



2012
Planning and Zoning Commission
Annual Report

Rezoning Requests

Preliminary Plats

Final Plats

Site Development Plans

Miscellaneous Items



**PLANNING AND ZONING COMMISSION
CITY OF BETTENDORF
2012 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.

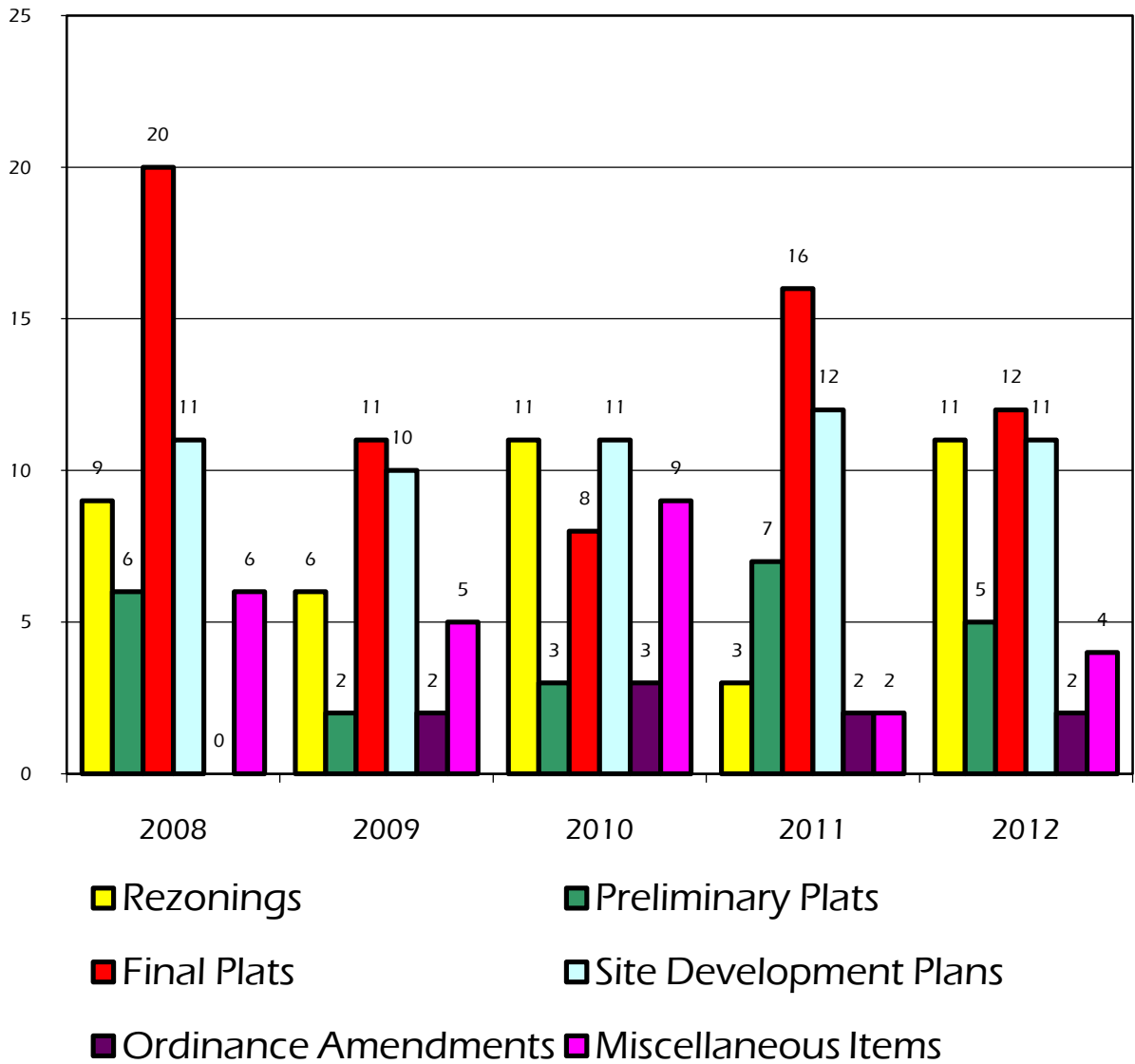
Each year, the Planning and Zoning Commission shall make a report to the Mayor and Council of the matters received, handled, and pending and the progress of its work for the preceding 12 months.

