

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 THE 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 (344-4100).

MEETING NOTICE
BOARD OF ADJUSTMENT
SEPTEMBER 8, 2022
5:00 P.M.

PLACE: Bettendorf City Hall Council Chambers, Second Floor, 1609 State Street

1. Roll Call: Gallagher ____, Spranger ____, Tansey ____, Tombergs ____, Vermillion ____
2. Review of Board Procedures.
3. The Board to review and approve the minutes of the meeting of July 14, 2022.
4. The Board to hold a public hearing on the following items:
 - a. Case 22-060; 5117 Competition Drive (C-7) – Special use permit to allow an outdoor service area with alcohol, submitted by Jason Stewart. (Staff: Beswick)
 - b. Case 22-061; 4808 Forest Grove Drive (C-3) – Special use permit to allow an outdoor service area with alcohol, submitted by Middle & 80, LLC. (Staff: Beswick)
 - c. Case 22-062; 4832 Forest Grove Drive (C-3) – Special use permit to allow a bar with an outdoor service area with alcohol, submitted by Middle & 80, LLC. (Staff: Beswick)
 - d. Case 22-065; Lot 5, FG 80 Holdings First Addition (C-3) – Exception to the off-street parking requirements for a high impact commercial recreational use (golf venue and multi-sport field complex), submitted by Focus Real Estate Development/Kevin Koellner. (Staff: Beswick)
 - e. Case 22-063; Lot 5, FG 80 Holdings First Addition (C-3) – Special use permit to allow a high impact commercial recreational use (golf venue), submitted by Focus Real Estate Development/Kevin Koellner. (Staff: Beswick)
 - f. Case 22-064; Lot 5, FG 80 Holdings First Addition (C-3) – Special use permit to allow a high impact commercial recreational use (multi-sport field complex), submitted by Focus Real Estate Development/Kevin Koellner. (Staff: Beswick)

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT AND OTHER APPLICABLE FEDERAL AND STATE LAWS, ALL PUBLIC HEARINGS AND MEETINGS HELD OR SPONSORED BY THE CITY OF BETTENDORF, IOWA, WILL BE ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES. PERSONS REQUIRING AUXILIARY AIDS AND SERVICES SHOULD CONTACT BETTENDORF CITY HALL AT (563) 344-4000 FIVE (5) DAYS PRIOR TO THE HEARING OR MEETING TO INFORM OF THEIR ANTICIPATED ATTENDANCE.

- g. Case 22-066; NW corner of 53rd Avenue and Middle Road (C-2) – Special use permit to allow a car wash associated with a convenience store, submitted by Townsend Engineering. (Staff: Beswick)

- h. Case 22-067; NW corner of 53rd Avenue and Middle Road (C-2) – Special use permit to allow unlimited gas sales associated with a convenience store, submitted by Townsend Engineering. (Staff: Beswick)



The materials for the Board of Adjustment meeting can be accessed by scanning the QR Code.

The following are minutes of the Bettendorf Board of Adjustment and are a synopsis of the discussion that took place at this meeting and as such may not include the entirety of each statement made. The minutes of each meeting do not become official until approved at the next Board meeting.

**MINUTES
BETTENDORF BOARD OF ADJUSTMENT
JULY 14, 2022
5:00 P.M.**

Tombergs called the meeting to order at approximately 5:00 p.m.

Item 1. Roll Call

PRESENT: *Spranger, Tansey, Tombergs, Vermillion

ABSENT: Gallagher

STAFF: Beck, Beswick, Fuhrman, Hunt

Item 2. Review of Board procedures.

Item 3. The Board to review and approve the minutes of the meeting of May 12, 2022.

On motion by Tansey, seconded by Vermillion, that the minutes of the meeting of May 12, 2022 be approved as submitted.

ALL AYES

Motion carried.

Item 4. The Board to hold a public hearing on the following items:

- a. **Case 22-035; 4465 – 53rd Avenue (C-1)** - Variance to reduce the required number of parking spaces for a convenient care clinic, submitted by Ryan Windmiller. (Withdrawn)
- b. **Case 22-040; 3340 Utica Ridge Road (C-6)** – Special use permit to allow a day care center, submitted by Katherine Dusenberry.

Beck reviewed the staff report. Staff report is Annex #2 to these minutes.

There being no one present wishing to speak in favor of or in opposition to the request, Tombergs closed the public hearing.

On motion by Vermillion, seconded by Spranger, that a special use permit to allow a day care center be approved in accordance with the Decision and Order.

ROLL CALL ON MOTION

AYE: Spranger, Tombergs, Vermillion
NAY: None
ABSTAIN: Tansey

Motion carried.

Decision and Order is Annex #3 to these minutes.

- c. **Case 22-038; 5330 Coachman Road (A-2)** – Variance to reduce the required setback for a 6-foot high fence on a through lot from 15 feet to 1 foot, submitted by Kassi and Trenton Moorehead.

Beck reviewed the staff report. Staff report is Annex #4 to these minutes.

Tombergs asked if there was anyone wishing to speak in favor of the request.

Trenton Moorehead, the applicant, stated that because of the topography of the lot the fence posts were placed at the edge of the flat ground.

There being no one else present wishing to speak in favor of or in opposition to the request, Tombergs closed the public hearing.

On motion by Tansey, seconded by Vermillion, that a variance to reduce the required setback for a 6-foot high fence on a through lot from 15 feet to 1 foot be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #5 to these minutes.

*At this time, Spranger left the meeting.

- d. **Case 22-039; 18 Central Lane (R-2)** – Variance to allow an accessory building in a required front yard, submitted by Mike Styvaert.

Beswick reviewed the staff report. Staff report is Annex #6 to these minutes.

There being no one present wishing to speak in favor of or in opposition to the request, Tombergs closed the public hearing.

On motion by Vermillion, seconded by Tansey, that a variance to allow an accessory building in a required front yard be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #7 to these minutes.

- e. **Case 22-042; 3395 West Harbor Drive (A-2)** – Variance to reduce the required total side yard setback from 20 feet to 12 feet to allow for construction of a 22-foot by 50-foot garage addition, submitted by Jeff DeCoster.

Beswick reviewed the staff report. Staff report is Annex #8 to these minutes.

Vermillion asked if the applicant plans to sacrifice the use of the existing overhead garage doors and will have only a 2-car garage. Beswick confirmed this, adding that the applicant had indicated that the current garage configuration makes it difficult when there are two cars parked inside.

There being no one else present wishing to speak in favor of or in opposition to the request, Tombergs closed the public hearing.

On motion by Tansey, seconded by Vermillion, that a variance to reduce the required total side yard setback from 20 feet to 12 feet to allow for construction of a 22-foot by 50-foot garage addition be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #9 to these minutes.

- f. **Case 22-043; 2820 Pleasant Ridge Court (A-2)** – Variance to reduce the required rear yard setback from 40 feet to 20 feet to allow for construction of a 12-foot by 24-foot addition, submitted by Ron Spiva.

Beswick reviewed the staff report. Staff report is Annex #10 to these minutes.

Tombergs asked if there was anyone present wishing to speak in favor of the request.

Ron Spiva, the applicant, explained that the reason for the addition is to enlarge a small bedroom and add a bathroom to the rear of the house that can be used as a master suite when he and his wife are older. He added that the location for the addition was chosen because his home is a passive solar house with an earthen berm on the north side to provide insulation and with windows on the entire south side.

There being no one else present wishing to speak in favor of or in opposition to the request, Tombergs closed the public hearing.

On motion by Vermillion, seconded by Tansey, that a variance to reduce the required rear yard setback from 40 feet to 20 feet to allow for construction of a 12-foot by 24-foot addition be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #11 to these minutes.

- g. **Case 22-054; 4465 – 53rd Avenue (C-1)** – Variance to increase the allowable distance of an off-site parking lot from the building it is required to serve from 300 feet to 320 feet, submitted by Ryan Windmiller.

Beswick reviewed the staff report. Staff report is Annex #12 to these minutes.

Tombergs asked if there was anyone present wishing to speak in favor of the request.

Ryan Windmiller, the applicant, stated that once it is developed, there will be a cross parking easement with Lot 3 to the west which is within the 300-foot requirement. He added that there are 16 parking spots remaining once the required parking for the current tenants is accounted for. He explained that the convenient care clinic is currently located in the subdivision and that according to their statistics, only 15 parking spots are needed – 5 for staff, and 10 for patients.

There being no one else present wishing to speak in favor of or in opposition to the request, Tombergs closed the public hearing.

On motion by Tansey, seconded by Vermillion, that a variance to increase the allowable distance of an off-site parking lot from the building it is required to serve from 300 feet to 320 feet be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #13 to these minutes.

There being no further business, it was unanimously approved to adjourn the meeting at approximately 5:55 p.m.

These minutes and annexes approved _____

Taylor Beswick, City Planner

Greg Beck, City Planner



COMMUNITY DEVELOPMENT

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

September 8, 2022 Board of Adjustment Meeting

Staff Report

Case No. 22-060

Request: Special Use Permit for an outdoor service area with alcohol.

Location: 5117 Competition Drive

Legal Description: Lot 2, Bettplex Second Addition (Parcel #: [8402032021](#))

Applicant: Jason Stewart

Zoning Designation: C-7, Regional Entertainment District

Background Information and Facts

Jason Stewart is seeking a special use permit to allow an outdoor service area located on a patio at commercial buildings on Lot 2, Bettplex Second Addition ([see Location Map – Attachment A](#)). The lot is located in the Regional Entertainment District (C-7), and the adjacent parcels are zoned C-3 General Business District and C-7 Regional Entertainment District ([see Zoning Map – Attachment B](#)). The Future Land Use map contemplates future development in the vicinity to be commercial ([see Future Land Use Map – Attachment C](#)). The existing patio was formerly used by an ice cream establishment located in the unit ([see Outdoor Service Area Location – Attachment D](#)). The proposed restaurant will serve alcohol on the patio requiring the special use permit.

Staff Analysis

This overall type of development, including outdoor service areas, is expected to occur within this district. Interconnectivity between businesses with outdoor facilities is encouraged within this unique district. It is anticipated that customers of the nearby hotel, sports complex, and commercial services will also be patrons of this business and will be walking back and forth between the facilities while leaving their car(s) in a parking space somewhere throughout the complex.

Additional parking requirements for the patio are met through cross parking easements in the Bettplex Additions. Staff contends any potential negative

externalities or incompatibilities with surrounding uses do not meet the threshold to deny an outdoor service area at this location.

Section 11-5-9 of the City Code stipulates nine required standards that must be met for any special use permit to be granted. Staff has abbreviated those standards with the following list and indicated its position on each.

1. **Is the special use allowed in the targeted district?** Yes, per Section 11-4-5.
2. **Does the special use appear to comply with all applicable zoning regulations?** Yes.
3. **Is the location, size and character of the use in harmony with the targeted district?** Yes, the proposed patio would be consistent with the dining and hospitality character of the area.
4. **Does the special use unreasonably hinder or discourage development in the target district?** No, the proposed patio may be seen as an attractive amenity for customers of the sports complex, hotels, and nearby businesses.
5. **Is parking adequate and are the entrances and exits sufficient for the traffic flow to be generated.** Yes, sufficient parking exists onsite combined with cross easement parking agreements with adjacent lots.
6. **Will the special use devalue surrounding properties?** No, the applicant is making an investment into the area. The use will likely attract more visitors to the sports complex area which is a benefit to businesses.
7. **Has this case been reviewed and denied by the Board of Adjustment within the past year?** No.
8. **Are there any conditions the Board should impose to ensure the special use is in compliance with the standards above, or to minimize negative externalities of the special use?** No.
9. **Is the proposed use consistent with the Comprehensive Plan?** Yes, the development supports the following Comprehensive Plan Goals: "Goal C Attract and Retain Business and Industry."

Staff Recommendation

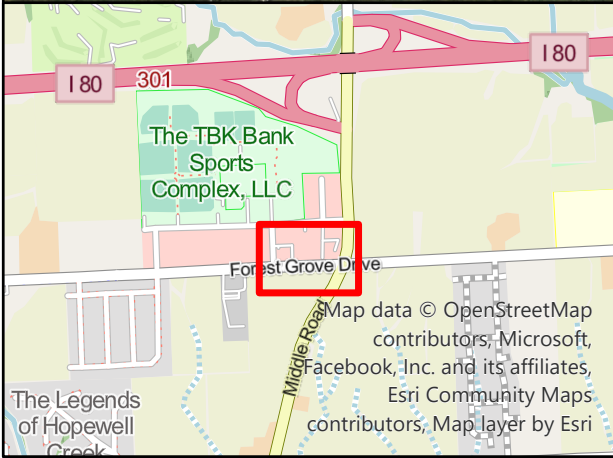
Staff recommends approval of the special use permit.

Respectfully submitted,

Taylor Beswick
City Planner

Case 22-060: 5117 Competition Drive SUP (Outdoor Service Area w/ Alcohol) Location Map

1 Inch = 119 Feet

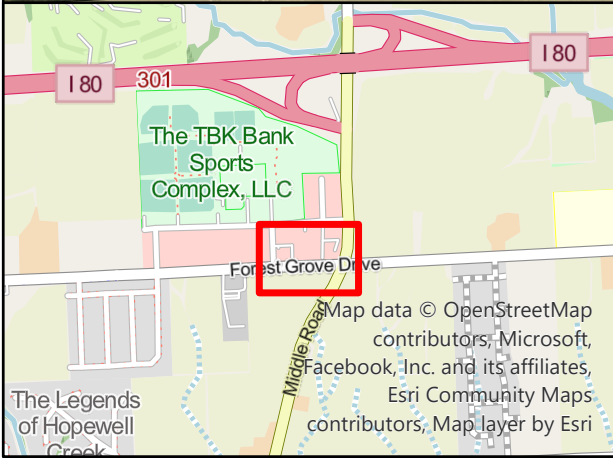
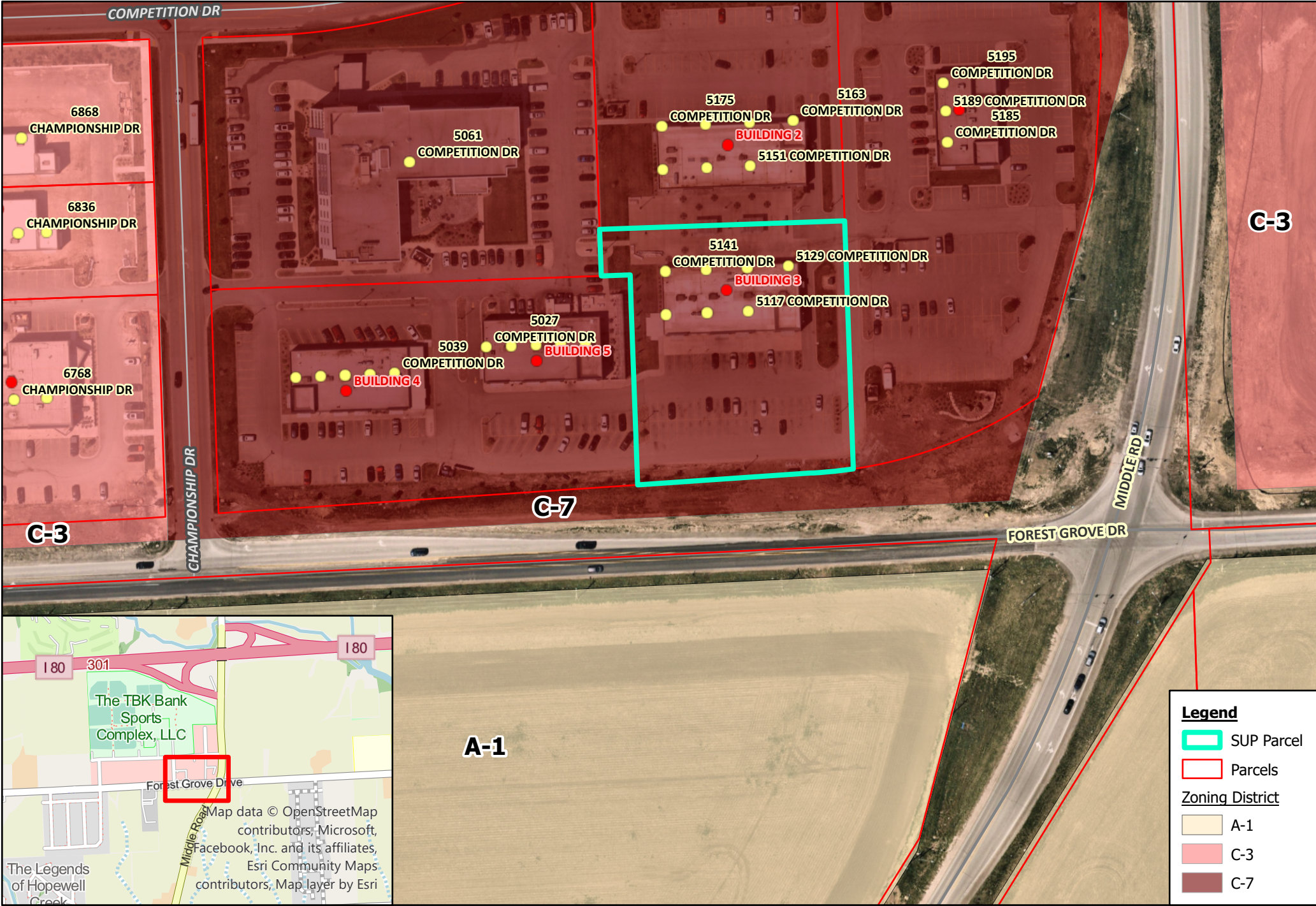


Legend

- SUP Parcel
- Parcels

Case 22-060: 5117 Competition Drive SUP (Outdoor Service Area w/ Alcohol) Zoning Map

1 Inch = 119 Feet



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

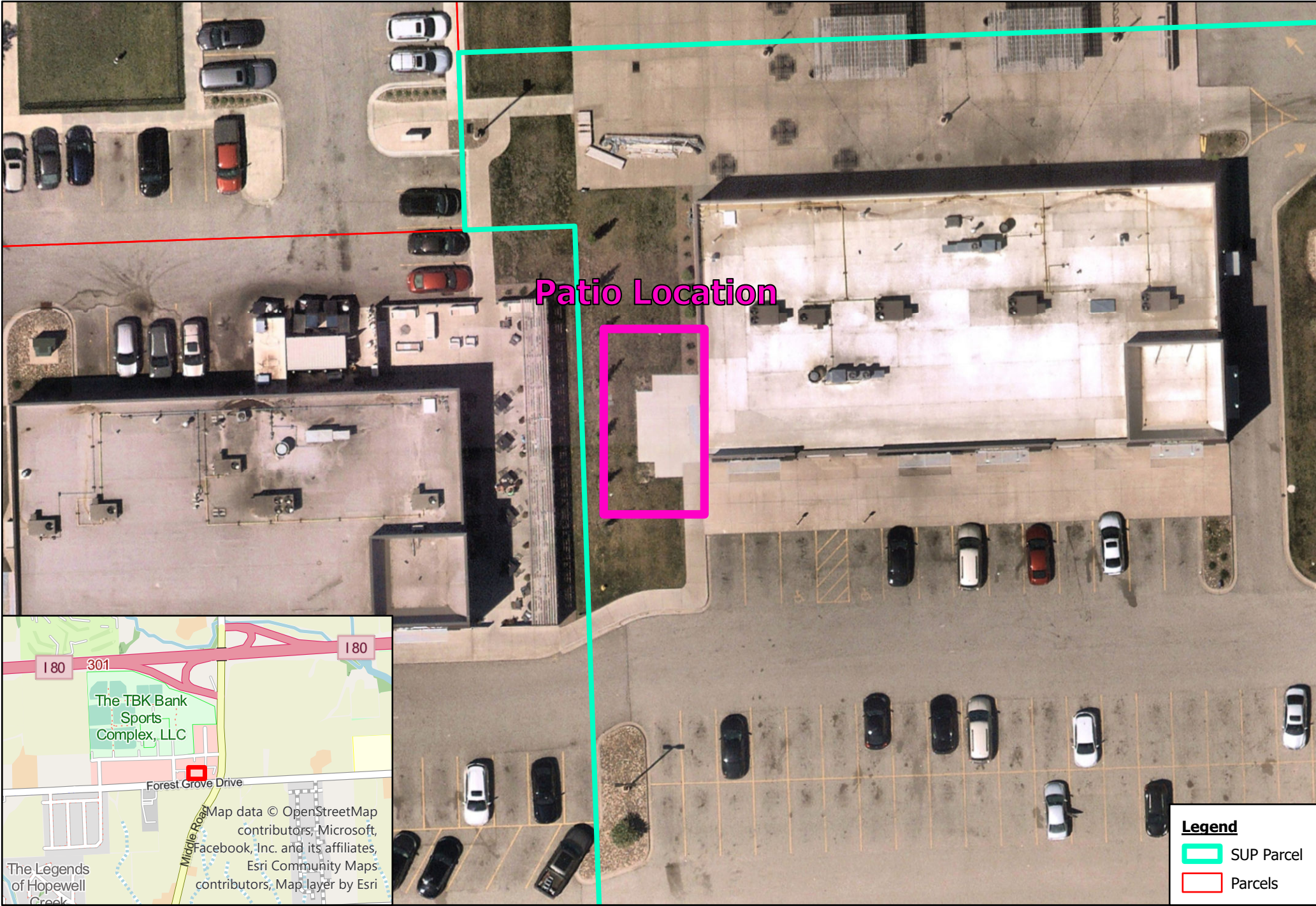
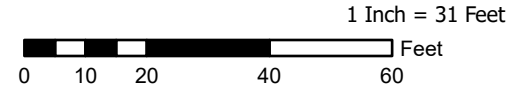
Legend

- SUP Parcel
- Parcels

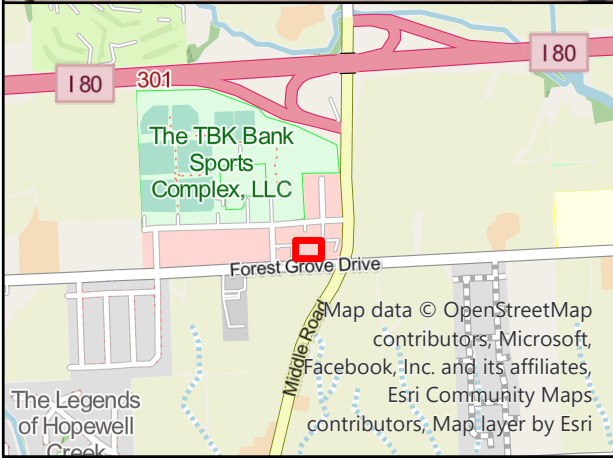
Zoning District

- A-1
- C-3
- C-7

Case 22-060: 5117 Competition Drive SUP (Outdoor Service Area w/ Alcohol) Outdoor Service Area Location



Patio Location



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

Legend

- SUP Parcel
- Parcels



Case No. 22-060

APPEAL AND APPLICATION TO THE ZONING BOARD OF ADJUSTMENT OF BETTENDORF, IOWA

Part 1. Property Involved.

Street Address 5117 Competition Drive

Legal Description of the property. Lot 2, Bettplex Second Addition

Part 2. Contact Information.

Applicant/Contact Name Jason Stewart Phone 563-468-0304

Address PO 160, BETTENDORF IA 52722

E-mail Address: zekesqc@gmail.com

Owner Name Jason Stewart Phone 563-468-0304

Address PO 160, Bettendorf IA 52722

E-mail Address: zekesqc@gmail.com

Part 3. Type of Application. (check at least one)

1. Variance/Exception. Before the Board of Adjustment grants approval of a variance to the City of Bettendorf Zoning Ordinance, all of the following conditions **MUST** be met:
- (a) That the granting of the exception will not permit any use in any district which would be in conflict with the permitted uses of such district under the terms of this ordinance.
 - (b) That it will not impair an adequate supply of light and air to adjacent property.
 - (c) That it will not unreasonably increase the congestion in public streets.
 - (d) That it will not increase the danger of fire or of the public safety.
 - (e) That it will not unreasonably diminish or impair established property values within the surrounding areas.
 - (f) That it will not in any other respect impair the public health, comfort, safety, morals, or welfare of the inhabitants of the city.
2. Special Use Permit. Before the Board of Adjustment grants approval of a special use permit, all of the following conditions **MUST** be met:
- (a) The proposed use is designated by this ordinance as a special use in the district in which the use is to be located.
 - (b) The proposed use will comply with all applicable regulations in the district in which the use is to be located.
 - (c) The location and size of the proposed use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - (d) The location, nature, and height of buildings, walls, and fences and the nature and extent of the landscaping on the site are such that the use will not unreasonably hinder or discourage the appropriate development and use of adjacent land and buildings.
 - (e) Parking areas will be of adequate size for the particular use, properly located, and suitably screened from adjoining uses and the entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.
 - (f) The proposed use will not cause substantial injury to the value of other property in the neighborhood.
 - (g) Conditions in the area have substantially changed and at least one year has elapsed since any denial by the Board of Adjustment of any prior application for a special use permit that would have authorized substantially the same use of all or part of the site.
 - (h) The Board of Adjustment shall impose such conditions and restrictions upon the premises benefited by a special use permit as may be necessary to assure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the intent of this ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this ordinance.
3. Other. _____

Part 4. General Information.

Section(s) of Zoning Ordinance Involved _____ Existing Zoning C-7

Part 5. Reasons for Application. In the space below, give a general description of the activity desired and principal reasons why this application should be granted by the Board. If this application is for a variance, please state the hardship which the zoning ordinance imposes on the property. Use the following criteria as justification for the requested variance. Use additional sheets if necessary.

(a) **It shall be the property owner's responsibility to show that the terms of this ordinance will impose unusual and practical difficulties or particular hardships. The hardship established by the property owner must not be SELF-IMPOSED. A self-imposed hardship is NOT justification for the approval of a variance request.**

(b) If the variance granted is in harmony with the general purpose, intent, and spirit of this ordinance.

(c) If the board determines that the granting of the requested variance will not serve merely as a convenience to the applicant, but will alleviate a demonstrable hardship as to warrant a variance from the official city plan as established by Ordinance No. 381 of the city, and at the same time the surrounding property will be reasonably protected.

(d) That by granting the request for a variance substantial justice shall be done.

Part 6. Attachments. The following items are attached and are a part of this application.

- () 1. Scale accurate site plan, at a scale of 1" = 20' or other suitable scale, showing adjacent street, property line, building location of existing and proposed buildings and other important features of the property. Required with all applications.
- () 2. Legal Description. (If not shown on page 1.)
- () 3. Floor plan if internal design of building is part of application.
- () 4. List additional attachments.

Part 7. Signature.

I (we) depose and say that all the information contained in this application and the statements contained in the papers submitted herewith are true. Witness our Hands and Seals this 08 day of 22, 20 22.

Signature of Applicant [Signature] Signature of Owner [Signature]

(The owner **MUST** indicate his consent to this application by signing above. Application without the signature of the owner will not be processed)

State of Iowa) ss
County of Scott)

Before me the undersigned Notary Public, in and for the County and State, personally appeared applicant(s) and separately and severally acknowledge the execution of the foregoing application is his/her voluntary act and deed, for the purposes therein expressed.

Witness my Hand and Notarial Seal this 2nd day of August, 20 22
Lisa Fuhrman
Notary Public in and for Scott County, Iowa



Part 10. Filing Fee. June 7, 2024
\$ 50.00 Single Family/Two-family Residential Variance
\$100.00 All Other Applications

Received by [Signature]
Amount \$ 100. Date 8/22/22
CC



COMMUNITY DEVELOPMENT

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

September 8, 2022 Board of Adjustment Meeting

Staff Report

Case No. 22-061

Request: Special Use Permit for an outdoor service area with alcohol.

Location: 4808 Forest Grove Drive

Legal Description: Lot 1, Bettplex Fifth Addition (Parcel #: [840219301](#))

Applicant: Middle & 80, LLC

Zoning Designation: C-3, General Business District

Background Information and Facts

Middle & 80, LLC is seeking a special use permit to allow an outdoor service area located on a patio at a commercial building on Lot 1, Bettplex Fifth Addition (see Location Map – Attachment A). The unit, addressed 4808 Forest Grove Drive, is located in the General Business District (C-3) and the adjacent parcels are zoned C-3 and C-7 Regional Entertainment District (see Zoning Map – Attachment B). The Future Land Use map contemplates future development in the vicinity to be commercial (see Future Land Use Map – Attachment C). The existing patio was formerly used by a restaurant establishment located in the unit (see Outdoor Service Area Location – Attachment D). The proposed restaurant will serve alcohol on the patio requiring the special use permit.

Staff Analysis

This overall type of development, including outdoor service areas, is expected to occur within this district. Interconnectivity between businesses with outdoor facilities is encouraged within this unique district. It is anticipated that customers of the nearby hotel, sports complex, and commercial services will also be patrons of this business and will be walking back and forth between the facilities while leaving their car(s) in a parking space somewhere throughout the complex.

Additional parking requirements for the patio are met through cross parking easements in the Bettplex Additions. Staff contends any potential negative

externalities or incompatibilities with surrounding uses do not meet the threshold to deny an outdoor service area at this location.

Section 11-5-9 of the City Code stipulates nine required standards that must be met for any special use permit to be granted. Staff has abbreviated those standards with the following list and indicated its position on each.

1. **Is the special use allowed in the targeted district?** Yes, per Section 11-4-5.
2. **Does the special use appear to comply will all applicable zoning regulations?** Yes.
3. **Is the location, size and character of the use in harmony with the targeted district?** Yes, the proposed patio would be consistent with the dining and hospitality character of the area.
4. **Does the special use unreasonably hinder or discourage development in the target district?** No, the proposed patio may be seen as an attractive amenity for customers of the sports complex, hotels, and nearby businesses.
5. **Is parking adequate and are the entrances and exits sufficient for the traffic flow to be generated.** Yes, sufficient parking exists onsite combined with cross easement parking agreements with adjacent lots.
6. **Will the special use devalue surrounding properties?** No, the applicant is making an investment into the area. The use will likely attract more visitors to the sports complex area which is a benefit to businesses.
7. **Has this case been reviewed and denied by the Board of Adjustment within the past year?** No.
8. **Are there any conditions the Board should impose to ensure the special use is in compliance with the standards above, or to minimize negative externalities of the special use?** No.
9. **Is the proposed use consistent with the Comprehensive Plan?** Yes, the development supports the following Comprehensive Plan Goals: "Goal C Attract and Retain Business and Industry."

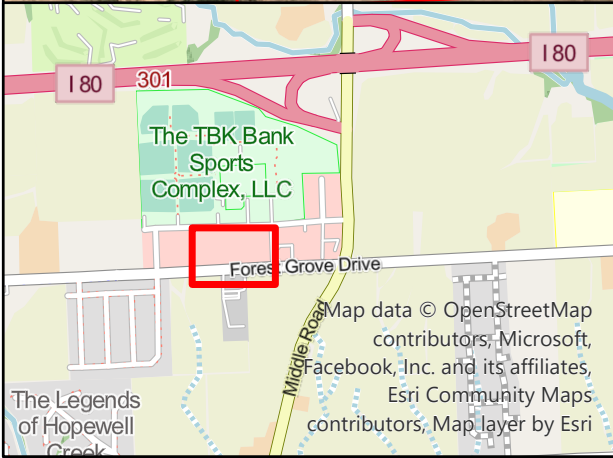
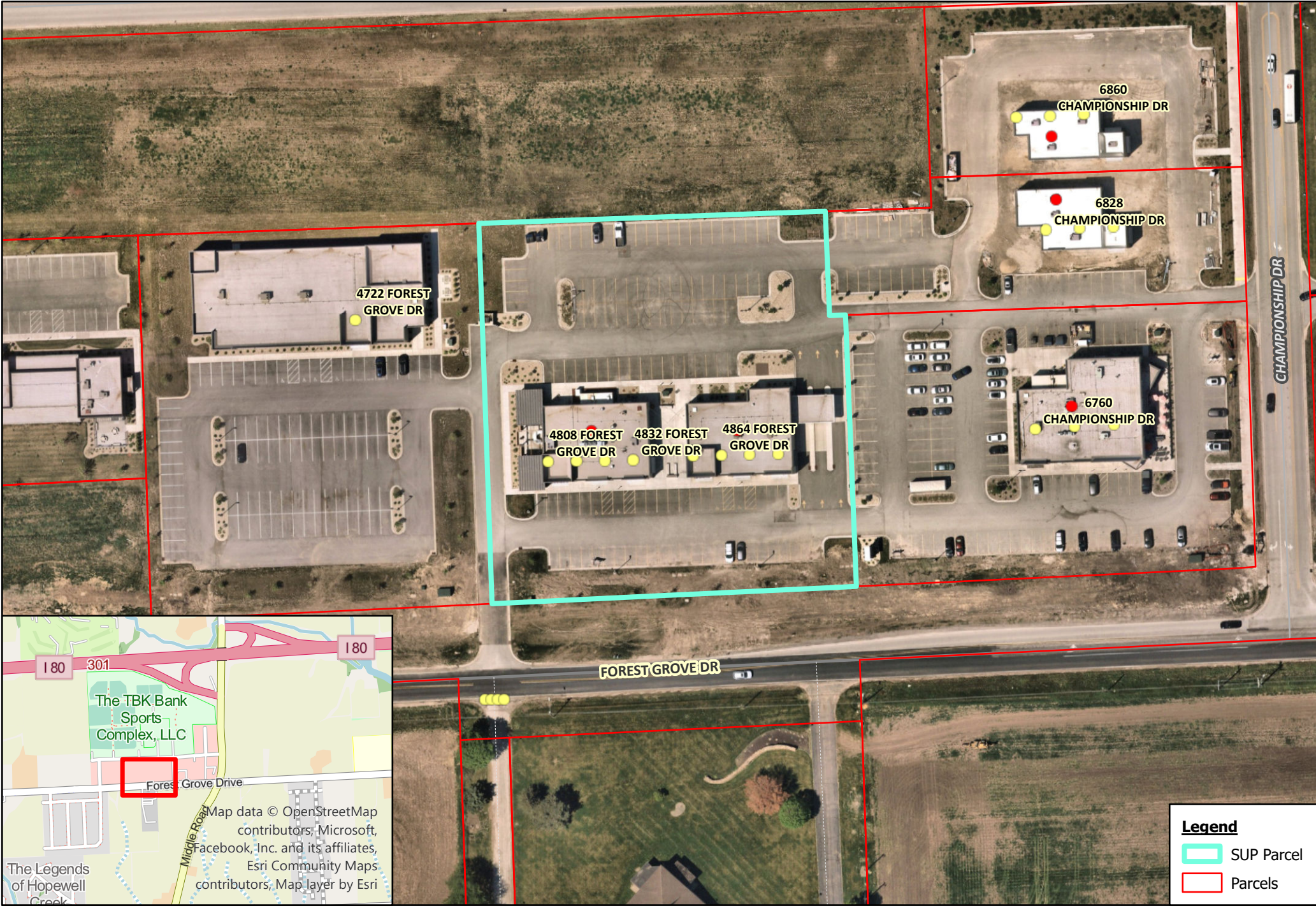
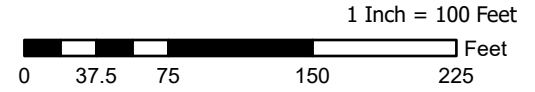
Staff Recommendation

Staff recommends approval of the special use permit.

Respectfully submitted,

Taylor Beswick
City Planner

Case 22-061: 4808 Forest Grove Drive SUP (Outdoor Service Area w/ Alcohol) Location Map

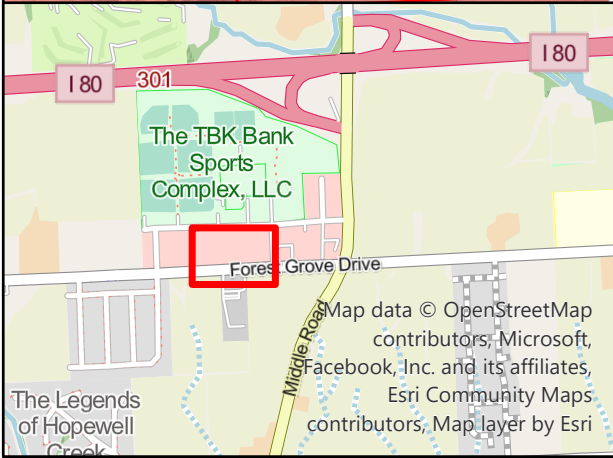
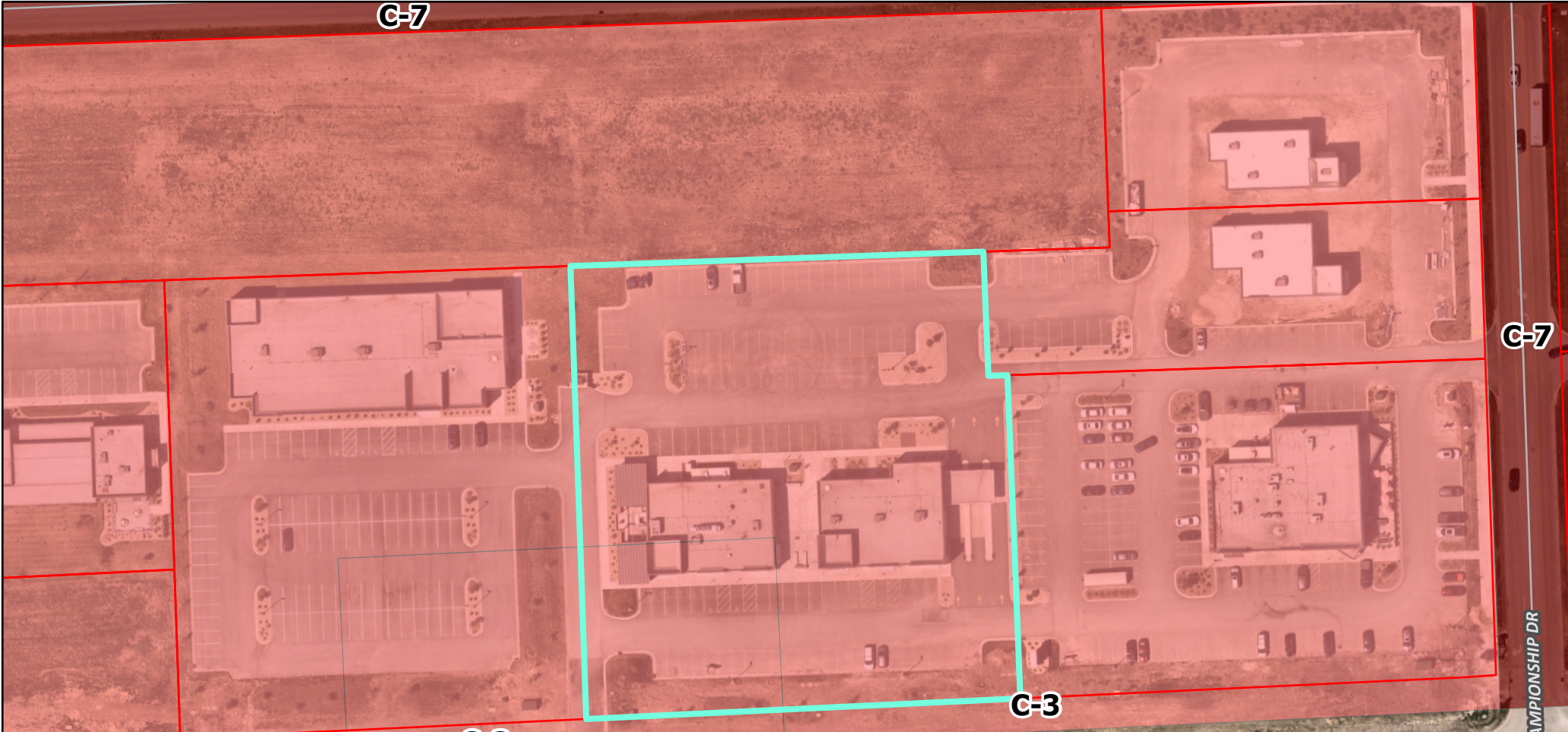


Legend

- SUP Parcel
- Parcels

**Case 22-061: 4808 Forest Grove Drive
SUP (Outdoor Service Area w/ Alcohol)
Zoning Map**

1 Inch = 100 Feet

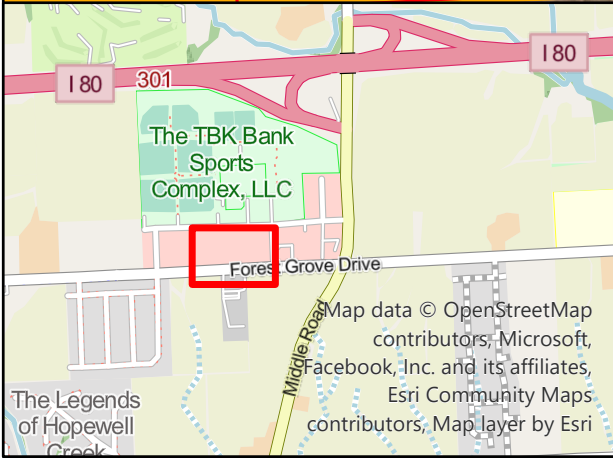
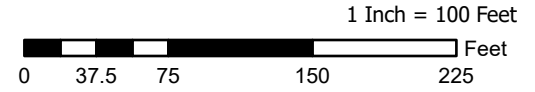


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Legend	
	SUP Parcel
	Parcels
Zoning District	
	A-1
	C-3
	C-7



**Case 22-061: 4808 Forest Grove Drive
SUP (Outdoor Service Area w/ Alcohol)
Future Land Use Map**

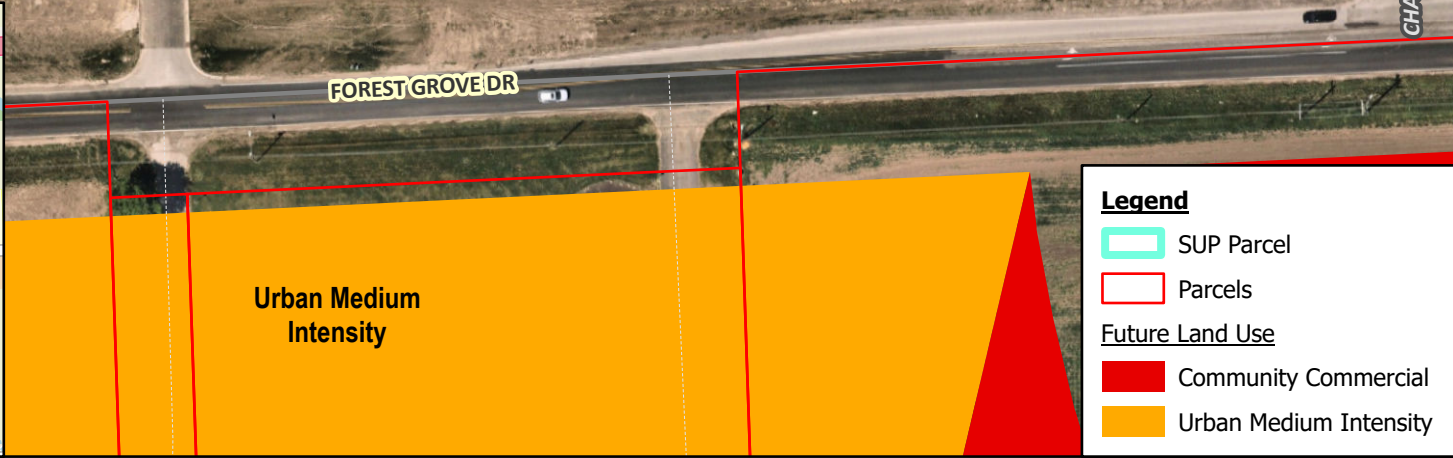


Legend

- SUP Parcel
- Parcels

Future Land Use

- Community Commercial
- Urban Medium Intensity

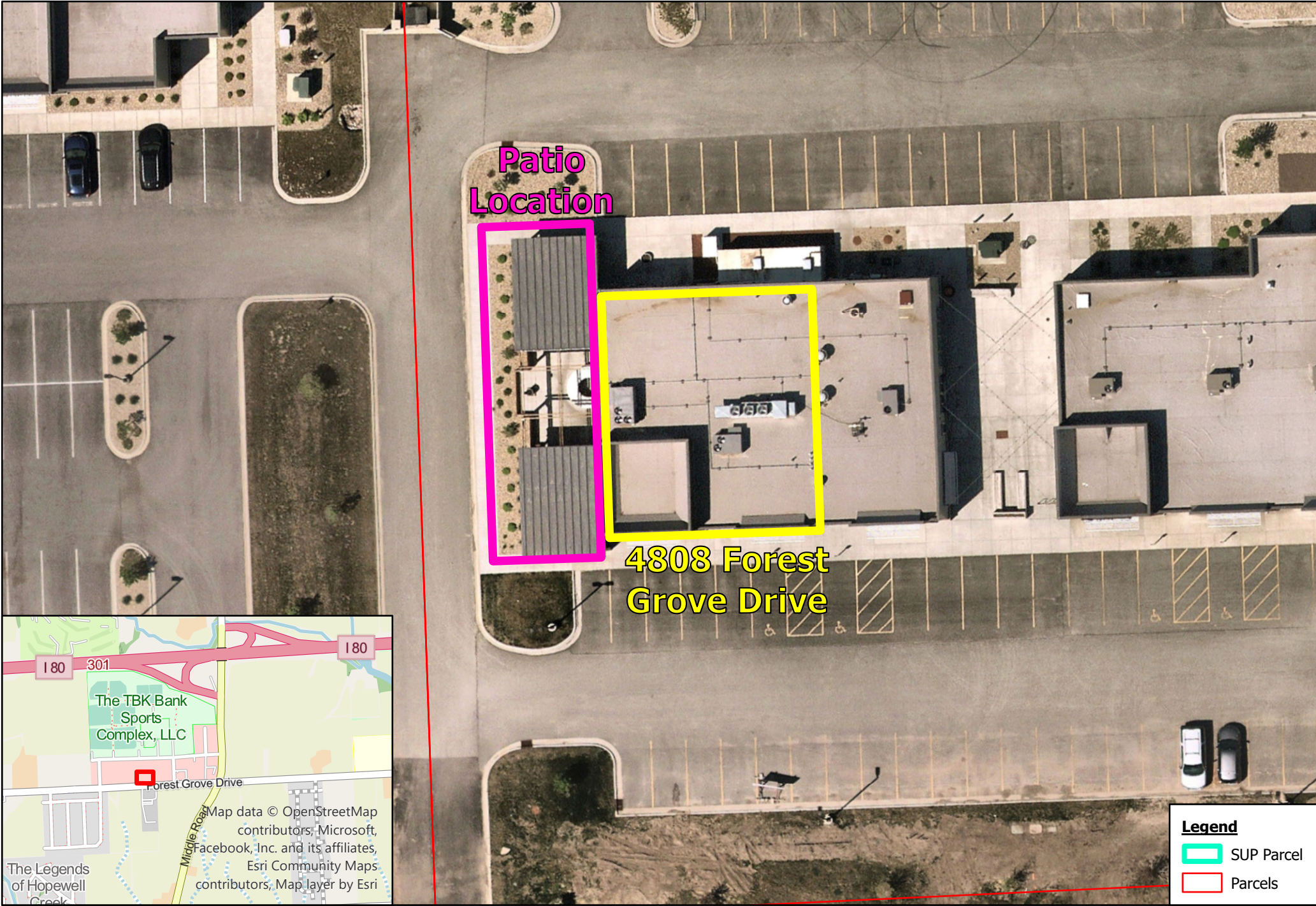


Case 22-061: 4808 Forest Grove Drive SUP (Outdoor Service Area w/ Alcohol) Outdoor Service Area Location

0 10 20 40 60 Feet

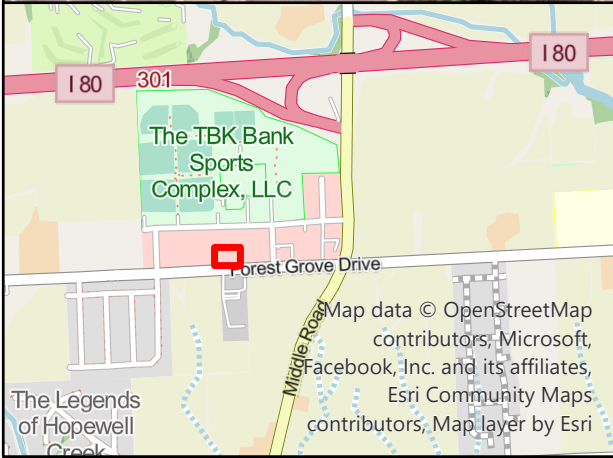
1 Inch = 31 Feet

N





Patio
Location

4808 Forest
Grove Drive



Legend

-  SUP Parcel
-  Parcels



Case No. 22061

APPEAL AND APPLICATION TO THE ZONING BOARD OF ADJUSTMENT OF BETTENDORF, IOWA

Part 1. Property Involved.

Street Address 4808 Forest Grove Drive

Legal Description of the property. Lot 1, Bettplex Fifth Addition

Part 2. Contact Information.

Applicant/Contact Name Middle & 80, LLC

Phone 563-529-4753

Address 1805 State Street, Suite 101, Bettendorf, IA 52722

E-mail Address: kevink@focusdevco.com

Owner Name _____

Phone _____

Address _____

E-mail Address: _____

Part 3. Type of Application. (check at least one)

- 1. **Variance/Exception.** Before the Board of Adjustment grants approval of a variance to the City of Bettendorf Zoning Ordinance, all of the following conditions **MUST** be met:
 - (a) That the granting of the exception will not permit any use in any district which would be in conflict with the permitted uses of such district under the terms of this ordinance.
 - (b) That it will not impair an adequate supply of light and air to adjacent property.
 - (c) That it will not unreasonably increase the congestion in public streets.
 - (d) That it will not increase the danger of fire or of the public safety.
 - (e) That it will not unreasonably diminish or impair established property values within the surrounding areas.
 - (f) That it will not in any other respect impair the public health, comfort, safety, morals, or welfare of the inhabitants of the city.
- 2. **Special Use Permit.** Before the Board of Adjustment grants approval of a special use permit, all of the following conditions **MUST** be met:
 - (a) The proposed use is designated by this ordinance as a special use in the district in which the use is to be located.
 - (b) The proposed use will comply with all applicable regulations in the district in which the use is to be located.
 - (c) The location and size of the proposed use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - (d) The location, nature, and height of buildings, walls, and fences and the nature and extent of the landscaping on the site are such that the use will not unreasonably hinder or discourage the appropriate development and use of adjacent land and buildings.
 - (e) Parking areas will be of adequate size for the particular use, properly located, and suitably screened from adjoining uses and the entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.
 - (f) The proposed use will not cause substantial injury to the value of other property in the neighborhood.
 - (g) Conditions in the area have substantially changed and at least one year has elapsed since any denial by the Board of Adjustment of any prior application for a special use permit that would have authorized substantially the same use of all or part of the site.
 - (h) The Board of Adjustment shall impose such conditions and restrictions upon the premises benefited by a special use permit as may be necessary to assure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the intent of this ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this ordinance.
- 3. Other. _____

Part 4. General Information.

Section(s) of Zoning Ordinance Involved _____ Existing Zoning C-3

Part 5. Reasons for Application. In the space below, give a general description of the activity desired and principal reasons why this application should be granted by the Board. If this application is for a variance, please state the hardship which the zoning ordinance imposes on the property. Use the following criteria as justification for the requested variance. Use additional sheets if necessary.

- (a) **It shall be the property owner's responsibility to show that the terms of this ordinance will impose unusual and practical difficulties or particular hardships. The hardship established by the property owner must not be SELF-IMPOSED. A self-imposed hardship is NOT justification for the approval of a variance request.**
- (b) If the variance granted is in harmony with the general purpose, intent, and spirit of this ordinance.
- (c) If the board determines that the granting of the requested variance will not serve merely as a convenience to the applicant, but will alleviate a demonstrable hardship as to warrant a variance from the official city plan as established by Ordinance No. 381 of the city, and at the same time the surrounding property will be reasonably protected.
- (d) That by granting the request for a variance substantial justice shall be done.

 Outdoor seating/dining areas are prevalent in the neighboring lots.

Part 6. Attachments. The following items are attached and are a part of this application.

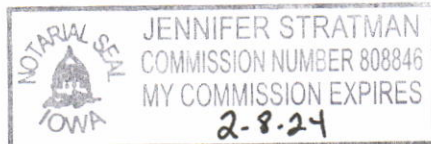
- () 1. Scale accurate site plan, at a scale of 1" = 20' or other suitable scale, showing adjacent street, property line, building location of existing and proposed buildings and other important features of the property. Required with all applications.
- () 2. Legal Description. (If not shown on page 1.)
- () 3. Floor plan if internal design of building is part of application.
- () 4. List additional attachments.

Part 7. Signature.

I (we) depose and say that all the information contained in this application and the statements contained in the papers submitted herewith are true. Witness our Hands and Seals this 10 day of August, 20 22.

Signature of Applicant _____ Signature of Owner _____
 (The owner **MUST** indicate his consent to this application by signing above. Application without the signature of the owner will not be processed)

State of Iowa) ss
County of Scott)



Before me the undersigned Notary Public, in and for the County and State, personally appeared applicant(s) and separately and severally acknowledge the execution of the foregoing application is his/her voluntary act and deed, for the purposes therein expressed.

Witness my Hand and Notarial Seal this 10th day of August, 20 22

 Jennifer Stratman
 Notary Public in and for Scott County, Iowa

Part 10. Filing Fee.

\$ 50.00 Single Family/Two-family Residential Variance
 \$100.00 All Other Applications

Received by Leslie Stratman
 Amount \$ 100. Date 8/22/22
 CK#1251



COMMUNITY DEVELOPMENT

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

September 8, 2022 Board of Adjustment Meeting

Staff Report

Case No. 22-062

Request: Special Use Permit for a bar with an outdoor service area with alcohol.

Location: 4832 Forest Grove Drive

Legal Description: Lot 1, Bettplex Fifth Addition (Parcel #: [840219301](#))

Applicant: Middle & 80, LLC

Zoning Designation: C-3, General Business District

Background Information and Facts

Middle & 80, LLC is seeking a special use permit to allow a bar with an outdoor service area located on a patio at a commercial building on Lot 1, Bettplex Fifth Addition (see Location Map – Attachment A). The unit, addressed 4832 Forest Grove Drive, is located in the C-3 General Business District, and the adjacent parcels are zoned C-3 and C-7 Regional Entertainment District (see Zoning Map – Attachment B). The Future Land Use map contemplates future development in the vicinity to be commercial (see Future Land Use Map – Attachment C). The existing patio was shown on the original site development plan for the building (see Outdoor Service Area Location – Attachment D). The proposed bar will serve alcohol on the patio requiring the special use permit.

Staff Analysis

This overall type of development, including outdoor service areas, is expected to occur within this district. Interconnectivity between businesses with outdoor facilities is encouraged within this unique district. It is anticipated that customers of the nearby hotel, sports complex, and commercial services will also be patrons of this business and will be walking back and forth between the facilities while leaving their car(s) in a single parking space somewhere throughout the complex.

Additional parking requirements for the patio are met through cross parking easements in the Bettplex Additions. Staff contends any potential negative

externalities or incompatibilities with surrounding uses do not meet the threshold to deny an outdoor service area at this location.

Section 11-5-9 of the City Code stipulates nine required standards that must be met for any special use permit to be granted. Staff has abbreviated those standards with the following list and indicated its position on each.

1. **Is the special use allowed in the targeted district?** Yes, per Section 11-4-5.
2. **Does the special use appear to comply will all applicable zoning regulations?** Yes.
3. **Is the location, size and character of the use in harmony with the targeted district?** Yes, the proposed patio would be consistent with the dining and hospitality character of the area.
4. **Does the special use unreasonably hinder or discourage development in the target district?** No, the proposed patio may be seen as an attractive amenity for customers of the sports complex, hotels, and nearby businesses.
5. **Is parking adequate and are the entrances and exits sufficient for the traffic flow to be generated.** Yes, sufficient parking exists onsite combined with cross easement parking agreements with adjacent lots.
6. **Will the special use devalue surrounding properties?** No, the applicant is making an investment into the area. The use will likely attract more visitors to the sports complex area which is a benefit to businesses.
7. **Has this case been reviewed and denied by the Board of Adjustment within the past year?** No.
8. **Are there any conditions the Board should impose to ensure the special use is in compliance with the standards above, or to minimize negative externalities of the special use?** No.
9. **Is the proposed use consistent with the Comprehensive Plan?** Yes, the development supports the following Comprehensive Plan Goals: "Goal C Attract and Retain Business and Industry."

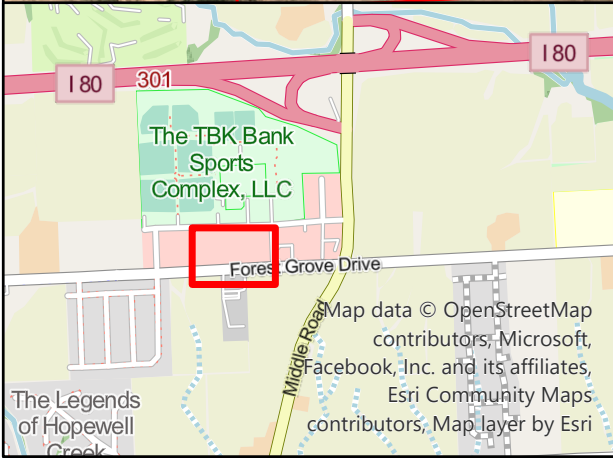
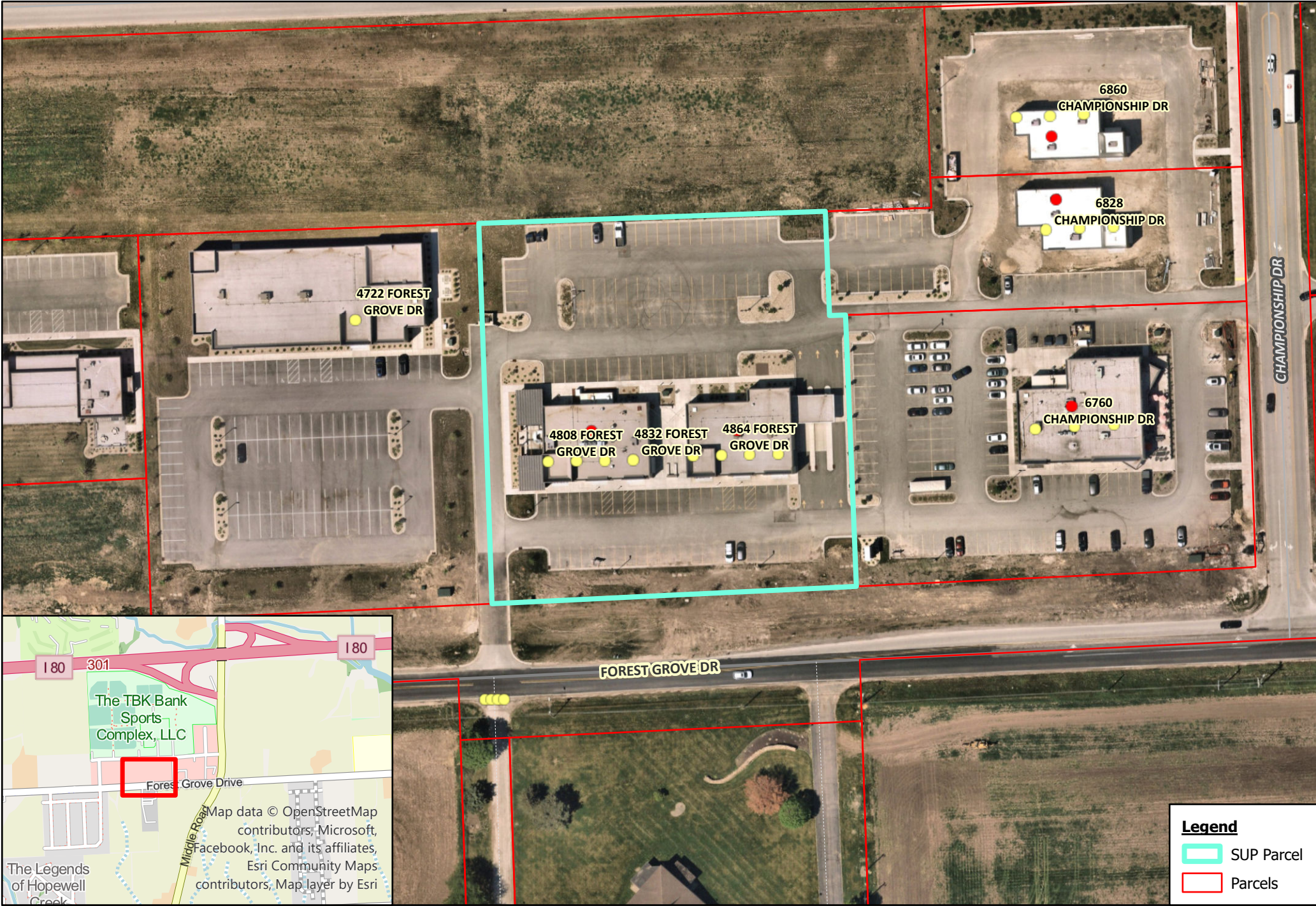
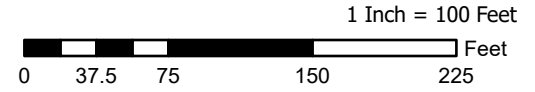
Staff Recommendation

Staff recommends approval of the special use permit.

Respectfully submitted,

Taylor Beswick
City Planner

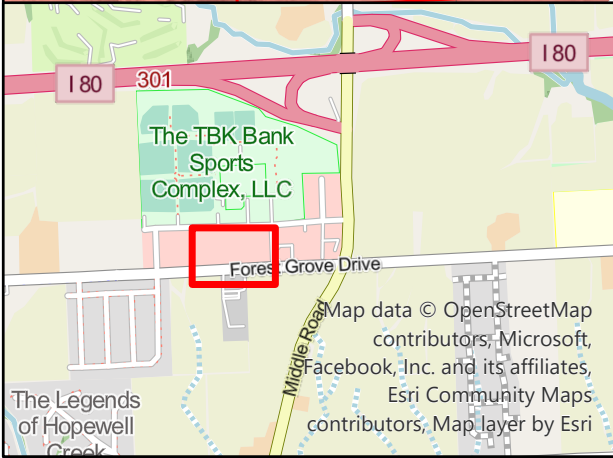
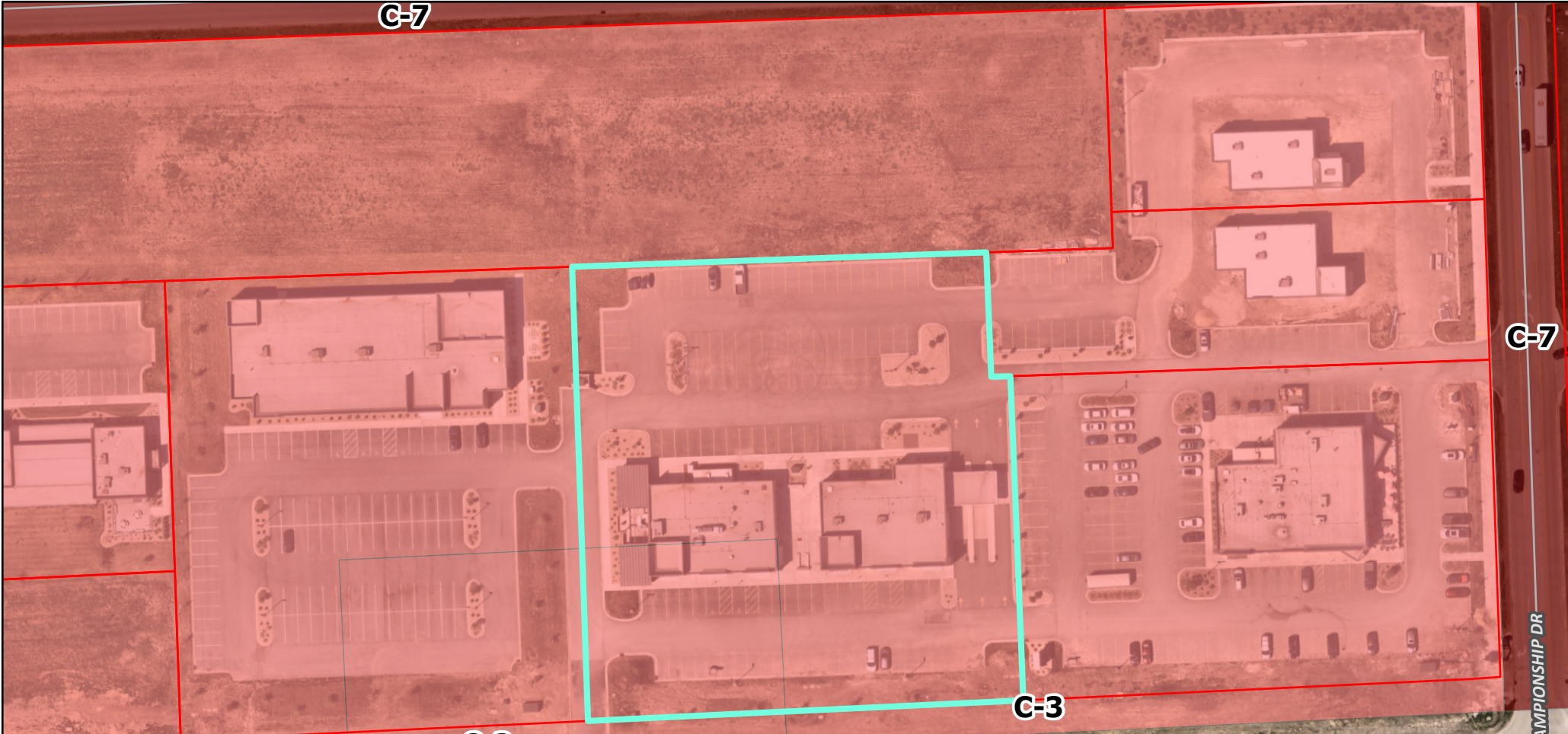
Case 22-062: 4832 Forest Grove Drive SUP (Outdoor Service Area w/ Alcohol) Location Map



Legend

- SUP Parcel
- Parcels

Case 22-062: 4832 Forest Grove Drive SUP (Outdoor Service Area w/ Alcohol) Zoning Map



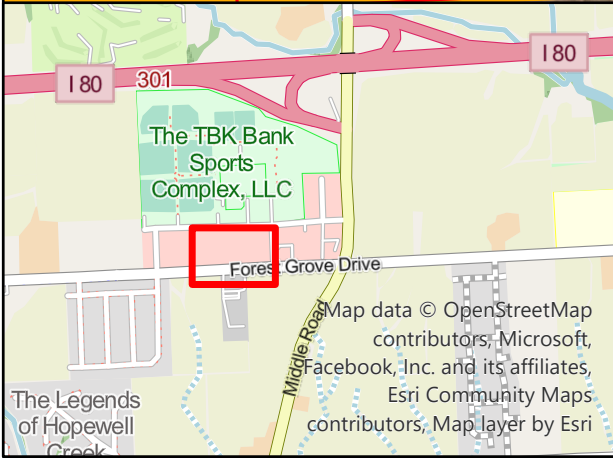
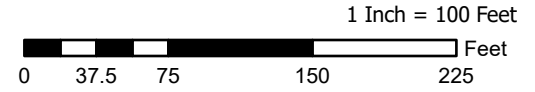
Legend

- SUP Parcel
- Parcels

Zoning District

- A-1
- C-3
- C-7

**Case 22-062: 4832 Forest Grove Drive
SUP (Outdoor Service Area w/ Alcohol)
Future Land Use Map**

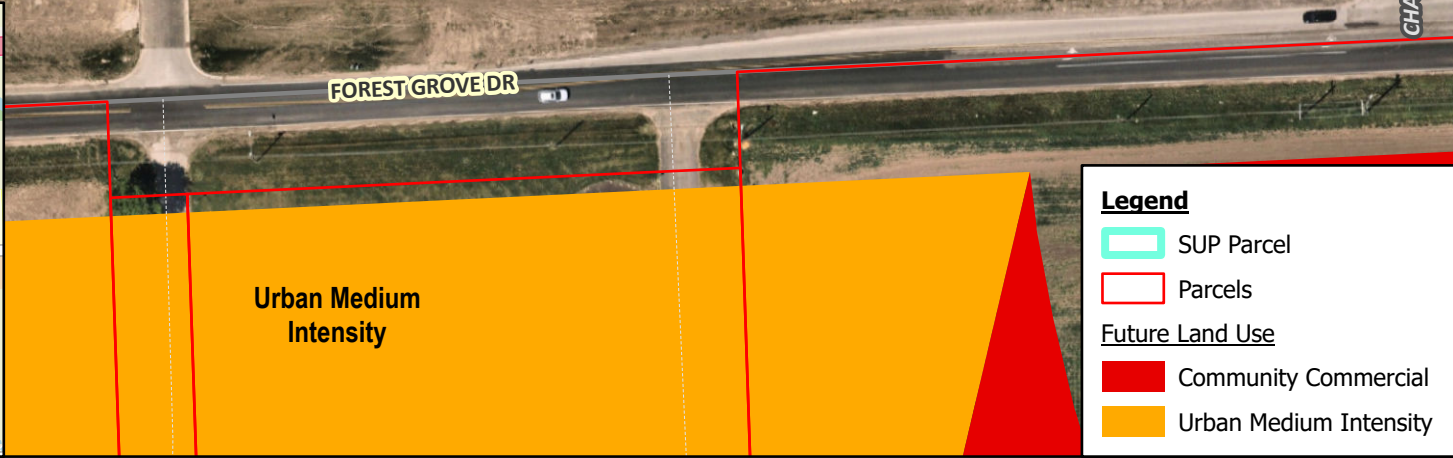


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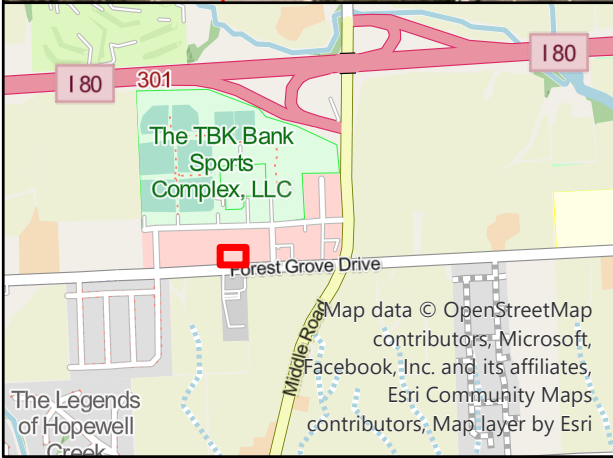
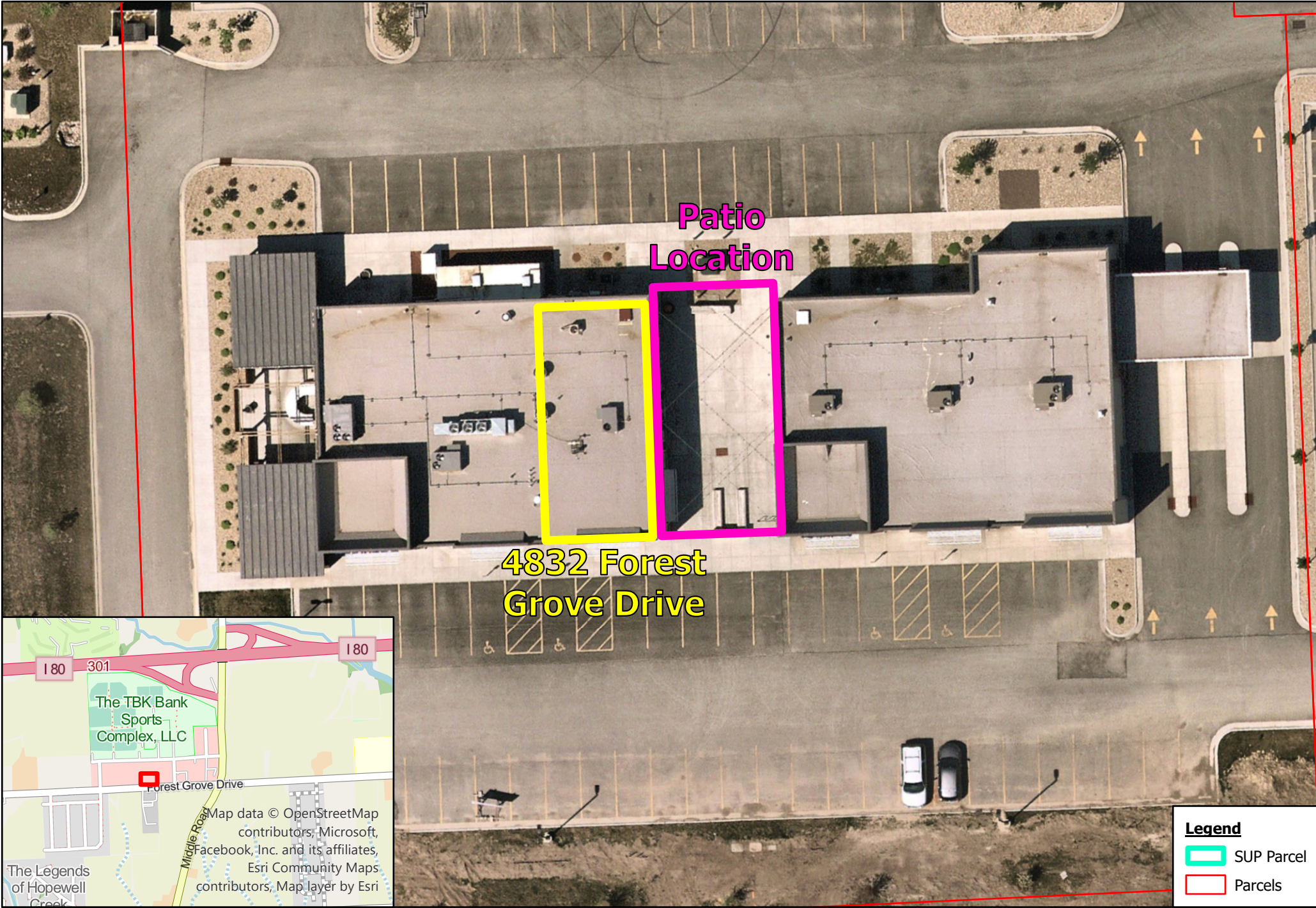
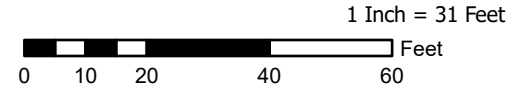
- SUP Parcel
- Parcels

Future Land Use



- Community Commercial
- Urban Medium Intensity



Case 22-062: 4832 Forest Grove Drive SUP (Bar with Outdoor Service Area w/ Alcohol) Outdoor Service Area Location



Legend

-  SUP Parcel
-  Parcels



Case No. 22-042

APPEAL AND APPLICATION TO THE ZONING BOARD OF ADJUSTMENT OF BETTENDORF, IOWA

Part 1. Property Involved.

Street Address 4832 Forest Grove Drive
Legal Description of the property. Lot 1, Bettplex Fifth Addition

Part 2. Contact Information.

Applicant/Contact Name Middle & 80, LLC Phone 563-529-4753
Address 1805 State Street, Suite 101, Bettendorf, IA 52722
E-mail Address: kevink@focusdevco.com

Owner Name _____ Phone _____
Address _____
E-mail Address: _____

Part 3. Type of Application. (check at least one)

- 1. **Variance/Exception.** Before the Board of Adjustment grants approval of a variance to the City of Bettendorf Zoning Ordinance, all of the following conditions **MUST** be met:
 - (a) That the granting of the exception will not permit any use in any district which would be in conflict with the permitted uses of such district under the terms of this ordinance.
 - (b) That it will not impair an adequate supply of light and air to adjacent property.
 - (c) That it will not unreasonably increase the congestion in public streets.
 - (d) That it will not increase the danger of fire or of the public safety.
 - (e) That it will not unreasonably diminish or impair established property values within the surrounding areas.
 - (f) That it will not in any other respect impair the public health, comfort, safety, morals, or welfare of the inhabitants of the city.
- 2. **Special Use Permit.** Before the Board of Adjustment grants approval of a special use permit, all of the following conditions **MUST** be met:
 - (a) The proposed use is designated by this ordinance as a special use in the district in which the use is to be located.
 - (b) The proposed use will comply with all applicable regulations in the district in which the use is to be located.
 - (c) The location and size of the proposed use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - (d) The location, nature, and height of buildings, walls, and fences and the nature and extent of the landscaping on the site are such that the use will not unreasonably hinder or discourage the appropriate development and use of adjacent land and buildings.
 - (e) Parking areas will be of adequate size for the particular use, properly located, and suitably screened from adjoining uses and the entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.
 - (f) The proposed use will not cause substantial injury to the value of other property in the neighborhood.
 - (g) Conditions in the area have substantially changed and at least one year has elapsed since any denial by the Board of Adjustment of any prior application for a special use permit that would have authorized substantially the same use of all or part of the site.
 - (h) The Board of Adjustment shall impose such conditions and restrictions upon the premises benefited by a special use permit as may be necessary to assure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the intent of this ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this ordinance.

3. Other. _____

Part 4. General Information.

Section(s) of Zoning Ordinance Involved _____ Existing Zoning C-3

Part 5. Reasons for Application. In the space below, give a general description of the activity desired and principal reasons why this application should be granted by the Board. If this application is for a variance, please state the hardship which the zoning ordinance imposes on the property. Use the following criteria as justification for the requested variance. Use additional sheets if necessary.

- (a) **It shall be the property owner's responsibility to show that the terms of this ordinance will impose unusual and practical difficulties or particular hardships. The hardship established by the property owner must not be SELF-IMPOSED. A self-imposed hardship is NOT justification for the approval of a variance request.**
- (b) If the variance granted is in harmony with the general purpose, intent, and spirit of this ordinance.
- (c) If the board determines that the granting of the requested variance will not serve merely as a convenience to the applicant, but will alleviate a demonstrable hardship as to warrant a variance from the official city plan as established by Ordinance No. 381 of the city, and at the same time the surrounding property will be reasonably protected.
- (d) That by granting the request for a variance substantial justice shall be done.

 Outdoor seating/dining areas are prevalent in the neighboring lots.

Part 6. Attachments. The following items are attached and are a part of this application.

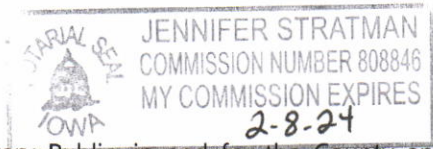
- () 1. Scale accurate site plan, at a scale of 1" = 20' or other suitable scale, showing adjacent street, property line, building location of existing and proposed buildings and other important features of the property. Required with all applications.
- () 2. Legal Description. (If not shown on page 1.)
- () 3. Floor plan if internal design of building is part of application.
- () 4. List additional attachments.

Part 7. Signature.

I (we) depose and say that all the information contained in this application and the statements contained in the papers submitted herewith are true. Witness our Hands and Seals this 10 day of August, 20 22.

Signature of Applicant _____ Signature of Owner _____
 (The owner **MUST** indicate his consent to this application by signing above. Application without the signature of the owner will not be processed)

State of Iowa) ss
 County of Scott)



Before me the undersigned Notary Public, in and for the County and State, personally appeared applicant(s) and separately and severally acknowledge the execution of the foregoing application is his/her voluntary act and deed, for the purposes therein expressed.

Witness my Hand and Notarial Seal this 10th day of August, 20 22.

Jennifer Stratman
 Notary Public in and for Scott County, Iowa

Part 10. Filing Fee.

\$ 50.00 Single Family/Two-family Residential Variance
 \$100.00 All Other Applications

Received by Cela Johnson
 Amount \$ 100 Date 8/22/22
CK#1251



COMMUNITY DEVELOPMENT

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

September 8, 2022 Board of Adjustment Meeting

Staff Report

Case No. 22-065

Request: Exception to the off-street parking requirements for a high impact commercial recreational use (golf venue and multi-sport field complex).

Location: Northeast of intersection of Middle Road and Forest Grove Drive

Legal Description: Lot 5, FG 80 Holdings First Addition (Parcel #: [840223001](#) and surrounding parcels)

Applicant: Kevin Koellner - Focus Real Estate Development

Zoning Designation: C-3, General Business District

Future Land Use: CC, Community Commercial

Background Information and Facts

The applicant, Kevin Koellner, has submitted a request for an exception to the off-street parking requirements related to a site development plan (Case No. 22-059, Planning and Zoning Commission) located on Lots 1 and 2 of the proposed FG 80 Holdings Second Addition (see FG 80 Holdings Second Addition Final Plat (Case No. 22-058) – Attachment A).

The area is currently platted and recorded as Lot 5 of FG 80 Holdings First Addition. The area is located northeast of the intersection of Forest Grove Drive and Middle Road (see Aerial Map – Attachment B). The property is located in the C-3, General Business District (see Zoning Map – Attachment C). The proposed development is the first phase of a larger development which is an expansion of the TBK Sports Complex. The applicant's site development plan shows a three-story, multi-use, golf entertainment venue (shown as "Building A") and four multi-sport turf fields centered around a concession stand building (shown as "Building B") (see FG 80 Site Development Plan – Attachment D). The primary use of the golf entertainment venue is the three-story, lighted driving range containing a total of 58 tee lines. Accessory uses of the golf entertainment venue include a gaming arcade, restaurant, event space, and offices (see Room Use and Exiting Plans A010 – Attachment E). Both the golf entertainment

venue and the multi-sport fields fall under the Commercial Recreation (High Impact) zoning use definition.

Staff Analysis

Per City Code Title 11: Zoning Regulation § 15-12-D.(2.e) of the Zoning Code, the Board of Adjustment is delegated the power to waive or reduce the parking and loading requirements in any of the districts whenever the character or use of the building is such as to make unnecessary the full provision of parking or loading facilities, or whenever such regulations would impose an unreasonable hardship upon granting an advantage or a convenience.

Both primary identified uses proposed for the development are defined as a Commercial Recreation (High Impact) use. The off-street parking schedule requires 1 space per 4 occupants in a Commercial Recreation (High Impact) use.

The applicant submitted the following calculations for parking: with a max of 6 playing fields, 12 teams can play at a time with 12 extra teams in waiting. Assuming 12 players per team = 288 players, assume 1.5 parking stalls per player = 432 stalls for ball fields. The golf complex has a capacity of 3000, assume 1 stall per 4.5 capacity = 667 stalls. The total number of stalls required for the two uses is 1099 ~ 1100. These assumptions fall in line with parking needs shown at the TBK Sports Complex (located west of Middle Road).

Reviewing the submitted parking calculations for the golf complex and the multi-sport fields, staff notes that it does not match code requirements. Applying this code specification would require at least an additional 87 parking stalls or 1187 total. Staff contends the currently adopted off-street parking code does not adequately contemplate the golf complex development due to the unique scale, mixture of uses, location, and overall configuration. The applicant noted that much analysis and work was done with assistance from the TBK staff to configure the number and location of the parking to best suit both the golf complex and multi-sport fields. The TBK Sports Complex located west of Middle Road has been operating without parking issues for many years, which gives credence to the applicant's calculations. It should also be noted that future commercial development is envisioned on the adjacent lots of the development. Parking on these lots will contain additional parking which can be used by visitors and customers of the proposed development.

Handicapped parking is shown on the current plan and meets requirements prescribed by code. A total of 23 accessible spaces plus van-accessible spaces are shown in the current configuration.

Staff Recommendation

Staff recommends granting an exception to the off-street parking requirements for a high impact commercial recreational use (golf venue and multi-sport field complex).

Respectfully submitted,

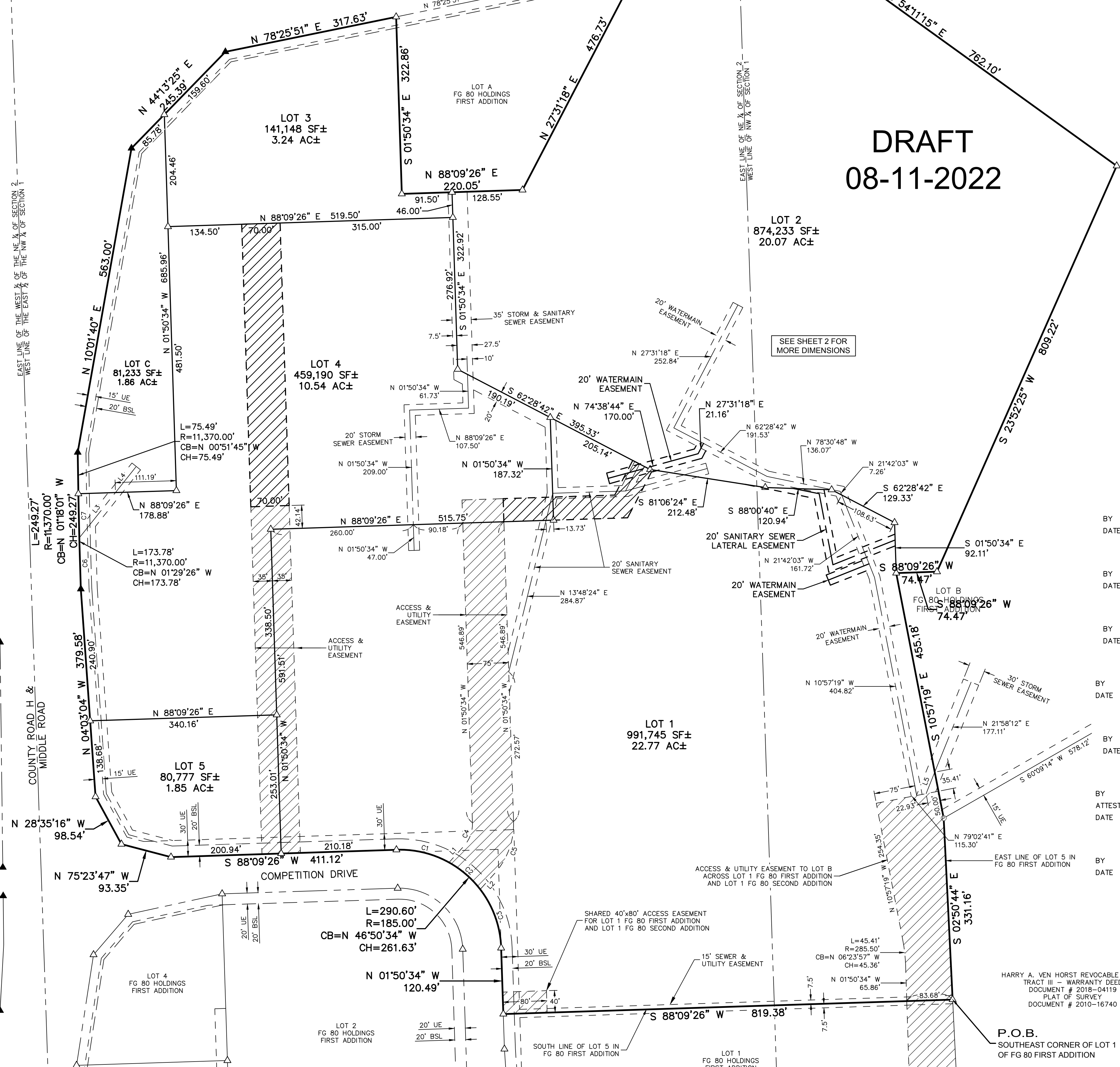
Taylor Beswick
City Planner

FINAL PLAT
FOR
FG 80 HOLDINGS SECOND ADDITION

A RE-PLAT OF LOT 5 IN FG 80 HOLDINGS FIRST ADDITION IN PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1 AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, ALL LOCATED IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA

INTERSTATE ROAD NO. 80

DRAFT
08-11-2022



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	99.74'	185.00'	N 76°23'50" W	98.54'
C2	75.55'	185.00'	N 49°15'09" W	75.02'
C3	115.30'	185.00'	N 19°41'54" W	113.45'
C4	46.28'	60.18'	N 20°11'17" E	45.15'
C5	103.95'	135.18'	N 20°11'17" E	101.41'
C6	93.34'	11,370.00'	S 01°41'36" E	93.34'
C7	80.44'	11,370.00'	S 01°15'20" E	80.44'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 42°13'07" E	40.38'
L2	N 42°13'07" E	38.46'
L3	N 38°34'35" E	105.66'
L4	N 38°34'35" E	59.76'
L5	N 21°58'12" E	42.18'

AREA TABLE		
LOT	AREA S.F.±	AREA AC.±
LOT 1	991,745 SF±	22.77 AC±
LOT 2	874,233 SF±	20.07 AC±
LOT 3	141,148 SF±	3.24 AC±
LOT 4	459,190 SF±	10.54 AC±
LOT 5	80,777 SF±	1.85 AC±
LOT C	81,233 SF±	1.86 AC±
TOTAL AREA	2,628,326 SF±	60.34 AC±

BASIS OF BEARINGS
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)



SCALE: 1" = 100'

OWNER / SUBDIVIDER
FG80 HOLDINGS LLC
KEVIN KOELLNER
1805 STATE STREET SUITE 101
BETTENDORF, IOWA 52722
PHONE: (563) 355-2022

LEGEND

- ▲ REBAR WITH CAP #13581, FOUND
- △ 5/8" REBAR WITH CAP #13581, SET
- ⊙ WOODEN FENCE POST
- 100.00' (100.00') MEASURED DIMENSION
- RECORDED DIMENSION
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EXISTING PROPERTY LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING ACCESS & UTILITY EASEMENT
- PROPOSED ACCESS & UTILITY EASEMENT
- SECTION LINE
- EXISTING R.O.W. LINE
- EXISTING SETBACK LINE

ABBREVIATIONS

- AC ACRES
- SF SQUARE FEET
- BSL BUILDING SETBACK LINE
- POB POINT OF BEGINNING
- ROW RIGHT OF WAY
- UE UTILITY EASEMENT

MID AMERICAN ENERGY CO.

BY _____
DATE _____

MEDIACOM

BY _____
DATE _____

CENTURYLINK

BY _____
DATE _____

IOWA - AMERICAN WATER CO.

BY _____
DATE _____

METRONET

BY _____
DATE _____

CITY OF BETTENDORF

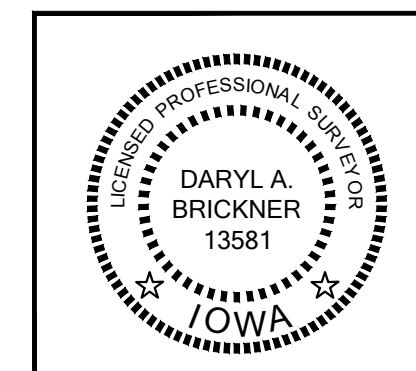
BY _____
ATTEST _____
DATE _____

PLANNING AND ZONING

BY _____
DATE _____

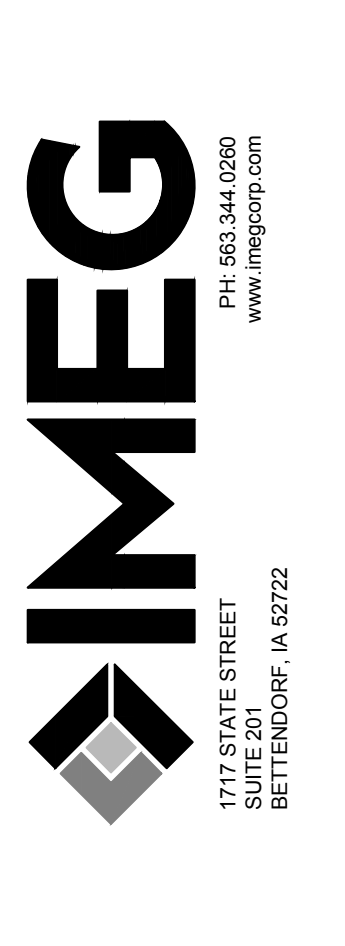
GENERAL NOTES

- This Final Plat was prepared at the request of, and for the exclusive use of Middle & I-80 LLC.
- 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 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 a part 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.
- No part of this subdivision is subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0377G with an Effective Date March 23, 2021.
- Distances are listed in feet and decimal part of a foot.
- All monuments have been found or are set as shown on this plat.
- 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 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.
- 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.
- Easements designated as "Utility Easements" include all utilities that are provided either by the city of Bettendorf or those companies authorized to provide public utilities within the city of Bettendorf, including sewer and water.
- Lots "A" and "B" in FG 80 First Addition and Lot "C" in FG 80 Second Addition are reserved for stormwater detention.
- A Blanket Access Easement across Lots 1, 2, 3, 4 & 5 in FG 80 Second Addition is hereby granted for Lot "A" in FG 80 First Addition.
- Access to Lot "B" in FG 80 First Addition across part of Lots 1 in FG 80 First Addition, and part of Lot 1 one in FG 80 Second Addition, is limited to the Access Easement shown on the Final Plat for each Addition.
- No Lots in FG 80 Second Addition shall have direct access onto Middle Road.



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.
DRAFT
08-11-2022
Date: _____
My license renewal date is December 31, 2023.
No. of sheets covered by this seal: _____

NO.	REVISIONS	DESCRIPTION	DATE



FG 80 HOLDINGS SECOND ADDITION
BETTENDORF, IOWA
FINAL PLAT

IMEG Project No: 21003795.01
File Name: 21003795-01 FG80 2nd Final
© COPYRIGHT 2022 ALL RIGHTS RESERVED
Field Book No: _____
Drawn By: DAB
Checked By: ***
Date: 7/5/2022
Sheet 1 of *

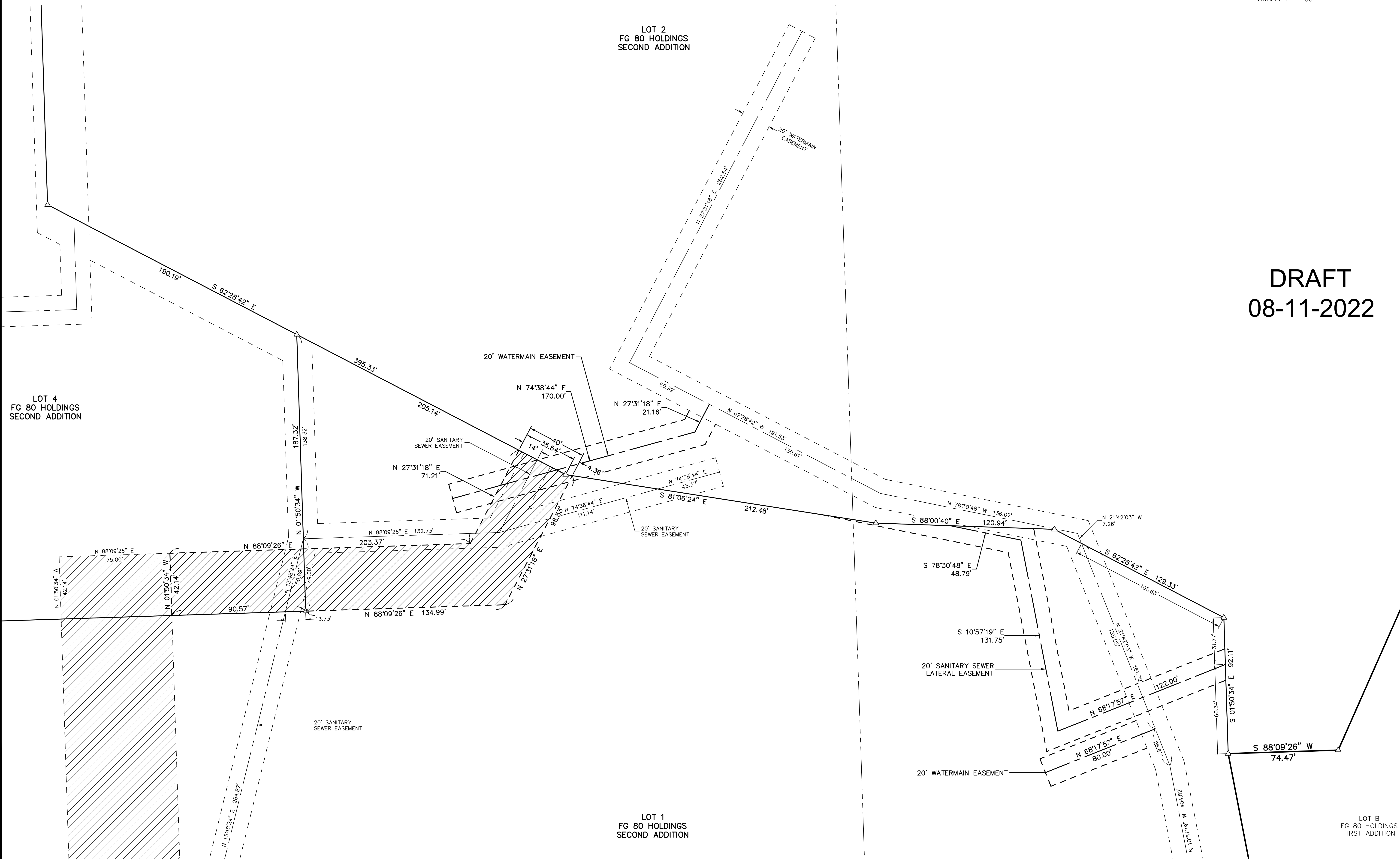
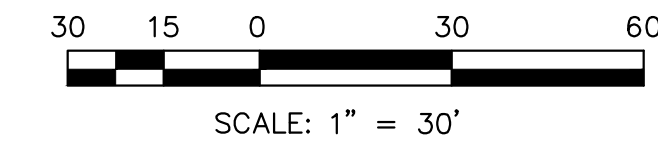
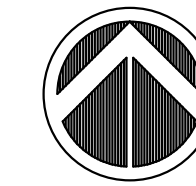
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FINAL PLAT
FOR
FG 80 HOLDINGS SECOND ADDITION

A RE-PLAT OF LOT 5 IN FG 80 HOLDINGS FIRST ADDITION IN PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1 AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, ALL LOCATED IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA

DRAFT
08-11-2022

BASIS OF BEARINGS
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)



DRAFT
08-11-2022

No.	REVISIONS	DESCRIPTION	DATE

IMEG
1717 STATE STREET
SUITE 201
BETTENDORF, IA 52722
PH: 663.344.0280
www.imegpp.com

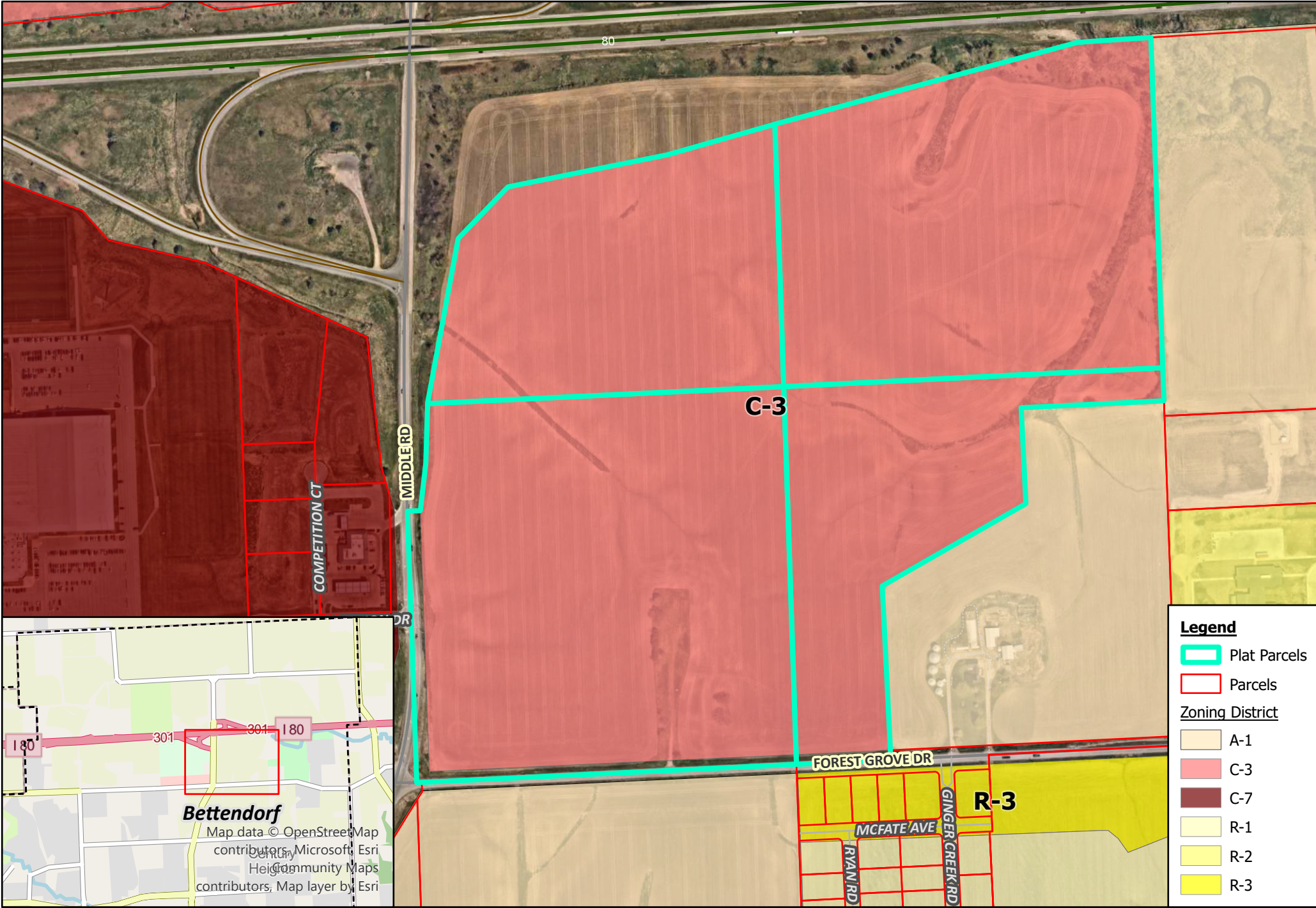
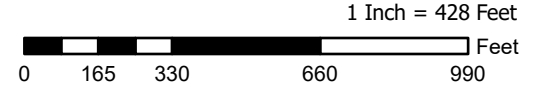
FG 80 HOLDINGS SECOND ADDITION
BETTENDORF, IOWA
FINAL PLAT

IMEG Project No:
21003795.01
File Name:
21003795-01 FG80 2nd Final
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Field Book No:
Drawn By: DAB
Checked By: ***
Date: 7/5/2022

Thursday, August 11, 2022 9:57:53 AM
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**Case 22-065: Lot 5, FG 80 Holdings 1st Add.
Exception - Parking Requirements
Zoning Map**



Legend

- Plat Parcels
- Parcels

Zoning District

- A-1
- C-3
- C-7
- R-1
- R-2
- R-3

Bettendorf

Map data © OpenStreetMap contributors, Microsoft, Esri, Heidelberg Community Maps contributors, Map layer by Esri

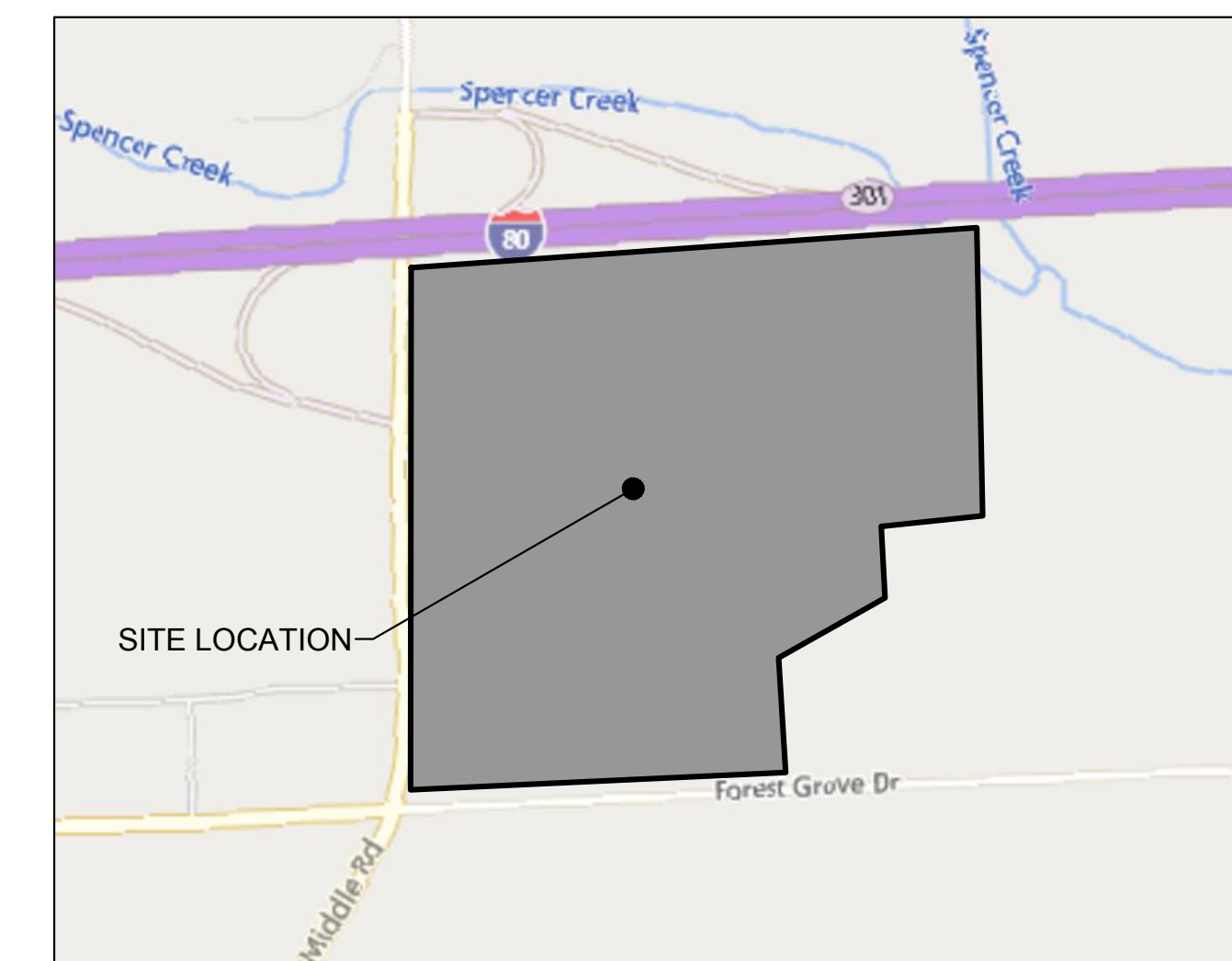
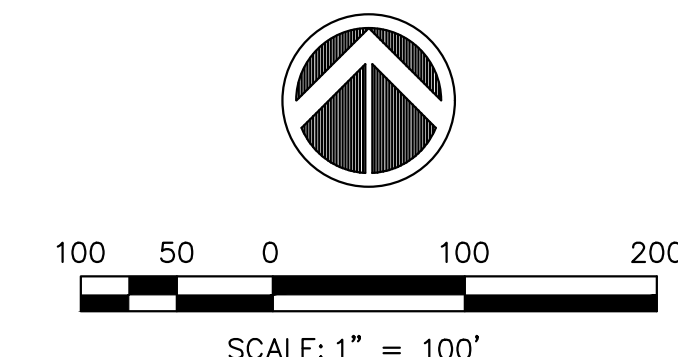
INTERSTATE ROAD NO. 80
& COUNTY ROAD H
RIGHT OF WAY WARRANTY DEED
BOOK 266 DEEDS PAGE 328

INTERSTATE I-80

INTERSTATE ROAD NO. 80



Know what's below.
Call before you dig.



OWNER / SUBDIVIDER
FG 80, LLC
1805 STATE STREET #101
BETTENDORF, IOWA 52722
PHONE: 563-529-4753 (KEVIN KOELLNER)

ARCHITECT
STUDIO 483
201 W. 2ND STREET, SUITE 608
DAVENPORT, IOWA 52801
PHONE: 563-326-2555 (GREG GOWEY)

DEVELOPER
FOCUS REAL ESTATE DEVELOPMENT
1805 STATE STREET #101
BETTENDORF, IOWA 52722
PHONE: 563-529-4753 (KEVIN KOELLNER)

SITE INFORMATION

ZONING DISTRICT: C-3 PUBLIC GATHERING AND RECREATIONAL ACTIVITY DISTRICT	
SITE LOCATION: LOT 5 FG 80 HOLDINGS 1ST ADDITION, BETTENDORF, IOWA	
TOTAL LOT AREA	2,829,308 S.F. ± 65.34 ACRES ±
PROPOSED LOT AREAS	LOT 1 991,745 S.F. ± 22.77 ACRES ± LOT 2 874,233 S.F. ± 20.07 ACRES ±
FRONT YARD REQUIRED	20'
SIDE YARD REQUIRED	NONE
REAR YARD REQUIRED	10'
TOTAL BUILDING AREA	(SEE BUILDING AREA TABLE)
REQUIRED PARKING	= 1100 STALLS (REQUIRED ADA = 22 STALLS)
PROVIDED	= 1174 STALLS (PROVIDED ADA = 22 STALLS)
TOTAL VEHICULAR USE AREA (V.U.A.)	= 528,050 S.F. ±
PROVIDED V.U.A. INTERIOR LANDSCAPING	= 37,484 S.F. (REQUIRED 7% = 36,964 S.F.)
CONSTRUCTION ACTIVITY DESCRIPTION: THE CONSTRUCTION INVOLVES 1 PROPOSED MULTI-USE BUILDING, 1 CONCESSION BUILDING, MULTI-SPORT TURF FIELDS, UTILITY SERVICES, ACCESS DRIVES, WALKING PATHS & PARKING LOT	

LEGAL DESCRIPTION

LOT NUMBER 5 OF FG 80 HOLDINGS 1ST ADDITION, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

LEGEND

	STORM INLET
	FLARED END SECTION
	SANITARY MANHOLE
	WATER VALVE
	HYDRANT
	SURVEY BOUNDARY
	PROPERTY LINE
	CENTERLINE
	HISTORICAL LINE - AS NOTED
	EASEMENT LINE
	R.O.W. LINE
	SETBACK LINE
	SANITARY SEWER
	STORM SEWER
	WATER LINE
	CONTOUR
	PROPOSED CONTOUR
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER LINE
	PROPOSED STORM SEWER INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM MANHOLE
	PROPOSED WATER VALVE
	PROPOSED HYDRANT
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY CLEANOUT
	PROPOSED HMA PAVEMENT
	PROPOSED PCC PAVEMENT
	PROPOSED GOLF RANGE / MULTI-SPORT TURF FIELD
	PROPOSED BUILDING

BUILDING AREA TABLE

BUILDING "A"	GOLF & ENTERTAINMENT BLDG (SEE ARCH. PLANS FOR DETAILS)
BUILDING "B"	CONCESSION BLDG - 3,600 SF

GENERAL NOTES

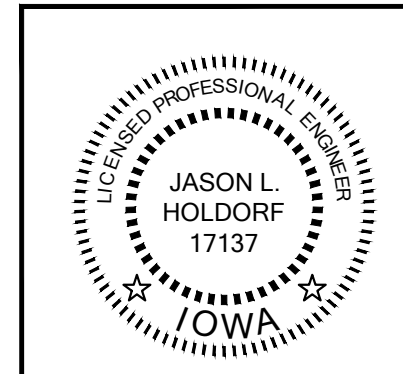
- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF BETTENDORF DESIGN AND SPECIFICATIONS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEY RECORDS AND FIELD INVESTIGATION. THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO.
- 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.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
- ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
- THE CONTRACTOR SHALL EXERCISE PROPER CAUTION TO PROTECT THE EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE.
- ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING OPERATIONS. THE REMAINING EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS REASONABLY POSSIBLE AFTER GRADING OPERATIONS BEGIN. WHERE THE PRESENCE OF SILT FENCE WILL INTERFERE WITH ACTIVITIES, DIVERSION DITCHES AND SMALL TEMPORARY SEDIMENT TRAPS SHALL BE UTILIZED UNTIL SILT FENCE OR OTHER MEASURES MAY BE INSTALLED AND VEGETATION ESTABLISHED.
- BUILDING CONSTRUCTION TYPE IS ANTICIPATED TO BE TYPE "II-2" PER THE 2009 INTERNATIONAL BUILDING CODE.
- SEE ARCHITECTURAL PLANS FOR BUILDING OCCUPANCY TYPE PER THE 2009 INTERNATIONAL BUILDING CODE.
- THE PROPOSED BUILDING WILL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.
- PARKING REQUIRED WAS CALCULATED BY THE FOLLOWING: WITH MAX OF 6 PLAYING FIELDS, 12 TEAMS CAN PLAY AT A TIME WITH 12 EXTRA TEAMS IN WAITING. ASSUMING 12 PLAYERS PER TEAM = 288 PLAYERS. ASSUME 1.5 PARKING STALL PER PLAYER = 432 STALLS FOR BALL FIELDS. GOLF COMPLEX HAS 3000 CAPACITY. ASSUME 1 STALL PER 4.5 CAPACITY = 667 STALLS. TOGETHER GIVES 1099 = 1100 STALLS REQUIRED. THESE ASSUMPTIONS FALL IN LINE WITH PARKING NEEDS SHOWN AT TBK SPORTS COMPLEX.

REVISIONS	DESCRIPTION	DATE

IMEG
1717 STATE STREET
SUITE 201
BETTENDORF, IA 52722
PH: 563.344.6200
www.imegpro.com

FG80 - SITE DEVELOPMENT
BETTENDORF, IA
CITY SITE PLAN

IMEG Project No:
21003795.00
File Name:
City Site Plan.dwg
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Field Book No. #####
Drawn By: ZSE
Checked By: JLH
Date: 07/26/2022
C-1
Sheet 1 of 1



I hereby certify that this plan 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.
Jason L. Holdorf
Signature Date: 07/26/2022
Jason L. Holdorf
License No. 17137
My license renewal date is December 31, 2023
Pages or sheets covered by this seal: THIS SHEET

Monday, August 22, 2022, 3:54:58 PM
C:\Users\jholdorf\OneDrive\Documents\CitySitePlan.dwg

ROOM OCCUPANCY SCHEDULE - TOTALS

Level	Area	Occupants Calculated	Occupants Assigned
	68133 SF	2125	348
Grand total:	121 68133 SF	2125	348

TOTAL
2,473 OCCUPANTS
(07/15/2022)

PLUMBING FIXTURE COUNTS

TOILET	MEN	WOMEN	FAMILY	EMPLOYEE
FIRST	2+2	5	1	1+1
SECOND	2+2	5	1	1+1
THIRD	2+3	5	1	0
TOTAL	13	15	3	2

LAVATORY	MEN	WOMEN	FAMILY	EMPLOYEE
FIRST	3	3	1	1
SECOND	3	3	1	1
THIRD	3	3	1	0
TOTAL	9	9	3	2

DRINKING FOUNTAINS

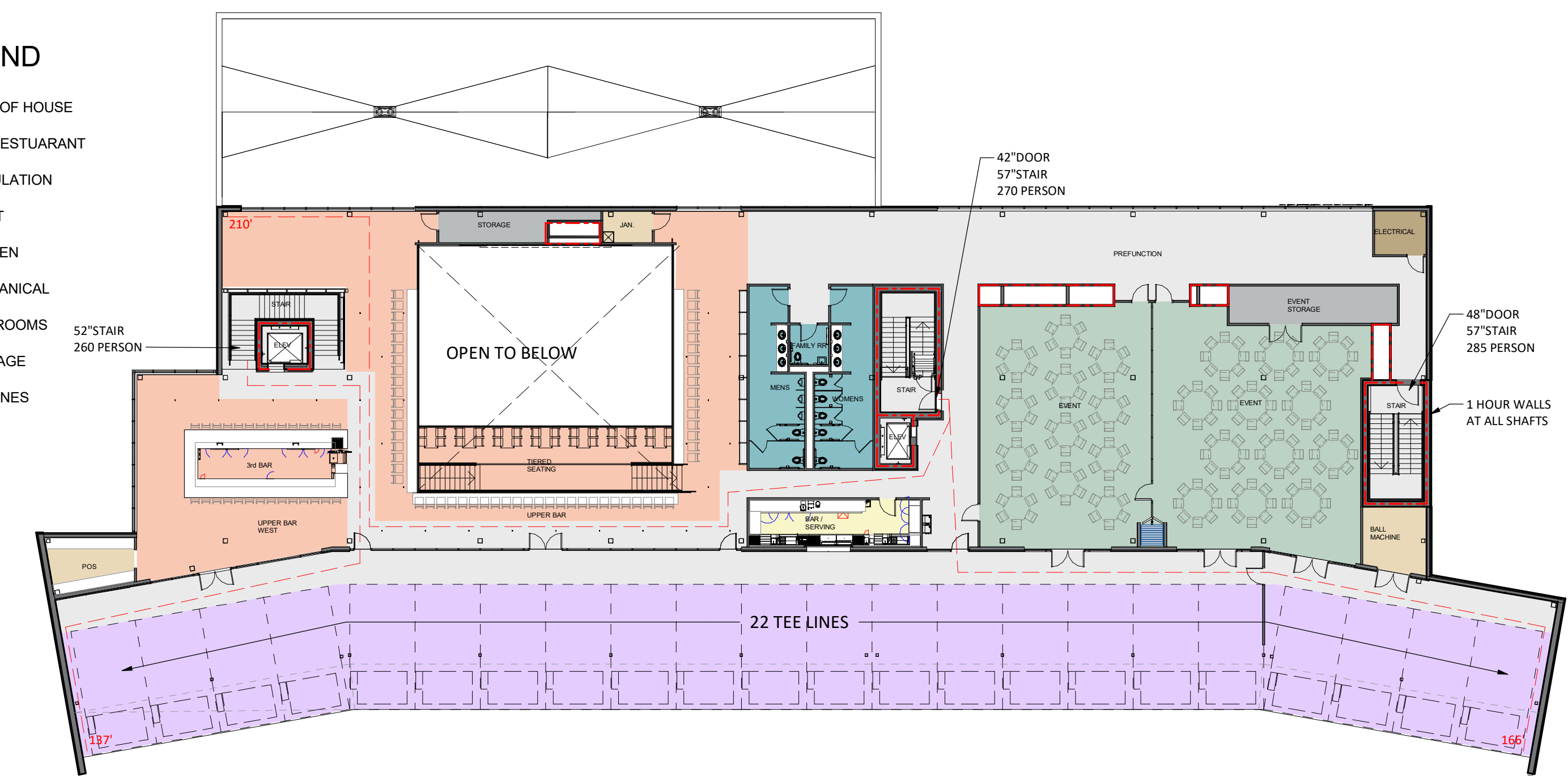
FIRST	3 (1 HIGH / 1 LOW + 1 BOTTLE FILLER)
SECOND	6 (2 HIGH / 2 LOW + 2 BOTTLE FILLER)
THIRD	3 (1 HIGH / 1 LOW + 1 BOTTLE FILLER)
TOTAL	12

ROOM OCCUPANCY SCHEDULE - THIRD FLOOR

Number	Name	Department	Area	Occ. Class	Occ. Type	Occ. Load Factor	Occupants Calculated	Occupants Assigned	Comments
301	UPPER BAR WEST	BAR/RESTAURANT	882 SF	A-2	BAR/RESTAURANT	15 SF	59		
302	3rd BAR	BAR/RESTAURANT	375 SF	A-2	COMMERCIAL KITCHEN	200 SF	2		
304	POS	BACK OF HOUSE	149 SF	A-2	BUSINESS	100 SF	2		
305	STAIR	CIRCULATION	245 SF	A-2	CIRCULATION	100 SF	3		
306	ELEV	CIRCULATION	60 SF	A-2	CIRCULATION	100 SF	1		
307	CLEAR CORRIDORS	CIRCULATION	647 SF	A-2	CIRCULATION	50 SF	13		
311	UPPER BAR	BAR/RESTAURANT	1949 SF	A-2	ASSEMBLY	15 SF	130		
312	TIERED SEATING	BAR/RESTAURANT	563 SF	A-2	ASSEMBLY	15 SF	38		
315	STORAGE	STORAGE	133 SF	S-2	STORAGE	300 SF	1		
316	JAN.	BACK OF HOUSE	53 SF	S-2	STORAGE	300 SF	1		
330	BAR / SERVING	KITCHEN	271 SF	A-2	COMMERCIAL KITCHEN	200 SF	2		
331	CORRIDOR	CIRCULATION	155 SF	A-2	CIRCULATION	100 SF	2		
336	MENS	RESTROOMS	288 SF	A-2	RESTROOMS	100 SF	3		
337	FAMILY RR	RESTROOMS	51 SF	A-2	RESTROOMS	100 SF	1		
338	WOMENS	RESTROOMS	306 SF	A-2	RESTROOMS	100 SF	4		
339	CORR	CIRCULATION	48 SF	A-2	CIRCULATION	100 SF	1		
340	CORRIDOR	CIRCULATION	408 SF	A-2	CIRCULATION	100 SF	5		
341	ELEV	CIRCULATION	229 SF	A-2	CIRCULATION	100 SF	1		
342	STAIR	CIRCULATION	228 SF	A-2	CIRCULATION	100 SF	3		
350	EVENT	EVENT	1399 SF	A-2	ASSEMBLY	15 SF	94		
352	EVENT	EVENT	1658 SF	A-2	ASSEMBLY	15 SF	111		
359	STAIR	CIRCULATION	229 SF	A-2	CIRCULATION	100 SF	3		
360	PREFUNCTION	CIRCULATION	1734 SF	A-2	CIRCULATION	100 SF	18		
366	EVENT STORAGE	STORAGE	210 SF	S-2	STORAGE	300 SF	1		
369	ELECTRICAL	MECHANICAL	76 SF	S-2	MECHANICAL	300 SF	1		
370	TEE LINE CORRIDOR	CIRCULATION	1695 SF	A-3	CIRCULATION	100 SF	17		
371	TEE LINES	TEE LINES	6249 SF	A-3	SPECIAL	100 SF	132		
375	BALL MACHINE	BACK OF HOUSE	137 SF	S-2	MECHANICAL	300 SF	1		
Grand total:	28		20237 SF				518	132	

LEGEND

- BACK OF HOUSE
- BAR/RESTAURANT
- CIRCULATION
- EVENT
- KITCHEN
- MECHANICAL
- RESTROOMS
- STORAGE
- TEE LINES



3 ROOM USE AND EXITING - THIRD FLOOR
SCALE: 1" = 20'-0"

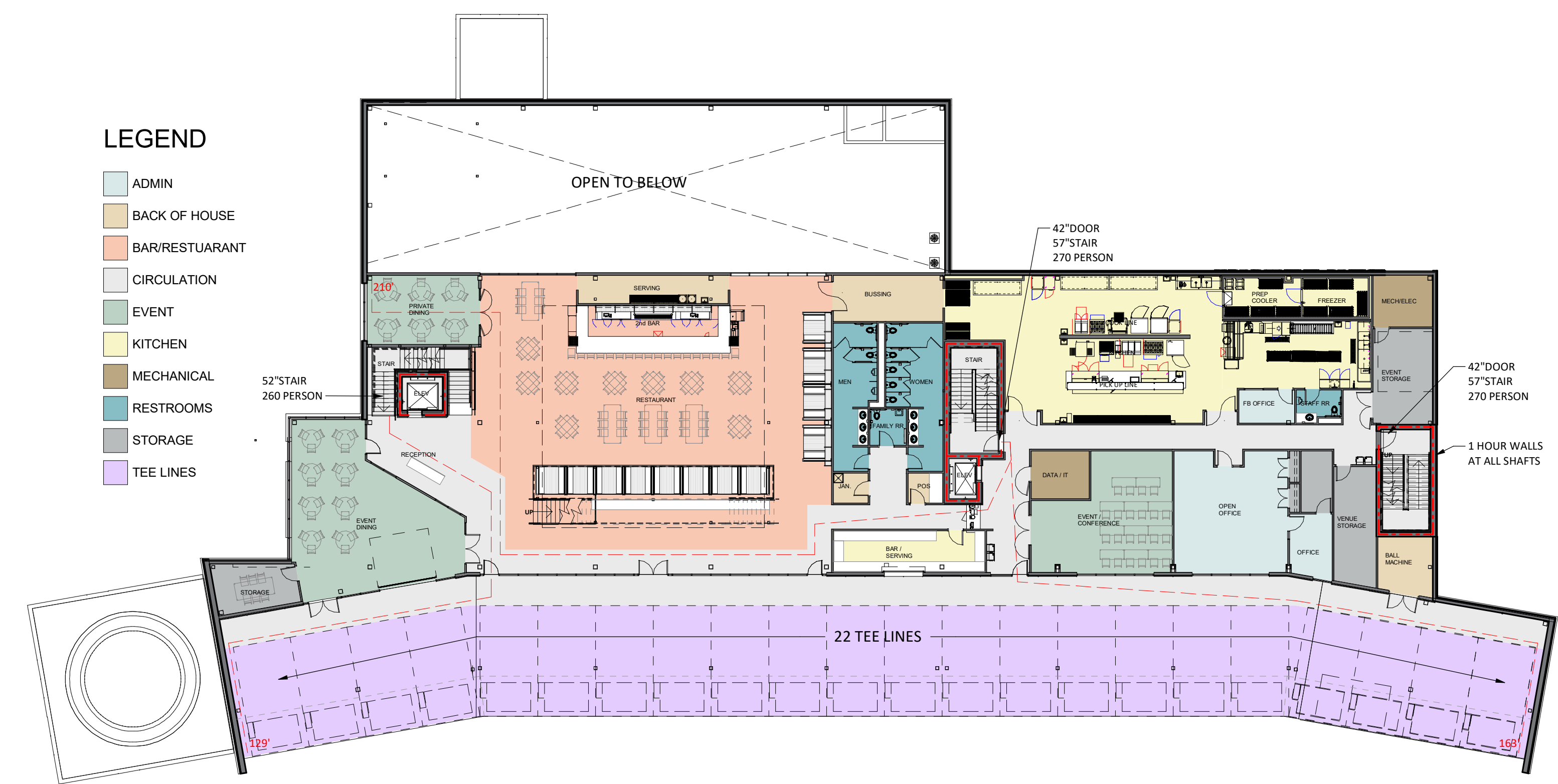
21,232 GSF

ROOM OCCUPANCY SCHEDULE - SECOND FLOOR

Number	Name	Department	Area	Occ. Class	Occ. Type	Occ. Load Factor	Occupants Calculated	Occupants Assigned	Comments
201	EVENT DINING	EVENT	966 SF	A-2	ASSEMBLY	15 SF	65		
204	STORAGE	STORAGE	164 SF	S-2	STORAGE	300 SF	1		
205	STAIR	CIRCULATION	216 SF	A-2	CIRCULATION	100 SF	3		
206	ELEV	CIRCULATION	60 SF	A-2	CIRCULATION	100 SF	1		
207	RECEPTION	CIRCULATION	406 SF	A-2	CIRCULATION	15 SF	28		
211	RESTAURANT	BAR/RESTAURANT	3549 SF	A-2	ASSEMBLY	15 SF	237		
212	PRIVATE DINING	EVENT	338 SF	A-2	BAR/RESTAURANT	15 SF	23		
214	CLEAR CORRIDORS	CIRCULATION	444 SF	A-2	CIRCULATION	15 SF	30		
215	2nd BAR	BAR/RESTAURANT	319 SF	A-2	COMMERCIAL KITCHEN	200 SF	2		
216	SERVING	BACK OF HOUSE	181 SF	A-2	COMMERCIAL KITCHEN	200 SF	1		
230	BAR / SERVING	KITCHEN	271 SF	A-2	COMMERCIAL KITCHEN	200 SF	2		
231	CORR	CIRCULATION	474 SF	A-2	CIRCULATION	100 SF	5		
234	POS	BACK OF HOUSE	44 SF	A-2	STORAGE	300 SF	1		
235	JAN.	BACK OF HOUSE	44 SF	S-2	STORAGE	300 SF	1		
236	MEN	RESTROOMS	247 SF	A-2	RESTROOMS	100 SF	3		
237	FAMILY RR	RESTROOMS	57 SF	A-2	RESTROOMS	100 SF	1		
238	WOMEN	RESTROOMS	297 SF	A-2	RESTROOMS	100 SF	3		
239	BUSING	BACK OF HOUSE	216 SF	A-2	COMMERCIAL KITCHEN	200 SF	2		
240	CORRIDOR	CIRCULATION	516 SF	A-2	CIRCULATION	100 SF	6		
241	ELEV	CIRCULATION	50 SF	A-2	CIRCULATION	100 SF	1		
242	STAIR	CIRCULATION	231 SF	A-2	CIRCULATION	100 SF	3		
250	EVENT / CONFERENCE	EVENT	607 SF	A-3	ASSEMBLY	15 SF	41		
251	DATA / IT	MECHANICAL	119 SF	S-2	MECHANICAL	300 SF	1		
252	OPEN OFFICE	ADMIN	572 SF	B	BUSINESS	100 SF	6		
252A	STORAGE	STORAGE	13 SF	B	STORAGE	300 SF	1		
252B	STORAGE	STORAGE	12 SF	B	STORAGE	300 SF	1		
253	OFFICE	ADMIN	113 SF	B	STORAGE	300 SF	1		
254	SAFE	STORAGE	81 SF	S-2	STORAGE	300 SF	1		
256	VENUE STORAGE	STORAGE	214 SF	S-2	STORAGE	300 SF	1		
259	STAIR	CIRCULATION	229 SF	A-2	CIRCULATION	100 SF	3		
260	KITCHEN	KITCHEN	1513 SF	A-2	COMMERCIAL KITCHEN	200 SF	8		
263	PREP COOLER	KITCHEN	149 SF	A-2	COMMERCIAL KITCHEN	200 SF	1		
264	FREEZER	KITCHEN	132 SF	A-2	COMMERCIAL KITCHEN	200 SF	1		
265	DISH WASH	KITCHEN	422 SF	A-2	COMMERCIAL KITCHEN	200 SF	3		
266	FB OFFICE	ADMIN	79 SF	B	BUSINESS	100 SF	1		
267	STAFF RR	RESTROOMS	57 SF	B	RESTROOMS	100 SF	1		
268	EVENT STORAGE	STORAGE	247 SF	S-2	STORAGE	100 SF	3		
269	MECH/ELEC	MECHANICAL	133 SF	S-2	MECHANICAL	300 SF	1		
270	TEE LINE CORRIDOR	CIRCULATION	1705 SF	A-3	CIRCULATION	100 SF	18		
271	TEE LINES	TEE LINES	6249 SF	A-3	SPECIAL	100 SF	132		
275	BALL MACHINE	BACK OF HOUSE	133 SF	S-2	MECHANICAL	300 SF	1		
Grand total:	41		21870 SF				513	132	

LEGEND

- ADMIN
- BACK OF HOUSE
- BAR/RESTAURANT
- CIRCULATION
- EVENT
- KITCHEN
- MECHANICAL
- RESTROOMS
- STORAGE
- TEE LINES



2 ROOM USE AND EXITING - SECOND FLOOR
SCALE: 1" = 20'-0"

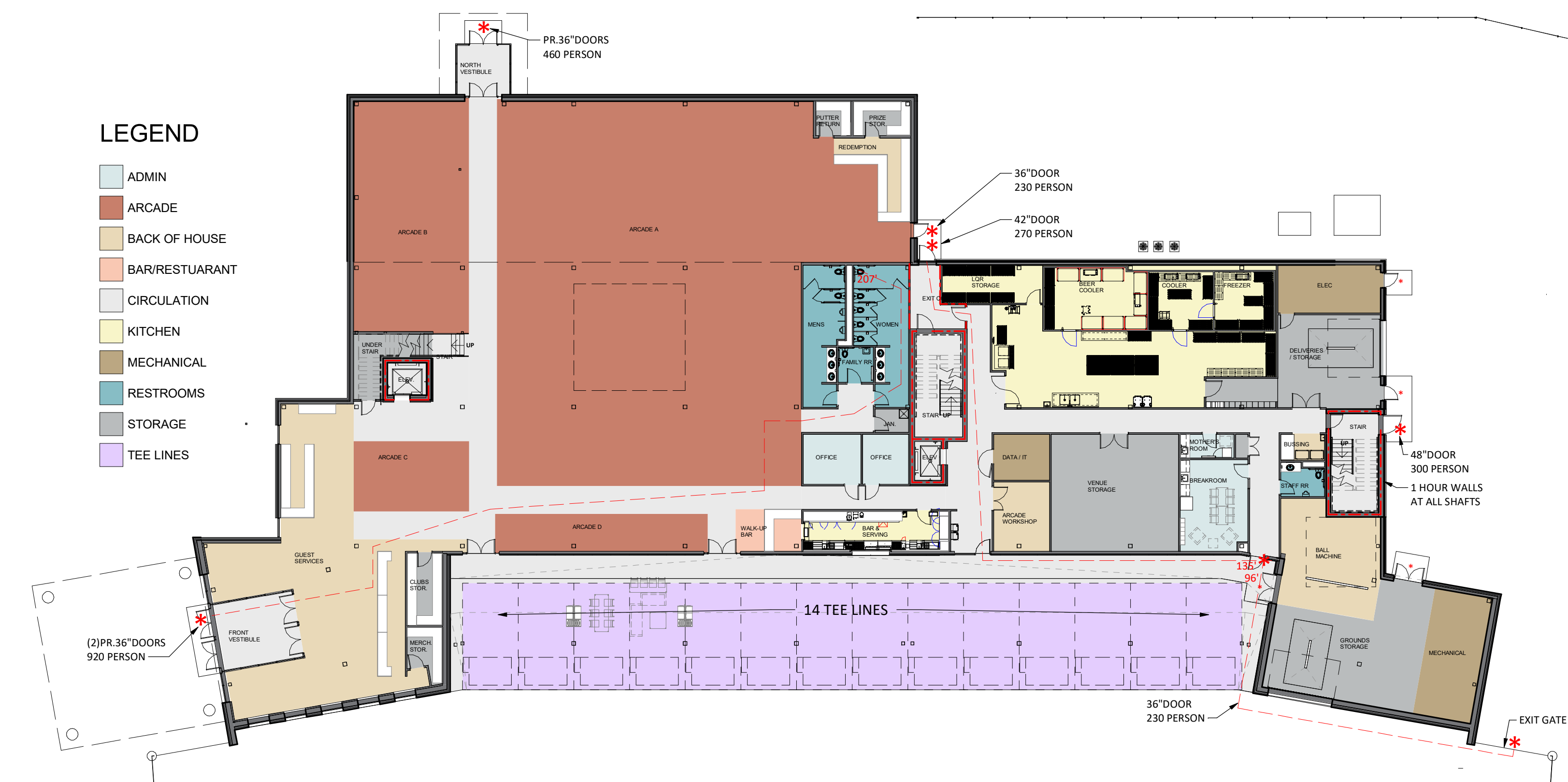
23,056 GSF

ROOM OCCUPANCY SCHEDULE FIRST FLOOR

Number	Name	Department	Area	Occ. Class	Occ. Type	Occ. Load Factor	Occupants Calculated	Occupants Assigned	Comments
100	FRONT VESTIBULE	CIRCULATION	251 SF	A-3	CIRCULATION	100 SF	3		
101	GUEST SERVICES	BACK OF HOUSE	1699 SF	A-3	CIRCULATION	15 SF	114		
102	MERCH. STOR.	STORAGE	75 SF	S-2	STORAGE	300 SF	1		
103	CLUBS STOR.	STORAGE	118 SF	S-2	STORAGE	300 SF	1		
105	STAIR	CIRCULATION	113 SF	A-3	CIRCULATION	100 SF	2		
106	ELEV.	CIRCULATION	60 SF	A-2	CIRCULATION	100 SF	1		
110	CLEAR CORRIDORS	CIRCULATION	1379 SF	A-3	CIRCULATION	11 SF	125		
111	ARCADE A	ARCADE	1951 SF	A-3	ASSEMBLY, GAMING FLOOR	11 SF	142		
112	ARCADE B	ARCADE	1246 SF	A-3	ASSEMBLY, GAMING FLOOR	11 SF	114		
113	ARCADE C	ARCADE	377 SF	A-3	ASSEMBLY, GAMING FLOOR	11 SF	35		
114	ARCADE D	ARCADE	370 SF	A-3	ASSEMBLY, GAMING FLOOR	11 SF	34		
118	WALK-UP BAR	BAR/RESTAURANT	56 SF	A-3	ASSEMBLY, CONCENTRATED	5 SF	12		
119	1st BAR	BAR/RESTAURANT	72 SF	A-2	COMMERCIAL KITCHEN	200 SF	1		
120	NORTH VESTIBULE	CIRCULATION	129 SF	A-3	CIRCULATION	100 SF	2		
121	REDEMPTION	BACK OF HOUSE	180 SF	A-3	ASSEMBLY, GAMING FLOOR	11 SF	17		
122	PUTTER RETURN	STORAGE	59 SF	S-2	STORAGE	300 SF	1		
123	PRIZE STOR.	STORAGE	97 SF	S-2	STORAGE	300 SF	1		
130	BAR & SERVING	KITCHEN	271 SF	A-2	COMMERCIAL KITCHEN	200 SF	2		
131	CORR	CIRCULATION	155 SF	A-2	CIRCULATION	100 SF	2		
132	OFFICE	ADMIN	133 SF	B	BUSINESS	100 SF	2		
133	OFFICE	ADMIN	106 SF	B	BUSINESS	100 SF	2		
134	CORRIDOR	CIRCULATION	118 SF	A-3	CIRCULATION	100 SF	2		
135	JAN.	STORAGE	36 SF	S-2	STORAGE	300 SF	1		
136	MENS	RESTROOMS	246 SF	A-3	RESTROOMS	100 SF	3		
137	FAMILY RR	RESTROOMS	57 SF	A-3	RESTROOMS	100 SF	1		
138	WOMEN	RESTROOMS	297 SF	A-3	RESTROOMS	100 SF	3		
140	CORR	CIRCULATION	924 SF	A-2	CIRCULATION	100 SF	10		
141	ELEV	CIRCULATION	50 SF	A-2	CIRCULATION	100 SF	1		
142	STAIR	CIRCULATION	231 SF	A-2	CIRCULATION	100 SF	3		
143	EXT CORR	CIRCULATION	117 SF	A-2	CIRCULATION	100 SF	2		
150	ARCADE WORKSHOP	BACK OF HOUSE	179 SF	S-2	BUSINESS	100 SF	2		
151	DATA / IT	MECHANICAL	119 SF	S-2	MECHANICAL	300 SF	1		
152	VENUE STORAGE	STORAGE	990 SF	S-2	STORAGE	300 SF	3		
153	BREAKROOM	ADMIN	282 SF	B	BUSINESS	100 SF	3		
154	MOTHER'S ROOM	ADMIN	59 SF	B	RESTROOMS	100 SF	1		
155	STORAGE	STORAGE	13 SF	A-2	STORAGE	300 SF	1		
156	STAFF RR	RESTROOMS	62 SF	B	RESTROOMS	100 SF	1		
157	BUSING	BACK OF HOUSE	52 SF	A-2	COMMERCIAL KITCHEN	200 SF	1		
159	STAIR	CIRCULATION	220 SF	A-2	CIRCULATION	100 SF	3		
160	PREP KITCHEN	KITCHEN	957 SF	A-2	COMMERCIAL KITCHEN	200 SF	5		
161	LQR STORAGE	KITCHEN	178 SF	A-2	COMMERCIAL KITCHEN	200 SF	1		
162	REB COOLER	KITCHEN	318 SF	A-2	COMMERCIAL KITCHEN	200 SF	2		
163	COOLER	KITCHEN	195 SF	A-2	COMMERCIAL KITCHEN	200 SF	1		
164	FREEZER	KITCHEN	188 SF	A-2	COMMERCIAL KITCHEN	200 SF	1		
168	DELIVERIES / STORAGE	STORAGE	542 SF	S-2	STORAGE	100 SF	6		
169	ELEC	MECHANICAL	238 SF	S-2	MECHANICAL	300 SF	1		
170	TEE LINE CORRIDOR	CIRCULATION	1233 SF	A-3	CIRCULATION	100 SF	13		
171	TEE LINES	TEE LINES	3864 SF	A-3	SPECIAL	0 SF	84		
173	FOUNDATIONS STORAGE	STORAGE	711 SF	S-2	STORAGE	300 SF	3		
174	MECHANICAL	MECHANICAL	346 SF	S-2	MECHANICAL	300 SF	2		
175	BALL MACHINE	BACK OF HOUSE	481 SF	S-2	MECHANICAL	300 SF	2		
217	UNDER STAIR	STORAGE	142 SF	S-2	STORAGE	300 SF	1		
Grand total:	52		26027 SF				1094	84	

LEGEND

- ADMIN
- ARCADE
- BACK OF HOUSE
- BAR/RESTAURANT
- CIRCULATION
- KITCHEN
- MECHANICAL
- RESTROOMS
- STORAGE
- TEE LINES



1 ROOM USE AND EXITING - FIRST FLOOR
SCALE: 1" = 20'-0"

27,670 GSF



Case No. 22-065

APPEAL AND APPLICATION TO THE ZONING BOARD OF ADJUSTMENT OF BETTENDORF, IOWA

Part 1. Property Involved.

Street Address N/A
Legal Description of the property. Lot 5 FG80 Holdings First Addition

Part 2. Contact Information.

Applicant/Contact Name Focus Development/Kevin Koellner Phone 563-529-4753
Address 1805 State Street Suite 101 Bettendorf, IA 52722
E-mail Address: kevink@focusdevco.com

Owner Name FG80 Holdings, LLC Phone 563-529-4753
Address 1805 State Street Suite 101, Bettendorf, IA 52722
E-mail Address: kevink@focusdevco.com

Part 3. Type of Application. (check at least one)

- 1. **Variance/Exception.** Before the Board of Adjustment grants approval of a variance to the City of Bettendorf Zoning Ordinance, all of the following conditions **MUST** be met:
 - (a) That the granting of the exception will not permit any use in any district which would be in conflict with the permitted uses of such district under the terms of this ordinance.
 - (b) That it will not impair an adequate supply of light and air to adjacent property.
 - (c) That it will not unreasonably increase the congestion in public streets.
 - (d) That it will not increase the danger of fire or of the public safety.
 - (e) That it will not unreasonably diminish or impair established property values within the surrounding areas.
 - (f) That it will not in any other respect impair the public health, comfort, safety, morals, or welfare of the inhabitants of the city.

- 2. **Special Use Permit.** Before the Board of Adjustment grants approval of a special use permit, all of the following conditions **MUST** be met:
 - (a) The proposed use is designated by this ordinance as a special use in the district in which the use is to be located.
 - (b) The proposed use will comply with all applicable regulations in the district in which the use is to be located.
 - (c) The location and size of the proposed use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - (d) The location, nature, and height of buildings, walls, and fences and the nature and extent of the landscaping on the site are such that the use will not unreasonably hinder or discourage the appropriate development and use of adjacent land and buildings.
 - (e) Parking areas will be of adequate size for the particular use, properly located, and suitably screened from adjoining uses and the entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.
 - (f) The proposed use will not cause substantial injury to the value of other property in the neighborhood.
 - (g) Conditions in the area have substantially changed and at least one year has elapsed since any denial by the Board of Adjustment of any prior application for a special use permit that would have authorized substantially the same use of all or part of the site.
 - (h) The Board of Adjustment shall impose such conditions and restrictions upon the premises benefited by a special use permit as may be necessary to assure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the intent of this ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this ordinance.

- 3. Other. _____

Part 4. General Information.

Section(s) of Zoning Ordinance Involved _____ Existing Zoning C-3

Part 5. Reasons for Application. In the space below, give a general description of the activity desired and principal reasons why this application should be granted by the Board. If this application is for a variance, please state the hardship which the zoning ordinance imposes on the property. Use the following criteria as justification for the requested variance. Use additional sheets if necessary.

- (a) **It shall be the property owner's responsibility to show that the terms of this ordinance will impose unusual and practical difficulties or particular hardships. The hardship established by the property owner must not be SELF-IMPOSED. A self-imposed hardship is NOT justification for the approval of a variance request.**
- (b) If the variance granted is in harmony with the general purpose, intent, and spirit of this ordinance.
- (c) If the board determines that the granting of the requested variance will not serve merely as a convenience to the applicant, but will alleviate a demonstrable hardship as to warrant a variance from the official city plan as established by Ordinance No. 381 of the city, and at the same time the surrounding property will be reasonably protected.
- (d) That by granting the request for a variance substantial justice shall be done.

Requesting a Variance for the off street parking requirements of a golf/baseball facility in a Commercial Recreation (High Impact) Use.

Our alternative parking calculation methods should be allowed given our experience in managing similar operations and having been consulted by experts in the field.

Hardship is created as the current off street parking code does not contemplate the unique scale, mixture of uses, location, and configuration of the proposed development.

Part 6. Attachments. The following items are attached and are a part of this application.

- () 1. Scale accurate site plan, at a scale of 1" = 20' or other suitable scale, showing adjacent street, property line, building location of existing and proposed buildings and other important features of the property. Required with all applications.
- () 2. Legal Description. (If not shown on page 1.)
- () 3. Floor plan if internal design of building is part of application.
- () 4. List additional attachments.

Part 7. Signature.

I (we) depose and say that all the information contained in this application and the statements contained in the papers submitted herewith are true. Witness our Hands and Seals this 22 day of AUG, 2022

Signature of Applicant _____ Signature of Owner _____

(The owner **MUST** indicate his consent to this application by signing above. Application without the signature of the owner will not be processed)

State of Iowa) ss
County of Scott)



Before me the undersigned Notary Public, in and for the County and State, personally appeared applicant(s) and separately and severally acknowledge the execution of the foregoing application is his/her voluntary act and deed, for the purposes therein expressed.

Witness my Hand and Notarial Seal this 22nd day of August, 20 22
Jennifer Stratman
Notary Public in and for Scott County, Iowa

Part 10. Filing Fee.

\$ 50.00 Single Family/Two-family Residential Variance
\$100.00 All Other Applications

Received by Leisa Johnson
Amount \$ 100. Date 8/22/22
CK#13



COMMUNITY DEVELOPMENT

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

September 8, 2022 Board of Adjustment Meeting

Staff Report

Case No. 22-063 & Case No. 22-064

Request: Special Use Permits to allow a high impact commercial recreational use (golf venue (22-063) and multi-sport field complex (22-064)

Location: Northeast of intersection of Middle Road and Forest Grove Drive

Legal Description: Lot 5, FG 80 Holdings First Addition (Parcel #: [840223001](#) and surrounding parcels)

Applicant: Kevin Koellner – Focus Real Estate Development

Zoning Designation: C-3, General Business District

Future Land Use: CC, Community Commercial

Background Information and Facts

The applicant, Kevin Koellner, has submitted a request for special use permits for a site development plan located on Lots 1 and 2 of the proposed FG 80 Holdings Second Addition (see FG 80 Holdings Second Addition Final Plat (Case No. 22-058) – Attachment A). The area is currently platted and recorded as Lot 5 of FG 80 Holdings First Addition. The area is located northeast of the intersection of Forest Grove Drive and Middle Road (see Location Map – Attachment B). The property is zoned C-3, General Business District (see Zoning Map – Attachment C). The proposed development is the first phase of a larger development which is an expansion of the TBK Sports Complex. The site development plan shows a three-story, multi-use, golf entertainment venue (shown as “Building A”) and four multi-sport turf fields centered around a concession stand building (shown as “Building B”) (see FG 80 Site Development Plan – Attachment D). The primary use of the golf entertainment venue is the three-story, lighted driving range containing a total of 58 tee lines. Accessory uses of the golf entertainment venue include a gaming arcade, restaurant, event space, and offices (see Room Use and Exiting Plans A010 – Attachment E). Both the golf entertainment venue and the multi-sport fields fall under the Commercial Recreation (High Impact) zoning use, which requires a special use permit in the C-3 District.

Staff Analysis

This overall type of development, including outdoor service areas, is expected to occur within this district. Interconnectivity between businesses with outdoor facilities is encouraged within this unique district. It is anticipated that customers of the nearby hotel, sports complex, and commercial services will also be patrons of this business and will be walking back and forth between the facilities while leaving their car(s) in a parking space somewhere throughout the complex.

Staff contends any potential negative externalities or incompatibilities with surrounding uses do not meet the threshold to deny an outdoor service area at this location.

Section 11-5-9 of the City Code stipulates nine required standards that must be met for any special use permit to be granted. Staff has abbreviated those standards with the following list and indicated its position on each.

1. **Is the special use allowed in the targeted district?** Yes, per Section 11-4-5.
2. **Does the special use appear to comply will all applicable zoning regulations?** Yes. The site development has been recommended for approval by the Planning and Zoning Commission (Case No. 22-059), pending approval of the special use permits.
3. **Is the location, size and character of the use in harmony with the targeted district?** Yes, the character matches the surrounding development, especially the TBK Sports Complex located west of Middle Road.
4. **Does the special use unreasonably hinder or discourage development in the target district?** No, the proposed development will attract development in the district.
5. **Is parking adequate and are the entrances and exits sufficient for the traffic flow to be generated.** Yes. (See Case No. 22-065).
6. **Will the special use devalue surrounding properties?** No, the applicant is making an investment into the area. The development will be a very valuable asset to not only Bettendorf but also to the Quad Cities region as a whole.
7. **Has this case been reviewed and denied by the Board of Adjustment within the past year?** No.
8. **Are there any conditions the Board should impose to ensure the special use is in compliance with the standards above, or to minimize negative externalities of the special use?** No.

9. **Is the proposed use consistent with the Comprehensive Plan?** Yes, the development supports the following Comprehensive Plan Goals:

- Goal C: Attract and Retain Business and Industry.
- Goal E: Enhance Community Design and Character.
- Goal F: Promote Recreational and Cultural Activity.
- Goal G: Attract Young People.

Staff Recommendation

Staff recommends approval of the special use permits.

Respectfully submitted,

Taylor Beswick
City Planner

FINAL PLAT
FOR
FG 80 HOLDINGS SECOND ADDITION

A RE-PLAT OF LOT 5 IN FG 80 HOLDINGS FIRST ADDITION IN PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1 AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, ALL LOCATED IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA

INTERSTATE ROAD NO. 80

DRAFT
08-11-2022

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	99.74'	185.00'	N 76°23'50" W	98.54'
C2	75.55'	185.00'	N 49°15'09" W	75.02'
C3	115.30'	185.00'	N 19°41'54" W	113.45'
C4	46.28'	60.18'	N 20°11'17" E	45.15'
C5	103.95'	135.18'	N 20°11'17" E	101.41'
C6	93.34'	11,370.00'	S 01°41'36" E	93.34'
C7	80.44'	11,370.00'	S 01°15'20" E	80.44'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 42°13'07" E	40.38'
L2	N 42°13'07" E	38.46'
L3	N 38°34'35" E	105.66'
L4	N 38°34'35" E	59.76'
L5	N 21°58'12" E	42.18'

AREA TABLE		
LOT	AREA S.F.±	AREA AC.±
LOT 1	991,745 SF±	22.77 AC±
LOT 2	874,233 SF±	20.07 AC±
LOT 3	141,148 SF±	3.24 AC±
LOT 4	459,190 SF±	10.54 AC±
LOT 5	80,777 SF±	1.85 AC±
LOT C	81,233 SF±	1.86 AC±
TOTAL AREA	2,828,326 SF±	60.34 AC±

BASIS OF BEARINGS
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)



SCALE: 1" = 100'

OWNER / SUBDIVIDER
FG80 HOLDINGS LLC
KEVIN KOELLNER
1805 STATE STREET SUITE 101
BETTENDORF, IOWA 52722
PHONE: (563) 355-2022

LEGEND

- ▲ REBAR WITH CAP #13581, FOUND
- △ 5/8" REBAR WITH CAP #13581, SET
- ⊙ WOODEN FENCE POST
- 100.00' (100.00') MEASURED DIMENSION
- RECORDED DIMENSION
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EXISTING PROPERTY LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING ACCESS & UTILITY EASEMENT
- PROPOSED ACCESS & UTILITY EASEMENT
- SECTION LINE
- EXISTING R.O.W. LINE
- EXISTING SETBACK LINE

ABBREVIATIONS

- AC ACRES
- SF SQUARE FEET
- BSL BUILDING SETBACK LINE
- POB POINT OF BEGINNING
- ROW RIGHT OF WAY
- UE UTILITY EASEMENT

MID AMERICAN ENERGY CO.

BY _____
DATE _____

MEDIACOM

BY _____
DATE _____

CENTURYLINK

BY _____
DATE _____

IOWA - AMERICAN WATER CO.

BY _____
DATE _____

METRONET

BY _____
DATE _____

CITY OF BETTENDORF

BY _____
DATE _____

PLANNING AND ZONING

BY _____
DATE _____

GENERAL NOTES

This Final Plat was prepared at the request of, and for the exclusive use of Middle & I-80 LLC.

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 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 a part 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.

No part of this subdivision is subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0377G with an Effective Date March 23, 2021.

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

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

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 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.

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.

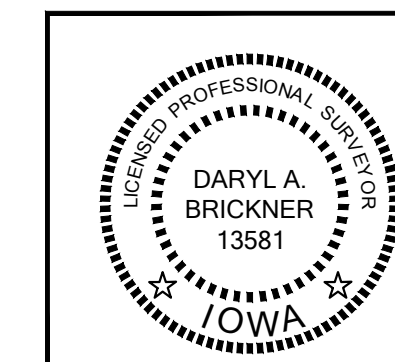
Easements designated as "Utility Easements" include all utilities that are provided either by the city of Bettendorf or those companies authorized to provide public utilities within the city of Bettendorf, including sewer and water.

Lots "A" and "B" in FG 80 First Addition and Lot "C" in FG 80 Second Addition are reserved for stormwater detention.

A Blanket Access Easement across Lots 1, 2, 3, 4 & 5 in FG 80 Second Addition is hereby granted for Lot "A" in FG 80 First Addition.

Access to Lot "B" in FG 80 First Addition across part of Lots 1 in FG 80 First Addition, and part of Lot 1 one in FG 80 Second Addition, is limited to the Access Easement shown on the Final Plat for each Addition.

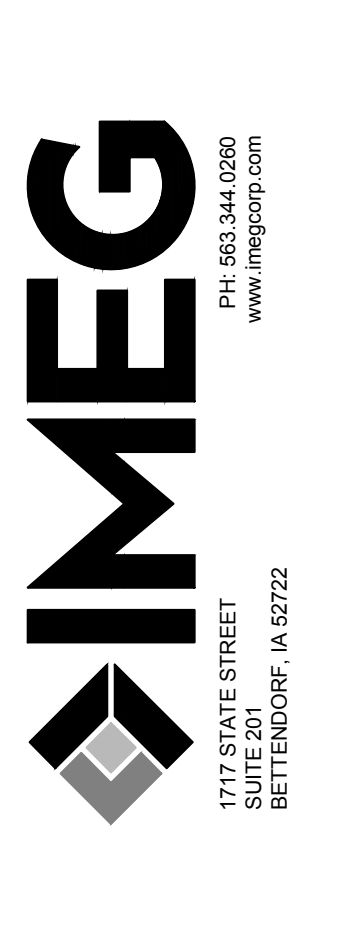
No Lots in FG 80 Second Addition shall have direct access onto Middle Road.



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.

DRAFT
08-11-2022
Date: _____
My license renewal date is December 31, 2023.
No. of sheets covered by this seal: _____

NO.	REVISIONS	DESCRIPTION	DATE



FG 80 HOLDINGS SECOND ADDITION
BETTENDORF, IOWA
FINAL PLAT

IMEG Project No:
21003795.01
File Name:
21003795-01 FG80 2nd Final
© COPYRIGHT 2022
ALL RIGHTS RESERVED
Field Book No:
Drawn By: DAB
Checked By: ***
Date: 7/5/2022
Sheet 1 of *

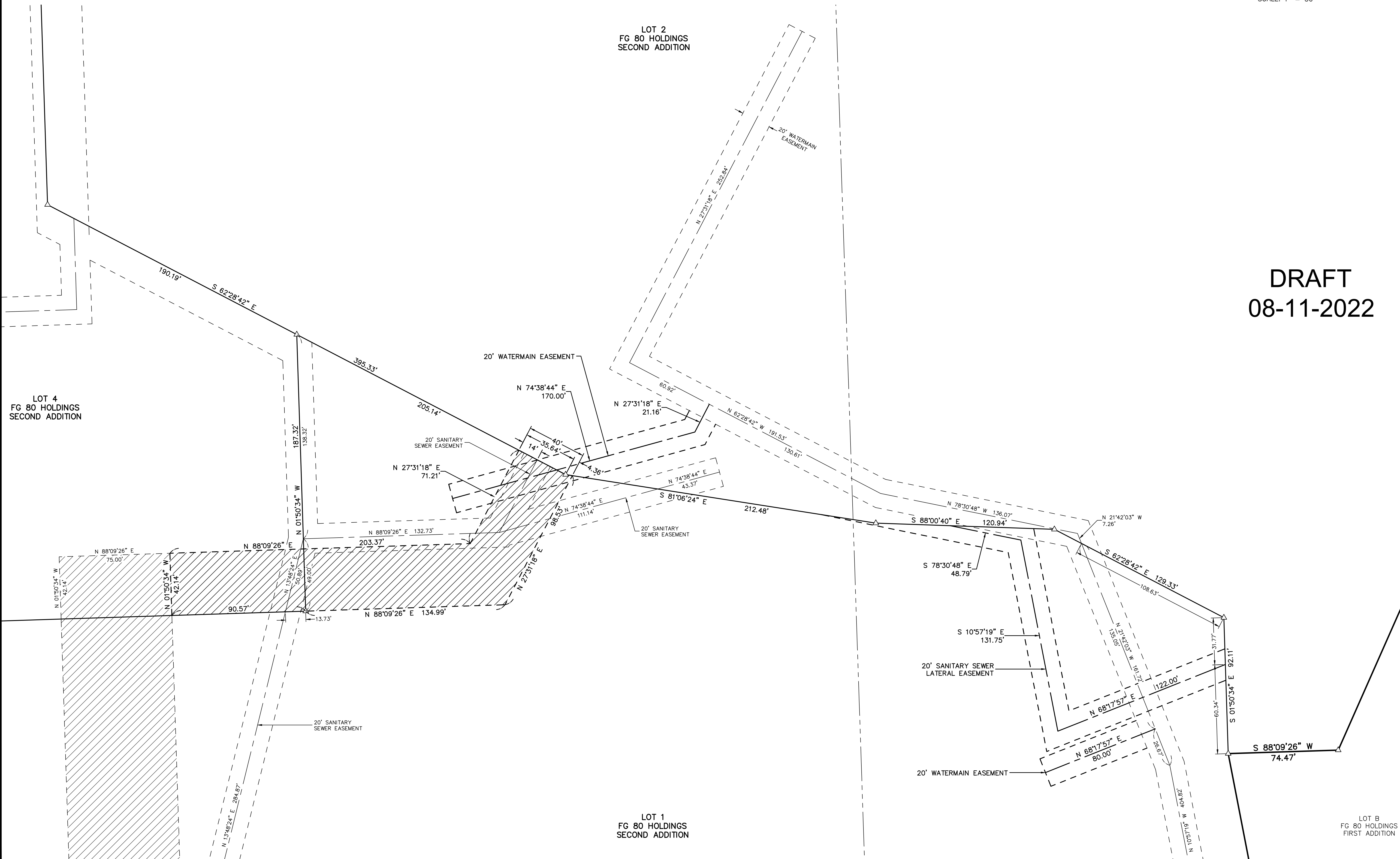
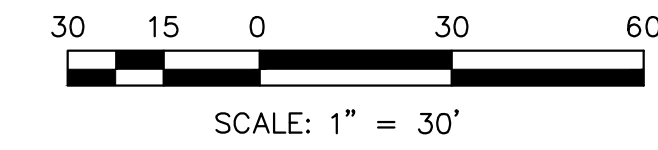
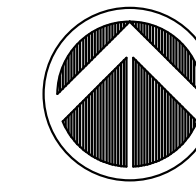
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C:\2021\21003795.01\DESIGN\CIVIL\CAD\SURVEY\21003795-01 FG80 2ND FINAL PLAT.DWG, 8/11/2022 9:57:33 AM

FINAL PLAT
FOR
FG 80 HOLDINGS SECOND ADDITION

A RE-PLAT OF LOT 5 IN FG 80 HOLDINGS FIRST ADDITION IN PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1 AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, ALL LOCATED IN TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA

DRAFT
08-11-2022

BASIS OF BEARINGS
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)



DRAFT
08-11-2022

No.	REVISIONS	DESCRIPTION	DATE

IMEG
1717 STATE STREET
SUITE 201
BETTENDORF, IA 52722
PH: 663.344.0280
www.imegpp.com

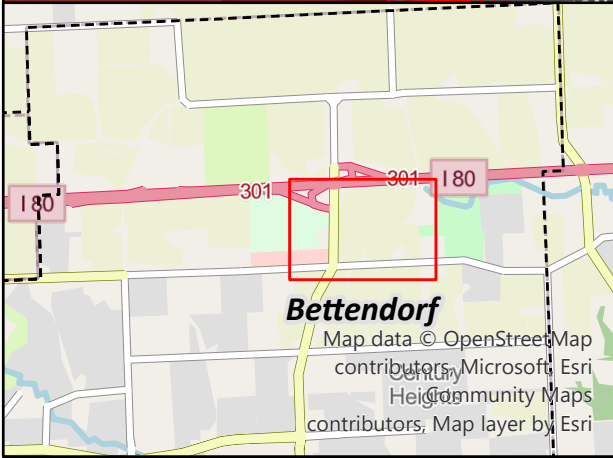
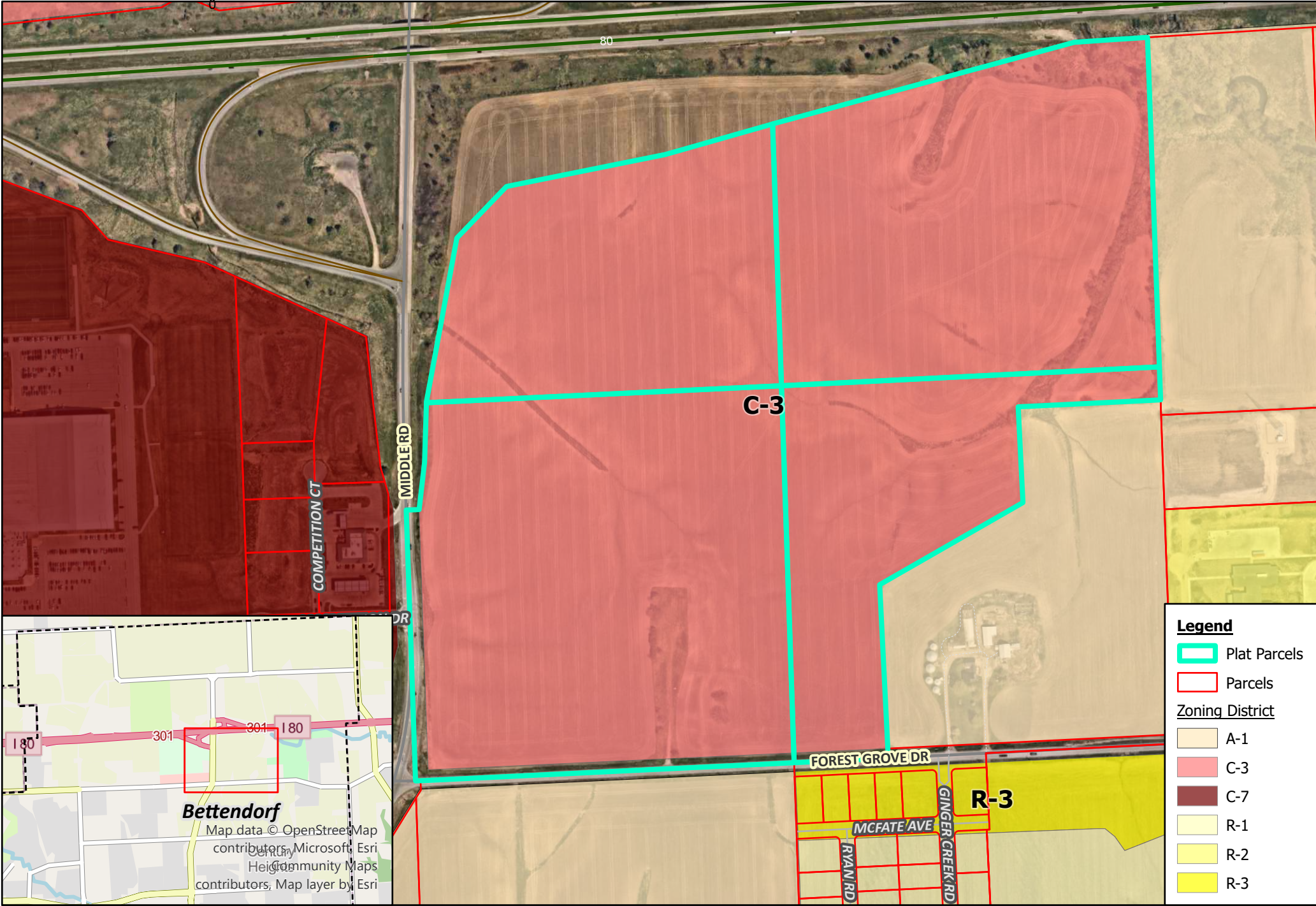
FG 80 HOLDINGS SECOND ADDITION
BETTENDORF, IOWA
FINAL PLAT

IMEG Project No:
21003795.01
File Name:
21003795-01 FG80 2nd Final
© COPYRIGHT 2022
ALL RIGHTS RESERVED
Field Book No:
Drawn By: DAB
Checked By: ***
Date: 7/5/2022

Thursday, August 11, 2022 9:57:53 AM
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**Case 22-063 & 22-064: Lot 5, FG 80 Holdings 1st Add.
SUP (Golf Range & Sport Complex)
Zoning Map**

1 Inch = 428 Feet



Legend

- Plat Parcels
- Parcels

Zoning District

- A-1
- C-3
- C-7
- R-1
- R-2
- R-3

Bettendorf

Map data © OpenStreetMap contributors, Microsoft, Esri, Heidelberg Community Maps contributors, Map layer by Esri

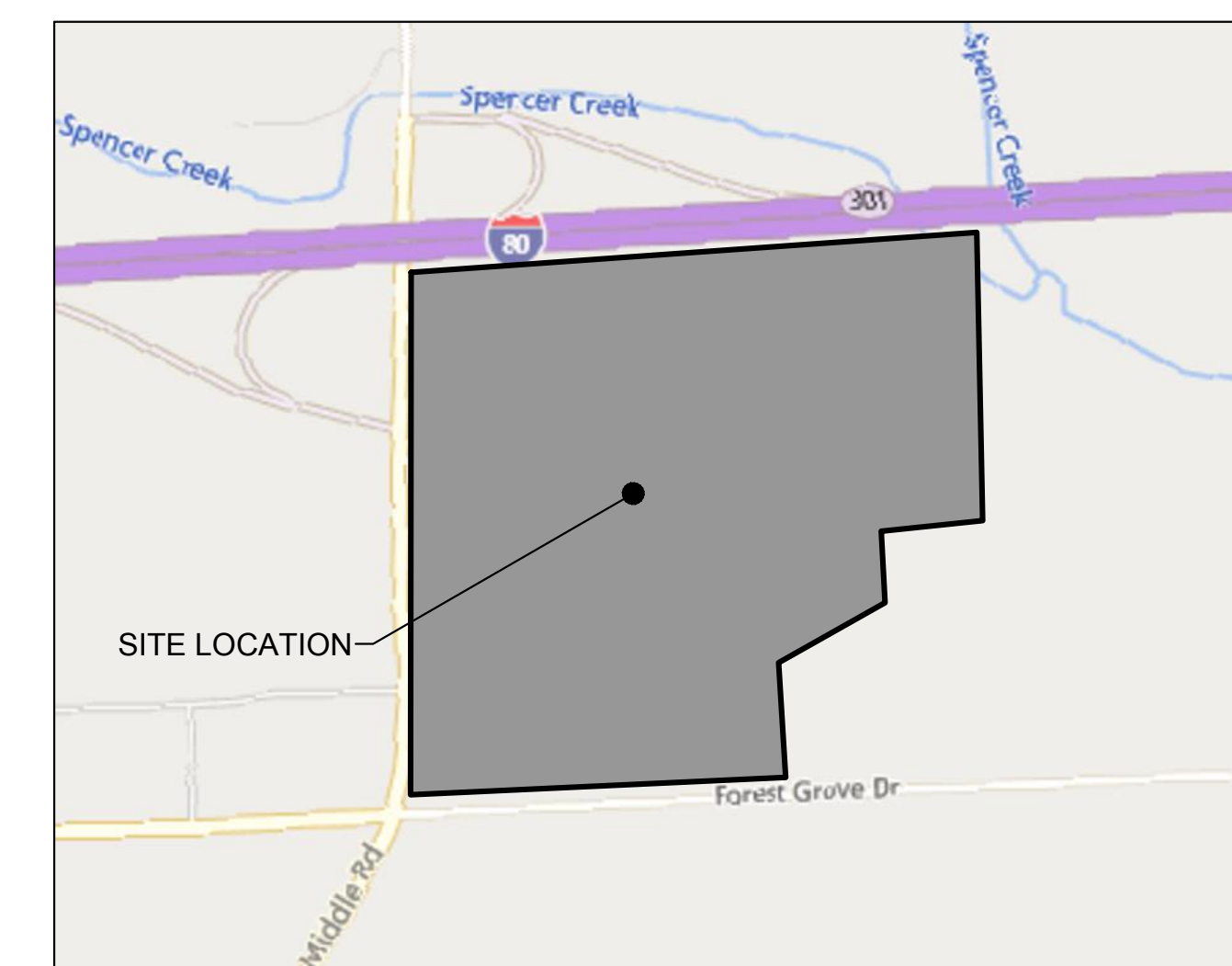
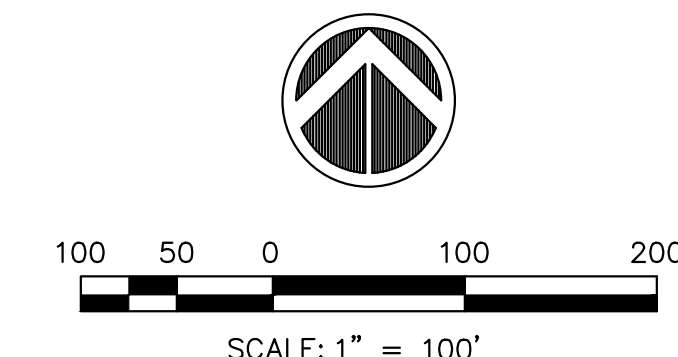
INTERSTATE ROAD NO. 80 & COUNTY ROAD H RIGHT OF WAY WARRANTY DEED BOOK 266 DEEDS PAGE 328

INTERSTATE I-80

INTERSTATE ROAD NO. 80



Know what's below. Call before you dig.



OWNER / SUBDIVIDER
FG 80, LLC
1805 STATE STREET #101
BETTENDORF, IOWA 52722
PHONE: 563-529-4753 (KEVIN KOELLNER)

ARCHITECT
STUDIO 483
201 W. 2ND STREET, SUITE 608
DAVENPORT, IOWA 52801
PHONE: 563-326-2555 (GREG GOWEY)

DEVELOPER
FOCUS REAL ESTATE DEVELOPMENT
1805 STATE STREET #101
BETTENDORF, IOWA 52722
PHONE: 563-529-4753 (KEVIN KOELLNER)

SITE INFORMATION

Table with site information including zoning district, site location, total lot area, proposed lot areas, and required parking.

Table with building area table including building 'A' and building 'B' details.

GENERAL NOTES

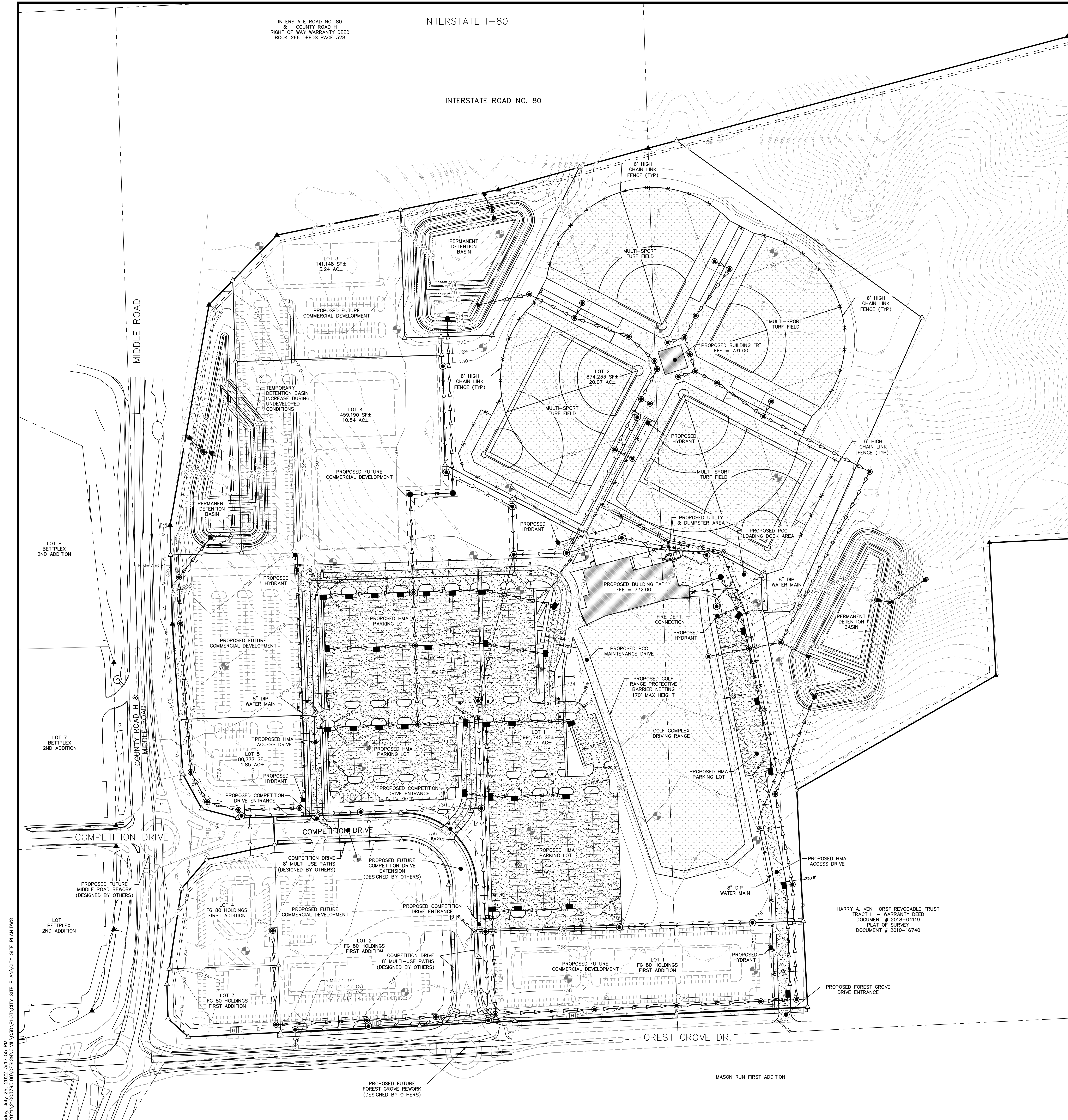
- List of 11 general notes regarding construction requirements, drainage, and site improvements.

LEGAL DESCRIPTION

LOT NUMBER 5 OF FG 80 HOLDINGS 1ST ADDITION, IN THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA

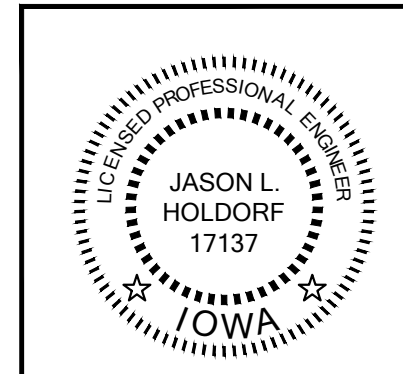
LEGEND

- Legend listing symbols for storm inlets, property lines, easements, and various utilities.



Tuesday, July 26, 2022, 3:17:35 PM
C:\Users\jldorff\OneDrive\Documents\1717 State Street\1717 State Street\1717 State Street.dwg (LOT/CITY SITE PLAN/CITY SITE PLAN)

Project information including title 'FG80 - SITE DEVELOPMENT', 'CITY SITE PLAN', and 'BETTENDORF, IA'. Includes revision table, IMEG logo, and project details like 'MEG Project No: 21003795.00' and 'Date: 07/26/2022'.



I hereby certify that this plan 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.
Signature: Jason L. Holdorf
Date: 07/26/2022

ROOM OCCUPANCY SCHEDULE - TOTALS

Level	Area	Occupants Calculated	Occupants Assigned
	68133 SF	2125	348
Grand total:	121 68133 SF	2125	348

TOTAL
2,473 OCCUPANTS
(07/15/2022)

PLUMBING FIXTURE COUNTS

TOILET	MEN	WOMEN	FAMILY	EMPLOYEE
FIRST	2+2	5	1	1+1
SECOND	2+2	5	1	1+1
THIRD	2+3	5	1	0
TOTAL	13	15	3	2

LAVATORY	MEN	WOMEN	FAMILY	EMPLOYEE
FIRST	3	3	1	1
SECOND	3	3	1	1
THIRD	3	3	1	0
TOTAL	9	9	3	2

DRINKING FOUNTAINS

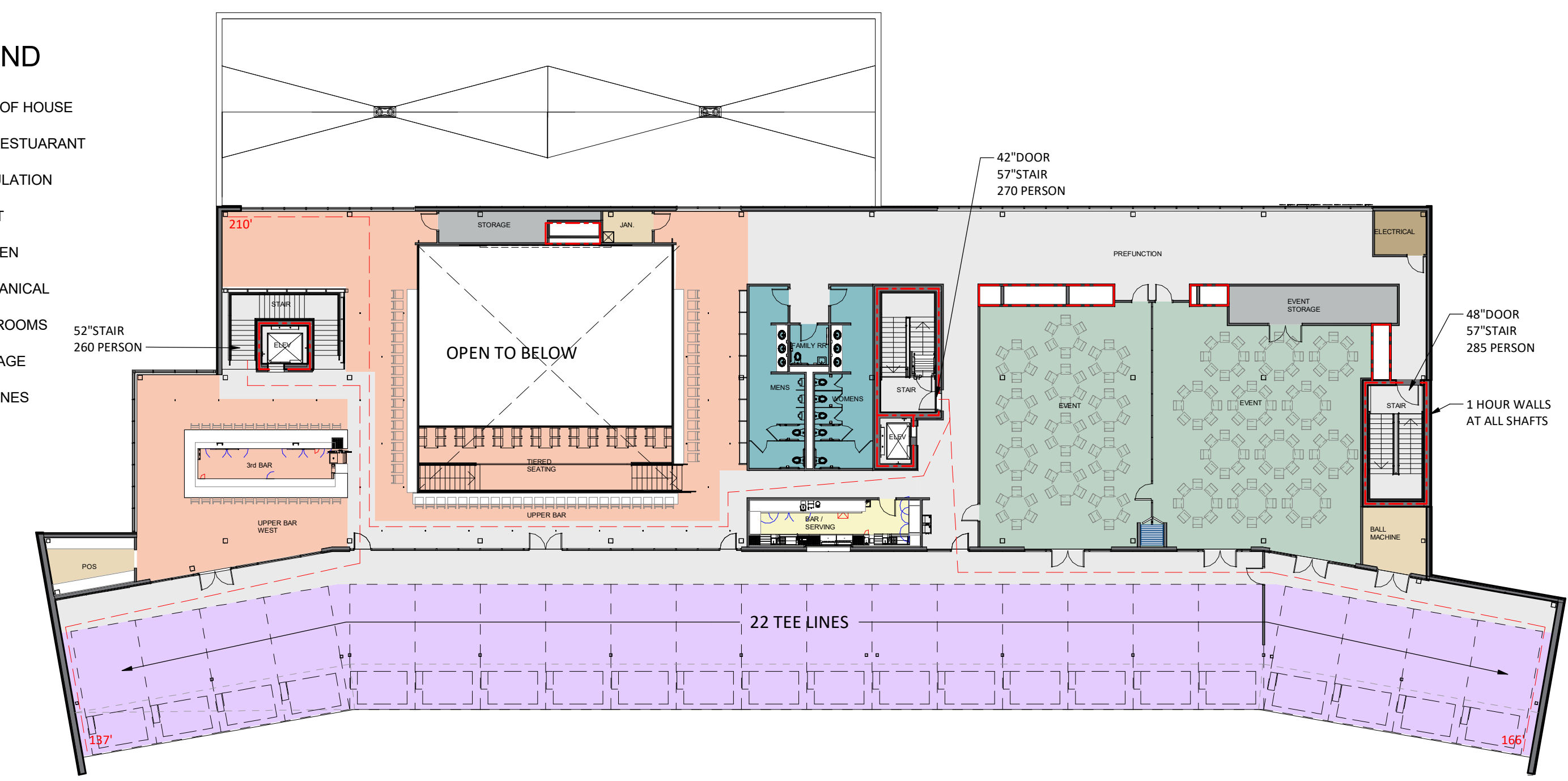
FIRST	3 (1 HIGH / 1 LOW + 1 BOTTLE FILLER)
SECOND	6 (2 HIGH / 2 LOW + 2 BOTTLE FILLER)
THIRD	3 (1 HIGH / 1 LOW + 1 BOTTLE FILLER)
TOTAL	12

ROOM OCCUPANCY SCHEDULE - THIRD FLOOR

Number	Name	Department	Area	Occ. Class	Occ. Type	Occ. Load Factor	Occupants Calculated	Occupants Assigned	Comments
301	UPPER BAR WEST	BAR/RESTAURANT	882 SF	A-2	BAR/RESTAURANT	15 SF	59		
302	3rd BAR	BAR/RESTAURANT	375 SF	A-2	COMMERCIAL KITCHEN	200 SF	2		
304	POS	BACK OF HOUSE	149 SF	A-2	BUSINESS	100 SF	2		
305	STAIR	CIRCULATION	245 SF	A-2	CIRCULATION	100 SF	3		
306	ELEV	CIRCULATION	60 SF	A-2	CIRCULATION	100 SF	1		
307	CLEAR CORRIDORS	CIRCULATION	647 SF	A-2	CIRCULATION	50 SF	13		
311	UPPER BAR	BAR/RESTAURANT	1949 SF	A-2	ASSEMBLY	15 SF	130		
312	TIERED SEATING	BAR/RESTAURANT	563 SF	A-2	ASSEMBLY	15 SF	38		
315	STORAGE	STORAGE	133 SF	S-2	STORAGE	300 SF	1		
316	JAN.	BACK OF HOUSE	53 SF	S-2	STORAGE	300 SF	1		
330	BAR / SERVING	KITCHEN	271 SF	A-2	COMMERCIAL KITCHEN	200 SF	2		
331	CORRIDOR	CIRCULATION	155 SF	A-2	CIRCULATION	100 SF	2		
336	MENS	RESTROOMS	288 SF	A-2	RESTROOMS	100 SF	3		
337	FAMILY RR	RESTROOMS	51 SF	A-2	RESTROOMS	100 SF	1		
338	WOMENS	RESTROOMS	306 SF	A-2	RESTROOMS	100 SF	4		
339	CORR	CIRCULATION	48 SF	A-2	CIRCULATION	100 SF	1		
340	CORRIDOR	CIRCULATION	408 SF	A-2	CIRCULATION	100 SF	5		
341	ELEV	CIRCULATION	229 SF	A-2	CIRCULATION	100 SF	1		
342	STAIR	CIRCULATION	228 SF	A-2	CIRCULATION	100 SF	3		
350	EVENT	EVENT	1399 SF	A-2	ASSEMBLY	15 SF	94		
352	EVENT	EVENT	1658 SF	A-2	ASSEMBLY	15 SF	111		
359	STAIR	CIRCULATION	229 SF	A-2	CIRCULATION	100 SF	3		
360	PREFUNCTION	CIRCULATION	1734 SF	A-2	CIRCULATION	100 SF	18		
366	EVENT STORAGE	STORAGE	210 SF	S-2	STORAGE	300 SF	1		
369	ELECTRICAL	MECHANICAL	76 SF	S-2	MECHANICAL	300 SF	1		
370	TEE LINE CORRIDOR	CIRCULATION	1695 SF	A-3	CIRCULATION	100 SF	17		
371	TEE LINES	TEE LINES	6249 SF	A-3	SPECIAL	100 SF	132		
375	BALL MACHINE	BACK OF HOUSE	137 SF	S-2	MECHANICAL	300 SF	1		
Grand total:	28		20237 SF				518	132	

LEGEND

- BACK OF HOUSE
- BAR/RESTAURANT
- CIRCULATION
- EVENT
- KITCHEN
- MECHANICAL
- RESTROOMS
- STORAGE
- TEE LINES



3 ROOM USE AND EXITING - THIRD FLOOR
SCALE: 1" = 20'-0"

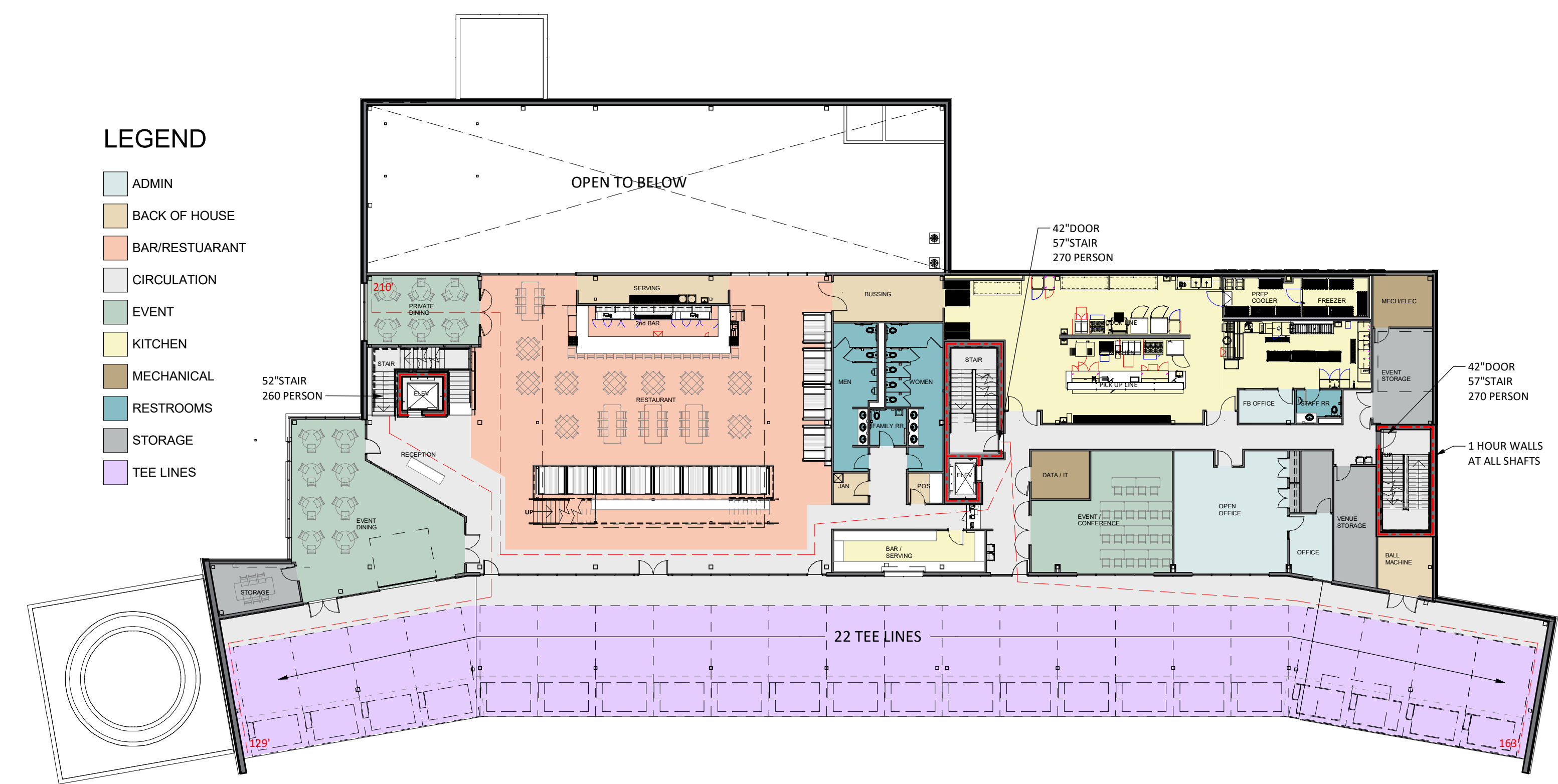
21,232 GSF

ROOM OCCUPANCY SCHEDULE - SECOND FLOOR

Number	Name	Department	Area	Occ. Class	Occ. Type	Occ. Load Factor	Occupants Calculated	Occupants Assigned	Comments
201	EVENT DINING	EVENT	966 SF	A-2	ASSEMBLY	15 SF	65		
204	STORAGE	STORAGE	164 SF	S-2	STORAGE	300 SF	1		
205	STAIR	CIRCULATION	216 SF	A-2	CIRCULATION	100 SF	3		
206	ELEV	CIRCULATION	60 SF	A-2	CIRCULATION	100 SF	1		
207	RECEPTION	CIRCULATION	406 SF	A-2	CIRCULATION	15 SF	28		
211	RESTAURANT	BAR/RESTAURANT	3549 SF	A-2	ASSEMBLY	15 SF	237		
212	PRIVATE DINING	EVENT	338 SF	A-2	BAR/RESTAURANT	15 SF	23		
214	CLEAR CORRIDORS	CIRCULATION	444 SF	A-2	CIRCULATION	15 SF	30		
215	2nd BAR	BAR/RESTAURANT	319 SF	A-2	COMMERCIAL KITCHEN	200 SF	2		
216	SERVING	BACK OF HOUSE	181 SF	A-2	COMMERCIAL KITCHEN	200 SF	1		
230	BAR / SERVING	KITCHEN	271 SF	A-2	COMMERCIAL KITCHEN	200 SF	2		
231	CORR	CIRCULATION	474 SF	A-2	CIRCULATION	100 SF	5		
234	POS	BACK OF HOUSE	44 SF	A-2	STORAGE	300 SF	1		
235	JAN.	BACK OF HOUSE	44 SF	S-2	STORAGE	300 SF	1		
236	MEN	RESTROOMS	247 SF	A-2	RESTROOMS	100 SF	3		
237	FAMILY RR	RESTROOMS	57 SF	A-2	RESTROOMS	100 SF	1		
238	WOMEN	RESTROOMS	297 SF	A-2	RESTROOMS	100 SF	3		
239	BUSING	BACK OF HOUSE	216 SF	A-2	COMMERCIAL KITCHEN	200 SF	2		
240	CORRIDOR	CIRCULATION	516 SF	A-2	CIRCULATION	100 SF	6		
241	ELEV	CIRCULATION	50 SF	A-2	CIRCULATION	100 SF	1		
242	STAIR	CIRCULATION	231 SF	A-2	CIRCULATION	100 SF	3		
250	EVENT / CONFERENCE	EVENT	607 SF	A-3	ASSEMBLY	15 SF	41		
251	DATA / IT	MECHANICAL	119 SF	S-2	MECHANICAL	300 SF	1		
252	OPEN OFFICE	ADMIN	572 SF	B	BUSINESS	100 SF	6		
252A	STORAGE	STORAGE	13 SF	B	STORAGE	300 SF	1		
252B	STORAGE	STORAGE	12 SF	B	STORAGE	300 SF	1		
253	OFFICE	ADMIN	113 SF	B	STORAGE	300 SF	1		
254	SAFE	STORAGE	81 SF	S-2	STORAGE	300 SF	1		
256	VENUE STORAGE	STORAGE	214 SF	S-2	STORAGE	300 SF	1		
259	STAIR	CIRCULATION	229 SF	A-2	CIRCULATION	100 SF	3		
260	KITCHEN	KITCHEN	1513 SF	A-2	COMMERCIAL KITCHEN	200 SF	8		
263	PREP COOLER	KITCHEN	149 SF	A-2	COMMERCIAL KITCHEN	200 SF	1		
264	FREEZER	KITCHEN	132 SF	A-2	COMMERCIAL KITCHEN	200 SF	1		
265	DISH WASH	KITCHEN	422 SF	A-2	COMMERCIAL KITCHEN	200 SF	3		
266	FB OFFICE	ADMIN	79 SF	B	BUSINESS	100 SF	1		
267	STAFF RR	RESTROOMS	57 SF	B	RESTROOMS	100 SF	1		
268	EVENT STORAGE	STORAGE	247 SF	S-2	STORAGE	100 SF	3		
269	MECH/ELEC	MECHANICAL	133 SF	S-2	MECHANICAL	300 SF	1		
270	TEE LINE CORRIDOR	CIRCULATION	1705 SF	A-3	CIRCULATION	100 SF	18		
271	TEE LINES	TEE LINES	6249 SF	A-3	SPECIAL	100 SF	132		
275	BALL MACHINE	BACK OF HOUSE	133 SF	S-2	MECHANICAL	300 SF	1		
Grand total:	41		21870 SF				513	132	

LEGEND

- ADMIN
- BACK OF HOUSE
- BAR/RESTAURANT
- CIRCULATION
- EVENT
- KITCHEN
- MECHANICAL
- RESTROOMS
- STORAGE
- TEE LINES



2 ROOM USE AND EXITING - SECOND FLOOR
SCALE: 1" = 20'-0"

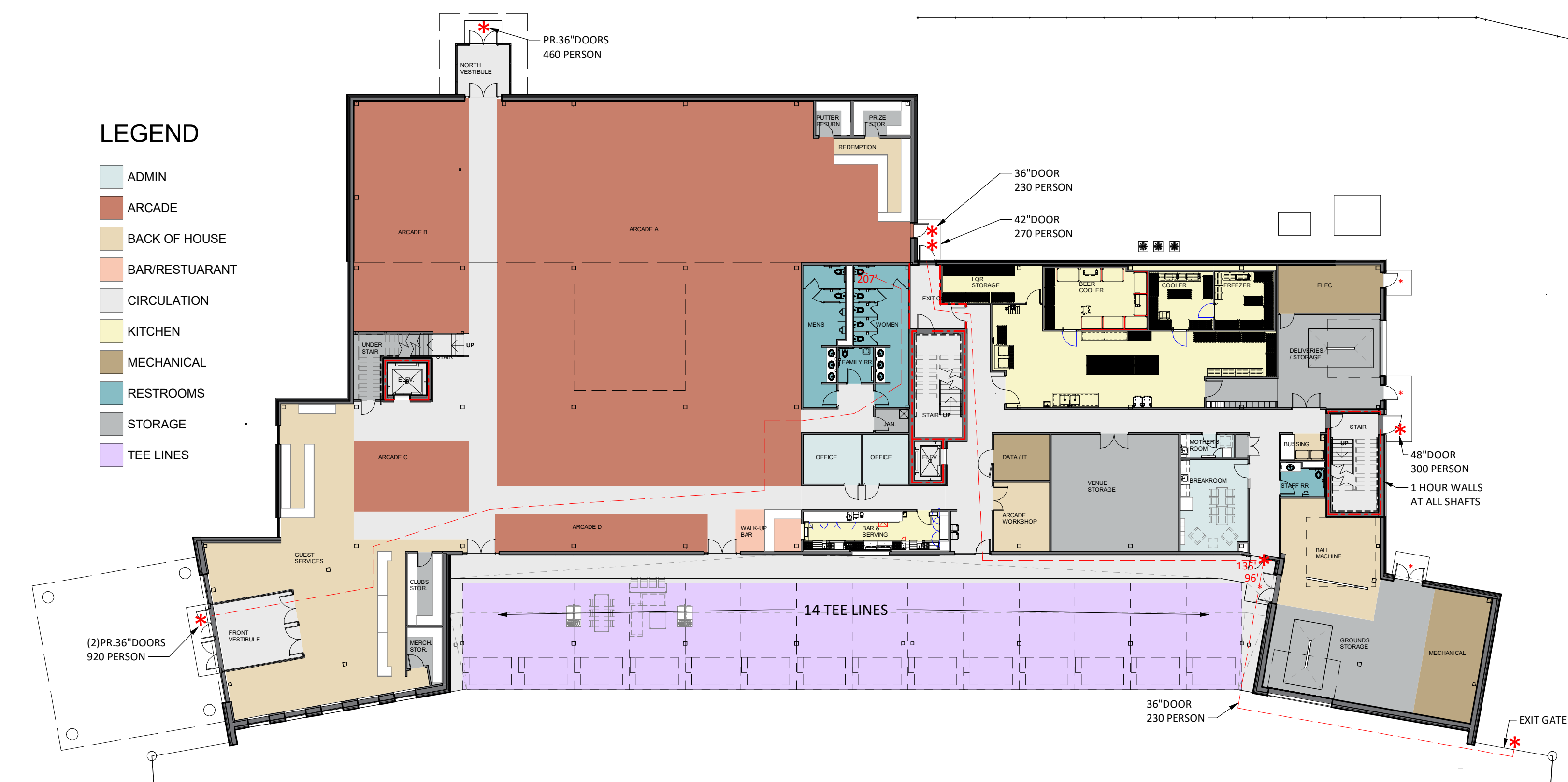
23,056 GSF

ROOM OCCUPANCY SCHEDULE FIRST FLOOR

Number	Name	Department	Area	Occ. Class	Occ. Type	Occ. Load Factor	Occupants Calculated	Occupants Assigned	Comments
100	FRONT VESTIBULE	CIRCULATION	251 SF	A-3	CIRCULATION	100 SF	3		
101	GUEST SERVICES	BACK OF HOUSE	1699 SF	A-3	CIRCULATION	15 SF	114		
102	MERCH. STOR.	STORAGE	75 SF	S-2	STORAGE	300 SF	1		
103	CLUBS STOR.	STORAGE	118 SF	S-2	STORAGE	300 SF	1		
105	STAIR	CIRCULATION	113 SF	A-3	CIRCULATION	100 SF	2		
106	ELEV.	CIRCULATION	60 SF	A-2	CIRCULATION	100 SF	1		
110	CLEAR CORRIDORS	CIRCULATION	1379 SF	A-3	CIRCULATION	11 SF	125		
111	ARCADE A	ARCADE	1951 SF	A-3	ASSEMBLY, GAMING FLOOR	11 SF	142		
112	ARCADE B	ARCADE	1246 SF	A-3	ASSEMBLY, GAMING FLOOR	11 SF	114		
113	ARCADE C	ARCADE	377 SF	A-3	ASSEMBLY, GAMING FLOOR	11 SF	35		
114	ARCADE D	ARCADE	370 SF	A-3	ASSEMBLY, GAMING FLOOR	11 SF	34		
118	WALK-UP BAR	BAR/RESTAURANT	56 SF	A-3	ASSEMBLY, CONCENTRATED	5 SF	12		
119	1st BAR	BAR/RESTAURANT	72 SF	A-2	COMMERCIAL KITCHEN	200 SF	1		
120	NORTH VESTIBULE	CIRCULATION	129 SF	A-3	CIRCULATION	100 SF	2		
121	REDEMPTION	BACK OF HOUSE	180 SF	A-3	ASSEMBLY, GAMING FLOOR	11 SF	17		
122	PUTTER RETURN	STORAGE	59 SF	S-2	STORAGE	300 SF	1		
123	PRIZE STOR.	STORAGE	97 SF	S-2	STORAGE	300 SF	1		
130	BAR & SERVING	KITCHEN	271 SF	A-2	COMMERCIAL KITCHEN	200 SF	2		
131	CORR	CIRCULATION	155 SF	A-2	CIRCULATION	100 SF	2		
132	OFFICE	ADMIN	133 SF	B	BUSINESS	100 SF	2		
133	OFFICE	ADMIN	106 SF	B	BUSINESS	100 SF	2		
134	CORRIDOR	CIRCULATION	118 SF	A-3	CIRCULATION	100 SF	2		
135	JAN.	STORAGE	36 SF	S-2	STORAGE	300 SF	1		
136	MENS	RESTROOMS	246 SF	A-3	RESTROOMS	100 SF	3		
137	FAMILY RR	RESTROOMS	57 SF	A-3	RESTROOMS	100 SF	1		
138	WOMEN	RESTROOMS	297 SF	A-3	RESTROOMS	100 SF	3		
140	CORR	CIRCULATION	924 SF	A-2	CIRCULATION	100 SF	10		
141	ELEV	CIRCULATION	50 SF	A-2	CIRCULATION	100 SF	1		
142	STAIR	CIRCULATION	231 SF	A-2	CIRCULATION	100 SF	3		
143	EXT CORR	CIRCULATION	117 SF	A-2	CIRCULATION	100 SF	2		
150	ARCADE WORKSHOP	BACK OF HOUSE	179 SF	S-2	BUSINESS	100 SF	2		
151	DATA / IT	MECHANICAL	119 SF	S-2	MECHANICAL	300 SF	1		
152	VENUE STORAGE	STORAGE	990 SF	S-2	STORAGE	300 SF	3		
153	BREAKROOM	ADMIN	282 SF	B	BUSINESS	100 SF	3		
154	MOTHER'S ROOM	ADMIN	59 SF	B	RESTROOMS	100 SF	1		
155	STORAGE	STORAGE	13 SF	A-2	STORAGE	300 SF	1		
156	STAFF RR	RESTROOMS	62 SF	B	RESTROOMS	100 SF	1		
157	BUSING	BACK OF HOUSE	52 SF	A-2	COMMERCIAL KITCHEN	200 SF	1		
159	STAIR	CIRCULATION	220 SF	A-2	CIRCULATION	100 SF	3		
160	PREP KITCHEN	KITCHEN	957 SF	A-2	COMMERCIAL KITCHEN	200 SF	5		
161	LQR STORAGE	KITCHEN	178 SF	A-2	COMMERCIAL KITCHEN	200 SF	1		
162	REB COOLER	KITCHEN	318 SF	A-2	COMMERCIAL KITCHEN	200 SF	2		
163	COOLER	KITCHEN	195 SF	A-2	COMMERCIAL KITCHEN	200 SF	1		
164	FREEZER	KITCHEN	188 SF	A-2	COMMERCIAL KITCHEN	200 SF	1		
168	DELIVERIES / STORAGE	STORAGE	542 SF	S-2	STORAGE	100 SF	6		
169	ELEC	MECHANICAL	238 SF	S-2	MECHANICAL	300 SF	1		
170	TEE LINE CORRIDOR	CIRCULATION	1233 SF	A-3	CIRCULATION	100 SF	13		
171	TEE LINES	TEE LINES	3864 SF	A-3	SPECIAL	0 SF	84		
173	FOUNDATIONS STORAGE	STORAGE	711 SF	S-2	STORAGE	300 SF	3		
174	MECHANICAL	MECHANICAL	346 SF	S-2	MECHANICAL	300 SF	2		
175	BALL MACHINE	BACK OF HOUSE	481 SF	S-2	MECHANICAL	300 SF	2		
217	UNDER STAIR	STORAGE	142 SF	S-2	STORAGE	300 SF	1		
Grand total:	52		26027 SF				1094	84	

LEGEND

- ADMIN
- ARCADE
- BACK OF HOUSE
- BAR/RESTAURANT
- CIRCULATION
- KITCHEN
- MECHANICAL
- RESTROOMS
- STORAGE
- TEE LINES



1 ROOM USE AND EXITING - FIRST FLOOR
SCALE: 1" = 20'-0"

27,670 GSF



Case No. 22-063

APPEAL AND APPLICATION TO THE ZONING BOARD OF ADJUSTMENT OF BETTENDORF, IOWA

Part 1. Property Involved.

Street Address N/A
Legal Description of the property. Lot 5 FG80 Holdings First Addition

Part 2. Contact Information.

Applicant/Contact Name Focus Development/Kevin Koellner Phone 563-529-4753
Address 1805 State Street Suite 101 Bettendorf, IA 52722
E-mail Address: kevink@focusdevco.com

Owner Name FG80 Holdings, LLC Phone 563-529-4753
Address 1805 State Street Suite 101, Bettendorf, IA 52722
E-mail Address: kevink@focusdevco.com

Part 3. Type of Application. (check at least one)

- 1. Variance/Exception. Before the Board of Adjustment grants approval of a variance to the City of Bettendorf Zoning Ordinance, all of the following conditions MUST be met:
(a) That the granting of the exception will not permit any use in any district which would be in conflict with the permitted uses of such district under the terms of this ordinance.
(b) That it will not impair an adequate supply of light and air to adjacent property.
(c) That it will not unreasonably increase the congestion in public streets.
(d) That it will not increase the danger of fire or of the public safety.
(e) That it will not unreasonably diminish or impair established property values within the surrounding areas.
(f) That it will not in any other respect impair the public health, comfort, safety, morals, or welfare of the inhabitants of the city.
2. Special Use Permit. Before the Board of Adjustment grants approval of a special use permit, all of the following conditions MUST be met:
(a) The proposed use is designated by this ordinance as a special use in the district in which the use is to be located.
(b) The proposed use will comply with all applicable regulations in the district in which the use is to be located.
(c) The location and size of the proposed use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
(d) The location, nature, and height of buildings, walls, and fences and the nature and extent of the landscaping on the site are such that the use will not unreasonably hinder or discourage the appropriate development and use of adjacent land and buildings.
(e) Parking areas will be of adequate size for the particular use, properly located, and suitably screened from adjoining uses and the entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.
(f) The proposed use will not cause substantial injury to the value of other property in the neighborhood.
(g) Conditions in the area have substantially changed and at least one year has elapsed since any denial by the Board of Adjustment of any prior application for a special use permit that would have authorized substantially the same use of all or part of the site.
(h) The Board of Adjustment shall impose such conditions and restrictions upon the premises benefited by a special use permit as may be necessary to assure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the intent of this ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this ordinance.

3. Other.

Part 4. General Information.

Section(s) of Zoning Ordinance Involved 11-4-5B Existing Zoning C-3

Part 5. Reasons for Application. In the space below, give a general description of the activity desired and principal reasons why this application should be granted by the Board. If this application is for a variance, please state the hardship which the zoning ordinance imposes on the property. Use the following criteria as justification for the requested variance. Use additional sheets if necessary.

- (a) **It shall be the property owner's responsibility to show that the terms of this ordinance will impose unusual and practical difficulties or particular hardships. The hardship established by the property owner must not be SELF-IMPOSED. A self-imposed hardship is NOT justification for the approval of a variance request.**
- (b) If the variance granted is in harmony with the general purpose, intent, and spirit of this ordinance.
- (c) If the board determines that the granting of the requested variance will not serve merely as a convenience to the applicant, but will alleviate a demonstrable hardship as to warrant a variance from the official city plan as established by Ordinance No. 381 of the city, and at the same time the surrounding property will be reasonably protected.
- (d) That by granting the request for a variance substantial justice shall be done.

Requesting a Special Use Permit for the operation of golf/baseball facility as a Commercial Recreation (High Impact) Use in current C-3 Zoning.

Part 6. Attachments. The following items are attached and are a part of this application.

- () 1. Scale accurate site plan, at a scale of 1" = 20' or other suitable scale, showing adjacent street, property line, building location of existing and proposed buildings and other important features of the property. Required with all applications.
- () 2. Legal Description. (If not shown on page 1.)
- () 3. Floor plan if internal design of building is part of application.
- () 4. List additional attachments.

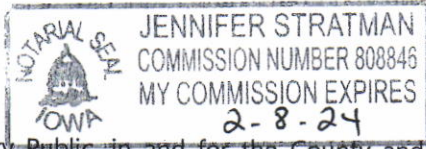
Part 7. Signature.

I (we) depose and say that all the information contained in this application and the statements contained in the papers submitted herewith are true. Witness our Hands and Seals this 22 day of AUG, 2022

Signature of Applicant [Signature] Signature of Owner [Signature]

(The owner **MUST** indicate his consent to this application by signing above. Application without the signature of the owner will not be processed)

State of Iowa) ss
County of Scott)



Before me the undersigned Notary Public, in and for the County and State, personally appeared applicant(s) and separately and severally acknowledge the execution of the foregoing application is his/her voluntary act and deed, for the purposes therein expressed.

Witness my Hand and Notarial Seal this 22nd day of August, 2022

Jennifer Stratman
Notary Public in and for Scott County, Iowa

Part 10. Filing Fee.

- \$ 50.00 Single Family/Two-family Residential Variance
- \$100.00 All Other Applications

Received by [Signature]
 Amount \$ 100. Date 8/22/22
U# 13



Case No. 22-064

APPEAL AND APPLICATION TO THE ZONING BOARD OF ADJUSTMENT OF BETTENDORF, IOWA

Part 1. Property Involved.

Street Address N/A
Legal Description of the property. Lot 5 FG80 Holdings First Addition

Part 2. Contact Information.

Applicant/Contact Name Focus Development/Kevin Koellner Phone 563-529-4753
Address 1805 State Street Suite 101 Bettendorf, IA 52722
E-mail Address: kevink@focusdevco.com

Owner Name FG80 Holdings, LLC Phone 563-529-4753
Address 1805 State Street Suite 101, Bettendorf, IA 52722
E-mail Address: kevink@focusdevco.com

Part 3. Type of Application. (check at least one)

- 1. **Variance/Exception.** Before the Board of Adjustment grants approval of a variance to the City of Bettendorf Zoning Ordinance, all of the following conditions **MUST** be met:
 - (a) That the granting of the exception will not permit any use in any district which would be in conflict with the permitted uses of such district under the terms of this ordinance.
 - (b) That it will not impair an adequate supply of light and air to adjacent property.
 - (c) That it will not unreasonably increase the congestion in public streets.
 - (d) That it will not increase the danger of fire or of the public safety.
 - (e) That it will not unreasonably diminish or impair established property values within the surrounding areas.
 - (f) That it will not in any other respect impair the public health, comfort, safety, morals, or welfare of the inhabitants of the city.
- 2. **Special Use Permit.** Before the Board of Adjustment grants approval of a special use permit, all of the following conditions **MUST** be met:
 - (a) The proposed use is designated by this ordinance as a special use in the district in which the use is to be located.
 - (b) The proposed use will comply with all applicable regulations in the district in which the use is to be located.
 - (c) The location and size of the proposed use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - (d) The location, nature, and height of buildings, walls, and fences and the nature and extent of the landscaping on the site are such that the use will not unreasonably hinder or discourage the appropriate development and use of adjacent land and buildings.
 - (e) Parking areas will be of adequate size for the particular use, properly located, and suitably screened from adjoining uses and the entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.
 - (f) The proposed use will not cause substantial injury to the value of other property in the neighborhood.
 - (g) Conditions in the area have substantially changed and at least one year has elapsed since any denial by the Board of Adjustment of any prior application for a special use permit that would have authorized substantially the same use of all or part of the site.
 - (h) The Board of Adjustment shall impose such conditions and restrictions upon the premises benefited by a special use permit as may be necessary to assure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the intent of this ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this ordinance.

3. Other. _____

Part 4. General Information.

Section(s) of Zoning Ordinance Involved 11-4-5B Existing Zoning C-3

Part 5. Reasons for Application. In the space below, give a general description of the activity desired and principal reasons why this application should be granted by the Board. If this application is for a variance, please state the hardship which the zoning ordinance imposes on the property. Use the following criteria as justification for the requested variance. Use additional sheets if necessary.

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- (b) If the variance granted is in harmony with the general purpose, intent, and spirit of this ordinance.
- (c) If the board determines that the granting of the requested variance will not serve merely as a convenience to the applicant, but will alleviate a demonstrable hardship as to warrant a variance from the official city plan as established by Ordinance No. 381 of the city, and at the same time the surrounding property will be reasonably protected.
- (d) That by granting the request for a variance substantial justice shall be done.

Requesting a Special Use Permit for the operation of golf/baseball facility as a Commercial Recreation (High Impact) Use in current C-3 Zoning.

Part 6. Attachments. The following items are attached and are a part of this application.

- () 1. Scale accurate site plan, at a scale of 1" = 20' or other suitable scale, showing adjacent street, property line, building location of existing and proposed buildings and other important features of the property. Required with all applications.
- () 2. Legal Description. (If not shown on page 1.)
- () 3. Floor plan if internal design of building is part of application.
- () 4. List additional attachments.

Part 7. Signature.

I (we) depose and say that all the information contained in this application and the statements contained in the papers submitted herewith are true. Witness our Hands and Seals this 22 day of Aug, 2022

Signature of Applicant [Signature] Signature of Owner [Signature]

(The owner **MUST** indicate his consent to this application by signing above. Application without the signature of the owner will not be processed)

State of Iowa) ss
County of Scott)



Before me the undersigned Notary Public, in and for the County and State, personally appeared applicant(s) and separately and severally acknowledge the execution of the foregoing application is his/her voluntary act and deed, for the purposes therein expressed.

Witness my Hand and Notarial Seal this 22nd day of August, 2022

Jennifer Stratman
Notary Public in and for Scott County, Iowa

Part 10. Filing Fee.

\$ 50.00 Single Family/Two-family Residential Variance
\$100.00 All Other Applications

Received by [Signature]
 Amount \$ 100. Date 8/22/22
CK#13



COMMUNITY DEVELOPMENT

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

September 8, 2022 Board of Adjustment Meeting

Staff Report

Case No. 22-066 & Case No. 22-067

Request: Special Use Permits to allow a car wash and unlimited gas sales associated with a convenience store

Location: Northwest corner of Middle Road and 53rd Avenue

Legal Description: Part of the SE¼NW¼ of Section 11 in Township 78N (Parcel #: [841119007](#))

Applicant: Townsend Engineering

Zoning Designation: C-2, Community Commercial District

Future Land Use: NC, Neighborhood Commercial

Background Information and Facts

Townsend Engineering, representing Middle Road Developers, LC, is seeking special use permits to allow a car wash and unlimited gas sales associated with a convenience store on a vacant tract of land located northwest of the intersection of Middle Road and 53rd Avenue (see Location Map – Attachment A). The specified parcel is located in the C-2, Community Commercial Zoning District and bordered by single-family residential zoned development to the north and west and undeveloped commercially zoned tracts to the south and east (see Zoning Map – Attachment B). The Future Land Use Map contemplates the tract of land on each corner of the Middle Road/53rd Avenue roundabout as Neighborhood Commercial (NC) (see Future Land Use Map – Attachment C).

The proposed site development plan for the gas station shows more than 4 gas pumps which is permitted only by special use in the C-2 District (see Concept Plan – Attachment D). The proposed gas station also contains a tunnel car wash which is also permitted only by special use in the C-2 District. The gas station is proposed to be located on a 2.16-acre lot of a proposed three-lot subdivision (see Preliminary Plat – Attachment E). Access will be provided by a private drive lane via Middle Road.

Staff Analysis

The proposed location of the gas station has been zoned C-2 Community Commercial since 1996 (Ordinance #38-96). Haley Heights Fourth Addition, the adjacent single-family residential development, was approved in 2016. At the time of the residential development, a berm running parallel to Addyson Drive was constructed. The purpose of the berm was to buffer the residential development from future commercial development at the site of the proposed gas station. The site of the proposed gas station is situated closest to Middle Road and away from the residential development. Furthermore, the construction configuration shows the car wash and convenience store building buffering the gas pumps from the residential development.

A private drive lane is shown connecting to Middle Road and providing access to the gas station. The alignment of the connection is restricted by a median for the roundabout. Given the alternative locations on this parcel, the selected site is the best location for efficient traffic flow and reduced negative externalities including noise and light.

Section 11-5-9 of the City Code stipulates nine required standards that must be met for any special use permit to be granted. Staff has abbreviated those standards with the following list and indicated its position on each.

1. **Is the special use allowed in the targeted district?** Yes, per Section 11-4-5.
2. **Does the special use appear to comply with all applicable zoning regulations?** Yes.
3. **Is the location, size and character of the use in harmony with the targeted district?** Yes, the location of the development is sufficiently buffered from the surrounding residential development and is bordered by two arterial roads.
4. **Does the special use unreasonably hinder or discourage development in the target district?** No, this development should encourage surrounding commercial development.
5. **Is parking adequate and are the entrances and exits sufficient for the traffic flow to be generated.** Yes.
6. **Will the special use devalue surrounding properties?** Staff contends this will increase the value of the surrounding commercial property, and that sufficient buffers are proposed to not affect the value of the surrounding residential properties.

7. **Has this case been reviewed and denied by the Board of Adjustment within the past year?** No.
8. **Are there any conditions the Board should impose to ensure the special use is in compliance with the standards above, or to minimize negative externalities of the special use?** No.
9. **Is the proposed use consistent with the Comprehensive Plan?** Yes, the development supports the following Comprehensive Plan Goals: "Goal C Attract and Retain Business and Industry."

Staff Recommendation

Staff recommends approval of a special use permit to allow a car wash associated with a convenience store – Case No. 22-066.

Staff recommends approval of a special use permit to allow unlimited gas sales associated with a convenience store – Case No. 22-067.

Respectfully submitted,

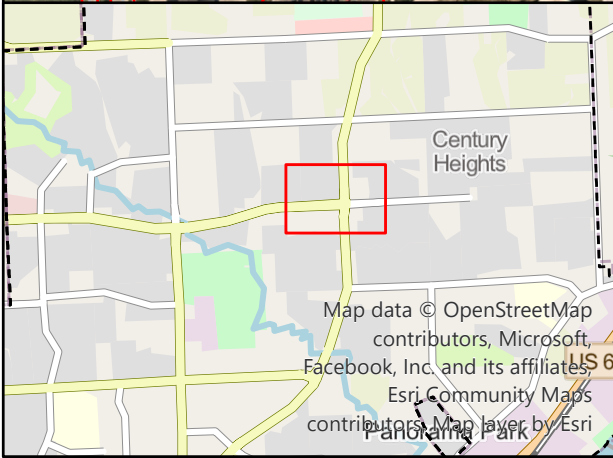
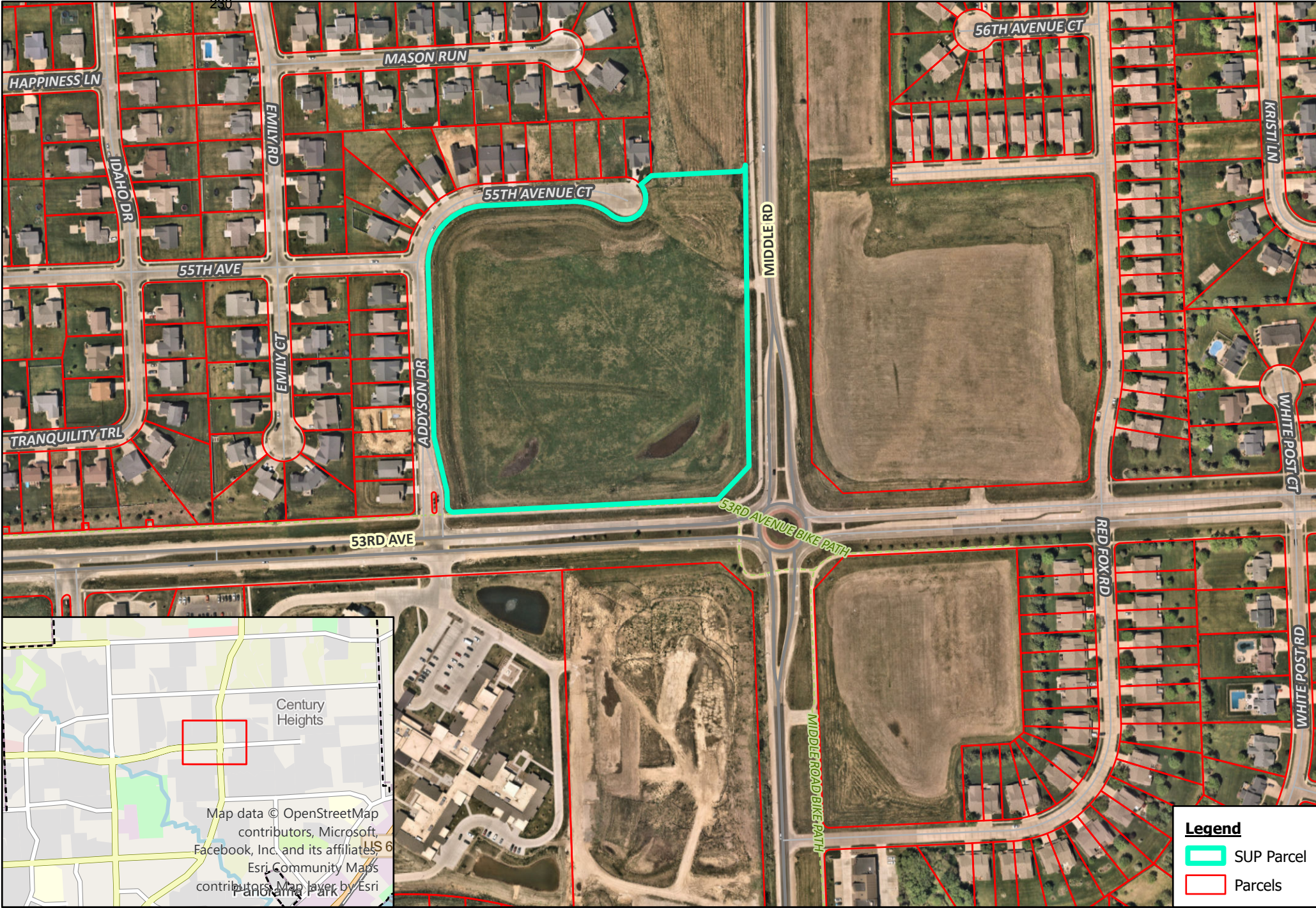
Taylor Beswick
City Planner

Case 22-066 & 22-067: NW Corner of 53rd Ave. and Middle Rd. SUP (Unlimited Gas + Carwash) Aerial Map

1 Inch = 292 Feet



N

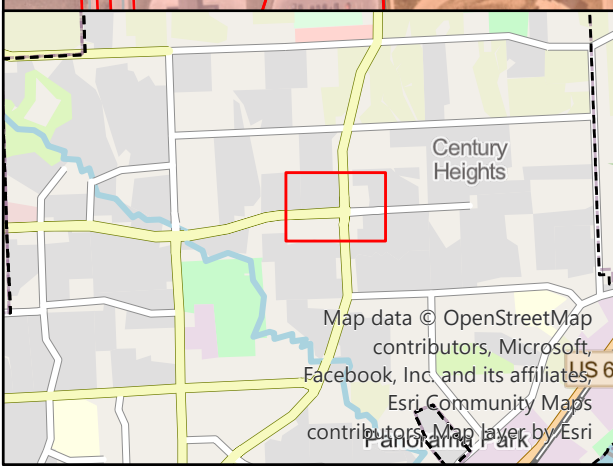
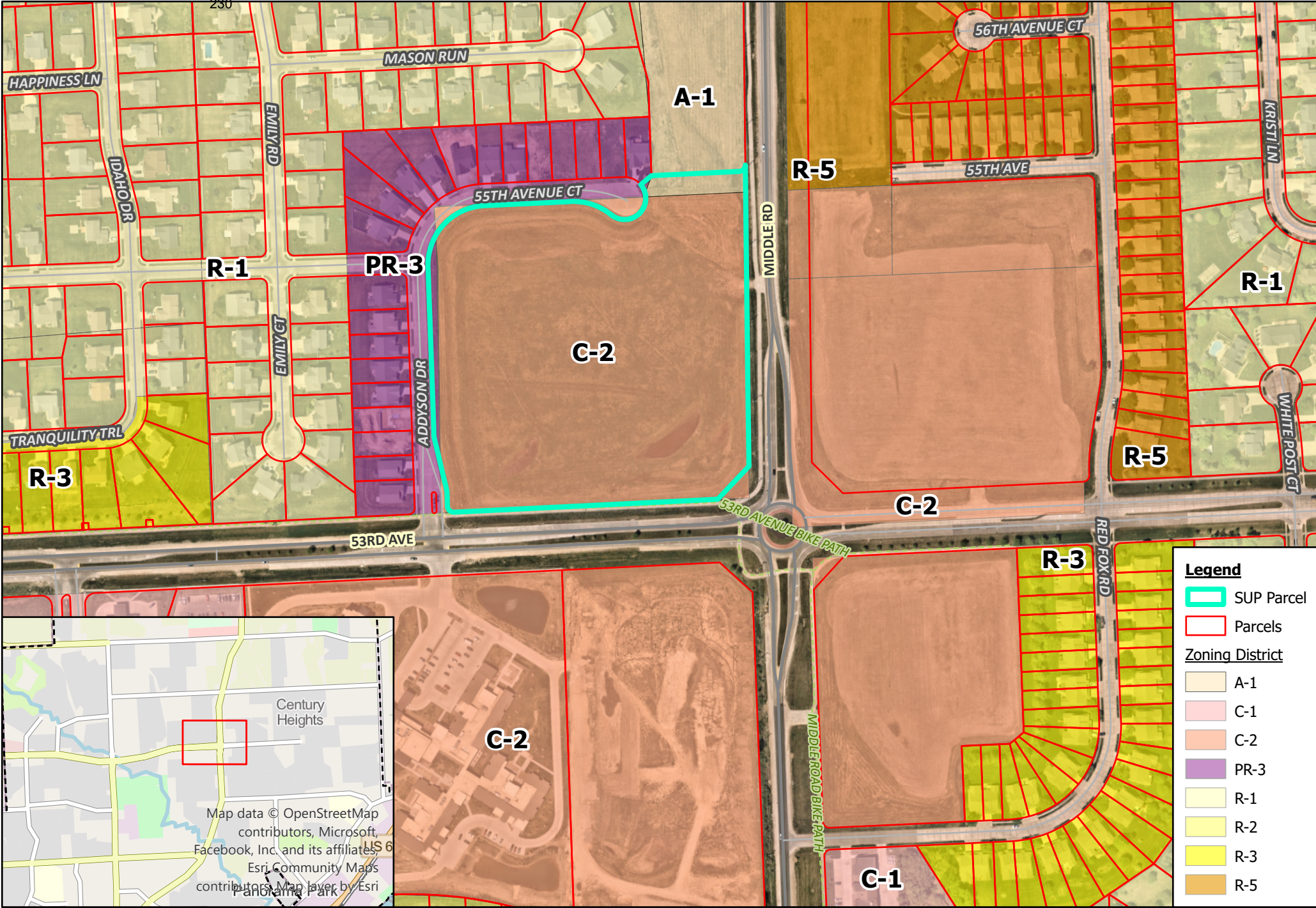


Legend

- SUP Parcel
- Parcels

Case 22-066 & 22-067: NW Corner of 53rd Ave. and Middle Rd. SUP (Unlimited Gas + Carwash) Zoning Map

1 Inch = 292 Feet



Legend

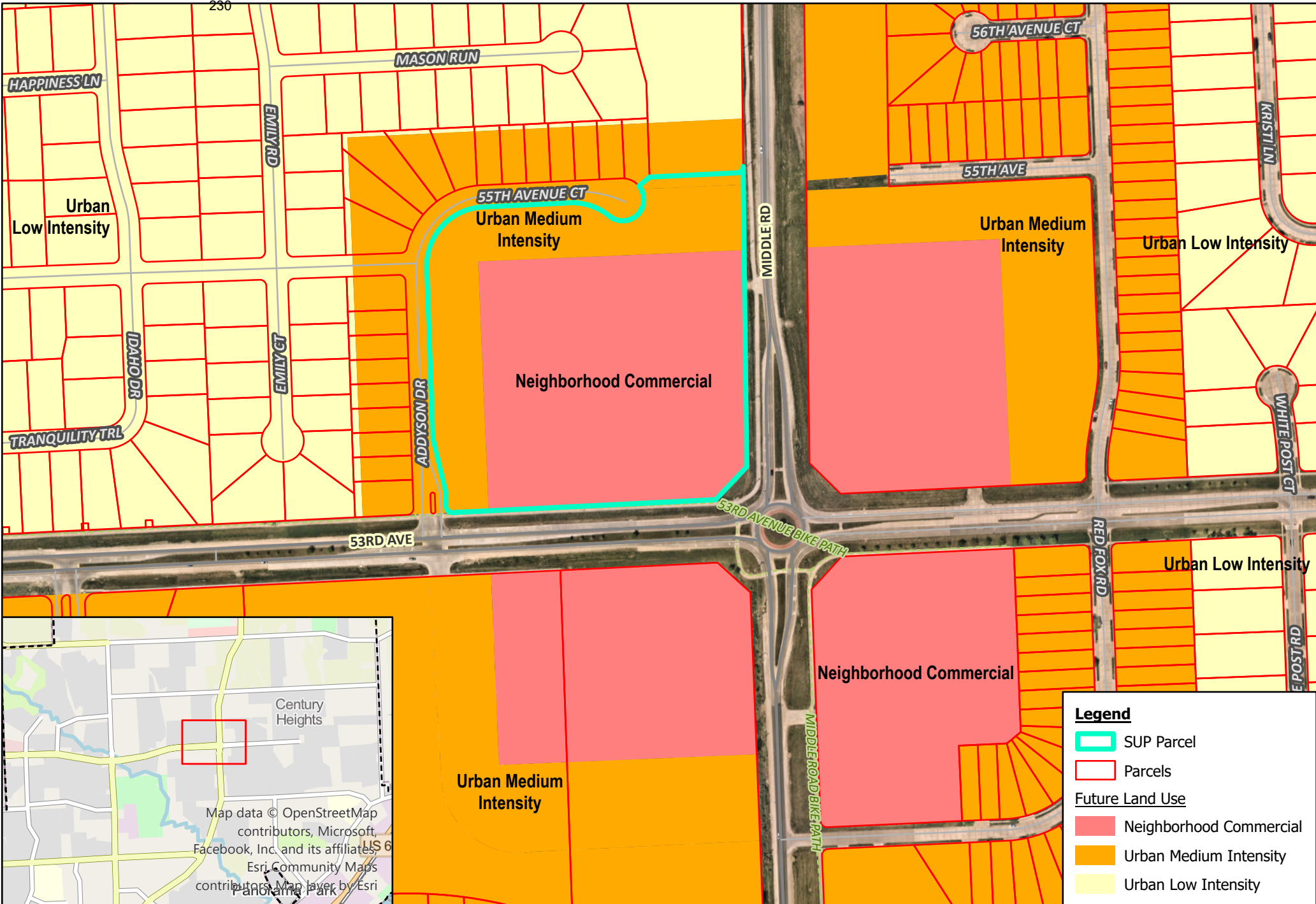
- SUP Parcel
- Parcels

Zoning District

- A-1
- C-1
- C-2
- PR-3
- R-1
- R-2
- R-3
- R-5

**Case 22-066 & 22-067: NW Corner of 53rd Ave. and Middle Rd.
SUP (Unlimited Gas + Carwash)
Future Land Use Map**

1 Inch = 292 Feet

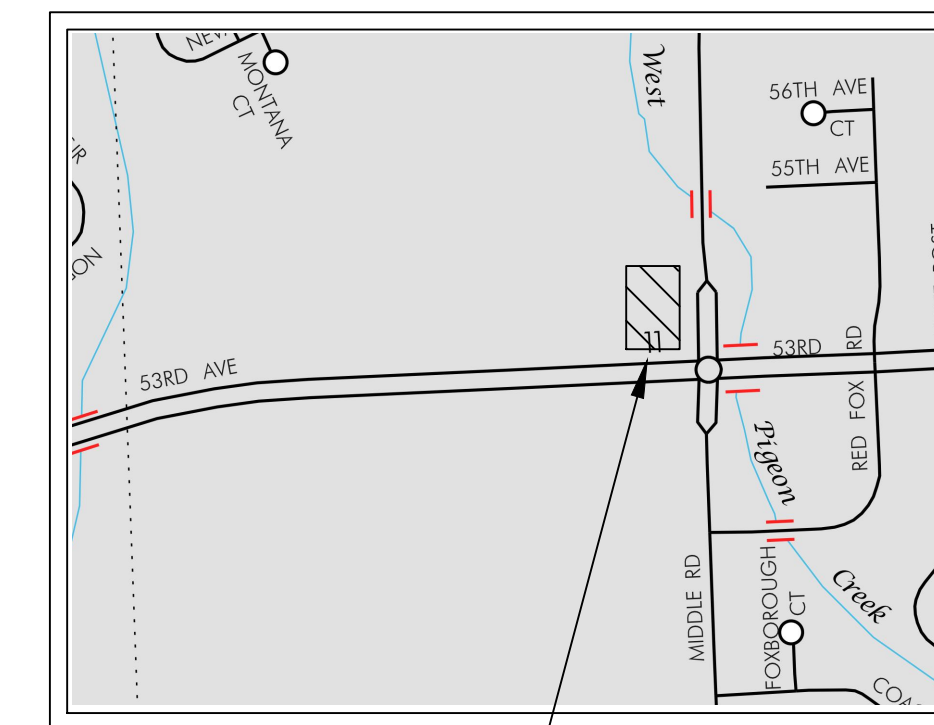


Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri, Community Maps contributors, Map layer by Esri

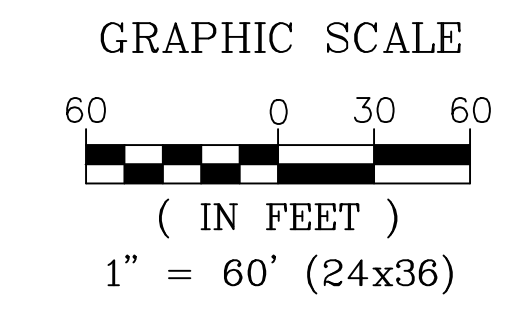
Lot 1 - Concept Plan LEGACY CORNERS

BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA

SITE LOCATION MAP



APPROXIMATE SITE LOCATION



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.
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- 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.
- PORTIONS 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 #19163C03786F, EFFECTIVE DATE MARCH 23, 2021.
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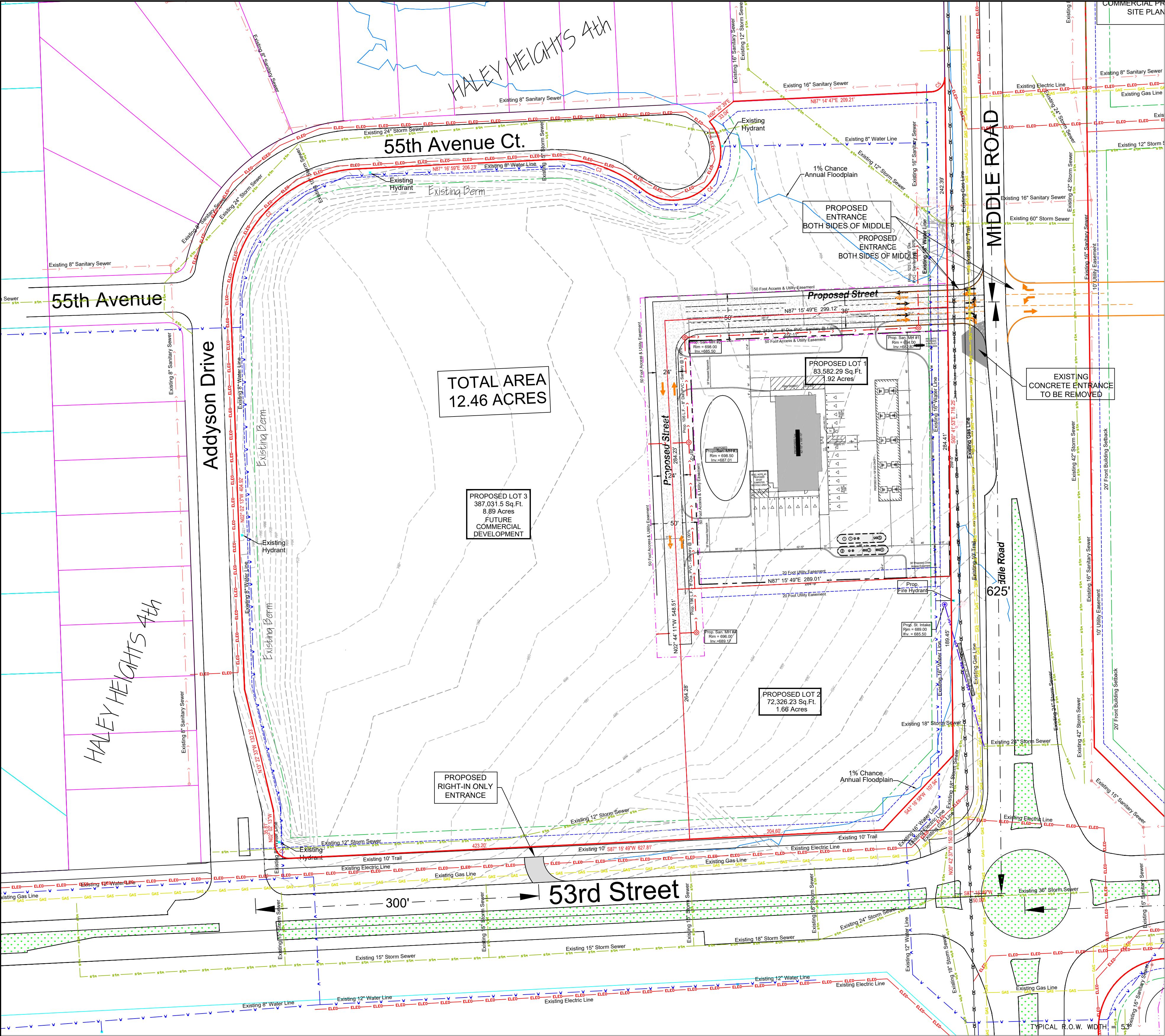
PLAT INFORMATION

- Owner:**
Middle Road Developers LC
3211 E. 35th Street Ct.
Davenport, Iowa 52807
- Engineer:**
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
- Surveyor:**
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
- Attorney:**
Mike Gorsline
Vollertsen, Britt & Gorsline, PC
5119 Utica Ridge Road
Davenport, Iowa 52807
Ph: (563) 324-0441

AREA OF SUBDIVISION:
GROSS AREA: 12.464
ROW: 0.00
LOTS 1-3: 12.464

CURRENT ZONING - C-2		
Front	Rear	Side
25'	25'	Min 5' w/Total Df 10'

Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
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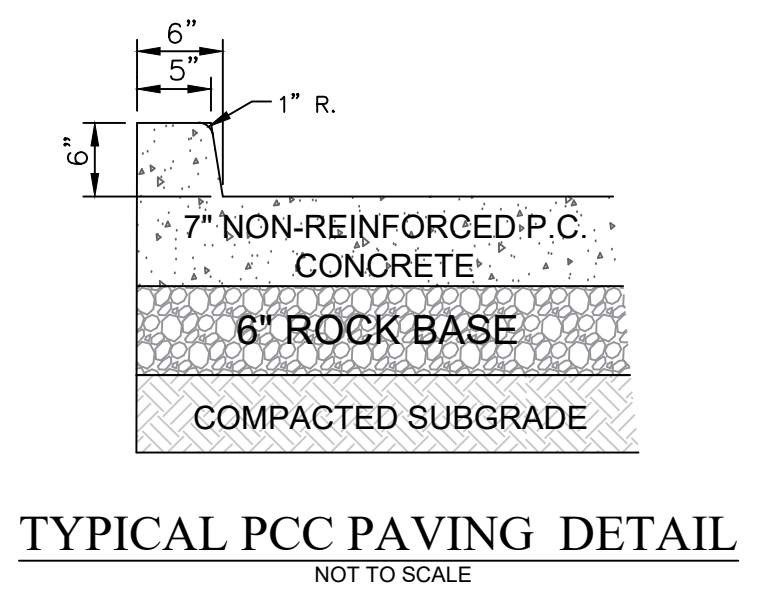
TOTAL AREA
12.46 ACRES

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387,031.5 Sq Ft.
8.89 Acres
FUTURE
COMMERCIAL
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PROPOSED LOT 2
72,326.23 Sq Ft.
1.66 Acres

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83,582.23 Sq Ft.
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PROPOSED RIGHT-IN ONLY ENTRANCE



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MONUMENTS SET:
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BOUNDARY LINE = ————
ROAD CENTER LINE = ————
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---	EXISTING WATER	⊗	CONTROL POINT	○	
---	PROPOSED WATER	⊗			
---	EXISTING GAS LINE	⊗			
---	SETBACK LINE	⊗			
---	SECTION LINE	⊗			



DATE: 08/31/2022 TE PROJECT NO: 00000.00
1563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: MDR CHECKED BY: MDR
DRAWING LOCATION
S:\MelFoster\Roundabout\MelFoster Roundabout-Preliminary Plat 8-30-22.DWG

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT Lot 1 - Concept Plan
LEGACY CORNERS
PARCEL ID: 841119007
BETTENDORF, IOWA

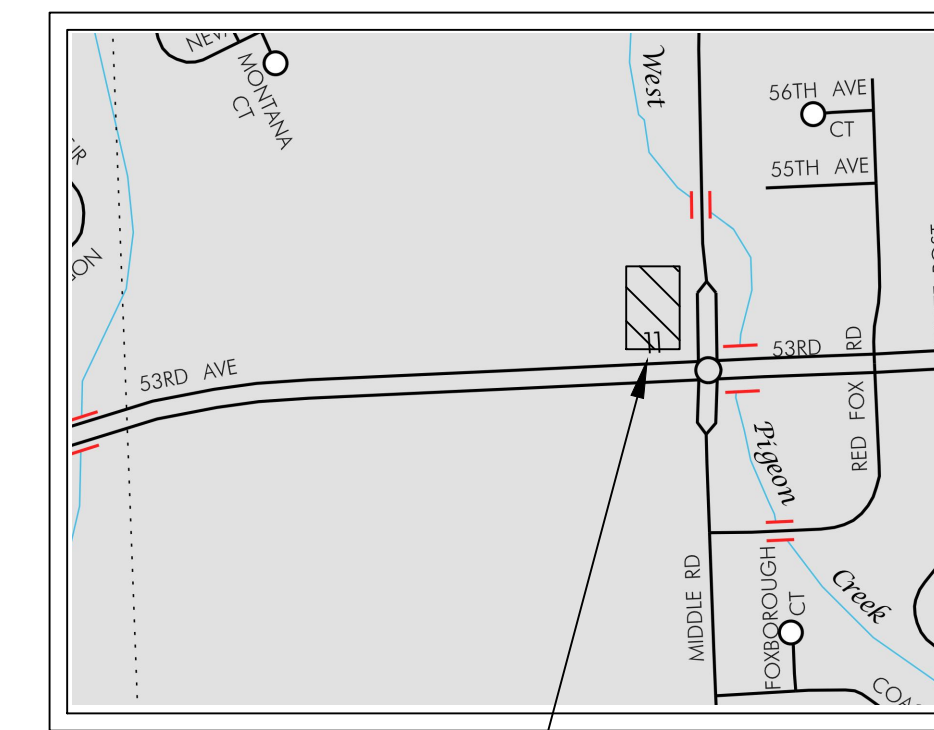
DEVELOPER MIDDLE ROAD DEVELOPERS LC
3211 E. 35TH STREET COURT
DAVENPORT, IOWA 52807

SHEET NO. C1

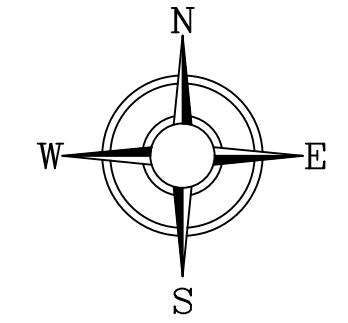
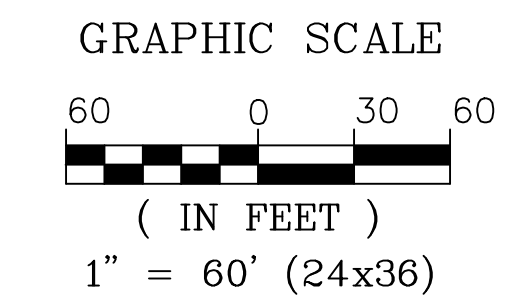
PRELIMINARY PLAT LEGACY CORNERS

BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA

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PLAT INFORMATION

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3211 E. 35th Street Ct.
Davenport, Iowa 52807

2. Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236

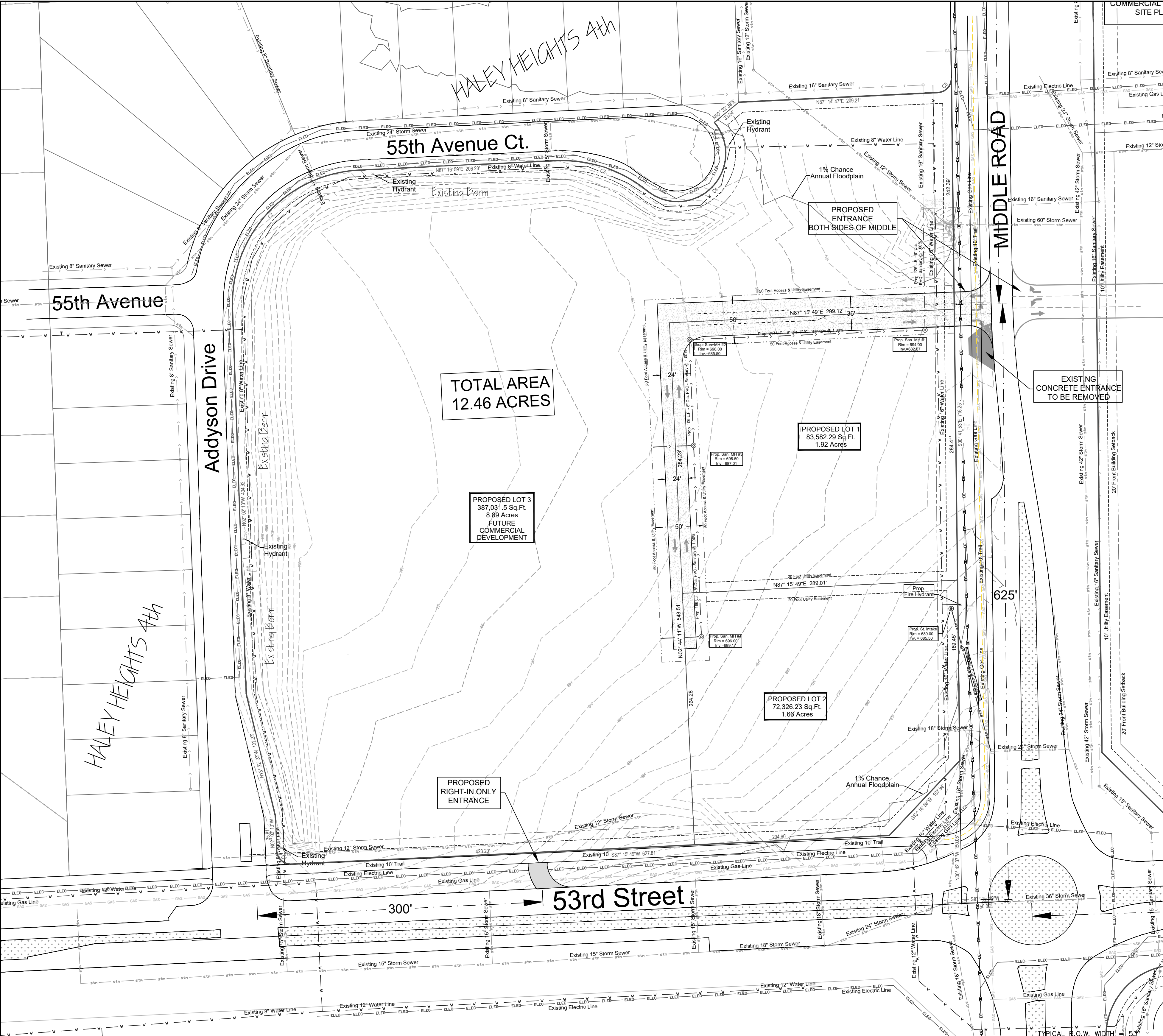
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Davenport, Iowa 52803
Ph: (563) 386-4236

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Mike Gorsline
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5119 Utica Ridge Road
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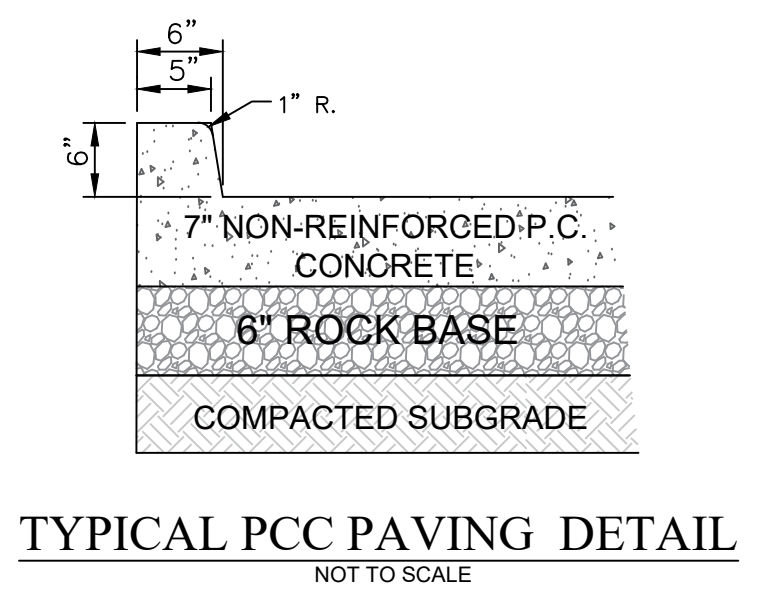
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COMMERCIAL
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PROPOSED
RIGHT-IN ONLY
ENTRANCE



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MONUMENTS FOUND
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---	PROPOSED WATER	⊙			
---	EXISTING GAS LINE	⊙			
---	EXISTING ELECTRIC	⊙			



DATE: 09/01/2022 TE PROJECT NO: 00000.00
563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: MDR CHECKED BY: MDR
DRAWING LOCATION
S:\M\Foster\Roundabout\MelFoster Roundabout-Preliminary Plat 8-30-22.DWG

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
PRELIMINARY PLAT
LEGACY CORNERS
PARCEL ID: 84119007
BETTENDORF, IOWA

DEVELOPER
MIDDLE ROAD DEVELOPERS LC
3211 E. 35TH STREET COURT
DAVENPORT, IOWA 52807

SHEET NO.
C1

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.

MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewal date is December 31, 2023
Pages or sheets covered by this seal: 1



Case No. 22-066

APPEAL AND APPLICATION TO THE ZONING BOARD OF ADJUSTMENT OF BETTENDORF, IOWA

Part 1. Property Involved.

Street Address N/A
Legal Description of the property. Parcel 841119007 NW corner of Middle Road and 53rd Avenue see attached.

Part 2. Contact Information.

Applicant/Contact Name Townsend Engineering Phone 563-386-4236
Address 2224 East 12th Street Davenport, Iowa 52803
E-mail Address: mrichmond@townsendengineering.net

Owner Name Middle Road Developers, LC Phone _____
Address 3211 East 35th Street Court Davenport, Iowa 52807
E-mail Address: _____

Part 3. Type of Application. (check at least one)

- ___ 1. Variance/Exception. Before the Board of Adjustment grants approval of a variance to the City of Bettendorf Zoning Ordinance, all of the following conditions **MUST** be met:
 - (a) That the granting of the exception will not permit any use in any district which would be in conflict with the permitted uses of such district under the terms of this ordinance.
 - (b) That it will not impair an adequate supply of light and air to adjacent property.
 - (c) That it will not unreasonably increase the congestion in public streets.
 - (d) That it will not increase the danger of fire or of the public safety.
 - (e) That it will not unreasonably diminish or impair established property values within the surrounding areas.
 - (f) That it will not in any other respect impair the public health, comfort, safety, morals, or welfare of the inhabitants of the city.

- ___ 2. Special Use Permit. Before the Board of Adjustment grants approval of a special use permit, all of the following conditions **MUST** be met:
 - (a) The proposed use is designated by this ordinance as a special use in the district in which the use is to be located.
 - (b) The proposed use will comply with all applicable regulations in the district in which the use is to be located.
 - (c) The location and size of the proposed use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - (d) The location, nature, and height of buildings, walls, and fences and the nature and extent of the landscaping on the site are such that the use will not unreasonably hinder or discourage the appropriate development and use of adjacent land and buildings.
 - (e) Parking areas will be of adequate size for the particular use, properly located, and suitably screened from adjoining uses and the entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.
 - (f) The proposed use will not cause substantial injury to the value of other property in the neighborhood.
 - (g) Conditions in the area have substantially changed and at least one year has elapsed since any denial by the Board of Adjustment of any prior application for a special use permit that would have authorized substantially the same use of all or part of the site.
 - (h) The Board of Adjustment shall impose such conditions and restrictions upon the premises benefited by a special use permit as may be necessary to assure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the intent of this ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this ordinance.

- ___ 3. Other. _____

Part 4. General Information.

Section(s) of Zoning Ordinance Involved 11-4-5B Auto Services Existing Zoning C-2

Part 5. Reasons for Application. In the space below, give a general description of the activity desired and principal reasons why this application should be granted by the Board. If this application is for a variance, please state the hardship which the zoning ordinance imposes on the property. Use the following criteria as justification for the requested variance. Use additional sheets if necessary.

(a) **It shall be the property owner’s responsibility to show that the terms of this ordinance will impose unusual and practical difficulties or particular hardships. The hardship established by the property owner must not be SELF-IMPOSED. A self-imposed hardship is NOT justification for the approval of a variance request.**

- (b) If the variance granted is in harmony with the general purpose, intent, and spirit of this ordinance.
- (c) If the Board determines that the granting of the requested variance will not serve merely as a convenience to the applicant, but will alleviate a demonstrable hardship as to warrant a variance from the official city plan as established by Ordinance No. 381 of the city, and at the same time the surrounding property will be reasonably protected.
- (d) That by granting the request for a variance substantial justice shall be done.

Requesting a special use for a drive through car wash and more than 4 gas pumps at a proposed convenience store at this location.
 The reason for the special use is to allow for development of the convenience store which would not be practical or competitive with the current zoning restrictions.

Part 6. Attachments. The following items are attached and are a part of this application. **Required materials should be submitted electronically via e-mail: planning@bettendorf.org.**

- () 1. Scale accurate site plan, at a scale of 1" = 20' or other suitable scale, showing adjacent street(s), property line, building location of existing and proposed buildings, and other important features of the property. Required with all applications.
- () 2. Legal Description. (If not shown on page 1.)
- () 3. Floor plan if internal design of building is part of application.
- () 4. List additional attachments.

Part 7. Signature.

I (we) depose and say that all the information contained in this application and the statements contained in the papers submitted herewith are true. Witness our Hands and Seals this 23rd day of August, 20 22.

Signature of Applicant Michael D. Richmond Digitally signed by Michael D. Richmond Date: 2022.08.23 14:38:09 -05'00' Signature of Owner Ryan Fick Digitally signed by Ryan Fick Date: 2022.08.24 10:16:03 -05'00'

(The owner **MUST** indicate his consent to this application by signing above. Application without the signature of the owner will not be processed)

State of Iowa) ss
County of Scott)

Before me the undersigned Notary Public, in and for the County and State, personally appeared applicant(s) and separately and severally acknowledge the execution of the foregoing application is his/her voluntary act and deed, for the purposes therein expressed.

Witness my Hand and Notarial Seal this _____ day of _____, 20 ____.

Notary Public in and for Scott County, Iowa

Part 10. Filing Fee.

\$ 50.00 Single Family/Two-family Residential Variance
\$100.00 All Other Applications

Received by _____

Amount \$ _____ Date _____



Case No. 22-067

APPEAL AND APPLICATION TO THE ZONING BOARD OF ADJUSTMENT OF BETTENDORF, IOWA

Part 1. Property Involved.

Street Address N/A
Legal Description of the property. Parcel 84119007 NW corner of Middle Road and 53rd Avenue see attached.

Part 2. Contact Information.

Applicant/Contact Name Townsend Engineering Phone 563-386-4236
Address 2224 East 12th Street Davenport, Iowa 52803
E-mail Address: mrichmond@townsendengineering.net

Owner Name Middle Road Developers, LC Phone _____
Address 3211 East 35th Street Court Davenport, Iowa 52807
E-mail Address: _____

Part 3. Type of Application. (check at least one)

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 - (f) The proposed use will not cause substantial injury to the value of other property in the neighborhood.
 - (g) Conditions in the area have substantially changed and at least one year has elapsed since any denial by the Board of Adjustment of any prior application for a special use permit that would have authorized substantially the same use of all or part of the site.
 - (h) The Board of Adjustment shall impose such conditions and restrictions upon the premises benefited by a special use permit as may be necessary to assure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the intent of this ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this ordinance.
3. Other. _____

Part 4. General Information.

Section(s) of Zoning Ordinance Involved 11-4-5B Food Sales Conv/Unlimited Gas Existing Zoning C-2

Part 5. Reasons for Application. In the space below, give a general description of the activity desired and principal reasons why this application should be granted by the Board. If this application is for a variance, please state the hardship which the zoning ordinance imposes on the property. Use the following criteria as justification for the requested variance. Use additional sheets if necessary.

(a) **It shall be the property owner’s responsibility to show that the terms of this ordinance will impose unusual and practical difficulties or particular hardships. The hardship established by the property owner must not be SELF-IMPOSED. A self-imposed hardship is NOT justification for the approval of a variance request.**

(b) If the variance granted is in harmony with the general purpose, intent, and spirit of this ordinance.

(c) If the Board determines that the granting of the requested variance will not serve merely as a convenience to the applicant, but will alleviate a demonstrable hardship as to warrant a variance from the official city plan as established by Ordinance No. 381 of the city, and at the same time the surrounding property will be reasonably protected.

(d) That by granting the request for a variance substantial justice shall be done.

Requesting a special use for a drive through car wash and more than 4 gas pumps at a proposed convenience store at this location.

The reason for the special use is to allow for development of the convenience store which would not be practical or competitive with the current zoning restrictions.

Part 6. Attachments. The following items are attached and are a part of this application. **Required materials should be submitted electronically via e-mail: planning@bettendorf.org.**

- () 1. Scale accurate site plan, at a scale of 1" = 20' or other suitable scale, showing adjacent street(s), property line, building location of existing and proposed buildings, and other important features of the property. Required with all applications.
- () 2. Legal Description. (If not shown on page 1.)
- () 3. Floor plan if internal design of building is part of application.
- () 4. List additional attachments.

Part 7. Signature.

I (we) depose and say that all the information contained in this application and the statements contained in the papers submitted herewith are true. Witness our Hands and Seals this 23rd day of August, 20 22.

Signature of Applicant Michael D. Richmond Digitally signed by Michael D. Richmond Date: 2022.08.23 14:38:09 -05'00'

Signature of Owner Ryan Fick Digitally signed by Ryan Fick Date: 2022.08.24 10:13:33 -05'00'

(The owner **MUST** indicate his consent to this application by signing above. Application without the signature of the owner will not be processed)

State of Iowa) ss
County of Scott)

Before me the undersigned Notary Public, in and for the County and State, personally appeared applicant(s) and separately and severally acknowledge the execution of the foregoing application is his/her voluntary act and deed, for the purposes therein expressed.

Witness my Hand and Notarial Seal this _____ day of _____, 20 ____.

Notary Public in and for Scott County, Iowa

Part 10. Filing Fee.

\$ 50.00 Single Family/Two-family Residential Variance
\$100.00 All Other Applications

Received by _____

Amount \$ _____ Date _____