

**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  
NOVEMBER 15, 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 meeting of October 18, 2017.
3. Review of Commission procedures.

**Site Development Plan**

4. Case 17-091; 770 Tanglefoot Lane, submitted by Strategic Behavioral Health, LLC.

**Other**

5. 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  
OCTOBER 18, 2017  
5:30 P.M.**

The Planning and Zoning Commission meeting of October 18, 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: Kappeler, \*Ormsby, Rafferty, Stoltenberg, Wennlund

MEMBERS ABSENT: Bert, Peters

STAFF PRESENT: Greg Beck, City Planner; Bill Connors, Community Development Director; Lisa Fuhrman, Secretary; Brian Fries, Assistant City Engineer; Steve Knorrek, Fire Marshal; Chris Curran, City Attorney

2. Approval of the minutes of the meeting of September 20, 2017.

On motion by Rafferty, seconded by Stoltenberg, that the minutes of the meeting of September 20, 2017 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

**Rezoning**

4. Case 17-084; 3013 Field Sike Drive, R-1 Single-family Residence District and A-2 Rural Residence District to A-2 Rural Residence District, submitted by Tammy D. Lewis.

5. Case 17-085; 3013 Field Sike Drive, R-1 Single-family Residence District and A-2 Rural Residence District to R-3 Single- and Two-family Residence District, submitted by Tammy D. Lewis.

Beck reviewed the staff reports.

\*Ormsby arrived.

On motion by Rafferty, seconded by Stoltenberg, that the rezoning for 3013 Field Sike Drive, R-1 and A-2 to A-2, be approved subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Rafferty, seconded by Stoltenberg, that the rezoning for 3013 Field Sike Drive, R-1 and A-2 to R-3, be approved subject to staff recommendations.

ALL AYES

Motion carried.

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

6. Case 17-078; Tunberg's Third Addition (replat), submitted by Veritas Development, LC. (Deferred from meeting of September 20, 2017)
7. Case 17-079; Proposed Lot 2, Tunberg's Third Addition, submitted by Russell Construction/Mark Snyder. (Deferred from meeting of September 20, 2017)

Beck reviewed the staff reports.

Kappeler asked if a fence will be installed to separate the property from the veterinary clinic. Beck confirmed this. Kappeler asked if the configuration of the grassed area there has changed. Beck stated that while the building and drive-up lane have been moved to the east, the width of the grassed area has not changed.

Kappeler asked if any consideration had been given to more tightly controlling the driveway space between the entrance to the drive-up lane at the west end of the building and the stop sign to the northeast or if the intention is to leave the area open. Beck explained that the Tunberg family is in control of the cross easements that are in place, adding that he believes that they wish for the area to be kept open for better traffic circulation.

Rafferty asked if the proposed security fence on the north side of the ColoHub building that is indicated on the site plan would be transparent as it appears as though traffic from Devils Glen Road would run into it. He stated that the fence has been shifted further west than what appeared on the original site plan and expressed concern that there appears to be no changes to the curbing which might facilitate a smoother traffic pattern. Connors stated that he has the same concerns and asked if the developer could clip the corner of the fence and eliminate the 90 degree angle. He indicated that the fence would be chain link.

Mark Snyder, representing the applicant, explained that the fence placement shown is only a proposed location and represents the maximum footprint of what will eventually be installed. He indicated that the owner of ColoHub had indicated a willingness to angle the fence, adding that a 24-foot wide drive lane would be maintained for Devils Glen Road traffic.

Wennlund asked for clarification of the location of the order window for the drive-through restaurant on the west side of the building. Snyder explained that the order window would be at the northwest corner of the building with pick-up occurring on the south end of the building.

Kappeler asked for clarification of the proposed signage plan given that 7 additional businesses will be located on the site. Snyder explained that the surface area and vertical footprint of the new sign will remain the same and that the developer plans to use an electronic messaging center monument sign on the site. Wennlund commented that the new sign would be subject to the typical sign review. Connors added that shopping center signs are allowed to be larger than those uses for single uses.

Scott Sandeman, 2775 Devils Glen Road, stated that the proposed building does not fit aesthetically into the development. He expressed concern about traffic problems that he believes will occur at the southwest corner of the development. He indicated that he assumes that the proposed fence will be located on his property and will cut off the greenspace from his property. He stated that it appears as though the number of parking spaces have been reduced from the original plan. He expressed concern that customers will use his property to access the development. Sandeman stated that Wennlund had indicated at the last meeting that oftentimes when neighbors and developers discuss their concerns, there is a good result. He indicated that he does not believe that that the case for this project. He stated that he had spoken with Jon Tunberg today who had indicated that no one has contacted him about the project. He added that no one from the city, the developer, or the contractor has contacted him either and that he has had no input into the design of the project. He questioned why this would be the case and stated that the city planners should have contacted him. He expressed embarrassment for the city, the developer, and the contractor who were not neighborly enough to inform him of the project. Sandeman stated that regardless of what Connors had stated, the possibility exists that ColoHub might move someday and that there would not be enough parking for a future use. He requested that the Commission revisit some of the issues that were raised at the last meeting especially in light of the fact that he and Tunberg were not given the opportunity for input.

Snyder stated that certified letters were sent to each of the property owners which included his contact information so that he could answer any questions they may have. He indicated that Kevin Ramirez, the operating manager of Arby's, had contacted him to express support for the project as it will increase traffic near his store. He expressed regret that the Sandemans had not taken the opportunity to discuss the proposed site plan with him.

