



# **2015 Planning and Zoning Commission Annual Report**

**Rezoning Requests**

**Preliminary Plats**

**Final Plats**

**Site Development Plans**

**Miscellaneous Items**



**PLANNING AND ZONING COMMISSION  
CITY OF BETTENDORF  
2015 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.

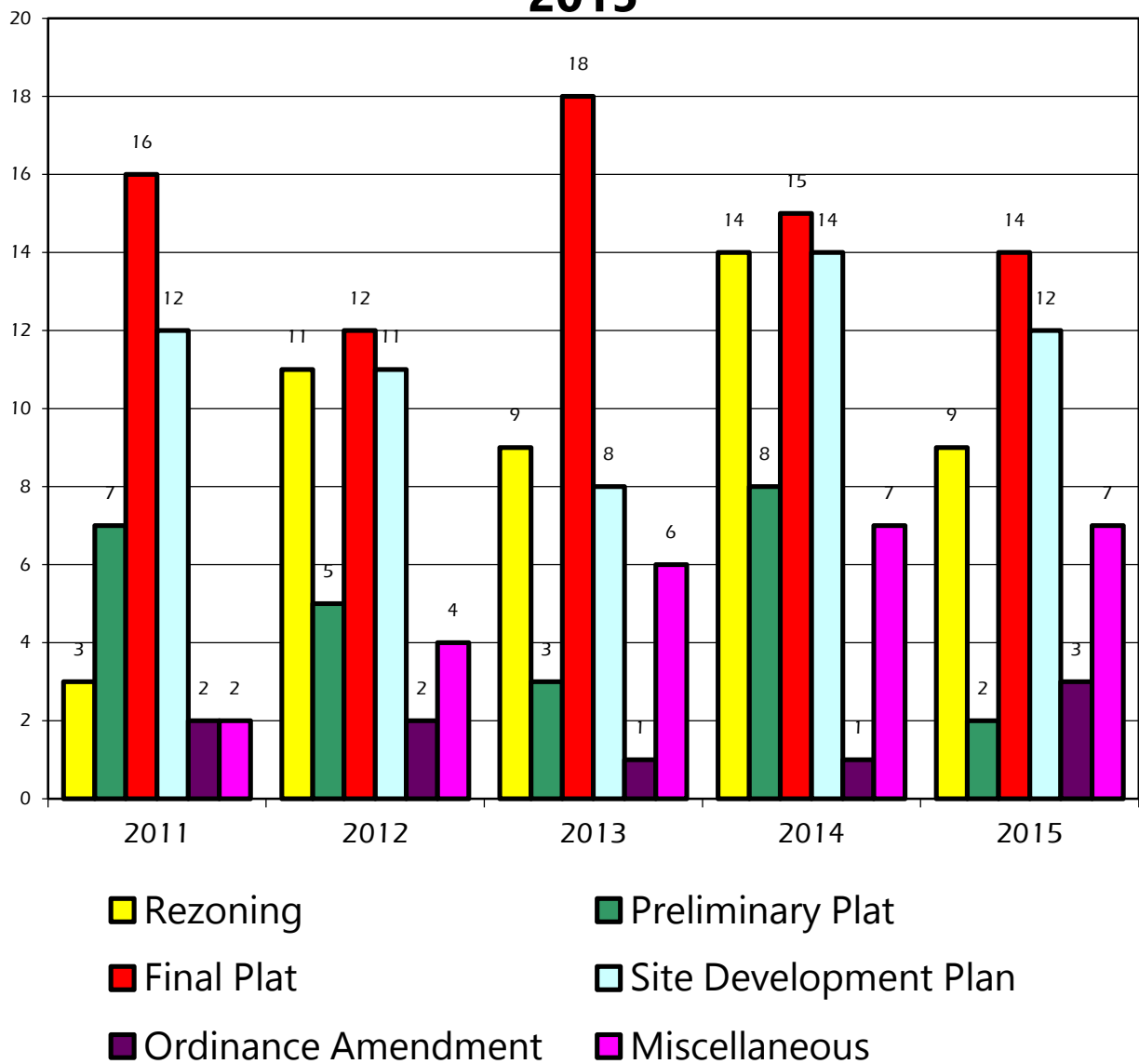
Each year, the Planning and Zoning Commission shall make a report to the Mayor and Council of the matters received, handled, and pending and the progress of its work for the previous calendar year.

