



## **COMMUNITY DEVELOPMENT**

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

September 17, 2014

Staff Report

### **Case No. 14-077**

**Location:** 2207 Falcon Ave - Site Development Plan

**Applicant:** Mark Roemer

**Zoning Classification:** C-2, Community Shopping District

**Land Use Designation:** Commercial

### **Background Information and Facts**

Mark Roemer has submitted a site development plan for 2207 Falcon Avenue (Lot 2, Hunter Meadows Commercial Park Second Addition) (see Aerial Photo, Attachment A). The applicant plans to construct a restaurant, retail space, and office on the lot which is located west of Falcon Drive and south of 53<sup>rd</sup> Avenue (see Final Plat, Attachment B). The site plan shows 8,850 square feet (see Site Plan Attachment C). This lot is one of two south of Falcon Avenue yet to be developed (see Site Photo, Attachment D). The Board of Adjustment will have to approve a Special Use Permit for an outdoor patio. The landscape plan shows additional trees for the interior of the site and replacement trees as part of the 25-foot landscape buffer on the south and west boundaries ( see Landscape Plan, Attachment E). The building will contain three distinct entry areas (see Elevations, Attachment F).

### **Land Use**

The land use designation for the site is Commercial. The property is zoned C-2, Community Shopping District. A restaurant, retail space and office space are permitted uses in this zoning district.

### **Utilities**

Utilities are available to the site with electrical service to the north, sanitary sewer to the west, and water to the east. Utility connections will be the developer's responsibility.

### **Thoroughfare Plan/Access**

One entry to the site comes from Falcon Avenue. A 4-foot wide sidewalk will be installed along Falcon Avenue.

### **Storm Water Detention**

Storm water detention will be located north of the parking lot and in the drainage easement area on the north side of the lot.

**Recommended Action**

Staff recommends the Planning and Zoning Commission support 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. All landscaping shall be installed and maintained according to the approved landscape plan submitted and approved as part of the site development plan. If all plantings cannot be installed by the time the certificate of occupancy is requested, then a bond shall be posted equal to 150% of the cost of materials and labor for completion of the planting. All landscaping will be planted outside of utility easement areas.
3. All storm water detention on site will be privately owned and maintained.
4. All detention designs and calculations must be approved by the City Engineer.
5. All on-site utilities and driveway area to be privately owned and maintained.

