



2019 Planning and Zoning Commission Annual Report

Rezoning Requests

Preliminary Plats

Final Plats

Site Development Plans

Miscellaneous Items



**PLANNING AND ZONING COMMISSION
CITY OF BETTENDORF
2019 ANNUAL REPORT**

Summary of Activities

The City of Bettendorf's Planning and Zoning Commission is a seven-member commission appointed by the Mayor. The Commission is a recommending body to the City Council and is provided authority under Chapter 414 of the State Code of Iowa.

All members of the Planning and Zoning Commission must be citizens and residents of the City and qualified by knowledge or experience to act in matters pertaining to the development and execution of a city plan. The term of office of members of the Planning and Zoning Commission will be five years from the date of the appointment of each respective member. The expiration date for all terms of office is the first Monday in November; however, all members shall hold over until their successors are appointed and approved.

Regular meetings of the Planning and Zoning Commission are held monthly to review applications for requests for Rezoning, Preliminary Plats, Final Plats, Site Development Plans, and various other requests including zoning ordinance revisions and street name changes. Chapter 15.1 of the Bettendorf Municipal Code lists the following duties and powers of the Commission:

To make such surveys, studies, maps, plans, or plats of the whole or any portion of the City and of any land outside thereof, which in the opinion of such Commission bears relation to a Comprehensive Plan, and shall submit such plan to the Council with its studies and recommendations and it may publish same.

To prepare and maintain the City's Zoning and Subdivision Ordinances consistent with the Comprehensive Plan regarding the height, number of stories, and size of buildings and other structures; the percentage of ground that may be occupied; the size of yards, courts, and other open spaces; the density of population; the location and use of buildings, structures, and land for trade, industry, residence, or other purposes and to this end shall prepare a preliminary report and hold

public meetings thereon and after such meetings have been held to submit its final report and recommendations to the City Council.

To recommend to the City Council, from time to time as conditions require, amendments, supplements, changes, or modifications in the Comprehensive Plan prepared by it.

To review and give its recommendation (before approval by the City Council) on all plans, plats, or replats of subdivisions, or re-subdivisions of land embraced in the City or adjacent thereto, laid out in lots or plats with the streets, alleys, or other portions of the same intended to be dedicated to the public, and all proposals for the vacation or partial vacation of a street, alley, or public ground.

Each year, the Planning and Zoning Commission shall make a report to the Mayor and Council of the matters received, handled, and pending and the progress of its work for the previous calendar year.

In 2019 the Commission made recommendations regarding 6 Rezoning requests, 8 Preliminary Plats, 18 Final Plats (includes 12 replats), 34 Site Development Plans, 3 Ordinance Amendments, and 7 miscellaneous cases.

Commission Member Listing

Roy Wennlund, Chairman (Appointed 2/07)

Jeff Bert (Resigned 12/19)

Ann Kappeler (Appointed 12/00)

