



COMMUNITY DEVELOPMENT

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

June 18, 2014

Staff Report

Case No. 14-052

Location: 1777 Isle Parkway – Site Development Plan

Applicant: Isle of Capri Casinos, Inc.

Current Zoning Classification: C-7, Public Gathering and Recreational Activity District

Current Land Use Designation: Commercial

Background Information and Facts

Isle of Capri Casinos, Inc. has submitted a site development plan for 1777 Isle Parkway (Lot 1, Steamboat Landing Second Addition) (see Aerial Photo, Attachment A). The site is the location of the existing courtyard and drive area near the north and south towers of the hotel complex (see Site Photos, Attachments B and C). The addition is for a land-based casino (see Final Plat and Original Site Plan, Attachments D and E). The site will add a structure 69,348 square feet in size and will also require removal of the entry structure on the east side of the south tower hotel (see Demolition Plan, Grading Plan and Site Plan; Attachments F, G, and H). The new building will have a more modern design than the previous structure (see Elevations, Attachment I).

Land Use

The land use designation is Commercial. The site is zoned C-7, Public Gathering and Recreational Activity District which permits recreational gaming facilities.

Utilities

Utilities already extend to the site, and the developer has the responsibility for connection. The proposed additional fire hydrants are within the permissible range of the structure. A hydrant will also serve to supply the casino directly for sprinkling purposes.

Thoroughfare Plan/Pedestrian Access

Access drives to the lot will be moved. Accesses in the courtyard shall be removed, with a circulation pattern permitting access to parking garages to the east. A gate will be added to the east of the north tower hotel building to limit access to a portion of the garage.

Storm Water Detention

Storm water is grandfathered in as little impervious surface is added. A storm sewer design shall take the water and channel the flow to the storm sewer already on site.

