

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
JULY 11, 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 June 13, 2024.
4. The Board to hold a public hearing on the following case:
 - a. **Case 24-047; 1740 State Street (C-3)** – Special Location Parking Plan to allow part of the required number of parking spaces to be located off-site, submitted by Jason Sturtevant. (Staff: Beck)



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
JUNE 13, 2024
5:00 P.M.

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

Item 1. Roll Call

PRESENT: Gallagher, Tansey, Tombergs, Vermillion

ABSENT: Spranger

STAFF: Beck, Fuhrman, Hunt

Item 2. Review of Board procedures.

Item 3. The Board to review and approve the minutes of the meeting of May 9, 2024.

On motion by Tombergs, seconded by Tansey, that minutes of the meeting of May 9, 2024 be approved as submitted.

ALL AYES

Motion carried.

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

- a. **Case 24-040; 1740 State Street (C-3)** – Special use permit to allow a bar and an outdoor service area with alcohol, submitted by Jason Sturtevant. (Staff: Beck)

Beck reviewed the staff report.

Gallagher asked If a written agreement would be required to use public parking lots for part of the required number of parking spaces. Hunt explained that the only Issue before the Board Is the special use permit for the bar and outdoor service area and

that the applicant would be required to get approval of a special location parking plan and a site development plan. He reviewed the process the applicant would need to follow, adding that no formal agreement would be necessary because the lots in question are public.

Beck reviewed the method used to calculate the required number of parking spaces for the business.

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

Jason Sturtevant, the applicant, explained that he and his son had purchased the building in January in order to open the bar with a golf simulator.

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

On motion by Tansey, seconded by Tombergs, that a special use permit to allow a bar and an outdoor service area with alcohol be approved subject to staff recommendations and in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #2 to these minutes.

- b. **Case 24-043; 4383 - 53rd Avenue (C-1)** – Special use permit to allow an outdoor service area with alcohol, submitted by Aman J. Razdan. (Staff: Beck)

Beck reviewed the staff report. Beck stated that a letter expressing concern about the noise that may be generated by the outdoor area was received from Jangid Ashokkumar, 4359 Tranquility Place.

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

Aman Razdan, the applicant, stated that he is the chef at Hemispheres Restaurant and that the reason for the request is that he has to relocate his business. He explained that he would make sure that there would be no obtrusive lighting or loud

sounds from the patio and that it would likely not be open after 11 pm. He added that the outdoor patio and indoor area would have separate menus.

There being no one else present wishing to speak In favor of or In objection to the request, Gallagher closed the public hearing.

On motion by Vermillion, seconded by Tombergs, that a special use permit to allow an outdoor service area with alcohol be approved subject to staff recommendations and in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #3 to these minutes.

There being no further business, it was unanimously approved to adjourn the meeting at approximately 5:25 p.m.



STAFF REPORT

Subject: Modification to Off-Street Parking Requirement (Special Location Plan)
Author: Greg Beck, City Planner
Department: Community Development
Date: July 11, 2024

Case No.: 24-047
Request: Allow Off-Street Parking Requirement to be met through parking at sites within 300 feet of applicant's parcel
Location: 1740 State Street
Legal Description: Lots 11 and 12, Blk 11; Bettendorf Improvement Company (Parcel 84286211211)
Applicant: Sturtevant Realty, LLC (Jason Sturtevant, Owner)
Current Zoning: C-3, General Business District
Future Land Use: UHI, Urban High Intensity

Background Information & Facts

Sturtevant Realty/Jason Sturtevant has submitted a Special Location Plan (parking) to allow a portion of the required off-street parking for 1740 State Street to be located within nearby public parking lots (see Aerial Photo, Attachment A).

The land use designation for the applicant's parcel is Urban High Intensity which supports the parcel's C-3, General Business District zoning classification (see Future Land Use Map and Zoning Map Aerials, Attachments B and C). Entry to the site is via State Street or the alley connecting 17th Street and 18th Street (see Site Photos, Attachment D).

