



## COMMUNITY DEVELOPMENT

City Hall Annex λ 4403 Devils Glen Road, Bettendorf, Iowa 52722 λ (563) 344-4071

December 19, 2012

Staff Report

### **Case No. 12-061**

**Location:** Lot 1, Crow Ridge Plaza - Rezoning

**Applicant:** Julia LLC,

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

**Proposed Zoning Classification:** C-3, General Business District

**Current Land Use Designation:** Commercial

### **Background Information and Facts**

Julia, LLC, Inc. has submitted an application for a rezoning from C-2, Community Shopping District to C-3, General Business District for Lot 1, Crow Ridge Plaza near 18<sup>th</sup> Street and 53<sup>rd</sup> Avenue (see Aerial Photo and Zone Area Plat, Attachments A , B and C). Most of the properties nearby have a commercial land use designation (see Land Use Map, Attachment D) with a C-3, General Business District zoning classification located north of 53<sup>rd</sup> Avenue(see Zoning Map, Attachment E). The applicant plans to locate a retail strip area and an automotive repair business on this lot (see Concept Plan, Attachments F, G and H).

### **Land Use**

The land use designation is Commercial for the property involved. The rezoning of property in the vicinity has occurred one time in the last 10 years at Barcelona and 53<sup>rd</sup> Avenue. Most of the housing in the region was built out in the 1990's near the Crow Ridge Plaza subdivision, after the C-2 and C-3 rezoning of most of the 18<sup>th</sup> Street and 53<sup>rd</sup> Avenue area occurred. In some instances major thoroughfares serve as a separation of zoning intense uses.

### **Utilities**

Utilities are already available to most of the area. The developer will be required to pay the cost of connection to all utilities.

### **Thoroughfare Plan/Pedestrian Access**

Access will be available from 53<sup>rd</sup> Avenue and 18<sup>th</sup> Street through access easements on the east and south sides of Lot 1, Crow Ridge Plaza Addition.

### **Storm Water Detention**

Storm water detention will be contained in a detention basin located on the east side of Crow Ridge Plaza at this time because no additional impervious surface is being added.

### **Staff Recommendation**

Because the request was for a regular C-3, General Business District zoning, staff cannot make a recommendation in favor of the current rezoning request. If the petitioner were to recommend a conditional zoning, staff would recommend consideration of this option by the Planning and Zoning Commission. The rezoning should be a conditional zoning of the parcel permitting only an automobile repair shop. The following conditions would apply to any rezoning recommendation:

