



2011
Planning and Zoning Commission
Annual Report

Rezoning Requests

Preliminary Plats

Final Plats

Site Development Plans

Miscellaneous Items



**PLANNING AND ZONING COMMISSION
CITY OF BETTENDORF
2011 ANNUAL REPORT**

Summary of Activities

The City of Bettendorf's Planning and Zoning Commission is a seven-member commission appointed by the Mayor. The Commission is a recommending body to the City Council and is provided authority under Chapter 414 of the State Code of Iowa.

All members of the Planning and Zoning Commission shall be citizens and residents of the City and qualified by knowledge or experience to act in matters pertaining to the development and execution of a city plan. The term of office of members of the Planning and Zoning Commission shall be five years from the date of the appointment of each respective member. The expiration date for all terms of office shall be the first Monday in November; however, all members shall hold over until their successors are appointed and approved.

Regular meetings of the Planning and Zoning Commission are held monthly to review applications for requests for Rezoning, Preliminary Plats, Final Plats, Site Development Plans, and various other requests including zoning ordinance revisions and street name changes. Chapter 15.1 of the Bettendorf Municipal Code lists the following duties and powers of the Commission:

To make such surveys, studies, maps, plans, or plats of the whole or any portion of the City and of any land outside thereof, which in the opinion of such Commission bears relation to a Comprehensive Plan, and shall submit such plan to the Council with its studies and recommendations and it may publish same.

To prepare and maintain the City's Zoning and Subdivision Ordinances consistent with the Comprehensive Plan regarding the height, number of stories, and size of buildings and other structures; the percentage of ground that may be occupied; the size of yards, courts, and other open spaces; the density of population; the location and use of buildings, structures, and land for trade, industry, residence, or other purposes and to this end shall prepare a preliminary report and hold public meetings thereon and after such meetings have been held to submit its final report and recommendations to the City Council.

To recommend to the City Council, from time to time as conditions require, amendments, supplements, changes, or modifications in the Comprehensive Plan prepared by it.

To review and give its recommendation (before approval by the City Council) on all plans, plats, or replats of subdivisions, or re-subdivisions of land embraced in the City or adjacent thereto, laid out in lots or plats with the streets, alleys, or other portions of the same intended to be dedicated to the public, and all proposals for the vacation or partial vacation of a street, alley, or public ground.

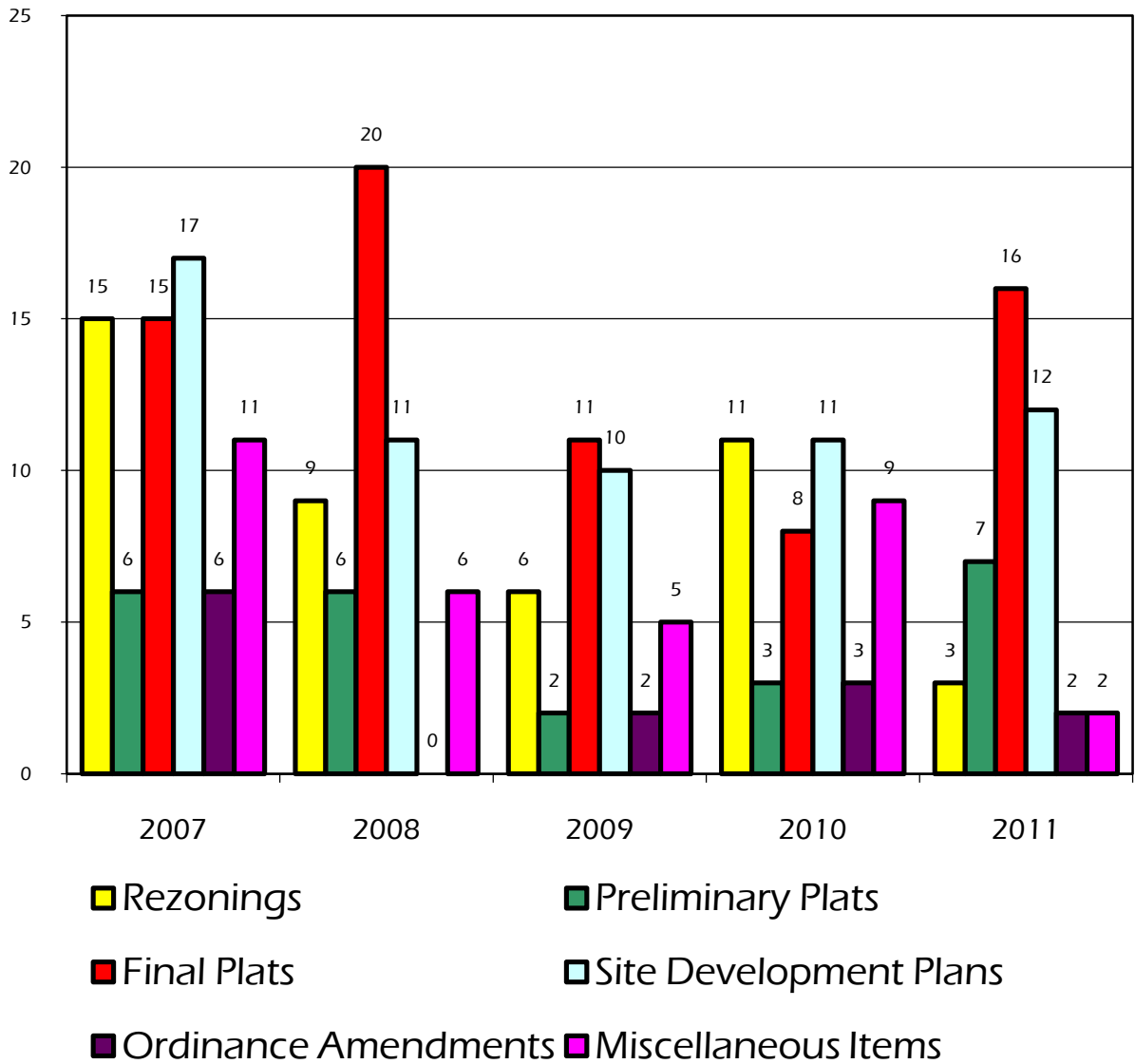
Each year, the Planning and Zoning Commission shall make a report to the Mayor and Council of the matters received, handled, and pending and the progress of its work for the preceding 12 months.

