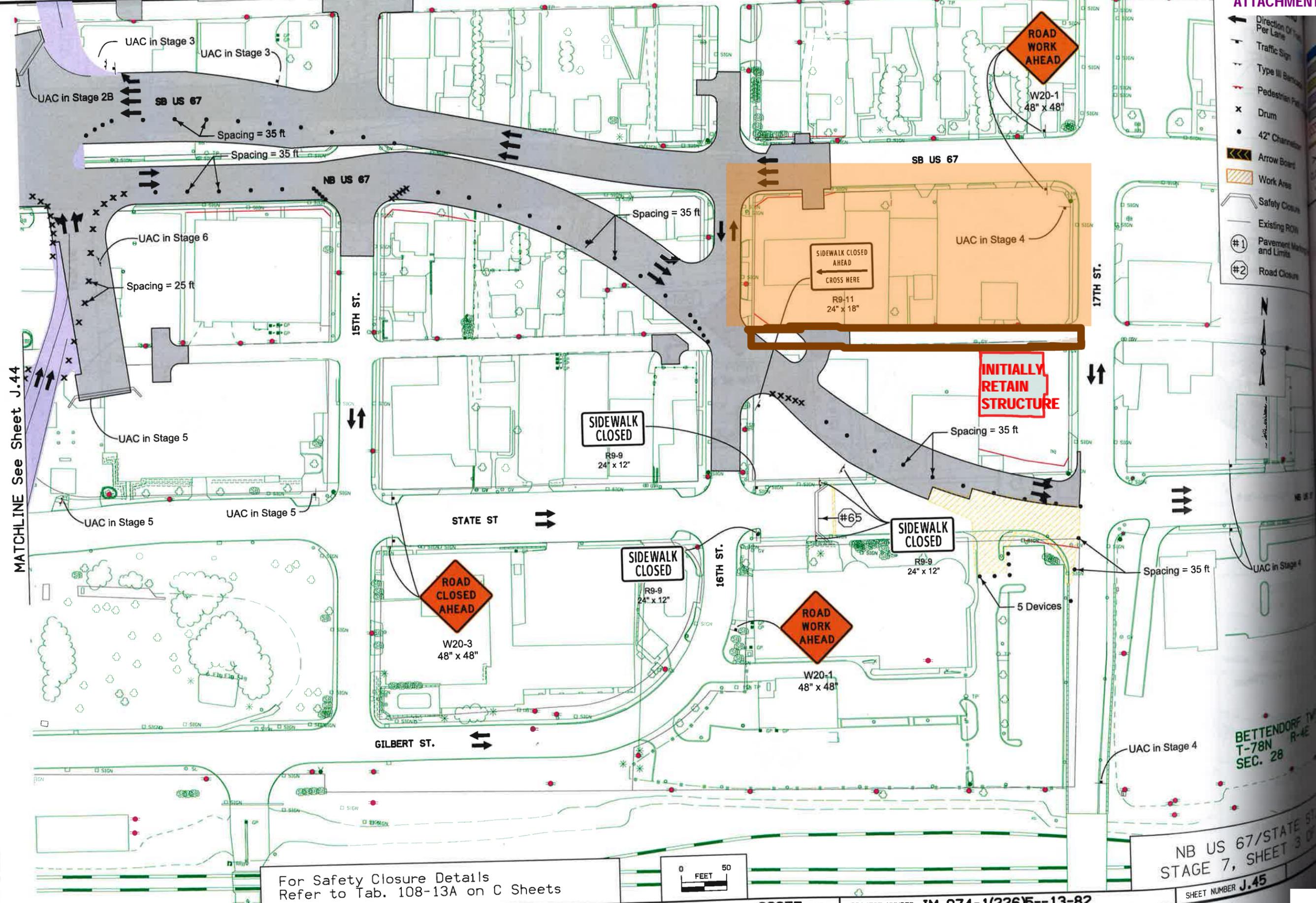
GRANT STREET AND 17TH STREET

GRANT STREET AND 16TH STREET



16 TH STREET AND STATE ST





MATCHLINE See Sheet J.44

For Safety Closure Details Refer to Tab. 108-13A on C Sheets



NB US 67/STATE ST
STAGE 7, SHEET 3 OF 3

SHEET NUMBER J.45

SCOTT COUNTY PROJECT NUMBER IM-074-1(226)5--13-82

PROPOSED PAVEMENT
 PREVIOUSLY PROPOSED PAVEMENT
 DETOUR PAVEMENT
 PROPOSED SIDEWALK
 PROPOSED SIDEWALK
 TEMPORARY ROAD CLOSURE
 DIRECTION

