

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
AUGUST 17, 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 July 20, 2016.
3. Review of Commission procedures.

Land Use Amendment

4. Case 16-062; North side of 4600-4800 Forest Grove Drive, Office Research Campus to Traditional Residential, submitted by Grunwald Land Development/Dale Grunwald.
5. Case 16-063; North side of 4600-4800 Forest Grove Drive, Office Research Campus to High-density Residential, submitted by Grunwald Land Development/Dale Grunwald.
6. Case 16-064; North side of 4600-4800 Forest Grove Drive, Office Research Campus to Commercial, submitted by Grunwald Land Development/Dale Grunwald.

Rezoning

7. Case 16-065; North side of 4600-4800 Forest Grove Drive, A-1 Agricultural District to R-3 Single- and Two-family Residence District, submitted by Grunwald Land Development/Dale Grunwald.
8. Case 16-066; North side of 4600-4800 Forest Grove Drive, A-1 Agricultural District to R-5 Multi-family Residence District, submitted by Grunwald Land Development/Dale Grunwald.
9. Case 16-067; North side of 4600-4800 Forest Grove Drive, A-1 Agricultural District to C-2 Community Shopping District, submitted by Grunwald Land Development/Dale Grunwald.

Preliminary Plat

10. Case 16-068; Bettendorf Industrial Park 2nd Addition, submitted by Kevin Koellner.
11. Case 16-069; Sunset West, submitted by CDS Partners, LLC.

Final Plat

12. Case 15-027; The Settlement at Pigeon Creek Eighth Addition (amended), submitted by KW Development, LLC.
13. Case 16-059; Everest Summit Second Addition (replat), submitted by Everest Homes, LLC.
14. Case 16-060; Spencer Hollow Second Addition (replat), submitted by Nick Kremer.
15. Case 16-070; Sunset West, submitted by CDS Partners, LLC.

Site Development Plan

16. Case 16-057; I-80 eastbound rest area (mile marker 300), submitted by CCSI.
17. Case 16-061; 3255 Fields Drive, submitted by Legacy Development.

Other

18. Commission Update.

The following are minutes of the Bettendorf Planning and Zoning Commission and are a synopsis of the discussion that took place at this meeting and as such may not include the entirety of each statement made. The minutes of each meeting do not become official until approved at the next meeting.

**MINUTES
PLANNING AND ZONING COMMISSION
JULY 20, 2016
5:30 P.M.**

The Planning and Zoning Commission meeting of July 20, 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, Rafferty, Wennlund

MEMBERS ABSENT: Kappeler, Peters, Stoltenberg

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

2. Approval of the minutes of the meeting of June 15, 2016.

On motion by Bennett, seconded by Rafferty, that the minutes of the meeting of June 15, 2016 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

Land Use Amendment

4. Case 16-053; Proposed Lot 1, Creek Ridge Estates Second Addition, Multi-family Residential to Commercial, submitted by Creek Ridge, LLC.

Rezoning

5. Case 16-054; Proposed Lot 1, Creek Ridge Estates Second Addition, R-5, Multi-family Residence District to C-3, General Business District, submitted by Creek Ridge, LLC.

Beck reviewed the staff reports.

Wennlund commented that the original plan for the site was to construct three additional multi-family buildings and asked why that had never occurred. Beck explained that after the developer passed away, the original plan was abandoned.

Bert commented that typically homeowners object to the possibility of commercial development near their homes. He indicated that he is not inclined to support amending the land use designation or rezoning the property unless there is some compelling reason for it to occur. He added that in his opinion the homeowner's association (HOA) may regret selling the replatted lot as they would have no control over the development. Bert stated that he feels that allowing a commercial encroachment into a residential area is a dangerous precedent to set.

Rafferty concurred, adding that approving the land use amendment and rezoning would encourage other property owners to make similar request for properties along the length of State Street. He commented that while he can't say that the Commission would never approve such a request, he does not believe it is warranted in this case.

William Patterson, 3812 Creek Hill Drive, stated that his understanding from the last Commission meeting is that the HOA members wish to replat their subdivision for the purpose of reducing their tax burden and maintenance responsibilities. He indicated that their prime objective was to separate the parcels so that the vacant lot could be sold, not necessarily to sell the property to a commercial interest.

Mike Gelaude, 4080 Creek Hill Drive, explained that his willingness to sign the agreement to replat the property is because it would have to be rezoned before it could be used for anything other than residential purposes which is what he would prefer.

Shane Seymour, representing Logan Contractors, stated that he has been working with Creek Ridge, LLC, the HOA, and the City of Bettendorf for 15 months on this project. He explained that Logan wants to be good neighbors, adding that there are no plans to use the entire property to expand their business. He expressed confusion about why he was not contacted by the city so that he could clarify their plans. Seymour stated that there would be no access to the lot that would require the use of 39th Street, adding that their business has outgrown their current property. Seymour explained that the HOA had indicated to him that they would want a greenspace that could be used for a children's play area, a place to walk pets, and an area for residents to enjoy the outdoors. He indicated that his company is willing to provide that space to the HOA by some means such as an easement.

Seymour explained that when he approached the city regarding the proposed project, Bill Connors had indicated that the most important thing would be to get the approval of the HOA members. He stated that the HOA voted almost unanimously in favor of the Logan expansion rather than three additional residential buildings as indicated on the original plan. He questioned why the city has changed its stance regarding the proposed project when they had originally indicated that the HOA approval was of paramount importance. He explained that only about half of the property would be used for the business expansion with the remainder being reserved for use by the HOA as a greenspace. Seymour stated that the HOA members had also indicated a need for storage space, adding that Logan would be willing to build storage units on the north side of the lot which would be rented at an affordable rate.

Scott Walker, 4094 Creek Hill Drive, stated that he is the Vice President of the HOA and that he had met with Seymour to discuss his plans for the property in question at an owner's meeting. He explained that the vacant property is not actually owned by the HOA but rather by the original investors who comprise a separate legal entity. He reiterated that the HOA members had indicated a desire for some extra greenspace and had requested that no access from 39th Street to Creek Hill Drive be allowed. Walker stated that Logan had indicated at that meeting that their business traffic would use State Street to access the property where a cold storage area would be located. He stated that Logan seems willing to provide a greenspace and to grade the property to minimize the commercial appearance. He suggested that a more finalized plan be submitted detailing the plans for the property before a final decision is made. Walker stated that one homeowner had objected to the proposed project because of a concern about what the view from his property would be. He reiterated that the property that now being replatted is not owned by the HOA which only manages the 4 existing buildings.

Wennlund stated that the Commission members had been given the impression that the HOA is the owner of the property in question and asked who in fact is the owner. Walker explained that Connie Kassewitz, who is a part of Creek Ridge, LLC, is the applicant and is a separate entity from the HOA. He indicated that it is his understanding that the HOA has no financial interest in Lot 2 of the original Creek Ridge Estates Addition which is owned by Creek Ridge, LLC.

Bert stated that the applicant is not actually present. Walker confirmed this. Wennlund stated that at the last Commission meeting, his impression is that the HOA wishes to replat the property in question in order to reduce their tax liability and associated expenses. He asked for clarification as it appears as though the HOA has no obligation to pay the property taxes. Walker explained that Creek Ridge, LLC owns the property in question and that the comments made by Doreen Youngberg at the last meeting regarding the reduction in tax liability and expenses were related to the pool. He

added that his impression is that if the original plan were followed and 3 additional buildings are built, the tax and insurance liability would increase. He indicated that once the property is replatted and made separate from the existing 4 buildings, the HOA would not be responsible for maintenance of whatever type of building is constructed on the lot. He reiterated that he does not believe that there is enough information available to make a decision regarding the rezoning request.

Walker explained that as it stands now, the 4 existing buildings are all on one lot along with the vacant area of the lot and that the HOA would be responsible for whatever is built there. He indicated that once the replat is finalized, the HOA would have no further interest or responsibility for the vacant area. He stated that the concerns of the HOA include increased liability and maintenance responsibilities and the loss of control over what could be built there when it is sold.

Stone explained that if the Commission recommends denial of the requests, a supermajority of the City Council would be required to approve them. She added that if the City Council denies the requests, the applicant could not reapply for the same land use designation and rezoning classification for 3 years. She suggested that it might be best to withdraw the requests until such time as more information is available regarding the proposed project.

Bert asked if anyone in the audience has the power to request withdrawal of the requests as the applicant is not present. Stone stated that the audience members could ask that the Commission defer the request.

Walker requested that the Commission defer the request until complete details are available to the members.

Bert asked why the applicant is not present. Seymour stated that he believes that Kassewitz lives in Florida.

Bert expressed concern about the possibility that if the rezoning request was approved, the applicant would not be bound to the proposed plan. He added that once the property is rezoned, any use that is allowed in the C-3 district could be located there.

Greg Youngberg, 4032 Creek Hill Drive, expressed concern that if further multi-family residential units were built there the property values of the current owners would be lowered.

Wennlund asked how Youngberg had arrived at that conclusion. Youngberg explained that there have been many issues caused by residents of the apartment buildings on

39th Street. He expressed concern about the possibility of rental apartment complexes being built closer and closer to the condominium units.

Wennlund asked what type of uses would be allowed in the C-3 district. Beck stated that materials storage, contractor's yard, tire retreading operation, fuel oil storage, and almost any other commercial use would be allowed. He explained that storage units are not allowed in the C-3 district.

Bert asked if there is the possibility that the applicant could request a special use permit to accomplish Logan's goals rather than attempt to rezone the property. Beck explained that there is no special use permit allowed in the R-5 district that would accommodate the proposed project.

Rafferty stated that regardless of what type of site plan is submitted, he is opposed to the rezoning request. He indicated that approving the rezoning request would set a negative precedent throughout the city and suggested recommending denial rather than deferral. Wennlund concurred, adding that the fundamental flaw in the plan is that it requires the encroachment of commercial into a residential area. He indicated that he sees no way to solve that flaw regardless of what site plan is submitted. Rafferty reiterated that the possibility exists that in the future Logan may relocate and a future owner would then be allowed to use the property for any of the permitted uses in the C-3 district.

On motion by Rafferty, seconded by Bert, that the land use amendment for the proposed Lot 1, Creek Ridge Estates Second Addition be recommended for denial subject to staff recommendations.

ALL AYES

Motion carried.

Wennlund reiterated that a supermajority of the City Council would be required in order for the land use amendment to be approved.

Final Plat

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

Beck reviewed the staff report.

Rafferty asked if the two lots would be comparable in size to the other lots in the area. Beck explained that the lots meet the minimum size requirement for the A-2 district which is all that is required.

On motion by Bennett, seconded by Rafferty, that the final plat of Morrell's First Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Wennlund asked if the Commission is required to address Case 16-054 as the recommendation was for denial of the associated case. Beck explained that procedurally it would not be possible to act on Case 16-054 as it is dependent upon a favorable recommendation of the land use amendment.

Other

7. Commission update.

Beck stated that subsequent to the last Planning and Zoning Commission meeting the public hearing and first reading of an ordinance rezoning the proposed Haley Heights Fourth Addition was held and the final plats of Old Hunters Woods Sixth Addition and Creek Ridge Estates Second Addition were approved.

There being no further business, the meeting adjourned at approximately 6:15 p.m.

These minutes approved _____

Gregory W. Beck, City Planner



COMMUNITY DEVELOPMENT

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

August 17, 2016

Staff Report

Case No. 16-062

Location: West of the intersection of Forest Grove Drive and Middle Road, and south of Interstate 80 – Land Use Amendment

Applicant: Grunwald Land Development/Dale Grunwald

Current Zoning Classification: A-1, Agricultural District

Proposed Land Use Designation: Traditional Residential

Current Land Use Designation: Office/Research Campus

Background Information and Facts

Dale Grunwald has submitted an application for a land use amendment for property located west of the intersection of Forest Grove Drive and Middle Road and south of Interstate 80 (see Aerial Photo, Attachment A). The petitioner would like to change the land use designation for approximately 49 acres of the nearly 60 acre parcel from Office/Research Campus to Traditional Residential and is also requesting a rezoning from A-1, Agricultural District to R-3, Single- and Two-family Residence District. The future land use category for this site is Urban-Medium Intensity (U-MI) (see Future Land Use Map and Definitions, Attachments B and C). The site is anticipated to have two entries from Forest Grove Drive and potentially from the adjoining parcel to the east (see Contour Aerial and Site Concept, Attachments D and E). While the transition to a new Comprehensive Plan and Zoning Ordinance is underway, an agreement for conditioning the zoning was deemed necessary (see Agreement, Attachment F).

Land Use

The land use designation for the site is Office/Research Campus. Surrounding land use designations are Office/Research Campus and to the south Office/Research Campus, Traditional Residential, and Commercial. The petitioner would like to change the land use designation to Traditional Residential to facilitate a rezoning to R-3, Single- and Two-family Residence District from A-1, Agricultural District. Staff reviewed the proposed land uses and believes that the R-3 zoning district is compatible with some of the components of the future U-MI land uses. Land use densities required in the U-MI classification are not currently met at a density of 6.22 residential units per acre overall for the entire U-MI area of 59.5 acres. 7-12 units per acre are required under the Comprehensive Plan and future Zoning Ordinance. Through rewriting the

Comprehensive Plan and Zoning Ordinance prior to adoption, the density may be amended by the City Council to permit this development under the U-MI category.

Utilities

Utilities are available along Middle Road and from subdivisions south of Forest Grove Drive. Water service and electrical will originate along Forest Grove Drive from the south. It is the responsibility of the property owner to connect to all utilities. Sanitary sewer is available for connection to the southwest one third of the overall site. The method of sewerage the remainder of the site has yet to be determined.

Thoroughfare Plan/Access

Two streets to the site will originate from Forest Grove Drive. Friendship Path will originate in the southwest, and Blue Stem Path will be coming from the southeast with the potential for two additional streets of Rye Drive and Sage Drive. All streets form a grid type pattern throughout the development.

Storm Water Detention

Storm water detention is required, and the design must be approved by the City Engineer at the time a preliminary plat is submitted. Storm water detention must be provided for all development within the overall parcel.

Recommended Action

Staff recommends the Planning and Zoning Commission evaluate the same factors considered for other conditional land use amendments when deciding whether to recommend approval of the land use change. If approved, the land use change would support the rezoning to R-3, Single- and Two-family Residence District.

Staff would add the following conditions to approval of the land use amendment:

1. Approval of the land use amendment 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. Preliminary and final plat submittal for the single-family development.
4. Developer agrees that property will develop in accordance with the U-MI land use and zoning standards.
5. Developer shall be governed by the Conditional Zoning Agreement as will any of the subsequent owners of parcels in the 59.50 acreage.

Respectfully submitted,

Greg Beck
City Planner



COMMUNITY DEVELOPMENT

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

August 17, 2016

Staff Report

Case No. 16-063

Location: West of the intersection of Forest Grove Drive and Middle Road, and south of Interstate 80 – Land Use Amendment

Applicant: Grunwald Land Development/Dale Grunwald

Current Zoning Classification: A-1, Agricultural District

Proposed Land Use Designation: High-density Residential

Current Land Use Designation: Office/Research Campus

Background Information and Facts

Dale Grunwald has submitted an application for a land use amendment for property of property located west of the intersection of Forest Grove Drive and Middle Road and south of Interstate 80 (see Aerial Photo, Attachment A). The petitioner would like to change the land use designation for an eastern portion of the nearly 60 acre parcel from Office/Research Campus to High-density Residential and is also requesting a rezoning from A-1, Agricultural to R-5, Multi-family Residence District. The future land use category for this site is Urban-Medium Intensity (U-MI) (see Future Land Use Map and Definitions, Attachments B and C). The site is anticipated to have two entries from Forest Grove Drive and potentially from the adjoining parcel to the east (see Contour Aerial and Site Concept, Attachments D and E). While the transition to a new Comprehensive Plan and Zoning Ordinance is underway, an agreement for conditioning the zoning was deemed necessary (see Agreement, Attachment F).

Land Use

The land use designation for the site is Office/Research Campus. Surrounding land use designations are Office/Research Campus and to the south Office/Research Campus, Traditional Residential, and Commercial. The petitioner would like to change the land use designation to High-density Residential to facilitate a rezoning to R-5, Multi-family Residence District from A-1, Agricultural District. Staff reviewed the proposed land uses and believes that the R-5 zoning district is compatible with the components of the future U-MI land uses. Land use densities required in the U-MI classification are not currently met at a density of 6.22 residential units per acre overall for the entire U-MI area of 59.5 acres. 7-12 units per acre are required under the Comprehensive Plan and future Zoning Ordinance. Prior to the adoption of the Comprehensive Plan and Zoning

Ordinance, the density may be amended by the City Council to permit this development under the U-MI category.

Utilities

Utilities are available along Middle Road and from subdivisions south of Forest Grove Drive. Water service and electrical will originate along Forest Grove Drive from the south. It is the responsibility of the property owner to connect to all utilities. Sanitary sewer is available for connection to the southwest one third of the overall site. The method of sewerage for the remainder of the site has yet to be determined.

Thoroughfare Plan/Access

Two streets to the site will originate from Forest Grove Drive. Friendship Path will originate in the southwest and Blue Stem Path will be coming from the southeast with the potential for two additional streets of Rye Drive and Sage Drive. All streets form a grid type pattern throughout the development.

Storm Water Detention

Storm water detention is required, and the design must be approved by the City Engineer at the time a preliminary plat is submitted. Storm water detention must be provided for all development within the overall parcel.

Recommended Action

Staff recommends the Planning and Zoning Commission evaluate the same factors considered for other conditional land use amendments when deciding whether to recommend approval of the land use change. The land use designation for this parcel is proposed as transitioning from Office/Research Campus to High-Density Residential.

Staff would add the following conditions to approval of the land use amendment:

1. Approval of the land use amendment 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. Preliminary and final plat submittal and a site development plan are required for the multi-family residential developments.
4. Developer agrees that property will develop in accordance with the U-MI land use and zoning standards.
5. Developer shall be governed by the Conditional Zoning Agreement as will any of the subsequent owners of parcels in the 59.50 acreage.

Respectfully submitted,

Greg Beck
City Planner



COMMUNITY DEVELOPMENT

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

August 17, 2016

Staff Report

Case No. 16-064

Location: West of the intersection of Forest Grove Drive and Middle Road and south of Interstate 80 – Land Use Amendment

Applicant: Grunwald Land Development/Dale Grunwald

Current Zoning Classification: A-1, Agricultural District

Proposed Land Use Designation: Commercial

Current Land Use Designation: Office/Research Campus

Background Information and Facts

Dale Grunwald has submitted an application for a land use amendment for property located west of the intersection of Forest Grove Drive and Middle Road and south of Interstate 80 (see Aerial Photo, Attachment A). The petitioner would like to change the land use designation for approximately 4.54 acres of the nearly 60 acre parcel from Office/Research Campus to Commercial and is also requesting a rezoning from A-1, Agricultural to C-2 Community Shopping District. The future land use category for this site is Urban-Medium Intensity (U-MI), (see Future Land Use Map and Definitions, Attachments B, and C). The site is anticipated to have two entries from Forest Grove Drive and potentially from the adjoining parcel to the east (see Contour Aerial and Site Concept, Attachments D and E). While the transition to a new Comprehensive Plan and Zoning Ordinance is underway, an agreement for conditioning the zoning was deemed necessary (see Agreement, Attachment F)

Land Use

The land use designation for the site is Office/Research Campus. Surrounding land use designations are Office/Research Campus and to the south Office/Research Campus, Traditional Residential, and Commercial. The petitioner would like to change the land use designation to Commercial to facilitate a rezoning to C-2, Community Shopping District from A-1, Agricultural District. Staff reviewed the proposed land uses and believes that the Commercial land use is compatible with the components of the future U-MI land uses. Land use densities required in the U-MI classification are met in the concept of first floor commercial and second and third stories of multi-family housing, which corresponds to C-2 zoning. One third of the use of this 4.54 acre parcel is commercial and two thirds multi-family in this concept.

Utilities

Utilities are available along Middle Road and from subdivisions south of Forest Grove Drive. Water service and electrical will originate along Forest Grove Drive from the south. It is the responsibility of the property owner to connect to all utilities. Sanitary sewer is available for connection to the southwest one third of the overall site. The method of sewerage for the remainder of the site has yet to be determined.

Thoroughfare Plan/Access

Two streets to the site will originate from Forest Grove Drive. Friendship Path will originate in the southwest, and Blue Stem Path will be coming from the southeast with the potential for two additional streets of Rye Drive and Sage Drive. All streets form a grid type pattern throughout the development.

Storm Water Detention

Storm water detention is required, and the design must be approved by the City Engineer at the time a preliminary plat is submitted. The storm water detention design shall be evaluated by the City Engineer to determine whether it will be contained totally within the commercially-zoned parcel.

Recommended Action

Staff recommends the Planning and Zoning Commission evaluate the same factors considered for other conditional land use amendments when deciding whether to recommend approval of the land use change. The land use change would support the zoning change to C-2, Community Shopping District.

Staff would add the following conditions to any approval of the land use amendment:

1. Approval of the land use amendment 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. Preliminary and final plat submittal and a site development plan is required for the commercial and multi-family developments.
4. Developer agrees that property will develop in accordance with the U-MI land use and zoning standards.
5. Developer shall be governed by the Conditional Zoning Agreement as will any of the subsequent owners of parcels in the 59.50 acreage.

Respectfully submitted,

Greg Beck
City Planner



COMMUNITY DEVELOPMENT

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

August 17, 2016

Staff Report

Case No. 16-065

Location: West of the intersection of Forest Grove Drive and Middle Road and south of Interstate 80 – Rezoning

Applicant: Grunwald Land Development/Dale Grunwald

Current Zoning Classification: A-1, Agricultural District

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

Current Land Use Designation: Office/Research Campus

Background Information and Facts

Dale Grunwald has submitted an application for rezoning of property located west of the intersection of Forest Grove Drive and Middle Road and south of Interstate 80 (see Aerial Photo, Attachment A). The petitioner would also like to change the land use designation for an eastern portion of the nearly 60 acre parcel from Office Research Campus to Traditional Residential and is also requesting a rezoning from A-1, Agricultural to R-3, Single- and Two-family Residence District. The future land use category for this site is Urban-Medium Intensity (U-MI) (see Future Land Use Map and Definitions, Attachments B, and C). The site is anticipated to have two entries from Forest Grove Drive and potentially from the adjoining parcel to the east (see Contour Aerial and Site Concept, Attachments D and E). While the transition to a new Comprehensive Plan and Zoning Ordinance is underway, an agreement for conditioning the zoning was deemed necessary (see Agreement, Attachment F).

Land Use

The land use designation for the site is Office/Research Campus. Surrounding land use designations are Office/Research Campus and to the south Office/Research Campus, Traditional Residential, and Commercial. The petitioner would like to change the land use designation to Traditional Residential to facilitate a rezoning to R-3, Single- and Two-family Residence District from A-1, Agricultural District. Staff reviewed the proposed land uses and believes that the R-3, Single- and Two-family Residence District zoning district is compatible with some of the components of the future U-MI land uses. Land use densities required in the U-MI classification are not currently met at a density of 6.22 units per acre overall for the entire UMI area of 59.5 acres. 7-12 units per acre are required under the Comprehensive Plan and future Zoning Ordinance. Prior to the adoption of the Comprehensive Plan and Zoning Ordinance, the density may be amended by the City Council to permit this development under the U-MI category.

Utilities

Utilities are available along Middle Road and from subdivisions south of Forest Grove Drive. Water service and electrical will originate along Forest Grove Drive from the south. It is the responsibility of the property owner to connect to all utilities. Sanitary sewer is available for connection to the southwest one third of the overall site. The method of sewerage the remainder of the site has yet to be determined.

Thoroughfare Plan/Access

Two streets to the site will originate from Forest Grove Drive. Friendship Path will originate in the southwest, and Blue Stem Path will be coming from the southeast with the potential for two additional streets of Rye Drive and Sage Drive. All streets form a grid type pattern throughout the development.

Storm Water Detention

Storm water detention is required, and the design must be approved by the City Engineer at the time a preliminary plat is submitted. Storm water detention must be provided for all development within the overall parcel.

Recommended Action

Staff recommends the Planning and Zoning Commission evaluate the same factors considered for other conditional rezoning requests when deciding whether to recommend approval of the rezoning request. The land use designation for this lot is proposed as transitioning from Office/Research Campus to Traditional Residential.

Staff would add the following conditions to approval of the rezoning:

1. Approval of the rezoning 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. Preliminary and final plat submittal are required for the single-family residential developments.
4. Developer agrees that property will develop in accordance with the U-MI land use and zoning standards.
5. Developer shall be governed by the Conditional Zoning Agreement as will any of the subsequent owners of parcels in the 59.50 acreage.

Respectfully submitted,

Greg Beck
City Planner



COMMUNITY DEVELOPMENT

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

August 17, 2016

Staff Report

Case No. 16-066

Location: West of the intersection of Forest Grove Drive and Middle Road, and south of Interstate 80 – Rezoning

Applicant: Grunwald Land Development/Dale Grunwald

Current Zoning Classification: A-1, Agricultural District

Proposed Zoning Classification: R-5, Multi-family Residence District

Current Land Use Designation: Office/Research Campus

Background Information and Facts

Dale Grunwald has submitted an application for rezoning of property located west of the intersection of Forest Grove Drive and Middle Road and south of Interstate 80 (see Aerial Photo, Attachment A). The petitioner would like to change the land use designation for an eastern portion of the nearly 60 acre parcel from Office/Research Campus to High-density Residential and is also requesting a rezoning from A-1, Agricultural to R-5, Multi-family Residence District. The future land use category for this site is Urban-Medium Intensity (U-MI) (see Future Land Use Map and Definitions, Attachments B, and C). The site is anticipated to have two entries from Forest Grove Drive and potentially from the adjoining parcel to the east (see Contour Aerial and Site Concept, Attachments D and E). While the transition to a new Comprehensive Plan and Zoning Ordinance is underway, an agreement for conditioning the zoning was deemed necessary (see Agreement, Attachment F).

Land Use

The land use designation for the site is Office/Research Campus. Surrounding land use designations are Office/Research Campus and to the south Office/Research Campus, Traditional Residential, and Commercial. The petitioner would like to change the land use designation to High-density Residential to facilitate a rezoning to R-5, Multi-family Residence District from A-1, Agricultural District. Staff reviewed the proposed land uses and believes that the R-5 zoning district is compatible with the components of the future U-MI land uses. Land use densities required in the U-MI classification are not currently met at a density of 6.22 units per acre overall for the entire U-MI area of 59.5 acres. 7-12 units per acre are required under the Comprehensive Plan and future Zoning Ordinance. Through rewriting the Comprehensive Plan and Zoning Ordinance prior to adoption, the density may be amended by the City Council to permit this development under the U-MI category.

Utilities

Utilities are available along Middle Road and from subdivisions south of Forest Grove Drive. Water service and electrical will originate along Forest Grove Drive from the south. It is the responsibility of the property owner to connect to all utilities. Sanitary sewer is available for connection to the southwest one third of the overall site. The method of sewerage for the remainder of the site has yet to be determined.

Thoroughfare Plan/Access

Two streets to the site will originate from Forest Grove Drive. Friendship Path will originate in the southwest, and Blue Stem Path will be coming from the southeast with the potential for two additional streets of Rye Drive and Sage Drive. All streets form a grid type pattern throughout the development.

Storm Water Detention

Storm water detention is required, and the design must be approved by the City Engineer at the time a preliminary plat is submitted. Storm water detention must be provided for all development within the overall parcel.

Recommended Action

Staff recommends the Planning and Zoning Commission evaluate the same factors considered for other conditional rezoning requests when deciding whether to recommend approval of the rezoning. The land use designation for this parcel is proposed as transitioning from Office/Research Campus to High-density Residential.

