

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

APRIL 16, 2025 AT 5:30 PM

CITY HALL COUNCIL CHAMBERS

1609 STATE STREET

1. Roll Call: Gibson _____, Kappeler _____, Ormsby _____, Satterfield _____, Scaife _____, Stoltenberg _____, Wennlund _____
2. Approval of the minutes of the meeting of March 19, 2025.
3. Review of Commission procedures.

Public Hearing

4. Case 25-0016-REZ; Rezone from A-1 to R-2, submitted by Windmill Development, Pleasant Valley Community School District, and Forest Grove School Preservation. (Staff: Beswick)
5. Case 25-017-REZ; Rezone from A-1 to C-3, submitted by Windmill Development. (Staff: Beswick)
6. Case 25-018-ORD; Amendments to Title 11, Chapter 4 Permitted Use Table, to allow Convenience Storage in the C-3 District as a Special Use, submitted by the City of Bettendorf. (Staff: Beswick)

Preliminary Plat

7. Case 25-019-PP; Preliminary Plat of Blackstone addition, a single-family residential subdivision, submitted by Windmill Development. (Staff: Beswick)
8. Case 25-013-PP; Preliminary Plat of Ridgehaven Subdivision, a single-family residential subdivision, submitted by Pheasant Creek Estates, LLC. (Staff: Beswick)

Site Development Plan

8. Case 25-015-SDP; Site Development Plan for four multifamily buildings located on Lot 2, Crowne Pointe Fourth Addition and Lot 2, Crowne Pointe Seventh Addition, submitted by Everest Homes, LLC. (Staff: Beck)

Other

8. 2025 Zoning Ordinance Update:
 - o Cont'd Chapter 4. Permitted Use Table.
 - o Chapter 5. Site Development Regulations.
9. 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 & ZONING COMMISSION
MARCH 19, 2025
5:30 P.M.**

The Planning & Zoning Commission meeting of March 19, 2025 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, Scaife, Stoltenberg, Wennlund

MEMBERS ABSENT: Ormsby, Satterfield

STAFF PRESENT: Taylor Beswick, Senior City Planner; Greg Beck, City Planner; Mark Hunt, Community Development Director; Chris Curran, City Attorney; Troy Said, Fire Chief; Lisa Fuhrman, Secretary

2. Approval of the minutes of the meeting of February 19, 2025.

On motion by Kappeler, seconded by Wennlund, that the minutes of the meeting of February 19, 2025 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Board procedures.

Stoltenberg introduced Guy Scaife, the newly-appointed Commissioner.

4. Election of officers.

On motion by Kappeler, seconded by Scaife, that Wennlund continue to serve as Chair for 2025.

ALL AYES

Motion carried.

Replat

5. Case 25-012-REPL; Spencer Hollow 6th Addition (Replat of Lot B in Spencer Hollow 4th Addition), submitted by Ven Green Land Development, LLC. (Staff: Beck)

Beck reviewed the staff report.

Scaife asked if the proposed plat is consistent with previous additions. Beck confirmed this. Hunt added that because the right-of-way width in the previous additions is 52 feet, the right-of-way in the proposed subdivision will be the same rather the currently required 53 feet.

Wennlund asked if the detention outlot is part of a previous subdivision. Beck confirmed this.

On motion by Kappeler, seconded by Wennlund, that the final plat of Spencer Hollow 6th Addition be recommended for approval subject to staff recommendations.

ROLL CALL ON MOTION

ALL AYES

Motion carried.

6. Case 25-005-FP; Blackbird Heights Addition (Replat of Lot 1 in Highland Ridge Third Addition), submitted by G2 Partners, LLC. (Staff: Beswick)
7. Case 25-006-FP; Gipple's Second Addition (Replat of Gipple's First Addition and Lots 4 and A I Blackbird Heights Addition), submitted by Todd Gipple. (Staff: Beswick)

Beswick reviewed the staff report.

Kappeler asked if there is any construction activity currently underway. Beswick explained that there is grading going on in an adjacent subdivision in anticipation of the installation of the extension of Cardinal Road and stated that neither of the proposed subdivisions include dedication of right-of-way. He indicated that home construction is taking place only in previously platted subdivisions.

Kappeler asked if anything would be allowed to be constructed on Lot 1A of Gipple's Second Addition. Beswick explained that it would contain the storm water detention infrastructure for Gipple's Second Addition, adding that no development is allowed to occur on outlots. Hunt added that there will be fewer lots in the area currently being platted than were originally anticipated during an earlier platting stage.

On motion by Kappeler, seconded by Wennlund, that the final plat of Blackbird Heights Addition be recommended for approval subject to staff recommendations.

ROLL CALL ON MOTION

ALL AYES

Motion carried.

Beswick reviewed the staff report.

On motion by Kappeler, seconded by Wennlund, that the final plat of Gipple's Second Addition be recommended for approval subject to staff recommendations.

ROLL CALL ON MOTION

ALL AYES

Motion carried.

Public Hearing

8. Case 25-004-ORD; Amendment to Title 11, Chapter 14 of the City Code – Sign Ordinance. (Staff: Beswick)

Beswick reviewed the proposed amendment to Section 11-4-3(F) regarding public service and safety signs.

A brief discussion was held regarding the possibility of utilizing the banners at some point in the future to promote events taking place in the city, to acknowledge awareness weeks, or to celebrate local sports achievements.

Kappeler asked how the proposed banners are different than those that are displayed in the downtown area. Curran explained that they are not different, adding that staff's goal is to amend the code so that it is consistent with the present reality downtown and to add the TBK area as a permitted location as well as the sponsorship component of the banner. Beswick added that the ordinance also adds new sign types for public safety, legal notice, and public utility signs.

Stoltenberg asked if there is a means to limit the number, location, and separation distance for the signs. Curran explained that there will be an administrative policy which will regulate the types of poles on which the banners are allowed, limit the number and type of signs allowed in the right-of-way, and ensure that the signs are aesthetically-pleasing. He reiterated that the signs are only to be allowed on city-owned poles, adding that the city or an authorized vendor will be responsible for the maintenance of the signs.

Beswick reviewed the proposed amendment to Section 11-4-8(B) regarding billboard signs.

Wennlund asked if there are any existing billboards in the I-80 Urban Renewal Area that would become non-conforming. Beswick confirmed that there are some in the agricultural fields north of I-80, adding that they would not be required to be removed but would become legal non-conforming signs. Hunt commented that the area is becoming a major entry point into the city because of the upcoming I-80 interchange construction and the growth in the TBK area. He added that the city has given a lot of consideration to the first impression the area makes and that one of the top priorities is to prohibit billboards in the overlay district.

Kappeler asked if the existing billboards in the area would be eligible for conversion to a digital sign. Curran explained that once the ordinance is adopted, the non-conforming signs would not be allowed to be changed.

Stoltenberg opened the public hearing for Case 25-004-ORD and asked if there is proof of publication. Fuhrman confirmed this.

There being no one present wishing to speak in favor of or in opposition to the ordinance amendment, Stoltenberg closed the public hearing.

On motion by Kappeler, seconded by Wennlund, that the ordinance amending Sections 11-4-3(F) and 11-4-8(B) of Title 11, Chapter 14 of the City Code – Sign Ordinance be recommended for approval subject to staff recommendations.

AYE: Gibson, Kappeler, Scaife, Stoltenberg, Wennlund

NAY: None

ALL AYES

Motion carried.

Other

Zoning Ordinance Update: Continued discussion of proposed Chapter 4: Zoning Districts and Permitted Use Table. Staff and Commissioners discussed commercial and industrial districts and considerations for changes to these districts in the code update.

There being no further business, the meeting adjourned at approximately 7:00 p.m.

STAFF REPORT

Subject: Planning and Zoning Commission
Author: Taylor Beswick
Department: Community Development
Date: April 11, 2025



Case Nos.:	25-016-REZ & 25-017-REZ
Request:	Rezone from A-1 to R-2 (93.4 acres) and A-1 to C-3 (16.84 acres) (total of 111.8 acres)
Location:	North of Forest Grove Drive, west of Wells Ferry Road, and south of I-80
Applicants:	Windmill Development, Pleasant Valley Community School District, and Forest Grove School House Preservation
Current Zoning:	A-1, Agricultural/Urban Reserve District
Proposed Zoning:	R-2, Single-Family Residence District & C-3, General Business
Future Land Use:	A mixture of CC, Community Commercial; NL, Neighborhood Light; P, Public; GW, Greenways; and Open Space
Related Cases:	23-020-ANNEX Wells Ferry Road/Forest Grove Drive Annexation; 25-019-PP Blackstone Addition Preliminary Plat; 25-018-ORD Permitted Use Table, Commercial Uses

Background Information & Facts

Windmill Development, Pleasant Valley Community School District, and Forest Grove School House Preservation has submitted a request to rezone approximately 94.34 acres of land located north of Forest Grove Drive, west of Wells Ferry Road, and south of I-80 from A-1 to R-2 ([see Aerial Map - Attachment A](#)). In addition, Windmill Development has submitted a request to rezone approximately 16.84 acres of land in the same area from A-1 to C-3. Property contained within the rezoning area is currently farmland, except for the Forest Grove School House, and was recently annexed into the City of Bettendorf. Proposed uses of the entire area include an 88-lot, single-family subdivision, a future Pleasant Valley Community School District school, the existing Forest Grove School House (a historic structure), and indoor commercial storage units.

The annexation was conducted during the most recent Comprehensive Plan update; thus the Future Land Use Map aligns with the proposed developments on the property. In addition, Spencer Creek runs through the property resulting in portions being designated as Parks & Open Space. Upon successful annexation into the City of Bettendorf, property is automatically zoned A-1. The proposed R-2 and C-3 zoning are compliant with the proposed uses, pending the consideration of Case No. 25-018-ORD which will allow convenience storage in the C-3 District via a Special Use Permit approved by the Board of Adjustment. A-1 zoning is also present to the east. Single-family developments exist to the north and south of this parcel ([see Future Land Use and Current Zoning – Attachment B; Proposed Zoning – Attachment C](#)).

A submitted concept plan shows the proposed configuration of these lots ([see Annexation Concept – Attachment D](#)). Windmill Development has also submitted the Preliminary Plat of Blackstone Addition, the residential portion of this rezoning (see Case No. 25-019-PP). Portions of the property are in Special

Flood Hazard Areas, and the applicant's development team has taken this fact into account for siting on the rezoning tract and future single-family lots or commercial lots.

Future Land Use and Comprehensive Plan

As noted previously, the Future Land Use Map designates the area of the rezoning as multiple future land use categories. The proposed zoning and proposed uses are compatible and consistent with the Comprehensive Plan.

Multiple Comprehensive Plan goals are met by the proposed development including preserving environmental sensitive areas, implementing the annexation 7-point strategies, and enhancing community character with improved education services making Bettendorf a great place to live.

Zoning Compliance

The residential rezoning tract is intended to be subdivided single-family lots, a future school, and a historic schoolhouse which are permitted in the R-2 district. The northern commercial zoning tract is proposed to be indoor storage, which requires a Zoning Ordinance Text Amendment (see Case No. 25-018-ORD). The rezoning tract is of sufficient size for the proposed uses and is located in an area that can be developed. All additional bulk standards and regulations have been sufficiently considered for the rezoning including floor area, height, and setbacks.

Rezoning requests must adequately address the following concerns as outlined in Section 11-15-13(B). Staff has addressed each requirement:

1. *The rezoning conforms to the future land use map in the comprehensive plan, as described in the Preamble and further in subsection A-1-3 of Appendix 1.* – Yes, as described in the “Future Land Use and Comprehensive Plan” section of this report.
2. *The amendment is consistent with the goals and objectives of the comprehensive plan.* – Yes, as described in the “Future Land Use and Comprehensive Plan” section of this report.
3. *The subject property, after the city council approval of the requested rezoning, will be designed so as to permit characteristics of said zoning district that will not negatively impact the nearby parcels.* – The proposed single-family residential use is a desirable and attractive development at this location, and staff contends it will not negatively impact nearby parcels. Staff contends the proposed commercial zoning area is naturally buffered from surrounding uses which isolate any potential negative impacts that could be present, depending on the commercial use.
4. *The potential externalities and applicable performance standards requirements governing factors (such as noise, neon lights, odors, etc.) of the rezoning request have been adequately considered.* – No potential negative externalities have been identified for the proposed residential use. Additional site plan reviews will be required to analyze impacts of any proposed school/public uses and commercial uses.
5. *There are adequate public utilities and services available to the land if rezoned. If not, there is an identified party who will pay to install them.* – Forest Grove Drive is public right-of-way and adjacent to the proposed rezoning tract, and further access is described in the “Thoroughfare Plan & Access” section of this report. Connection to utilities, sanitary sewer, and stormwater detention are feasible given the

location and size of the proposed rezoning tract. A more detailed analysis and review of these connections and requirements will be conducted at the platting stage.

6. *The pattern of development that has occurred surrounding the subject property is examined, as other characteristics of the subject property are considered, to make a determination regarding a request for an amendment change.* – A R-2 Zoning District is an appropriate district for this location and is consistent with the pattern of development occurring west of this area in Sterling Woods Subdivision and the Spencer Hollow Subdivisions. A commercial development which is bound by Spencer Creek, I-80, and Wells Ferry Road is appropriate given the limited access and sufficient natural buffers present.
7. *The proposed amendment is in the public interest and not solely in the interests of the applicant.* – The amendment is in the public interest due to goal consistencies described in the section “Future Land Use and Comprehensive Plan” of this report.

Thoroughfare Plan & Access

Forest Grove Drive and Wells Ferry Road will provide access to future developments within the rezoning area. As part of the residential subdivision, local public streets will connect to existing roads west of the Forest Grove School House on Forest Grove Drive and north of the Pleasant Valley Community School District property on Wells Ferry Road. The future Pleasant Valley Community School building will have curb cuts onto Wells Ferry Road and Forest Grove Drive while the existing access for the Forest Grove School House will remain on Forest Grove Drive. Further analysis and review will be conducted during the platting stage and/or site development plan stage.

Utilities and Services

All new developments within the rezoning tract will be served by the Spencer Creek sanitary sewer lift station, currently under construction. Iowa American Water and MidAmerican Energy have capacity to extend water, gas, and electric to future developments in the area.

Other Platting Considerations

Staff contends the submitted rezoning exhibit and additional information addresses all relevant information for reviewing the rezoning request. Further details will be provided, analyzed, and reviewed at the platting stage and or site development plan stage for proposed uses within the rezoning area.

Staff Recommendation

Given the evidence and reasons stated in the staff analysis of the request, staff recommends the Planning and Zoning Commission recommend **approval** of the proposed rezoning requests:

- Case No. 25-016-REZ: A-1 to R-2
- Case No. 25-017-REZ: A-1 to C-3

Taylor Beswick, Senior City Planner

Attachments:

Aerial Map - Attachment A; Future Land Use and Current Zoning – Attachment B; Proposed Zoning – Attachment C; Annexation Concept – Attachment D