In 2012 the Commission made recommendations regarding 11 Rezoning requests, 5 Preliminary Plats, 12 Final Plats, 11 Site Development Plans, 2 Zoning Ordinance Amendments, and 4 miscellaneous cases.

Commission Member Listing

Roy Wennlund, Chairman (Appointed 2/07)
Jennifer Bennett (Appointed 6/05)
Jeff Bert (Appointed 5/12)
Ann Kappeler (Appointed 12/00)
Laurie Peters (Appointed 6/12)
Paul Rafferty (Appointed 12/96)
Scott Stoltenberg (Appointed 5/01)

Planning and Zoning Commission Annual Report 2012



**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2012
REZONING/LAND USE AMENDMENT REQUESTS**

CASE NUMBER LOCATION REQUEST	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE NO.)
Case 12-010 2002 Spruce Hills Drive C-5 to C-2	FEPH Acquisitions Fund II, LLC	2/15/12	4/17/12 (06-12)
Case 12-011 2828 - 18 th Street C-1 to C-2	FEPH Acquisitions Fund II, LLC	2/15/12	4/17/12 (07-12)
Case 12-015 2701 Devils Glen Road C-2 to C-3	Geneseo Communications, Inc.	3/21/12	4/17/12 (08-12)
Case 12-020 South side of the 4200 block of Tanglefoot Lane Office/transitional to Traditional residential	KW Development, LLC	Withdrawn	
Case 12-021 South side of the 4200 block of Tanglefoot Lane A-1 to R-1	KW Development, LLC	Withdrawn	
Case 12-022 North side of the 4200 block of Tanglefoot Lane A-1 to R-3	KW Development, LLC	3/21/12	5/15/12 (11-12)
Case 12-023 North side of the 4200 block of Tanglefoot Lane A-1 to R-1	KW Development, LLC	3/21/12	5/15/12 (12-12)
Case 12-029 Lots 2 and 3, Arias Subdivision Traditional Residential to Medium-density Residential	Victor Saldivar	5/16/12	7/17/12 (16-12)
Case 12-030 Lots 2 and 3, Arias Subdivision R-2 to R-4	Victor Saldivar	5/16/12	7/17/12 (17-12)

**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2012
REZONING/LAND USE AMENDMENT REQUESTS**

CASE NUMBER LOCATION REQUEST	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE NO.)
Case 12-040 2670 Riverbend Road A-1 to A-2	Roxanne O'Dell	7/18/12	9/18/12 (19-12)
Case 12-054 17853 - 244 th Avenue A-1 to I-2	Aceno Granite	9/19/12	10/16/12 (20A-12)
Case 12-057 North side of the 4300 block of 53 rd Avenue Office/transitional to Traditional Residential	Beaver Development	10/24/12	12/18/12 (22-12)
Case 12-058 North side of the 4300 block of 53 rd Avenue A-1 to R-1	Beaver Development	10/24/12	12/18/12 (23-12)
Case 12-059 North side of the 4300 block of 53 rd Avenue A-1 to R-3	Beaver Development	10/24/12	12/18/12 (24-12)
Case 12-061 2421 - 53 rd Avenue C-2 to C-3	Julia, LLC	12/19/12	Pending

**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2012
PRELIMINARY PLATS**

CASE NUMBER/ SUBDIVISION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
Case 12-033 Grayhawk Additions (28)	KW Development, LLC	5/16/12	6/5/12 (169-12)
Case 12-049 Villas at Glengevlin Phase II (71)	Towne & Country Manor Development Corp.	8/15/12	9/4/12 (221A-12)
Case 12-060 ValleyWynds Addition - Phase II (44)	McB Development	10/24/12	11/6/12 (260-12)
Case 12-066 Lodges at Beaver Meadows (78)	Beaver Development, Inc.	12/19/12	Pending
Case 12-067 Hopewell First Addition (52)	Towne & Country Bettendorf, LLC	12/19/12	Pending