PROPOSED
EXISTING

- STORM MANHOLE
- STORM INLET
- DOWNSPOUT
- SANITARY MANHOLE
- SANITARY/STORM CLEANOUT
- WATER VALVE
- HYDRANT
- WATER SERVICE
- POWER POLE
- POWER POLE W/ LIGHT
- POWER POLE W/ METER
- GUY WIRE
- GUY POLE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL/TRANSFORMER
- ELECTRIC METER
- TELEPHONE POLE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- UTILITY MANHOLE
- GAS VALVE
- GAS METER
- LIGHT POLE
- SIGN
- CHISELED "X" IN CONCRETE, FOUND
- CHISELED "X" IN CONCRETE, SET

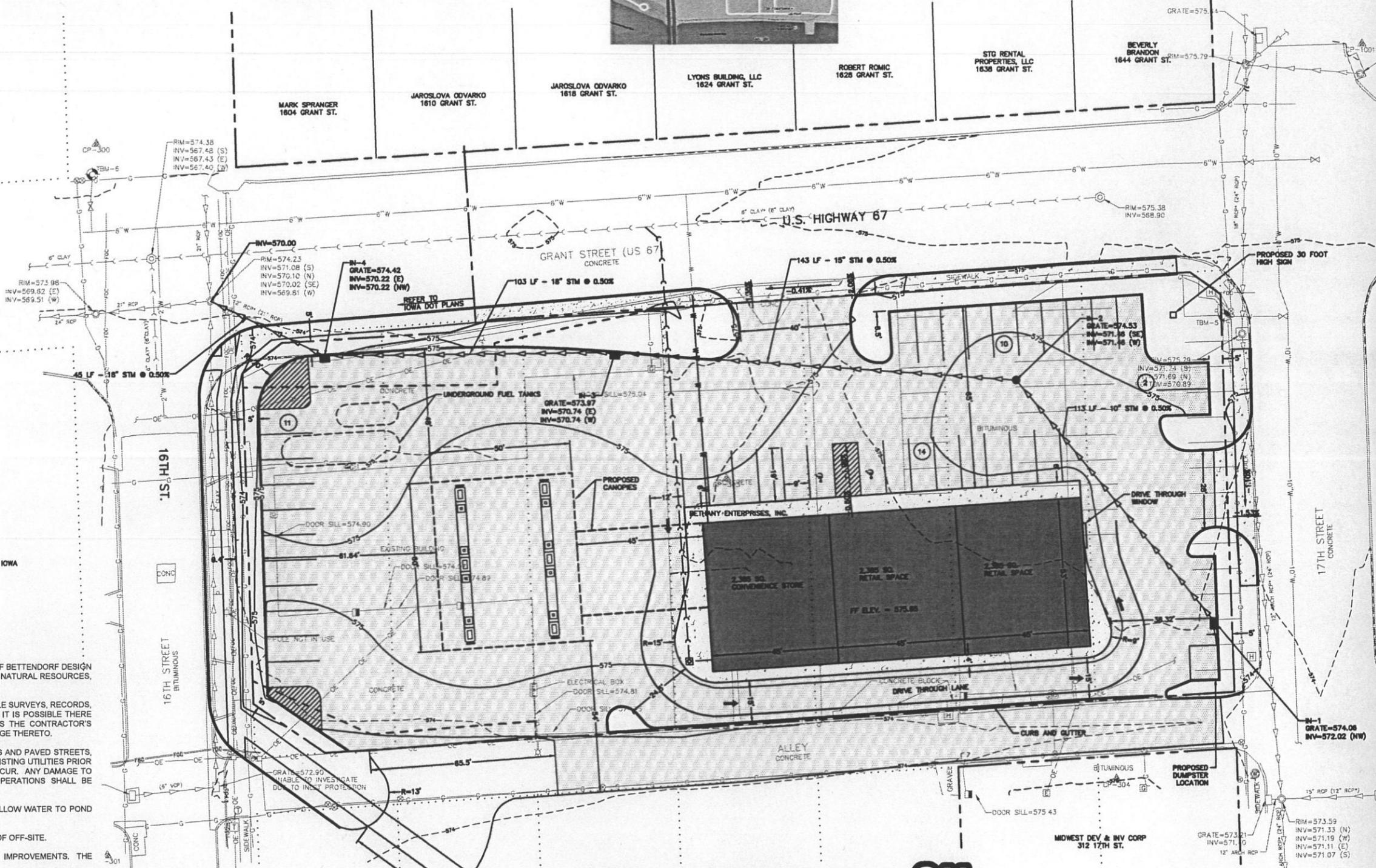
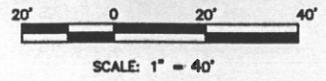
- PROPERTY LINE
- CENTERLINE
- EASEMENT LINE
- SECTION LINE
- R.O.W. LINE
- SETBACK LINE
- SANITARY SEWER
- STORM SEWER
- PIPE UNDERDRAIN
- WATER LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- GAS LINE
- SILT FENCE
- CONTOUR
- P.C.C PAVEMENT
- SIDEWALK

