

**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  
JULY 20, 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 June 15, 2016.
3. Review of Commission procedures.

**Land Use Amendment**

4. Case 16-053; Lot 2, Creek Ridge Estates, Multi-family Residential to Commercial, submitted by Creek Ridge, LLC.

**Rezoning**

5. Case 16-054; Lot 2, Creek Ridge Estates, R-5, Multi-family Residence District to C-3, General Business District, submitted by Creek Ridge, LLC.

**Final Plat**

6. Case 16-055; Morrell's First Addition, submitted by Todd Morrell.

**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  
JUNE 15, 2016  
5:30 P.M.**

The Planning and Zoning Commission meeting of June 15, 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, Bert, Kappeler, Peters, Stoltenberg, Wennlund

MEMBERS ABSENT: Rafferty

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

2. Approval of the minutes of the meeting of May 18, 2016.

On motion by Bennett, seconded by Kappeler, that the minutes of the meeting of May 18, 2016 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

**Rezoning/Final Plat/Development Plan**

4. Case 16-042; Lots 2 – 25, Preliminary plat of Haley Heights Additions – Phase II (Proposed Lots 1 – 21, Haley Heights Fourth Addition), R-3, Single- and Two-family Residence District to PR-3 Overlay District, submitted by Middle Road Developers, LC. (Rezoning)

5. Case 16-043; Haley Heights Fourth Addition, submitted by Middle Road Developers, LC. (Final Plat)

6. Case 16-046; Proposed Haley Heights Fourth Addition, submitted by Middle Road Developers, LC. (Development Plan)

Beck reviewed the staff reports. He stated that staff has determined a connection to Middle Road is not necessary and Condition #5 should be deleted.

Wennlund commented that there appears as though the proposed structure on Lot 14 encroaches into the required setback. Beck stated that the footprint indicated on the plan would have to be revised.

Wennlund asked for clarification regarding the deletion of Condition #5. Connors explained that when making their decision to allow the cul-de-sac, staff considered the fact that there are wetlands issues in the area, that the property on which the cul-de-sac will be located is zoned C-2 and should be isolated from the residential portion of the subdivision, and that it was redesigned with a teardrop shape that will accommodate the city's larger snow removal equipment.

Wennlund asked if Outlot A in Haley Heights Third Addition is meant to serve as a detention area which can't be developed. Connors confirmed this. Wennlund commented that the detention area would serve as a natural buffer from the commercial area.

Wennlund asked if the appropriate verbiage is noted on the plat with regard to the buffer requirements. Connors stated that when the developer submits a site development plan for the commercial area, those buffer requirements will be considered.

Kappeler commented that several of the documents refer to 1 percent annual chance flood boundary. Soenksen explained that it is just another way to indicate the 100-year flood plain.

On motion by Bennett, seconded by Stoltenberg, that the rezoning of Lots 2 – 25 of the preliminary plat of Haley Heights Additions – Phase II (Proposed Lots 1 – 21, Haley Heights Fourth Addition), R-3 to PR-3 Overlay District, be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Bennett, seconded by Kappeler, that the final plat of Haley Heights Fourth Addition be recommended for approval subject to staff recommendations with the exception of Condition #5 which is to be deleted.

ALL AYES

Motion carried.

On motion by Bennett, seconded by Stoltenberg, that the development plan for the proposed Haley Heights Fourth Addition be recommended for approval subject to staff recommendations with the exception of Condition #5 which is to be deleted.

ALL AYES

Motion carried.

### **Final Plat**

7. Case 16-044; Old Hunters Woods Sixth Addition, submitted by Old Hunters Woods Development Co., LC.

Beck reviewed the staff report.

Kappeler commented that it appears as though no changes have been made from the preliminary plat. Beck confirmed this.

Wennlund asked if there would be a hammerhead that would accommodate large city vehicles. Connors stated that when there is only one lot beyond an intersection, a hammerhead is not necessary.

On motion by Stoltenberg, seconded by Peters, that the final plat of Old Hunters Woods Sixth Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

7. Case 16-045; Creek Ridge Estates Second Addition (Replat), submitted by Creek Ridge, LLC.

Beck reviewed the staff report. He indicated that he had received a letter in support of the request. Wennlund stated that the letter was written by Bruce A. Logan of 4114 State Street who expressed his support as he has plans to expand his facility to include the vacant property in question. Logan indicated that he would like to use the property for additional storage and employee parking and would pave approximately half of the lot during the first phase of his expansion project. Logan stated that the second phase of the project would include more pavement on the lot and the construction of a storage facility.

Wennlund asked for clarification of Logan's proposed project. Connors explained that the original developer of the condo development has passed away. He added that the homeowner's association has no interest in constructing the final buildings as indicated on the original plan. He stated that the association wishes to ultimately divest itself of the lot so that they are no longer responsible for maintenance or property taxes. Connors stated that Logan has spoken to him in the past about his plans, but that he had informed him that the city does not make a practice of expanding industrial uses into existing residential areas.

Wennlund commented that there are some significant grade changes between the two lots.

Kappeler asked why the association feels it necessary to replat the property when there are no specific plans for its development. Connors explained that the association is responsible for paying the property taxes and maintaining the property and would no longer like to do so. He added that the members of the association voted by a more than 75% majority to sell the property.

