



2013
Planning and Zoning Commission
Annual Report

Rezoning Requests

Preliminary Plats

Final Plats

Site Development Plans

Miscellaneous Items



**PLANNING AND ZONING COMMISSION
CITY OF BETTENDORF
2013 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.

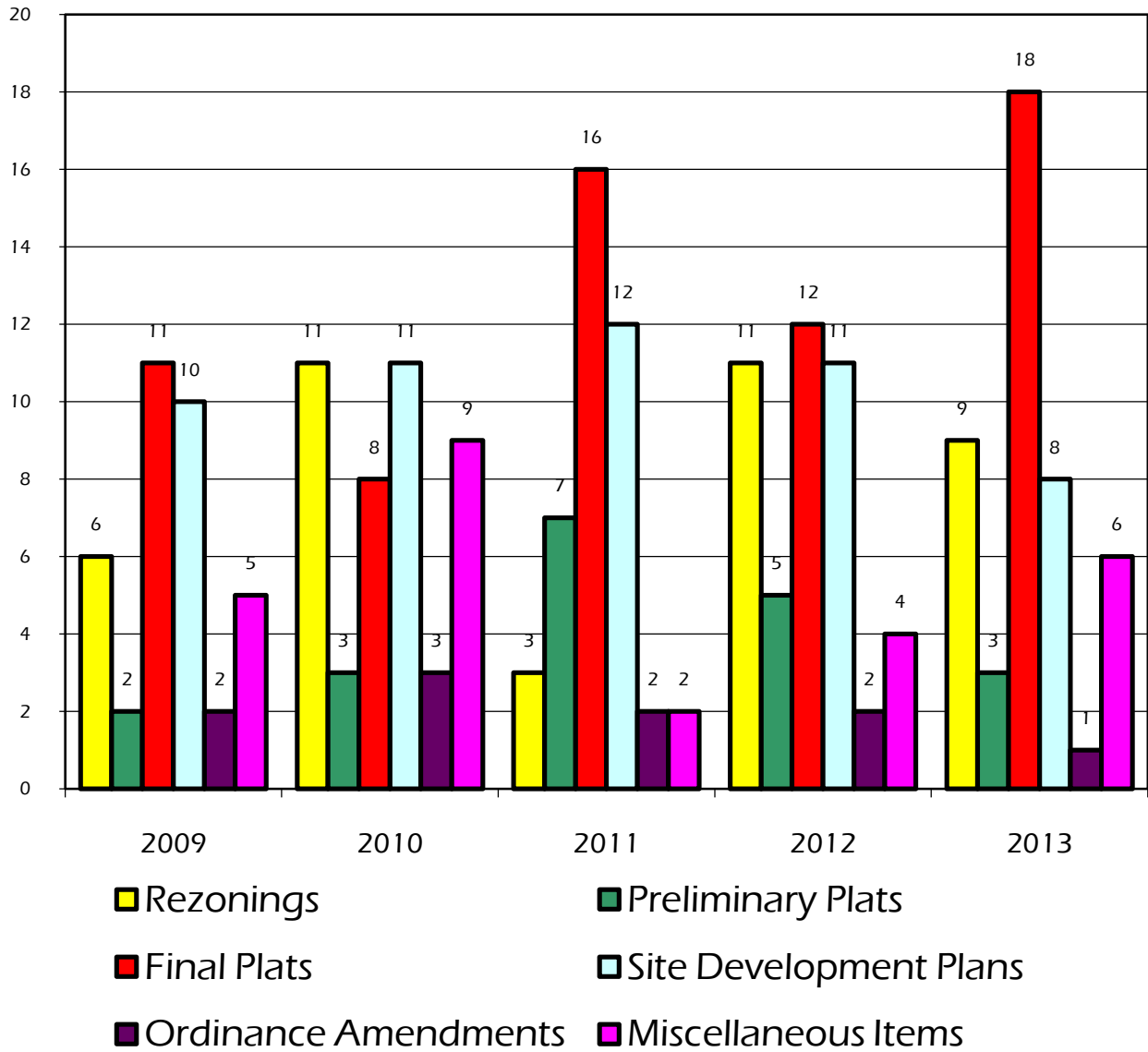
Each year, the Planning and Zoning Commission shall make a report to the Mayor and Council of the matters received, handled, and pending and the progress of its work for the preceding 12 months.