Staff would add the following conditions to approval of the rezoning:

1. Approval of the rezoning 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. Preliminary and final plat submittal and a site development plan are required for the multi-family residential developments.
4. Developer agrees that property will develop in accordance with the U-MI land use and zoning standards.
5. Developer shall be governed by the Conditional Zoning Agreement as will any of the subsequent owners of parcels in the 59.50 acreage.

Respectfully submitted,

Greg Beck
City Planner



COMMUNITY DEVELOPMENT

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

August 17, 2016

Staff Report

Case No. 16-067

Location: West of the intersection of Forest Grove Drive and Middle Road and south of Interstate 80 – Rezoning

Applicant: Grunwald Land Development/Dale Grunwald

Current Zoning Classification: A-1, Agricultural District

Proposed Zoning Classification: C-2, Community Shopping District

Current Land Use Designation: Office/Research Campus

Background Information and Facts

Dale Grunwald has submitted an application for rezoning of property located west of the intersection of Forest Grove Drive and Middle Road and south of Interstate 80 (see Aerial Photo, Attachment A). The petitioner would like to change the land use designation for approximately 4.54 acres of the nearly 60 acre parcel from Office/Research Campus to Commercial and is also requesting a rezoning from A-1, Agricultural to C-2 Community Shopping District. The future land use category for this site is Urban-Medium Intensity (U-MI) (see Future Land Use Map and Definitions, Attachments B, and C). The site is anticipated to have two entries from Forest Grove Drive and potentially from the adjoining parcel to the east (see Contour Aerial and Site Concept, Attachments D and E). While the transition to a new Comprehensive Plan and Zoning Ordinance is underway, an agreement for conditioning the zoning was deemed necessary (see Agreement, Attachment F)

Land Use

The land use designation for the site is Office/Research Campus. Surrounding land use designations are Office/Research Campus and to the south Office/Research Campus, Traditional Residential, and Commercial. The petitioner would like to change the land use designation to Commercial to facilitate a rezoning to C-2 Community Shopping District from A-1, Agricultural District. Staff reviewed the proposed land use and believes that the C-2 zoning district is compatible with the components of the future U-MI land uses. Land use densities required in the U-MI classification are met in the concept of first floor commercial and second and third stories of multi-family housing, which corresponds to C-2 zoning. One third of the use of this 4.54 acre parcel is commercial and two thirds multi-family in this concept.

Utilities

Utilities are available along Middle Road and from subdivisions south of Forest Grove Drive. Water service and electrical will originate along Forest Grove Drive from the south. It is the responsibility of the property owner to connect to all utilities. Sanitary sewer is available for connection to the southwest one third of the overall site. The method of sewerage for the remainder of the site has yet to be determined.

Thoroughfare Plan/Access

Two streets to the site will originate from Forest Grove Drive. Friendship Path will originate in the southwest, and Blue Stem Path will be coming from the southeast with the potential for two additional streets of Rye Drive and Sage Drive. All streets form a grid type pattern throughout the development.

Storm Water Detention

Storm water detention is required, and the design must be approved by the City Engineer at the time a preliminary plat is submitted. The storm water detention design shall be evaluated by the City Engineer to determine whether it will be contained totally within the commercially-zoned parcel.

Recommended Action

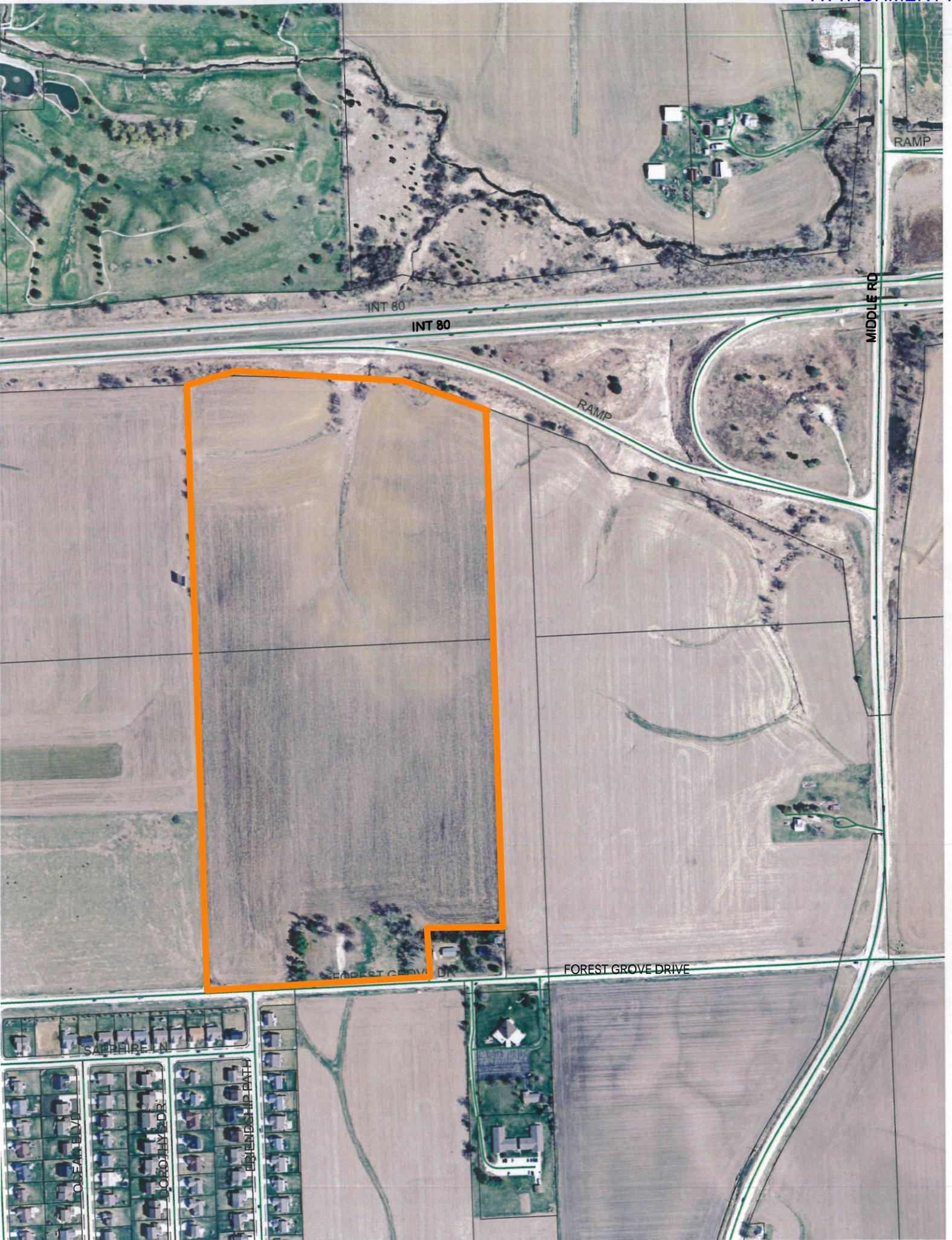
Staff recommends the Planning and Zoning Commission evaluate the same factors considered for other conditional rezoning requests when deciding whether to recommend approval of the rezoning. The land use designation for this lot is proposed as transitioning from Office/Research Campus to Commercial.

Staff would add the following conditions to approval of the rezoning:

1. Approval of the rezoning 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. Preliminary and final plat submittal and a site development plan is required for the commercial and multi-family residential developments.
4. Developer agrees that property will develop in accordance with the U-MI land use and zoning standards.
5. Developer shall be governed by the Conditional Zoning Agreement as will any of the subsequent owners of parcels in the 59.50 acreage.

Respectfully submitted,

Greg Beck
City Planner



INT 80

INT 80

RAMP

MIDDLE RD

RAMP

FOREST GROVE DR

FOREST GROVE DRIVE

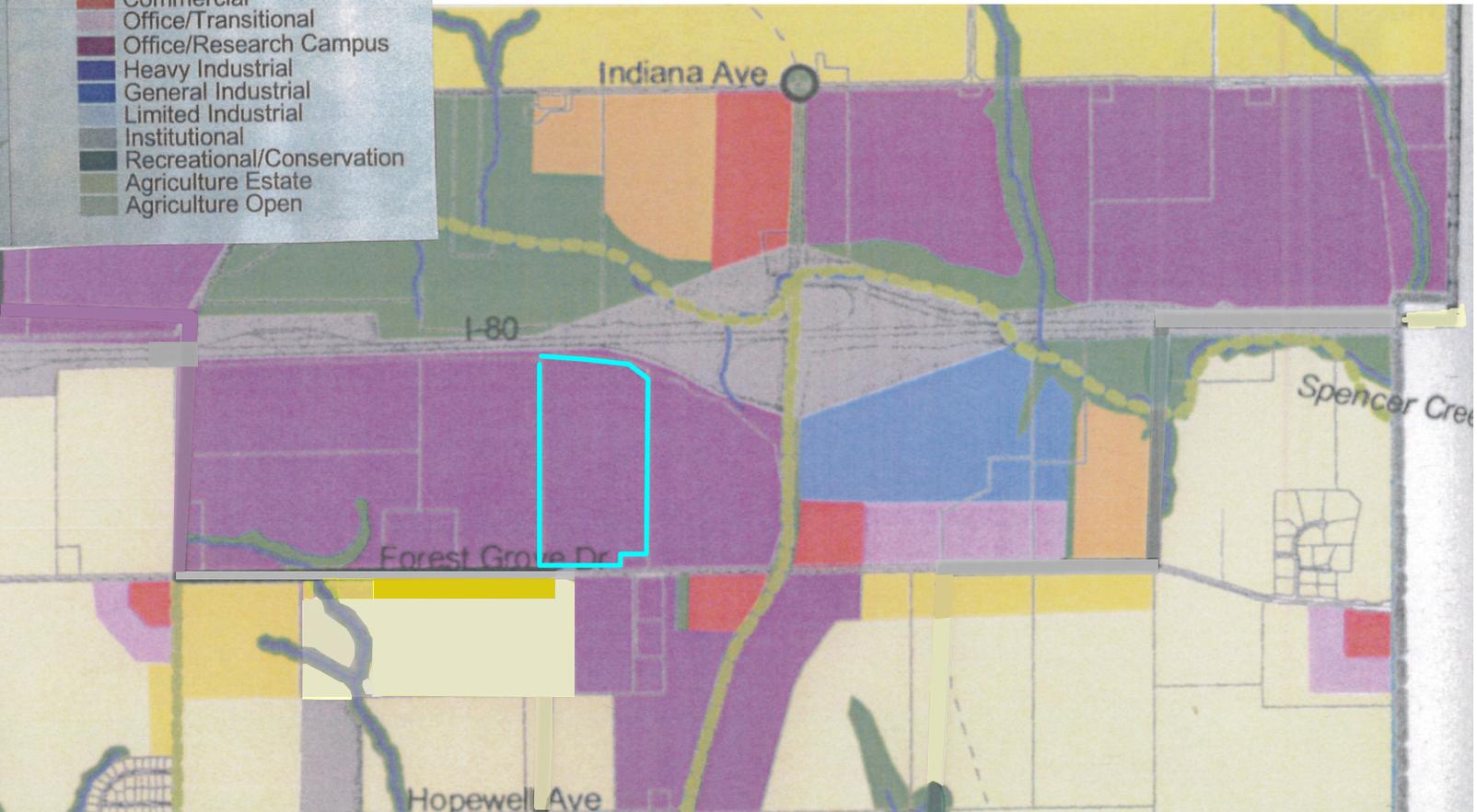
SAPPHIRE LN

OSCAR BLVD

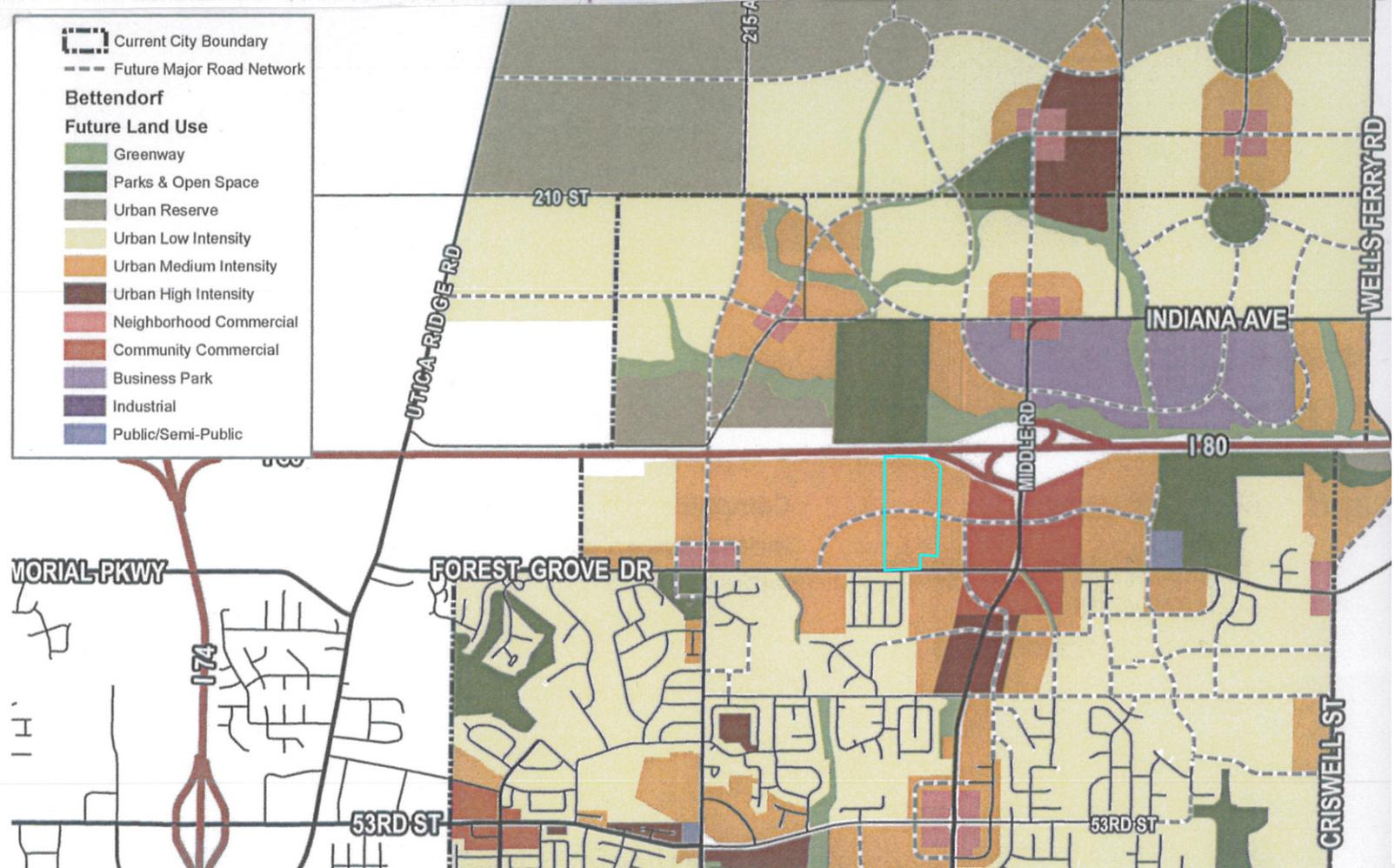
DOROTHY DR

FRIENDSHIP PATH

- Landuse**
- Traditional Residential
 - Medium Density Residential
 - High Density Residential
 - Commercial
 - Office/Transitional
 - Office/Research Campus
 - Heavy Industrial
 - General Industrial
 - Limited Industrial
 - Institutional
 - Recreational/Conservation
 - Agriculture Estate
 - Agriculture Open

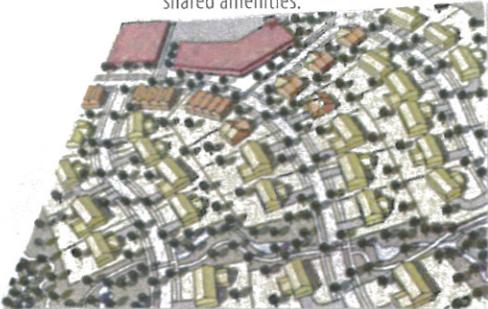


PRESENT LAND USE MAP ↑ PENDING LAND USE MAP ↓



...Descriptions of Development Character Areas Continued

Detailed Description of All Categories

Development Character Area	Purpose	Uses, Intensity and Form	Compatibility
<p>Urban Low Intensity</p> 	<p>An efficient, walkable pattern of low density development. As compared to denser areas, ULI has more space and separation of uses, with farther distances between destinations and fewer shared amenities.</p>	<ul style="list-style-type: none"> » Uses. A mix of complementary uses, including mostly single family housing, with some bi-attached, townhome and small multi-family projects, schools, small parks & churches, & neighborhood retail or mixed use. » Intensity. 2-7 dwelling units per acre or 0.25-0.5 FAR (non-residential) » Form. Uses are integrated so that residents can access them by walking or biking. ULI areas use a high connectivity grid street pattern to expand viable locations for low intensity commercial uses, and allow multiple access points and route choices between all uses. 	<p>Compatibility will be achieved through gradual increases of intensity transitioning from one land use to another. A cross-section of this area may show large lot single family next to medium lot single family, next to small lot single family, next to townhomes, next to small commercial. Although the focus is on gradual changes in intensity, these changes should occur at a small enough scale to ensure inclusion of a range of land uses within roughly a quarter square mile (160 acres) in order to encourage walking, biking, and the reduction of auto trips.</p> <ul style="list-style-type: none"> • Different intensity uses are positioned to create a smooth transition from lower to higher intensity uses. • Larger commercial or office uses should cluster around arterial streets. • Smaller commercial uses may be appropriate on collector streets.
<p>Urban Medium Intensity</p> 	<p>Vibrant, urban areas that draw customers and employees from outside the immediate area. Increased intensity (compared to ULI) improves opportunities for economic activity and social interaction.</p>	<ul style="list-style-type: none"> » Uses. A mix of complementary uses, including single family housing, multi-family housing, schools, mid-sized parks and churches, commercial and mixed use. Amenities such as parks, plazas and quality streetscapes should be more prevalent than in ULI areas. » Intensity. 7-12 dwelling units / acres, FAR of 0.3-1.0 (non-residential) » Form. A high-connectivity grid pattern expands viable locations for commercial land uses, and allows multiple access points and route choices between uses. As compared to ULI, UMI encourages closer proximity between transportation, housing, and shopping choices. 	<p>Land uses and intensities should be integrated at a finer grain than within the Urban—Low Intensity designation. As compared to ULI areas, compatibility should be achieved through increased attention to traffic circulation and parking, site and building design, and on-site operations.</p> <ul style="list-style-type: none"> • Land uses are sometimes mixed vertically, resulting in complementary and alternating times of use and the ability to share parking areas. • Different types of land use are positioned to create a smooth internal transition from lower to higher intensity uses; however, this transition happens over a shorter distance than within the ULI designation. • Larger commercial or office uses should cluster around arterial streets and rail lines. • Smaller commercial uses are appropriate on any street provided that a smooth transition in intensity of uses is maintained.

CONDITIONAL ZONING AGREEMENT

THIS AGREEMENT is made between the City of Bettendorf, Iowa a municipal corporation (hereinafter "City"), and Grunwald Land Development, LC (hereinafter "Owner");

WHEREAS, Owner is in the process of becoming the legal title holder of approximately _____ acres of property located southwest of the intersection of Forest Grove Road and Interstate 80; and

WHEREAS, the Owner has requested the rezoning of a portion of said property from A-1, Agricultural zone to R-3, R-5 and C-2; and

WHEREAS, the City Council has determined that, with appropriate conditions regarding the density of development, an overall site concept plan, and in consideration of the three different types of development that are proposed, the requested zoning changes are appropriate in this location and are consistent with the 2015 Comprehensive Plan; and

WHEREAS, Iowa Code § 414.5 (2015) provides that the City may impose reasonable conditions on granting an Owner's rezoning request, over and above existing regulations, in order to satisfy public needs caused by the requested change; and

WHEREAS, the Owner acknowledges that certain conditions and restrictions are reasonable to ensure the development of the property is consistent with the Comprehensive Plan; and

WHEREAS, the Owner, Grunwald Land Development, agrees to use and develop this property in accordance with the terms and conditions of this Conditional Zoning Agreement.

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties agree as follows:

I. COMMERCIAL PROPERTY

1. Owner is in the process of becoming the legal title holder of the property legally described as follows:

LEGAL DESCRIPTION HERE.

2. The Owner acknowledges that the City wishes to ensure conformance to the principles of the recently adopted but not yet implemented 2015 Comprehensive Plan. Further, the parties acknowledge that Iowa Code § 414.5 (2015) provides that the City may impose reasonable conditions on granting an applicant's rezoning request, over and above the existing regulations, in order to satisfy public needs caused by the requested change.

3. In consideration of the City's rezoning of the subject property, Owner agrees that the use and development of the subject property will conform to all other requirements of the zoning chapter, as well as the following conditions:

- A. The Owner agrees to develop this area in a manner that is consistent with the 2015 Comprehensive Plan for the City of Bettendorf. This plan has been adopted, but has not yet been implemented. The formal zoning regulations that are needed to implement the plan are still being developed. Owner nevertheless agrees to be bound by the regulations that are contained within the 2015 Comprehensive Plan.
- B. The subject property is identified as an "Urban Medium Intensity" Development Character Area (DCA) under the new land use map contained on Page 27 of the 2015 Comprehensive Plan. The parties agree that the allowable uses under the C-2 zoning category are appropriate uses for this DCA.
- C. The non-residential intensity range for this DCA is identified as "0.3 and up" on Page 29 of the 2015 Comprehensive Plan. This means that a minimum of 30% of the lots in the C-2 zone must be covered by a building. The parties agree that the Concept Plan attached to this Agreement meets this requirement.
- D. The attached Concept Plan shall be adhered to as it relates to the scale of buildings, intensity range of development, and overall street layout. The parties agree that lot sizes may need to be adjusted and buildings may be scaled up or down depending on the final users of those facilities. However, Owner agrees not to vary from this overall concept and to develop the property in a manner that complies with the regulations contained within the 2015 Comprehensive Plan.

II. MULTI-FAMILY PROPERTY

1. Owner is in the process of becoming the legal title holder of the property legally described as follows:

LEGAL DESCRIPTION HERE

2. The Owner acknowledges that the City wishes to ensure conformance to the principles of the recently adopted but not yet implemented 2015 Comprehensive Plan. Further, the parties acknowledge that Iowa Code § 414.5 (2015) provides that the City may impose reasonable conditions on granting an applicant's rezoning request, over and above the existing regulations, in order to satisfy public needs caused by the requested change.

3. In consideration of the City's rezoning of the subject property, Owner agrees that the use and development of the subject property will conform to all other requirements of the zoning chapter, as well as the following conditions:

- A. The Owner agrees to develop this area in a manner that is consistent with the 2015 Comprehensive Plan for the City of Bettendorf. This plan has been adopted, but has

not yet been implemented. The formal zoning regulations that are needed to implement the plan are still being developed. Owner nevertheless agrees to be bound by the regulations that are contained within the 2015 Comprehensive Plan.

- B. The subject property is identified as an “Urban Medium Intensity” Development Character Area (DCA) under the new land use map contained on Page 27 of the 2015 Comprehensive Plan. The parties agree that the allowable uses under the R-5 zoning category are appropriate uses for this DCA.
- C. The residential density range for this DCA is identified as “7-12” on Page 29 of the 2015 Comprehensive Plan. This means that a minimum of 7 dwelling units per acre must be provided on the subject property. A maximum of 12 dwelling units per acre are allowed. In discussions with elected and appointed officials, it has been determined that this threshold will be reduced from 7 to 5 dwelling units per acre for this DCA through the adoption of the new zoning ordinance. The parties agree that the Concept Plan attached to this Agreement meets this revised requirement. Developer shall be held to the minimum standard of 5 dwelling units per acre.
- D. The attached Concept Plan shall be adhered to as it relates to the residential density range and overall street layout. The parties agree that lot sizes may need to be adjusted and buildings may be scaled up or down depending on the final users of those facilities. However, Owner agrees not to vary from this overall concept and to develop the property in a manner that complies with the regulations contained within the 2015 Comprehensive Plan.

III. SINGLE-FAMILY PROPERTY

1. Owner is in the process of becoming the legal title holder of the property legally described as follows:

LEGAL DESCRIPTION HERE

2. The Owner acknowledges that the City wishes to ensure conformance to the principles of the recently adopted but not yet implemented 2015 Comprehensive Plan. Further, the parties acknowledge that Iowa Code § 414.5 (2015) provides that the City may impose reasonable conditions on granting an applicant's rezoning request, over and above the existing regulations, in order to satisfy public needs caused by the requested change.

3. In consideration of the City's rezoning of the subject property, Owner agrees that the use and development of the subject property will conform to all other requirements of the zoning chapter, as well as the following conditions:

- A. The Owner agrees to develop this area in a manner that is consistent with the 2015 Comprehensive Plan for the City of Bettendorf. This plan has been adopted, but has not yet been implemented. The formal zoning regulations that are needed to

implement the plan are still being developed. Owner nevertheless agrees to be bound by the regulations that are contained within the 2015 Comprehensive Plan.

- B. The subject property is identified as an “Urban Medium Intensity” Development Character Area (DCA) under the new land use map contained on Page 27 of the 2015 Comprehensive Plan. The parties agree that the allowable uses under the R-3 zoning category are appropriate uses for this DCA.
- C. The residential density range for this DCA is identified as “7-12” on Page 29 of the 2015 Comprehensive Plan. This means that a minimum of 7 dwelling units per acre must be provided on the subject property. A maximum of 12 dwelling units per acre are allowed. In discussions with elected and appointed officials, it has been determined that this threshold will be reduced from 7 to 5 dwelling units per acre for this DCA through the adoption of the new zoning ordinance. The parties agree that the Concept Plan attached to this Agreement meets this revised requirement. Developer shall be held to the minimum standard of 5 dwelling units per acre.
- D. The attached Concept Plan shall be adhered to as it relates to the residential density range and overall street layout. The parties agree that lot sizes may need to be adjusted and buildings may be scaled up or down depending on the final users of those facilities. However, Owner agrees not to vary from this overall concept and to develop the property in a manner that complies with the regulations contained within the 2015 Comprehensive Plan.

IV. GENERAL CONDITIONS

1. This conditional rezoning is expressly conditioned on Owner becoming the legal title holder of these properties. Should Owner not be successful in acquiring the properties, this agreement shall terminate.
2. The Owner and City acknowledge that the conditions contained herein are reasonable conditions to impose on the land under Iowa Code § 414.5 (2015), and that said conditions satisfy public needs that are caused by the requested zoning change.
3. The Owner and City acknowledge that in the event the subject property is transferred, sold, redeveloped, or subdivided, all redevelopment will conform with the terms of this Conditional Zoning Agreement.
4. The Owner agrees that development of this property shall begin within one year from the date of approval of this agreement. Should development not commence within this timeframe, the property shall revert back to the prior zoning classification.
5. The parties acknowledge that this Conditional Zoning Agreement shall be deemed to be a covenant running with the land and with title to the land, and shall remain in full force and effect as a covenant with title to the land, unless or until released of record by the City. The

parties further acknowledge that this agreement shall inure to the benefit of and bind all successors, representatives, and assigns of the parties.

6. The Owner acknowledge(s) that nothing in this Conditional Zoning Agreement shall be construed to relieve the Owner or Applicant from complying with all other applicable local, state, and federal regulations.

7. The parties agree that this Conditional Zoning Agreement shall be incorporated by reference into the ordinance rezoning the subject property, and that upon adoption and publication of the ordinance, this agreement shall be recorded in the Scott County Recorder's Office at the Applicant's expense.

Dated this _____ day of _____, 2016.