Wennlund commented that the issue before the Commission members is merely to replat the property, not to rezone it or approve a site development plan. Connors stated that he is unsure of why Logan sent a letter of opposition at this time. Wennlund stated that allowing the replat is not tacit approval of any of the proposed plans for Logan Contractors. Connors commented that a rezoning would be required for those plans to go forward.

Kappeler asked for clarification of Condition #4 regarding a dimension on one of the lots. Beck explained that there is a measurement error of approximately 35 feet on the plat which will need to be corrected by staff at the engineering firm who submitted it. He indicated that he believes the surveyor mistakenly used the same number for two separate dimensions on the plat.

Wennlund asked if the property adjacent to the proposed Lot 1 is under separate ownership. Beck confirmed this, adding that there is a building on the property. Connors stated that he believes it is owned by Dave Delvichio.

Jered Popowski, 4127 Creek Hill Drive, expressed opposition to the request, adding that he believes that doing so will encourage the Logan Contractors expansion and thus lower his property values. He commented that if Logan's plans come to fruition and outdoor industrial storage takes place on the lot, the proximity to the pool will be detrimental. Popowski stated that an industrial expansion would be dangerous for the children who live in the area.

Doreen Youngberg, representing the homeowner's association, stated that she has been working with city staff and has also met with Bruce Logan. She indicated that her primary purpose is not to further Logan's agenda but to help the homeowners who voted nearly unanimously to go forward with the replat. She reiterated that the members of the association no longer want responsibility for the lot, adding that she does not believe that the city would ever rezone the property to industrial from multi-family. Youngberg indicated that she believes that eventually there will be additional multi-family housing located there.

Wennlund asked if the impression of the 63 of 64 owners who voted to approve the replat is that it would be developed as residential not commercial or industrial. Youngberg explained that those owners were present at a special meeting at which Logan outlined his plans. She indicated that some of those homeowners would prefer the expansion of Logan to possibly a lesser quality of housing as exists along 39<sup>th</sup> Street. She added that their understanding is that there would be a large amount of landscape buffering and greenspace between the pool and the proposed expansion.

William Patterson, 3812 Creek Hill Drive, stated that he would be opposed to any expansion of an industrial use on the property. He added that he is sympathetic to the association's wanting to divest itself of the property in question. He indicated that he believes that an industrial expansion would lower the property values of the homeowners in the area.

A brief discussion was held regarding what would need to occur in order for any expansion of the industrial use. Connors explained that the property would need to be rezoned to at least an I-1 zoning district, adding that the city would not support expanding light industrial into a residential neighborhood. He reiterated that Logan is aware of the city's position. Bennett commented that any of the steps required in the future would be presented at both the Planning and Zoning Commission and City Council levels at which residents would have the opportunity to comment. Connors commented that a site development plan would also be required.

Kappeler commented that even if the property is developed as residential, it would be directly adjacent to an industrial district. Peters indicated that a more intense residential use would be more useful as a buffer.

On motion by Stoltenberg, seconded by Bennett, that the final plat of Creek Ridge Estates Second Addition be recommended for approval subject to staff recommendations.

Wennlund commented that he understands the association's wish to no longer be responsible for the lot in question, adding that he believes that the chance of the Commission's approving the extension of an industrial use further into a residential area is slim to none. He stated that while there are areas in the city where this occurs, he would not be in favor of creating a new problem.

ROLL CALL ON MOTION

ALL AYES

Motion carried.

**Other**

6. Commission update.

Connors stated that subsequent to the last Planning and Zoning Commission meeting the preliminary plat of Old Hunters Woods Sixth Addition was approved. He indicated that site development plan for 2255 Falcon Avenue for which a parking variance was required, will be presented at the next City Council meeting.

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) 344-4071

July 20, 2016

Staff Report

### **Case No. 16-053**

**Subdivision Name:** Proposed Creek Ridge Estates Second Addition – Land Use Amendment

**Location:** North of State Street, east of 39<sup>th</sup> Street, and south and west of Duck Creek

**Applicant:** Creek Ridge LLC

**Land Use Plan Designation:** High-density Residential

**Proposed Land Use Designation:** Commercial

### **Background Information and Facts**

Creek Ridge, LLC is requesting approval of a land use amendment from High-density Residential to Commercial of Lot 1 of Creek Ridge Estates Second Addition (see Attachments A and B, Aerial Photo and Land Use/Zoning Map). The area proposed to be amended is the southwest portion of what was the Creek Hill Addition (see Preliminary Plat, Attachment C). A previous site plan for the property showed the layout of 3 condominium buildings on what is now Lot 2 of Creek Ridge Estates Addition (see Site and Grading Plan and Final Plat, Attachments D and E).

### **Land Use**

The land use designation is High-density Residential, and the zoning classification is R-5, Multi-family Residence District which permits the building of a variety of housing, but no outdoor storage. The applicant is requesting the land use designation be changed to Commercial in anticipation of the business owner to the south utilizing the property. The business owner's property has a land use designation of Commercial and a C-3, General Business District zoning classification. The C-3 zoning district permits outdoor storage.

### **Utilities**

Utility access to the site is possible from existing nearby utilities and from those already on-site. The developer will be responsible for connection to utilities.