LEGAL DESCRIPTION
LOTS 4, 5, 6 AND 7 IN BLOCK 6 IN THE ORIGINAL TOWN (NOW CITY) OF BETTENDORF, SCOTT COUNTY, IOWA.

OWNER & DEVELOPER
QC Mart - Bill Ernst
563-332-2408

ARCHITECT
Joseph Architectural Group, P.C.
4330 11th Street
Rock Island, Illinois 61201
Joseph A. Gusse
309-786-9920

CONTRACTOR
Russell Construction Company
4600 E. 53rd St.
Davenport, IA 52807
563-459-4600



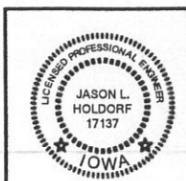
GENERAL NOTES

- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF 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 POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
- ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
- THE CONTRACTOR SHALL EXERCISE PROPER CAUTION TO PROTECT THE EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE.
- ALL EROSION CONTROL MEASURES MUST BE INSTALLED 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.
- BUILDING CONSTRUCTION TYPE IS ANTICIPATED TO BE TYPE "V-B" PER THE 2009 INTERNATIONAL BUILDING CODE.
- OCCUPANCY TYPE IN THIS BUILDING WILL BE GROUP "M" OCCUPANCY PER THE 2009 INTERNATIONAL BUILDING CODE.
- PROPOSED BUILDING ADDITION IS NOT REQUIRED TO BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.

SITE INFORMATION	
ZONING DISTRICT:	C-3 GENERAL BUSINESS
SITE LOCATION:	GRANT STREET, BETTENDORF, IOWA
SITE AREA	59,840 S.F. ±
	1.37 ACRES ±
FRONT YARD REQUIRED	20'
SIDE YARD REQUIRED	10'
REAR YARD REQUIRED	10'
TOTAL BUILDING AREA	7,155 S.F.
REQUIRED PARKING	= 37 SPACES
PROVIDED	= 37 (INCLUDING 2 HANDICAPPED)
TOTAL VEHICULAR USE AREA (V.U.A.)	= 39,800 S.F. ±
CONSTRUCTION ACTIVITY DESCRIPTION: The construction involves a new gas station, proposed retail building, utility services, and 37 parking stall parking lot.	



Know what's below.
Call before you dig.



I hereby certify that this plan was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

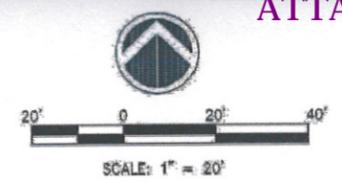
Signature: Jason L. Holdorf
Date: _____
License No. 17137
My license renewal date is December 31, 2017
Pages or sheets covered by this seal: _____

LEGAL DESCRIPTION
 LOTS 4, 5, 6 AND 7 IN BLOCK 6 IN THE
 ORIGINAL TOWN (NOW CITY) OF
 BETTENDORF, SCOTT COUNTY, IOWA.