Respectfully submitted,

Greg Beck  
City Planner





53RD AVE

53RD AVE

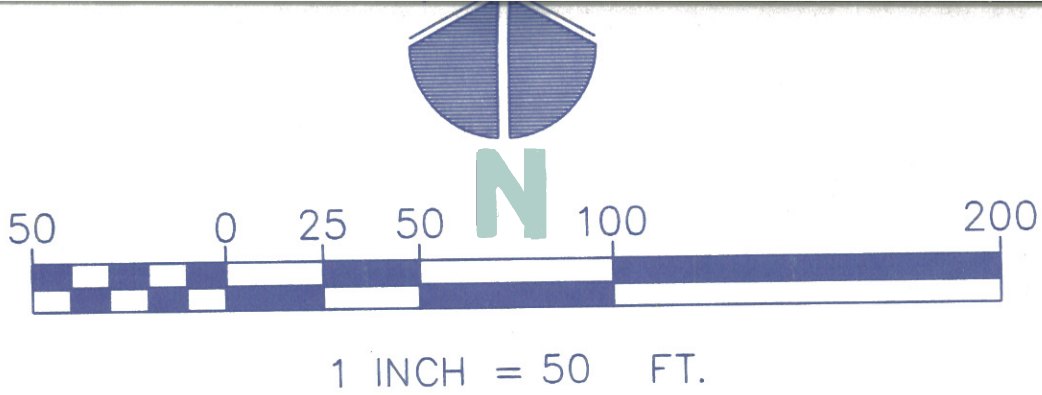
FALCON AVE

LOT 2, HUNTER MEADOWS  
COMMERCIAL PARK  
SECOND ADDITION

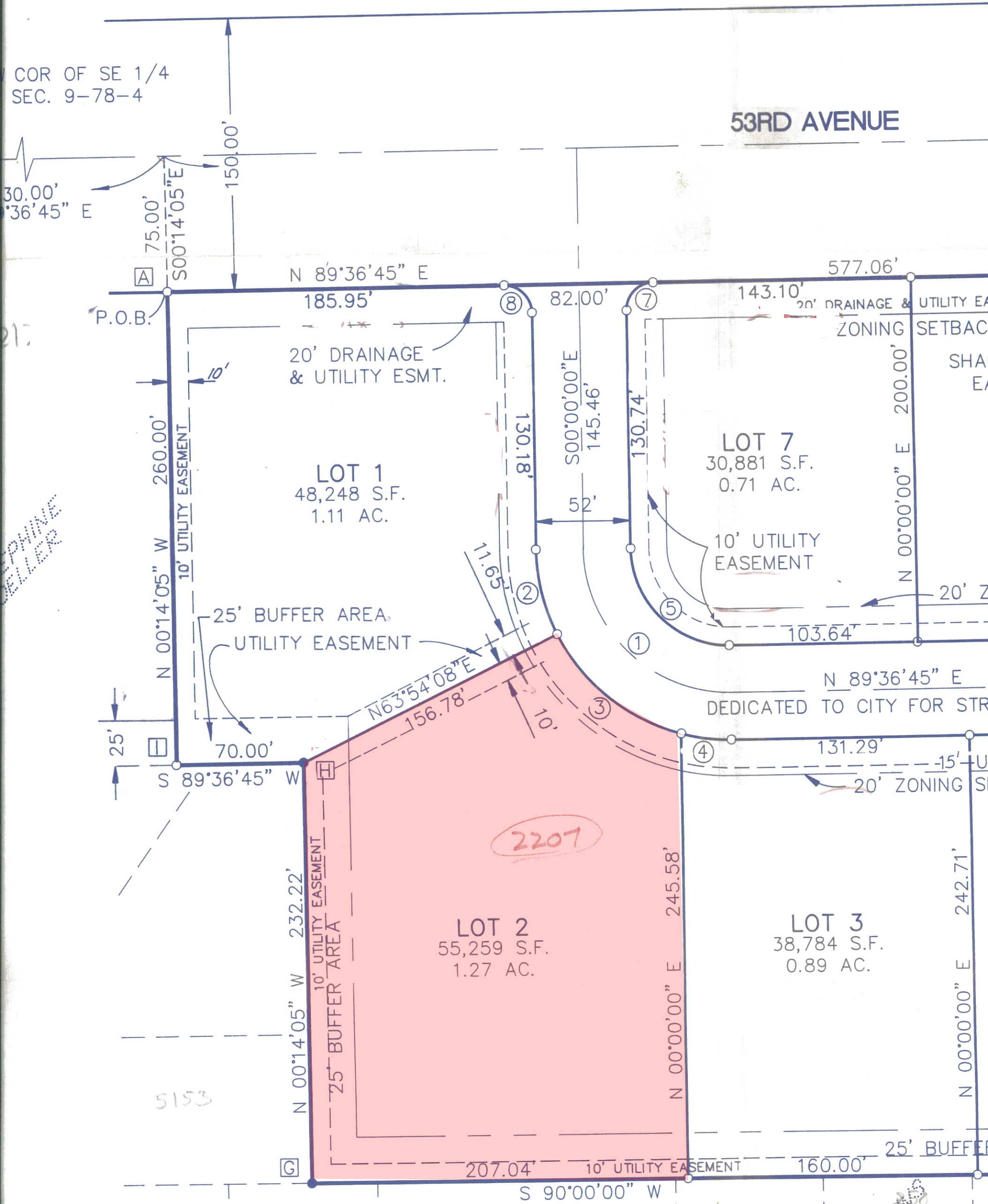
1811 1/2 ST

DOVE CT





HUNTER MEADOWS COMMERCIAL PARK SECOND





- 1) ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- 2) PROPERTY CORNERS SET IN ACCORDANCE WITH CHAPTER 409 STATE CODE OF IOWA.
- 3) LEGEND OF PROPERTY CORNERS:
- EXISTING IRON PIN
  - #5 REBAR WITH CAP, SET
- 4) BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRICAL CABLES, PAD MOUNTED TRANSFORMERS, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE, CABLE T.V. TO INDIVIDUAL STRUCTURES, AND STREET LIGHTING.
- 5) 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.
- 6) THE DEVELOPER SHALL CONSTRUCT A BERM AND LANDSCAPE THE 25 FOOT BUFFER EASEMENT. THE OWNERS OF LOTS 1, 2, 3, 4 AND 5 AND THEIR SUCCESSORS SHALL MAINTAIN THE BUFFER.
- 7) SIDEWALKS TO BE CONSTRUCTED ON 53RD AVENUE, 18TH STREET AND FALCON AVENUE.