**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2012
FINAL PLATS**

CASE NUMBER/ SUBDIVISION/(# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
Case 12-003 Haley Heights First Addition (1)	Trade Farm, L.C.	1/18/12	8/7/12 (202-12)
Case 12-004 Mason Run First Addition (2)	Forest Grove Farm, L.C.	1/18/12	2/7/12 (22-12)
Case 12-005 Old Bettendorf High School 2 nd Addition (Replat) (2)	Crapnell Land Surveying Company	2/15/12	3/6/12 (48-12)
Case 12-019 George and Nancy Coin First Addition (Replat) (3)	Jimmy D. Rose	3/21/12	4/3/12 (77-12)
Case 12-024 Wyndham Hills Sixth Addition (23)	AMF Real Estate, LLC	3/21/12	4/3/12 (78-12)
Case 12-028 Old Hunters Woods Fourth Addition (8)	Old Hunters Woods, L.C.	4/18/12	5/1/12 (130-12)
Case 12-038 Grayhawk First Addition (19)	KW Development, LLC	6/20/12	7/3/12 (175-12)
Case 12-050 Bettendorf R _x Addition (1)	FEPH Acquisitions Fund II, LLC.	8/15/12	8/21/12 (212-12)
Case 12-055 Guhin's First Addition (2)	John Guhin	9/19/12	11/20/12 (277-12)
Case 12-056 Villas at Glengevlin Second Addition (25)	Towne & Country Bettendorf, L.C.	9/19/12	10/2/12 (242-12)
Case 12-068 Hopewell Hills Second Addition (1)	Bettendorf Land Development, L.C.	12/19/12	1/2/13 (01-13)
Case 12-069 Villas at Glengevlin Third Addition (8)	Towne & Country Bettendorf, L.C.	12/19/12	Withdrawn

**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2012
SITE DEVELOPMENT PLANS**

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
Case 11-076 3950 Middle Road (addition to car dealership)	Lindquist Real Estate Partnership	3/21/12	4/3/12 (76-12)
Case 12-006 3900 Hopewell Avenue (elementary school addition)	Pleasant Valley Community School District	1/18/12	2/7/12 (21-12)
Case 12-012 115 - 23 rd Street (grain storage facility)	River Gulf Grain Company	2/15/12	3/6/12 (47-12)
Case 12-027 3230 Ridge Pointe (credit union building)	DHCU Community Credit Union	4/18/12	5/1/12 (115-12)
Case 12-034 2339 - 53 rd Avenue (credit union building)	Ascentra Credit Union	5/16/12	6/5/12 (170-12)
Case 12-035 3285 Utica Ridge Road (office building)	Franich Properties, LLC	5/16/12	6/5/12 (171-12)
Case 12-035 2002 Spruce Hills Drive (pharmacy)	FEPH Acquisitions Fund II, LLC	5/16/12	6/5/12 (172-12)
Case 12-045 3207 Bear Tooth Court (building addition)	Bi-State Detergent	7/18/12	8/7/12 (203-12)
Case 12-051 3260 and 3290 Ridge Pointe (retail building)	Charles Ruhl Family, LP	8/15/12	9/4/12 (222-12)

**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2012
SITE DEVELOPMENT PLANS**

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
Case 12-065 3900 Hopewell Avenue (elementary school addition)	Pleasant Valley Community School District	12/19/12	Pending
Case 12-070 Lots 2 and 3, I-74 Technology Park (office building)	Plantation Development, LTD	12/19/12	Pending

PLANNING AND ZONING COMMISSION
 YEARLY REPORT FOR 2012
 MISCELLANEOUS ITEMS

REQUEST/CASE NUMBER	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE OR RESOLUTION NO.)
<u>Urban Renewal Area</u> (Case 12-017) 2701 Devils Glen Road	City of Bettendorf	3/21/12	4/17/12 (97-12)
<u>Ordinance Amendment</u> (Case 12-025) Section 15.23.13 - Special uses permitted in the C-2 Community Shopping District (pawn shop or pawnbroker)	City of Bettendorf	3/21/12	5/15/12 (09-12)
<u>Ordinance Amendment</u> (Case 12-026) Section 15.33.18 - Special uses permitted in the C-3 General Business District (pawn shop or pawnbroker)	City of Bettendorf	3/21/12	5/15/12 (10-12)

