



2023 Planning and Zoning Commission Annual Report

Rezoning Requests

Preliminary Plats

Final Plats

Site Development Plans

Miscellaneous Items



PLANNING AND ZONING COMMISSION CITY OF BETTENDORF 2023 ANNUAL REPORT

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 amendments and future land use amendments. 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.

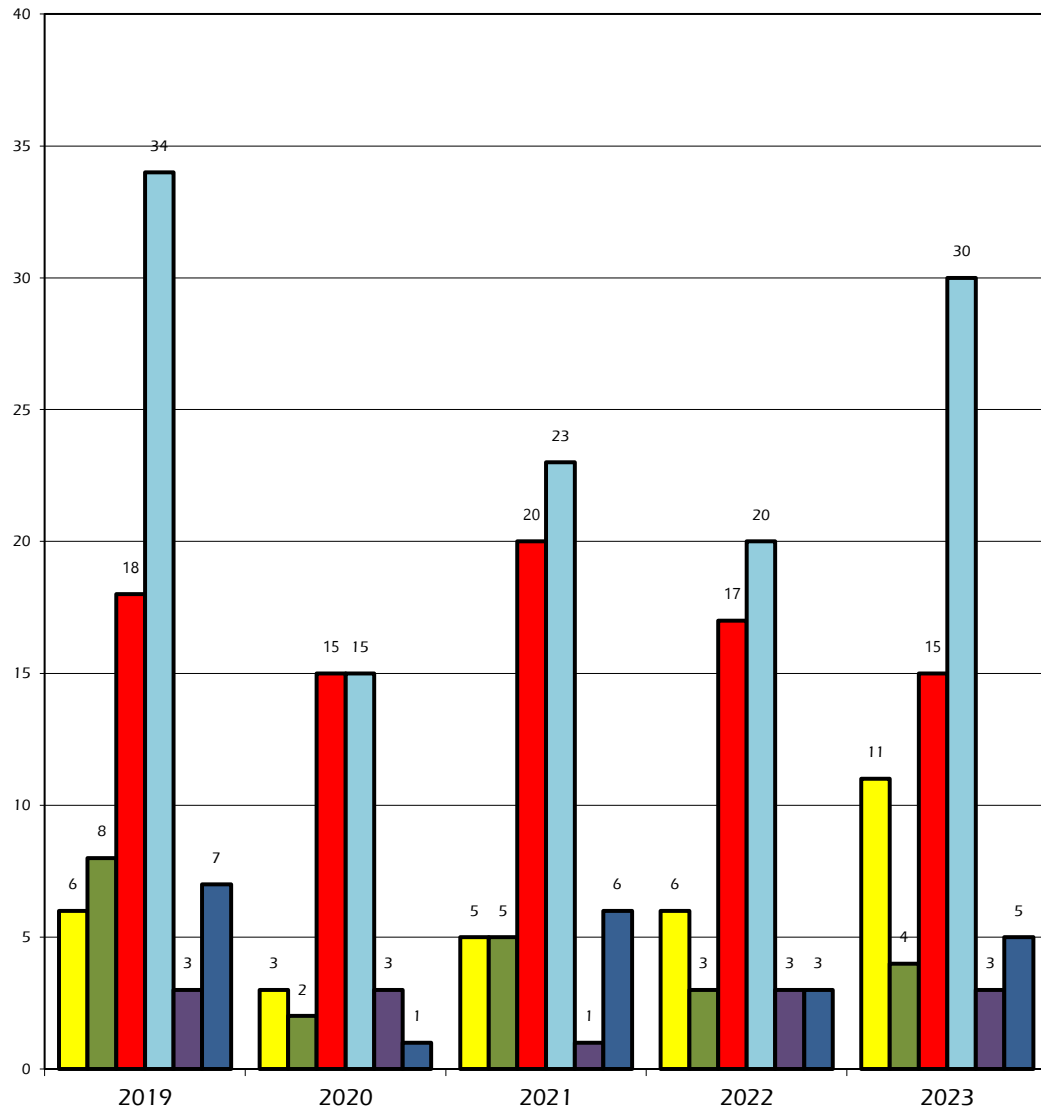
Each year, the Planning and Zoning Commission shall make a report to the Mayor and Council of the matters received, handled, and pending and the progress of its work for the previous calendar year.

In 2023 the Commission made recommendations regarding 11 Rezoning requests, 4 Preliminary Plats, 15 Final Plats (includes 7 Replats), 30 Site Development Plans, 3 Ordinance Amendments, and 5 miscellaneous cases.

