



2016 Planning and Zoning Commission Annual Report

Rezoning Requests

Preliminary Plats

Final Plats

Site Development Plans

Miscellaneous Items



**PLANNING AND ZONING COMMISSION
CITY OF BETTENDORF
2016 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.

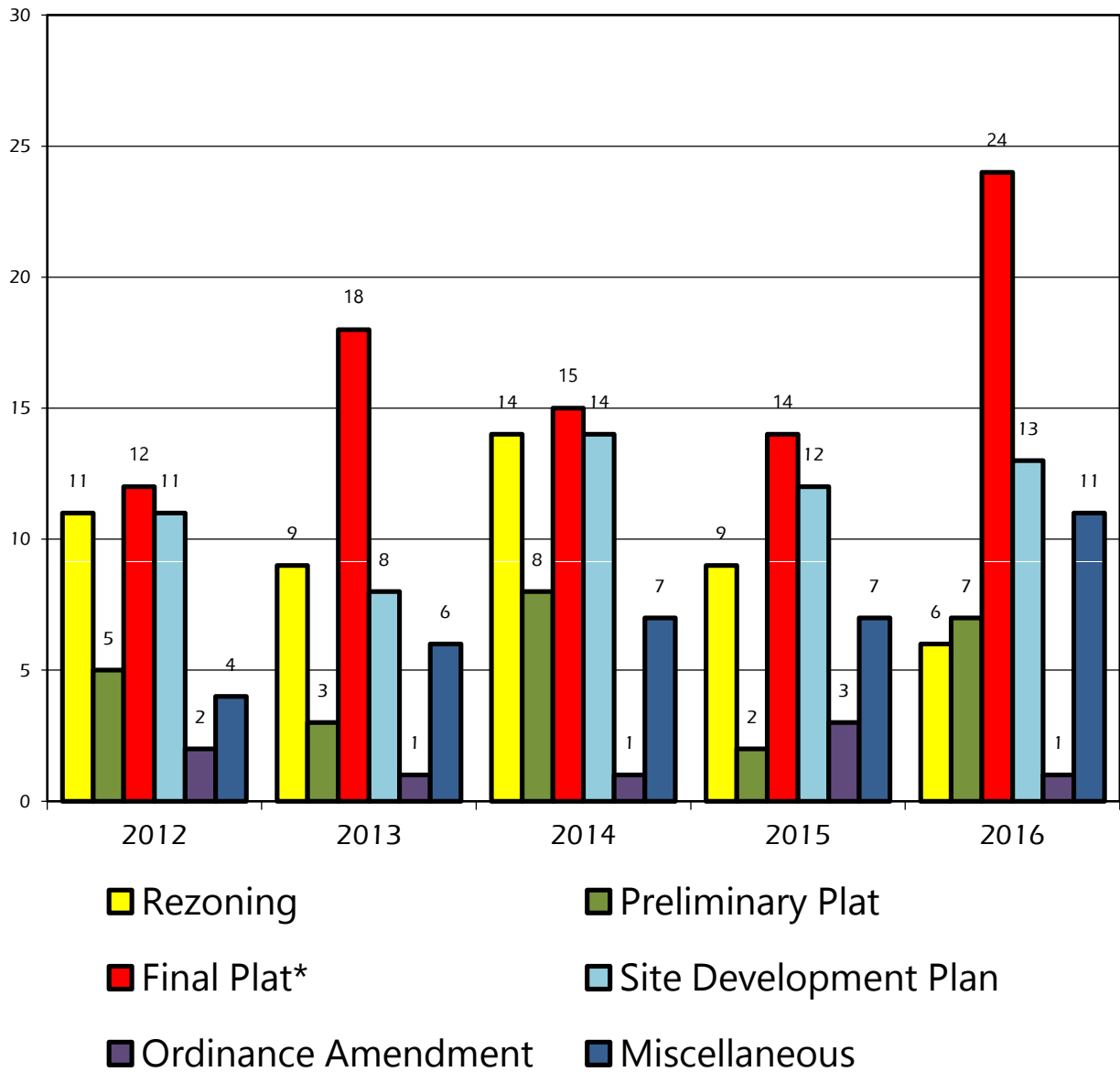
Each year, the Planning and Zoning Commission shall make a report to the Mayor and Council of the matters received, handled, and pending and the progress of its work for the previous calendar year.