In 2011 the Commission made recommendations regarding 3 Rezoning requests, 7 Preliminary Plats, 16 Final Plats, 12 Site Development Plans, 2 Zoning Ordinance Amendments, and 2 miscellaneous cases.

Commission Member Listing

Robert Gallagher, Sr., Chairman (Appointed 11/72)
Jennifer Bennett (Appointed 6/05)
Ann Kappeler (Appointed 12/00)
Pat Laas (Appointed 6/01)
Paul Rafferty (Appointed 12/96)
Scott Stoltenberg (Appointed 5/01)
Roy Wennlund (Appointed 2/07)

Planning and Zoning Commission Annual Report 2011



**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2011
REZONING REQUESTS**

CASE NUMBER LOCATION REQUEST	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE NO.)
Case 10-060 SW corner of Middle Road and Hopewell Avenue A-1 to R-1	Hopewell Farm, L.C.	12/15/10	2/1/11 (12-11)
Case 10-061 SW corner of Middle Road and Hopewell Avenue A-1 to R-1	Trade Farm, L.C.	12/15/10	2/1/11 (13-11)
Case 10-062A NW corner of Middle Road and 53 rd Avenue A-1 to R-1	Middle Road Developers, L.C.	12/15/10	2/1/11 (14-11)
Case 10-062B NW corner of Middle Road and 53 rd Avenue A-1 to R-1	Middle Road Developers, L.C.	12/15/10	2/1/11 (15-11)
Case 10-062C NW corner of Middle Road and 53 rd Avenue A-1 to R-3	Middle Road Developers, L.C.	12/15/10	2/1/11 (16-11)
Case 10-063 NW corner of Middle Road and 53 rd Avenue C-2 and C-5 to C-2	Middle Road Developers, L.C.	12/15/10	2/1/11 (17-11)
Case 10-064 NW corner of Middle Road and 53 rd Avenue A-1 and C-5 to R-3	Middle Road Developers, L.C.	12/15/10	2/1/11 (18-11)
Case 10-067 Lot 10, Shoppes at Highlands Pointe First Addition Lots 1-12, Highlands Pointe First Addition R-1 to R-3	Towne & Country Manor Development	12/15/10	2/1/11 (19-11)
Case 11-003 2540 State Street C-3 to C-4	Premier Picks Auto Sales	1/19/11	3/1/11 (21-11)

**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2011
REZONING REQUESTS**

<p style="text-align: center;">CASE NUMBER LOCATION REQUEST</p>	<p style="text-align: center;">APPLICANT</p>	<p style="text-align: center;">P & Z DECISION DATE</p>	<p style="text-align: center;">COUNCIL DECISION DATE (ORDINANCE NO.)</p>
<p>Case 11-040 NE corner of Middle Road and Tanglewood Road A-1 to R-4</p>	<p>AMF Real Estate, LLC</p>	<p>8/17/11</p>	<p>10/18/11 (41-11)</p>
<p>Case 11-067 North of Still Creek Pass and west of Criswell Street A-1 to R-1</p>	<p>Tim Dolan Development Co.</p>	<p>11/3/11</p>	<p>1/17/12 (1-12)</p>

**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2011
PRELIMINARY PLATS**

CASE NUMBER/ SUBDIVISION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
Case 11-001 Steamboat Landing Third Addition	Green Bridge Company	1/19/11	2/1/11 (28-11)
Case 11-008 JJZ Addition	JJZ, LLC	2/16/11	3/1/11 (45-11)
Case 11-011 Schutter Farm First Addition	Joy Development Properties, LLC	3/16/11	4/5/11 (91-11)
Case 11-019 Villas at Glengevlin	Towne & Country Manor Development	4/20/11	5/3/11 (134-11)
Case 11-041 Haley Heights (formerly Hopewell Trade Farm)	Trade Farm, LC and Hopewell Farm, LC	8/17/11	9/6/11 (240-11)
Case 11-059 Mason Run Additions	Forest Grove Farm, LC	9/21/11	10/4/11 (267-11)
Case 11-072 Old Hunters Woods Fourth Addition	Old Hunters Woods Development Co., LC	11/16/11	12/6/11 (302-11)

**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2011
FINAL PLATS**

CASE NUMBER/ SUBDIVISION/(# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
Case 11-002 Steamboat Landing Third Addition (1)	Green Bridge Company	1/19/11	2/1/11 (29-11)
Case 11-012 Marolf's Second Addition (2)	Crapnell Land Surveying Company	3/16/11	4/5/11 (94-11)
Case 11-020 Sundholm First Addition (2)	Harlan Sundholm	4/20/11	5/3/11 (126-11)
Case 11-023 Villas at Glengevlin (23)	Towne & Country Manor Development Corp.	5/18/11	6/7/11 (158-11)
Case 11-024 Huntington Meadows Third Addition (23)	Windmill Design and Development	5/18/11	6/7/11 (152-11)
Case 11-026 JJZ Addition (13)	JJZ, LLC	5/18/11	6/7/11 (150-11)
Case 11-023 Marolf's Third Addition (2)	Crapnell Land Surveying Company	5/18/11	6/7/11 (157-11) Reapproved 8/16/11 (225-11)
Case 11-037 Schutter Farm First Addition (9)	Joy Development Properties, LLC	6/15/11	7/5/11 (194-11)
Case 11-042 ValleyWynds Sixth Addition (19)	Highland Green I, LC	8/17/11	9/6/11 (247-11)
Case 11-043 Hopewell Hills First Addition (30)	Bettendorf Land Development, LC	8/17/11	9/20/11 (262-11)
Case 11-050 Copper Ridge Second Addition (3)	Windmill Design and Development	8/17/11	9/6/11 (249-11)
Case 11-051 Wyndham Hills Third Addition (5) (5 lots)	Advance Homes, Inc.	8/17/11	9/6/11 (250-11)

**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2011
FINAL PLATS**

CASE NUMBER/ SUBDIVISION/(# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
Case 11-052 Upper Iowa University 1 st Addition (2)	Build to Suit, Inc.	8/17/11	9/6/11 (251-11)
Case 11-053 The Legends of Hopewell Creek 3 rd Addition (33)	Steve Zelle	8/17/11	9/6/11 (241-11)
Case 11-060 Interstate 74 Technology Park Second Addition (2)	Plantation Development	9/21/11	10/4/11 (270-11)
Case 11-077 Amended plat of The Legends of Hopewell Creek 3 rd Addition (33)	Steve Zelle	12/21/11	1/3/12 (3-12)

