



2014 Planning and Zoning Commission Annual Report

Rezoning Requests

Preliminary Plats

Final Plats

Site Development Plans

Miscellaneous Items



**PLANNING AND ZONING COMMISSION
CITY OF BETTENDORF
2014 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.

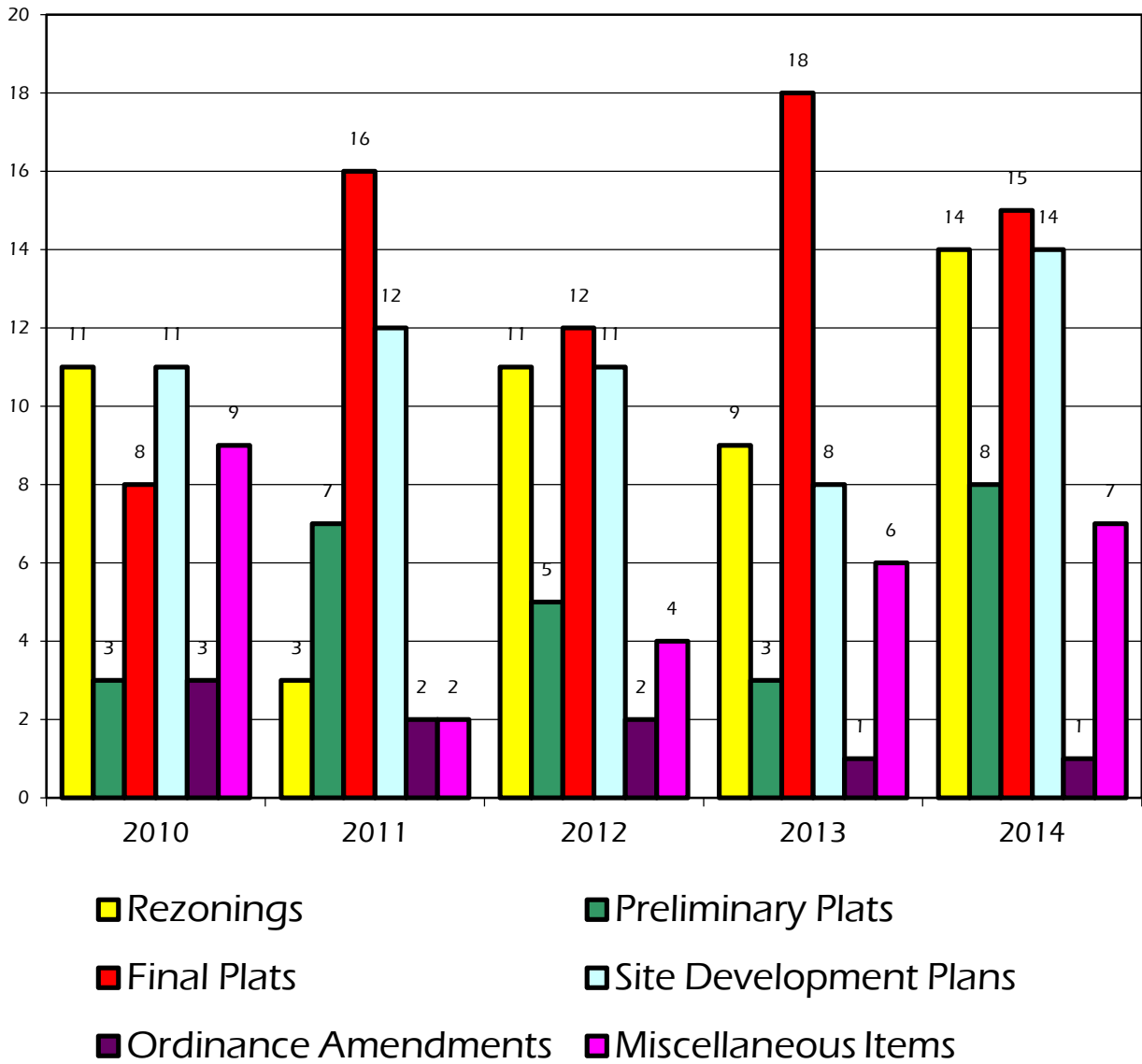
Each year, the Planning and Zoning Commission shall make a report to the Mayor and Council of the matters received, handled, and pending and the progress of its work for the preceding 12 months.