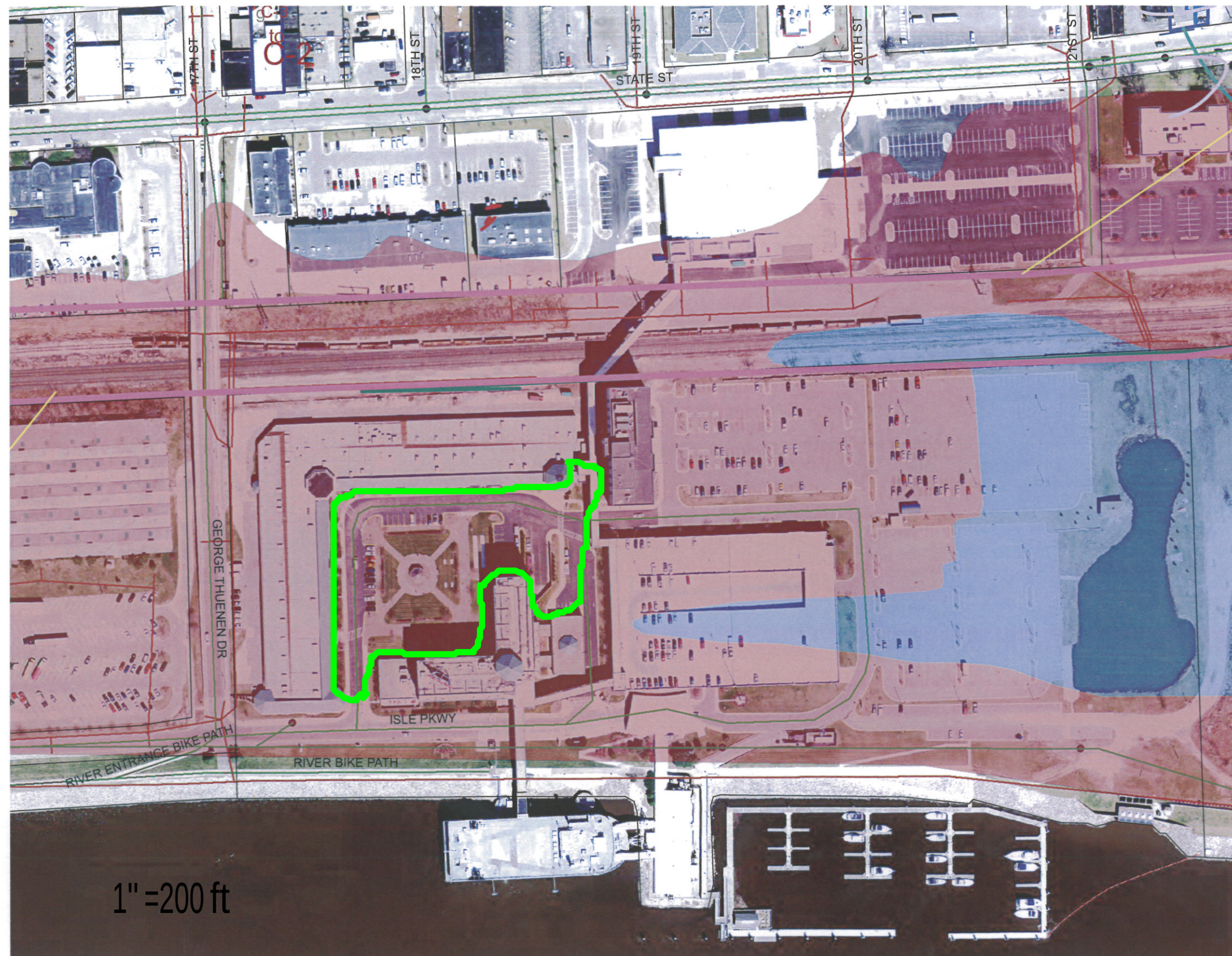
Staff Recommendation

Staff recommends that the petitioner's request for approval of the site development plan be granted subject to the following conditions:

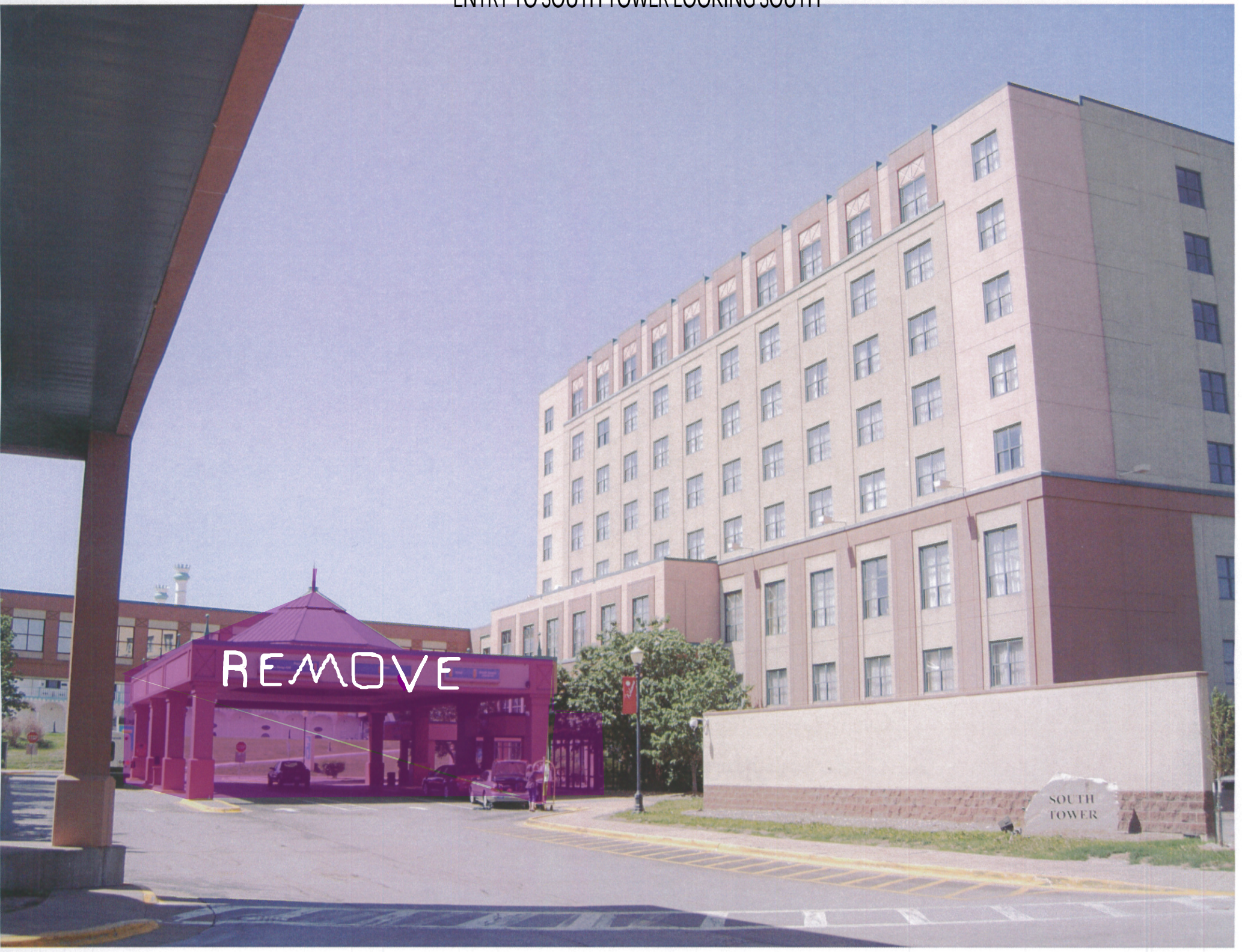
1. This approval does not waive any other state, federal, or local government provisions as required by law.
2. All access drives are privately owned and maintained by the property owners. All on-site utilities are privately owned and maintained by the owner(s) of this site.
3. 3 fire hydrants are required. They need to be in place prior to a Certificate of Occupancy being granted by the City.