Approved by: _____
Kristine Stone, City Attorney

CITY OF BETTENDORF

Mayor

Attest: _____
City Clerk

CITY ACKNOWLEDGEMENT:

STATE OF IOWA)
) ss:
SCOTT COUNTY)

This instrument was acknowledged before me on _____, 2016, by Robert Gallagher and Decker Ploehn, who did say that they are the Mayor and City Clerk, respectively, of the City of Bettendorf; that the seal affixed thereto is the seal of said municipal corporation;

that said instrument was signed and sealed on behalf of said municipal corporation by authority of its City Council; and that the said Mayor and City Clerk as such officers acknowledged that the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa

GRUNWALD LAND DEVELOPMENT LC

By: _____

Its: _____

OWNER ACKNOWLEDGEMENT:

STATE OF IOWA)

) ss:

SCOTT COUNTY)

This instrument was acknowledged before me on _____, 2016, by

(name), as the _____ (title) of Grunwald Land
Development LC.

Notary Public in and for the State of Iowa



COMMUNITY DEVELOPMENT

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

August 17, 2016

Staff Report

Case No. 16-068

Subdivision Name: Bettendorf Industrial Park 2nd Addition - Preliminary Plat

Location: Southeast of the Crow Creek and Valley Drive and north of US 67

Applicant: Kevin Koellner.

Current Land Use Designation: General Industrial

Background Information and Facts

Kevin Koellner has submitted the preliminary plat of Bettendorf Industrial Park 2nd Addition (see Aerial Photo and Site Photos, Attachments A and B). The site is located south of Valley Drive and north of the intersection of 62nd Avenue and US 67. This area has been filled to raise the lots 2 feet above the 100 year flood plain and currently has a floodplain development permit to fill the site. The western portion of the proposed preliminary plat was previously platted as Lot 2, Keefe's Addition (Keefe's Plat, Attachment C). The preliminary plat contains 14 lots. The subdivision concept is established to incorporate industrial sites (see Preliminary Plats Attachments D and E).

Land Use

The land use designation for the site is Office/transitional (north 20%) and General Industrial (south 80%). The land use designations of the surrounding properties are Traditional Residential (northeast), Agricultural Estate, and General Industrial (east, south, and west). Industrial processes and buildings containing those 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 US 67. Sanitary sewer is available from the north side of US 67. Water also comes from the north side of US 67. Electrical power is available along the south side of Valley Drive. The developer will provide all utility connections to the site. A natural gas main exists along the south side of Valley Drive.

Thoroughfare Plan/Access

Access to the site is anticipated from U S 67 up the right-of-way. No direct access onto Valley Drive from an adjoining lot shall be permitted. An adjoining access to Bear Tooth Court may occur at a future date. A 38-foot wide street with paving depth required for industrial streets. Right-of way width is 60 feet.

Storm Water Detention

Storm water detention will be required for the site. Outlot A contains the detention area as shown for the subdivision. Storm water calculations are awaiting the approval of the City Engineer. All drainageways shall be removed of debris and reconstructed to facilitate water flow on the west and east boundaries. The storm water detention basin will need to be created as an outlot separate from a wetland on the west side of Outlot A. Directing storm water into the IDOT right-of-way will require State permission.

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 requirements.
2. Any development of this site will require City Council approval of a final plat and site development plan.
3. All storm water calculations and detention basin designs shall be approved by the City Engineer prior to City Council approval of any final plat of the preliminary plat area.
4. Fire hydrant locations shall be determined by the Fire Department prior to approval of any site development plan.
5. A revised LOMR is required prior to the City Council approval of any site development plan for the subdivision.

Respectfully submitted,

Greg Beck
City Planner



EVERGREEN PK

DUKES DR

MOENUS RD

KERROS LN

VALLEY DR

BEAR TOOTH CT

STATE ST

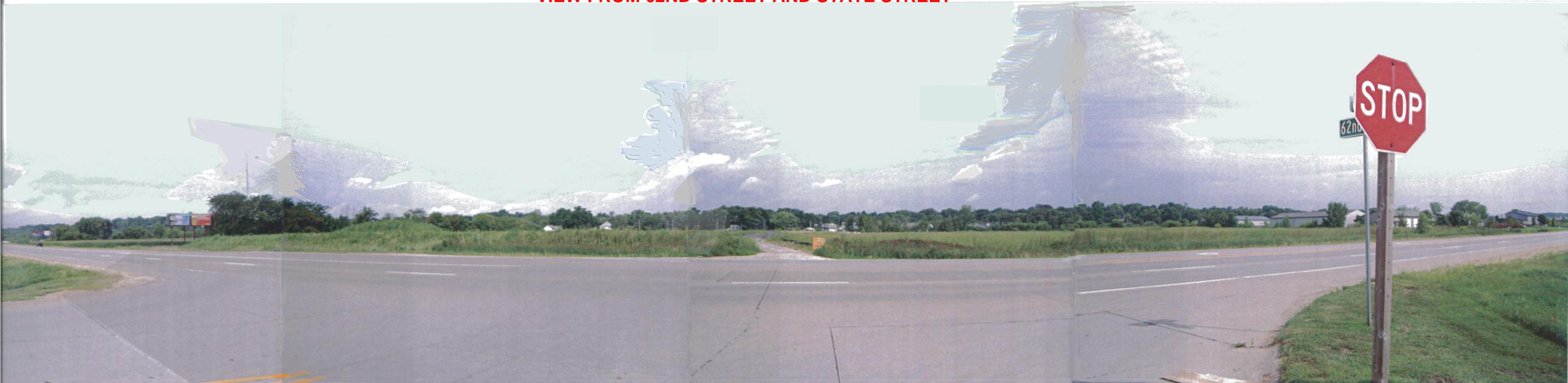
62ND STREET CT

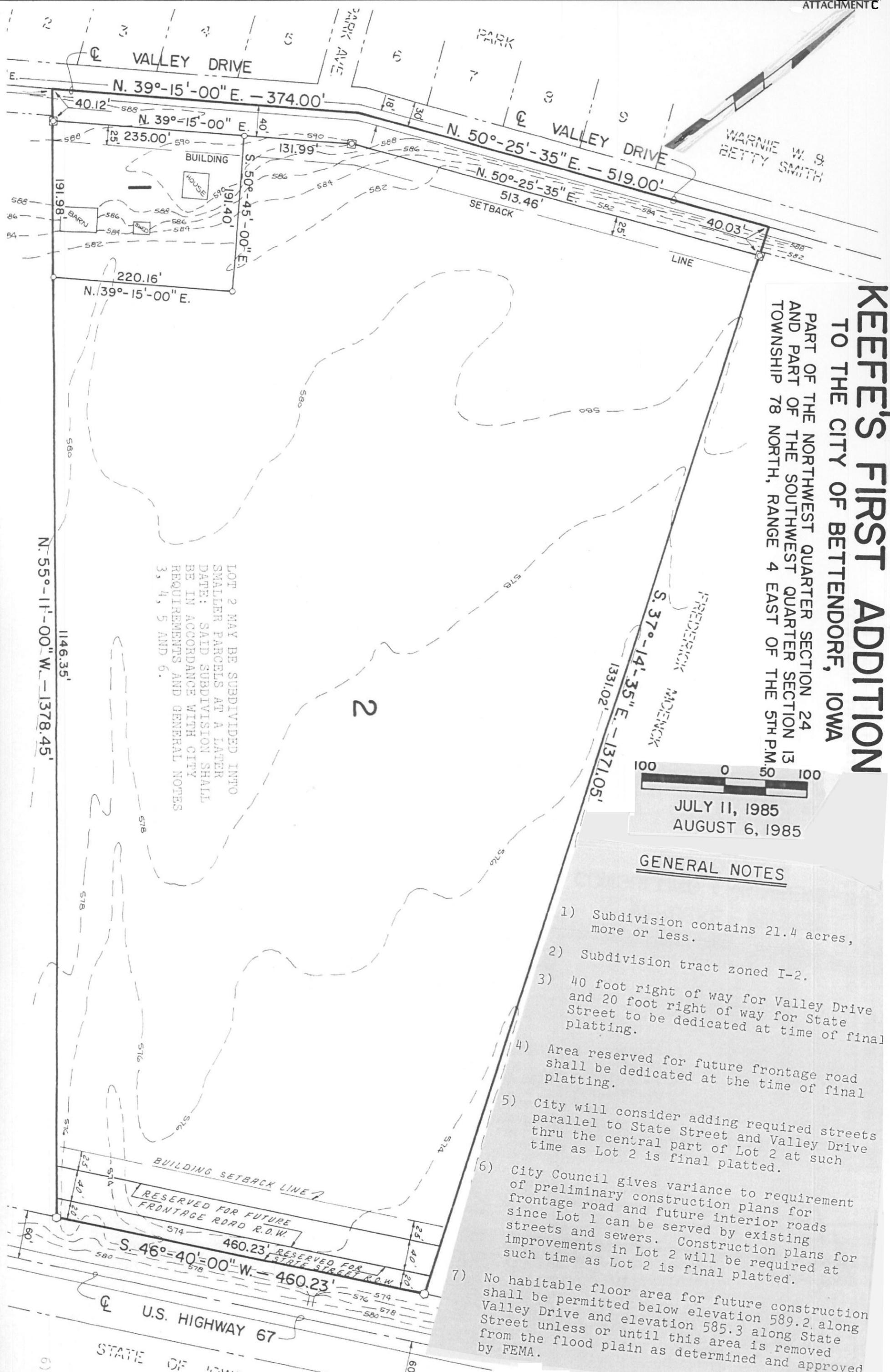
VALLEY DRIVE VIEW LOOKING SOUTHEAST



ATTACHMENT B

VIEW FROM 62ND STREET AND STATE STREET





KEEFE'S FIRST ADDITION TO THE CITY OF BETTENDORF, IOWA

PART OF THE NORTHWEST QUARTER SECTION 24
AND PART OF THE SOUTHWEST QUARTER SECTION 13
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M.

WARNIE W. &
BETTY SMITH

LOT 2 MAY BE SUBDIVIDED INTO
SMALLER PARCELS AT A LATER
DATE; SAID SUBDIVISION SHALL
BE IN ACCORDANCE WITH CITY
REQUIREMENTS AND GENERAL NOTES
3, 4, 5 AND 6.

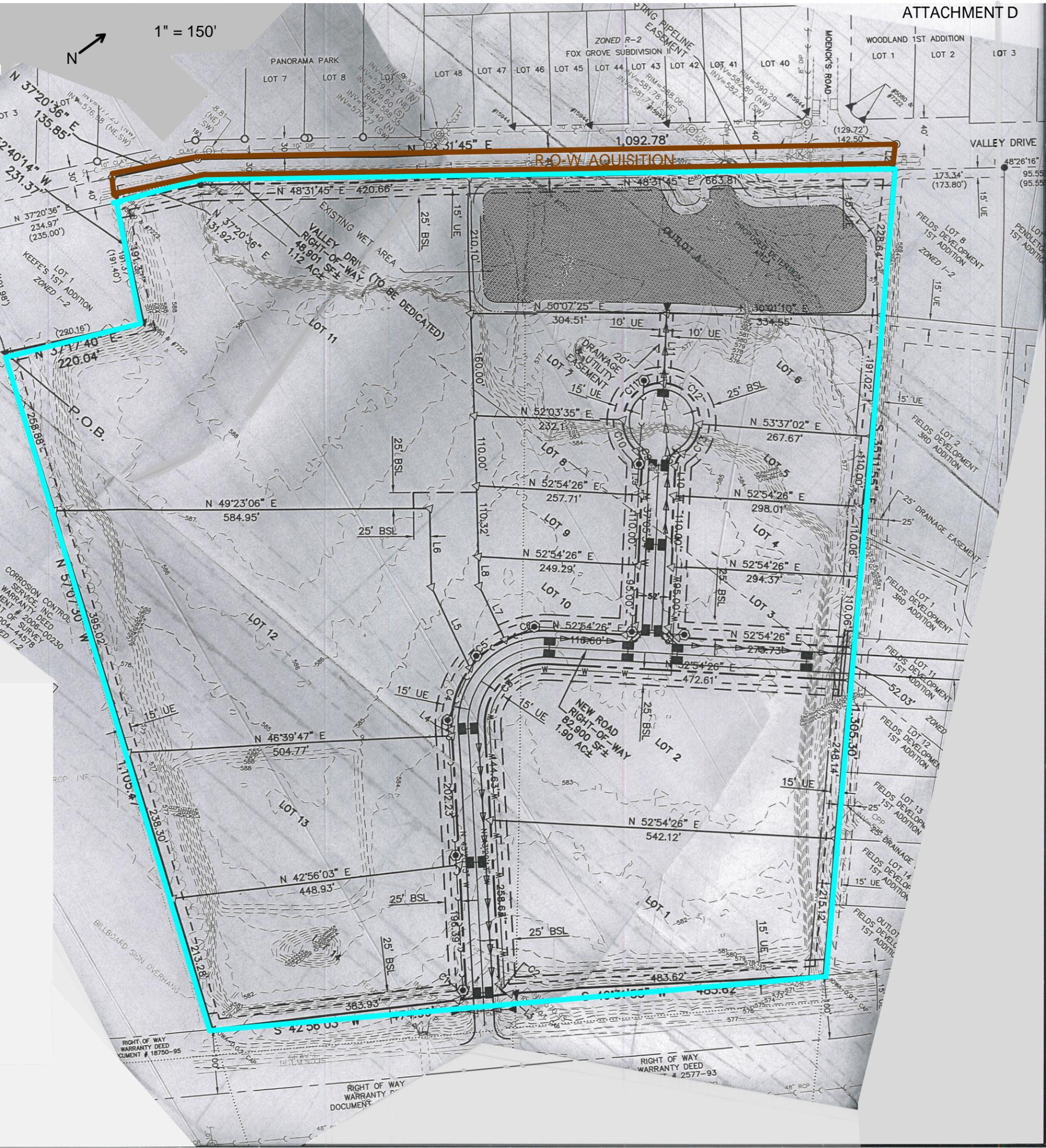
100 0 50 100
JULY 11, 1985
AUGUST 6, 1985

GENERAL NOTES

- 1) Subdivision contains 21.4 acres, more or less.
- 2) Subdivision tract zoned I-2.
- 3) 40 foot right of way for Valley Drive and 20 foot right of way for State Street to be dedicated at time of final platting.
- 4) Area reserved for future frontage road shall be dedicated at the time of final platting.
- 5) City will consider adding required streets parallel to State Street and Valley Drive thru the central part of Lot 2 at such time as Lot 2 is final platted.
- 6) City Council gives variance to requirement of preliminary construction plans for frontage road and future interior roads since Lot 1 can be served by existing streets and sewers. Construction plans for improvements in Lot 2 will be required at such time as Lot 2 is final platted.
- 7) No habitable floor area for future construction shall be permitted below elevation 589.2 along Valley Drive and elevation 585.3 along State Street unless or until this area is removed from the flood plain as determined and approved by FEMA.

U.S. HIGHWAY 67
STATE OF IOWA

1" = 150'



BETTENDORF INDUSTRIAL PARK 2nd ADDITION
PART OF THE NORTHWEST QUARTER OF SECTION 24 AND PART OF THE
SOUTHWEST QUARTER OF SECTION 13, ALL IN TOWNSHIP 78 NORTH,
RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN,
IN THE CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA,
35.54 Acres±

AUG - 9 2016

OWNER / SUBDIVIDER
Build to Suit
1805 State Street, Suite 101
Bettendorf, Iowa 52722
Attn: Kevin Koellner
Phone (563) 355-7806



VICINITY MAP
(NOT TO SCALE)

LEGEND

- REBAR, FOUND
CHISELED "X" IN CONCRETE, FOUND
REBAR WITH CAP #, FOUND
5/8" REBAR WITH CAP #13581 SET
1/2" SQ. PIN, FOUND
P.K. NAIL, FOUND
PIPE, FOUND
CONCRETE MONUMENT, FOUND
SECTION CORNER
MEASURED DIMENSION
RECORDED DIMENSION
LINE CONTINUATION
SUBDIVISION BOUNDARY
EXISTING LOT LINE
PROPOSED LOT LINE
CENTERLINE
UNDERLYING DEED LINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
SECTION LINE
EXISTING R.O.W. LINE
PROPOSED R.O.W. LINE
SETBACK LINE
FLOODWAY LIMITS PER FIRM MAP
LIMITS OF AREA 1 FT. ABOVE B.F.
LOW ENTRY ELEVATION
STORM INLET
FLARED END SECTION
SANITARY MANHOLE
SANITARY SEWER
STORM SEWER
WATER LINE

ABBREVIATIONS

- AC ACRES
CL CENTERLINE
L LENGTH
R RADIUS
SF SQUARE FEET
BSL BUILDING SETBACK LINE
PL PROPERTY LINE
POB POINT OF BEGINNING
POC POINT OF COMMENCING
ROW RIGHT OF WAY
UE UTILITY EASEMENT



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

Daryl A. Brickner, PLS No. 13581
My license renewal date is December 31, 2017
No. of sheets covered by this set: _____

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

This property is subject to any and all easements and roadways of record.

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.

Part of this subdivision is subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0387F with an Effective Date February 18, 2011. The map was used to show the limits of the Floodway. Data from these maps along with FEMA's Flood Insurance Study for Scott County, Iowa and existing ground contours were used to show the Limits of the Area 1 Foot Above Base Flood Elevation. The Low Entry Elevations shown on the drawing are 1 Foot Above Base Flood Elevation. These Elevations are based on based on NGVD29.

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

GENERAL NOTES

General 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.

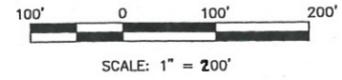
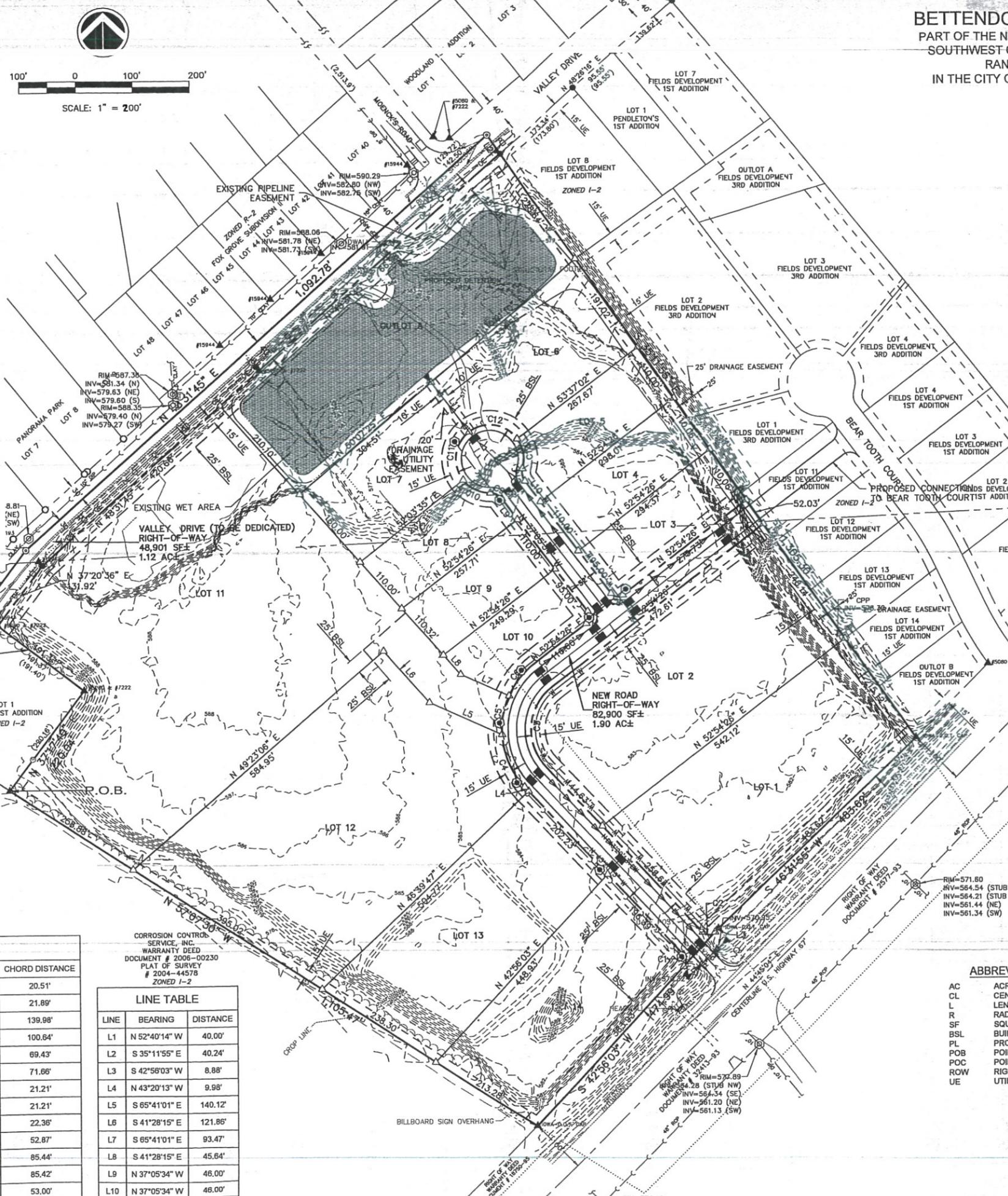
Blanket underground easements granted for all primary and secondary electric cables, pad mounted transformers, electric transformers, primary cable, gas service, water service, sewer laterals, telephone service, and cable T.V. to individual structures and street lights.

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.

This subdivision is currently zoned S.A. or Suburban Agricultural

All improvements shall be installed in accordance with the latest Standard Specifications of the City of Bettendorf, Iowa.

Current Zoning - I-2. 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 future code requirements shall govern.



AREA TABLE

Table with 2 columns: LOT and AREA S.F.±. Lists areas for lots 1 through 14, a new road, and outlot A.

CURVE TABLE

Table with 5 columns: CURVE, LENGTH, RADIUS, CHORD BEARING, CHORD DISTANCE. Lists curve data for curves C1 through C14.

LINE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Lists line data for lines L1 through L11.

CORROSION CONTROL SERVICE, INC.
WARRANTY DEED
DOCUMENT # 2006-00230
PLAT OF SURVEY
2004-44578
ZONED I-2



COMMUNITY DEVELOPMENT

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

August 17, 2016

Staff Report

Case No. 16-069

Subdivision Name: Sunset West – Preliminary Plat

Location: 5501 Pigeon Creek Road

Applicant: CDS Partners, LLC

Current Land Use Designation: Traditional Residential

Background Information and Facts

CDS Partners, LLC has submitted a preliminary plat of property located north of 53rd Avenue extended and east of Pigeon Creek Road (see Aerial Photo, Attachment A). The developer anticipates platting 5 single-family lots (see Preliminary Plat, Attachment B). The previous lot was known as Lot 17 of Century Heights Twentieth Addition (see Final Plat, Attachment C). A farmhouse will remain on Lot 5 of Sunset West subdivision (see Final Plat, Attachment D).

Land Use

The land use designation for the site is Traditional Residential in which R-1, Single-Family Residence District is permitted. As an alternative to staggered front yard setbacks, the developer has chosen 30-foot front yard setbacks with 25 percent of each structure being offset to provide a non-uniform appearance.

Utilities

Utility connections will come primarily from the west. Sanitary sewer will be provided from the east for Lots 4 and 5. Sanitary sewer will come from the west for Lots 1, 2, and 3. Water will come from the west from Pigeon Creek Road. The developer will provide all utility connections to the site.

Thoroughfare Plan/Access

The primary access to the site is anticipated from Pigeon Creek Road using the existing roadways within Century Heights Twentieth Addition.

Storm Water Detention

Storm water detention will be required for the site. It is anticipated that the storm water from subdivisions in the area will be served by a series of detention ponds throughout the development. The storm water detention basin will be located in Outlot A and outlet to the

east fork of Pigeon Creek through the adjoining property to the south. The City Engineer shall approve all storm water designs as needed before building permits are issued.

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. The developer will be responsible for arranging utility connections through adjoining properties.

Respectfully submitted,

Greg Beck
City Planner



COMMUNITY DEVELOPMENT

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

August 17, 2016

Staff Report

Case No. 16-070

Subdivision Name: Sunset West - Final Plat

Location: 5501 Pigeon Creek Road

Applicant: CDS Partners, LLC

Current Land Use Designation: Traditional Residential

Background Information and Facts

CDS Partners, LLC has submitted a final plat of property located north of 53rd Avenue extended and east of Pigeon Creek Road (see Aerial Photo, Attachment A). The developer anticipates platting 5 single-family lots (see Preliminary Plat, Attachment B). The previous lot was known as Lot 17 of Century Heights Twentieth Addition (see Final Plat, Attachment C). A farmhouse will remain on Lot 5 of Sunset West subdivision (see Final Plat, Attachment D.)

Land Use

The land use designation for the site is Traditional Residential in which R-1, Single-family Residence District is permitted. As an alternative to staggered front yard setbacks, the developer has chosen 30-foot front yard setbacks with 25 percent of each structure being offset to provide a non-uniform appearance.

Utilities

Utility connections will come primarily from the west. Sanitary sewer will be provided from the east for Lots 4 and 5. Sanitary sewer will come from the west for Lots 1,2 and 3. Water will come from the west from Pigeon Creek Road. The developer will provide all utility connections to the site.

Thoroughfare Plan/Access

The primary access to the site is anticipated from Pigeon Creek Road using the existing roadways within Century Heights Twentieth Addition.

Storm Water Detention

Storm water detention will be required for the site. It is anticipated that the storm water from subdivisions in the area will be served by a series of detention ponds throughout the development. The storm water detention basin will be located in Outlot A and outlet to the

east fork of Pigeon Creek through the adjoining property to the south. The City Engineer shall approve all storm water designs as needed before building permits are issued.

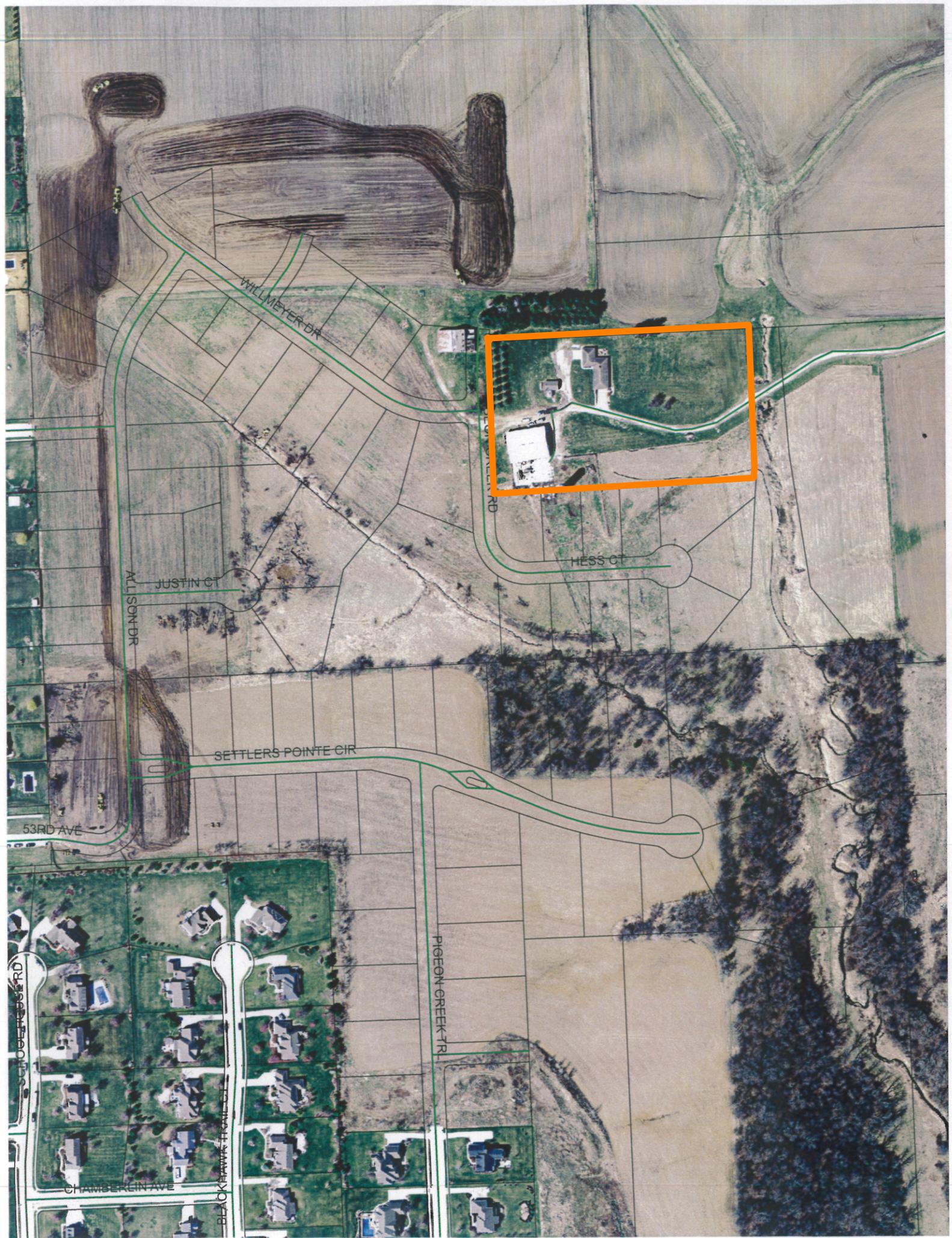
Recommended Action

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 provisions as required by law.
2. The developer will be responsible for arranging utility connections through adjoining properties.