- 8) THERE SHALL BE NO MORE THAN ONE ACCESS POINT ONTO 18TH STREET FOR LOT 5.
- 9) THE DRIVEWAY TO 53RD AVENUE FOR LOT 6 SHALL BE CENTERED ON THE EAST LOT LINE.
- 10) THERE SHALL BE NO ACCESS TO LOT 1 AND 7 FROM 53RD AVENUE.
- 11) STORMWATER DETENTION SHALL BE PROVIDED ON EACH INDIVIDUAL LOT AS REQUIRED BY THE STORMWATER DETENTION ORDINANCE.
- 12) IF STRUCTURES ARE BUILT ON THE LOT LINE, A TEN (10) FOOT BUILDING MAINTENANCE EASEMENT SHALL BE CONSIDERED GRANTED ALONG THE LOT LINE ADJACENT TO THE BUILDING. THIS SHALL APPLY TO ANY BUILDING SO LOCATED ON LOT 1 OF HUNTER MEADOWS COMMERCIAL PARK 1ST ADDITION ADJACENT TO LOT 6.

IOWA-AMERICAN WATER CO.

BY: [Signature]  
DATE: 5-24-93

U.S. WEST COMMUNICATIONS

BY: [Signature]  
DATE: 5-26-93

IA-ILL GAS AND ELECTRIC CO.

BY: [Signature]  
DATE: 5-21-93

COX CABLE TELEVISION CO.

BY: [Signature]  
DATE: 5-24-93

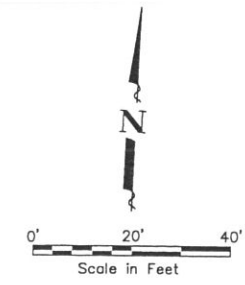
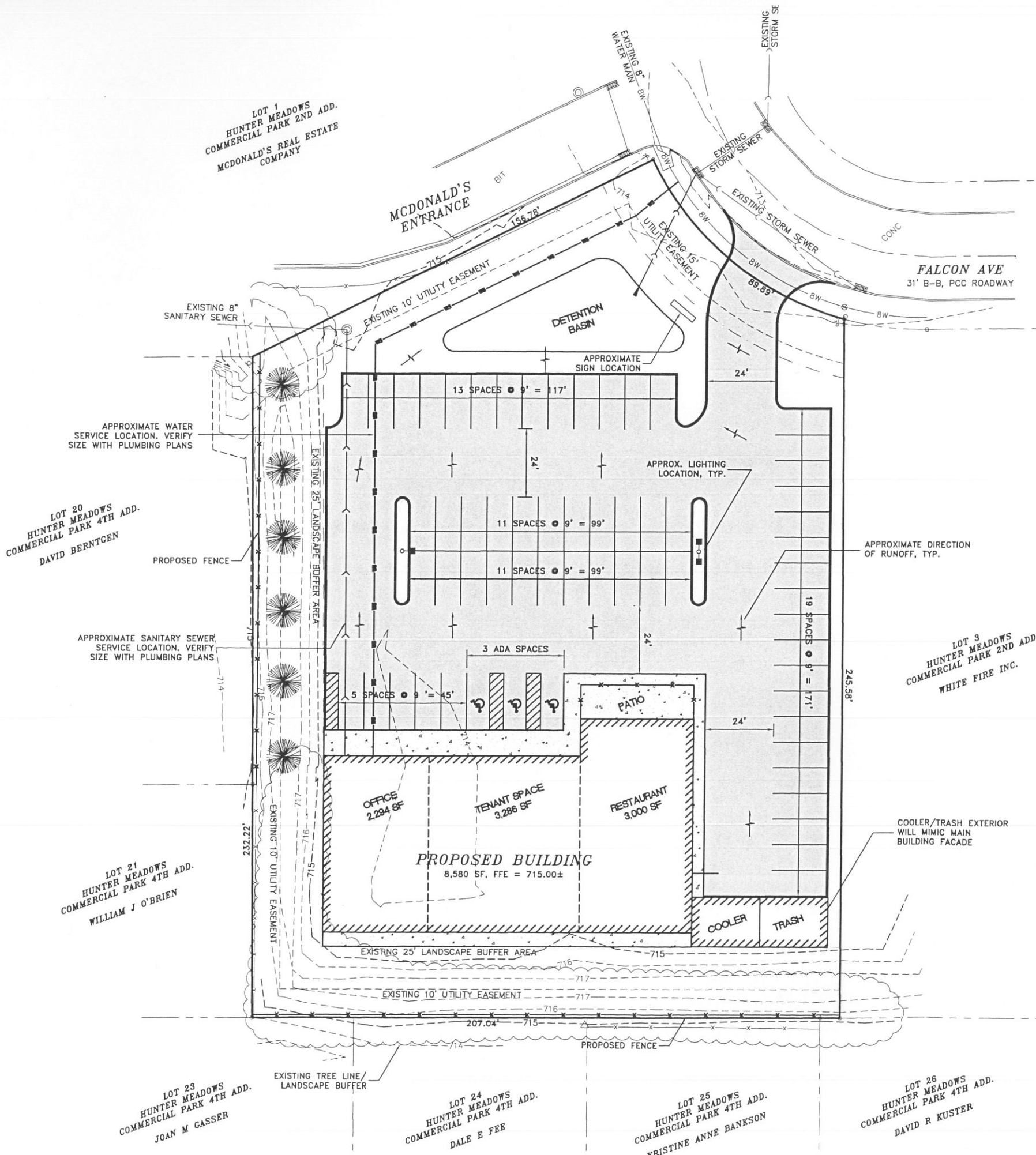
PLAN AND ZONE COMMISSION

