



2021 Planning and Zoning Commission Annual Report

Rezoning Requests

Preliminary Plats

Final Plats

Site Development Plans

Miscellaneous Items



**PLANNING AND ZONING COMMISSION
CITY OF BETTENDORF
2021 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 2021 the Commission made recommendations regarding 5 Rezoning requests, 5 Preliminary Plats, 20 Final Plats (includes 12 Replats), 23 Site Development Plans, 1 Ordinance Amendment, and 6 miscellaneous cases.

Commission Member Listing

Roy Wennlund, Chairman (Appointed 2/07)

Joe Adam (Appointed 2/20)

Anne Gannaway (Appointed 1/20)

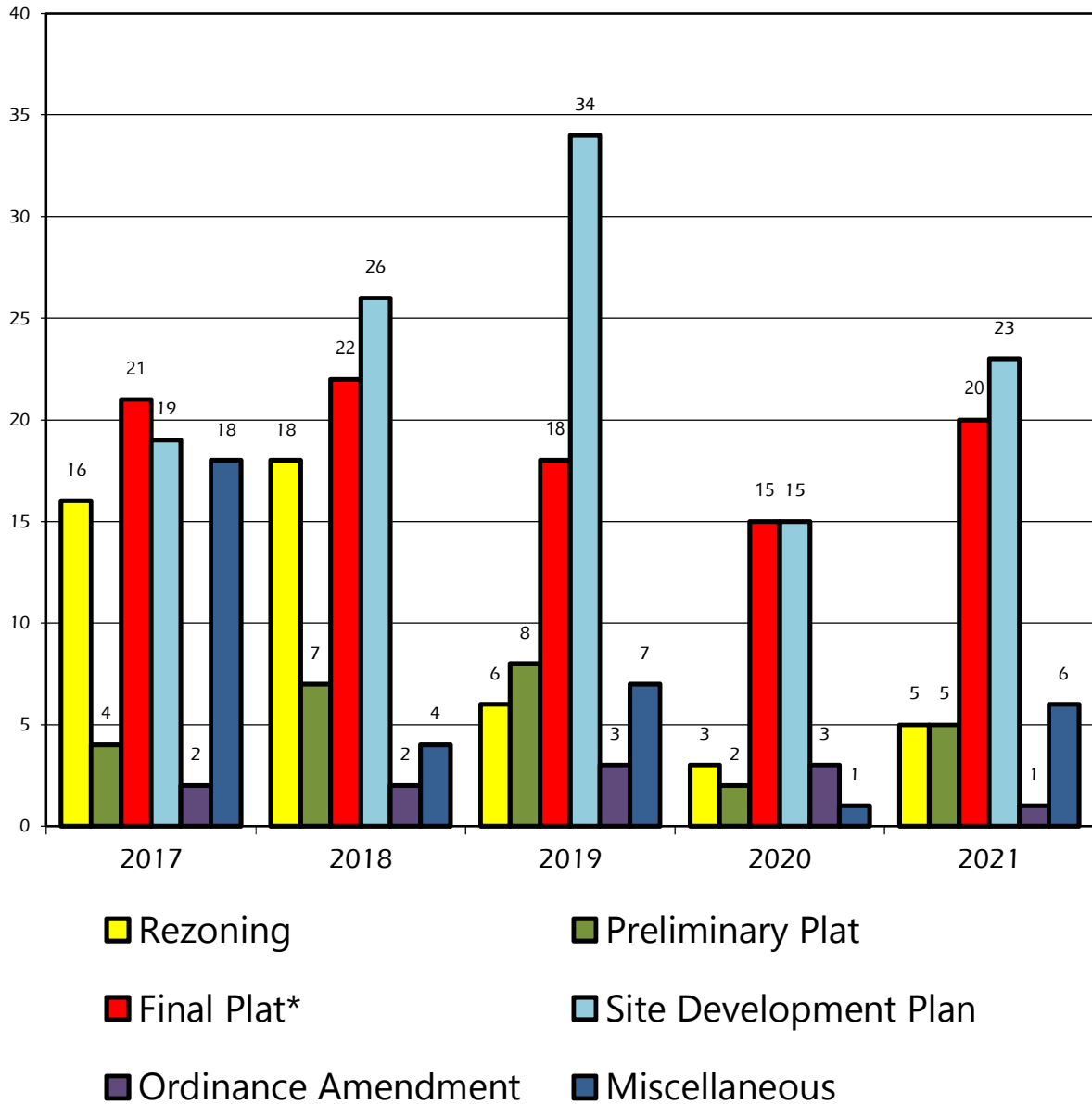
Lynn Gibson (Appointed 9/20)