Case No. 25-016-REZ & 25-017-REZ

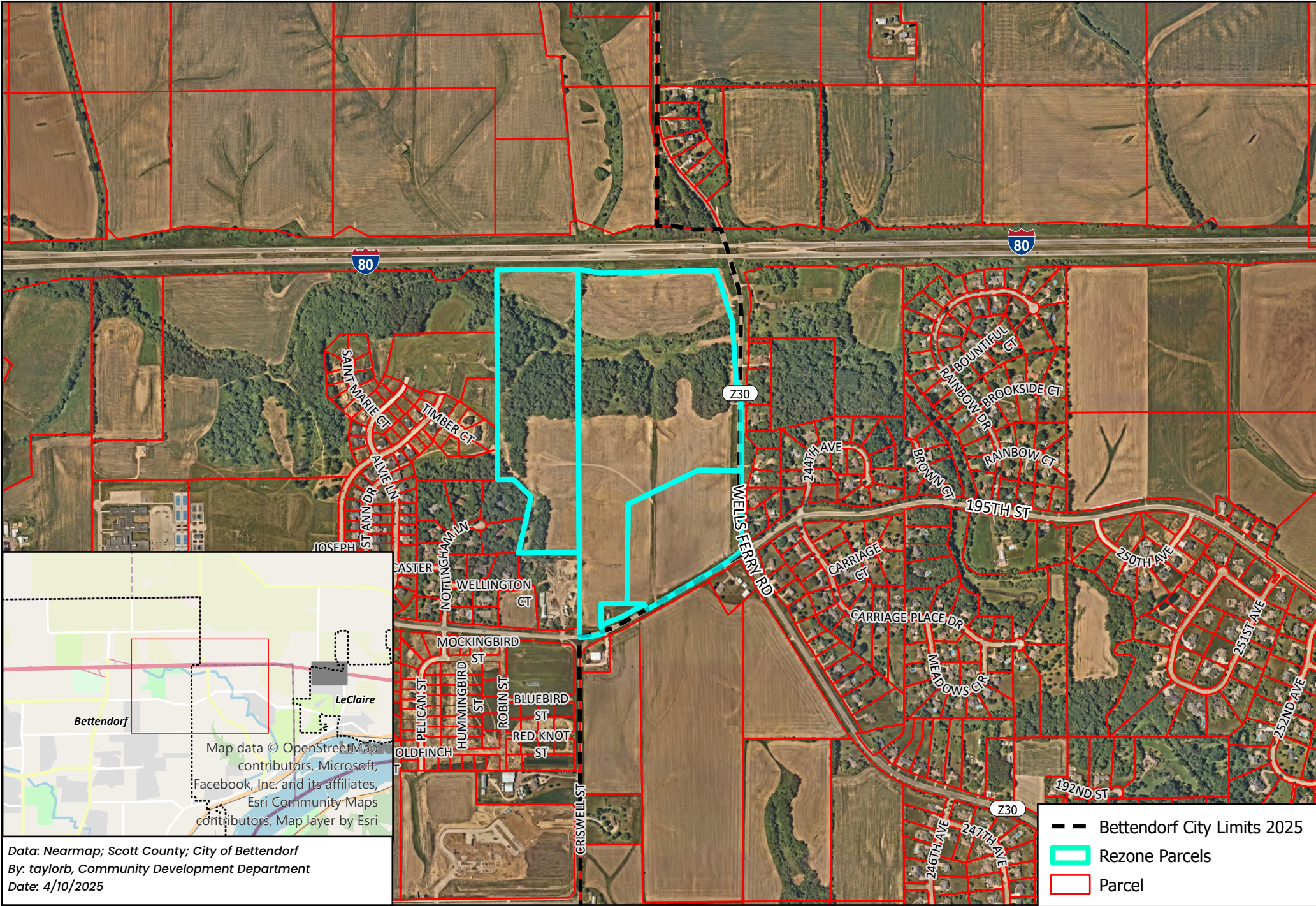
Rezone: A-1 to R-2 and A-1 to C-3

Aerial - Attachment A

1 Inch = 1,333 Feet

0 500 1,000 2,000 3,000 Feet

N

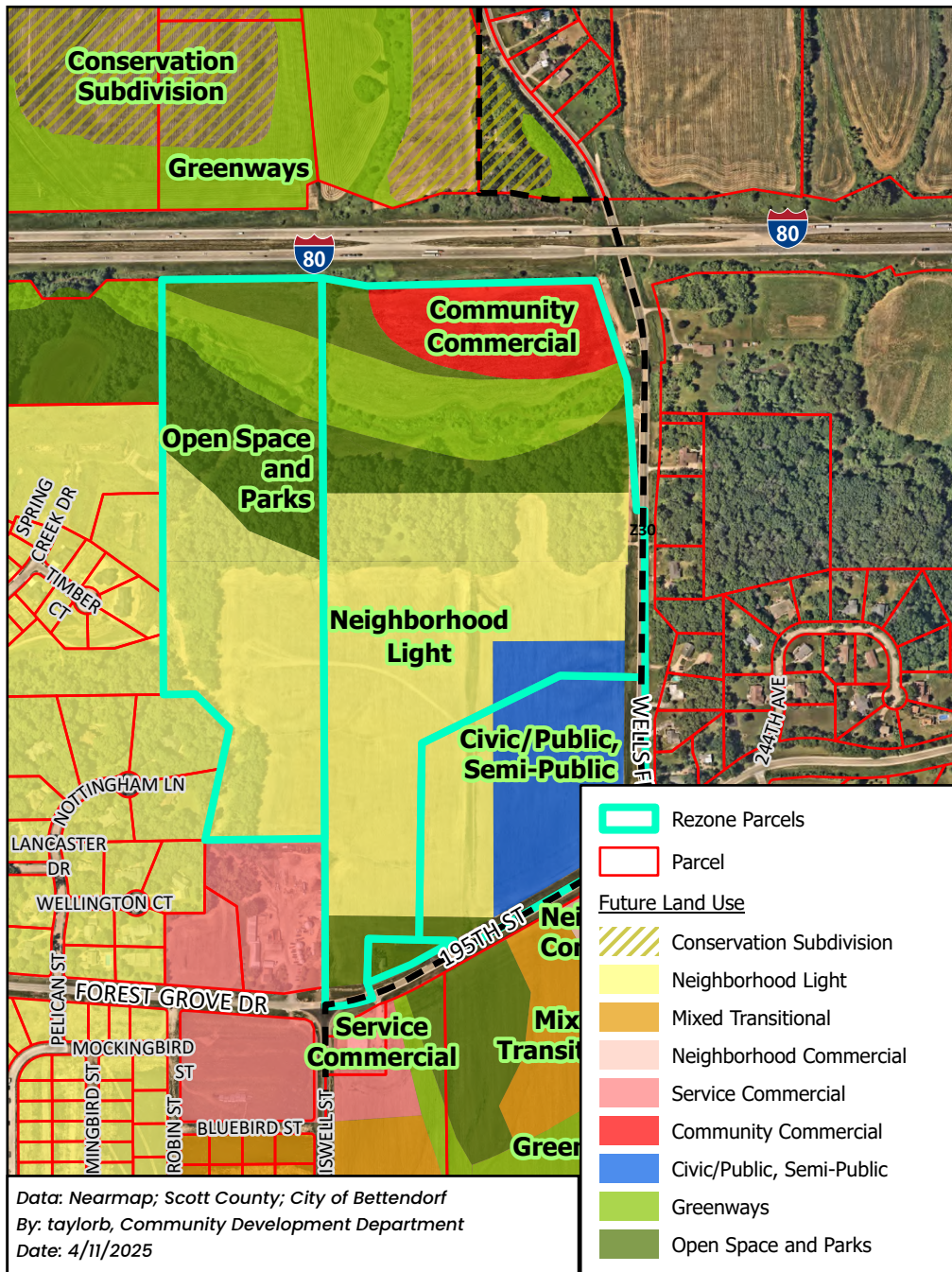


Case No. 25-016-REZ & 25-017-REZ Rezone: A-1 to R-2 and A-1 to C-3 Future Land Use & Zoning - Attachment B

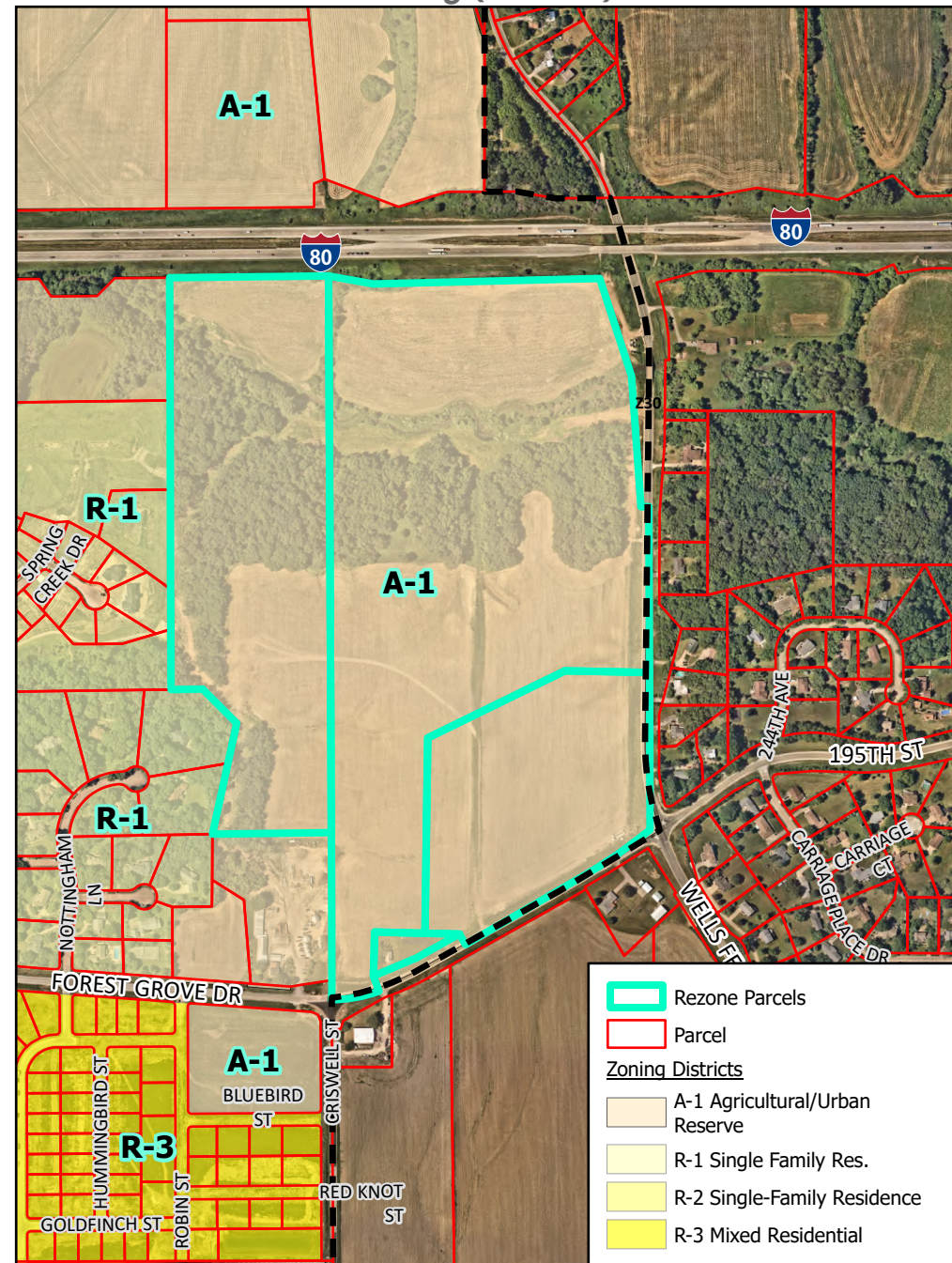
1 Inch = 1,000 Feet
0 185 370 740 Feet

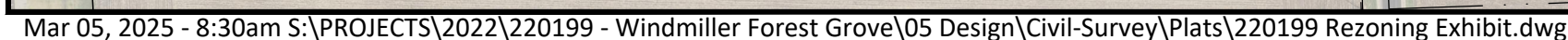


Future Land Use

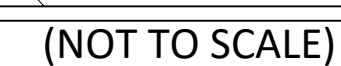


Zoning (Current)





PROJECT LOCATION MAP:



APPLICANT INFORMATION:

PREPARED BY:
AXIOM CONSULTANTS, LLC
C/O BRIAN BOELK
300 S. CLINTON STREET, UNIT 200
IOWA CITY, IOWA 52240
319-519-6220
BBOELK@AXIOM-CON.COM

LEGAL DESCRIPTION:

ZONED TO C-3:

BEING THE NORTHERN PORTION OF CORRECTED AUDITOR'S PARCEL A AS RECORDED IN 2024-5174 OF THE SCOTT COUNTY RECORDER'S OFFICE DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID CORRECTED AUDITOR'S PARCEL A; THENCE N87°43'35"E, 662.59 FEET; THENCE S81°51'18"E, 189.70 FEET; THENCE N86°32'59"E, 940.47; THENCE S20°07'51"E, 425.71 FEET; THENCE S78°05'05"W, 853.49 FEET; THENCE N70°28'47"W, 1161.59 FEET; THENCE N02°15'48"W, 131.87 FEET TO THE POINT OF BEGINNING.

ALL IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA. DESCRIBED AREA CONTAINS 16.84 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

ZONED TO R-2:

BEING PART OF CORRECTED AUDITOR'S PARCEL A AS RECORDED IN 2024-5174, ALL OF AUDITOR'S PARCEL B AS RECORDED IN 2024-5420, AND ALL OF THE LEASE PARCEL AS RECORDED IN 2022-24374 OF THE SCOTT COUNTY RECORDER'S OFFICE, CITY OF BETTENDORF, SCOTT COUNTY, IOWA, EXCEPT THE NORTHERN PORTION OF SAID CORRECTED AUDITOR'S PARCEL A DESCRIBED AS:

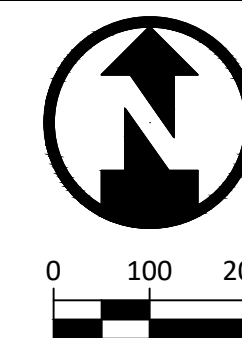
BEGINNING AT THE NORTHWEST CORNER OF SAID CORRECTED AUDITOR'S PARCEL A; THENCE N87°43'35"E, 662.59 FEET; THENCE S81°51'18"E, 189.70 FEET; THENCE N86°32'59"E, 940.47; THENCE S20°07'51"E, 425.71 FEET; THENCE S78°05'05"W, 853.49 FEET; THENCE N70°28'47"W, 1161.59 FEET; THENCE N02°15'48"W, 131.87 FEET TO THE POINT OF BEGINNING.

ALL IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA. DESCRIBED AREA CONTAINS 94.34 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

ZONING INFORMATION:

CURRENT ZONING:
A-1 AGRICULTURAL/URBAN RESERVE DISTRICT

PROPOSED ZONING:
C-3 GENERAL BUSINESS DISTRICT



BLACKSTONE
BETTENDORF, IOWA

ISSUED FOR

REVISÉ
SUBMITTAL[illegible]REZONING EXHIBIT

1 OF 1

NOT FOR CONSTRUCTION



Staff Report

Subject: Planning & Zoning Commission
Author: Taylor Beswick
Department: Community Development
Date: April 11, 2025

Case No.: 25-018-ORD
Request: Amend sections of 11-4-5(B.): Commercial And Parking Permitted Use Table
Location: City-wide in the C-3, General Business District
Applicant: Community Development Staff
Summary: Amends Zoning Ordinance Permitted Use Table (11-4-5B) to allow convenience storage in the C-3 District after approval of a Special Use Permit.

Background Information, Facts, and Staff Analysis

Staff is proposing to amend a section of Title 11: Chapter 4 Permitted Use Tables for the following purposes:

- To allow convenience storage in the C-3 District, subject to approval of a Special Use Permit by the Board of Adjustment.
- Convenience storage is only allowed in Industrial Districts.
- Convenience storage is defined as: “Storage services primarily for personal effects and household goods within enclosed storage areas having individual access but excluding use of such areas as workshops, hobby shops, manufacturing, or commercial activity.”
- This will allow commercial in-fill in certain cases and not require the rezoning of property to industrial districts which could permit more impactful uses.

Attachment A contains the redline amendments to 11-4-5(B.). Development trends have shown demand for personal storage. Staff contends that there are instances where personal in-door storage or mini-warehousing can be compatible with surrounding uses in areas zoned C-3, General Commercial. Staff is not endorsing the use where there is a potential for commercial uses which provide jobs, services, or a more intensive commercial use based on criteria such as traffic, connectivity, and overall development factors. Given the criteria stated, a requirement for a Special Use Permit by the Board of Adjustment is recommended for a case-by-case analysis for permitting convenience storage in the C-3 District.

Staff Recommendation

Staff contends the proposed amendments enhance the City of Bettendorf’s economic development tools and encourage redevelopment and investment in commercial areas, all goals outlined in the City’s Comprehensive Plan. Staff recommends approval of Case 25-018-ORD, Zoning Ordinance amendments to section 11-4-5(B.)

Respectfully submitted,
Taylor Beswick, Senior City Planner

25-018-ORD: Amendment to Permitted Use Table - Attachment A

Table 11-4-5B Commercial And Parking Permitted Use Table

RED = Amendment

“Convenience Storage Use Type”

Zoning Districts	A1	A2	R1	R2	R3	R4	R5	RMHP	C1	C2	C3	C6	C7	I1	I2	I3	Supplemental Regulations
Use Types																	
Convenience Storage											S			P	P	P	stds in supp regs

STAFF REPORT

Subject: Planning and Zoning Commission
Author: Taylor Beswick
Department: Community Development
Date: April 11, 2025



Case Nos.: 25-019-PP

Request: Preliminary Plat Review of an 88-lot, single-family residential subdivision

Location: North of Forest Grove Drive, west of Wells Ferry Road, and south of I-80

Applicants: Windmill Development

Current Zoning: A-1, Agricultural/Urban Reserve District

Proposed Zoning: R-2, Single-Family Residence District (Case No. 25-016-REZ); C-3, General Business District (Case No. 25-017-REZ)

Future Land Use: Predominately NL, Neighborhood Light; some GW, Greenways; and OS, Open Space

Related Cases: 23-020-ANNEX Wells Ferry Road/Forest Grove Drive Annexation; 25-016-REZ A-1 to R-2; 25-017-REZ A-1 to C-3; 25-018-ORD Allow Indoor Storage in C-3 with SUP

Background Information & Facts

Windmill Development has submitted a request to review a Preliminary Plat of the Blackstone addition which includes 88 detached single family lots on 90.66 acres of land located north of Forest Grove Drive, west of Wells Ferry Road, and south of I-80 ([see Aerial Map - Attachment A](#)). Lot 51 of the Preliminary Plat encompasses an area currently be considered to be rezoned from A-1 to C-3. Property contained within the development area is currently farmland and adjacent land includes the Forest Grove School House and future Pleasant Valley Community School District development. A majority of the land in the Preliminary Plat was recently annexed into the City of Bettendorf.

The annexation was conducted during the most recent Comprehensive Plan update; thus the Future Land Use Map aligns with the proposed developments on the property. In addition, Spencer Creek runs through the property resulting is portions being designated as Parks & Open Space. Upon successful annexation into the City of Bettendorf, property is automatically zoned A-1. The proposed R-2 and C-3 zoning are compliant with the proposed uses, pending the consideration of Case No. 25-018-ORD which will allow convenience storage in the C-3 District via a Special Use Permit approved by the Board of Adjustment. A site development plan will be required for development on the commercial property, shown as Lot 51. A-1 zoning is also present to the east. Single-family developments exist to the north and south of this parcel while some larger residential lots exist east of the development, located in unincorporated Scott County ([see Future Land Use and Current Zoning – Attachment B; Proposed Zoning – Attachment C](#)).

A concept plan submitted with the initial annexation request aligns with the proposed preliminary plat ([see Annexation Concept – Attachment D; Preliminary Plat – Attachment E](#)). Portions of the property are in Special Flood Hazard Areas, and the applicant's development team has taken this fact into account for lot configuration of the single-family lots or commercial lot.

Future Land Use and Comprehensive Plan

As noted previously, the Future Land Use Map designates the area of the rezoning as multiple future land use categories. The proposed zoning and proposed uses are compatible and consistent with the Comprehensive Plan.

Multiple Comprehensive Plan goals are met by the proposed development including preserving environmental sensitive areas, implementing the annexation 7-point strategies, and enhancing community character with improved education services making Bettendorf a great place to live.

Lot Configuration and Zoning Compliance

A total of 85 single-family detached lots are proposed in the development, and all conform to the minimum bulk standards for the proposed R-2 district. Two lots are reserved for either the sanitary lift station (Lot 50) or future commercial (Lot 51). A total of seven outlots are associated with development and are reserved either for stormwater drainage, detention, or open space. The northern commercial lot is proposed to be indoor storage, which requires a Zoning Ordinance Text Amendment (see Case No. 25-018-ORD). The lot configurations are of sufficient size for the proposed uses and is located in an area that can be developed. All additional bulk standards and regulations have been sufficiently considered for the rezoning including floor area, height, and setbacks.

Utilities and Services

The development will be served by the Spencer Creek sanitary sewer lift station, currently under construction and shown as Lot 50 on the Preliminary Plat. Iowa American Water and MidAmerican Energy have capacity to extend water, gas, and electric to future developments in the area.

Thoroughfare Plan & Access

The Blackstone addition will be accessed via to local public streets, which will connect to existing roads west of the Forest Grove School House on Forest Grove Drive and north of the Pleasant Valley Community School District property on Wells Ferry Road. The development proposes a total of four cul-de-sacs, which are necessary given the steep topography of the area.

Sidewalks will be required on all streets within the subdivision and are shown on the plat. Outlot D will contain a trail connection from Black Oak Drive to the future Pleasant Valley Community School District development. The sidewalk will be constructed with the first phase of construction, which will allow future owners to be aware of its existence.

No improvements or sidewalks will be required at this time to Forest Grove Drive or Wells Ferry Road. Both roads have drainage ditches which prevents sidewalk construction in their current form.

Storm Water and Floodplain

The residential development reserves multiple outlots for storm water detention and drainage. Outlot F contains the Spencer Creek regulatory floodway and no alterations to this area can occur without prior approval from FEMA, IDNR, and Bettendorf's Floodplain Administration ([see Floodplain Map – Attachment F](#)). Local floodplain development permits are required for additional work in the floodplain fringe if not already permitted.

Construction Phasing

At this time, the development is proposed to be constructed in at least two phases. The preliminary plat outlines the first phase in red. Due to the number of single-family homes proposed in the first phase, Timber Ridge Lane will be required to be constructed as a fire access lane during the first phase. Each phase will be platted as separate final plats.

Staff Recommendation

Given the evidence and reasons stated in the staff analysis of the request, staff recommends the Planning and Zoning Commission recommend **approval** of the proposed Preliminary Plat for the Blackstone addition (Case No. 25-019-PP).