BY: [Signature]  
DATE: 5-24-93

CITY OF BETTENDORF, IOWA

BY: [Signature]  
DATE: 8-5-93





# LEGEND

- PROPOSED PAVEMENT
- PROPOSED P.C.C. SIDEWALK
- EXISTING PROPERTY PIN
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR (1' INTERVALS)
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER MAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHON
- EXISTING GAS LINE
- EXISTING STORM INLET
- EXISTING MANHOLE
- DIRECTION OF FLOW
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING TREE LINE
- EXISTING FIBEROPTIC MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING SIGN

## OWNER/DEVELOPER

MARK ROEMER  
2550 MIDDLE ROAD  
BETTENDORF, IA 52722  
PHONE: (563) 650-6572

## ENGINEER

MCCLURE ENGINEERING ASSOC. INC.  
ATTN: BRENT MORLOK, P.E., LEED AP  
4700 KENNEDY DRIVE  
EAST MOLINE, IL 61244  
PHONE: 309-792-9350

## ARCHITECT

KELLY & ASSOC. ARCHITECTURE  
ATTN: DENNIS KELLY  
3800 ARCHER DRIVE #100  
EAST MOLINE, IL 61244  
PHONE: 309-751-3026

## DETENTION

ON-SITE STORMWATER DETENTION  
WILL BE PROVIDED PER CITY ORDINANCE

## PARKING SPACES

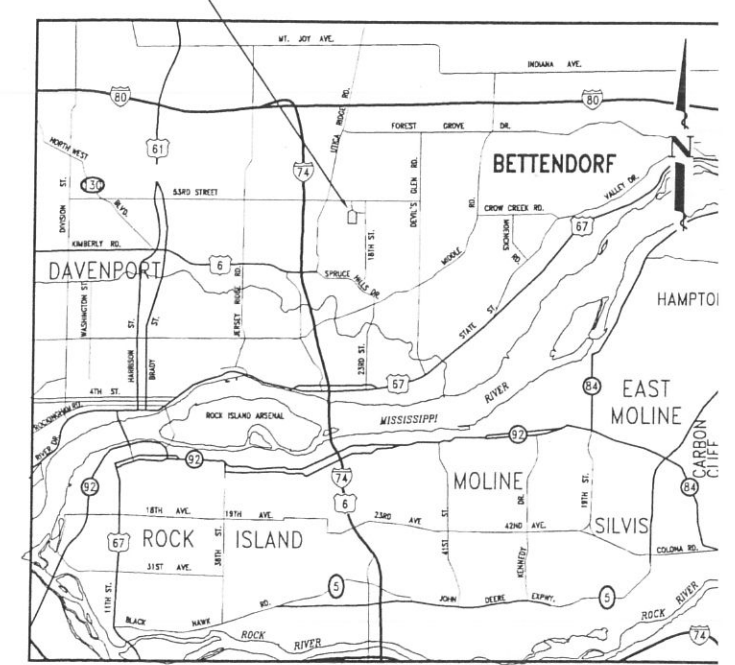
TOTAL REQUIRED PARKING:	56
STANDARD SPACES:	59
HANDICAPPED SPACES:	3
TOTAL ON-SITE PARKING:	62