Ann Kappeler (Appointed 12/00)

Janessa Ormsby (1/17)

Scott Stoltenberg (Appointed 5/01)

Planning and Zoning Commission Annual Report 2021



*Includes 12 replats

PLANNING AND ZONING COMMISSION
2021 ANNUAL REPORT
REZONING REQUESTS

CASE NUMBER LOCATION REQUEST	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE NO.)
<u>Case 21-001</u> NW of intersection of Tanglefoot Lane and Tanglewood Road A-1 to R-2	Dan Dolan Homes	1/20/21	3/16/21 (07-21)
<u>Case 21-002</u> NW of intersection of Tanglefoot Lane and Tanglewood Road A-1 to R-3	Dan Dolan Homes	1/20/21	3/16/21 (08-21)
<u>Case 21-033</u> The Woodlands 5 th Addition A-1 to R-2	Windmill Development, LLC	4/21/21	6/15/21 (11-21)
<u>Case 21-036</u> Lot 6, Bettplex Second Addition C-7 to C-3	Focus Real Estate Development	5/19/21	7/20/21 (13-21)
<u>Case 21-076</u> NE of the intersection of Middle Road and Forest Grove Drive A-1 to C-3	Kevin Koellner	10/20/21	12/21/21 (25-21)

PLANNING AND ZONING COMMISSION
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 PRELIMINARY PLATS

CASE NUMBER/ SUBDIVISION/ (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 21-007</u> Belmont at Towne Centre Addition (2)	Dan Elias/DFCA, Inc.	5/19/21	6/1/21 (208-21)
<u>Case 21-009</u> The Meadows (55)	Windmiller Development, LLC	2/17/21	3/2/21 (50-21)
<u>Case 21-022</u> Quail Hollow (22)	Kevin Dolan/Dan Dolan Homes	3/17/21	4/6/21 (101-21)
<u>Case 21-050</u> Cottages at McClellan Heights (26)	Kevin Dolan/Dan Dolan Homes	7/21/21	8/3/21 (278-21)
<u>Case 21-077</u> FG 80 Holdings (6)	Kevin Koellner	11/17/21	12/7/21 (383-21)

PLANNING AND ZONING COMMISSION
2021 ANNUAL REPORT
FINAL PLATS

CASE NUMBER/ SUBDIVISION (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 21-003</u> Arrowhead Crossing (1)	Quad City Enterprises, LLC/Dan Gunsteen	1/20/21	2/2/21 (41-21)
<u>Case 21-012</u> Tanglewood Place (42)	Windmill Development, LLC	2/17/21	3/2/21 (52-21)
<u>Case 21-006</u> Southfield Park 2 nd Addition (replat) (2)	Brad Bagby	2/17/21	3/2/21 (51-21)
<u>Case 21-010</u> The Meadows (55)	Windmill Development, LLC	3/17/21	4/6/21 (102-21)
<u>Case 21-019</u> DuTrac Professional Park 1 st Addition (replat) (2)	DuTrac Community Credit Union	3/17/21	4/20/21 (117-21)
<u>Case 21-018</u> Kristine Addition (2)	Dan Elias/Reem, LLC and TGS, LLC	3/17/21	4/6/21 (104-21) Reapproved 6/15/21 (229-21)
<u>Case 21-027</u> The Woodlands 5 th Addition (32)	Windmill Development, LLC	4/21/21	6/15/21 (228-21)
<u>Case 21-028</u> Quail Hollow (22)	Dan Dolan Holmes	4/21/21	5/4/21 (155-21)
<u>Case 21-030</u> Bettendorf Industrial Park 4 th Addition (replat) (2)	Build to Suit, Inc./Kevin Koellner	4/21/21	5/4/21 (156-21)

