



2024 Planning and Zoning Commission Annual Report

Rezoning Requests

Preliminary Plats

Final Plats

Site Development Plans

Miscellaneous Items



PLANNING AND ZONING COMMISSION CITY OF BETTENDORF 2024 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 2024 the Commission made recommendations regarding 6 Rezoning requests, 2 Preliminary Plats, 21 Final Plats (includes 13 Replats), 15 Site Development Plans, and 5 Ordinance Amendments.

Commission Member Listing

Roy Wennlund, Chairman (Appointed 2/07)

Lynn Gibson (Appointed 9/20)

Ann Kappeler (Appointed 12/00)

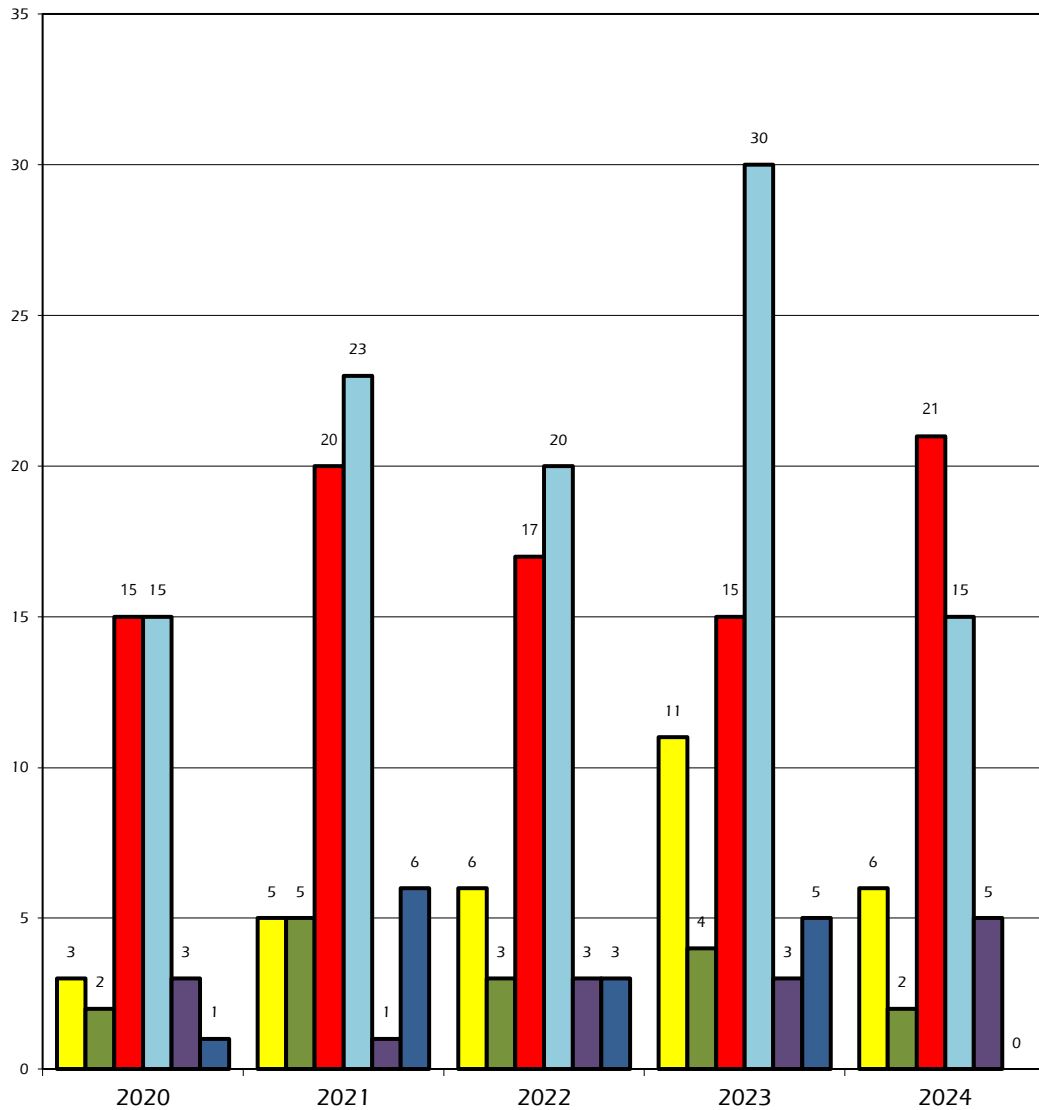
Sameer Kulkarni (Appointed 8/23)