In 2015 the Commission made recommendations regarding 9 Rezoning requests, 2 Preliminary Plats, 14 Final Plats, 12 Site Development Plans, 3 Zoning Ordinance Amendments, and 7 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 2015



**PLANNING AND ZONING COMMISSION  
YEARLY REPORT FOR 2015  
REZONING REQUESTS**

<b>CASE NUMBER LOCATION REQUEST</b>	<b>APPLICANT</b>	<b>P &amp; Z DECISION DATE</b>	<b>COUNCIL DECISION DATE (ORDINANCE NO.)</b>
Case 15-007 The entirety of The Highlands Third Addition C-5 to PR-3	Highlands Homeowners Association 3 <sup>rd</sup> Addition	2/18/15	4/21/15 (07-15)
Case 15-018 2235 Grant Street C-5 to R-4	Anthony Bradley	3/18/15	5/19/15 (10-15)
Case 15-043 3885 Middle Road C-5 to C-1	Blackhawk Bank & Trust	8/19/15	9/1/15 (17-15)
Case 15-050 325 - 16 <sup>th</sup> Street and 1625 Grant Street C-2 to C-3	Jason Holdorf/Missman, Inc.	8/19/15	10/20/15 (22-15)
Case 15-058 945 - 40 <sup>th</sup> Avenue and 751 Golden Valley Drive C-6 to C-3	Build to Suit, Inc.	8/19/15	10/20/15 (24-15)
Case 15-060 4343 Utica Ridge Road C-2 to C-5	RIA Federal Credit Union	8/19/15	10/20/15 (25-15)
Case 15-068 1838 State Street C-3 to C-4	Veit's Vettes & Collector Cars	9/16/15	12/1/15 (28-15)
Case 15-069 Maple Glen First Addition, Maple Glen Second Addition, Maple Glen 3 <sup>rd</sup> Addition R-3 and R-4 to Planned Unit Development	Patricia Cresap	9/16/15	11/17/15 (27-15)

<b>CASE NUMBER LOCATION REQUEST</b>	<b>APPLICANT</b>	<b>P &amp; Z DECISION DATE</b>	<b>COUNCIL DECISION DATE (ORDINANCE NO.)</b>
Case 15-074 4275 Tanglewood Road A-2 to R-2	Ryan and Amy Clark	10/21/15	12/15/15 (29-15)

**PLANNING AND ZONING COMMISSION  
YEARLY REPORT FOR 2015  
PRELIMINARY PLATS**

<b>CASE NUMBER/ SUBDIVISION</b>	<b>APPLICANT</b>	<b>P &amp; Z DECISION DATE</b>	<b>COUNCIL DECISION DATE (RESOLUTION NO.)</b>
Case 14-093 Everest Summit First Addition (revised) (42)	Rad Pandit	12/17/14	1/20/15 (16-15)
Case 15-002 The Settlement at Pigeon Creek Eighth Addition (32)	KW Development, LLC	1/21/15	2/3/15 (24-15)
Case 15-020 Old Hunters Woods Fifth Addition (14)	Old Hunters Woods Development Co., LC	3/18/15	4/7/15 (72-15)

**PLANNING AND ZONING COMMISSION  
YEARLY REPORT FOR 2015  
FINAL PLATS**

<b>CASE NUMBER/ SUBDIVISION (# OF LOTS)</b>	<b>APPLICANT</b>	<b>P &amp; Z DECISION DATE</b>	<b>COUNCIL DECISION DATE (RESOLUTION NO.)</b>
Case 15-008 The Lodges at Beaver Meadows Third Addition (25)	Beaver Development, Inc.	2/18/15	3/3/15 (51-15)
Case 15-009 Everest Summit First Addition (42)	Everest Homes, LLC	2/18/15	3/3/15 (52-15)
Case 15-016 Forest Grove Park 1 <sup>st</sup> Addition (1)	Steven Grimes	2/18/15	3/3/15 (54-15)
Case 15-027 The Settlement at Pigeon Creek Eighth Addition (32)	KW Development, LLC	5/20/15	6/16/15 (152-15) Reapproved 9/1/15 (215-15)
Case 15-028 Pegasus First Addition (2)	Pegasus Land, LLC	4/15/15	5/5/15 (98-15)
Case 15-037 Old Hunters Woods Fifth Addition (14)	Old Hunters Woods Development Co., LC/Tim Dolan	5/20/15	6/2/15 (136-15)
Case 15-044 Blackhawk Bank Addition (replat) (2)	Blackhawk Bank & Trust	8/19/15	9/1/15 (216-15)
Case 15-045 ValleyWynds 8 <sup>th</sup> Addition (20)	Highland Green I, LC	7/15/15	8/4/15 (186-15)
Case 15-051 Maple Glen 4 <sup>th</sup> Addition (Replat)	Maple Glen Condominium HOA	11/18/15	12/1/15 (308-15)

CASE NUMBER/ SUBDIVISION (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
Case 15-059 Interstate 74 Technology Park Fourth Addition (replat) (2)	KRE, LLC	8/19/15	9/1/15 (217-15)
Case 15-061 Terrace Park Thirteenth Addition (replat) (2)	RIA Federal Credit Union	8/19/15	9/1/15 (218-15)
Case 15-063 Gegner's First Addition (replat) (2)	Warren J. Gegner	8/19/15	9/1/15 (219-15) Reapproved 1/5/16 (02-16)
Case 15-072 Forest Grove Park 2 <sup>nd</sup> Addition (1)	Steve Grimes	9/16/15	10/6/15 (243-15) Reapproved 12/15/15 (328-15)
Case 15-075 Genesis at Crow Valley Fifth Addition (replat) (3)	Genesis Health System	10/21/15	11/3/15 (281-15)

**PLANNING AND ZONING COMMISSION  
YEARLY REPORT FOR 2015  
SITE DEVELOPMENT PLANS**

<b>CASE NUMBER/ LOCATION</b>	<b>APPLICANT</b>	<b>P &amp; Z DECISION DATE</b>	<b>COUNCIL DECISION DATE (RESOLUTION NO.)</b>
Case 15-001 6000 Forest Grove Drive (municipal park)	Steven Grimes	2/18/15	3/3/15 (50-15)
Case 15-010 Proposed Everest Summit First Addition (townhouse development)	Everest Homes, LLC	2/18/15	3/3/15 (44-15)
Case 15-011 2421 - 53 <sup>rd</sup> Avenue (auto service center/retail space)	Build to Suit, Inc.	2/18/15	3/3/15 (45-15)
Case 15-012 1801 Kimberly Road (automatic car wash)	Reed Windmiller	5/20/15	6/2/15 (135-15)
Case 15-021 2123 - 53 <sup>rd</sup> Avenue (credit union facility)	Build to Suit, Inc.	3/18/15	4/7/15 (73-15)
Case 15-052 3885 Middle Road (bank facility)	Blackhawk Bank & Trust	8/19/15	9/1/15 (213-15)
Case 15-064 2231 Kimberly Road (multi-tenant retail structure)	Hong Le	9/16/15	10/6/15 (242-15)
Case 15-065 3800 Tanglefoot Lane (building addition)	Scott County Family Y	8/19/15	9/1/15 (214-15)

<b>CASE NUMBER/ LOCATION</b>	<b>APPLICANT</b>	<b>P &amp; Z DECISION DATE</b>	<b>COUNCIL DECISION DATE (RESOLUTION NO.)</b>
Case 15-070 Lot 1, proposed Interstate 74 Technology Park Fourth Addition (office/warehouse space)	Build to Suit, Inc.	9/16/15	10/6/15 (240-15)
Case 15-071 3225 Zimmerman Drive (building addition)	LeClaire Manufacturing	9/16/15	10/6/15 (241-15)
Case 15-076 3890 State Street (building addition)	Epic Construction	11/18/15	12/1/15 (305-15)
Case 15-080 1838 State Street (building addition)	Veit's Vettes & Collector Cars	11/18/15	12/1/15 (306-15)

**PLANNING AND ZONING COMMISSION  
YEARLY REPORT FOR 2015  
MISCELLANEOUS ITEMS**

<b>REQUEST/(CASE NUMBER)</b>	<b>APPLICANT</b>	<b>P &amp; Z DECISION DATE</b>	<b>COUNCIL DECISION DATE (ORDINANCE OR RESOLUTION NO.)</b>
<u>Land Use Amendment</u> (Case 15-014) The entirety of The Highlands Third Addition Office/transitional to Traditional Residential	Highland Villas	2/18/15	4/21/15 (06-15)
<u>Ordinance Amendment</u> (Case 15-013) Section 11-11-11 Permitted Use Sites (previous Section 18.10.13)	Scott Rubins	2/18/15	4/21/15 (08-15)
<u>Land Use Amendment</u> (Case 15-017) 2235 Grant Street Commercial to Medium-density Residential	Anthony Bradley	3/18/15	5/19/15 (09-15)
<u>2015 Comprehensive Plan</u> (Case 15-038) (provide future effective date to coincide with that of revised zoning regulations)	City of Bettendorf	5/20/15	10/6/15 (19-15)
<u>Ordinance Amendment</u> (Case 15-039) Section 11-13-5 Performance standards in the Downtown Riverfront Corridor Overlay District (to establish a distance separation requirement between Class E liquor licensed establishments)	City of Bettendorf	5/20/15	7/21/15 (13-15)
<u>Land Use Amendment</u> (Case 15-042) 3385 Middle Road and 4105 Belmont Road Office/transitional to Commercial	Blackhawk Bank & Trust	Withdrawn	
<u>Ordinance Amendment</u> (Case 15-047) Section 11-11-11 Permitted Use Sites	Scott Rubins	7/15/15	9/15/15 (18-15)
<u>Land Use Amendment</u> (Case 15-057) 945 - 40 <sup>th</sup> Avenue and 751 Golden Valley Drive Office/Research Park to Commercial	Build to Suit, Inc.	8/19/15	10/20/15 (23-15)

REQUEST/(CASE NUMBER)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE OR RESOLUTION NO.)
<u>Land Use Amendment</u> (Case 15-066) 3885 Middle Road Office/transitional to Commercial	Blackhawk Bank & Trust	8/19/15	9/1/15 (16-15)
<u>Planned Unit Development</u> (Case 15-079) Kimberly Woods subdivision (1201 Kimberly Road)	Swany Development, LLC	11/18/15	12/15/15 (317-15)
<u>Vacation of Right-of-Way</u> (Case 15-083) Vacation of excess right-of-way on Hopewell Avenue	City of Bettendorf	12/16/15	1/19/16 (13-16)