Commission Member Listing

Roy Wennlund, Chairman (Appointed 2/07)
Anne Gannaway (Resigned 5/23)
Lynn Gibson (Appointed 9/20)
Ann Kappeler (Appointed 12/00)
Sameer Kulkarni (Appointed 8/23)
Janessa Ormsby (Appointed 1/17)
Cory Satterfield (Appointed 1/23)
Scott Stoltenberg (Appointed 5/01)

Planning and Zoning Commission Annual Report 2023



- Rezoning
- Preliminary Plat
- Final Plat*
- Site Development Plan
- Ordinance Amendment
- Miscellaneous

*Includes 7 replats

**PLANNING AND ZONING COMMISSION
2023 ANNUAL REPORT
REZONING REQUESTS**

CASE NUMBER LOCATION REQUEST	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE NO.)
<u>Case 23-014</u> SW corner of Devils Glen Road and Forest Grove Drive C-1 to C-2	E & A Enterprises, LLC	4/19/23	6/20/23 (13-23)
<u>Case 23-015</u> SW corner of Devils Glen Road and Forest Grove Drive R-1 to C-2	E & A Enterprises, LLC	Withdrawn	
<u>Case 23-016</u> SW corner of Devils Glen Road and Forest Grove Drive C-1 to R-4	E & A Enterprises, LLC	Withdrawn	
<u>Case 23-017</u> SW corner of Devils Glen Road and Forest Grove Drive C-1 to R-1	E & A Enterprises, LLC	4/19/23	6/20/23 (14-23)
<u>Case 23-018</u> 5019 Hopewell Avenue A-1 to R-3	CT Creek	4/19/23	6/20/23 (18-23)
<u>Case 23-022</u> SW corner of Devils Glen Road and Forest Grove Drive C-1 to C-2	E & A Enterprises, LLC	4/19/23	6/20/23 (15-23)
<u>Case 23-023</u> SW corner of Devils Glen Road and Forest Grove Drive C-1 to R-3	E & A Enterprises, LLC	4/19/23	6/20/23 (16-23)

CASE NUMBER LOCATION REQUEST	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE NO.)
<u>Case 23-024</u> SW corner of Devils Glen Road and Forest Grove Drive R-1 to C-1	E & A Enterprises, LLC	4/19/23	6/20/23 (17-23)
<u>Case 23-058</u> South side of the 4800 block of Forest Grove Drive A-1 to R-4	Forest Grove Holdings, LLC	9/20/23	11/21/23 (25-23)
<u>Case 23-059</u> West of 4850 Competition Drive A-1 to C-3	Forest Grove Landing, LLC	9/20/23	11/21/23 (27-23)
<u>Case 23-060</u> West of 4850 Competition Drive A-1 to R-5	Forest Grove Landing, LLC	9/20/23	11/21/23 (28-23)
<u>Case 23-068</u> Lot 2, Coreline Addition R-2 to C-3	Webster Properties, LLC	10/18/23	12/19/23 (31-23)
<u>Case 23-085</u> SE corner of Middle Road and Forest Grove Drive A-1 to C-2	John H. Ven Horst Family Limited Partnership	12/20/23	Pending

**PLANNING AND ZONING COMMISSION
2023 ANNUAL REPORT
PRELIMINARY PLATS**

CASE NUMBER/ SUBDIVISION/ (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 23-048</u> Glenbrook Ridge Fourth Addition (1)	Nelson Construction & Development	9/20/23	11/7/23 (299-23)
<u>Case 23-051</u> Highland Ridge First Addition (39)	E & A Enterprises, LLC	7/19/23	8/15/23 (230-23)
<u>Case 23-053</u> Hope Heights Addition (48)	Youssi Investments of Iowa, LLC	8/16/23	9/5/23 (245-23)
<u>Case 23-070</u> Forest Grove Landing (4)	Forest Grove Landing, LLC	10/18/23	11/7/23 (301-23)

