

**NOTICE TO THE AUDIENCE:** Please remember that if you are interested in matters on the agenda that will have subsequent meetings, it is your responsibility to note their dates, times, and places. No further letters or reminders will be sent. Of course, if you have any questions about any given matter, do not hesitate to contact the Planning Department in the City Hall Annex, 4403 Devils Glen Road, Bettendorf, Iowa 52722 or phone (563) 344-4100.

The Planning and Zoning Commission meeting will be open to the public. The City of Bettendorf will broadcast this public meeting online at <http://www.bettendorf.org/live-meeting>.

**PLANNING AND ZONING COMMISSION  
CITY OF BETTENDORF  
MARCH 15, 2023 AT 5:30 PM  
CITY HALL COUNCIL CHAMBERS  
1609 STATE STREET**

1. Roll Call: Gannaway \_\_\_\_, Gibson \_\_\_\_, Kappeler \_\_\_\_, Ormsby \_\_\_\_, Satterfield \_\_\_\_, Stoltenberg \_\_\_\_, Wennlund \_\_\_\_
2. Approval of minutes of the meeting of February 15, 2023.
3. Review of Commission procedures.

**Rezoning**

4. Case 23-018; 5019 Hopewell Avenue, A-1 Agricultural/Urban Reserve District to R-3 Mixed Residential District, submitted by CT Creek. (Staff: Beck)

**Site Development Plan**

5. Case 23-012; 2570 Middle Road, submitted by Switch Homes of Dubuque. (Staff: Beck)
6. Case 23-019; 2255 Middle Road, submitted by City of Bettendorf/Brent Morlok. (Staff: Beswick)

**Final Plat**

7. Case 23-010; Legacy Corners Southeast, submitted by Century Heights Limited Partners/Ryan Fick. (Staff: Beswick)

**Future Land Use Map Amendment/Rezoning**

8. Case 23-013; SW corner of Devils Glen Road and Forest Grove Drive, Open Space and Parks to UMI Urban Medium-Intensity, submitted by E & A Enterprises, LLC. (Staff: Beswick)  
(Moved to special meeting of April 5, 2023 by Chairman)

9. Case 23-014; SW corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to C-2 Community Commercial District, submitted by E & A Enterprises, LLC. (Staff: Beswick) (Moved to special meeting of April 5, 2023 by Chairman)
10. Case 23-015; SW corner of Devils Glen Road and Forest Grove Drive, R-1 Single-Family Residence District to C-2 Community Commercial District, submitted by E & A Enterprises, LLC. (Staff: Beswick) (Moved to special meeting of April 5, 2023 by Chairman)
11. Case 23-016; SW corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to R-4 Medium-Density Multi-Family Residence District, submitted by E & A Enterprises, LLC. (Staff: Beswick) (Moved to special meeting of April 5, 2023 by Chairman)
12. Case 23-017; SW corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to R-1 Single-Family Residence District, submitted by E & A Enterprises, LLC. (Staff: Beswick) (Moved to special meeting of April 5, 2023 by Chairman)

### **Site Development Plan (DCA District)**

13. Case 22-097; 3150 Glenbrook Circle South, submitted by Nelson Construction and Development. (Staff: Hunt) (Deferred to meeting of April 19, 2023)

### **Other**

14. Case 23-020; Annexation of property generally located northeast of the intersection of Forest Grove Drive and Criswell Street in Scott County, Iowa, submitted by Forest Grove Properties, LLC. (Staff: Beswick)
15. Commission Update.



The materials for the Planning and Zoning Commission meeting can be accessed by scanning the QR code.

**IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT AND OTHER APPLICABLE FEDERAL AND STATE LAWS, ALL PUBLIC HEARINGS AND MEETINGS HELD OR SPONSORED BY THE CITY OF BETTENDORF, IOWA, WILL BE ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES. PERSONS REQUIRING AUXILIARY AIDS AND SERVICES SHOULD CONTACT BETTENDORF CITY HALL AT (563) 344-4000 FIVE (5) DAYS PRIOR TO THE HEARING OR MEETING TO INFORM OF THEIR ANTICIPATED ATTENDANCE. TEXT TELEPHONE (TTY) IS AVAILABLE AT (563) 344-4175. IN ADDITION, PERSONS USING TEXT TELEPHONE HAVE THE OPTION OF CALLING VIA THE IOWA COMPASS VOICE/TTY BY DIALING (800) 735-2942.**