In 2014 the Commission made recommendations regarding 14 Rezoning requests, 8 Preliminary Plats, 15 Final Plats, 14 Site Development Plans, 1 Zoning Ordinance Amendment, and 7 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 2014



**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2014
REZONING REQUESTS**

| CASE NUMBER LOCATION REQUEST | APPLICANT | P & Z DECISION DATE | COUNCIL DECISION DATE (ORDINANCE NO.) |
|---|------------------------------------|--|--|
| Case 14-001 Lot 25, Villas at Glengevlin Second Addition and the entirety of Highlands Pointe First Addition R-3 to PR-3 | Towne & Country Bettendorf, LLC | 1/15/14 | 8/19/14 (16-14) |
| Case 14-002 East side of the 5800 block of Devils Glen Road A-1 to R-2 | Windmiller Development, LLC | 1/15/14 | 3/18/14 (03-14) |
| Case 14-005 3715 and 3719 State Street I-2 to C-2 | Rad Pandit | 1/15/14 | 3/18/14 (04-14) |
| Case 14-009 4120 - 53 rd Avenue C-5 to R-3 | Greg Franich | 2/19/14 | 4/15/14 (07-14) |
| Case 14-016 Northeast corner of Devils Glen Road and Hopewell Avenue A-1 to A-2 | Allen Hartz | 2/19/14 | 4/15/14 (08-14) |
| Case 14-039 Lot 3, The Springs at Bettendorf First Addition A-1 to R-5 | Rad Pandit | 5/21/14 | 7/15/14 (14-14) |
| Case 14-043 3610 Tanglewood Road A-2 and R-4 to C-3 | June Runge | 6/18/14 | Withdrawn |
| Case 14-047 Lots 20-37, Hopewell First Addition R-3 to PR-3 | Towne & Country Bettendorf, LLC | 6/18/14 | 8/19/14 (17-14) |
| Case 14-048 Northeast of intersection of Forest Grove Drive and Spring Creek Drive A-1 to R-1 | Nick Kremer | 6/18/14 | 8/19/14 (15-14) |

| CASE NUMBER LOCATION REQUEST | APPLICANT | P & Z DECISION DATE | COUNCIL DECISION DATE (ORDINANCE NO.) |
|--|---|--|--|
| Case 14-057 Proposed Villas at Glengevlin Fourth Addition R-3 to PR-3 | Towne & Country Bettendorf, LLC | 7/16/14 | 9/16/14 (20-14) |
| Case 14-063 Outlots 1 and 2, Mastland Subdivision A-2 to A-1 | Charles and Judith Pierson | 8/20/14 | 10/7/14 (21-14) |
| Case 14-072 3412 State Street C-4 and R-4 to C-3 | Green Valley Roofing, LLC | 9/17/14 | 11/18/14 (25-14) |
| Case 14-073 Property located east of the terminus of 53 rd Avenue and north of Pigeon Creek Trail A-1 to R-1 | KW Development, LLC/Bob Walter Building Contractor, Inc. | 9/17/14 | 11/18/14 (24-14) |
| Case 14-086 2123 - 53 rd Avenue A-1 to C-5 | KGRD Green Bay, LLC | 11/19/14 | 1/6/15 (02-15) |

**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2014
PRELIMINARY PLATS**

| CASE NUMBER/ SUBDIVISION | APPLICANT | P & Z DECISION DATE | COUNCIL DECISION DATE (RESOLUTION NO.) |
|--|----------------------------|--|---|
| Case 13-070 Haley Heights Additions - Phase II (65) | Middle Road Developers, LC | 1/15/14 | 2/4/14 (23-14) |
| Case 14-003 Orchard Park (44) | Windmill Development, LLC | 2/19/14 | 3/4/14 (40-14) |
| Case 14-004 Wyndham West Additions (109) | Advance Homes, Inc. | 1/15/14 | 2/4/14 (24-14) |
| 14-008 Miller Holdings First Addition (3) | Build to Suit, Inc. | 6/18/14 | 7/1/14 (188-14) |
| Case 14-037 Villas at Saint Erin Court Addition (6) (fka The Highlands Seventh Addition) | Greg Franich | 5/21/14 | 6/3/14 (154-14) |
| Case 14-049 Spencer Hollow 1 st Addition (34) | Nick Kremer | 6/18/14 | 8/5/14 (218-14) |
| Case 14-074 Everest Summit (42) | Rad Pandit | 10/15/14 | |
| Case 14-093 Everest Summit (revised) (42) | Rad Pandit | 12/17/14 | Pending |