In 2013 the Commission made recommendations regarding 9 Rezoning requests, 3 Preliminary Plats, 18 Final Plats, 8 Site Development Plans, 1 Zoning Ordinance Amendment, 4 Land Use Amendments, and 2 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 2013



**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2013
REZONING REQUESTS**

CASE NUMBER LOCATION REQUEST	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE NO.)
Case 12-061 2421 - 53 rd Avenue C-2 to C-3	Julia, LLC	12/19/12	Withdrawn
Case 13-003 SE corner of Devils Glen Road and Forest Grove Drive A-1 to R-3	Copper Ridge Properties, LLC	2/20/13	4/16/13 (09-13)
Case 13-004 North of 53 rd Avenue extended and east of Judge Road A-1 to R-1	Century Heights Phase III, LC	2/20/13	5/7/13 (10-13)
Case 13-008 2421 - 53 rd Avenue C-2 to C-3 (conditional)	Julia, LLC	3/20/13	5/21/13 (11-13)
Case 13-022 2838 State Street C-3 to I-2 (conditional)	Nick Dubil	5/15/13	7/16/13 (13-13)
Case 13-026 4483 and 4503 Tanglewood Road A-2 to C-5	Tanglewood, LLC.	5/15/13	9/3/13 (22-13)
Case 13-030 Outlot A, Tanglewood Terrace R-2 to R-3	Advance Homes, Inc.	6/19/13	8/20/13 (15-13)
Case 13-043 2906 State Street C-3 to I-2	Nick Dubil	8/21/13	10/15/13 (28-13)
Case 13-045 Lots 19 and 20, The Highlands Third Addition C-5 to R-3	Heartland Builders of the Quad Cities, Inc.	8/21/13	10/15/13 (30-13)
Case 13-054 East terminus of 53 rd Avenue A-1 to R-1	Unity Corp./Republic Electric Company	9/18/13	11/19/13 (31-13)

**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2013
PRELIMINARY PLATS**

CASE NUMBER/ SUBDIVISION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
Case 12-066 The Lodges at Beaver Meadows (78)	Beaver Development, Inc.	12/19/12	1/15/13 (04-13)
Case 12-067 Hopewell First Addition (52)	Towne & Country Bettendorf, LLC	12/19/12	1/15/13 (05-13)
Case 13-015 Century Heights Phase III (119)	Century Heights Phase III, LC	4/17/13	5/21/13 (106-13)
Case 13-016 Copper Ridge Third Addition (26)	Copper Ridge Properties	4/17/13	5/7/13 (85-13)
Case 13-055 Unity Farms (3)	Unity Corp./Republic Electric Company	9/18/13	10/15/13 (233-13)
Case 13-070 Haley Heights Additions - Phase II (69)	Middle Road Developers, LC	Pending	Pending

**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2013
FINAL PLATS**

CASE NUMBER/ SUBDIVISION (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
Case 12-056 Villas at Glengevlin Second Addition (25) (revised)	Towne & Country Bettendorf, L.C.	1/16/13	2/5/13 (09-13)
Case 12-068 Hopewell Hills Second Addition (1)	Bettendorf Land Development, L.C.	12/19/12	1/2/13 (01-13)
Case 13-005 Hopewell First Addition (37)	Towne & Country Bettendorf, L.C.	2/20/13	3/5/13 (37-13)
Case 13-006 ValleyWynds 7 th Addition (20)	Highland Green I, LC	2/20/13	3/5/13 (38-13)
Case 13-009 The Lodges at Beaver Meadows First Addition (28)	Beaver Development, Inc.	3/20/13	4/2/13 (61-13)
Case 13-023 Copper Ridge Third Addition (26)	Copper Ridge Properties, LLC	5/15/13	6/4/13 (116-13)
Case 13-024 Middle Road Plaza (3)	Bettendorf Hotel Associates, LLC	5/15/13	6/4/13 (107-13)
Case 13-027 Tanglewood Hills Second Addition (1)	Tanglewood, LLC	5/15/13	9/3/13 (199-13) Reapproved 12/3/13 (257-13)
Case 13-031 Century Heights Twentieth Addition (37)	Century Heights Phase III, LC	6/19/13	8/6/13 (175-13)
Case 13-032 Haley Heights Second Addition (35)	Trade Farm, LC	6/19/13	7/2/13 (142-13)