1. This approval does not waive any other state, federal, or local government provisions as required by law.

Respectfully submitted,

Greg Beck  
City Planner



C-2 TO C-3  
PROPOSED

C-2

C-3

R-2

53RD AVE

53RD AVE

C-2

FALCON AVE

R-2

ROSEHILL AVE

BRENTWOOD DR

R-2

181H ST

R-2

C-2

LINDENWOOD DR

191H ST

COUNTRYSIDE LN

PRELIMINARY PLAT  
OF  
CROW RIDGE PLAZA ADDITION

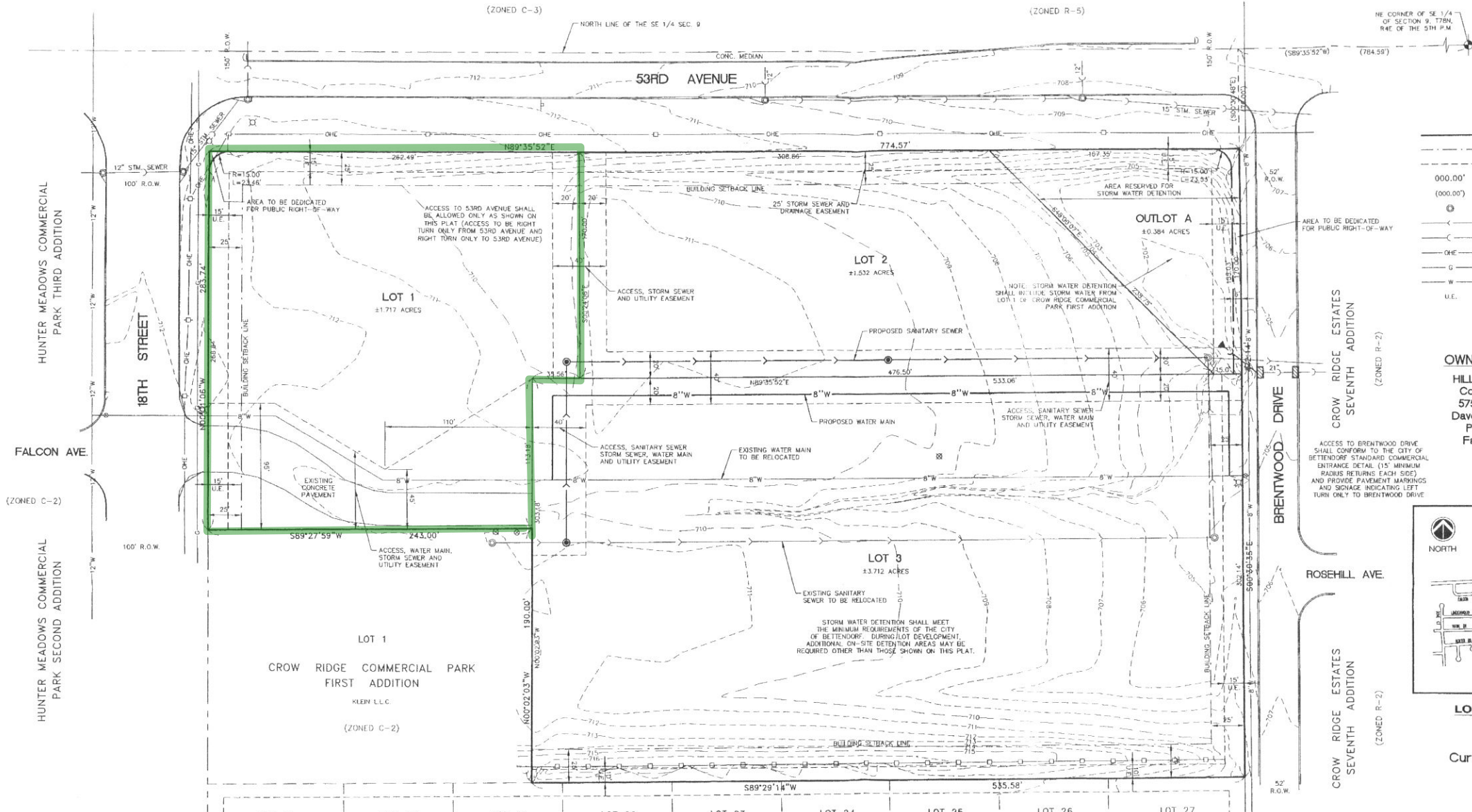
PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP  
78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN  
CITY OF BETTENDORF, SCOTT COUNTY, IOWA

HEATHER GLEN AT ST. ANDREWS

NORTH



SCALE: 1" = 100'

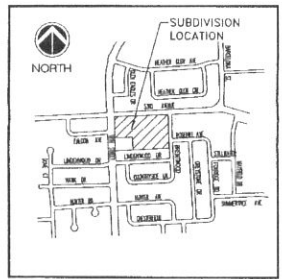


LEGEND

- BOUNDARY OF SUBDIVISION
- - - MINIMUM BUILDING SETBACK LINE
- - - EASEMENT LINE
- 000.00' MEASURED DISTANCE
- (000.00') PLATTED/DEEDED DISTANCE
- ⊙ EXISTING MANHOLE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- OHE EXISTING OVERHEAD ELECTRIC
- G EXISTING GAS MAIN
- W EXISTING WATER MAIN
- U.E. UTILITY EASEMENT

OWNER/DEVELOPER:

HILLCREST PARTNERS  
Contact: Steven Fry  
575 East 53rd Street  
Davenport, Iowa 52807  
Ph. (563) 386-9171  
Fax (563) 386-8231



LOCATION MAP

Current Zoning: C-2

SURVEYOR:

