

**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.

The Planning and Zoning Commission meeting will be open to the public. Additional and necessary measures will be taken to adhere to social distancing recommendations. Any members of the public who wish to be heard may attend the meeting in person or call (563) 344-4071 for specific questions or alternative participation. In an effort to practice social distancing and in support of CDC guidelines, the City of Bettendorf will broadcast this meeting online at <http://www.bettendorf.org/live-meeting>.

Constituents who do not have a matter to address with the Planning and Zoning Commission in person are strongly encouraged to stay at home and view the meeting online.

**PLANNING AND ZONING COMMISSION  
CITY OF BETTENDORF  
OCTOBER 21, 2020 AT 5:30 PM  
CITY HALL COUNCIL CHAMBERS  
1609 STATE STREET**

1. Roll Call: Adam \_\_\_\_, Gannaway \_\_\_\_, Gibson \_\_\_\_, Kappeler \_\_\_\_, Ormsby \_\_\_\_, Stoltenberg \_\_\_\_, Wennlund \_\_\_\_
2. Approval of minutes of the meeting of September 16, 2020.
3. Review of Commission procedures.

**Replat/Site Development Plan**

4. Case 20-058; Northwest Corners, submitted by Northwest Bank & Trust Co.
5. Case 20-059; Proposed Lot 2, Northwest Corners (2550 Middle Road), submitted by NIC, LLC.

**Other**

6. Commission Update.

**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.

**MINUTES  
PLANNING AND ZONING COMMISSION  
SEPTEMBER 16, 2020  
5:30 P.M.**

The Planning and Zoning Commission meeting of September 16, 2020 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: Adam, Gannaway, Gibson, Ormsby, Stoltenberg, Wennlund

MEMBERS ABSENT: Kappeler

STAFF PRESENT: Greg Beck, City Planner; Mark Hunt, Community Development Director; Lisa Fuhrman, Community Development Secretary; Brent Morlok, City Engineer; Troy Said, Assistant Fire Chief; Chris Curran, City Attorney

2. Approval of the minutes of the meeting of August 19, 2020.

On motion by Stoltenberg, seconded by Adam, that the minutes of the meeting of August 19, 2020 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

Wennlund introduced Lynn Gibson who is the newest member of the Commission. Gibson stated that she is in business development at IIW Engineering. She added that she served on the Scott County Planning and Zoning Commission for the last 6 years but resigned because of a new residency requirement.

### Final Plat/Site Development Plan

4. Case 20-051; Geifman's 56 Avenue Development Addition, submitted by Steve Geifman.
5. Case 20-052; 56<sup>th</sup> Avenue and 18<sup>th</sup> Street, submitted by Steve Geifman.

Beck reviewed the staff report. Hunt added that the existing detention area on the property will be further enhanced and improved as a result of this project. He indicated that there is some public benefit to the overall storm water management of the city.

Wennlund asked if the detention basin would be dry. Hunt confirmed this, adding that any water in the pond will be released into the storm water system.

Adam asked if sidewalks would be installed along the street frontages. Morlok stated that sidewalks will be installed along 56<sup>th</sup> Avenue and 18<sup>th</sup> Street and that the internal sidewalks would be part of a future phase. Hunt commented that the internal sidewalks would be publicly-accessible during the day. Morlok added that the developer would like to create a nature walk around the basin and that the city would be working with him on the project.

Wennlund commented that there is no obligation for the developer to maintain the existing trees on the north side of the lot but that he intends to do so. Beck confirmed this, adding that the existing trees on the site far exceed the landscape ordinance requirements. Morlok added that according to the storm water ordinance, there is a 30-foot buffer from top of bank that the developer cannot grade into.

Michael Koury, 2257 St. Andrew's Circle, stated that the developer had visited the neighbors to explain the project and indicated that he does not object to it. He expressed concern about the possible loss of the existing trees that provide a buffer for the homes. He indicated that most of the existing trees are on the developer's property rather than on the adjacent residential lots. He questioned how binding the developer's intention to preserve as many trees as possible would be on a future owner. He stated that the woods help maintain the value of the adjacent residential homes and provide a safety buffer from 56<sup>th</sup> Avenue. He asked the Commission members to add a plat condition obligating the current and any future owner to keep all of the trees except for those that must be removed to proceed with building construction or become diseased.

Morlok reiterated that there is a post-construction ordinance that would preclude the developer from grading within 30 feet from top of bank on either side of a well-established creek which would include 70-80 percent of the existing trees. He added that it

is possible that some of the trees on Lot 1 may have to be removed to facilitate construction of a building in the future.

Koury asked if the owner would be able to cut down the larger trees and replace them with shrubs. Morlok stated that no disturbance is allowed in that buffer area.

Steve Geifman, the applicant, stated that as he had mentioned to his neighbors, he has no intention of removing any trees that don't have to come down to facilitate the project. He added that the restrictions in the ordinance would likely save at least 70 percent of those trees. He explained that there are no plans yet for Lot 2 but that in order to use the existing curb cut at 18<sup>th</sup> Street and Heather Glen Avenue some of the trees would have to be removed. He commented that the curb cut is far from the creek bank.

Ormsby expressed appreciation for the renderings that were submitted as part of the applicant, adding that she found them very helpful.

Adam asked for clarification of the purpose of the existing curb cut on 18<sup>th</sup> Street. Morlok stated that he is unsure of its purpose, adding that it is in line with Heather Glen Avenue. He commented that perhaps it could have been used for field access to a hay field at some time in the past.

On motion by Ormsby, seconded by Stoltenberg, that the final plat of Geifman's 56 Avenue Development Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Ormsby, seconded by Gannaway, that the site development plan for property located at 56<sup>th</sup> Avenue and 18<sup>th</sup> Street be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

### **Site Development Plan**

6. Case 20-042; 3270 Palmer Hills Court and 2900 Devils Glen Road, submitted by Hy-Vee, Inc. (Revised)

Beck reviewed the staff report. Hunt added that the applicant has chosen to revert to the site plan that was submitted originally that shows the grocery pickup area on the Hy-Vee

parking lot and overflow parking at 3270 Palmer Hills Court. Morlok stated that the site plan showing a building on the lot to the south of the proposed parking lot is still valid and that the storm water detention basin is sized for both lots.

Stoltenberg asked if there would be cross easements for parking. Morlok stated that the easements already exist and were a part of the original plat.

Adam asked for clarification of the exact location of the proposed parking lot. Morlok explained that it would be located just west of the shared access drive behind the multi-tenant retail structure. He added that an access road was installed between the parking area and Palmer Hills Court to improve traffic flow from Starbuck's and the AAA Court area. He stated that the access road could be removed at any time and replaced with a parking lot for a building. Adam asked if traffic can flow both ways on the access road. Morlok confirmed this, adding that it has been in place for approximately 2 years.

Ormsby asked what the building on the original site plan was proposed to be. Morlok stated that it was to be a commercial development with a restaurant or retail.

Wennlund asked if the access would change for delivery trucks. Morlok stated that it would not. He added that the site development plan is complicated because a large amount of pavement patching is also shown. He explained that a few drive aisles will be reconfigured to facilitate a better traffic flow.

Wennlund asked if the grocery pickup area kiosk and queue is separate from the truck access pattern. Morlok confirmed this, adding that the pickup area is one row of parking stalls from the driveway used by trucks while the building is two rows away. Hunt added that there technically will be no queue because customers will have timed pickups.

Gannaway asked if the proposed configuration would create an increased reliance on the Middle Road entrance to access the driveway. Morlok stated that he did not believe that this would be the case as it is evenly spaced from the Devils Glen Road and Middle Road entrances.

Hunt explained that storage pods are already on site and in use, adding that the extra parking spaces should improve traffic flow.

On motion by Adam, seconded by Stoltenberg, that the site development plan for 3270 Palmer Hills Court and 2900 Devils Glen Road be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

7. Case 20-053; 3308 Moenck's Court, submitted by Kevin Koellner.

Beck reviewed the staff report. Hunt added that he had visited the site and had found a hydrant on the site which would obviate the need for Condition 3 in the staff report.

Ormsby asked if there is a protected wetland area near the site. Morlok confirmed this, adding that it is the reason the detention is located where it is.

Wennlund asked if the use of the building will be such that the overflow parking area is necessary. Kevin Koellner, the applicant, stated that the building will be used by a landscape company that offers snow plowing services. He explained that at certain times there will be more employees and equipment on the site than at others. He added that the overflow parking area is for the use of those employees at peak times so that there is room for them to park without parking on landscaped spaces.

On motion by Stoltenberg, seconded by Gannaway, that the site development plan for 3308 Moenck's Court be recommended for approval subject to staff recommendations and the removal of Condition 3.

ALL AYES

Motion carried.

8. Case 20-054; 5500 Fenno Road, submitted by CTL Hydraulics.

Beck reviewed the staff report.

Wennlund asked if the site plan would need to be revised to indicate that the driveway is to be a dry, dustless surface. Beck confirmed this. Morlok stated that the site plan has already been updated and that the area labeled gravel refers to its existing surface. He added that there is already a note on the plat indicating that it will be a dustless surface.

On motion by Stoltenberg, seconded by Adam, that the site development plan for 5500 Fenno Road be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

9. Case 20-055; 428 - 28 ½ Street, submitted by Richard Properties.

Beck reviewed the staff report. Hunt commented that the existing single-family home is non-conforming and that staff has had some concerns with its maintenance. He added that the proposed development would resolve those issues.

Adam asked if the home is considered non-conforming because it is not in the proper zoning district or if it has to do with the structure itself. Hunt stated that there are structural issues but indicated that the area is becoming more and more commercial and that he would not like to continue a residential use there. Wennlund added that it is a single-family home in a C-3 district.

Wennlund asked if the side yard setbacks indicated is adequate. Beck confirmed this, adding that the requirement is 5 feet.

Wennlund asked if a sufficient number of parking spaces have been provided. Beck confirmed this, adding that there are spaces inside the building.

Wennlund asked if additional parking spaces could be added on the north side of the lot. Mike Richmond, the applicant's engineer, explained that many different layouts were considered but the geometry of the site made it very difficult. He added that only about 3 spaces could be added on the north side.

Wennlund commented that there are no street labels on the site plan and requested that they be added. Gibson concurred.

On motion by Adam, seconded by Stoltenberg, that the site development plan for 428 - 28 ½ Street be recommended for approval subject to staff recommendations and the condition that street name labels be added.

ALL AYES

Motion carried.

### Other

9. Commission Update.

Hunt stated that a joint Council and Commission zoning workshop will be held on October 26.

Gannaway asked if there is any update with regard to the controversial multi-family residential project on Middle Road that was previously considered by the Commission. Hunt explained that the project is on hold as the developer plans to revise the plan. Wennlund asked if the request had been presented to Council. Hunt explained that it had not as it was withdrawn at the developer's request.

There being no further business, the meeting adjourned at approximately 6:10 p.m.

These minutes approved

\_\_\_\_\_

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





COMMUNITY DEVELOPMENT

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

October 21, 2020

Staff Report

**Case No. 20-058**

**Location:** Northwest Corners – Replat

**Applicant:** Northwest Bank & Trust Company

**Current Zoning Classification:** C-2, Community Commercial District

**Current Land Use Designation:** Community Commercial

**Background Information and Facts**

Northwest Bank & Trust Company has submitted the final plat of Northwest Corners which is a replat of Cumberland Commercial Park 1<sup>st</sup> Addition (see Aerial Photo, Current Plat, and Final Plat - Attachments A, B, and C). The site development plan shows a 3-unit building to be constructed on what will be Lot 2 (see Site Development Plan – Attachment D). The landscape plan meets requirements of the Landscape Ordinance (see Landscape Plan - Attachment E). Elevations show that the single-story structure will have 3 units and a drive-up window (see Elevations - Attachment F). 35 parking spaces are required for this use, and 35 parking spaces will be provided.

**Land Use**

The Community Commercial land use designation and C-2, Community Commercial District zoning district classification allow the proposed restaurant, office, and retail operations.

**Utilities**

Utilities are available along Middle Road and from Spruce Hills Drive. Water and electrical service will originate along Middle Road. Sanitary sewer is available for connection from the west. Storm sewer comes from the north. It is the responsibility of the property owner to connect to all utilities.

**Thoroughfare Plan/Access**

The site will have two entries: one from Spruce Hills Drive and another from Middle Road that also acts as an access for Ewing Bettendorf First Addition via an easement through the bank property.

A traffic impact study was prepared during the site plan approval process for the adjacent Ewing Bettendorf First Addition which evaluated the potential need for an additional traffic control device at the Middle Road and Northwest Bank entrance. The results projected that the intersection would operate at an acceptable level of service at full buildout of Ewing Bettendorf First Addition; however, it did suggest that the study be updated after construction to evaluate actual traffic patterns from that site. Additionally, that study did not include any new traffic generation from the existing Northwest Bank site. Given that change and knowing that Lot 2 of Ewing Bettendorf First Addition is potentially developing more quickly than anticipated, staff is recommending that the applicant become party to the traffic agreement that is currently being negotiated between the City and the owners of Ewing Bettendorf First Addition to address any future traffic control device needs. This agreement would need to be finalized prior to Council approval of the plan.

### **Storm Water Detention**

Storm water detention is not required because the square footage of impervious surface added did not surpass the threshold as established in City Code.

### **Recommended Action**

Staff recommends approval of the final plat subject to the conditions listed below:

1. Approval of the final plat does not waive any applicable city, state, or federal provisions as required by law.
2. Lot 3 needs to be rezoned if a proposed use in the C-2 zoning district is not permitted on the portion of the parcel zoned C-1.
3. Should the owner of Lot 3 acquire the adjacent lot currently addressed as 2450 Spruce Hills Drive (Sec:21 Twp:78 Rng:04PT SW NE COM1929.05' S NE COR NWNE: S 100'-W TO E/LSPRUCE HILLS DRIVE-NLY), said owner must replat both lots into a single lot of record with Scott County an agreement not to separate the two lots within eight months (8) of establishing ownership of both lots.
4. Easement guaranteeing access to Ewing Bettendorf First Addition must be outlined on this plat.
5. Cross easements for travel and parking across each lot in the Northwest Corners subdivision shall be required.

Respectfully submitted,

Greg Beck  
City Planner



## COMMUNITY DEVELOPMENT

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

October 21, 2020

Staff Report

### **Case No. 20-059**

**Location:** 2550 Middle Road - Site Development Plan

**Applicant:** NIC, LLC

**Current Zoning Classification:** C-2, Community Commercial District

**Current Land Use Designation:** Community Commercial

### **Background Information and Facts**

NIC, LLC has submitted a site development plan for 2550 Middle Road (see Aerial Photo, Current Plat, and Final Plat - Attachments A, B, and C). The site development plan shows a 3-unit building to be constructed on proposed Lot 2, Northwest Corners (see Site Development Plan – Attachment D). The landscape plan meets requirements of the Landscape Ordinance (see Landscape Plan - Attachment E). Elevations show that the single-story structure will have 3 units and a drive-up window (see Elevations - Attachment F). 35 parking spaces are required for this use, and 35 parking spaces will be provided.

### **Land Use**

The Community Commercial land use designation and C-2, Community Commercial District zoning district classification that allows the proposed restaurant, office, and retail operations.

### **Utilities**

Utilities are available along Middle Road and from Spruce Hills Drive. Water and electrical service will originate along Middle Road. Sanitary sewer is available for connection from the west. Storm sewer comes from the north. It is the responsibility of the property owner to connect to all utilities.

### **Thoroughfare Plan/Access**

The site will have two entries: one from Spruce Hills Drive and another from Middle Road that also acts as an access for Ewing Bettendorf First Addition via an easement through the bank property.

A traffic impact study was prepared during the site plan approval process for the adjacent Ewing Bettendorf First Addition which evaluated the potential need for an additional traffic control device at the Middle Road and Northwest Bank entrance. The results projected that the intersection would operate at an acceptable level of service at full buildout of Ewing Bettendorf First Addition; however, it did suggest that the study be updated after construction to evaluate actual traffic patterns from that site. Additionally, that study did not include any new traffic generation from the existing Northwest Bank site. Given that change and knowing that Lot 2 of Ewing Bettendorf First Addition is potentially developing more quickly than anticipated, staff is recommending that the applicant become party to the traffic agreement that is currently being negotiated between the City and the owners of Ewing Bettendorf First Addition to address any future traffic control device needs. This agreement would need to be finalized prior to Council approval of the plan.

### **Storm Water Detention**

Storm water detention is not required because the square footage of impervious surface added did not surpass the threshold as established in City Code.

### **Recommended Action**

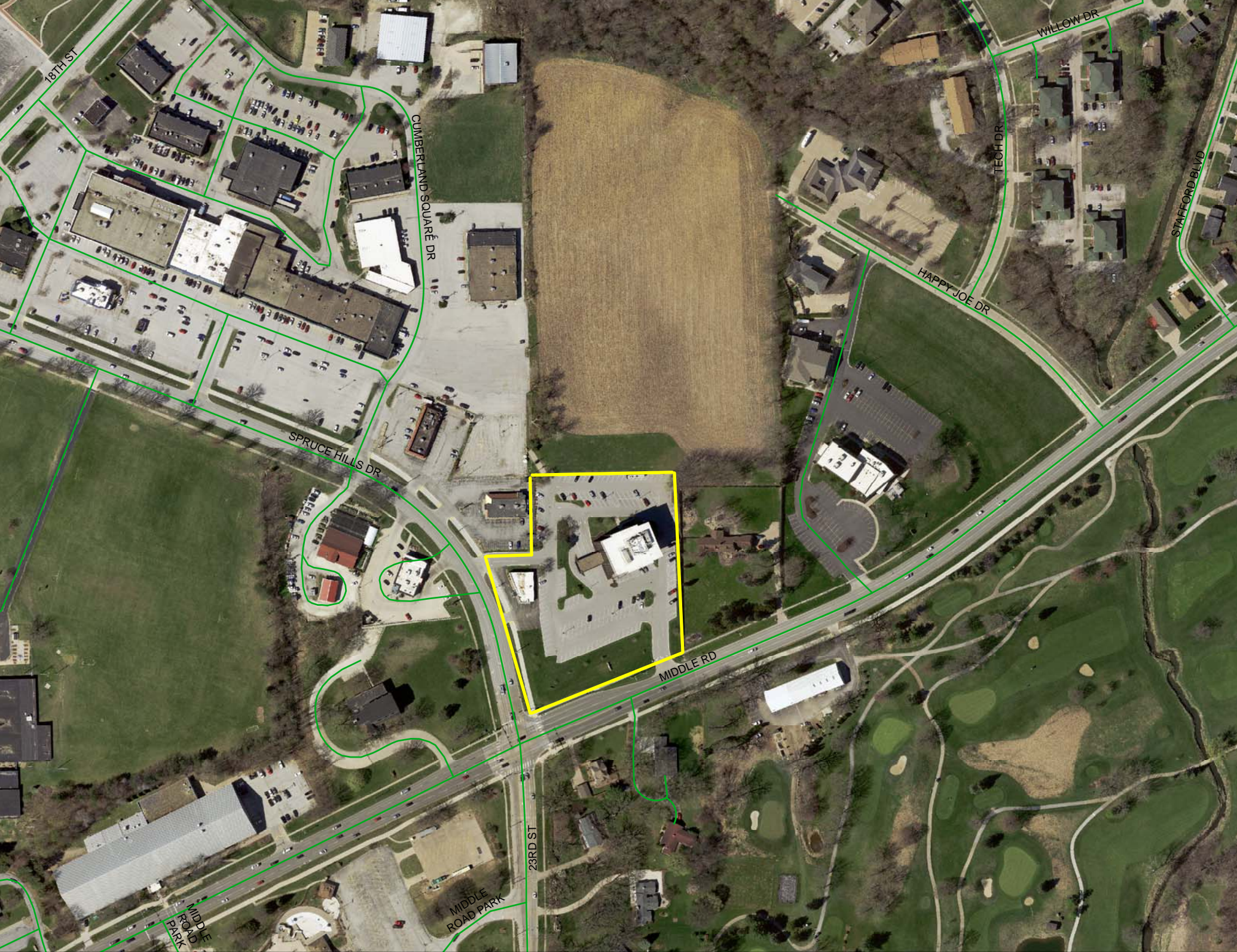
Staff recommends approval of the site development plan subject to the conditions listed below:

1. Approval of the site development plan does not waive any applicable city, state, or federal provisions as required by law.
2. Dimension all internal lot boundaries.
3. Lot 3 needs to be rezoned if a proposed use in the C-2 zoning district is not permitted on the portion of the parcel zoned C-1.
4. All suppression systems to be verified as required by the Bettendorf Fire Department.
5. Cross easements for travel and parking across each lot in the Northwest Corners subdivision shall be required.

Respectfully submitted,

Greg Beck  
City Planner





18TH ST

CUMBERLAND SQUARE DR

WILLOW DR

TECH DR

STAFFORD BLVD

HAPPY JOE DR

SPRUCE HILLS DR

MIDDLE RD

23RD ST

MIDDLE ROAD PARK

MIDDLE ROAD PARK



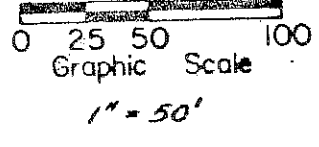
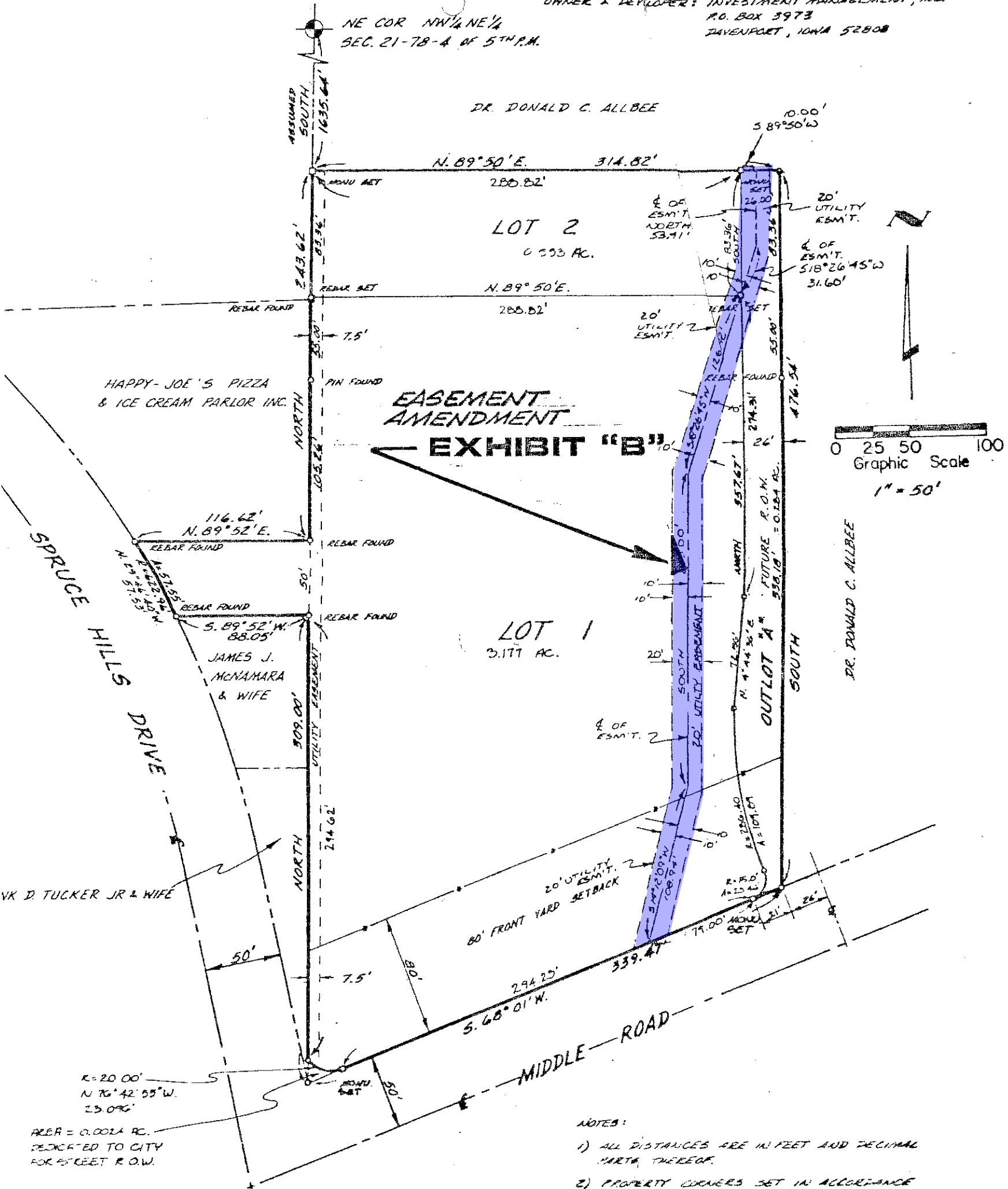
4.017 AC.  
FINAL PLAT  
**CUMBERLAND COMMERCIAL PARK 1<sup>ST</sup> ADDITION**

AN ADDITION TO THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA  
PART OF THE NE 1/4 OF SECTION 21, T-78-N, R-4-E, OF 5<sup>TH</sup> P.M.

OWNER & DEVELOPER: INVESTMENT MANAGEMENT, INC.  
P.O. BOX 3973  
ZAVENPORT, IOWA 52808

NE COR NW 1/4 NE 1/4  
SEC. 21-78-4 OF 5<sup>TH</sup> P.M.

DR. DONALD C. ALLBEE



**EASEMENT AMENDMENT EXHIBIT "B"**

- NOTES:
- 1) ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
  - 2) PROPERTY CORNERS SET IN ACCORDANCE WITH CHAPTER 409, SECTION 10, STATE CODE OF IOWA.
  - 3) BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL UTILITY SERVICE CONNECTIONS.
  - 4) AREA ZONED PLANNED UNIT DEVELOPMENT UNDER CITY OF BETTENDORF CODE AT TIME OF PLATTING. AREA DEVELOPMENT CONTROLLED BY DEVELOPMENT PLANS AS RECORDED AND FILED WITH THE CITY OF BETTENDORF AND SCOTT CO RECORDER.

CERTIFICATION:  
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA, AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF LANDS SURVEYED.  
*Sub E. Christensen*  
DALE E. CHRISTENSEN  
DATE: 5-10-79  
IA. REG. NO. 5493



ENPORT WATER CO.  
*[Signature]*  
5-11-79

BELL TELEPHONE CO.  
*[Signature]*  
5-11-79

ILL. GAS & ELECTRIC CO.  
*[Signature]*  
8-2-79

WE SUBJECT TO ENCUMBRANCES  
RECORDED BY ILL. GAS & ELECT. CO.

U.S. ZONE COMMISSION  
*[Signature]*  
25 June 1979

CITY OF BETTENDORF, IOWA  
*[Signature]*  
27 August 1979

EST. *[Signature]*

DESIGNED		BY	
DRAWN	5-4-79 LNS	DATE	5-10-79
CHECKED	5-10-79 RJC		
THE SCHEMME ASSOCIATES INC. ARCHITECTS - ENGINEERS - PLANNERS OSWEGO IOWA			
CUMBERLAND COMMERCIAL PARK 1 <sup>ST</sup> ADDITION SECTION 21-78-4 SPRUCE HILLS DR. & MIDDLE RD.			
JOB NO.	11834 I		
SHEET	FD - 1		

# PRELIMINARY DO NOT RECORD

## PLAT OF SUBDIVISION NORTHWEST CORNERS

A RESUBDIVISION OF CUMBERLAND COMMERCIAL PARK 1ST ADDITION,  
ACCORDING TO THE PLAT THEROF AS RECORDED AS DOC. NO. 18240-79 AND  
PART OF THE SE 1/4 NW 1/4 OF SEC. 21-78-4 OF THE 5TH PM;  
CITY OF BETTENDORF, SCOTT COUNTY, IOWA

WE, \_\_\_\_\_ MAYOR, AND  
CITY CLERK OF THE CITY OF BETTENDORF, IOWA, DO HEREBY CERTIFY  
THAT THE FOLLOWING RESOLUTION WAS ADOPTED BY THE CITY COUNCIL  
OF THE CITY OF BETTENDORF, IOWA, AT A REGULAR MEETING HELD ON  
\_\_\_\_\_, 2020:

RESOLVED BY THE CITY COUNCIL OF BETTENDORF, IOWA, THAT THE  
PLAT OF NORTHWEST CORNERS, AN ADDITION TO THE CITY OF  
BETTENDORF, IOWA, AS FILED WITH THE CITY CLERK BY NORTHWEST  
BANK & TRUST COMPANY AND NIC, LLC, BE THE SAME IS HEREBY  
APPROVED AND ACCEPTED; AND THE DEDICATION AND GRANTING OF  
EASEMENTS (AND THE VACATION OF EXISTING EASEMENTS AS MAY BE  
SHOWN) ON SAID PLAT ARE ACCEPTED AND CONFIRMED AND THE  
MAYOR AND CITY CLERK OF SAID CITY BE AND THEY HEREBY ARE  
AUTHORIZED AND DIRECTED TO CERTIFY THE ADOPTION OF THIS  
RESOLUTION ON SAID PLAT AS REQUIRED BY LAW.

DATED AT BETTENDORF, IOWA, THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2020.

MAYOR OF THE CITY OF BETTENDORF, IOWA

ATTEST:  
\_\_\_\_\_  
CITY CLERK

PLANNING AND ZONING COMMISSION

MID AMERICAN ENERGY COMPANY

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

IOWA-AMERICAN WATER COMPANY

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

CENTURYLINK

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

MEDIACOM

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

CITY OF BETTENDORF, IOWA

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

PLANNING AND ZONING COMMISSION

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

**OWNER/DEVELOPER**

Northwest Bank & Trust Company  
100 East Kimberly RD, Davenport, IA 52806  
Ph: 563-388-2500  
Contact: Joe Slavens  
JBSlavens@northwestbank.com

NIC LLC  
4 Woodview Way, Davenport, IA 52807  
Ph: 563-388-2500  
Contact: Joe Slavens  
JBSlavens@northwestbank.com

**ATTORNEY**

Pastrnak Law Firm  
313 W 3rd St Davenport, IA 52801  
Ph. 563-323-7737

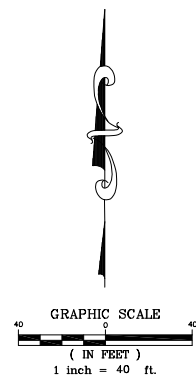
**ENGINEER**

J+M CIVIL DESIGN  
2550 Middle Road, Suite 602  
Bettendorf, IA 52722  
563-349-0953

**SURVEYOR**

ABBITT SURVEY & DEVELOPMENT, PLLC  
5030 38th AVE., SUITE 19  
MOLINE, IL 61265  
309-524-3124  
jim@abbittsurvey.com

# DO NOT RECORD



**LEGEND**

- SET IRON ROD WITH GREEN PLASTIC CAP, #18465
- FOUND AS NOTED
- 323.59' (323.59') MEASURED DISTANCE
- RECORD DISTANCE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE

**NOTES:**

1. ALL CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION FOR THE CITY OF BETTENDORF, IA.
2. CURB RADIUS AT ALL NEW ENTRANCES AND INTERSECTIONS SHALL BE 25'.
3. SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL PUBLIC STREET FRONTAGES. INSTALLATION OF SIDEWALKS SHALL OCCUR WHEN THE ABUTTING PROPERTY (LOT) IS DEVELOPED OR WHEN SO ORDERED BY THE CITY.
4. NO PART OF SUBDIVISION LIES WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAPS.
5. ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
6. 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.
7. BLANKET RECIPROCAL INGRESS-EGRESS EASEMENTS OVER AND ACROSS ALL LOTS

**ZONING & LOT INFORMATION:**

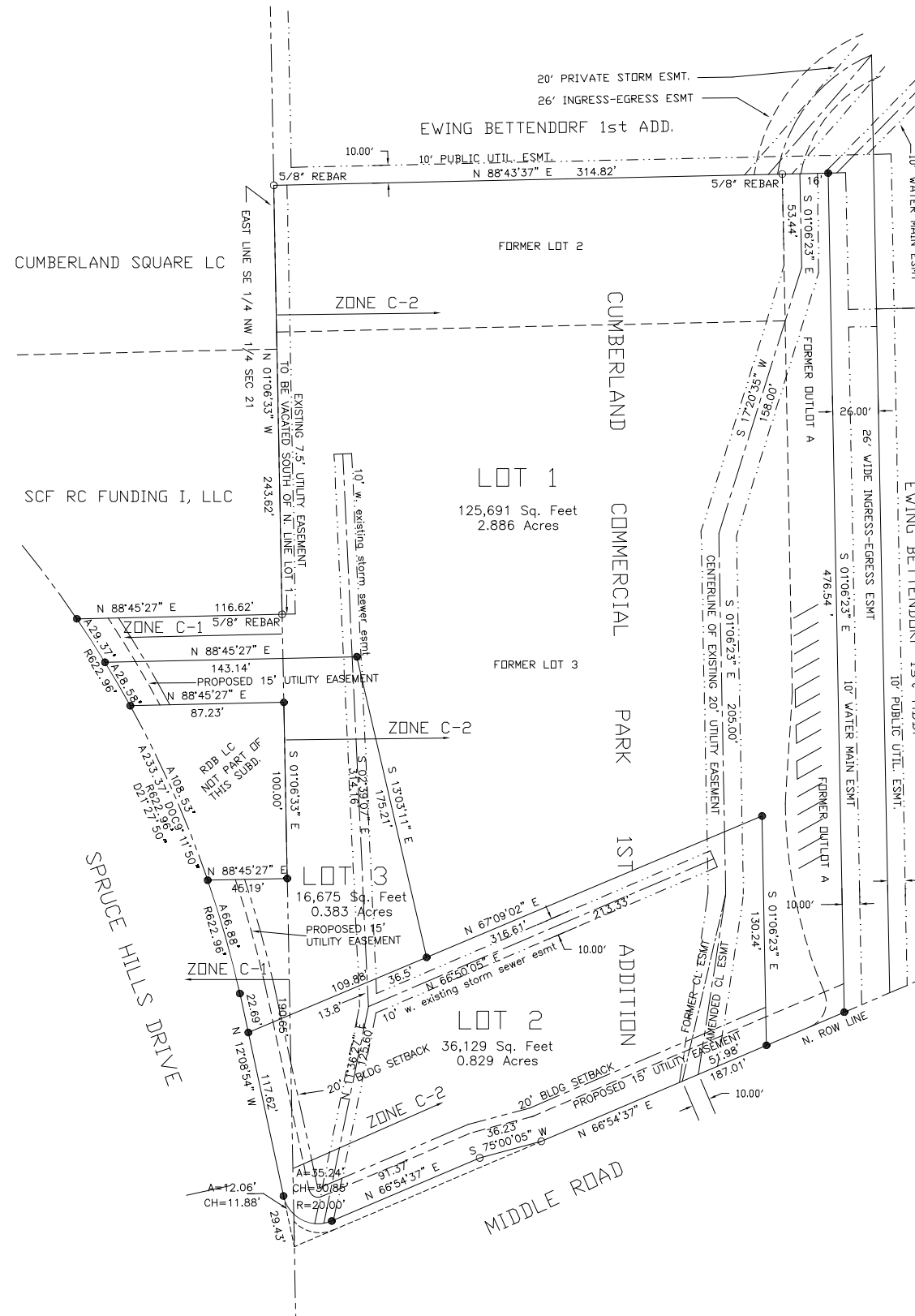
CURRENT ZONING: C-1: PART OF LOTS 2 & 3 WEST OF THE SECTION LINE  
C-2: LOT 1, AND PART OF LOTS 2 AND 3 EAST OF THE SECTION LINE

TOTAL NUMBER OF LOTS: 3  
TOTAL SITE ACREAGE: 4.098 ACRES

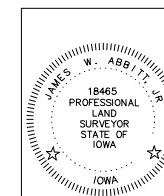
**NOTE:**

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

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



REVISIONS		
No.	DATE	DESCRIPTION
1	10-12-20	PER CITY COMMENT LETTER DATED 10-9-20



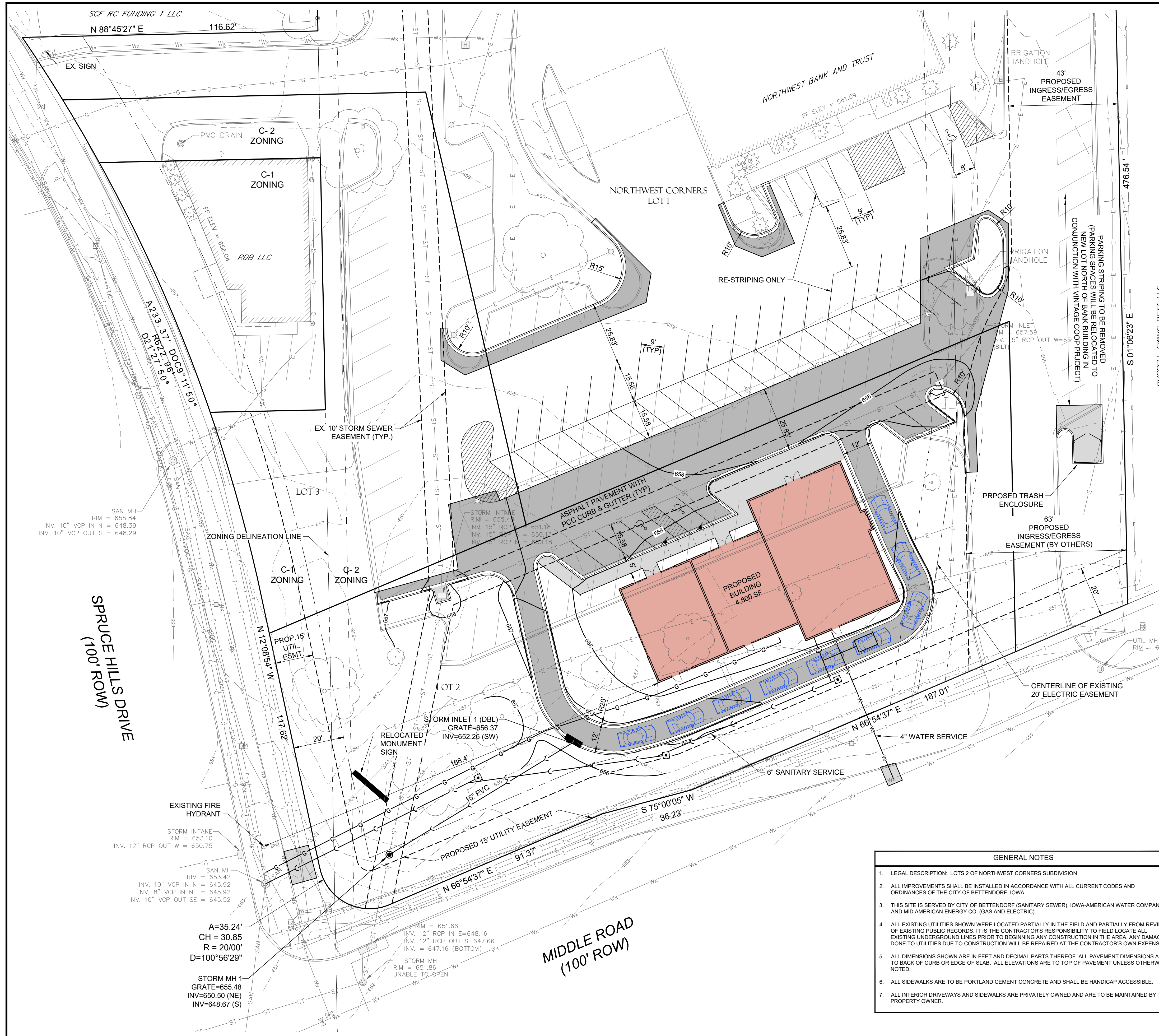
I HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT IOWA MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY AND IT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY PERSONAL SUPERVISION AND THAT I AM A PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JAMES W. ABBITT, JR.  
IOWA  
MY LICENSE EXPIRE DEC. 31, 2020  
DATE: \_\_\_\_\_ IPLS NO. 18465

ABBITT SURVEY & DEVELOPMENT, PLLC  
5030 38th AVE., SUITE 19  
MOLINE, ILLINOIS 61265  
PH. 309-524-3124

DATE: 10-5-2020	SCALE: 1" = 40'	DRAWN BY: JRV	CHECKED BY: JWA
PREPARED FOR: J+M CIVIL DESIGN 2550 Middle Road, Suite 602 Bettendorf, IA 52722 563-349-0953	FIELD BOOK: PAGE: JOB No.:	DRAWING TITLE: PLAT OF SUBDIVISION	





**LEGEND**

PROPOSED	EXISTING	
		SANITARY SEWER
		SANITARY SEWER MH
		STORM SEWER
		STORM SEWER MH
		INLET
		FIRE HYDRANT
		ELEVATION CONTOUR
		WATER MAIN
		P.C. CONCRETE WALK
		PROPOSED ASPHALT
		P.C. CONCRETE PVT.
		PROPOSED BUILDING
		BOUNDARY LINE
		NEW LOT LINE
		ZONING SETBACK LINE
		EASEMENT LINE

**SITE DATA**

ZONING: C1 & C2		
SETBACKS REQUIRED:	C-1	C-2
FRONT	20'	20'
SIDE	NONE	NONE
REAR	20'	NONE
BUILDING INFORMATION:		
CONSTRUCTION TYPE: VB		
BUILDING AREA: BLDG 1 = 4,800 SF		
OCCUPANCY TYPES:		
SPRINKLER SYSTEM: NONE		

**PARKING**

SPACE USE	REQUIRED	PROVIDED
BLDG 1: NEIGHBORHOOD RESTAURANT	24	24
GENERAL OFFICE	5	5
GENERAL RETAIL SERVICES	6	6
TOTAL (INCLUDES 2 ADA SPACES):	35	35

- GENERAL NOTES**
- LEGAL DESCRIPTION: LOTS 2 OF NORTHWEST CORNERS SUBDIVISION
  - ALL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH ALL CURRENT CODES AND ORDINANCES OF THE CITY OF BETTENDORF, IOWA.
  - THIS SITE IS SERVED BY CITY OF BETTENDORF (SANITARY SEWER), IOWA-AMERICAN WATER COMPANY, AND MID AMERICAN ENERGY CO. (GAS AND ELECTRIC).
  - ALL EXISTING UTILITIES SHOWN WERE LOCATED PARTIALLY IN THE FIELD AND PARTIALLY FROM REVIEW OF EXISTING PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE ALL EXISTING UNDERGROUND LINES PRIOR TO BEGINNING ANY CONSTRUCTION IN THE AREA. ANY DAMAGE DONE TO UTILITIES DUE TO CONSTRUCTION WILL BE REPAIRED AT THE CONTRACTOR'S OWN EXPENSE.
  - ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. ALL PAVEMENT DIMENSIONS ARE TO BACK OF CURB OR EDGE OF SLAB. ALL ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
  - ALL SIDEWALKS ARE TO BE PORTLAND CEMENT CONCRETE AND SHALL BE HANDICAP ACCESSIBLE.
  - ALL INTERIOR DRIVEWAYS AND SIDEWALKS ARE PRIVATELY OWNED AND ARE TO BE MAINTAINED BY THE PROPERTY OWNER.

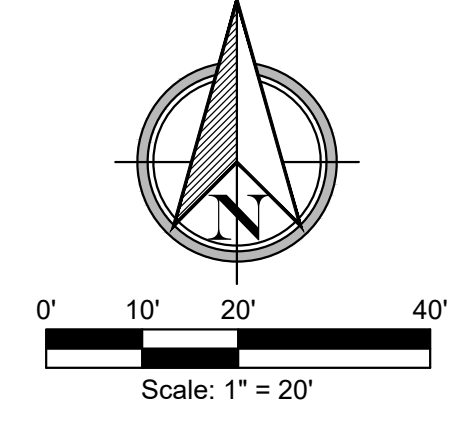
**OWNER | DEVELOPER**  
 NORTHWEST BANK & TRUST CO.  
 100 E. KIMBERLY ROAD  
 DAVENPORT, IA 52806  
 563-388-2500

**ARCHITECT | CONTRACTOR**  
 BUSH CONSTRUCTION  
 5401 VICTORIA AVE.  
 DAVENPORT, IA 52808  
 563-344-3791



2550 middle road, ste. 602  
 bettendorf, ia 52722  
[www.jmcivildesign.com](http://www.jmcivildesign.com)

revision	date	no.	REVISIONS PER CITY REVIEW
	10.12.2020	1	



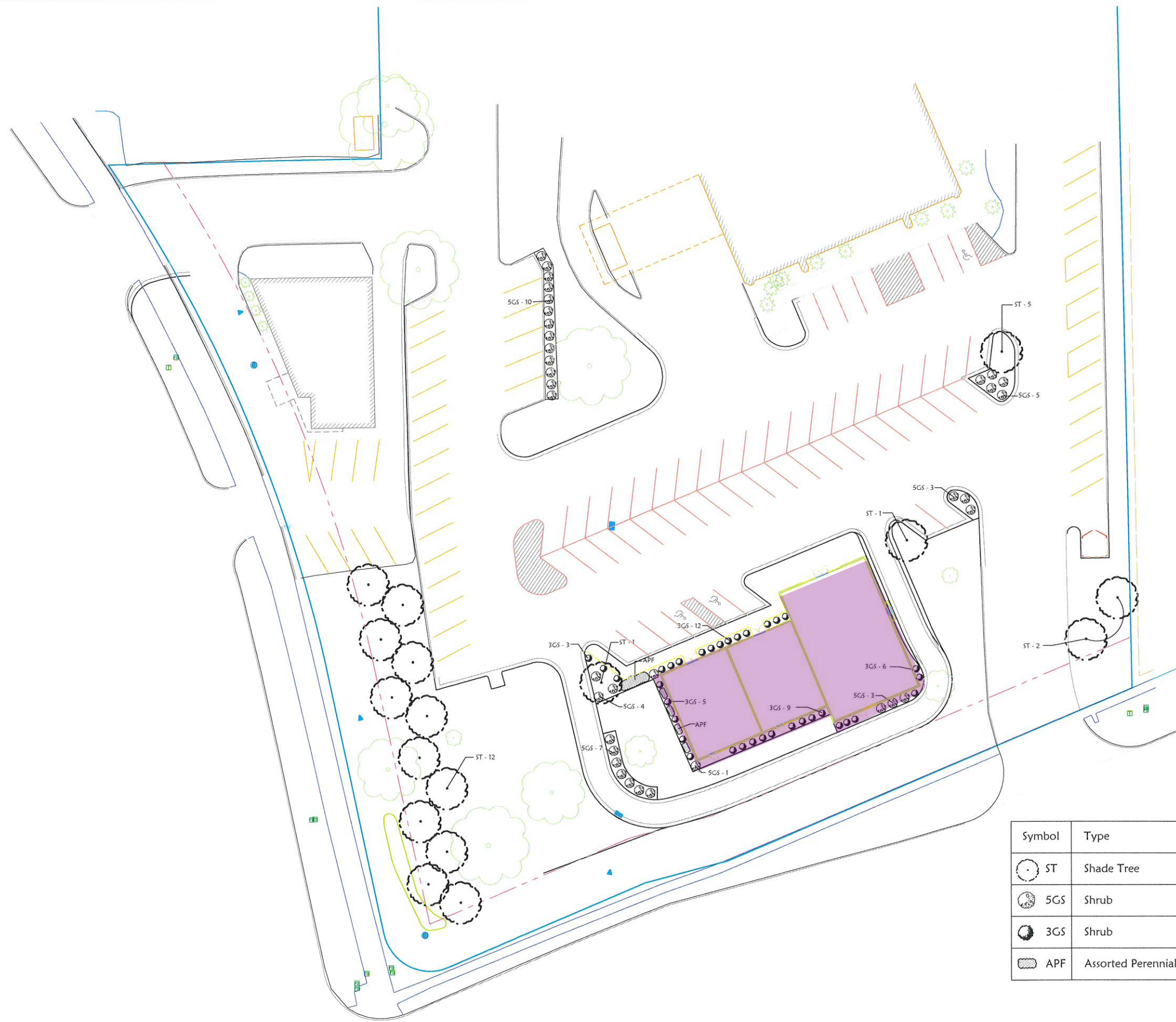
NORTHWEST BANK TOWER  
 COMMERCIAL DEVELOPMENT  
 BETTENDORF, IOWA  
 NORTHWEST BANK AND TRUST

jmcid project no. 20-034  
 designed by: cam  
 drawn by: ber  
 checked by: nhm  
 date: 10.05.2020

**DETAILED  
 SITE  
 PLAN**

C-1 REV.





Symbol	Type	Size	QTY
	Shade Tree	2" Caliper	17
	Shrub	5 Gallon Pot	33
	Shrub	3 Gallon Pot	35
	Assorted Perennial	1 Gallon Pot	100 sqft.

**ATTACHMENT E**  
 Date: October 1, 2020  
 Drawing Number: L100  
 Scale: 1"=20'  
 Designed By: DEREK ENGSTROM

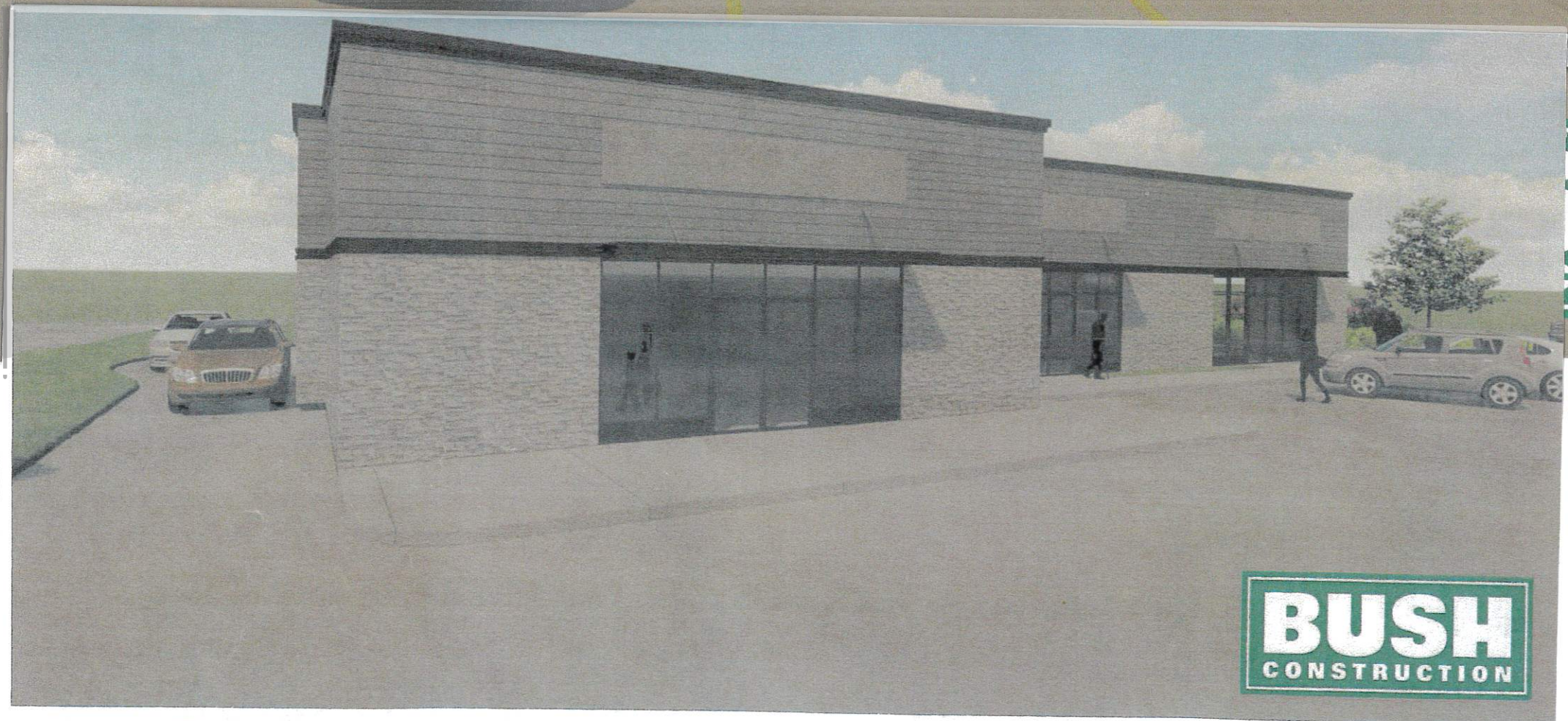
A Landscape Design Prepared For:  
 Northwest Bank & Trust  
 Bettendorf, IA

**corncrib**  
 NURSERY  
 6924 Route 150 Coal Valley, IL 61240  
 309.799.3745 www.corncribnursery.com  
 derek@corncribnursery.com





NORTH FACADE



DRIVE-THRU

VIEW LOOKING SOUTH ON EAST SIDE

# RENDERINGS





## MEMORANDUM

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TO: Planning and Zoning Commission

FROM: Mark D. Hunt, Community Development Director *- Mdit*

SUBJECT: Replat and Site Development Plan at Northwest Corners Cases

DATE: October 20, 2020

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The petitioner for the replat at Northwest Corners, Case No. 20-058 has submitted an updated final plat that removes the proposed Lot 3. Please see the attached proposed final plat for Northwest Corners that replaces Attachment C of Case No. 20-058.

Additionally, I wanted to take a moment to clarify a couple points in the staff report related to this site development plan for this area (Case No. 20-059).

1. Staff recommends, as a condition for approval, that the petitioner be party to the proposed traffic agreement that is currently being negotiated between the City and the owners of Ewing Bettendorf First Addition. While this was mentioned in the narrative of the staff report, the condition should have also been listed in the numbered conditions at the end of the report.
2. Staff would like to remind the Commissioners that 40 additional parking spots will be available on the north side of the Northwest Bank Tower. These spots are part of the Ewing development.

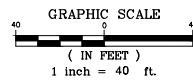
# PRELIMINARY DO NOT RECORD

## PLAT OF SUBDIVISION NORTHWEST CORNERS

A RESUBDIVISION OF CUMBERLAND COMMERCIAL PARK 1ST ADDITION,  
ACCORDING TO THE PLAT THEREOF AS RECORDED AS DOC. NO. 18240-79 AND PART OF THE SE  
¼ NW ¼ OF SEC. 21-78-4 OF THE 5TH PM,  
CITY OF BETTENDORF, SCOTT COUNTY, IOWA

### LEGEND

- SET IRON ROD WITH GREEN PLASTIC CAP, #18465
- FOUND AS NOTED FOUND AS NOTED
- 323.59' MEASURED DISTANCE
- (323.59') RECORD DISTANCE
- BOUNDARY LINE
- - - RIGHT OF WAY LINE
- - - - BUILDING SETBACK LINE
- - - - - EASEMENT LINE



### NOTES:

- ALL CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION FOR THE CITY OF BETTENDORF, IA.
- CURB RADIUS AT ALL NEW ENTRANCES AND INTERSECTIONS SHALL BE 25'.
- SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL PUBLIC STREET FRONTAGES. INSTALLATION OF SIDEWALKS SHALL OCCUR WHEN THE ABUTTING PROPERTY (LOT) IS DEVELOPED OR WHEN SO ORDERED BY THE CITY.
- NO PART OF SUBDIVISION LIES WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAPS.
- ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
- 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.
- BLANKET RECIPROCAL INGRESS-EGRESS EASEMENTS OVER AND ACROSS ALL LOTS

### ZONING & LOT INFORMATION:

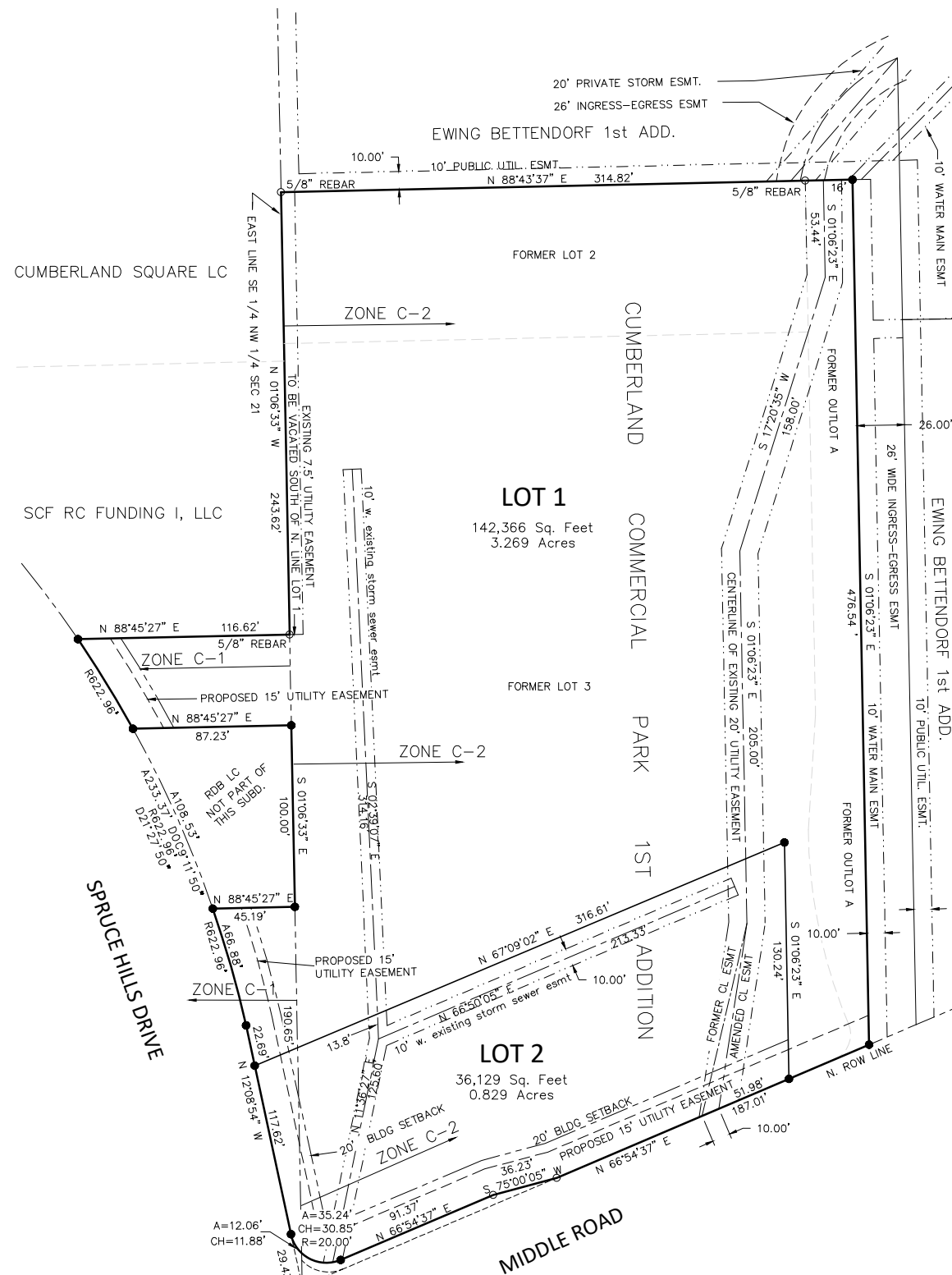
CURRENT ZONING: C-1: PART OF LOTS 1 AND 2 WEST OF THE SECTION LINE  
C-2: PART OF LOTS 1 AND 2 EAST OF THE SECTION LINE

TOTAL NUMBER OF LOTS: 2  
TOTAL SITE ACREAGE: 4.098 ACRES

### NOTE:

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



WE, \_\_\_\_\_, MAYOR, AND \_\_\_\_\_, CITY CLERK OF THE CITY OF BETTENDORF, IOWA, DO HEREBY CERTIFY THAT THE FOLLOWING RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, AT A REGULAR MEETING HELD ON \_\_\_\_\_, 2020:

RESOLVED BY THE CITY COUNCIL OF BETTENDORF, IOWA, THAT THE PLAT OF NORTHWEST CORNERS, AN ADDITION TO THE CITY OF BETTENDORF, IOWA, AS FILED WITH THE CITY CLERK BY NORTHWEST BANK & TRUST COMPANY AND NIC, LLC, BE THE SAME IS HEREBY APPROVED AND ACCEPTED; AND THE DEDICATION AND GRANTING OF EASEMENTS (AND THE VACATION OF EXISTING EASEMENTS AS MAY BE SHOWN) ON SAID PLAT ARE ACCEPTED AND CONFIRMED AND THE MAYOR AND CITY CLERK OF SAID CITY BE AND THEY HEREBY ARE AUTHORIZED AND DIRECTED TO CERTIFY THE ADOPTION OF THIS RESOLUTION ON SAID PLAT AS REQUIRED BY LAW.

DATED AT BETTENDORF, IOWA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

MAYOR OF THE CITY OF BETTENDORF, IOWA

ATTEST:

CITY CLERK

PLANNING AND ZONING COMMISSION

### OWNER/DEVELOPER

Northwest Bank & Trust Company  
100 East Kimberly RD, Davenport, IA 52806  
Ph: 563-388-2500  
Contact: Joe Slavens  
JBSlavens@northwestbank.com

NIC LLC  
4 Woodview Way, Davenport, IA 52807  
Ph: 563-388-2500  
Contact: Joe Slavens  
JBSlavens@northwestbank.com

### ATTORNEY

Pastrnak Law Firm  
313 W 3rd St Davenport, IA 52801  
Ph: 563-323-7737

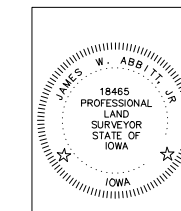
### ENGINEER

J+M CIVIL DESIGN  
2550 Middle Road, Suite 602  
Bettendorf, IA 52722  
563-345-3470

### SURVEYOR

ABBITT SURVEY & DEVELOPMENT, PLLC  
5030 38th AVE., SUITE 19  
MOLINE, IL 61265  
309-524-3124

jm@abbitsurvey.com



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JAMES W. ABBITT, JR.  
IPLS NO. 18465  
MY LICENSE EXPIRE DEC. 31, 2020  
DATE: \_\_\_\_\_

MID AMERICAN ENERGY COMPANY  
BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

IOWA-AMERICAN WATER COMPANY  
BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

CENTURYLINK  
BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

MEDIACOM  
BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

CITY OF BETTENDORF, IOWA  
BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION  
BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

# DO NOT RECORD

REVISIONS		
No.	DATE	DESCRIPTION
1	10-12-20	PER CITY COMMENT LETTER DATED 10-9-20
2	10-20-20	REMOVED LOT 3

 ABBITT SURVEY & DEVELOPMENT, PLLC 5030 38th AVE., SUITE 19 MOLINE, ILLINOIS 61265 PH. 309-524-3124	DATE: 10-5-2020 SCALE: 1" = 40' DRAWN BY: JRV CHECKED BY: JWA PREPARED FOR: J+M CIVIL DESIGN 2550 Middle Road, Suite 602 Bettendorf, IA 52722 563-349-0953
FIELD BOOK: _____ PAGE: _____ JOB No.: _____ DRAWING TITLE: PLAT OF SUBDIVISION	20-233-14BE-BT-J+M