### **Thoroughfare Plan/Pedestrian Access**

State Street traffic will come up 39<sup>th</sup> Street and turn east onto Creek Hill Drive to the proposed development. The paving of Creek Hill Drive was extended further east to

accommodate the eastward expansion of the condominiums. Creek Hill Drive shall be one means of entry to this parcel as well as an adjoining drive from the Logan property (4114 State Street).

**Storm Water Detention**

Since this site is close to Duck Creek, the City Engineer is permitting the storm water to leave the site to allow faster runoff to the Mississippi River.

**Recommended Action**

Staff does not support the applicant's request for the land use amendment for this parcel. If the Planning and Zoning Commission recommends approval of the land use amendment, then the following conditions shall apply:

1. A site plan for the storage area must be submitted for consideration by the Planning and Zoning Commission and the City Council.
2. This approval does not waive any other State, Federal, or Local government provisions as required by law.

Respectfully submitted,

Greg Beck  
City Planner



## COMMUNITY DEVELOPMENT

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

July 20, 2016

Staff Report

### **Case No. 16-054**

**Subdivision Name:** Proposed Creek Ridge Estates Second Addition – Rezoning

**Location:** North of State Street, east of 39<sup>th</sup> Street, and south and west of Duck Creek

**Applicant:** Creek Ridge LLC

**Zoning Designation:** R-5, Multi-family Residence District

**Proposed Zoning Designation:** C-3, General Business District

### **Background Information and Facts**

Creek Ridge, LLC is requesting approval of a rezoning from R-5, Multi-family Residence District to C-3, General Business District of Lot 1 of Creek Ridge Estates Second Addition (see Attachments A and B, Aerial Photo and Land Use/Zoning Map). The proposed area to be rezoned is in the southwest portion of what was the Creek Hill Addition (see Preliminary Plat, Attachment C). A previous site plan for the property showed the layout of 3 condominium buildings on what is now Lot 2 of Creek Ridge Estates Addition (see Site and Grading Plan and Final Plat, Attachments D and E).

### **Land Use**

The land use designation is High-density Residential, and the zoning classification is R-5, Multi-family Residence District which permits the building of a variety of housing, but no outdoor storage. The applicant is requesting the land use designation be changed to Commercial in anticipation of the business owner to the south utilizing the property. The business owner's property has a land use designation of Commercial and a C-3, General Business District zoning classification. The C-3 zoning district permits outdoor storage.

### **Utilities**

Utility access to the site is possible from existing nearby utilities and from those already on-site. The developer will be responsible for connection to utilities.

### **Thoroughfare Plan/Pedestrian Access**

State Street traffic will come up 39<sup>th</sup> Street and turn east onto Creek Hill Drive to the proposed development. The paving of Creek Hill Drive was extended further east to accommodate the eastward expansion of the condominiums. Creek Hill Drive shall be

one means of entry to this parcel as well as an adjoining drive from the Logan property 4114 State Street.

**Storm Water Detention**

Since this site is close to Duck Creek, the City Engineer is permitting the storm water to leave the site to allow faster runoff to the Mississippi River.

