



2022 Planning and Zoning Commission Annual Report

Rezoning Requests

Preliminary Plats

Final Plats

Site Development Plans

Miscellaneous Items



PLANNING AND ZONING COMMISSION
CITY OF BETTENDORF
2022 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.

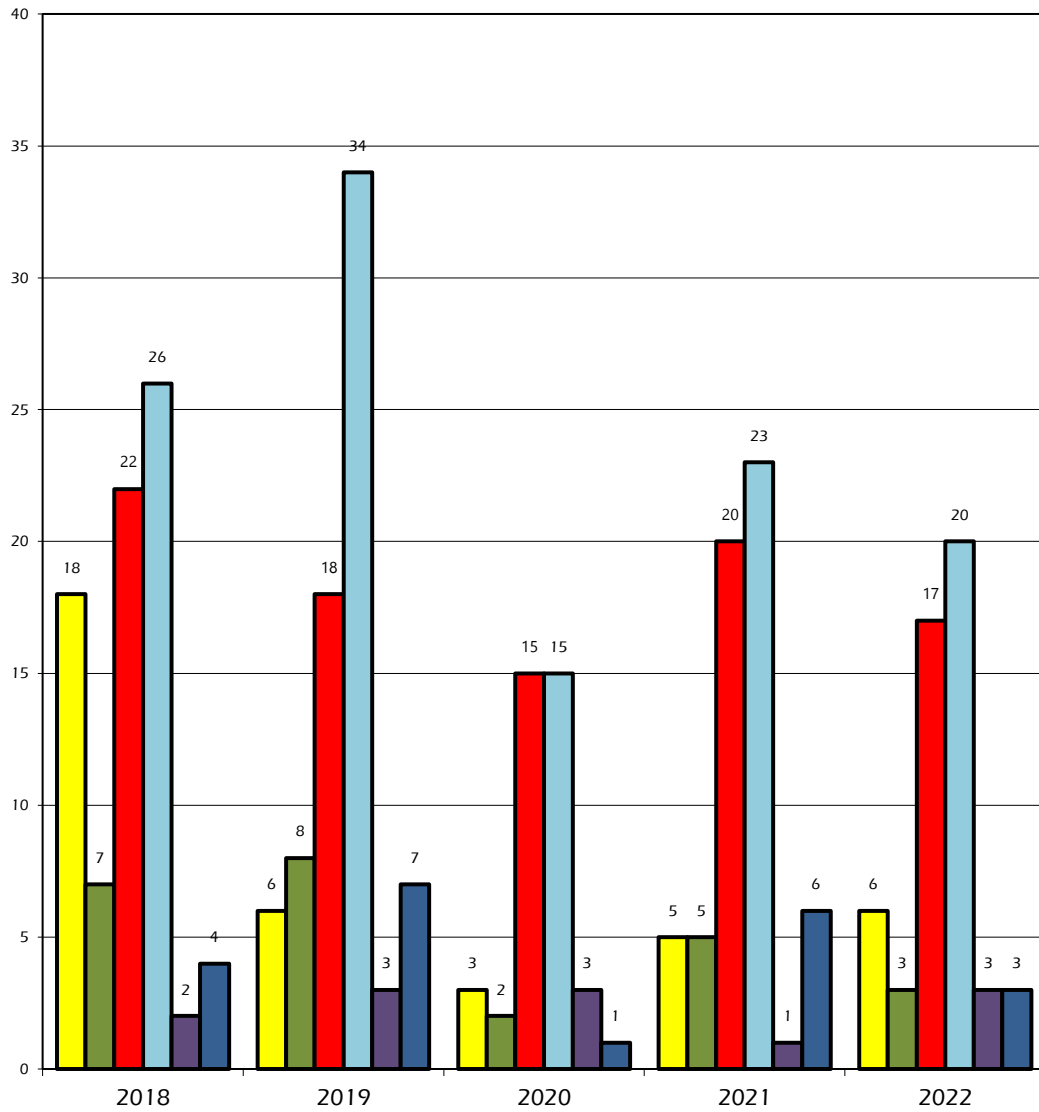
Each year, the Planning and Zoning Commission shall make a report to the Mayor and Council of the matters received, handled, and pending and the progress of its work for the previous calendar year.

In 2022 the Commission made recommendations regarding 6 Rezoning requests, 3 Preliminary Plats, 17 Final Plats (includes 9 Replats), 20 Site Development Plans, 3 Ordinance Amendments, and 3 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 (Appointed 1/17)
Scott Stoltenberg (Appointed 5/01)

Planning and Zoning Commission Annual Report 2022



■ Rezoning

■ Preliminary Plat

■ Final Plat*

■ Site Development Plan

■ Ordinance Amendment

■ Miscellaneous

*Includes 9 replats

PLANNING AND ZONING COMMISSION
2022 ANNUAL REPORT
REZONING REQUESTS

CASE NUMBER LOCATION REQUEST	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE NO.)
<u>Case 21-091</u> South side of the 6900 block of Forest Grove Drive A-1 to R-3	McNamara Construction	Withdrawn	
<u>Case 22-003</u> South side of the 6900 block of Forest Grove Drive A-1 to R-3	McNamara Construction	Withdrawn	
<u>Case 22-007</u> 1200 Devils Glen Road R-1 to R-4	David Kempen	4/20/22	7/5/22 (09-22)
<u>Case 22-008</u> SW of the intersection of Forest Grove Drive and Criswell Street A-1 to R-3	Dick McNamara Construction, LLC	3/16/22	5/17/22 (07-22)
<u>Case 22-041</u> East of Crestview Heights Subdivision A-1 to A-2	Bill Pender	7/20/22	9/20/22 (14-22)
<u>Case 22-047</u> SW corner of Hopewell Avenue and Criswell Street A-1 to R-3	Youssi Investments of Iowa, LLC	7/20/22	9/20/22 (15-22)

<p style="text-align: center;">CASE NUMBER LOCATION REQUEST</p>	<p style="text-align: center;">APPLICANT</p>	<p style="text-align: center;">P & Z DECISION DATE</p>	<p style="text-align: center;">COUNCIL DECISION DATE (ORDINANCE NO.)</p>
<p><u>Case 22-048</u> NW corner of Hopewell Avenue and Criswell Street A-1 to R-2</p>	<p>Our Lady of Lourdes Church and St. John Vianney Church</p>	<p>7/20/22</p>	<p>9/20/22 (16-22)</p>
<p><u>Case 22-050</u> 3618 Middle Road A-1 to C-2</p>	<p>Emery Construction Group, Inc./Jack Laud</p>	<p>7/20/22</p>	<p>10/4/22 (19-22)</p>

PLANNING AND ZONING COMMISSION
 2022 ANNUAL REPORT
 PRELIMINARY PLATS

CASE NUMBER/ SUBDIVISION/ (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 22-030</u> Forest Green (65)	Chris McNamara/McNamara Construction	5/18/22	6/7/22 (177-22)
<u>Case 22-070</u> Legacy Corners (3)	Rob Fick/Middle Road Developers, LC	9/21/22	10/4/22 (304-22)
<u>Case 22-088</u> Pearce Subdivision (3)	Scott Pearce/Blue Water Group	11/16/22	12/6/22 (343-22)