OWNER & DEVELOPER
 QC Mart - Bill Ernst
 563-332-2408

ARCHITECT
 Joseph Architectural Group, P.C.
 4330 11th Street
 Rock Island, Illinois 61201
 Joseph A. Gussie
 809-786-8927

CONTRACTOR
 Russell Construction Company
 4600 E. 53rd St
 Davenport, IA 52807
 563-469-4600



QC Mart Landscape Plan 3.4.2016 REVISED

Plant Schedule

Qty.	Size	Name	Symbol
3	2.0" cal.	Oak - Swamp White	
11	2.0" cal.	Maple - Armstrong	
4	2.0" cal.	Maple - Green Mountain Sugar	
10	6' hgt.	Arborvitae - Emerald Green	
12	5 gal.	Ornamental Grass - Karl Foerster	
18	3 gal.	Sumac - Gro-Low	
35	5 gal.	Dwf. Korean Lilac	
100	1 gal.	Daylily - Stella D'Ora	
Sf. Sod			

Landscape Notes:

1. Plant locations to be approved by Landscape Architect before final planting.
2. Mulch all planting areas with a 3" layer of premium shredded hardwood unless noted otherwise. Spade edge on all planting beds adjacent to turf areas.
3. Amend the planting backfill soil for trees and conifers with compost (1/3 compost & 2/3 existing).
4. Amend plant bed areas with compost (tilled into existing).
5. Apply a granular pre-emergent (Treflan or equal) to all mulched planting areas as per manufacturer's recommendations.
6. 1 year warranty on trees and shrubs. One time replacement. Proper care and maintenance is the responsibility of the Owner.

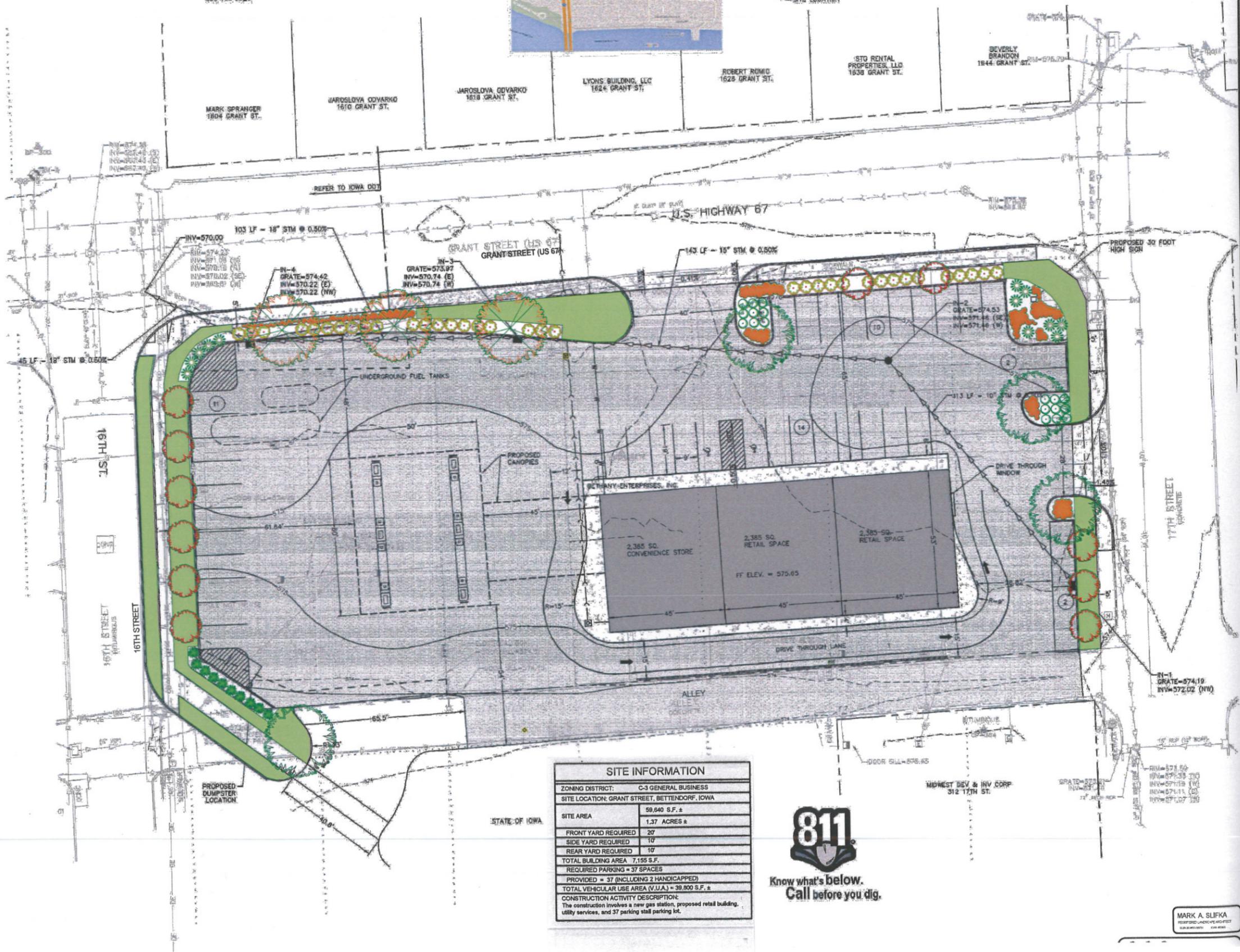
Turf Notes:

1. Fine grade and prepare designated areas for sod.
2. Sod will be a locally grown Bluegrass Blend supplied by Seven City Sod.
3. Watering and care is the responsibility of the Owner.