This site has been the subject of recent Board of Adjustment and Planning and Zoning Commission actions. On June 13, 2024, the Board of Adjustment granted special use permits for a bar and a patio with alcohol service. On June 19, 2024, the applicant received a positive recommendation from the Planning and Zoning Commission for the site development plan for the project subject to the condition that the applicant must receive approval for offsite parking from the Board of Adjustment.

Staff Analysis & Recommendations

The lot in question is part of an older subdivision of the City, and the building dates back to at least 1953. The size and configuration of the lot is smaller than would likely be platted under modern standards. This has led to difficulties in meeting parking requirements. City code allows a couple of pathways to find relief for parking in circumstances like this. These include a provision for reducing on-site parking by 50 percent in the downtown and allowing some parking to occur offsite, with Board of Adjustment approval. Each of these provisions is explained in more detail below.

The applicant has submitted a request to reduce the parking requirement by 50 percent in accordance with *11-13-5.F*, which is pending City Council approval. Staff is in favor of this reduction and expects Council's

approval. While this approval would lessen the parking requirement to 18 spaces on site, the location would still be 6 spaces short (see Site Development Plan, Attachment E). Thus, the applicant is seeking further relief from the parking requirement by utilizing *11-13-3* of the City's parking ordinance to allow for some of the parking to be located offsite.

Under *11-13-3 Location*, the City's parking ordinance allows for off-street parking requirements to be met remotely in commercial districts so long as the parking facilities are within 300 feet of the building they are required to serve. Off-street parking of this type is considered a "Special Location Plan" which must be approved by the Board of Adjustment. Options for offsite parking within 300 feet are listed below and displayed on Attachments F and G (Site Photos and Aerial Distance Location Map).