CASE NUMBER/ SUBDIVISION (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 21-032</u> Villas of Forest Grove Crossing 2 nd Addition (replat) (9)	Youssi Investments of Iowa, LLC	5/19/21	6/1/21 (210-21)
<u>Case 21-039</u> Century Heights Twenty Fourth Addition (30)	Forest Grove Farm, LC	5/19/21	6/1/21 (212-21)
<u>Case 21-046</u> Clemons 2 nd Addition (replat) (2)	Brittany Clemons	Withdrawn	
<u>Case 21-041</u> Bettplex Fifth Addition (replat) (4)	Focus Real Estate Development	5/19/21	6/1/21 (215-21)
<u>Case 21-047</u> Crestview Heights Seventh Addition (replat) (1)	Lynda Bolin	6/16/21	7/6/21 (250-21)
<u>Case 21-048</u> Belmont at Towne Centre Addition (replat) (2)	Dan Elias/DFCA, Inc.	6/16/21	7/6/21 (251-21)
<u>Case 21-051</u> Bettplex Sixth Addition (replat) (3)	Kevin Koellner/Build to Suit, Inc.	6/16/21	7/6/21 (252-21)
<u>Case 21-053</u> Everest Summit Seventh Addition (replat) (12)	Everest Homes, LLC	8/18/21	10/5/21 (338-21)
<u>Case 21-061</u> Forest Grove Crossing Fifth Addition (35)	Youssi Investments of Iowa, LLC	8/18/21	9/7/21 (309-21)
<u>Case 21-063</u> Geifman's 56 th Avenue Development Second Addition (replat) (2)	Kevin Kadavy	8/18/21	9/7/21 (307-21)

CASE NUMBER/ SUBDIVISION (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 21-064</u> The Cottages at The Heights (26)	Kevin Dolan/Dan Dolan Homes	8/18/21	9/7/21 (319-21)
<u>Case 21-074</u> Tanglefoot Crossing Second Addition (replat) (2)	Tanglefoot Crossing, LLC	10/20/21	11/2/21 (363-21)

PLANNING AND ZONING COMMISSION
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SITE DEVELOPMENT PLANS

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 20-062</u> 3011 Devils Glen Road and 3050 Middle Drive (car wash)	Dan Gunsteen	12/16/20	2/2/21 (42-21)
<u>Case 21-013</u> Tanglewood Place (multi-family residential)	Windmiller Development, LLC	2/17/21	3/2/21 (53-21)
<u>Case 21-008</u> 3203 and 3227 – 62 nd Street (2 industrial buildings)	Kevin Koellner/Build to Suit, Inc.	2/17/21	4/6/21 (108-21)
<u>Case 21-011</u> The Meadows (multi-family residential)	Windmiller Development, LLC	3/17/21 Revised 7/21/21	4/6/21 (103-21) Revised 8/3/21 (284-21)
<u>Case 21-017</u> 3268 Moenck's Court (industrial building)	Kevin Koellner/Build to Suit, Inc.	3/17/21	4/6/21 (105-21)
<u>Case 21-020</u> 2770 Middle Road (credit union building)	DuTrac Community Credit Union	3/17/21	4/20/21 (118-21)
<u>Case 21-021</u> 3223 South Hampton Drive (elementary school building addition)	Bettendorf Community School District	3/17/21	4/6/21 (106-21)
<u>Case 21-029</u> 6820 Championship Drive (2 retail/restaurant buildings)	Build to Suit, Inc./Kevin Koellner	4/21/21	5/4/21 (157-21)