**PLANNING AND ZONING COMMISSION
2023 ANNUAL REPORT
FINAL PLATS**

CASE NUMBER/ SUBDIVISION (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 23-003</u> FG 80 Holdings Second Addition (amended) (8)	Focus Real Estate Development	1/18/23	2/7/23 (37-23)
<u>Case 23-004</u> FG 80 Holdings Third Addition (amended) (5)	Focus Real Estate Development	1/18/23	2/7/23 (38-23)
<u>Case 23-010</u> Legacy Corners Southeast (2)	Century Heights Limited Partners/Ryan Fick	3/15/23	4/4/23 (112-23)
<u>Case 23-026</u> Encore Central Avenue Subdivision (replat) (2)	Encore Homes, LLC/James Rasche	4/19/23	5/2/23 (140-23)
<u>Case 23-028</u> Hopewell Farm Second Addition (replat) (29)	CT Creek	5/17/23	6/20/23 (180-23) Reapproved 10/3/23 (274-23)
<u>Case 23-034</u> James Young Addition (2)	James E. Young	Pending	
<u>Case 23-038</u> Wilderness Pointe Second Addition (6)	Wilderness Pointe, LLC	5/17/23	6/6/23 (173-23)
<u>Case 23-044</u> Forest Green 2 nd Addition (replat) (22)	Chris McNamara/McNamara Construction	6/21/23	7/5/23 (198-23)
<u>Case 23-056</u> Highland Ridge First Addition (39)	E & A Enterprises, LLC	8/16/23	9/5/23 (248-23)

CASE NUMBER/ SUBDIVISION (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 23-057</u> FG 80 Holdings Fourth Addition (replat) (7)	Focus Real Estate Development/ Kevin Koellner	8/16/23	9/5/23 (249-23)
<u>Case 23-061</u> Hope Heights First Addition (44)	Youssi Investments of Iowa, LLC	10/18/23	11/7/23 (302-23)
<u>Case 23-063</u> Highland Ridge Second Addition (24)	E & A Enterprises, LLC	9/20/23	10/3/23 (275-23)
<u>Case 23-069</u> Glenbrook Ridge Fourth Addition (replat) (1)	Nelson Construction & Development	10/18/23	11/7/23 (300-23)
<u>Case 23-087</u> Duggleby 2 nd Addition (replat) (2)	Scott Swearingner	12/20/23	1/2/24 (06-24)
<u>Case 23-088</u> Forest Grove Landing First Addition (4)	Jon Davidshofer/Bush Construction	12/20/23	Pending
<u>Case 23-090</u> Belmont at Towne Centre 2 nd Addition (replat) (2)	Dan Elias/Towne Centre, LLC	12/20/23	1/2/24 (07-24)

**PLANNING AND ZONING COMMISSION
2023 ANNUAL REPORT
SITE DEVELOPMENT PLANS**

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 22-097</u> 3150 Glenbrook Circle South (major change to site development plan)	Nelson Construction & Development	5/17/23	6/6/23 (170-23)
<u>Case 23-005</u> Lots 3 and 4, FG 80 Holdings Second Addition (indoor golf complex and multi-sports fields)	Focus Real Estate Development	2/15/23	2/7/23 (39-23)
<u>Case 23-006</u> 3240 – 62 nd Street (contractor condo)	Brent Martin	2/15/23	3/7/23 (74-23)
<u>Case 23-011</u> 6125 Valley Drive (review of building additions)	Jeff Hartman	2/15/23	3/21/23 (79-23)
<u>Case 23-012</u> 2570 Middle Road (multi-tenant retail structure)	Switch Homes of Dubuque	10/18/23	11/7/23 (303-23)
<u>Case 23-019</u> 2255 Middle Road (community aquatic facility)	City of Bettendorf/Brent Morlok	3/15/23	4/4/23 (113-23)
<u>Case 23-020</u> 4060 Middle Road (retail store)	Ridge Investment Group, LLC	4/19/23	5/2/23 (132-23)
<u>Case 23-029</u> 5019 Hopewell Avenue (church)	First Assembly of God/Hope Church	5/17/23	6/20/23 (179-23)

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 23-030</u> 3230 Ridge Pointe (building addition)	Downing Construction, Inc.	5/17/23	6/6/23 (172-23)
<u>Case 23-031</u> Lot 7, Bettplex First Addition (medical office building)	Paul Bofelli/Build to Suit, Inc.	5/17/23	6/6/23 (171-23)
<u>Case 23-036</u> Lot 1, Creek Ridge Estates Third Addition (18 townhome units)	Silverthorne Homes	5/17/23 Reconsidered 6/21/23	7/5/23 (195-23)
<u>Case 23-040</u> 2211 Grant Street (bar/restaurant)	EPH, LLC	6/21/23	8/15/23 (228-23)
<u>Case 23-043</u> 4323 Ontario Drive (office building)	Windmill Design Build	6/21/23	7/5/23 (197-23)
<u>Case 23-046</u> Adjacent to 204 – 36 th Street	Barton Solvents	7/19/23	8/1/23 (215-23)
<u>Case 23-047</u> Lots 2-29, Hopewell Farm Second Addition (28 townhome units)	CT Creek	7/19/23	8/15/23 (229-23)
<u>Case 23-049</u> 3341 Glenbrook Ridge South (extension of deadline related to Case 22-097)	Nelson Construction & Development	11/15/23	12/5/23 (341-23)
<u>Case 23-050</u> 845 and 905 State Street (parking lot)	City of Bettendorf	7/19/23	8/1/23 (214-23)