Public Parking within 300 Feet

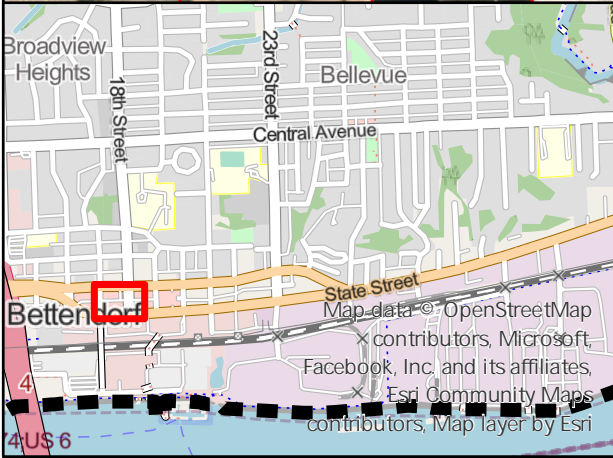
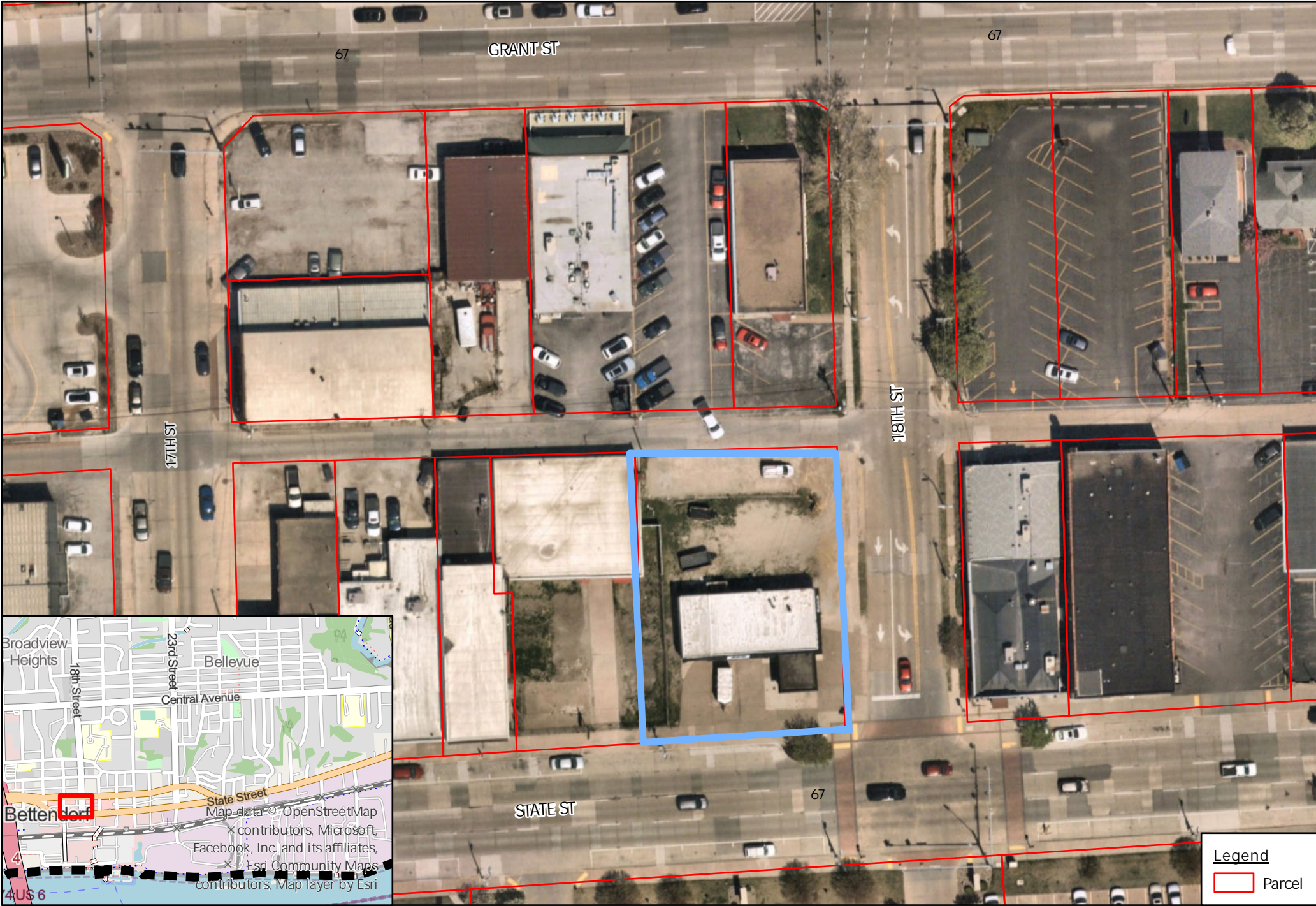
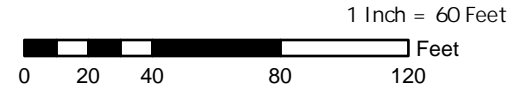
- City Hall, 1609 State Street - 275 feet
- Quad Cities Waterfront Convention Center, 1777 State Street - 250 feet
- Public parking lot, 1730 Grant Street - 266 feet

Staff Recommendation


Staff contends that the available public parking in the three parking lots in close proximity to 1740 State Street enables the applicant to meet the off-street parking requirements. Staff recommends approval.

