



2017 Planning and Zoning Commission Annual Report

Rezoning Requests

Preliminary Plats

Final Plats

Site Development Plans

Miscellaneous Items



**PLANNING AND ZONING COMMISSION
CITY OF BETTENDORF
2017 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 16 Rezoning requests, 4 Preliminary Plats, 21 Final Plats (includes 14 replats), 19 Site Development Plans, 2 Zoning Ordinance Amendments, and 18 miscellaneous cases.

Commission Member Listing

Roy Wennlund, Chairman (Appointed 2/07)

Jeff Bert (Appointed 5/12)

Ann Kappeler (Appointed 12/00)

Janessa Ormsby (1/17)

Laurie Peters (Appointed 6/12)

Paul Rafferty (Appointed 12/96)

Scott Stoltenberg (Appointed 5/01)

PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2017
REZONING REQUESTS

CASE NUMBER LOCATION REQUEST	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE NO.)
<u>Case 17-011</u> Property generally located west of 4784 Middle Road A-1 to R-2	Windmill Development, LLC	3/15/17	5/16/17 (07-17)
<u>Case 17-013</u> 4784 Middle Road A-1 to R-5	Dick McNamara	3/15/17	5/16/17 (06-17)
<u>Case 17-019</u> Lots 1-10, The Fountains 4 th Addition R-3 to PR-3	Towne & Country Bettendorf, LLC	3/15/17	5/16/17 (08-17)
<u>Case 17-025</u> Lots 69-74, The Fountains 4 th Addition R-2 to R-3	Towne & Country Bettendorf, LLC	4/19/17	6/20/17 (11-17)
<u>Case 17-026</u> Lots 69-74, The Fountains 4 th Addition R-3 to PR-3	Towne & Country Bettendorf, LLC	4/19/17	6/20/17 (12-17)
<u>Case 17-033</u> NW of intersection of Forest Grove Drive and Middle Road A-1 to C-7	Build to Suit, Inc./Kevin Koellner	4/19/17	6/20/17 (14-17)
<u>Case 17-035</u> Part of Lot 2, Springs at Bettendorf First Addition A-1 to R-5	Drive, LLC/David Ryan	4/19/17	6/20/17 (16-17)
<u>Case 17-039</u> 830 State Street C-5 to C-3	Cat Clinic of the Quad Cities, LC	5/17/17	7/5/17 (18-17)

CASE NUMBER LOCATION REQUEST	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE NO.)
<u>Case 17-047</u> 3249, 3270, and 3275 Palmer Hills Court and 3280 Middle Road C-5 to C-2	Build to Suit, Inc./Kevin Koellner	5/17/17	7/5/17 (20-17)
<u>Case 17-053</u> 2895 AAA Court C-5 to R-5	Build to Suit, Inc./Kevin Koellner	5/17/17	7/5/17 (22-17)
<u>Case 17-068</u> Part of Lot 3, Lot 4, and Outlot A, Interstate 74 Technology Park Fifth Addition C-6 to C-3	Tanglefoot Investors, LLC	8/16/17	10-17/17 (34-17)
<u>Case 17-083</u> 3610 Tanglewood Road A-2 to C-1	CWlowa, LLC	9/20/17	11/21/17 (37-17)
<u>Case 17-084</u> 3013 Field Sike Drive R-1 and A-2 to A-2	Tammy D. Lewis	10/18/17	12/19/17
<u>Case 17-085</u> 3013 Field Sike Drive R-1 and A-2 to R-3	Tammy D. Lewis	10/18/17	12/19/17
<u>Case 17-091</u> Lot 1, Wyndham Town Center C-1 to R-4	AMF Real Estate, LLC	12/20/17	Pending
<u>Case 17-096</u> 1821 Sunset Drive R-2 to R-5	Russell Construction Co.	12/20/17	Rezoning not required

PLANNING AND ZONING COMMISSION
 YEARLY REPORT FOR 2017
 PRELIMINARY PLATS

CASE NUMBER/ SUBDIVISION/ (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 16-107</u> Jeremiah Schramm Subdivision (3)	Jeremiah Schramm	2/15/17	3/21/17 (77-17)
<u>Case 16-112</u> Glenbrook Ridge (25)	Kevin Koellner	2/15/17	3/21/17 (79-17)
<u>Case 17-049</u> Bettplex First Addition (6)	Build to Suit, Inc./Kevin Koellner	5/17/17	6/20/17 (231-17)
<u>Case 17-061</u> VenWoods Estates Fourth Addition (6)	Pete Stopulos/321 Partners, LLC	7/19/17	8/1/17 (281-17)

PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2017
FINAL PLATS

CASE NUMBER/ SUBDIVISION (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 16-031</u> The Woodlands 1 st Addition (57)	Windmill Development, LLC	5/17/17	6/6/17 (200-17)
<u>Case 16-032</u> Village of the Woodlands (49)	Windmill Development, LLC	2/15/17	3/7/17 (59-17)
<u>Case 16-033</u> Shops of the Woodlands (9)	Windmill Development, LLC	2/15/17	3/7/17 (60-17)
<u>Case 16-097</u> Crowne Pointe Twelfth Addition (replat) (2)	Clyde Mayfield and Julie Martens	10/19/16	11/1/16 (337-16) Reapproved 2/7/17 (25-17)
<u>Case 16-108</u> Jeremiah Schramm Subdivision (3)	Jeremiah Schramm	2/15/17	3/21/17 (78-17)
<u>Case 17-001</u> Copper Ridge Fourth Addition (replat) (2)	Copper Ridge Properties, LLC	2/15/17	3/7/17 (62-17)
<u>Case 17-003</u> ValleyWynds 9 th Addition (replat) (5)	Pete Bush	2/15/17	3/7/17 (63-17)
<u>Case 17-014</u> 1501 State Addition (1)	Shive-Hattery, Inc.	5/17/17	6/6/17 (201-17)
<u>Case 17-016</u> Century Heights Twenty First Addition (33)	Century Heights Phase III, LC/Rob Fick	3/15/17	4/4/17 (102-17)
<u>Case 17-017</u> Glenbrook Ridge (replat) (60)	Kevin Koellner	4/19/17	5/16/17 (180-17)

CASE NUMBER/ SUBDIVISION (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 17-020</u> The Fountains 7 th Addition (replat) (15)	Towne & Country Bettendorf, LLC	3/15/17	5/16/17 (171-17)
<u>Case 17-027</u> The Fountains 8 th Addition (replat) (16)	Dan Dolan	5/17/17	6/20/17 (229-17)
<u>Case 17-031</u> Coreline Addition (replat) (2)	Coreline Investments, LLC	4/19/17	5/2/17 (152-17)
<u>Case 17-048</u> Crow Creek Estates (replat) (2)	David Ryan	7/19/17	9/5/17 (314-17)
<u>Case 17-050</u> Bettplex First Addition (6)	Build to Suit, Inc./Kevin Koellner	5/17/17	6/20/17 (232-17)
<u>Case 17-062</u> Hoffman's Second Addition at Devils Glen (replat) (1)	Build to Suit, Inc./Kevin Koellner	8/16/17	9/5/17 (315-17)
<u>Case 17-064</u> Lewis First Addition (replat) (2)	Windmill Design and Development	7/19/17	8/1/17 (282-17)
<u>Case 17-070</u> Interstate 74 Technology Park Sixth Addition (replat) (2)	Tanglefoot Investors, LLC	9/20/17	10/3/17 (345-17)
<u>Case 17-078</u> Tunberg's Third Addition (replat) (1)	Veritas Development, LC	10/18/17	11/7/17 (392-17)
<u>Case 17-088</u> Tim Grothus First Addition (replat) (2)	Tim Grothus	10/18/17	11/7/17 (391-17)
<u>Case 17-093</u> Wyndham Villas (replat) (2)	Advance Homes, Inc.	12/20/17	Pending

CASE NUMBER/ SUBDIVISION (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 17-094</u> 62 nd Street Subdivision (replat) (1)	Kevin Koellner	12/20/17	1/2/18 (04-18)

PLANNING AND ZONING COMMISSION
 YEARLY REPORT FOR 2017
 SITE DEVELOPMENT PLANS

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 17-002</u> 3635 Tanglewood Road (6 four-unit townhouse buildings)	Towne & Country Bettendorf, LC	3/15/17	4/4/17 (97-17)
<u>Case 17-004</u> 3775 Middle Road (church addition)	Our Savior Lutheran Church	3/15/17	4/4/17 (98-17)
<u>Case 17-015</u> 1501 State Street (fka 221 - 15 th Street) (2 multi-story apartment buildings)	Shive-Hattery, Inc.	5/17/17	6/6/17 (202-17)
<u>Case 17-018</u> Lot 2, Creek View Second Addition (multi- and single-family detached housing)	Kevin Koellner	4/19/17	5/16/17 (167-17)
<u>Case 17-030</u> 4555 Utica Ridge Road (commercial building addition)	Remax Centre, LLC	4/19/17	5/2/17 (151-17)
<u>Case 17-036</u> Lot 1, Crow Creek Estates (multi-family housing)	Drive, LLC/David Ryan	7/19/17	9/5/17 (313-17)
<u>Case 17-051</u> 4850 Bettplex Drive (sports complex)	Build to Suit, Inc./Kevin Koellner	5/17/17	6/20/17 (233-17)
<u>Case 17-052</u> 3627-51 Devils Glen Road (retail space and microbrewery)	Build to Suit, Inc./Kevin Koellner	5/17/17	6/6/17 (203-17)
<u>Case 17-057</u> 1609 State Street (fire station building addition)	City of Bettendorf/Gerry Voelliger	6/21/17	7/5/17 (257-17)

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 17-058</u> 1423 Hillside Drive (elementary school)	Estes Construction	6/21/17	7/5/17 (258-17)
<u>Case 17-063</u> 3665 Devils Glen Road (storage unit building addition)	Kevin Koellner	9/20/17	10/3/17 (347-17)
<u>Case 17-071</u> Lot 2, Interstate 74 Technology Park Sixth Addition (contractor condominiums)	40 th Avenue Investors, LLC	9/20/17	10/3/17 (346-17)
<u>Case 17-077</u> 3470 Middle Road (convenience store with gas pumps)	HyVee, Inc./Jeff Stein	10/18/17	11/7/17 (394-17)
<u>Case 17-079</u> Lot 1, Tunberg's Third Addition (multi-tenant retail structure)	Russell Construction/Mark Snyder	10/18/17	11/7/17 (393-17)
<u>Case 17-080</u> Lot 4, Bettplex First Addition (4 retail/restaurant buildings)	Build to Suit, Inc./Kevin Koellner	10/18/17	11/7/17 (395-17)
<u>Case 17-081</u> 3235 Ridge Pointe (drive-up coffee bar)	Atomic Coffee Bar/Peter Schillaci	9/20/17	10/3/17 (348-17)
Case 17-089 4784 Middle Road (69 townhouse units)	McNamara Family Development	10/18/17	11/7/17 (396-17)

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 17-092</u> 770 Tanglefoot Lane (hospital)	Strategic Behavioral Health, LLC	11/15/17	12/5/17 (429-17)
<u>Case 17-097</u> 3270 and 3295 Palmer Hills Court (multi-tenant retail structure)	Geifman First Equity/Steve Geifman	12/20/17	1/2/18 (03-18)

**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2017
MISCELLANEOUS ITEMS**

REQUEST/(CASE NUMBER)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE OR RESOLUTION NO.)
<u>Subdivision Development Plan</u> (16-046) Haley Heights Fourth Addition	Middle Road Developers, LC	6/15/16	3/7/17 (64-17)
<u>Easement Plat</u> (Case 17-005) Sanitary and storm sewer easement plat in The Woodlands subdivisions	Windmill Development, LLC	2/15/17	3/7/17 (61-17)
<u>Land Use Amendment</u> (Case 17-012) 4784 Middle Road Agricultural to High-density Residential	Dick McNamara	3/15/17	5/16/17 (05-17)
<u>Right-of-Way/Easement Plat</u> (Case 17-021) Tanglewood Road right-of-way and easement plat	Towne & Country Bettendorf, LC	3/15/17	4/4/17 (103-17)
<u>I-80 Urban Renewal Area</u> (Case 17-022)	City of Bettendorf	3/15/17	4/4/17 (85-17)
<u>Subdivision Development Plan</u> (Case 17-023) Lots 7-15, The Fountains 7 th Addition	Towne & Country Bettendorf, LLC	3/15/17	5/16/17 (172-17)
<u>Land Use Amendment</u> (Case 17-024) Lots 69-74, The Fountains 4 th Addition Traditional Residential to Medium-density Residential	Towne & Country Bettendorf, LLC	4/19/17	6/20/17 (10-17)
<u>Subdivision Development Plan</u> (Case 17-028) Lots 1-7, The Fountains 8 th Addition	Dan Dolan	5/17/17	6/20/17 (230-17)
<u>Ordinance Amendment</u> (Case 17-029) Section 11-13-5 Sharing of spaces	City of Bettendorf	4/19/17	7/5/17 (23-17)

REQUEST/(CASE NUMBER)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE OR RESOLUTION NO.)
<u>Land Use Amendment</u> (Case 17-032) NW of intersection of Forest Grove Drive and Middle Road Agricultural to Commercial	Build to Suit, Inc./Kevin Koellner	4/19/17	6/20/17 (13-17)
<u>Land Use Amendment</u> (Case 17-034) Part of Lot 2, Springs at Bettendorf First Addition Recreational/Conservation to High-density Residential	Drive, LLC/David Ryan	4/19/17	6/20/17 (15-17)
<u>Land Use Amendment</u> (Case 17-038) 830 State Street Office/transitional to Commercial	Cat Clinic of the Quad Cities, LC	5/17/17	7/5/17 (17-17)
<u>On-premises identification sign review (Downtown Master Plan Overlay District)</u> (Case 17-040) 830 Grant Street	Cat Clinic of the Quad Cities, LC	5/17/17	City Council review not required
<u>Land Use Amendment</u> (Case 17-054) 3249, 3270, and 3275 Palmer Hills Court and 3280 Middle Road Office/transitional to Commercial	Build to Suit, Inc./Kevin Koellner	5/17/17	7/5/17 (19-17)
<u>Land Use Amendment</u> (Case 17-055) 2895 AAA Court Office/transitional to High-density Residence District	Build to Suit, Inc./Kevin Koellner	5/17/17	7/5/17 (21-17)
<u>Land Use Amendment</u> (Case 17-067) Part of Lot 3, Lot 4, and Outlot A, Interstate 74 Technology Park Fifth Addition Office/Research Campus to Commercial	Tanglefoot Investors, LLC	8/16/17	10/17/17 (33-17)

REQUEST/(CASE NUMBER)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE OR RESOLUTION NO.)
<u>Temporary Sewer Easement</u> (Case 17-072) Wyndham West Subdivisions/The Woodlands Subdivisions	Wyndham West, Inc.	8/16/17	9/5/17 (316-17)
<u>Ordinance Amendment</u> (Case 17-076) Revised Zoning Ordinance	City of Bettendorf	5/24/17	10/17/17 (35-17)
<u>Land Use Amendment</u> (Case 17-082) 3610 Tanglewood Road Office/transitional to Commercial	CWlowa, LLC	9/20/17	11/21/17 (36-17)
<u>Land Use Amendment</u> (Case 17-090) Lot 1, Wyndham Town Center Urban Low Intensity to Urban Medium Intensity	AMF Real Estate, LLC	12/20/17	Pending
<u>Land Use Amendment</u> (Case 17-095) 1821 Sunset Drive Urban Low Intensity to Urban High Intensity	Russell Construction Co.	12/20/17	Land Use Amendment not required