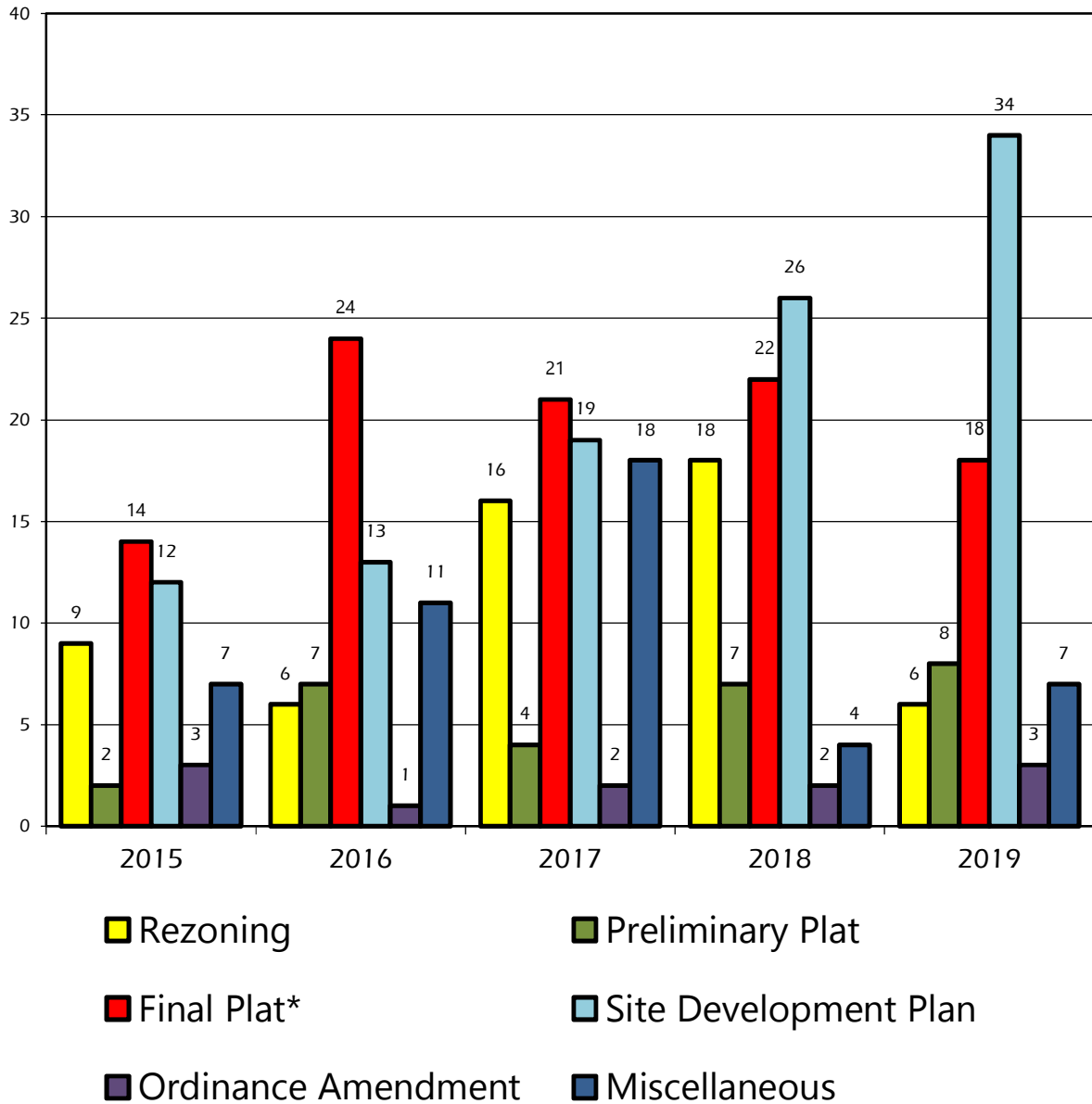
Janessa Ormsby (1/17)

Laurie Peters (Appointed 6/12)

Paul Rafferty (Appointed 12/96)

Scott Stoltenberg (Appointed 5/01)

Planning and Zoning Commission Annual Report 2019



*Includes 12 replats

PLANNING AND ZONING COMMISSION
 YEARLY REPORT FOR 2019
 REZONING REQUESTS

CASE NUMBER LOCATION REQUEST	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE NO.)
<u>Case 19-011</u> 4065 Forest Grove Drive A-1 to R-2	Advance Homes, Inc.	2/20/19	4/16/19 (09-19)
<u>Case 19-036</u> SW corner of 53 rd Avenue and Middle Road A-1 to C-2	Wellspire, LLC	5/15/19	7/16/19 (14-19)
<u>Case 19-063</u> 1504 State Street, 1510 State Street, and 311 - 15 th Street C-3 to C-2	Build to Suit	8/21/19	10/15/19 (20-19)
<u>Case 19-062</u> 610 Holmes Street R-2 to PUD with underlying R-2 district	JJ Condon	8/21/19	12/17/19 (26-19)
<u>Case 19-074</u> West side of the 18000 block of Criswell Street A-1 to R-1	Jared Kerkhoff Homes	9/18/19	11/19/19 (24-19)
<u>Case 19-075</u> 2528 Middle Road A-1 to C-2	Ewing Development	9/18/19	11/19/19 (25-19)