**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2011
SITE DEVELOPMENT PLANS**

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
Case 10-066 Lot 2, LeClaire Manufacturing 1 st Addition (manufacturing building)	Rob and Ralph Zimmerman	Withdrawn	
Case 11-007 3129 State Street (building addition)	Vizient Manufacturing Solutions	2/16/11	3/1/11 (46-11)
Case 11-013 Lot 4, Shoppes at Duck Creek First Addition (educational center)	McDonald Properties East, LLC	3/16/11	4/5/11 (93-11)
Case 11-014 3017 State Street (parking lot)	Vizient II, LLC	3/16/11	4/5/11 (92-11)
Case 11-021 3333 - 18 th Street (addition to Bettendorf High School)	Gary Hintermeister	4/20/11	5/3/11 (125-11)
Case 11-022 2185 - 53 rd Avenue (restaurant)	Mike Mead/McDonald's	6/15/11	7/5/11 (181-11)
Case 11-027 3129 State Street (parking lot)	Vizient II, LLC	5/18/11	6/7/11 (151-11)
Case 11-025 880 Lincoln Road (restaurant)	Great Western Properties, LLC	6/15/11	7/5/11 (193-11)
Case 11-044 3223 South Hampton Drive (addition to Hoover Elementary School)	Gary Hintermeister	8/17/11	9/6/11 (243-11)

**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2011
SITE DEVELOPMENT PLANS**

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
Case 11-058 1411-17 Kimberly Road (multi-tenant retail structure)	Duck Creek II Investors	9/21/11	10/4/11 (269-11)
11-061 Lot 1, Interstate 74 Technology Park Second Addition (manufacturing building)	Plantation Development, LTD	9/21/11	10/4/11 (268-11)
Case 11-068 4306 State Street (auto repair building)	Greg Poley	11/3/11	11/15/11 (286-11)
Case 11-069 3593 Middle Road (cell tower and maintenance structure)	New Cingular Wireless, LLC, PCS/AT & T Mobility	11/3/11	11/15/11 (287-11)

**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2011
MISCELLANEOUS ITEMS**

REQUEST/CASE NUMBER/LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE NO.)
<u>Land Use Amendment</u> (Case 10-053) SW corner of Middle Road and Hopewell Avenue Office Research Campus to Traditional Residential	Hopewell Farm, L.C.	12/15/10	2/1/11 (05-11)
<u>Land Use Amendment</u> (Case 10-054) SW corner of Middle Road and Hopewell Avenue Office Research Campus to Traditional Residential	Trade Farm, L.C.	12/15/10	2/1/11 (06-11)
<u>Land Use Amendment</u> (Case 10-055) NW corner of Middle Road and 53 rd Avenue Office/transitional to Traditional Residential	Middle Road Developers, L.C.	12/15/10	2/1/11 (07-11)
<u>Land Use Amendment</u> (Case 10-056) NW corner of Middle Road and 53 rd Avenue Office Research Campus to Traditional Residential	Middle Road Developers, L.C.	12/15/10	2/1/11 (08-11)
<u>Land Use Amendment</u> (Case 10-057) NW corner of Middle Road and 53 rd Avenue Office Research Campus to Commercial	Middle Road Developers, L.C.	12/15/10	2/1/11 (09-11)
<u>Land Use Amendment</u> (Case 10-058) NW corner of Middle Road and 53 rd Avenue Commercial to Traditional Residential	Middle Road Developers, L.C.	12/15/10	2/1/11 (10-11)
<u>Land Use Amendment</u> (Case 10-059) NW corner of Middle Road and 53 rd Avenue Office Research Campus to Traditional Residential	Middle Road Developers, L.C.	12/15/10	2/1/11 (11-11)
<u>Ordinance Amendment</u> (Case 10-069) Section 14.37.2 - Minimum lot width in the R-3 District	City of Bettendorf	12/15/10	2/1/11 (4-11)
<u>Zoning Ordinance Amendment</u> (Case 11-006) Section 18.30.1(e) - Permitted obstructions in required yards	City of Bettendorf	1/19/11	3/15/11 (22-11)
<u>2011 Urban Renewal Area</u> (Case 11-029)	City of Bettendorf	5/18/11	6/21/11 (163-11)

PLANNING AND ZONING COMMISSION
 YEARLY REPORT FOR 2011
 MISCELLANEOUS ITEMS

REQUEST/CASE NUMBER/LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE NO.)
<u>Zoning Ordinance Amendment</u> (Case 11-033) Section 15.52.6 - Permitted uses in the C-5, Office/transitional district	City of Bettendorf	6/15/11	8/16/11 (35-11)
<u>Vacation of final plat</u> (Case 11-045) The Highlands East 2 nd Addition	Bettendorf Land Development, LLC	8/17/11	9/20/11 (254-11)