Respectfully submitted,

Taylor Beswick
Senior City Planner

Attachments:

Aerial Map - Attachment A

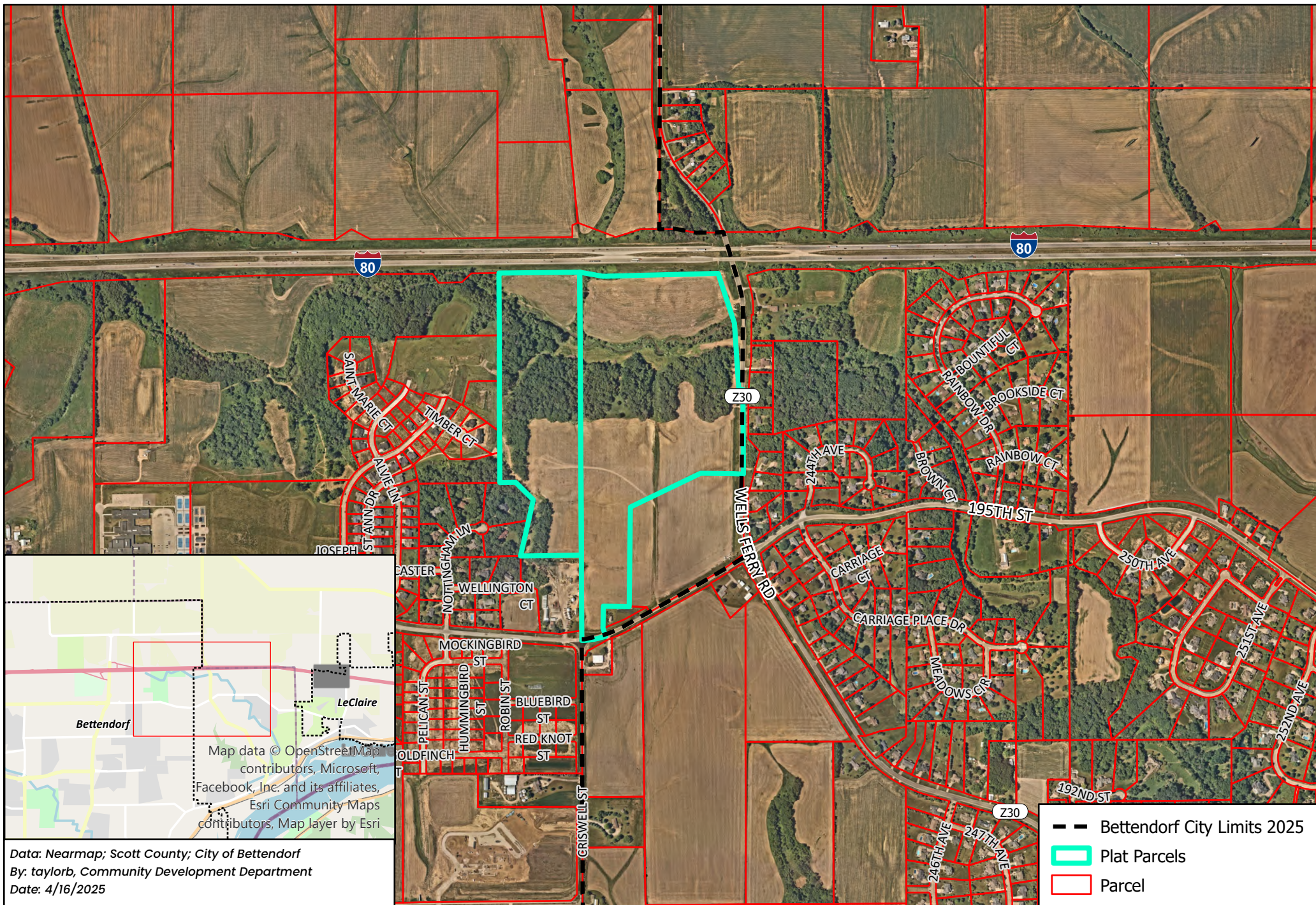
Future Land Use and Current Zoning – Attachment B

Proposed Zoning – Attachment C

Annexation Concept – Attachment D

Preliminary Plat – Attachment E

Floodplain Map – Attachment F

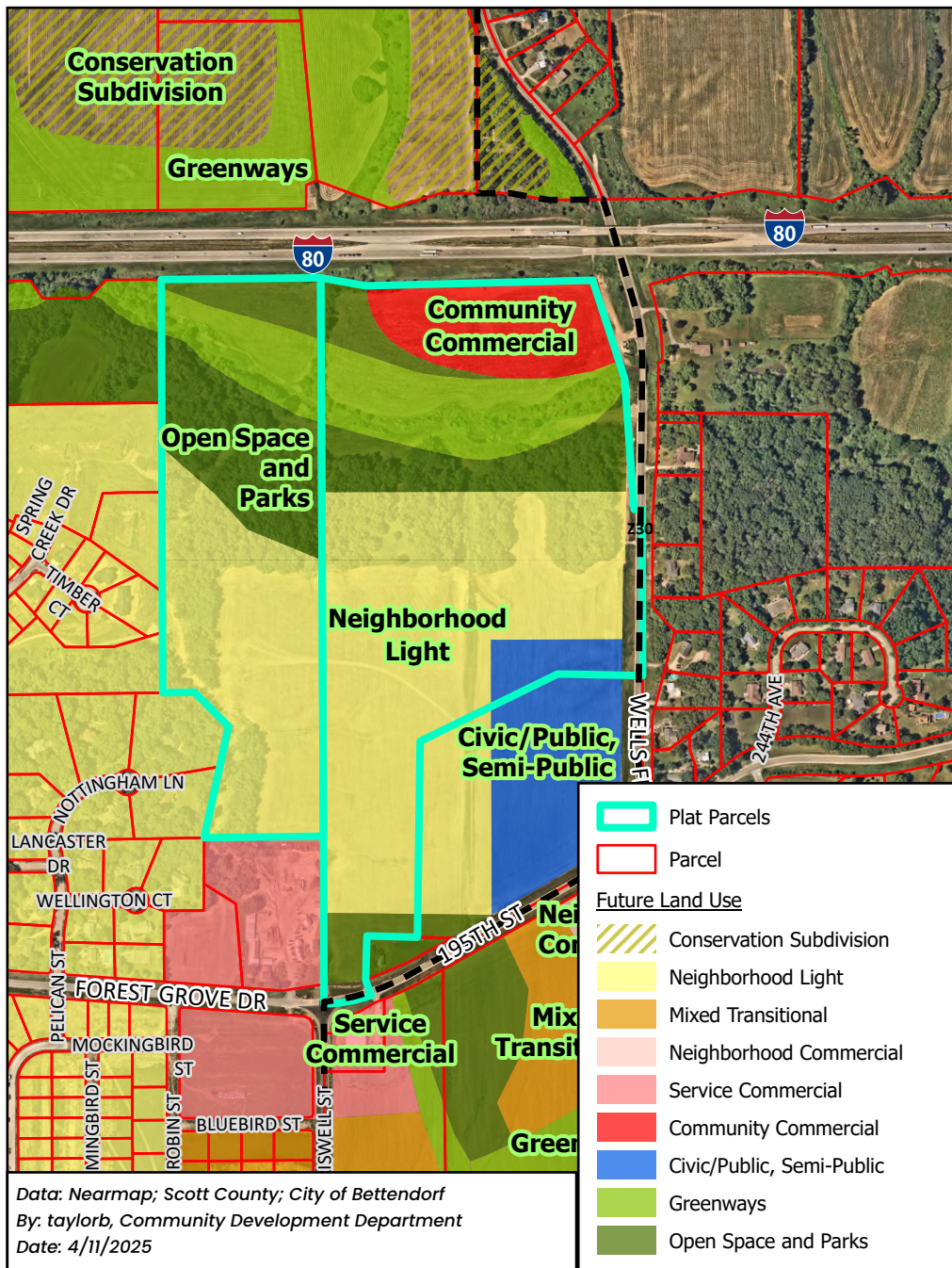


Case No. 25-019-PP Blackstone Addition Preliminary Plat Future Land Use & Zoning – Attachment B

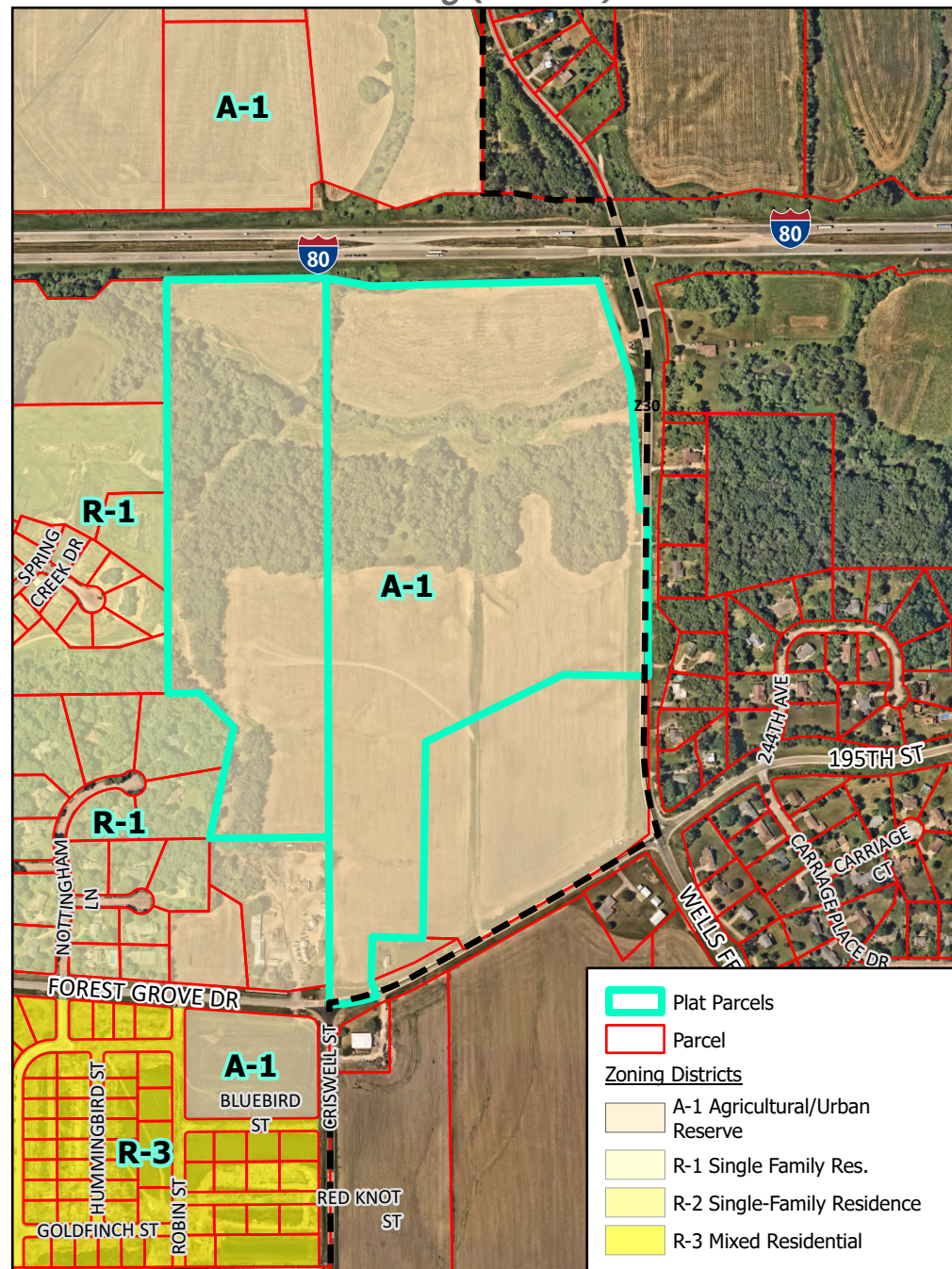
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0 185 370 740 Feet

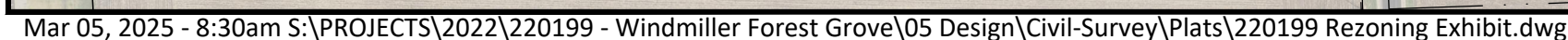


Future Land Use

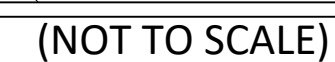


Zoning (Current)





PROJECT LOCATION MAP:



APPLICANT INFORMATION:

PREPARED BY:
AXIOM CONSULTANTS, LLC
C/O BRIAN BOELK
300 S. CLINTON STREET, UNIT 200
IOWA CITY, IOWA 52240
319-519-6220
BBOELK@AXIOM-CON.COM

LEGAL DESCRIPTION:

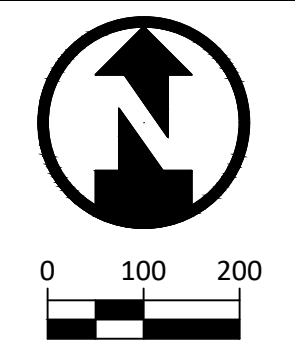
BEING THE NORTHERN PORTION OF CORRECTED AUDITOR'S PARCEL A AS RECORDED IN 2024-5174 OF THE SCOTT COUNTY RECORDER'S OFFICE DESCRIBED AS:

ALL IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA. DESCRIBED AREA CONTAINS 16.84 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

BEING PART OF CORRECTED AUDITOR'S PARCEL A AS RECORDED IN 2024-5174, ALL OF AUDITOR'S PARCEL B AS RECORDED IN 2024-5420, AND ALL OF THE LEASE PARCEL AS RECORDED IN 2022-24374 OF THE SCOTT COUNTY RECORDER'S OFFICE, CITY OF BETTENDORF, SCOTT COUNTY, IOWA, EXCEPT THE NORTHERN PORTION OF SAID CORRECTED AUDITOR'S PARCEL A DESCRIBED AS:

ALL IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA. DESCRIBED AREA CONTAINS 94.34 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

ZONING INFORMATION:



BLACKSTONE
BETTENDORF, IOWA

WINDMILLER DEVELOPMENT, LLC

ISSUED FOR

REVIS
SUBMITTAL

DESIGNED BY	NB/JP
DETAILED BY	JK
CHECKED BY	BB
PROJECT NO.	22-0199
SHEET NAME	

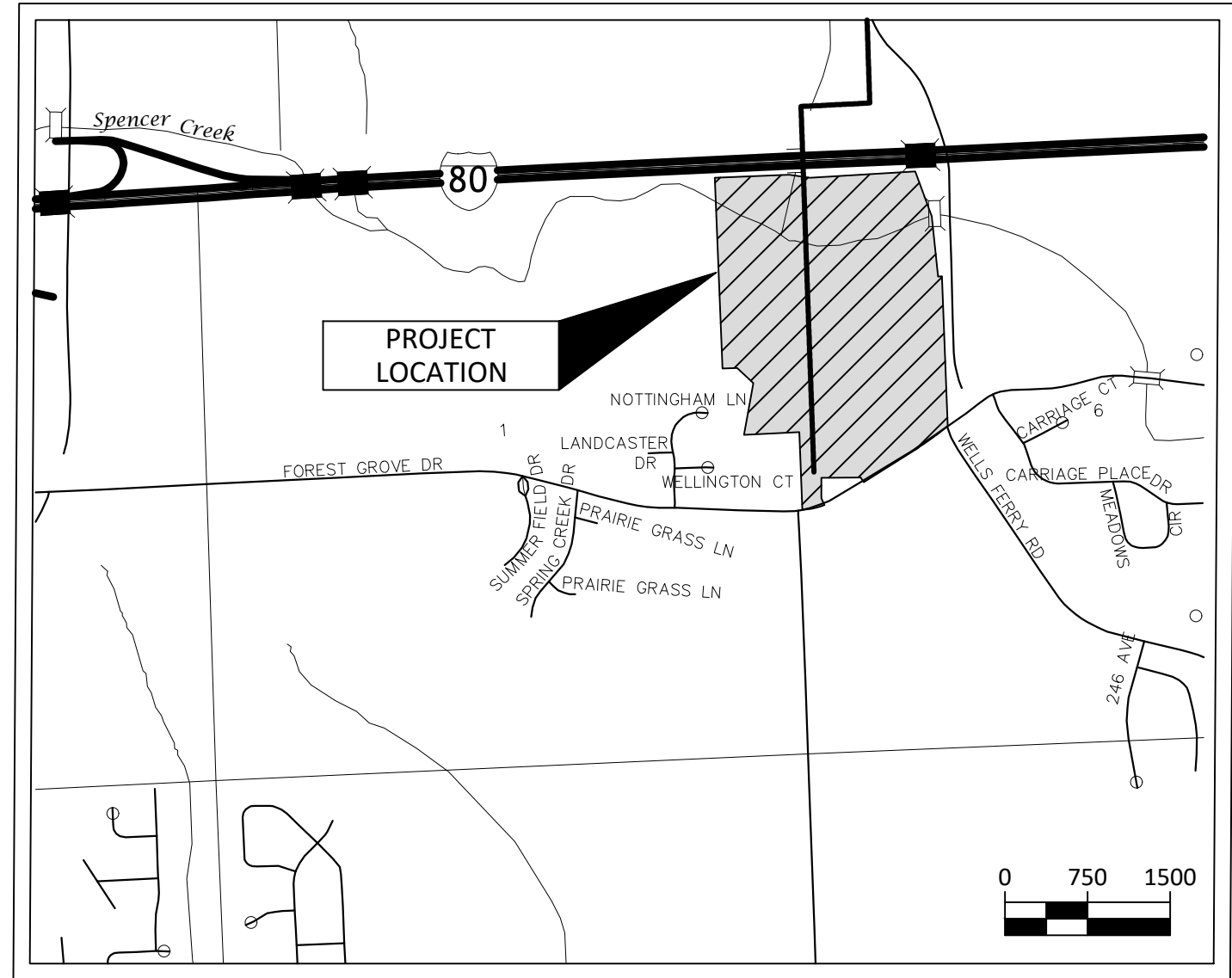
REZONING EXHIBIT

1 OF 1

NOT FOR CONSTRUCTION



PRELIMINARY PLAT
BLACKSTONE
IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA
LOCATION MAP



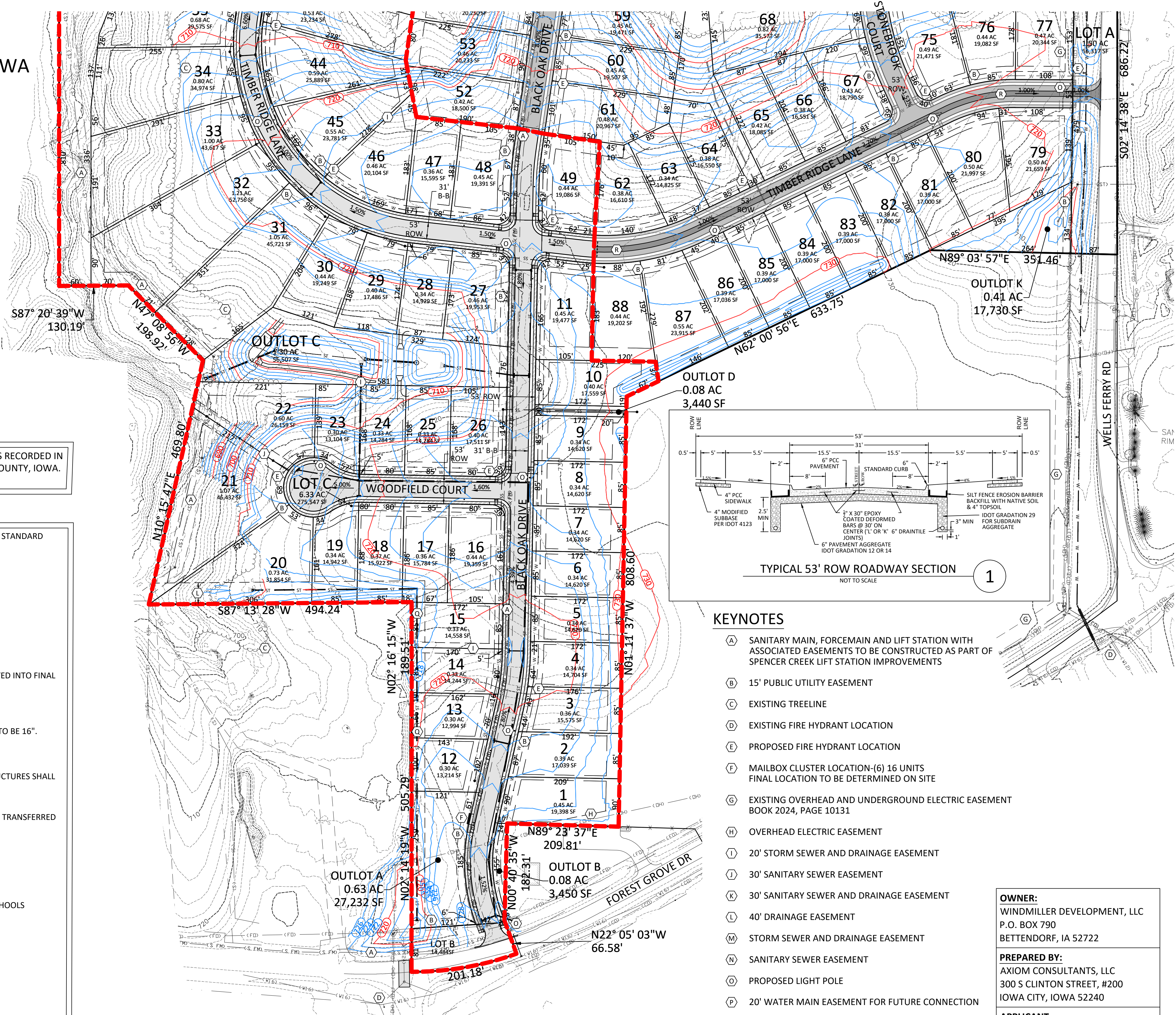
LEGAL DESCRIPTION

CORRECTED AUDITOR'S PARCEL A AS RECORDED IN 2024-5174, EXCEPT AUDITOR'S PARCEL B AS RECORDED IN 2024-5420 OF THE SCOTT COUNTY RECORDER'S OFFICE, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA.