Janessa Ormsby (Appointed 1/17)

Cory Satterfield (Appointed 1/23)

Scott Stoltenberg (Appointed 5/01)

Planning and Zoning Commission Annual Report 2024



■ Rezoning

■ Preliminary Plat

■ Final Plat*

■ Site Development Plan

■ Ordinance Amendment

■ Miscellaneous

*Includes 15 replats

**PLANNING AND ZONING COMMISSION
2024 ANNUAL REPORT
REZONING REQUESTS**

CASE NUMBER LOCATION REQUEST	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE NO.)
<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	2/20/24 (05-24)
<u>Case 24-003</u> 1975, 2119, and 2121 Kimberly Road C-2 to C-3	Kevin Koellner Focus Real Estate Development	1/17/24	3/19/24 (09-24)
<u>Case 24-006</u> 4255 Middle Road A-1 to R-2	Brian C. Blaum	1/17/24	3/19/24 (08-24)
<u>Case 24-009</u> 6500 Crow Creek Road A-1 to R-2	Pheasant Creek Homes, LLC	2/21/24	4/16/24 (13-24)
<u>Case 24-014</u> 1017 Grant Street R-2 to C-1	Amber and Mark Holmes SJF Homes	2/21/24	4/16/24 (12-24)
<u>Case 24-052</u> South of Forest Grove Drive, west of Middle Road, and north of Hopewell Avenue A-1 to UHI	Genesis Health System	8/21/24	10/15/24 (22-24)
<u>Case 24-072</u> 438 – 16 th Street R-2 to C-2	Gary Quinby	12/18/24	Pending

**PLANNING AND ZONING COMMISSION
2024 ANNUAL REPORT
PRELIMINARY PLATS**

CASE NUMBER/ SUBDIVISION/ (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 24-021</u> The Reserve (extraterritorial review) (12)	Windmill Development, LLC	3/20/24	4/2/24 (117-24)
<u>Case 24-050</u> Hopewell Farm Third Addition (59)	CT Creek	7/27/24	8/20/24 (256-24)

**PLANNING AND ZONING COMMISSION
2024 ANNUAL REPORT
FINAL PLATS**

CASE NUMBER/ SUBDIVISION (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 23-034</u> James Young Addition (2)	James E. Young	Withdrawn	
<u>Case 23-069</u> Glenbrook Ridge Fourth Addition (1) (replat)	Nelson Construction & Development	2/21/24	4/16/24 (130-24)
<u>Case 23-087</u> Duggleby 2 nd Addition (2) (replat)	Scott Swearinger	12/20/23	1/2/24 (06-24)
<u>Case 23-088</u> Forest Grove Landing First Addition (4)	Jon Davidshofer Bush Construction Company	12/20/23	1/16/24 (16-24)
<u>Case 23-090</u> Belmont at Towne Centre 2 nd Addition (2) (replat)	Dan Elias/Towne Centre, LLC	12/20/23	1/2/24 (07-24) (not recorded)
<u>Case 23-091</u> Beck's Subdivision (2)	Timothy Beck	6/19/24	7/2/24 (201-24)
<u>Case 24-001</u> Devil's Bluff 3 rd Addition (3) (replat)	Dave Kempen	1/17/24	2/6/24 (35-24)
<u>Case 24-002</u> Competition Corner First Addition (1)	John H. Ven Horst Family Limited Partnership	1/17/24	2/20/24 (52-24) Amended Plat 12/3/24 (358-24)
<u>Case 24-008</u> Unity Crossing First Addition (4)	Focus Real Estate Development	2/21/24	3/5/24 (78-24)

