

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) 344-4100. The Planning and Zoning Commission meeting will be open to the public. The City of Bettendorf will broadcast this public meeting online at <http://www.bettendorf.org/live-meeting>.

**PLANNING AND ZONING COMMISSION
CITY OF BETTENDORF
JUNE 21, 2023 AT 5:30 PM
CITY HALL COUNCIL CHAMBERS
1609 STATE STREET**

1. Roll Call: Gibson _____, Kappeler _____, Ormsby _____, Satterfield _____, Stoltenberg _____, Wennlund _____
2. Approval of minutes of the meeting of May 17, 2023.
3. Review of Commission procedures.
4. Case 23-042; Site Development Plan – 4323 Ontario Drive; submitted by Windmill Design Build. (Staff: Beswick)
5. Case 23-044; Replat – Forest Green 2nd Addition; submitted by Chris McNamara/McNamara Construction. (Staff: Beswick)
6. Case 23-036 – Reconsideration of Site Development Plan; Lot 1, Creek Ridge Estates Third Addition, submitted by Silverthorne Homes. (Staff: Beck)
7. Case 23-037; Text Amendment – Title 11, Chapter 4-5A, Add Primary and Secondary School to permitted use list in C-1 Neighborhood Commercial District. (Staff: Beck)
8. Case 23-040; Site Development Plan – 2211 Grant Street; submitted by EFH, LLC. (Staff: Beck)
9. Case 23-012 – Site Development Plan; 2570 Middle Road, submitted by Switch Homes of Dubuque. (Staff: Beck) (Withdrawn)

Other

10. Commission Update.



The materials for the Planning and Zoning Commission meeting can be accessed by scanning the QR code.

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MINUTES
PLANNING AND ZONING COMMISSION
MAY 17, 2023
5:30 P.M.

The Planning and Zoning Commission meeting of May 17, 2023, was called to order by Stoltenberg at 5:30 p.m. in the City Hall Council Chambers, 1609 State Street.

1. Roll Call

MEMBERS PRESENT: Gibson, Kappeler, Ormsby, Satterfield, Stoltenberg, Wennlund

MEMBERS ABSENT: None

STAFF PRESENT: Greg Beck, City Planner; Taylor Beswick, City Planner; Mark Hunt, Community Development Director; Brent Morlok, City Engineer; Chris Curran, City Attorney; Lisa Fuhrman, Secretary; Jeremy Petersen, Chief Building Official

2. Approval of the minutes of the meeting of April 19, 2023.

On motion by Kappeler, seconded by Gibson, that the minutes of the meeting of April 19, 2023 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

4. Case 22-097 – Site Development Plan (UMI DCA District); 3150 Glenbrook Circle South, submitted by Nelson Construction and Development. (Staff: Hunt) (Deferred from meeting of April 19, 2023)

Hunt reviewed the staff report.

Gibson asked for clarification of whether or not the existing storm water detention area on Lot 2 is necessary and what would happen if future construction displaced it. Morlok explained that even if the Commission recommends approval of the major change to the current site development plan, the developer would not be allowed to simply fill in the existing detention area. He stated that the issue before the Commission is a procedural one to decide whether or not to allow the developer to submit a new site development plan. Morlok added that if the developer is allowed to bring forward a new site

concept it would need to be code-compliant as is the case with every site development plan. Curran commented that if the change to the existing site development plan is recommended for approval, it will allow for the developer to submit a full site development plan. He added that at such time as a new concept is submitted issues such as storm water detention and buffering would be addressed.

Ormsby asked why the developer has not submitted a revised concept plan yet. Curran explained that the timing of the new site development plan is up to the developer and that staff had not stipulated that it be submitted at this time. He added that he believes that the 2-step process that is underway is the best and most efficient way to move forward with the goal of reviewing a new concept plan. Gibson commented that recommending approval of the major change does not necessarily guarantee approval of a new site development plan. Curran confirmed this, adding that staff is recommending a condition that the property will revert to the original site development plan if a new one is not approved.

Kappeler asked for clarification of what staff considers to be a reasonable time to be allowed for the developer to submit a new site development plan if the Commission chooses to recommend approval of the major change. She commented that she would not be favor of allowing an extremely long time because the project has been under consideration for such a long time already. Curran stated that he believes that 6 months would be enough time for the developer to gain approval by City Council of a full site development plan. Brian Boelk, engineer representing the developer, stated that he believes that a 6-month time period would be appropriate.

On motion by Kappeler, second by Satterfield, that a major change to a site development plan in a UMI DCA District at 3150 Glenbrook Circle South be recommended for approval subject to staff recommendations and conditioned on approval by City Council of a new site development plan for Lot 2 and potentially Outlot F within 6 months of today's date and in the absence of such approval, the amended site development plan will revert to the previously-approved site development plan.

ALL AYES

Motion carried.

5. Case 23-038 – Final Plat; Wilderness Pointe Second Addition, submitted by Wilderness Pointe, LLC. (Staff: Beswick)

Beswick reviewed the staff report.

On motion by Kappeler, second by Stoltenberg, that the final plat of Wilderness Pointe Second Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

6. Case 23-031 – Site Development Plan; Lot 7, Bettplex First Addition, submitted by Paul Bofelli/Build to Suit, Inc. (Staff: Beswick)

Beswick reviewed the staff report.

Kappeler asked for clarification of the method by which required park is calculated. Beswick explained that in this case, the required parking for the medical office buildings is based on the number of exam rooms, nursing stations, etc. and not on square footage. He added the floor plans were submitted with the application and were used to determine the required number of parking spaces which has been met.

On motion by Wennlund, second by Kappeler, that a site development plan for Lot 7, Bettplex First Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

7. Case 23-028 – Final Plat; Hopewell Farm Second Addition, submitted by CT Creek. (Staff: Beck)
8. Case 23-029 – Site Development Plan; 5019 Hopewell Avenue, submitted by First Assembly of God/Hope Church. (Staff: Beck)

Beck reviewed the staff reports.

A brief discussion was held regarding the timing of the submittal of a site development plan for the townhomes proposed for the east side of the proposed subdivision.

Tim Cernin, 5213 Hopewell Court, requested that a 10-foot high berm be required along the eastern boundary of the proposed subdivision rather than trees that are proposed. Morlok stated that that type of issue would be addressed during the review of the site development plan, adding that the final plat only specifies the legal division of the lots.

Glenn Dugan, 5736 Butterfield Court, suggested that the best way to continue development north of Fieldstone Pointe is to develop the property with high-end single-family homes. He requested that Butterfield Court not be extended into the new subdivision.

Wendie Clifton, 5323 Hopewell Court, asked how the residents can become a part of the process of creating the site development plan for the townhomes. Stoltenberg stated that developers typically hold neighborhood meetings during which they take input from the residents. Hunt explained that while the code does not require developers to hold neighborhood meetings, the developer did hold one that he attended. He suggested that citizens could contact the developer directly to make suggestions. Gibson concurred, adding that residents should bring new ideas and suggestions without rehashing questions that have been asked and answered.

Tony Clifton, 5323 Hopewell Court, asked if the only thing on the west side of the subdivision would be the church and associated parking lot. Morlok confirmed this.

On motion by Kappeler, second by Gibson, that the final plat of Hopewell Farm Second Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Kappeler, second by Satterfield, that a site development plan for 5019 Hopewell Avenue be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

9. Case 23-036 – Site Development Plan; Lot 1, Creek Ridge Estates Third Addition, submitted by Silverthorne Homes. (Staff: Beck)

Beck reviewed the staff report.

Kappeler asked how allowable density could be calculated based on an unknown square footage given that the developer has decided to build 2-story units rather than 3 stories. Beck explained that the square footage refers to the footprint of the structure which will not change.

Wennlund asked why no parking is allowed on the private drive and why there is not a larger number of parking spaces in the center of it. Beck stated that each unit will have a single-car driveway and a garage which is adequate to meet the required number of parking spaces. Kappeler asked how many spaces are located in the center of the drive. Beck stated that there are 3-4 spaces there, adding that the dumpster is located there as well. Wennlund commented that it seems that the dumpster is located in an awkward spot and asked if the developer is precluded from adding parking inside the drive area. Hunt stated that the developer would be allowed to add parking spaces in the center island and reiterated that parking will not be allowed on the drive lane to allow maneuverability for emergency vehicles if needed.

Kappeler asked if the proposed housing is more in line with the existing condominiums or with the nearby apartment buildings. Beck commented that the proposed townhomes will be less dense than either of those nearby residential developments. Hunt commented that he believes the proposed development is compatible with the surrounding ones.

Ormsby asked if the developer has any comments regarding the addition of parking spaces in the center island. Boelk explained that there had been some confusion regarding staff's comments prior the meeting related to the restriction on parking in the drive lane. He added that he would not have any problem with adding more parking spaces nor does he believe the developer will, either. He stated that he will revise the site plan to more clearly delineate the overflow parking spaces and integrate the trash enclosure.

Brian Dugan, 4102 Creek Hill Drive, expressed concern about the allowable density and questioned if there is a limit on the number of people who can live in such a small area. He stated that traffic congestion is an important issue.

Audrey Dugan, 4102 Creek Hill Drive, expressed concern about the increased traffic congestion generated by new residents, the narrowness of the street, and the ability of emergency service vehicles to navigate through the area.

Mary Jo Retherford, 4012 Creek Hill Drive, expressed concern about safety, increased traffic, lack of available parking, and the fact that there is only one way in and one way out of the neighborhood.

Ron Leiby, 4024 Creek Hill Drive, expressed concern about the increased number of vehicles that will require parking on the new development site, the lack of navigability for school buses, emergency vehicles, and contractor vehicles given the narrowness of the street, increased traffic, density of the project, and the fact that there is only way one way in and one way out.

Frank Marrari, 4001 Creek Hill Drive, requested that the Commission members visit the site before making a recommendation and that they consider building more duplexes similar to his rather than 18 units that are proposed.

Joe Soliz, 4002 Creek Hill Drive, questioned whose interests would be served by approving the project. He expressed concern about the lack of available parking, increased traffic with only one outlet, and accessibility for emergency and commercial vehicles.

Christine Demuynck, 4018 Creek Hill Drive, expressed concern about the safety issues related to emergency vehicle access and the danger that the lack of visibility of vehicles parked along the north side of the curve of 39th Street causes.

Michael Galvin, 4032 Creek Hill Drive, expressed concern about the possibility of new residents using Creek Hill Drive to park rather than the on-site parking spaces.

Hunt stated that while the subdivision design is not ideal, there is little opportunity to make improvements that would address the concerns of the residents. He commented that the addition of more parking spaces in the center island should alleviate some of the concerns about parking. He added that staff will work with the engineer to revise the site development plan. Wennlund commented that while the proposed site development plan meets code requirements and there is no legal basis to say no, that does not mean that it is functional. He added that the more user-friendly the development is, the easier it will be for the developer to sell the units.

Morlok commented that in his opinion, there may be enough space for another 10-12 parking spaces in the center island. He stated that a request was received to prohibit parking on both sides of 39th Street that is in the process of being evaluated.

Stoltenberg asked how construction traffic will be required to be handled. Morlok stated that the street is 31 feet wide as are all new streets but that the difference is the high density of the neighborhood. He indicated that the developer will be required to maintain emergency access unimpeded by any

construction vehicles and that the posted no parking zones must be complied with. He added that the proposed revisions to the site development plan should improve public safety.

Gibson asked if there are any limitations on density for neighborhoods with only one access in and out. Morlok explained that while that amount of density with only one access would not be allowed today, the neighborhood is already platted. He added that there is no way to regulate the number of vehicles allowed per residential unit.

Robert Riedesel, 4185 Creek Hill Drive, stated that the corner at 39th Street and Creek Hill Drive is not wide enough for passing vehicles to navigate safely and expressed concern about the overgrowth of the trees on the north side of Creek Hill Drive that are very close to the right-of-way. Morlok explained that there are code requirements regarding how close overgrowth is allowed to be to the right-of-way, adding that the lot involved is city-owned and will be trimmed back.

On motion by Ormsby, second by Kappeler, that a site development plan for Lot 1, Creek Ridge Estates Third Addition be recommended for approval subject to staff recommendations and that it be revised to add as much additional parking as is feasible.

ALL AYES

Motion carried.

10. Case 23-030 – Site Development Plan; 3230 Ridge Pointe, submitted by Downing Construction, Inc. (Staff: Beck)

Beck reviewed the staff report.

Kappeler asked if the building addition will be located in the same area as the existing banking drive-up lanes. Morlok confirmed this.

Kappeler asked if there will be an outdoor seating area. Beck stated that that was the original plan but that the area will now be an open space, adding that the footprint has been reduced slightly.

A brief discussion was held regarding the potential for increased traffic and stacking issues related to the proposed use. Hunt stated that the number of parking spaces allotted for the new use is code-compliant. Morlok commented that the queue for on-site stacking is very long.

Martha Shafer, 3202 Belmont Place, stated that there is so much traffic at the coffee shop on Ridge Pointe that motorists cannot access the credit union on Saturdays. She expressed concern about the increased traffic, the possibility that adequate parking won't be available, lighting from the credit union that shines on her property, trash that is blown onto her lot, and the possibility that emergency vehicles will not be able to navigate in the area.

On motion by Kappeler, second by Satterfield, that a site development plan for 3230 Ridge Pointe be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

11. Case 23-012 – Site Development Plan; 2570 Middle Road, submitted by Switch Homes of Dubuque. (Staff: Beck) **Deferred to meeting of June 21, 2023)**
12. Commission Update.

Hunt stated that a joint work session for the Comprehensive Plan update involving the Board of Adjustment, Planning & Zoning Commission, and City Council will be held on July 17. He commented that Anne Gannaway has resigned from the Commission and expressed his appreciation for her service.

There being no further business, the meeting adjourned at approximately 7:45 p.m.

STAFF REPORT

Subject: Planning and Zoning Commission
Author: Taylor Beswick
Department: Community Development
Date: June 21, 2023

Case No.: 23-042
Request: Site Development Plan for one financial services/office building.
Location: 4323 Ontario Drive, southwest corner of Ontario Drive and Pinecreek Lane
Legal Description: Lot 8, Shops of the Woodlands (Parcel #: 841133108)
Applicant: Windmill Design Build
Current Zoning: C-1, Neighborhood Business District
Future Land Use: UMI, Urban Medium Intensity

Background Information & Facts

Windmill Design Build has submitted a site development plan for one building and associated parking located at 4323 Ontario Drive (Lot 8, Shops of the Woodlands) ([see Aerial Map - Attachment A](#)). The property is located in the C-1, Neighborhood Business District ([see Zoning Map - Attachment B](#)). The building is proposed to be a Northwestern Mutual financial services office ([see Site Development Plan - Attachment C](#)). Renderings of the proposed buildout have been provided and contain modern architectural elements and design. A conceptual layout and floor plans are also included with the submitted renderings ([see Attachment D – Development Renderings](#)).

Future Land Use and Comprehensive Plan

The development area is shown as Urban Medium Intensity (UMI) on the Future Land Use Map ([see Attachment E – Future Land Use Map](#)). The proposal is consistent with uses and character envisioned in an UMI area. The development proposal also supports the following priorities in the Comprehensive Plan:

- Goal C: Attract and Retain Business and Industry
- Goal E: Enhance Community Design and Character.

Lot Configuration & Zoning Compliance

The proposed uses are classified as general office and financial services, which are both permitted in the C-1 District. The lot has front yards on Ontario Drive and Pinecreek Lane. The C-1 building setback of 20 feet is met for the proposed structure. All additional bulk standards and regulations are met for the development including floor area, height, and setbacks.

Utilities & Refuse

The utilities have been reviewed by staff and are deemed sufficient for the proposed construction. One dumpster is located along the east side of the building. The dumpster is shown with screening and has sufficient access for trucks.

Thoroughfare Plan & Access

Vehicular access is shown via two curb cuts, one on Ontario Drive and one on Pinecreek Lane. The curb cuts each align with curb cuts across the street which enhances turning movements and safety.

Pedestrian and Trail Access

A sidewalk is shown in the right-of-way along Ontario Drive and Pinecreek Lane. This sidewalk will connect to The Woodlands 5th Addition to the south and Lot 7, Shops of the Woodlands to the west. In addition, a crosswalk and ramp will be constructed across Pinecreek Lane.

Off-Street Parking

The site plan provides a total of 43 parking stalls, including 2 ADA spaces. Per the off-street parking schedule, the requirement is met based on the defined uses of general office and financial services.

Stormwater Detention

A proposed stormwater detention and water quality area are shown west of the building. All stormwater calculations for the development have been reviewed, and the off-site detention does have sufficient capacity.