GENERAL NOTES

- ALL IMPROVEMENTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF BETTENDORF STANDARD SPECIFICATIONS AND DETAIL DRAWINGS.
- THE EXISTING ZONING FOR THE LOTS SHOWN ON THE SITE IS A-1.
- THE PROPOSED ZONING FOR ALL LOTS EXCEPT LOT 51 IS R-2. LOT 51 ZONING SHALL BE C-3.
- REQUIRED SETBACKS ARE FOR R-2:
FRONT SIDE REAR
25' 5' 25'
- MINIMUM LOT AREA 8,400 SF.
- MINIMUM LOT WIDTH - 65 FEET
- MAX BUILDING HEIGHT 35', 2.5 STORIES MAX.
- EASEMENTS FOR PLANNING PURPOSES. SUBJECT TO CHANGE WITH SITE DESIGN. TO BE INCORPORATED INTO FINAL PLAT OR EASEMENT EXHIBITS.
- NO ACCESS TO WELLS FERRY ROAD FROM LOTS 77 OR 79.
- LOTS 50, 51, AND 78 SHALL HAVE ACCESS TO WELLS FERRY ROAD.
- ALL WATERMAIN IN SUBDIVISION TO BE 8". WATERMAIN ALONG WEST SIDE OF WELLS FERRY ROAD TO BE 16".
- ALL SANITARY IN SUBDIVISION TO BE 8".
- CITY REQUIRES FLOODWAY STAKING DURING CONSTRUCTION.
- OUTLOT A TO CONSIST OF MAILBOX CLUSTER AND SUBDIVISION MONUMENT SIGN. NO OTHER STRUCTURES SHALL BE CONSTRUCTED WITHOUT PRIOR APPROVAL FROM THE CITY OF BETTENDORF.
- OUTLOT B TO BE RESERVED FOR FUTURE CITY OF BETTENDORF RIGHT-OF-WAY.
- SIDEWALK ON OUTLOT D IS REQUIRED TO BE CONSTRUCTED WITH FIRST ADDITION. OUTLOT D TO BE TRANSFERRED TO PV SCHOOL OWNERSHIP AFTER CONSTRUCTION OF SCHOOL
- THE INTENDED USE OF THE OUTLOT AND LETTERED LOTS WITHIN THE PLAT ARE AS FOLLOWS:

OUTLOT	INTENDED USE	RESPONSIBLE PARTY
OUTLOT A	MAILBOXES, SIGN AND OPEN SPACE	HOMEOWNER'S ASSOCIATION
OUTLOT B	OPEN SPACE	HOMEOWNER'S ASSOCIATION
OUTLOT C	DETENTION BASIN AND OPEN SPACE	HOMEOWNER'S ASSOCIATION
OUTLOT D	PUBLIC SIDEWALK AND SANITARY SEWER	HOMEOWNER'S ASSOCIATION/PV SCHOOLS
OUTLOT E	DETENTION BASIN AND OPEN SPACE	HOMEOWNER'S ASSOCIATION
OUTLOT F	FLOODWAY PARCEL	HOMEOWNER'S ASSOCIATION
OUTLOT G	DRAINAGEWAY AND OPEN SPACE	HOMEOWNER'S ASSOCIATION
OUTLOT H	DETENTION BASIN	HOMEOWNER'S ASSOCIATION
OUTLOT I	FLOODWAY PARCEL	HOMEOWNER'S ASSOCIATION
OUTLOT J	DETENTION BASIN AND OPEN SPACE	HOMEOWNER'S ASSOCIATION
OUTLOT K	DETENTION BASIN	HOMEOWNER'S ASSOCIATION
LOT 50	LIFT STATION	CITY OF BETTENDORF
LOT A	STREET RIGHT OF WAY	CITY OF BETTENDORF
LOT B	STREET RIGHT OF WAY	CITY OF BETTENDORF
LOT C	STREET RIGHT OF WAY	CITY OF BETTENDORF



KEYNOTES

- (A) SANITARY MAIN, FORCEMAIN AND LIFT STATION WITH ASSOCIATED EASEMENTS TO BE CONSTRUCTED AS PART OF SPENCER CREEK LIFT STATION IMPROVEMENTS
- (B) 15' PUBLIC UTILITY EASEMENT
- (C) EXISTING TREELINE
- (D) EXISTING FIRE HYDRANT LOCATION
- (E) PROPOSED FIRE HYDRANT LOCATION
- (F) MAILBOX CLUSTER LOCATION-(6) 16 UNITS FINAL LOCATION TO BE DETERMINED ON SITE
- (G) EXISTING OVERHEAD AND UNDERGROUND ELECTRIC EASEMENT BOOK 2024, PAGE 10131
- (H) OVERHEAD ELECTRIC EASEMENT
- (I) 20' STORM SEWER AND DRAINAGE EASEMENT
- (J) 30' SANITARY SEWER EASEMENT
- (K) 30' SANITARY SEWER AND DRAINAGE EASEMENT
- (L) 40' DRAINAGE EASEMENT
- (M) STORM SEWER AND DRAINAGE EASEMENT
- (N) SANITARY SEWER EASEMENT
- (O) PROPOSED LIGHT POLE
- (P) 20' WATER MAIN EASEMENT FOR FUTURE CONNECTION
- (Q) 25' STORM SEWER AND DRAINAGE EASEMENT
- (R) REQUIRED SEALCOAT FIRE ACCESS ROAD -TO BE CONSTRUCTED WITH FIRST ADDITION

OWNER:
WINDMILLER DEVELOPMENT, LLC
P.O. BOX 790
BETTENDORF, IA 52722

PREPARED BY:
AXIOM CONSULTANTS, LLC
300 S CLINTON STREET, #200
IOWA CITY, IOWA 52240

APPLICANT:
WINDMILLER DEVELOPMENT, LLC
P.O. BOX 790
BETTENDORF, IA 52722

WWW.AXIOM-CON.COM | (319) 519-6220

BLACKSTONE
BETTENDORF, IOWA

WINDMILLER DEVELOPMENT, LLC

ISSUED FOR
REVISED
SUBMITTAL #2

DATE	DESCRIPTION	DATE
04-08-2025	CITY SUBMITTAL	01-28-2025
	REVISED SUBMITTAL	03-05-2025

DESIGNED BY NB/JP
DETAILED BY JP
CHECKED BY BB
PROJECT NO. 22-0199
SHEET NAME

PRELIMINARY PLAT

1 OF 2

NOT FOR CONSTRUCTION

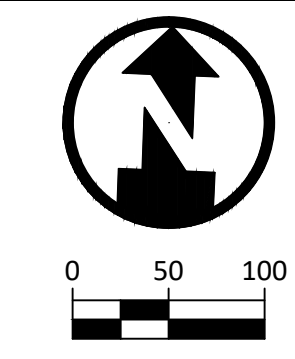
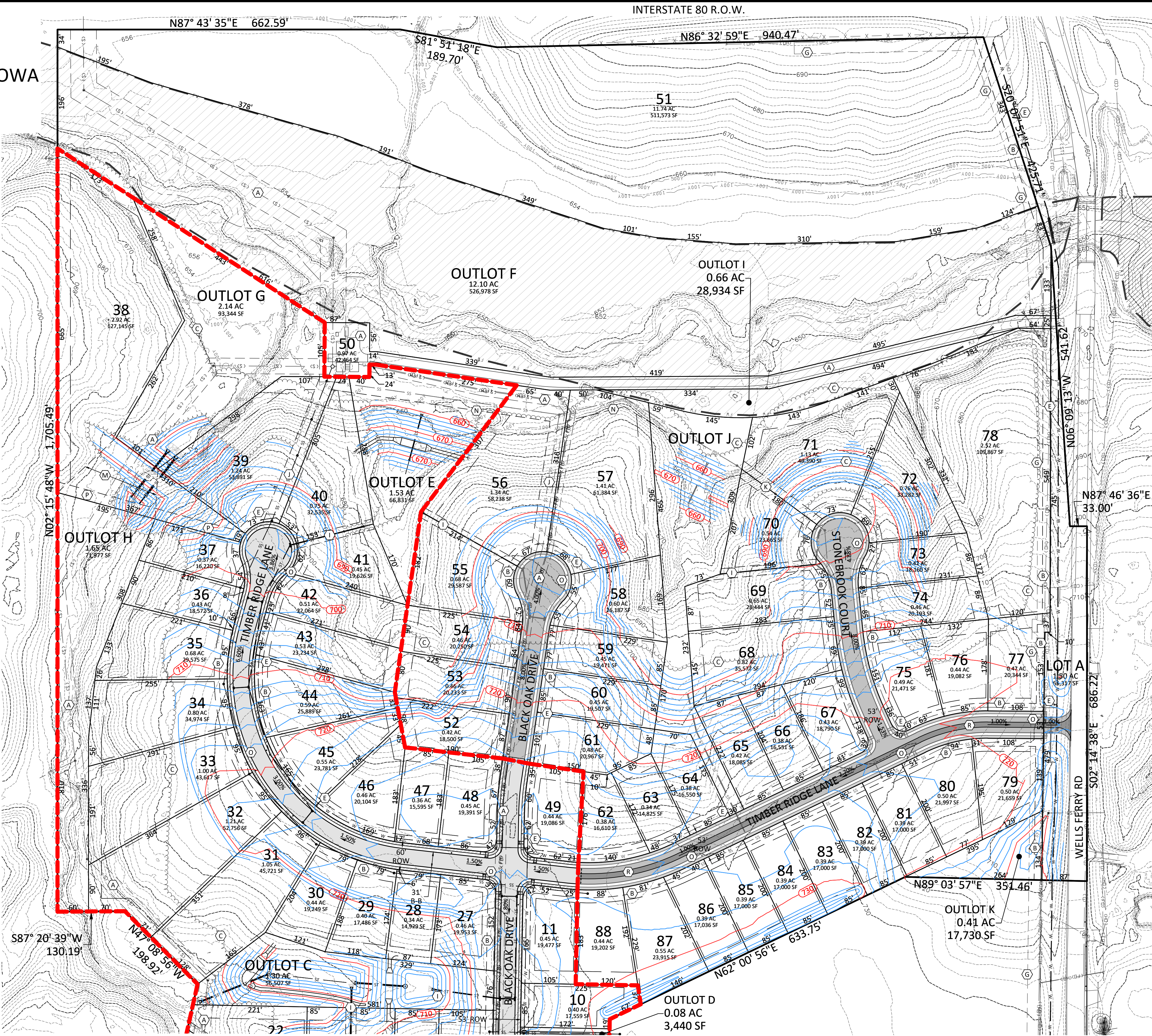
PRELIMINARY PLAT
BLACKSTONE
IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

LEGEND:

UTILITIES	EXISTING	PROPOSED
COMMUNICATIONS	(CO)	CO
OVERHEAD LINE	(OH)	OH
ELECTRIC	(E)	E
FIBER OPTIC	(FO)	FO
GAS	(G)	G
SANITARY SEWER	(S)	SS
STORM	(ST)	ST
SUBDRAIN	(SD)	SD
WATER: DOMESTIC	(W)	W
COMM. HANDHOLE	(H)	H
COMM. PEDESTAL	(P)	P
GUY WIRE ANCHOR	(GA)	GA
UTILITY POLE	(U)	U
UTILITY POLE WITH LIGHT	(UL)	UL
LIGHT POLE	(L)	L
ELECTRIC TRANSFORMER	(T)	T
FIBER OPTIC HANDHOLE	(FH)	FH
GAS VALVE	(GV)	GV
SANITARY MANHOLE	(SM)	SM
SANITARY CLEANOUT	(SC)	SC
STORM MANHOLE	(STM)	STM
STORM INTAKE	(SI)	SI
HYDRANT	(H)	H
WATER VALVE	(WV)	WV
CURB STOP	(CS)	CS
WELL	(W)	W
SITE		
CONTOUR - INDEX	100	100
CONTOUR - INTERMEDIATE	101	101
FENCE: BARB WIRE	X-X-X	X-X-X
FENCE: CHAIN LINK	-O-O-	-O-O-
FENCE: CONSTRUCTION	-X-X-	-X-X-
FENCE: VINYL	-I-I-I-	-I-I-I-
FENCE: WIRE	-W-W-	-W-W-
FENCE: WOOD	-D-D-	-D-D-
STREAM CENTERLINE	-S-S-	-S-S-
SIGN	(S)	(S)
SURVEY		
PROPERTY LINE	---	---
EASEMENT	---	---
SETBACK	---	---
SECTION LINE	---	---
PHASES		
FIRST ADDITION		

KEYNOTES

- (A) SANITARY MAIN, FORCEMAIN AND LIFT STATION WITH ASSOCIATED EASEMENTS TO BE CONSTRUCTED AS PART OF SPENCER CREEK LIFT STATION IMPROVEMENTS
- (B) 15' PUBLIC UTILITY EASEMENT
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- (O) PROPOSED LIGHT POLE
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- (Q) 25' STORM SEWER AND DRAINAGE EASEMENT
- (R) REQUIRED SEALCOAT FIRE ACCESS ROAD -TO BE CONSTRUCTED WITH FIRST ADDITION



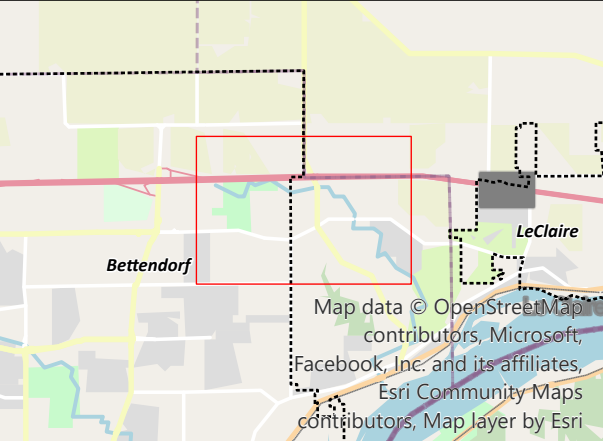
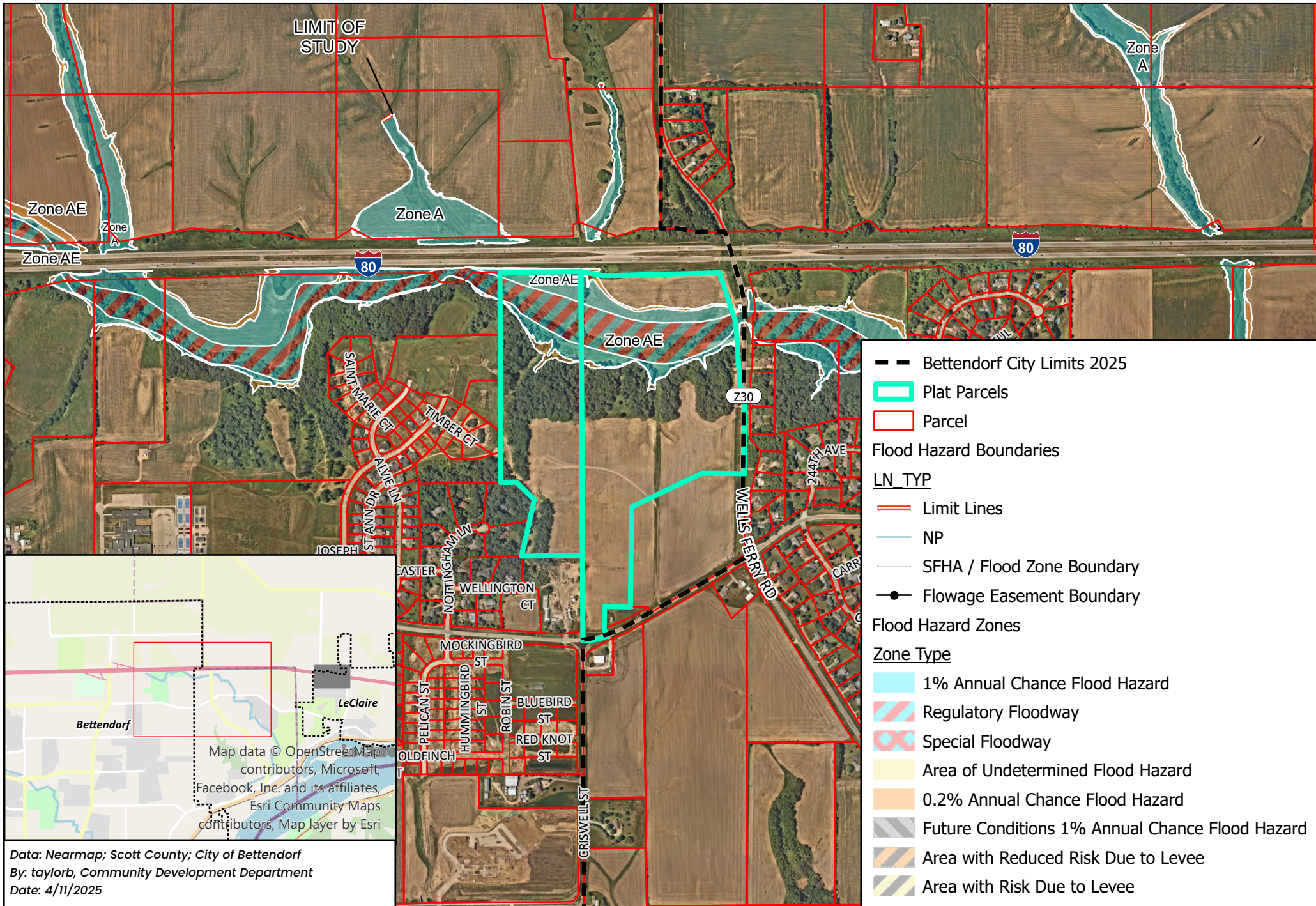
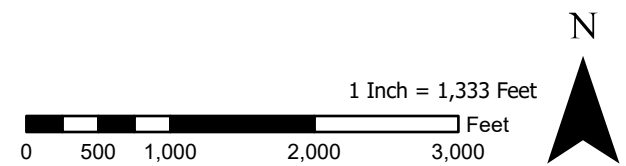
BLACKSTONE
BETTENDORF, IOWA
WINDMILLER DEVELOPMENT, LLC