Respectfully submitted,

Greg Beck
City Planner



WILLMEYER DR

JUSTIN CT

ALLISON DR

HESS CT

SETTLERS POINTE CIR

53RD AVE

PIGEON CREEK TR

CHAMBERLAIN AVE

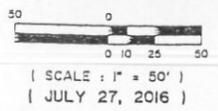
BLACK HAWK FRONT CT



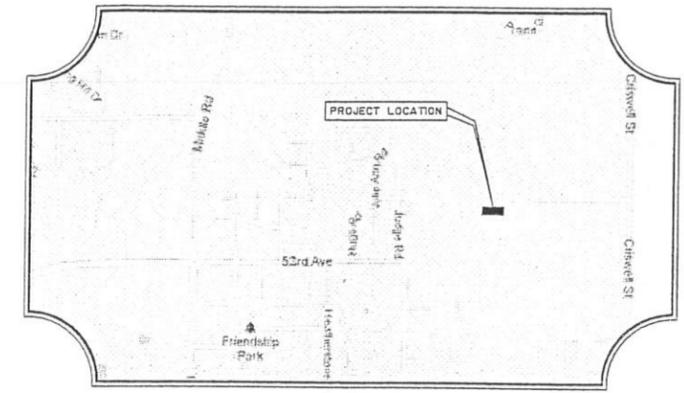
SUNSET WEST

BETTENDORF, IOWA

BEING PART OF THE NORTH HALF OF SECTION 12
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.
ALSO BEING A REPLAT OF LOT 17
CENTURY HEIGHTS TWENTIETH ADDITION



- | | | | | | |
|--|------------------------------------|--|---------------------------------------|--|---------------------------------|
| | EXISTING CONTOURS (INDEX) | | EXISTING OVERHEAD ELECTRIC | | PROPOSED SANITARY SEWERS |
| | EXISTING CONTOURS (INTERMEDIATE) | | EXISTING OVERHEAD ELECTRIC POWER POLE | | PROPOSED SANITARY SEWER MANHOLE |
| | EXISTING SANITARY SEWER | | EXISTING OVERHEAD ELECTRIC LIGHT POLE | | |
| | EXISTING SANITARY SEWER MANHOLE | | EXISTING OVERHEAD ELECTRIC DROP | | |
| | EXISTING STORM SEWER | | EXISTING GUY WIRE | | |
| | EXISTING STORM SEWER MANHOLE | | EXISTING PORTLAND CEMENT CONCRETE | | |
| | EXISTING WATERMAIN | | EXISTING GRAVEL / SEALCOAT | | |
| | EXISTING FIRE HYDRANT | | EXISTING CONIFEROUS TREE | | |
| | EXISTING WATER VALVE | | EXISTING CONIFEROUS TREE LINE | | |



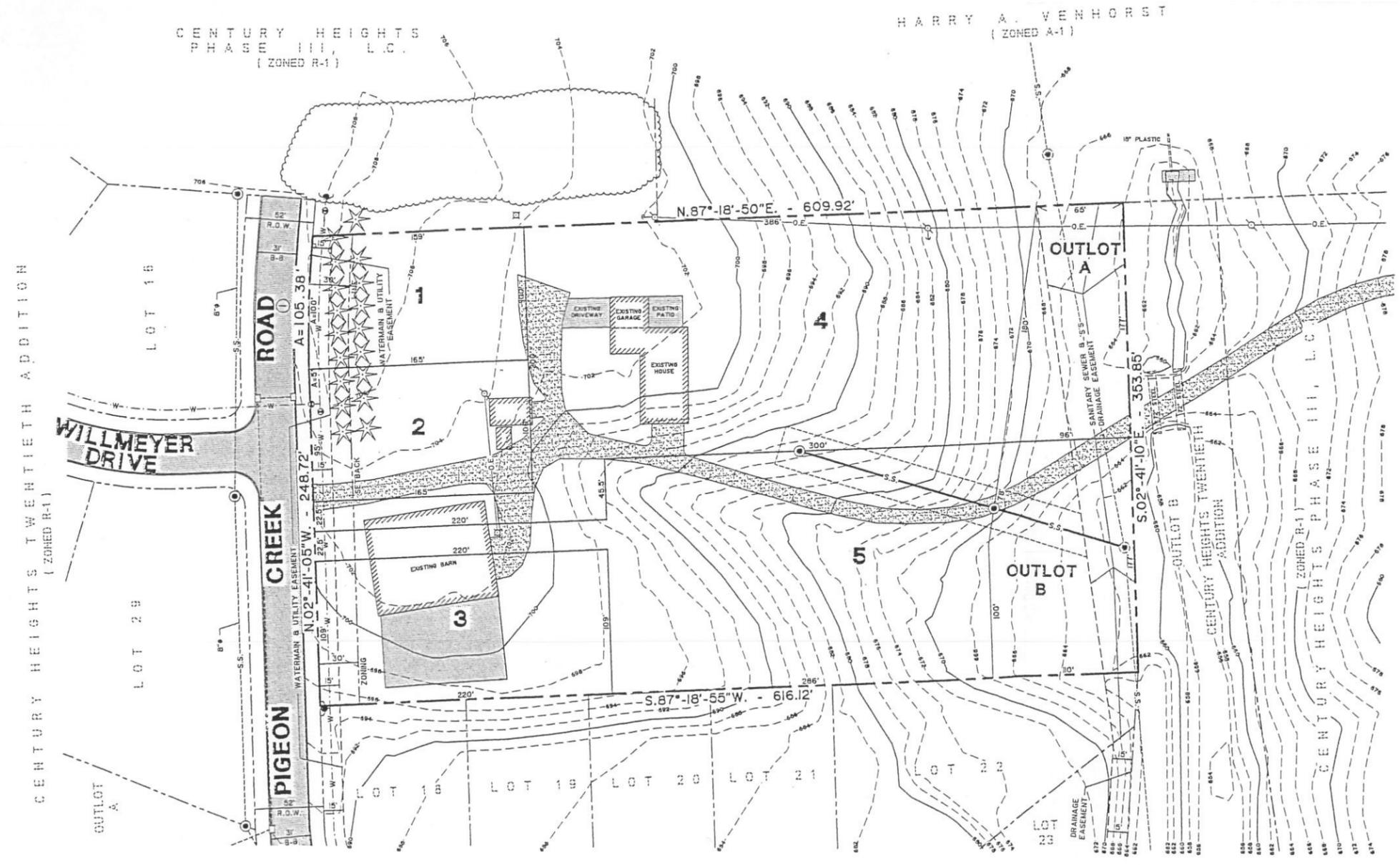
LOCATION MAP

(PRELIMINARY PLAT: NOT TO BE RECORDED)

OWNER - DEVELOPER

CDS PARTNERS, LLC
1040 WEST FOURTH STREET
DAVENPORT, IOWA 52802

ALL IMPROVEMENTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF BETTENDORF STANDARD SPECIFICATIONS AND DETAIL DRAWINGS.
ALL INTERIOR LOT DIMENSIONS ARE APPROXIMATE.
SUBDIVISION CONTAINS 5.00 ACRES, MORE OR LESS.
LOTS ARE ZONED R-1 (SINGLE-FAMILY RESIDENCE DISTRICT).
FOR THE R-1 ZONED AREA, A UNIFORM 30 FOOT FRONT YARD SETBACK HAS BEEN SELECTED FOR THIS DEVELOPMENT. EVERY PROPOSED STRUCTURE SHALL HAVE A MINIMUM 25 PERCENT OF ITS FRONT FACE OFFSET TO PROVIDE A NON-UNIFORM STREET FRONTAGE APPEARANCE.
BEARINGS SHOWN HEREON ARE BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83.
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.
SIDEWALK SHALL BE INSTALLED ALONG PIGEON CREEK ROAD AS LOTS ARE DEVELOPED.



CENTURY HEIGHTS TWENTIETH ADDITION (ZONED R-1)

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	894.66'	06°-44'-55"	105.38'	105.32'	N.00°-41'-20"E.	52.75'

SURVEYOR

DAVID L. MEYER
VERBEKE - MEYER CONSULTING ENGINEERS
4111 EAST 60th STREET
DAVENPORT, IOWA 52807

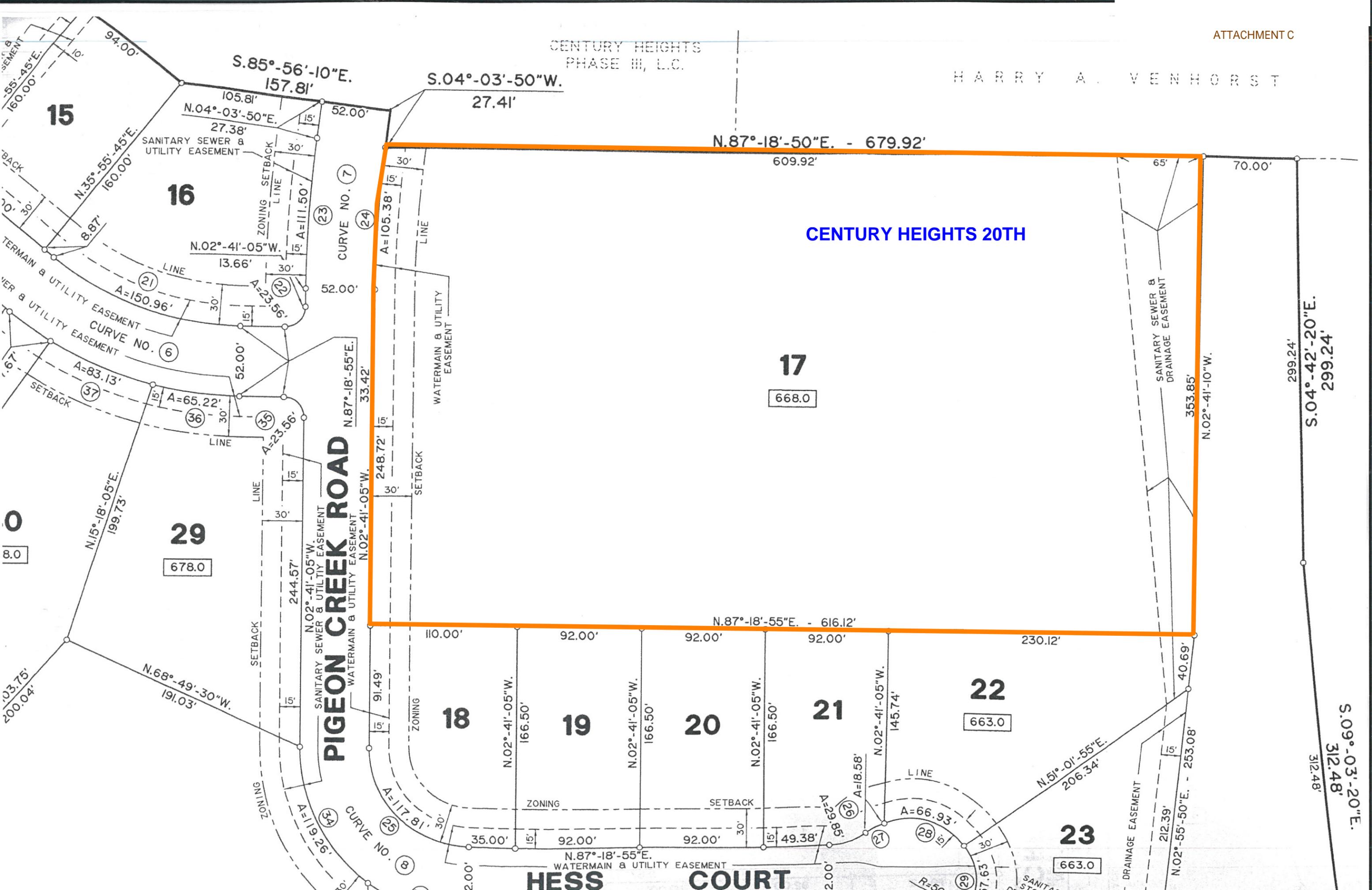
PREPARED BY

VERBEKE - MEYER
CONSULTING ENGINEERS

4111 EAST 60th STREET
DAVENPORT, IOWA 52807

HARRY A. VENHORST

CENTURY HEIGHTS
PHASE III, L.C.



FINAL PLAT OF AUG - 9 2016

SUNSET WEST

AN ADDITION TO THE CITY OF BETTENDORF, IOWA

BEING PART OF THE NORTH HALF OF SECTION 12
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.
ALSO BEING A REPLAT OF LOT 17
CENTURY HEIGHTS TWENTIETH ADDITION

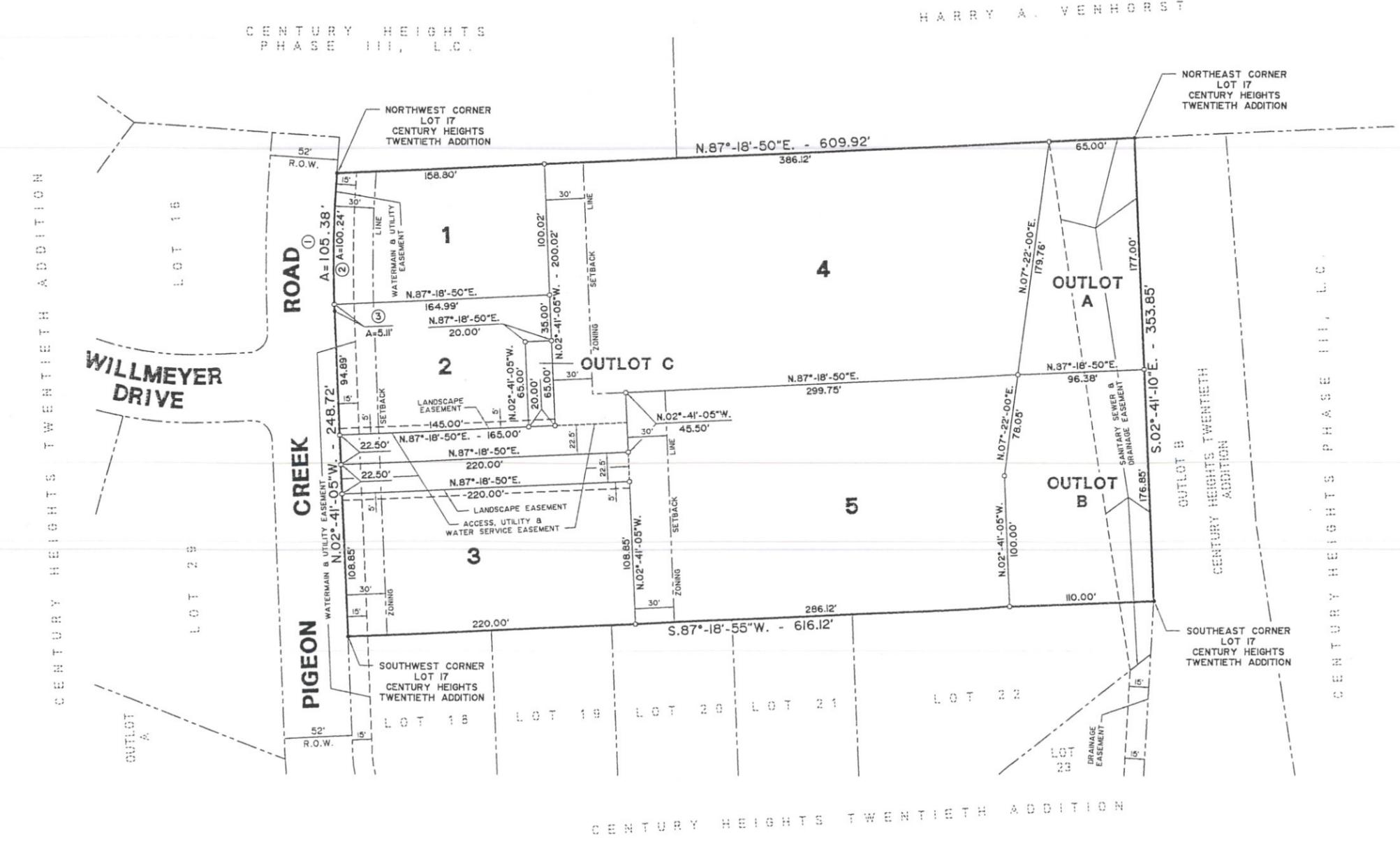
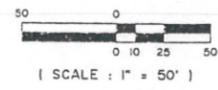
OWNER - DEVELOPER
CDS PARTNERS, LLC
1040 WEST FOURTH STREET
DAVENPORT, IOWA 52802

GENERAL NOTES

- IRON MONUMENTS FOUND SHOWN THUS (5/8"φ IRON PIN).
- IRON MONUMENTS SET SHOWN THUS (5/8"φ x 30" IRON PIN).
- DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- SUBDIVISION CONTAINS 5.00 ACRES, MORE OR LESS.
- BEARINGS SHOWN HEREON ARE BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 (2011).
- 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.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS OF THE CITY OF BETTENDORF, IOWA.
- 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.
- SIDEWALKS SHALL BE INSTALLED ALONG THE STREET FRONTAGE OF LOTS 1 THROUGH 5 AT THE TIME OF CONSTRUCTION ON EACH INDIVIDUAL LOT.
- 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.
- LOTS ARE ZONED R-1 (SINGLE-FAMILY RESIDENCE DISTRICT). AS AN ALTERNATIVE TO THE STAGGERED FRONT YARD SETBACK, THE FRONT YARD SETBACK FOR ALL LOTS IN THE SUBDIVISION MAY BE A MINIMUM OF THIRTY FEET IF AT LEAST TWENTY FIVE PERCENT OF THE STRUCTURE IS OFFSET TO PROVIDE A NONUNIFORM FRONTAGE APPEARANCE.
- LOTS 4 AND 5 CANNOT BE SOLD WITHOUT THE ADJOINING OUTLOTS A AND B RESPECTIVELY.
- OUTLOT C WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- THE ACCESS EASEMENT IS PRIVATELY OWNED AND MAINTAINED.

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	894.66'	06°-44'-55"	105.38'	105.32'	N.00°-41'-20"E.	52.75'
2	894.66'	06°-25'-15"	100.24'	100.19'	N.00°-51'-05"E.	50.17'
3	894.66'	00°-19'-40"	5.11'	5.11'	N.02°-31'-15"W.	2.56'

LOT AREAS	
NO.	SQUARE FEET
1	16,285
2	15,200
3	23,950
4	71,785
5	56,075
A	14,280
B	18,930
C	1,300



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: _____
 Date: **JULY 29, 2016**
 My license renewal date is December 31, 2018

THIS SHEET ONLY

Pages or sheets covered by this seal: _____





COMMUNITY DEVELOPMENT

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

August 17, 2016

Staff Report

Case No. 15-027

Subdivision Name: The Settlement at Pigeon Creek Eighth Addition - Final Plat (Amended)

Applicant: KW Development, LLC

Current Zoning Classification: R-1, Single-family Residence District

Current Land Use Designation: Traditional Residential

Background Information and Facts

KW Development, LLC has submitted an amended final plat of The Settlement at Pigeon Creek Eighth Addition located east of 53rd Avenue extended and east of Allison Drive (see Aerial Photo, Attachment A). The developer platted 32 single-family lots and right-of-way to permit expansion further east and south (See Preliminary Plat, Attachment B and Final plat, Attachment C). For Lots 27 through 32, the revised lowest floor elevation was updated. This was the only change (see amended Final Plat, Attachment D).

Land Use

The land use designation for the site is Traditional Residential which permits the R-1, Single-family Residence District zoning classification.

Utilities

Utility connections will come from surrounding subdivisions to the west. The developer provided all utility connections to the site. Sanitary sewer connections will come from the east near the east fork of Pigeon Creek. An access easement to the outlots is required for storm and sanitary sewer maintenance.

Thoroughfare Plan/Access

The primary access to the site is from 53rd Avenue which then continues north to join Allison Drive. A connection to Pigeon Creek Trail has been constructed as the area adjoins The Settlement at Pigeon Creek Seventh Addition. Right-of-way not needed by the City for the extension of 53rd Avenue was deeded back to the developer.

Storm Water Detention

Storm water detention is required for the site. Outlots C through H serve as storm water detention areas. All detention areas are required to be placed above the 100 year flood mark.

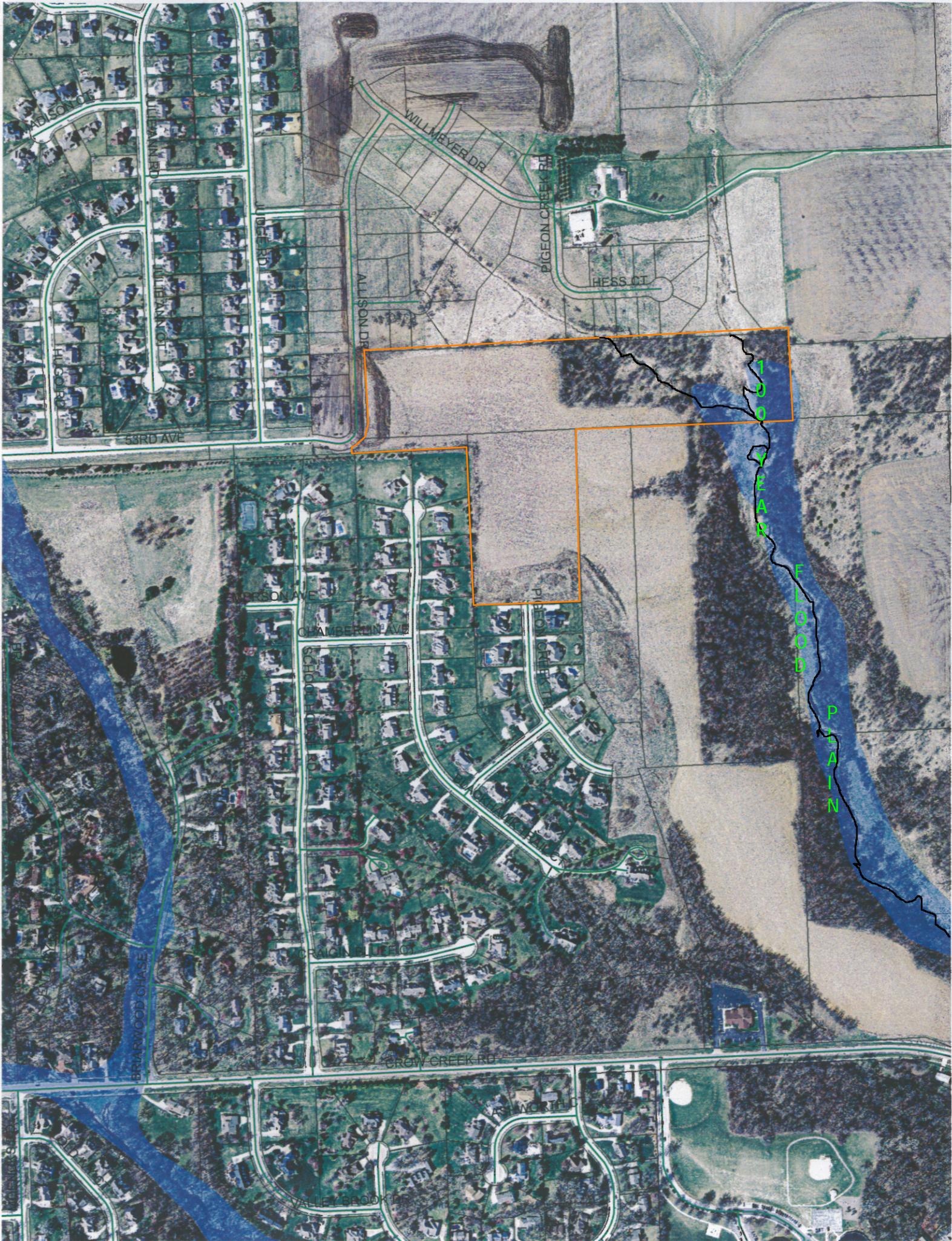
Recommended Action

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

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

Respectfully submitted,

Greg Beck
City Planner

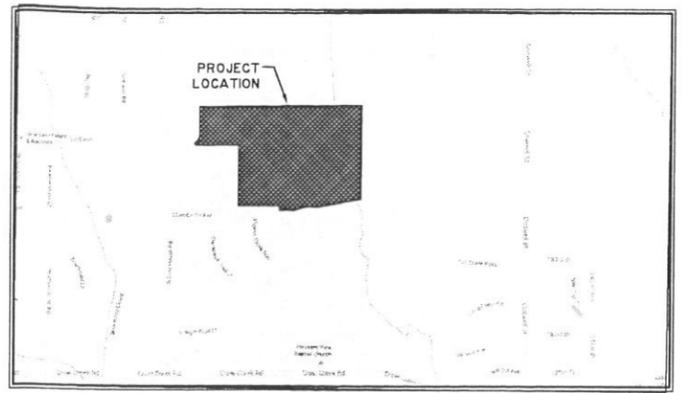


PRELIMINARY PLAT OF

THE SETTLEMENT AT PIGEON CREEK EIGHTH ADDITION

TO THE CITY OF BETTENDORF, IOWA

BEING PART OF SECTION 12, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M. AND IN PART BEING A REPLAT OF OUTLOTS B AND C OF UNITY FARMS ADDITION TO THE CITY OF BETTENDORF, IOWA



LOCATION MAP

(PRELIMINARY PLAT: NOT TO BE RECORDED)

CENTERLINE CURVE DATA

CURVE NO. 1	CURVE NO. 2
R=650.00'	R=1150.00'
CURVE NO. 3	
R=500.00' 16 2015	

GENERAL NOTES

ALL IMPROVEMENTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF BETTENDORF STANDARD SPECIFICATIONS AND DETAIL DRAWINGS.

ALL INTERIOR LOT DIMENSIONS ARE APPROXIMATE.

SUBDIVISION CONTAINS 28.92 ACRES, MORE OR LESS.

ALL EASEMENTS SHOWN ARE APPROXIMATE AND SHALL BE REVIEWED FOR ACCEPTANCE BY THE CITY AND EACH UTILITY COMPANY.