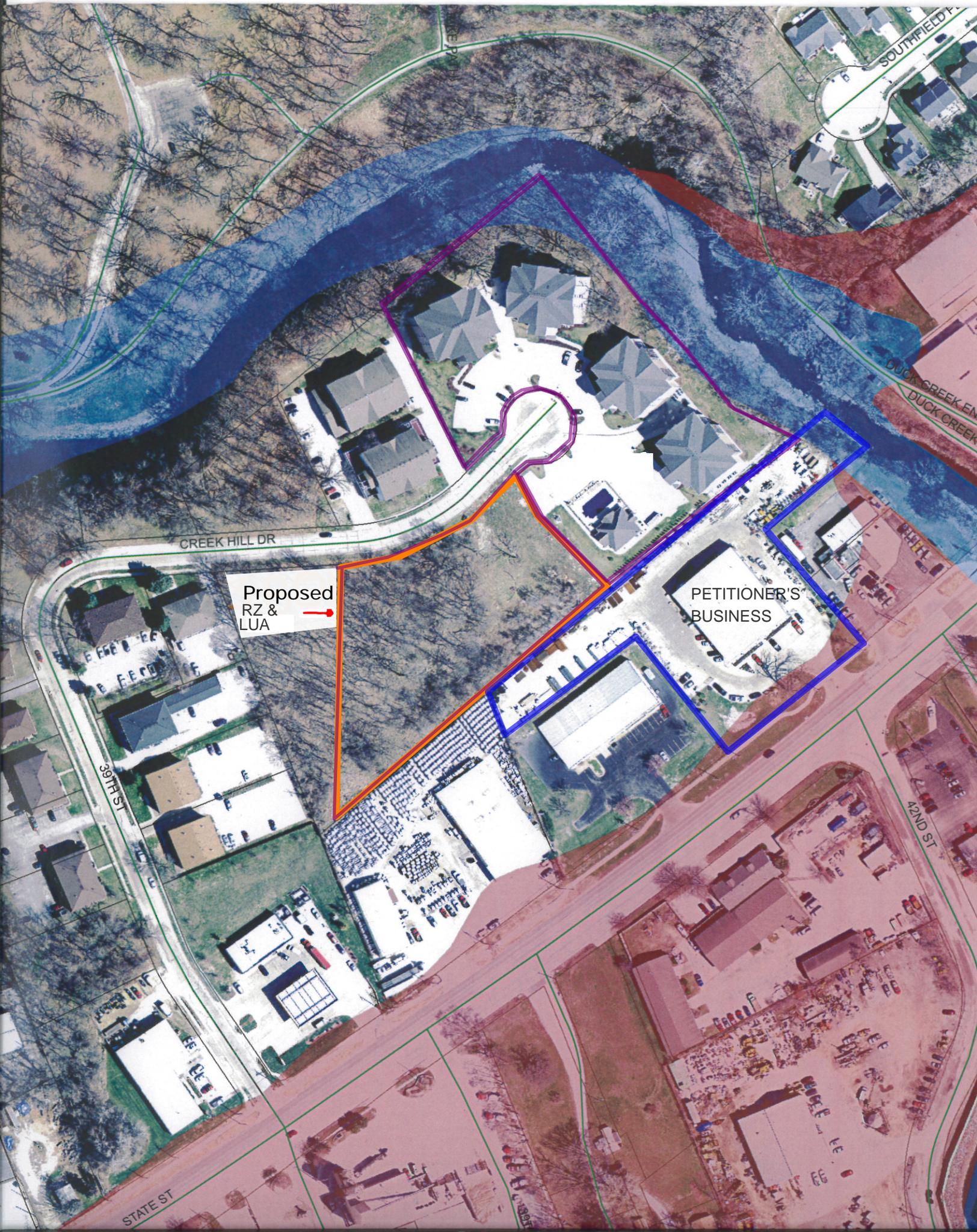
**Recommended Action**

Staff does not support the Petitioner's request for rezoning of this parcel. If the Planning and Zoning Commission decides to approve the rezoning, then the following conditions shall apply:

1. A site plan for the storage area must be submitted for consideration by the Planning and Zoning Commission and the City Council.
2. This approval does not waive any other State, Federal, or Local government provisions as required by law.