No.	REVISIONS	DESCRIPTION	DATE

**Missman**  
STANLEY & ASSOCIATES, P.C.

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

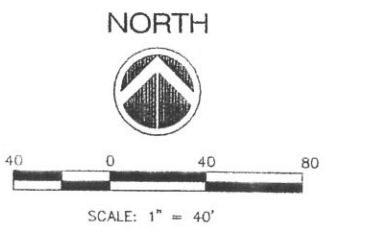
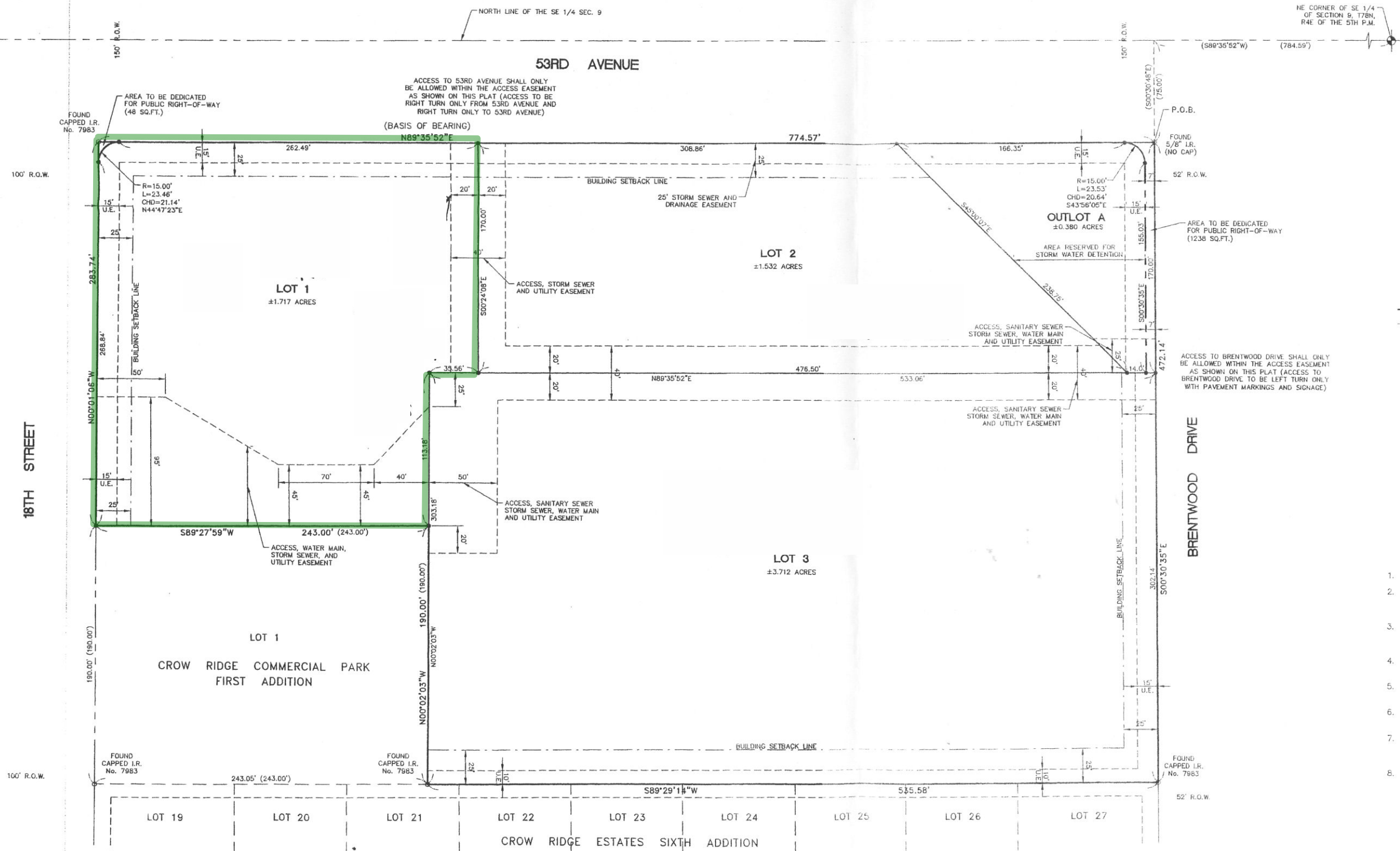
Crow Ridge Plaza Addition  
Bettendorf, Iowa

Preliminary Plat

Missman Project No.: C03L022  
File Name: Prelim Plat.dwg

# FINAL PLAT OF CROW RIDGE PLAZA ADDITION

PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP  
78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN  
CITY OF BETTENDORF, SCOTT COUNTY, IOWA



**LEGEND**

---	BOUNDARY OF SUBDIVISION
---	EXISTING LOT LINE
000.00'	MEASURED DISTANCE
(000.00')	PLATTED/DEEDED DISTANCE
•	SET 5/8" IRON ROD W/ RED CAP #8655
o/c	FOUND MONUMENTATION
UE	UTILITY EASEMENT

**OWNER/DEVELOPER:**  
**HILLCREST PARTNERS**  
 Contact: Steven Fry  
 575 East 53rd Street  
 Davenport, Iowa 52807  
 Ph (563) 386-9771  
 Fax (563) 386-8231

- NOTES:**
- TRACT IS CURRENTLY ZONED C-2
  - PROPOSED LOT AREA = 7.341 ACRES±  
 PROPOSED R.O.W. AREA = 0.030 ACRES±  
 TOTAL AREA OF ADDITION = 7.371 ACRES±
  - ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC ROAD RIGHT-OF-WAY.
  - SIDEWALKS SHALL BE CONSTRUCTED ALONG THE STREET FRONTAGES OF THE LOT.
  - ALL EASEMENTS SHOWN ON THIS PLAT SHALL BE PRIVATELY OWNED AND MAINTAINED.
  - ALL ACCESS EASEMENTS SHALL BE RESERVED FOR PUBLIC USE.
  - STORM WATER DETENTION SHALL INCLUDE STORM WATER FROM LOT 1 OF CROW RIDGE COMMERCIAL PARK FIRST ADDITION
  - STORM WATER DETENTION SHALL MEET THE MINIMUM REQUIREMENTS OF THE CITY OF BETTENDORF. DURING LOT DEVELOPMENT, ADDITIONAL ON-SITE DETENTION AREAS MAY BE REQUIRED OTHER THAN OUTLOT A AS SHOWN ON THIS PLAT.

