

To: Whom It May Concern
From: Taylor Beswick, City Planner
Community Development
Subject: SW intersection of Devils Glen Road
and Forest Grove Drive – Rezoning
Date: March 27, 2023



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

Case 23-014 C-1 Neighborhood Commercial to C-2 Community Commercial (commercial)
Case 23-017 C-1 Neighborhood Commercial to R-1 Single-Family Residence
Case 23-022 C-1 Neighborhood Commercial to C-2 Community Commercial (townhomes)
Case 23-023 C-1 Neighborhood Commercial to R-3 Mixed Residential
Case 23-024 R-1 Single-Family Residence to C-1 Neighborhood Commercial

Please note that a public hearing on these cases will be held in the Bettendorf City Hall Council Chambers, 1609 State Street, at 5:30 p.m. on April 5, 2023. The purpose of the public hearing is to gather input from interested parties on the referenced case.

If you have comments, they must be brought to the Commission through the Community Development Department. You have several methods by which you may deliver your comments. You may mail a letter to the Community Development Department at 4403 Devils Glen Road, Bettendorf, Iowa 52722, send an e-mail to planning@bettendorf.org, or you may make verbal comment at the meeting. If you choose to mail a letter, it will be read into the record at the meeting.

A notice of this meeting is being sent as a courtesy to interested property owners within 200 feet of this activity so they may be better informed about possible activities in their area. If we have missed someone you feel should have received a letter, please feel free to inform them of this meeting.

Your comments or attendance are most welcome. Questions about the application can be answered by contacting Taylor Beswick at (563) 344-4100. An electronic version of the staff report is or will be available online at www.bettendorf.org/PlanningAndZoning. If you are unable to attend the meeting, a live stream is available at www.bettendorf.org/Youtube.

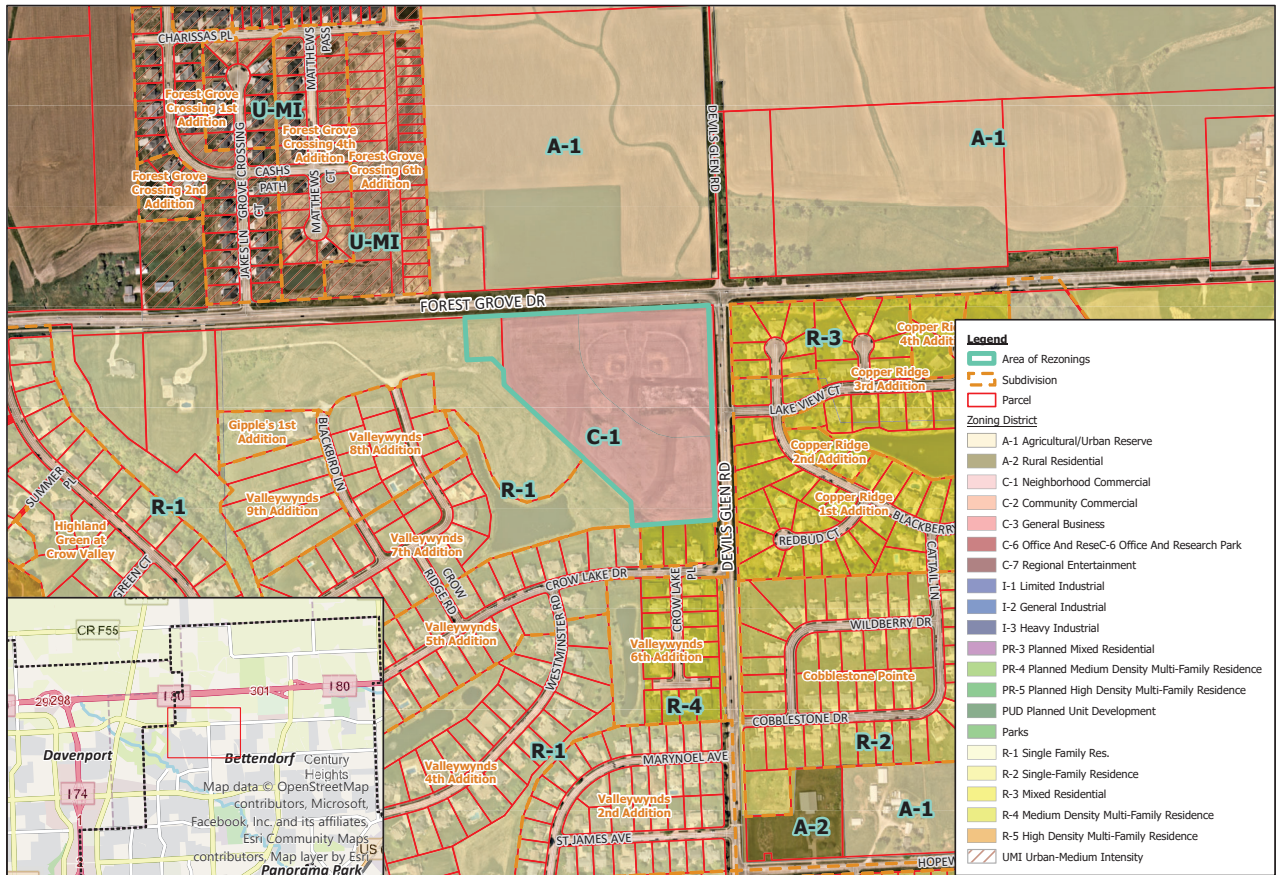


SCAN ME

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

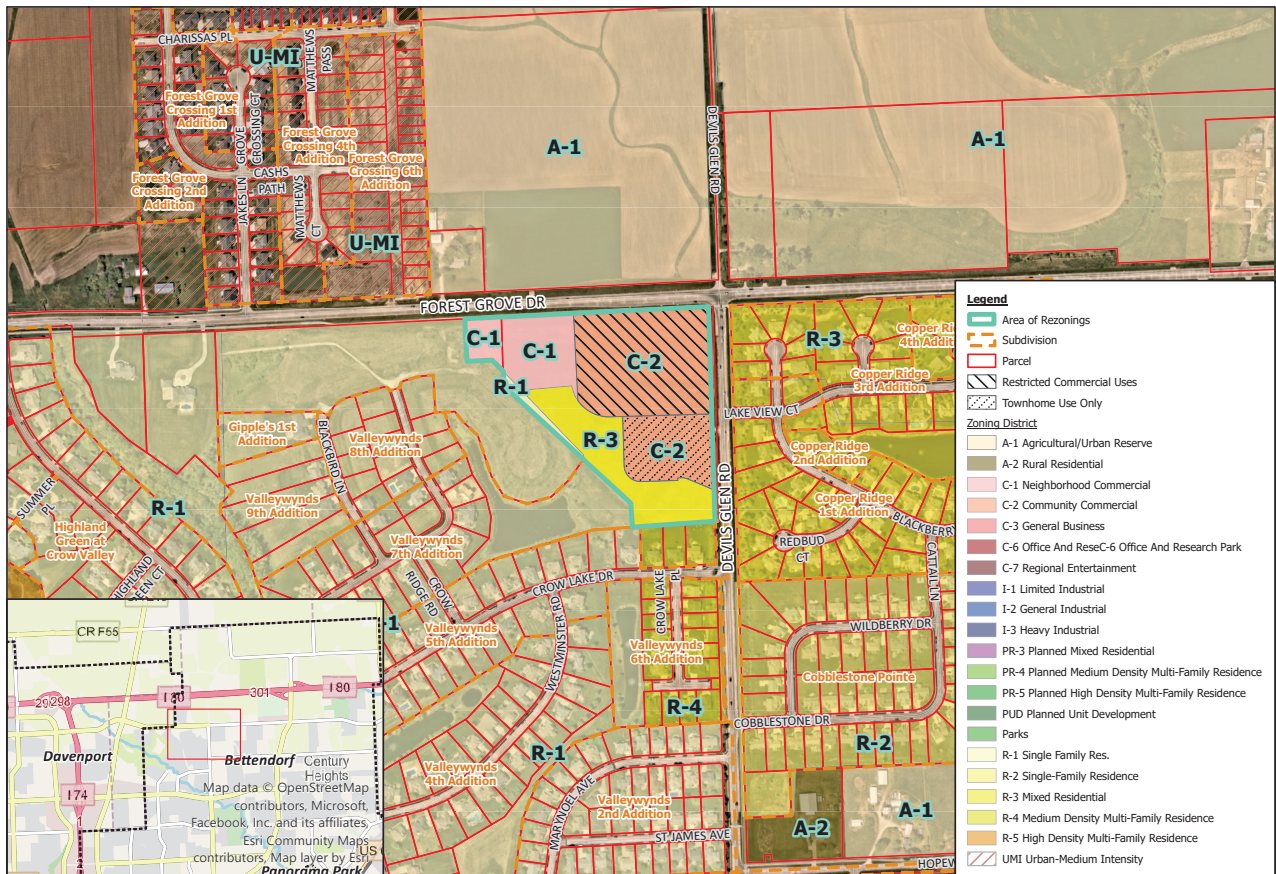
Case 23-014, 017, 022, 023, 024: SW of Devils Glen Rd. & Forest Grove Dr.
Rezoning
Current Zoning

1 Inch = 542 Feet
0 212.5 425 850 1,275



Case 23-014, 017, 022, 023, 024: SW of Devils Glen Rd. & Forest Grove Dr.
Rezoning
Proposed Zoning

1 Inch = 542 Feet
0 212.5 425 850 1,275



Re: Conditions to proposed rezoning, Case 23-014

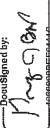
The undersigned, as owner of the ground subject to rezoning from C-1 to C-2 (Bettendorf case no. 23-014) and pursuant to Iowa Code 414.5, hereby agrees that as a condition of approval of the rezoning, the following restrictions on uses shall be placed upon the ground:

1. No convenience food sales with Gas Sales (limited or unlimited)
2. No general food sales with Gas pumps
3. No Auto services use which includes Gas sales as a portion of such business.
4. No other business use which is intended to sell gasoline on site.

In further consideration of approval of the rezoning, the owner agrees to the following additional restrictions upon the use of the ground:

1. Tobacco, vape shops, and/or CBD shops
2. Tattoo/piercing parlors
3. Storage units
4. Automotive sales
5. Automotive services and body repair
6. Pawn shops
7. Title loan or "quick cash" operations
8. Storage/staging yards or service vehicle parking of any type
9. Adult entertainment venues.
10. Permanent buildings in which fifty percent (50%) or more of the retailer's retail floor space is allocated to the sale or display of consumer fireworks, or in which fifty percent (50%) or more of annual retail sales are from the sale of consumer fireworks.

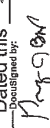
Dated this 23rd day of March, 2023.

DocuSigned by:
 MCB Development Corporation (Signature)
By: Greg Bush CEO _____ Person authorized to sign on behalf of owner and title
(Identity of Owner if not single person owner)

Re: Conditions to proposed rezoning, Case 23-022

The undersigned, as owner of the ground subject to rezoning from C-1 to C-2 (Bettendorf case no. 23-022) and pursuant to Iowa Code 414.5, hereby agrees that as a condition of approval of the rezoning, the following restrictions on uses shall be placed upon the ground:

1. That the only permitted use under such rezoning shall be for residential townhouses in a configuration substantially similar to that on the attached Exhibit labeled E & A Enterprises, LLC, dated Feb. 27, 2023, and attached hereto.

Dated this 23rd day of March, 2023.
DocuSigned by:
 MCB Development Corporation (Signature)
By: Greg Bush CEO _____ Person authorized to sign on behalf of owner and title
(Identity of Owner if not single person owner)