Landscaping

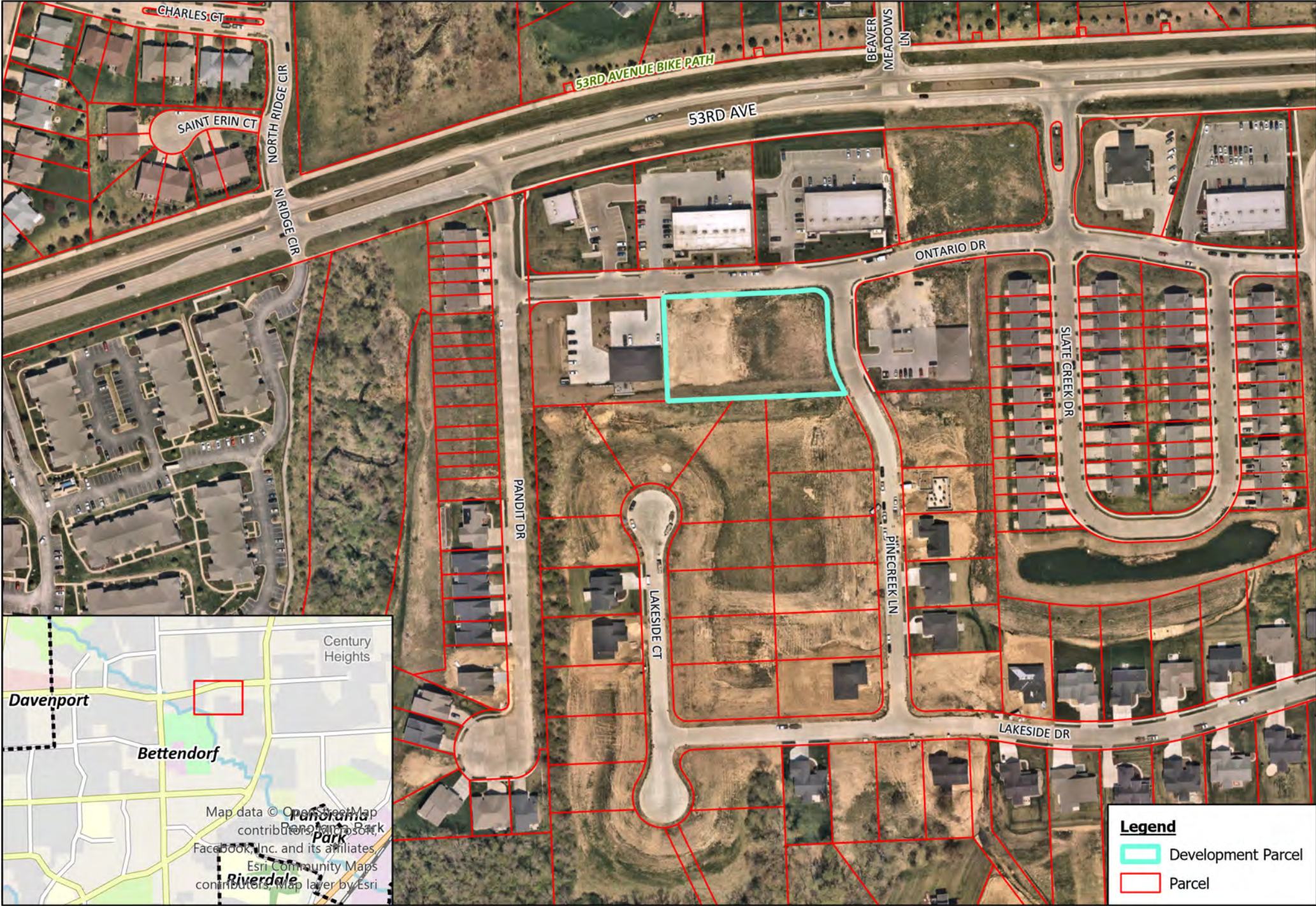
The proposed development shows a total of 9 tree factors located primarily in the streetscape buffer areas of the development. Two parking islands are shown with plantings in the off-street parking area which meets the vehicular use area landscaping requirements for the development. A berm exists on the southern boundary of the lot, screening the commercial development from future residential development in the The Woodlands 5th Addition. Sufficient planting and landscape maintenance of the berm will be required.

Staff Recommendation

Staff contends the proposed development meets site development standards and code requirements. Staff recommends approval of Case No. 23-042, site development plan for 4323 Ontario Drive.

Respectfully submitted,

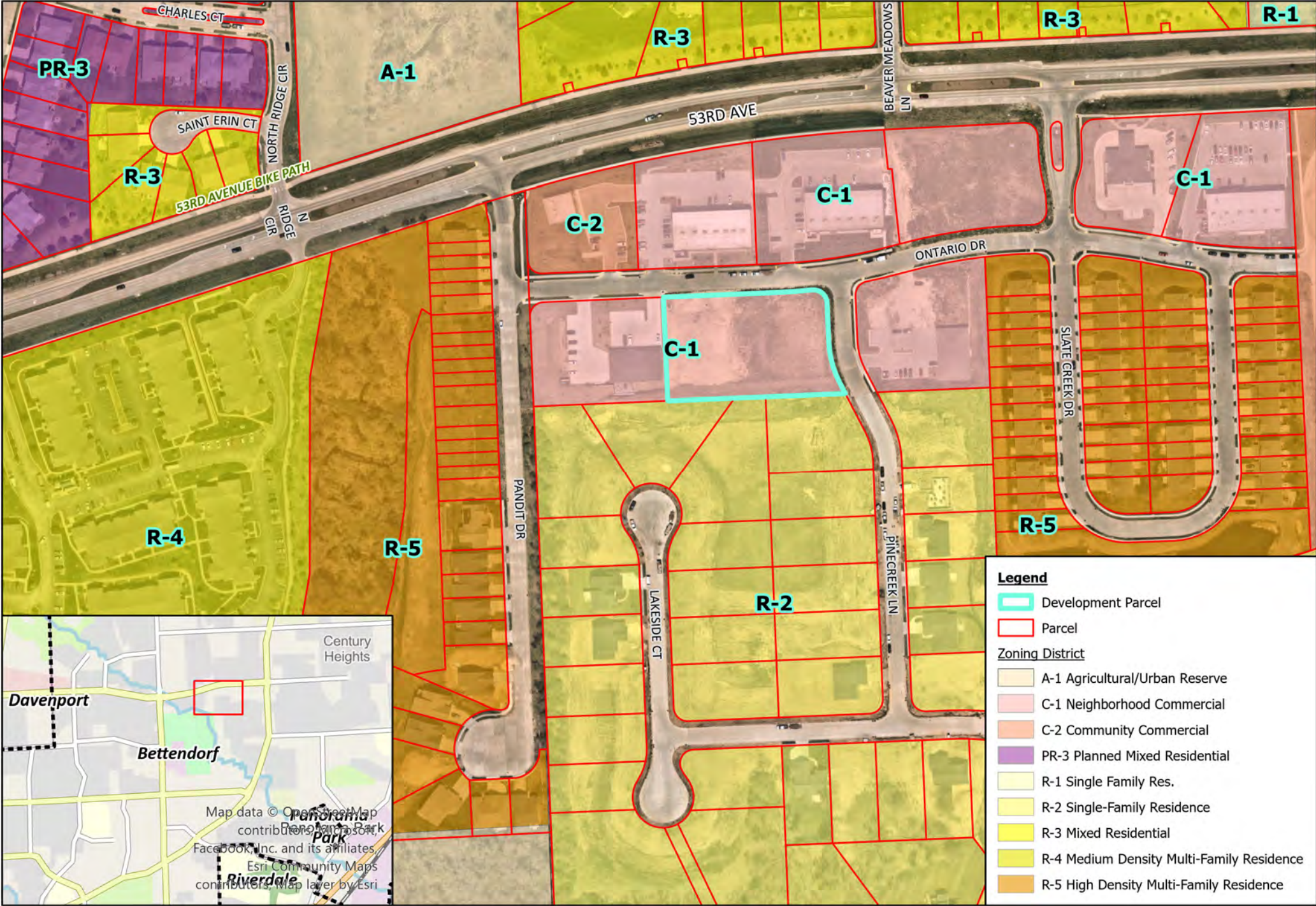
Taylor Beswick
City Planner



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Legend

- Development Parcel
- Parcel



Legend

- Development Parcel
- Parcel

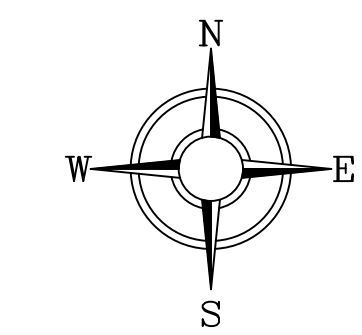
Zoning District

- A-1 Agricultural/Urban Reserve
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- PR-3 Planned Mixed Residential
- R-1 Single Family Res.
- R-2 Single-Family Residence
- R-3 Mixed Residential
- R-4 Medium Density Multi-Family Residence
- R-5 High Density Multi-Family Residence

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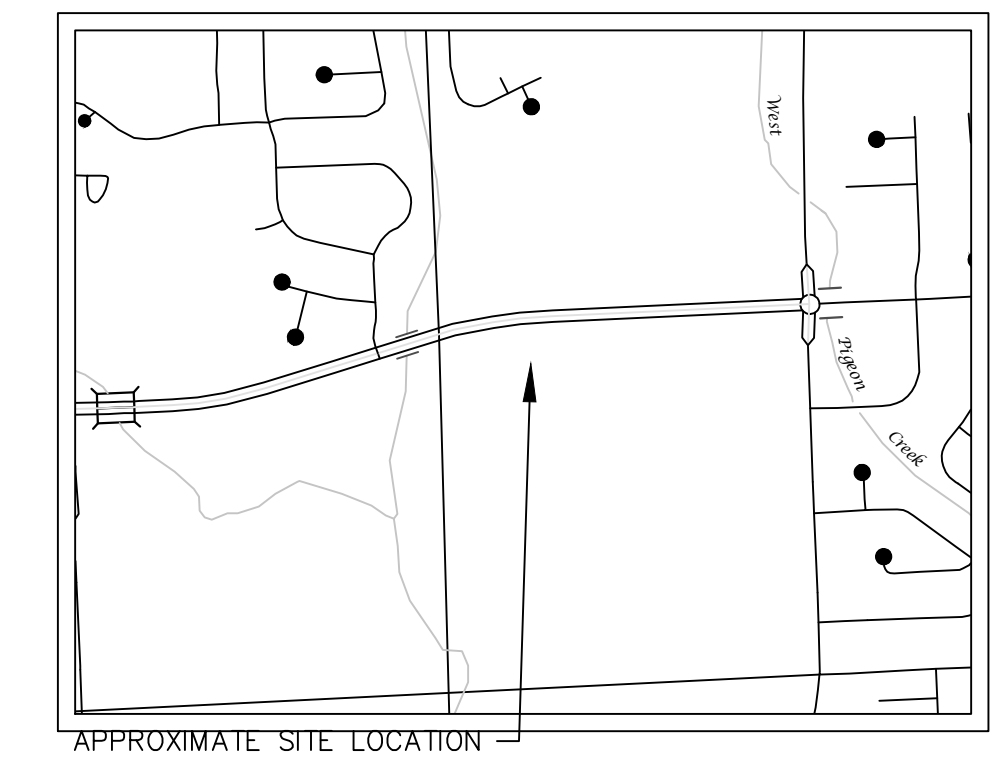
Shops Of The Woodlands Lot 8

4323 Ontario Drive
Bettendorf, Iowa 52722



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

SITE LOCATION MAP

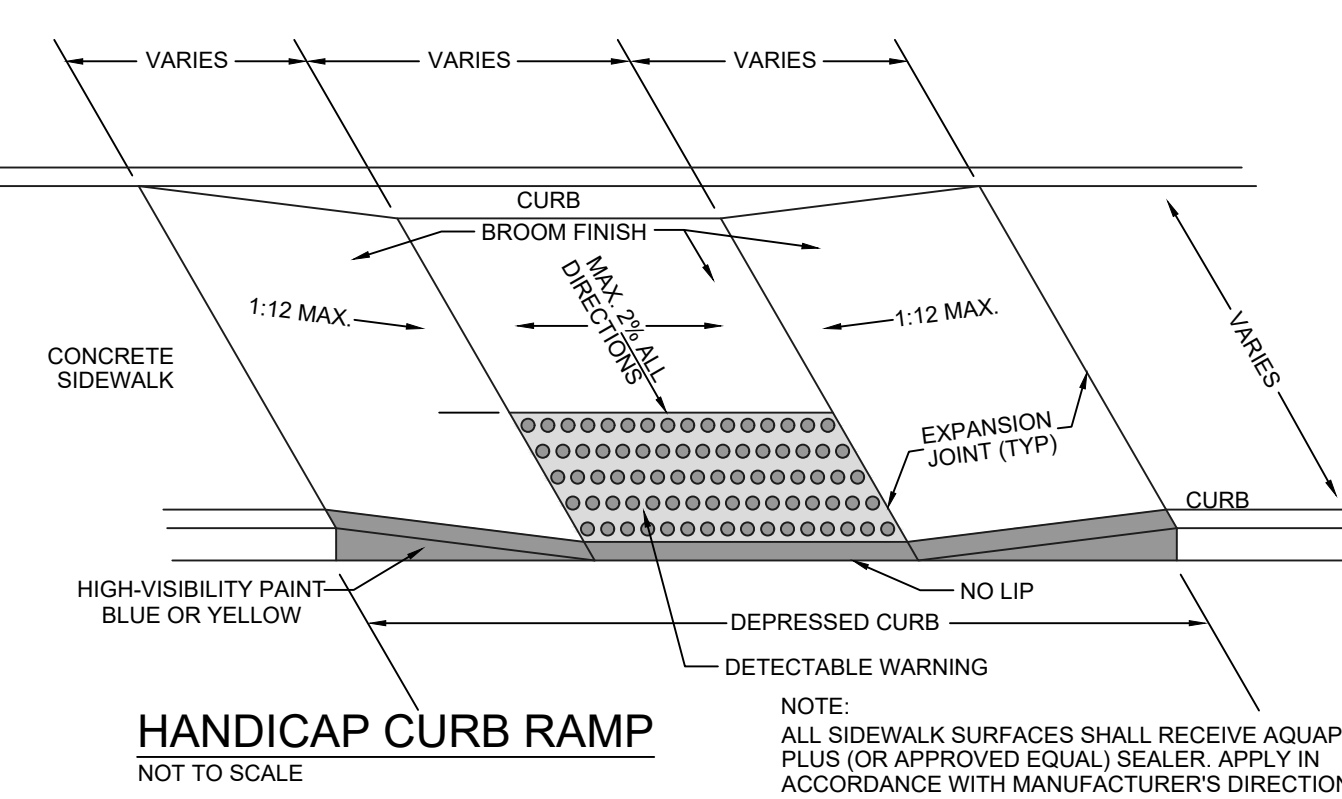
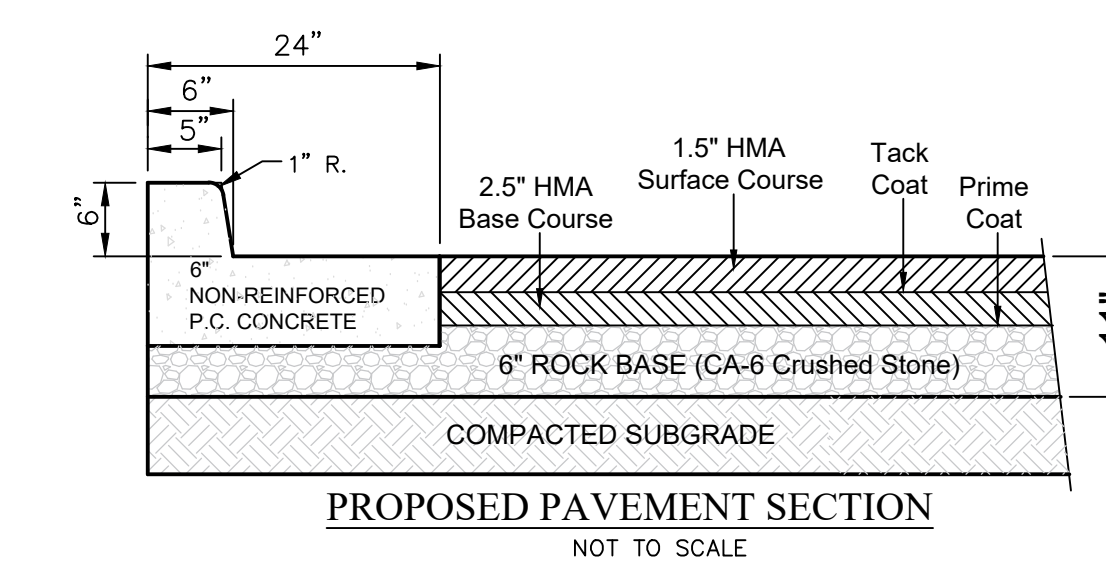
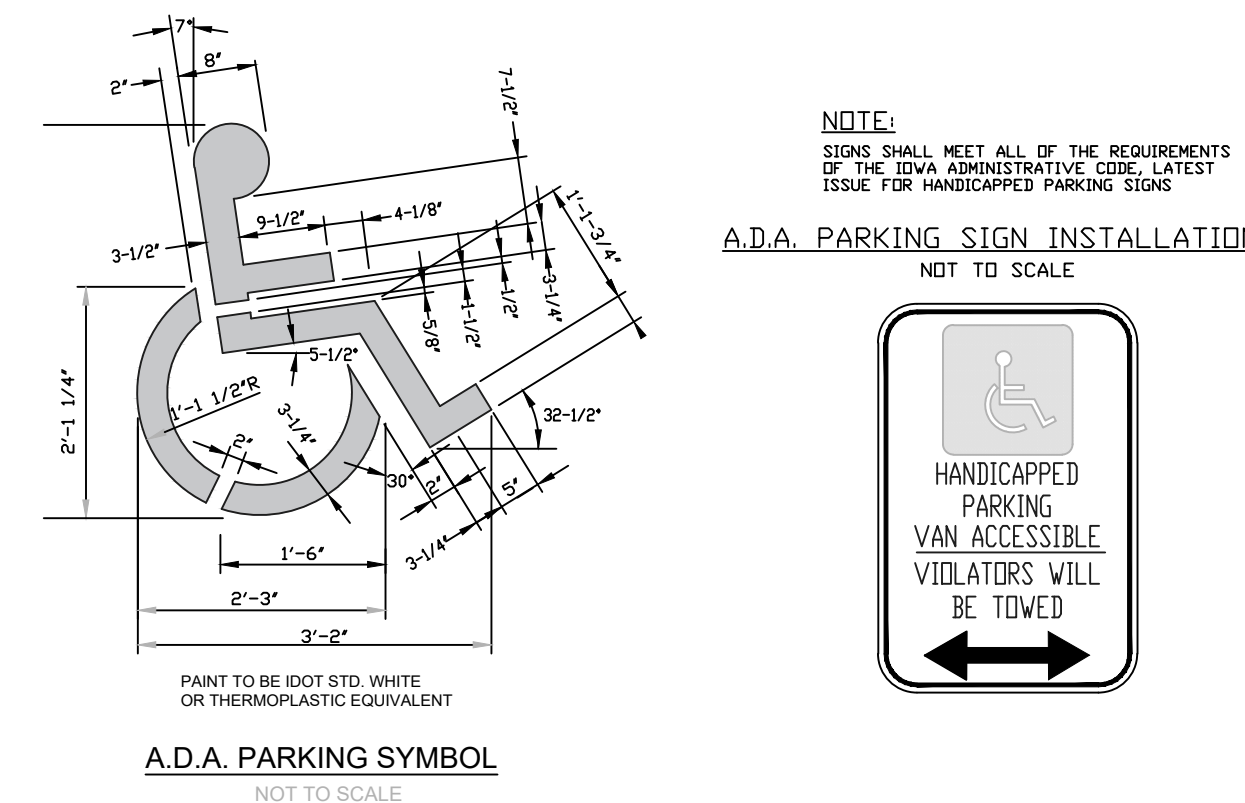


I hereby certify that this Engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.