REVISIONS	DESCRIPTION	DATE
No.		



Crow Ridge Plaza Addition  
 Bettendorf, Iowa

Missman Pro  
 C03L02  
 File Name:  
 Final Plat.dwg  
 Scale: 1" = 40'  
 Drawn By: N

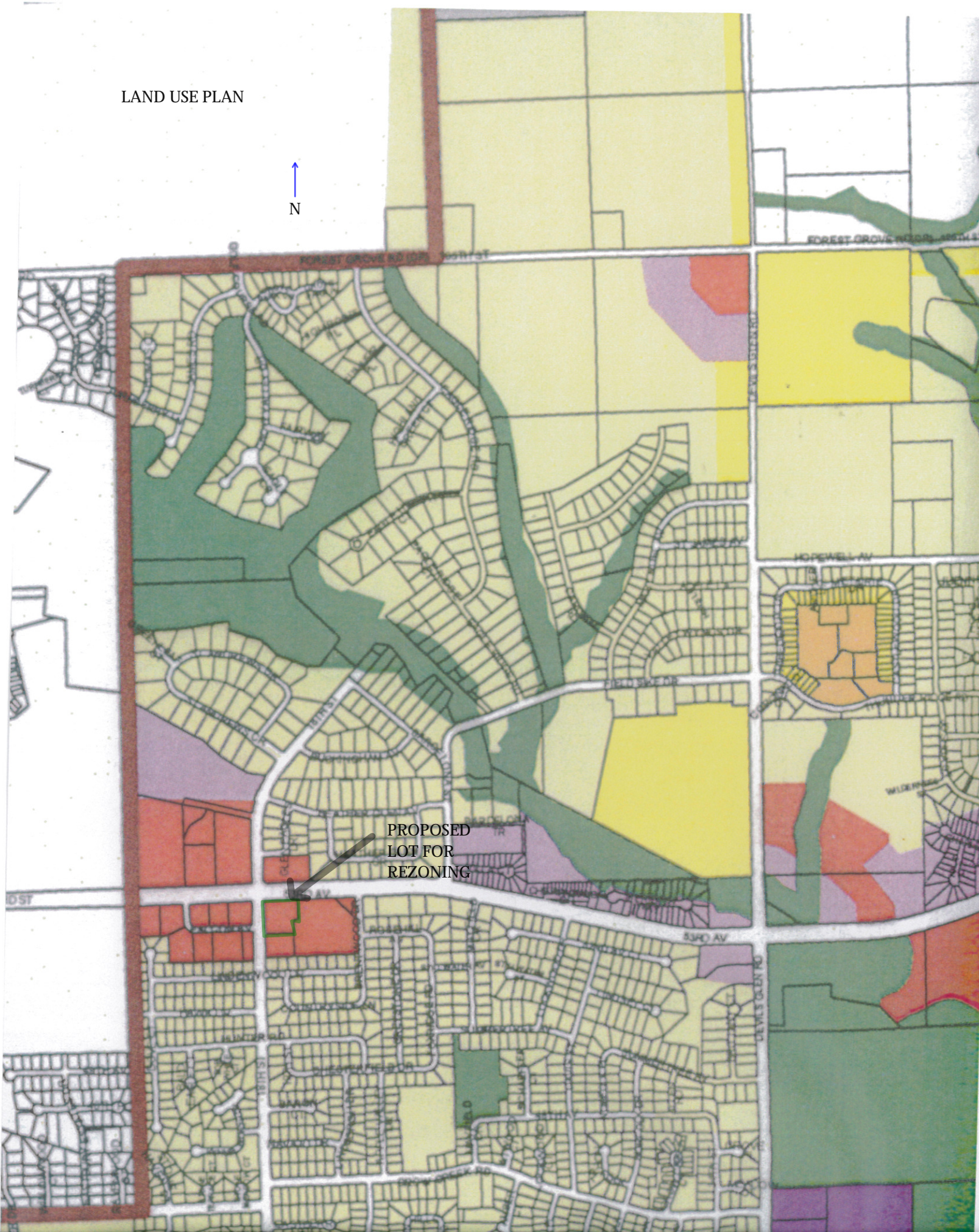
MID AMERICAN ENERGY CO.  
 BY: *Mike Gallant*  
 DATE: 10/03/03