PLANNING AND ZONING COMMISSION
2022 ANNUAL REPORT
FINAL PLATS

CASE NUMBER/ SUBDIVISION (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 21-075</u> Joe Smith Addition (3) (Extra-territorial review)	Joseph Smith/Forest Grove Partners, LLC	1/19/22	2/1/22 (28-22)
<u>Case 22-010</u> JJZ 2 nd Addition (1) (replat)	Focus Real Estate Development	3/16/22	5/3/22 (136-22)
<u>Case 22-018</u> Fields Edge Addition (8) (Extra-territorial review)	Edgebrooke Homes, LLC/Ryan Dolan	4/20/22	5/3/22 (135-22)
<u>Case 22-022</u> Bettendorf Industrial Park 5 th Addition (3) (replat)	Kevin Koellner/Focus Real Estate Development	5/18/22	6/7/22 (179-22)
<u>Case 22-026</u> FG 80 Holdings First Addition (5)	Kevin Koellner/Focus Real Estate Development	5/18/22	6/7/22 (178-22)
<u>Case 22-034</u> Devil's Bluff (1)	David Kempen	7/20/22	8/16/22 (247-22)
<u>Case 22-045</u> Forest Green (65)	Chris McNamara/McNamara Construction	7/20/22	8/2/22 (232-22)
<u>Case 22-046</u> Forest Grove Crossing Sixth Addition (34)	Youssi Investments of Iowa, LLC	7/20/22	8/2/22 (233-22)

CASE NUMBER/ SUBDIVISION (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 22-049</u> Our Lady of Lourdes-St. John Vianney Addition (2)	Our Lady of Lourdes Church and St. John Vianney Church	7/20/22	8/2/22 (219-22) Reapproved 11/15/22 (324-22)
<u>Case 22-056</u> Geifman's 56 th Avenue Development Third Addition (2) (replat)	Kevin Kadavy	8/17/22	9/6/22 (263-22)
<u>Case 22-057</u> Springs at Bettendorf 2 nd Addition (1) (replat)	Continental 203 Fund, LLC	8/17/22	9/6/22 (264-22)
<u>Case 22-058</u> FG 80 Holdings Second Addition (5) (replat)	Kevin Koellner/Focus Real Estate Development	8/17/22	10/4/22 (302-22)
<u>Case 22-071</u> FG 80 Holdings Third Addition (4) (replat)	Kevin Koellner/Focus Real Estate Development	11/16/22	Pending
<u>Case 22-082</u> Geifman's Fifth Addition (3) (replat)	Steve Geifman	11/16/22	12/6/22 (336-22)
<u>Case 22-083</u> Devil's Bluff 2 nd Addition (2) (replat)	David Kempen	11/16/22	12/6/22 (337-22)
<u>Case 22-094</u> Sundholm 2 nd Addition (2) (replat)	Sundholm Living Trust/Pat Sundholm	12/21/22	1/3/23 (10-23)

CASE NUMBER/ SUBDIVISION (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 22-096</u> Pearce Subdivision (3) (replat)	Scott Pearce/Blue Water Group	12/21/22	1/3/23 (11-23)

PLANNING AND ZONING COMMISSION
2022 ANNUAL REPORT
SITE DEVELOPMENT PLANS

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 22-001</u> 3200 Ridge Pointe (orthodontic office)	Build to Suit	2/16/22	3/1/22 (65-22)
<u>Case 22-009</u> 3233 Centennial Court (commercial building)	Silverthorne Development	3/16/22	4/5/22 (104-22)
<u>Case 22-011</u> 3232, 3244, and 3248 Centennial Court (2 office/warehouse buildings)	Focus Real Estate Development	4/20/22	5/3/22 (137-22)
<u>Case 22-012</u> 4383 - 53 rd Avenue (multi-tenant retail structure)	Windmill Design Build	3/16/22	4/5/22 (105-22)
<u>Case 22-016</u> 2140 - 53 rd Avenue (addition of emergency facilities to existing medical building)	Genesis Bettendorf HealthPlex	4/20/22	5/3/22 (138-22)
<u>Case 22-017</u> 3245 Centennial Court (indoor storage warehouse building)	JKP Holdings, LLC	4/20/22	5/3/22 (139-22)
<u>Case 22-019</u> 3262 Centennial Court (office/indoor storage building)	Kyle Pfitzenmaier/Pfitz's Fence and Deck	4/20/22	5/3/22 (140-22)