In 2016 the Commission made recommendations regarding 6 Rezoning requests, 7 Preliminary Plats, 24 Final Plats (includes 14 replats and 4 amended plats), 13 Site Development Plans, 1 Zoning Ordinance Amendment, and 11 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 2016



*Includes 14 replats and 4 amended final plats

**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2016
REZONING REQUESTS**

CASE NUMBER LOCATION REQUEST	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE NO.)
<u>Case 16-009</u> Southwest of intersection of 53 rd Avenue and Middle Road A-1 to C-1	Windmill Development	2/17/16	4/19/16 (08-16)
<u>Case 16-010</u> Southwest of intersection of 53 rd Avenue and Middle Road A-1 to R-2	Windmill Development	2/17/16	4/19/16 (09-16)
<u>Case 16-011</u> Southwest of intersection of 53 rd Avenue and Middle Road A-1 to R-5	Windmill Development	2/17/16	4/19/16 (10-16)
<u>Case 16-042</u> Lots 1 - 21, Haley Heights Fourth Addition R-3 to PR-3 Overlay District	Middle Road Developers, LC	6/15/16	8/16/16 (19-16)
<u>Case 16-054</u> Lot 1, Creek Ridge Estates Second Addition R-5 to C-3	Creek Ridge, LLC	No action taken	Withdrawn
<u>Case 16-065</u> North side of 4600-4800 Forest Grove Drive A-1 to R-3	Grunwald Land Development/ Dale Grunwald	No action taken	Withdrawn
<u>Case 16-066</u> North side of 4600-4800 Forest Grove Drive A-1 to R-5	Grunwald Land Development/ Dale Grunwald	No action taken	Withdrawn

CASE NUMBER LOCATION REQUEST	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE NO.)
<u>Case 16-067</u> North side of 4600-4800 Forest Grove Drive A-1 to C-2	Grunwald Land Development/ Dale Grunwald	No action taken	Withdrawn
<u>Case 16-081</u> Lot 2, Creek View Second Addition R-3 to R-5	Build to Suit, Inc.	9/21/16	11/15/16 (25-16)
<u>Case 16-087</u> 804, 834, and 872 Tanglefoot Lane C-6 to C-3	Thomas J. Pastrnak	9/21/16	11/1/16 (21-16)

**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2016
PRELIMINARY PLATS**

CASE NUMBER/ SUBDIVISION/ # OF LOTS	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 16-012</u> Portz 1 st Addition (8)	Steve Zelle	2/17/16	3/1/16 (55-16)
<u>Case 16-014a</u> The Woodlands 1 st Addition (43)	Windmill Development, LLC	3/16/16	5/3/16 (108-16)
<u>Case 16-014b</u> Village of the Woodlands Subdivision (49)	Windmill Development, LLC	3/16/16	5/3/16 (109-16)
<u>Case 16-014c</u> Shops of the Woodlands (9)	Windmill Development, LLC	3/16/16	5/3/16 (110-16)
<u>Case 16-030</u> Old Hunters Woods Sixth Addition (5)	Old Hunters Woods Development Co., LLC	5/18/16	6/7/16 (150-16)
<u>Case 16-068</u> Bettendorf Industrial Park 2nd Addition (14)	Kevin Koellner	8/17/16	9/6/16 (261-16)
<u>Case 16-069</u> Sunset West (5)	CDS Partners, LLC	8/17/16	9/6/16 (262-16)

**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2016
FINAL PLATS**

CASE NUMBER/ SUBDIVISION (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 15-082</u> Forest View Villas 2nd Addition (replat) (6)	Swany Development	2/17/16	3/1/16 (56-16) Reapproved 5/3/16 (112-16)
<u>Case 16-015</u> Sivyer Steel First Addition (2)	Sivyer Steel Casting Co.	3/16/16	4/5/16 (82-16)
<u>Case 16-016</u> Legacy 1 st Addition (replat) (8)	Steve Zelle	3/16/16	4/5/16 (83-16)
<u>Case 16-043</u> Haley Heights Fourth Addition (21)	Middle Road Developers, LC	6/15/16	8/16/16 (233-16)
<u>Case 16-044</u> Old Hunters Woods Sixth Addition (5)	Old Hunters Woods Development Co., LC	6/15/16	7/5/16 (190-16)
<u>Case 16-045</u> Creek Ridge Estates Second Addition (replat) (2)	Creek Ridge, LLC	6/15/16	7/5/16 (191-16)
<u>Case 16-055</u> Morrell's First Addition (replat) (2)	Todd Morrell	7/20/16	8/2/16 (217-16)
<u>Case 15-027</u> The Settlement at Pigeon Creek Eighth Addition (amended) (32)	KW Development, LLC	8/17/16	9/6/16 (265-16)
<u>Case 16-059</u> Everest Summit Second Addition (replat) (29)	Everest Homes, LLC	8/17/16	9/6/16 (266-16)

CASE NUMBER/ SUBDIVISION (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 16-060</u> Spencer Hollow Second Addition (replat) (8)	Nick Kremer	8/17/16	9/6/16 (267-16)
<u>Case 16-070</u> Sunset West (replat) (5)	CDS Partners, LLC	8/17/16	9/6/16 (268-16)
<u>Case 12-056</u> Villas at Glengevlin Second Addition (amended) (25)	Towne & Country Bettendorf, LLC	9/21/16	Pending
<u>Case 14-010</u> Villas at Glengevlin Third Addition (amended) (21)	Towne & Country Bettendorf, LLC	9/21/16	Pending
<u>Case 14-076</u> Villas at Glengevlin Fourth Addition (amended) (18)	Towne & Country Bettendorf, LLC	9/21/16	Pending
<u>Case 16-072</u> The Fountains 6 th Addition (replat) (2)	Russell Construction	11/16/16	12/6/16 (376-16)
<u>Case 16-077</u> City Hall First Addition (replat) (1)	Jason Holdorf/Missman, Inc.	9/21/16	10/4/16 (306-16)
<u>Case 16-079</u> Crowne Pointe Eleventh Addition (replat) (3 outlots)	Heartland Builders of the Quad Cities	9/21/16	10/4/16 (308-16)
<u>Case 16-082</u> Wyndham Town Center (1)	AMF Real Estate, LLC	10/19/16	11/1/16 (335-16)
<u>Case 16-096</u> Bettendorf Industrial Park 2 nd Addition (replat) (13)	Kevin Koellner	10/19/16	11/1/16 (334-16)

CASE NUMBER/ SUBDIVISION (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 16-097</u> Crowne Pointe Twelfth Addition (2)	Clyde Mayfield and Julie Martens	10/19/16	11/1/16 (337-16)
<u>Case 16-099</u> Interstate 74 Technology Park Fifth Addition (replat) (4)	Tanglefoot Investors, LLC/Kevin Koellner	10/19/16	11/15/16 (359-16)
<u>Case 16-103</u> Maple Glen 5 th Addition (replat) (2)	JP Condon, Inc.	11/16/16	12/6/16 (378-16)
<u>Case 16-104</u> Everest Summit Third Addition (replat) (11)	Everest Homes, LLC	11/16/16	12/6/16 (379-16)
<u>Case 16-106</u> Irish Greens (replat) (1)	JCO Properties, Inc.	11/16/16	12/6/16 (380-16)

**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2016
SITE DEVELOPMENT PLANS**

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 16-006</u> 325 - 16 th Street (convenience store and retail)	Bill Ernst	3/16/16	4/5/16 (81-16)
<u>Case 16-034</u> 2255 Falcon Avenue (multi-tenant retail structure)	Build to Suit, Inc.	5/18/16	6/21/16 (167-16)
<u>Case 16-057</u> I-80 eastbound rest area (mile marker 300) (communications tower)	CCSI	8/17/16	9/6/16 (263-16)
<u>Case 16-061</u> 3255 Fields Drive (warehouse/office)	Legacy Development	8/17/16	9/6/16 (266-16)
<u>Case 16-073</u> 3726 and 3728 Thunder Ridge Road (assisted living facility)	Russell Construction	11/16/16	12/6/16 (375-16)
<u>Case 16-078</u> 1609 State Street (building addition to fire station)	Downing Architects	9/21/16	10/4/16 (307-16)
<u>Case 16-083</u> Lot 1, Wyndham Town Center (4 retail/office buildings)	AMF Real Estate, LLC	10/19/16	11/1/16 (336-16)
<u>Case 16-084</u> 3048 Victoria Street (medical office building)	Natural Health Improvement Center	9/21/16	10/4/16 (309-16)

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 16-085</u> 170 - 35 th Street (storage facility)	Build to Suit, Inc.	11/16/16	12/6/16 (377-16)
<u>Case 16-089</u> 879 - 40 th Avenue (commercial building)	40 th Avenue Investors, LLC	9/21/16	10/4/16 (310-16)
<u>Case 16-098</u> Proposed Lot 1, Crowne Pointe Twelfth Addition (retail building)	Clyde Mayfield and Julie Martens	10/19/16	11/1/16 (338-16)
<u>Case 16-100</u> Lot 1, Interstate 74 Technology Park Fifth Addition (commercial building)	Build to Suit, Inc.	10/19/16	11/15/16 (360-16)
<u>Case 16-109</u> 4060 Middle Road (bank building)	Build to Suit, Inc.	11/16/16	12/20/16 (401-16)

**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2016
MISCELLANEOUS ITEMS**

REQUEST/(CASE NUMBER)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE OR RESOLUTION NO.)
<u>Land Use Amendment</u> (Case 16-007) Southwest of intersection of 53 rd Avenue and Middle Road Office/transitional to Commercial	Windmill Development	2/17/16	4/19/16 (06-16)
<u>Land Use Amendment</u> (Case 16-008) Southwest of intersection of 53 rd Avenue and Middle Road Office/transitional to Traditional Residential	Windmill Development	2/17/16	4/19/16 (07-16)
<u>Ordinance Amendment</u> (Case 16-017) Section 12-3-4 - Record Plat (revise requirements for plat copies)	City of Bettendorf	3/16/16	5/17/16 (12-16)
<u>Development Plan</u> (Case 16-046) Haley Heights Fourth Addition	Middle Road Developers, LC	6/15/16	Pending
<u>Land Use Amendment</u> (Case 16-053) Lot 1, Creek Ridge Estates Second Addition Multi-family Residential to Commercial	Creek Ridge, LLC	7/20/16	Withdrawn
<u>Land Use Amendment</u> (Case (16-062) North side of 4600-4800 Forest Grove Drive Office/Research Campus to Traditional Residential	Grunwald Land Development/Dale Grunwald	8/17/16	Withdrawn
<u>Land Use Amendment</u> (Case 16-063) North side of 4600-4800 Forest Grove Drive Office/Research Campus to High-density Residential	Grunwald Land Development/Dale Grunwald	8/17/16	Withdrawn
<u>Land Use Amendment</u> (Case 16-064) North side of 4600-4800 Forest Grove Drive Office/Research Campus to Commercial	Grunwald Land Development/Dale Grunwald	8/17/16	Withdrawn

REQUEST/(CASE NUMBER)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE OR RESOLUTION NO.)
<u>Land Use Amendment</u> (Case 16-080) Lot 2, Creek View Second Addition Medium-density Residential to High-density Residential	Build to Suit, Inc.	9/21/16	11/15/16 (26-16)
<u>Land Use Amendment</u> (Case 16-086) 804, 834, and 872 Tanglefoot Lane Office/Research Campus to Commercial	Thomas J. Pastrnak	9/21/16	11/1/16 (20-16)
<u>Downtown Master Plan Update and Streetscape Plan</u> (Case 16-088)	City of Bettendorf	9/21/16	11/15/16 (26-16)
<u>Overlay District</u> (Case 16-101) Establishment of the Utica Ridge Overlay District	City of Bettendorf	10/19/16	12/6/16 (27-16)