IOWA-AMERICAN WATER CO.  
 BY: *John J. DuBois*  
 DATE: 10-3-03

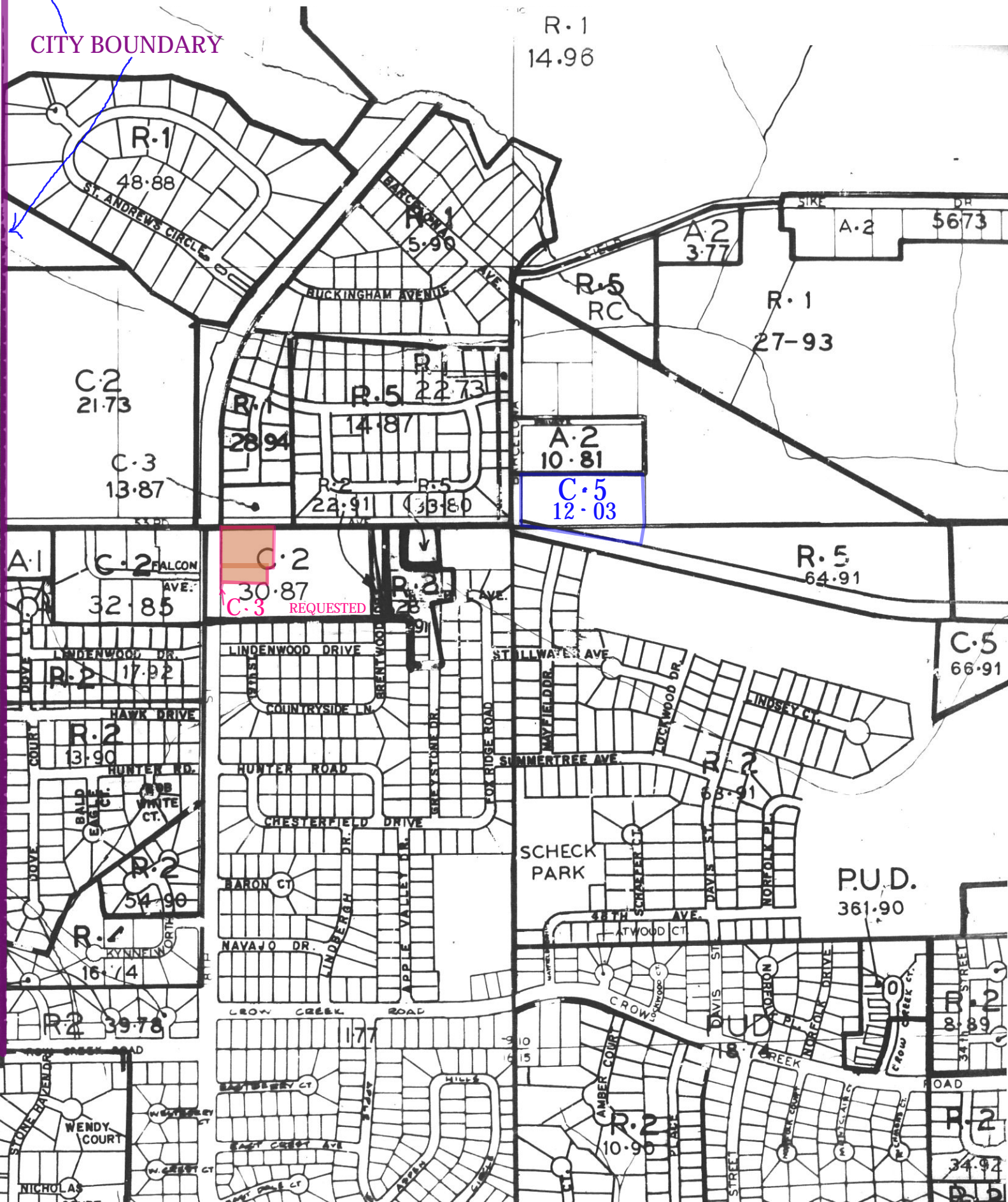
PLANNING AND ZONING  
 BY: *John H. Kelly*  
 DATE: 10/5/03