Landscape Requirements

Property Line	North	South	East	West
Adjacent Zoning	C-5	C-5	C-3	C-5
Length	374'	374'	141'	141'
Bufferyard Required				
TF Required	None	None	None	None
Street Yard Landscape				
TF Required	11.0	0.0	3.0	4.0
Vehicular Use Area				
Parking Area	37,000 sf.			
Landscape Area Required	2,600 sf.			
Parking Spaces Defined	40			
TF Required	5.0			

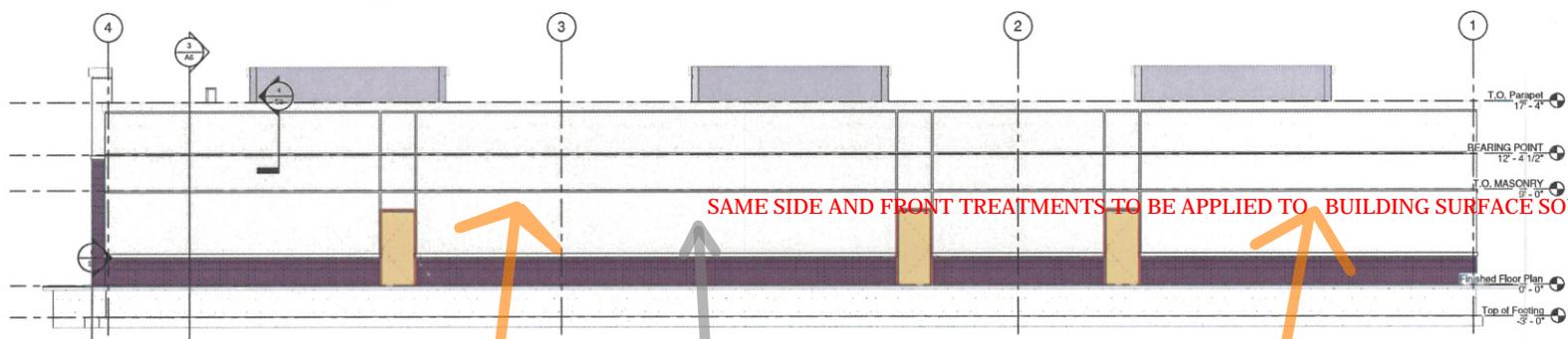
Required	Tree Factors (TF)	Provided
23		23



SITE INFORMATION	
ZONING DISTRICT:	C-3 GENERAL BUSINESS
SITE LOCATION:	GRANT STREET, BETTENDORF, IOWA
SITE AREA	59,940 S.F. ±
	1.37 ACRES ±
FRONT YARD REQUIRED	20'
SIDE YARD REQUIRED	10'
REAR YARD REQUIRED	10'
TOTAL BUILDING AREA	7,155 S.F.
REQUIRED PARKING	37 SPACES
PROVIDED	37 (INCLUDING 2 HANDICAPPED)
TOTAL VEHICULAR USE AREA (V.U.A.)	39,800 S.F. ±
CONSTRUCTION ACTIVITY DESCRIPTION: The construction involves a new gas station, proposed retail building, utility services, and 37 parking stall parking lot.	