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 22-020</u> 3575 Tanglefoot Lane (multi-tenant retail structure)	Dolan Corporation	4/20/22	5/3/22 (141-22)
<u>Case 22-029</u> 1200 Devils Glen Road (3 apartment buildings/2 6-unit townhouse buildings)	David Kempen	8/3/22	8/16/22 (248-22)
<u>Case 22-032</u> 907 Utica Ridge Place (hotel)	Utica Hills Hospitality, LLC	6/15/22	7/5/22 (204-22)
<u>Case 22-036</u> 3340 Utica Ridge Road (addition of day care facility/outdoor recreation area to existing office building)	Craig Shannon	6/15/22	8/2/22 (234-22)
<u>Case 22-051</u> 1801 Kimberly Road (laundromat)	Emery Construction Group, Inc./Jack Laud	7/20/22	8/2/22 (235-22)
<u>Case 22-059</u> Lots 2 and 3, FG 80 Holdings Second Addition (golf venue/multi-sport fields)	Kevin Koellner/Focus Real Estate Development	8/17/22	10/4/22 (303-22)
<u>Case 22-072</u> Lot 1, FG 80 Holdings Third Addition (commercial office)	Kevin Koellner/Focus Real Estate Development	11/16/22	12/6/22 (338-22)
<u>Case 22-073</u> Lot 2, FG 80 Holdings Third Addition (multi-tenant retail structure)	Kevin Koellner/Focus Real Estate Development	11/16/22	12/6/22 (339-22)

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 22-074</u> Lot 3, FG 80 Holdings Third Addition (multi-tenant retail/restaurant structure)	Kevin Koellner/Focus Real Estate Development	11/16/22	12/6/22 (340-22)
<u>Case 22-075</u> Lots 2 and 3, Pearce Subdivision (contractor condos)	Scott Pearce/Blue Water Group	12/21/22	1/3/23 (08-23)
<u>Case 22-084</u> 5221 Competition Drive (McDonald's restaurant)	Joel Jackson	11/16/22	12/6/22 (341-22)
<u>Case 22-087</u> 2564 Middle Road (30 townhome units)	Switch Homes of Dubuque	11/16/22	12/6/22 (342-22)
<u>Case 22-095</u> 2306 – 56 th Avenue West (office building)	Steve Geifman	12/21/22	1/3/23 (09-23)
<u>Case 22-097</u> 3150 Glenbrook Circle South (senior living facility)	Nelson Construction and Development	Pending	

PLANNING AND ZONING COMMISSION
2022 ANNUAL REPORT
MISCELLANEOUS ITEMS

REQUEST (CASE NUMBER)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE OR RESOLUTION NO.)
<u>Ordinance Amendment</u> (Case 21-098) Section 11-6-3.G.7 (Downtown Master Plan Overland District – Prohibited Uses)	City of Bettendorf	1/19/22	3/15/22 (03-22)
<u>Revoke Duck Creek Development Planned Unit Development and Revert to R-1 District</u> (Case 22-006) 1200 Devils Glen Road	City of Bettendorf	3/16/22	5/17/22 (06-22)
<u>Ordinance Amendment</u> (Case 22-004) Section 11-11B-12 (Supplemental Development Regulations - Open Space on Lots)	George Hallas	3/16/22	5/17/22 (08-22)
<u>Amendment to Planned Unit Development Plan</u> (Case 22-023) 3403-3451 Devils Glen Road	Devils Pointe, LLC	4/20/22	5/17/22 (155-22)
<u>Review of Building Materials (UTICOD)</u> (Case 22-033) 907 Utica Ridge Place	Utica Hills Hospitality, LLC	6/15/22	
<u>Ordinance Amendment</u> (Case 22-089) Title 11, Chapter 13: Off-Street Parking and Loading	City of Bettendorf	11/16/22	Pending