CASE NUMBER/ SUBDIVISION (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 24-012</u> Forest Green 3 rd Addition (25)	Chris McNamara McNamara Construction	2/21/24	3/5/24 (79-24)
<u>Case 24-013</u> Forest Green 4 th Addition (18)	Chris McNamara McNamara Construction	2/21/24	3/5/24 (80-24)
<u>Case 24-019</u> Masonic Village 2 nd Addition (2)	Bettendorf IA SNF Propco, LLC	4/17/24	5/7/24 (147-24)
<u>Case 24-022</u> The Reserve (12) (extraterritorial review)	Windmiller Development, LLC	3/20/24	4/2/24 (118-24)
<u>Case 24-028</u> Blaum Hoofin (3)	4255 Middle Road, LLC	4/17/24	5/7/24 (148-24)
<u>Case 24-029</u> FG 80 Holdings Fifth Addition (2) (replat)	Kevin Koellner Focus Real Estate Development	4/17/24	5/7/24 (149-24) (not recorded)
<u>Case 24-031</u> Hope Heights Second Addition (49) (replat)	Youssi Investments of Iowa, LLC	5/15/24	6/4/24 (167-24)
<u>Case 24-032</u> Shadow Valley Addition (4) (replat)	Blue Water Group	7/17/24	Withdrawn
<u>Case 24-033</u> Wyndham West Fourth Addition (20)	Adam Seitz Wyndham West, LLC	5/15/24	6/4/24 (170-24)
<u>Case 24-046</u> Cumberland Square 5 th Addition (2) (replat)	Surekha Momula	7/17/24	8/6/24 (241-24)

CASE NUMBER/ SUBDIVISION (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 24-049</u> Highland Ridge Third Addition (1) (replat)	E & A Enterprises, LLC	7/17/24	8/6/24 (226-24)
<u>Case 24-051</u> Hopewell Farm Third Addition (59) (replat)	CT Creek	7/17/24	8/20/24 (257-24)
<u>Case 24-055</u> Wilderness Pointe Third Addition (20)	Luke Miller	8/21/24	9/3/24 (275-24)
<u>Case 24-056</u> FG 80 Holdings Fifth Addition (4) (replat)	Middle & Forest Grove, LLC	8/17/24	9/3/24 (276-24)
<u>Case 24-063</u> Hope Heights Third Addition (39) (replat)	Silverthorne Homebuilders	9/18/24	10/1/24 (309-24)
<u>Case 24-069</u> Rodruck's First Addition (3)	Pleasant Valley Alpacas, LLC	11/20/24	12/3/24 (357-24)

**PLANNING AND ZONING COMMISSION
2024 ANNUAL REPORT
SITE DEVELOPMENT PLANS**

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 23-049</u> 3341 Glenbrook Circle South (senior living facility)	Nelson Development, LLC	2/21/24	4/16/24 (131-24)
<u>Case 23-072</u> 3280 Middle Road (change of use from single use retail to multi-tenant retail)	Casey Mohr	12/20/23	1/2/24 (08-24)
<u>Case 23-086</u> 3066 Victoria Street (alternative high school)	Bettendorf Community School District	12/20/23	Administrative approval
<u>Case 23-089</u> 7100 block of International Drive (288 unit apartment complex)	Continental 750 Fund, LLC	12/20/23	1/16/24 (17-24)
<u>Case 24-004</u> 2480 – 53 rd Avenue (change of use from restaurant to religious assembly)	Chabad Lubavitch of the Quad Cities	1/17/24	2/6/24 (33-24)
<u>Case 24-005</u> 3051 Devils Glen Road (change of use from dry cleaners to restaurant)	Eddy and Fanny Chen	1/17/24	2/6/24 (34-24)
<u>Case 24-011</u> 6021 Valley Drive (contractor condo)	Greg Franich Symmetry Mortgage	2/21/24	4/2/24 (116-24)
<u>Case 24-018</u> 3636 Tanglewood Road (miniature golf course)	Craig Wagner	3/20/24	Pending

