

**To:** Whom It May Concern  
**From:** Greg Beck, City Planner  
Community Development  
**Subject:** 5019 Hopewell Avenue - Rezoning  
**Date:** March 8, 2023



The City of Bettendorf's Planning and Zoning Commission has received a rezoning request for 5019 Hopewell Avenue, A-1 Agricultural/Urban Reserve District to R-3 Mixed Residential District, submitted by CT Creek. (Case 23-018)

Please note that a public hearing on this case will be held in the Bettendorf City Hall Council Chambers, 1609 State Street, at 5:30 p.m. on March 15, 2023. The purpose of the public hearing is to gather input from interested parties on the referenced case.

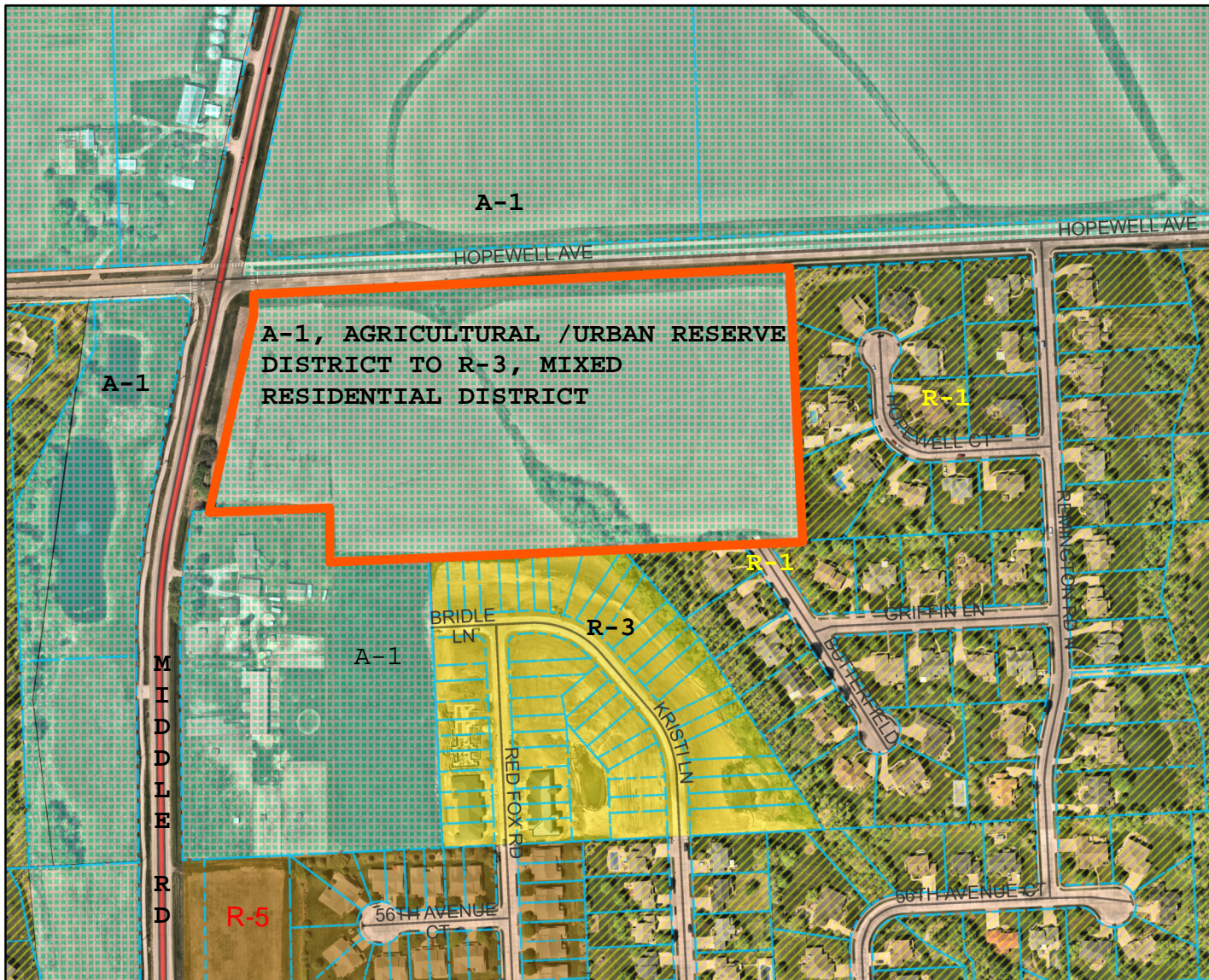
If you have comments, they must be brought to the Commission through the Community Development Department. You have several methods by which you may deliver your comments. You may mail a letter to the Community Development Department at 4403 Devils Glen Road, Bettendorf, Iowa 52722, send an e-mail to [planning@bettendorf.org](mailto: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 400 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](http://www.bettendorf.org/PlanningAndZoning). If you are unable to attend the meeting, a live stream is available at [www.bettendorf.org/Youtube](http://www.bettendorf.org/Youtube).



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



**By Class**

**RDCLASS**

- Alleyway/Access Road
- - - - - Bike Trail
- ==== County Route
- ==== Driveway
- ==== Interstate
- ==== Local road in unincorporated area
- ==== Local road within incorporated area or Park View
- ==== Major road
- ==== Pedestrian trail/walkway
- ==== Ramp
- ==== State Highway
- ==== US Highway
- ==== <all other values>

**Current Zoning**  
**ZONING**

- A-1
- A-2
- C-1
- C-2
- C-3
- C-6
- C-7
- I-1
- I-2
- I-3

- PR-3
- PR-4
- PR-5
- PUD
- Parks
- R-1
- R-2
- R-3
- R-4
- R-5
- U-LI
- U-MI
- U-HI
- Creeks
- Ponds and Lakes