Respectfully submitted,

Greg Beck  
City Planner



Proposed  
RZ & LUA



PETITIONER'S  
BUSINESS

CREEK HILL DR

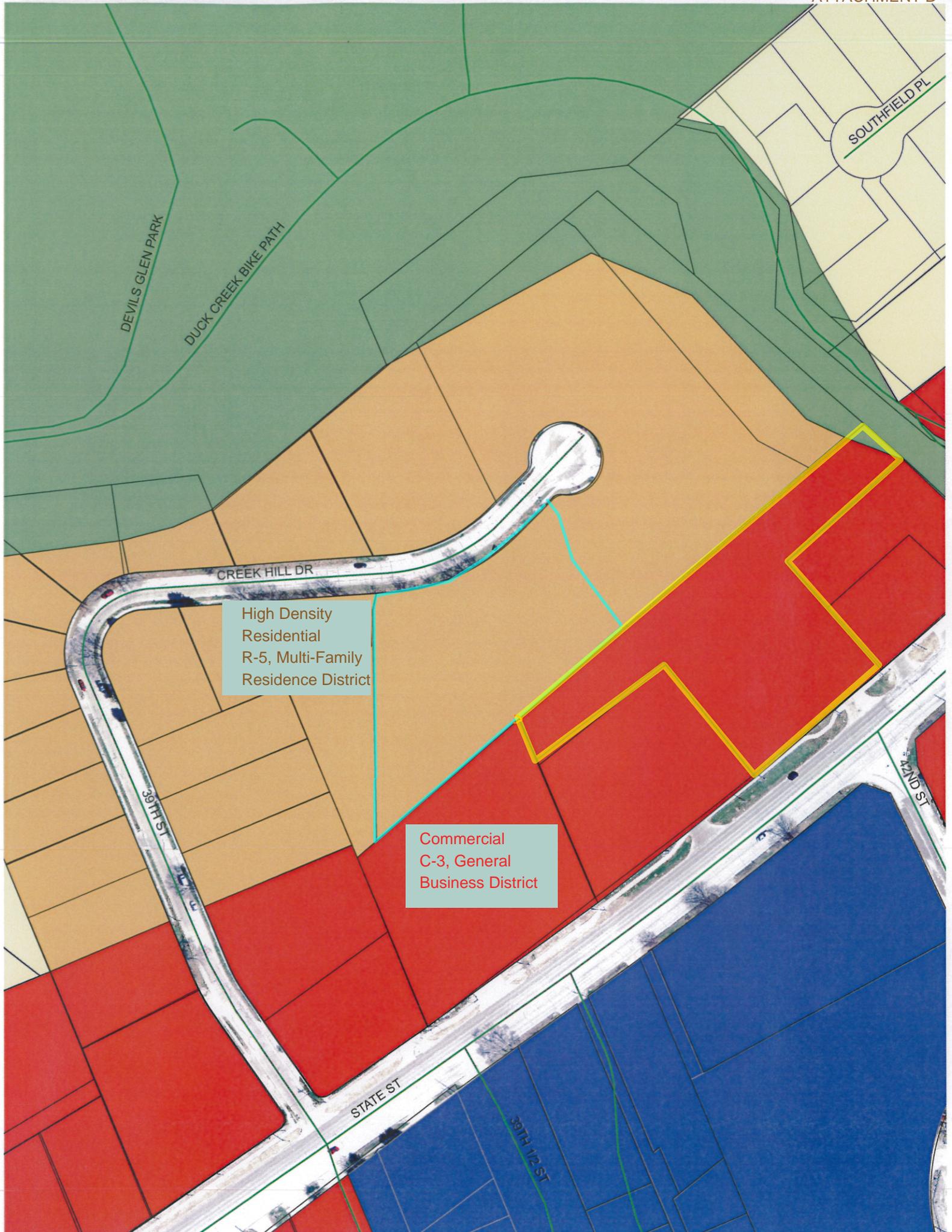
DUCK CREEK EN  
DUCK CREEK

SOUTH ST

42ND ST

STATE ST

SOUTHFIELD P



DEVILS GLEN PARK

DUCK CREEK BIKE PATH

SOUTHFIELD PL

CREEK HILL DR

High Density Residential  
R-5, Multi-Family Residence District

Commercial C-3, General Business District

39TH ST

STATE ST

39TH 1/2 ST

42ND ST



SITE PLAN SECTION

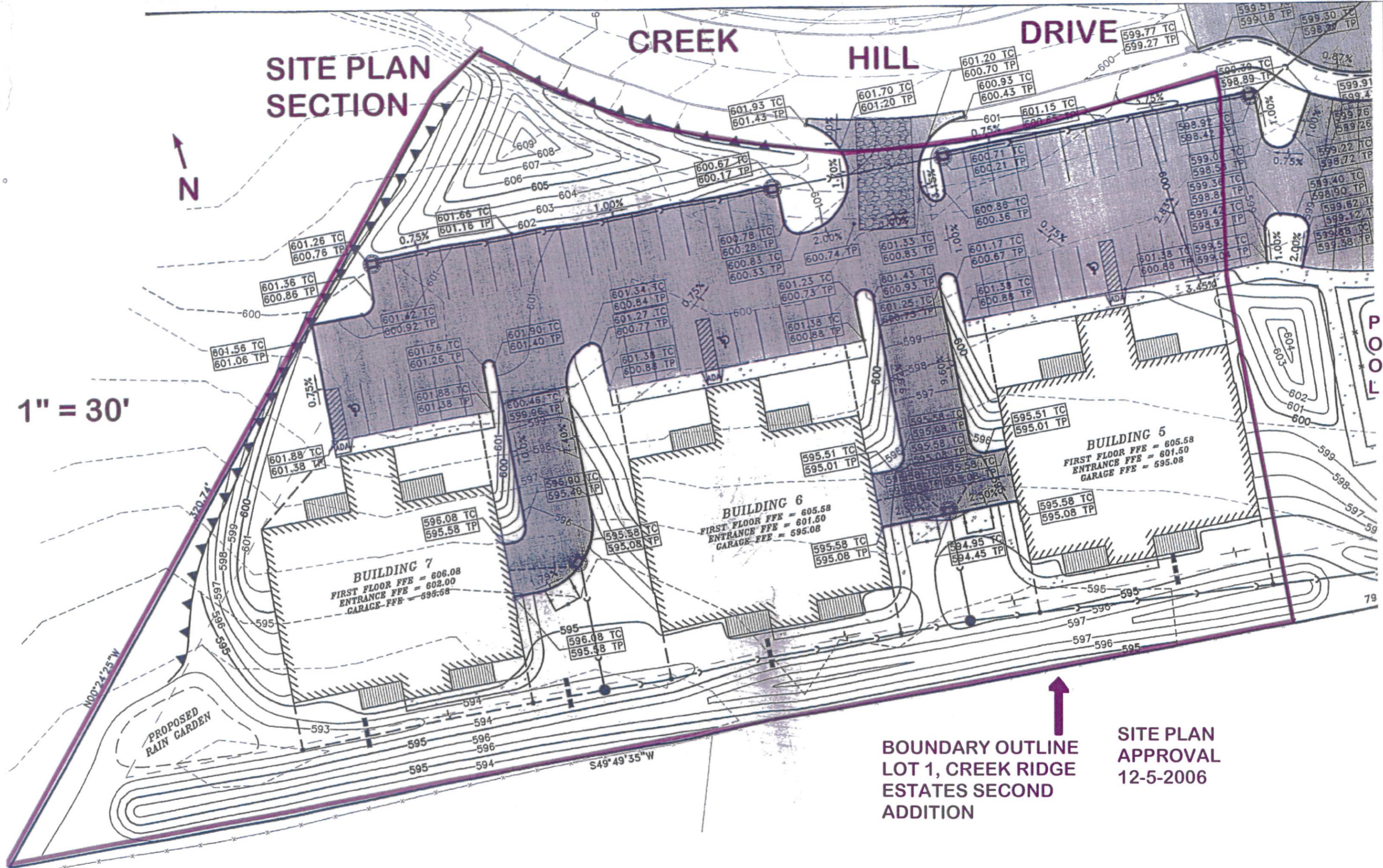
CREEK

HILL

DRIVE



1" = 30'