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 21-031</u> 3296 and 3297 Fields Drive (contractor condos)	Precision Builders, Inc.	4/21/21	5/4/21 (158-21)
<u>Case 21-038</u> 3221 Devils Glen Road (grocery store)	MS Consultants	5/19/21	6/1/21 (209-21)
<u>Case 21-040</u> Villas of Forest Grove Crossing 2 nd Addition (multi-family residential)	Youssi Investments of Iowa, LLC	5/19/21	6/1/21 (211-21)
<u>Case 21-042</u> 3636 Tanglewood Road (review of use)	CWlowa, LLC/The Tangled Wood	6/16/21	7/6/21 (254-21)
<u>Case 21-043</u> 2929 – 62 nd Street Court (RV storage)	Green Zone, LLC	6/16/21	7/6/21 (255-21)
<u>Case 21-049</u> 4275 Ontario Drive (office building)	Windmill Design Build	6/16/21	7/6/21 (256-21)
<u>Case 21-052</u> Lot 6, Bettplex Second Addition (3 retail/restaurant buildings)	Kevin Koellner/Build to Suit, Inc.	6/16/21	7/6/21 (253-21)
<u>Case 21-055</u> 2505 Maplecrest Road (coffee shop with drive- thru)	PV Land Co., LLC	7/21/21	8/3/21 (285-21)
<u>Case 21-056</u> 2200 – 56 th Avenue West (office building)	Kevin Kadavy	7/21/21	9/7/21 (308-21)
<u>Case 21-060</u> 3425 Glenbrook Circle South (multi-family residential)	Jim Work/Silverthorne Development Group Co.	8/18/21	9/21/21 (323-21)

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 21-062</u> Forest Grove Crossing Fifth Addition (multi-family residential)	Youssi Investments of Iowa, LLC	8/18/21	9/7/21 (310-21)
<u>Case 21-067</u> 5200-5252 Pandit Drive (multi-family residential)	Everest Homes, LLC	9/15/21	10/5/21 (339-21)
<u>Case 21-069</u> 3271 Fields Drive (laydown yard)	Nesnah Group Real Estate III, LLC	9/15/21	10/5/21 (340-21)
<u>Case 21-072</u> 2309 Grant Street (building addition)	Getz Fire Equipment Co.	10/20/21	11/2/21 (365-21)
<u>Case 21-073</u> 880 Lincoln Road (restaurant addition)	Brian Burma	10/20/21	11/2/21 (364-21)
<u>Case 21-095</u> 2211 and 2239 Falcon Avenue (review of use)	Mark Roemer	11/17/21	12/7/21 (384-21)

PLANNING AND ZONING COMMISSION
2021 ANNUAL REPORT
MISCELLANEOUS ITEMS

REQUEST/(CASE NUMBER)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE OR RESOLUTION NO.)
<u>Right-of-Way Vacation</u> (Case 21-024) Quail Hollow	Kevin Dolan/Dan Dolan Homes	3/17/21	5/4/21 (139-21)
<u>Ordinance Amendment</u> (Case 21-015) Subdivision Ordinance revisions	Brent Morlok	3/17/21	9/7/21 (16-21)
<u>Amendment to PUD Plan</u> (Case 21-023) 2925 – 18 th Street (allow a veterinary clinic)	Dr. Sue Hartmann	3/17/21	4/6/21 (107-21)
<u>Future Land Use Map Amendment</u> (Case 21-088) West and north of 5790 Forest Grove Drive UMI to Community Commercial	Kevin Koellner	10/20/21	12/21/21 (23-21)
<u>Revocation of Planned Unit Development</u> (Case 21-089) Revoke Platt's PUD Plan and revert zoning district classification to A-1	City of Bettendorf	10/20/21	12/21/21 (24-21)
<u>Review of building materials in Downtown Master Plan District</u> (Case 21-072) 2309 Grant Street	Getz Fire Equipment Co.	10/20/21	
<u>Moratorium on permanent buildings primarily used for sale of consumer fireworks in the DMP overlay district</u> (Case 21-096)	City of Bettendorf	11/17/21	12/7/21 (378-21)