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 23-054</u> 2777 – 18 th Street (change of use from oil change shop to coffee shop)	Drive Thru Estates WDAV, LLC	8/16/23	9/5/23 (246-23)
<u>Case 23-055</u> 5007 – 53 rd Avenue (convenience store with gas pumps)	Kwik Trip, Inc.	8/16/23	9/5/23 (247-23)
<u>Case 23-062</u> 250 – 35 th Street (industrial building)	Mike Janecek	10/18/23	11/7/23 (304-23)
<u>Case 23-064</u> Lots 6 and 7, FG 80 Holdings Fourth Addition (medical office building)	Eric Green/BBL Construction Services, LLC	9/20/23	10/3/23 (276-23)
<u>Case 23-065</u> Lot 4, FG 80 Holdings Fourth Addition (indoor sports facility)	Ryan Hintze/Middle & Forest Grove, LLC	9/20/23	10/3/23 (277-23)
<u>Case 23-067</u> 2119 Kimberly Road (change of use from technical college to senior activity center)	Focus Real Estate Development/ Kevin Koellner	10/18/23	11/7/23 (305-23)
<u>Case 23-072</u> 3280 Middle Road (change of use from office retail to pet store)	Casey Mohr	12/20/23	1/2/24 (08-24)
<u>Case 23-073</u> 6822 Hopewell Avenue (school building)	Joel Purcell/ Russell Construction	11/15/23	12/5/23 (337-23)

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 23-075</u> Lot 2, Coreline Addition (contractor condos)	Webster Properties, LLC	11/15/23	12/19/23 (356-23)
<u>Case 23-077</u> 5235 Competition Drive (hotel)	Frontier Hospitality Group	11/15/23	12/5/23 (339-23)
<u>Case 23-078</u> Lot 2, FG 80 Holdings Fourth Addition (multi-tenant retail structure)	Kevin Koellner	11/15/23	12/5/23 (340-23)
<u>Case 23-086</u> 3060 and 3066 Victoria Street (change of use from office to secondary education)	Bettendorf Community School District	12/20/23	Pending
<u>Case 23-089</u> Proposed Lot 1, Forest Grove Landing First Addition (apartment complex)	Continental 750 Fund, LLC	12/20/23	Pending

PLANNING AND ZONING COMMISSION
2023 ANNUAL REPORT
MISCELLANEOUS ITEMS

REQUEST (CASE NUMBER)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE OR RESOLUTION NO.)
<u>Future Land Use Amendment</u> (Case 23-013) SW corner of Devils Glen Road and Forest Grove Drive Open Space and Parks to UMI Urban Medium-Intensity	E & A Enterprises, LLC	4/19/23	6/20/23 (11-23)
<u>Future Land Use Amendment</u> (Case 23-021) SW corner of Devils Glen Road and Forest Grove Drive Open Space and Parks to ULI Urban Light Intensity	E & A Enterprises, LLC	4/19/23	6/20/23 (12-23)
<u>Annexation</u> NE of the intersection of Forest Grove Drive and Criswell Street in Scott County, Iowa	Forest Grove Properties, LLC	3/15/23	Pending
<u>Ordinance Amendment</u> (Case 23-037) Title 11, Chapter 4-5A (Add Primary and Secondary Education to Permitted Use Table in C-1 District)	City of Bettendorf	6/21/23	8/15/23 (19-23)
<u>Future Land Use Amendment</u> (Case 23-066) Property located west of 4850 Competition Drive UMI Urban Medium Intensity to UHI Urban High Intensity	Forest Grove Landing, LLC	9/20/23	11/21/23 (26-23)
<u>Future Land Use Amendment</u> (Case 23-071) Lot 2, Coreline Addition ULI Urban Low Intensity to CC Community Commercial)	Webster Properties, LLC	10/18/23	11/21/23 (30-23)

REQUEST (CASE NUMBER)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE OR RESOLUTION NO.)
<u>Ordinance Amendment</u> Title 11, Section 11-6-1 Overlay Districts and Section 11-6-2 FD Floodway/Floodplain Overlay District	City of Bettendorf	12/15/23	Pending
<u>Ordinance Amendment</u> Title 13, Flood Control	City of Bettendorf	12/15/23	Pending