FRONT YARDS WHERE SANITARY SEWER IS SHOWN SHALL HAVE A 15 FOOT SEWER & UTILITY EASEMENT. SIDE LOT LINES WITH SANITARY SEWER AND STORM SEWER SHOWN SHALL HAVE A 30 FOOT SEWER & DRAINAGE EASEMENT. FRONT YARDS WITHOUT SANITARY SEWER SHALL HAVE A 15 FOOT UTILITY EASEMENT. ALL REAR LOT LINES SHALL HAVE A 15 FOOT UTILITY EASEMENT CENTERED ON THE LINE, UNLESS OTHERWISE SHOWN ON THE PLAT.

ALL LOTS ARE ZONED R-1 (SINGLE FAMILY RESIDENCE).

OUTLOTS ARE DESIGNATED FOR FLOODPLAIN, STORMWATER DETENTION, OPEN SPACE, SANITARY SEWER, STORM SEWER AND DRAINAGE.

ALL SANITARY SEWER TO BE 8" DIAMETER UNLESS OTHERWISE SHOWN ON THE PLAN.

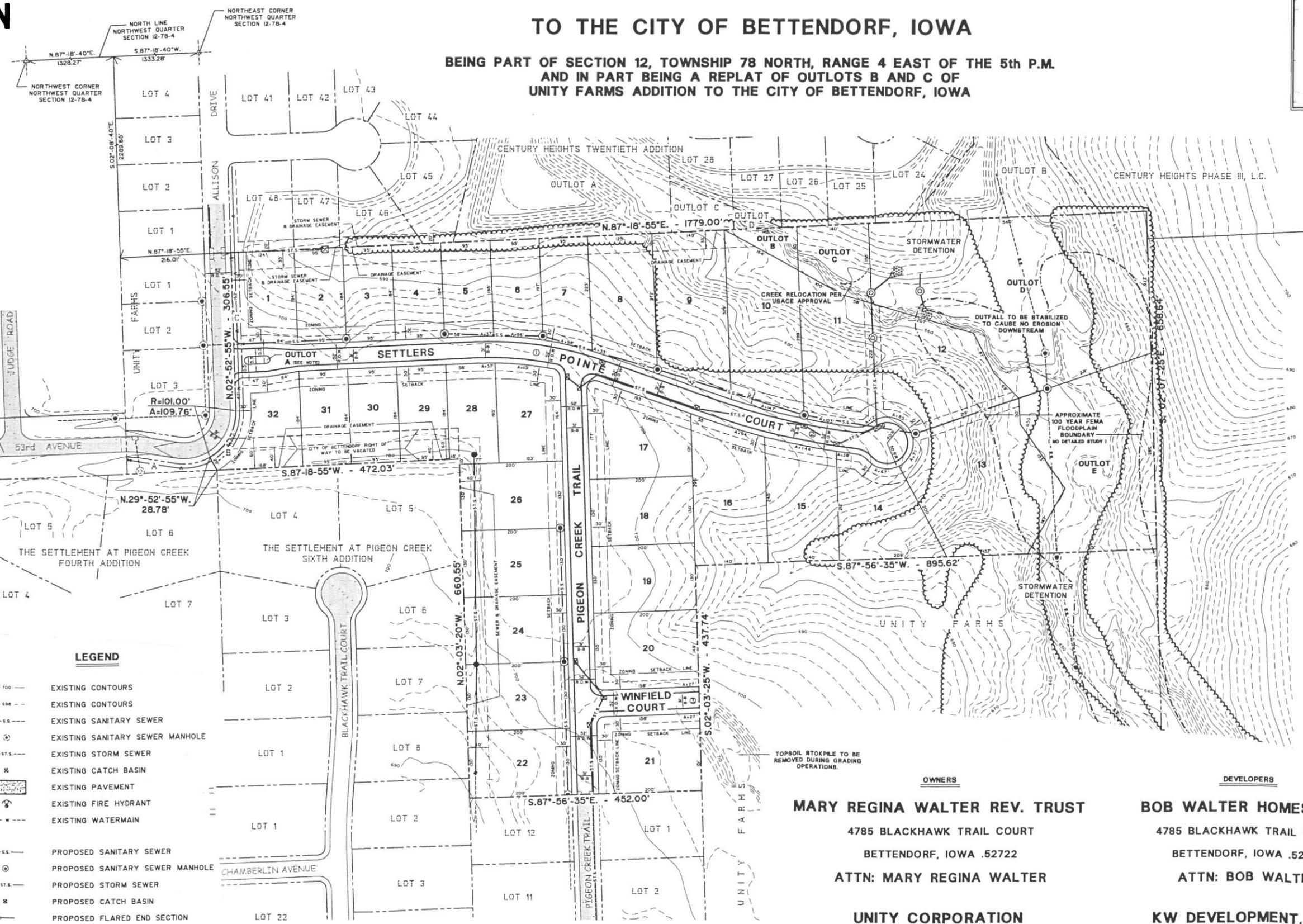
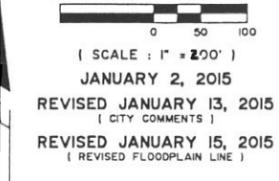
ALL PROPOSED WATERMAIN IS TO BE 8" DUCTILE IRON PIPE.

STORM WATER DETENTION, CONSTRUCTION PLANS AND GRADING & EROSION CONTROL PLANS WILL BE DESIGNED AT THE TIME WHEN FINAL PLATTING OCCURS.

THE FLOODPLAIN BOUNDARY SHOWN WAS DERIVED FROM AERIAL TOPOGRAPHY AND DATA TAKEN FROM THE PIGEON CREEK WATERSHED DRAINAGE STUDY PERFORMED BY DONAHUE & ASSOCIATES ENGINEERS AND ARCHITECTS FOR THE CITY OF BETTENDORF IN 1988.

FOR LOTS ZONED R-1 (SINGLE-FAMILY RESIDENCE DISTRICT), AS AN ALTERNATIVE TO THE STAGGERED FRONT YARD SETBACK, THE FRONT YARD SETBACK FOR ALL LOTS IN THE SUBDIVISION MAY BE MINIMUM OF THIRTY FEET IF AT LEAST TWENTY FIVE PERCENT OF THE STRUCTURE IS OFFSET TO PROVIDE A NONUNIFORM FRONTAGE APPEARANCE.

OUTLOT A WILL BE LANDSCAPE ISLAND AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



- ### LEGEND
- 700 - EXISTING CONTOURS
 - 690 - EXISTING CONTOURS
 - 655 - EXISTING SANITARY SEWER
 - ⊙ - EXISTING SANITARY SEWER MANHOLE
 - ST.S. - EXISTING STORM SEWER
 - ⊙ - EXISTING CATCH BASIN
 - ▣ - EXISTING PAVEMENT
 - ⊙ - EXISTING FIRE HYDRANT
 - W - EXISTING WATERMAIN
 - S.S. - PROPOSED SANITARY SEWER
 - ⊙ - PROPOSED SANITARY SEWER MANHOLE
 - ST.S. - PROPOSED STORM SEWER
 - ⊙ - PROPOSED CATCH BASIN
 - ▣ - PROPOSED FLARED END SECTION
 - ⊙ - PROPOSED RIP - RAP
 - ⊙ - PROPOSED DETENTION OUTFALL

OWNERS

MARY REGINA WALTER REV. TRUST
 4785 BLACKHAWK TRAIL COURT
 BETTENDORF, IOWA .52722
 ATTN: MARY REGINA WALTER

UNITY CORPORATION
 P.O. BOX 3807
 DAVENPORT, IOWA .52808

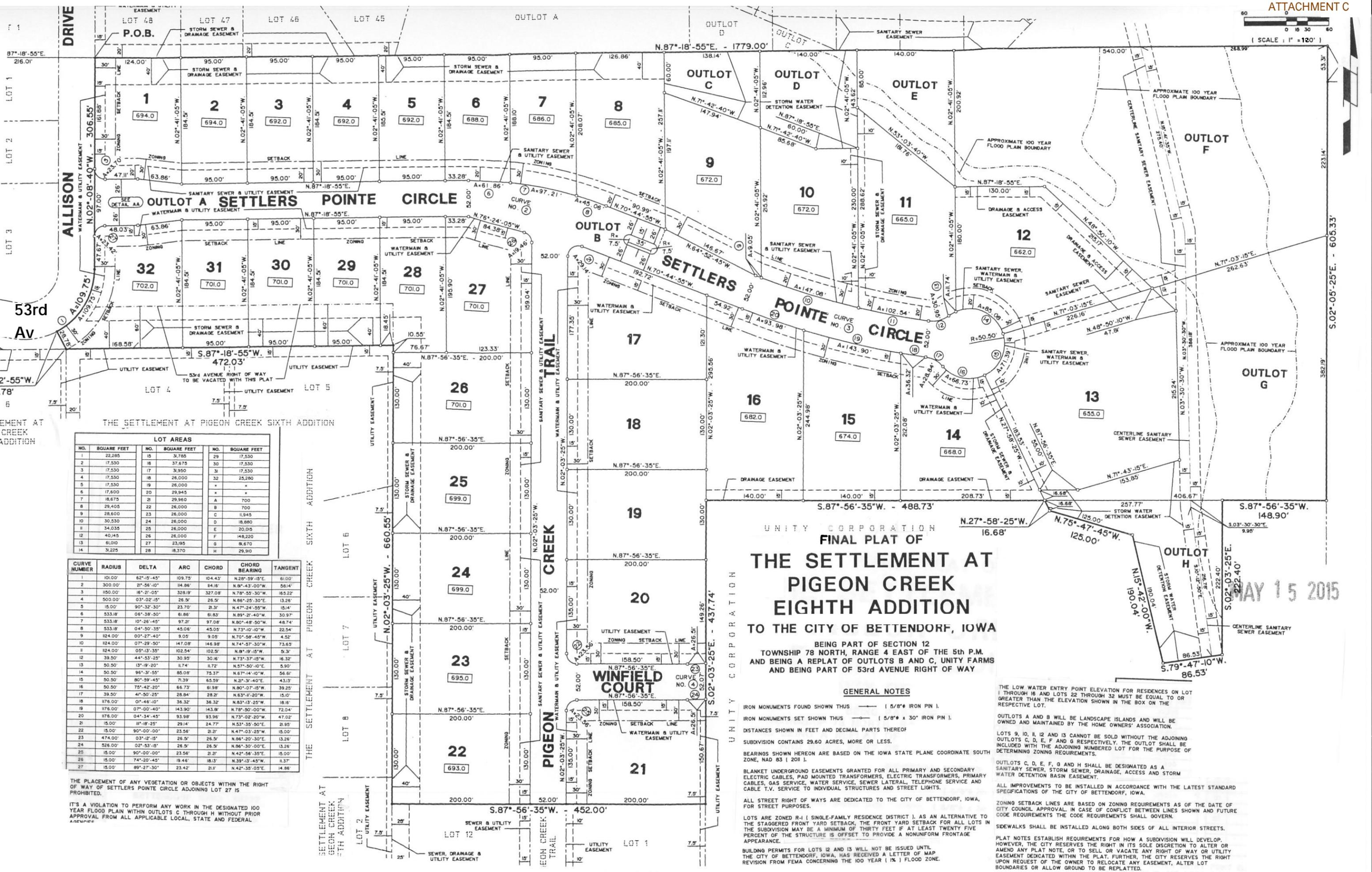
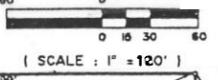
DEVELOPERS

BOB WALTER HOMES, INC.
 4785 BLACKHAWK TRAIL COURT
 BETTENDORF, IOWA .52722
 ATTN: BOB WALTER

KW DEVELOPMENT, LLC
 5824 CARDINAL ROAD
 BETTENDORF, IOWA .52722

ENGINEER
JONATHAN D. WHITE
 VERBEKE - MEYER CONSULTING ENGINEERS, P.C.
 4111 EAST 90th STREET
 DAVENPORT, IOWA 52807

PREPARED BY
VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.



LOT AREAS

NO.	SQUARE FEET	NO.	SQUARE FEET	NO.	SQUARE FEET
1	22,285	15	3,765	29	17,530
2	17,530	16	37,675	30	17,530
3	17,530	17	3,950	31	17,530
4	17,530	18	26,000	32	25,280
5	17,530	19	26,000	*	*
6	17,600	20	29,945	*	*
7	18,675	21	29,960	A	700
8	29,405	22	26,000	B	700
9	28,600	23	26,000	C	1,945
10	30,530	24	26,000	D	18,880
11	34,035	25	26,000	E	20,015
12	40,145	26	26,000	F	148,220
13	61,000	27	23,195	G	8,670
14	31,225	28	18,370	H	29,300

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	101.00'	62°-15'-45"	109.75'	104.43'	N.28°-59'-15"E	61.00'
2	300.00'	2°-56'-10"	14.96'	84.16'	N.8°-43'-00"W	56.14'
3	150.00'	16°-27'-05"	328.19'	327.08'	N.78°-55'-30"W	165.22'
4	500.00'	03°-02'-15"	26.5'	26.5'	N.86°-25'-30"E	13.26'
5	15.00'	90°-32'-30"	23.70'	21.3'	N.47°-24'-55"W	15.14'
6	533.18'	05°-38'-50"	61.86'	61.83'	N.89°-27'-40"W	30.97'
7	533.18'	10°-26'-45"	97.2'	97.08'	N.80°-48'-50"W	48.74'
8	533.18'	04°-50'-35"	45.06'	45.05'	N.73°-10'-10"W	22.54'
9	824.00'	00°-27'-40"	9.05'	9.05'	N.70°-58'-45"W	4.52'
10	824.00'	07°-29'-50"	147.08'	146.98'	N.74°-57'-30"W	73.65'
11	824.00'	05°-13'-35"	102.54'	102.5'	N.8°-19'-15"W	51.3'
12	39.50'	44°-53'-25"	30.95'	30.16'	N.73°-37'-15"W	16.32'
13	50.50'	15°-9'-20"	11.74'	11.72'	N.57°-50'-10"E	5.90'
14	50.50'	96°-3'-55"	85.08'	75.37'	N.67°-14'-10"W	56.61'
15	50.50'	80°-59'-45"	71.39'	65.59'	N.21°-3'-40"E	43.13'
16	50.50'	75°-42'-20"	66.73'	61.98'	N.80°-07'-15"W	39.25'
17	39.50'	41°-50'-25"	28.84'	28.2'	N.63°-1'-20"W	15.0'
18	178.00'	01°-46'-10"	36.32'	36.32'	N.83°-13'-25"W	18.18'
19	178.00'	07°-00'-40"	143.90'	143.8'	N.78°-50'-00"W	72.04'
20	178.00'	04°-34'-45"	93.98'	93.96'	N.73°-02'-20"W	47.02'
21	15.00'	18°-18'-25"	29.14'	24.77'	N.53°-35'-50"E	21.95'
22	15.00'	90°-00'-00"	23.56'	21.2'	N.47°-03'-25"W	15.00'
23	474.00'	03°-12'-15"	26.5'	26.5'	N.86°-20'-30"E	13.26'
24	526.00'	02°-53'-15"	26.5'	26.5'	N.86°-30'-00"E	13.26'
25	15.00'	90°-00'-00"	23.56'	21.2'	N.42°-56'-35"E	15.00'
26	15.00'	74°-20'-45"	19.46'	18.13'	N.39°-13'-45"W	11.37'
27	15.00'	89°-27'-30"	23.42'	21.1'	N.42°-35'-05"E	14.98'

THE PLACEMENT OF ANY VEGETATION OR OBJECTS WITHIN THE RIGHT OF WAY OF SETTLERS POINTE CIRCLE ADJOINING LOT 27 IS PROHIBITED.

IT'S A VIOLATION TO PERFORM ANY WORK IN THE DESIGNATED 100 YEAR FLOOD PLAIN WITHIN OUTLOTS C THROUGH H WITHOUT PRIOR APPROVAL FROM ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES.

UNITY CORPORATION
**FINAL PLAT OF
 THE SETTLEMENT AT
 PIGEON CREEK
 EIGHTH ADDITION**
 TO THE CITY OF BETTENDORF, IOWA
 BEING PART OF SECTION 12
 TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.
 AND BEING A REPLAT OF OUTLOTS B AND C, UNITY FARMS
 AND BEING PART OF 53rd AVENUE RIGHT OF WAY

GENERAL NOTES

- IRON MONUMENTS FOUND SHOWN THUS (5/8" IRON PIN).
- IRON MONUMENTS SET SHOWN THUS (5/8" x 30" IRON PIN).
- DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF
- SUBDIVISION CONTAINS 29.60 ACRES, MORE OR LESS.
- BEARINGS SHOWN HEREON ARE BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 (2011).
- 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.
- ALL STREET RIGHT OF WAYS ARE DEDICATED TO THE CITY OF BETTENDORF, IOWA, FOR STREET PURPOSES.
- LOTS ARE ZONED R-1 (SINGLE-FAMILY RESIDENCE DISTRICT). AS AN ALTERNATIVE TO THE STAGGERED FRONT YARD SETBACK, THE FRONT YARD SETBACK FOR ALL LOTS IN THE SUBDIVISION MAY BE A MINIMUM OF THIRTY FEET IF AT LEAST TWENTY FIVE PERCENT OF THE STRUCTURE IS OFFSET TO PROVIDE A NONUNIFORM FRONTAGE APPEARANCE.
- BUILDING PERMITS FOR LOTS 12 AND 13 WILL NOT BE ISSUED UNTIL THE CITY OF BETTENDORF, IOWA, HAS RECEIVED A LETTER OF MAP REVISION FROM FEMA CONCERNING THE 100 YEAR (1%) FLOOD ZONE.

THE LOW WATER ENTRY POINT ELEVATION FOR RESIDENCES ON LOT 1 THROUGH 16 AND LOTS 22 THROUGH 32 MUST BE EQUAL TO OR GREATER THAN THE ELEVATION SHOWN IN THE BOX ON THE RESPECTIVE LOT.

OUTLOTS A AND B WILL BE LANDSCAPE ISLANDS AND WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION.

LOTS 9, 10, 11, 12 AND 13 CANNOT BE SOLD WITHOUT THE ADJOINING OUTLOTS C, D, E, F AND G RESPECTIVELY. THE OUTLOT SHALL BE INCLUDED WITH THE ADJOINING NUMBERED LOT FOR THE PURPOSE OF DETERMINING ZONING REQUIREMENTS.

OUTLOTS C, D, E, F, G AND H SHALL BE DESIGNATED AS A SANITARY SEWER, STORM SEWER, DRAINAGE, ACCESS AND STORM WATER DETENTION BASIN EASEMENT.

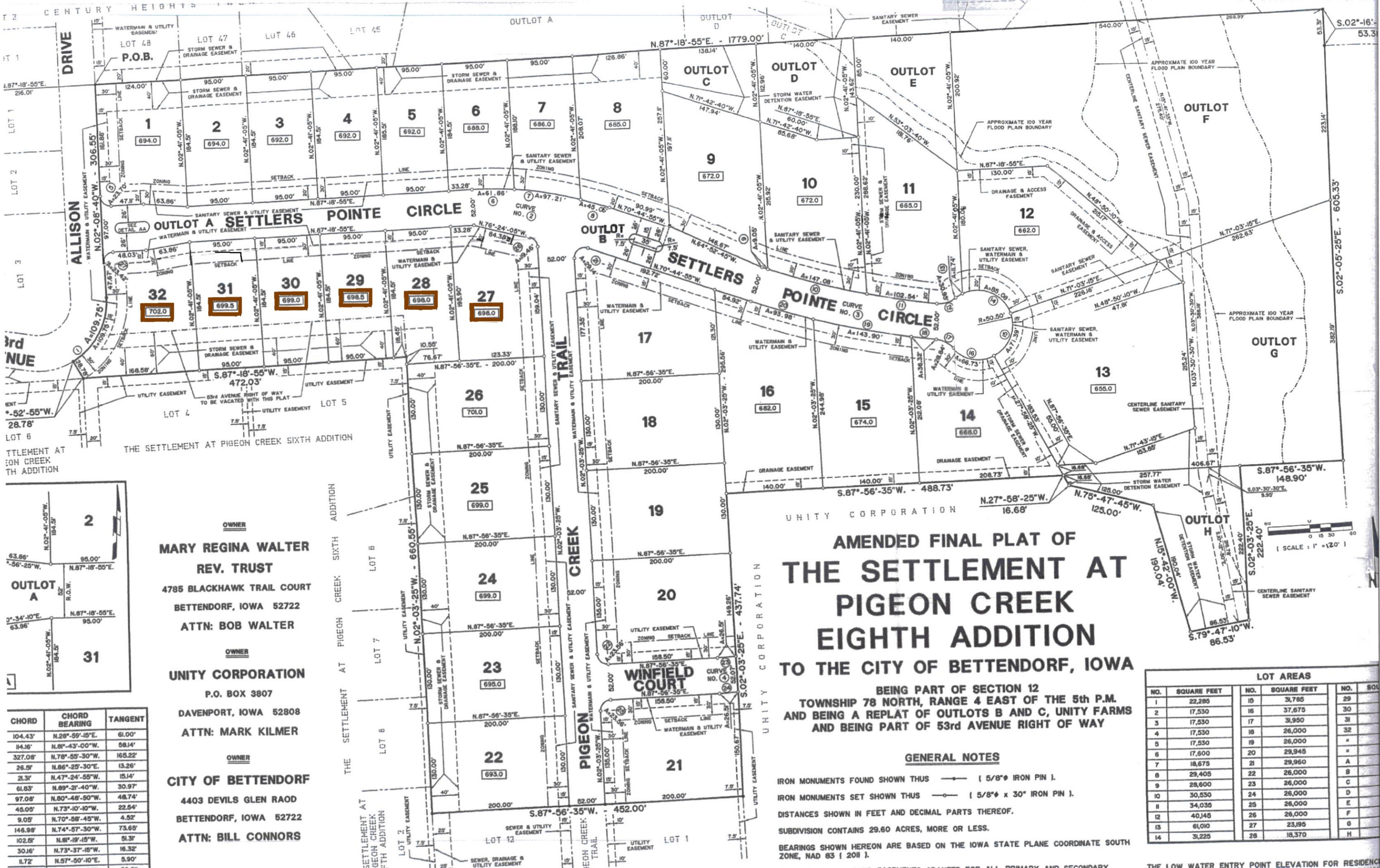
ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS OF THE CITY OF BETTENDORF, IOWA.

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.

SIDEWALKS SHALL BE INSTALLED ALONG BOTH SIDES OF ALL INTERIOR STREETS.

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 REPLATED.

MAY 15 2015



CHORD	CHORD BEARING	TANGENT
104.43'	N.28°-59'-15"E.	61.00'
114.16'	N.81°-43'-00"W.	58.14'
327.08'	N.78°-55'-30"W.	165.22'
26.51'	N.86°-25'-30"E.	13.26'
21.31'	N.47°-24'-55"W.	15.14'
61.83'	N.89°-21'-40"W.	30.97'
97.08'	N.80°-48'-50"W.	48.74'
45.05'	N.73°-10'-10"W.	22.54'
9.05'	N.70°-58'-45"W.	4.52'
146.98'	N.74°-57'-30"W.	73.65'
102.51'	N.81°-19'-15"W.	51.31'
30.16'	N.73°-37'-16"W.	16.32'
11.72'	N.57°-50'-10"E.	5.90'
75.37'	N.67°-14'-10"W.	56.61'

**MARY REGINA WALTER
REV. TRUST**
4785 BLACKHAWK TRAIL COURT
BETTENDORF, IOWA 52722
ATTN: BOB WALTER

OWNER

UNITY CORPORATION
P.O. BOX 3807
DAVENPORT, IOWA 52808
ATTN: MARK KILMER

CITY OF BETTENDORF
4403 DEVILS GLEN RAOD
BETTENDORF, IOWA 52722
ATTN: BILL CONNORS

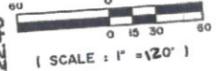
AMENDED FINAL PLAT OF THE SETTLEMENT AT PIGEON CREEK EIGHTH ADDITION TO THE CITY OF BETTENDORF, IOWA

BEING PART OF SECTION 12
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.
AND BEING A REPLAT OF OUTLOTS B AND C, UNITY FARMS
AND BEING PART OF 53RD AVENUE RIGHT OF WAY

GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THIS (5/8" Ø IRON PIN).
 IRON MONUMENTS SET SHOWN THIS (5/8" Ø x 30" IRON PIN).
 DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 SUBDIVISION CONTAINS 29.60 ACRES, MORE OR LESS.
 BEARINGS SHOWN HEREON ARE BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 (2011).
 ALL EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY

LOT AREAS			
NO.	SQUARE FEET	NO.	SQUARE FEET
1	22,285	15	3,785
2	17,530	16	37,673
3	17,530	17	3,950
4	17,530	18	26,000
5	17,530	19	26,000
6	17,600	20	29,945
7	18,675	21	29,960
8	29,405	22	26,000
9	28,600	23	26,000
10	30,530	24	26,000
11	34,035	25	26,000
12	40,145	26	26,000
13	61,010	27	23,195
14	31,225	28	18,370
29		29	
30		30	
31		31	
32		32	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
H		H	



THE LOW WATER ENTRY POINT ELEVATION FOR RESIDENTIAL



COMMUNITY DEVELOPMENT

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

August 17, 2016

Staff Report

Case No. 16-059

Subdivision Name: Everest Summit Second Addition – Final Plat

Location: South of 53rd Avenue and west of Hopewell Creek

Applicant: Rad Pandit

Current Zoning Classification: R-5, Multi-family Residence District

Background Information and Facts

Rad Pandit has submitted the final plat of Everest Summit Second Addition which is located just east of The Springs at Bettendorf apartment community (see Aerial Photo, Attachment A). The petitioner submitted an original plat of 42 lots for townhouses on an approximately 15-acre parcel (see Final Plat, Attachment B). The current proposal is a replat of Lots 1-29 to extend each lot by 10 feet to the west (see Final Plat, Attachments C and D). The developer wishes to add 10-foot decks to the west side of the units.

Land Use

The land use designation for the site is Recreational Conservation. Staff notes that the land use designation does not have a reflective zoning classification, so the surrounding zoning districts, zoning classifications, topography, and other factors were considered in the evaluation of the zoning. The R-5, Multi-family Residence District permits townhouse development. The units anticipated for this site will be two-story, similar to those found at the The Springs at Bettendorf.

Utilities

Utilities are available along 53rd Avenue. Water will come from 53rd Avenue. Sanitary sewer will come from a neighboring source to the west. It is the developer's responsibility to provide all utility connections to the site. Access to all other utilities borders the property. The developer is also stubbing sanitary sewer service to the east of Pandit Drive toward the adjoining parcel.

Thoroughfare Plan/Access

Access to the site is from 53rd Avenue. Pandit Drive is a public street with a 67-foot wide right-of-way and a street 31 feet in width paved to City specifications. Turnarounds for

Fire Department use are spaced along Pandit Drive. The City has granted permission to the developer to use the unpaved right-of-way to the east of the street as snow storage. A 4-foot wide sidewalk shall be required along the west side of Pandit Drive, and a sidewalk matching the existing sidewalk width along 53rd Avenue is required.

Storm Water Detention

Storm water detention will be placed east of Hopewell Creek out of the 100 year flood plain. Storm water calculations have been evaluated by the City Engineer and approved. The detention basin was approved for the new configuration as meeting the 100 year storm standards for detention per the City Engineer.

Recommended Action

Staff recommends the Planning and Zoning Commission recommend approval of the final plat of Everest Summit Second Addition subject to the following conditions:

1. Approval of the final plat does not waive any applicable city, state, or federal requirements.
2. An agreement approved as part of Resolution 16-15 governs all issues regarding the construction standards, snow removal, storm water and related issues are governed by an agreement between the developer and the City of Bettendorf for the subdivision's design and maintenance.

Respectfully submitted,

Greg Beck
City Planner



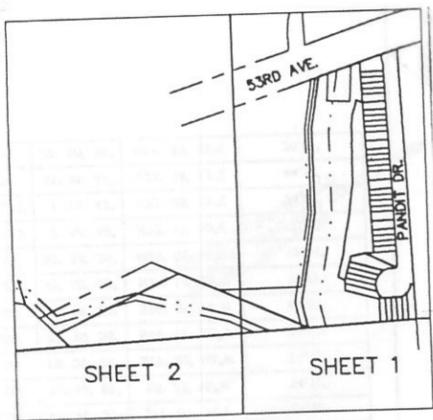
53RD AVE BIKE PATH

53RD AVE

53RD AVE

**FINAL PLAT
OF
EVEREST SUMMIT FIRST ADDITION**

LOT 3 OF SPRINGS AT BETTENDORF FIRST ADDITION, PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 10,
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF BETTENDORF, STATE OF IOWA



- NOTES:**
- THIS SUBDIVISION IS COMPRISED OF LOT 3 OF SPRINGS AT BETTENDORF FIRST ADDITION AS RECORDED IN DOCUMENT NO. 2010-22313.
 - TOTAL AREA SURVEYED = 14.72 ACRES ±
 - MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 - ALL IMPROVEMENTS TO BE INSTALLED WITH THE LATEST STANDARD SPECIFICATIONS OF THE CITY OF BETTENDORF, IOWA.
 - UTILITIES SHALL BE PLACED IN EASEMENTS AS NOTED ON PLAT.
 - PART OF THE SUBDIVIDED PROPERTY IS SUBJECT TO A SPECIAL FLOOD HAZARD AREA, AS DESIGNATED BY FEMA ON COMMUNITY FIRM PANEL NO. 19163C0378F, EFFECTIVE DATE FEBRUARY 18, 2011.
 - ALL MONUMENTS SHOWN THEREON DO, OR WILL, EXIST AS REQUIRED BY THE CODE OF IOWA.
 - FOR THE PURPOSE OF THIS PLAT THE EAST LINE OF LOT 3 OF SPRINGS AT BETTENDORF FIRST ADDITION HAS AN ASSIGNED BEARING OF SOUTH 02°17'29" EAST.
 - 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.
 - ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL.
 - 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.
 - THIS SUBDIVISION IS SUBJECT TO AN AGREEMENT AS DESCRIBED IN RESOLUTION 18-15 AND APPROVED BY THE CITY COUNCIL OF BETTENDORF AS GOVERNING RESPONSIBILITIES OF THE HOMEOWNERS' ASSOCIATION, DEVELOPER AND CITY. THIS AGREEMENT ADDRESSES CONSTRUCTION STANDARDS, SNOW REMOVAL, STORM WATER AND RELATED SUBDIVISION REQUIREMENTS.

CURVE TABLE

CURVE	DISTANCE	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	8.23'	72.00'	6° 32' 46"	S48° 32' 39"E	8.22'
C2	28.05'	72.00'	22° 19' 27"	S34° 06' 32"E	27.88'
C3	27.21'	72.00'	21° 39' 06"	S12° 07' 16"E	27.05'
C4	24.29'	72.00'	19° 19' 56"	S8° 22' 15"W	24.18'
C5	24.71'	72.00'	19° 39' 39"	S27° 52' 03"W	24.59'
C6	29.13'	72.00'	23° 10' 55"	S49° 17' 20"W	28.93'
C7	46.85'	72.00'	37° 16' 53"	S79° 31' 14"W	46.03'
C8	12.12'	14.50'	47° 52' 33"	N74° 13' 24"E	11.77'
C9	13.31'	14.50'	52° 34' 36"	N23° 59' 49"E	12.84'
C10	7.58'	2957.23'	0° 08' 49"	N72° 17' 56"E	7.58'
C11	74.32'	2877.82'	1° 28' 47"	N73° 06' 51"E	74.32'
C12	45.71'	50.50'	51° 51' 44"	N23° 39' 47"E	44.17'
C13	26.30'	50.50'	29° 50' 38"	N64° 30' 58"E	26.01'

- LEGEND**
- SURVEY BOUNDARY
 - EXISTING LOT LINE
 - PROPOSED EASEMENT LINE
 - EXISTING EASEMENT LINE
 - SETBACK LINE
 - 100 YEAR FLOODPLAIN
 - CENTERLINE
 - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP NO. 15944 UNLESS OTHERWISE NOTED
 - SET 5/8" IRON REBAR WITH RED PLASTIC CAP NO. 21408
 - FOUND NAIL/SPIKE
 - ROW
 - SEC.
 - AC.
 - SF
 - BSL
 - () RECORD INFORMATION
 - U.E.

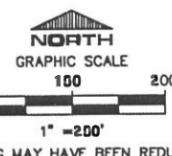
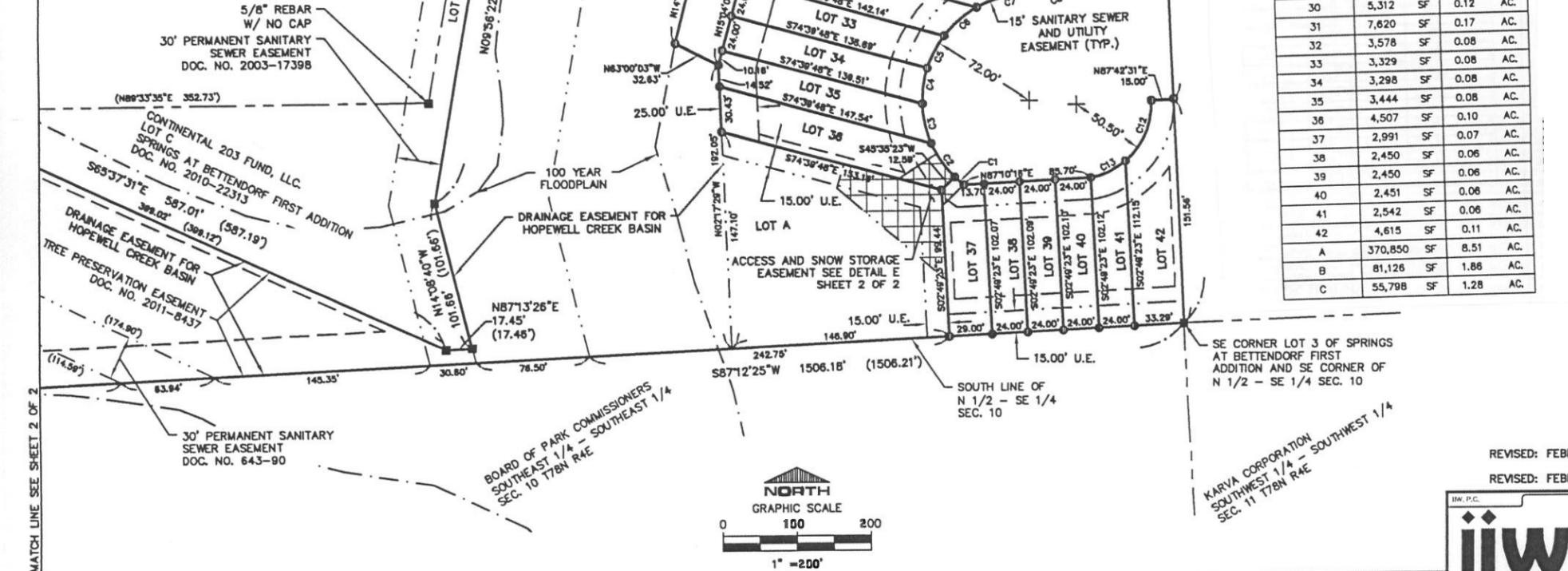
OWNER/DEVELOPER
EVEREST HOMES, LLC
CONTACT: RAD PANIT
5772 NEW CASTLE LANE
BETTENDORF, IA 52722

SETBACKS
FRONT YARD DEPTH: 25 FEET
SIDE YARD WIDTH: 5 FEET
REAR YARD DEPTH: 25 FEET

ZONING
R-5

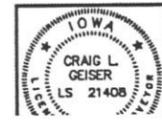
LOT AREAS

LOT	AREA (SF)	AREA (AC.)
1	5,708	0.13
2	2,448	0.06
3	2,448	0.06
4	2,448	0.06
5	2,448	0.06
6	3,468	0.08
7	3,468	0.08
8	2,448	0.06
9	2,448	0.06
10	2,448	0.06
11	2,448	0.06
12	3,754	0.09
13	3,754	0.09
14	2,448	0.06
15	2,448	0.06
16	2,448	0.06
17	2,448	0.06
18	3,978	0.09
19	3,978	0.09
20	2,448	0.06
21	2,448	0.06
22	2,448	0.06
23	2,448	0.06
24	3,978	0.09
25	3,978	0.09
26	2,448	0.06
27	2,448	0.06
28	2,448	0.06
29	2,448	0.06
30	5,312	0.12
31	7,620	0.17
32	3,578	0.08
33	3,329	0.08
34	3,298	0.08
35	3,444	0.08
36	4,507	0.10
37	2,991	0.07
38	2,450	0.06
39	2,450	0.06
40	2,451	0.06
41	2,542	0.06
42	4,615	0.11
A	370,850	8.51
B	81,126	1.86
C	55,798	1.28



DRAWING MAY HAVE BEEN REDUCED

NOTE
THIS SURVEY IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD AND NOT OF RECORD.



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.

FOR MR. P.D.
CRAIG L. GEISER
LS 21408

iiw
INTEGRITY. EXPERTISE. SOLUTION.
www.iiwinc.com • 800.550.4400
4155 PENNSYLVANIA AVE
DRAWN: BMR/SJC
CHECKED: CLG

REVISED: FEBR
REVISED: FEBR

EVEREST SUMMIT SECOND ADDITION
LOTS 1-5, 7-29, A AND C OF EVEREST SUMMIT FIRST ADDITION, PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF BETTENDORF, STATE OF IOWA

FRANCO PROPERTIES LLC
VILLAS AT SAINT ERIN COURT ADDITION
DOC. NO. 2014-15429

CONTINENTAL 203 FUND, LLC
LOT 1 SPRINGS AT BETTENDORF FIRST ADDITION
DOC. NO. 2010-22313

NE CORNER LOT 3 OF SPRINGS AT BETTENDORF FIRST ADDITION

KARVA CORPORATION
NORTHWEST 1/4 - SOUTHWEST 1/4
SEC. 11 T78N R4E

SHEET 1

SHEET 2

OWNER/DEVELOPER
EVEREST HOMES, INC.
CONTACT: RAD PAUL
5772 NEW CASTLE
BETTENDORF, IA 52008

SETBACKS
FRONT YARD DEPTH: 25'
SIDE YARD WIDTH: 5'
REAR YARD DEPTH: 10'

ZONING
R-5



NOTE: THIS SURVEY IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD AND NOT OF RECORD.

Table with 2 columns: LOT, AREA (SF). Lists lots 1 through 29, A, and B with their respective areas in square feet.

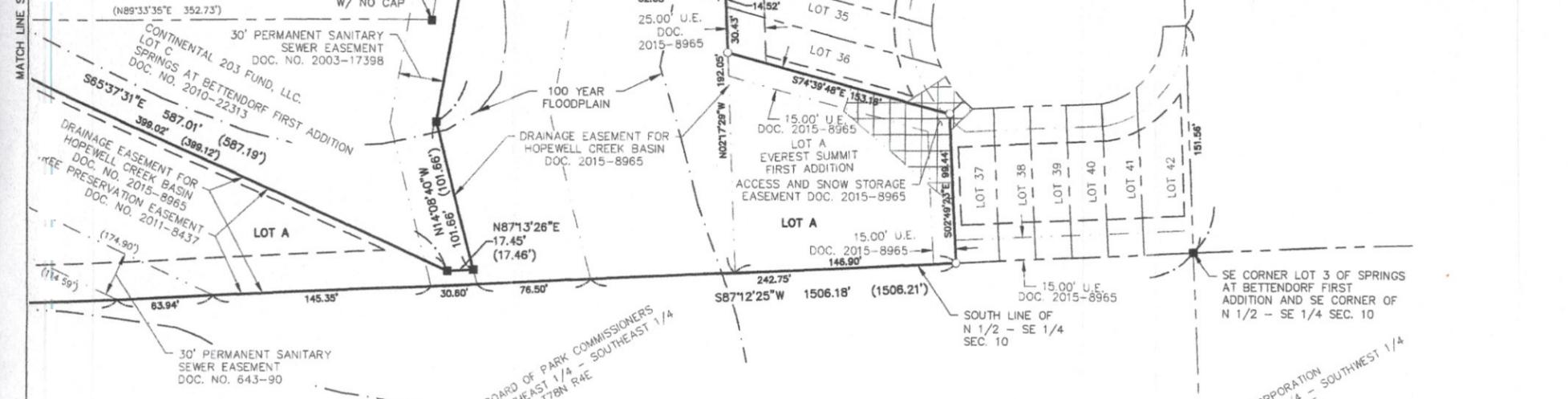
CURVE TABLE with columns: CURVE, DISTANCE, RADIUS, DELTA, CHORD BEARING. Lists curves C10 and C11.

- NOTES: 1. THIS SUBDIVISION IS COMPRISED OF LOTS 1-5, 7-29, A, AND C OF EVEREST SUMMIT FIRST ADDITION AS RECORDED IN DOCUMENT NO. 2015-8965. 2. TOTAL AREA SURVEYED = 11.66 ACRES ±. 3. ALL EASEMENTS ARE AS SHOWN ON DOCUMENT 2015-8965. 4. LOT 6, LOTS 30-42 AND LOT B (PANDIT DRIVE) EVEREST SUMMIT FIRST ADDITION, AND THE PLAT OF SURVEY DOC. 2016-18618 ARE NOT A PART OF THIS SUBDIVISION. 5. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. 6. ALL IMPROVEMENTS TO BE INSTALLED WITH THE LATEST STANDARD SPECIFICATIONS OF THE CITY OF BETTENDORF, IOWA. 7. UTILITIES SHALL BE PLACED IN EASEMENTS AS NOTED ON PLAT. 8. PART OF THE SUBDIVIDED PROPERTY IS SUBJECT TO A SPECIAL FLOOD HAZARD AREA, AS DESIGNATED BY FEMA ON COMMUNITY FIRM PANEL NO. 19163C0378F, EFFECTIVE DATE FEBRUARY 18, 2011. 9. ALL MONUMENTS SHOWN THEREON DO, OR WILL, EXIST AS REQUIRED BY THE CODE OF IOWA. 10. FOR THE PURPOSE OF THIS PLAT THE EAST LINE OF LOT 3 OF SPRINGS AT BETTENDORF FIRST ADDITION HAS AN ASSIGNED BEARING OF SOUTH 02°17'29" EAST. 11. 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. 12. ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. 13. 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. 12. THIS SUBDIVISION IS SUBJECT TO AN AGREEMENT AS DESCRIBED IN RESOLUTION 53-15 AND APPROVED BY THE CITY COUNCIL OF BETTENDORF AS GOVERNING RESPONSIBILITIES OF THE HOMEOWNERS' ASSOCIATION, DEVELOPER AND CITY. THIS AGREEMENT ADDRESSES CONSTRUCTION STANDARDS, SNOW REMOVAL, STORM WATER AND RELATED SUBDIVISION REQUIREMENTS.

LEGEND

- SURVEY BOUNDARY
EXISTING LOT LINE
PROPOSED EASEMENT LINE
EXISTING EASEMENT LINE
SETBACK LINE
100 YEAR FLOODPLAIN
CENTERLINE
FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP NO. 15944 UNLESS OTHERWISE NOTED
SET 5/8" IRON REBAR WITH RED PLASTIC CAP NO. 21408
FOUND 5/8" IRON REBAR WITH RED PLASTIC CAP NO. 21408
FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP NO. 7222
FOUND 5/8" IRON REBAR
FOUND CUT "X"
FOUND NAIL/SPIKE
ROW
SEC.
AC.
SF
BSL
()
U.E.

MATCH LINE SEE SHEET 2 OF 2



MEDIACOM
IOWA-AMERICAN WATER
BY:
DATE:
MID AMERICAN ENERGY CO.
CENTURYLINK
BY:
DATE:

CITY OF BETTENDORF
BY:
ATTEST:
DATE:
PLANNING AND ZONING
BY:
DATE:

CRAIG L. GEISER
LS 21408

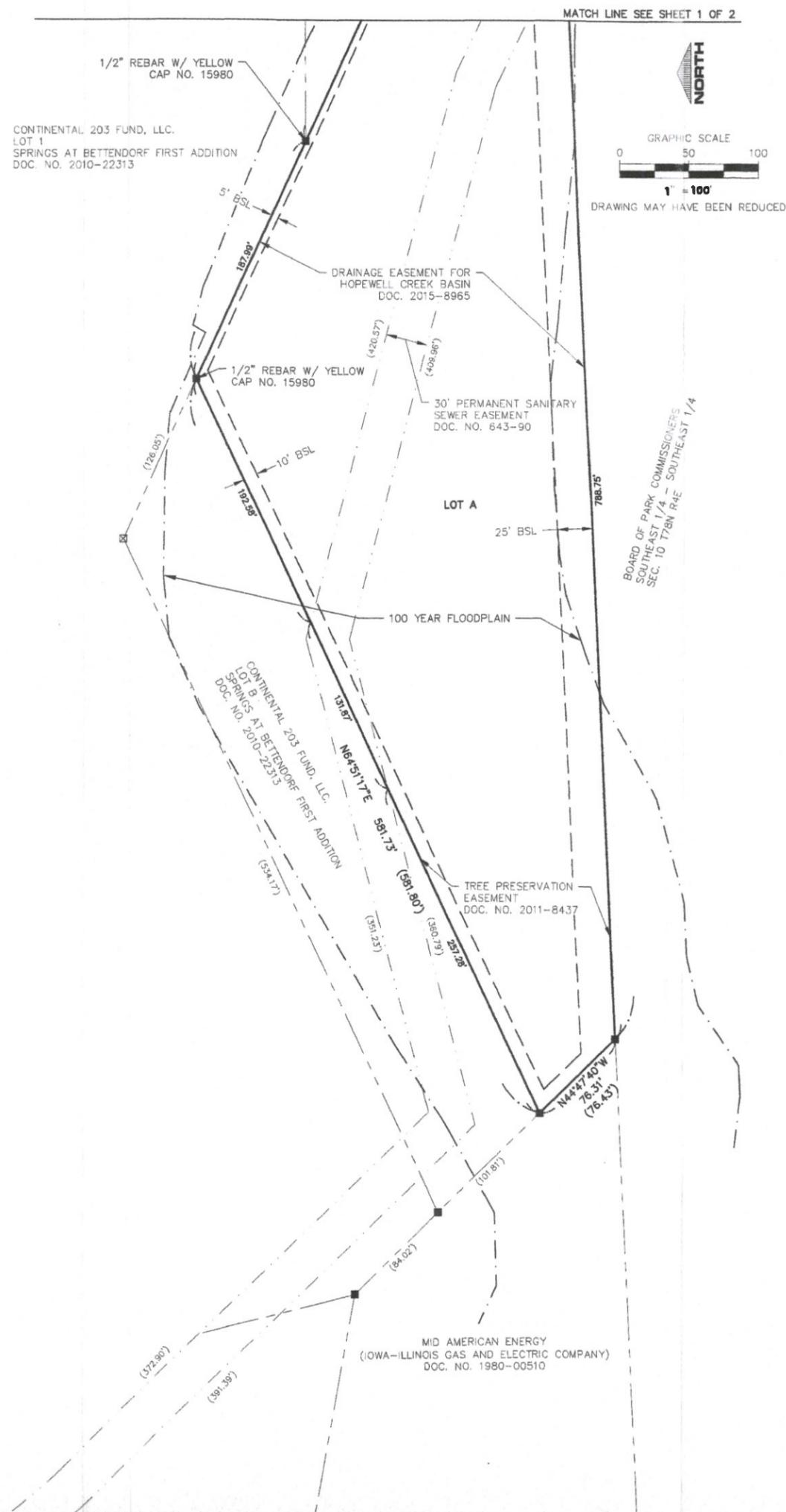
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
FOR I.W.P.C.
CRAIG L. GEISER
DATE: 7.25.16

iiw INTEGRITY EXPERTISE SOLUTIONS
www.iwengr.com • 502.356.4491
4155 PENNSYLVANIA AVE
DRAWN: BMR
CHECKED: CLG

FINAL PLAT
OF
EVEREST SUMMIT SECOND ADDITION

JUL 25 2016

LOTS 1-5, 7-29, A AND C OF EVEREST SUMMIT FIRST ADDITION, PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF BETTENDORF, STATE OF IOWA





COMMUNITY DEVELOPMENT

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

August 17, 2016

Staff Report

Case No. 16-060

Subdivision Name: Spencer Hollow Second Addition - Replat

Applicant: Nick Kremer

Current Zoning Classification: R-1, Single-family Residence District

Land Use Designation: Traditional Residential

Background Information and Facts

Nick Kremer has submitted the final plat of Spencer Hollow Second Addition (property located just west of Criswell Street, east of the future Forest Grove Park, and north of Forest Grove Drive) (see Aerial Photo, Attachment A). This subdivision is a replat of Lots 26-33, Spencer Hollow First Addition to incorporate enough room for a meandering 6-foot wide sidewalk (see Final Plat First and Final Plat Second, Attachments B and C).

Land Use

The land use designation for the site is Recreational/Conservation and Traditional Residential. The property is now zoned R-1 Single-family Residence District.

Utilities

Utilities are available along Forest Grove Drive. The responsibility is the developer's to connect to all utilities. Access to all other utilities borders the property. Sanitary sewer designs will require the approval of the City Engineer.

Thoroughfare Plan/Access

Access to the site is from Forest Grove Drive. A 64-foot wide right-of-way is provided by the developer with 43-foot wide paving, as Spencer Creek Drive will serve the entire proposed development. 50 feet of additional right-of-way must be deeded to the City by the developer to the midpoint of Forest Grove Drive to match the adjoining subdivision dedication for widening Forest Grove Drive. Accommodation on the recent plat submittal for a wider sidewalk is the only change to the subdivision.

Storm Water Detention

Storm water detention shall be placed in Lots B and C.

Recommended Action

Staff recommends the Planning and Zoning Commission support approval of the final plat. Staff would add the following conditions to any approval of the replat:

1. Approval of the final plat does not waive any applicable city, state, or federal provisions as required by law.
2. Lots 5, 6, and 7 need to have the lowest entry level listed for these lots prior to City Council consideration of this plat which was unresolved from Spencer Hollow First Addition.

Respectfully submitted,

Greg Beck
City Planner

JUNOS 81244
1/10 W. IFRU STREET
DAVENPORT, IOWA 52801
563-323-7737

TOTAL AREA OF LOTS
TOTAL R.O.W. ACREAGE
TOTAL SITE ACREAGE
18,853 ACRES
4,581 ACRES
23.823

VELOPER
ID DEVELOPMENT LLC
75248

R-1 RESTRICTIONS:
FRONT SETBACK: MIN. 30 FEET *
SIDE SETBACK: MIN. 5 FEET (SUM OF 20 FEET)
REAR SETBACK: MIN. OF 40 FEET
HEIGHT RESTRICTION: PRINCIPAL STRUCTURE, 1-1/2 STORIES (35')
ACCESSORY STRUCTURE, 1 STORY (15')
LOT SIZE RESTRICTIONS: 10,000 S.F. MIN. 75' LOT WIDTH
FLOOR AREA RATIO: NOT TO EXCEED 0.4
MINIMUM DWELLING SIZE: OCCUPIED DWELLINGS SHALL CONTAIN AT LEAST 1,200 S.F. (1 STORY), 1,400 S.F. (2 STORY)

OF SPENCER HOLLOW FIRST ADDITION

Part of Section 1, Township 78 North, Range 4 East of the 5th Principal Meridian, City of Bettendorf, County of Scott, State of Iowa.

BOUNDARY LEGEND

- SET 5/8" IRON ROD & GREEN PLASTIC CAP #18485
- FOUND CAPPED IRON ROD #13581
- FOUND CAPPED IRON/ALUMINUM ROD
- BOUNDARY LINE
- RECORD DISTANCE
- MEASURED DISTANCE
- LOT LINE
- BUILDING SETBACK LINE (AS STATED)
- EASEMENT LINE
- EXISTING LOT LINE

BENCHMARKS

- PT 1007 - FOUND "5" IRON ROD "12" SOUTH OF FOREST GROVE DRIVE, 80'± EAST OF SPRING CREEK DRIVE ELEV=727.55
- PT 1016 - "GPS MONUMENT" "5" EAST OF CRISWELL @ NORTH DRIVE TO TRINITY LUTHERAN CHURCH" ELEV=886.87

Debra P. Leahy MAYOR, AND *Derrick P. Pugh* 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 October 9, 2014:

RESOLVED BY THE CITY COUNCIL OF BETTENDORF, IOWA, THAT SPENCER HOLLOW 1ST ADDITION, AN ADDITION TO THE CITY OF BETTENDORF, IOWA, AS FILED WITH THE CITY CLERK BY VENGREEN LAND DEVELOPMENT, L.L.C., 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 1st DAY OF October, 2014.

D.S. Hallagan
MAYOR OF THE CITY OF BETTENDORF, IOWA

ATTEST: *Debra P. Leahy*
CITY CLERK

R. Hallagan
PLANNING AND ZONING COMMISSION

BY: *Mark Kowalsky* DATE: 11/20/14
MID-AMERICAN ENERGY COMPANY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD

BY: *Art De* DATE: 11-20-14
CENTURY LINK

BY: *[Signature]* DATE: 11-20-14
MEDIACOM

BY: *[Signature]* DATE: 11-20-14
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:

- LOTS A, B, C & D SHALL HAVE BLANKET UTILITY, STORM SEWER AND DRAINAGE EASEMENTS. THEIR PURPOSE IS FOR STORM WATER DETENTION. THESE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- STORM & SANITARY SEWERS 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 EITHER FOREST GROVE DRIVE OR SPRING CREEK DRIVE. ALL STREET ACCESS FOR LOTS 1-9 WILL BE TO ALVIE LANE, LOTS 10-16 WILL BE TO JOSEPH WAY AND LOTS 17-34 WILL BE TO ST. ANN DRIVE.
- SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL PUBLIC STREET FRONTAGES. INSTALLATION OF SIDEWALKS SHALL OCCUR WHEN THE ADJUTING PROPERTY (LOT) IS DEVELOPED OR WHEN SO ORDERED BY THE CITY.
- NO PART OF SUBDIVISION LIES WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAPS.
- ALL LANDSCAPING OF LOTS 11 THROUGH 14 SHALL EITHER EMPLOY A 20 FOOT WIDE PLANTING STRIP OF OPAQUE TREE COVERAGE OR A FENCE WITH ONE EVERGREEN TREE PLANTED FIVE FEET FROM THE FENCE AND FACING FOREST GROVE DRIVE. NO VEGETATION SHALL BE PLANTED IN ANY UTILITY EASEMENT.
- THIS PLATTED AREA SHALL DRAIN INTO THE STORM WATER DETENTION PONDS LOCATED WITHIN SPENCER HOLLOW 1ST ADDITION. (LOTS A, B, C & D.)
- ALL EASEMENTS CONGRUENT WITH RIGHTS-OF-WAYS ARE WATER, SANITARY & UTILITY EASEMENTS. ALL EASEMENTS ALONG LOT LINES ARE STORM SEWER AND DRAINAGE EASEMENTS.
- LOTS A, B, C & D MAY NOT OUTLET STORM WATER UNTIL THE DETENTION AND STORM WATER DISPERSION DESIGNS ARE APPROVED BY THE CITY ENGINEER.
- A 15' WIDE UTILITY EASEMENT SHALL BE ACQUIRED ON CITY PROPERTY ALONG THE WEST SIDE OF SPRING CREEK DRIVE AS PART OF THE PROPERTY SWAP. WATER MAIN SERVING THE PROPOSED SUBDIVISION WILL BE INSTALLED IN THIS EASEMENT TO BE OWNED, MAINTAINED AND OPERATED BY IOWA-AMERICAN WATER COMPANY.
- 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 LOTS 7 AND 8 SHALL BE 722.00. THE L.W.E. FOR LOTS 10 AND 11 SHALL BE 720.75. ("L.W.E." IS ONE FOOT ABOVE 100 YEAR FLOOD ELEVATION).
- DEVELOPER MUST INSTALL SIDEWALKS ALONG FOREST GROVE DRIVE & SPRING CREEK DRIVE.
- SANITARY SEWER DESIGN MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO CITY COUNCIL CONSIDERATION OF THIS PLAT.

LEGAL DESCRIPTION

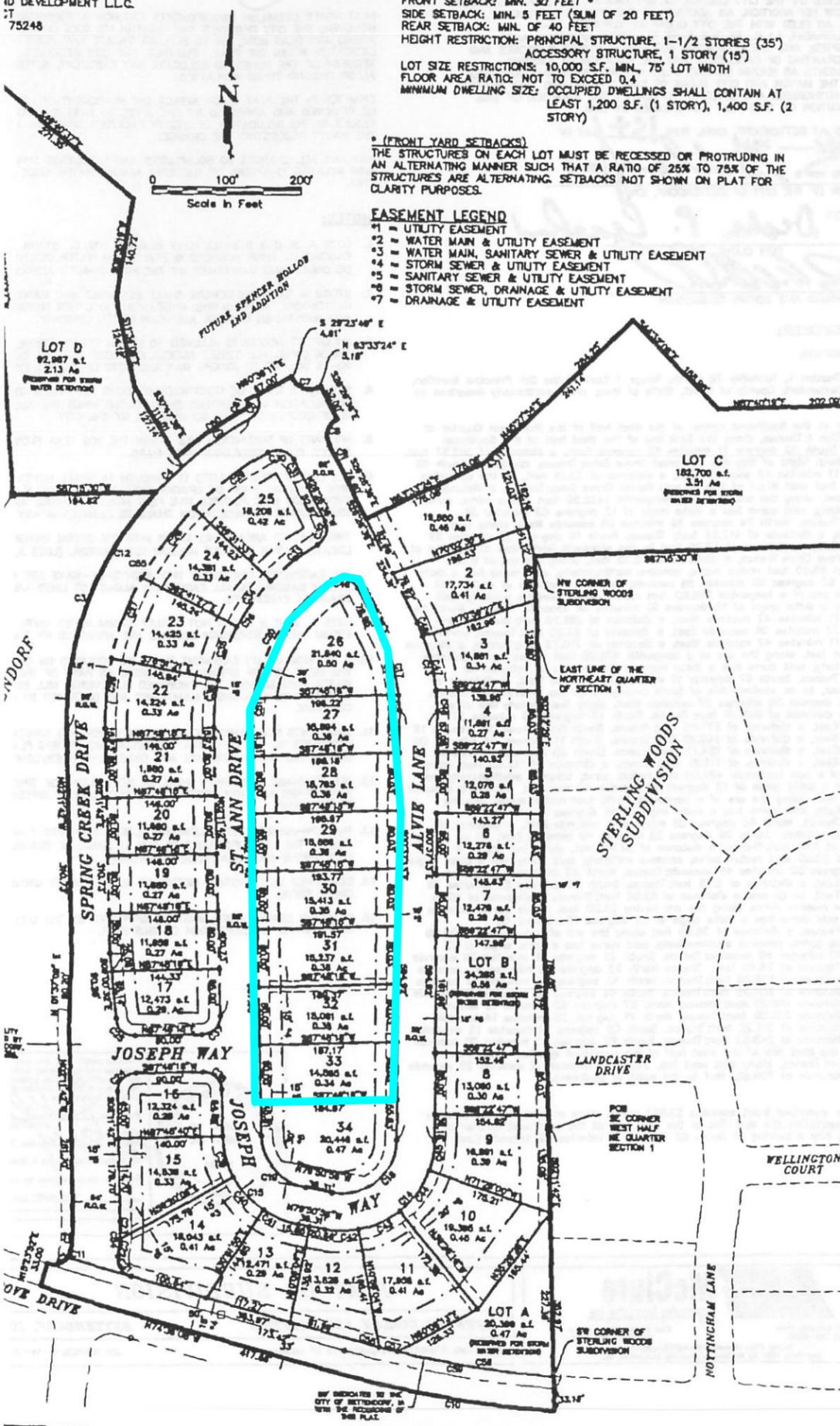
FIRST ADDITION:

Part of Section 1, Township 78 North, Range 4 East of the 5th Principal Meridian, City of Bettendorf, County of Scott, State of Iowa; more particularly described as follows:

Beginning at the Southeast corner of the West half of the Northeast Quarter of said Section 1; Thence, along the East line of the West half of the Southeast Quarter, South 02 degrees 11 minutes 42 seconds East, a distance of 382.97 feet, to the North Right of Way line of Forest Grove Drive; Thence, along the arc of a non-tangential 25.00 foot radius curve, concave northwesterly, a distance of 301.51 feet, along the arc of a non-tangential 1432.50 foot radius curve, concave northwesterly, said curve has a delta angle of 12 degrees 03 minutes 36 seconds; Thence, North 74 degrees 36 minutes 08 seconds West, along said centerline, a distance of 417.88 feet; Thence, North 15 degrees 23 minutes 52 seconds East, a distance of 33.00 feet to the aforesaid North Row of Way line of Forest Grove Drive; Thence, a distance of 42.35 feet, along the arc of a non-tangential 25.00 foot radius curve, concave northwesterly, said curve has a delta angle of 97 degrees 02 minutes 58 seconds; Thence, a distance of 40.12 feet along the arc of a tangential 218.00 foot radius curve, concave westerly, said curve has a delta angle of 10 degrees 32 minutes 38 seconds; Thence, North 02 degrees 11 minutes 42 seconds East, a distance of 281.70 feet; Thence, North 01 degrees 37 minutes 08 seconds East, a distance of 90.20 feet; Thence, North 02 degrees 11 minutes 42 seconds West, a distance of 310.73 feet; Thence, a distance of 358.84 feet, along the arc of a tangential 476.00 foot radius curve, concave southeasterly, said curve has a delta angle of 43 degrees 18 minutes 49 seconds; Thence, South 87 degrees 15 minutes 30 seconds West, a distance of 194.82 feet, to an easterly line of Scott County Parcel No. 840121003; Thence, North 04 degrees 30 minutes 27 seconds West, a distance of 100.10 feet, to the Southeast corner of said Parcel, a distance of 592.48 feet; Thence, South 49 degrees 40 minutes 37 seconds East, a distance of 271.35 feet; Thence, South 08 degrees 35 minutes 19 seconds West, a distance of 140.72 feet; Thence, South 11 degrees 34 minutes 06 seconds East, a distance of 114.12 feet; Thence, South 30 degrees 47 minutes 38 seconds East, a distance of 121.81 feet; Thence, a distance of 112.85 feet, along the arc of a non-tangential 491.00 foot radius curve, concave southeasterly, said curve has a delta angle of 13 degrees 08 minutes 43 seconds; Thence, a distance of 16.71 feet, along the arc of a tangential 10.00 foot radius curve, concave northwesterly, said curve has a delta angle of 90 degrees 02 minutes 11 seconds; Thence, North 60 degrees 38 minutes 11 seconds East, a distance of 67.00 feet; Thence, South 29 degrees 23 minutes 48 seconds East, a distance of 4.61 feet; Thence, a distance of 37.98 feet, along the arc of a tangential 25.00 foot radius curve, concave northerly, said curve has a delta angle of 87 degrees 02 minutes 46 seconds; Thence, North 63 degrees 33 minutes 24 seconds East, a distance of 178.06 feet; Thence, North 48 degrees 27 minutes 34 seconds East, a distance of 284.25 feet; Thence, South 44 degrees 32 minutes 08 seconds East, a distance of 168.08 feet; Thence, North 87 degrees 40 minutes 19 seconds East, a distance of 202.09 feet; Thence, North 71 degrees 36 minutes 14 seconds East, a distance of 211.28 feet; Thence, South 02 degrees 14 minutes 12 seconds East, a distance of 248.83 feet; Thence, South 87 degrees 15 minutes 30 seconds West, to the east line of the west half of the northeast quarter, a distance of 862.34 feet; Thence, along said east line, South 02 degree 12 minutes 29 seconds East, a distance of 789.88, feet to the point of beginning.

The above described tract contains 23.823 acres, more or less. For the purpose of this description the east line of the west half of the southeast quarter of Section 1, has a bearing of South 02 degrees 11 minutes 42 seconds East.

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	42.35	25.00	87°02'36"	85.623247	37.46	28.28
C2	40.12	218.00	10°32'38"	89.024748	40.08	20.11
C3	308.84	476.00	62°18'48"	81.627457	381.33	188.01
C4	46.86	476.00	8°02'02"	84.972087	48.83	24.85
C5	112.32	476.00	12°31'12"	86.952467	112.08	56.42
C6	38.28	25.00	80°04'11"	81.437746	38.37	20.02
C7	37.98	25.00	87°02'46"	87.026122	34.43	23.74
C8	40.24	25.00	80°12'30"	81.728380	38.03	20.68
C9	38.45	1026.00	2°12'30"	827.337017	38.34	19.83
C10	301.51	1432.50	12°03'36"	880.173817	300.98	181.58
C11	11.52	25.00	28°42'48"	80.112181	11.13	6.71
C12	871.82	476.00	87°02'38"	829.173878	486.17	280.90
C13	124.39	218.00	22°48'22"	81.321547	123.34	63.27
C14	221.81	128.00	10°28'17"	84.869367	194.13	132.22
C15	176.77	128.00	72°38'14"	84.101118	158.00	101.48
C16	303.00	284.00	87°02'41"	898.220878	298.83	187.78
C17	100.98	224.00	28°38'22"	81.321547	100.10	51.38
C18	130.16	74.00	10°28'17"	84.869367	114.01	68.40
C19	100.28	74.00	72°38'14"	84.101118	82.79	56.55
C20	238.26	232.00	88°00'28"	81.321547	227.82	130.83
C21	36.85	25.00	80°23'01"	83.242387	32.83	21.88
C22	23.68	282.00	43°27'24"	80.623147	23.57	11.78
C23	28.63	282.00	81°11'37"	80.623147	25.52	12.77
C24	38.27	25.00	80°00'00"	84.641818	38.38	20.00
C25	38.27	25.00	80°00'00"	84.641818	38.38	20.00
C26	88.71	42.00	12°20'21"	80.242828	88.48	46.58
C27	118.82	424.00	18°08'54"	81.321547	118.23	60.21
C28	127.08	424.00	17°01'07"	82.022307	119.23	60.31
C29	36.48	25.00	80°23'01"	83.242387	32.83	21.88
C30	41.18	874.00	80°23'01"	874.082878	38.51	21.22
C31	37.28	25.00	82°20'18"	82.738137	41.18	20.58
C32	80.82	284.00	88°22'38"	81.014427	83.80	43.08
C33	78.78	284.00	18°18'30"	80.623147	80.83	46.24
C34	78.78	284.00	18°18'30"	81.014427	78.59	38.65
C35	78.58	284.00	18°02'52"	81.014427	78.50	38.53
C36	64.73	284.00	14°51'37"	80.242828	64.59	32.51
C37	38.27	25.00	80°00'00"	84.641818	38.38	20.00
C38	38.27	25.00	80°00'00"	84.641818	38.38	20.00
C39	86.58	128.00	28°38'22"	81.321547	58.07	28.84
C40	80.84	128.00	27°40'38"	84.307487	80.29	31.04
C41	51.30	188.00	24°18'34"	88.115077	50.85	26.01
C42	48.44	128.00	21°07'08"	88.923078	48.18	23.48
C43	82.81	128.00	28°28'12"	88.437367	81.87	31.88
C44	70.43	128.00	34°01'43"	84.307487	68.52	36.18
C45	42.12	128.00	19°08'12"	80.623147	41.83	21.29
C46	27.87	178.00	9°48'28"	80.623147	27.96	14.09
C47	78.57	278.00	9°48'28"	80.623147	78.33	38.53
C48	18.86	278.00	18°24'47"	81.321547	18.84	9.83
C49	42.28	28.00	81°24'40"	82.472887	42.42	28.21
C50	198.90	232.00	88°22'38"	81.321547	183.77	105.83
C51	26.34	232.00	82°24'45"	80.623147	26.32	18.22
C52	20.83	224.00	87°02'38"	80.623147	20.82	10.47
C53	80.03	224.00	20°28'14"	81.014427	78.80	40.45
C54	48.11	282.00	87°02'38"	80.623147	48.04	24.81
C55	488.01	424.00	82°30'15"	829.173878	443.08	284.00
C56	215.73	1382.50	87°02'38"	881.982378	215.91	108.08
C57	28.83	1382.50	13°42'28"	878.382378	28.83	12.98
C58	44.48	1382.50	13°42'28"	878.382378	44.48	22.20
C59	288.14	1382.50	11°31'47"	880.212827	288.83	143.98
C60	112.86	481.00	17°08'43"	84.121827	112.50	58.37
C61	18.71	50.00	89°02'11"	81.927187	14.18	10.21



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

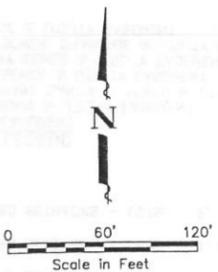
Signature: *James W. Abbott Jr.*
Date: 11-20-14
By license renewed on 12/31/2014.

Pages or sheets covered by this seal: THE ENTIRE

18485

SPENCER HOLLOW SECOND ADDITION

BEING A REPLAT OF LOTS 26-33 OF SPENCER HOLLOW FIRST ADDITION DOC. NO. 2014-30766, PART OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA.



BOUNDARY LEGEND

- SET 5/8" IRON ROD & GREEN PLASTIC CAP #18465
- FOUND CAPPED IRON ROD #18465
- FOUND CAPPED IRON ROD #13581
- FOUND CAPPED IRON/ALUMINUM ROD
- BOUNDARY LINE
- RECORD DISTANCE
- MEASURED DISTANCE
- LOT LINE
- BUILDING SETBACK LINE (AS STATED)
- EASEMENT LINE
- EXISTING LOT LINE

BENCHMARKS

- PT 1007 - FOUND "1/2" IRON ROD "12' SOUTH OF FOREST GROVE DRIVE, 60'± EAST OF SPRING CREEK DRIVE" ELEV=727.55
- PT 1016 - "GPS MONUMENT" "5' EAST OF CRISWELL NORTH DRIVE TO TRINITY LUTHERAN CHURCH" ELEV=686.67

LAND SURVEYOR

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

ATTORNEY

GREG JAGER
PASTRNAK LAW FIRM, P.C.
313 W. THIRD STREET
DAVENPORT, IOWA 52801
563-323-7737

OWNER/DEVELOPER

VEN GREEN LAND DEVELOPMENT L.L.C.
30 SAGECLIFF CT
DALLAS, TEXAS 75248

ZONING AND LOT INFORMATION

CURRENT ZONING:	R-1
TOTAL NUMBER OF LOTS	8
TOTAL ACREAGE OF LOTS	2.804 ACRES
TOTAL R.O.W. ACREAGE	0.074 ACRES
TOTAL SITE ACREAGE	2.878 ACRES

R-1 RESTRICTIONS:

- FRONT SETBACK: MIN. 30 FEET *
- SIDE SETBACK: MIN. 5 FEET (SUM OF 20 FEET)
- REAR SETBACK: MIN. OF 40 FEET
- HEIGHT RESTRICTION: PRINCIPAL STRUCTURE, 1-1/2 STORIES (35')
ACCESSORY STRUCTURE, 1 STORY (15')
- LOT SIZE RESTRICTIONS: 10,000 S.F. MIN., 75' LOT WIDTH
- FLOOR AREA RATIO: NOT TO EXCEED 0.4
- MINIMUM DWELLING SIZE: OCCUPIED DWELLINGS SHALL CONTAIN AT LEAST 1,200 S.F. (1 STORY), 1,400 S.F. (2 STORY)

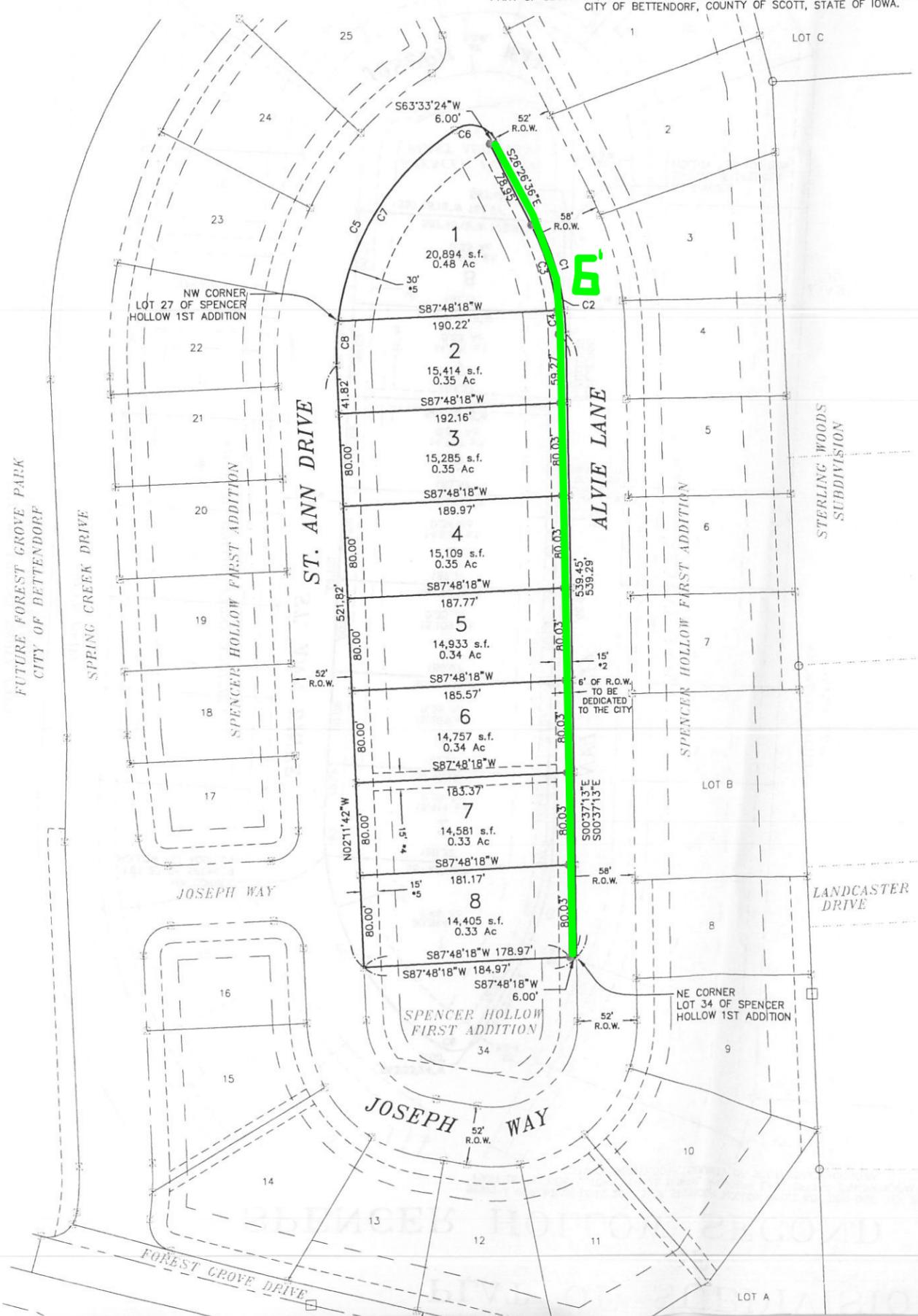
*** (FRONT YARD SETBACKS)**

THE STRUCTURES ON EACH LOT MUST BE RECESSED OR PROTRUDING IN AN ALTERNATING MANNER SUCH THAT A RATIO OF 25% TO 75% OF THE STRUCTURES ARE ALTERNATING. SETBACKS NOT SHOWN ON PLAT FOR CLARITY PURPOSES.

- 30' FRONT YARD SETBACKS - LOTS: 1
- 35' FRONT YARD SETBACKS - LOTS: 4, 6
- 40' FRONT YARD SETBACKS - LOTS: 2, 3, 5, 7, 8

EASEMENT LEGEND

- *1 = UTILITY EASEMENT
- *2 = WATER MAIN & UTILITY EASEMENT
- *3 = WATER MAIN, SANITARY SEWER & UTILITY EASEMENT
- *4 = STORM SEWER & UTILITY EASEMENT
- *5 = SANITARY SEWER & UTILITY EASEMENT
- *6 = STORM SEWER, DRAINAGE & UTILITY EASEMENT
- *7 = DRAINAGE & UTILITY EASEMENT



CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	100.96	224.00	25°49'23"	N13°31'54"W	100.10	51.35
C2	98.25	218.00	25°49'23"	N13°31'54"W	97.42	49.97
C3	77.49	218.00	20°21'59"	N16°15'36"W	77.08	39.16
C4	20.76	218.00	5°27'24"	N03°20'55"W	20.75	10.39
C5	238.25	232.00	58°50'26"	S27°13'31"W	227.92	130.83
C6	42.29	25.00	96°54'40"	N74°53'56"W	37.42	28.21
C7	199.90	232.00	49°22'02"	S31°57'43"W	193.77	106.63
C8	38.36	232.00	9°28'24"	S02°32'30"W	38.32	19.22

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:

1. STORM & SANITARY SEWERS 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.
2. ALL STREET ACCESS FOR LOTS 1-8 WILL BE TO ST. ANN DRIVE.
3. SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL PUBLIC STREET FRONTAGES. INSTALLATION OF SIDEWALKS SHALL OCCUR WHEN THE ABUTTING PROPERTY (LOT) IS DEVELOPED OR WHEN SO ORDERED BY THE CITY.
4. NO PART OF SUBDIVISION LIES WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAPS.
5. NO VEGETATION SHALL BE PLANTED IN ANY UTILITY EASEMENT.
6. THIS PLATTED AREA SHALL DRAIN INTO THE STORM WATER DETENTION PONDS LOCATED WITHIN SPENCER HOLLOW 1ST ADDITION. (LOTS A, B, C & D.)
7. ALL EASEMENTS CONGRUENT WITH RIGHTS-OF-WAYS ARE WATER, SANITARY & UTILITY EASEMENTS. ALL EASEMENTS ALONG SIDE LOT LINES ARE STORM SEWER AND DRAINAGE EASEMENTS.
8. 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.
9. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF TREES, SHRUBS, STRUCTURES AND ANY OBSTRUCTIONS BLOCKING OR IMPEDING THE FLOW OF STORM WATER.
10. SANITARY SEWER DESIGN MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO CITY COUNCIL CONSIDERATION OF THIS PLAT.

LEGAL DESCRIPTION

SECOND ADDITION:
Part of Section 1, Township 78 North, Range 4 East of the 5th Principal Meridian, City of Bettendorf, County of Scott, State of Iowa; more particularly described as follows:
Lots 26-33, Spencer Hollow First Addition.
The above described tract contains 2.878 acres, more or less. For the purpose of this description the east line of the west half of the southeast quarter of Section 1, has a bearing of South 02 degrees 11 minutes 42 seconds East,

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 _____, 2016:

RESOLVED BY THE CITY COUNCIL OF BETTENDORF, IOWA, THAT SPENCER HOLLOW 2ND ADDITION, AN ADDITION TO THE CITY OF BETTENDORF, IOWA, AS FILED WITH THE CITY CLERK BY VENGREEN LAND DEVELOPMENT, L.L.C., BE THE SAME IS HEREBY APPROVED AND ACCEPTED; AND THE DEDICATION FOR PUBLIC STREET PURPOSES AT 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 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

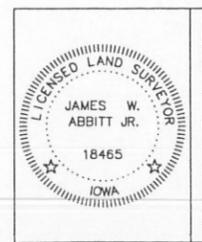
NOTE:

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.

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

AUG - 8 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.



COMMUNITY DEVELOPMENT

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

August 17, 2016

Staff Report

Case No. 16-057

Location: I-80 Eastbound rest area (mile marker 300) - Site Development Plan

Applicant: CCSI

Zoning Designation: A-1, Agricultural District

Land Use Plan Designation: Traditional Residential

Plot size: 11.47 Acres

Background information and facts

CCSI is proposing the location of a cellular tower south of Interstate 80 at the eastbound rest stop located east of the Davenport/Bettendorf boundary (see Aerial Photo, Attachment A). The petitioner would like to place a 300-foot tall tower that is part of a telecommunications facility on this 11.47 acre parcel (see Site Photo, Aerial Topo and Site Plan, Attachments B, C, and D). The tower is intended for State Trooper communications. The location of the tower on site is to make sure it is more than 300 feet away from the interstate.

Land Use

The site is near Traditional Residential to the south and east. The site is zoned A-1, Agricultural District which permits the tower as a special use under 11-5A-3 Special Uses Permitted.

Utilities

Utilities needing connection to the site will be the responsibility of the State of Iowa.

Thoroughfare Plan/Pedestrian Access

The site may be reached by approaching the rest stop at the 300 mile marker and turning into the rest stop and approaching the site at the east end of the picnic area. The overgrown grass area east of the picnic area is the site for the tower. This wireless telecommunications facility would be accessed using a driveway.

Storm Water Detention

No storm water detention is needed for the site.

Recommended Action

Staff recommends approval of the wireless telecommunications facility site development plan with the following conditions:

1. City Council approval of this site plan does not waive any other state, federal, or City provisions as required by law.
2. All landscaping be made in accordance with the ordinance requirements. If all plantings cannot be installed by the time the Certificate of Occupancy is requested, then a bond shall be posted equal to 150% of the cost of materials and labor for completion of the planting.

Respectfully submitted,

Greg Beck
City Planner



E 76TH ST

76TH AVE

DEVILS GLEN RD

INT 80

INT 80

RAMP

RAMP

I-80 East bound rest stop

PROPOSED TOWER

FOREST GROVE DR

DEVILS GLEN RD

BLACKBIRD LN

CARDINAL RD

BLACKBERRY LN



EAST END OF EAST BOUND INTERSTATE 80 REST STOP



MOTOROLA SOLUTIONS



FULLERTON ENGINEERING DESIGN

1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-8400
www.FullertonEngineering.com

REV	DATE	DESCRIPTION	BY
A	5/3/16	90% REVIEW	MC

I HEREBY CERTIFY THAT THESE DRAWING WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.

PRELIMINARY NOT FOR CONSTRUCTION

SITE NAME	SCOTT
SITE NUMBER:	79
SITE ADDRESS	I-80 BETTENDORF, IA 52725
SHEET NAME	SITE PLAN
SHEET NUMBER	C-1

NOTE:

PROPOSED CONSTRUCTION ACTIVITIES SHALL BE DONE IN ACCORDANCE WITH MOTOROLA'S R-56 DESIGN STANDARDS.

