



2018 Planning and Zoning Commission Annual Report

Rezoning Requests

Preliminary Plats

Final Plats

Site Development Plans

Miscellaneous Items



**PLANNING AND ZONING COMMISSION
CITY OF BETTENDORF
2018 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 2018 the Commission made recommendations regarding 18 Rezoning requests, 7 Preliminary Plats, 22 Final Plats (includes 16 replats), 26 Site Development Plans, 2 Zoning Ordinance Amendments, and 4 miscellaneous cases.

Commission Member Listing

Roy Wennlund, Chairman (Appointed 2/07)

Jeff Bert (Appointed 5/12)

Ann Kappeler (Appointed 12/00)

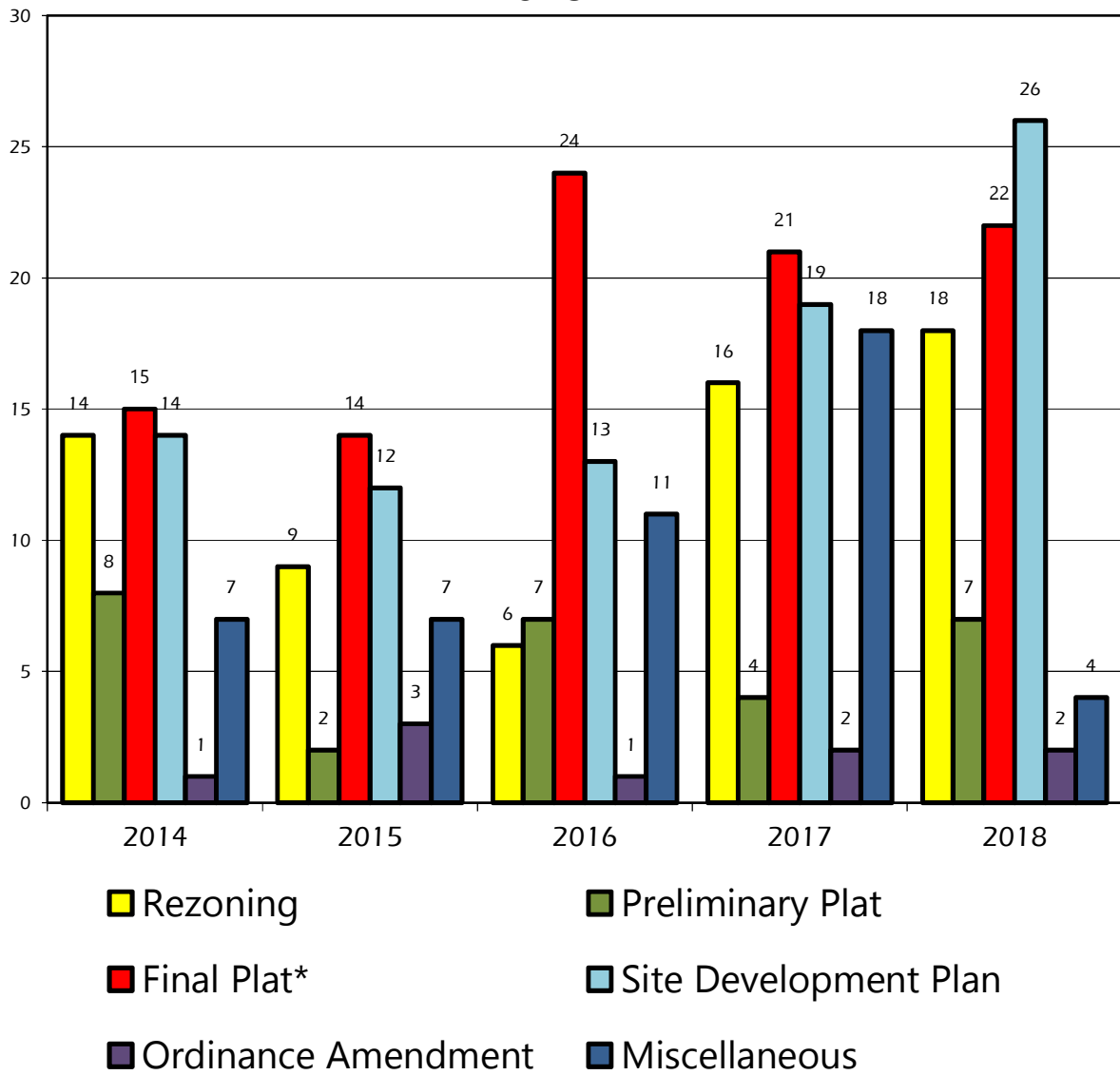
Janessa Ormsby (1/17)

Laurie Peters (Appointed 6/12)

Paul Rafferty (Appointed 12/96)

Scott Stoltenberg (Appointed 5/01)

Planning and Zoning Commission Annual Report 2018



*Includes 16 replats

PLANNING AND ZONING COMMISSION
 YEARLY REPORT FOR 2018
 REZONING REQUESTS

CASE NUMBER LOCATION REQUEST	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE NO.)
<u>Case 18-015</u> Lots 1-12, Block 8, Bettendorf Improvement Company First Addition C-1/C-3 to C-2	Ascentra Credit Union	3/21/18	4/17/18 (07-18)
<u>Case 18-018</u> NW of 3172 Forest Grove Drive A-1 to R-2	Youssi Real Estate & Development, LLC	3/21/18	Withdrawn
<u>Case 18-019</u> NW of 3172 Forest Grove Drive A-1 to R-4	Youssi Real Estate & Development, LLC	3/21/18	Withdrawn
<u>Case 18-030</u> Lot 2, Springs at Bettendorf First Addition A-1 to R-5	Drive, LLC	5/16/18	8/21/18 (21-18)
<u>Case 18-037</u> NW of 3172 Forest Grove Drive A-1 to UMI	Youssi Real Estate & Development, LLC	4/18/18	6/19/18 (12-18)
<u>Case 18-040</u> East of Pigeon Creek Trail A-1 to R-1	KW Development, LLC	5/16/18	7/17/18 (18-18)
<u>Case 18-042</u> 3249 Palmer Hills Court C-2 to R-5	J & K Investment Company, LLC	5/16/18	7/17/18 (19-18)
<u>Case 18-043</u> 883, 887, and 891 Pius Lane R-4 to R-5	Darrell Souhrada	Withdrawn	

CASE NUMBER LOCATION REQUEST	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE NO.)
<u>Case 18-046</u> Lots 15, 16, and 17, The Woodlands First Addition and Lots 1 and 2, The Woodlands Second Addition A-1 to R-2	Windmill Design & Development	5/16/18	6/19/18 (10-18)
<u>Case 18-061</u> 4268 Ontario Drive C-1 to C-2	Windmill Design Build	7/18/18	9/18/18 (22-18)
<u>Case 18-065</u> The Woodlands 3 rd Addition A-1 to R-2	Windmill Development	7/18/18	9/18/18 (23-18)
<u>Case 18-070</u> Lots 5 and 6, Bettplex First Addition C-7 to C-3	Build to Suit, Inc./Kevin Koellner	8/15/18	10/2/18 (24-18)
<u>Case 18-072</u> 4830 Forest Grove Drive A-1 to C-3	Build to Suit, Inc./Kevin Koellner	8/15/18	10/2/18 (25-18)
<u>Case 18-073</u> 977 Utica Ridge Place C-6 to C-2	Kwik Trip, Inc.	9/19/18	11/20/18 (26-18)
<u>Case 18-083</u> West of 6000 Forest Grove Drive A-1 to R-2	Pleasant Valley Community School District	11/21/18	1/2/19 (01-19)
<u>Case 18-092</u> West of 18659 Criswell Street A-1 to R-2 East of Hess Court R-1 to R-2	Century Heights Phase III, LLC	11/21/18	Pending

CASE NUMBER LOCATION REQUEST	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE NO.)
<u>Case 18-096</u> Lots 1-19, 63, 64, Outlots A and D, Glenbrook Ridge R-5 to UMI	Devil's Glen Holdings	12/19/18	Pending
<u>Case 18-097</u> Lots 20-62, Outlots B, C, E, and F, Glenbrook Ridge R-3 to UMI	Devil's Glen Holdings	12/19/18	Pending

PLANNING AND ZONING COMMISSION
 YEARLY REPORT FOR 2018
 PRELIMINARY PLATS

CASE NUMBER/ SUBDIVISION/ (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 18-031</u> Forest Grove Crossing (139)	Youssi Real Estate & Development, Inc.	4/18/18	8/21/18 (287-18)
<u>Case 18-034</u> Cottage Grove First Addition (25)	Windmiller Design & Development	4/18/18	5/1/18 (145-18)
<u>Case 18-045</u> The Settlement at Pigeon Creek Ninth Addition (8)	KW Development, LLC	5/16/18	7/17/18 (249-18)
<u>Case 18-049</u> Utica Hills Point (5)	CDC QC	5/16/18	6/5/18 (190-18)
<u>Case 18-069</u> The Woodlands 3 rd , 4 th , and 5 th Additions (80)	Windmiller Development	8/15/18	9/18/18 (320-18)
<u>Case 18-084</u> Terrell's 2 nd Addition (3)	Sean Terrell	10/17/18	11/6/18 (357-18)
<u>Case 18-098</u> Spencer Hollow 3 rd Addition (66)	Nick Kremer	12/19/18	1/2/19 (04-19)

PLANNING AND ZONING COMMISSION
 YEARLY REPORT FOR 2018
 FINAL PLATS

CASE NUMBER/ SUBDIVISION (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 18-004</u> The Woodlands Second Addition (replat) (2)	Windmill Development, LLC	1/17/18	6/5/18 (218-18)
<u>Case 18-008</u> Kwik Trip 1007 (replat) (1)	Kwik Trip, Inc./Leah Berlin	3/21/18	4/3/18 (99-18)
<u>Case 18-010</u> Valley Drive Addition (replat) (2)	MidAmerican Energy Co.	2/21/18	3/6/18 (53-18) Reapprove 8/7/18 (261-18)
<u>Case 18-013</u> Bettendorf Industrial Park 3 rd Addition (Replat) (3)	Kevin Koellner	2/21/18	3/6/18 (55-18)
<u>Case 18-014</u> Hopewell Second Addition (replat) (3)	Towne & Country Bettendorf, LLC	3/21/18	4/3/18 (112-18)
<u>Case 18-016</u> Ascentra's First Addition (replat) (2)	Ascentra Credit Union	3/21/18	4/3/18 (111-18)
<u>Case 18-020</u> Century Heights Eighteenth Addition (28)	Forest Grove Farm, LC	3/21/18	4/3/18 (113-18)
<u>Case 18-021</u> AAA Office Park Fourth Addition (replat) (2)	J & K Investment Company	3/21/18	4/3/18 (115-18)
<u>Case 18-023</u> Wyndham Villas (amended replat) (2)	Advance Homes, Inc.	3/21/18	4/3/18 (114-18)

CASE NUMBER/ SUBDIVISION (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 18-032</u> Bettplex Second Addition (replat) (8)	Build to Suit, Inc./Kevin Koellner	4/18/18	5/1/18 (148-18)
<u>Case 18-047</u> Forest Grove Crossing First Addition (41)	Youssi Real Estate & Development, Inc.	5/16/18	8/21/18 (288-18)
<u>Case 18-048</u> Venwoods Estates Fourth Addition (replat) (6)	Pete Stopulos	5/16/18	6/5/18 (191-18)
<u>Case 18-054</u> Utica Hills Point (6)	CDC QC	6/20/18	7/2/18 (234-18)
<u>Case 18-057</u> Terrell's 1 st Addition (4)	Sean Terrell	6/20/18	7/2/18 (233-18)
<u>Case 18-059</u> Cottage Grove First Addition (replat) (24)	Windmill Development	7/18/18	8/7/18 (262-18)
<u>Case 18-066</u> The Woodlands 3 rd Addition (22)	Windmill Development	8/15/18	9/18/18 (321-18)
<u>Case 18-075</u> Terrell's 2 nd Addition (3)	Sean Terrell	10/17/18	11/6/18 (358-18)
<u>Case 18-085</u> Everest Summit Fourth Addition (replat) (3)	Rad Pandit	10/17/18	11/6/18 (359-18)
<u>Case 18-086</u> Everest Summit Fifth Addition (replat) (1)	Rad Pandit	10/17/18	11/6/18 (360-18)
<u>Case 18-087</u> Everest Summit Sixth Addition (replat) (5)	Rad Pandit	10/17/18	11/6/18 (361-18)

CASE NUMBER/ SUBDIVISION (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 18-093</u> Forest Grove Crossing Second Addition (replat) (2)	Townsend Engineering	11/21/18	12/4/18 (397-18)
<u>Case 18-099</u> Century Heights Twenty Second Addition	Century Heights Phase III, LLC	12/19/18	1/2/19 (06-19)

**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2018
SITE DEVELOPMENT PLANS**

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 18-001</u> 4310 Ontario Drive (office building)	Windmiller Development, LLC	1/17/18	2/6/18 (18-18)
<u>Case 18-002</u> 3255 Moenck's Court (RV storage building)	Kevin Koellner/Build to Suit	3/21/18	4/3/18 (110-18)
<u>Case 18-005</u> 3592 Middle Road (restaurant)	ECA Architects	5/16/18	7/17/18 (250-18)
<u>Case 18-003</u> 3610 Tanglewood Road (restaurant)	Design Build by Architects	1/17/18	2/6/18 (19-18)
<u>Case 18-009</u> 3510 and 3514 Belmont Road (convenience store)	Kwik Trip, Inc.	3/21/18	4/3/18 (100-18)
<u>Case 18-011</u> Part of Lot 4, EA Baumbach Estate (electric substation)	MidAmerican Energy Co.	2/21/18	3/6/18 (54-18)
<u>Case 18-012</u> 1821 Sunset Drive (school/dormitory building)	Russell Construction Co.	2/21/18	3/6/18 (56-18)
<u>Case 18-022</u> 3249 Palmer Hills Court (coffee shop)	Build to Suit/Kevin Koellner	3/21/18	4/3/18 (109-18)
<u>Case 18-024</u> Lots 1 and 2, Wyndham Villas (multi-family housing/commercial)	Advance Homes, Inc.	3/21/18	4/3/18 (108-18)
<u>Case 18-025</u> Lot 2, Interstate 74 Technology Park Sixth Addition	40 th Avenue Investments	3/21/18	Withdrawn

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 18-033</u> Lots 3 and 4, proposed Bettplex Second Addition (multi-tenant retail structure)	Build to Suit, Inc./Kevin Koellner	4/18/18	5/1/18 (146-18)
<u>Case 18-035</u> Lot 2, Interstate 74 Technology Park 6 th Addition (contractor condo building)	Tanglefoot Investors, LLC	4/18/18	5/1/18 (147-18)
<u>Case 18-041</u> 2019 Grant Street (credit union corporate headquarters)	Ascentra Credit Union	5/16/18	6/5/18 (189-18)
<u>Case 18-044</u> 3249 Palmer Hills Court (multi-family housing)	J & K Investment Company	10/17/18	11/6/18 (353-18)
<u>Case 18-055</u> 975 Utica Ridge Place (hotel)	Spruce Hills Hospitality	6/20/18	7/2/18 (235-18)
<u>Case 18-056</u> Lot 2, Springs at Bettendorf First Addition (apartment building)	Drive, LLC	6/20/18	8/7/18 (263-18)
<u>Case 18-062</u> 6910 Middle Road (convenience store)	Kwik Trip, Inc.	9/19/18	10/16/18 (341-18)
<u>Case 18-063</u> 3900 Elm Street (industrial building addition)	Joe Carter	7/18/18	8/7/18 (264-18)
<u>Case 18-064</u> 2211 Kimberly Road (commercial building addition)	Hong Le	Withdrawn	

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 18-074</u> 1620 Lincoln Road (elementary school building)	Bettendorf Community School District	9/19/18	10/2/18 (332-18)
<u>Case 18-080</u> Lot 2, Springs at Bettendorf First Addition (multi-family residential)	Drive, LLC	10/17/18	11/6/18 (354-18)
<u>Case 18-081</u> 2420 - 18 th Street (multi-tenant retail structure)	Willie Nigey	10/17/18	Withdrawn
<u>Case 18-082</u> 108 - 35 th Street (storage building)	Build to Suit, Inc.	10/17/18	11/6/18 (355-18)
<u>Case 18-091</u> West of 6000 Forest Grove Drive (elementary school building)	Pleasant Valley Community School District	11/21/18	12/4/18 (395-18)
<u>Case 18-094</u> Village of the Woodlands (multi-family residential)	Windmill Development	11/21/18	12/4/18 (396-18)
<u>Case 18-095</u> Lots 27-41, Forest Grove Crossing First Addition (multi-family residential)	Townsend Engineering	11/21/18	1/2/19 (05-19)

PLANNING AND ZONING COMMISSION
 YEARLY REPORT FOR 2018
 MISCELLANEOUS ITEMS

REQUEST/(CASE NUMBER)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE OR RESOLUTION NO.)
<u>Land Use Amendment</u> (18-017) NW of 3172 Forest Grove Drive Urban Low-Intensity to Urban Medium-Intensity	Youssi Real Estate & Development, Inc.	3/21/18	6/19/18 (11-18)
<u>Ordinance Amendment</u> (Case 18-026) Title 12, Chapter 3, entitled "Final Plats"	City of Bettendorf	3/21/18	4/17/18 (08-18)
<u>Land Use Amendment</u> (Case 18-029) Lot 2, Springs at Bettendorf First Addition Greenway to Urban High-Intensity	Drive, LLC	5/16/18	8/21/18 (20-18)
<u>Right-of-Way Dedication</u> (Case 18-036) Lot 57, The Woodlands First Addition	Windmill Design and Development	4/18/18	5/1/18 (149-18)
<u>Urban Renewal Area #4 Amendment</u> (Case 18-050)	Jeff Reiter/City of Bettendorf	5/16/18	6/5/18 (180-18)
<u>Review of building materials/UTICOD</u> (Case 18-058) 975 Utica Ridge Place	Spruce Hills Hospitality	6/20/18	