CHRISTOPHER R. TOWNSEND, P.E.
License number: 14864
My license renewal date is December 31, 2024.
Pages or Sheets covered by this seal: C0-C4

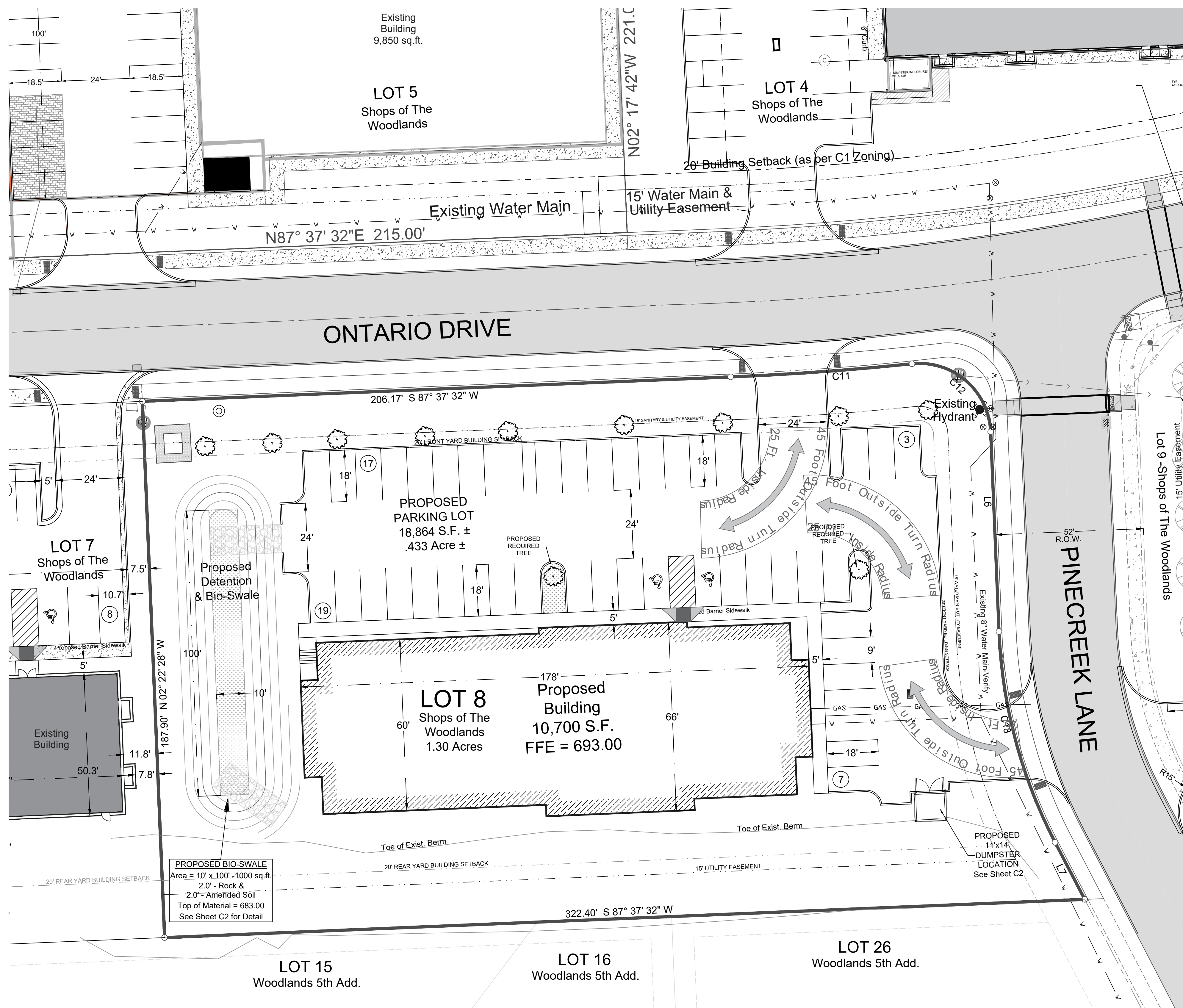
6-13-23
Date

- Sheet Index:
C0 - Site Development Plan
C1 - Site Plan
C2 - Grading Plan
C3 - Utility Plan
C4 - Erosion Control Plan



GENERAL NOTES

- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
- LEGAL DESCRIPTION OF PROPERTY: LOT 7, SHOPS OF THE WOODLANDS, CITY OF BETTENDORF, IOWA, PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PM, BETTENDORF, IN SCOTT COUNTY, IOWA.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF BETTENDORF AND THE ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO DRAIN OR TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
- ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
- CONCRETE PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF IOWA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAYS AND BRIDGE CONSTRUCTION, SECTION 2301, PORTLAND CEMENT CONCRETE PAVEMENT. CONCRETE PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF BETTENDORF STANDARDS AND SPECIFICATIONS.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
- NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.
- NOTE: LOTS 1-4 & 9 SHALL DRAIN TO A REGIONAL DETENTION WHICH WILL BE PROVIDED ON LOT A OF VILLAGE OF THE WOODLANDS ADDITION WHEN CONSTRUCTED.



C1 Zoning Requirements

Front Yard: 20 Ft. Minimum Building Setback

Side Yard: 0 Ft. Minimum Building Setback

Rear Yard: 20 Ft. Minimum Building Setback

PARKING REQUIREMENTS

PLANNED USE: GENERAL OFFICE / FINANCIAL SERVICES REQUIRED PARKING = 1 SPACE PER 250 S.F.

10,700 TOTAL SQ. FT. \ 250 S.F. = 43 REQUIRED SPACES

PROPOSED SPACES: 43 INCLUDING 2 ADA SPACES

LANDSCAPING REQUIREMENTS

Minimum Street Yard Greenspace Requirements: 5,900 S.F.

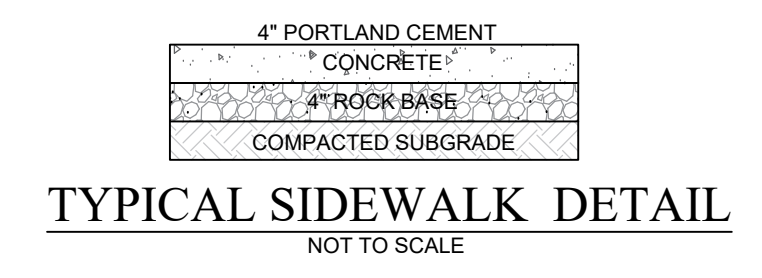
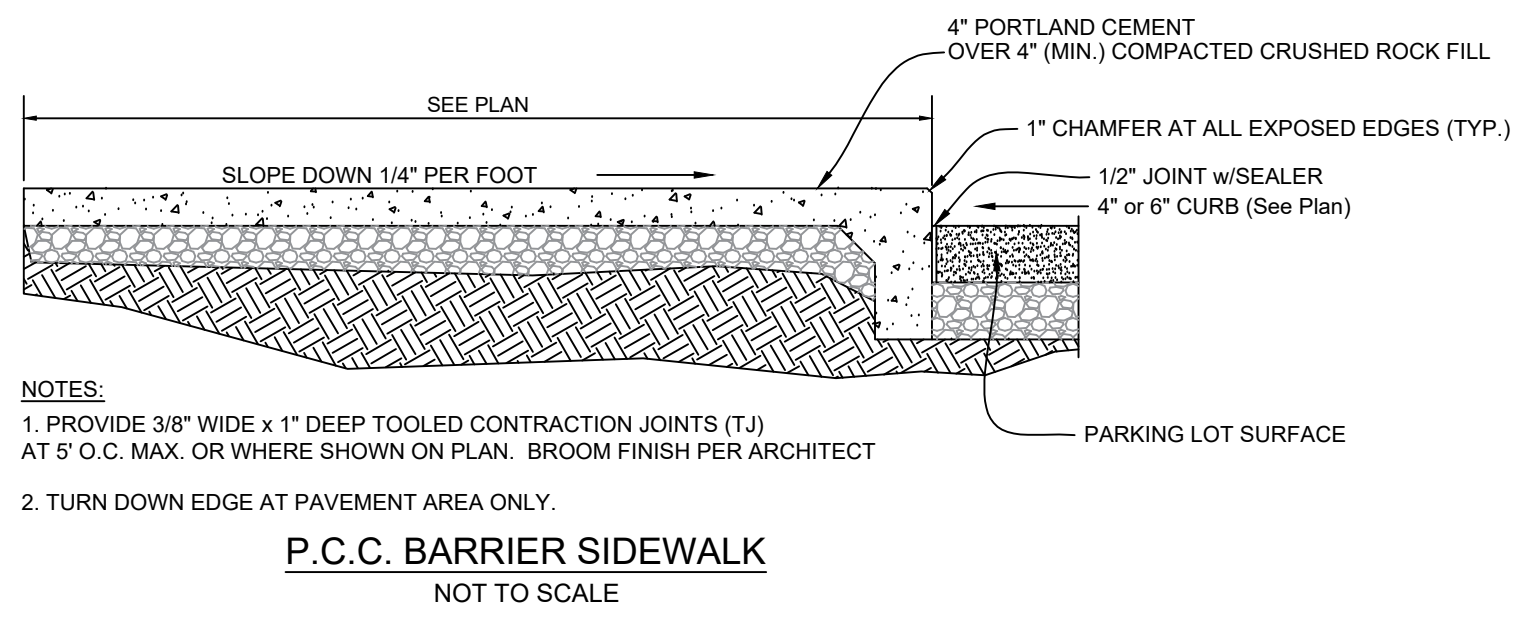
Total Required Tree Factors = 9

Vehicular Use Area Requirements: 982 S.F.

Vehicular Use Area Tree Factors = 2

Deciduous Overstory Tree. A shade-producing woody plant having a mature height and spread of at least 30 feet with one well-defined trunk and no branches at or near the base.

Deciduous overstory 2-inch caliper and 22-inch ball or pot 1.0 4-inch caliper and 40-inch ball or pot 2.0



| LEGEND: | | | |
|---------|----------------------|-----|-----------------------------|
| --- | EASEMENT | ⊗ | EXISTING GAS VALVE |
| --- | SETBACK LINE | ○ | EXISTING WATER VALVE |
| --- | CENTERLINE | ○ | EXISTING UTILITY POLE |
| --- | PROPERTY BOUNDARY | ○ | EXISTING LIGHT POLE |
| --- | EXISTING FENCE | ○ | EXISTING TREE |
| --- | EXISTING SANITARY | ○ | EXISTING BUSH |
| --- | 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 | ○ | |
| --- | | --- | EXISTING CONTOUR LINE |
| --- | | --- | PROPOSED CONTOUR LINE |
| --- | | --- | SPOT ELEVATION TOP OF CURB |
| --- | | --- | SPOT ELEVATION FL. @ GUTTER |
| --- | | --- | SPOT ELEVATION SIDEWALK |
| --- | | --- | FINISHED FLOOR ELEVATION |



DATE: 6/13/23

563 386.4236 office 386.4231 fax

2224 East 12th Street, Davenport, IA 52803

DRAWN BY: CRT

CHECKED BY: CRT

DRAWING LOCATION

S:\Windmill\Woodland Commercial\Lot 8\Lot 8 Woodlands-Site Plan 6-13-23.dwg

| NO. | REVISIONS: DESCRIPTION | DATE |
|-----|--|---------|
| | Revisions To Plan Set As Per COB Review 6-7-23 | 6-13-23 |

PROJECT: SHOP OF THE WOODLANDS
4323 ONTARIO DRIVE
BETTENDORF, IOWA 52722

DEVELOPER: WINDMILLER DESIGN BUILD
4877 WOODLAND DRIVE
BETTENDORF, IOWA 52722

SHEET NO.: C1



2 SOUTH ELEVATION (FRONT)
1/8" = 1'-0"

**NORTHWESTERN
MUTUAL
QUAD CITIES**

LOT 8
SHOPS OF THE WOODLANDS
WINDMILLER

BETTENDORF, IOWA



| | | |
|-----|-------------|----------|
| 1 | PRELIMINARY | 05.30.23 |
| NO. | DESCRIPTION | DATE |

1 FLOOR PLAN - NORTHWESTERN MUTUAL - QUAD CITIES
1/8" = 1'-0"

10,700 SF

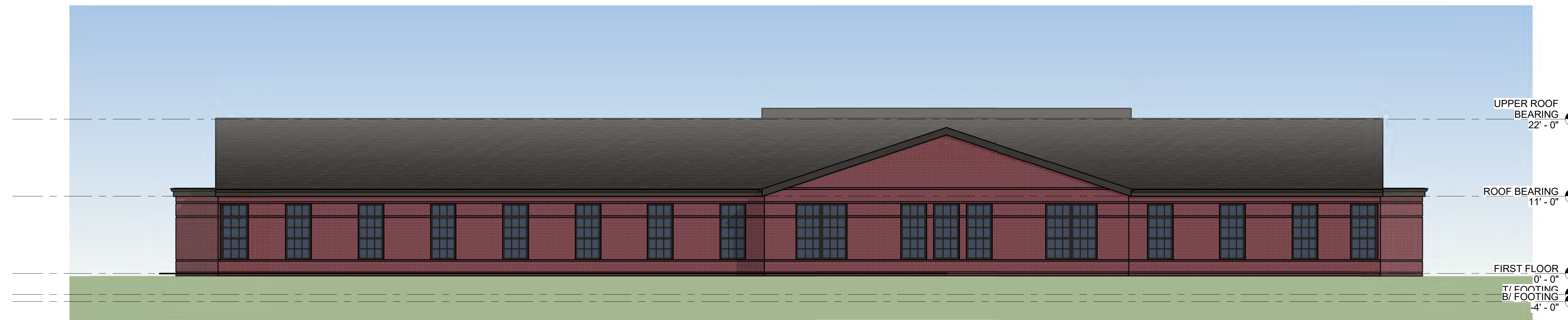
PRELIMINARY PLAN

PROJECT: 23002467.00

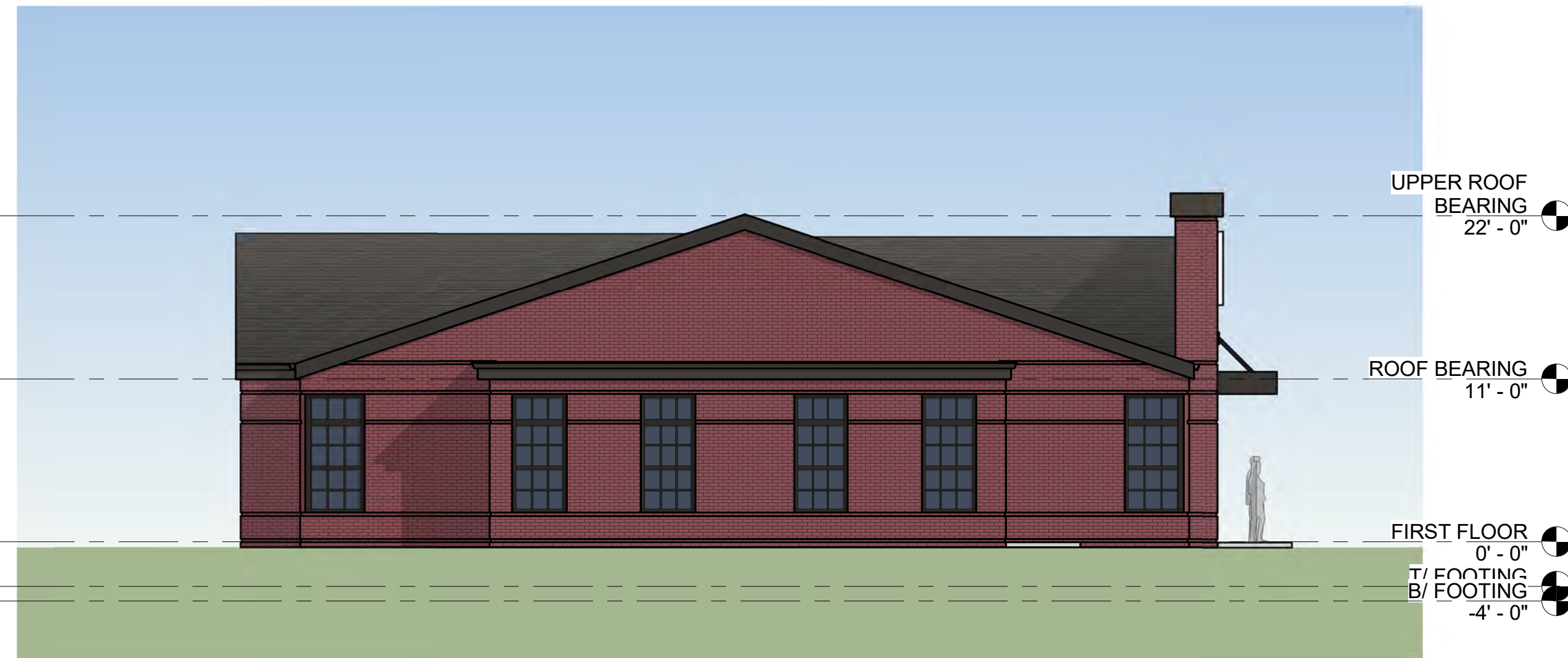
A100



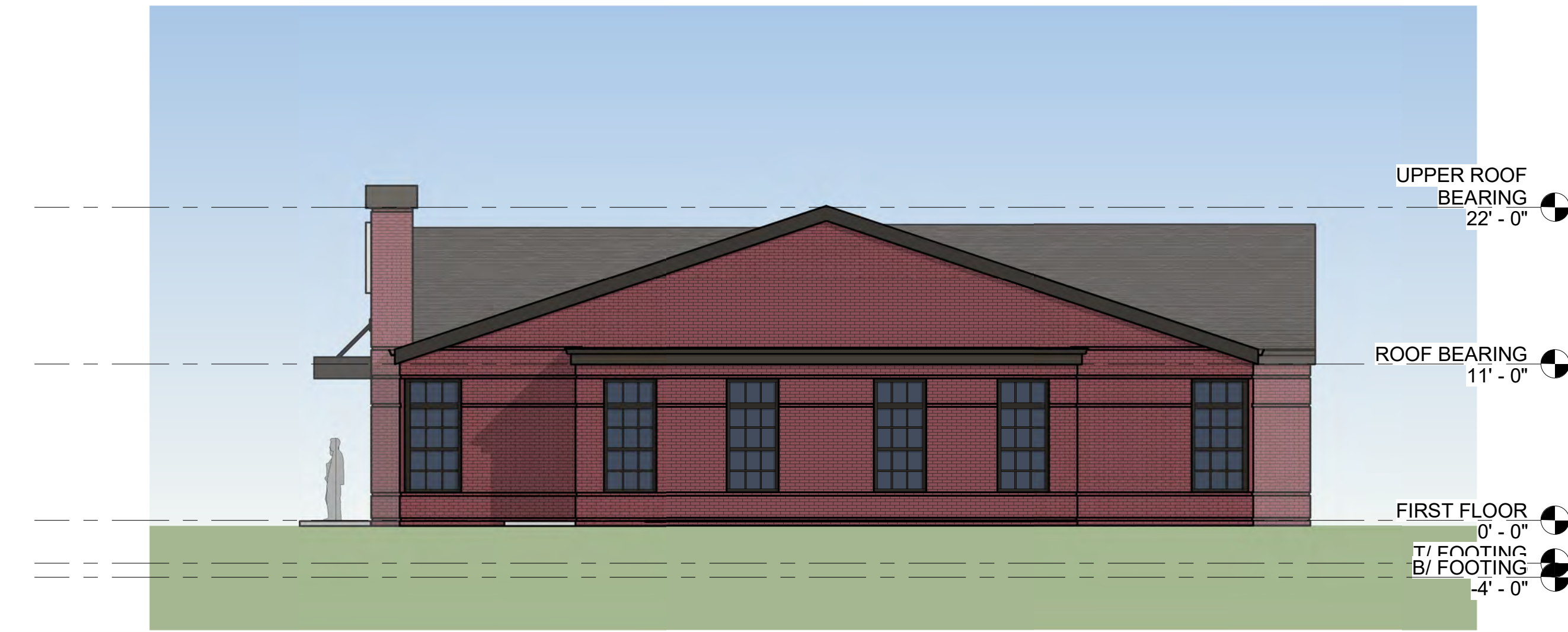
STUDIO 483 ARCHITECTS
124 Arts Alley
Rock Island, IL 61201
309.786.9910
201 W. 2nd Street, Suite 608
Davenport, IA 52801
563.326.2555