Snyder explained that cross parking easements have existed in the development since 1998. He indicated that originally the lot was used for a 30,000 square foot grocery store with a significant number of customers visiting the site and that no traffic problems related to the configuration of the building were reported at that time. He added that he does not anticipate that there will be a dearth of parking spaces as the required parking ratios are met. He explained that the building has been moved to the east as far as possible given the location of the sewer easement. Snyder reiterated that there are cross parking easements for the entire development and that if the use of the ColoHub building changes, those customers could park anywhere they choose on the site. He indicated that there is an approximately 60-foot wide space in front of the ColoHub building that could be used for angled parking in addition to the spaces on the Devils Glen Road side.

Snyder explained that input from the last meeting was incorporated into the revised plan which he believes is a substantial improvement over the original. He indicated that traffic circulation is increased on both the east and west sides of the proposed building.

Wennlund asked for clarification of the location of the proposed fence. Snyder explained that the fence would be located as close to the west property line as possible. He indicated that the fence would be placed on the developer's property. Snyder stated that the fence is being installed in response to the Sandemans concern that customers visiting the new building might use their parking spaces. He indicated that a fence would greatly decrease this likelihood and would be placed as close to the property line as Code allows.

Jen Belby, attorney representing the developer, stated that the developer appreciates the concerns of the surrounding neighbors and that he revised the plan in order to address those issues. She explained that the vacant property is commercially zoned, adding that the proposed development will benefit the neighbors, will add to the city's tax base, meets code requirements, and does not require any variances.

Teri Sandeman, 2775 Devils Glen Road, stated that she does not believe that the changes to the plan have improved the development at all. She expressed concern about the Pleasant Valley students who cut through the property because they do not want to wait at the intersection. She stated that the proposed traffic pattern is not acceptable to her, adding that customers will use her parking spaces after hours. She questioned why the city is allowing development in a parking lot. She stated that there is plenty of open land near Fareway that the developer could buy.

Wennlund asked if there are existing ingress and egress cross easements across the west side of the vet clinic. Connors confirmed this, adding that the existing easement is 25 feet wide and extends along the west side of the vet clinic property and through the Whitey's property. Wennlund asked if the easement would exist in perpetuity. Connors confirmed this. Teri Sandeman stated that the easement is not used. Scott Sandeman stated that the entrance to their property was moved from Devils Glen Road when the Eagle building was constructed. He requested that a traffic study be completed to determine the effect of the new development. Connors explained that a traffic study was completed when the Eagle

building was built and that the entrances were designed at that time to accommodate the high volume of traffic generated by a grocery store.

Scott Sandeman asked for clarification of how drive-up customers would exit the property. Snyder explained that customers would come to a stop after receiving their food, make a right turn, and exit at Devils Glen Road. Wennlund commented that is currently occurring at Arby's and Whitey's.

Wennlund asked if the current recorded easement is on the grassed area. Connors stated that the easement is an asphalt area bordering the west property line. Wennlund commented that the Sandemans could block off their property in a manner such that motorists would be required to use the easement area rather than their parking lot. Connors confirmed this, adding that a barrier could be placed at the south end of their property.

A discussion was held regarding possible methods the Sandemans could use to discourage motorists from cutting through their property.

Wennlund commented that the proposed building would not change the behavior of the morning and afternoon school traffic at all.

Stoltenberg asked if the Sandemans would be allowed to put a fence perpendicular to the end of the grassed area separating the two lots. Teri Sandeman stated that that would not be acceptable because the easement must be kept open. Connors suggested that the Sandemans consult with the Tunbergs regarding this issue.

Stoltenberg asked who has control of the platted easement. Connors explained that both property owners would have to agree to replat the property to eliminate the easement. Scott Sandeman stated that the Tunbergs would not want to vacate the easement. Kappeler asked how vacating the easement would be of any benefit. Stoltenberg explained that if the easement no longer exists, a fence could be placed the entire length of the paved area and would preclude students from cutting through.

On motion by Kappeler, seconded by Rafferty, that the final plat of Tunberg's Third Addition be approved subject to staff recommendations.

#### ROLL CALL ON MOTION

AYE: Kappeler, Rafferty, Stoltenberg, Wennlund

NAY: Ormsby

Motion carried.

On motion by Kappeler, seconded by Rafferty, that the site development plan for proposed Lot 1, Tunberg's Third Addition be approved subject to staff recommendations.

## ROLL CALL ON MOTION

AYE: Kappeler, Rafferty, Stoltenberg, Wennlund  
NAY: Ormsby

Motion carried.

**Final Plat**

8. Case 17-088; Tim Grothus First Addition (replat), submitted by Tim Grothus.

Beck reviewed the staff report.

Kappeler questioned where the parking for the 2-story building on Lot 2 would be located as the parking lot on Lot 1 serves an unrelated business to the east. She commented that it appears as though that building no longer has any parking spaces. Connors stated that the property is being replatted as a part of the division of an estate, adding that one brother will own the existing 2-story building while the other will own the parking lot which will be used for his auto repair business on the adjacent property. He indicated that any parking for Lot 2 would be with the acquiescence of the owner of Lot 1 or leased from him. Kappeler asked if the building with the two auto bays and the parking lot are on two separate lots on two different plats. Connors explained that the auto shop is on the lot that the parking lot is on.

Ormsby asked if there is a proposed change of use of the lots. Connors stated there is no change proposed at this time, adding that there could be a change at any time.

Kappeler asked for clarification of the configuration of the new lots and if her understanding that there are 3 separate lots, two of which are being replatted. Connors confirmed this, adding that he had spoken in error when he said that the parking lot and auto shop would be on the same lot.