## ZONING/LOT INFO.

CURRENT ZONING: C-2  
LEGAL DESCRIPTION: LOT 2 HUNTER MEADOWS COMMERCIAL PARK 2ND ADD.  
TOTAL LOT AREA: 1.27 ACRES  
FRONT YARD SETBACK: 20'  
REAR YARD SETBACK: 25'  
SIDE SETBACK: 25' (WEST)  
NONE (EAST)  
WATER SUPPLY: PUBLIC  
SANITARY SEWER: PUBLIC

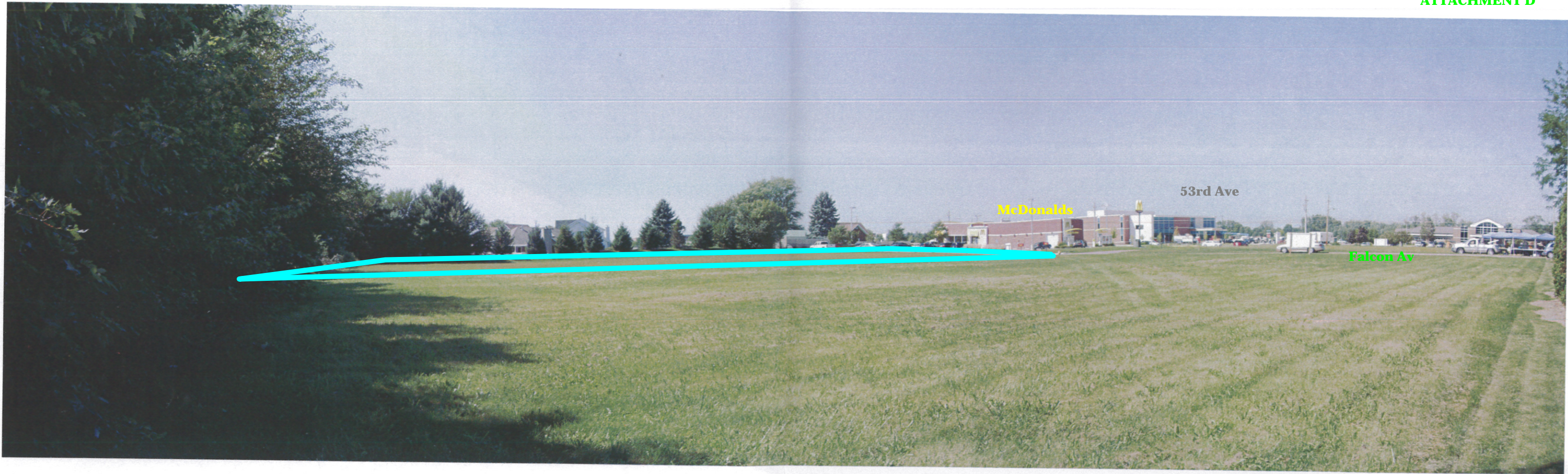
NOTE: ALL MAINTENANCE NEEDED FOR ON-SITE STORM AND SANITARY SEWER SHALL BE THE RESPONSIBILITY OF THE OWNER.