**BUILDING 7**  
FIRST FLOOR FFE = 606.08  
ENTRANCE FFE = 602.00  
GARAGE FFE = 595.58

**BUILDING 6**  
FIRST FLOOR FFE = 605.58  
ENTRANCE FFE = 601.50  
GARAGE FFE = 595.08

**BUILDING 5**  
FIRST FLOOR FFE = 605.58  
ENTRANCE FFE = 601.50  
GARAGE FFE = 595.08

PROPOSED RAIN GARDEN

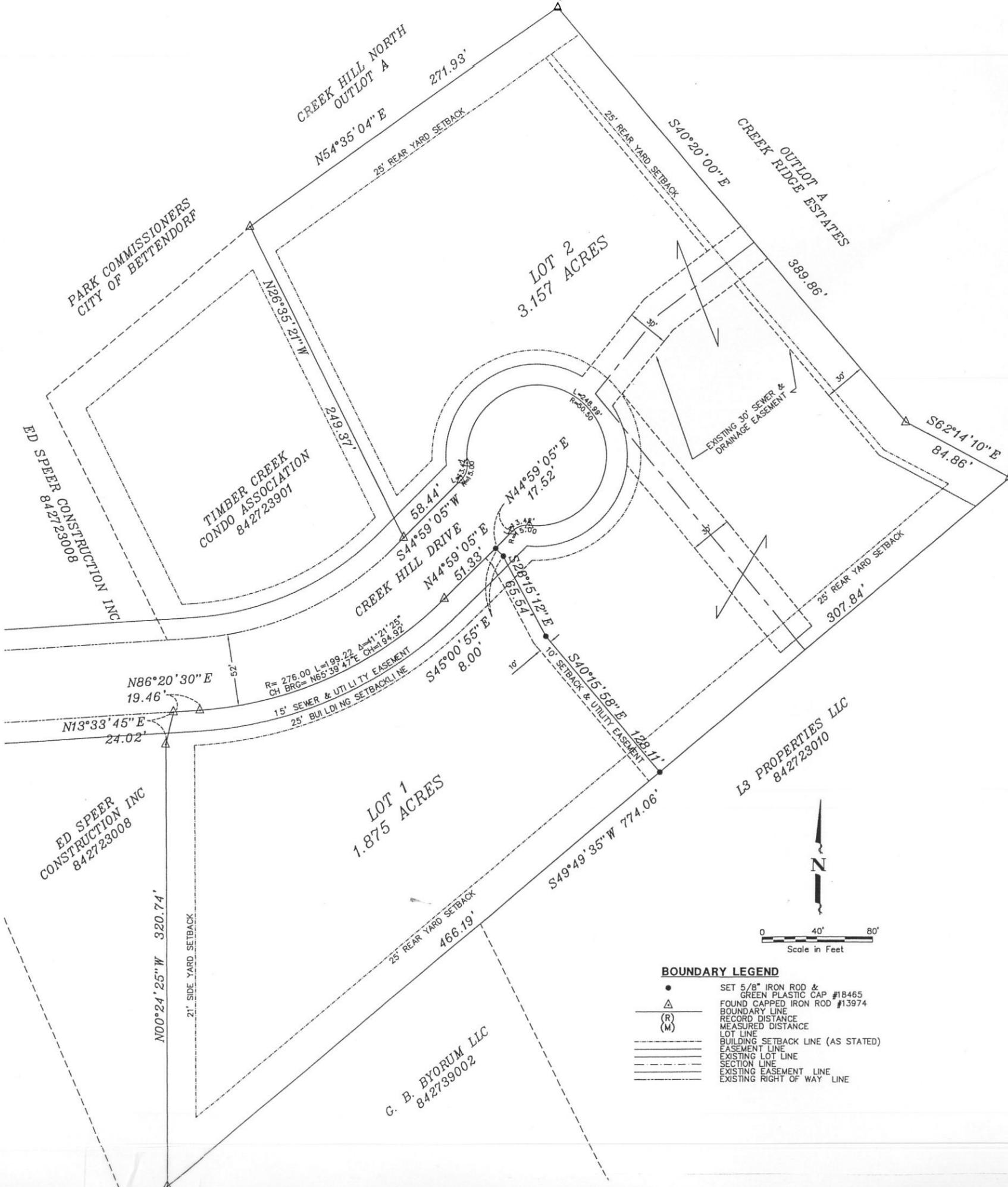
P O O L

BOUNDARY OUTLINE  
LOT 1, CREEK RIDGE  
ESTATES SECOND  
ADDITION

SITE PLAN  
APPROVAL  
12-5-2006

# PLAT OF SUBDIVISION OF CREEK RIDGE ESTATES SECOND ADDITION

BEING A REPLAT OF LOT 2 OF CREEK RIDGE ESTATES,  
DOCUMENT NUMBER 2007-08827, TO THE CITY OF BETTENDORF,  
COUNTY OF SCOTT, STATE OF IOWA.



**OWNER/DEVELOPER**

CREEK RIDGE, LLC C/O RUHL & RUHL  
1228 MIDDLE ROAD,  
BETTENDORF, IA 52722  
563-441-5229

**ZONING/LOT INFORMATION**

CURRENT ZONING: R-5  
TOTAL NUMBER OF LOTS: 2  
TOTAL AREA: 5.032 ACRES  
WATER SUPPLY: PUBLIC  
SANITARY SEWER: PUBLIC  
STORM SEWER: PUBLIC/PRIVATE

**LOT INFORMATION**

TOTAL NUMBER OF LOTS 2  
TOTAL ACREAGE 5.032 ACRES

**ATTORNEY**

MIKE GORSLINE  
5119 UTICA RIDGE ROAD  
DAVENPORT, IA 52807  
563-324-0441

**LAND SURVEYOR**

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

WE, \_\_\_\_\_ MAYOR, AND \_\_\_\_\_  
CITY 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 THE  
PLAT OF CREEK RIDGE ESTATES SECOND, AN ADDITION TO THE CITY OF  
BETTENDORF, IOWA, AS FILED WITH THE CITY CLERK BY CREEK RIDGE,  
LLC C/O RUHL & RUHL, BE THE SAME IS HEREBY APPROVED AND  
ACCEPTED; AND THE DEDICATION FOR PUBLIC STREET PURPOSES AND  
THE GRANTING OF EASEMENTS AND THE VACATION OF EXISTING  
EASEMENTS AS SHOWN ON SAID PLAT ARE ACCEPTED AND CONFIRMED  
AND THE MAYOR AND CITY CLERK OF SAID CITY BE AND THEY HEREBY  
ARE AUTHORIZED AND DIRECTED TO CERTIFY THE ADOPTION OF THIS  
RESOLUTION ON SAID PLAT AS REQUIRED BY LAW.

DATED AT BETTENDORF, IOWA, THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2016.

\_\_\_\_\_  
MAYOR OF THE CITY OF BETTENDORF, IOWA

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
PLANNING AND ZONING COMMISSION

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

**NOTES:**

- ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF THE CITY COUNCIL APPROVAL. IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS, THE CODE REQUIREMENTS SHALL GOVERN.
- UTILITY EASEMENTS ARE FOR GAS, ELECTRIC, CABLE, AND TELEPHONE.
- A 4 FOOT WIDTH SIDEWALK SHALL BE CONSTRUCTED FOR LOT 1 ALONG CREEK HILL DRIVE AT THE TIME A BUILDING IS CONSTRUCTED. SIDEWALK ASSESSMENT WAIVER IS NEEDED FOR LOT 1 IN THE SUBDIVISION.
- BLANKET UNDERGROUND AND OVERHEAD EASEMENTS GRANTED FOR ELECTRIC TRANSFORMERS, PRIMARY ELECTRIC CABLE, SERVICE WIRES, GAS MAINS, AND GAS SERVICES

**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 REPLATTED.

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.

**BOUNDARY LEGEND**

- SET 5/8" IRON ROD & GREEN PLASTIC CAP #18465
- ▲ FOUND CAPPED IRON ROD #13974
- BOUNDARY LINE
- (R) RECORD DISTANCE
- (M) MEASURED DISTANCE
- LOT LINE
- BUILDING SETBACK LINE (AS STATED)
- EASEMENT LINE
- EXISTING LOT LINE
- SECTION LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT OF WAY LINE

**JAMES W. ABBITT JR.**  
18465

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.



**COMMUNITY DEVELOPMENT**

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

July 20, 2016

Staff Report

**Case No. 16-055**

**Location:** Morrell's First Addition - Replat

**Applicant:** Todd Morrell

**Current Zoning Classification:** A-2, Rural Residence District

**Current Land Use Designation:** Traditional Residential

**Background Information and Facts**

Todd Morrell is proposing to replat the property at 5500 North Street (Lot 10, Russell J Williams Addition) (see Aerial Photo and Final Plat, Attachments A and B). Lot 2 of the plat will contain an existing structure while Lot 1 is intended for a future single-family structure (see Final Plat Attachment C).

**Land Use**

The land use designation is Traditional Residential. The zoning classification for the location is A-2, Rural Residence District. The land use designation would permit the proposed rezoning. Both lots are at least 15,000 square feet in size.

**Utilities**

Connections to the city's sanitary sewer system is present along Park Avenue. Sanitary sewer is available to the new lot. Any required extension or relocation of utilities to the lot being replatted is the responsibility of the developer.

**Thoroughfare Plan/Pedestrian Access**

The property involved has access to North Street and Park Avenue.

**Storm Water Detention**

Storm water detention requirements will be determined as needed by the City Engineer.

**Staff Recommendation**

Staff recommends approval of the replat so that the parcel meet the standards of the surrounding properties and 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