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 24-030</u> Lot 1, FG 80 Holdings Fifth Addition (multi-tenant retail structure)	Kevin Koellner Focus Real Estate Development	4/17/24	5/7/24 (150-24)
<u>Case 24-035</u> 1740 State Street (change of use from retail to bar and controlled impact commercial recreation)	Jason Sturtevant	6/19/24	8/6/24 (239-24)
<u>Case 24-036</u> 4383 – 53 rd Avenue (restaurant)	Windmill Design Build	5/15/24	7/2/24 (202-24)
<u>Case 24-038</u> 2570 Middle Road (multi-tenant retail structure)	Matthew Mulligan	5/15/24	6/4/24 (171-24)
<u>Case 24-042</u> 5342 Competition Drive (car wash)	Power Wash	6/19/24	7/2/24 (203-24)
<u>Case 24-045</u> 5515 Valley Drive (contractor condo)	Chris Jones	6/19/24	7/2/24 (204-24)
<u>Case 24-048</u> 1431 Kimberly Road (demise building into 3 units)	Mark Maurer O-Reilly Auto Parts	7/17/24	8/6/24 (240-24)
<u>Case 24-057</u> Lot 3, FG 80 Holdings Fifth Addition (multi-tenant retail structure)	Kevin Koellner Focus Real Estate Development	8/17/24	9/3/24 (277-24)
<u>Case 24-058</u> Lot 1, Competition Corner First Addition (corporate office building and bank)	Laura Ezikian Quad City Bank & Trust	8/17/24	9/3/24 (278-24)

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 24-066</u> 2801 Depot Street (towboat dock)	Legacy Corporation	9/18/24	10/1/24 (308-24)

**PLANNING AND ZONING COMMISSION
2024 ANNUAL REPORT
MISCELLANEOUS ITEMS**

REQUEST (CASE NUMBER)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE OR RESOLUTION NO.)
<u>Ordinance Amendment</u> (Case 23-092) Title 11, Section 11-6-1 Overlay Districts and Section 11-6-2 FD Floodway/Floodplain Overlay District	City of Bettendorf	12/20/23	2/20/24 (06-24)
<u>Ordinance Amendment</u> (Case 23-093) Title 13, Flood Control	City of Bettendorf	12/20/23	2/20/24 (07-24)
<u>Ordinance Amendment</u> (Case 24-023) Updated Comprehensive Plan – Premiering Bettendorf 2045	City of Bettendorf	5/15/24	7/16/24 (17-24)
<u>Ordinance Amendment</u> (Case 24-024) Updated Downtown Master Plan & Streetscape Plan	City of Bettendorf	5/15/24	7/16/24 (16-24)
<u>Ordinance Amendment</u> (Case 24-034) Preamble of Title 11 – Zoning Regulations, Development Character Area (DCA) and Applicable Zoning Districts Table	City of Bettendorf	5/15/24	7/16/24 (18-24)
<u>Ordinance Amendments</u> (Case 24-041) Renewal, amendment of boundary, and establishment of a new term for the Self- Supporting Municipal Improvement District (SSMID)	Jeff Reiter/Chris Curran	6/19/24	9/17/24 (21-24)
<u>Ordinance Amendment</u> (Case 24-044) Sign Ordinance	Lamar Sign Co.	Withdrawn	
<u>Ordinance Amendment</u> (Case 24-068) Title 11, Chapter 14, Sign Ordinance	City of Bettendorf	9/18/24	12/3/24 (24-24)