Respectfully submitted,

Greg Beck
City Planner

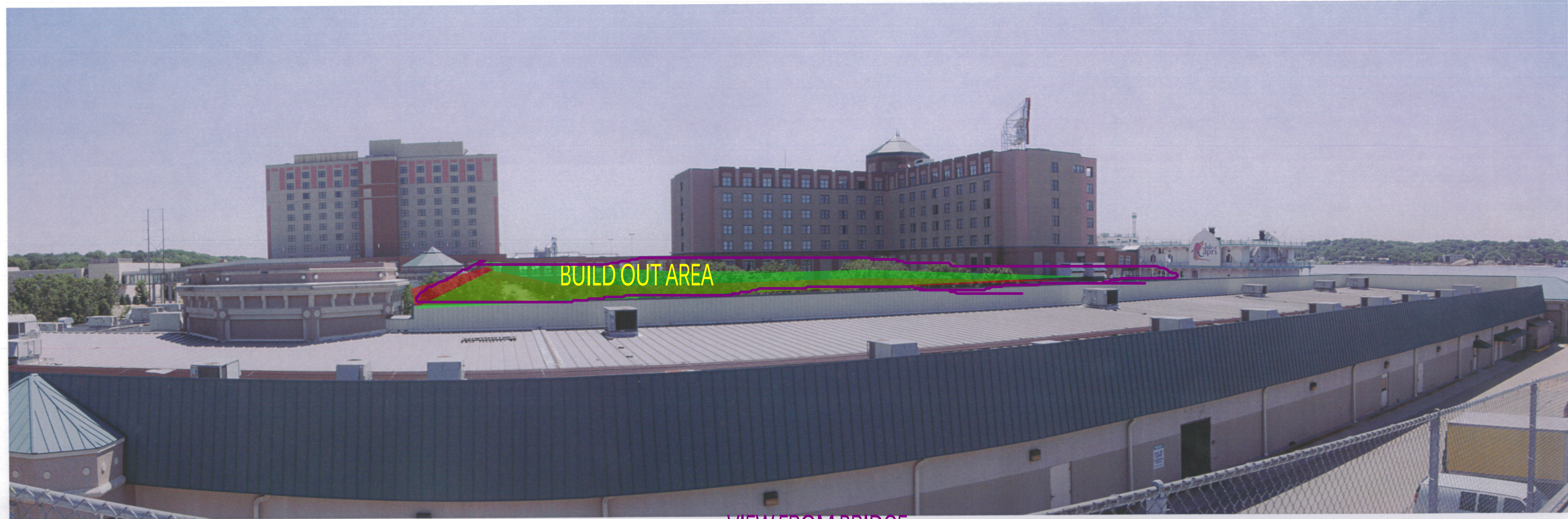


ENTRY TO SOUTH TOWER LOOKING SOUTH

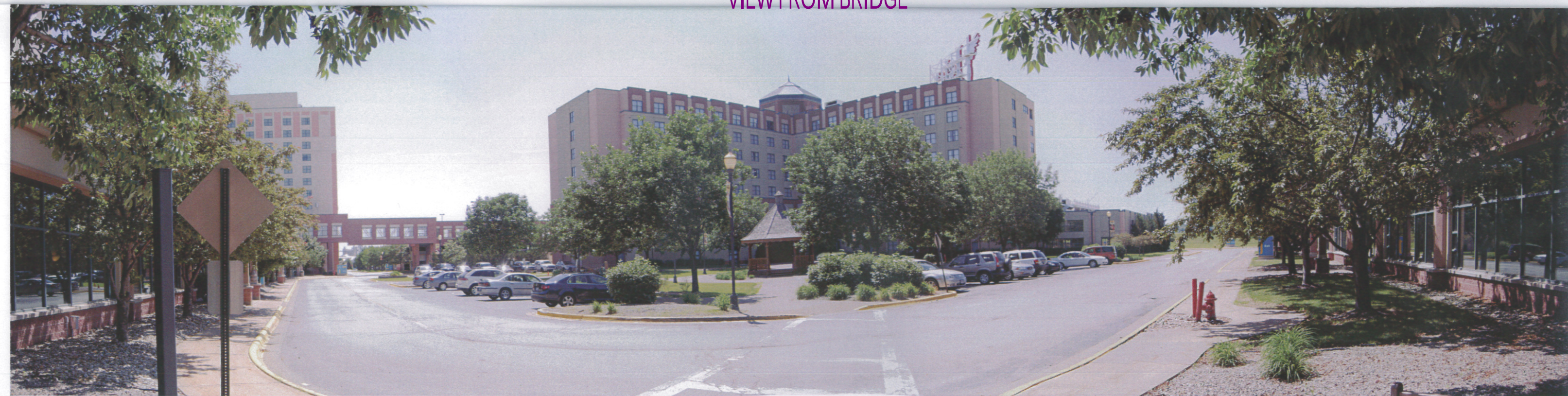