Harlan Carley, 3027 Holiday Court, asked for further clarification of where the parking would be located for the people who use the second floor. Nic Grothus, 1717 Grant Street, stated that nothing would change with regard to the current parking situation. Carley commented that because the ownership of Lots 1 and 2 has now changed, permission would be required to park on the existing lot. Connors stated that the owner of Lot 1 has guaranteed that nothing will change with regard to the parking situation.

On motion by Kappeler, seconded by Ormsby, that the final plat of Tim Grothus First Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

### **Site Development Plan**

11. Case 17-077; 3470 Middle Road, submitted by Hy-Vee, Inc./Jeff Stein. (Deferred from meeting of September 20, 2017)

Beck reviewed the staff report.

Rafferty asked for clarification of the elevation change between the back of the new building and the approach on the west side and if there is a retaining wall being installed. Kacie Bonjour, representing the applicant, explained that a retaining wall will not be necessary.

Wennlund commented that the changes that have been made to the plan based on the comments from the last meeting have substantially improved the site. Kappeler concurred. Bonjour expressed her appreciation for the Commission's reconsideration of the case, adding that the improvements to the entrances will improve the traffic pattern on the site.

Steve Geifman, 2131 Wendy Court, commented that some of his tenants who have businesses in the adjacent multi-tenant retail structure had expressed concern about the appearance of the rear of the new building. He stated that as owner of the site he has been working with Hy-Vee to make improvements to the plan, adding that windows have now been added to the rear façade of the building in order to address those concerns. Geifman stated that the improvements to the entrances should help improve traffic flow for the entire development.

On motion by Stoltenberg, seconded by Rafferty, that the site development plan for 3470 Middle Road be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

12. Case 17-080; Lot 4, Bettplex First Addition, submitted by Build to Suit, Inc./Kevin Koellner.

Beck reviewed the staff report.

Kappeler asked for clarification of the location of the underground water quality structure. Beck explained that it was to have been included on the plan in the north central portion of the lot and is intended to help purify storm water runoff from the site and direct it to the detention basin on Lot 2. Kappeler commented that it appears as though the structure may have been moved to the south. She asked if the water quality structure is required.

Fries explained that he did not see the structure detail on the plan, adding that there is a water quality requirement that must be met and which is subject to the Engineering Department's review. He indicated that there is sufficient space to incorporate the structure. Fries stated that the original site plan showed the structure as being located at the southeast corner of the lot but that it has been moved to the north.

Stoltenberg asked whether just one entrance and exit to the lot from Bettplex Drive is acceptable. Fries commented that entrances to the lot should be limited and be located as far from the intersection as possible. Stoltenberg agreed but questioned whether there should be some other way to access the buildings on the site until such time as the remainder of the lot is developed and another drive is added. Kevin Koellner, the developer, explained that his plan is to start construction and work through the winter with an opening in June or July 2018. He stated that he anticipates that there will be another building on the west side of the lot with a second connection, but indicated that plans have not been finalized. He expressed his willingness to accept a condition of approval requiring that a second access be added before the opening of the initial development. Connors asked if the developer would be willing to install a gravel driveway at the west end of parking lot that could be used temporarily while construction is ongoing. Koellner confirmed this.

Wennlund asked if there are drive-up windows for each building. Koellner confirmed this. Wennlund commented that it appears as though one or more of the buildings has a drive-up lane on both sides of the structure. Koellner explained that tenants have been identified for two of those units but that there is the potential for drive-up lanes on both sides. He added that development of the full site would be taken into consideration when designing the traffic circulation pattern.

Wennlund asked if the tenant service drive would be a part of the traffic circulation design. Koellner explained that the site is overparked as the expectation is that visitors to the Bettplex will stay in the area. He indicated that the tenant service drive will be closed at 11 am at which time the space between the rear of the buildings will serve as a common area with seating for outdoor dining. He stated that on weekends the area could serve as a gathering area for larger groups. Koellner added that each unit will have a storefront door and window so that the common area will be visible from the front.

Wennlund asked if the ditch between the east side of the development and Middle Road would be sloped. Koellner explained that during discussions with staff, the decision was made to fill in and level the area to facilitate the connection to an existing culvert under Middle Road which would then be used to drain the water to the north.

Knorrek commented that the staff report indicated that an 8-inch water main is required to be connected to each building. He explained that because of the size of the proposed buildings, that large a main would not be required.

Jim Jackson, 6677 Friendship Path, expressed concern that visitors to the Bettplex site might park in his residential neighborhood during busy times as the developer had

indicated that the site is overparked. Koellner explained that the term overparked means that there are more parking spaces provided than are required.

On motion by Stoltenberg, seconded by Kappeler, that the site development plan for Lot 4, Bettplex First Addition be recommended for approval subject to staff recommendations and the removal of the condition regarding the requirement of an 8-inch water main leading to each building.

ALL AYES

Motion carried.

12. Case 17-089; 4784 Middle Road, submitted by McNamara Family Development.

Beck reviewed the staff report.

Kappeler asked if there would be street parking in the development or if the only available parking would be in individual driveways and in the extra spaces indicated on the site plan. Beck explained that the driveway and garage spaces are counted toward the number of required parking stalls. Connors added that because of the narrow width of the drive areas, he does not believe that people will park on them. Wennlund commented that there does not seem to be any room to park on the circulation driveways without blocking individual driveways.