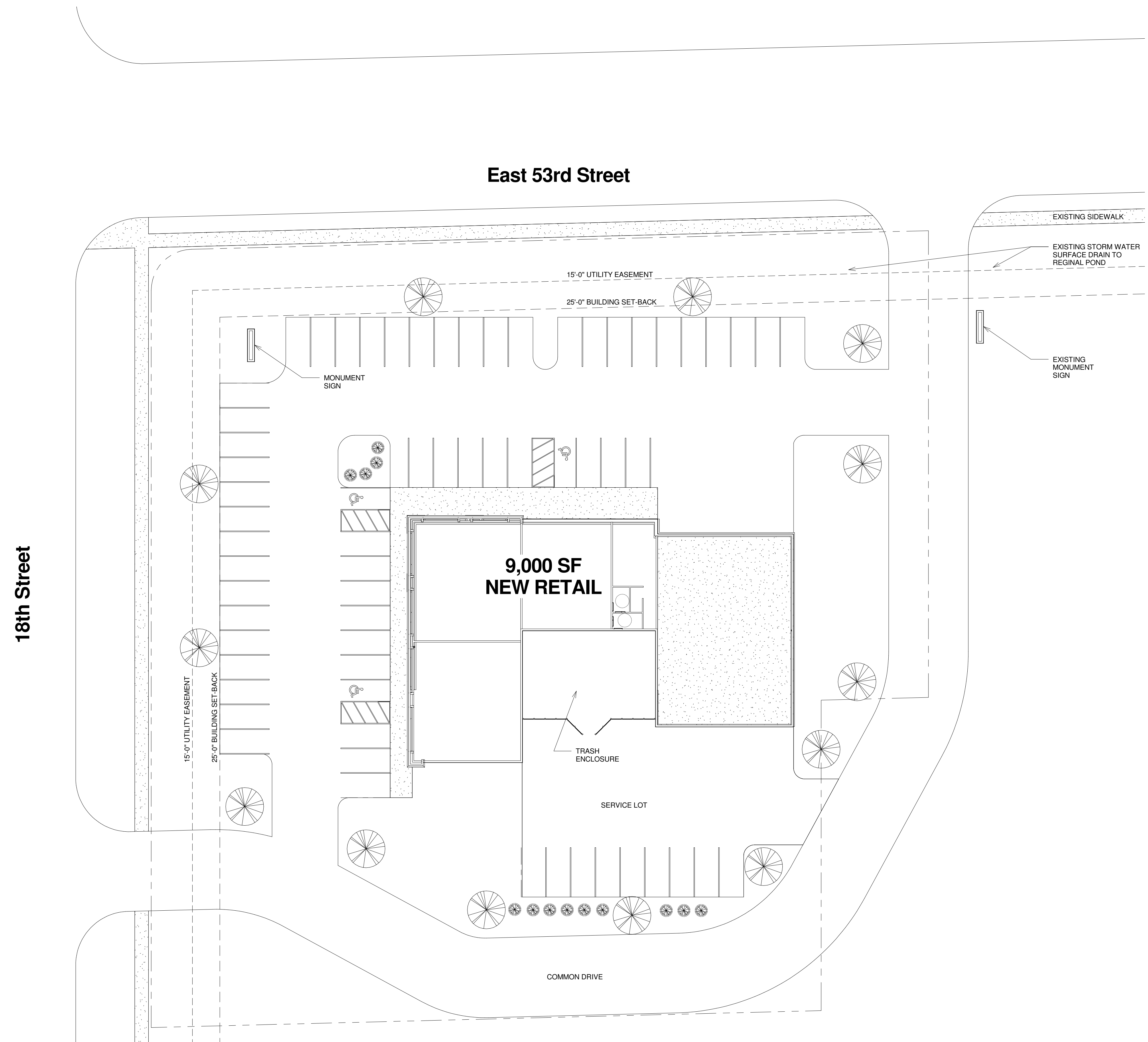
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.  
*Gregory J. Chlebicki*  
 GREGORY J. CHLEBICKI  
 LICENSE No. 8655  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2003