ENTRY TO SOUTH TOWER LOOKING NORTH





VIEW FROM BRIDGE

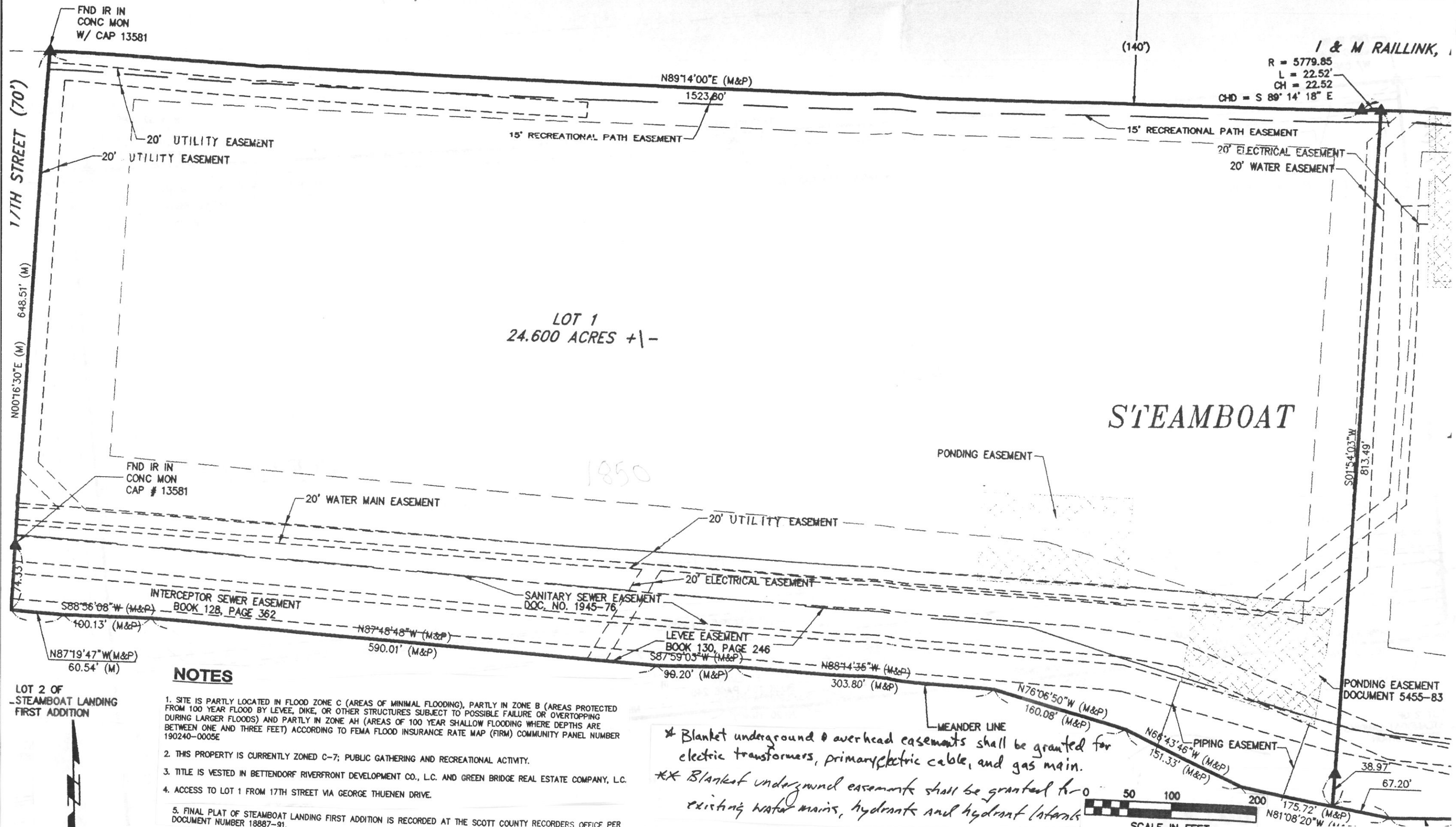


VIEW IN BUILD OUT AREA LOKKING SOUTHEAST

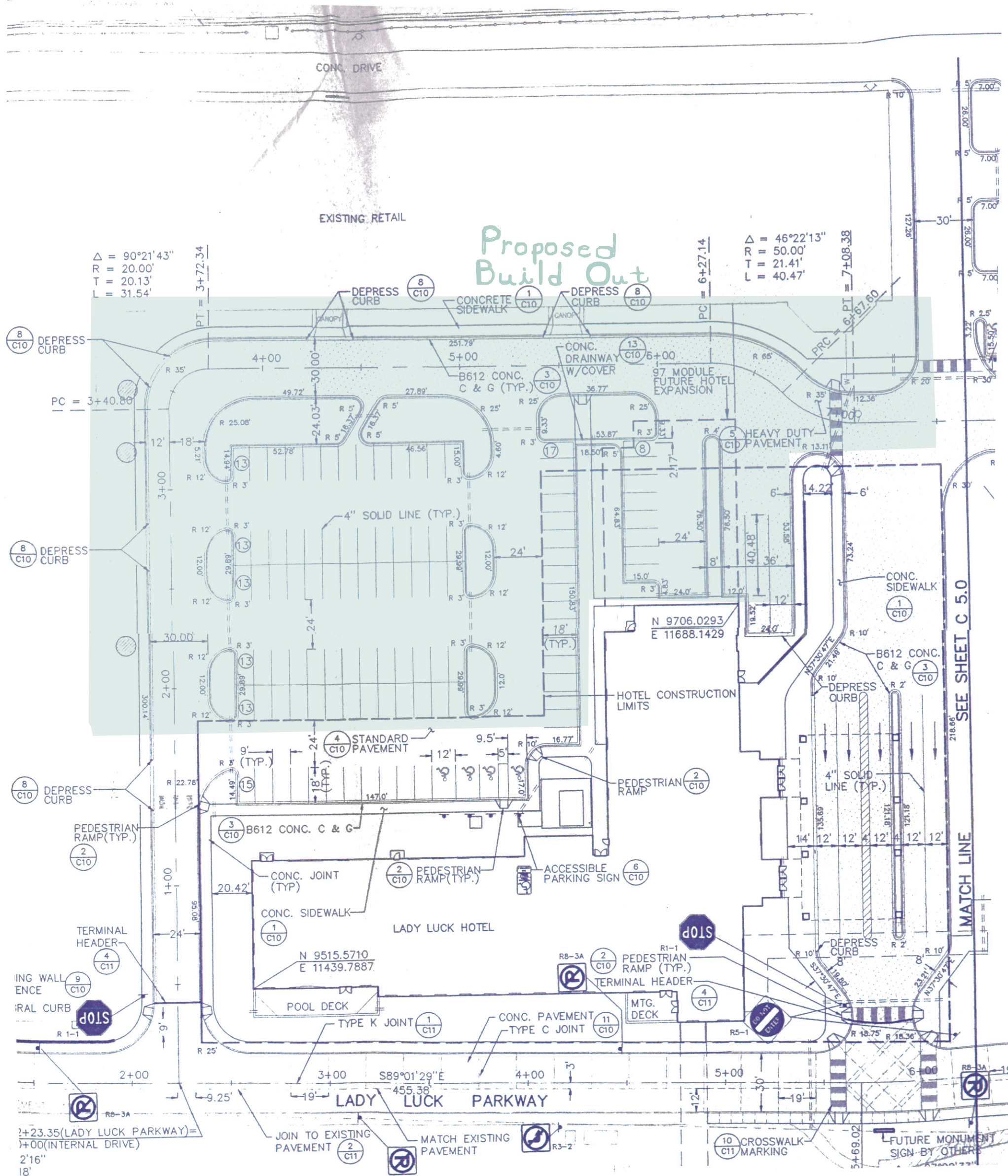
STEAMBOAT LANDING SECOND ADDITION

LEGEND
 ● FOUND IRON ROD / PIPE
 ▲ FOUND IRON ROD IN CONCRETE MONUMENT
 ○ SET IRON ROD W/ CAP 8807
 (P) PLATTED DISTANCE / BEARING
 (M) MEASURED DISTANCE / BEARING

ATTACHMENT D



ORIGINAL SITE PLAN

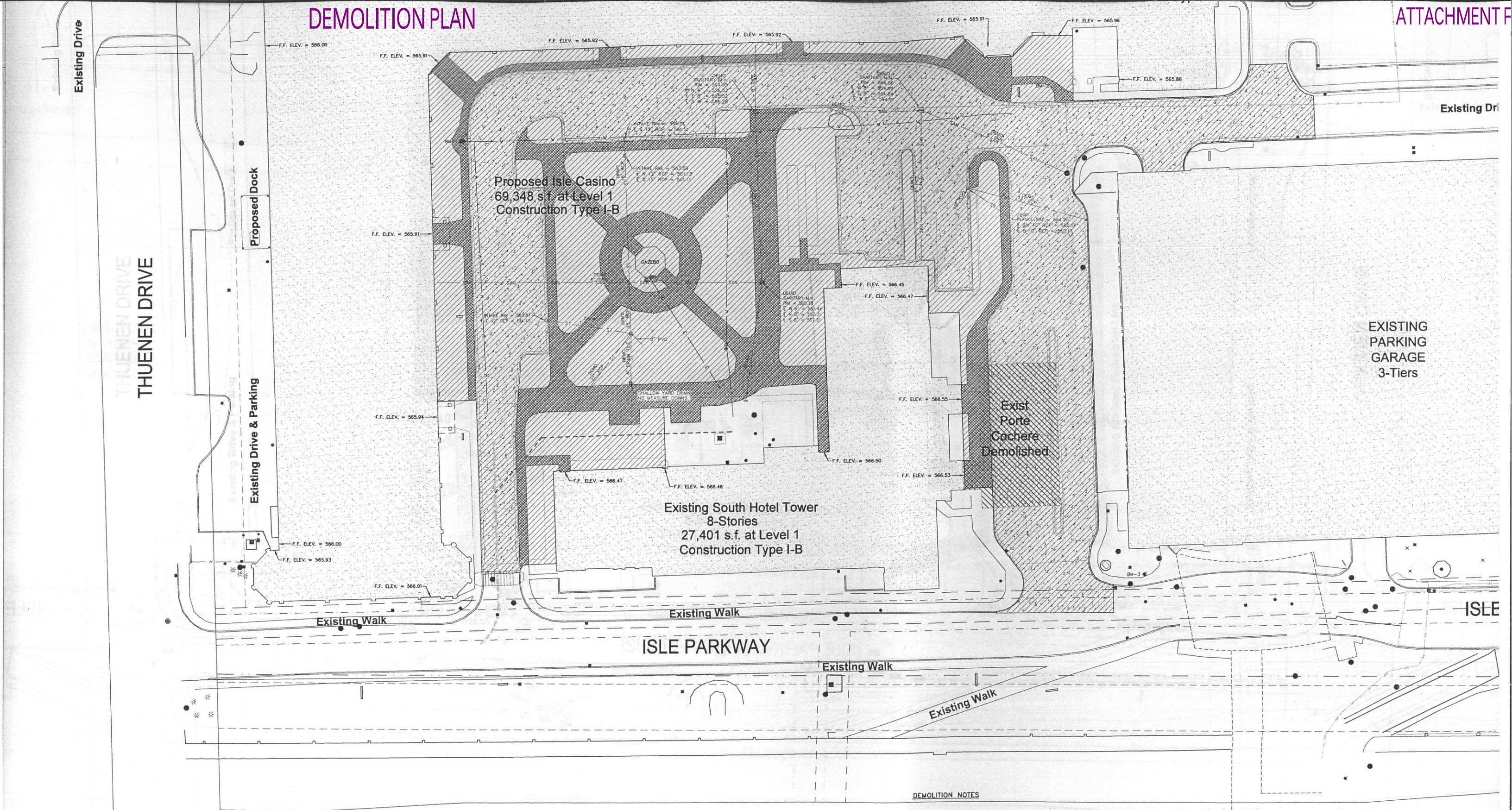


ORIGINAL SITE PLAN SECTION

1"=50'