Kappeler commented that the number of dumpsters indicated on the site plan does not appear to be adequate for 69 units. Beck explained that there is no requirement for a specific number of dumpsters, adding that there appears to be 4 dumpsters in 2 separate locations at the rear of the site. Chris McNamara, representing the developer, explained that each unit has a 2-car attached garage and 2 driveway spaces. He stated that he has developed similar projects in the past and has found that people rarely park in the driveway because they tend to use the garage while visitors use the driveway or the extra spaces. Wennlund asked if the circulation drives are posted with no parking signs. McNamara stated that his other developments are not posted, adding there has never been the need to do so. He explained that at the development in Davenport which has 50 units, there is just one large dumpster which has proved sufficient. He indicated that there is space for 4 dumpsters at this location. Wennlund asked if the distance residents must walk to reach the dumpsters is as great at the Davenport location as it will be for this project. McNamara explained that when the weather is nice, residents tend to walk to the dumpsters. He indicated that the location of the dumpsters at the rear of the property and the surrounding plantings will serve to shield them. He added that they will be placed in such a manner as to make it convenient for residents to drive up and deposit their trash.

Wennlund asked for clarification of the location of snow storage areas. McNamara explained that there is a 30-foot space between each building that can be used for snow. He indicated that his company owns a bobcat and a large tractor in addition to traditional snow plows which are used for snow removal. He added that the snow that is removed

from driveways can easily be moved to a specific location. Wennlund asked if the snow is removed from the residential driveways as well as the streets. McNamara confirmed this.

Ormsby commented that it appears to her as though the parking provided is inadequate. She indicated that if a resident has a large gathering it is likely that there would be more than 2 guest with vehicles. Wennlund stated that there are 12 community parking spaces located in the center of the development. He asked if a fire truck would be able to get through if guests park on the streets. Knorrek stated that if vehicles were parked on both sides of the street, a fire truck could not get through. Wennlund asked if the parking provided is code-compliant. Beck confirmed this, adding that only 2 spaces per unit are required. Connors stated that the 2 garage spaces are sufficient to meet code requirements, adding that the driveway and community spaces provided are in excess of what is required. McNamara stated that there are 288 spaces provided for 69 units.

Stoltenberg asked if staff is comfortable with the north exit not being aligned with Coachman Road. Connors explained that at staff's request, the developer agreed that only one of the entrances will be full access. He indicated that there would be restricted access at the entrance across from Coachman Road.

Kappeler asked if staff is satisfied with the tree count indicated on the landscape plan included in the packet. Beck confirmed this. Kappeler commented that a note on the landscape plans indicates that 26 tree factors are required on the western edge of the property. Beck explained that the developer could provide either deciduous overstory trees with a 2-inch caliper measured 6 inches from the root structure or twice the number of pines. Kappeler commented that single-family homes would eventually be located adjacent to this development. Beck explained that there would be a berm separating the developments in addition to the landscaping.

Mike Shamsie, engineer representing the developer, explained that according to his calculations for which he used a 20-foot buffer, he determined that the required number of tree factors should be 56. He indicated that the plans that were submitted late last Friday show 60 tree factors. Rafferty asked if the 60 trees to which Shamsie referred are for the entire site. Shamsie confirmed this. Beck explained that the engineer used an inaccurate divisor for certain portions of the site when calculating the required number of tree factors which accounts for the discrepancy. Shamsie asked what the required number of trees would actually be. Beck explained that it would be 67 trees rather than 60.

On motion by Kappeler, seconded by Stoltenberg, that the site development plan for 4784 Middle Road be recommended for approval subject to staff recommendations and the clarification regarding the required number of tree factors.

#### ROLL CALL ON MOTION

AYE: Kappeler, Ormsby, Stoltenberg, Wennlund  
NAY: Rafferty

Motion carried.

Rafferty commented that he believes that the site is too dense with regard to parking and number of units. Connors stated that staff’s recommendation is based on whether or not a project meets code requirements.

**Other**

13. Commission Update.

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

- 3610 Tanglewood Road, land use amendment and rezoning
- Interstate 74 Technology Park Sixth Addition, final plat
- Lot 2, Interstate 74 Technology Park Sixth Addition, site development plan
- 3665 Devils Glen Road, site development plan

Connors added that the site development plan that was recommended for denial by the Commission for 3235 Ridge Pointe was approved by the City Council. He reiterated that staff’s recommendations are based on code requirements while the Commission and City Council make take into consideration more of the intangibles of a project. Wennlund stated that while he had concerns regarding the volume of traffic for the project, he also did not believe that it was appropriate to penalize the applicant because of the problems that already exist in the neighborhood. He added that the traffic congestion was the issue that most influenced his negative vote. Rafferty concurred. Connors commented that two of the projects that were deferred at the last meeting were resubmitted with substantial improvements. Wennlund concurred. Rafferty stated that a tremendous amount of work was accomplished by the developer of the Spartan Square project to address the concerns expressed at the last Commission meeting. He added that he believes that the proposed retail building is a good use for a vacant parking lot. Ormsby stated that while she is happy that the property will become more useful, she still has concerns about the traffic flow in the development.

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

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

\_\_\_\_\_  
Gregory W. Beck  
Community Development Director



## COMMUNITY DEVELOPMENT

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

November 15, 2017

Staff Report

### **Case No. 17-092**

**Location:** 770 Tanglefoot Lane (Lot 1, Interstate 74 Technology Park Sixth Addition) - Site Development Plan

**Applicant:** Strategic Behavioral Health, LLC

**Current Zoning Classification:** C-3, General Business District

**Current Land Use Designation:** Commercial

### **Background Information and Facts**

Strategic Behavioral Health, LLC has submitted a site development plan and plans to construct a mental health facility in one of the largest infill areas left in the City at 770 Tanglefoot Lane (see Aerial Photo, Attachment A). The ground has changing topography (see Site Photos and Aerial Topo, Attachments B, C, and D). The proposed facility would be located on Lot 1 of Interstate 74 Technology Park Sixth Addition (see Final Plat Sixth, Attachment E). The site plan shows two buildings located on the lot. The second and smaller building is shown only to represent a future building which is not under consideration with this proposal (see Site Development Plans, Attachments F and G). An additional 8 tree factors will be required to be placed on the site (see Landscape Plan, Attachment H). The structures will match those already in place along 40<sup>th</sup> Avenue (see Building Representations, Attachment I).