**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2014
FINAL PLATS**

| CASE NUMBER/ SUBDIVISION (# OF LOTS) | APPLICANT | P & Z DECISION DATE | COUNCIL DECISION DATE (RESOLUTION NO.) |
|--|---------------------------------------|--|---|
| Case 13-071 Buena Vista Addition | Windmill Design & Development, LLC | 12/18/13 | 1/7/14 (09-14) |
| Case 14-010 Villas at Glengevlin Third Addition (21) | Towne & Country Bettendorf, LLC | 7/16/14 | 8/19/14 (232-14) |
| Case 14-011 Haley Heights Third Addition (40) | Middle Road Developers, LC | 3/19/14 | 4/1/14 (63-14) |
| Case 14-012 Hopewell Hills Fourth Addition (24) | Bettendorf Land Development, LLC | 6/18/14 | 7/1/14 (189-14) |
| Case 14-018 Wyndham West First Addition (56) | Advance Homes, Inc. | 4/16/14 | 5/6/14 (85-14) |
| Case 14-019 Cobblestone Pointe (44) | Windmill Development, LLC | 3/19/14 | 6/3/14 (156-14) |
| Case 14-026 Wendy's 2 nd Addition (1) | Parco, Ltd. | 4/16/14 | 5/6/14 (84-14) |
| Case 14-038 Villas at Saint Erin Court Addition (6) (fka The Highlands Seventh Addition) | Greg Franich | 5/21/14 | 6/3/14 (155-14) |
| Case 14-040 Haley Heights Third Addition (revised) (40) | Middle Road Developers, LC | 5/21/14 | 6/3/14 (157-14) |
| Case 14-041 The Lodges at Beaver Meadows Second Addition (25) | Beaver Development, Inc. | 5/21/14 | 6/3/14 (158-14) |
| Case 14-050 Wendy's 2 nd Addition (revised) (1) | Steve Ryan | 6/18/14 | 7/1/14 (190-14) |

| CASE NUMBER/ SUBDIVISION (# OF LOTS) | APPLICANT | P & Z DECISION DATE | COUNCIL DECISION DATE (RESOLUTION NO.) |
|--|-----------------------------|--|---|
| Case 14-059 Great River Addition (1) | Brian Kardell | 7/16/14 | 8/5/14 (217-14) |
| Case 14-075 Spencer Hollow 1 st Addition (34) | Mike Janecek | 9/17/14 | 10/7/14 (266-14) |
| Case 14-076 Villas at Glengevlin Fourth Addition (18) | Mike Janecek | 9/17/14 | 10/7/14 (267-14) |
| Case 14-089 Interstate 74 Technology Park Third Addition (2) | Plantation Development, LTD | 11/19/14 | 12/2/14 (311-14) |
| Case 14-094 Advantage 242 (2) | Jeremy and Rachel Bowling | 12/17/14 | 1/6/15 (07-15) |

**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2014
SITE DEVELOPMENT PLANS**

| CASE NUMBER/ LOCATION | APPLICANT | P & Z DECISION DATE | COUNCIL DECISION DATE (RESOLUTION NO.) |
|--|--|--|---|
| Case 14-014 3015 State Street (parking lot expansion) | Vizient Manufacturing Solutions | 2/19/14 | 3/4/14 (41-14) |
| Case 14-015 3129 State Street (building addition) | Vizient Manufacturing Solutions | 2/19/14 | 3/4/14 (42-14) |
| Case 14-020 2435 Spruce Hills Drive (fast food restaurant building) | Parco, Ltd. | 3/19/14 | 4/1/14 (64-14) |
| Case 14-051 2435 Spruce Hills Drive (revised) (fast food restaurant building) | Steve Ryan | 6/18/14 | 7/1/14 (191-14) |
| Case 14-052 1777 Isle Parkway (land-based casino building) | Isle of Capri Casinos, Inc./John Wilson | 6/18/14 | 7/1/14 (192-14) |
| Case 14-053 US 67 and Valley Drive (storage units) | Brian Kardell | 7/16/14 | 8/5/14 (219-14) |
| Case 14-065 2700 Middle Road (parking lot) | Heritage Church | 9/17/14 | 10/7/14 (264-14) |
| Case 14-066 3220, 3225, and 3325 Zimmerman Drive, 6405 Valley Drive, and 6550 State Street (industrial building addition) | LeClaire Manufacturing | 9/17/14 | 10/7/14 (265-14) |
| Case 14-077 2207 Falcon Avenue (3-unit multi-tenant retail structure) | Mark Roemer | 9/17/14 | 10/7/14 (262-14) |