**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2013
FINAL PLATS**

CASE NUMBER/ SUBDIVISION (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
Case 13-035 Wartburg-Zion Second Addition (1) (Replat)	Redeemer Lutheran Church	6/19/13	7/2/13 (143-13) Reapproved 9/17/13 (212-13)
Case 13-039 Crowne Pointe Towne Homes Third Addition (4) (Replat)	Heartland Builders of the Quad Cities, Inc.	7/17/13	8/6/13 (176-13)
Case 13-047 VenWoods Estates Third Addition (2) (Replat)	Kevin Koellner/Build to Suit	8/21/13	9/3/13 (194-13)
Case 13-056 Genesis at Crow Valley Fourth Addition (1)	Genesis Health Systems	9/18/13	11/5/13 (246-13)
Case 13-057 The Highlands Sixth Addition (1)	Heartland Builders of the Quad Cities, Inc.	9/18/13	10/1/13 (229-13)
Case 13-058 Hopewell Hills Third Addition (8)	Bettendorf Land Development, LLC	9/18/13	10/1/13 (230-13)
Case 13-059 Unity Farms (3)	Unity Corp./Republic Electric Company	9/18/13	10/15/13 (234-13)
Case 13-067 Molo Oil Second Addition (1) (Replat)	Mark Molo/Molo Quint, LLC	11/20/13	12/3/13 (256-13)
Case 13-071 Buena Vista Addition (2) (Replat)	Windmill Design & Development	12/18/13	1/7/14 (Pending)

**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2013
SITE DEVELOPMENT PLANS**

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
Case 12-065 3900 Hopewell Avenue (elementary school addition)	Pleasant Valley Community School District	12/19/12	1/15/13 (06-13)
Case 12-070 Lots 2 and 3, I-74 Technology Park (office building)	Plantation Development, LTD	12/19/12	1/15/13 (07-13)
Case 13-017 4343 Utica Ridge Road (revised from 1109 Terrace Park Drive) (credit union building)	LaMacchia Group	4/17/13	5/7/13 (86-13)
Case 13-033 909 Middle Road (Hotel/multi-tenant retail structure)	Bettendorf Hotel Associates, LC	6/19/13	7/16/13 (156-13)
Case 13-044 1109 Tanglefoot Lane (church building additions)	Redeemer Lutheran Church	8/21/13	9/3/13 (203-13)
Case 13-049 3222 and 3236 Bear Tooth Court (industrial sales building)	Build to Suit, Inc.	8/21/13	9/3/13 (202-13)
Case 13-050 5123 Middle Road (office building addition)	S & B Powell, LLC	8/21/13	9/3/13 (201-13)
Case 13-060 Lot 1, Genesis at Crow Valley Fourth Addition (medical office building)	Genesis Health Systems	9/18/13	11/5/13 (247-13)
Case 13-061 2030 Middle Road (school building addition)	Bettendorf Community School District	9/18/13	10/1/13 (231-13)
Case 13-068 999 Middle Road (convenience store with gas pumps)	Mark Molo/Molo Quint, LLC.	12/18/13	1/7/14 (Pending)

**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2013
MISCELLANEOUS ITEMS**

REQUEST/(CASE NUMBER)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE OR RESOLUTION NO.)
<u>Land Use Amendment</u> (Case 13-021) 2838 State Street Commercial to General Industrial	Nick Dubil	5/15/13	7/16/13 (12-13)
<u>Land Use Amendment</u> (Case 13-025) 4483 and 4503 Tanglewood Road Traditional Residential to Office/transitional	Tanglewood, LLC	5/15/13	9/3/13 (23-13)
<u>Final Citywide Trails/Corridor Study</u> (Case 13-028)	City of Bettendorf	6/19/13	7/2/13 (153-13)
<u>Transportation Study</u> (Case 13-034)	City of Bettendorf	7/17/13	8/20/13 (185-13)
<u>Land Use Amendment</u> (Case 13-042) 2906 State Street Commercial to General Industrial	Nick Dubil	8/21/13	10/15/13 (27-13)
<u>Land Use Amendment</u> (Case 13-051) Lots 19 and 20, The Highlands Third Addition Office/transitional to Traditional Residential	Heartland Builders of the Quad Cities, Inc.	8/21/13	10/15/13 (29-13)
<u>Ordinance Amendment</u> (Case 13-069) Sections 16.18, 16.23, and 16.26 of zoning ordinance (manufacture and storage of ammunition at indoor shooting ranges in industrial districts)	City of Bettendorf	11/20/13	Pending