### **Land Use**

The land use designation for the entire property involved is Commercial, The zoning classification is C-3, General Business District. Surrounding uses conform to types found in C-6 and C-3 zoning districts. The types of existing businesses in the area could typically be found in both the C-3 and C-6 zoning districts.

### **Utilities**

The site has access to sanitary sewer from an adjoining parcel to the east. Water will come from along 40<sup>th</sup> Avenue. All utility connections will be the developer's responsibility. Other utilities for the development will come from Tanglefoot Lane.

### **Thoroughfare Plan/Access**

Roadway connections will be through 40<sup>th</sup> Avenue from Utica Ridge Road and from Tanglefoot Lane. A 6-foot wide sidewalk shall be required to be placed along the south side of this parcel.

### Storm Water Detention

Storm water detention is intended to be addressed through the use of Outlot A.

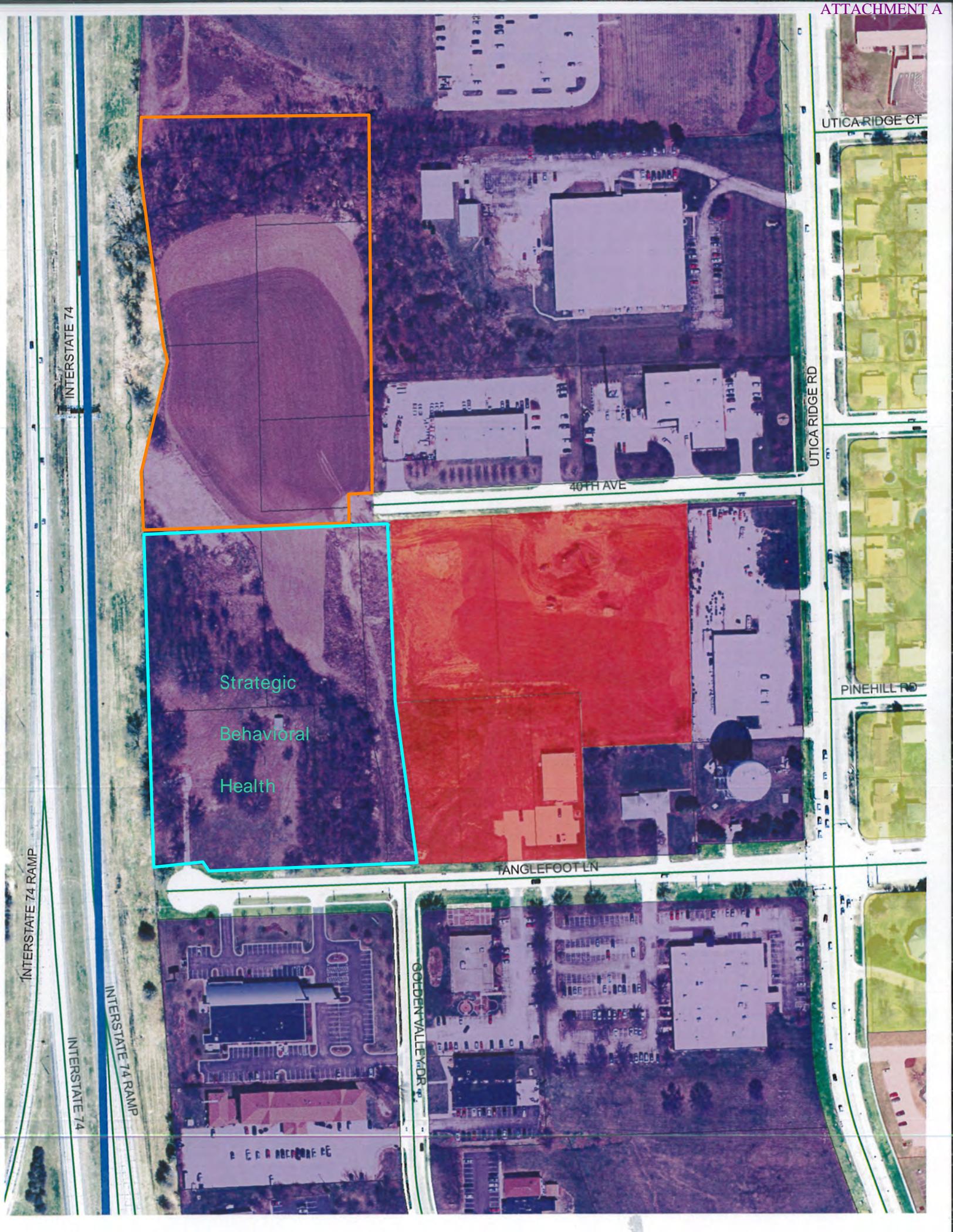
### Recommended Action

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

1. Approval of the site development plan does not waive any applicable city, state, or federal provisions as required by law.
2. All storm sewer will be privately owned and maintained on Lot 1.
3. All sanitary sewer will be privately owned and maintained on Lot 1.
4. 8 tree factors must be added to the submitted landscape plan.
5. A 6-foot wide sidewalk be placed on the site plan.

Respectfully submitted,

Greg Beck  
City Planner



INTERSTATE 74

INTERSTATE 74 RAMP

INTERSTATE 74

INTERSTATE 74 RAMP

Strategic  
Behavioral  
Health

40TH AVE

TANGLEFOOT LN

GOLDEN VALLEY EX DR

UTICA RIDGE RD

UTICA RIDGE CT

PINEHILL RD



TANGLEFOOT LANE/GOLDEN VALLEY INTERSECTION LOOKING NORTHWEST



LOTS 3 AND 4, I-74 TECHNOLOGY PARK WEST OF 40TH AV



LOT 4 AND OUTLOT A, I-74 TECHNOLOGY PARK

VIEW LOOKING FROM SOUTHWEST



TANGLEFOOT LANE



VIEW LOOKING FROM SOUTHEAST



S.89°-32'-55"W  
90.00'

A=394.74'

N.01°-32'-50"E. - 320.00'

N.15°-36'-00"E.  
206.16'

N.06°-30'-05"W. - 357.11'

N.53°-09'-10"W.  
24.74'

N.89°-17'-40"W. - 668.05'

CONTAINS 19.08 ACRES, ±

S.01°-30'-50"W. - 663.48'

GLEEFoot LANE

VALLEY DRIVE

S.89°-52'-40"E. - 559.74'

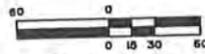
AVENUE

S.00°-10'-05"W.  
197.83'

N.88°-43'-10"W.  
199.57'

S.01°-02'-55"W. - 431.72'

S.89°-52'-40"E. - 416.84'

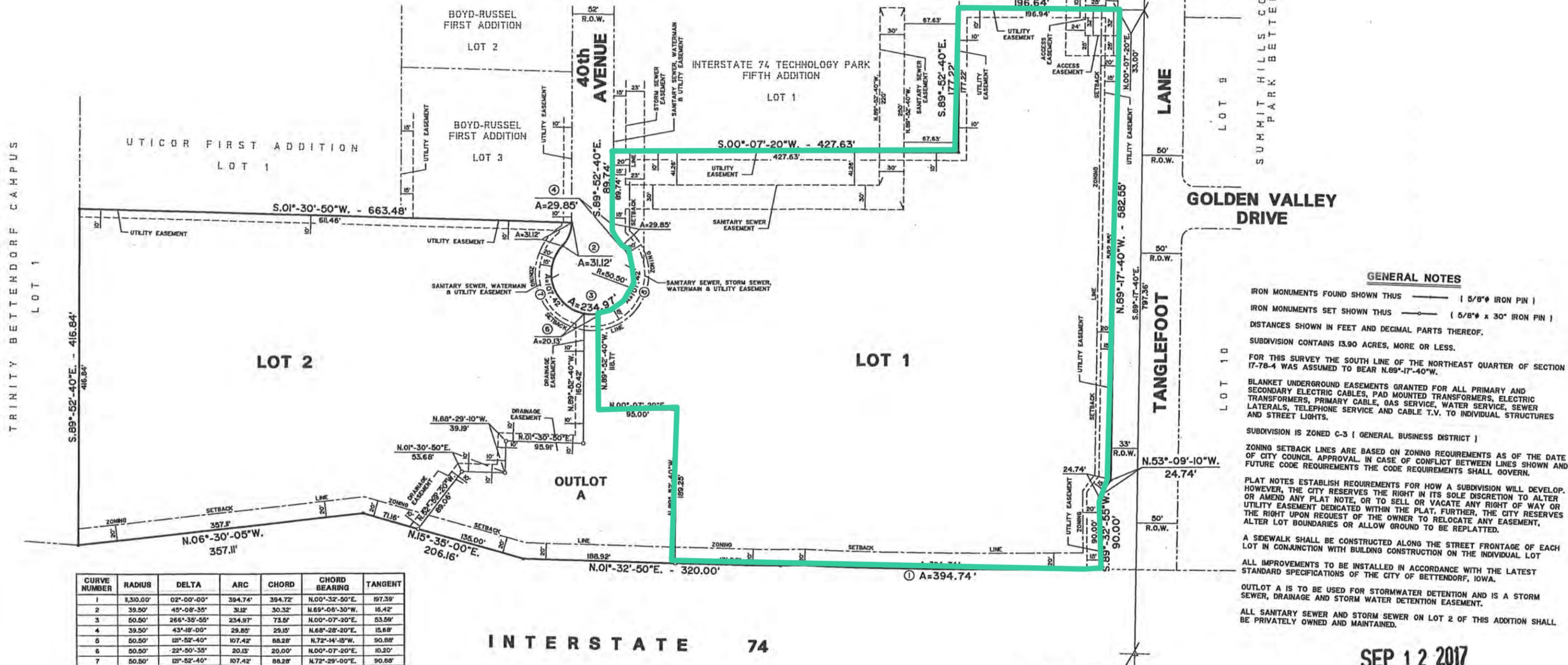


(SCALE: 1" = 120')

# INTERSTATE 74 TECHNOLOGY PARK SIXTH ADDITION

TO THE CITY OF BETTENDORF, IOWA

BEING PART OF THE NORTHEAST QUARTER OF SECTION 17  
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.  
AND BEING A REPLAT OF LOTS 3 AND 4 AND OUTLOT A  
OF INTERSTATE 74 TECHNOLOGY PARK FIFTH ADDITION  
TO THE CITY OF BETTENDORF, IOWA



**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 13.90 ACRES, MORE OR LESS.

FOR THIS SURVEY THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 17-78-4 WAS ASSUMED TO BEAR N.89°-17'-40"W.

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.

SUBDIVISION IS ZONED C-3 ( GENERAL BUSINESS DISTRICT )

ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.

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

A SIDEWALK SHALL BE CONSTRUCTED ALONG THE STREET FRONTAGE OF EACH LOT IN CONJUNCTION WITH BUILDING CONSTRUCTION ON THE INDIVIDUAL LOT

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

OUTLOT A IS TO BE USED FOR STORMWATER DETENTION AND IS A STORM SEWER, DRAINAGE AND STORM WATER DETENTION EASEMENT.

ALL SANITARY SEWER AND STORM SEWER ON LOT 2 OF THIS ADDITION SHALL BE PRIVATELY OWNED AND MAINTAINED.

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	1,310.00'	02°-00'-00"	394.74'	394.72'	N.00°-32'-50"E	197.39'
2	39.50'	45°-08'-35"	31.2'	30.32'	N.69°-08'-30"W	16.42'
3	50.50'	266°-35'-55"	234.97'	73.5'	N.00°-07'-20"E	53.59'
4	39.50'	43°-18'-00"	29.85'	29.15'	N.68°-28'-20"E	15.68'
5	50.50'	121°-52'-40"	107.42'	88.28'	N.72°-14'-15"W	90.88'
6	50.50'	22°-50'-35"	20.13'	20.00'	N.00°-07'-20"E	10.20'
7	50.50'	121°-52'-40"	107.42'	88.28'	N.72°-29'-00"E	90.88'

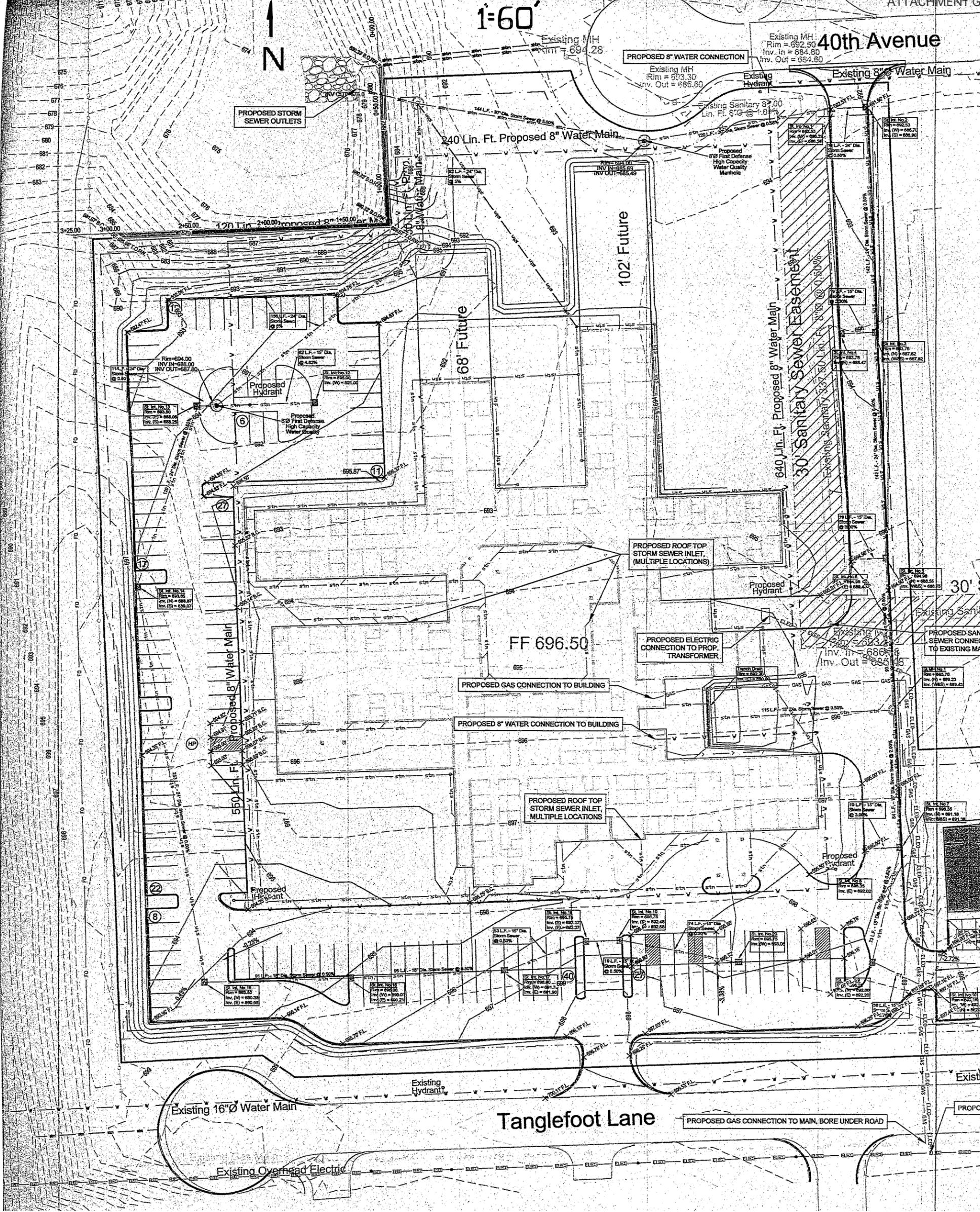
LOT AREAS			
NO.	SQUARE FEET	NO.	ACRES
1	337,050	1	7.74
2	223,260	2	5.12
A	40,155	A	1.04