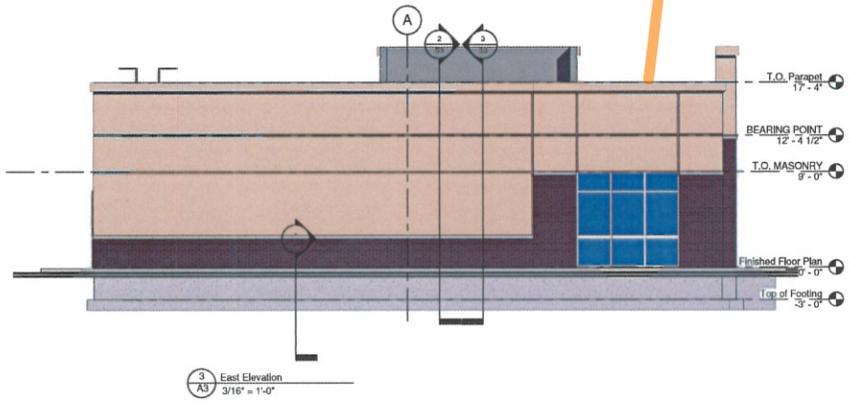


MARK A. SLIFKA
 REGISTERED LANDSCAPE ARCHITECT
 ILLINOIS LICENSE # 000 000 000



SAME SIDE AND FRONT TREATMENTS TO BE APPLIED TO BUILDING SURFACE SOUTH FACE.

1 South Elevation
A3
3/16" = 1'-0"



3 East Elevation
A3
3/16" = 1'-0"



4 West Elevation
A3
3/16" = 1'-0"



5 North Elevation
A3
3/16" = 1'-0"

JosephArchitecturalGroup, P.C.
1300 11 Street
Rock Island, Illinois 61201
Phone: 309.793.9933
Fax: 309.793.9944

REVISIONS
A
B
C

Preliminary Drawings for:
QC Mart Retail
Grant Street, Bettendorf, Iowa

RUSSELL
Elevations

DATE
17 August 2015

A3
PROJECT NO.
#04015



COMMUNITY DEVELOPMENT

City Hall Annex λ 4403 Devils Glen Road, Bettendorf, Iowa 52722 λ (563) 344-4070

March 16, 2016

Staff Report

Case No. 16-017

Ordinance Amendment: Section 12-3-4 of the Zoning Regulations – Final Plats.

Applicant: City of Bettendorf

Background Information and Facts

The current ordinance related to recording of final plats includes a requirement that the applicant file a reproducible mylar copy with the city. Recently several engineering firms have indicated to Community Development Department staff that reproducible mylars are becoming more and more obsolete and difficult to obtain. Those firms have requested that the city accept a digital copy of the final plat instead. Because storage of the mylar copies of final plats is becoming more and more difficult given the space available, staff has agreed to grant the request. The new ordinance (see Attachment A) allows for city staff to accept digital copies of final plats but also allows for the option of requiring a mylar copy if it is deemed necessary.

The current ordinance reads as follows:

- B. Filing Copy: Within sixty (60) days following the approval of the final plat by the council, applicant shall file with the city a copy of the recorded final plat and also file one original size reproducible mylar copy of the final plat. (2008 Code § 28-50)

The proposed ordinance change is as follows:

- B. Filing Copy: Within sixty (60) days following the approval of a final plat by the council, applicant shall file with the city two full-sized (to scale) paper copies of the recorded final plat and associated platting documents. The applicant must also submit a digital version of the signed final plat in an approved software format which is reproducible to original (to scale) size AND/OR a full-sized (to scale) reproducible mylar copy as city staff deems necessary.

Staff Recommendation

Staff recommends approval of the ordinance amendment with the following condition:

1. This approval does not waive any other State, Federal, or Local government provisions as required by law.

Respectfully submitted,

Greg Beck
City Planner

ORDINANCE NO. _____ - 16

**ORDINANCE AMENDING
TITLE 12 – SUBDIVISION REGULATIONS, CHAPTER 3 OF THE MUNICIPAL CODE OF THE
CITY OF BETTENDORF ENTITLED “FINAL PLATS”**

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA:

Section One. Title 12 - Subdivision Regulations, Chapter 3: Final Plats, Section 12-3-4 (B) of the Municipal Code of the city of Bettendorf is hereby deleted and the following substituted therefor:

12-3-4: RECORD PLAT:

- B. Filing Copy: Within sixty (60) days following the approval of a final plat by the council, applicant shall file with the city two full-sized (to scale) paper copies of the recorded final plat and associated platting documents. The applicant must also submit a digital version of the signed final plat in an approved software format which is reproducible to original (to scale) size AND/OR a full-sized (to scale) reproducible mylar copy as city staff deems necessary.

Section Two. Full Force and Effect. This ordinance shall be in full force and effect as of the date of passage and publication as required by law.

Section Three. Severability of Provisions. If any section, subsection, sentence, clause, phrase or portion of this ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion thereof.

Section Four. Repealer. This ordinance shall be construed to repeal any prior ordinance inconsistent herewith.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2016.

Robert Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk