

**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  
JUNE 21, 2017 AT 5:30 PM  
CITY HALL COUNCIL CHAMBERS  
1609 STATE STREET**

1. Roll Call: Bert \_\_\_\_, Kappeler \_\_\_\_, Ormsby \_\_\_\_, Peters \_\_\_\_, Rafferty \_\_\_\_, Stoltenberg \_\_\_\_, Wennlund \_\_\_\_
2. Approval of minutes of the meetings of May 17, 2017 and May 24, 2017.
3. Review of Commission procedures.

**Site Development Plan**

4. Case 17-057; 1609 State Street, submitted by City of Bettendorf/Gerry Voelliger.
5. Case 17-058; 1423 Hillside Drive, submitted by Estes Construction.

**Other**

6. Commission Update.

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

**MINUTES  
PLANNING AND ZONING COMMISSION  
MAY 17, 2017  
5:30 P.M.**

The Planning and Zoning Commission meeting of May 17, 2017, 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: Bert, Kappeler, Ormsby, Peters, Stoltenberg, Wennlund

MEMBERS ABSENT: Rafferty

STAFF PRESENT: Greg Beck, City Planner; Lisa Fuhrman, Secretary; Bill Connors, Community Development Director; \*Kristine Stone, City Attorney; Brent Morlok, City Engineer; Steve Knorrek, Fire Marshal; Decker Ploehn, City Administrator

2. Approval of the minutes of the meeting of April 19, 2017.

On motion by Kappeler, seconded by Stoltenberg, that the minutes of the meeting of April 19, 2017 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

\*Stone arrived.

**Land Use Amendment/Rezoning/Design Review (Sign)**

4. Case 17-038; 830 State Street, Office/transitional to Commercial, submitted by Cat Clinic of the Quad Cities, LC.

5. Case 17-039; 830 State Street, C-5 Office/transitional District to C-3 General Business District, submitted by Cat Clinic of the Quad Cities, LC.
6. Case 17-040; 830 State Street, Review of the design of an on-premises identification sign in the Downtown Master Plan Overlay District, submitted by Cat Clinic of the Quad Cities, LC.

Beck reviewed the staff reports.

Connors asked if the rezoning is conditioned on the fact that the applicant is allowed to treat cats only. Beck confirmed this.

Bert asked if the condition prohibiting kennels on the site means that applicant would not be allowed to house cats overnight. Beck confirmed this.

Kappeler asked for clarification of the height of the proposed sign as submitted and asked if it is compliant with the Downtown Riverfront Corridor Overlay District (DRCOD) design standards. Beck explained that the design of the sign is not in compliance as it does not include the required masonry base. He added that it is 4 feet by 8 feet and it can only be illuminated by backlights. He reiterated that applicant must provide a masonry base, adding that the sign could then be lowered to connect to that base. Kappeler asked if the Commission is being asked to approve the design of a sign that is not in compliance with the ordinance requirements. Beck confirmed this.

Kappeler asked if the sign would be code-compliant if the posts are removed and the sign was then placed at ground level. Beck explained that the ordinance requires that the sign have a base. Connors stated that the sign must have some sort of masonry or stone base and be elevated off the ground. Wennlund commented that the Code is very clear that the applicant must provide a monument sign.

Wennlund asked if the pole sign shown in the photo is still on the property. Beck explained that he is unsure about whether or not it is still there. He indicated that because the building has been vacant staff would consider that the pole sign has been abandoned and could not be used.

Wennlund stated that it appears as though the entire block where the property is located is zoned C-5. He indicated that the property to the north is zoned R-2 with the property to the south being zoned C-3. He commented that there is a substantial amount of parking area that could serve as a buffer to the residential area and questioned whether approving the request would create a spot zone if the zoning district of only one property is changed. Beck explained that oftentimes a court is

required to determine if a spot zoning exists. Stone stated that when a claim of spot zoning arises the impact on neighboring properties and whether there is a decrease in property values as a result of allowing an incompatible use are considered. She indicated that the Commission must decide if the use is incompatible given the restrictions that are being imposed. She added that there are properties zoned C-3 directly across the street.

Connors stated that in his opinion the proposed conditional zoning meets the intent of the ordinance. He indicated that there would be no external components that would affect the neighbors as might occur if the applicant were planning to operate a veterinary clinic where she would treat dogs and where kennels are allowed.

Wennlund asked how the city could effectively monitor whether the applicant is complying with the restrictions. Connors stated that staff often learns of new businesses when the owner applies for a sign permit. He added that staff found out about the proposed clinic because a sign company submitted a rendering as part of the permitting process before anyone was even aware the property had been purchased. Connors explained that if a use is considered to be a nuisance, the neighbors will inform city staff.

Wennlund asked if staff has any concerns about redevelopment of the property if it is destroyed by fire at some point in the future and has a different zoning classification than the adjacent properties. Connors explained that the proposed rezoning is conditional on the fact that the property is to be used for a cat clinic only, adding that the property will revert to the previous zoning classification if that is no longer the case.

Lisa Kulemin, the applicant, explained that she had purchased the property without knowing that it was not zoned properly for the proposed use. She indicated that her realtor was aware that she needed a commercially-zoned property and showed her the building in question which worked for her needs. Kulemin stated that she found out that the property was not zoned properly approximately 2 weeks after the renovation of the building was started. She explained that her lease at her clinic on Utica Ridge Road in Davenport was up and she decided to move her business. She stated that she treated only 3 dogs during her 15 years at the Davenport location. She expressed concern about the condition prohibiting kennels as she occasionally does hospitalize overnight even though she rarely boards animals. Kulemin stated that because cats tend to recover better at home, her goal is to send them home rather than keep them overnight.

Wennlund asked if the condition could be revised to prohibit boarding of animals. Connors explained that that was the intent of the condition.

Wennlund asked if the sign company was familiar with the requirements of the DRCOD when the drawing was submitted. Kulemin confirmed this, adding that because of the process involved in rezoning the lot, she decided to wait until the Commission meeting to proceed. She indicated that she had planned to mulch around the sign and plant some daisies underneath it.

Kappeler stated that as submitted, the design of the sign is not compliant. She stated that the sign must be lowered and placed on a monument base. Kulemin explained that she cannot afford a monument sign. She asked if the Commission would approve the same basic sign if the posts are shortened and the sign lowered. She stated that she would be willing to encase the posts in brick to match the building. Connors suggested that perhaps the Commission would allow the applicant to install two courses of stone and lower the sign. Wennlund commented that this would be an economical solution, adding that the Commission cannot change each part of the sign to attempt to match the ordinance requirements. He suggested that retaining masonry blocks could be installed up to the bottom of the sign to mimic the appearance of a monument sign and still meet the spirit of the ordinance.

Kulemin asked if the Commission would accept the sign if brick columns were used instead of poles. Wennlund stated that the goal is to eliminate the use of posts in the design of the sign. He reiterated that the code references monument signs only. Kulemin asked if the Commission wishes to require that there be a continuous structure under the sign, not just brick posts. Kappeler confirmed this. Kulemin asked how high the sign could be on top of the stone. Connors explained that given the setback, the sign could be 20 feet tall. He added that the costs of installing a monument base would increase as the sign height increases.

Kulemin stated that in the interest of lowering the cost, she would lower the height of the sign rather than increase it. She asked for clarification of the height of the base and indicated that she would prefer that it not be installed directly on the ground. Connors suggested that the base of the sign be approximately 2 ½ feet tall. Wennlund stated that the sign must have the appearance of a monument sign regardless of the method used. He reiterated that the ordinance requires that signs in the DRCOD be of a monument style.

Wennlund asked if the requests could be approved subject to a different specification for the sign than was submitted. Connors confirmed this.

On motion by Kappeler, seconded by Stoltenberg, that a land use amendment for 830 State Street, Office/transitional to Commercial, be approved subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Kappeler, seconded by Stoltenberg, that the rezoning of 830 State Street, C-5 to C-3, be approved subject to staff recommendations and a prohibition of boarding and kenneling on the property.

ALL AYES

Motion carried.

On motion by Kappeler, seconded by Stoltenberg, that the design of an on-premises identification sign to be located at 830 State Street be approved subject to compliance with the design and performance standards imposed in the DRCOD and which has the appearance of a monument sign.

ALL AYES

Motion carried.

### **Land Use Amendment/Rezoning**

7. Case 17-054; 3249, 3270, and 3275 Palmer Hills Court and 3280 Middle Road, Office/transitional to Commercial, submitted by Build to Suit, Inc./Kevin Koellner.
8. Case 17-047; 3249, 3270, and 3275 Palmer Hills Court and 3280 Middle Road, C-5 Office/transitional District to C-2 Community Shopping District, submitted by Build to Suit, Inc./Kevin Koellner.
9. Case 17-055; 2895 AAA Court, Office/transitional to High-density Residential, submitted by Build to Suit, Inc./Kevin Koellner.
10. Case 17-053; 2895 AAA Court, C-5 Office/transitional District to R-5 Multi-family Residence District, submitted by Build to Suit, Inc./Kevin Koellner.

Beck reviewed the staff reports.

Kappeler asked if the right-in/right-out access on Middle Road would be allowed as indicated on the concept plan. Beck explained that no access is to be allowed from Middle Road for any of the properties involved. He stated that for access to be allowed from Middle Road, the property would have to be replatted and that approval by the Public Works staff would have to be granted.

Kappeler asked for clarification of the feasibility of the 3 access points indicated along the easternmost property line adjacent to the existing commercial development. Beck explained that both concept plans indicate those 3 accesses, adding that regardless of the eventual design layout, a site development plan including the proposed access points would be submitted which would subsequently be reviewed by the Commission.

Kappeler asked how the development could be considered viable if no access is allowed by the adjoining owners. Beck explained that if the concept which includes a convenience store with gas pumps is chosen, the parent company of Hy-Vee would be involved and could allow their customers to access the proposed development via their existing commercial development and possibly to Middle Road. Connors stated that discussions have been held between the owner of the adjacent commercial development and the current developer. He indicated that staff has encouraged the developer to provide a layout that would allow good access between the existing and proposed developments and the signalized intersection at AAA Court. He stated that improved access should alleviate some of the traffic congestion in the area. Connors explained that there is no certainty as to how the property will be utilized until a site development plan for the property is submitted.

Wennlund commented that the driveway west of the existing building is very narrow, especially at the southern end. Bert added that in his opinion having 3 separate access points for Lots 2 and 10 is a recipe for disaster. Wennlund indicated that there would not be adequate space to turn out of the center access without impinging on the other lane given the location of the existing building.

Kappeler commented that she believes that the project is a good fit for an infill area, adding that the external issues must be addressed so that it is best for people who use that area.

Carly Kirschneider expressed concern about the possibility of increased traffic in the area and suggested that traffic from the proposed development should be routed via AAA Court and the traffic signal there. Wennlund commented that hopefully some of the traffic volume could be taken away from the unsignalized intersection.

On motion by Kappeler, seconded by Peters, that the land use amendment for 3249, 3270, and 3275 Palmer Hills Court and 3280 Middle Road, Office/transitional to Commercial, be approved subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Kappeler, seconded by Peters, that the rezoning of 3249, 3270, and 3275 Palmer Hills Court and 3280 Middle Road, C-5 Office/transitional District to C-2 Community Shopping District, be approved subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Kappeler, seconded by Peters, that the land use amendment for 2895 AAA Court, Office/transitional to High-density Residential, be approved subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Kappeler, seconded by Peters, that the rezoning of 2895 AAA Court, C-5 Office/transitional District to R-5 Multi-family Residential District, be approved subject to staff recommendations.

ALL AYES

Motion carried.

### **Final Plat**

11. Case 16-031;The Woodlands 1<sup>st</sup> Addition, submitted by Windmill Development, LLC.

Beck reviewed the staff report.

Wennlund asked for clarification of the note on the preliminary plat referencing land to be negotiated for future right-of-way. Beck explained that it is the area at the southeast corner of the development, adding that the right-of-way is acknowledged on the final plat.

Kappeler asked where the 8-foot wide recreational trail will be located. Beck indicated that it would be installed along Middle Road.

Wennlund asked if Middle Road would be expanded to 4 lanes in the future. Connors stated that it is the responsibility of the adjoining property owners to add the lane on their side of the property. Morlok explained that the city would attempt to complete the widening project all at once. He indicated that if Windmiller chooses to begin his project this year but the developer of 4784 Middle Road does not, the city could hold the construction and have Windmiller bond for it until it could be done at once. Wennlund asked if the remainder of Middle Road to the roundabout would remain two lanes. Morlok confirmed this, adding that the widening of Middle Road at that location would wait until that corner develops.

On motion by Stoltenberg, seconded by Bert, that the final plat of The Woodlands 1<sup>st</sup> Addition be approved subject to staff recommendations.

ALL AYES

Motion carried.

### **Final Plat/Site Development Plan**

12. Case 17-014; 1501 State Addition, submitted by Shive-Hattery, Inc.
13. Case 17-015; 221 - 15<sup>th</sup> Street, submitted by Shive-Hattery, Inc.

Beck reviewed the staff reports.

Ploehn stated that he would like to give some context related to the parking dilemma that exists in the downtown as it relates to the proposed development. He indicated that an acquisition of the Twin Bridges property has been the number one project goal of the City Council for 2 years and that Newbury Development has stepped forward to accomplish that task. Ploehn explained that in addition to the proposed project, there would be 2 other key developments downtown east of the I-74 bridge. He stated that the other project areas involve the lots located across the street from the proposed apartment buildings in addition to the Town Square area that is owned by the city.

Ploehn explained that city staff is in discussions with the property owners and a developer regarding the north side of the 1500 block of State Street. He indicated that two buildings have been acquired, two others are being negotiated for purchase, and 3 remain available. He stated that in his opinion, all of the properties on that block could be under the city's control within the year so that the area could be redeveloped. Ploehn stated that in addition to that block, there will be several unbuildable remnant parcels to the west that will become available as a result of the I-74 bridge replacement. He indicated that those parcels present opportunities for public parking. He stated that senior staff and City Council members feel it is the city's responsibility to ensure that adequate public parking is a part of the development on the north side of State Street and which would alleviate the parking issue for the current project for which not enough parking is available per Code. Ploehn explained that during the transition between the current and new zoning ordinance, the revised shared parking spaces ordinance change gives the city more flexibility to evaluate parking needs for projects in the downtown. He indicated that in these redevelopment areas, the city will likely need to be involved in the financing of and/or possibly construction of public parking lots or ramps. Ploehn stated that if the Commission choose to recommend denial of the proposed site development plan based on the lack of required parking imposed by the current zoning ordinance, a 2/3 majority of the City Council would be required to override the decision. He indicated that the City Council may consider doing that. He stated that perhaps the Commission would consider conditionally approving the site development plan based on the new shared parking space ordinance which gives the city more latitude to accomplish the parking goals for the downtown. Ploehn assured the Commission that the parking would be protected in the downtown and that he is aware of the concerns of the members. Wennlund commented that while the parking gap is an important issue and that the current project does not provide adequate parking, there is a great need to remove the Twin Bridges and begin redevelopment. He stated that the key to a successful redevelopment of the downtown is the provision of adequate parking. Ploehn stated that the 2 redevelopment areas will be the focal point of the City Council for the next 5 years and during the reconstruction of the bridge. He indicated that he is aware that the developments need to include ease of accessibility for not only walkers and bikers but also parking spaces for motorists.

Stone explained that approval of both the final plat and the site development plan are conditional. She indicated that the final plat is conditioned on the city's vacation of the adjacent right-of-way, adding that the process to transfer ownership has already started with a public hearing to be held on June 6. Stone added that the city's vacation of the right-of-way is contingent on Newbury's successful acquisition of the property which is scheduled to happen in June. She indicated that any recommendation for approval by the Commission of the site development plan would be contingent on the City Council's approval of the ordinance reducing the required parking standard.

Ormsby asked for clarification of the type of development that would occur on the properties on the north side of the 1500 block of State Street. Ploehn explained that the proposed use has not yet been determined because not all of the properties have been acquired. He indicated that the goal is to complement the current project with both commercial and residential uses and that the buildings would likely be vertical. He added that it would likely have a similar appearance as the current project but with more of an accent on commercial uses such as restaurants and bars with residential on the upper levels. Ormsby commented that she has seen similar developments in Iowa City that have been very effective, reiterating that parking availability is essential for success.

Kappeler stated that the Commission's recommendation for conditional approval indicates that the members trust that the City Council and staff will accomplish the required steps for the developments to be successful. She commented that typically the Commission sees very definite plans for developments, adding that she is willing to trust that adequate parking will be provided given that the proposed project will anchor the larger development area in the downtown. Kappeler indicated that the full impact of the parking shortfall will not be felt immediately as the structures will be built in stages. She commented that hopefully the parking situation will have been resolved by the time the second building is complete.

Wennlund asked if both buildings will have parking underneath. Connors confirmed this.

Kappeler asked if the proposed restaurant would be located in the first or second building. Connors explained that the architect had indicated to him today that the commercial space would be for offices, not a restaurant. Kappeler commented that the change in use would have a big impact on the number of required spaces.

Kappeler asked if there would be diagonal spaces on the north side of State Street in addition to the diagonal spaces indicated on the site plan on the south side of the street. Ploehn confirmed this, adding that the spaces on the street would be angled as it will no longer be a through street. He reiterated that as development occurs on the block across the street and the remnant properties, adequate public parking will be included to serve the businesses on both sides of the street.

Ploehn explained that staff's recommendation is to remove the 5 year expiration of interim parking plan approvals in the downtown area and instead leave it entirely to the City Council's discretion. Wennlund asked if the decision with regard to reductions of parking requirements would be made solely by the City Council. Ploehn confirmed this.

Wennlund asked for clarification of the boundaries for which the revised ordinance would be applicable. Ploehn stated that the ordinance would apply only to developments in the DRCOD.

Stone explained that the ordinance that was presented to the Commission at the last meeting included a sunset clause for 5 years for parking reductions at which time a developer would be required to comply with current regulations. She indicated that the ordinance for which the Commission made a recommendation for approval has not yet been presented to the City Council. She added that staff is now recommending that the sunset be removed but that the remainder of the ordinance as previously presented is the same. She indicated that the Commission and subsequently the City Council would have the ability to allow permanent reductions of required parking standards but would still require a developer to comply with the other conditions listed in the ordinance. Kappeler asked if the Commission would be considering recommending approval of the site development plan contingent on City Council approval of the shared parking space ordinance which no longer includes a 5 year sunset. Ploehn confirmed this. Kappeler commented that the recommendation at the last meeting had been to revise the ordinance to include the Commission and the City Council in the review of any proposed parking reductions and asked if this is still the case. Stone confirmed this, adding that the only change to the ordinance is the removal of the 5 year sunset.

Wennlund commented that downtown developments can only be successful if adequate public parking is provided.

Ormsby asked if the required number of parking spaces per unit would change as a result of implementation of the new zoning ordinance. Stone explained that the required number of spaces would be at the Commission's and City Council's discretion as long as the reduction is no more than 50 percent. She added that staff would likely make recommendations as projects are submitted.

On motion by Stoltenberg, seconded by Kappeler, that the final plat of 1501 State Addition be approved subject to staff recommendations and final approval of a parking plan compliant with the shared parking spaces ordinance.

ALL AYES

Motion carried.

On motion by Stoltenberg, seconded by Peters, that the site development plan for 221 - 15<sup>th</sup> Street be approved subject to staff recommendations and final approval of a parking plan compliant with the shared parking spaces ordinance.

ALL AYES

Motion carried.

**Final Plat/Development Plan**

14. Case 17-027; The Fountains 8<sup>th</sup> Addition (replat), submitted by Dan Dolan.
15. Case 17-028; The Fountains 8<sup>th</sup> Addition (development plan), submitted by Dan Dolan.

Beck reviewed the staff reports.

On motion by Bert, seconded by Stoltenberg, that the final plat of The Fountains 8<sup>th</sup> Addition be approved subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Bert, seconded by Stoltenberg, that the development plan for The Fountains 8<sup>th</sup> Addition be approved subject to staff recommendations.

ALL AYES

Motion carried.

**Preliminary Plat/Final Plat/Site Development Plan**

16. Case 17-049; Bettplex First Addition (preliminary plat), submitted by Build to Suit, Inc./Kevin Koellner.
17. Case 17-050; Bettplex First Addition (final plat), submitted by Build to Suit, Inc./Kevin Koellner.

18. Case 17-051; Lot 1, Bettplex First Addition (proposed), submitted by Build to Suit, Inc./Kevin Koellner.

Beck reviewed the staff reports.

Wennlund asked for details regarding the lighting plan for the development. Beck explained that the applicant submitted a plan from Musco Lighting which will be evaluated by staff. Connors indicated that light cannot shine at a brightness of more than one foot candle at the property line.

Koellner explained that the lighting of the development will be by LED. He indicated that the most recent photometric test indicated that it exceeds one foot candle by approximately 60 feet. He stated that a new model is being run which takes into account the solid, 6-foot high fence which will be installed and which will hopefully bring the lighting into compliance. Koellner stated that possibly a higher fence may be required, adding that the poles are shorter than are typically seen at older athletic fields and reiterated that LED lighting will be used which uses fewer fixtures.

Koellner stated that language will be added to the plat indicating that the applicant/developer recognizes that there is an adjacent agricultural use and that there will never be any objections raised or nuisance complaints submitted regarding the farming operation and the attendant dust, odors, noise, etc.

Kappeler asked which of the fields will be artificial turf. Koellner explained that all of the fields are planned to be artificial turf but that it is possible that the two soccer fields on the eastern end of the development would be natural turf. He indicated that the developer will evaluate the final budget and then determine which surface will be used. Kappeler stated that she had wondered about the chemicals that would need to be applied to natural turf fields but which would not be required for artificial turf. Kevin commented that the fence that will be installed on the property line will hopefully prevent detritus from harvesting operations and litter from the athletic fields from traveling across property lines.

Stoltenberg asked how staff made the determination as to how many parking spaces would be required. Connors stated that he allowed the developer to plan for a comparable number of spaces as have been used at similar developments across the country. He indicated that there are between 1400 and 1500 parking spots. Koellner stated that there would be 1550 parking spaces on the property. Connors stated that the number planned is on the high end of what is provided at other facilities.

Koellner stated that public right-of-way and an east-west street is included from Middle Road to the edge of the adjacent property. He added that a public street connection could be made in the future if development occurs there. He explained that the street would be asphalt to tie into the parking areas but would be built to city specifications. Morlok explained that there would be the opportunity to put down a temporary surface for overflow parking on the property the city purchased and some of the outlots if necessary.

Ormsby asked for clarification of the time frame for completion of the project. Koellner explained that it is likely that the artificial turf would be installed this fall so that tournaments could be hosted in the spring. He indicated that the plan is to open the building in the spring, adding that weather and soil conditions could impact the schedule.

Donald Mott, River of Life Church, asked if all of the entrances to the sports complex would be from Middle Road. Morlok explained that one entrance would be from Middle Road with two additional entrances from Forest Grove Drive. He added that one of the Forest Grove Drive entrances would align with Friendship Path on the west and one would be located between the church and the Middle Road intersection.

On motion by Stoltenberg, seconded by Ormsby, that the preliminary plat of Bettplex First Addition be approved subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Stoltenberg, seconded by Ormsby, that the final plat of Bettplex First Addition be approved subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Stoltenberg, seconded by Ormsby, that the site development plan for Lot 1 of Bettplex First Addition (proposed) be approved subject to staff recommendations.

ALL AYES

Motion carried.

**Site Development Plan**

19. Case 17-052; 3627-51 Devils Glen Road, submitted by Build to Suit, Inc/Kevin Koellner.

Beck reviewed the staff report.

Kappeler asked if there would be an entrance in the back of the building for the customers who use the rear parking lot or if they would have to walk around. Koellner explained that those customers would have to walk around the building to the front. Kappeler commented that those customers would also have to walk up a floor level given the grade change on the property. Peters asked if there would be a sidewalk for those customers. Koellner confirmed this.

Ormsby asked if the business would be a bicycle shop or a motorcycle shop. She commented that if it is a motorcycle shop, noise might be an issue. Koellner stated that the owner of Healthy Habits plans to move in to the space from his current location on Devils Glen Road. Bert asked if there would be a combined bike shop and brewery or if the businesses would be separate. Koellner stated that the businesses would be separate.

Wennlund asked if handicapped parking spaces are required in the rear parking lot. Morlok stated that as long as there is no handicapped accessible entrance, no handicapped parking spaces are required as long as the total code requirement is met. Wennlund asked if two handicapped spaces is adequate for the entire site. Morlok confirmed this.

Kappeler commented that in her opinion the parking layout is not very convenient even if it is code-compliant. Wennlund stated that the grade change appears to be quite significant. Morlok explained that the change in grade is approximately 13 feet floor to floor. Wennlund asked for clarification of the distance over which the grade changes 13 feet. Morlok stated that the distance is approximately 65 feet. Connors stated that this is not unusual for garden style buildings that were popular in the 1970s and 1980s.

Kappeler asked if there are any concerns about spillover from the adjacent student housing parking lot. Koellner stated that he believes that it is more likely that customers of the two businesses would park in the student housing lot than the reverse. He stated that there is no cross parking easement in place. He explained that the overflow parking lot is required for the student housing complex in order to meet the required number of spaces. Koellner stated that the square footage of the mezzanine level of the building

was reduced in order to meet the ordinance requirements for parking spaces. He indicated that he had discussions with the owner of the apartment buildings and that there will likely be a replat forthcoming that would involve the apartment building and the storage facility that may address this issue.

On motion by Bert, seconded by Kappeler, that the site development plan for 3627-51 Devils Glen Road be approved subject to staff recommendations.

ALL AYES

Motion carried.

**Other**

20. Discussion of implementation of new zoning ordinance and comprehensive plan.

Connors indicated that he had decided that a special meeting would be scheduled to discuss the new zoning ordinance and comprehensive plan as a traditional meeting is not necessarily a good setting for an interactive workshop. Wennlund commented that the workshop would be a good opportunity for residents to better understand the new ordinance and comprehensive plan. Kappeler expressed her appreciation for Stone’s guidance throughout the process. Other Commission members concurred.

21. Commission Update.

Connors stated that the City Council followed the recommendation of the Commission regarding the following cases:

- Lots 69-74, The Fountains 4<sup>th</sup> Addition - land use amendment and rezoning
- Bettplex First Addition (proposed) - land use amendment and rezoning
- Lot 2, The Springs at Bettendorf - land use amendment and rezoning
- Glenbrook Ridge - final plat and site development plan
- Coreline Addition - final plat
- 4555 Utica Ridge Road - site development plan

There being no further business, the meeting adjourned at approximately 7:10 p.m.

These minutes approved \_\_\_\_\_  
 \_\_\_\_\_  
 Gregory W. Beck, City Planner

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  
MAY 24, 2017  
5:30 P.M.**

The Planning and Zoning Commission meeting of May 24, 2017, was called to order by Wennlund at 5:30 p.m. in the Second Floor Conference Room, City Hall Annex, 4403 Devils Glen Road.

1. Roll Call

MEMBERS PRESENT:     \*Bert, Kappeler, Ormsby, Peters, Rafferty, Stoltenberg, Wennlund

MEMBERS ABSENT:     None

STAFF PRESENT:       Greg Beck, City Planner; Lisa Fuhrman, Secretary; Bill Connors, Community Development Director; Kristine Stone, City Attorney; \*\*Decker Ploehn, City Administrator

2. Overview of project process and ordinance creation

Connors stated that several years ago the city began updating the components of the Comprehensive Plan which include the 2013 Transportation Plan, 2013 Trail and Corridor Study, Premiering Bettendorf Comprehensive Plan, Downtown Master Plan, and now the Zoning Ordinance.

Connors explained that the new Zoning Ordinance is considered to be a hybrid ordinance which is a mixture of the current Euclidean zoning and also form-based zoning. He commented that because the new ordinance has not yet been adopted, the city has not been able to take advantage of the form-based zoning when reviewing new developments. He indicated that the development character areas (DCA) will be applied to undeveloped areas only.

3. New Code vs old Code

Connors stated that many of the textual elements of the old code have been replaced with easier to read tables. He reviewed the different levels of the DCAs and their

corresponding zoning classification. He indicated that the Urban-Low Intensity (U-LI), Urban-Medium Intensity (U-MI), and the Urban-High Intensity (U-HI) will have the broadest range of uses. Connors stated that the C-4 (Automotive) and C-5 (Office) districts have been removed and that the permitted uses in those districts were incorporated into other classifications. He commented that there are very few properties in the city which are currently zoned C-4. Beck explained that the zoning map would need to be revised to reflect the removal of the C-4 and C-5 zoning districts.

Rafferty asked if the city would actually change the zoning classification for existing properties zoned C-4 or C-5. Stone explained that it would be required as the classifications will no longer technically exist. Wennlund asked if that would occur automatically. Stone stated that there are two methods by which the remapping could occur. She suggested that for the properties that are already developed, the zoning classification be remapped now. She indicated that for future growth areas, the Commission and owner could address it as projects come forward. She stated that the zoning map as revised would have to be published and notice given.

Rafferty commented that there are many areas in the downtown area where adjacent properties are zoned differently. He asked if any thought had been given to rezoning the entire downtown area so that there is some uniformity with regard to zoning classifications. He commented that currently there is no continuity in the downtown, adding that this might preclude property owners from making rezoning requests based on what a property down the block is currently zoned. Stone explained that the risk of rezoning to U-MI or U-LI is that the development character areas allow a mixture of uses including residential, commercial, and industrial. She commented that adjacent property owners may have different ideas as to how they want their property to develop.

\*\*Ploehn arrived.

Rafferty asked how the city could control development in the future. Connors stated that the requirements of the DCAs would clarify how those decisions will be made. He stated that the current method of Euclidean zoning is very strict. He explained that recently a realtor sold a property in the downtown which is zoned C-5 to a veterinarian who treats cats only. Connors stated that the property is currently being rezoned to C-3 because a vet clinic is not allowed in the C-5 district. He indicated that vet clinics are only allowed in the more intense commercial districts because there are typically dogs which are kenneled outside and that there may be noise and odors generated by them. He stated that this is not the case with cats. Connors explained that the restrictions imposed by Euclidean zoning could not easily facilitate the allowance of the cat clinic, adding that if the property were zoned U-MI, a decision could have been made based on whether that particular use fits the area.

Rafferty questioned how the city could prevent a property owner from utilizing a property for an undesirable use in a DCA. Wennlund commented that the current ordinance is overly objective but that the DCA method seems very subjective. Rafferty stated that he is hopeful that the Commission can use the subjectivity of the DCA method to structure developments in a positive way. Ormsby commented that the ordinance does seem to provide ways of determining whether or not a use would be compliant with the Code. She indicated that she does not feel that the form-based zoning method is as constrained as it may appear to be at first glance. Connors stated that the ordinance imposes further restrictions in the downtown overlay district.

\*Bert arrived.

Connors explained that Chapter 1 of the new zoning ordinance has not changed. He stated that Chapter 2 defines the use types and classifications of uses. He commented that staff and the committee spent a great deal of time defining new residential use types. Stone stated that the old residential use types were not at all intuitive. Connors stated that new residential use types have been added that more accurately reflect the new types of housing that are now present in Bettendorf. Wennlund asked if it would be possible to prevent new mobile home parks locating in the city by rezoning such that they would not be allowed with the existing ones being grandfathered. Stone stated that she would not recommend such an action. Connors added that they must be allowed to be located somewhere in the city, adding that he does not anticipate that they will be prevalent in the future.

Connors explained that the Civic Uses sections now includes convalescent services, elder group homes, emergency residential services, homes for persons with physical disabilities, and more specifically defines day care services.

Connors reviewed the zoning districts and DCAs, adding that Chapter 3 also includes a section on adoption of and changes to the zoning map. Rafferty asked for clarification of how the district boundaries are to be determined. Connors explained that the current district boundaries are in essence fuzzy lines. He indicated that the new ordinance more specifically clarifies that boundaries are to be determined using lot lines, centerlines of streets, lot ownership, corporate limits, section lines, etc.

Connors stated that there is now a more usable table included for permitted and special uses in the non-DCA districts. Stone commented that the table will be much easier to revise than the text that was used in the old ordinance. Wennlund asked how the city is to address uses which are not listed in the table. Connors stated that in a non-DCA area if a use is not listed it is assumed to be not permitted. Stone added that if there is a

similar listed use, it could be interpreted to be allowable. She stated that a recent example is a request for a brewery which is not a listed use but was considered to be similar to a bar, cocktail lounge, or tavern. Bert asked why brewery would not just be added to the list of permitted uses. Stone stated that it could be added, but staff feels that it is similar enough to the other permitted use. Ormsby asked for clarification of the difference between the two uses and questioned why brewery would be added if it is essentially the same as a bar. Stone explained that technically a brewery is manufacturing a product on site and might also sell product in large quantities rather than to individuals. Rafferty commented that he believes that a determination should be made based on the actual product being manufactured on the site.

Connors explained that the site development regulations section gives guidance on how to apply requirements such as site area per housing unit, minimum lot area and width, required setbacks, floor area ratio, etc. to site development plans. Kappeler asked if this information was in the old zoning ordinance. Connors confirmed this, adding that the new format makes it much easier to determine the requirements in the various zoning districts. He explained that the rear yard setback requirement in the R-1 district has been reduced from 40 feet to 30 feet because homeowners find 40 feet to be too restrictive if they wish to add a deck.

Wennlund asked if the planned residential overlay district will still be a part of the new ordinance. Connors stated that the PR- overlay district has been removed. Stone commented that the overlay district has been removed in an effort to encourage DCA developments. She indicated that DCAs allow more flexibility and would preclude the need for creating exceptions as was the case in the overlay districts.

Connors explained that for taller buildings in the R-5 district and also many of the commercial districts, the rear yard setback is increased by 5 feet per story over 2 to encourage parking to be located at the back of the building. He indicated that this would result in a more attractive street frontage, adding that those commercial buildings would not be subject to a front yard setback but if one is provided it must be at least 5 feet to allow room for a sidewalk and accessible entrance.

Connors stated that the requirements for minimum lot area and width have been removed in the C-1 district as typically those uses would be small and compatible with residential type uses. He indicated that in the C-7 district the setbacks were reduced to more closely match the casino development as built. He stated that the industrial district requirements remain mostly unchanged, adding that Chapter 7 has been reserved to allow for the supplemental regulations that are likely to be implemented at a future date as needed.

Connors stated that Chapter 8 details the DCAs and the range of uses. He indicated that the citywide goal is to have the following mixture of residential uses: 65 percent single-family, 15 percent medium-density, and 20 percent high-density. Wennlund asked how the preferred percentages were determined. Stone explained that the consultant had indicated that this mix is a national benchmark. Connors commented that while there currently are not many high-density developments, the trend may change in the future. He indicated that there are several projects proposed or underway that would fit into the high-density category.

Connors reviewed the desirable housing mix for the U-LI, U-MI, and U-HI DCAs. Stone added that residential developments in the DCAs must be at least 20 acres in size. Stoltenberg asked how a subdivision of less than 20 acres would be addressed. Connors explained that a developer would have to approach the adjacent property owner and attempt to reach a binding agreement with regard to a master plan for the area. He added that if that is not possible, the development would have to wait until such an agreement could be reached for the entire 20 acres required. Stone explained that these issues would initially be resolved at the rezoning stage, adding that the Commission will need to hold firm to the land use map and rezoning regulations that are already codified. Connors commented that the form-based zoning is now included because it provides flexibility for developers. He indicated that if a developer does not have the requisite 20-acre parcel and the adjacent property owners are not amenable to his idea for the development, he or she could request a land use amendment and/or rezoning to a traditional land use designation and zoning district classification. Connors stated that a developer can make the decision to use the form-based zoning method or the more traditional way. He indicated that a developer who chooses to develop a smaller than 20-acre parcel would still be required to develop the property in a way that adheres to the future land use map, adding that if the Commission does not feel that the proposed use is in conformance the request could recommended for denial.

Kappeler asked if a master plan for a parcel is binding on all of the adjoining property owners. Stone confirmed this, adding that a development agreement would be required to be signed by all property owners involved in order to protect the city's interest and that of the developer.

Connors explained that Chapter 9 details the purpose and parameters by which DCA development is to occur, including use, intensity, form, and compatibility. Stone commented that there are more submittal requirements for DCA projects which means that much more detail will be available for any particular project. She indicated that this additional information will allow the Commission to make informed and reasonable decisions with regard to those parameters. Connors stated that Chapter 10 has been reserved for future supplemental regulations specific to DCAs.

Connors explained that Chapter 11 which details the supplemental use regulations includes much of the information from the current ordinance, adding that it is in a more easily-used format. Stone commented that these regulations apply to DCAs and traditional zoning districts.

Connors stated that the current ordinance allows garages up to 720 square feet or 40 percent of the square footage of the finished living area. He indicated that because there are so many variance requests for garages, residents will now be allowed to have a 1,000 square foot garage or 75 percent of the square footage of the finished living area. Kappeler asked if the maximum allowable height has been increased. Connors stated that a garage has and will be allowed to be 15 feet at the mid-point of the gable for a detached garage and 35 feet high for an attached garage in a residential district. Wennlund commented that many of the newer garages are likely near that size now. Connors confirmed this, adding that when builders come in with an oversized garage he has been measuring the size of the garage from the inside foundation in order to make it work. Ploehn commented that snow removal in the older sections of town has become a problem because residents are not allowed to build a large enough garage to store their vehicles because of the small square footage of their homes. He indicated that by increasing the allowable size of a garage, more people may build garages and will be able to store vehicles off the street.

Connors stated that the new ordinance will allow an accessory dwelling unit that could be used for elderly parents and would be allowed to have a separate entrance. Kappeler asked if there are any provisions for a separate dwelling unit on the same lot as the principal residence that would serve the same purpose and which could also be rented. Connors explained that this would not be allowed, adding that he would not recommend encouraging that practice.

Connors stated that the current ordinance allows for a 50 percent reduction in the required buffer yard if a 6-foot high fence is installed between properties in a commercial district. He indicated that the provision for that reduction has been removed from the new ordinance which now allows the reduction if a heavily-landscaped berm is installed. Connors commented that another suggestion would be to simply require that the depth of the required buffer yard be preserved and that no mechanism for reduction of it be allowed. Wennlund asked for examples of where that reduction was allowed. Stone explained that all of the commercial developments on Falcon Avenue installed fences rather than provide the required buffer yard distance. Beck suggested that if the landscaping buffer is allowed in order to reduce the required buffer yard, the plantings be evergreen. Rafferty commented that while a fence may not be ideal, it does serve as a deterrent to pedestrians walking through private property. Connors stated

that removing the mechanism for reducing the buffer yard would not preclude a developer from installing a fence, too. Rafferty suggested that perhaps a requirement could be added for additional heavy landscaping for especially intense commercial uses adjacent to residential districts. Stone stated that sometimes other ordinance requirements resolve the issue such as with the developer of the Bettplex installing a fence in order to meet the required lighting standards and reduce the spillage to the adjacent property. She added that sometimes fences are installed to reduce noise pollution. Rafferty asked what the Falcon Avenue developments would have looked like if there were no provision in the ordinance for reducing the buffer yard by installing a fence. He questioned whether the development would have been improved by maintaining the required buffer yard rather than installing a fence. He explained that if the total buffer yard had been required, the buildings would have been required to move forward and the parking spaces would have necessarily been reduced. Rafferty commented that it is likely that the buildings would have had to be smaller in order to leave space for the required buffer yard and still meet other ordinance requirements. Ploehn commented that the original developer had approached the city and had made the argument that he could not sell the commercial property that had initially extended to where the houses are now built on Lindenwood Drive. He explained that the developer wanted more residential property to sell, adding that the solution at the time to provide a buffer was to allow the landscaped berm and fences to separate the commercial and residential. He commented that the houses should probably never have been allowed to be built there and the original buffer of less intense uses should have been preserved. Ormsby asked how the proposed change would affect other developments such as the Windmill project. She asked the buffer to be provided is defined by streets or yards. Connors stated that the change would affect that project, adding that the required buffer yard on that project would be yard to yard. Rafferty asked if only space would separate commercial developments from residential if the buffer yard reduction mechanism is removed. Connors stated that that is not the case, adding that landscaping is still required to separate more intense developments from less intense ones. He reiterated that either party could still install a fence, it is merely that there would be no reduction of the required buffer yard for doing so. Wennlund commented that oftentimes landscaped areas are not maintained properly and expressed concern that if more intense landscaping buffers are used to reduce the required buffer yard, they might become overgrown. Ploehn commented that if the wider buffer yard had been required on Falcon Avenue along with the required landscaping, there would likely have been less tumult because residents would feel that the perception of distance is more beneficial than landscaping and a berm with a fence. Stoltenberg stated that it's very possible that the development would not have occurred at all because the increased buffer yard would not have left enough space for parking, driveways, etc. Ploehn commented that it would have changed the character of the development completely. Stoltenberg concurred. Connors stated that if a developer

indicates that their project cannot be completed because of the imposition of the required buffer yard, he or she should find a different location. Wennlund stated that he would be in favor of removing the buffer yard reduction mechanism. Other Commission members concurred.

Connors stated that Chapter 13 includes specifications for required parking space design and dimensions. Wennlund asked if the parking space sizes indicated are adequate given the trend toward larger vehicles. Connors explained that the dimensions indicated are a national standard. He stated that if a developer can demonstrate using market data that the required number of parking spaces is not needed, exceptions can be made. Rafferty commented that increased flexibility could be very beneficial as oftentimes the required parking is excessive. Ploehn questioned why businesses such as Hy-Vee and Home Depot are allowed to have a garden center for several months per year which is located in the parking lot when there is already a dearth of spaces available. Rafferty concurred, adding that he feels that garden centers should only be allowed if more than the required number of parking spaces are provided at a particular location. Connors stated that special use permits are required for seasonal garden centers. Stoltenberg asked if a developer would be required to provide enough room for additional parking spaces if his or her market data allowing a parking reduction is incorrect. Connors confirmed this.

Rafferty asked if the parking issue in the downtown area has been resolved. Ploehn confirmed this, adding that adequate public parking spaces would be installed in the 1500 block between State and Grant Streets and also in the Town Square area. He indicated that the city would participate in the parking installation. Rafferty suggested that perhaps parking requirements could be waived on a case-by-case basis if adequate public parking is available elsewhere. Stone explained that the new ordinance allows for a permanent reduction of parking spaces of 50 percent in the Downtown Master Plan area. She indicated that the Commission could make that recommendation during the site development plan review process. Connors stated that if a developer underestimates their parking needs that will be their responsibility. Ploehn commented that the city will be involved in acquiring property and incenting public parking lots and/or ramps in the two areas mentioned. Rafferty stated that if the goal of a walkable downtown is to come to fruition, adequate parking is key. Ploehn explained that other properties may become available as a result of the remnants left by the bridge reconstruction project that are unbuildable but which could be used for public parking.

Connors stated that many obsolete sign types have been removed from Chapter 14.

Kappeler asked when the new ordinance would be in effect if the Commission recommends approval. Connors stated that it could be as soon as 60 days. Stone

explained that a public hearing would be held and that three readings of the ordinance are required. Wennlund asked if the readings could be waived. Ploehn stated that they could, but that City Council likely would not do so. Stone added that the adoption of the zoning map at the same time would make a waiver of the readings less likely.

4. Recommendation by P & Z Commission

On motion by Rafferty, seconded by Kappeler, that the revised zoning ordinance be recommended for approval and adoption by the City Council.

ALL AYES

Motion carried.

Connors expressed his appreciate for Stone's guidance throughout the ordinance revision process.

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

These minutes approved \_\_\_\_\_

\_\_\_\_\_  
Gregory W. Beck, City Planner



## COMMUNITY DEVELOPMENT

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

June 21, 2017

Staff Report

### **Case No. 17-057**

**Location:** 1609 State Street - Site Development Plan

**Applicant:** Missman, Inc.

### **Background Information and Facts**

The city has received an application requesting approval of a site development plan for 1609 State Street (Lot 1, City Hall First Addition) for an addition to the fire station (see Aerial photo and Site Photos, Attachments A and B). The plan for a smaller bay area addition was in 2016 (see Former Plan, Attachment C). The area includes property formerly operating as a gas station and the right-of-way of 16th Street (see Final Plat, Attachment D). The replat added part of the west half of the southwest corner of section 28 and vacation of a portion of the 16<sup>th</sup> Street R.O.W. (Utility Map, see Attachment E). The City wishes to construct a fire station addition to the west of the existing fire station (see Site Plans, Attachments F and G). The addition will provide needed space for vehicle and equipment storage as well as additional parking (see attachment H – Elevations). Because less than 20% of the existing structure size is being added, no additional landscaping is required.

### **Land Use**

The land use designation for the site is Commercial. C-2, Community Shopping District is the zoning classification for property. A city hall/police station/fire station is an allowable use in the zoning district.

### **Utilities**

Utilities are already available to this site. A gas line and storm sewer will require relocation to the west .

### **Thoroughfare Plan/Access**

Access to the site is anticipated coming from State Street and 16<sup>th</sup> Street.

### **Storm Water Detention**

Storm water detention shall be determined on the basis of City practice and ordinances. A water purification pond is required.

**Recommended Action**

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

1. Approval of the site development plan does not waive any applicable city, state, or federal provisions as required by law.
2. Water purification is required to be approved by the City Engineer before building permits are issued.

Respectfully submitted,

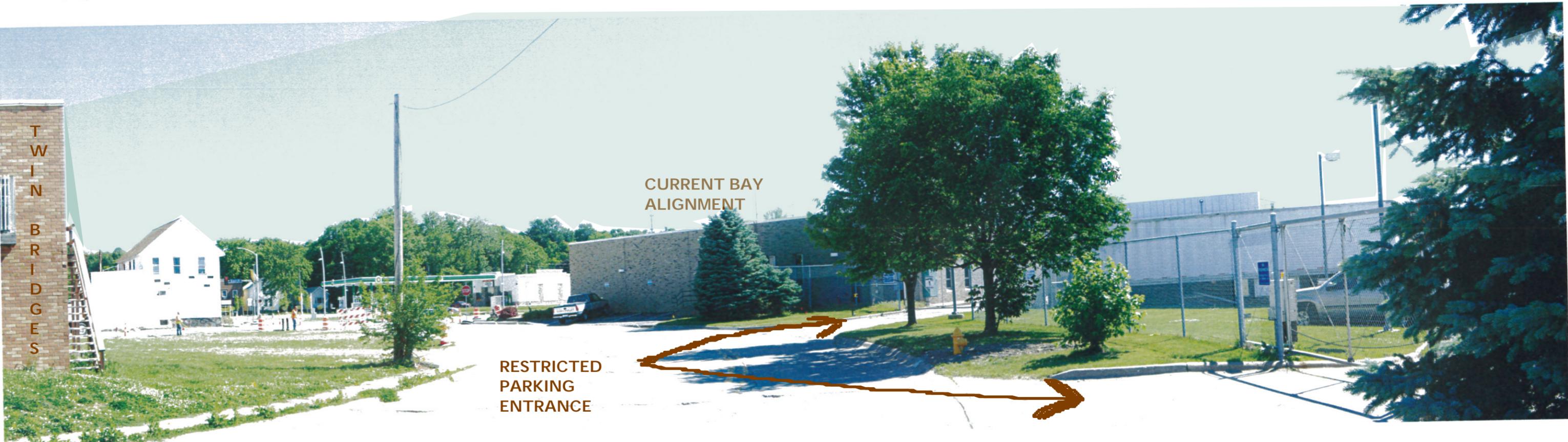
Bill Connors  
Community Development Director

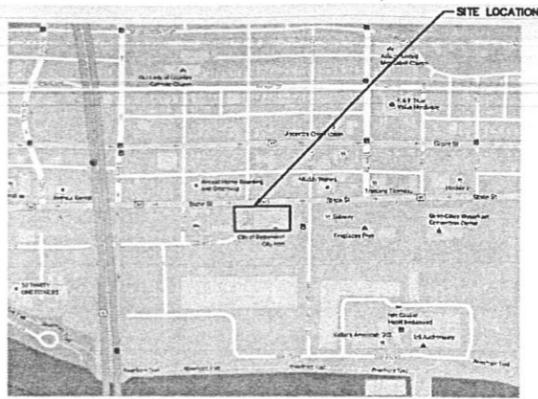


LOOKING SOUTH

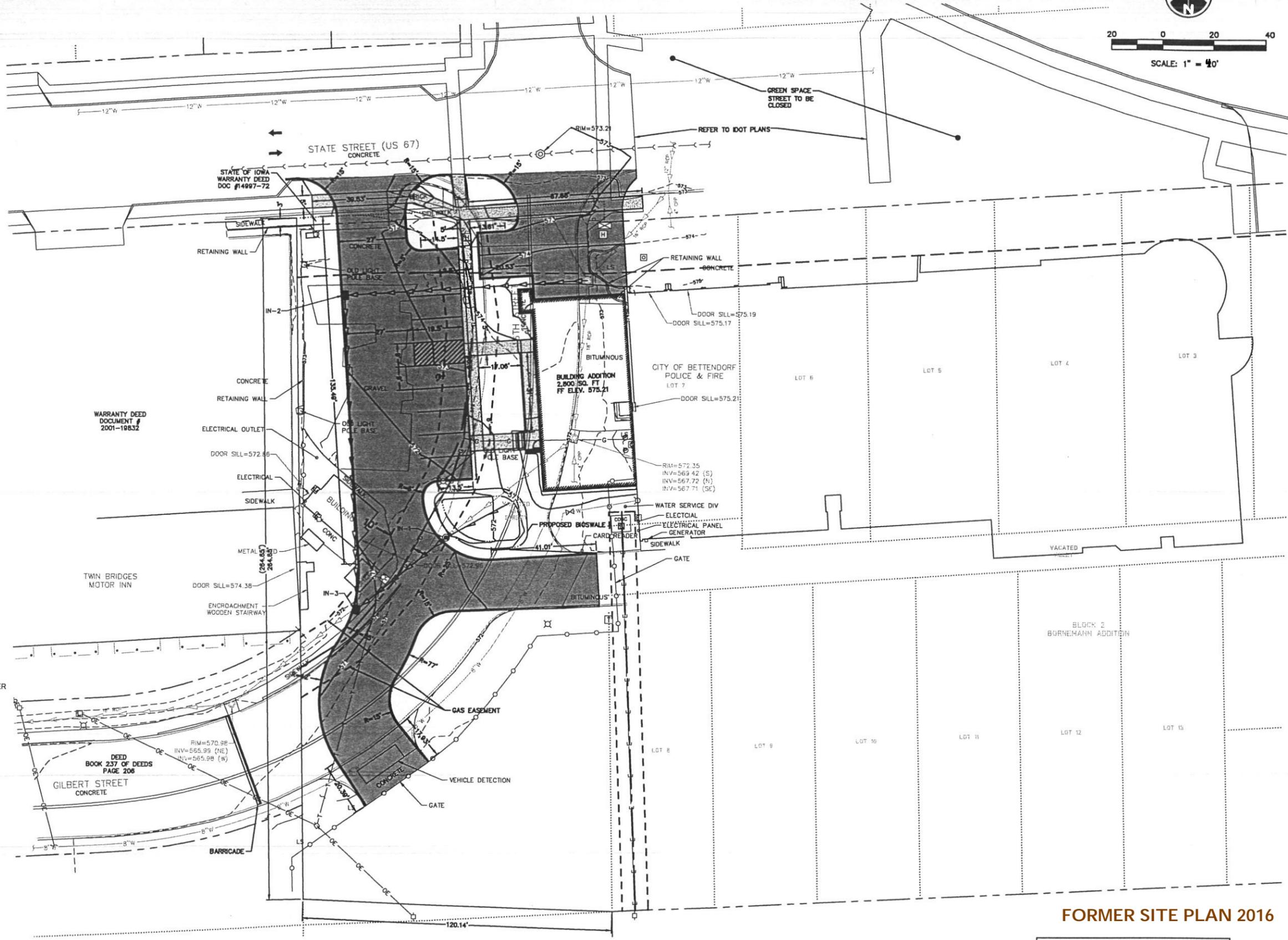
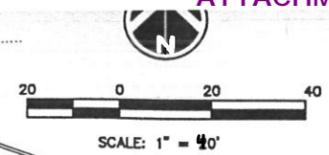


SOUTHWEST PERSPECTIVE GOING NORTHEAST





VICINITY MAP  
NTS



**LEGEND**

- | PROPOSED | EXISTING |                               |
|----------|----------|-------------------------------|
| ●        | ○        | STORM MANHOLE                 |
| ■        | □        | STORM INLET                   |
|          | ○        | STORM INLET                   |
|          | ⊕        | DOWNSPOUT                     |
|          | ⊙        | SANITARY MANHOLE              |
|          | ⊕        | SANITARY/STORM CLEANOUT       |
|          | ⊕        | WATER VALVE                   |
|          | ⊕        | HYDRANT                       |
|          | ⊕        | WATER SERVICE                 |
|          | ⊕        | POWER POLE                    |
|          | ⊕        | POWER POLE W/ LIGHT           |
|          | ⊕        | POWER POLE W/ METER           |
|          | ⊕        | GUY WIRE                      |
|          | ⊕        | GUY POLE                      |
|          | ⊕        | ELECTRIC MANHOLE              |
|          | ⊕        | ELECTRIC PEDESTAL/TRANSFORMER |
|          | ⊕        | ELECTRIC METER                |
|          | ⊕        | TELEPHONE POLE                |
|          | ⊕        | TELEPHONE MANHOLE             |
|          | ⊕        | TELEPHONE PEDESTAL            |
|          | ⊕        | CABLE TV PEDESTAL             |
|          | ⊕        | UTILITY MANHOLE               |
|          | ⊕        | GAS VALVE                     |
|          | ⊕        | GAS METER                     |
|          | ⊕        | LIGHT POLE                    |
|          | ⊕        | SIGN                          |
| ---      | ---      | PROPERTY LINE                 |
| ---      | ---      | CENTERLINE                    |
| ---      | ---      | EASEMENT LINE                 |
| ---      | ---      | SECTION LINE                  |
| ---      | ---      | R.O.W. LINE                   |
| ---      | ---      | SETBACK LINE                  |
| ---      | ---      | SANITARY SEWER                |
| ---      | ---      | STORM SEWER                   |
| ---      | ---      | PIPE UNDERDRAIN               |
| ---      | ---      | WATER LINE                    |
| ---      | ---      | OVERHEAD ELECTRIC             |
| ---      | ---      | UNDERGROUND ELECTRIC          |
| ---      | ---      | GAS LINE                      |
| ---      | ---      | CONTOUR                       |
| ---      | ---      | HISTORICAL LINE - AS NOTED    |
| ---      |          | PAVEMENT                      |
| ---      |          | SIDEWALK                      |

**LEGAL DESCRIPTION**  
 BLOCK 3 OF BORNEMANN'S ADDITION TO THE CITY OF BETTENDORF AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28 TOGETHER WITH THE VACATED PUBLIC ALLEY AND VACATED 18th STREET RIGHT OF WAY LOCATED WITHIN THE BOUNDARY OF THIS SUBDIVISION, ALL LOCATED IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA.

**OWNER & DEVELOPER**  
 City of Bettendorf  
 1609 State St. - City Hall  
 Bettendorf, IA 52722  
 563-344-4000

**ARCHITECT**  
 Downing Architects  
 2415 18th St.  
 Bettendorf, IA 52722  
 Dave Nichols  
 563-355-1856

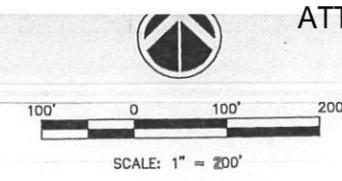
**CONTRACTOR**  
 TBD

**FORMER SITE PLAN 2016**

SITE INFORMATION	
ZONING DISTRICT:	C-2 COMMUNITY SHOPPING DISTRICT
SITE LOCATION:	STATE STREET, BETTENDORF, IOWA
SITE AREA	22,450 S.F. ± 0.52 ACRES ±
FRONT YARD REQUIRED	20'
SIDE YARD REQUIRED	10'
REAR YARD REQUIRED	NONE
TOTAL BUILDING ADDITION	2,820 S.F.
PROVIDED = 11 (INCLUDING 1 HANDICAPPED)	
CONSTRUCTION ACTIVITY DESCRIPTION: The construction involves a building addition parking lot with 11 parking stalls.	

REVISIONS  
 FIRE DEPARTMENT  
 Missi  
 File #  
 C18LD19  
 COF  
 ALL RIC  
 Field  
 Draw  
 Chec  
 Date:

**CITY HALL FIRST ADDITION**  
 BLOCK 2 OF BORNEMANN'S ADDITION TO THE CITY OF BETTENDORF  
 AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28  
 TOGETHER WITH THE VACATED PUBLIC ALLEY AND VACATED 16th STREET RIGHT OF WAY  
 LOCATED WITHIN THE BOUNDARY OF THIS SUBDIVISION,  
 ALL LOCATED IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN,  
 IN THE CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA,  
 3.01 Acres±



DATE \_\_\_\_\_  
 CITY OF BETTENDORF  
 BY \_\_\_\_\_  
 ATTEST \_\_\_\_\_  
 DATE \_\_\_\_\_  
 PLANNING AND ZONING  
 BY \_\_\_\_\_  
 DATE \_\_\_\_\_

**OWNER / SUBDIVIDER**  
 City of Bettendorf, Iowa  
 1609 State Street - City Hall  
 Bettendorf, Iowa 52722  
 Attn: Decker Ploehn, City Administrator  
 Phone (563) 344-4007

**WAY AND EASEMENTS NOTE:**  
 All Way and Utility Easements are hereby vacated upon the recording of this plat or the areas labeled as Vacated 16th Street and Vacated Alley that are contained within the boundary of this subdivision plat except where "Proposed" Easements are shown.

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

- LEGEND**
- ⊙ RAILROAD SPIKE, FOUND
  - REBAR, FOUND
  - ⊗ CHISELED "X" IN CONCRETE, FOUND
  - ⊗ CHISELED "X" IN CONCRETE, SET
  - ▲ REBAR WITH CAP # \_\_\_\_\_, FOUND
  - △ 5/8" REBAR WITH CAP #35-\_\_\_\_\_, SET
  - 1/2" SQ. PIN, FOUND
  - P.K. NAIL, FOUND
  - ⊙ P.K. NAIL, SET
  - PIPE, FOUND
  - CONCRETE MONUMENT, FOUND
  - 100.00' MEASURED DIMENSION
  - (100.00') RECORDED DIMENSION
  - LINE CONTINUATION
  - SUBDIVISION BOUNDARY
  - PROPERTY LINE
  - HISTORICAL LINE - AS NOTED
  - PROPOSED EASEMENT LINE
  - SECTION LINE
  - R.O.W. LINE
  - SETBACK 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

**SURVEYOR'S NOTES**

This Final Plat was prepared at the request of, and for the exclusive use of the City of Bettendorf, Iowa.

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.

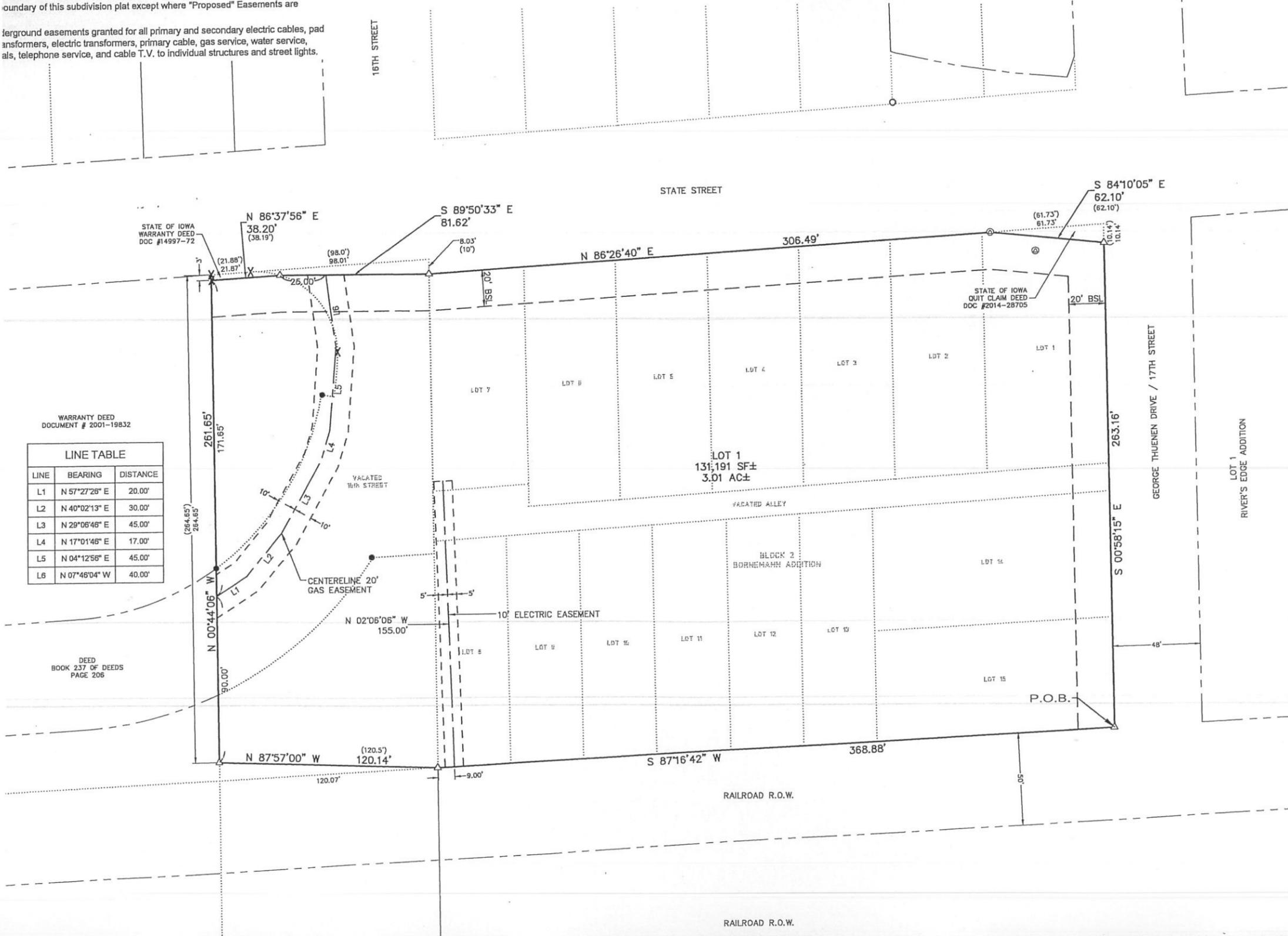
No investigation was made as apart of this survey to determine or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal facilities, except as noted. Call Iowa One-Call at 1-800-292-8989 for information regarding these utilities or facilities.

No part of this subdivision is subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0369G with an Effective Date June 9, 2014.

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

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

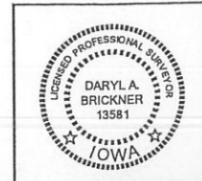
Plat notes establish requirements for how a subdivision will develop. However, the city reserves the right in its sole discretion to alter or amend any plat note, or to sell or vacate any right of way or utility dedicated within the plat. Further the city reserves the right upon request of the owner to relocate any easement, alter lot boundaries or allow ground to be replatted.



WARRANTY DEED  
 DOCUMENT # 2001-19832

LINE	BEARING	DISTANCE
L1	N 57°27'26" E	20.00'
L2	N 40°02'13" E	30.00'
L3	N 29°06'46" E	45.00'
L4	N 17°01'46" E	17.00'
L5	N 04°12'56" E	45.00'
L6	N 07°46'04" W	40.00'

DEED  
 BOOK 237 OF DEEDS  
 PAGE 206



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 Date \_\_\_\_\_  
 My license renewal date is December 31, 2017  
 No. of sheets covered by this seal: \_\_\_\_\_

REVISIONS	DESCRIPTION
No.	

**Missman, Inc.**  
 Professional Engineers & Land Surveyors

Rock Island, IL (309) 768-7644  
 Bettendorf, IA (563) 344-0260  
 Rockford, IL (815) 965-6400  
 DeKalb, IL (815) 748-5543  
 www.missman.com

City Hall First Addition  
 Bettendorf, Iowa  
**FINAL PLAT**

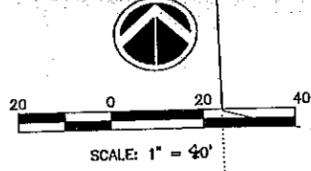
Missman Project No: C16L019  
 File Name: C16L019-Property.dwg  
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 Field Book No: \_\_\_\_\_  
 Drawn By: DAB  
 Checked By: BDO  
 Date: 8/31/2016  
 Sheet 1 of 1



# SITE PLAN OF CITY HALL FIRST ADDITION

BLOCK 2 OF BORNEMANN'S ADDITION TO THE CITY OF BETTENDORF  
AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28  
TOGETHER WITH THE VACATED PUBLIC ALLEY AND VACATED 16TH STREET RIGHT OF WAY  
LOCATED WITHIN THE BOUNDARY OF THIS SUBDIVISION,  
ALL LOCATED IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 6TH PRINCIPAL MERIDIAN,  
IN THE CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA,

**OWNER / SUBDIVIDER**  
City of Bettendorf, Iowa  
1609 State Street - City Hall  
Bettendorf, Iowa 52722  
Attn: Decker Ploehn, City Administrator  
Phone (663) 344-4007



**LOCATION MAP**  
NOT TO SCALE  
**UPDATED**  
S 84°10'05" E  
62.10'

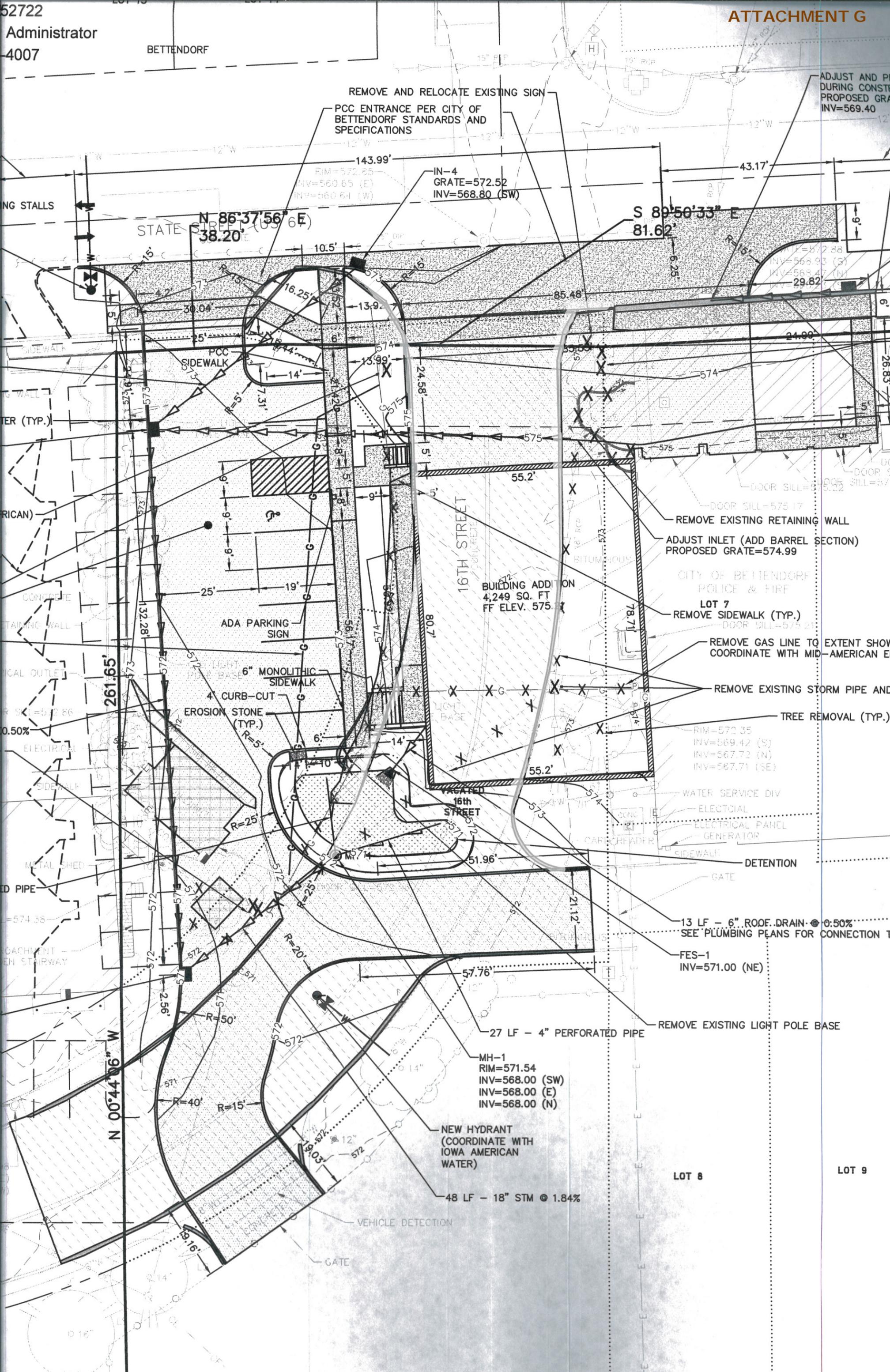


PROPOSED	EXISTING	
●	○	STORM MANHOLE
■	□	STORM INLET
▲	◻	DOWNSPOUT
▲	◻	SANITARY MANHOLE
▲	◻	FLARED END
▲	◻	SANITARY/STORM CLEANOUT
▲	◻	WATER VALVE
▲	◻	HYDRANT
▲	◻	POWER POLE
▲	◻	TELEPHONE PEDESTAL
▲	◻	HANDHOLE
▲	◻	GAS METER
▲	◻	LIGHT POLE
▲	◻	TRAFFIC SIGNAL CONTROLLER
▲	◻	SIGN
▲	◻	POST/BOLLARD
▲	◻	CONIFER TREE
▲	◻	DECIDUOUS TREE
▲	◻	SANITARY SEWER
▲	◻	STORM SEWER
▲	◻	WATER LINE
▲	◻	OVERHEAD ELECTRIC
▲	◻	GAS LINE
▲	◻	CHAIN LINK FENCE
▲	◻	UNDERGROUND ELECTRIC
▲	◻	CONTOUR
▲	◻	CONCRETE REMOVAL
▲	◻	SIDEWALK REMOVAL
▲	◻	BITUMINOUS REMOVAL
▲	◻	CURB AND GUTTER REMOVAL
▲	◻	GRAVEL REMOVAL
▲	◻	BUILDING REMOVAL

**JUN 14 2017**

PREPARED BY  
**Missman, Inc.**  
Professional Engineers & Land Surveyors

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



BETTENDORF

REMOVE AND RELOCATE EXISTING SIGN  
PCC ENTRANCE PER CITY OF  
BETTENDORF STANDARDS AND  
SPECIFICATIONS

ADJUST AND P  
DURING CONST  
PROPOSED GRA  
INV=569.40

N 86°37'56" E  
38.20'

S 89°50'33" E  
81.62'

IN-4  
GRATE=572.52  
INV=568.80 (SW)

BUILDING ADDITION  
4,249 SQ. FT  
FF ELEV. 575

REMOVE EXISTING RETAINING WALL  
ADJUST INLET (ADD BARREL SECTION)  
PROPOSED GRATE=574.99

CITY OF BETTENDORF  
POLICE & FIRE  
LOT 7  
REMOVE SIDEWALK (TYP.)

REMOVE GAS LINE TO EXTENT SHO  
COORDINATE WITH MID-AMERICAN E

REMOVE EXISTING STORM PIPE AND

TREE REMOVAL (TYP.)

RIM=572.35  
INV=569.42 (S)  
INV=567.72 (N)  
INV=567.71 (SE)

WATER SERVICE DIV  
ELECTICAL  
ELECTRICAL PANEL  
GENERATOR

DETENTION

13 LF - 6" ROOF DRAIN @ 0.50%  
SEE PLUMBING PLANS FOR CONNECTION T

FES-1  
INV=571.00 (NE)

REMOVE EXISTING LIGHT POLE BASE

MH-1  
RIM=571.54  
INV=568.00 (SW)  
INV=568.00 (E)  
INV=568.00 (N)

NEW HYDRANT  
(COORDINATE WITH  
IOWA AMERICAN  
WATER)

48 LF - 18" STM @ 1.84%

LOT 8

LOT 9

VEHICLE DETECTION

GATE

ELEVATIONS



VIEW FROM NORTHWEST



WEST ELEVATION



VIEW FROM NORTHEAST



VIEW FROM NORTH



## COMMUNITY DEVELOPMENT

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

June 21, 2017

Staff Report

### **Case No. 17-058**

**Location:** 1423 Hillside Drive - Site Development Plan

**Applicant:** Estes Construction

### **Background Information and Facts**

Estes Construction has submitted an application requesting approval of a site development plan for 1423 Hillside Drive (Grant Wood Elementary School). The property is located south of Hillside Drive west of Olympia Drive and north of Duck Creek (see Aerial Photos Attachments A and B). The building will be a two story walkout in order to conform to the receding terrain (see Site Photos, Attachments C and D). The plan calls for a larger school building to be located south of the existing structure (see Site Plan, Attachment E). The landscape plan complies with the City ordinance requirements (see Landscape Plan, Attachment F). The elevations show the various positions of the two story walk-out structure (see Elevations, Attachment G).

### **Land Use**

The land use designation for the site is Residential. R-2, Single Family Residence District is the zoning classification for property. A school and playground are permitted in this district.

### **Utilities**

Utilities are already available to this site. Storm sewer will require relocation around the new structure.

### **Thoroughfare Plan/Access**

Access to the site is anticipated to come from one central entry originating from Hillside Drive. The one way U-shaped drive area will exit onto Hillside Drive near the northeast part of the school's parcel.

### **Storm Water Detention**

Storm water detention shall be determined on the basis of City practice and ordinances. A storm water purification and detention pond is required and will be placed near Hickory Lane.

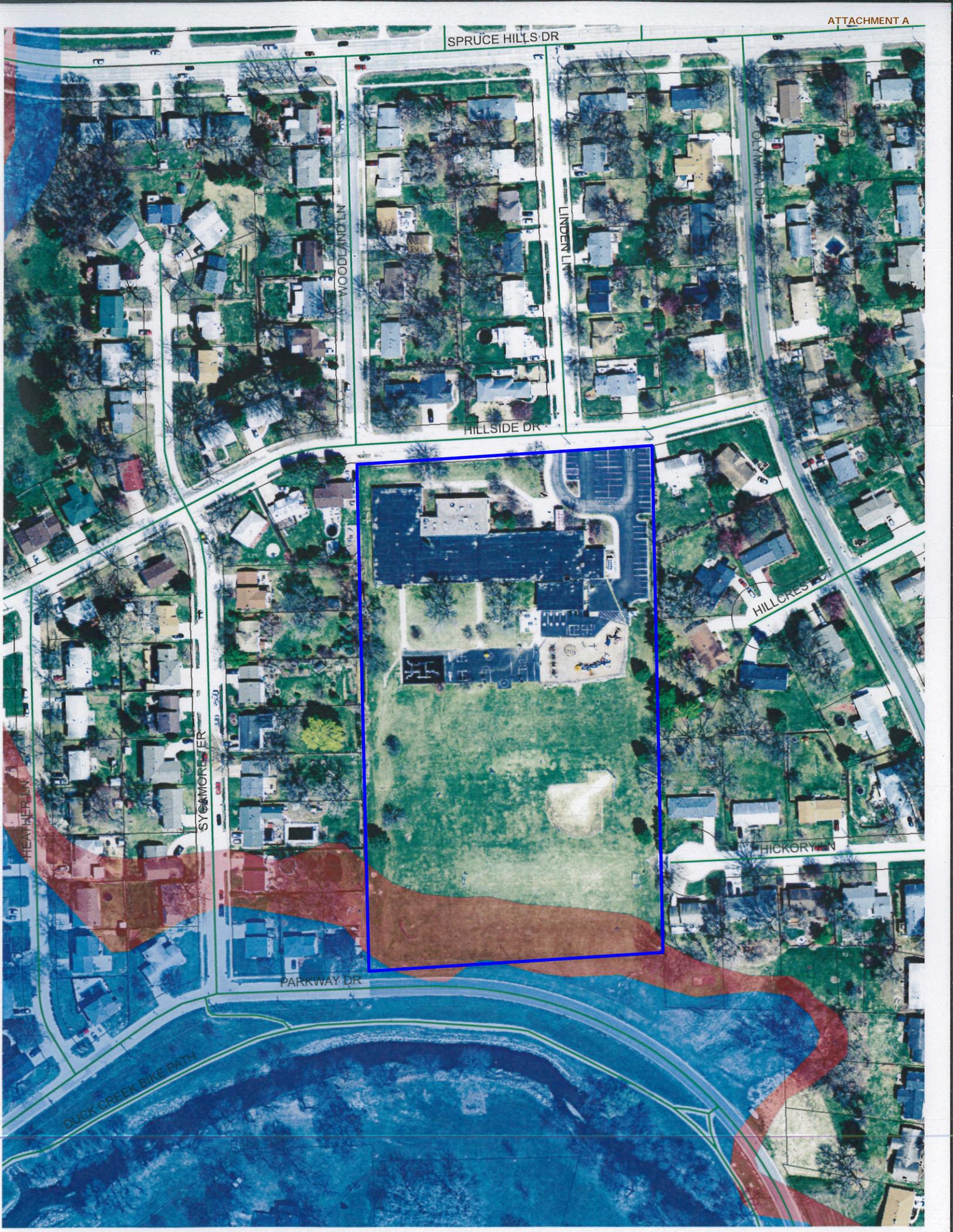
**Recommended Action**

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

1. Approval of the site development plan does not waive any applicable city, state, or federal provisions as required by law.
2. Water purification and storm water calculations are required to be approved by the City Engineer before building permits are issued.

Respectfully submitted,

Bill Connors  
Community Development Director



SPRUCE HILLS DR

WOODLAND LN

LINDEN LN

OLYMPIA DR

HILLSIDE DR

HILLCREST DR

SYCAMORE DR

HEATHER LN

HICKORY LN

PARKWAY DR

DUCK CREEK BIKE PATH



**Legend**

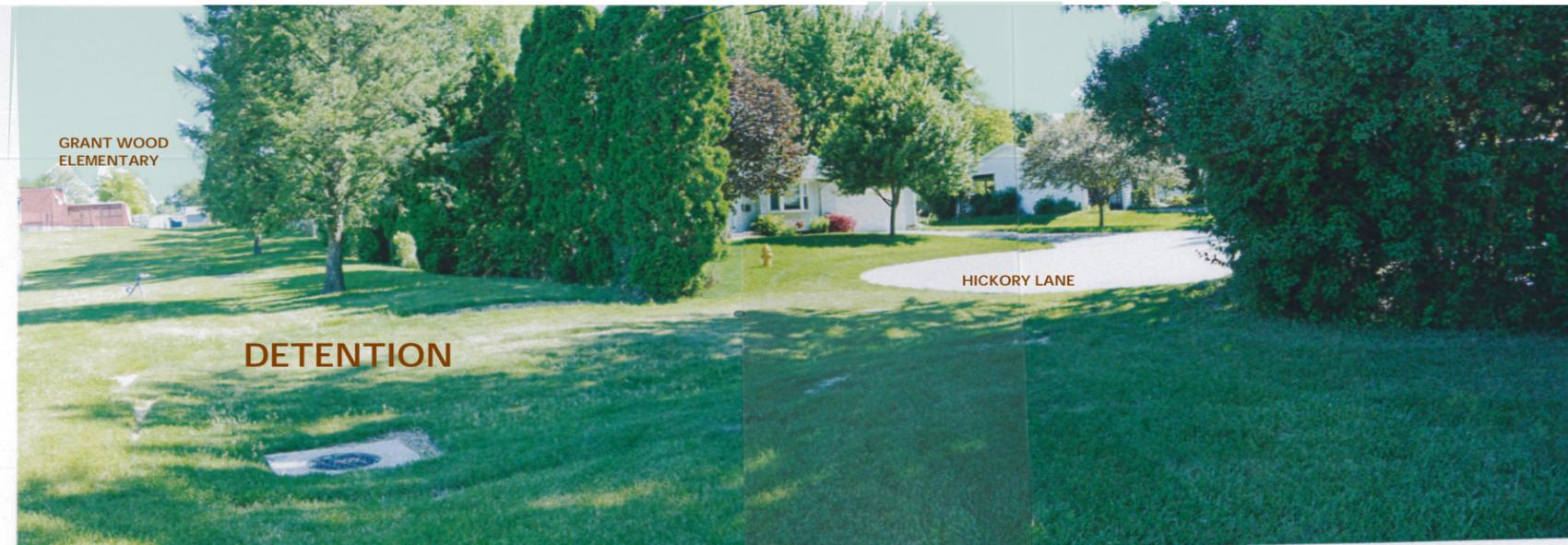
- ArcGIS.DBO.Storm\_Outlets
- ArcGIS.DBO.ArcGIS\_DBO\_Storm\_Manholes
- ArcGIS.DBO.ArcGIS\_DBO\_Storm\_Inlets
- ArcGIS.DBO-ArcGIS\_DBO\_Storm\_Pipes
- ArcGIS.DBO Storm\_Culverts
- ArcGIS.DBO.ArcGIS\_DBO\_Sewer\_Manholes
- Sewer\_Mains
- ArcGIS.DBO.ArcGIS\_DBO\_Sewer\_Laterals
- citylimits
- Roads
- Parcel

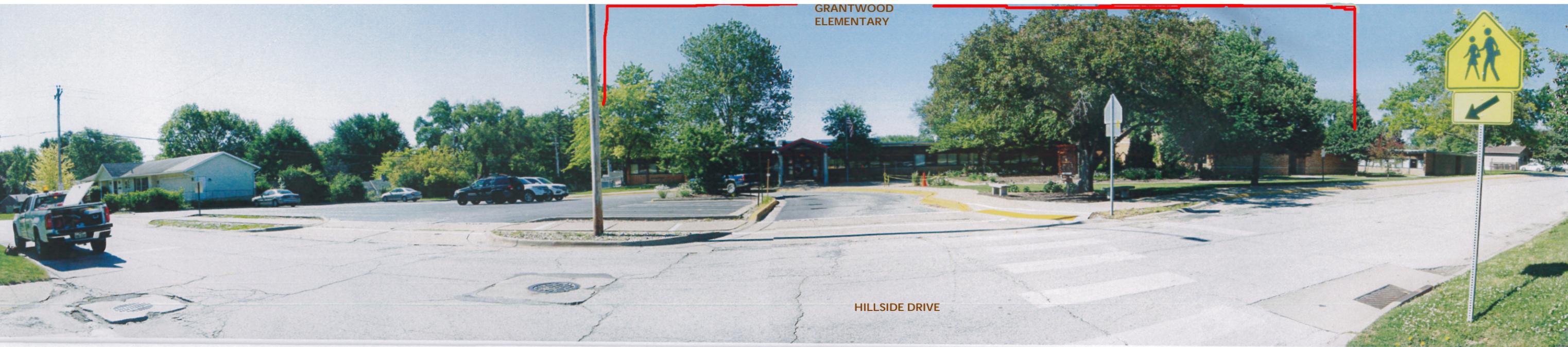
**Raster.DBO.SC2014**

- RGB**
- Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

1 inch = 100 feet







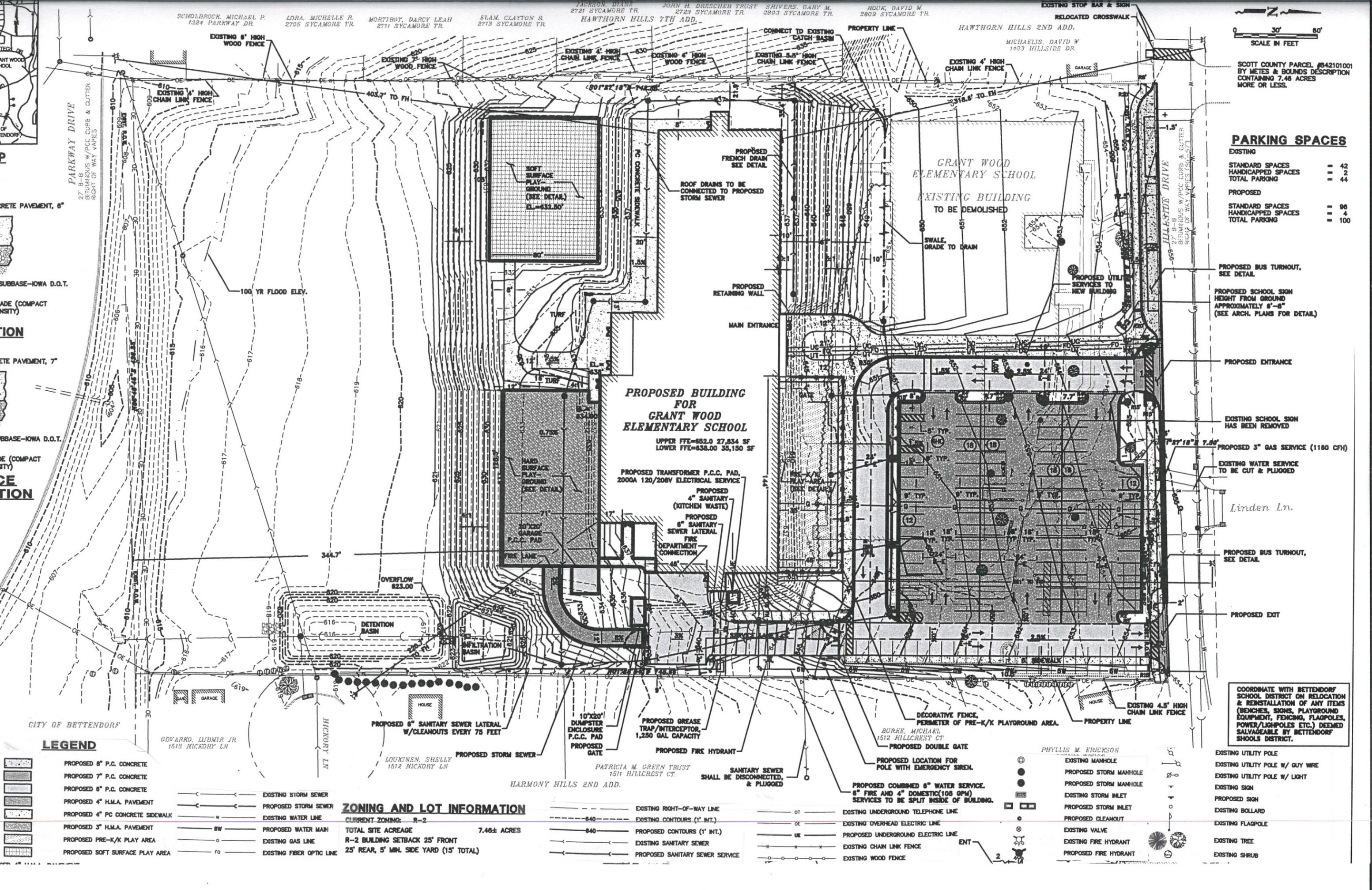
GRANTWOOD  
ELEMENTARY

HILLSIDE DRIVE



GRANTWOOD ELEMENTARY

PARKWAY DRIVE



SCHOLDBROCK, MICHAEL P. 1324 PARKWAY DR. LORA, MICHELLE R. 2705 SYCAMORE TR. MORTHOY, DARCY LEAH 2711 SYCAMORE TR. SLAM, CLAYTON R. 2713 SYCAMORE TR. JACKSON, DIANE 2721 SYCAMORE TR. JOHN H. DRESCHER TRUST 2723 SYCAMORE TR. SHIVERS, GARY M. 2803 SYCAMORE TR. HOOK, DAVID W. 2809 SYCAMORE TR.



SCOTT COUNTY PARCEL #842101001 BY METES & BOUNDS DESCRIPTION CONTAINING 7.46 ACRES MORE OR LESS.

**PARKING SPACES**

<b>EXISTING</b>	
STANDARD SPACES	= 42
HANDICAPPED SPACES	= 2
TOTAL PARKING	= 44
<b>PROPOSED</b>	
STANDARD SPACES	= 96
HANDICAPPED SPACES	= 4
TOTAL PARKING	= 100

**PROPOSED BUILDING FOR GRANT WOOD ELEMENTARY SCHOOL**

UPPER FTE=882.0 27,834 SF  
LOWER FTE=838.00 35,150 SF

PROPOSED TRANSFORMER P.C.C. PAD, 2000A 120/208V ELECTRICAL SERVICE

PROPOSED 4" SANITARY (KITCHEN WASTE)  
PROPOSED 6" SANITARY SEWER LATERAL  
FIRE DEPARTMENT CONNECTION

**ZONING AND LOT INFORMATION**

CURRENT ZONING: R-2  
TOTAL SITE ACREAGE: 7.46± ACRES  
R-2 BUILDING SETBACK 25' FRONT  
25' REAR, 5' MIN. SIDE YARD (15' TOTAL)

**LEGEND**

- PROPOSED 6" P.C. CONCRETE
- PROPOSED 7" P.C. CONCRETE
- PROPOSED 8" P.C. CONCRETE
- PROPOSED 4" H.M.A. PAVEMENT
- PROPOSED 4" PC CONCRETE SIDEWALK
- PROPOSED 3" H.M.A. PAVEMENT
- PROPOSED PRE-K/K PLAY AREA
- PROPOSED SOFT SURFACE PLAY AREA
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER MAIN
- EXISTING GAS LINE
- EXISTING FIBER OPTIC LINE

- EXISTING RIGHT-OF-WAY LINE
- EXISTING CONTOURS (1" INT.)
- PROPOSED CONTOURS (1" INT.)
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER SERVICE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING UTILITY POLE W/ LIGHT
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING BOLLARD
- EXISTING FLAGPOLE
- EXISTING TREE
- EXISTING SHRUB

COORDINATE WITH BETTENDORF SCHOOL DISTRICT ON RELOCATION & REINSTALLATION OF ANY ITEMS (BENCHES, SIGNS, PLAYGROUND EQUIPMENT, FENCING, FLAGPOLES, POWER/LIGHTPOLES ETC.) DEEMED SALVAGEABLE BY BETTENDORF SCHOOLS DISTRICT.

CITY OF BETTENDORF

ODVARRO, LIBMIR JR. 1613 HICKORY LN

LOUKINEN, SHELBY 1612 HICKORY LN

PATRICIA M. GREEN TRUST 1511 HILLCREST CT.

BURKE, MICHAEL 1512 HILLCREST CT

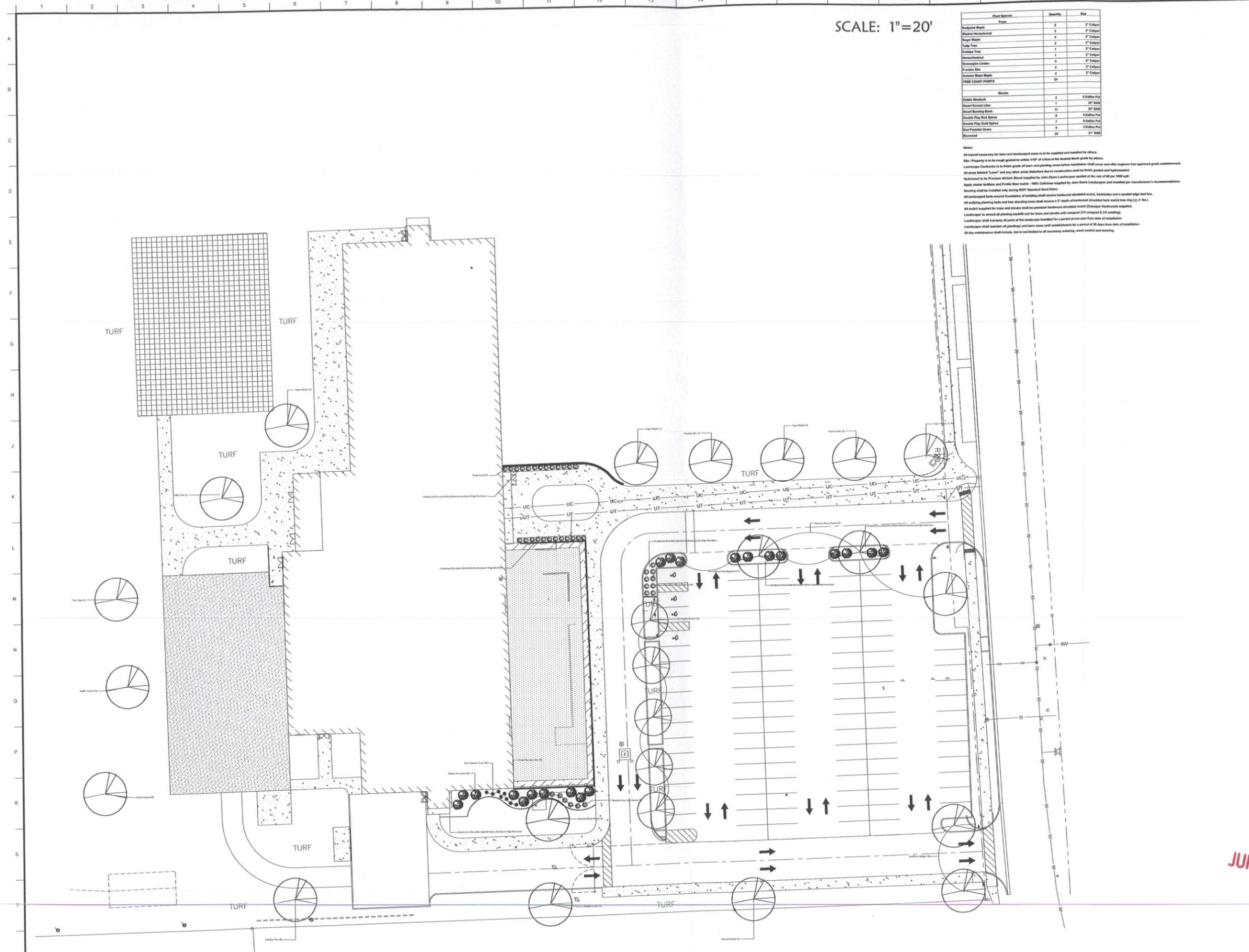
PHYLLIS M. BRICKSON

- EXISTING UTILITY POLE
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING UTILITY POLE W/ LIGHT
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING BOLLARD
- EXISTING FLAGPOLE
- EXISTING TREE
- EXISTING SHRUB

SCALE: 1"=20'

Plant Species	Quantity	Size
<b>Trees</b>		
Redbud	2	2" Caliper
Black Gum	3	2" Caliper
Red Maple	4	2" Caliper
White Oak	1	2" Caliper
Red Oak	1	2" Caliper
Black Walnut	1	2" Caliper
Greenleaf Linden	5	2" Caliper
Flowering Elm	2	2" Caliper
Autumn Blaze Maple	4	2" Caliper
<b>SHRUBS</b>		
Shrub	3	3 Gallon Pot
Shrub	7	3" B&B
Shrub	11	2" B&B
Shrub	9	3 Gallon Pot
Shrub	7	3 Gallon Pot
Shrub	8	3 Gallon Pot
Shrub	25	2" B&B

Notes:  
 All support necessary for trees and landscape areas to be supplied and installed by others.  
 Site / Property to be rough graded to within 1/2" of a foot of the desired finish grade by others.  
 Landscape Contractor to be finish grade all lawn and planting areas before installation shall occur and other engineer have approved grade establishment.  
 All areas labeled "Lawn" and any other areas identified due to construction shall be finish graded and approved.  
 Approved by the Project Architect: [Signature] supplied by John Deere Landscapes applied at the rate of 80 per 1000 sqft.  
 Apply starter fertilizer and Profile Fiber mulch - 100% Cellulose supplied by John Deere Landscapes and treated per manufacturer's recommendations.  
 Bedding shall be installed only using 600F Standard Seed Bed.  
 All landscape beds around foundation of building shall receive hardwood shredded mulch, herbicides and a spaded edge bed line.  
 All existing planting beds and tree standing trees shall receive a 2" depth of hardwood shredded bark mulch (5:1 dia.).  
 All mulch supplied for trees and shrubs shall be premium hardwood shredded mulch (Dunbar Hardwoods supplied).  
 Landscape to amend all planting beds soil for trees and shrubs with compost (2:1 compost & 3:1 setting).  
 Landscape shall warranty all parts of the landscape installed for a period of one year from date of installation.  
 Landscape shall maintain all planting and lawn areas until establishment for a period of 30 days from date of installation.  
 30 day maintenance shall include, but is not limited to all necessary watering, weed control and mowing.



**LEGAT ARCHITECTS**  
 SUSTAINABILITY | PERFORMANCE | DESIGN

**BETTENDORF COMMUNITY SCHOOL DISTRICT**

**NEW GRANT WOOD SCHOOL  
 100% DESIGN DEVELOPMENT**

1423 HILLSIDE DRIVE,  
 BETTENDORF, IA 52722

ARCHITECT  
**Legat Architects**  
 1515 5th Avenue, Suite 108  
 Moline, IL 61265  
 P. 309.517.5536  
 www.legat.com

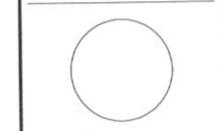
CONSTRUCTION MANAGER  
**Estes Construction**  
 131 West 2nd Street, Suite 400  
 Davenport, IA 52801  
 P. 515.645.4481  
 www.estesconstruction.com

CIVIL ENGINEER/LANDSCAPE ARCHITECT  
**McClure Engineering**  
 4700 Kennedy Drive  
 East Moline, IL 61244  
 P. 309.314.2047  
 www.mccclureengineering.com

STRUCTURAL ENGINEER  
**IMEG**  
 623 26th Avenue  
 Rock Island, IL 61201  
 P. 309.788.0873  
 www.imegcorp.com

MEP/FP ENGINEER  
**RTM Engineering**  
 4436 North Brady Street, Suite 102  
 Davenport, IA 52806  
 P. 563.726.6310  
 www.rtmassociates.com

FOOD SERVICE CONSULTANT  
**Clevenger Associates**  
 875 Jackson Street, Suite 111  
 Dubuque, IA 52001  
 P. 563.582.5109  
 www.clevengerassoc.com



SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NUMBER 20160100  
 DATE OF ISSUE 06.02.2017  
 DRAWN BY DE  
 CHECKED BY DE

**JUN 13 2017**

L-100

BETTENDORF  
COMMUNITY  
SCHOOL  
DISTRICT  
JUN 02 2017  
PLANNING AND  
ZONING  
SUBMISSION

1423 HILLSIDE DRIVE,  
BETTENDORF, IA 52722

ARCHITECT  
**Legat Architects**  
1515 5th Avenue, Suite 108  
Iowa, IA 52265  
P. 309.517.5538  
www.legat.com

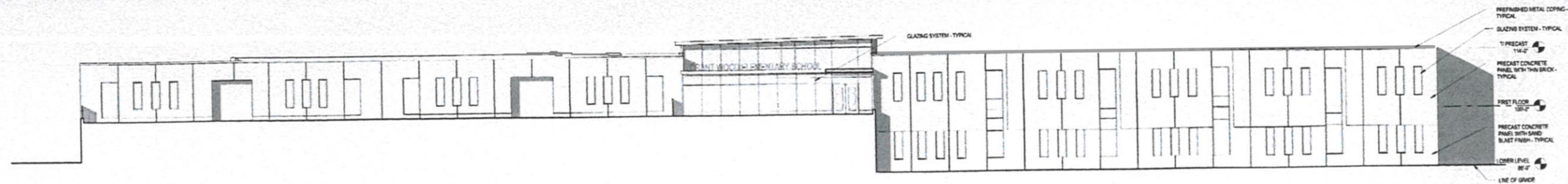
CONSTRUCTION MANAGER  
**Estes Construction**  
131 West 2nd Street, Suite 400  
Davenport, IA 52801  
P. 515.645.4481  
www.estesconstruction.com

LANDSCAPE ARCHITECT  
**McClure Engineering**  
4700 Kennedy Drive  
East Moline, IL 61244  
P. 309.314.2947  
www.mclureengineering.com

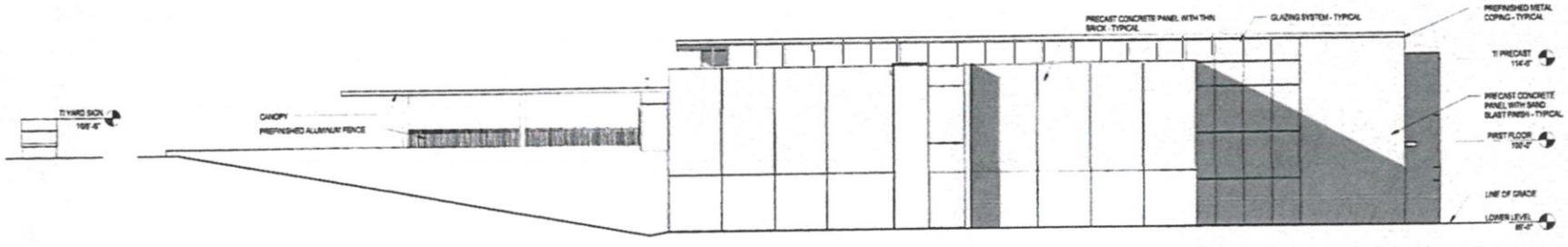
STRUCTURAL ENGINEER  
**IMEG**  
823 28th Avenue  
Rock Island, IL 61201  
P. 309.788.0573  
www.imegcorp.com

MECHANICAL ENGINEER  
**RTM Engineering**  
4435 North Brady Street, Suite 102  
Davenport, IA 52808  
P. 563.725.6310  
www.rtmassociates.com

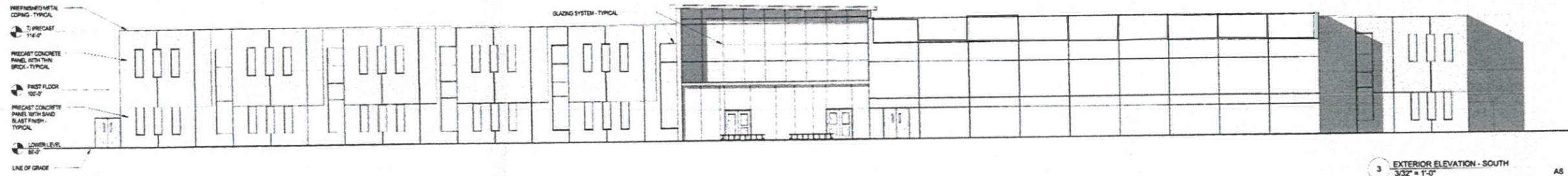
ELECTRICAL ENGINEER  
**Clevenger Associates**  
875 Jackson Street, Suite 111  
Dubuque, IA 52001  
P. 563.582.5109  
www.clevengerassoc.com



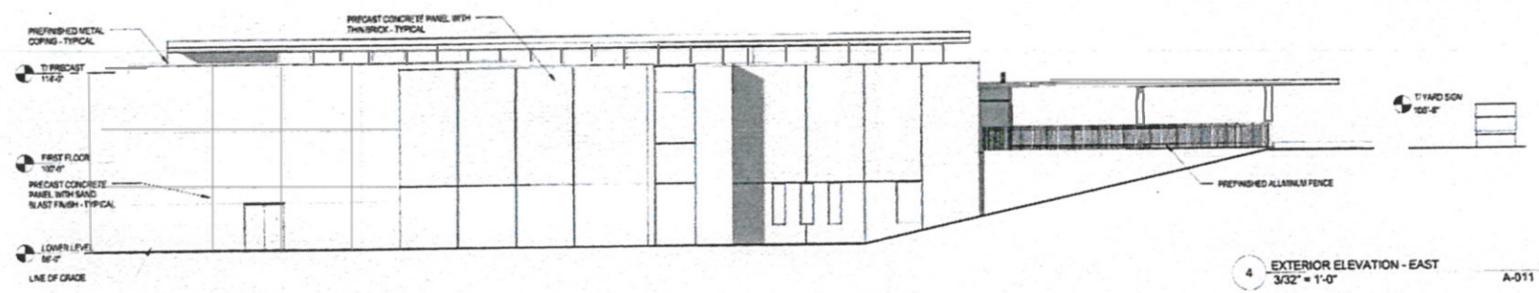
1 EXTERIOR ELEVATION - NORTH  
3/32" = 1'-0" A-011



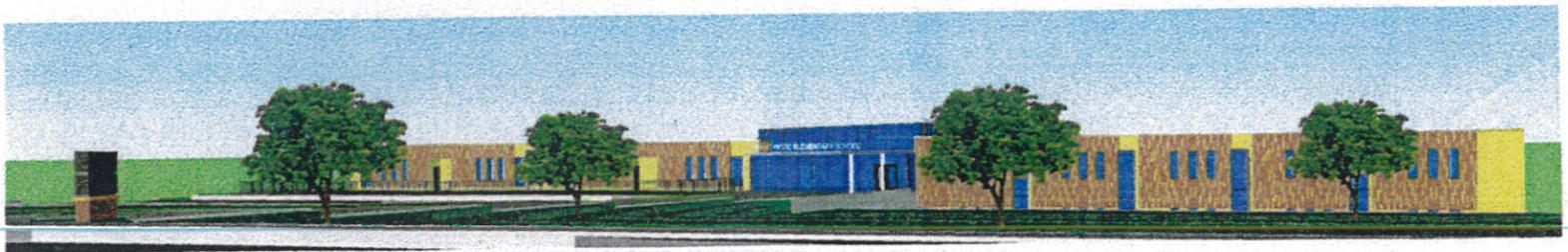
2 ELEVATION - WEST  
3/32" = 1'-0" A-011



3 EXTERIOR ELEVATION - SOUTH  
3/32" = 1'-0" A-011



4 EXTERIOR ELEVATION - EAST  
3/32" = 1'-0" A-011



5 PERSPECTIVE  
3/4" = 1'-0"



SIGNATURE  
DATE 06/30/2017

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NUMBER 21705200  
DATE OF ISSUE 06.02.2017  
DRAWN BY BA  
CHECKED BY JS

EXTERIOR ELEVATIONS  
AND PERSPECTIVE