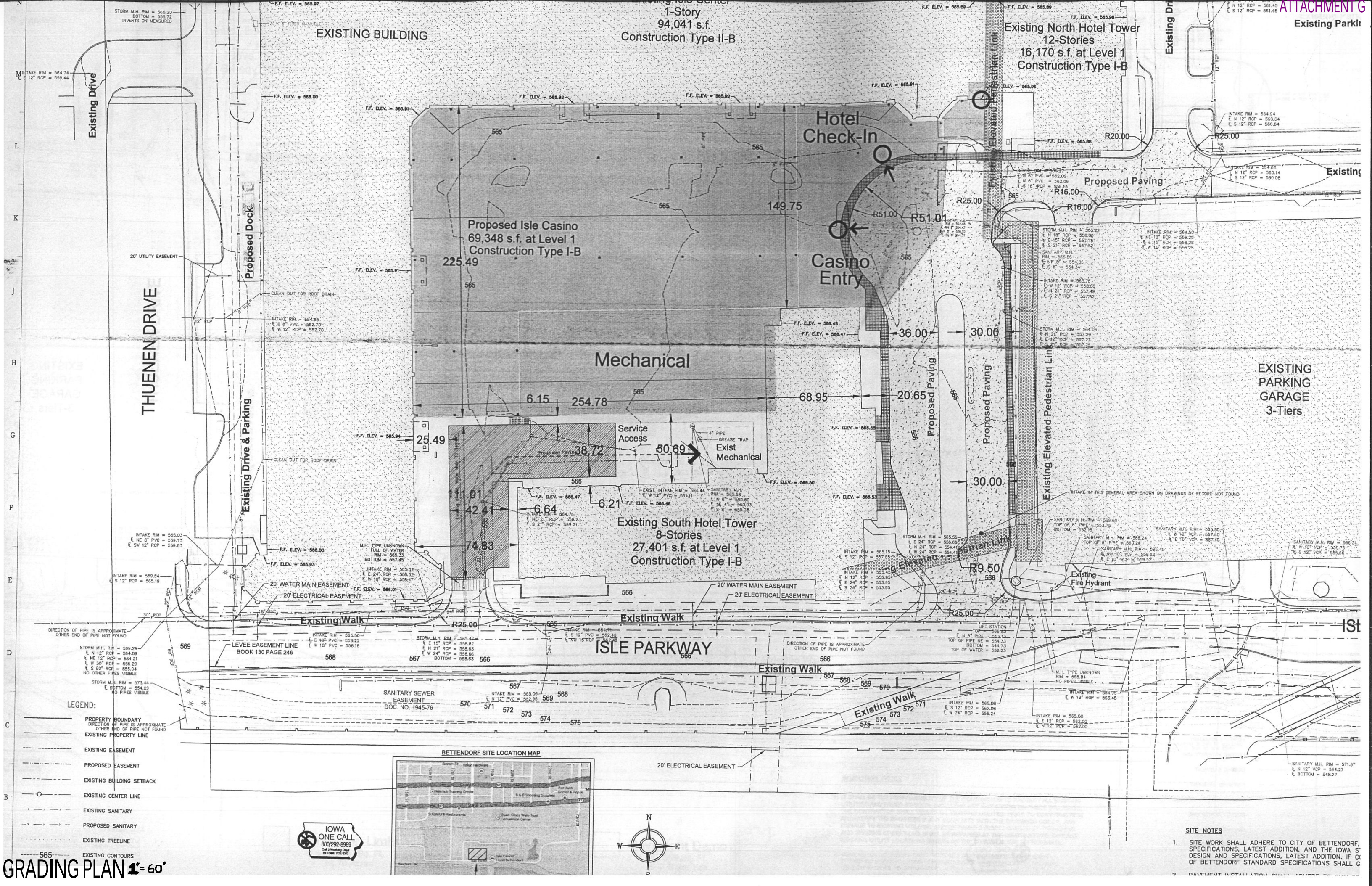


DEMOLITION PLAN



	Demolition Limits ±117,740 Sq. Ft. ±2.70 Acres		Sidewalk Demo ±22,538 Sq. Ft. ±2,504 Sq. Yds.		Pavement Demo ±57,658 Sq. Ft. ±6,406 Sq. Yds.
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- DEMOLITION NOTES
1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
 2. DEMOLITION ACTIVITIES SHALL ADHERE TO CITY OF BETTENDORF, IOWA STANDARD SPECIFICATIONS FOR EARTHWORK, LATEST ADDITION, SECTION GE-1 THRU GE-13, AS APPLICABLE.
 3. ALL EXISTING UTILITIES SHOWN WITHIN THE PERIMETER OF THE PROPOSED BUILDING SHALL BE REMOVED PRIOR TO CONSTRUCTION. TRENCHES CREATED FROM THE UTILITY REMOVAL SHALL BE BACKFILLED AND COMPACTED WITH NATIVE MATERIAL AND COMPACTION TESTING WILL BE PERFORMED BY TERRACON



GRADING PLAN 1"=60'

ATTACHMENT G

1-Story
94,041 s.f.
Construction Type II-B

Existing North Hotel Tower
12-Stories
16,170 s.f. at Level 1
Construction Type I-B

Proposed Isle Casino
69,348 s.f. at Level 1
Construction Type I-B

Hotel
Check-In

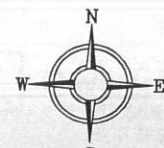
Casino
Entry

Mechanical

Existing South Hotel Tower
8-Stories
27,401 s.f. at Level 1
Construction Type I-B