GENERAL ABBREVIATIONS

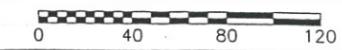
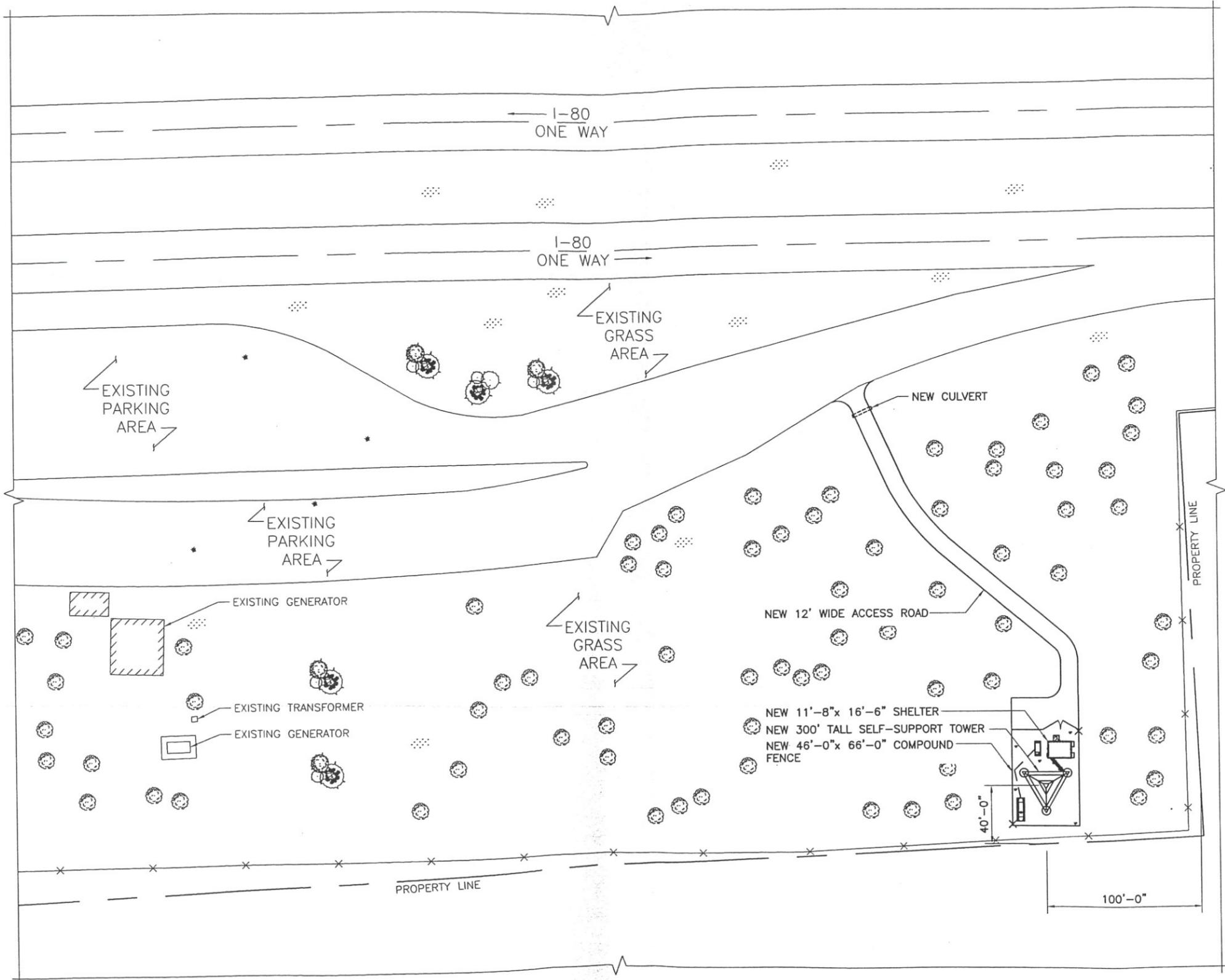
AFF	ABOVE FINISHED FLOOR
AGL	ABOVE GRADE LEVEL
AMSL	ABOVE MEAN SEA LEVEL
APPROX	APPROXIMATE
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BLDG	BUILDING
C	CENTERLINE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CND	CONDUIT
DWG	DRAWING
FT	FOOT(FEET)
EGB	EQUIPMENT GROUND BAR
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ELEV	ELEVATION
EQUIP	EQUIPMENT
(E)	EXISTING
EXT	EXTERIOR
FND	FOUNDATION
F	FIBER
GA	GAUGE
GALV	GALVANIZED
GPS	GLOBAL POSITIONING SYSTEM
GND	GROUND
LP	LIQUID PROPANE
MAX	MAXIMUM
MFR	MANUFACTURER
MGB	MASTER GROUND BAR
MIN	MINIMUM
MTS	MANUAL TRANSFER SWITCH
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OE/OT	OVERHEAD ELECTRIC/TELCO
PPC	POWER PROTECTION CABINET
PL	PROPERTY LINE
RGS	RIGID GALVANIZED STEEL
IN	INCH(ES)
INT	INTERIOR
LB(S), #	POUND(S)
SF	SQUARE FOOT
STL	STEEL
TYP	TYPICAL
UE/UT	UNDERGROUND ELECTRIC/TELCO
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
W/	WITH
XFMR	TRANSFORMER

TELECOM ABBREVIATIONS

BTS	BASE TRANSMISSION STATION
FIF	FACILITY INTERFACE FRAME
GSM	GLOBAL SYSTEM FOR MOBILE COMMUNICATION
LTE	LONG TERM EVOLUTION
MW	MICROWAVE
ODU	OPTICAL DISTRIBUTION UNIT
RET	REMOTE ELECTRIC TILT
RRU	REMOTE RADIO UNIT
TMA	TOWER MOUNTED AMPLIFIER
UMTS	UNIVERSAL MOBILE TELECOMMUNICATION SYSTEM

SYMBOLS

	REVISION
	WORK POINT
	UTILITY POLE
	BRICK
	COMPRESSED STONE
	CONCRETE
	EARTH
	GRAVEL
	CENTERLINE
	PROPERTY LINE
	LEASE LINE
	EASEMENT LINE
	FENCE
	CHAINLINK
	WOOD
	WROUGHT IRON
	ELECTRIC
	OVERHEAD
	UNDERGROUND
	FIBER
	OVERHEAD
	UNDERGROUND
	TELEPHONE
	OVERHEAD
	UNDERGROUND
	DCPOWER



SCALE: 1" = 80'-0" 1

SITE PLAN



COMMUNITY DEVELOPMENT

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

August 17, 2016

Staff Report

Case No. 16-061

Location: 3255 Fields Drive

Applicant: Legacy Development

Zoning Class: I-2, General Industrial

Current Land Use Designation: General Industrial

Background Information and Facts

Legacy Development has submitted a site development plan for 3255 Fields Drive (Lot 7, Legacy 1st Addition) which is located south of Valley Drive in between the east and west forks of Pigeon Creek and north of US 67 (see Aerial Photo, Attachment A). The majority of the subdivision has been modified to remove the 100-year flood plain designation from the subdivision (see Site Photo and Preliminary Plat, Attachments B and C). The preliminary plat showed the original 100 year flood mark and then the fill used to raise the grade of the subdivision and the extra area kept allocated to accommodate more storm water. The site plan shows a 4-unit building that will be used for contractor condominiums. The tree count is met as shown on the site plan (see Site Plans, 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. Office building and contractor's yard are permitted in this district.

Utilities

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

Thoroughfare Plan/Access

Access to the site is from US 67 up the Fields Drive right-of-way. A 31-foot wide street with paving depth required for industrial streets is the design provided for Fields Drive. Right-of-way width 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 site development plan subject to the following conditions:

1. Approval of the site development plan does not waive any applicable city, state, or federal requirements.
2. Sidewalks shall meet all width standards established by the City.
3. Distance to fire hydrant required on site plan.

Respectfully submitted,

Greg Beck
City Planner

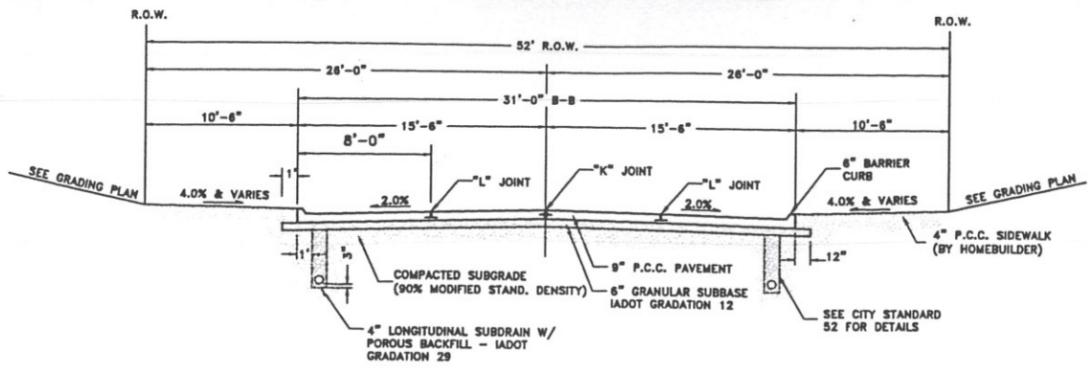




VIEW OF LEGACY ADDITION

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'

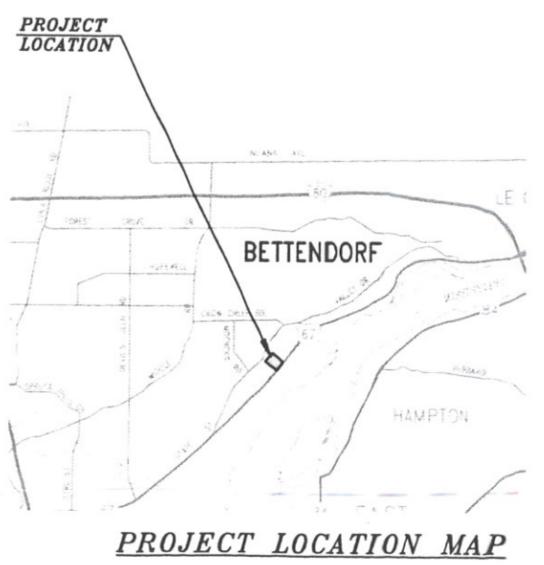
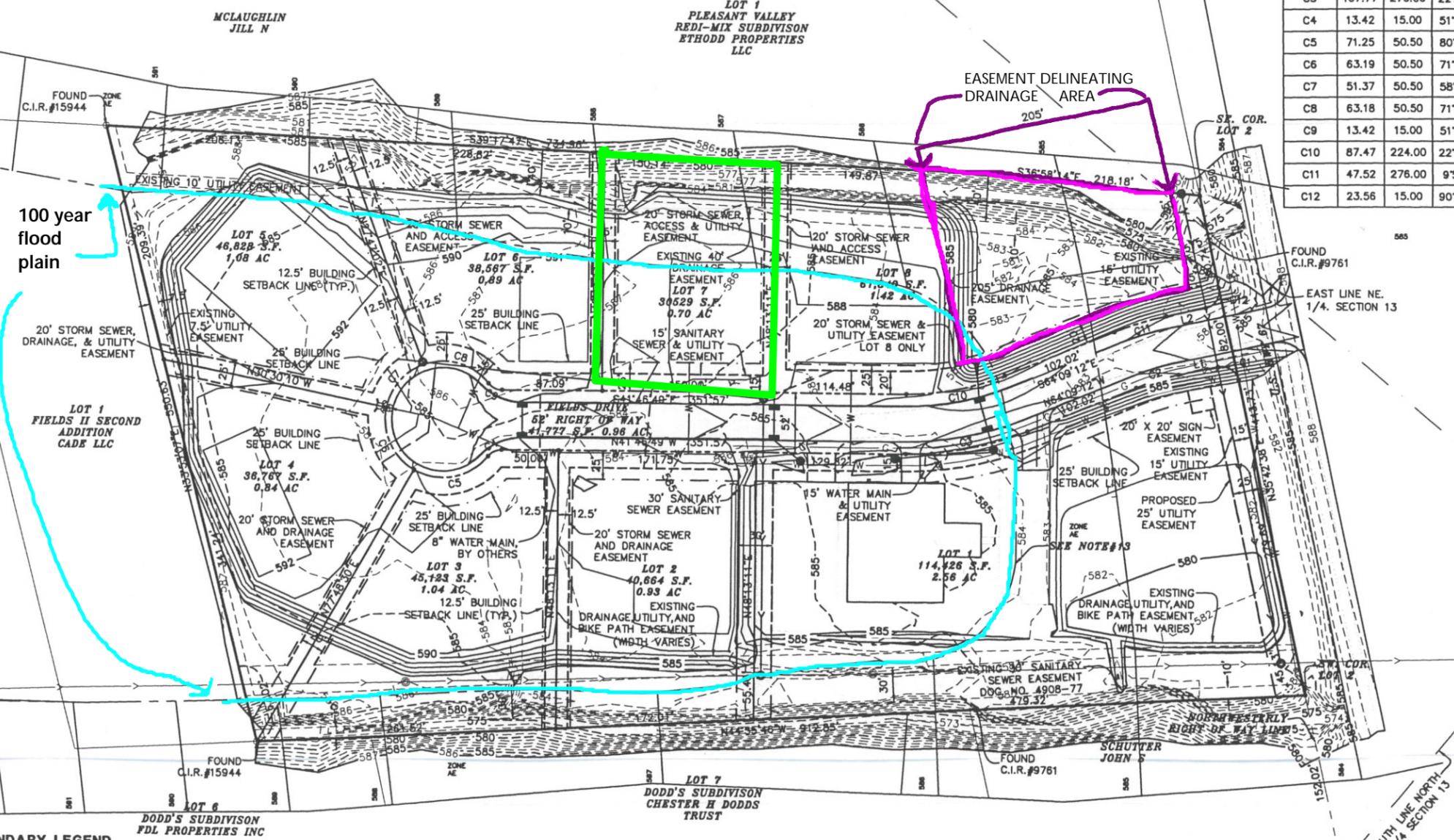
Curve Table					
Curve #	Length	Radius	Delta	Ch. Brng.	Ch. Dist.
C1	23.56	15.00	90°00'00"	S09°17'22"E	21.21
C2	38.56	224.00	9°51'50"	N59°13'17"W	38.52
C3	107.77	276.00	22°22'23"	S52°58'01"E	107.09
C4	13.42	15.00	51°14'52"	N67°24'15"W	12.97
C5	71.25	50.50	80°50'11"	S52°36'36"E	65.48
C6	63.19	50.50	71°41'20"	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.
 - SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE STUDY AND C SURVEY.
 - ANY BURIED SANITARY MANHOLES ALONG THE WEST FORK SHALL BE THE CITY, AND ADJUSTED BY THE CONTRACTOR.



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

Lot 7 Legacy 1st Addition

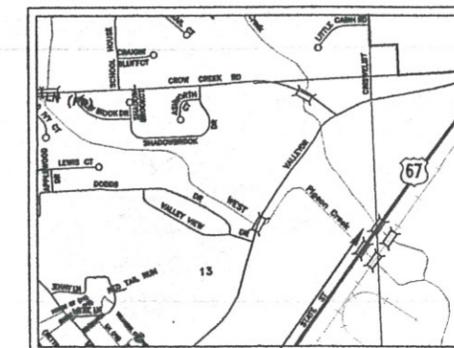
3255 Fields Drive
Bettendorf, Iowa 52722

AUG - 9 2016



GRAPHIC SCALE
0 10 20
(IN FEET)
1" = 20' (24x36)

SITE LOCATION MAP



APPROXIMATE SITE LOCATION

GENERAL UTILITY NOTES

- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
- ALL PROPOSED WATER MAINS AND SERVICE LINES SHALL BE INSTALLED AT A 5.5 FOOT BURY DEPTH, WRAPPED IN TRACER WIRE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
- ALL PROPOSED VALVE BOXES AND SERVICE CURB STOP BOXES SHALL BE INSTALLED FLUSH WITH THE FINAL GRADE OR AS INDICATED BY THE ENGINEER.
- CONNECTIONS TO EXISTING WATER UTILITIES SYSTEM SHALL BE MADE WITH CLASS 52, DUCTILE IRON PIPE WITH MECHANICAL JOINTS AND RESTRAINING FITTINGS. CAST COUPLINGS UTILIZED TO CONNECT TO EXISTING MAINS SHALL BE SERIES 433 OR 431 CAST COUPLINGS, OR 175 PSI PRESSURE CLASS BY ROCKWELL OR APPROVED EQUAL.
- CONNECTIONS BETWEEN TEE OR CROSSES AND VALVES SHALL BE MADE WITH DUCTILE IRON HOLDING SPOOLS OR DUCTILE IRON PIPE USING TWO 3/4 INCH DIAMETER TIE RODS (ASPHALT COATED).
- EXISTING DRAINAGE TILES AND SANITARY SEWER SERVICE LINES ARE NOT SHOWN. CONTRACTOR SHALL REPLACE BROKEN OR DISTURBED SERVICES AT NO ADDITIONAL CHARGE TO OWNER.
- THE EXACT LOCATION OF ALL VALVES AND HYDRANTS MUST BE VERIFIED BY THE CITY ENGINEER PRIOR TO THE INSTALLATION.
- COMPACTED BACKFILL IS REQUIRED IN ALL AREAS UNLESS OTHERWISE NOTED.
- ALL DISTURBED AREAS SHALL BE GRADED BACK TO EXISTING OR BETTER CONDITION.
- SERVICE VALVES SHALL BE PLACED BETWEEN CURB AND SIDEWALK WHERE POSSIBLE.
- ALL STORM WATER MAY BE CONVEYED TO THE EAST FORK OF PIGEON CREEK.

GENERAL SITE NOTES

- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
- LEGAL DESCRIPTION OF PROPERTY:
LOT 7 OF FIELDS 1ST ADDITION, BEING PART OF LOT 2 OF FIELDS II ADDITION (DOC. #13283-08), 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
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF BETTENDORF AND THE ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO DRAIN OR TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
- ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
- CONCRETE PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF IOWA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAYS AND BRIDGE CONSTRUCTION, SECTION 2301, PORTLAND CEMENT CONCRETE PAVEMENT. CONCRETE PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF BETTENDORF STANDARDS AND SPECIFICATIONS.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
- NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.

All sanitary sewer, storm sewer, water service and paving shall be completed in conformance with the current standards and specifications of the City of Bettendorf, Iowa

ZONING REQUIREMENTS:

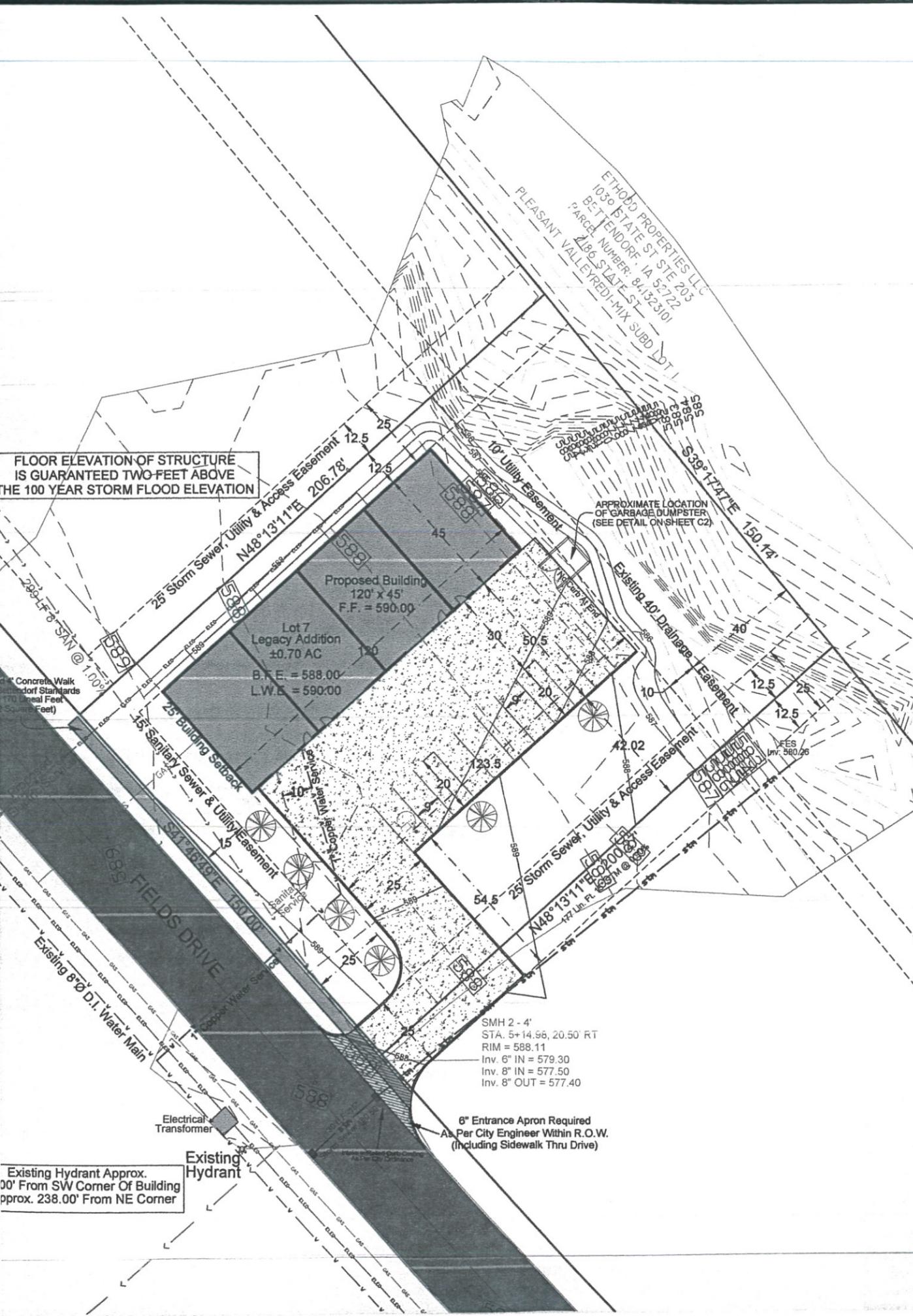
ZONING DISTRICT: I-2
FRONT YARD SETBACK: 25 FT.
SIDE YARD SETBACK: MIN. 12.5 FT.
REAR YARD SETBACK: 0 FT.

LEGEND:

	EASEMENT		EXISTING GAS VALVE		EXISTING CONTOUR LINE
	SETBACK LINE		EXISTING WATER VALVE		PROPOSED CONTOUR LINE
	CENTERLINE		EXISTING UTILITY POLE		SPOT ELEVATION TOP OF CURB
	PROPERTY BOUNDARY		EXISTING LIGHT POLE		SPOT ELEVATION FL. & GUTTER
	EXISTING FENCE		EXISTING TREE		SPOT ELEVATION SIDEWALK
	EXISTING SANITARY		EXISTING BUSH		FINISHED FLOOR ELEVATION
	PROPOSED SANITARY		EXISTING MANHOLE		
	EXISTING STORM SEWER		EXISTING FIRE HYDRANT		
	PROPOSED STORM SEWER		FOUND PROPERTY PIN		
	EXISTING WATER		CONTROL POINT		
	PROPOSED WATER				
	EXISTING GAS LINE				
	EXISTING ELECTRIC				



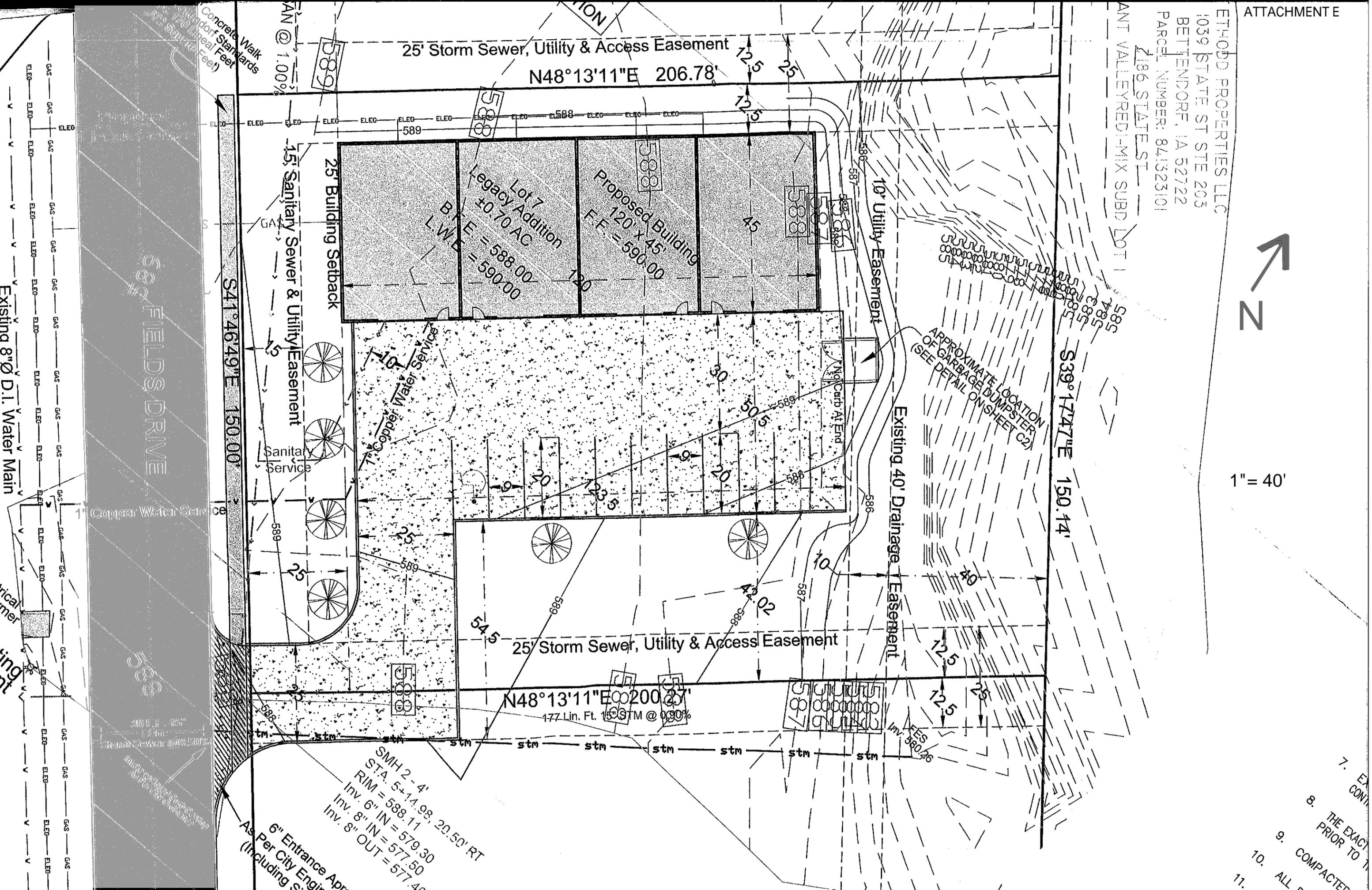
I hereby certify that this Engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.
 Christopher E. Townsend, P.E.
 License number: 14554
 My license renewal date is December 31, 2018
 Date: 8-9-16
 Page or Sheets covered by this seal: Sht C1-C3



ETHODD PROPERTIES LLC
1039 STATE ST STE 203
BETTENDORF, IA 52722
PARCEL NUMBER: 841323101
186 STATE ST
ANT VALLEYRED-MIX SUBD LOT 1



1" = 40'



25' Storm Sewer, Utility & Access Easement
N48°13'11"E 206.78'

Legacy Addition
Lot 7
±0.70 AC
B.M.E. = 588.00
L.W.E. = 590.00

Proposed Building
120' x 45'
F.F. = 590.00

15' Sanitary Sewer & Utility Easement
25' Building Setback

10' Utility Easement

Existing 40' Drainage Easement

25' Storm Sewer, Utility & Access Easement
N48°13'11"E 200.27'

177 Lin. Ft. 15" STM @ 0.30%

SMH 2'-4'
STA. 5+14.98, 20.50' RT
RIM = 588.11
Inv. 6" IN = 579.30
Inv. 8" IN = 577.50
Inv. 8" OUT = 577.46

6" Entrance Appr
Per City Engineer
(Including S...

APPROXIMATE LOCATION
OF GARBAGE DUMPSTER
(SEE DETAIL ON SHEET C2)

S39°17'47"E 150.74'

S41°46'49"E 150.00'

685' FIELDS DRIVE

Existing 8" Ø D.I. Water Main

- 7. EX...
- 8. THE EXACT...
- 9. COMPACTED...
- 10. ALL...
- 11. ...