



COMMUNITY DEVELOPMENT

City Hall Annex λ 4403 Devils Glen Road, Bettendorf, Iowa 52722 λ (563) 344-4100

TO: Whom It May Concern
FROM: Taylor Beswick, City Planner
RE: Courtesy Notice of Public Hearing - Planning and Zoning Commission
DATE: February 7, 2023

The City of Bettendorf Planning and Zoning Commission has received the following rezoning requests regarding property located southwest of the intersection of Forest Grove Drive and Devils Glen Road and submitted by E & A Enterprises, LLC:

23-014 C-1 Neighborhood Commercial District to C-2 Community Commercial District
23-015 R-1 Single-Family Residence District to C-2 Community Commercial District
23-016 C-1 Neighborhood Commercial District to R-4 Medium-Density Multi-Family Residence District
23-017 C-1 Neighborhood Commercial District to R-1 Single-Family Residence District

Please note that a public hearing on these cases will be held at City Hall Council Chambers, 1609 State Street, Second Floor at 5:30 p.m. on February 15, 2023. The purpose of the public hearing is to gather information from adjoining property owners and other interested parties on the referenced case.

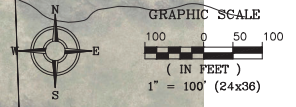
A notice of this meeting is being sent, as a courtesy, to interested property owners so they may be better informed about this possible activity in their neighborhood. If you have comments on this application, they must be brought to the Commission through the Community Development Department. There are two methods by which comments may be delivered:

- 1) A letter mailed to the Community Development Department at the address listed below which will be included in the official minutes at the meeting.
- 2) Present verbal comment at the meeting.

Your comments and/or attendance are most welcome. Questions regarding the application can be addressed to me at: City Hall Annex, 4403 Devils Glen Road or by telephone (563) 344-4079. An electronic version of the staff report is or will be available online at bettendorf.org and by following these links: Government; Agendas, Minutes, and Audio/Video; Planning & Zoning.



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



APPROXIMATELY 0.78 ACRES
FROM HIGHLAND GREEN
CURRENTLY ZONED R-1
TO BECOME ZONED C-2

APPROXIMATELY 12.14 ACRES
CURRENTLY ZONED - C-1
FUTURE USE - PARKS & OPEN SPACES
TO BE REZONED C-2

APPROXIMATELY 13.81 ACRES
TO REMAIN ZONED R-1

APPROXIMATELY 0.35 ACRES
FROM MCB DEVELOPMENT
CURRENTLY ZONED - C-1
FUTURE USE - PARKS & OPEN SPACES
TO BE REZONED R-1

APPROXIMATELY 4.04 ACRES
CURRENTLY ZONED - C-1
FUTURE USE - PARKS & OPEN SPACES
TO BE REZONED R-4



DATE: 2/1/2023
563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: BJB
CHECKED BY: CRT
DRAWING LOCATION
DRAWING LOCATION

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT: SITE PLAN
FG-DEVILS GLEN
FOREST GROVE DRIVE &
DEVILS GLEN ROAD

DEVELOPER: E&A ENTERPRISES, LLC
423 17TH ST., STE. 103
ROCK ISLAND, IL 61201-8742

SHEET NO.
C1

CONCEPTUAL SITE
E&A ENTERPRISES, LLC
FG-DEVILS GLEN
 TO THE CITY OF BETTENDORF, IA



GRAPHIC SCALE
 100 0 50 100
 (IN FEET)
 1" = 100' (24x36)



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PROJECT: SITE
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 FOREST GROVE DRIVE &
 DEVILS GLEN ROAD

DEVELOPER
 E&A ENTERPRISES, LLC
 423 17TH ST., STE. 103
 ROCK ISLAND, IL 61201-8742

SHEET NO.
E2