PLANNING AND ZONING COMMISSION
 YEARLY REPORT FOR 2019
 PRELIMINARY PLATS

CASE NUMBER/ SUBDIVISION/ (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 19-009</u> Glenbrook Ridge Phase II (25)	Devil's Glen Holdings	2/20/19	3/5/19 (52-19)
<u>Case 19-012</u> Century Heights Phase IV (80)	Century Heights Phase III, LC	2/20/19	3/5/19 (53-19)
<u>Case 19-024</u> Cottage Grove Second Addition (46)	Windmill Development	3/20/19	4/2/19 (100-19)
<u>Case 19-037</u> Stoney Creek North Third Addition (14)	R & MS Land Co./Tim Dolan	5/15/19	6/4/19 (193-19)
<u>Case 19-042</u> Wellspire Subdivision (2)	Wellspire, LLC	6/19/19	7/16/19 (237-19)
<u>Case 19-059</u> Glenbrook Ridge Phase III (4)	Nelson Construction and Development	8/21/19	9/3/19 (284-19)
<u>Case 19-090</u> Ewing Bettendorf First Addition (3)	Ewing Development	10/16/19	11/5/19 (355-19)
<u>Case 19-096</u> Wilderness Pointe Additions (64)	Kerkhoff Homes, Inc./Jared Kerkhoff	11/20/19	12/3/19 (384-19)

PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2019
FINAL PLATS

CASE NUMBER/ SUBDIVISION (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 19-003</u> Wyndham West Third Addition (replat) (2)	Wyndham West, LLC	1/16/19	2/5/19 (27-19)
<u>Case 19-004</u> Wyndham Hills Seventh Addition (8)	AMF Real Estate, LLC	1/16/19	2/5/19 (28-19)
<u>Case 19-010</u> Glenbrook Ridge Second Addition (replat) (25)	Devil's Glen Holdings	3/20/19	4/2/19 (103-19)
<u>Case 19-013</u> Wyndham West Second Addition (replat) (26)	Advance Homes, Inc.	4/17/19	5/7/19 (148-19)
<u>Case 19-014</u> Bettplex Third Addition (replat) (6)	Middle & I-80, LLC	2/20/19	3/5/19 (50-19)
<u>Case 19-018</u> Utica Hills Point 2 nd Addition (replat) (2)	Geifman First Equity	2/20/19	3/5/19 (51-19) Reapproved 5/21/19 (175-19)
<u>Case 19-020</u> ValleyWynds 10 th Addition (replat) (1)	Townsend Engineering	3/20/19	4/2/19 (104-19)
<u>Case 19-021</u> Cottage Grove Second Addition (replat) (44)	Windmill Development	4/17/19	5/7/19 (150-19)
<u>Case 19-028</u> Spencer Hollow 3 rd Addition (22)	Nick Kremer	4/17/19	5/7/19 (149-19)

CASE NUMBER/ SUBDIVISION (# OF LOTS)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 19-043</u> Wellspire Subdivision (2) Wellspire Subdivision (amended) (2)	Wellspire, LLC	6/19/19 9/18/19	7/16/19 (238-19) 10/1/19 (318-19)
<u>Case 19-054</u> Century Heights Twenty Third Addition (42)	Century Heights Phase III, LC	7/17/19	8/6/19 (258-19)
<u>Case 19-060</u> Cottage Grove Third Addition (replat) (37)	Windmill Development	8/21/19	9/3/19 (285-19)
<u>Case 19-066</u> Forest Grove Crossing Third Addition (22)	Youssi Investments of Iowa, LLC	8/21/19	9/3/19 (286-19)
<u>Case 19-076</u> Stoney Creek North Third Addition (14)	Stoney Creek North, LC/Tim Dolan	9/18/19	10/1/19 (319-19)
<u>Case 19-078</u> DT Bettendorf First Addition (replat) (1)	DT Bettendorf, LC	9/18/19	10/15/19 (332-19) Reapproved 1/21/20 (13-20)
<u>Case 19-088</u> Bettplex Fourth Addition (replat) (3)	Middle & 80, LLC	10/16/19	11/5/19 (356-19)
<u>Case 19-091</u> Ewing Bettendorf First Addition (3)	Ewing Development	10/16/19	Pending
<u>Case 19-093</u> The Fountains 6 th Addition (replat) (2)	Dial Retirement Communities	10/16/19	11/5/19 (338-19)

**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2019
SITE DEVELOPMENT PLANS**

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 19-005</u> 977 Utica Ridge Place (convenience store)	Kwik Trip, Inc.	1/16/19	2/5/19 (26-19)
<u>Case 19-015</u> 4722 Forest Grove Drive (office building)	Middle & I-80, LLC	2/20/19	3/5/19 (54-19)
<u>Case 19-016</u> 4345 - 53 rd Avenue (multi-tenant retail structure)	Windmill Design	2/20/19	3/5/19 (55-19)
<u>Case 19-017</u> 4413 - 53 rd Avenue (bank building)	Russell Construction Co.	2/20/19	3/5/19 (56-19)
<u>Case 19-022</u> 5181 Competition Drive (multi-tenant retail structure)	Build to Suit, Inc.	3/20/19	4/2/19 (101-19)
<u>Case 19-023</u> 4269 - 53 rd Avenue (veterinary clinic)	Windmill Design	3/20/19	4/2/19 (102-19)
<u>Case 19-029</u> 3923 State Street (concrete mixing facility)	Manatt's	4/17/19	4/21/20 (151-20)
<u>Case 19-030</u> East/West Creekside Lane (townhouse buildings)	Windmill Development	4/17/19	5/7/19 (147-19)
<u>Case 19-038</u> 6752 Championship Drive (multi-tenant retail structure)	Build to Suit	5/15/19	6/4/19 (194-19)

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 19-039</u> 3255 Criswell Street (parking lot)	Pleasant Valley Redi-Mix	5/15/19	8/6/19 (255-19)
<u>Case 19-044</u> 4699 - 53 rd Avenue (senior living facility)	Wellspire, LLC	6/19/19	7/16/19 (239-19)
<u>Case 19-045</u> 1011 Utica Ridge Place (multi-tenant retail structure)	Geifman First Equity/Steve Geifman	6/19/19	7/2/19 (220-19)
<u>Case 19-047</u> 4403 Devils Glen Road (storage building)	City of Bettendorf/Brent Morlok	6/19/19	7/2/19 (221-19)
<u>Case 19-052</u> 3226 Centennial Court (truck sales facility)	Jim Thiel	7/17/19	8/6/19 (256-19)
<u>Case 19-053</u> 3263 Moenck's Court	Kevin Koellner	7/17/19	8/6/19 (257-19)
<u>Case 19-057</u> 2211 Kimberly Road (building addition)	Hong Le	9/18/19	10/1/19 (320-19)
<u>Case 19-058</u> 3487 Towne Pointe Drive (church addition)	Bettendorf Christian Church	8/21/19	9/3/19 (288-19)
<u>Case 19-061</u> East/West Creekside Lane (townhouse units)	Windmill Development	8/21/19	9/3/19 (287-19)
<u>Case 19-064</u> 1551 Grant Street (office/restaurant/retail building)	Kevin Koellner	9/18/19	11/5/19 (357-19)

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 19-065</u> 5265 Pinecreek Lane (2 office buildings)	Windmill Design Build	8/21/19	9/3/19 (289-19)
<u>Case 19-067</u> 3640 Utica Ridge Road (2 office buildings)	Greg Franich/Franich Properties, LLC	8/21/19	9/17/19 (305-19)
<u>Case 19-080</u> 4800 and 4848 Forest Grove Drive (2 multi-tenant retail structures)	Kevin Koellner	9/18/19	10/1/19 (321-19)
<u>Case 19-081</u> 3400 State Street (building addition)	Mitchell Van Fossen	9/18/19	10/1/19 (322-19)
<u>Case 19-082</u> 6000 Forest Grove Drive (park shelter and restroom facilities)	Brent Morlok/City of Bettendorf	9/18/19	10/1/19 (323-19)
<u>Case 19-085</u> 3476 Glenbrook Circle North (office building)	Axiom Consultants, LLC	10/16/19	11/5/19 (337-19)
<u>Case 19-086</u> 3481 Glenbrook Circle North (office building)	Axiom Consultants, LLC	10/16/19	11/5/19 (359-19)
<u>Case 19-087</u> 3219 Centennial Court (contractor condo)	Barry Morris	10/16/19	11/5/19 (360-19)
<u>Case 19-089</u> 6777 Friendship Path (office building)	Middle & 80, LLC	10/16/19	11/5/19 (358-19)
<u>Case 19-092</u> 2528 Middle Road (senior living cooperative)	Ewing Development	10/16/19	4/7/20 (142-20)

CASE NUMBER/ LOCATION	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (RESOLUTION NO.)
<u>Case 19-094</u> Lots 1 and 2, The Fountains 6 th Addition (senior living building)	Russell Construction Co.	10/16/19	11/5/19 (339-19)
<u>Case 19-097</u> 3204, 3216, and 3228 - 62 nd Street	Kevin Koellner	11/20/19	12/3/19 (385-19)
<u>Case 19-098</u> 4100 Elm Street (commercial vehicle repair facility)	C & W Trucking and Sons	11/20/19	12/3/19 (386-19)
<u>19-099</u> 7186 State Street (fly ash storage building)	Pleasant Valley Redi-Mix	12/18/19	2/18/20 (52-20)
<u>19-100</u> 3150 Glenbrook Circle South (senior living facility)	Nelson Construction & Development/Jacob Wolfgang	12/18/19	3/3/20 (84-20)

**PLANNING AND ZONING COMMISSION
YEARLY REPORT FOR 2019
MISCELLANEOUS ITEMS**

REQUEST/(CASE NUMBER)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE OR RESOLUTION NO.)
<u>Review of building materials/UTICOD</u> (Case 19-008) 977 Utica Ridge Place	Kwik Trip, Inc.	1/16/19	
<u>Zoning Ordinance Amendment</u> (Case 19-025) Density Standards	City of Bettendorf	5/15/19	11/5/19 (22-19)
<u>Subdivision Ordinance Amendment</u> (Case 19-026) Subdivision Regulations	Brent Morlok	3/20/19	4/16/19 (08-19)
<u>Downtown Self-Supported Municipal Improvement District (SSMID)</u> (Case 19-031)	Jeff Reiter	4/17/19	7/16/19 (15-19)
<u>Land Use Amendment</u> (Case 19-035) SW corner of 53 rd Avenue and Middle Road Neighborhood Commercial to Urban Medium Intensity	Wellspire, LLC	5/15/19	7/16/19 (13-19)
<u>Review of building materials/UTICOD</u> (Case 19-046) 1011 Utica Ridge Place	Geifman First Equity/Steve Geifman	6/19/19	
<u>Review of building materials/UTICOD</u> (Case 19-068) 3640 Utica Ridge Road	Greg Franich/Franich Properties, LLC	8/21/19	
<u>Preliminary PUD Plan</u> (Case 19-069) 610 Holmes Street	JJ Condon	10/16/19	12/17/19 (399-19)
<u>Zoning Ordinance Amendment</u> (Case 19-073) Downtown Master Plan Overlay District	Jeff Reiter	10/16/19	1/7/20 (01-20)

REQUEST/(CASE NUMBER)	APPLICANT	P & Z DECISION DATE	COUNCIL DECISION DATE (ORDINANCE OR RESOLUTION NO.)
Vacation of right-of-way (alley) (Case 19-079) Block 7, Town of Bettendorf	Kevin Koellner	9/18/19	10/15/19 (326-19)

