

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
APRIL 19, 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 March 15, 2023.
3. Review of Commission procedures.
4. Case 22-097 – Site Development Plan (DCA District); 3150 Glenbrook Circle South, submitted by Nelson Construction and Development. (Staff: Hunt) (Deferred to meeting of May 17, 2023)
5. Case 23-012 – Site Development Plan; 2570 Middle Road, submitted by Switch Homes of Dubuque. (Staff: Beck) (Deferred to meeting of May 17, 2023)
6. Case 23-026 – Final Plat; Encore Central Avenue Subdivision, submitted by Encore Homes, LLC/James Rasche. (Staff: Beswick)
7. Case 23-020 – Site Development Plan; 4060 Middle Road, submitted by Ridge Investment Group, LLC. (Staff: Beck)
8. Case 23-018 – Public Hearing (Rezoning); 5019 Hopewell Avenue, A-1 Agricultural/Urban Reserve District to R-3 Mixed Residential District, submitted by CT Creek. (Staff: Beck) (Postponed at meeting of March 15, 2023)
 - (a) Public hearing
 - (b) Commission action

9. Case 23-013 – Public Hearing (Future Land Use Map Amendment); 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)
 - (a) Public hearing
 - (b) Commission action

10. Case 23-021 – Public Hearing (Future Land Use Map Amendment); SW corner of Devils Glen Road and Forest Grove Drive, Open Space and Parks to ULI Urban Low-Intensity, submitted by E & A Enterprises, LLC. (Staff: Beswick)
 - (a) Public hearing
 - (b) Commission action

11. Case 23-014 – Public Hearing (Rezoning); SW corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to C-2 Community Commercial District (commercial), submitted by E & A Enterprises, LLC. (Staff: Beswick)
 - (a) Public hearing
 - (b) Commission action

12. Case 23-017 – Public Hearing (Rezoning); 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)
 - (a) Public hearing
 - (b) Commission action

13. Case 23-022 – Public Hearing (Rezoning); SW corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to C-2 Community Commercial District (townhomes), submitted by E & A Enterprises, LLC. (Staff: Beswick)
 - (a) Public hearing
 - (b) Commission action

14. Case 23-023 – Public Hearing (Rezoning); SW corner of Devils Glen Road and Forest Grove Drive, C-1 Neighborhood Commercial District to R-3 Mixed Residential District, submitted by E & A Enterprises, LLC. (Staff: Beswick)
 - (a) Public hearing
 - (b) Commission action

15. Case 23-024 – Public Hearing (Rezoning); SW corner of Devils Glen Road and Forest Grove Drive, R-1 Single-Family Residence District to C-1 Neighborhood Commercial District, submitted by E & A Enterprises, LLC. (Staff: Beswick)
 - (a) Public hearing
 - (b) Commission action

16. 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) **(Withdrawn)**

17. 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) **(Withdrawn)**

Other

18. 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.