

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, DECEMBER 22, 2020; 5:00 PM

COUNCIL CHAMBERS CITY HALL 226 W 4TH STREET

A PARTIALLY ELECTRONIC MEETING IS BEING HELD BECAUSE A FULLY "IN PERSON" MEETING IS IMPRACTICAL DUE TO CONCERNS FOR THE HEALTH AND SAFETY OF COUNCIL MEMBERS, STAFF, AND THE PUBLIC PRESENTED BY COVID-19, AND TO FOLLOW THE GOVERNOR'S PROCLAMATION AND THE MAYOR'S EXECUTIVE ORDER DIRECTING SOCIAL DISTANCING AND PLACING RESTRICTIONS ON GATHERINGS. IN PERSON ATTENDANCE BY THE GENERAL PUBLIC AT ANY CITY OF DAVENPORT PUBLIC MEETING WITHIN ITS FACILITIES SHALL BE LIMITED TO 10 PERSONS.

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

- A. Case REZ20-07: Request of Gravert Auto Sales, LLC to rezone 1435 West Locust Street from C-1 Neighborhood Commercial District to C-3 General Commercial District to permit a vehicle dealership [Ward 4].

II. Next Public Hearing: 1/05/2021

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

- A. Consideration of the December 1, 2020 meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

- i. Case F20-12: Request of Park Place Five LLC for a Final Plat of Park Place Apartments Third Addition for a one lot subdivision on 0.97 acres, more or less, located at 5601 Eastern Avenue. [Ward 8]

B. New Business

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
12/22/2020

Subject:

Case REZ20-07: Request of Gravert Auto Sales, LLC to rezone 1435 West Locust Street from C-1 Neighborhood Commercial District to C-3 General Commercial District to permit a vehicle dealership [Ward 4].

Recommendation:

No recommendation at this time.

Background:

Comprehensive Plan:

1. Within Existing Urban Service Area: Yes
2. Within Urban Service Area 2035: Yes

Future Land Use Designations: The property is designated RG Residential General and has a UC Urban Corridor Overlay in the Davenport +2035 Land Use Plan.

1. **Urban Corridor (UC)** - Generally established corridors along major streets marked by mixed use development with commercial uses generally clustered at major intersections and/or transit stops. Urban corridors are mostly fully built-out and redevelopment occurs slowly. Commercial uses in UC generally serve adjacent neighborhoods with goods and services. The character and intensity of Urban Corridors can vary due to street and surrounding neighborhood characteristics. Therefore, specific corridor and neighborhood plans, and supporting zoning provisions, should be developed to help guide future development decisions.
2. **Residential General (RG)** – Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.

Zoning:

The property is currently zoned C-1 Neighborhood Commercial Zoning District.

Technical Review:

City Departments are reviewing the proposed Zoning Map Amendment Application. Further comments will be provided at the January 5, 2021 Plan and Zoning Commission meeting.

Public Input:

Letters were sent to property owners within 200 feet of the proposed request notifying them of the December 14, 2020 neighborhood meeting and the December 22, 2020 Plan and Zoning

Commission Public Hearing.

To date, staff has not received any responses from adjacent property owners. No one from the public attended the neighborhood meeting on December 14, 2020.

Staff will apprise the Commission of any correspondence at the December 22, 2022 Plan and Zoning Commission Public Hearing.

Discussion:

The petitioner is requesting a rezoning to C-3 General Commercial District to permit a vehicle dealership. There is a 1,344 square foot building containing two garage bays on the .23 acre site. The parking lot is currently in poor condition. A significant portion of the parking lot abutting Fillmore Lane is gravel. The property was previously used as a minor vehicle repair/service establishment.

Why is a Zoning Map Amendment Required?

The Zoning Ordinance does not permit a Vehicle Dealership-Enclosed or a Vehicle Dealership-With Outdoor Storage/Display in the C-1 Neighborhood Commercial District. The C-3 General Commercial District classifies a Vehicle Dealership-Enclosed as a permitted use. However, a Vehicle Dealership-With Outdoor Storage/Display is considered a special use, requiring approval from the Zoning Board of Adjustment.

Recommendation:

There is no recommendation at this time.

ATTACHMENTS:

Type	Description
▢ Backup Material	Aerial Map
▢ Backup Material	Zoning Map
▢ Backup Material	Land Use Map
▢ Backup Material	Site Photos
▢ Backup Material	Application
▢ Backup Material	Neighborhood Meeting Notice
▢ Backup Material	Public Hearing Notice

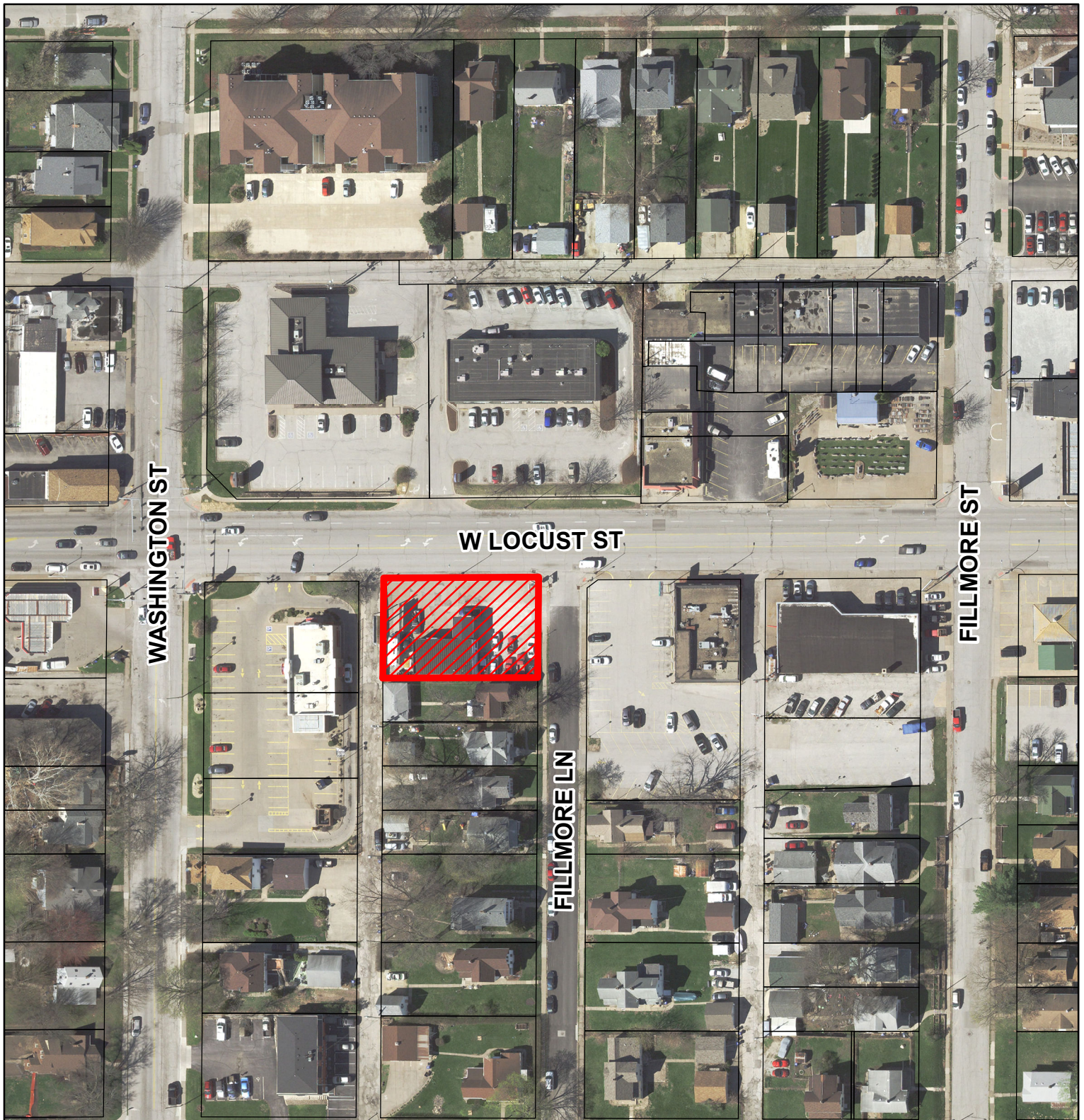
Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	12/17/2020 - 4:22 PM

Plan and Zoning Commission

REZ 20-07 1435 West Locust Street



Subject Property

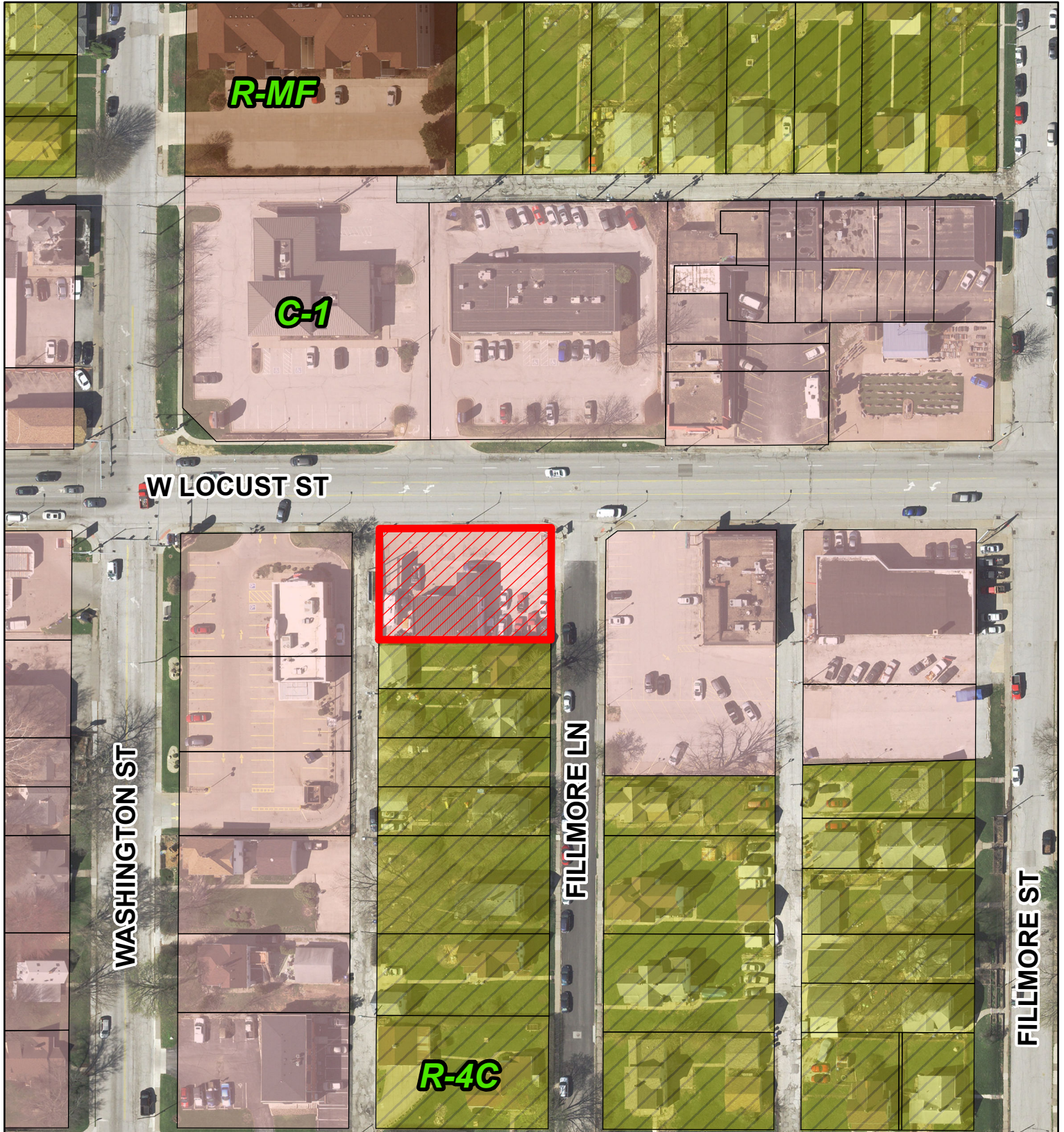
Private parties utilizing City GIS data do so at their own risk.
The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

0 50 100 200 Feet



Zoning Map Amendment (Rezoning) Request

REZ20-07 1435 West Locust Street



C-1 Neighborhood Commercial to C-3 General Commercial

Private parties utilizing City GIS data do so at their own risk.
The City of Davenport will not be responsible for any costs or
liabilities incurred due to any differences between information
provided and actual physical conditions.

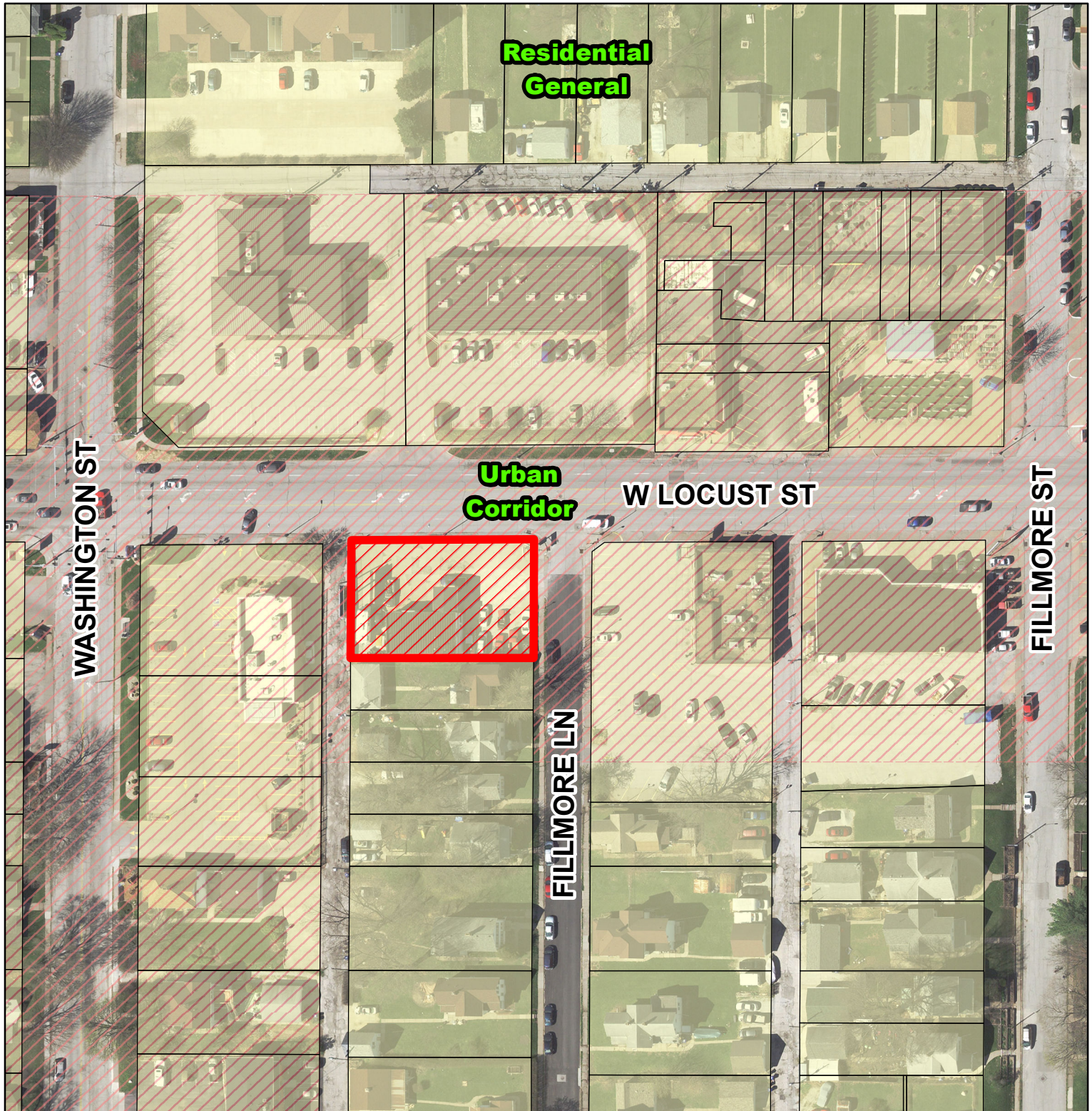
0 50 100 200 Feet



Zoning Map Amendment (Rezoning) Request

REZ20-07 1435 West Locust Street C-1 to C-3

Future Land Use Map (Davenport +2035)



Subject Property

Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

0 50 100 200 Feet



Zoning Map Amendment (Rezoning) Request

REZ 20-07 1435 West Locust Street



Zoning Map Amendment (Rezoning) Request

REZ 20-07 1435 West Locust Street





226 West 4th Street
Davenport, Iowa 52801
(563) 326-7765
Planning@ci.davenport.ia.us

Complete application can be emailed to planning@ci.davenport.ia.us

Property Address* 1435 W. Locust St. Davenport IA 52804

***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)**

Name: Jason Gravert
Company: Graverts Auto
Address: 703 Harrison st.
City/State/Zip: Davenport IA 52803
Phone: 5632105520
Email: jasongravert99@yahoo.com

Application Form Type:

Plan and Zoning Commission

Zoning Map Amendment (Rezoning) ☒
Planned Unit Development ☐
Zoning Ordinance Text Amendment ☐
Right-of-way or Easement Vacation ☐
Voluntary Annexation ☐

Owner (if different from Applicant)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Zoning Board of Adjustment

Zoning Appeal ☒
Special Use ☒
Hardship Variance ☐

Engineer (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Design Review Board

Design Approval ☐
Demolition Request in the Downtown ☐
Demolition Request in the Village of East Davenport ☐

Architect (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Historic Preservation Commission

Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Attorney (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Administrative

Administrative Exception ☐
Health Services and Congregate Living Permit ☐

****If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

*Tom Schebler 324-1387
1414 Locust St
Davenport IA 52804*

Request:Existing Zoning: Proposed Zoning Map Amendment:

Purpose of the Request:

Total Land Area: Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☐ Yes ☒ No**Submittal Requirements:**

- The completed application form.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
Zoning Map Amendment is less than 1 acre - \$400.
Zoning Map Amendment is one acre but less than 10 acres - \$750 plus \$25/acre.
Zoning Map Amendment is 10 acres or more - \$1,000 plus \$25/acre.
\$10.00 per sign; more than one sign may be required depending upon the area of the request.

Formal Procedure:

(1) Application:

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Plan and Zoning Commission public hearing:

- The City shall post notification sign(s) in advance of the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request.
- The applicant shall make a presentation regarding the request at a neighborhood meeting. The purpose of meeting is to offer an opportunity for both applicant and neighboring residents/property owners to share ideas, offer suggestions, and air concerns in advance of the formal public hearing process. Planning staff will coordinate meeting date, time, and location and send notices to surrounding property owners.
- The Plan and Zoning Commission will hold a public hearing on the request. Planning staff will send notices to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the request:

- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council.
- If the Plan and Zoning Commission recommends denial, the request may only be approved by a favorable 3/4 vote of the City Council.

Formal Procedure (continued):

(4) City Council's consideration of the request:

- The Committee of the Whole (COW) will hold a public hearing on the request. Planning staff will send a public hearing notice to surrounding property owners.
- If property owners representing 20% or more of the area within 200 feet of the exterior boundaries of the request submit a written protest, the request may only be approved by a favorable 3/4 vote of the City Council. For the purpose of the 20% protest rate, formal protests will be accepted until the public hearing is closed.
- The City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant:

Date:

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by:

Planning staff

Date:

Date of the Public Hearing:

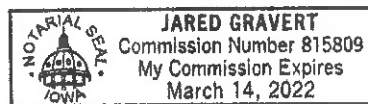
Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I, _____
authorize _____
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council.

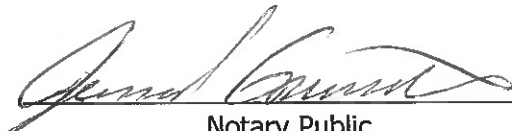

Signature(s)

State of IOWA,
County of SCOTT.
Sworn and subscribed to before me

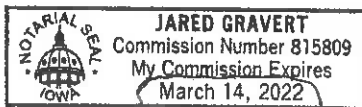


This 16 th day of November 2020

Form of Identification


Notary Public

My Commission Expires:



Doc ID: 022412280001 Type: LAN
Recorded: 07/09/2020 at 04:13:17 PM
Fee Amt: \$187.20 Page 1 of 1
Revenue Tax: \$175.20
Scott County Iowa
Rita A. Vargas Recorder
File 2020-00020202

Preparer Information: Thomas G. Schebler, 1414 W. Locust Street, Davenport, IA 52804;
(563)324-1387
Address Tax Statement: Gravert Auto Sales, LLC, 703 N. Harrison Street, Davenport, IA
52803
Return to: Thomas G. Schebler, 1414 W. Locust Street, Davenport, IA 52804

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

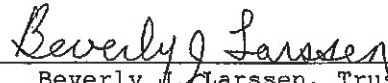
For the consideration of one dollar and other valuable consideration, Beverly J. Larssen, Trustee of The Beverly J. Larssen Trust Dated January 29, 2015, hereby conveys to Gravert Auto Sales, LLC the following real estate situated in Scott County, Iowa, and legally described as follows:

Lot 6 in Block 4 in the Estate of Harvey
Sturdevant, deceased, 2nd Addition (or Sturdevant's
2nd Addition) to the City of Davenport, Scott
County, Iowa.

The grantor hereby warrants that the grantor holds the real estate by title in fee simple, that she has good and lawful authority to sell and convey the real estate and that the real estate is free and clear of all liens and encumbrances.

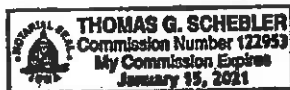
The grantor further warrants to the grantee all of the following: That the trust pursuant to which this transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantee is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

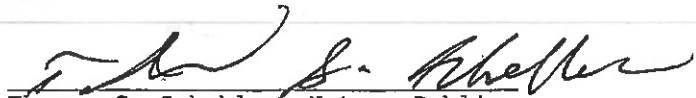
Dated this 1st day of July, 2020.


Beverly J. Larssen, Trustee

STATE OF IOWA; COUNTY OF SCOTT, ss:

On this 1st day of July, 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Beverly J. Larssen, to me known to be the identical person named in and who executed the foregoing instrument, and she acknowledged that she executed the instrument as her voluntary act and deed.




Thomas G. Schebler, Notary Public



Neighborhood Meeting Invitation | Plan and Zoning Commission

Date: 12/14/2020 Location: Council Chambers | City Hall | 226 W. 4th ST.

Time: 5:30 PM Subject: Neighborhood meeting for a future rezoning request before the P&Z Commission

YASODA INC
5772 NEW CASTLE LN
BETTENDORF IA 52722

To: All property owners within 200 feet of the subject property located at **1435 W. Locust Street.**

What is this About?

This notice is being sent to inform you that a neighborhood meeting will be held for a rezoning request. The purpose of the rezoning request is to change the property's allowed uses by changing the zoning classification.

Request/Case Description

Case REZ20-07: Request of Gravert Auto Sales LLC to rezone 1435 West Locust Street from C-1 Neighborhood Commercial District to C-3 General Commercial District to permit a vehicle dealership [Ward 4].

What are the Next Steps after the Public Hearing?

This is a neighborhood meeting to discuss the proposed rezoning petition. This is an informal meeting for the applicant to share project details with adjacent property owners. The Plan and Zoning Commission will hold a formal public hearing at their meeting on December 22, 2020. For the specific dates and times of subsequent meetings, please contact the case planner below.

On-line/Telephone Participation:

Persons may join the meeting virtually: https://www.gotomeet.me/Davenport_Planning/planzoning & at 1-866-899-4679 with access code: 492-653-453.

Do You Have Any Questions?

If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

Plan and Zoning Commission
Adjacent Property Owner Notice Area



Private parties utilizing City GIS data do so at their own risk.
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liabilities incurred due to any differences between information
provided and actual physical conditions.

0 50 100 200 Feet





Public Hearing Notice | Plan and Zoning Commission

Date: 12/22/2020 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5 PM Subject: Public Hearing for a Rezoning Request Before the Plan and Zoning Commission

YASODA INC
5772 NEW CASTLE LN
BETTENDORF IA 52722

To: All property owners within 200 feet of the subject property located at **1435 West Locust Street.**

What is this About?

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Case REZ20-07: Request of Gravert Auto Sales LLC to rezone 1435 West Locust Street from C-1 Neighborhood Commercial District to C-3 General Commercial District to permit a vehicle dealership [Ward 4].

What are the Next Steps after the Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on December 22, 2020. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on January 5, 2021. The Commission's recommendation will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?

As a neighboring property owner you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

On-line/Telephone Participation:

Persons may join the meeting virtually: https://www.gotomeet.me/Davenport_Planning/planzoning & at 1-866-899-4679 with access code: 492-653-453. All documents related to the meeting (agenda included) are at "Search Minutes & Agendas": www.cityofdavenportiowa.com/boards Mondays before the meeting/public hearing.

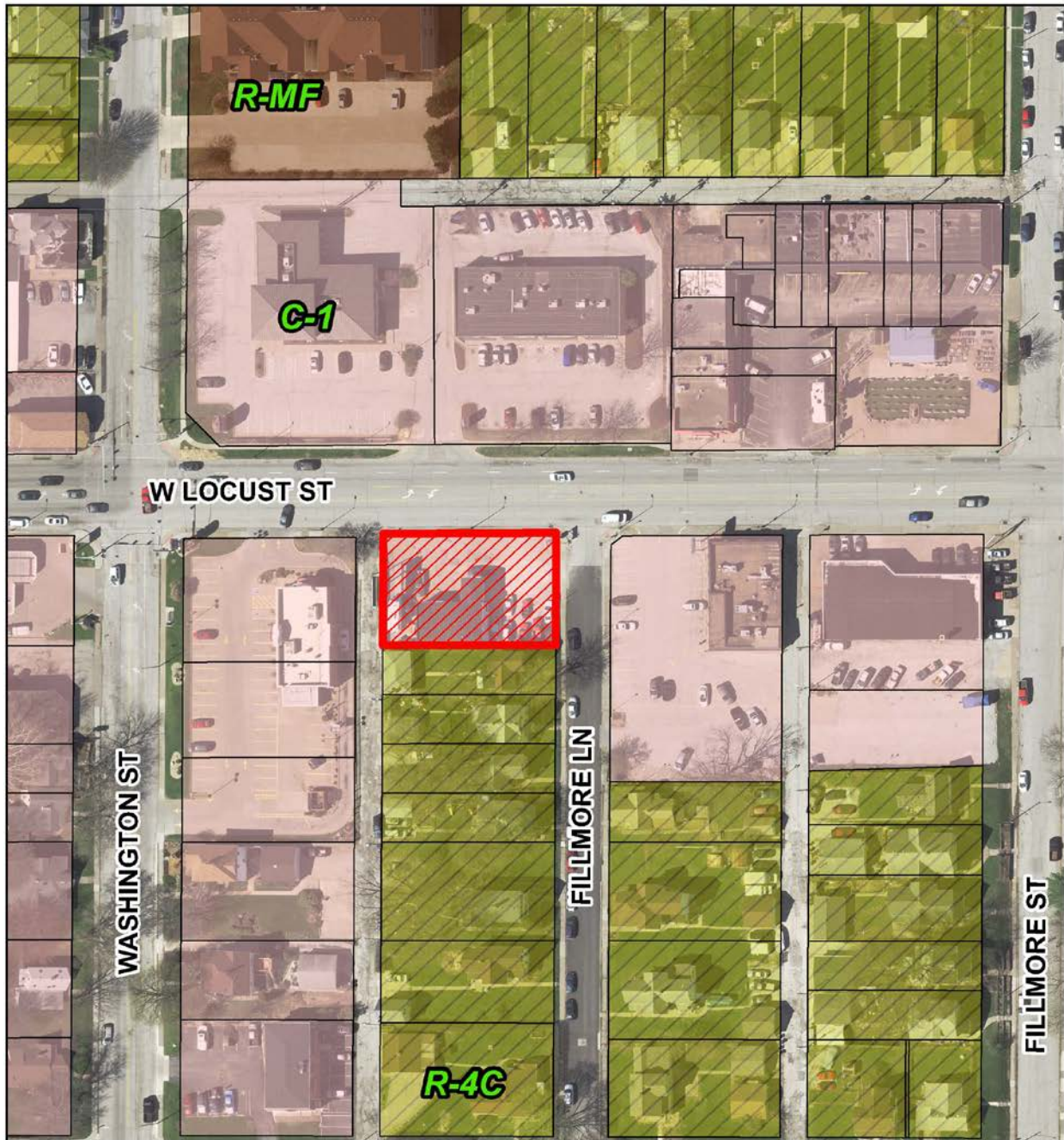
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Zoning Map Amendment (Rezoning) Request

REZ20-07 1435 West Locust Street



C-1 Neighborhood Commercial to C-3 General Commercial

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provided and actual physical conditions.

0 50 100 200 Feet



City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Laura Berkley, 563-888-3553

Date
12/22/2020

Subject:
Consideration of the December 1, 2020 meeting minutes.

Recommendation:
Approve the minutes.

ATTACHMENTS:

Type	Description
▣ Backup Material	Minutes 12-1-2020

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	12/18/2020 - 9:06 AM

MINUTES

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA
TUESDAY, DECEMBER 1, 2020; 5:00 PM
COUNCIL CHAMBERS, CITY HALL 226 WEST 4TH STREET

A partially electronic meeting was held because a fully “in person” meeting is impractical due to the concerns for the health and safety of Commission members, staff and the public presented by COVID-19 and to follow the Governor’s proclamation and Mayor’s Executive Order directing social distancing and placing restrictions on gatherings. In person attendance by the general public at any City of Davenport public meeting within its facilities shall be limited to 10 persons.

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Lammers, Medd, Johnson, Tallman, Inghram, Hepner, Brandsgard, Reinartz, Maness, Garrington,
Staff: Berkley, Werderitch, Flynn, Heyer, Schmuecker

II. Report of the City Council Activity: None

III. Secretary's Report

Consideration of the November 3, 2020 Meeting Minutes.

Motion by Tallman, second by Hepner to approve the November 3, 2020 meeting minutes. Motion to approve was unanimous by voice vote.

IV. Report of the Comprehensive Plan Committee: None

V. Zoning Activity

A. Old Business: None

B. New Business: None

VI. Subdivision Activity

A. Old Business: None

B. New Business: None

VII. Future Business:

Staff has received a zoning application for 1435 W. Locust Street to rezone the property from C-1 Neighborhood Commercial to C-3 General Commercial zoning district. The application is currently under technical review with the Public Hearing scheduled for December 22, 2020.

VIII. Communications:

Berkley introduced the newest planner, Matt Werderitch, to the Commission.

Berkley stated that the 2021 Plan & Zoning Commission meeting dates have been set. An email will be sent with the meeting dates.

IX. Other Business:

Downtown Davenport's Master Plan: Davenport 2030 – A Resilient City

Kyle Carter with the Downtown Davenport Partnership presented on the DDP's master plan.

Berkley gave the staff report.

Findings: *Downtown Davenport 2030 – A Resilient City*

- 1) Supports the goals of the comprehensive plan Davenport+2035; and
- 2) Supports the purpose of the City of Davenport Zoning Code; and
- 3) Supports the land use associated with the C-D Commercial Downtown Zoning District.

Motion by Tallman, seconded by Hepner to forward *Downtown Davenport's Master Plan 2030 – A Resilient City* to the City Council with a recommendation for acceptance subject to the following and condition:

1. Identify the lead agency and support partners in the plan.

Motion to recommend acceptance passed 10-0.

X. Adjourn

The meeting adjourned at 6:06 pm

XI. NEXT MEETING: December 22, 2020

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Laura Berkley, 563-888-3553

Date
12/22/2020

Subject:

Case F20-12: Request of Park Place Five LLC for a Final Plat of Park Place Apartments Third Addition for a one lot subdivision on 0.97 acres, more or less, located at 5601 Eastern Avenue. [Ward 8]

Recommendation:

Staff recommends that the Plan & Zoning Commission accept the listed findings and forward Case F20-12 to the City Council with a recommendation for approval subject to the two listed conditions.

Background:

Case F20-12 has been resubmitted to correct the final plat. The scope of the subdivision has been reduced to 0.97 acres. It no longer includes Lots 5 and 6 and Outlot A from Park Place Apartments Second Addition.

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Residential General (RG) – Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.

The proposed Final Plat would comply with the Davenport 2035 proposed land use section.

Zoning: The property is currently zoned R-MF Multi-Family Residential Zoning District.

Technical Review:

- **Streets:** The property would have access via Eastern Avenue with a 24' access easement.
- **Storm Water:** Stormwater infrastructure is already in place. Outlot A serves as water detention for this development. With R-MF zoning, the maximum impervious surface coverage is 75% of each of the lots. The development of the property will need to comply with the City's stormwater requirements.
- **Sanitary Sewer:** Sanitary sewers are already in place with no extensions needed.

- **Other Utilities:** Other normal utility services are available.

Public Input: No public hearing is required for a Final Plat.

Discussion:

The request is for a Final Plat for a one lot subdivision on 0.97 acres of property to facilitate a multi-family residential development. This plat is a continuation of the development adjacent to the west and is compatible with that development.

Recommendation:

Findings:

1. The plat conforms to the comprehensive plan Davenport+2035; and
2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F20-12 to the City Council with a recommendation for approval subject to the following conditions:

1. That the surveyor signs the plat; and
2. That the utility providers sign the plat when their easement needs have been met.

ATTACHMENTS:

Type	Description
▢ Backup Material	Final Plat
▢ Backup Material	Current Zoning Map
▢ Backup Material	Future Land Use Map

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	12/18/2020 - 9:04 AM

INDEX LEGEND
Location: Park Place Apartments Third Addition, in the City of Davenport, Iowa. NW1/4 of Section 7, T78N, R4E, (Pleasant Valley TWP.) of the 5th P.M., Scott County, Iowa
Requestor: Park Place Five LLC.
Proprietor: Lots 5 & 6 of Park Place Apartments Second Addition
Park Place Housing Cooperative c/o James P. Gantz
10537 Route 52 North, Dubuque, IA 52001
Lots 7 thru 14 of Park Place Apartments Second Addition: Park Place Five, LLC.
10537 Route 52 North, Dubuque, IA 52001
Surveyor: Terry L. Koelker
Company: Buesing & Associates, Inc.
1212 Locust St., Dubuque, IA 52001
Return To: tlkoelker@buesing.com (563) 556-4389

PREPARED BY: BUESING & ASSOCIATES ADDRESS: 1212 LOCUST STREET, DUBUQUE, IOWA PHONE: (563) 556-4389

**FINAL PLAT OF:
PARK PLACE APARTMENTS THIRD
ADDITION IN THE CITY OF
DAVENPORT, SCOTT COUNTY, IOWA
"Replat of Park Place Apartments
Second Addition"**

APPROVED BY IOWA-AMERICAN WATER COMPANY
BY: _____
DATE: _____

APPROVED BY QWEST COMMUNICATIONS COMPANY
BY: _____
DATE: _____

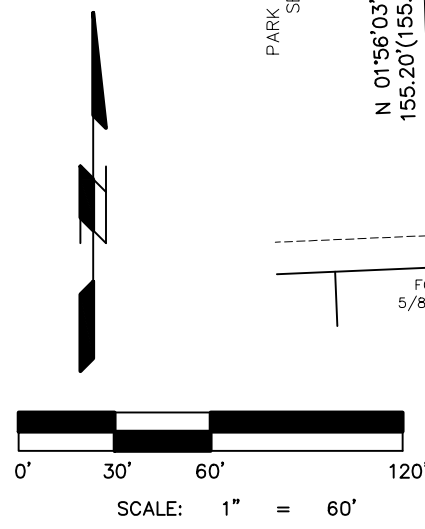
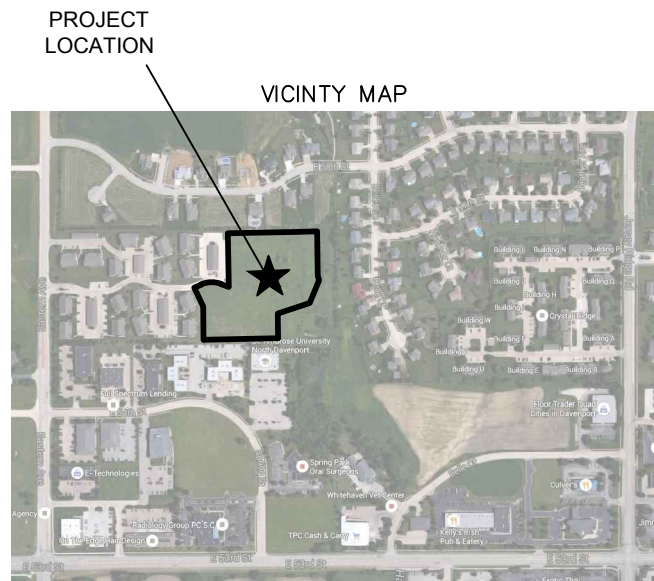
APPROVED BY MEDIACOM
BY: _____
DATE: _____

APPROVED BY THE CITY OF DAVENPORT PLAN & ZONE COMMISSION
BY: _____
DATE: _____

APPROVED BY THE CITY OF DAVENPORT CITY COUNCIL
BY: _____
DATE: _____

ATTEST: _____

- GENERAL NOTES:**
1. THE CURRENT ZONING IS R-MF FOR THE SURVEYED PARCEL.
 2. IRON RODS WILL BE PLACED AT THE CORNERS OF THIS PROPERTY & INDICATED BY AN OPEN CIRCLE WITHIN ONE YEAR OF THE APPROVAL OF THIS PLAT BY THE CITY OF DAVENPORT.
 3. BLANKET UTILITY EASEMENTS ARE GRANTED TO THE RESPECTIVE UTILITY COMPANIES FOR INDIVIDUAL SERVICES TO STRUCTURES.
 4. PROPOSED STRUCTURES INCLUDE 2 BUILDINGS WITH 16 UNITS AND 2 GARAGES STRUCTURES.
 5. THIS LAND WILL BE LIMITED TO THE EXISTING TWO DRIVEWAYS CONNECTING ONTO EASTERN AVENUE.
 6. BLANKET UNDERGROUND AND OVERHEAD EASEMENTS GRANTED FOR ELECTRIC TRANSFORMERS, PRIMARY ELECTRIC CABLE, SERVICE WIRES, GAS MAINS, AND GAS SERVICES.
 7. THE MINIMUM ENTRY ELEVATIONS FOR THE UNITS ON LOT 1 (COMPRISED OF LOTS 7 THROUGH 14, INCLUSIVE) MUST BE AT ELEVATION 156.4 OR HIGHER. THE TOP OF THE SPILLWAY AT THE DETENTION BASIN IS AT ELEVATION 154.0. MAXIMUM HIGH WATER IN THE BASIN IS CALCULATED TO BE ELEVATION 155.4.
 8. THE OWNERS OF LOTS WITH A DRAINAGE EASEMENT OR EMERGENCY STORM WATER PASSAGE EASEMENT ON THEIR INDIVIDUAL LOTS SHALL PLANT THAT EASEMENT AREA IN GRASS, AND MAINTAIN THAT EASEMENT AREA FREE OF STRUCTURES, FENCES, BUSHES, TREES, AND OTHER LANDSCAPING OR PHYSICAL FEATURE THAT WOULD IMPEDE THE FLOW OF SURFACE STORM WATER.
 9. THIS RESIDENTIAL DEVELOPMENT WILL NOT HAVE CITY SERVICES RELATIVE TO: SNOW REMOVAL, SOLID WASTE COLLECTION, AND THE COLLECTION OF RECYCLED WASTE PRODUCTS. ACCESS TO THESE LOTS FROM THE PUBLIC RIGHT OF WAY OF EASTERN AVENUE IS PROVIDED BY A PRIVATE DRIVEWAY AND ACCESS EASEMENT.

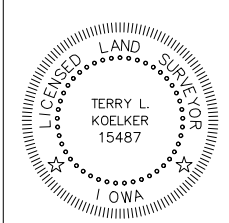


CURVE DATA						
CURVE	DELTA	RADIUS	ARC LENGTH	TAN.	CHORD LENGTH	CHORD BEARING
C-1	82°31'21"	75.00'	108.02'	65.80'	98.93'	N35°37'01"E
C-2	10°05'32"	125.00'	22.02'	11.04'	21.99'	S82°59'21"W
C-3	20°47'53"	100.00'	36.30'	18.35'	36.10'	N81°33'57"W
C-4	43°11'19"	125.00'	94.22'	49.48'	92.01'	N87°14'20"E

ALL EXISTING EASEMENT PER
DOC. 2005-00042713
FILED ON 12-20-2005.

NOTES

1. TOTAL AREA OF PERIMETER SURVEYED IS 4.802 ACRES.
2. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.



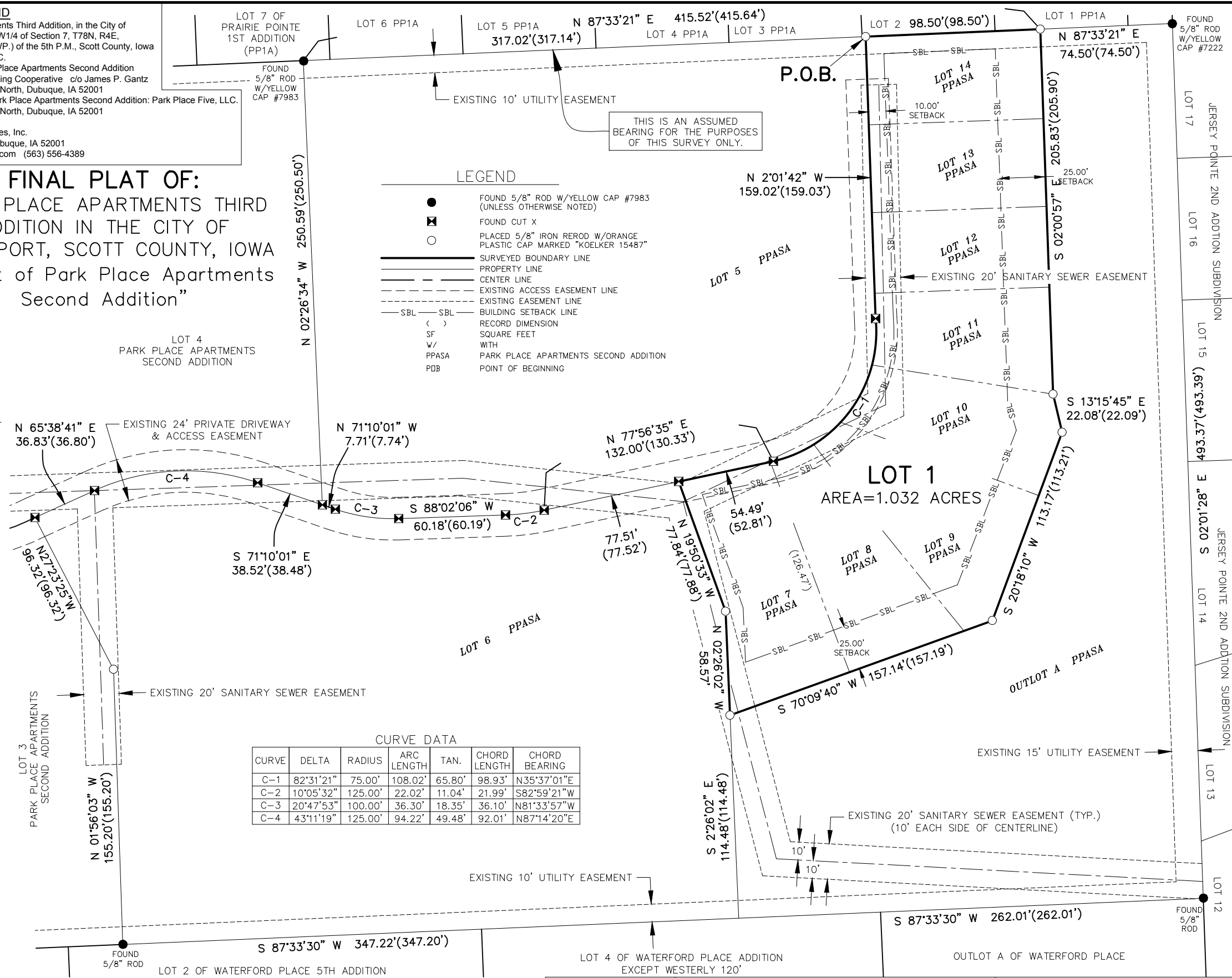
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

TERRY L. KOELKER (DATE)
LICENSE NUMBER 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
SHEETS COVERED BY THIS SEAL : SHEETS 1 & 2

BUESING & ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST, DUBUQUE, IA
(563) 556-4389

DRAWN BY: JJL & JCH	CHECKED BY: TLK
SURVEY DATE: 08/24/2020	PLOT DATE: 12/01/2020
DWG. NO. 19286-01	SCALE: 1" = 60'

SHEET 1 OF 2



CURRENT ZONING



FUTURE LAND USE