LAND USE PLAN



CITY BOUNDARY

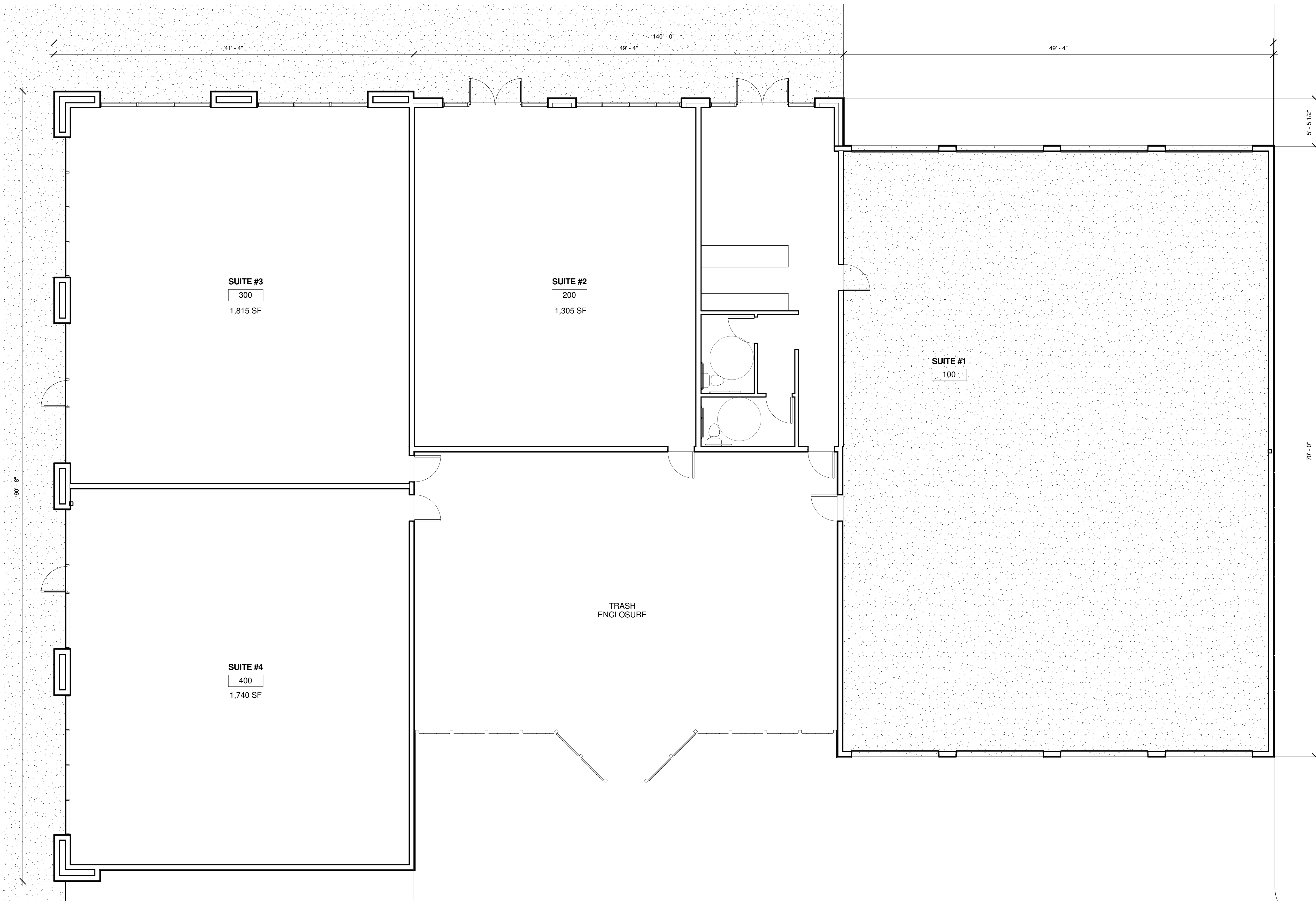




# MARKET PLAZA

53rd & 18th Street, Bettendorf, Iowa

1 Site  
1" = 20'-0"



# MARKET PLAZA

53rd & 18th Street, Bettendorf, Iowa

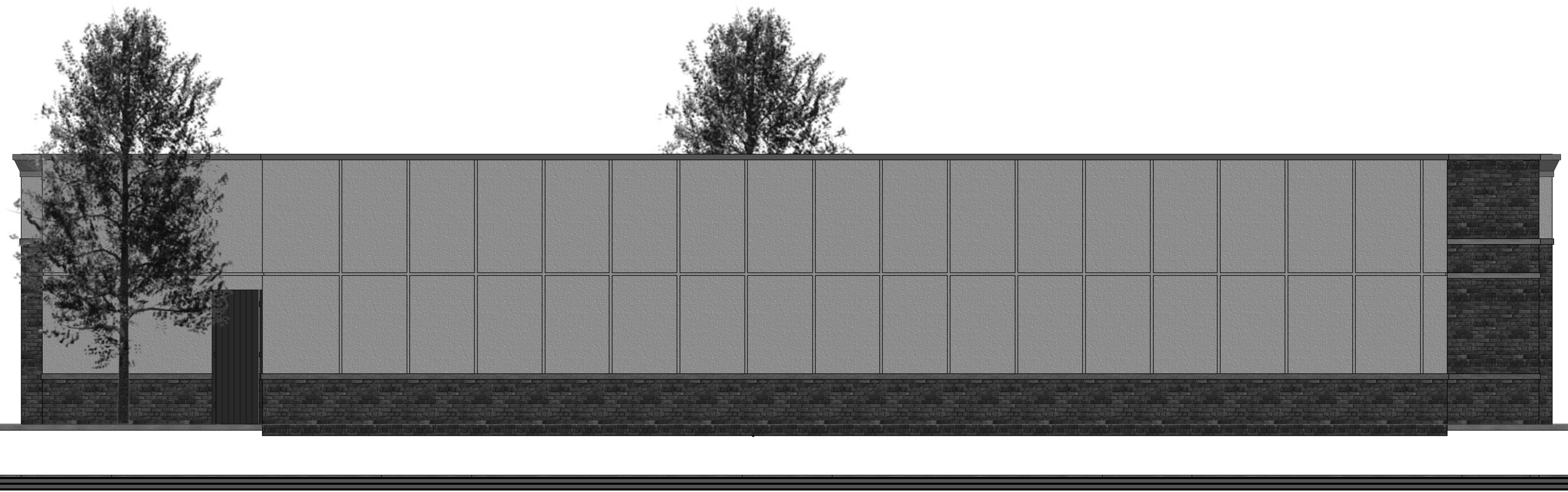


1 Finished Floor Plan  
3/16" = 1'-0"





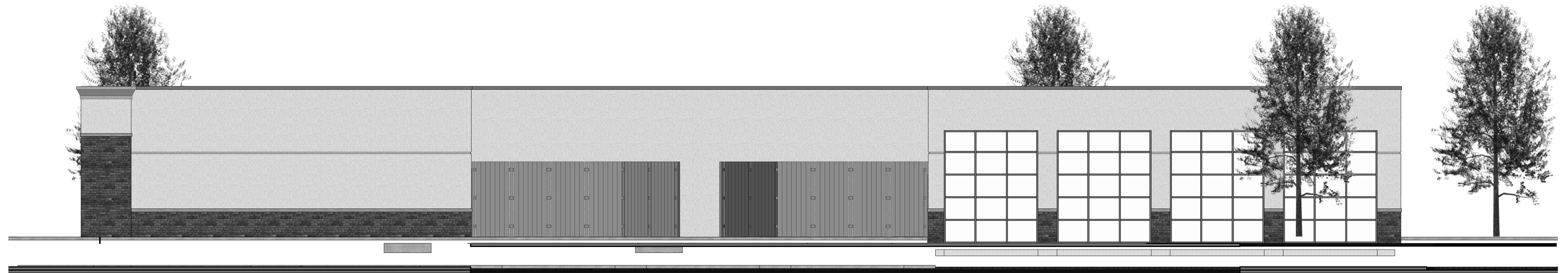
⑤ North Elevation  
3/16" = 1'-0"



③ East Elevation  
3/16" = 1'-0"



① West Elevation  
3/16" = 1'-0"



② South Elevation  
3/16" = 1'-0"

# MARKET PLAZA

53rd & 18th Street, Bettendorf, Iowa



COMMUNITY DEVELOPMENT

City Hall Annex λ 4403 Devils Glen Road, Bettendorf, Iowa 52722 λ (563) 344-4071

December 19, 2012

Staff Report

**Case No. 12-066**

**Subdivision Name:** Lodges of Beaver Meadows – Preliminary Plat

**Location:** East of Devils Glen Road, north of 53<sup>rd</sup> Avenue, west of Middle Road and south of Hopewell Hills First Addition

**Applicant:** Beaver Development, Inc.

**Land Use Designation:** Traditional Residential

**Background Information and Facts**

Beaver Development, Inc. has submitted an application requesting an approval of a preliminary plat for property located east of Devils Glen Road, north of 53<sup>rd</sup> Avenue, and west of Middle Road (see Aerial Photo, Attachment A). The applicant proposes that Lots 1-78 be used for single family housing (see Preliminary Plat, Attachment B). The boundaries for the proposed Preliminary Plat encompass over 35 acres of land.

**Land Use**

The land use designation for the site is Traditional Residential. The Petitioner received zoning for the parcel in R-1, Single Family Residence District and R-3, Single Family and Two Family Residence District.

**Utilities**

Utilities for the site will come along 53<sup>rd</sup> Avenue. Water will have to come from the north side of 53<sup>rd</sup> Avenue. Sanitary sewer will need to be extended from the south near 53<sup>rd</sup> Avenue. The developer will provide all utility connections to the site. Electrical service will also come from the west.

**Thoroughfare Plan/Access**

Access to the site is anticipated from 53<sup>rd</sup> Avenue and eventually from the subdivisions to the east and north.

**Storm Water Detention**

Storm water detention will be served by a regional detention area located at Hopewell Creek north of 53<sup>rd</sup> Avenue. It is anticipated that the storm water from subdivisions in the area will be served by a regional detention area located to the west of the property.

**Recommended Action**

Staff recommends the Planning and Zoning Commission support approval of the land use amendment subject to the following conditions: