



# **2020 Planning and Zoning Commission Annual Report**

**Rezoning Requests**

**Preliminary Plats**

**Final Plats**

**Site Development Plans**

**Miscellaneous Items**



**PLANNING AND ZONING COMMISSION  
CITY OF BETTENDORF  
2020 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 must 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 will be five years from the date of the appointment of each respective member. The expiration date for all terms of office is 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 2020 the Commission made recommendations regarding 3 Rezoning requests, 2 Preliminary Plats, 15 Final Plats (includes 11 Replats), 15 Site Development Plans, 3 Ordinance Amendments, and 1 miscellaneous case.

**Commission Member Listing**

Roy Wennlund, Chairman (Appointed 2/07)

Joe Adam (Appointed 2/20)

Anne Gannaway (Appointed 1/20)

Lynn Gibson (Appointed 9/20)

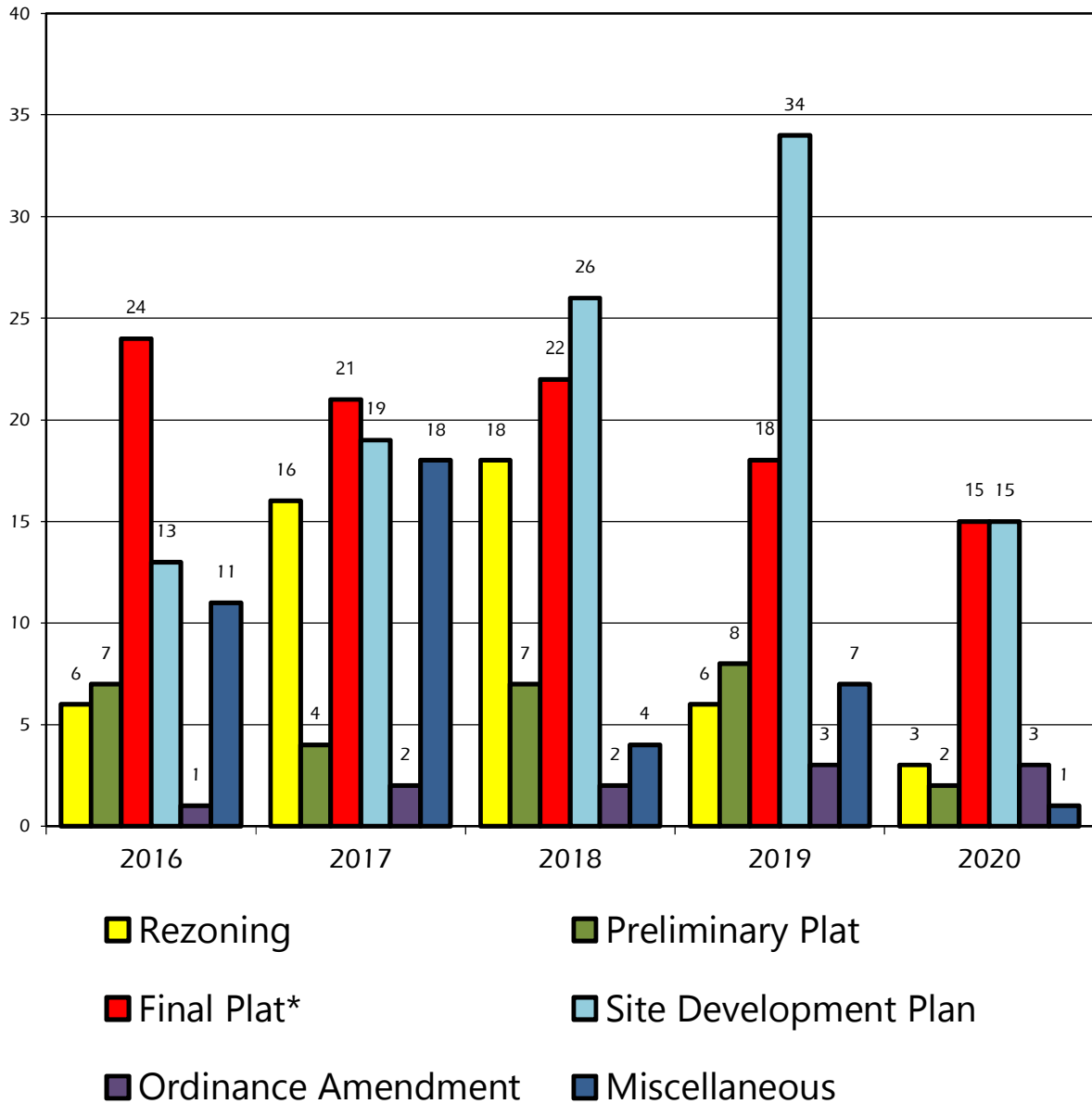
Ann Kappeler (Appointed 12/00)

Janessa Ormsby (1/17)

Paul Rafferty (Resigned 8/20)

Scott Stoltenberg (Appointed 5/01)

## Planning and Zoning Commission Annual Report 2020



\*Includes 11 replats

PLANNING AND ZONING COMMISSION  
 YEARLY REPORT FOR 2020  
 REZONING REQUESTS

CASE NUMBER LOCATION REQUEST	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE NO.)
<u>Case 20-033</u> West side of 5800 block of Middle Road A-1 to R-5	BESW	6/17/20	Withdrawn
<u>Case 20-045</u> SW of the terminus of Lakeside Drive A-1 to R-2	Windmill Development, LLC	8/19/20	10/6/20 (12-20)
<u>Case 20-063</u> East of 5805 Middle Road and west of Butterfield Court A-1 to R-3	Windmill Development	12/16/20	2/16/21 (02-21)

PLANNING AND ZONING COMMISSION  
YEARLY REPORT FOR 2020  
PRELIMINARY PLATS

CASE NUMBER/ SUBDIVISION/ (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 20-025</u> Fields Edge Addition (8)	Edgebrooke Homes, LLC	5/20/20	6/2/20 (201-20)
<u>Case 20-065</u> Tanglewood Place (44)	Windmill Development, LLC	12/16/20	1/19/21 (11-21)

PLANNING AND ZONING COMMISSION  
YEARLY REPORT FOR 2020  
FINAL PLATS

CASE NUMBER/ SUBDIVISION (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 19-091</u> Ewing Bettendorf First Addition (3)	Ewing Development	10/16/19	4/7/20 (141-20)
<u>Case 20-002</u> Brickstone Addition (replat) (2)	City of Bettendorf	2/19/20	3/3/20 (86-20)
<u>Case 20-005</u> Glenbrook Ridge Third Addition (replat) (5)	Nelson Construction & Development	2/19/20	3/3/20 (67-20) Reapproved 5/5/20 (163-20)
<u>Case 20-006</u> Old Hunters Woods Seventh Addition (replat) (2)	Tim Dolan Development Co.	4/15/20	5/5/20 (164-20) Reapproved 8/4/20 (245-20)
<u>Case 20-011</u> Pleasant Harbor 2 <sup>nd</sup> Addition (replat) (2)	Allen Jenkins	4/15/20	5/5/20 (165-20)
<u>Case 20-014</u> Creek Ridge Estates 3 <sup>rd</sup> Addition (replat) (2)	Ray McDevitt	4/15/20	5/5/20 (166-20)
<u>Case 20-018</u> Spencer Hollow 4 <sup>th</sup> Addition (replat) (23)	Kristin Crawford/IMEG	4/15/20	5/5/20 (167-20)
<u>Case 20-019</u> Spencer Hollow 5 <sup>th</sup> Addition (replat) (19)	Kristin Crawford/IMEG	4/15/20	5/5/20 (168-20)
<u>Case 20-024</u> Gipple's First Addition (replat) (1)	Todd Gipple	5/20/20	6/2/20 (203-20)

PLANNING AND ZONING COMMISSION  
YEARLY REPORT FOR 2020  
FINAL PLATS

CASE NUMBER/ SUBDIVISION (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 20-026</u> Wilderness Pointe First Addition (37)	Jared Kerkhoff Homes	5/20/20	6/2/20 (202-20) Amended 10/6/20 (302-20)
<u>Case 20-041</u> Forest Grove Crossing Fourth Addition (27)	Youssi Investments of Iowa, Inc.	7/15/20	9/1/20 (266-20)
<u>Case 20-046</u> Tanglefoot Crossing Addition (replat) (1)	Dan Dolan Homes	8/19/20	9/1/20 (268-20)
<u>Case 20-047</u> The Woodlands 4 <sup>th</sup> Addition (32)	Windmill Development, LLC	8/19/20	10/6/20 (303-20)
<u>Case 20-051</u> Geifman's 56 Avenue Development Addition (2)	Steve Geifman	9/16/20	10/6/20 (304-20)
<u>Case 20-058</u> Northwest Corners (replat) (2)	Northwest Bank & Trust Co.	10/21/20	11/17/20 (339-20)
<u>Case 20-061</u> Villas of Forest Grove Crossing (replat) (18)	Youssi Investments of Iowa, LLC	11/18/20	12/1/20 (373-20)

**PLANNING AND ZONING COMMISSION  
YEARLY REPORT FOR 2020  
SITE DEVELOPMENT PLANS**

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 19-029</u> 3923 State Street (concrete mixing facility)	Manatt's	4/17/19	4/21/20 (151-20)
<u>Case 19-092</u> 2528 Middle Road (senior living cooperative)	Ewing Development	10/16/19 2/19/20 (amended)	4/7/20 (142-20)
<u>Case 19-099</u> 7186 State Street (fly ash storage building)	Pleasant Valley Redi-Mix	12/18/19	2/18/20 (52-20)
<u>Case 19-100</u> 3150 Glenbrook Circle North (senior living facility)	Nelson Construction & Development/Jacob Wolfgang	12/18/19	3/3/20 (84-20)
<u>Case 20-003</u> North of 6100 Forest Grove Drive (radio communications tower)	Scott Emergency Communications Center	2/19/20	3/3/20 (87-20)
<u>Case 20-008</u> 4465 - 53 <sup>rd</sup> Avenue (multi-tenant retail structure)	Windmill Design Build	4/15/20	5/5/20 (169-20)
<u>Case 20-013</u> 3322 and 3360 Glenbrook Circle South (2 townhouse buildings)	Clint Albrecht	4/15/20	5/5/20 (170-20)
<u>Case 20-020</u> 3014 and 3038 Charissa's Place and 3010, 3013, 3036, and 3037 Mary Leigh Drive (6 tri-plex buildings)	Youssi Investments of Iowa, LLC	4/15/20	5/5/20 (171-20)
<u>Case 20-034</u> 2564 Middle Road (senior living facility)	Russell Ewing Bett, LLC	6/17/20	Pending

**PLANNING AND ZONING COMMISSION  
YEARLY REPORT FOR 2020  
SITE DEVELOPMENT PLANS**

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 20-035</u> 7171 Valley Drive (storage buildings)	Oak Grove Storage	6/17/20	7/7/20 (221-20)
<u>Case 20-042</u> 3270 Palmer Hills Court and 2900 Devils Glen Road (grocery pickup kiosk)	Hy-Vee, Inc.	9/16/20	10/6/20 (287-20)
<u>Case 20-050</u> Lot 1, Tanglefoot Crossing Addition (6 townhouse buildings)	Dan Dolan Homes	8/19/20	9/1/20 (269-20)
<u>Case 20-052</u> 2120 - 56 <sup>th</sup> Avenue (office building)	Steve Geifman	9/16/20	10/6/20 (305-20)
<u>Case 20-053</u> 3308 Moenck's Court (office/warehouse building)	Kevin Koellner	9/16/20	10/6/20 (306-20)
<u>Case 20-054</u> 5500 Fenno Road (storage building)	CTL Hydraulics	9/16/20	10/6/20 (307-20)
<u>Case 20-055</u> 428 - 28 ½ Street (contractor condos)	Richard Properties	9/16/20	10/6/20 (308-20)
<u>Case 20-059</u> 2516 Middle Road (multi-tenant retail structure)	NIC, LLC	10/21/20	11/17/20 (340-20)
Case 20-062 3011 Devils Glen Road and 3050 Middle Drive (car wash)	Dan Gunsteen	12/16/20	2/2/21 (42-21)

PLANNING AND ZONING COMMISSION  
 YEARLY REPORT FOR 2020  
 MISCELLANEOUS ITEMS

REQUEST/(CASE NUMBER)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE OR RESOLUTION NO.)
<u>Ordinance Amendment</u> (Case 20-004) Section 11-11-3.A.1 (Supplemental Use Regulations - Residential Uses)	City of Bettendorf	2/19/20	4/21/20 (06-20)
<u>Final PUD Plan</u> (Case 20-007) 610 Holmes Street (Thomas Jefferson Addition)	Applestone Homes, Inc./JJ Condon	2/19/20	3/3/20 (85-20)
<u>Ordinance Amendment</u> (Case 20-010) Section 11-2-7 (Commercial Use Types)	City of Bettendorf	2/19/20	4/21/20 (07-20)
<u>Ordinance Amendment</u> (Case 20-068) Title 13, Flood Control, Chapter 1 - Flood Management	City of Bettendorf	12/16/20	2/16/21 (03-21)