SEP 12 2017

SOUTHWEST CORNER  
NORTHEAST QUARTER  
SECTION 17-78-4  
( FOUND MAG NAIL )

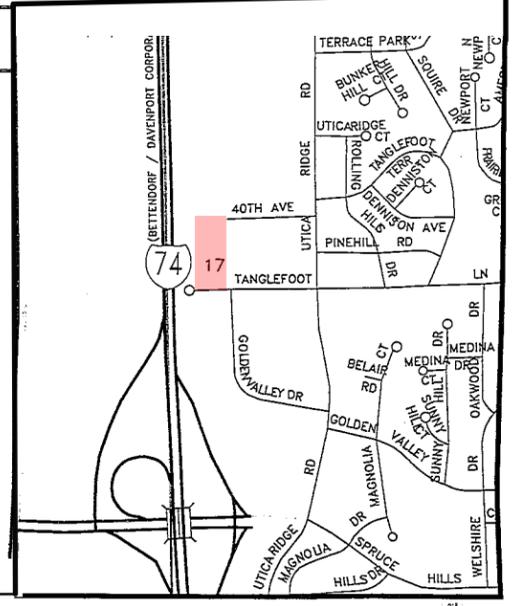


1:60'

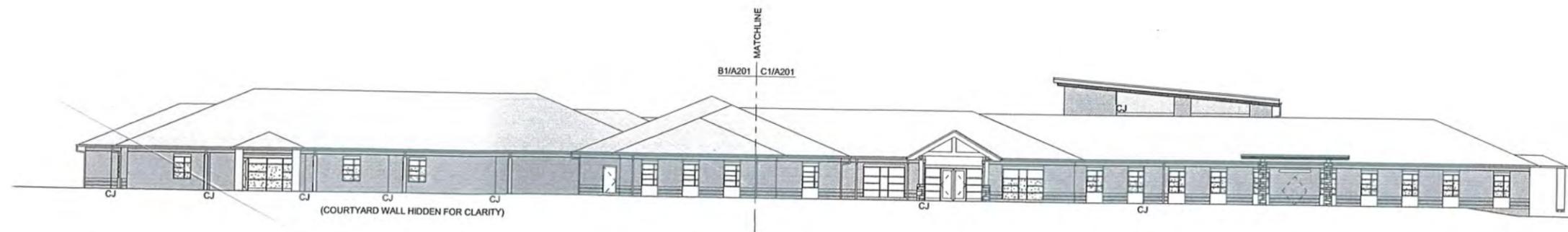


**LEGEND:**

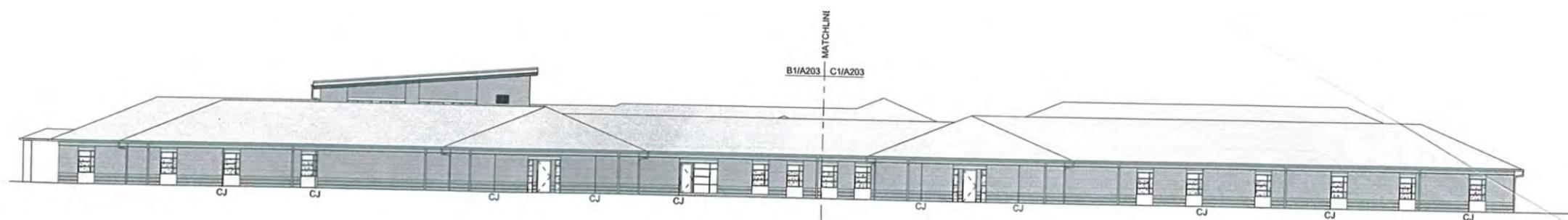
	EASEMENT		EXISTING GAS VALVE		EXISTING CONTOUR LINE
	SETBACK LINE		EXISTING WATER VALVE		PROPOSED CONTOUR LINE
	CENTERLINE		EXISTING UTILITY POLE		SPOT ELEVATION TOP OF CURB
	PROPERTY BOUNDARY		EXISTING LIGHT POLE		SPOT ELEVATION FL & GUTTER
	EXISTING FENCE		EXISTING TREE		SPOT ELEVATION SIDEWALK
	EXISTING 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				



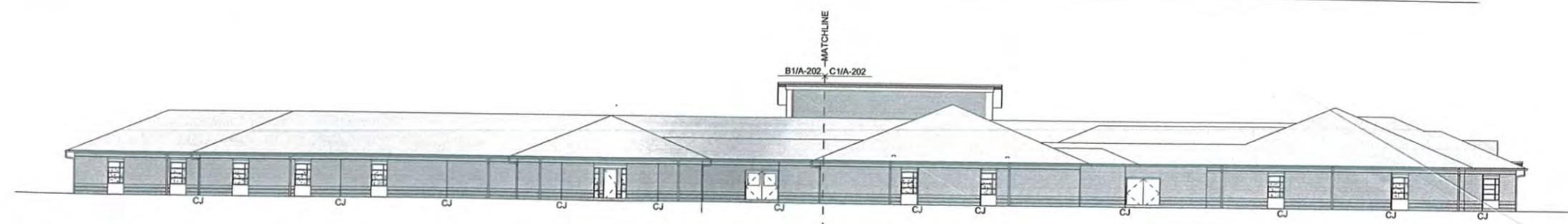




A1 OVERALL NORTH ELEVATION



A1 OVERALL SOUTH ELEVATION



A1 OVERALL EAST ELEVATION  
1/16" = 1'-0"



A1 OVERALL WEST ELEVATION  
1/16" = 1'-0"