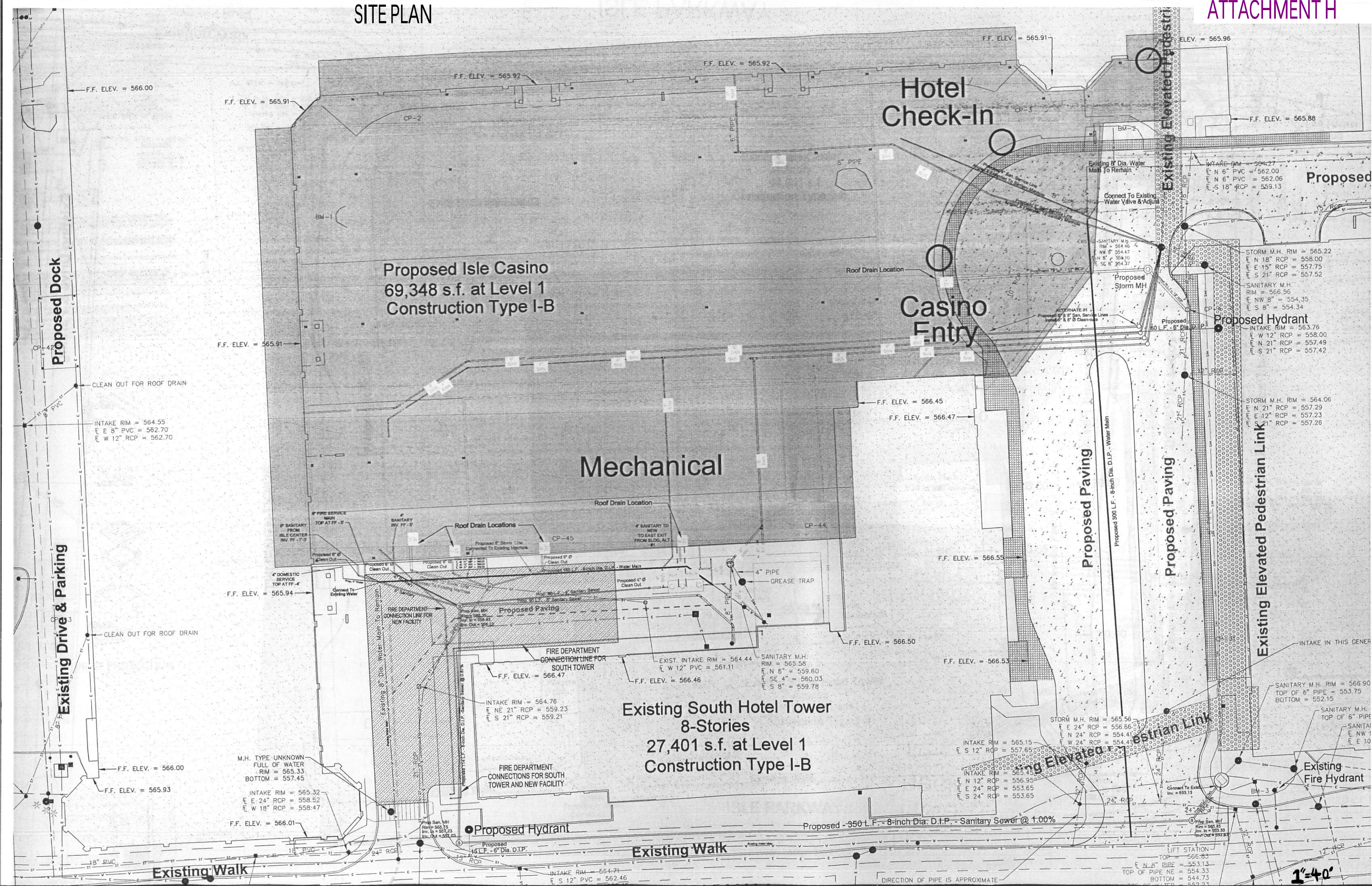
EXISTING
PARKING
GARAGE
3-Tiers

- LEGEND:
- PROPERTY BOUNDARY
 - DIRECTION OF PIPE IS APPROXIMATE
OTHER END OF PIPE NOT FOUND
 - EXISTING PROPERTY LINE
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - EXISTING BUILDING SETBACK
 - EXISTING CENTER LINE
 - EXISTING SANITARY
 - PROPOSED SANITARY
 - EXISTING TREELINE
 - EXISTING CONTOURS



- SITE NOTES
- SITE WORK SHALL ADHERE TO CITY OF BETTENDORF, SPECIFICATIONS, LATEST ADDITION, AND THE IOWA S' DESIGN AND SPECIFICATIONS, LATEST ADDITION, IF CITY OF BETTENDORF STANDARD SPECIFICATIONS SHALL G
 - PAVEMENT INSTALLATION SHALL ADHERE TO CITY OF BETTENDORF, SPECIFICATIONS, LATEST ADDITION, AND THE IOWA S' DESIGN AND SPECIFICATIONS, LATEST ADDITION, IF CITY OF BETTENDORF STANDARD SPECIFICATIONS SHALL G

ATTACHMENT H



104 South Front St. Memphis, Tn 38103-2906
phone 901.525.2557 fax 901.529.0889 www.hbginc.com

Consultants:
Civil Engineering:
Townsend Engineering
2224 E. 12th Street
Davenport, Iowa 52803
Phone: (563) 386-4236
Fax: (563) 386-4231
Structural Engineering:
Uzun & Case
1230 Peachtree Street NE
Suite 2500
Atlanta, GA 30309
Phone: (479) 553-5200
Fax: (478) 553-5270

Mechanical / Electrical / Plumbing & Fire Protection:
Cain Thomas Associates
1310 East Highway 96, Suite 209
White Bear Lake, MN 55110
Ph (651) 426-9549

Lighting:
Emphasis Lighting
3375 Stark Road NE / Cambridge, MN 55008
Phone : (763) 633-0900
Fax : (763) 389-9659

JEM Associates
206 W Parkway Drive, Unit 1
Egg Harbor Township, NJ 08234
Phone : (609) 645-2222

Signage:
Lorenc + Yoo
109 Vickery Street
Roswell, GA 30075-4926
Phone: (770) 645-2828
Fax: (770) 998-2452

REVIEWS

PROJECT NAME:

777 Isle Parkway
Bettendorf Iowa, 52722

PACKAGE DESCRIPTION

PROJECT NO:
140001.01

LAWN BY:
BRO

DISCIPLINE:

TEST TITLE:

Building Elevations

SHEET NO

TEST REVISION NO.

A-4001



A-4001	1/8" = 1'-0"	View Author = PAC
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A-4001	1/8" = 1'-0"	View Author = PAC
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