| CASE NUMBER/ LOCATION | APPLICANT | P & Z DECISION DATE | COUNCIL DECISION DATE (RESOLUTION NO.) |
|---|-----------------------------|--|---|
| Case 14-082 2241 and 2283 - 53 rd Avenue (convenience store/gas pumps/car wash) | Kwik Trip, Inc. | 10/15/14 | 1/6/15 (04-14) |
| Case 14-087 931 State Street (convenience store/gas pumps) | Dev Bastola | 12/17/14 | 1/6/15 (05-15) |
| Case 14-088 2395 Spruce Hills Drive (storage building) | Teske Pet & Garden Center | 11/19/14 | 12/2/14 (313-14) |
| Case 14-090 Lot 2, Proposed Interstate 74 Technology Park Third Addition (office building) | Plantation Development, LTD | 11/19/14 | 12/2/14 (312-14) |
| Case 14-095 2211 Kimberly Road (3-unit multi-tenant retail structure) | Hong Le | 12/17/14 | 1/6/15 (06-15) |

**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2014
MISCELLANEOUS ITEMS**

| REQUEST/(CASE NUMBER) | APPLICANT | P & Z DECISION DATE | COUNCIL DECISION DATE (ORDINANCE OR RESOLUTION NO.) |
|--|---------------------------------|---------------------------|--|
| <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 | 2/4/14 (01-14) |
| <u>Land Use Amendment</u> (Case 14-013) 4120 - 53 rd Avenue Office/transitional to Traditional Residential | Greg Franich | 2/19/14 | 4/15/14 (6-14) |
| <u>Amendment to Urban Renewal Plan</u> (Case 14-034) Urban Renewal Area #2014 | Steve Van Dyke | 7/16/14 | Withdrawn |
| <u>Subdivision Development Plan</u> (Case 14-042) Proposed Villas at Glengevlin Third Addition | Towne & Country Bettendorf, LLC | 5/21/14 7/16/14* | 8/19/14 (233-14) |
| <u>Land Use Amendment</u> (Case 14-046) 3610 Tanglewood Road Office/transitional to Commercial | June Runge | 6/18/14 | Withdrawn |
| <u>Subdivision Development Plan</u> (Case 14-054) Hopewell First Addition | Towne & Country Bettendorf, LLC | 6/18/14 | 8/19/14 (234-14) |
| <u>Subdivision Development Plan</u> (Case 14-058) Proposed Villas at Glengevlin Fourth Addition | Towne & Country Bettendorf, LLC | 7/16/14 9/17/14** | 10/7/14 (263-14) |
| <u>Amendment to Urban Renewal Plan</u> (Case 14-078) Urban Renewal Area #4A | Steve Van Dyke | 9/17/14 | 11/4/14 (292-14) |

*Developer revised original plan recommended for approval on May 21, 2014. The originally-proposed development plan showed some 50-foot wide lots as narrow as 50 feet and 6,700 square feet in size. The revised development plan approved by the City Council on August 19, 2014 shows 55-foot wide lots at least 7,375 square feet in size as detailed in letter from McClure Engineering dated June 19, 2014.

**Developer revised original plan recommended for approval on July 16, 2014. The originally-proposed development plan showed total side yard setbacks for single-family detached units of 10 feet. The revised development plan approved by the City Council on September 17, 2014 shows 15-foot total side yard setbacks for the lots to be used for single-family detached units and the addition of two duplex units on Lots 1, 2, 16, and 17 with total side yard setbacks of 10 feet as detailed in letter from McClure Engineering dated August 18, 2014.