## PROJECT LOCATION



## PROJECT LOCATION MAP

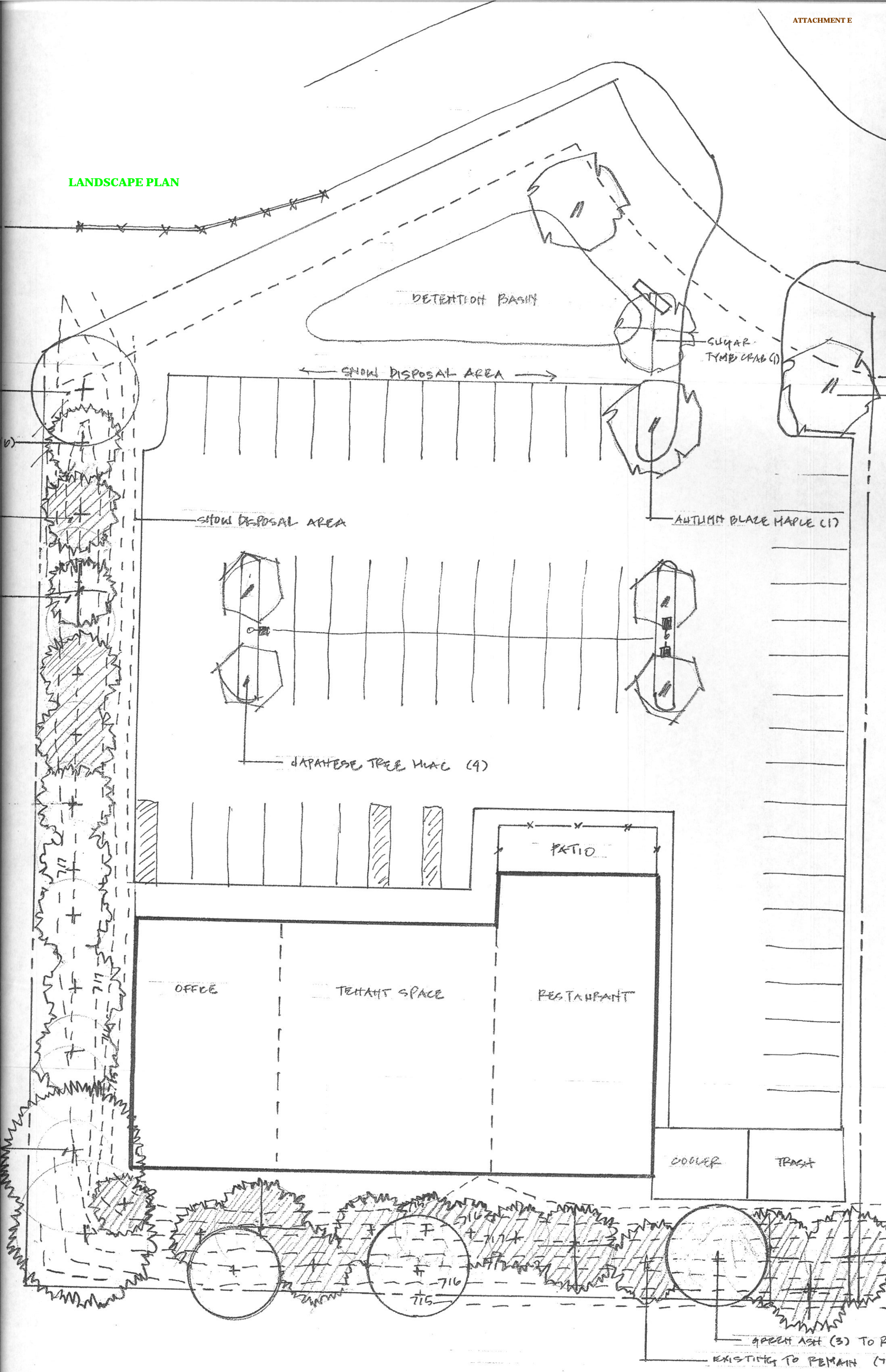




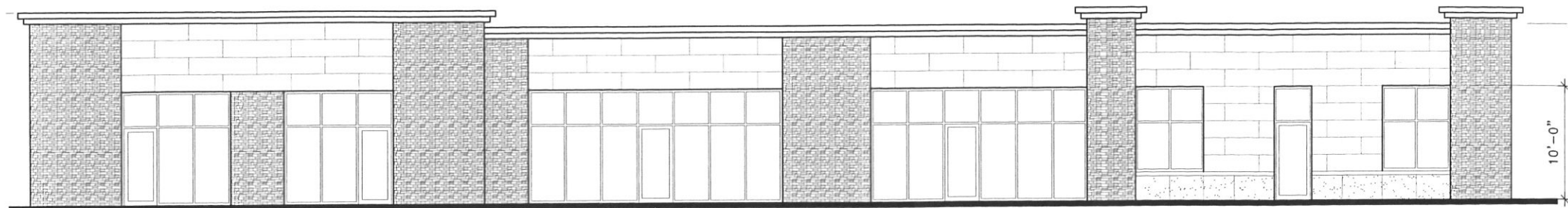
VIEW OF SITE LOOKING EAST



LANDSCAPE PLAN

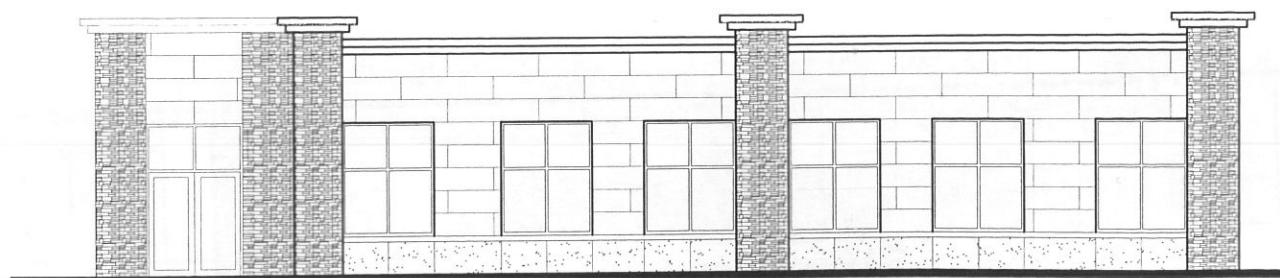






