

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
MARCH 14, 2024
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 February 15, 2024.
4. Election of officers.
5. The Board to hold a public hearing on the following cases:
 - a. **Case 24-020; 6021 Valley Drive (I-2)** – Variance to reduce the required landscape buffer yard from 30 feet to 25 feet, submitted by Greg Franich. (Staff: Beck)
 - b. **Case 24-016; 3011 Devils Glen Road (C-3)** – Variance to increase the allowable size of an on-premises identification sign from 107 square feet to 177 square feet, submitted by Nicole Richards for Ace Sign Displays. (Staff: Beck)
 - c. **Case 24-015; 5221 Competition Drive (C-3)** – Variance to increase the allowable height of an on-premises identification sign from 20 feet to 30 feet, submitted by Acme Sign Co., Inc. (Staff: Beswick)
 - d. **Case 24-017; 3636 Tanglewood Road (C-1)** – Special use permit to allow a miniature golf course (Commercial Recreation-Controlled Impact), submitted by Craig Wagner. (Staff: Beswick)



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

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.

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
FEBRUARY 15, 2024
5:00 P.M.

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

Item 1. Roll Call

PRESENT: Gallagher, Tombergs, Vermillion

ABSENT: Spranger, Tansey

STAFF: Beck, Fuhrman, Hunt

Item 2. Review of Board procedures.

Item 3. The Board to review and approve the minutes of the meeting of December 14, 2023.

On motion by Vermillion, seconded by Tombergs, that the minutes of the meeting of December 14, 2023 be approved as submitted.

ALL AYES

Motion carried.

Item 4. The Board to review and approve the 2023 Board of Adjustment Annual Report.

On motion by Tombergs, seconded by Vermillion, that the 2023 Board of Adjustment Annual Report be approved as submitted.

ALL AYES

Motion carried.

Item 5. Election of officers. (Deferred to meeting of March 14, 2024)

Item 6. The Board to hold a public hearing on the following item:

- a. **Case 23-080; 1928 Tanglefoot Lane (R-2)** – Variance to reduce the required front yard setback from 25 feet to 17 feet to allow for construction of a deck, submitted by Mary Bunce. (Staff: Beck) (Withdrawn)
- b. **Case 24-007; 3066 Victoria Street (C-1)** – Special Location Plan to allow off-site parking at 3333 – 18th Street to meet the minimum parking space requirement, submitted by Karilyn Uhlenkamp for Bettendorf Community School District. (Staff: Beck)

Beck reviewed the staff report.

On motion by Vermillion, seconded by Tombergs, that a Special Location Plan to allow off-site parking at 3333 – 18th Street to meet the minimum parking space requirement be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #2 to these minutes.

There being no further business, it was unanimously approved to adjourn the meeting at approximately 5:10 p.m.

STAFF REPORT

Subject: Variance -Buffer yard reduction
Author: Greg Beck
Department: Community Development
Date: March 14, 2024



Case No.: 24-020
Request: Reduce the required landscape buffer yard from 30 to 25 feet
Location: 6021 Valley Drive – Lot 8, Fields Development First Addition
Legal Description: (Parcel 841351708)
Applicant: Greg Franich
Current Zoning: I-2, General Industrial District
Future Land Use: Industrial

Background Information & Facts

Greg Franich has submitted a variance request to reduce the required landscape buffer yard from 30 feet to 25 feet on Valley Drive (see Aerial Photo, Attachment A). Bettendorf Zoning Ordinance Section 11-12-6 requires a 30-foot landscape buffer yard when an I-2 district is separated from an R-1 district by a major road, such as Valley Drive. The petitioner's request would allow a contractor condominium building to encroach 5 feet into the buffer yard. The 7-unit contractor condo building is to be 50 feet wide and 206 feet long (see Elevations, Attachment B).

On February 21, the Planning and Zoning Commission recommended approval of the site development plan with the condition that the Board of Adjustment rule on any proposed buffer yard encroachment prior to presentation to City Council (see Site Development Plan, Attachment C). The site has a future land use designation of Industrial, as do the adjoining areas south of Valley Drive. North of Valley Drive, the future land use designation is Urban Low Intensity (see Future Land Use Aerial, Attachment D). The site is zoned I-2, as are the adjoining parcels south of Valley Drive. North of Valley Drive the zoning is R-1 and R- 2 Single-Family Residence District (see Zoning Aerial, Attachment E).

Staff Analysis

In cases where front yards are constrained by setbacks or buffers, developers can often make up for the area lost in the front by building more into the allowable area at the rear or side of a site. This is especially true for I-2 districts because no rear yard setback is required. However, the small size of this industrial lot (0.998 acres) and its topography require certain infrastructure and drainage elements to occupy relatively large portions of the buildable area at the rear and side of the site (Site Development Plan, Attachment C and Site Photos, Attachment F).

Staff reviewed similar cases that came before this Board and found several positive rulings. At 6125 Valley Drive, the Board approved reducing the front yard setback to accommodate parking. The board ruled that topographic constraints constituted a hardship (March 24, 1980). A buffer yard was reduced from 30 to 5 feet at 428 28 ½ Street in 2020 (Case 20-044). A buffer yard was reduced at 4465 53rd Avenue from 20 to

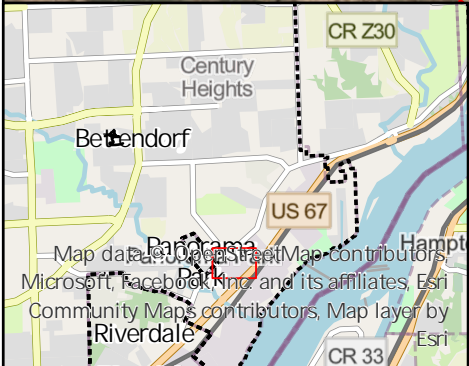
15 feet to accommodate parking in 2020 (Case 20-012). In both of the latter two cases the Board found lot configuration as the hardship.

Staff Recommendation

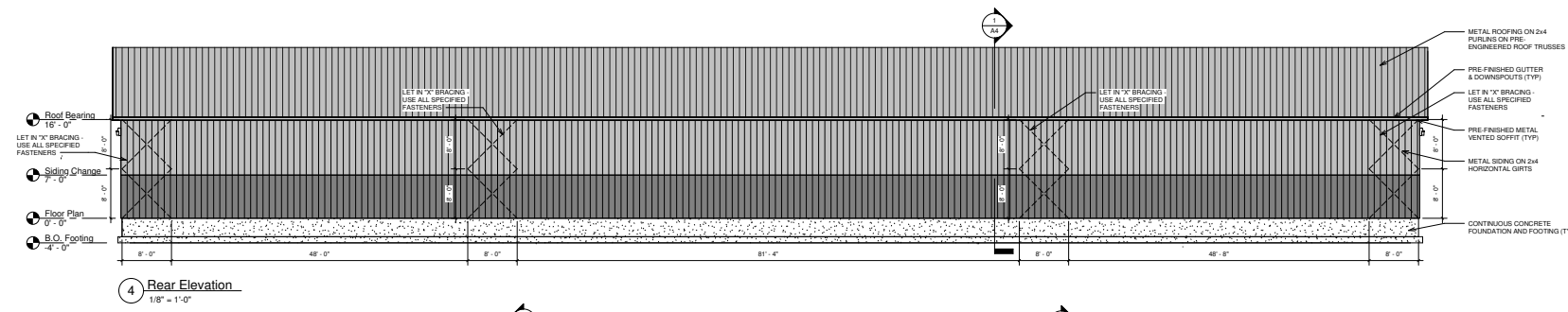
Staff contends the topography combined with the requirements for utility and drainage placement constitute a hardship on the petitioner in this case. Staff recommends approval of the variance to reduce the landscape buffer yard from 30 to 25 feet for Lot 8, Fields Development First Addition.

Respectfully submitted,

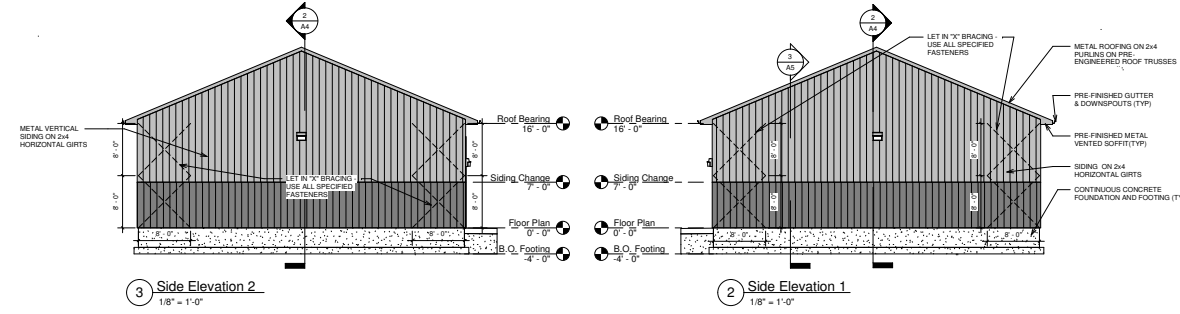
Greg Beck
City Planner



Legend
Parcel

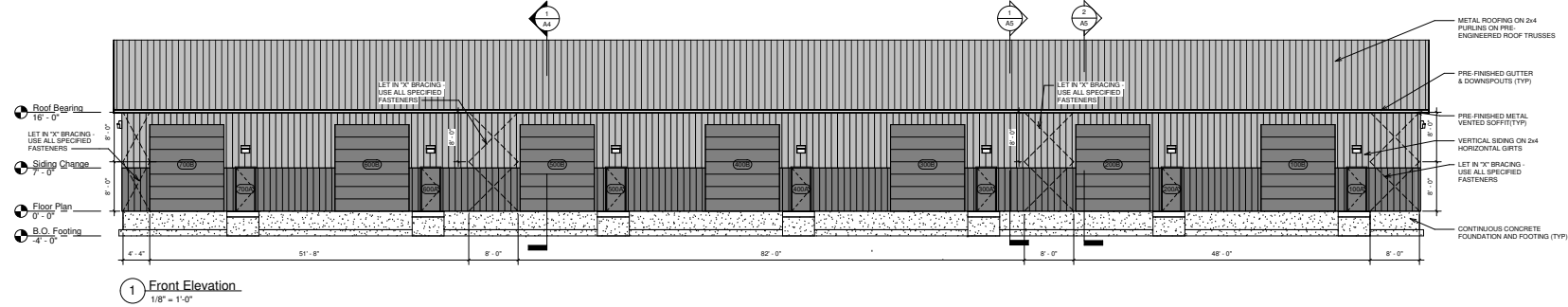


4 Rear Elevation
1/8" = 1'-0"

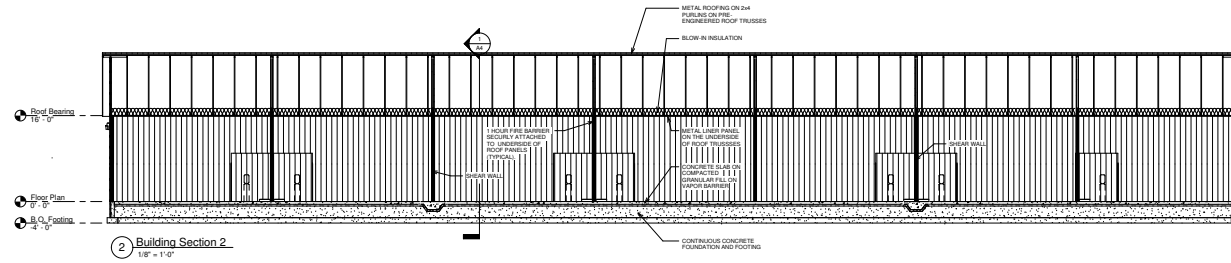


3 Side Elevation 2
1/8" = 1'-0"

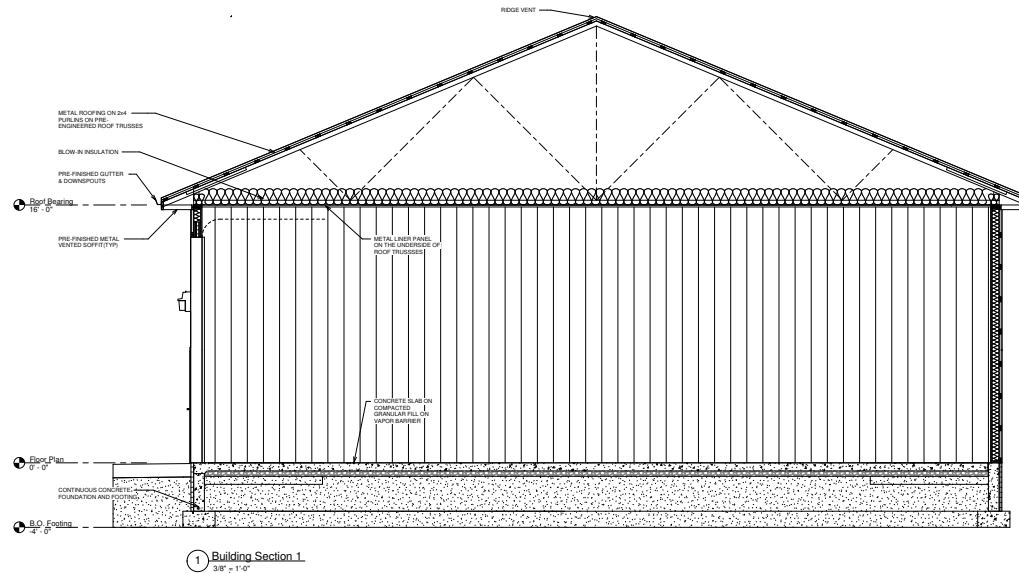
2 Side Elevation 1
1/8" = 1'-0"



1 Front Elevation
1/8" = 1'-0"



2 Building Section 2
1/2" = 1'-0"



1 Building Section 1
3/8" = 1'-0"

4825 AUSTIN AVENUE
HOUSTON, TEXAS 77056
PH: 281.798.4800
FAX: 281.798.4801
WWW.JAG-ARCH.COM

JAG
JOSEPH ARCHITECTURAL GROUP, P.C.

REVISIONS
 1
 2
 3

Preliminary Drawings for:
Contractor Suites
 Bettendorf, IA

Exterior Elevations
 DATE
 12 February 2024

A3
 PROJECT NO. #

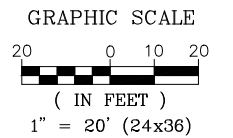
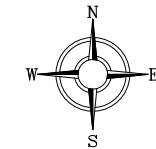
REVISIONS
 1
 2
 3

Preliminary Drawings for:
Contractor Suites
 Bettendorf, IA

Building Sections
 DATE
 12 February 2024
A4
 PROJECT NO. #

SYMMETRY MORTGAGE VALLEY DRIVE STORAGE

6021 Valley Drive
Bettendorf, Iowa
52722



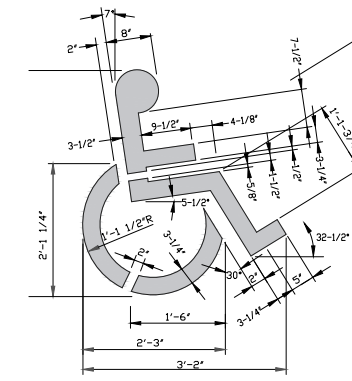
ZONING:
I-2 General Industrial District

SETBACKS:
Front: 25'
Side: 10' w/ Sum Not Less Than 25'
Rear: None

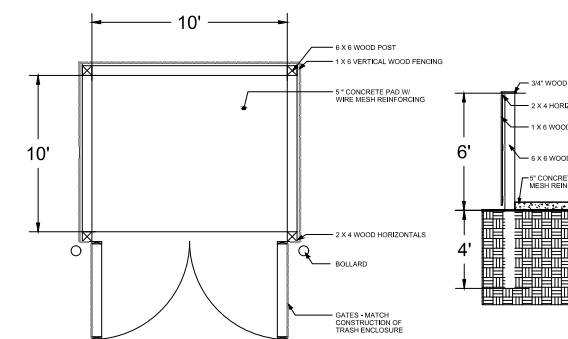
PER BETTENDORF CODE 11-13-7:
INDOOR STORAGE/WAREHOUSING: ONE SPACE FOR EACH TWO EMPLOYEES + ONE SPACE FOR EACH WORK VEHICLE.
WAREHOUSE SPACES REQUIRED: 2 EMP. PER UNIT = 7 SPACES
TOTAL SPACES REQUIRED: 14 SPACES - 18 PROVIDED
+(1) VEHICLE SPACE PROVIDED IN EACH STORAGE BAY

25 FOOT
SETBACK
DESIGN

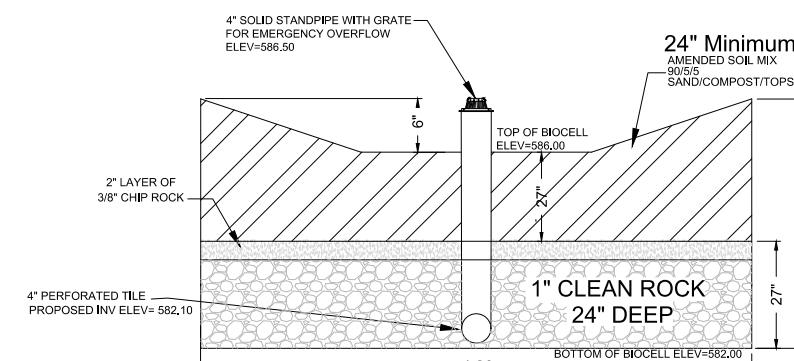
NOTE:
SIGNS SHALL MEET ALL OF THE REQUIREMENTS OF THE IOWA ADMINISTRATIVE CODE, LATEST EDITION, FOR HANDICAPPED PARKING SIGNS.
A.D.A. PARKING SIGN INSTALLATION
NOT TO SCALE



A.D.A. PARKING SYMBOL
NOT TO SCALE



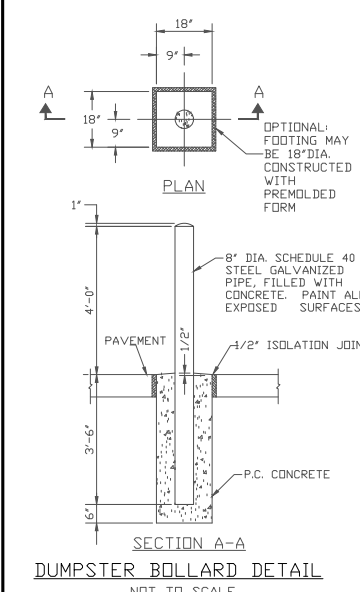
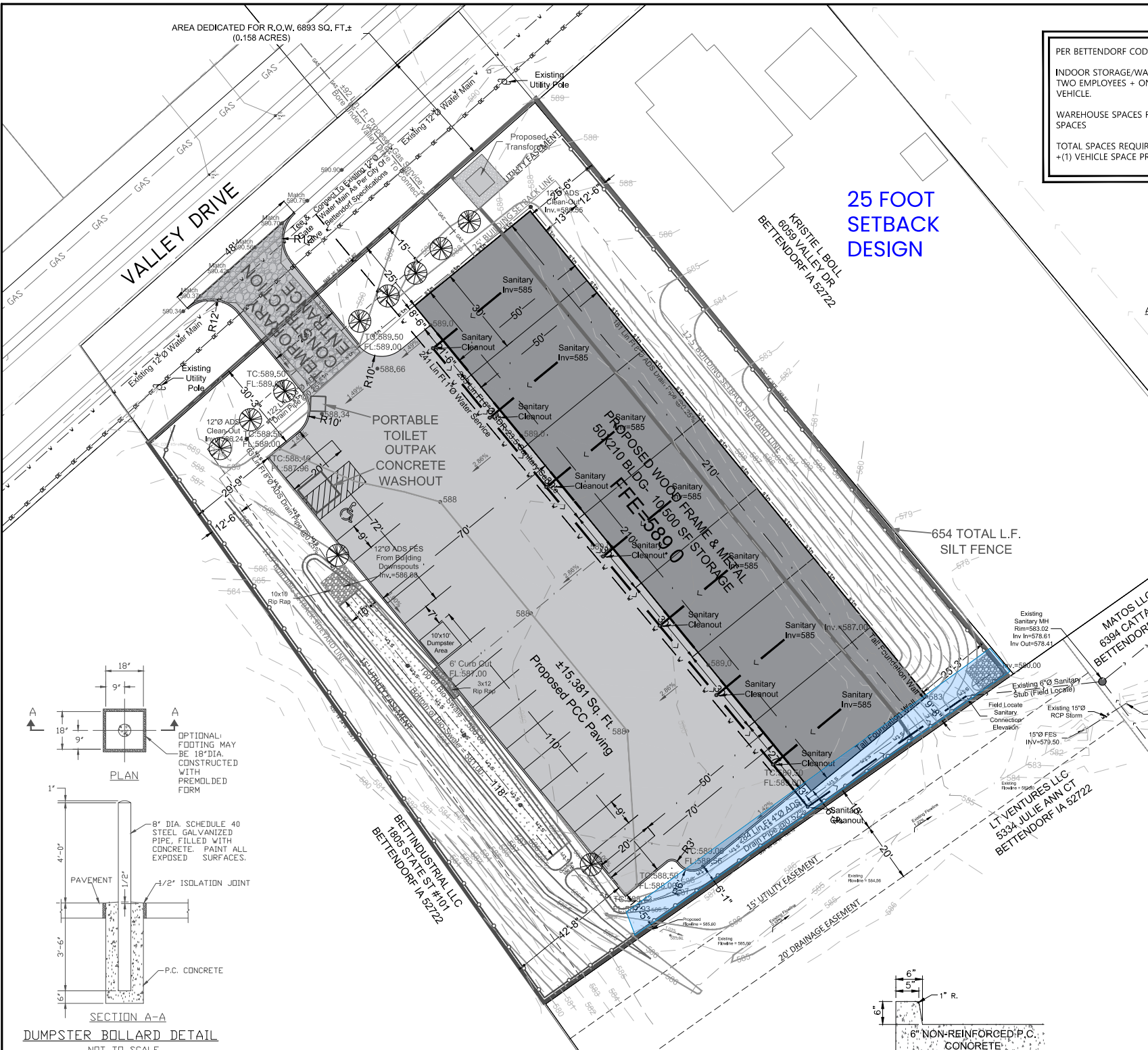
DUMPSTER DETAIL
NOT TO SCALE



10'x118' DETENTION BASIN BIO-CELL DETAIL
1,180 S.F. MIN.
Overflow Standpipes @ 30' O.C Max.
(NOT TO SCALE)

GENERAL NOTES

- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
- LEGAL DESCRIPTION OF PROPERTY:
Parcel ID 841351708
6021 VALLEY DRIVE
BETTENDORF, IOWA 52722
Brief Tax Description FIELDS DEVELOPMENT 1ST ADD Lot: 008 FIELDS DEVELOPMENT 1ST ADD LOT 8
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF BETTENDORF AND THE ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO DRAIN OR TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
- ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
- CONCRETE PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF IOWA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAYS AND BRIDGE CONSTRUCTION, SECTION 2301, PORTLAND CEMENT CONCRETE PAVEMENT. CONCRETE PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF BETTENDORF STANDARDS AND SPECIFICATIONS.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
- NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.
- FEMA FIRMETTE PANEL 19163C0387H SHOWN ON SHEET C1 INDICATES 6021 VALLEY DRIVE IS OUTSIDE OF THE 100 & 500 YEAR FLOODPLAIN WHICH WILL BE ADOPTED BY THE CITY OF BETTENDORF AND BECOME EFFECTIVE 4-11-2024.



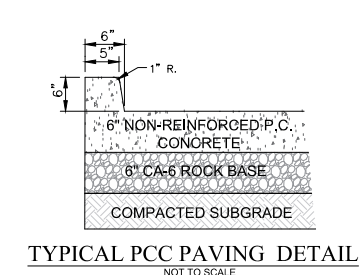
LEGEND:

--- EASEMENT	○ EXISTING GAS VALVE	--- EXISTING CONTOUR LINE
--- SETBACK LINE	○ EXISTING WATER VALVE	--- PROPOSED CONTOUR LINE
--- CENTERLINE	○ EXISTING UTILITY POLE	○ 715.00 TC SPOT ELEVATION TOP OF CURB
--- PROPERTY BOUNDARY	○ EXISTING LIGHT POLE	○ 715.00 FL SPOT ELEVATION FL @ GUTTER
--- EXISTING FENCE	○ EXISTING TREE	○ 715.00 TW SPOT ELEVATION FINISHED FLOOR ELEVATION
--- EXISTING SANITARY	○ EXISTING BUSH	
--- PROPOSED SANITARY	○ EXISTING MANHOLE	
--- EXISTING STORM SEWER	○ EXISTING FIRE HYDRANT	
--- PROPOSED STORM SEWER	○ FOUND PROPERTY PIN	
--- EXISTING WATER	○ CONTROL POINT	
--- PROPOSED WATER		
--- EXISTING GAS LINE		
--- ELEC --- ELEC --- EXISTING ELECTRIC		

LANDSCAPING NOTES
Minimum Street Yard Greenspace requirements:
Total Required Tree Factors = 10
(Qty. = 10) Deciduous Overstory Tree \ 2-inch caliper and 22-inch ball or pot 1.0

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

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



DATE: 2/14/2024
563 386.4236 386.4231
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: PAR
CHECKED BY: CRT
DRAWING LOCATION: S:SYMMETRYVALLEY DRIVE

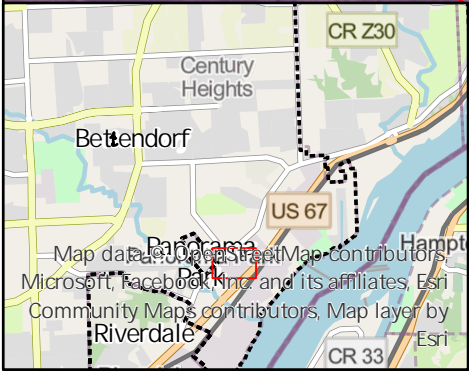
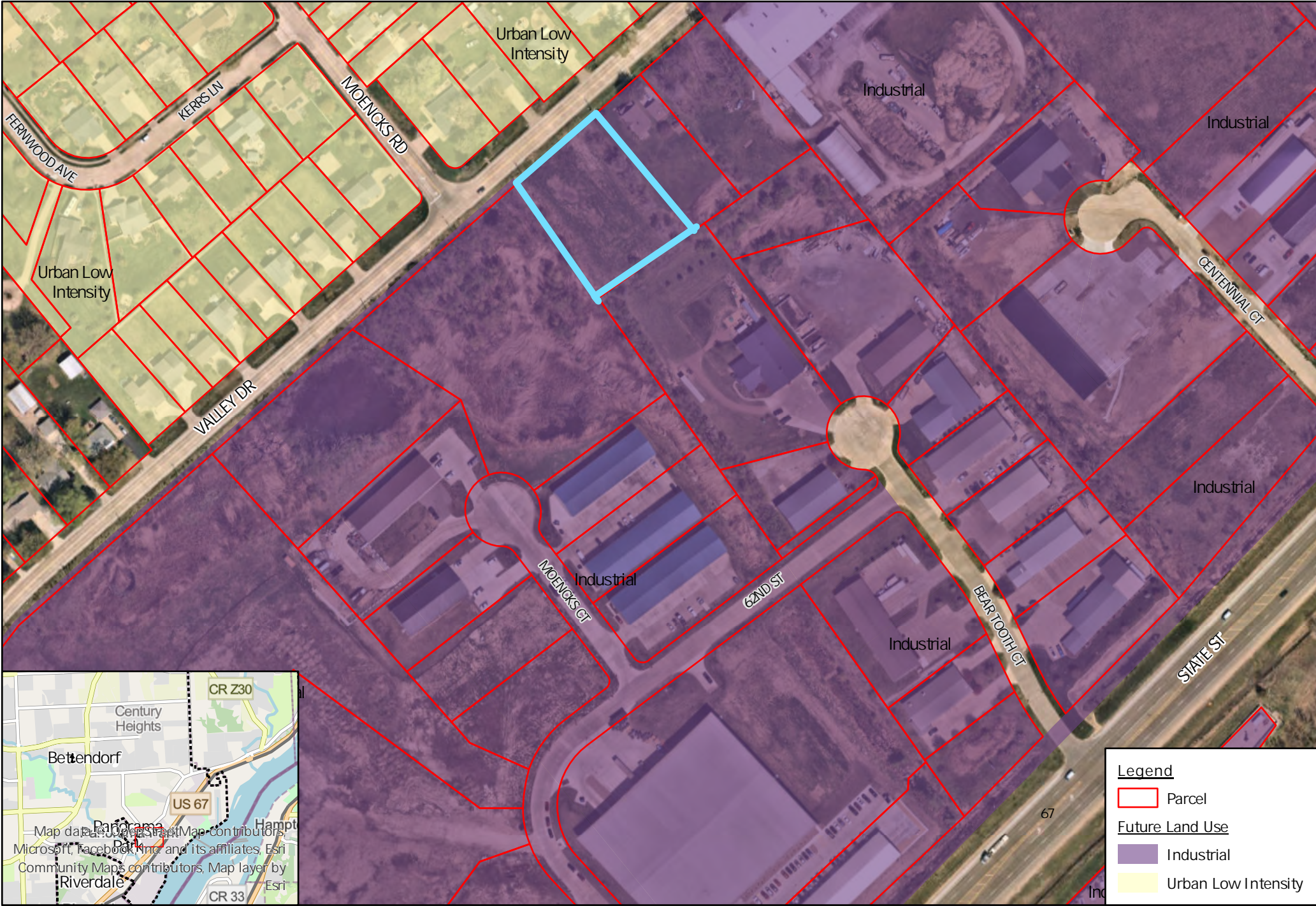
NO.	REVISIONS: DESCRIPTION	DATE
1	Revisions to plan set as per City review comments 2-9-24	2-14-24

PROJECT: SITE DEVELOPMENT PLAN
VALLEY DRIVE STORAGE
6021 VALLEY DRIVE
BETTENDORF, IA 52722

DEVELOPER: SYMMETRY MORTGAGE
P.O. BOX 1695
BETTENDORF, IA 52722

SHEET NO.: CO

I hereby certify that this Engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.
Christopher R. Townsend, P.E.
License number: 14864
By license renewal date is December 31, 2024
Pages or Sheets covered by this seal: C0-C3
Date: 2-14-2024



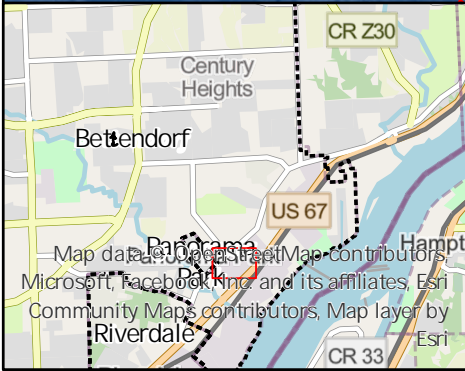
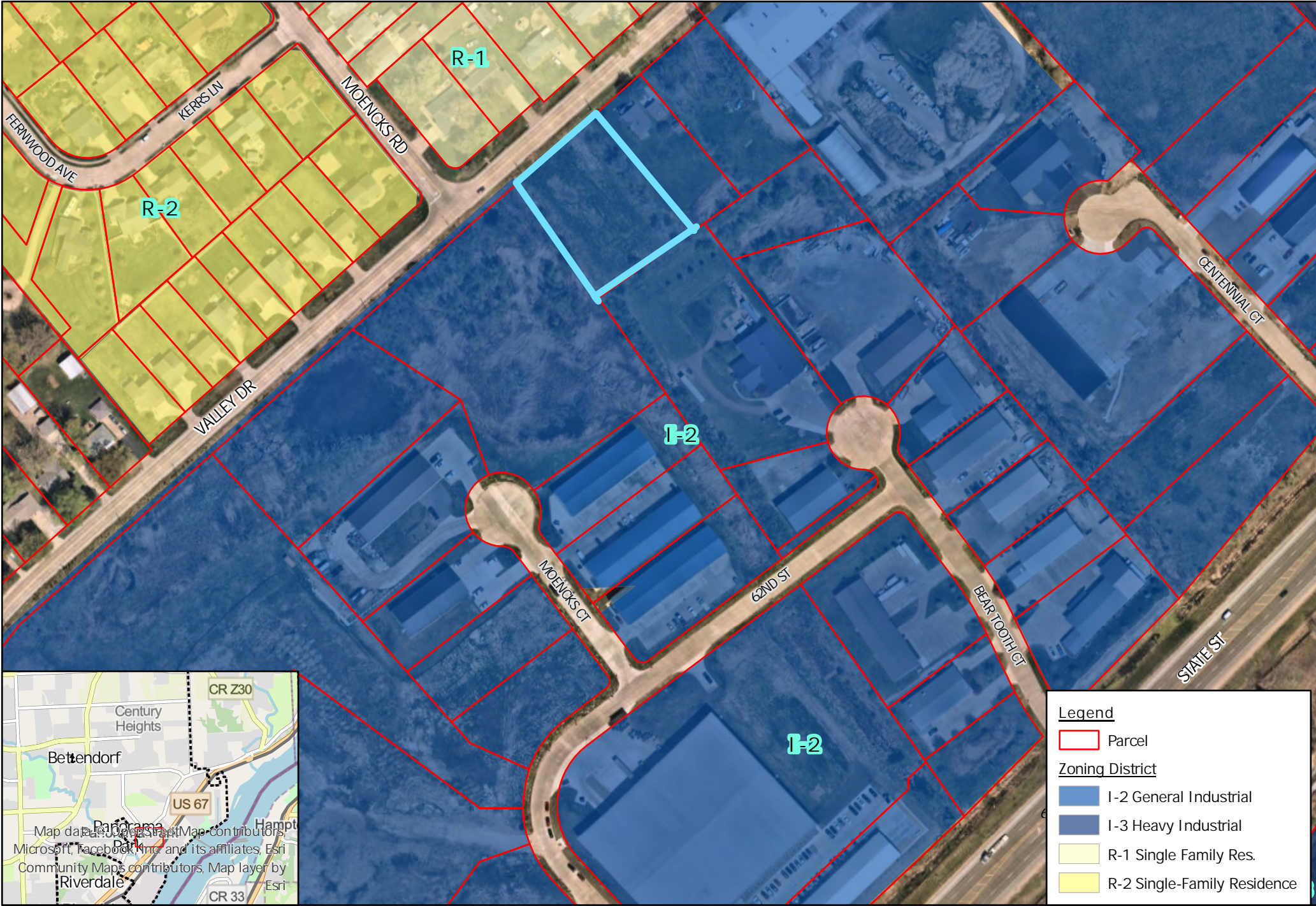
Legend

- Parcel

Future Land Use

- Industrial
- Urban Low Intensity

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Legend

- Parcel
- Zoning District**
- I-2 General Industrial
- I-3 Heavy Industrial
- R-1 Single Family Res.
- R-2 Single-Family Residence

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

24-020 6021 VALLEY DRIVE LOOKING SOUTH



24-020 6021 VALLEY DRIVE LOOKING NORTH FROM REAR LOT LINE





STAFF REPORT

Subject: Variance - Square Footage
Author: Greg Beck
Department: Community Development
Date: March 14, 2024

Case No.: 24-016
Request: 177 square feet of total signage from permitted 107 square feet
Location: 3011 Devils Glen Road Lot 1, Arrowhead Crossing
Legal Description: (Parcel 8415532101)
Applicant: Nicole Richards, Ace Sign Displays
Current Zoning: C-2, Community Commercial District and C-3, General Business District
Future Land Use: Community Commercial

Background Information & Facts

Nicole Richards, Ace Sign Displays, has submitted a variance request to increase the square footage for signage from 107 square feet to 177 square feet at 3011 Devils Glen Road (see Aerial Photo, Attachment A). The signage type is on-premises identification for a carwash.

The current site is governed by Community Commercial future land use which permits the C-2 and C-3 zoning (see Future Land Use Aerial, Attachment B). The zoning is C-3 for the western part of Lot 1, Arrowhead Addition and the majority eastern portion of the lot is C-2. A special use permit was already obtained for the car wash (see Zoning Aerial, Attachment C).

The Planning and Zoning Commission recommended approval of the site development plan in 2021 (see Site Development Plan, Attachment D). The two signs constituting on-premises identification signage will total 177 square feet; 78 square feet for the pole sign and 99 square feet for the building mounted sign (see Building and Sign Compare, Attachment E).

Staff Analysis & Recommendations

Determining by code the total square footage for on-premises identification signage involves the lot width plus setback distance divided by two. Staff used the distance from the front lot line to the building and lot width to determine the permitted on-premises identification signage ($140 \text{ sq. ft.} + 74 \text{ sq. ft.} / 2 = 107 \text{ sq. ft.}$ of signage).

The southwest view of the building and signage is obscured by signs and vegetation for south approaching vehicles from at least 225 feet until about 80 feet from the southwest entrance to the carwash. From the centerline of Maplecrest Road and Devils Glen Road to the carwash the unobstructed view is approximately 400 feet (see Site Photos, Attachments F and G).

The obstruction of the signage on the front face of the building for traffic approaching from the south and the building setback to accommodate traffic flow internally are viewed by staff as hardships. The requested increase in signage up to 177 square feet is within the parameters of the maximum 300 square feet that could be used as on-premises identification signage by code.

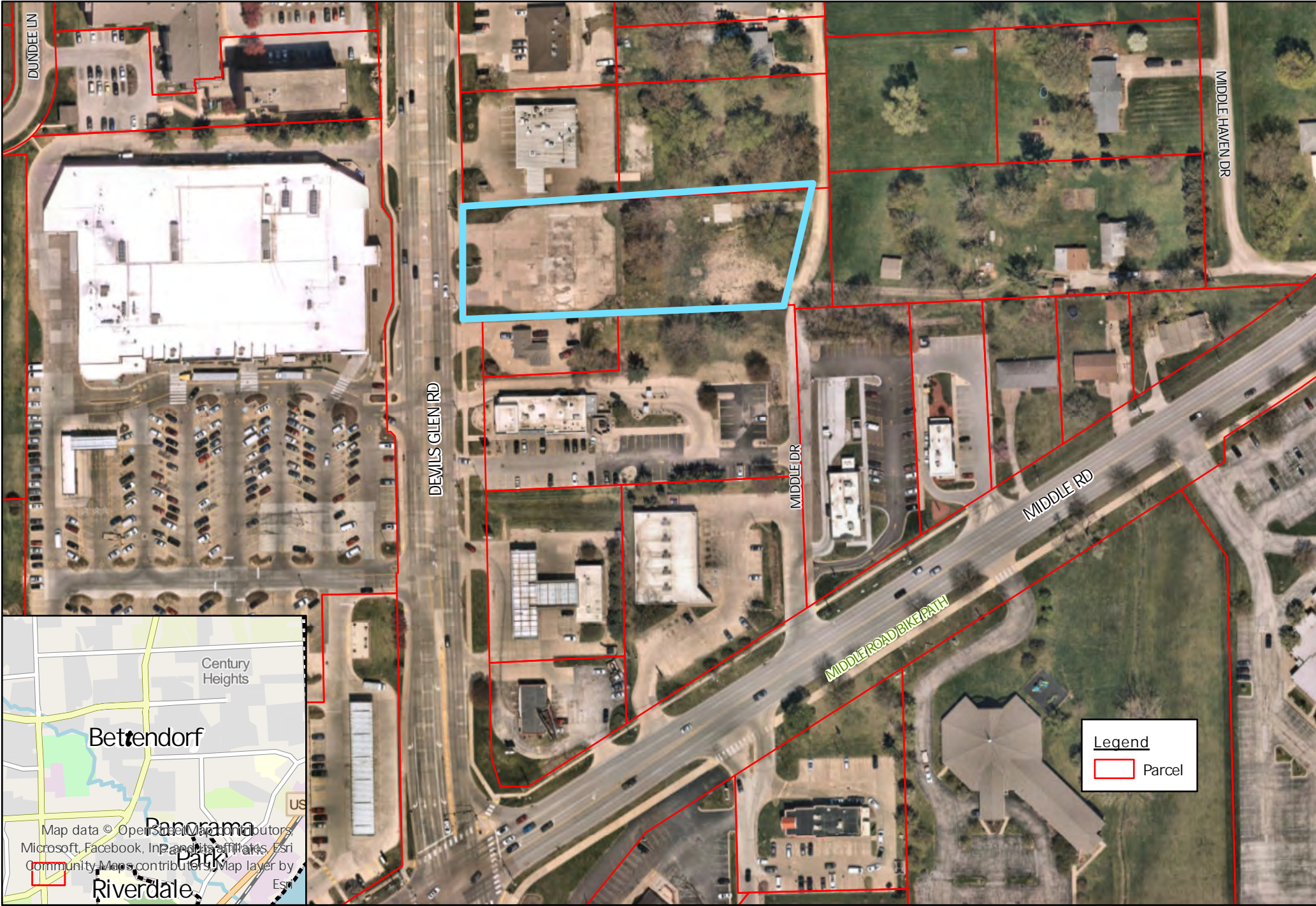
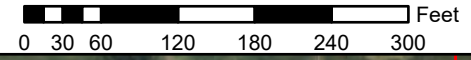
Past cases involving on premises identification signage increase in permitted square footage near this commercial portion of Devils Glen Road include: 2701 Devils Glen Road - Eagle Food Stores increase in square footage of signage from 300 to 636 square feet (Case 99-33) and 3011 Devils Glen Road for Don Tice (car wash) increase in square footage of 60 square feet to 78 square feet to accommodate a changeable-type sign (Case 04-077). This Case 04-077 also indicated sign square footage variances had been granted to increase sign square footage previously for Wallace's Garden Center and Hy-Vee.

Staff Recommendation

Staff recommends approval of the square footage increase from 107 to 177 square feet.

Respectfully submitted,

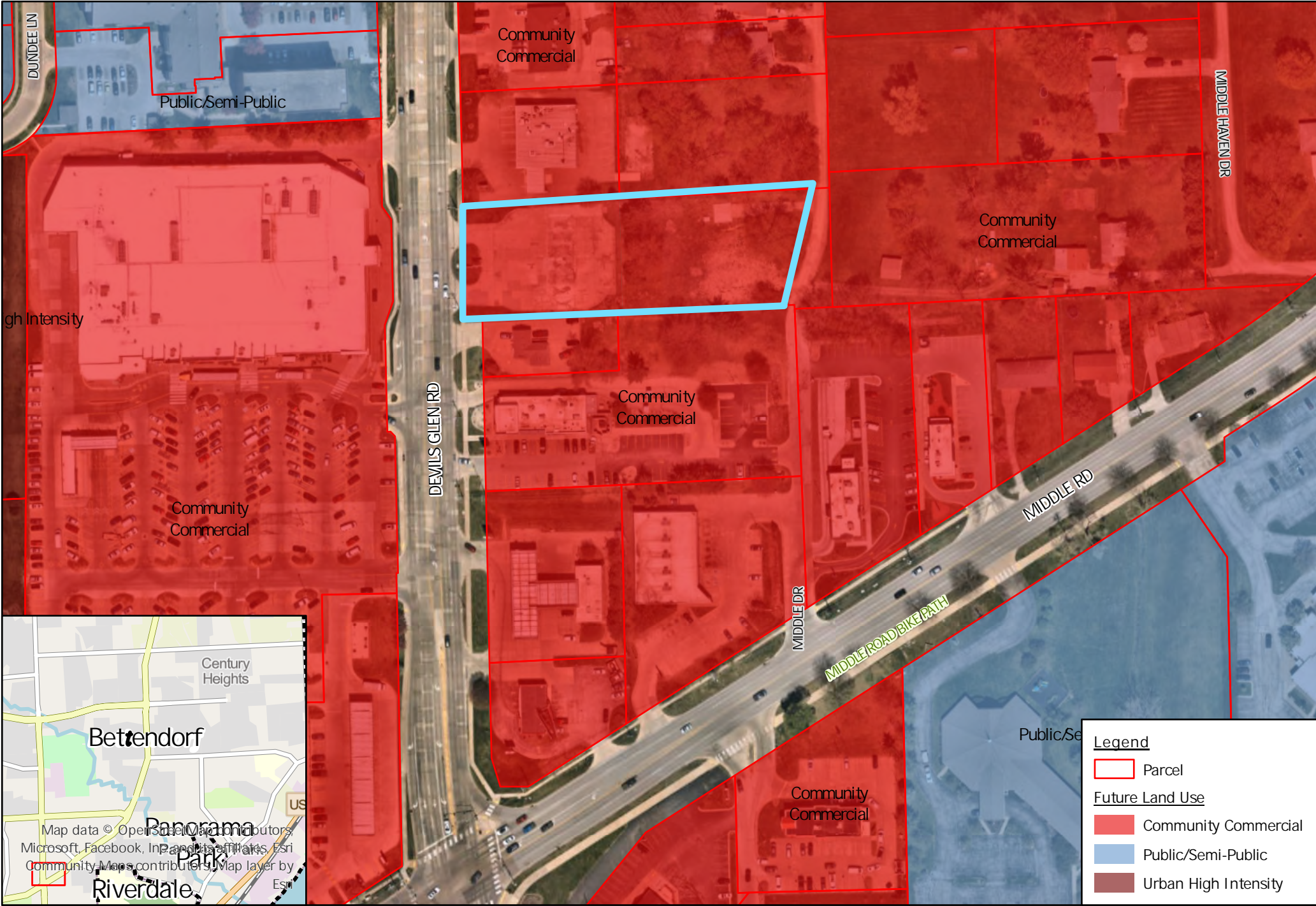
Greg Beck
City Planner



Legend

- Parcel

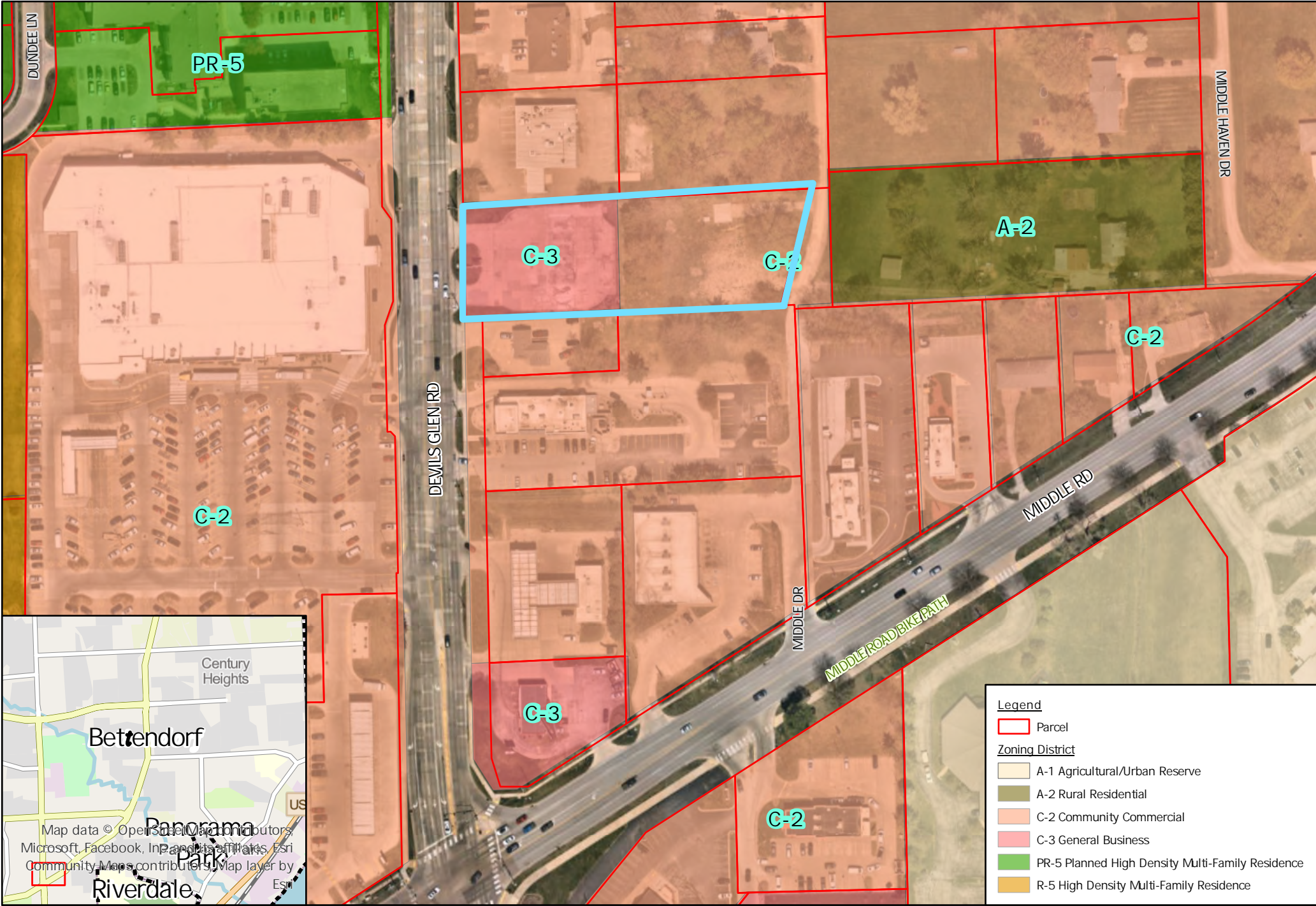
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Legend

	Parcel
Future Land Use	
	Community Commercial
	Public/Semi-Public
	Urban High Intensity

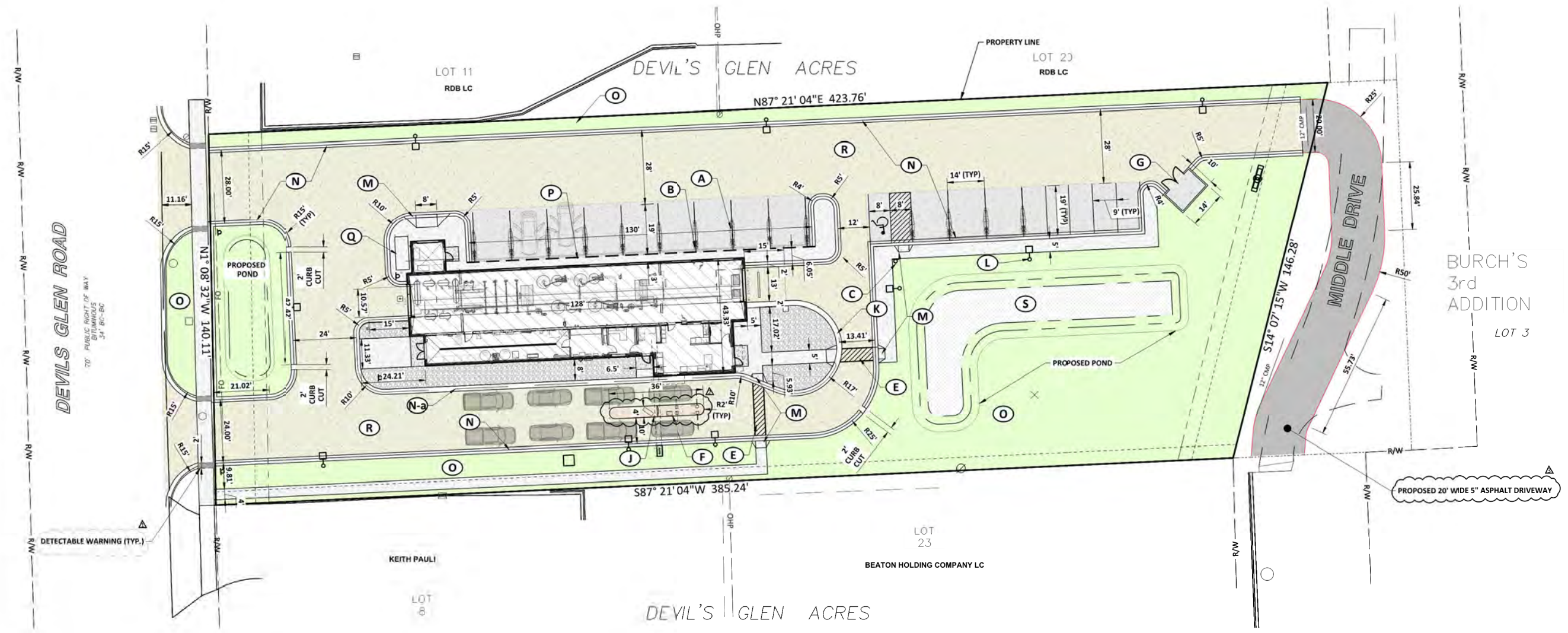
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Legend

	Parcel
Zoning District	
	A-1 Agricultural/Urban Reserve
	A-2 Rural Residential
	C-2 Community Commercial
	C-3 General Business
	PR-5 Planned High Density Multi-Family Residence
	R-5 High Density Multi-Family Residence

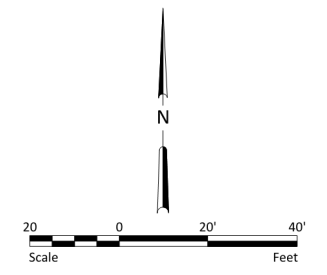
no.	date	revision
1	06.15.2023	Detectable warnings added- City Comments
2	09.06.2023	Pay station Revisions
3	11.06.2023	Proposed Asphalt Driveway



LEGEND	EXISTING	NEW
STANDARD CURB & GUTTER		
MOUNTABLE CURB & GUTTER		
CURB & INVERTED GUTTER		
THICKENED EDGE SIDEWALK		
NATURAL GAS		
FIBER OPTIC		
OVERHEAD POWER		
UNDERGROUND ELECTRICAL		
WATER MAIN		
SANITARY SEWER MAIN		
STORM SEWER MAIN		
SANITARY MANHOLE		
STORM MANHOLE		
FIRE HYDRANT		
GATE VALVE		
STORM INLET		
AIR CONDITIONING UNIT		
GAS METER		
TRANSFORMER		
DECIDUOUS TREE		
BUILDING		
NEW 4" CONCRETE AT SIDEWALKS		
NEW 6" CONCRETE AT PARKING AREAS		
NEW 7" CONCRETE AT DRIVING AISLES		
NEW 12" DIVIDER ISLAND CONCRETE		
NEW GRASS/LANDSCAPE AREA		

- PAVING NOTES:**
1. ALL WORK DONE IN THE RIGHT OF WAY SHALL CONFORM TO THE CITY OF BETTENDORF STANDARD SPECIFICATIONS.
 2. ALL HANDICAPPED STALLS SHALL HAVE SIGNING INSTALLED PER DETAIL.
 3. HANDICAPPED STALLS SHALL BE STRIPED PER DETAIL.
 4. SLOPE IN HANDICAP LOADING/UNLOADING ZONES SHALL NOT EXCEED 2% CROSS SLOPE AND ON ANY HANDICAP ACCESSIBLE ROUTE SHALL NOT EXCEED 2%.
 5. ALL CURB RAMPS SHALL HAVE DETECTABLE WARNING PANELS INSTALLED.
 6. ALL MANHOLES AND STORM SEWER INLETS LOCATED IN THE PAVEMENT SHALL HAVE CONCRETE COLLARS INSTALLED PER THE DETAILS.
 7. ALL DISTANCES SHOWN ARE TO BACK OF CURB.
 8. EXCAVATION OR OTHER WORK IN THE RIGHT OF WAY SHALL REQUIRE A TRAFFIC CONTROL PLAN THAT MEETS ALL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS. THIS PLAN IS REQUIRED BEFORE ANY PERMITS TO WORK IN THE RIGHT OF WAY WILL BE ISSUED.
 9. ALL SIGNING SHALL CONFORM WITH THE CURRENT VERSION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

- (A) VACUUM SYSTEM, REFER TO PLANS AND DETAILS (BY OTHERS) FOR EXACT SIZE AND LOCATION.
- (B) CONCRETE FOUNDATION FOR VACUUM POST, INSTALL ISOLATION JOINT AT FOUNDATION PER DETAILS.
- (C) HANDICAPPED SIGN AT 1'-0" BEHIND EDGE OF SIDEWALK, PER DETAILS.
- (E) 4" WHITE PAINTED MARKINGS AT CROSSWALKS.
- (F) RAISED ISLAND SECTION, CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL CONDUITS, FOOTINGS, AND STRUCTURES IN PROPOSED ISLANDS. ISLAND SECTION TO BE POURED SEPARATELY FROM PAVEMENT SECTION AND INSTALL ISOLATION JOINT AROUND ISLAND SECTION.
- (G) SCREENING AT TRASH ENCLOSURE, REFER TO ARCHITECTURAL PLANS AND DETAILS.
- (J) BOLLARD, SEE DETAILS.
- (K) RIBBON CURB (NO CURB).
- (L) LIGHT POLE, SEE LIGHTING PLAN.
- (M) INSTALL CURB RAMP PER DETAILS.
- (N) MOUNTABLE CURB AND GUTTER PER DETAILS.
- (N-2) MOUNTABLE CURB AND GUTTER - INVERTED GUTTER
- (O) LAWN AREA, SEE LANDSCAPING PLANS.
- (P) INTEGRAL CONCRETE SIDEWALK, SEE DETAILS.
- (Q) VACUUM PRODUCER, SEE DETAILS.
- (R) NEW CONCRETE
- (S) DRAINAGE AND WATER QUALITY DETENTION



SILVERSTAR CAR WASH
3011 Devils Glen Road
Bettendorf, Iowa

rtm project no.	23.HQUE.C01
designed by:	mhm
drawn by:	cam
checked by:	mhm
date:	03.28.2023

SITE PLAN



24-016 3011 DEVILS GLEN ROAD SIGN VARIANCE VIEW LOOKING NORTH OBSCURED VIEW OF CAR WASH







DEVELOPMENT REVIEW COMMENTS

Subject: Board of Adjustment
Author: Taylor Beswick
Department: Community Development
Date: March 14, 2024

Case No.: 24-015
Request: Variance
Location: 5221 Competition Drive (Lot 5, FG 80 Holdings Third Addition)
Applicant: Doug Jarvis (Acme Sign Co. Inc.) representing Austin Smith (Owner)
Current Zoning: C-3, General Business District
Future Land Use: CC, Community Commercial
Proposed Use: A new restaurant, McDonald's. The variance request is for a 30' sign height in lieu of the 20' sign height maximum required per code.

Background Information & Facts

Doug Jarvis is requesting a variance to allow a 30-foot high on-premises advertising pole sign in lieu of the 20-foot maximum prescribed by the sign ordinance. The proposed location for the sign is a future McDonald's fast-food restaurant located southeast of the roundabout intersection of Middle Road and Competition Drive ([see Aerial Map – Attachment A](#)). The lot is in the C-3, General Business zoning district and is surrounded by C-3 and C-7, Regional Entertainment District ([see Zoning Map - Attachment B](#)). The Future Land Use Map contemplates the area as Community Commercial (CC) with limited residential development contemplated nearby. The sign is shown on the approved site development plan near the northwest corner of the lot ([see Site Development Plan - Attachment C](#)). The submitted sign rendering and dimensional diagram show a backlit McDonald's logo and a programmable LED board beneath the logo ([see Sign Rendering – Attachment D](#)).

The applicant states that their business would be at an advertising disadvantage due to the 20-foot sign height compared to a 30-foot sign height. Kwik Star, located due west of the McDonald's at 6910 Middle Road, constructed a 30-foot high pole sign which includes backlit logo, gas price board, and LED programmable sign. During the approval process of this Kwik Star in 2017, the Zoning Ordinance was updated; included in this update was the lower maximum of 20-foot sign height. Further reasons behind the decision to change this code section have not yet been identified.

Staff Analysis & Recommendations

Staff acknowledges the difference in standards due to the ordinance change in 2017 but cannot identify a particular hardship for the request. On the contrary, the McDonald's site is a corner lot adjacent to a major roundabout. The sign location on the lot will be very visible for vehicular traffic, especially since their travel speeds will be reduced by the roundabout. If there are more objective sign height code alternatives, staff would recommend the applicant propose a sign code amendment versus granting a variance in this case.

Staff Recommendation

Staff contends the request does not meet requirements for granting a variance and is recommends denial of the request.

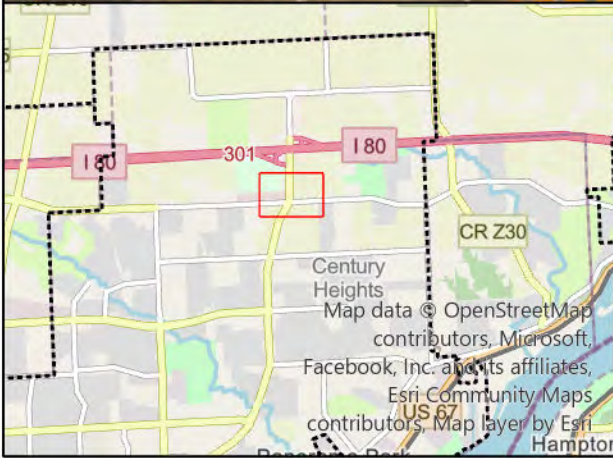
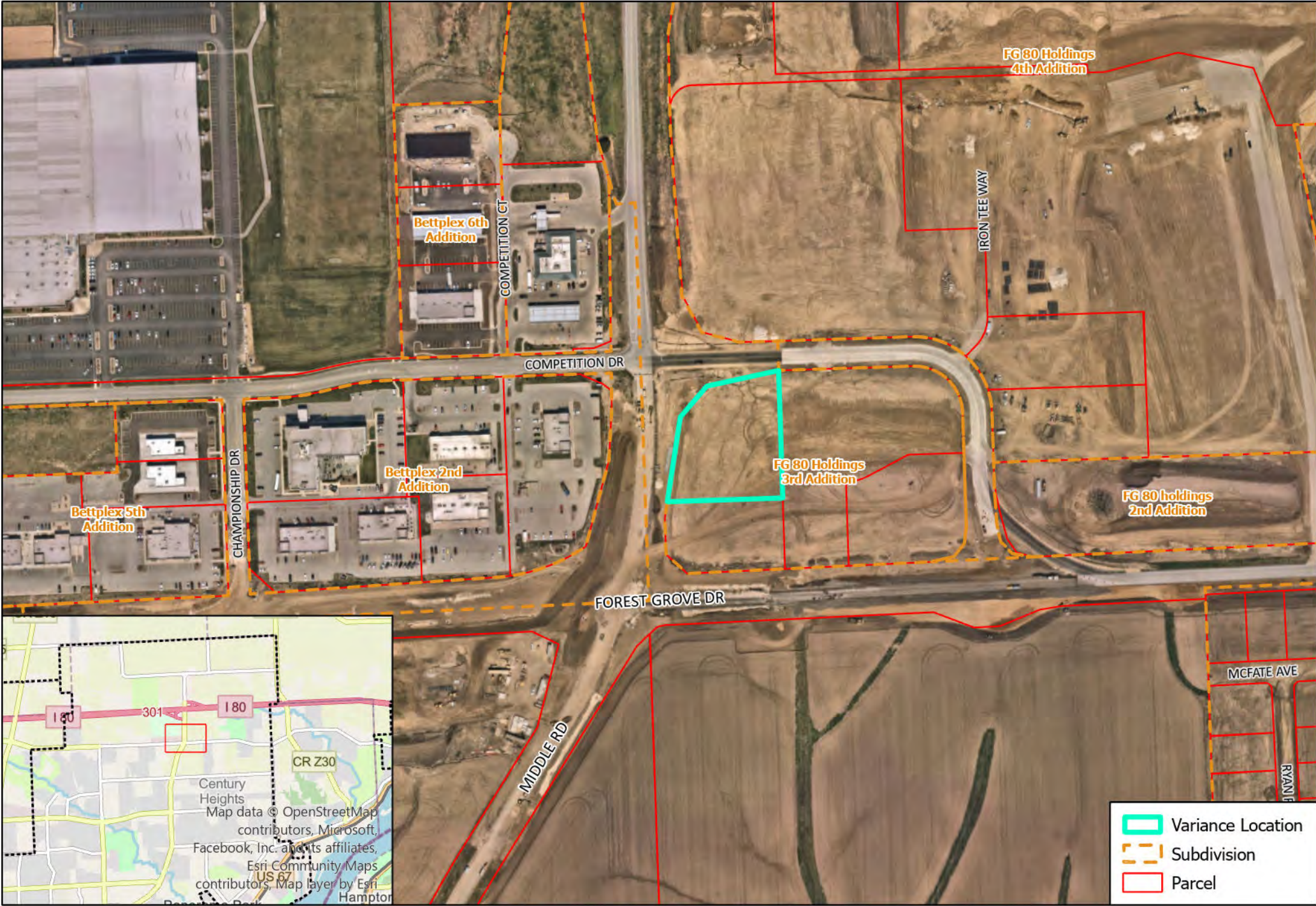
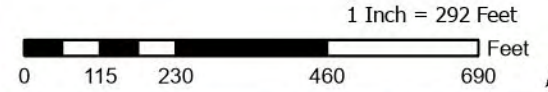
Respectfully submitted,

Taylor Beswick
Senior City Planner

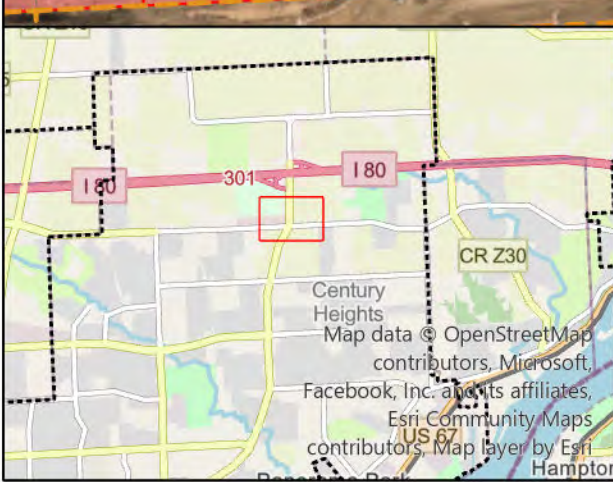
Case No. 24-015: 5221 Competition Drive

Variance: Sign Height

Aerial

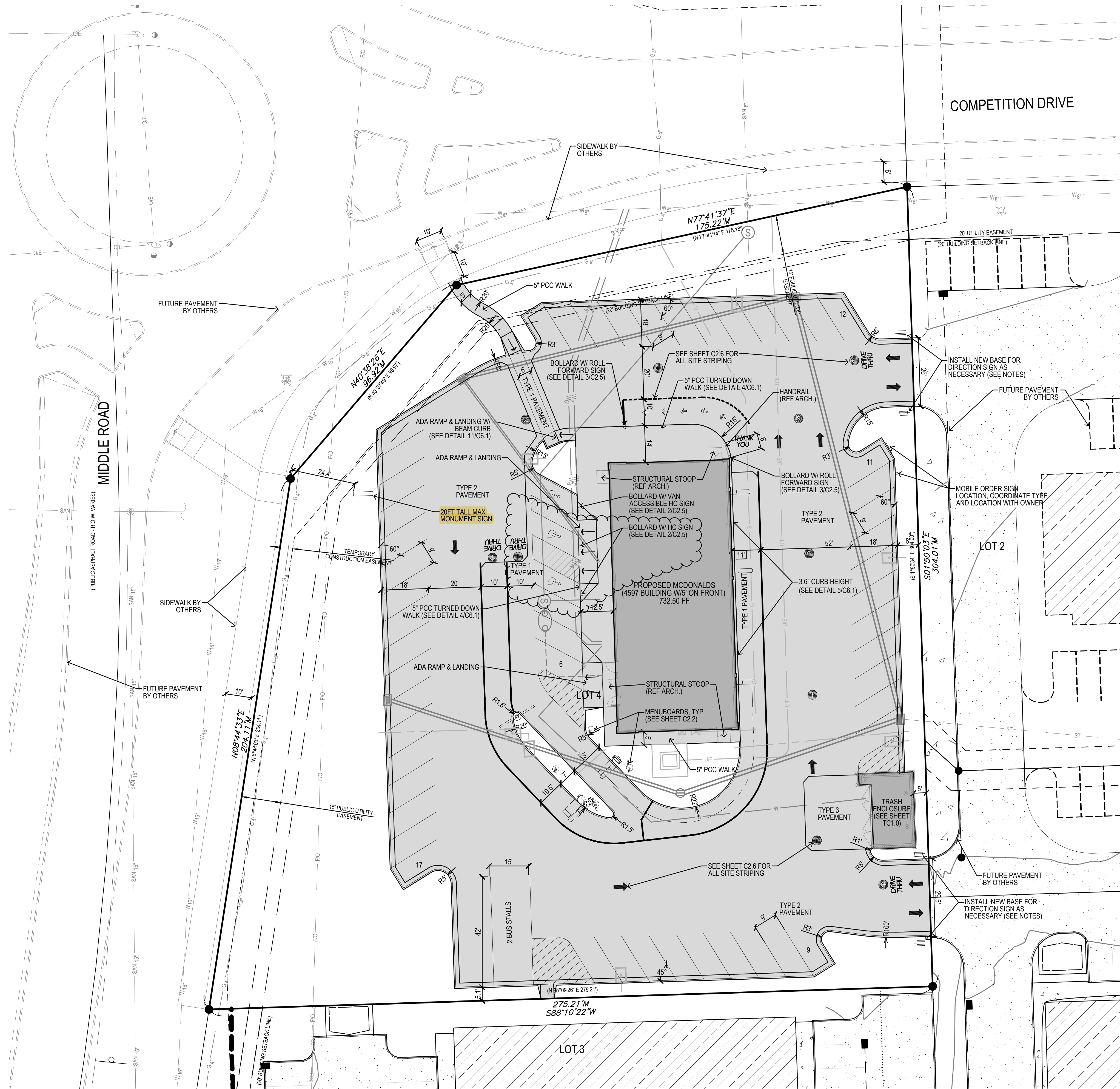


Case No. 24-015: 5221 Competition Drive
Variance: Sign Height
Zoning



	Variance Location
	Subdivision
	Parcel
Zoning District	
	A-1 Agricultural/Urban Reserve
	C-2 Community Commercial
	C-3 General Business
	C-7 Regional Entertainment
	R-1 Single Family Res.
	R-3 Mixed Residential

4/12/2023 10:04:20 AM L:\LAND PROJECTS 2022\220006 BETTENDORF - MIDDLE RD\DWG\C2 LAYOUT.DWG



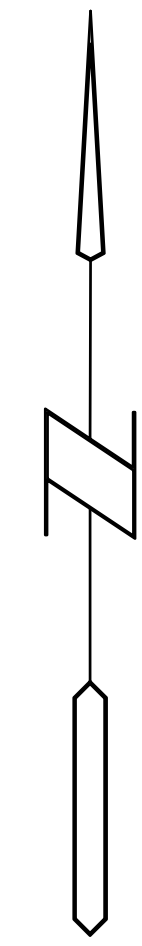
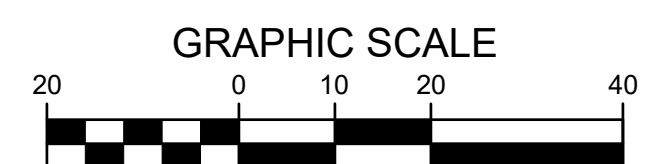
GENERAL NOTES:

1. ALL DIMENSION ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.

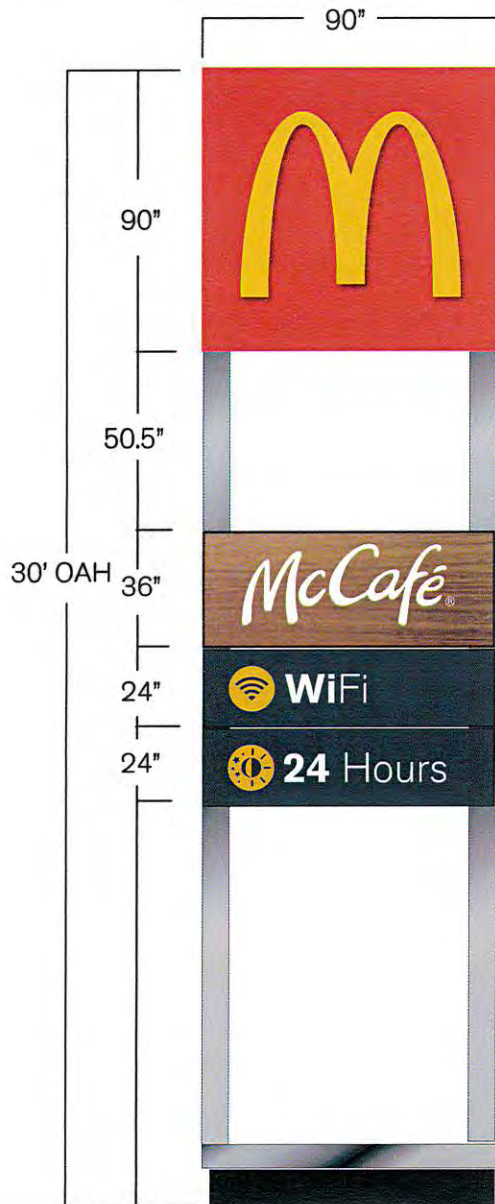
DIRECTIONAL SIGN NOTES:

1. NEW OR REPLACED DIRECTIONAL SIGNS ARE NOT APPROVED BY THE JURISDICTION AS PART OF THIS PLAN SET.
2. CONTRACTOR SHALL COORDINATE WITH OWNER/OPERATOR AND MCDONALD'S CONSTRUCTION MANAGER FOR DIRECTIONAL SIGN TYPE.
3. IF EXISTING BOLT PATTERN ON EXISTING SIGN BASE WORKS WITH THE NEW SIGN AND THE BOLTS ARE LONG ENOUGH, THE CONTRACTOR MAY INSTALL NEW SIGNS ON THE EXISTING BASE.
4. IF THE BOLT PATTERN ON THE EXISTING SIGN BASE DOES NOT MATCH OR IF THE BOLTS ARE NOT LONG ENOUGH FOR THE BOLTS TO BE DOUBLE NUTTED, THE CONTRACTOR SHALL REMOVE THE EXISTING BASE AND INSTALL A NEW BASE PER THE DETAIL SHOWN ON SHEET C2.4. NO RETROFIT BASES WILL BE ALLOWED.

<p>PREPARED FOR: McDonald's USA, LLC <small>These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the the contract documents for reuse on another project is not authorized.</small></p>	<p>REVISIONS:</p> <table border="1"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td>3</td><td>4/12/23</td><td>REVISED PER CITY COMMENTS</td></tr> <tr><td>2</td><td>1/23/23</td><td>PERMIT SET</td></tr> <tr><td>1</td><td>10/25/2022</td><td>CITY SUBMITTAL</td></tr> <tr><td>0</td><td>10/10/2022</td><td>PRELIMINARY SET</td></tr> </table>	NO.	DATE	DESCRIPTION	3	4/12/23	REVISED PER CITY COMMENTS	2	1/23/23	PERMIT SET	1	10/25/2022	CITY SUBMITTAL	0	10/10/2022	PRELIMINARY SET
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<p>DRAWN BY: CLT</p> <p>DATE: 4/12/23</p> <p>REVIEWED BY: JEJ</p> <p>DATE ISSUED: 4/12/23</p>	<p>TITLE: BETTENDORF, IA - MIDDLE RD SITE PLAN LAYOUT PLAN</p> <p>DESCRIPTION: LAYOUT PLAN</p> <p>SHEET NO.: C2.1 BE# 220006</p>															
<p>© 2023 McDonald's USA, LLC</p> <p>PREPARED BY: Bishop Engineering <small>Training Your Successful Development</small> 3901 104th Street Des Moines, Iowa 50323-2825 Phone: (515) 281-4464 Fax: (515) 281-4017 Civil Engineering & Land Surveying Established 1999</p>	<p>LOT 2</p> <p>LOT 3</p> <p>LOT 4</p>															



Next Gen 30' Road Sign



- Illumination:** LED
- Electrical:** 11.20 Amps @ 120V
- Power Supply:** Agilight PS12-60W-100/277V
- Face Detail:** Laser cut aluminum faces with illuminated copy and push thru arch

Available Panels -



Electronic Message Center (EMC)
option also available.



STAFF REPORT

To: Board of Adjustment
Author: Taylor Beswick
Department: Community Development
Date: March 14, 2024

Case No.: 24-017
Request: Special Use Permit
Location: 3636 Tanglewood Road
Applicant: Craig Wagner
Current Zoning: C-1, Neighborhood Commercial
Future Land Use: ULI, Urban Low Intensity
Proposed Use: 18-hole, miniature golf course. Defined as "Commercial Recreation (Controlled Impact). Special Permitted Use in the C-1 District.

Background Information & Facts

Craig Wagner of The Tangled Wood restaurant is requesting a special use permit to allow the construction of a mini-golf course in the C-1, Neighborhood Commercial District ([see Aerial Map – Attachment A](#)). The Tangled Wood currently operates a restaurant, outdoor patio, bar, and outdoor theatre at 3636 Tanglewood Road. The property is located in the C-1 Zoning District and is surrounded by C-1 to the south and I-1, Limited Industrial to the north and east ([see Zoning Map – Attachment B](#)). Adjacent developments include Pleasant Valley Community School District’s bus terminal, City of Bettendorf Public Works/Parks Maintenance, residential townhomes, and a YMCA location. The proposed mini-golf course would occupy land that is currently a meadow on The Tangled Wood property ([see Existing Conditions and Topo – Attachment C](#)). The mini-golf course is shown to contain 18 holes and to be built with artificial turf ([see Proposed Mini-Golf Course Rendering - Attachment D](#)).

Staff Analysis & Recommendations

Existing outdoor uses at The Tangled Wood include a bar patio, evening music, events, yard games, and fire pits. The proposed mini-golf course would add another amenity for customers of all ages and would likely be used mostly in the evenings or on weekends. The overall increase in customers and intensity created by this attraction would likely be negligible when compared to the number other amenities existing onsite. Currently, the venue has a total occupancy of 1,250 people when combining all spaces.

Renderings of the mini-golf course include 3-foot lighting posts that would illuminate downward onto the course after dark. Hours of operation have not been proposed by the applicant, but this could be a condition of the special use permit if approved by the Board of Adjustment.

Noise from the attraction is expected to be limited, though some background music is proposed. The applicant would still need to observe all noise ordinance provisions and could alter the sound level if any issue were to arise.

Off-street parking for The Tangled Wood is provided at the following locations:

- 145 spaces on restaurant property
- 52 spaces on City-owned property (via a lease)
- 277 spaces on YMCA property (via a shared parking agreement)
- **TOTAL = 474**

Given the existing uses, the total required number of parking spaces per City Code is 372. The mini-golf course would require an additional 19 required parking spaces.

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 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 existing restaurant and associated amenities are of a higher intensity than the proposed mini-golf course. The proposed use would not degrade the character or harmony of the site.
4. **Does the special use unreasonably hinder or discourage development in the target district?** No.
5. **Is parking adequate and are the entrances and exits sufficient for the traffic flow to be generated?** Yes, as detailed above.
6. **Will the special use devalue surrounding properties?** Staff contends the special use will have sufficient buffering, screening, and provisions which will protect the surrounding properties from any created negative externalities.
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?** The Board may explore conditioning hours of operation or noise limits after certain hours for the mini-golf course which is consistent to outdoor concerts and events held at the existing venue. Currently, music events are required to be over by 10:00 PM.
9. **Is the proposed use consistent with the Comprehensive Plan?** Yes, the development supports the following Comprehensive Plan Goal: “Goal C Attract and Retain Business and Industry.”

Staff Recommendation

Staff recommends approval of the special use permit subject to the condition noted herein.

Respectfully submitted,

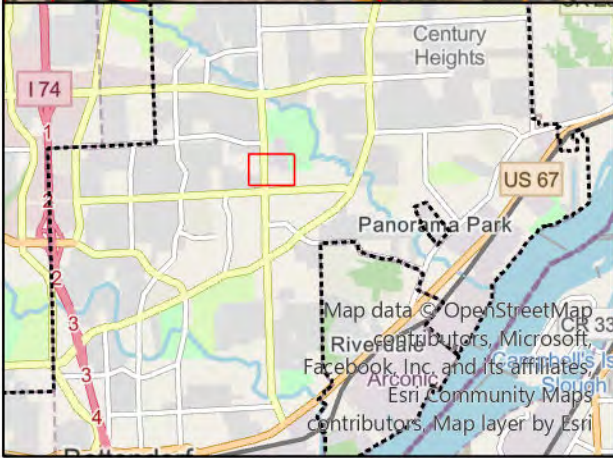
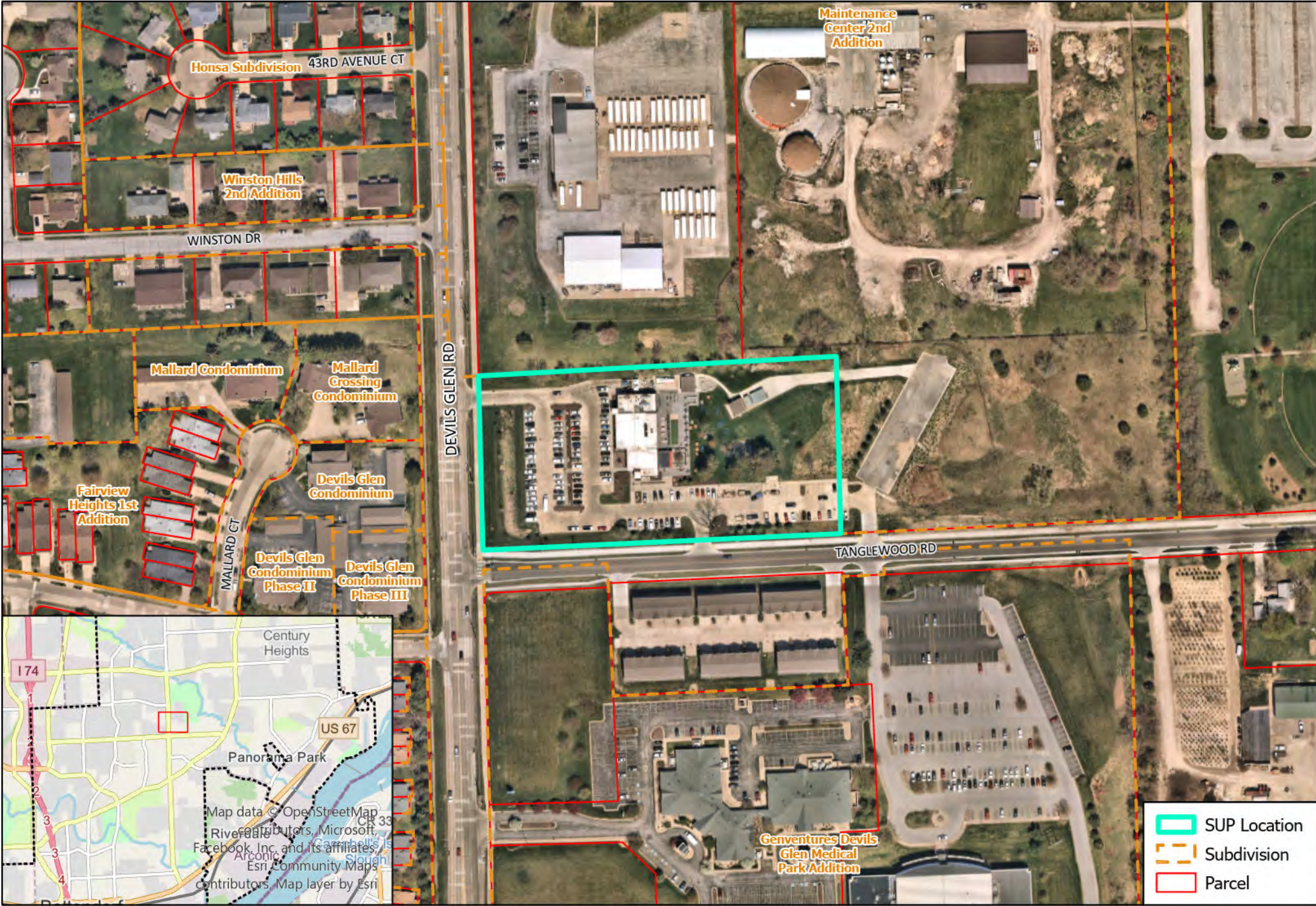
Taylor Beswick
Senior City Planner

Case No. 24-017: 3636 Tanglewood Road

Special Use Permit: Mini-Golf Course

Aerial

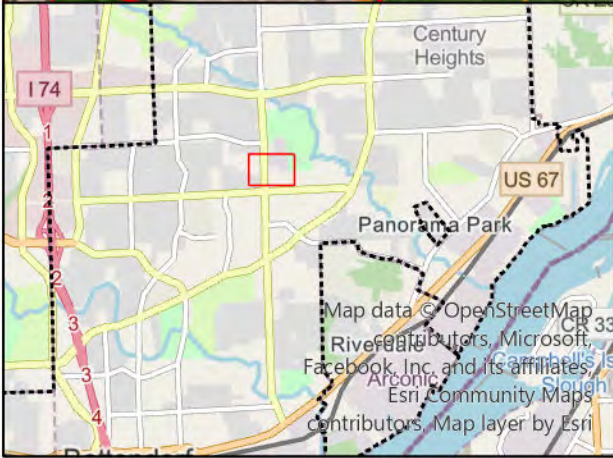
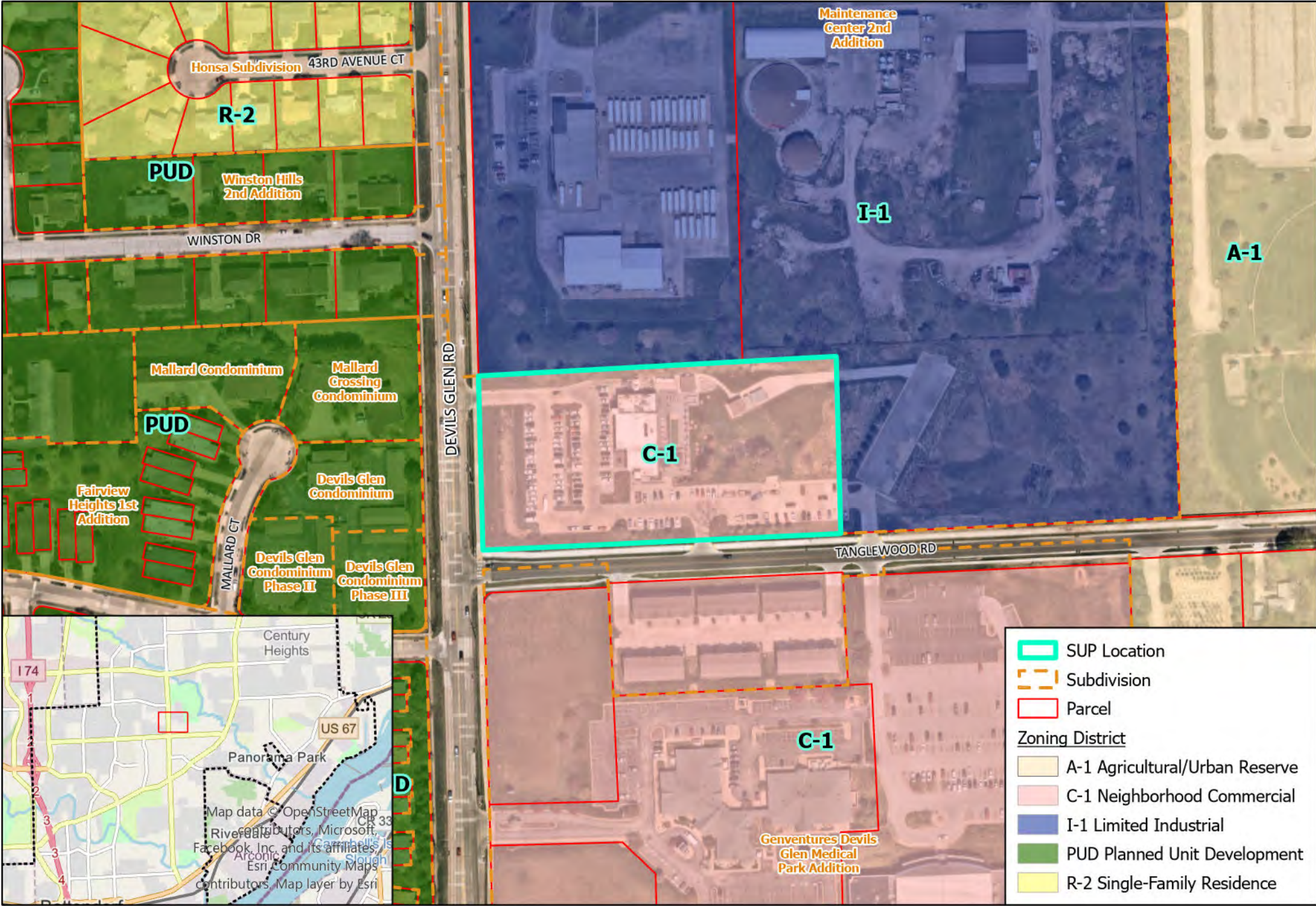
1 Inch = 208 Feet



- SUP Location
- Subdivision
- Parcel

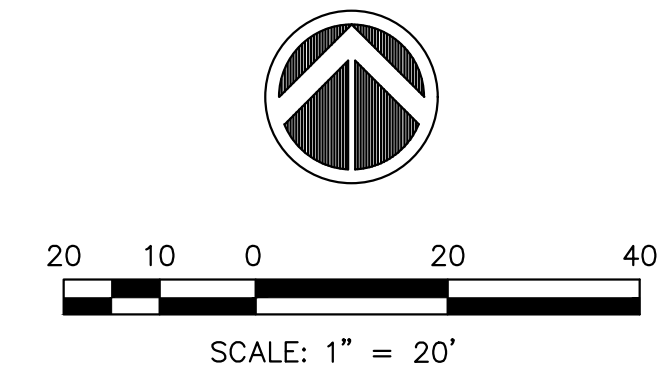
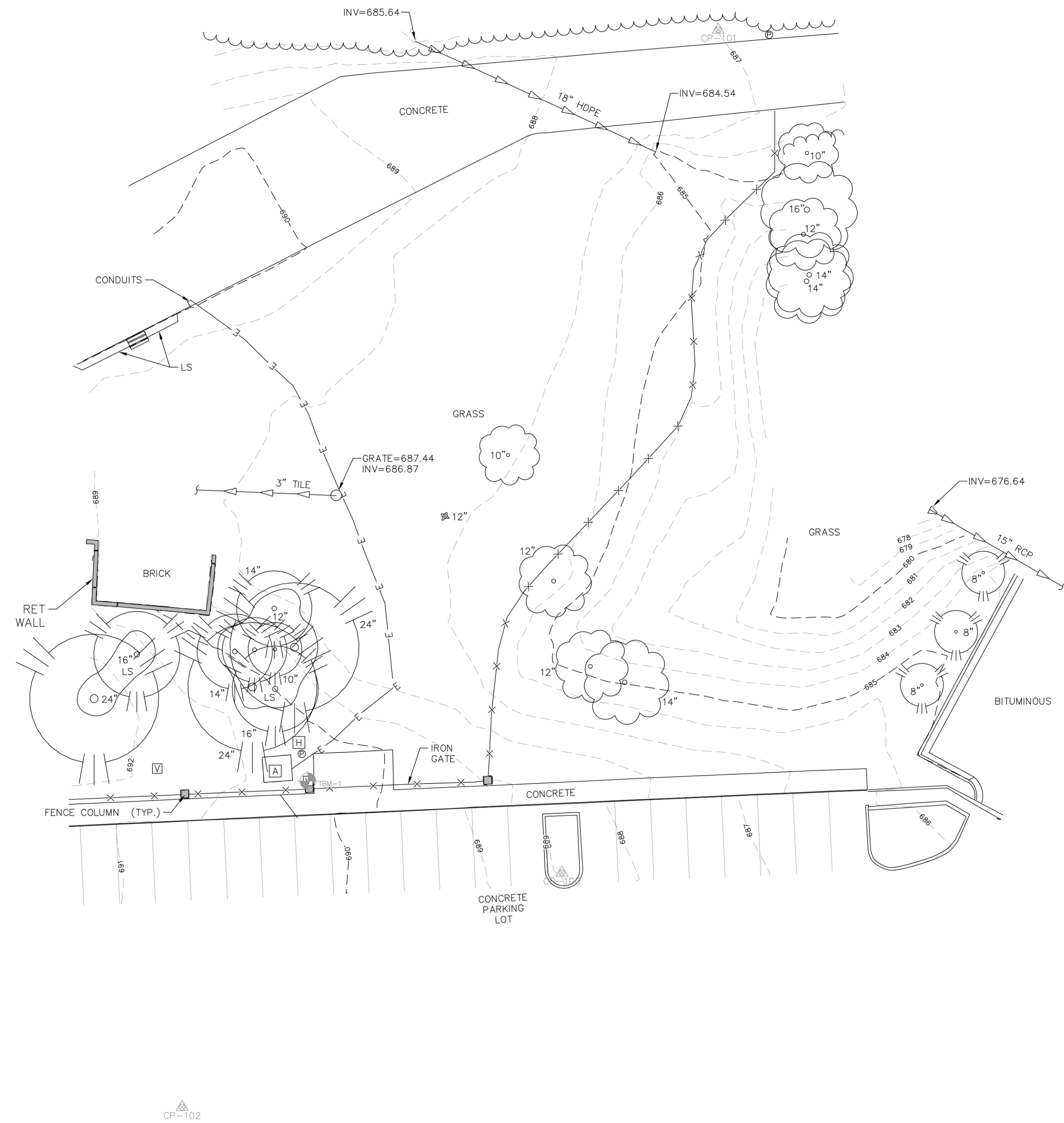
Case No. 24-017: 3636 Tanglewood Road Special Use Permit: Mini-Golf Course Zoning

1 Inch = 208 Feet



	SUP Location
	Subdivision
	Parcel
Zoning District	
	A-1 Agricultural/Urban Reserve
	C-1 Neighborhood Commercial
	I-1 Limited Industrial
	PUD Planned Unit Development
	R-2 Single-Family Residence

Thursday, February 15, 2024 9:34:52 AM
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LEGEND

- EXISTING
- STORM INLET
 - △ FLARED END SECTION
 - SPRINKLER BOX
 - ⊞ HANDHOLE
 - ⊞ AIR CONDITIONING UNIT
 - ⊞ POST/BOLLARD
 - ⊙ CONIFER TREE
 - ⊙ DECIDUOUS TREE
 - ⊙ TREE STUMP
 - ⊙ CONTROL POINT
 - ⊙ BENCHMARK
 - ⊙ STORM SEWER
 - E— UNDERGROUND ELECTRIC
 - X— WIRE FENCE
 - - - - - CONTOUR
 - ⋯ TREE LINE

HORIZONTAL CONTROL - NAD 83			
POINT #	NORTHING	EASTING	DESCRIPTION
100	583957.7028	2466355.4437	12" SPIKE
101	584169.1808	2466394.6235	12" SPIKE
102	583906.9496	2466397.1382	12" SPIKE

VERTICAL CONTROL - NAVD 88		
	DESCRIPTION	ELEVATION
TBM-1	CUT "X" IN SE COR ELEC TRANS PAD SOUTH OF PAVILION	691.09

IOWA TOPOGRAPHIC SURVEY NOTES

THIS TOPOGRAPHIC SURVEY WAS PREPARED AT THE REQUEST, AND FOR THE EXCLUSIVE USE OF AMERICAN GREENS TANGLED WOOD. USE BY ANY OTHER PERSON OR ENTITY IS STRICTLY PROHIBITED.

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VERTICAL CONTROL IS BASED ON NAVD 88 DATUM.

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CI/ASCE 38-02 QUALITY LEVELS:

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CALL IOWA ONE CALL AT 1-800-292-9899 FOR INFORMATION REGARDING UTILITIES OR FACILITIES LOCATED ON OR ADJACENT TO THIS SITE.

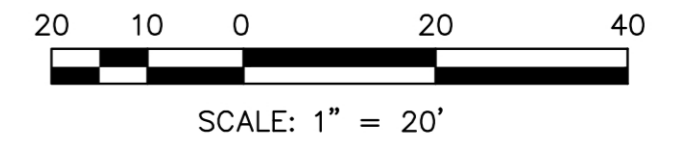
Design Information Results for Ticket # 552400592

- (M50G) MIDAMER-GAS
 Contact Name : Matt Kovacic
 Contact Phone: 3097933704
 Contact Email: qclocates@midamerican.com
- (GNI01) GENESEO COMMUNICATIONS
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 Contact Phone: 3099452508
 Contact Email: engineering@geneseo.com
- (BDF) BETTENDORF, CITY OF
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 Contact Email: njohnson@bettendorf.org
- (IWD) IOWA AMERICAN WATER COMPANY
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 Contact Phone: 5634689222
 Contact Email: julie.allender@amwater.com
- (MET) METRO FIBERNET, LLC
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 Contact Email: 811design@metronet.com
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 Contact Name : Erik Rasmussen
 Contact Phone: 5633338705
 Contact Email: qclocates@midamerican.com
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 Contact Phone: 8155975103
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 Contact Email: outsideplant@cstech.com
- (CTLIA01) CENTURYLINK
 Contact Name : Sadie Hull
 Contact Phone: 9185470147
 Contact Email: sadie.hull@lumen.com

REVISIONS	DESCRIPTION	DATE
No.		

AMERICAN GREENS - TANGLED WOOD
 BETTENDORF, IOWA
 EXISTING CONDITIONS

IMEG Project No: 24000885.00
File Name: 24000885-00 Topo.dwg
© COPYRIGHT 2024 ALL RIGHTS RESERVED
Field Book No: 1
Drawn By: WAN
Checked By: BDO
Date: 02/12/2024
1
Sheet 1 of 1



LEGEND

EXISTING

- STORM INLET
- △ FLARED END SECTION
- SPRINKLER BOX
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 Contact Phone : 8155975103
 Contact Email : cminard@mediacomcc.com

(CST) CENTRAL SCOTT TELEPHONE
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 Contact Phone : 5633458800
 Contact Email : outsideplant@ctech.com

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 Contact Phone : 9185470147
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REVISIONS	DESCRIPTION	DATE
No.		

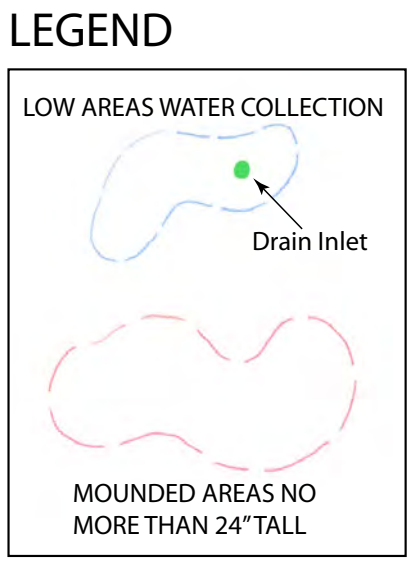
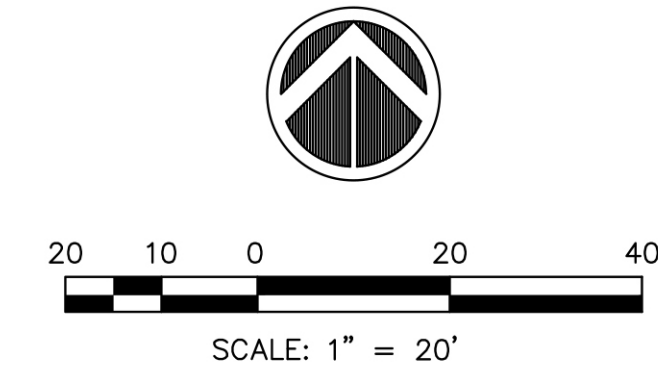
IMEG
 PH: 309.786.0673
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 www.imegcorp.com
 823.26TH AVENUE
 ROCK ISLAND, IL 61201
 Illinois Design Firm Registration # 84.007637-0014

AMERICAN GREENS - TANGLED WOOD
 BETTENDORF, IOWA
 EXISTING CONDITIONS

IMEG Project No: 24000885.00
File Name: 24000885-00 Topo.dwg
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Field Book No: 1
Drawn By: WAN
Checked By: BDO
Date: 02/12/2024
1
Sheet 1 of 1

Thursday, February 15, 2024 9:34:52 AM
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PUTTING COURSE LAYOUT SYNTHETIC TURF & ORGANIC LANDSCAPING



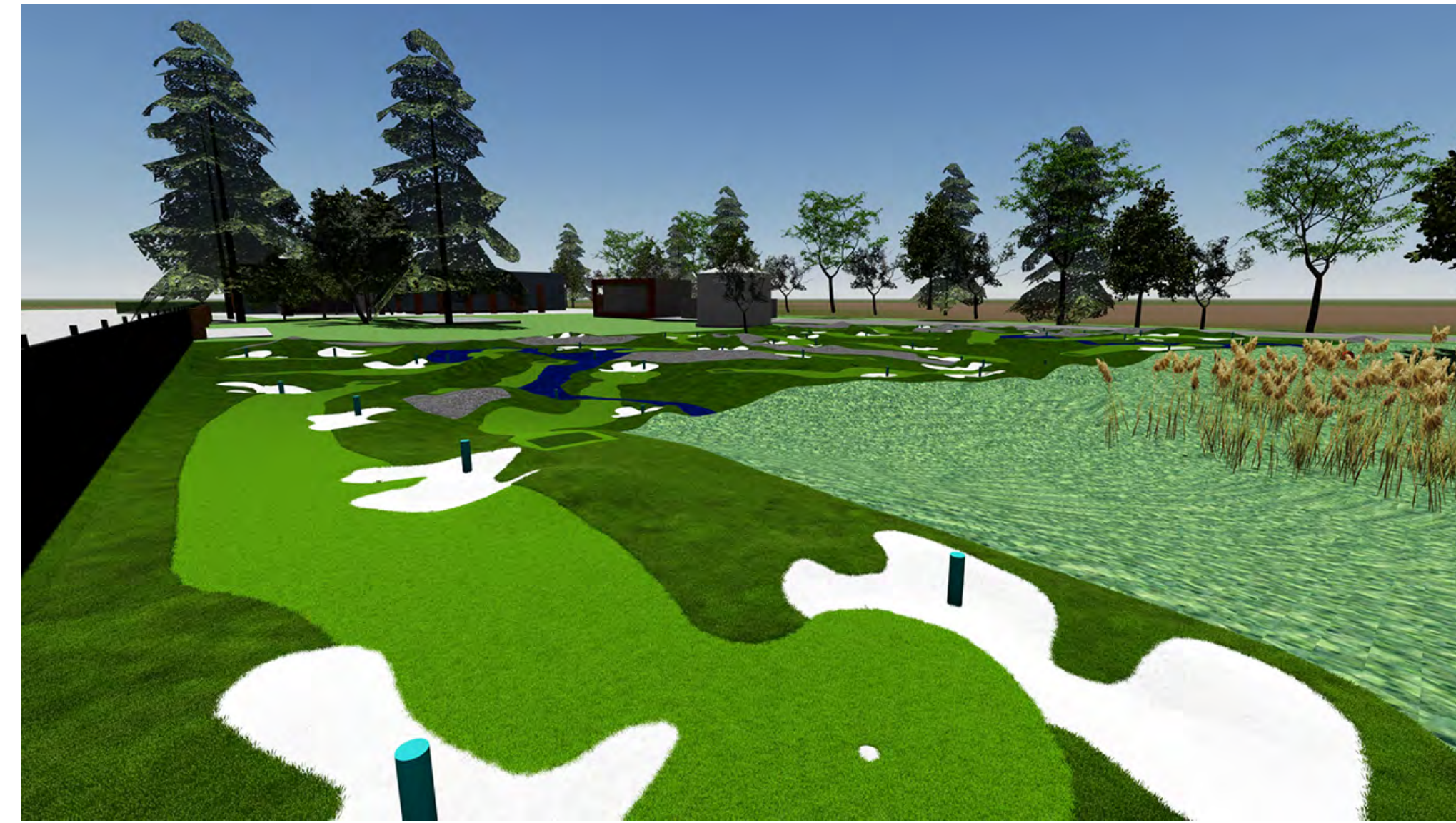
1-9 ADA
10-18 NON ADA

- FRINGE TURF - 300 GALLONS PER HOUR
- PUTTING TURF - CUSHIONED
- WATER TURF - 300 GALLONS PER HOUR
- BUNKER TURF - 300 GALLONS PER HOUR

POV: SW CORNER



POV: SE CORNER



3636 Tanglewood Road
Bettendorf, IA 52722

THE TANGLED WOOD PUTTING COURSE

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