ISSUED FOR	
REVISED SUBMITTAL #2	
DATE	04-08-2025
DESCRIPTION	DATE
CITY SUBMITTAL	01-28-2025
REVISED SUBMITTAL	03-05-2025

DESIGNED BY	NB/JP
DETAILED BY	JP
CHECKED BY	BB
PROJECT NO.	22-0199
SHEET NAME	

PRELIMINARY PLAT

Case No. 25-019-PP Blackstone Addition Preliminary Plat Floodplain - Attachment F



Data: Nearmap; Scott County; City of Bettendorf
By: taylorb, Community Development Department
Date: 4/11/2025

Staff Report

Subject: Planning & Zoning Commission
Author: Taylor Beswick
Department: Community Development
Date: April 11, 2025

Case No.: 25-013-PP
Request: Preliminary Plat for 27-lot residential subdivision, Ridgehaven Subdivision
Location: North of Crow Creek Road (6500 Crow Creek Road)
Applicant: Adam Seitz DBA Pheasant Creek Estates, LLC
Current Zoning: R-2, Single Family Residence District
Future Land Use: NL, Neighborhood Light
Related Cases: 24-009-REZ (Rezone A-1 to R-2)

Background Information & Facts

Adam Seitz is requesting a review of a preliminary plat of a 27-lot single-family residential subdivision. The property is located north of Crow Creek Road and east of The Settlement at Pigeon Creek Additions ([see Aerial Map – Attachment A](#)). The property was rezoned from A-1 to R-2 in early 2024 (Case No. 24-009-REZ) ([see Future Land Use & Zoning Map – Attachment B](#)). A detailed concept was part of the rezoning submittal, and the submitted preliminary plat is materially similar, with the addition of four more lots due to the acquisition of additional property ([see Rezoning Concept – Attachment C](#)). The property is one of the last undeveloped locations in this area, which has primarily been developed as single-family subdivisions, churches, or schools. Lots have been designed to utilize existing topography and preserve wooded areas ([see Preliminary Plat – Attachment D](#)).

Future Land Use and Comprehensive Plan

The area is designated for NL, Neighborhood Light and GW, Greenways on the Future Land Use Map which is consistent with the current R-2, Single-Family Residence District zoning. Areas designated for Greenways on the Future Land Use Map are located in wooded areas or the floodplain and have been shown in protected outlots on the preliminary plat. The development proposal also supports multiple goals of the Comprehensive Plan including expanding housing choices, enhancing community character, and promoting street connectivity with existing and future developments.

Lot Configuration and Zoning Compliance

Buildable lots range in size from 0.33 acres to 0.79 acres, which meet the minimum size for the R-2 Zoning District. Most if not all lots are configured for basement walkouts which works well with the existing topography of the site. The rear area of most lots is reserved for stormwater drainage and currently contain wooded terrain.

Utilities and Services

The development will be served by Bettendorf sanitary sewer. Preliminary engineering has been reviewed by city staff and deemed sufficient for moving forward to full design. Iowa American Water and MidAmerican Energy have capacity to extend water, gas, and electric to future developments in the area.

Thoroughfare Plan & Access

One road (Ridgehaven Road) provides access to the development via Crow Creek Road. Due to the current topography, the road will contain a switchback on the southern end. Road profiles, radii, grades have been reviewed by city staff and meet adopted standards. The road will temporarily end at the northern boundary of the subdivision. Future development, north of this development will continue the road and connect it to Winfield Court. Pigeon Creek Trail is not proposed to connect to this development due to multiple property ownerships at and topography. Temporary turnaround easements are located on the northern lots (Lots 13 and 14) for service vehicles.

Sidewalks are proposed on both sides of Ridgehaven Road and will connect to an existing sidewalk on Crow Creek Road. Crow Creek Road contains a retaining wall of significant height and length. A retaining wall maintenance easement has been included on Lot 27 and Outlot B for any future work needed on the wall.

Stormwater & Floodplain

Stormwater is detained in three ponds in the subdivision which have been delineated into multiple outlots. Some property is in 100-year floodplain. Those areas are also shown in outlots.

Construction Phasing

The subdivision is currently proposed to be developed in a single phase, thus one final plat will be required.

Staff Recommendation

Given the evidence and reasons stated in the staff analysis of the request, staff recommends the Planning and Zoning Commission recommend approval of the proposed Preliminary Plat for Ridgehaven Subdivision (Case No. 25-013-PP).

Respectfully submitted,

Taylor Beswick
Senior City Planner

Attachments:

Aerial Map – Attachment A

Future Land Use & Zoning Map – Attachment B

Rezoning Concept – Attachment C

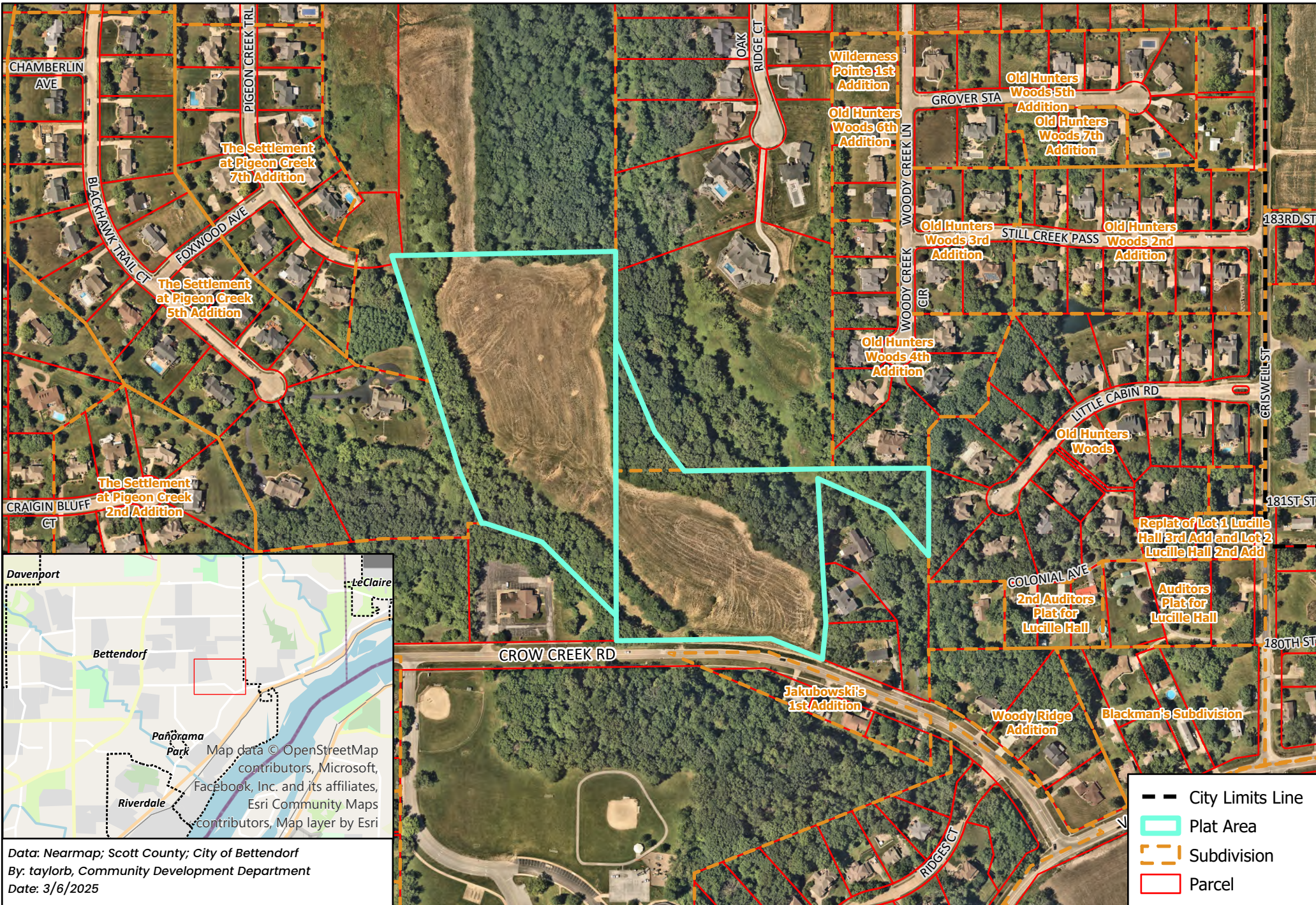
Preliminary Plat – Attachment D

Case No. 25-013-PP Ridgehaven First Addition Preliminary Plat Aerial - Attachment A

1 Inch = 500 Feet

0 195 390 780 1,170 Feet

N

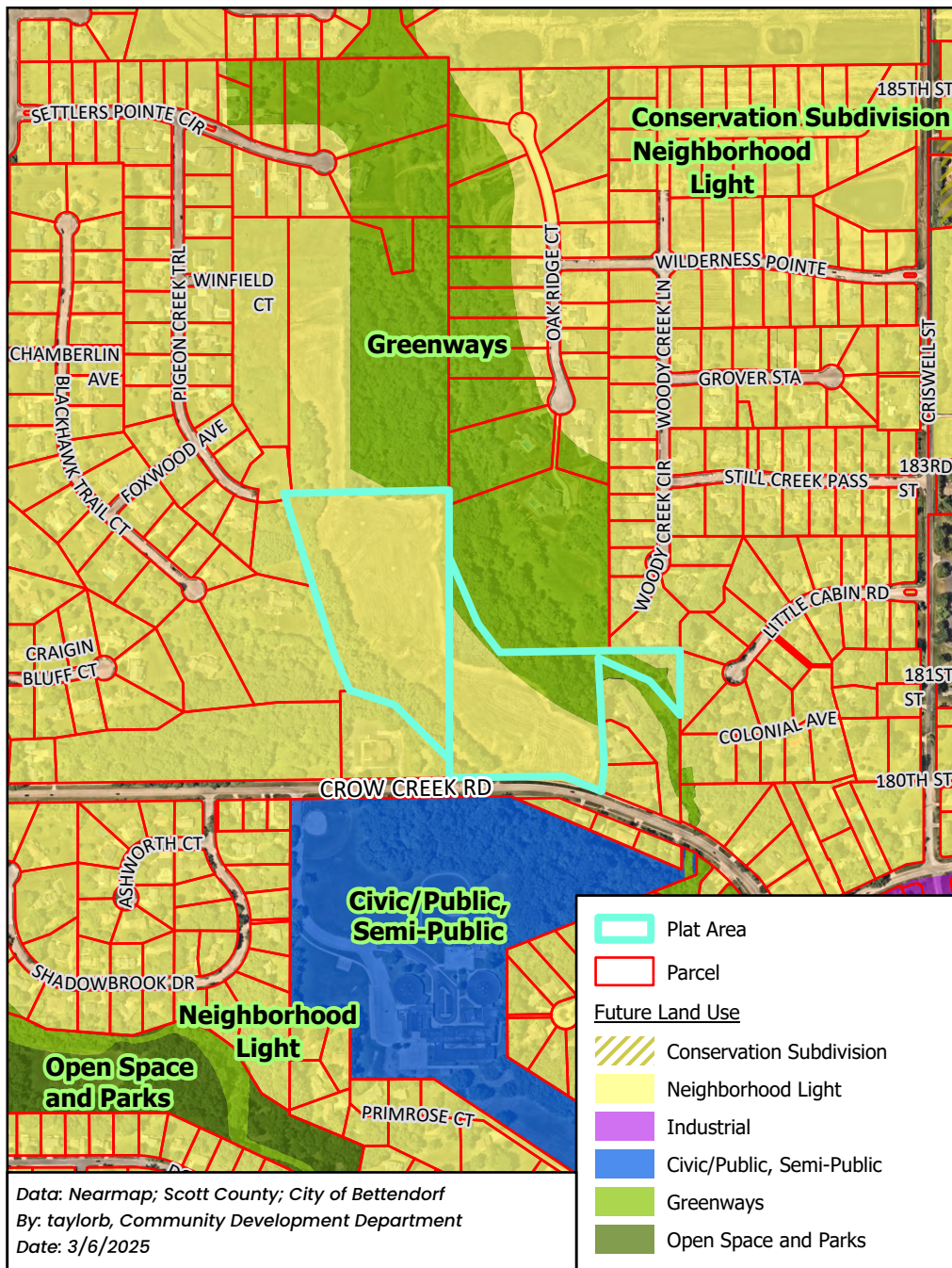


Case No. 25-013-PP Ridgehaven First Addition Preliminary Plat Future Land Use & Zoning – Attachment B

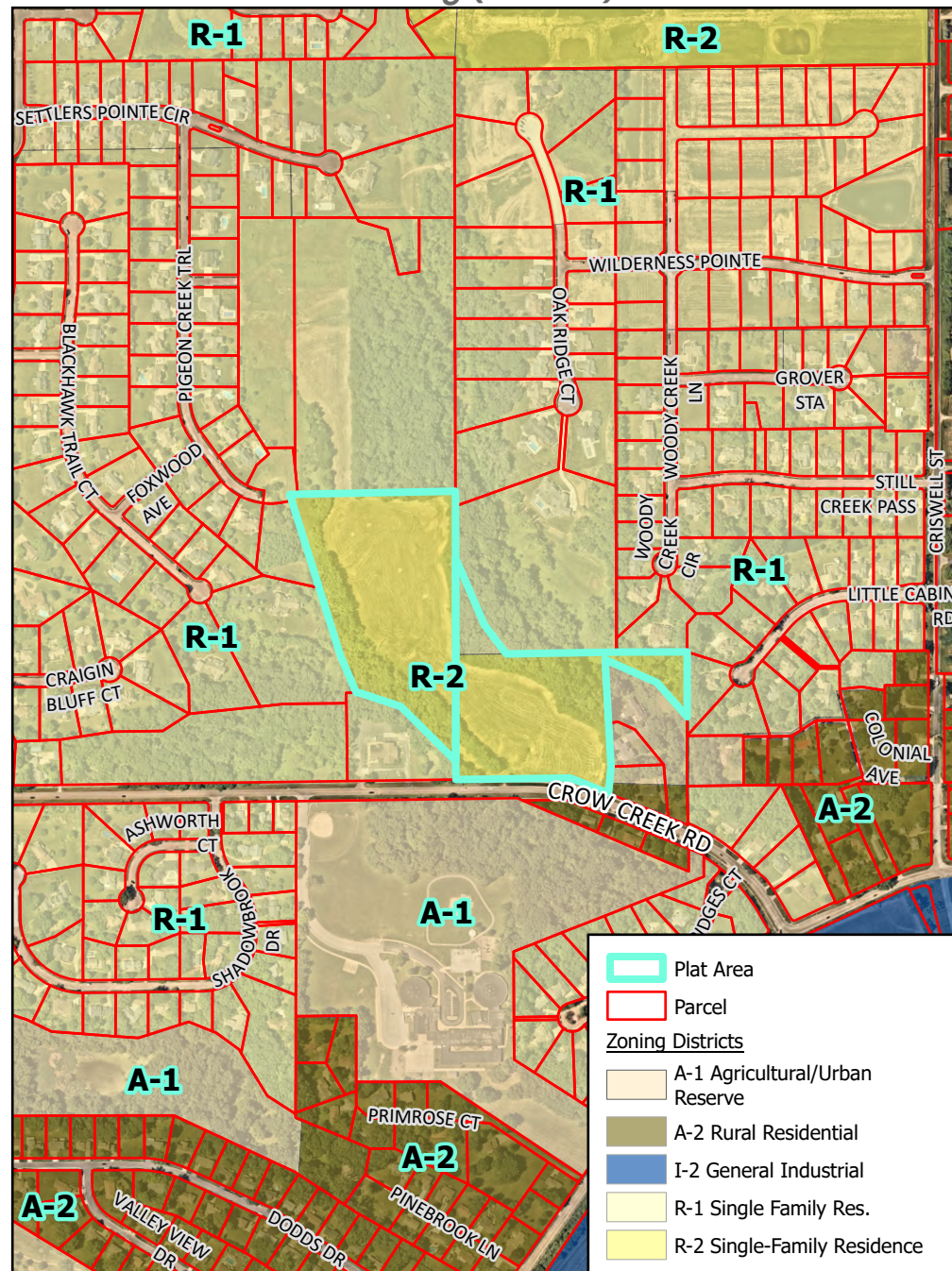
1 Inch = 1,000 Feet
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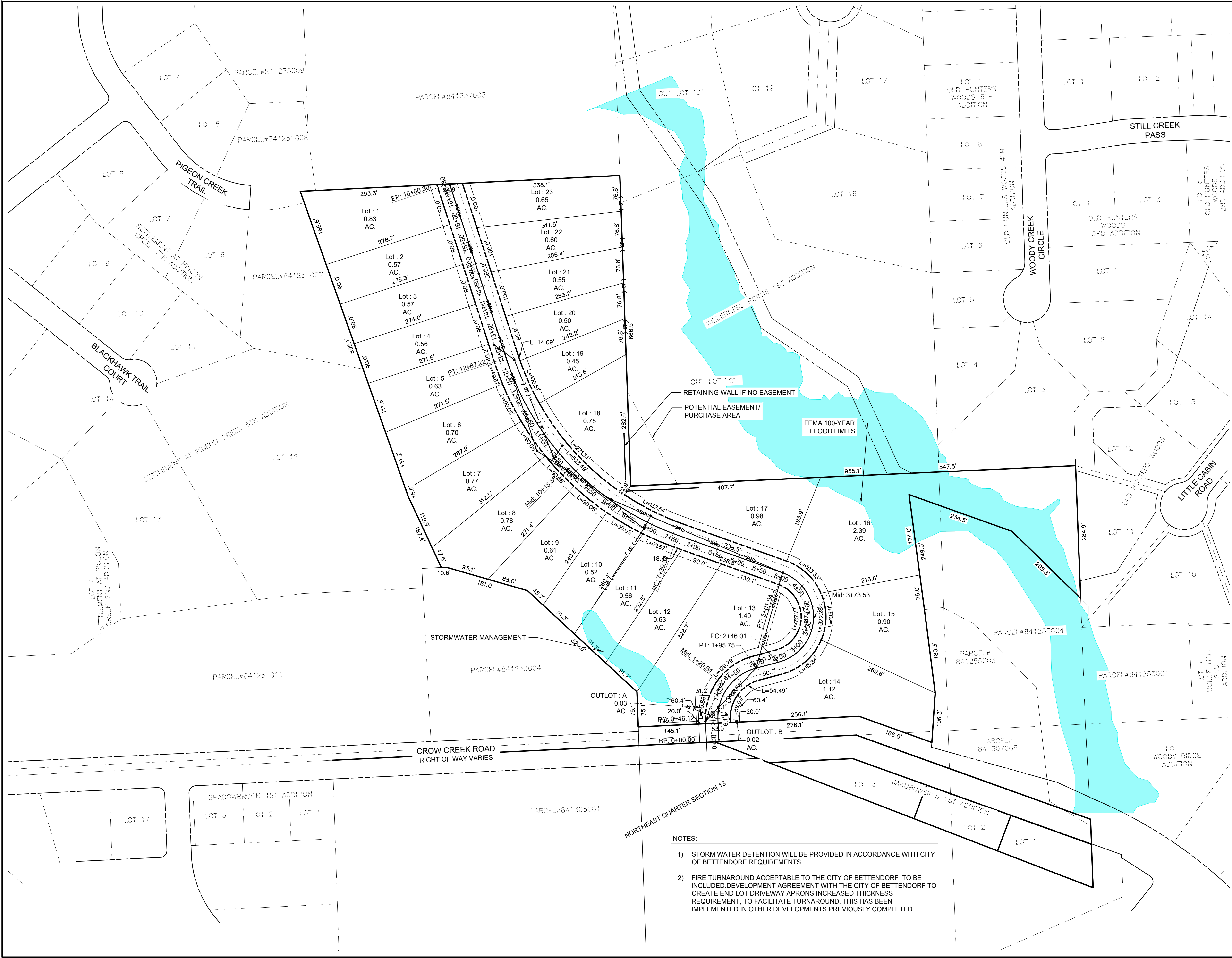


Future Land Use

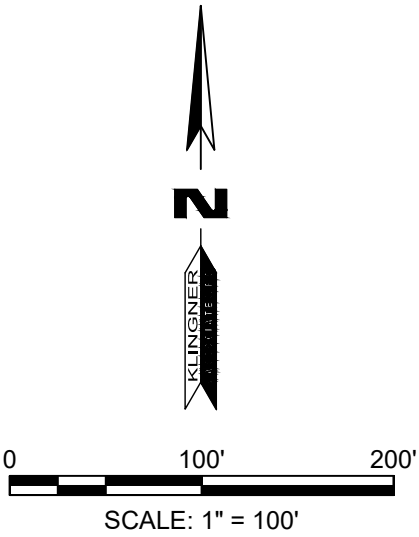


Zoning (Current)





- NOTES:
- 1) STORM WATER DETENTION WILL BE PROVIDED IN ACCORDANCE WITH CITY OF BETTENDORF REQUIREMENTS.
 - 2) FIRE TURNAROUND ACCEPTABLE TO THE CITY OF BETTENDORF TO BE INCLUDED DEVELOPMENT AGREEMENT WITH THE CITY OF BETTENDORF TO CREATE END LOT DRIVEWAY APRONS INCREASED THICKNESS REQUIREMENT, TO FACILITATE TURNAROUND. THIS HAS BEEN IMPLEMENTED IN OTHER DEVELOPMENTS PREVIOUSLY COMPLETED.



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REVISION HISTORY			
MARK	DESCRIPTION	DATE	APPR
△			

ISSUED FOR 11/13/2023
CONCEPT

PRELIMINARY
NOT FOR
CONSTRUCTION

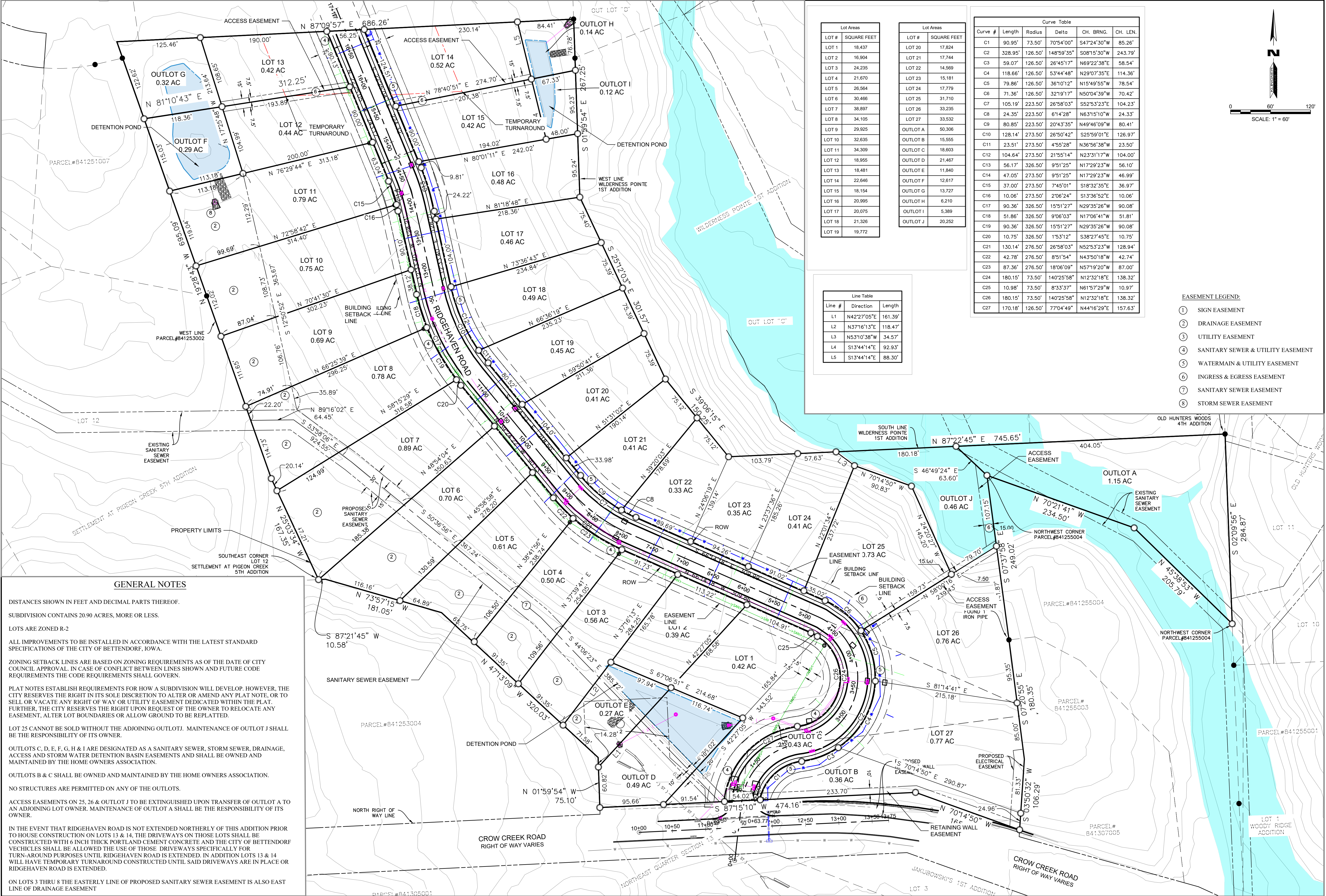
ODAMA CROW CREEK RD. DEV.
ADVANCE HOMES, INC.
4215 E. 60TH STREET
DAVENPORT, IOWA

Non-Reduced Sheet Size: 22" x 34"	
Full sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.	
DESIGNED DCD	DRAWN JLR
FIELD	FIELD BOOK
CHECKED	CHECK DATE

SHEET TITLE
CONCEPT
FEASIBILITY PLAN
NO CONTOURS

PROJECT NO.
23-6093
DRAWING ISSUED DATE:
01/25/2024
SHEET

C101



GENERAL NOTES

DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 20.90 ACRES, MORE OR LESS.

LOTS ARE ZONED R-2

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

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.

LOT 25 CANNOT BE SOLD WITHOUT THE ADJOINING OUTLOT J. MAINTENANCE OF OUTLOT J SHALL BE THE RESPONSIBILITY OF ITS OWNER.

OUTLOTS C, D, E, F, G, H & I ARE DESIGNATED AS A SANITARY SEWER, STORM SEWER, DRAINAGE, ACCESS AND STORM WATER DETENTION BASIN EASEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

OUTLOTS B & C SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

NO STRUCTURES ARE PERMITTED ON ANY OF THE OUTLOTS.

ACCESS EASEMENTS ON 25, 26 & OUTLOT J TO BE EXTINGUISHED UPON TRANSFER OF OUTLOT A TO AN ADJOINING LOT OWNER. MAINTENANCE OF OUTLOT A SHALL BE THE RESPONSIBILITY OF ITS OWNER.

IN THE EVENT THAT RIDGEHAVEN ROAD IS NOT EXTENDED NORTHERLY OF THIS ADDITION PRIOR TO HOUSE CONSTRUCTION ON LOTS 13 & 14, THE DRIVEWAYS ON THOSE LOTS SHALL BE CONSTRUCTED WITH 6 INCH THICK PORTLAND CEMENT CONCRETE AND THE CITY OF BETTENDORF VEHICLES SHALL BE ALLOWED THE USE OF THOSE DRIVEWAYS SPECIFICALLY FOR TURN-AROUND PURPOSES UNTIL RIDGEHAVEN ROAD IS EXTENDED. IN ADDITION LOTS 13 & 14 WILL HAVE TEMPORARY TURNAROUND CONSTRUCTED UNTIL SAID DRIVEWAYS ARE IN PLACE OR RIDGEHAVEN ROAD IS EXTENDED.

ON LOTS 3 THRU 8 THE EASTERLY LINE OF PROPOSED SANITARY SEWER EASEMENT IS ALSO EAST LINE OF DRAINAGE EASEMENT

Lot Areas	
LOT #	SQUARE FEET
LOT 1	18,437
LOT 2	16,904
LOT 3	24,235
LOT 4	21,670
LOT 5	26,564
LOT 6	30,466
LOT 7	38,897
LOT 8	34,105
LOT 9	29,925
LOT 10	32,635
LOT 11	34,309
LOT 12	18,955
LOT 13	18,481
LOT 14	22,646
LOT 15	18,154
LOT 16	20,995
LOT 17	20,075
LOT 18	21,326
LOT 19	19,772

Lot Areas	
LOT #	SQUARE FEET
LOT 20	17,824
LOT 21	17,744
LOT 22	14,569
LOT 23	15,181
LOT 24	17,779
LOT 25	31,710
LOT 26	33,235
LOT 27	33,532
OUTLOT A	50,306
OUTLOT B	15,555
OUTLOT C	18,603
OUTLOT D	21,467
OUTLOT E	11,840
OUTLOT F	12,617
OUTLOT G	13,727
OUTLOT H	6,210
OUTLOT I	5,389
OUTLOT J	20,252

Line Table		
Line #	Direction	Length
L1	N42°27'05"E	161.39'
L2	N37°16'13"E	118.47'
L3	N53°10'38"W	34.57'
L4	S13°44'14"E	92.93'
L5	S13°44'14"E	88.30'

Curve Table					
Curve #	Length	Radius	Delta	CH. BRNG.	CH. LEN.
C1	90.95'	73.50'	70°54'00"	S47°24'30"W	85.26'
C2	328.95'	126.50'	148°59'35"	S08°15'30"W	243.79'
C3	59.07'	126.50'	26°45'17"	N69°22'38"E	58.54'
C4	118.66'	126.50'	53°44'48"	N29°07'35"E	114.36'
C5	79.86'	126.50'	36°10'12"	N15°49'55"W	78.54'
C6	71.36'	126.50'	32°19'17"	N50°04'39"W	70.42'
C7	105.19'	223.50'	26°58'03"	S52°59'01"E	104.23'
C8	24.35'	223.50'	6°14'28"	N63°15'10"W	24.33'
C9	80.85'	223.50'	20°43'35"	N49°46'09"W	80.41'
C10	128.14'	273.50'	26°50'42"	S25°59'01"E	126.97'
C11	23.51'	273.50'	4°55'28"	N36°56'38"W	23.50'
C12	104.64'	273.50'	21°55'14"	N23°31'17"W	104.00'
C13	56.17'	326.50'	9°51'25"	N17°29'23"W	56.10'
C14	47.05'	273.50'	9°51'25"	N17°29'23"W	46.99'
C15	37.00'	273.50'	7°45'01"	S18°32'35"E	36.97'
C16	10.06'	273.50'	2°06'24"	S13°36'52"E	10.06'
C17	90.36'	326.50'	15°51'27"	N29°35'26"W	90.08'
C18	51.86'	326.50'	9°06'03"	N17°06'41"W	51.81'
C19	90.36'	326.50'	15°51'27"	N29°35'26"W	90.08'
C20	10.75'	326.50'	1°53'12"	S38°27'45"E	10.75'
C21	130.14'	276.50'	26°58'03"	N52°53'23"W	128.94'
C22	42.78'	276.50'	8°51'54"	N43°50'18"W	42.74'
C23	87.36'	276.50'	18°06'09"	N57°19'20"W	87.00'
C24	180.15'	73.50'	140°25'58"	N12°32'18"E	138.32'
C25	10.98'	73.50'	8°33'37"	N61°57'29"W	10.97'
C26	180.15'	73.50'	140°25'58"	N12°32'18"E	138.32'
C27	170.18'	126.50'	77°04'49"	N44°16'29"E	157.63'

EASEMENT LEGEND:

- ① SIGN EASEMENT
- ② DRAINAGE EASEMENT
- ③ UTILITY EASEMENT
- ④ SANITARY SEWER & UTILITY EASEMENT
- ⑤ WATERMAIN & UTILITY EASEMENT
- ⑥ INGRESS & EGRESS EASEMENT
- ⑦ SANITARY SEWER EASEMENT
- ⑧ STORM SEWER EASEMENT

KLINGNER & ASSOCIATES, P.C.
Engineers • Architects • Surveyors
www.klingner.com
Davenport, Iowa
4111 East 60th Street
563.399.1348
Curry, IL, Hannibal, MO
Burlington, IA, Bettendorf, IA
Columbus, MO, Carbondale, IL

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REVISION HISTORY			
MARK	DESCRIPTION	DATE	APPR

ISSUED FOR: 03/31/2025
REVIEW

PRELIMINARY
NOT FOR
CONSTRUCTION

RIDGEHAVEN SUBDIVISION
ADVANCE HOMES INC
4215 E 60TH ST
BETTENDORF, IA

Non-Reduced Sheet Size: 24" x 36"	
Full sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.	
DESIGNED NWK	DRAWN NWK/LDM
FIELD ###	FIELD BOOK ###
CHECKED LDM	CHECK DATE 04/08/2025
SHEET TITLE	

PRELIMINARY PLAT
PROJECT NO.
23-8093
DRAWING ISSUED DATE:
03/31/2025
SHEET

STAFF REPORT

Subject: 3346 Towne Pointe Drive
Author: Greg Beck
Department: Community Development
Date: April 11, 2024



Case No.: 25-015-SDP
Request: Site Development Plan
Location: 3346 Towne Pointe Drive
Legal Description: Lot 2, Crowne Pointe Seventh Addition and Lot 2, Crowne Pointe Fourth Addition
Parcel Numbers: 841537102 and 841537702
Applicant: Everest Homes, LLC
Current Zoning: C-2, Community Commercial District
Future Land Use: CC, Community Commercial

Background Information & Facts

Everest Homes, LLC is requesting approval of a site development plan for four townhouse buildings to be located at 3346 Towne Pointe Drive. This site consists of two lots of record: Lot 2, Crowne Pointe Fourth Addition and Lot 2, Crowne Pointe Seventh Addition.

Future Land Use and Comprehensive Plan

The Future Land Use Map designates Community Commercial as the land use designation for these lots and all adjacent lots. The proposed development is consistent with the comprehensive plan goal to expand housing choices and strengthen neighborhoods.

Lot Configuration & Zoning Compliance

The parcel is zoned C-2, which aligns with the CC future land use designation. Additionally, C-2 does allow the townhomes as a permitted use. The surrounding zoning classifications are C-2, Community Commercial District (west, east and south) and Planned Unit Development (north).

The site development plan shows three, 6-unit buildings and one, 7-unit building spanning the two lots for a total of 25 units. The townhouses are proposed as 3-story structures, with garages on the first floor. Building heights, setback and all other bulk standards are conforming. 34 multi-family units could be built on site as a maximum number. The petitioner is requesting 25 multi-family units.

Thoroughfare Plan & Access

Access to the site shall come from Towne Pointe Drive and Towne Pointe Center (private drive). Towne Pointe Drive connects to Belmont Road, which joins Devils Glen Road and Middle Road.

Utilities

Utilities connections are abundantly available to the site. Water supply will come from the east side of Towne Pointe Drive. Sanitary sewer will come from north of Towne Pointe Center. Electrical

service is available from the east and south. Gas and telecommunications service is supplied from the north side of the site. A utility easement on the east side of Lot 2, Crowne Pointe Seventh Addition shall be abandoned with the submittal of a plat of survey, prior to the issuing of building permits.

Pedestrian and Trail Access

Pedestrian access will be established along Towne Pointe Drive via a 4-foot-wide sidewalk with and ADA pad at its terminus. An ADA sidewalk pad shall be installed directly opposite at the corresponding sidewalk on the east side of Town Pointe Drive.

Off-Street Parking

Fifty parking spaces are available, meeting the minimum required by code. Each unit shall have a parking space in front of the garage and one inside the garage.

Stormwater Detention

Storm water will be directed north to Outlot A, Crowne Pointe Fourth Addition through the storm sewer connections.

Landscaping

Landscaping requirements are met by providing 4 tree factors on the east side of the lot facing Towne Pointe Drive and 2 tree factors for the vehicular use area.

Lighting

All site lighting shall follow City standards to be limited to illuminating the parcel.

Staff Recommendation

Staff recommends approval of the site development plan with the following conditions:

1. No planting of tree factors in easements is permitted.
2. ADA sidewalk pads are required to be placed to allow for a crossing to the sidewalk on the east side of Towne Pointe Drive from the sidewalk adjoining Lot 4, Crowne Pointe Fourth Addition.
3. A utility easement on the east side of Lot 2, Crowne Pointe Seventh Addition will be abandoned with the submittal of a plat of survey, prior to the issuing of building permits.
4. Due to the number of units, the proposed sanitary sewer will be required to be a public main. A sanitary sewer easement will need to be dedicated prior to the issuance of any building permits.

Greg Beck, City Planner

List of Attachments:

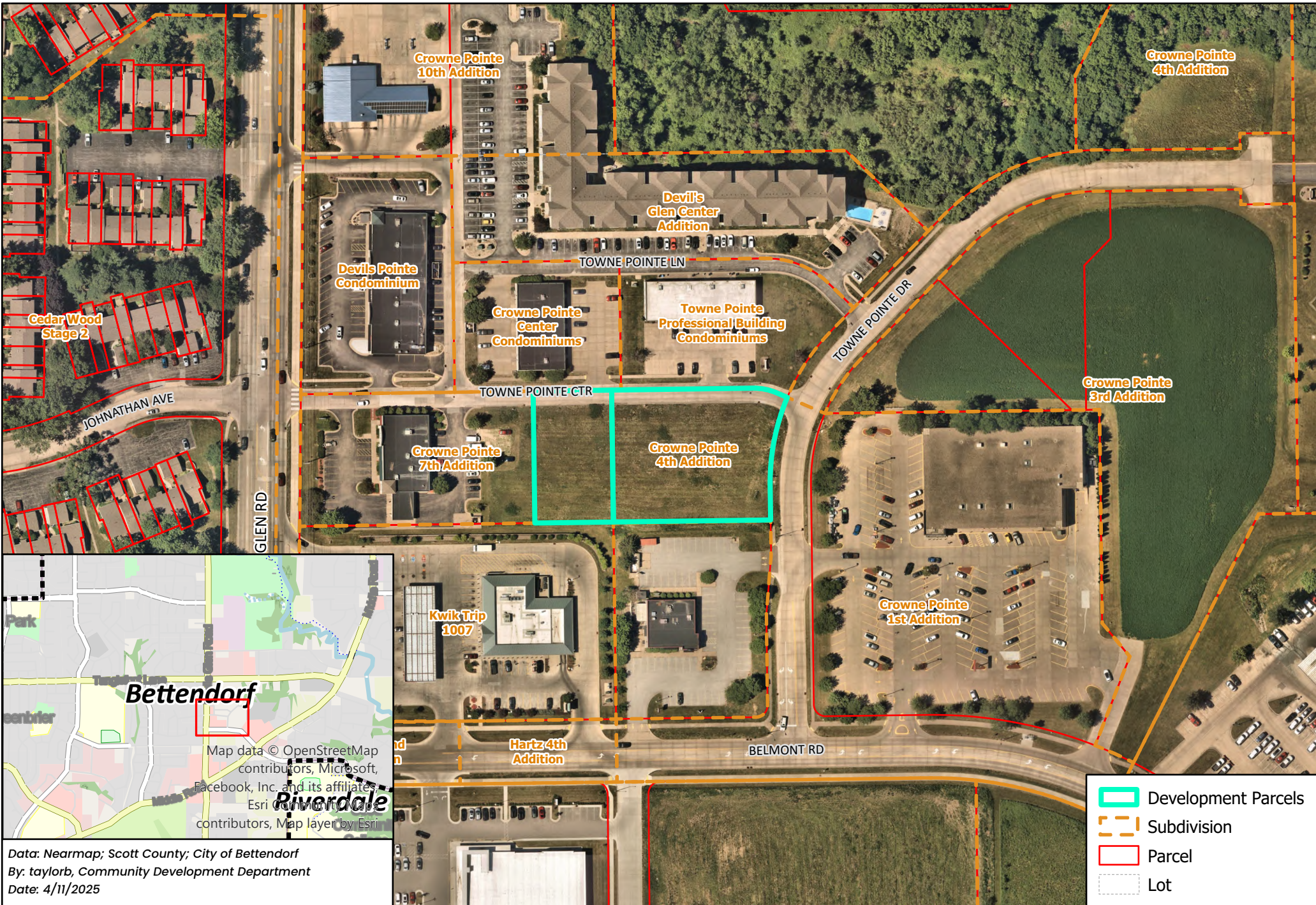
- A – Aerial Location Map
- B – FLUM and Zoning Map
- C – Final Plat Crowne Pointe Fourth Addition
- D – Final Plat Crowne Pointe Seventh Addition
- E – Site Development Plan
- F – Landscape Plan
- G – Elevations

Case No. 25-015-SDP Lot 2, Crowne Pointe 4th/7th Add. Site Development Plan: Townhomes Buildings Aerial - Attachment A

1 Inch = 208 Feet

0 80 160 320 480 Feet

N



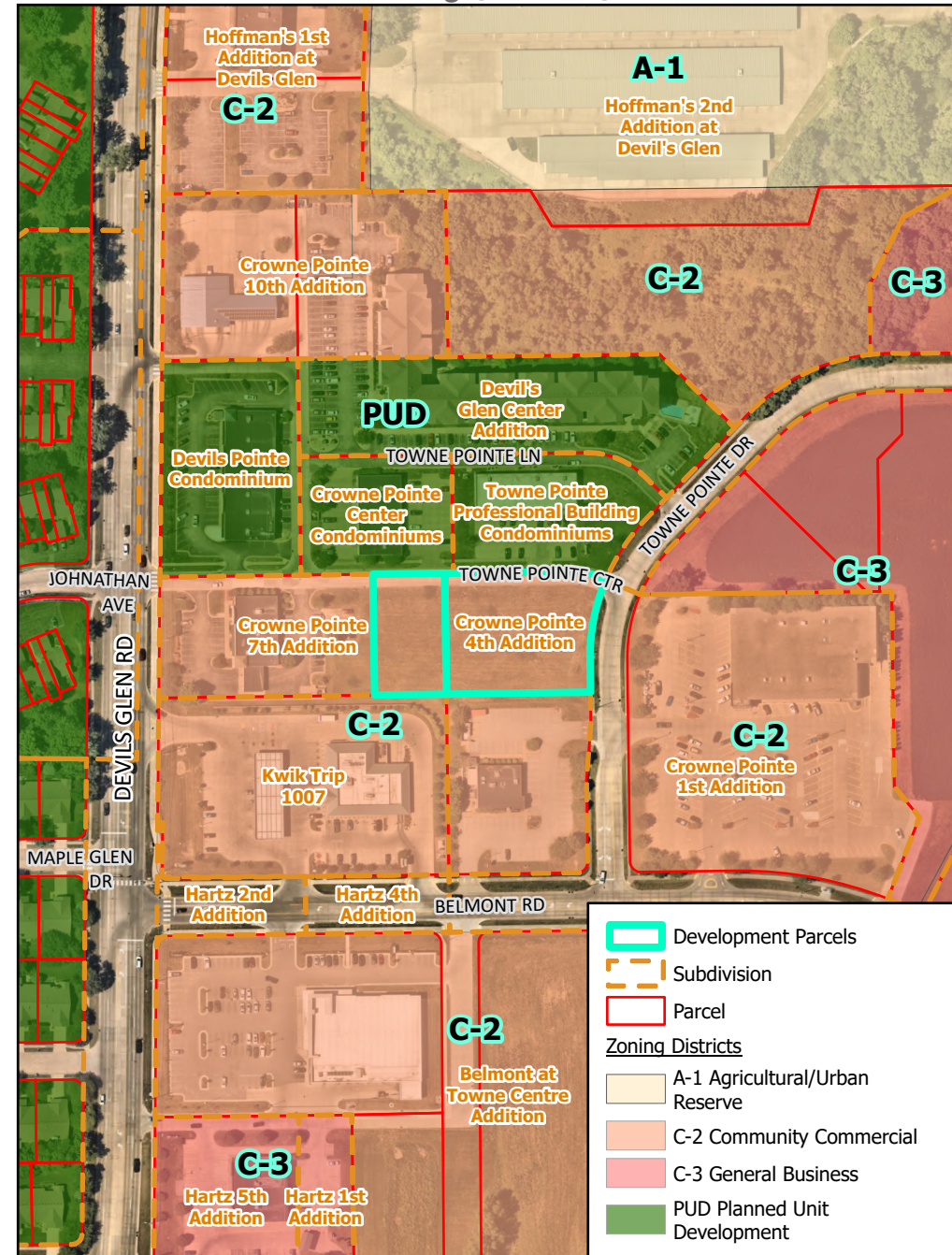
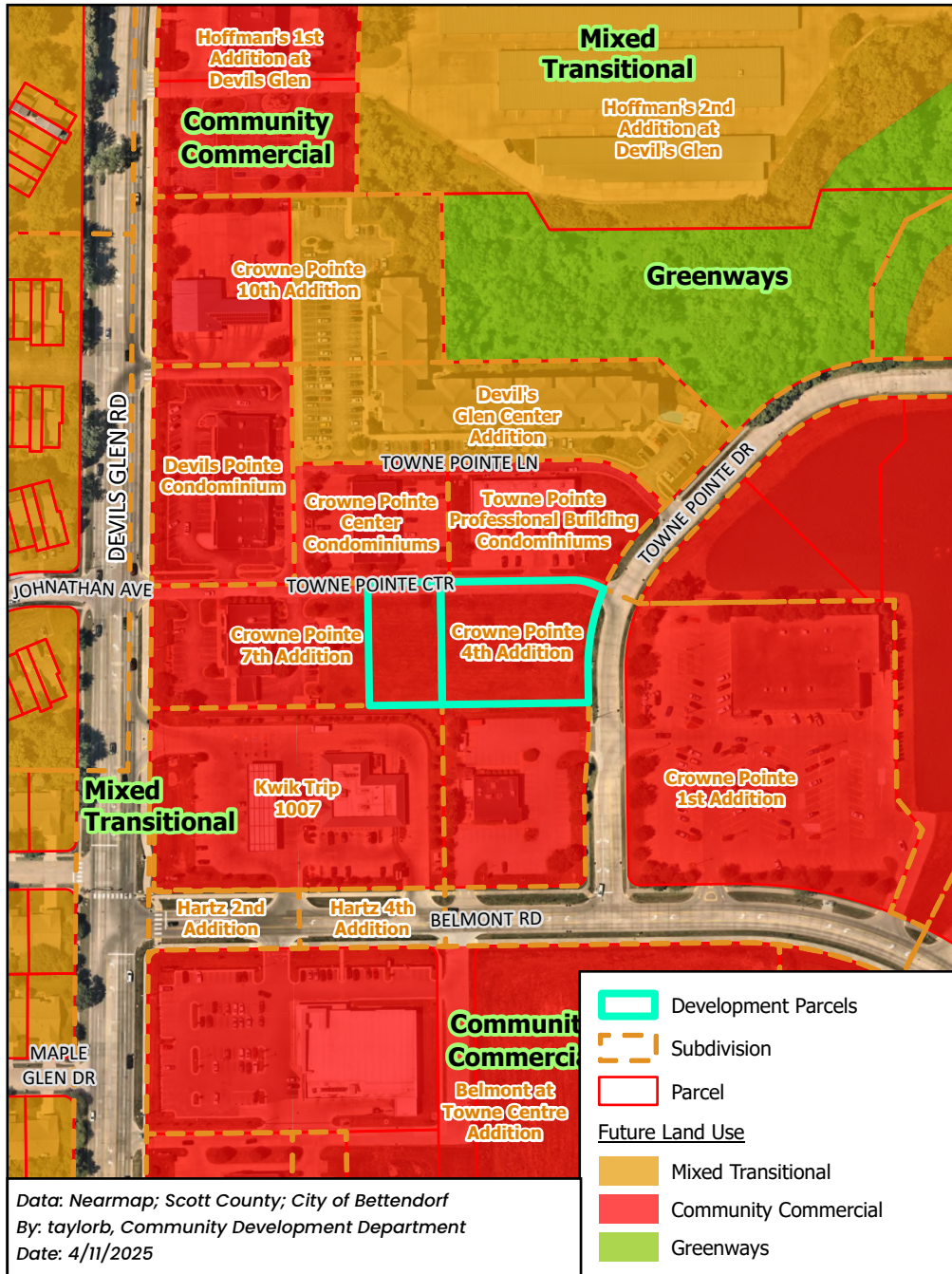
Case No. 25-015-SDP Lot 2, Crowne Pointe 4th/7th Add. Site Development Plan: Townhomes Buildings Future Land Use & Zoning – Attachment B

1 Inch = 333 Feet
0 185 370 740 Feet

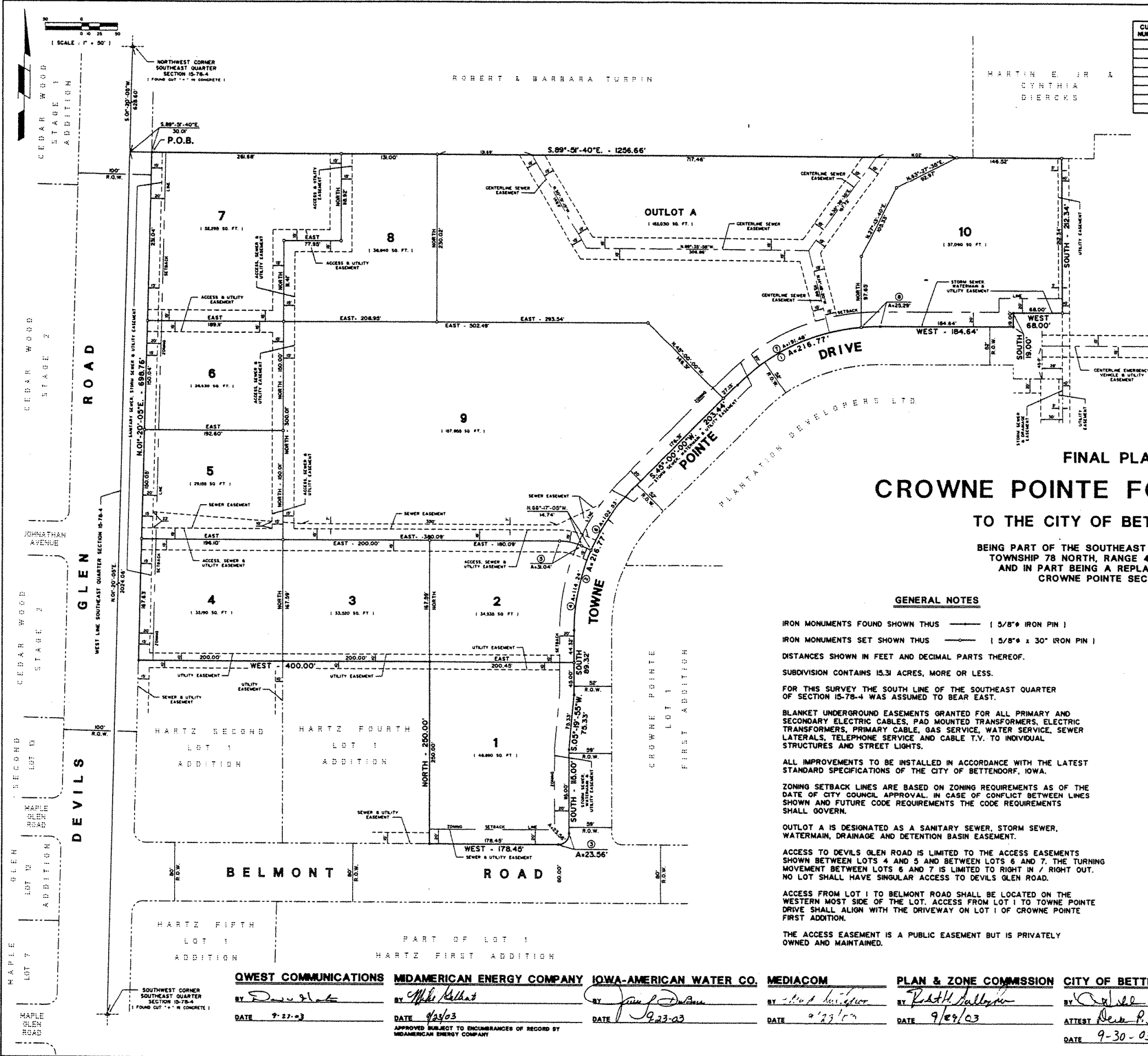


Future Land Use

Zoning (Current)



DAVID L. MEYER 4111 EAST 60TH STREET DAVENPORT, IA 52807 (563)359-1348



CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	276.00'	45°-00'-00"	26.77'	28.24'	N.67°-30'-00"E	34.32'
2	276.00'	45°-00'-00"	26.77'	28.24'	N.22°-30'-00"E	34.32'
3	18.00'	90°-00'-00"	23.56'	21.21'	N.45°-00'-00"E	15.00'
4	276.00'	23°-42'-58"	14.24'	13.43'	N.8°-5'-30"E	37.95'
5	75.00'	23°-42'-58"	3.04'	30.82'	N.78°-08'-30"W	15.75'
6	276.00'	2°-17'-05"	102.53'	101.94'	N.34°-2'-30"E	5.84'
7	276.00'	39°-45'-00"	19.48'	187.66'	N.64°-52'-30"E	99.77'
8	276.00'	05°-15'-00"	25.29'	25.28'	N.87°-22'-30"E	12.65'

FINAL PLAT OF
CROWNE POINTE FOURTH ADDITION
TO THE CITY OF BETTENDORF, IOWA

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 15
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.
AND IN PART BEING A REPLAT OF PART OF LOT 1
CROWNE POINTE SECOND ADDITION

GENERAL NOTES

- IRON MONUMENTS FOUND SHOWN THUS (5/8" IRON PIN)
- IRON MONUMENTS SET SHOWN THUS (5/8" x 30" IRON PIN)
- DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- SUBDIVISION CONTAINS 15.31 ACRES, MORE OR LESS.
- FOR THIS SURVEY THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15-78-4 WAS ASSUMED TO BEAR EAST.
- 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.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS OF THE CITY OF BETTENDORF, IOWA.
- 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.
- OUTLOT A IS DESIGNATED AS A SANITARY SEWER, STORM SEWER, WATERMAIN, DRAINAGE AND DETENTION BASIN EASEMENT.
- ACCESS TO DEVILS GLEN ROAD IS LIMITED TO THE ACCESS EASEMENTS SHOWN BETWEEN LOTS 4 AND 5 AND BETWEEN LOTS 6 AND 7. THE TURNING MOVEMENT BETWEEN LOTS 6 AND 7 IS LIMITED TO RIGHT IN / RIGHT OUT. NO LOT SHALL HAVE SINGULAR ACCESS TO DEVILS GLEN ROAD.
- ACCESS FROM LOT 1 TO BELMONT ROAD SHALL BE LOCATED ON THE WESTERN MOST SIDE OF THE LOT. ACCESS FROM LOT 1 TO TOWNE POINTE DRIVE SHALL ALIGN WITH THE DRIVEWAY ON LOT 1 OF CROWNE POINTE FIRST ADDITION.
- THE ACCESS EASEMENT IS A PUBLIC EASEMENT BUT IS PRIVATELY OWNED AND MAINTAINED.

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.
Signature: *David L. Meyer*
David L. Meyer, P.E. & L.S., License Number: 225
Date: JUNE 28, 2009
My license renewal date is December 31, 2004
THIS SHEET ONLY
Pages or sheets covered by this seal



QWEST COMMUNICATIONS	MIDAMERICAN ENERGY COMPANY	IOWA-AMERICAN WATER CO.	MEDIACOM	PLAN & ZONE COMMISSION	CITY OF BETTENDORF, IOWA
BY <i>David L. Meyer</i>	BY <i>Mike Kellert</i>	BY <i>John J. DeBora</i>	BY <i>David L. Meyer</i>	BY <i>David L. Meyer</i>	BY <i>David L. Meyer</i>
DATE 9-27-03	DATE 9/23/03	DATE 9/23-03	DATE 9/23/03	DATE 9/29/03	DATE 9-30-03

PREPARED BY
VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.
DAVENPORT, IOWA
VMCE 03185

NORTH



SCALE: 1" = 100'
BASIS OF BEARINGS
West Line of Southeast Quarter of Section 15
assigned S 01°27'52" E

LEGEND

- Survey Boundary
- Revised Lot Line
- Original Lot Line
- Easement Line
- Section Line
- Existing Setback Line
- Existing R.O.W. Line
- 1/2" Rebar with Cap #35-3370 set
- Pin with Cap # found
- Rebar found as noted
- Chiseled "X" in concrete found
- Chiseled "X" in concrete set
- Lot No., Crowne Pointe 4th Add.

OWNER / DEVELOPER

OWNER: CROWNE POINTE DEVELOPMENT, LLC
DEVELOPER: BUILD TO SUIT
5335 Eastern Avenue
Davenport, Iowa 52806
563-355-2022
Contact: Kevin Koellner

FINAL PLAT

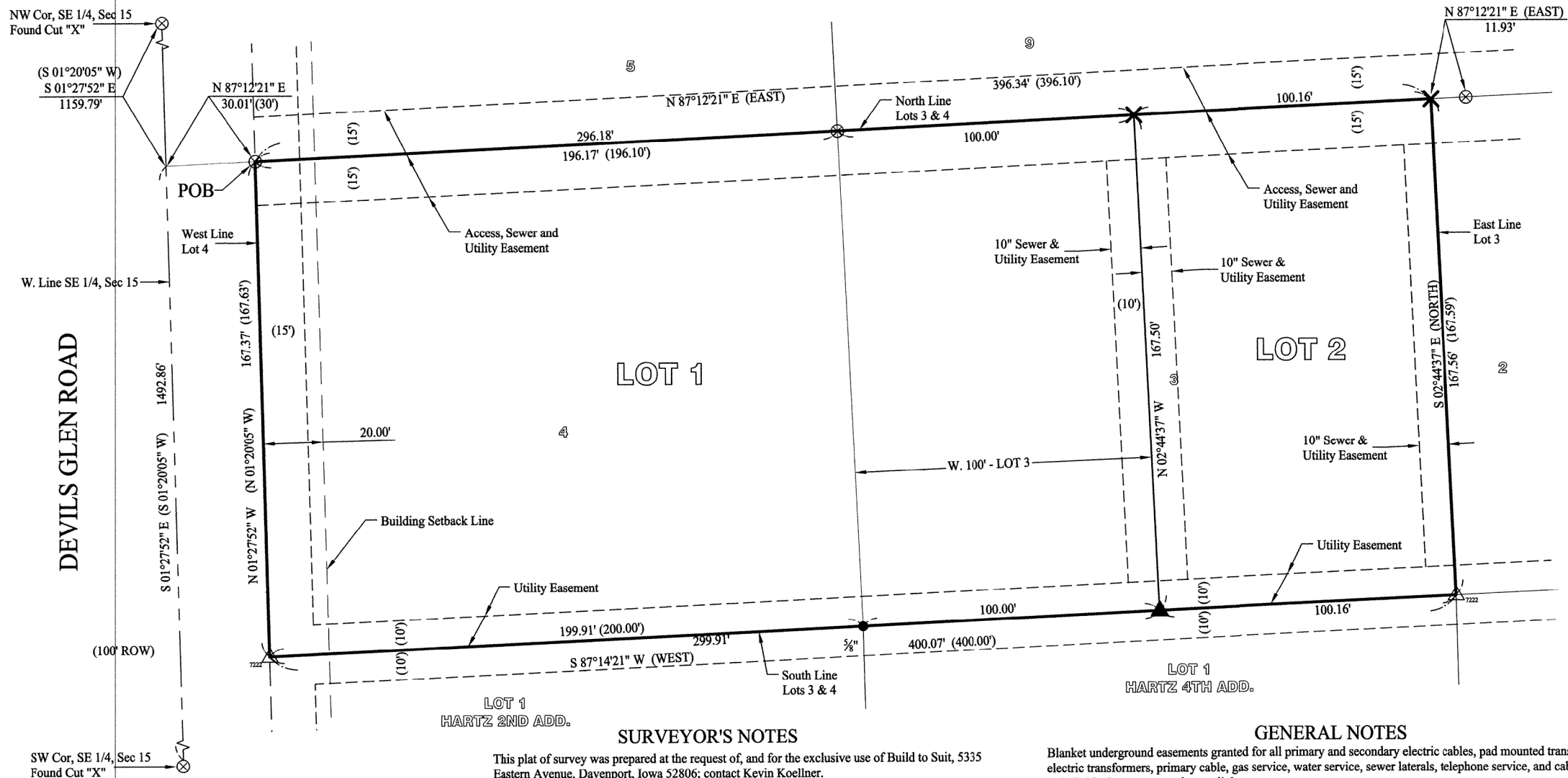
OF
CROWNE POINTE SEVENTH ADDITION
TO THE CITY OF BETTENDORF, IOWA
BEING A REPLAT OF LOTS 3 AND 4 OF CROWNE POINTE FOURTH ADDITION,
BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 15
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
COUNTY OF SCOTT, STATE OF IOWA

AREA

LOT 1 = 49,896 SQ. FT. ± OR 1.146 ACRES ±
LOT 2 = 16,779 SQ. FT. ± OR 0.385 ACRES ±
SUBDIVISION = 66,675 SQ. FT. ± OR 1.531 ACRES ±

JOHNATHAN AVENUE

DEVILS GLEN ROAD



SURVEYOR'S NOTES

This plat of survey was prepared at the request of, and for the exclusive use of Build to Suit, 5335 Eastern Avenue, Davenport, Iowa 52806; contact Kevin Koellner.

It should be noted that in the performance of this re-survey, the courses and distances of the re-survey may vary from recorded calls, based on the existence of found monumentation, occupation, or other controlling calls or conditions that have occurred in the re-survey of this property.

This property is subject to any and all easements and roadways of record.

No investigation concerning zoning for current or future usage was performed as a part of this survey.

No investigation concerning environmental and subsurface conditions, or for the existence of underground containers, structures or facilities which may affect the use or development of this property was made as a part of this survey.

No investigation was made as apart of this survey to determine or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal facilities, except as noted. Call Iowa One Call at 1-800-292-8989 for information regarding these utilities or facilities.

Distances are listed in feet and decimal part of a foot.

All monuments have been found or set as shown on this plat.

Survey completed on July 14, 2006.

GENERAL NOTES

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.

Zoning setback lines are based on Zoning requirements as of the date City Council Approval. In case of conflict between lines shown and future code requirements the code requirements shall govern.

All improvements to be installed in accordance with the latest City of Bettendorf, Iowa Standard Specifications.

Access to Devils Glen Road is limited to the "Access Easement" shown along the North Line of Lot 1.

The "Access Easement" is a public easement but is privately owned and maintained.

CITY OF BETTENDORF

By: *[Signature]*Date: *8-24-06*Attest: *[Signature]*

PLANNING AND ZONING COMMISSION

By: *[Signature]*Date: *9/6/06*

IOWA-AMERICAN WATER CO.

By: *[Signature]*Date: *8-24-06*

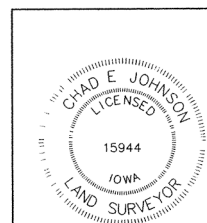
MID AMERICAN ENERGY CO.

By: *[Signature]*Date: *8-24-06*

MEDIACOM

By: *[Signature]*Date: *8/24/06*

QWEST COMMUNICATIONS

By: *[Signature]*Date: *8-24-06*

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.

[Signature]
Chad E. Johnson
License No. 15944
My license renewal date is December 31, 2006
No. of sheets covered by this seal: 1

9/06/06
Date

REVISIONS

No	DESCRIPTION	DATE
1	PER CITY REQUEST	6/28/06



Civil Engineering-Environmental Services-GIS-Landscape Architecture-Surveying
2415 18th Street, Suite 203
Bettendorf, Iowa 52722
Phone (563) 344-0260 Fax (563) 344-0263

Crowne Pointe Seventh Addition

Bettendorf, Iowa

Final Plat

Missman Project No: C06S022

File Name: Topo.dwg

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Drawn By: adw

Checked By: CEJ

Date: 07/14/06

C-1

Sheet 1 of 1

Revisions	Rev	Description	Issued For Bidding:	Issued For Construction:	Date
		Project Number 24217	Project Manager CTA	Issued For Construction:	
P:\VA\217\BIDDING\2024\217 22-01 FLOW 3/25/2025 7:47 PM MARY MISLUCZEK					



HORIZONTAL SCALE IN FEET
0 20 40
DRAWING MAY HAVE BEEN REDUCED

LANDSCAPE LEGEND



CONCEPTUAL TREE* - MINIMUM 2" 6"
ABOVE GROUND AT TIME OF
INSTALLATION UNLESS OTHERWISE
SPECIFIED



CONCEPTUAL SHRUB* - MINIMUM XX

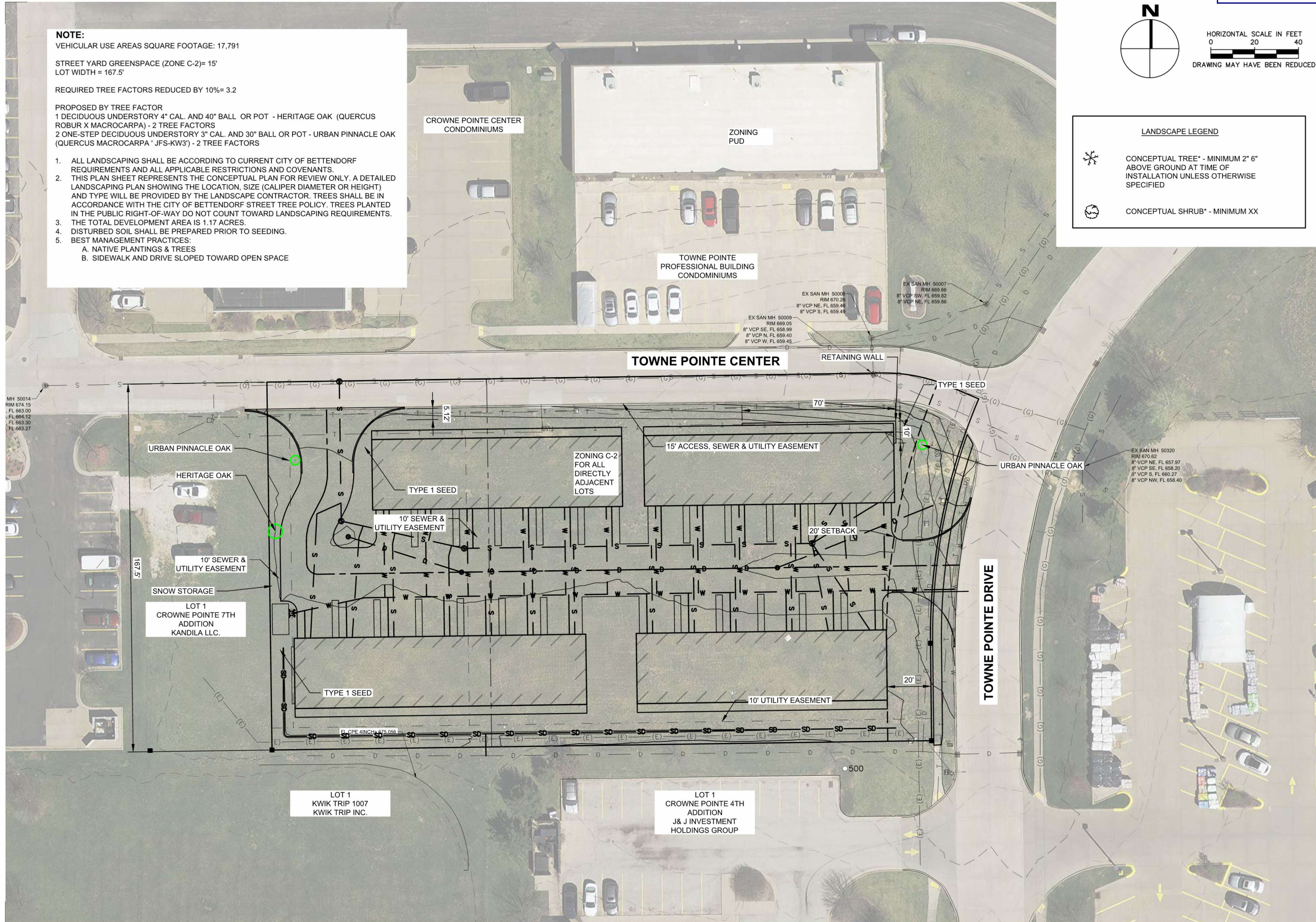
NOTE:
VEHICULAR USE AREAS SQUARE FOOTAGE: 17,791

STREET YARD GREENSPACE (ZONE C-2)= 15'
LOT WIDTH = 167.5'

REQUIRED TREE FACTORS REDUCED BY 10%= 3.2

PROPOSED BY TREE FACTOR
1 DECIDUOUS UNDERSTORY 4" CAL. AND 40" BALL OR POT - HERITAGE OAK (QUERCUS ROBUR X MACROCARPA) - 2 TREE FACTORS
2 ONE-STEP DECIDUOUS UNDERSTORY 3" CAL. AND 30" BALL OR POT - URBAN PINNACLE OAK (QUERCUS MACROCARPA ' JFS-KW3') - 2 TREE FACTORS

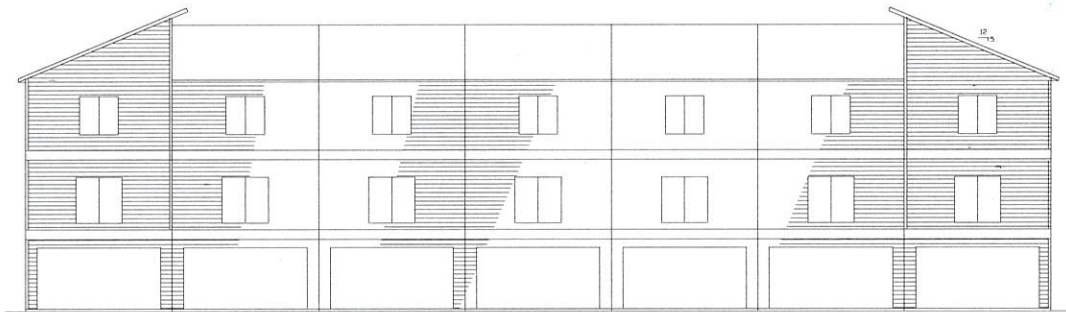
- ALL LANDSCAPING SHALL BE ACCORDING TO CURRENT CITY OF BETTENDORF REQUIREMENTS AND ALL APPLICABLE RESTRICTIONS AND COVENANTS.
- THIS PLAN SHEET REPRESENTS THE CONCEPTUAL PLAN FOR REVIEW ONLY. A DETAILED LANDSCAPING PLAN SHOWING THE LOCATION, SIZE (CALIPER DIAMETER OR HEIGHT) AND TYPE WILL BE PROVIDED BY THE LANDSCAPE CONTRACTOR. TREES SHALL BE IN ACCORDANCE WITH THE CITY OF BETTENDORF STREET TREE POLICY. TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY DO NOT COUNT TOWARD LANDSCAPING REQUIREMENTS.
- THE TOTAL DEVELOPMENT AREA IS 1.17 ACRES.
- DISTURBED SOIL SHALL BE PREPARED PRIOR TO SEEDING.
- BEST MANAGEMENT PRACTICES:
 - NATIVE PLANTINGS & TREES
 - SIDEWALK AND DRIVE SLOPED TOWARD OPEN SPACE



everest homes

14

3-14-25



REAR ELEVATION 7 PLEX

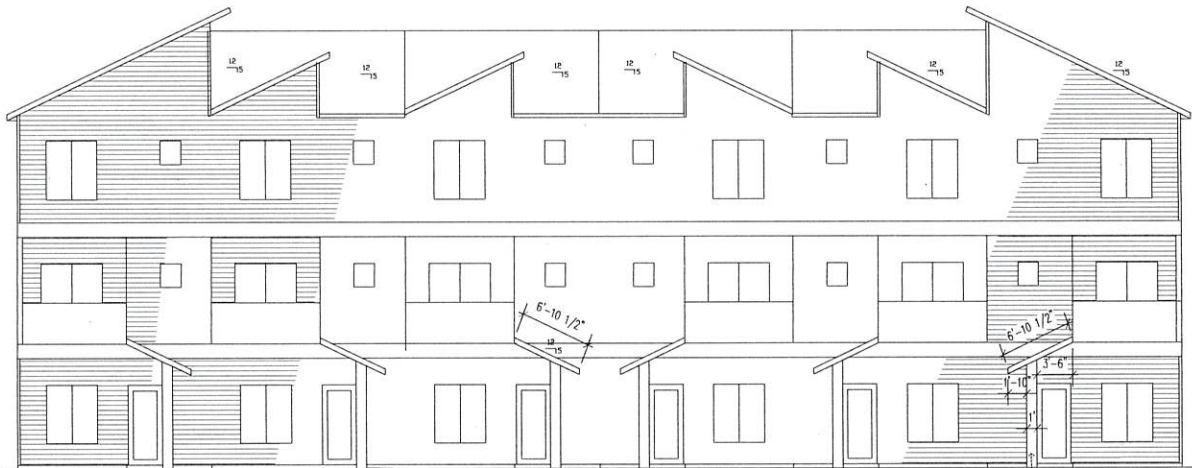


FRONT ELEVATION 7 PLEX

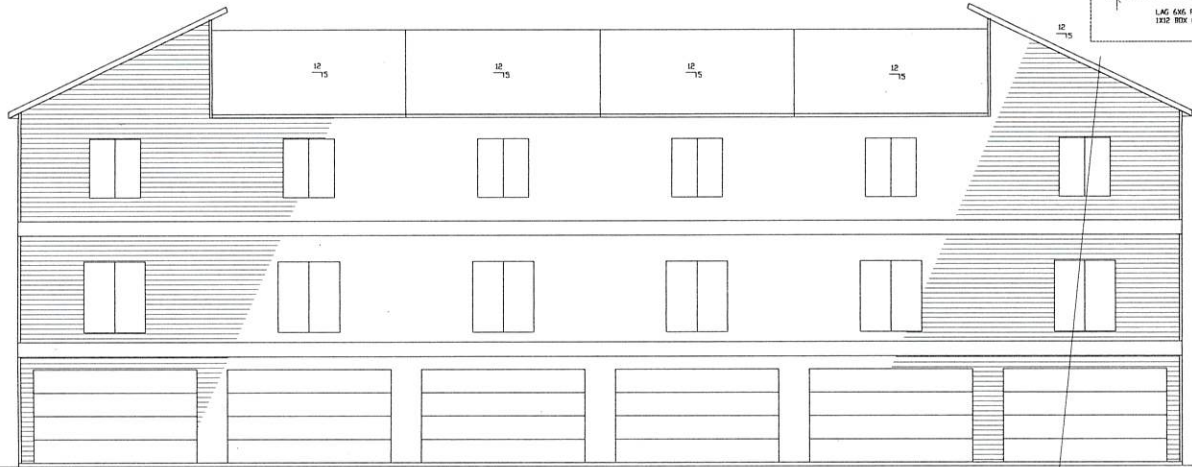
everest homes

8

3-14-25



FRONT ELEVATION 6 PLEX



REAR ELEVATION 6 PLEX