PARK AVE

NORTH ST

W. K. PARK

SHORT ST



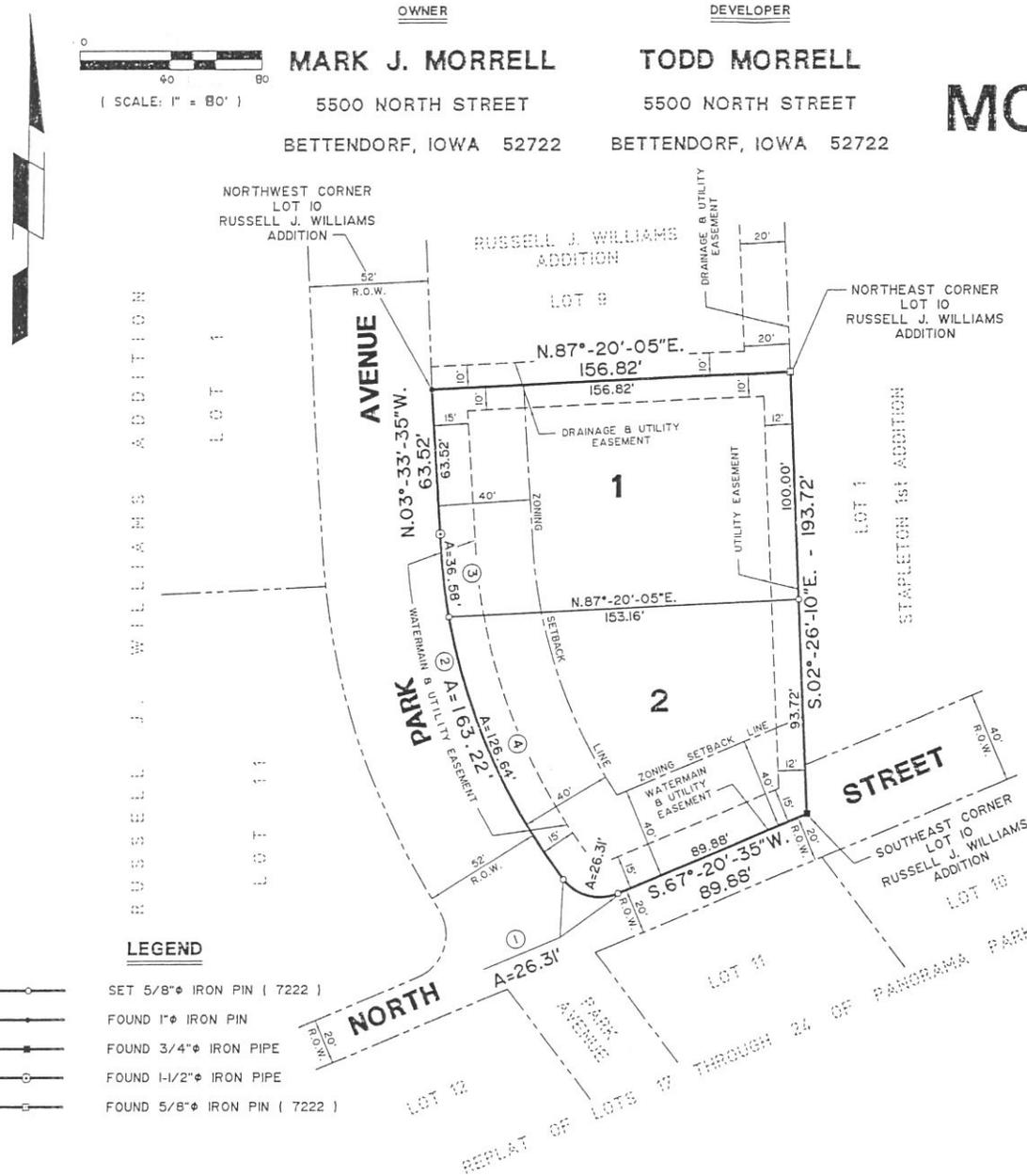
# MORRELL'S FIRST ADDITION

TO THE CITY OF BETTENDORF, IOWA

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 14  
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.  
AND BEING A REPLAT OF LOT 10 OF  
RUSSELL J. WILLIAMS ADDITION, BETTENDORF, IOWA

### GENERAL NOTES

- DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- SUBDIVISION CONTAINS 0.71 ACRES, MORE OR LESS.
- BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLES, GAS SERVICE, WATER SERVICE, SEWER LATERAL, TELEPHONE SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.
- LOTS ARE ZONED A-2 ( RURAL RESIDENCE 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.
- 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 EASEMENT 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 REPLATTED.



### LEGEND

- SET 5/8" IRON PIN ( 7222 )
- FOUND 1" IRON PIN
- FOUND 3/4" IRON PIPE
- FOUND 1-1/2" IRON PIPE
- FOUND 5/8" IRON PIN ( 7222 )

MEDIACOM IOWA-AMERICAN WATER CO. CENTURYLINK

BY \_\_\_\_\_ BY \_\_\_\_\_ BY \_\_\_\_\_  
DATE \_\_\_\_\_ DATE \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF BETTENDORF, IOWA PLAN & ZONE COMMISSION MIDAMERICAN ENERGY COMPANY

BY \_\_\_\_\_ BY \_\_\_\_\_ BY \_\_\_\_\_  
ATTEST \_\_\_\_\_ DATE \_\_\_\_\_ DATE \_\_\_\_\_  
DATE \_\_\_\_\_ APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN ENERGY COMPANY

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: \_\_\_\_\_  
David L. Meyer, P.E. & L.S., License Number 7222  
Date: JUNE 23, 2016  
My license renewal date is December 31, 2016  
THIS SHEET ONLY  
Pages or sheets covered by this seal:

LOT AREAS			
NO.	SQUARE FEET	NO.	SQUARE FEET
1	15,570	2	15,360

PREPARED BY

**VERBEKE - MEYER**  
**CONSULTING ENGINEERS, P.C.**

4111 EAST 60th STREET  
DAVENPORT, IOWA 52807  
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