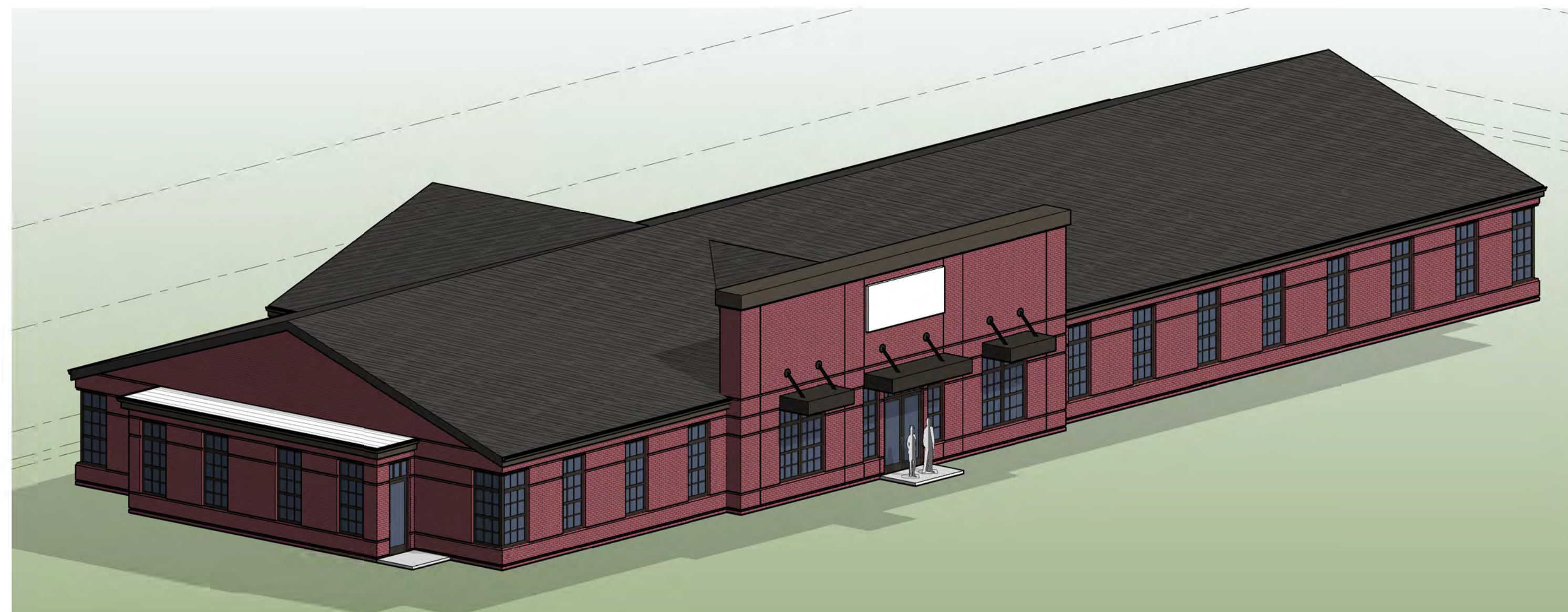
1 NORTH ELEVATION (BACK)
1/8" = 1'-0"



2 COLOR East
1/8" = 1'-0"



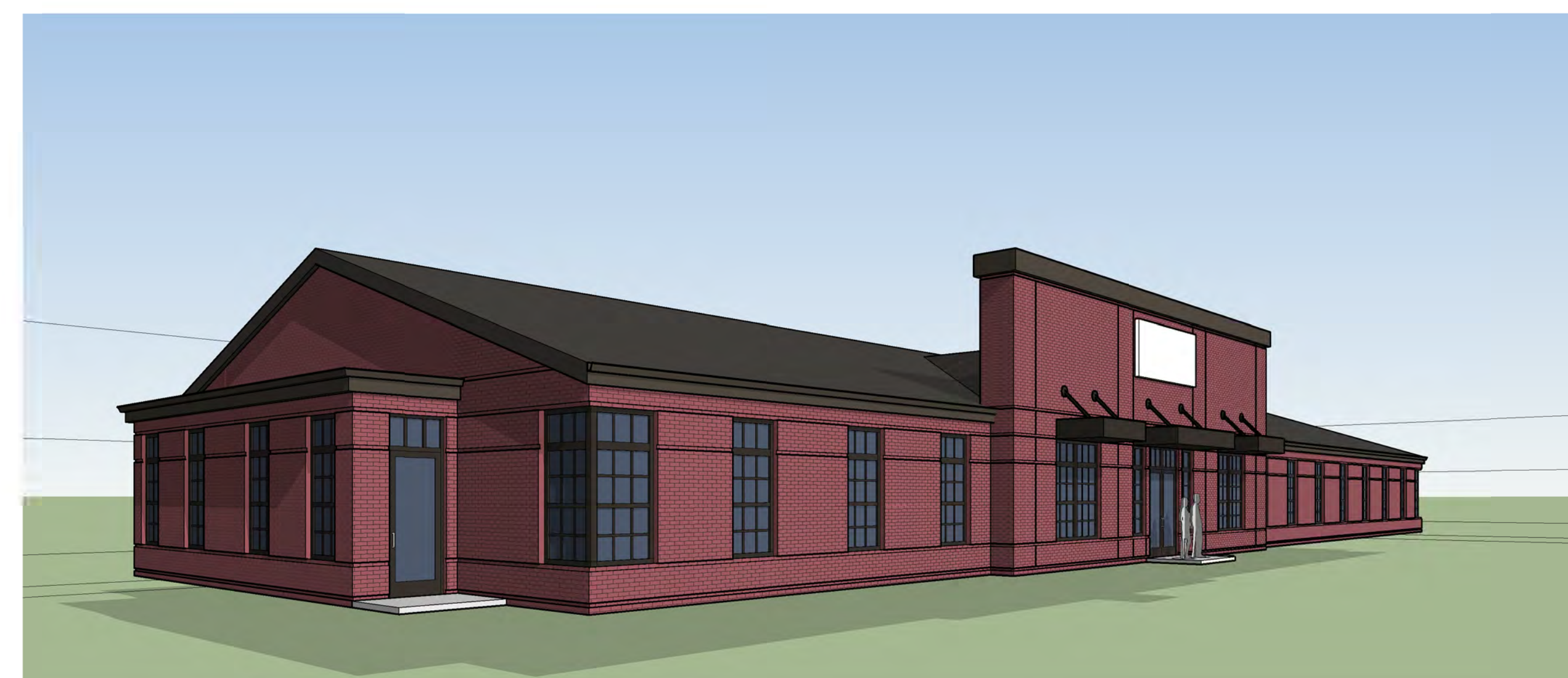
3 COLOR West
1/8" = 1'-0"



4 ISOMETRIC VIEW 4



5 PERSPECTIVE VIEW 5



6 PERSPECTIVE VIEW 6

**NORTHWESTERN
MUTUAL
QUAD CITIES**

LOT 8
SHOPS OF THE WOODLANDS
WINDMILLER

BETTENDORF, IOWA

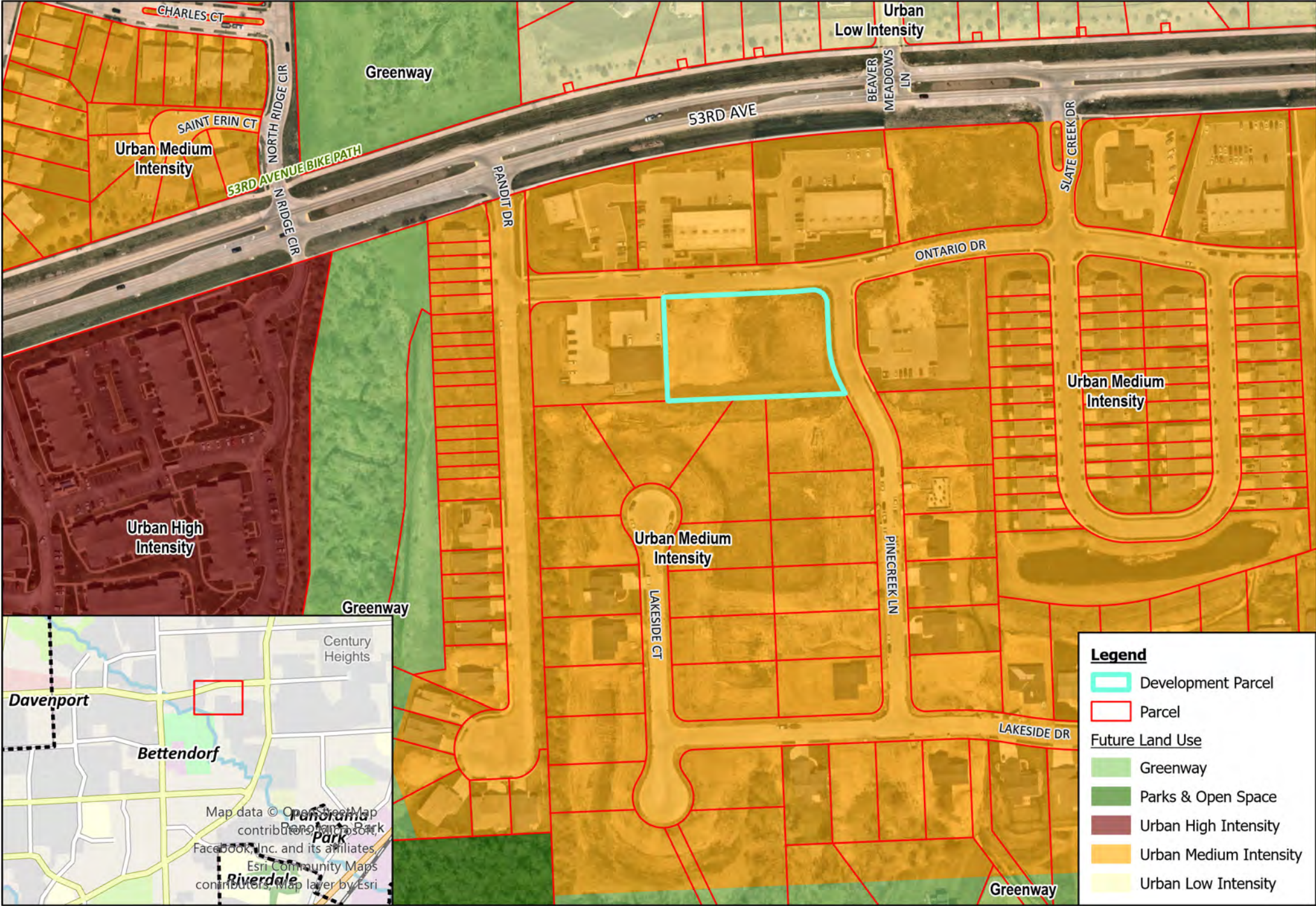
| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |

**ELEVATIONS AND
PERSPECTIVE VIEWS**

PROJECT: 23002467.00

A200

1 Inch = 222 Feet



Legend

- Development Parcel
- Parcel

Future Land Use

- Greenway
- Parks & Open Space
- Urban High Intensity
- Urban Medium Intensity
- Urban Low Intensity

Map data © OpenStreetMap contributors, Mapbox, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri



TO: Planning and Zoning Commission
FROM: Taylor Beswick, City Planner
RE: Case 23-044; Forest Green 2nd Addition (Final Plat and Replat)
DATE: June 21, 2023

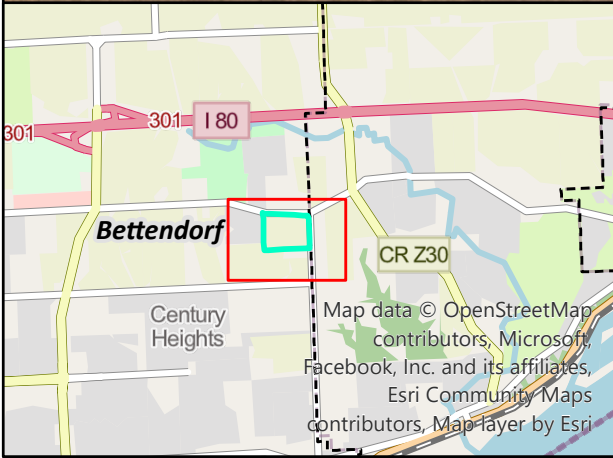
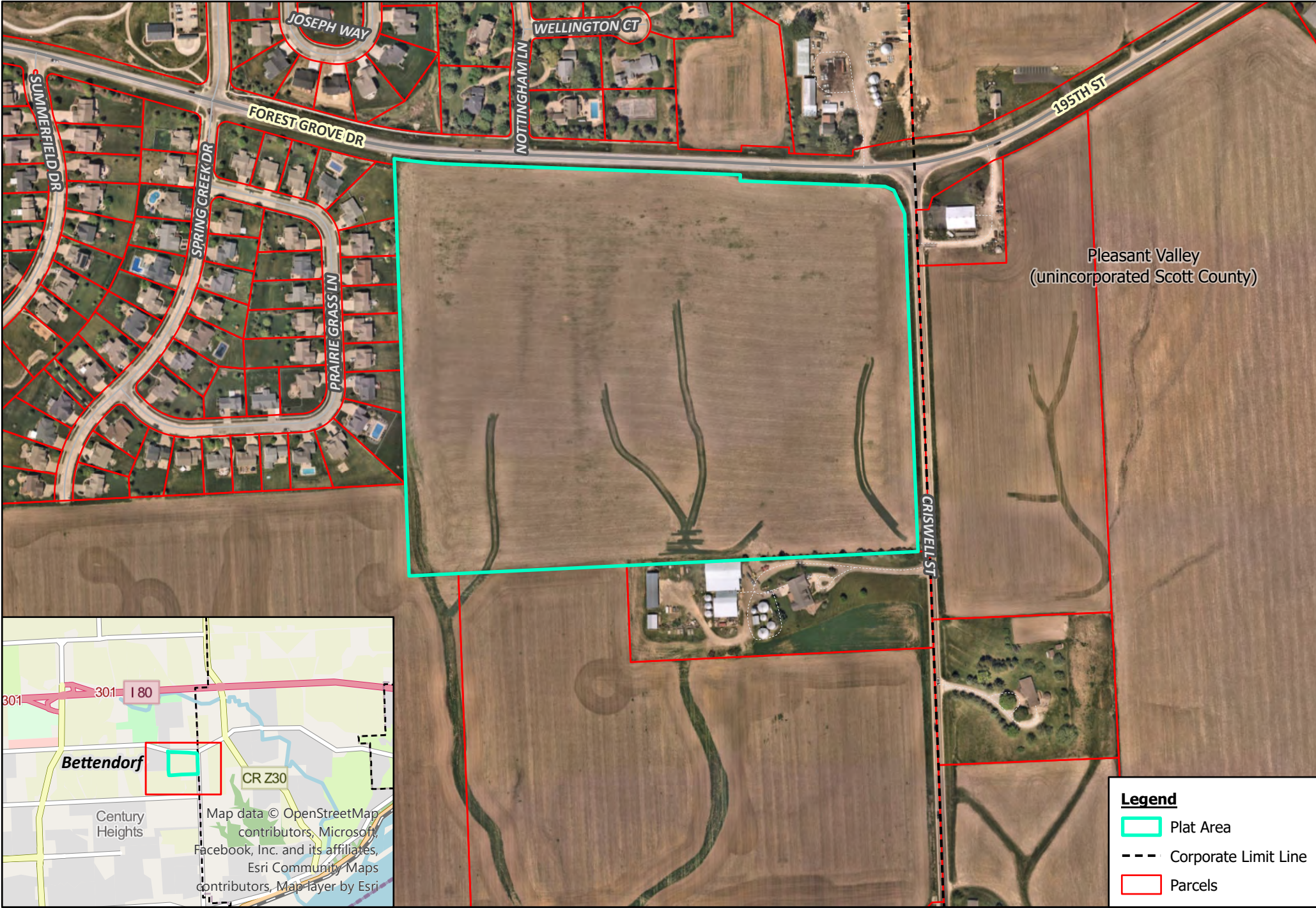
Chris McNamara of McNamara Construction is requesting a replat of Forest Green subdivision located on the southwest corner of Forest Grove Drive and Criswell Street. The original subdivision was recommended for approval by the Planning and Zoning Commission July 20, 2022, and approved by City Council on August 2, 2022 (see Case No. 22-045).

The entirety of the property was shown on the original plat, with no phasing of construction being considered. Since then, the applicant has reconsidered and is requesting to construct the roads and infrastructure of the subdivision in multiple phases. For this to occur a replat is required. No material changes are occurring to the overall subdivision layout or configuration.

Per the City's adopted Subdivision Ordinance, Final Plats and Replats must be reviewed by the Planning and Zoning Commission and approved by City Council. Staff has reviewed the submitted replat and contends no material changes have been made from the original concept and the submittal meets applicable code requirements. Staff recommends approval Forest Green 2nd Addition.

Attachments:

- (A) Aerial Map
- (B) Forest Green Final Plat (approved in 2022)
- (C) Forest Green 2nd Addition Final Plat (proposed replat)



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Maplayer by Esri

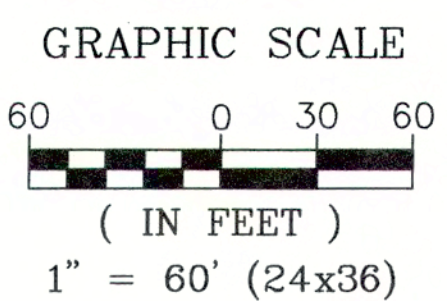
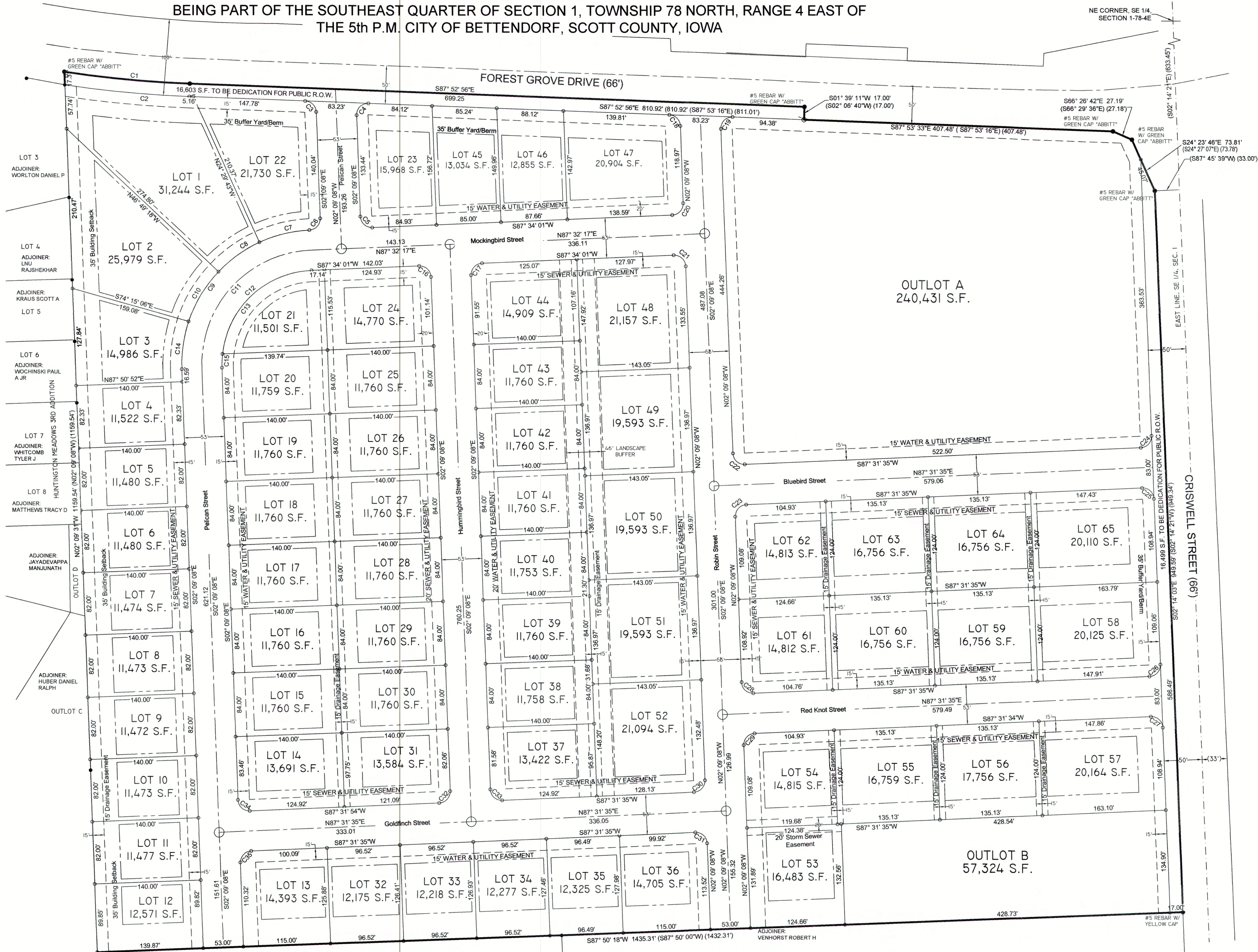
Legend

- Plat Area
- Corporate Limit Line
- Parcels

FINAL PLAT

FOREST GREEN

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M. CITY OF BETTENDORF, SCOTT COUNTY, IOWA



THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE US STATE PLANE COORDINATE SYSTEM, IOWA SOUTH ZONE (1402) GEOID 12A, NAD 83 (2011) EPOCH 2010.00.

LEGEND: DEED DIMENSION = (0.00') FIELD DIMENSION = 0.00' MONUMENTS FOUND: AS NOTED = MONUMENTS SET: #5 REBAR W/ YELLOW CAP #23503 = ○ BOUNDARY LINE = ——— FENCE LINE = - - - - - EASEMENT LINE = - · - · - · - SETBACK LINE = - · - · - · - SECTION LINE = - · - · - · -



DATE: 6/23/2022
563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC CHECKED BY: MDR
DRAWING LOCATION: S:\MCNAMARA\CRISWELL

| NO. | REVISIONS: DESCRIPTION | DATE |
|-----|------------------------|------|
| | | |
| | | |
| | | |

PROJECT: FINAL PLAT FOREST GREEN BETTENDORF, IOWA

DEVELOPER: MCNAMARA CONSTRUCTION 4841 SCHOOL HOUSE ROAD BETTENDORF, IOWA 52722

SHEET NO.: 1 of 2

FINAL PLAT FOREST GREEN

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 4 EAST OF
THE 5th P.M. CITY OF BETTENDORF, SCOTT COUNTY, IOWA

NOTES:

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.

COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.

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

BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

NO PORTION OF THE SUBDIVISION ARE LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1 % ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0376F AND 19163C0378F, EFFECTIVE DATE FEBRUARY 18, 2011.

LOTS 1-46 SHALL BE DESIGNATED FOR SINGLE FAMILY USE WITH A ZONING OF R-3.

LOTS 47-65 SHALL BE DESIGNATED FOR 4-UNIT SINGLE STORY TOWNHOMES WITH A ZONING OF R-3.

OUTLOT A SHALL BE RESERVED FOR NEIGHBORHOOD COMMERCIAL USE, ZONING REMAINS A-1.

OUTLOT B SHALL BE DESIGNATED FOR STORM WATER DETENTION AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER; S ASSOCIATION.

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.


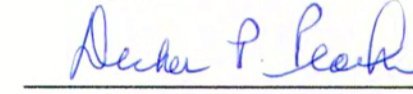
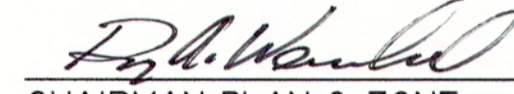
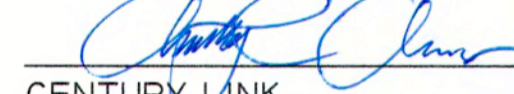

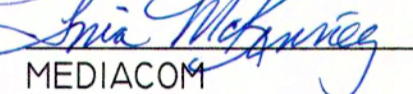

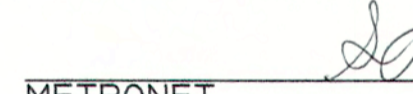
NO LOT IS ALLOWED TO HAVE DIRECT ACCESS TO FOREST GROVE DRIVE OR CRISWELL STREET.

IN THE EVENT PELICAN STREET IS NOT EXTENDED SOUTHERLY OF THIS SUBDIVISION PRIOR TO HOUSE CONSTRUCTION ON LOTS 12 AND 13, THE DRIVEWAYS ON THOSE LOTS SHALL BE CONSTRUCTED WITH 6-INCH THICK PORTLAND CEMENT CONCRETE, AND CITY OF BETTENDORF VEHICLES SHALL BE ALLOWED TO USE THOSE DRIVEWAYS SPECIFICALLY FOR TURN-AROUND PURPOSES UNTIL SUCH TIME AS THE STREET IS EXTENDED.

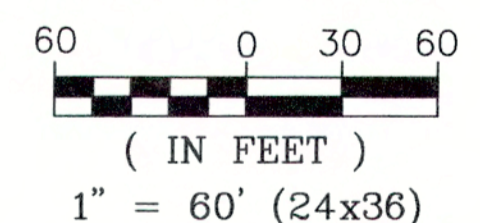
NO BERM OR PLANTINGS ARE ALLOWED IN 15-FOOT WIDE DRAINAGE EASEMENT AREA WITHIN LANDSCAPE BUFFER AREA BETWEEN SINGLE-FAMILY DETACHED HOMES AND TOWNHOMES.

| Curve Table | | | | | |
|-------------|-------------|-------------|------------|-------------------|-----------------|
| Curve # | Length (ft) | Radius (ft) | Delta | Chord Length (ft) | Chord Direction |
| C1 | 166.28' | 1465.50' | 006°30'04" | 166.20' | S84° 33' 57"E |
| C2 | 164.98' | 1482.50' | 006°22'34" | 164.89' | S84° 37' 45"E |
| C3 | 22.44' | 15.00' | 085°43'47" | 20.41' | N45° 01' 02"W |
| C4 | 24.68' | 15.00' | 094°16'13" | 21.99' | S44° 58' 58"W |
| C5 | 23.64' | 15.00' | 090°16'51" | 21.27' | S47° 17' 33"E |
| C6 | 23.43' | 15.00' | 089°30'46" | 21.12' | N42° 36' 15"E |
| C7 | 68.20' | 176.50' | 022°08'23" | 67.78' | S76° 17' 26"W |
| C8 | 66.81' | 176.50' | 021°41'20" | 66.41' | S54° 22' 35"W |
| C9 | 275.74' | 176.50' | 089°30'46" | 248.55' | S42° 36' 15"W |
| C10 | 77.00' | 176.50' | 024°59'49" | 76.39' | S31° 02' 00"W |
| C11 | 234.84' | 149.99' | 089°42'44" | 211.58' | S42° 42' 06"W |
| C12 | 193.38' | 123.50' | 089°42'56" | 174.22' | S42° 42' 33"W |
| C13 | 175.27' | 123.50' | 081°18'47" | 160.93' | S46° 54' 38"W |
| C14 | 63.73' | 176.50' | 020°41'13" | 63.38' | S08° 11' 28"W |
| C15 | 18.11' | 123.50' | 008°24'09" | 18.10' | S02° 02' 56"W |
| C16 | 23.64' | 15.00' | 090°16'51" | 21.27' | N47° 17' 33"W |
| C17 | 23.49' | 15.00' | 089°43'09" | 21.16' | S42° 42' 27"W |
| C18 | 22.44' | 15.00' | 085°43'47" | 20.41' | N45° 01' 02"W |
| C19 | 24.68' | 15.00' | 094°16'12" | 21.99' | S44° 58' 58"W |
| C20 | 23.49' | 15.00' | 089°43'09" | 21.16' | N42° 42' 27"E |
| C21 | 23.64' | 15.00' | 090°16'51" | 21.27' | N47° 17' 33"W |
| C22 | 23.65' | 15.00' | 090°19'17" | 21.27' | S47° 18' 47"E |
| C23 | 23.48' | 15.00' | 089°40'43" | 21.15' | S42° 41' 13"W |
| C24 | 23.50' | 15.00' | 089°45'38" | 21.17' | N42° 38' 46"E |
| C25 | 23.62' | 15.00' | 090°14'22" | 21.26' | N47° 21' 14"W |
| C26 | 23.50' | 15.00' | 089°45'38" | 21.17' | N42° 38' 46"E |
| C27 | 23.62' | 15.00' | 090°14'23" | 21.26' | N47° 21' 14"W |
| C28 | 23.65' | 15.00' | 090°19'17" | 21.27' | S47° 18' 47"E |
| C29 | 23.48' | 15.00' | 089°40'43" | 21.15' | S42° 41' 13"W |
| C30 | 23.48' | 15.00' | 089°40'43" | 21.15' | N42° 41' 13"E |
| C31 | 23.65' | 15.00' | 090°19'17" | 21.27' | N47° 18' 47"W |
| C32 | 23.48' | 15.00' | 089°40'43" | 21.15' | N42° 41' 13"E |
| C33 | 23.65' | 15.00' | 090°19'17" | 21.27' | S47° 18' 47"E |
| C34 | 23.65' | 15.00' | 090°19'17" | 21.27' | S47° 18' 47"E |
| C35 | 23.48' | 15.00' | 089°40'43" | 21.15' | S42° 41' 13"W |

APPROVAL SIGNATURES:

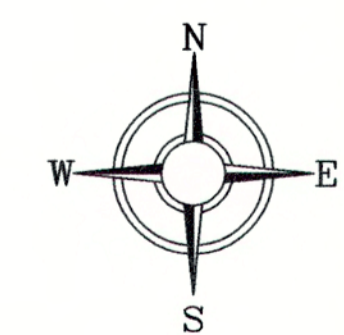
| | |
|---|---------|
|  | 8-24-22 |
| MAYOR | DATE: |
|  | 8-24-22 |
| CITY CLERK | DATE: |
|  | 8-19-22 |
| CHAIRMAN PLAN & ZONE | DATE: |
|  | 8-18-22 |
| CENTURY LINK | DATE: |
|  | 8-18-22 |
| IOWA - AMERICAN WATER COMPANY | DATE: |
|  | 8-18-22 |
| MEDIACOM | DATE: |
|  | 8-18-22 |
| MIDAMERICAN ENERGY | DATE: |
| APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C. | |
|  | 8/18/22 |
| METRONET | DATE: |

GRAPHIC SCALE



THE MEASURED BEARINGS SHOWN
HEREON ARE BASED ON THE US STATE
PLANE COORDINATE SYSTEM, IOWA
SOUTH ZONE (1402) GEOID 12A, NAD 83
(2011) EPOCH 2010.00.

LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED = ●
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 = ○
BOUNDARY LINE = ————
FENCE LINE = - - - - -
EASEMENT LINE = - · - · -
SETBACK LINE = - · - · -
SECTION LINE = - - - - -




PLAT INFORMATION

- | | |
|--|---|
| 1. Owner: McNamara Construction 4841 School House Road Bettendorf, Iowa 52722 | 3. Surveyor: Michael D. Richmond 2224 East 12th Street Davenport, Iowa 52803 Ph: (563) 386-4236 |
| 2. Engineer: Townsend Engineering 2224 East 12th Street Davenport, Iowa 52803 Ph: (563) 386-4236 | 4. Attorney: Tom Pastmak 313 W. 3rd Street Davenport, Iowa 52801 Ph: (563) 323-7737 |

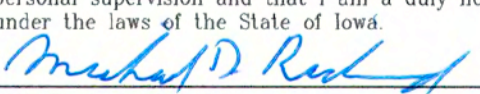
| Single Family Setbacks | | |
|------------------------|------|-----------------------|
| Front | Rear | Side |
| 25' | 25' | Min 5' w/Total Df 15' |

| Multi-Family Setbacks | | |
|-----------------------|------|-----------------------|
| Front | Rear | Side |
| 25' | 25' | Min 5' w/Total Df 15' |



MICHAEL D. RICHMOND
23503
IOWA

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.

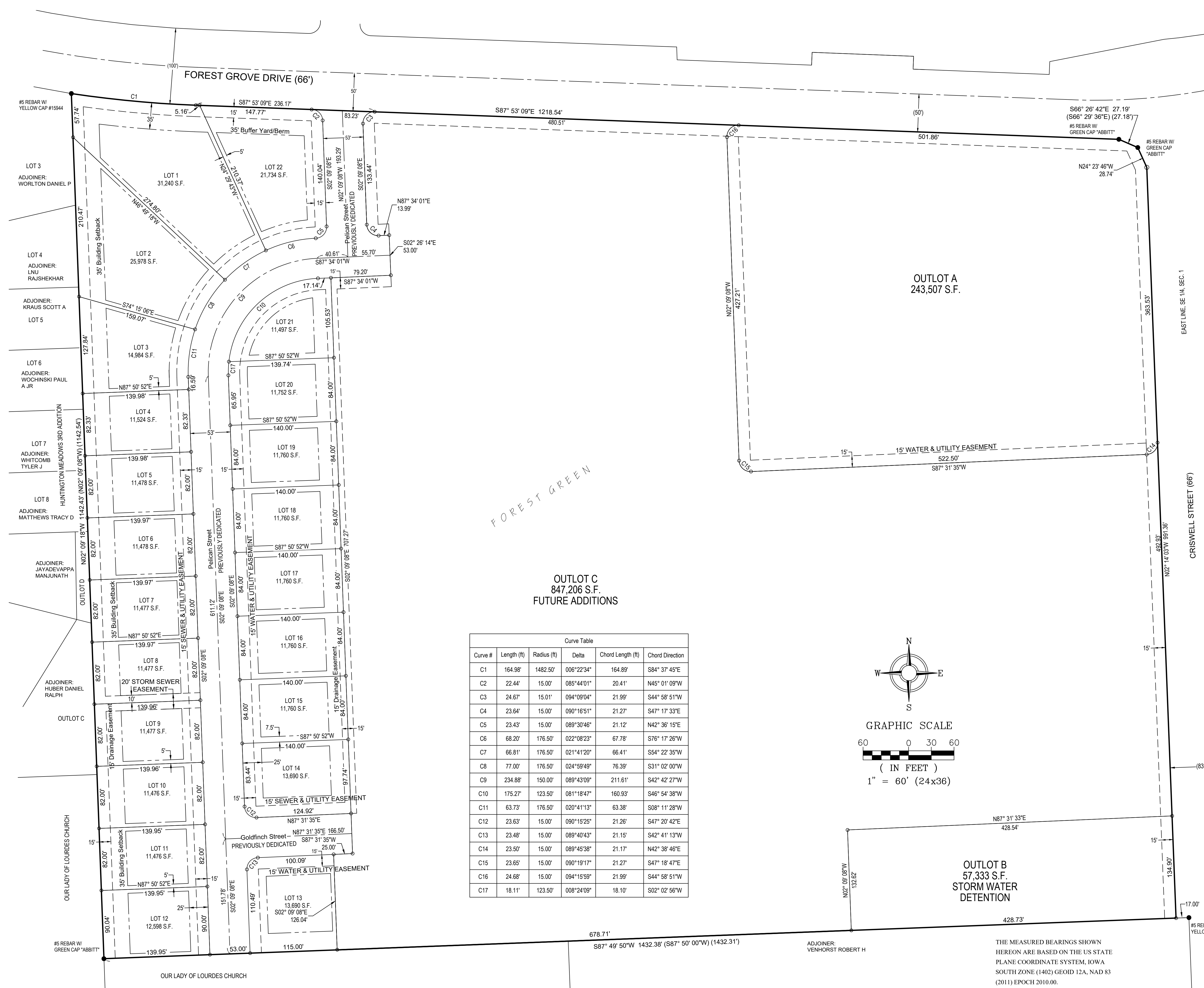
 8-18-22

MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewal date is December 31, 2023
Pages or sheets covered by this seal: 2

FOREST GREEN 2ND ADDITION

BEING A REPLAT OF FOREST GREEN, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M. CITY OF BETTENDORF, SCOTT COUNTY, IOWA

PREPARED BY / RETURN TO: Townsend Engineering, 2224 E. 12th Street, Davenport, Iowa 52803 (563) 386-4236



NOTES:

- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
- COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS.
- BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
- NO PORTION OF THE SUBDIVISION ARE LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0376F AND 19163C0378F, EFFECTIVE DATE FEBRUARY 18, 2011.
- ALL REQUIREMENTS, RESTRICTIONS, EASEMENTS AND COVENANTS ESTABLISHED WITH FOREST GREEN ADDITION SHALL APPLY TO FOREST GREEN 2ND ADDITION. OUTLOT A SHALL BE RESERVED FOR NEIGHBORHOOD COMMERCIAL USE. ZONING REMAINS A-1 AND SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER. OUTLOT B SHALL BE DESIGNATED FOR STORM WATER DETENTION AND OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. OUTLOT C IS RESERVED FOR FUTURE RESIDENTIAL DEVELOPMENT AND SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER.
- 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 REPLATED.
- NO LOT IS ALLOWED TO HAVE DIRECT ACCESS TO FOREST GROVE DRIVE.
- IN THE EVENT PELICAN STREET IS NOT EXTENDED SOUTHERLY OF THIS SUBDIVISION PRIOR TO HOUSE CONSTRUCTION ON LOTS 12 AND 13, THE DRIVEWAYS ON THOSE LOTS SHALL BE CONSTRUCTED WITH 6-INCH THICK PORTLAND CEMENT CONCRETE, AND CITY OF BETTENDORF VEHICLES SHALL BE ALLOWED TO USE THOSE DRIVEWAYS SPECIFICALLY FOR TURN-AROUND PURPOSES UNTIL SUCH TIME AS THE STREET IS EXTENDED.
- NO BERM OR PLANTINGS ARE ALLOWED IN 15-FOOT WIDE DRAINAGE EASEMENT AREA WITHIN LANDSCAPE BUFFER AREA BETWEEN SINGLE-FAMILY DETACHED HOMES AND TOWNHOMES.
- BLANKET UTILITY EASEMENTS ARE TO BE PROVIDED THROUGH OUTLOTS A, B AND C.

| Single Family Setbacks | | Multi-Family Setbacks | |
|------------------------|------|-----------------------|-----------------------|
| Front | Rear | Front | Side |
| 25' | 25' | Min:5' w/Total Of 10' | Min:5' w/Total Of 15' |

APPROVAL SIGNATURES:

MAYOR _____ DATE: _____

CITY CLERK _____ DATE: _____

CHAIRMAN PLAN & ZONE _____ DATE: _____

CENTURY LINK _____ DATE: _____

IOWA - AMERICAN WATER COMPANY _____ DATE: _____

MEDIACOM _____ DATE: _____

METRONET _____ DATE: _____

MIDAMERICAN ENERGY _____ DATE: _____

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

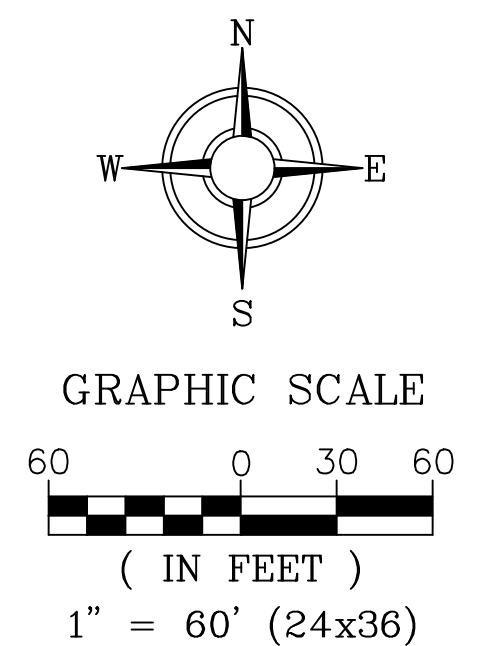
LEGEND:
 DEED DIMENSION = (0.00)
 FIELD DIMENSION = 0.00'
 MONUMENTS FOUND:
 AS NOTED =
 #5 REBAR W/ PINK CAP #8860 =
 BOUNDARY LINE =
 FENCE LINE =
 EASEMENT LINE =
 SETBACK LINE =
 SECTION LINE =

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.

JERRY D. ROGERS
 IOWA LICENSE NUMBER: 8860
 My license renewal date is December 31, 2023
 Pages or sheets covered by this seal: 1

Curve Table

| Curve # | Length (ft) | Radius (ft) | Delta | Chord Length (ft) | Chord Direction |
|---------|-------------|-------------|------------|-------------------|-----------------|
| C1 | 164.98' | 1482.50' | 006°22'34" | 164.89' | S84° 37' 45"E |
| C2 | 22.44' | 15.00' | 085°44'01" | 20.41' | N45° 01' 09"W |
| C3 | 24.67' | 15.01' | 094°09'04" | 21.99' | S44° 58' 51"W |
| C4 | 23.64' | 15.00' | 090°16'51" | 21.27' | S47° 17' 33"E |
| C5 | 23.43' | 15.00' | 089°30'46" | 21.12' | N42° 36' 15"E |
| C6 | 68.20' | 176.50' | 022°08'23" | 67.78' | S76° 17' 26"W |
| C7 | 66.81' | 176.50' | 021°41'20" | 66.41' | S54° 22' 35"W |
| C8 | 77.00' | 176.50' | 024°59'49" | 76.39' | S31° 02' 00"W |
| C9 | 234.88' | 150.00' | 089°43'09" | 211.61' | S42° 42' 27"W |
| C10 | 175.27' | 123.50' | 081°18'47" | 160.93' | S46° 54' 38"W |
| C11 | 63.73' | 176.50' | 020°41'13" | 63.38' | S08° 11' 28"W |
| C12 | 23.63' | 15.00' | 090°15'25" | 21.26' | S47° 20' 42"E |
| C13 | 23.48' | 15.00' | 089°40'43" | 21.15' | S42° 41' 13"W |
| C14 | 23.50' | 15.00' | 089°45'38" | 21.17' | N42° 38' 46"E |
| C15 | 23.65' | 15.00' | 090°19'17" | 21.27' | S47° 18' 47"E |
| C16 | 24.68' | 15.00' | 094°15'59" | 21.99' | S44° 58' 51"W |
| C17 | 18.11' | 123.50' | 008°24'09" | 18.10' | S02° 02' 56"W |



OUTLOT B
 57,333 S.F.
 STORM WATER DETENTION

OUTLOT C
 847,206 S.F.
 FUTURE ADDITIONS



DATE: 5/31/2023 REVISED: 5/31/2023
 563 386.4236 office 386.4231 fax
 2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC CHECKED BY: MDR/JDR
 DRAWING LOCATION: S:\MCMAMARA\CRISWELL

PLAT INFORMATION

- Owner: McNamara Construction, 4841 School House Road, Bettendorf, Iowa 52722
- Engineer: Townsend Engineering, 2224 East 12th Street, Davenport, Iowa 52803, Ph: (563) 386-4236
- Surveyor: Jerry D. Rogers, 2224 East 12th Street, Davenport, Iowa 52803, Ph: (563) 386-4236
- Attorney: Tom Pastrnak, 313 W. 3rd Street, Davenport, Iowa 52801, Ph: (563) 323-7737

PROJECT
 FINAL PLAT
 FOREST GREEN 2ND ADDITION
 BETTENDORF, IOWA

DEVELOPER
 MCMAMARA CONSTRUCTION
 4841 SCHOOL HOUSE ROAD
 BETTENDORF, IOWA 52722

SHEET NO.
 1 of 1



TO: Planning and Zoning Commission
FROM: Greg Beck, City Planner
RE: Case 23-036; Lot 1, Creek Ridge Estates - Reconsideration of Site Development Plan
DATE: June 21, 2023

At the May 17, 2023 Planning and Zoning Commission meeting, a presentation was made to the Commission regarding a proposed townhouse development on Lot 1, Creek Ridge Estates. The presentation contained information regarding the building height of the proposed structures. A two-story townhouse concept was mentioned by the developer in discussions he had with staff prior to the meeting. It was indicated to staff that the original structures were being reduced in height by one story after increasing the width of each townhouse unit to 22 feet as required by code.

Subsequent to the May 17 meeting, the developer decided to revert to the original 3-story concept for the townhouses which is permitted in the R-5, High Density Multi-Family Residence District.

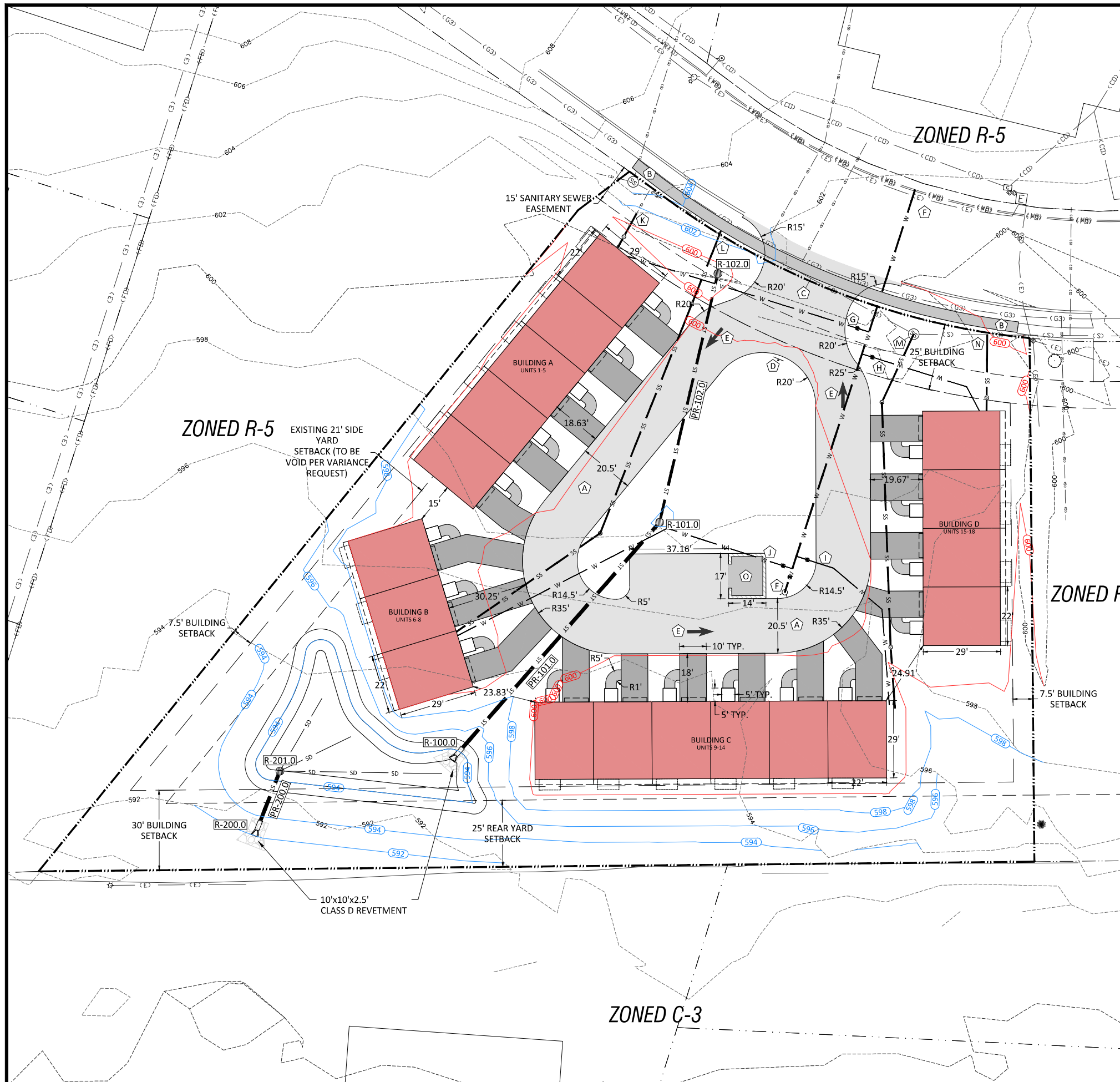
Staff felt that since one design had been presented to the Commission and the public without any comment from the developer's representative to the contrary at the May meeting, a reconsideration of the agenda item was necessary. The item is now reappearing on the Commission's June agenda to clarify the height of the townhouses. Staff recommends approval of the site development plan with the modification to three-story townhomes. All other details of the site development plan remain unchanged.

Case 23-036 Site Development Plan Lot 1, Creek Ridge Estates 3rd Add Aerial Map



0 125 250 500 Feet





SITE & UTILITY KEYNOTES:

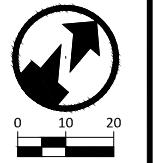
- Ⓐ PROPOSED PCC STANDARD PAVEMENT. SEE DETAIL #1, SHEET C5.00.
- Ⓑ PROPOSED PCC SIDEWALK. SEE DETAIL #2, SHEET C5.00.
- Ⓒ PROPOSED DRIVEWAY. REFER TO SUDAS DETAIL 7030.101.
- Ⓓ PROPOSED 24"x30" "ONE WAY" SIGN (R6-2). SEE SHEET C.500 FOR DETAILS.
- Ⓔ PROPOSED PAINTED DIRECTIONAL ARROW.
- Ⓕ LIVE TAP EXISTING WATER MAIN. INSTALL ±160 LF (EXISTING MAIN TO PROPOSED DEAD-END PRIVATE HYDRANT) OF 6" DIP WATER MAIN WITH ASSOCIATED GATE VALVE. WATER MAIN TO BE INSTALLED PER IOWA AMERICAN WATER MAIN STANDARDS, PROVIDE MINIMUM 5.5' BURY.
- Ⓖ PROPOSED 6"x2" MJ TEE AND ±95 LF (TEE TO BUILDING) OF 2" PVC SDR-21 WATER SERVICE WITH ASSOCIATED GATE VALVE BETWEEN TEE AND BUILDING AS SHOWN. CONTRACTOR TO PROVIDE WATER MAIN FITTINGS AS NECESSARY TO ROUTE FROM TEE TO BUILDING.
- Ⓗ PROPOSED 6"x2" MJ TEE AND ±51 LF (TEE TO BUILDING) OF 2" PVC SDR-21 WATER SERVICE WITH ASSOCIATED GATE VALVE BETWEEN TEE AND BUILDING AS SHOWN. CONTRACTOR TO PROVIDE WATER MAIN FITTINGS AS NECESSARY TO ROUTE FROM TEE TO BUILDING.
- Ⓘ PROPOSED 6"x2" MJ TEE AND ±76 LF (TEE TO BUILDING) OF 2" PVC SDR-21 WATER SERVICE WITH ASSOCIATED GATE VALVE BETWEEN TEE AND BUILDING AS SHOWN. CONTRACTOR TO PROVIDE WATER MAIN FITTINGS AS NECESSARY TO ROUTE FROM TEE TO BUILDING.
- Ⓝ PROPOSED 6"x2" MJ TEE AND ±138 LF (TEE TO BUILDING) OF 2" PVC SDR-21 WATER SERVICE WITH ASSOCIATED GATE VALVE BETWEEN TEE AND BUILDING AS SHOWN. CONTRACTOR TO PROVIDE WATER MAIN FITTINGS AS NECESSARY TO ROUTE FROM TEE TO BUILDING.
- Ⓚ CONNECT TO EXISTING SANITARY STUB. INSTALL ±15 LF OF 6" SANITARY SERVICE AT MIN. 1.00% SLOPE. INSTALL SANITARY CLEANOUT 5' FROM BUILDING. CONTRACTOR TO VERIFY DEPTH OF EXISTING SANITARY MAIN PRIOR TO COMMENCING SITE WORK.
- Ⓛ INSTALL TEE AND CONNECT TO EXISTING SANITARY LINE. INSTALL ±188 LF OF 6" SANITARY SERVICE AT MIN. 1.00% SLOPE. INSTALL SANITARY CLEANOUTS AS SHOWN, WITH NO MORE THAN 100 LF BETWEEN CLEANOUTS. CONTRACTOR TO VERIFY DEPTH OF EXISTING SANITARY MAIN PRIOR TO COMMENCING SITE WORK.
- Ⓜ CONNECT TO EXISTING SANITARY MANHOLE AND INSTALL ±145 LF OF 6" SANITARY SERVICE AT MIN. 1.00% SLOPE. INSTALL SANITARY CLEANOUTS AS SHOWN, WITH NO MORE THAN 100 LF BETWEEN CLEANOUTS.
- Ⓝ INSTALL TEE AND CONNECT TO EXISTING SANITARY LINE. INSTALL ±28 LF OF 6" SANITARY SERVICE AT MIN. 1.00% SLOPE. INSTALL SANITARY CLEANOUT 5' FROM BUILDING. CONTRACTOR TO VERIFY DEPTH OF EXISTING SANITARY MAIN PRIOR TO COMMENCING SITE WORK.
- Ⓞ PROPOSED TRASH ENCLOSURE

UTILITY KEYNOTES:

- 1. EXISTING SANITARY MANHOLES AND STORM INTAKES TO BE ADJUSTED TO PROPOSED GRADE.

| STORM SEWER STRUCTURES | | | | |
|------------------------|-------------------|----------|-------------------|-------------------|
| STRUCTURE ID | TYPE | RIM / FG | INFLOW PIPE IE | OUTFLOW PIPE IE |
| R-100.0 | 12" FES | 594.13 | 12" IE: 593.02 N | |
| R-101.0 | 24" SW-512 | 598.72 | 10" IE: 593.78 NW | 12" IE: 593.61 S |
| R-102.0 | 24" SW-512 | 598.95 | | 10" IE: 596.07 SE |
| R-200.0 | 12" FES | 593.23 | 12" IE: 592.00 N | |
| R-201.0 | OUTFALL STRUCTURE | 594.50 | | 12" IE: 592.13 S |

| STORM SEWER PIPE TABLE | | | | | | | | |
|------------------------|--------------|--------------|-----------|-----------|---------------|-------|-----------|----------|
| PIPE ID | STRUCTURE US | STRUCTURE DS | INVERT US | INVERT DS | LENGTH (FEET) | SLOPE | SIZE (IN) | MATERIAL |
| PR-101.0 | 101.0 | 100.0 | 593.61 | 593.02 | 119 | 0.50% | 12 | HDPE |
| PR-102.0 | 102.0 | 101.0 | 596.07 | 593.78 | 96 | 2.40% | 10 | HDPE |
| PR-200.0 | 201.0 | 200.0 | 592.13 | 592.00 | 27 | 0.50% | 12 | HDPE |

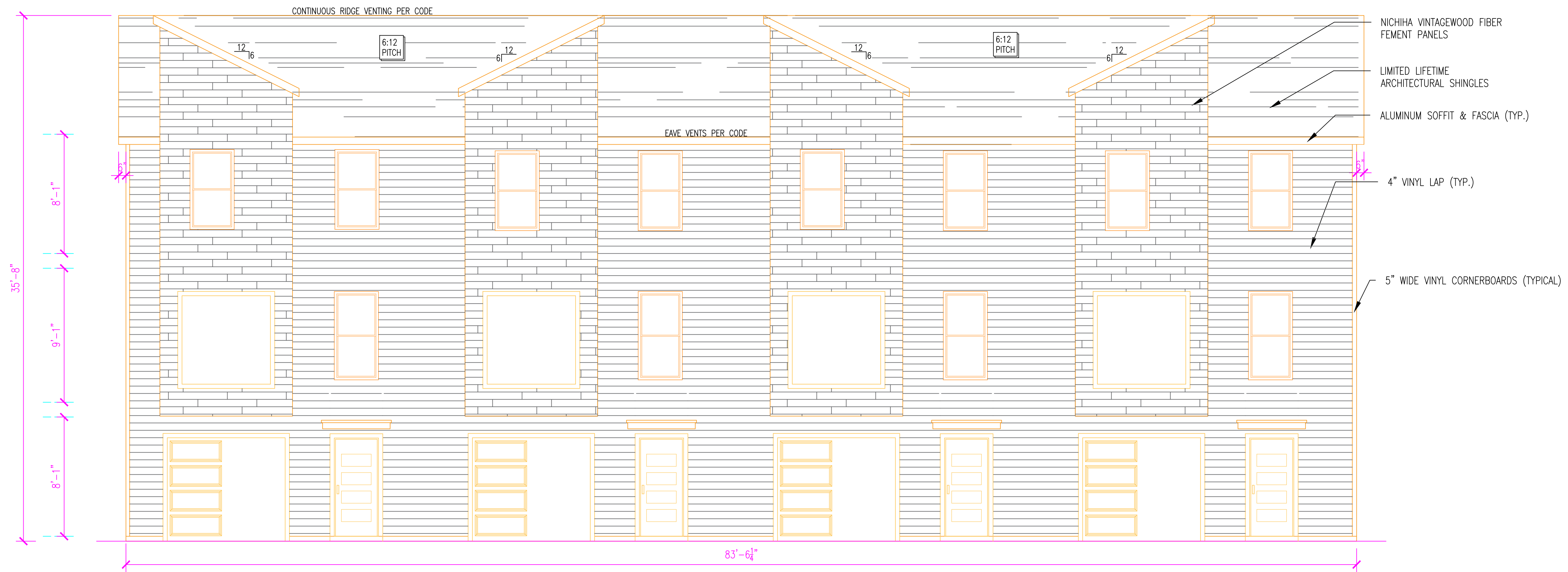


| DRAWING LOG | |
|-------------|------------------------|
| REV | DESCRIPTION OF CHANGES |
| 1 | CITY FIRST SUBMITTAL |
| 2 | RTC #1 |

PROJECT NAME: CREEK RIDGE ESTATES
 CREEK HILL DRIVE
 BETTENDORF, IA
 CLIENT NAME: SILVERTHORNE

DESIGNED, DETAILED, AND CHECKED BY: BOELK
 PROJECT NO.: 230045
 SHEET NO.: 230045
 SHEET NUMBER: C2.00

NOT FOR CONSTRUCTION



1 FRONT ELEVATION
 A1 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
 A1 SCALE: 1/4" = 1'-0"

IN THE EVENT OF A PLAN DISCREPANCY, CHECK WITH GENERAL CONTRACTOR BEFORE PROCEEDING WITH WORK. NO EXTRAS WILL BE APPROVED OR PAID WITHOUT WRITTEN APPROVAL.



1827 E. Lincoln Hwy
 Dekalb, IL 60115
 Phone: 815-526-7735
 Fax: 866-389-4929
 info@silverthornegroup.com

Civil Engineer:

MEP Engineer:

3 STORY TOWNHOME COMPLEX

Project Number
 Date 12-14-2021
 Drawn By kss
 Checked By jlw

**LOT 5
 GLENBROOK RIDGE
 3425 GLENBROOK CIRCLE S.
 BETTENDORF, IA 52722**

| REVISION NO. | REVISION DESCRIPTION | DATE |
|--------------|----------------------|------|
| 1 | | |

A1

STAFF REPORT

Subject: Ordinance Amendment
Author: Greg Beck
Department: Community Development
Date: June 21, 2023



Case No.: 23-037; Amendment to Title 11, Zoning Regulations, Chapter 4, Non-Development Character Area (DCA) Zoning Districts and Permitted Use Table by adding Primary Education and Secondary Education as permitted uses to the Permitted Use Table for C-1, Neighborhood Commercial District.

Request: Ordinance Amendment

Applicant: City of Bettendorf

Ordinance Update: C-1, Neighborhood Commercial District table does not include Primary and Secondary Education as uses.

Background Information & Facts

Currently the City of Bettendorf Zoning Ordinance does not allow Primary or Secondary Education in C-1 districts. These uses are only permitted in C-2, Community Commercial District, C-3, General Business District, A-2, Rural Residence District, and all residential districts R-1 through R-5 permit. Staff was approached by the Bettendorf Community School District to rezone a parcel to permit the conversion of an office building in a C-1, Neighborhood Commercial District to serve as a school building. It is staff's position that C-1 should allow for Primary and Secondary Education uses. Staff planned to address this in the upcoming zoning ordinance update that is being completed in tandem with the Comprehensive Plan update.

The timing of the applicant's request has brought this issue to the forefront. Staff contends a rezoning to accommodate this request would be inappropriate and may result in spot zoning at this location; thus, an update to the zoning ordinance to allow for the proposed use is recommended.

Future Land Use and Comprehensive Plan

The future land use designations of Neighborhood Commercial, Urban Low Intensity, and Urban Medium Intensity are found in school settings throughout Bettendorf. Those future land use designations are supportive of the C-1, Neighborhood Commercial District zoning classification. The goals in the Comprehensive Plan point to quality of life as Goal F: To Promote Recreational and Cultural Activity. By permitting the activity of education in this zoning district, Goal F is met.

Staff Recommendation

Staff would recommend changing the table to include Primary Education and Secondary Education as uses in the C-1, Neighborhood Commercial District (see 11-4-5 Permitted Use Table and Ordinance, Attachments A and B). Staff would recommend the Planning and Zoning Commission approve these two changes.

Respectfully submitted,

Greg Beck
City Planner

11-4-5: PERMITTED USE TABLE:

Table 11-4-5A Agricultural, Residential, Civic, and Office Permitted Use Table

| Civic Uses | A-1 | A-2 | R-1 | R-2 | R-3 | R-4 | R-5 | | C-1 | C-2 | C-3 | C-6 |
|-----------------------|------------|-------------|-------------|-------------|-------------|-------------|-------------|--|------------|------------|------------|------------|
| Administration | P | | | | | S | S | | P | P | P | P |
| Cemetery | S | | | | | | | | | | | |
| Clubs (Recreational) | | P | S | S | S | S | P | | P | P | P | |
| Clubs (Social) | | | | | S | S | P | | P | P | P | |
| College/University | | | | | | S | P | | | P | P | P |
| Convalescent Services | | | | | | S | P | | | P | P | |
| Cultural Services | | | S | S | S | S | S | | S | P | P | P |
| Day Care (Limited) | | H O P | H O P | H O P | H O P | H O P | H O P | | P | P | P | S |
| Day Care (General) | | S | S | S | S | S | S | | P | P | P | S |
| Detention Facilities | | | | | | | | | | | S | |
| Emergency Residential | | | | | | S | S | | | S | S | |
| Group Care Facility | | | | | | S | S | | S | P | | |
| Family Home | | | P | P | P | P | P | | | | | |
| Guidance Services | | | | | | S | S | | | S | S | |
| Health Care | | | | | | S | S | | P | P | P | P |
| Hospital | | | | | | S | S | | | P | P | P |
| Maintenance Facility | | | | | | | | | | | | |
| Park and Recreation | P | P | P | P | P | P | P | | P | P | P | P |
| Postal Facilities | P | P | P | P | P | P | P | | P | P | P | P |
| Primary Education | | P | P | P | P | P | P | | P | P | P | |
| Public Assembly | | | | | | | | | | P | P | P |
| Religious Assembly | | P | P | P | P | P | P | | P | P | P | |
| Safety Services | | | S | S | S | S | S | | P | P | P | P |
| Secondary Education | | P | P | P | P | P | P | | P | P | P | |
| Utilities | P | P | P | P | P | P | P | | P | P | P | P |
| General Offices | | | | | | | | | P | P | P | P |
| Financial Services | | | | | | | | | P | P | P | P |
| Medical Offices | | | | | | | | | P | P | P | P |

ORDINANCE NO. _____ - 23

**ORDINANCE AMENDING TITLE 11 SECTION 11-4-5A OF THE BETTENDORF CITY CODE
ENTITLED AGRICULTURAL, RESIDENTIAL, CIVIC, AND OFFICE
PERMITTED USE TABLE**

Section 1. BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that Title 11 Section 11-4-5A of the City Code of the city of Bettendorf entitled “Agricultural, Residential, Civic, and Office Permitted Use Table” is hereby amended by adding thereto the following to the uses permitted in the C-1 Neighborhood Commercial District:

Primary Education
Secondary Education

Section 2. Severability of Provisions. If any subsection, sentence, clause, phrase or portion of this ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portion hereof.

Section Three. Repealer. This ordinance shall be construed to repeal any prior ordinance inconsistent herewith.

Section Four. Full Force and Effect. This ordinance shall be in full force and effect from the date of passage and publication as required by law.

Section Five. Municipal infraction. Any persons, firm, partnerships, or corporation, whether acting alone or in concert with any other, who violates this ordinance we shall be guilty of a municipal infraction, and shall be penalized as set forth in Section 1-9 of the City Code of the City of Bettendorf, Iowa.

PASSED, APPROVED AND ADOPTED THIS _____ day of _____, 2023.

Robert S. Gallagher, Mayor

ATTEST:

Decker P. Ploehn, City Clerk

STAFF REPORT

Subject: Planning and Zoning Commission
Author: Greg Beck
Department: Community Development
Date: June 21, 2023



Case No.: 23-040
Request: Site Development Plan for The Library (Bar)
Location: 2211 Grant Street
Legal Description: Lot 43, P S Gilroy's Addition and adjoining metes and bounds parcel west (Parcel #: 842853001)
Applicant: EPH, LLC
Current Zoning: C-1, Neighborhood Commercial District

Background Information & Facts

EPH, LLC has submitted a site development plan for 2211 Grant Street (see Aerial Photo, Attachment A). The property is zoned C-1, Neighborhood Commercial District with underlying future land use designation of Urban High Intensity (see Zoning Aerial and Future Land Use Aerial, Attachments B and C).

The proposed use is a bar (see Sewer Parcel Map, Site Development Plan, Interior Design and Elevations, Attachments D, E, F, and G). The existing building, which was once the location of the Bettendorf Public Library, faces Grant Street (see Site Photos, Attachments H and I). The site also falls within the Downtown Master Plan Overlay District. Staff finds the proposed use, exterior materials, and signage to be compliant with the overlay district requirements.

On February 9, 2023, the applicant received special use permits from the Board of Adjustment for the bar and a patio with outdoor alcohol service. The Board's approval restricted outdoor music on the patio until such time as the adjacent properties were no longer of residential use.

Future Land Use and Comprehensive Plan

The future land use designation of Urban High Intensity is supportive of the C-1, Neighborhood Commercial District zoning (see Future Land Use Aerial, Attachment C). This proposed new business supports Comprehensive Plan "Goal C: Attract and Retain Business and Industry."

The project also aligns with the City's Downtown Master Plan and Streetscape Plan. The site falls within the East Bridge redevelopment area and is listed as a potential redevelopment site within the plan. More broadly, the proposed reuse will help support the Plan's goal of, "Create and Maintain Downtown as the focal point of the City."

Lot Configuration & Zoning Compliance

The C-1, Neighborhood Commercial District is intended for this type of bar located along a major arterial street. This parcel adequately accommodates the existing building footprint, parking, and two entries. Aside from the creation of the patio area, the footprint of the building is not changing.

Utilities

Utilities are found along Grant Street. Electrical service is accessed from overhead transmission lines in the alley. Utilities are already connected to the building and require only interior modifications.

Thoroughfare Plan & Access

One access point is provided via Grant Street on the north side of the parcel, and one access point comes from the alley to the south.

Pedestrian and Trail Access

A sidewalk already exists along Grant Street. Internal walk paths are to be provided within the property.

Off-Street Parking

Off-street parking totals 32 spaces. A minimum of 35 parking spaces is required under the Downtown Overlay District under ordinance 11-13-7 (see Downtown Overlay District Parking Regulations, Attachment J). 3,498 square feet of customer service space is being proposed which would normally require 70 parking spaces. Provisions of 11-13-7 permit the City Council to reduce the parking space obligation by 50%. The Petitioner is making that request as part of this application and is seeking support from the Planning and Zoning Commission. Additional parking to the north at the Bettendorf Community Center is being offered by the City to accommodate any overflow parking requirements.

Stormwater Detention

The site has been grandfathered for the purposes of storm water detention as the Petitioner is not adding enough impervious surface to require storm water storage.

Landscaping

Landscaping would be at the discretion of the developer because no structural or parking area is being added.

Lighting

Lighting will be required to face downward within the confines of the parcel. No outdoor light poles are being added.

Floodplain

This parcel is not within the flood hazard area.

Staff Recommendation

Given the petitioner has received Special Use Permits for the bar and outdoor service area, and the proposal complies with the requirements of the City's Zoning Ordinance, Comprehensive Plan and Downtown Master Plan, staff recommends approval of the site development plan with the reduced parking as allowed per code. Staff would note that approval of the site development plan does not waive any applicable city, state, or federal provisions as required by law.

Respectfully submitted,

Greg Beck
City Planner

Case 23-040; Site Development Plan 2211 Grant Street



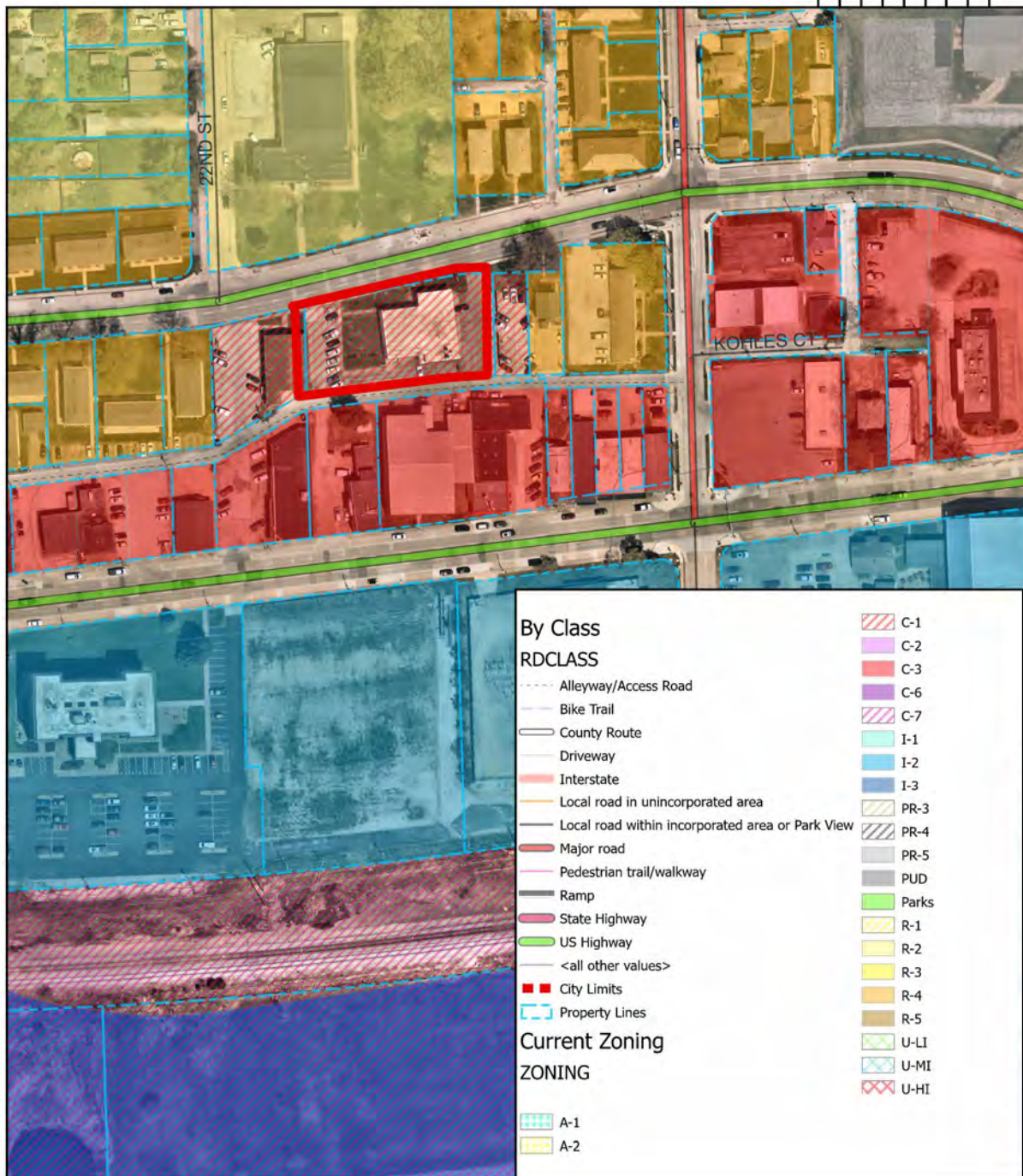
0 50 100 200 Feet



Case 23-040; Site Development Plan 2211 Grant Street Zoning Map



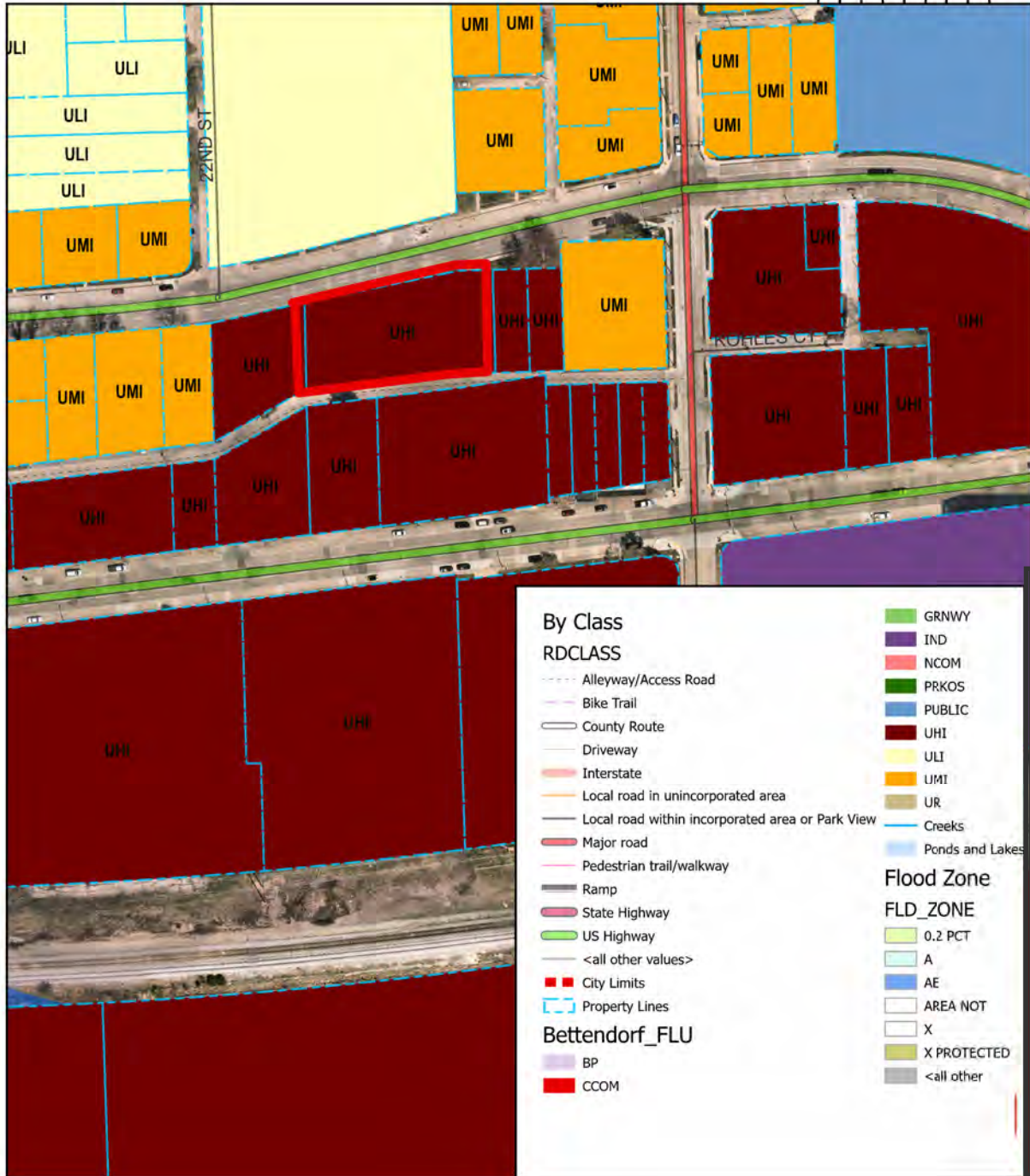
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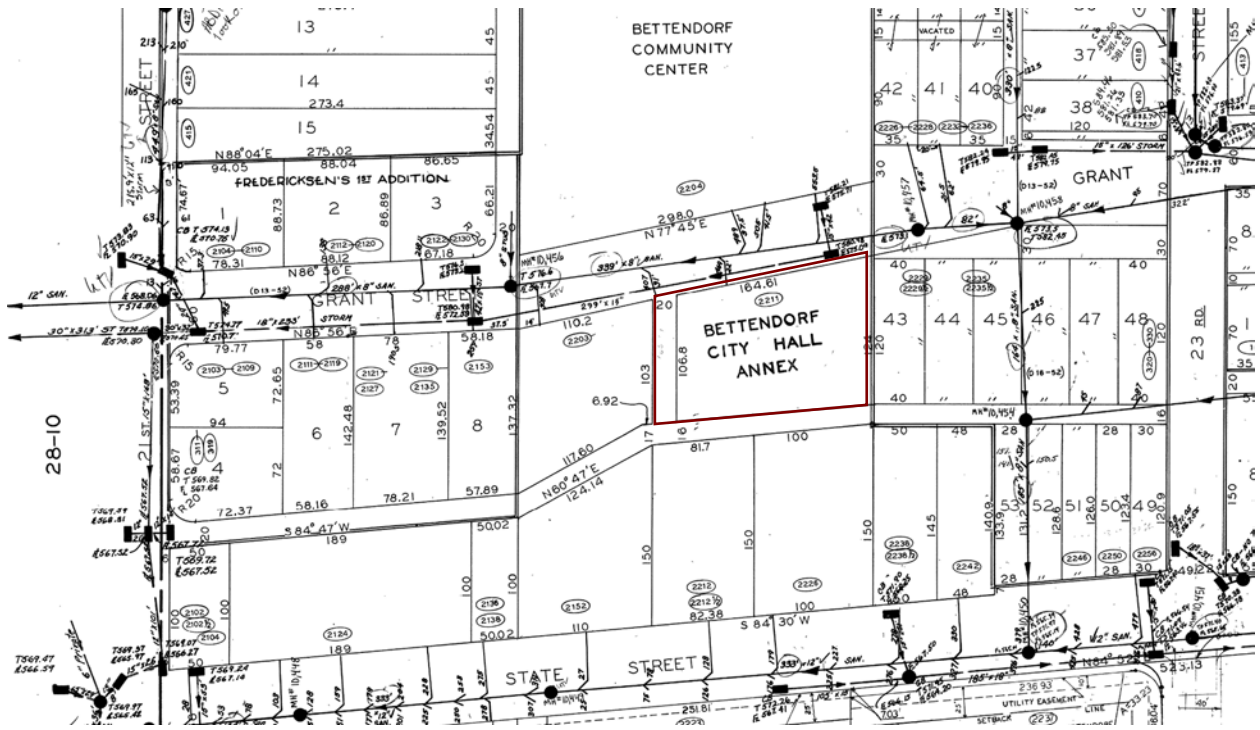


Case 23-040; Site Development Plan 2211 Grant Street Future Land Use Map



0 50 100 200 Feet





| NO. | DESCRIPTION | DATE |
|-----|--------------------|------------|
| | P&Z CLARIFICATIONS | 06/13/2023 |

J. HOWAT
**THE LIBRARY
NEIGHBORHOOD BAR & GRILL**
2211 GRANT STREET
BETTENDORF, IOWA 52722



① SCHEMATIC SITE PLAN
1" = 20'-0"

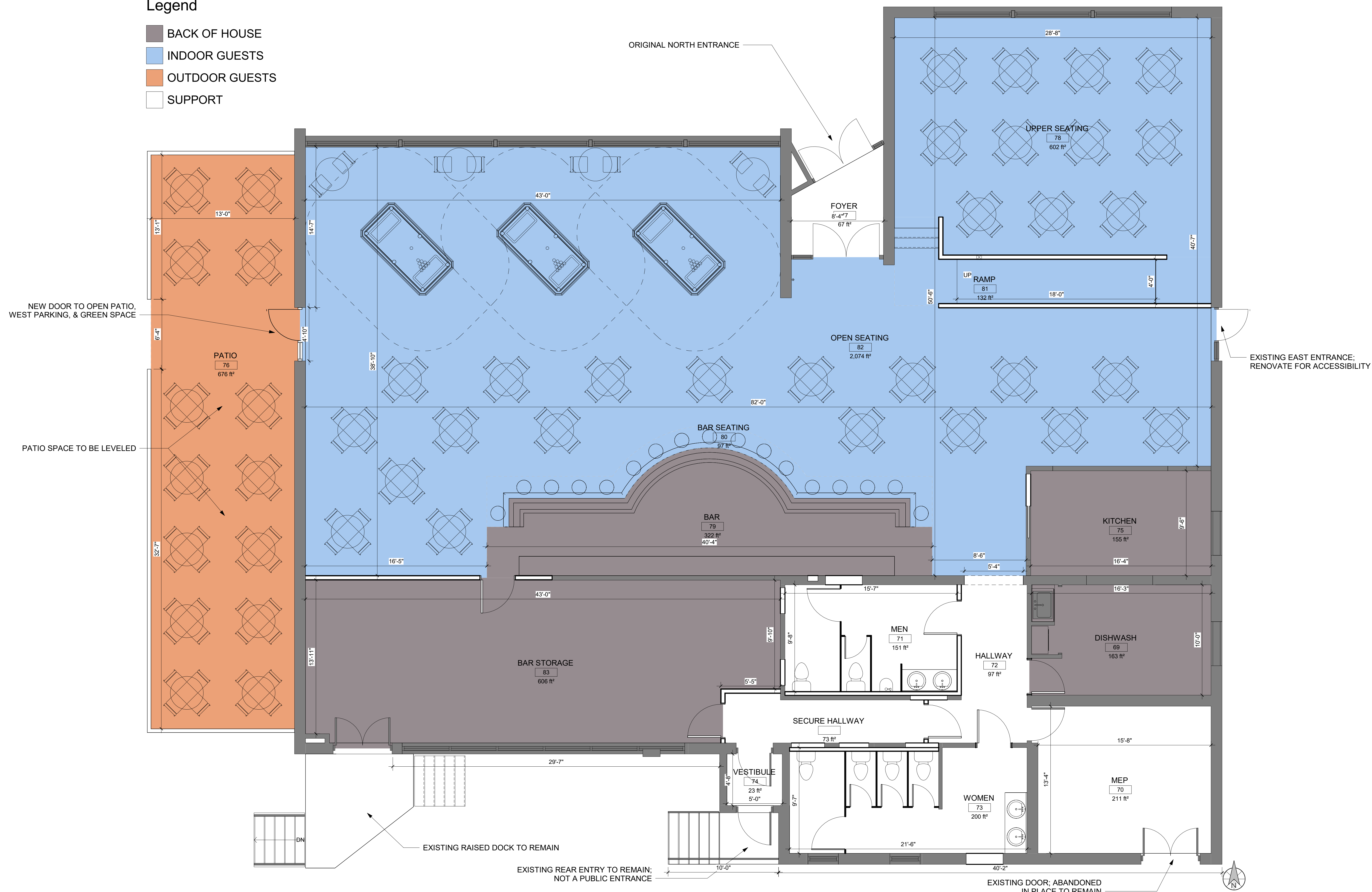
| SITE PLAN - GENERAL NOTES | | |
|--|-----------------------------|--|
| 1. ALL WORK SHALL BE COMPLIANT WITH THE CODES, ORDINANCES, & REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION OVER THE PROJECT LOCATION. | | |
| 2. PARKING STRIPING TO BE PER CITY OF BETTENDORF STANDARDS AND ADA GUIDELINES. | | |
| 3. TABLE 1106.1 ACCESSIBLE PARKING SPACES: | | |
| TOTAL SPACES | REQ'D MIN ACCESSIBLE SPACES | |
| 1 TO 25 | 1 | |
| 26 TO 50 | 2 | |
| 51 TO 75 | 3 | |
| 76 TO 100 | 4 | |

| | |
|----------------|------------|
| Project number | 23-036 |
| Date | 04/20/2023 |
| Drawn by | CJR |
| Checked by | --- |

**SCHEMATIC
SITE PLAN**

Legend

- BACK OF HOUSE
- INDOOR GUESTS
- OUTDOOR GUESTS
- SUPPORT



| NO. | DESCRIPTION | DATE |
|-----|--------------------|------------|
| | P&Z CLARIFICATIONS | 06/13/2023 |
| | | |
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| | | |

J. HOWAT
**THE LIBRARY
NEIGHBORHOOD BAR & GRILL**
2211 GRANT STREET
BETTENDORF, IOWA 52722

| | |
|----------------|------------|
| Project number | 23-036 |
| Date | 04/20/2023 |
| Drawn by | CJR |
| Checked by | --- |

**SCHEMATIC
FLOOR PLAN**



the Library
neighborhood bar & grill
May 2023





the Library
neighborhood bar & grill
May 2023





the Library

neighborhood bar & grill
May 2023





2211 GRANT STREET

GRANT STREET

ALLEY

VIEW LOOKING FROM SOUTHEAST



PROPOSED LIBRARY BAR

PROPOSED OUTDOOR
SERVICE AREA

NORTHWEST ENTRY TO
WEST SIDE PARKING
ACCESS

GRANT STREET

11-13-7: SCHEDULE OF OFF-STREET PARKING REQUIREMENTS:

A. Parking facilities for each use shall be provided in accordance with the minimum requirements set forth in Tables [11-13-7B1](#), [B2](#), and [B3](#) in this section, except as follows.

1. Interim/Temporary Uses. The City Administrator shall have the authority to waive or modify the requirements contained in Chapter 11-13, Off Street Parking and Loading for interim/temporary uses anywhere within the city, so long as such use does not last more than 30 days. It shall be the duty of the property owner or tenant proposing such a use to request in writing a waiver or modification, at least 30 days prior to the use occurring. Requests shall be directed to the Community Development Director.

2. Modifications and Waivers to Off-Street Parking Requirements in the Downtown Masterplan Overlay District. The Planning and Zoning Commission shall review and recommend to the City Council and the City Council may approve by formal action to waive or modify the requirements specified in Chapter 11-13, Off Street Parking and Loading for specific developments within the Downtown Master Plan Overlay District upon approval of a parking plan that is consistent with the intent of this chapter and when strict application of the code would result in unnecessary hardship. The developer must submit a parking plan to the Community Development Director that include provisions for:

- a. Improved parking meeting all City design requirements meeting at least fifty percent (50%) of the required parking.
- b. User safety, including lighting and site security.
- c. The required number of ADA parking stalls per Code.
- d. Adequate site drainage.
- e. Safe vehicle access to and egress from the parking lot.
- f. A parking operations plan including methods to eliminate any impacts to adjacent or nearby properties.

B. Computation:

1. When units of measurement result in the requirement of a fractional space, any fraction shall require one parking space.

2. Unless otherwise indicated, parking requirements are based on gross floor area. For parking calculation purposes, the gross floor area of a building designed for tenant or owner occupancy and exclusive use, including basements, mezzanines, and upper floors, if any, is expressed in square feet measured from the centerlines of joint partitions and exteriors of outside walls. It shall not include areas used principally for utilities and space incidental to the management or maintenance of the building.

Table 11-13-7B2: Minimum Off-Street Parking Requirements

| Commercial Use Types | |
|---|---|
| Agricultural Sales/Service | See Schedule A outdoor sales or display area. |
| Auto and Equipment Rental and Sales, Equipment Repair | See Schedule A . |
| Motor Vehicle Sales, and Machinery Sales | One parking space shall be provided for each 800 square feet of floor area. |

| | |
|-------------------------------|--|
| Auto Service * | Four times service capacity. |
| - Automobile Laundry | Stacking spaces shall be provided to accommodate waiting automobiles equal in number to five times the maximum capacity of the automobile laundry for each wash rack, plus one parking space for each two employees. Maximum capacity, in this instance, shall mean the greatest number of automobiles undergoing some phase of laundering at the same time. |
| - Automobile Service Stations | Two parking spaces shall be provided for each island of pumps and each service stall, plus one parking space for each two employees. |
| Body Repair * | Five spaces per repair stall. |
| Business Support Services | One space per 500 square feet. |
| Campground | One space per camping unit. |
| Bar | One space per 50 square feet of customer service area. |