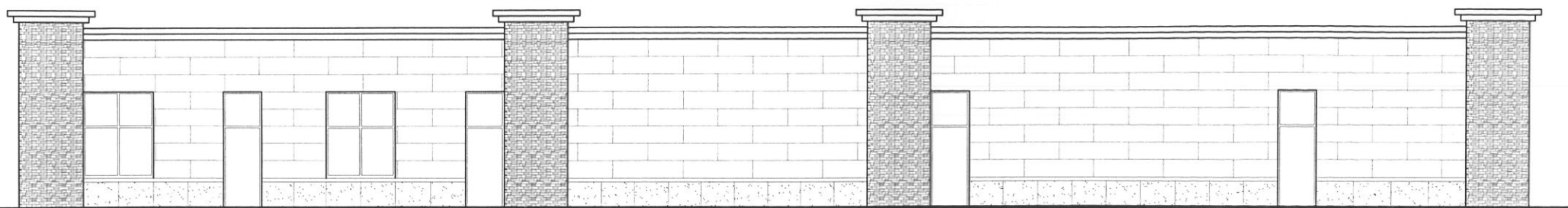
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



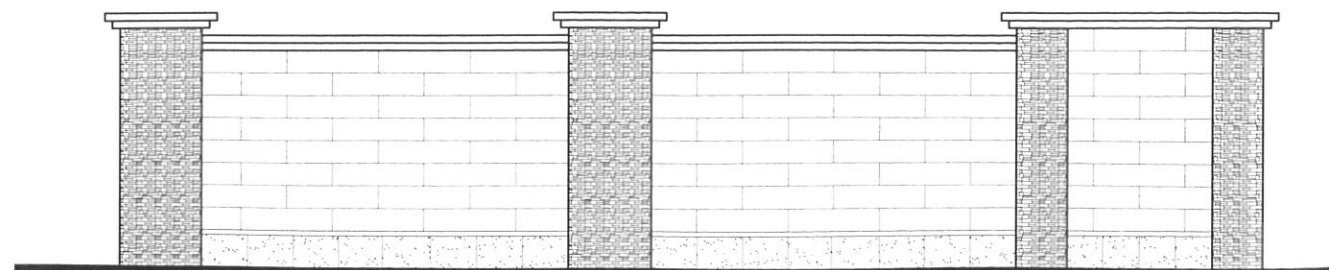
WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"