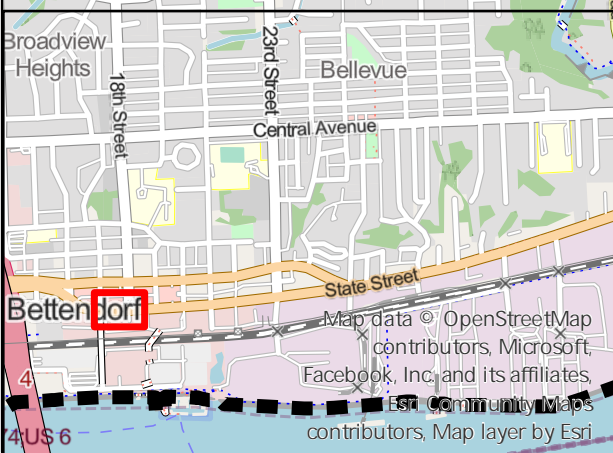
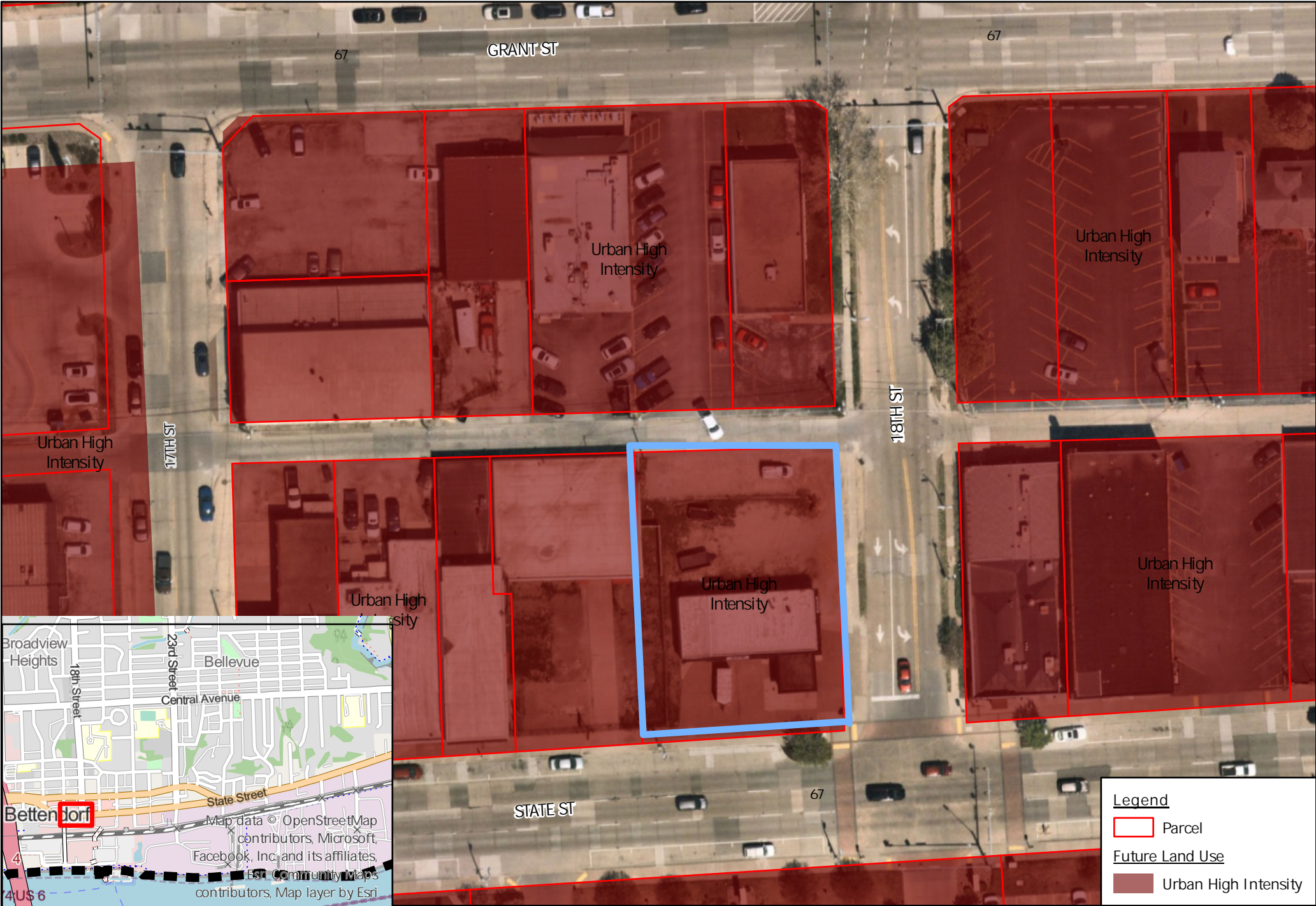
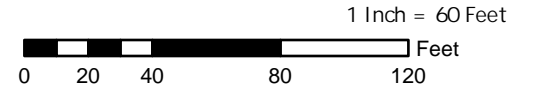
Respectfully submitted,

Greg Beck
City Planner



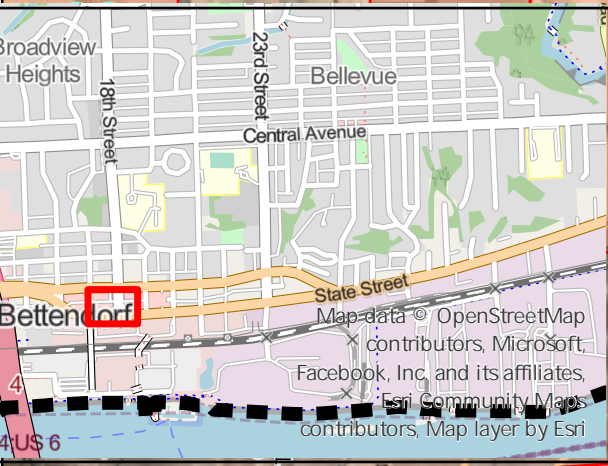
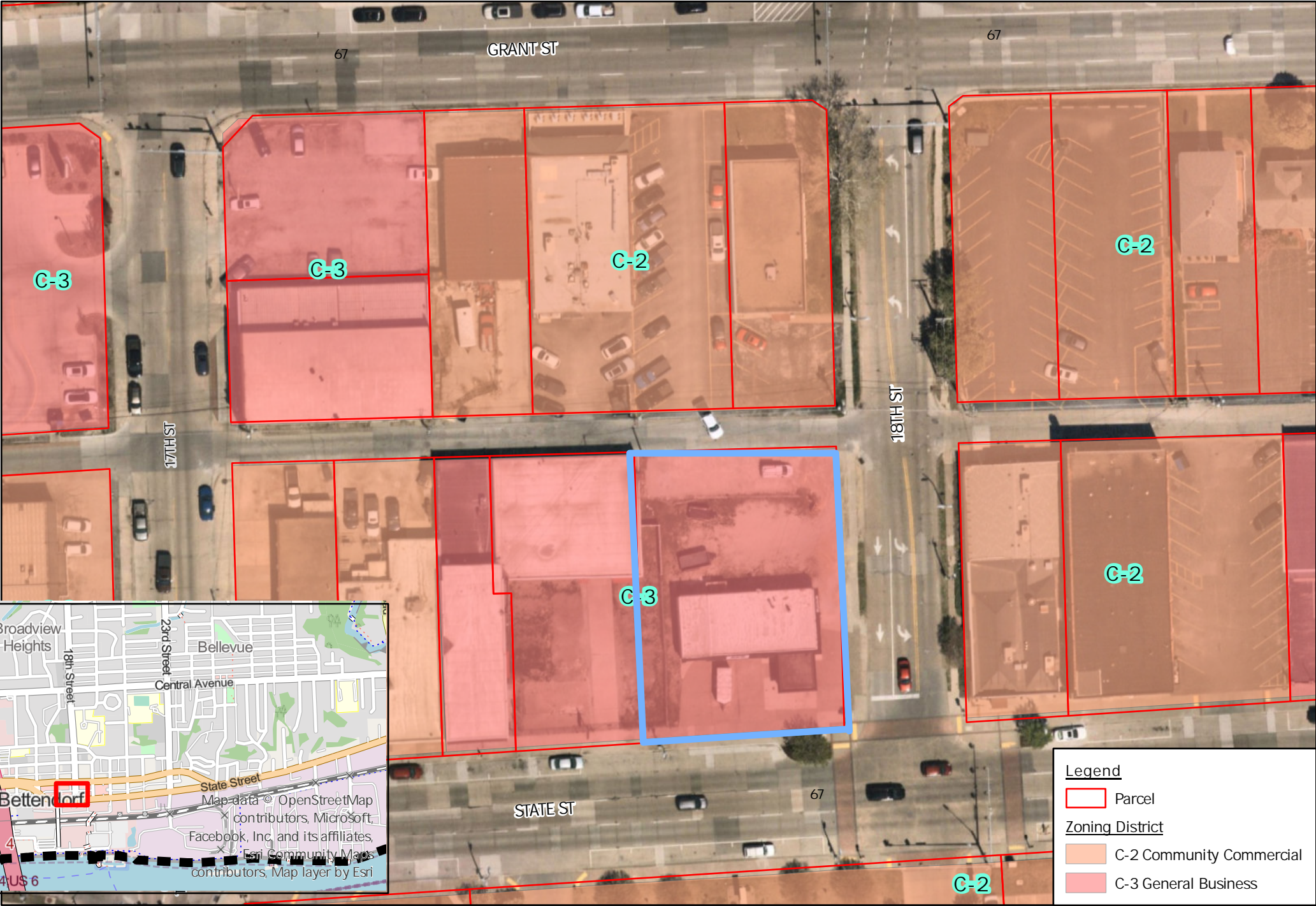
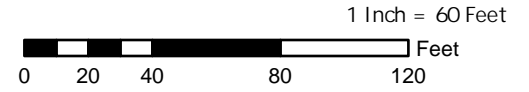
Legend

 Parcel



Legend

- Parcel
- Future Land Use**
- Urban High Intensity



Legend	
	Parcel
Zoning District	
	C-2 Community Commercial
	C-3 General Business



STATE STREET AND 18TH STREET LOOKING NORTHWEST



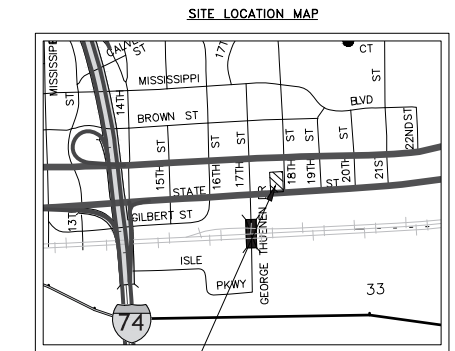
18TH STREET AND ALLEY LOOKING SOUTHWEST

SITE DEVELOPMENT PLAN

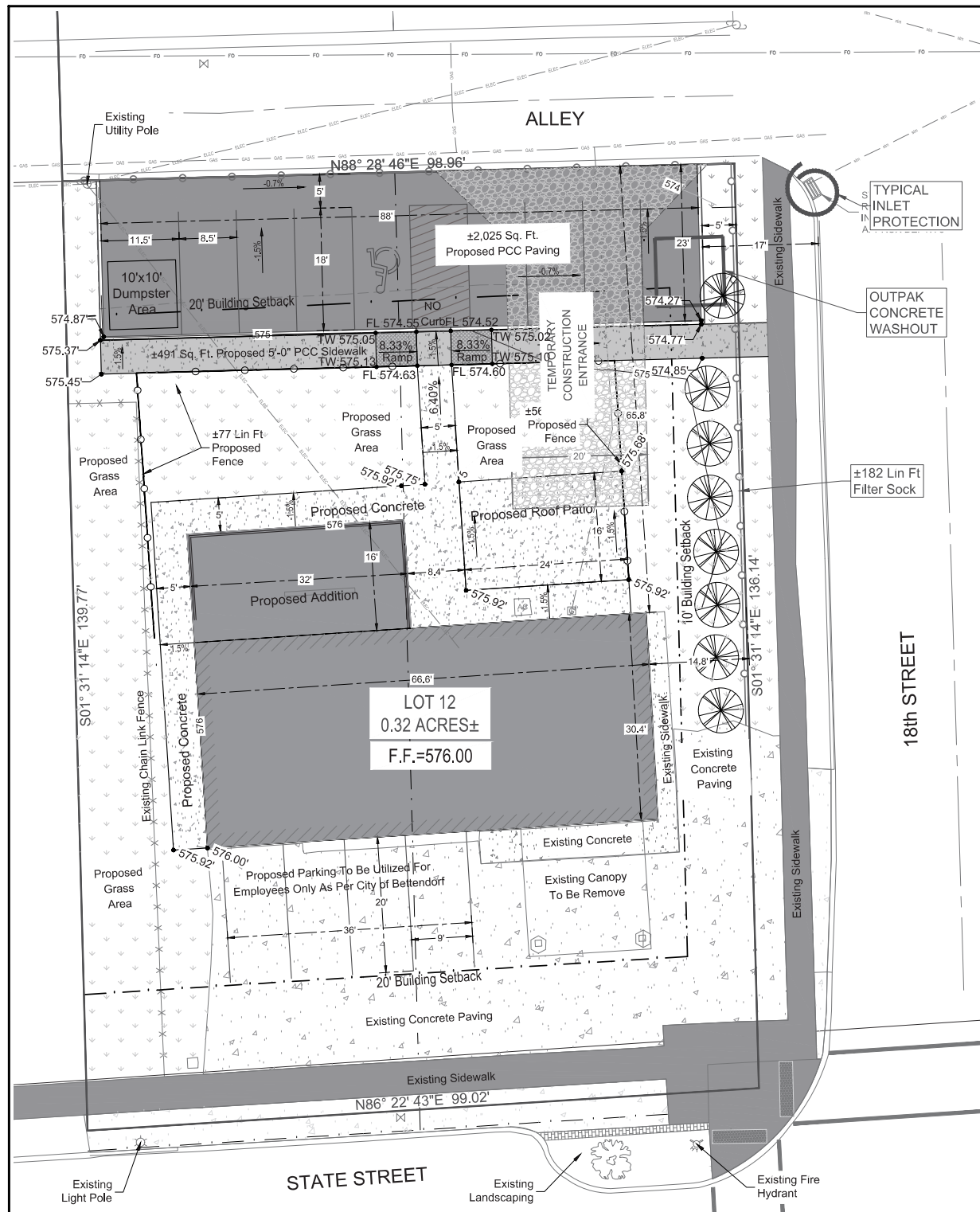
JASON STURTEVANT

1740 STATE STREET, BETTENDORF, IA 52722

GRAPHIC SCALE
10 0 5 10
(IN FEET)
1" = 10' (24x36)



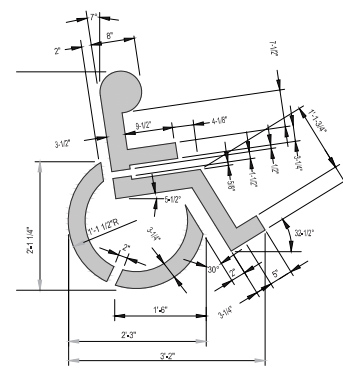
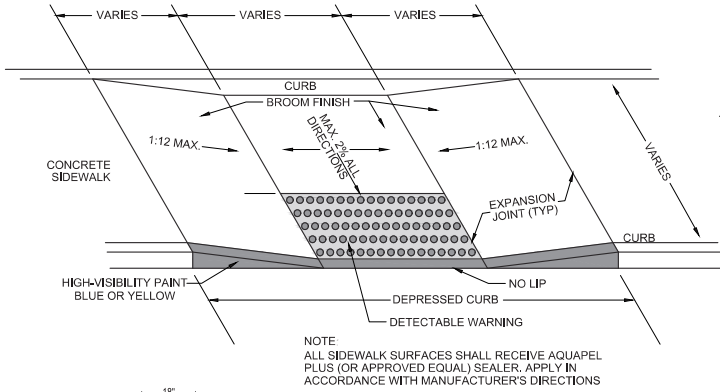
- GENERAL NOTES**
- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
 - LEGAL DESCRIPTION OF PROPERTY: BETTENDORF IMP. CO LOTS 11 & 12 OF BLOCK 11
 - 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.



ZONING
C-3 Business District

SETBACKS
Front 20'
Street Side Yard 10'
Rear 20'

TOTAL PROPOSED PARKING PLACES= 12

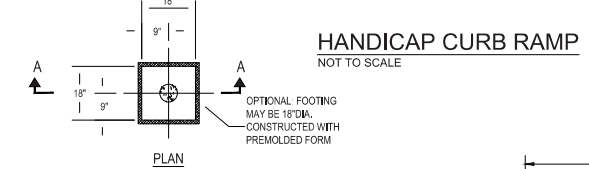


A.D.A. PARKING SYMBOL
NOT TO SCALE

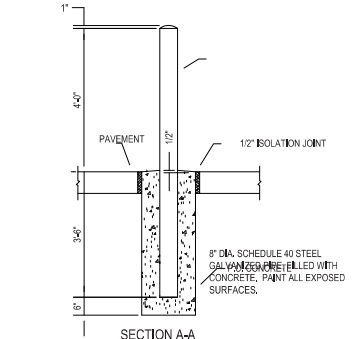
NOTE: ALL SIDEWALK SURFACES SHALL RECEIVE AQUAPEL PLUS (OR APPROVED EQUAL) SEALER, APPLY IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS



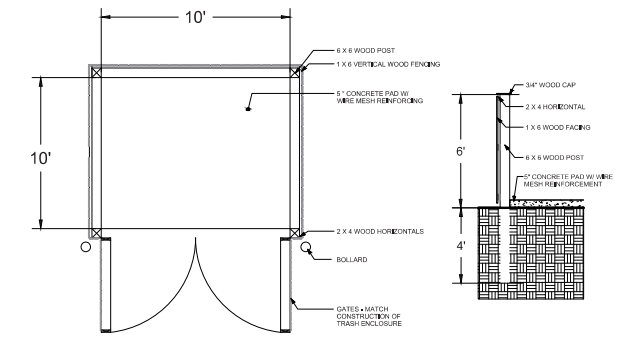
A.D.A. PARKING SIGN INSTALLATION
NOT TO SCALE



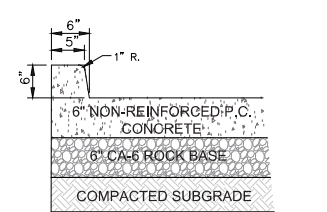
HANDICAP CURB RAMP
NOT TO SCALE



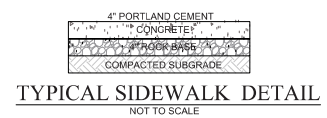
SECTION A-A
DUMPSTER BOLLARD DETAIL
NOT TO SCALE



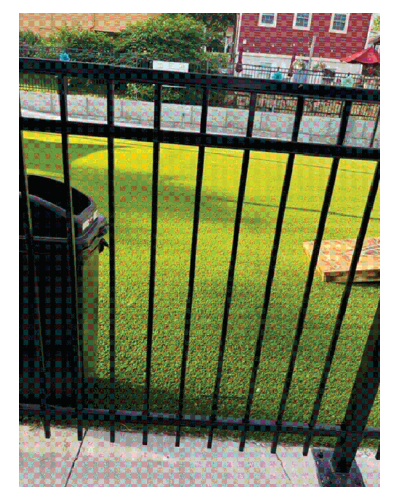
DUMPSTER DETAIL
NOT TO SCALE



TYPICAL PCC PAVING DETAIL
NOT TO SCALE



TYPICAL SIDEWALK DETAIL
NOT TO SCALE



Typical 54" Fence Detail

LEGEND:

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

LANDSCAPING NOTES
Minimum Street Yard Greenspace requirements:
Total Required Tree Factors = 8
(Qty. = 8) 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: 6/12/2024
DRAWN BY: PAR
CHECKED BY: CRT
DRAWING LOCATION: S:STURTEVANT, JASON

REVISIONS:

NO.	DESCRIPTION	DATE
1.	Plan set revisions as per City of Bettendorf review comments 6-6-24	6-11-24
2.	Added ADA Parking as per City of Bettendorf to north parking lot	6-12-24

PROJECT: SITE DEVELOPMENT PLAN
STURTEVANT PROPERTY
1740 STATE STREET
BETTENDORF, IA 52722

DEVELOPER:
JASON STURTEVANT
1403 DEVILS GLEN ROAD
BETTENDORF, IA 52722

SHEET NO.
C0

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
14864
6-12-2024
Date
License number: 14864
My license renewal date is December 31, 2024
Pages or Sheets covered by this seal: C0-C3



06/27/2024 12:27



← PETITIONER'S PARCEL SOUTH OF ALLEY.

ALLEY BETWEEN GRANT AND STATE STREET

06/27/2024 12:28

