PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, DECEMBER 20, 2022; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

A. Consideration of the December 6, 2022 meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

i. Case REZ22-08: Request of Ecumenical Housing Development Group to rezone 1112 Bridge Avenue from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 5]

VI. Subdivision Activity

A. Old Business

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
12/20/2022

Subject:
Consideration of the December 6, 2022 meeting minutes.

Recommendation:
Staff recommends the City Plan and Zoning Commission approve the December 6, 2022 meeting minutes.

Background:
The December 6, 2022 meeting minutes are attached.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Meeting Minutes 12-6-22

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	12/14/2022 - 9:27 AM

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, DECEMBER 6, 2022; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

A. Case REZ22-08: Request of Ecumenical Housing Development Group to rezone 1112 Bridge Avenue from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 5]

Werderitch presented an overview of the request. The purpose is to redevelopment the existing building into a three unit multi-family dwelling. Prior to the current ownership, the building was operating as a day care center.

Sam Moyer and Jim Richardson of Ecumenical Housing Development Group were in attendance to answer questions.

Two members of the public spoke in opposition to the request. Concerns raised were related to neighborhood stabilization, promoting home ownership, impacts on historic districts, and density.

Commissioners inquired about the number of dwelling units allowed in the R-MF District, proximity of historic districts, prior use of the structure, and proximity to nearby other property zoned R-MF District.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

Present: Inghram, Hepner, Maness, Garrington, Johnson, Schneider, Brandsgard, Eikleberry, Stelk
Excused: Tallman, Reinartz
Staff: Berkley, Werderitch

II. Report of the City Council Activity

Berkley provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the November 15, 2022 meeting minutes.

Motion by Hepner, second by Johnson, to approve the November 15, 2022 meeting minutes. Motion to approve was unanimous by voice vote (8-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

i. Case FDP22-01: Request of SCI Iowa Funeral Services Inc. to establish a Planned Unit Development at 1200 East 39th Street to grant an exception to allow for a reception facility under the S-OS Open Space District. [Ward 7]

Werderitch presented the purpose of the planned unit development and how this zoning tool will function at the property.

A representative of SCI Iowa Funeral Services Inc. presented a final plan to the Commission outlining public benefits the property and facility will provide to the City.

Commissioners inquired about hours of operation and methods of advertising the public benefit to the community.

Staff recommended Case FDP22-01 be forwarded to the City Council with a recommendation for approval, subject to the following findings and condition.

Findings:

1. The final development plan provides a public benefit to the City.
2. The final development plan meets the purpose of a planned unit development.
3. The final development plan is consistent with the preliminary plan.

Condition:

1. The final design of the landscape plan shall be reviewed and approved by City staff.

Motion by Schneider, second by Johnson, to approve staff recommendation. Motion to approve was unanimous by a roll call vote (8-0).

VI. Subdivision Activity

A. Old Business

B. New Business

i. Case F22-14: Request of ME Elmore 1, LLC for a final plat of Windsor Meadows Commercial Park 3rd Addition. The 3-lot subdivision is located at 3860 Elmore Avenue on 9.04 acres. [Ward 6]

Werderitch gave an overview of the commercial subdivision. The purpose of the final plat is to establish two new developable lots with frontage onto Elmore Avenue.

Chris Townsend, Townsend Engineering, was in attendance to answer questions.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F22-14 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The final plat (with conditions recommended by City Staff) will achieve consistency with subdivision requirements.

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Add the following note to the plat, "Access to Elmore Avenue is restricted to existing locations. No new access points shall be allowed."
4. Utility easements shall be provided along the south and west property lines of the overall lot.
5. Provide a blanket access easement across all lots for shared access onto Elmore Avenue.
6. Include existing utility easements from Windsor Meadows Commercial Park 2nd Addition.
7. The minimum width of all utility easements shall be 15 feet.

8. Update Note 9 to state, "Outlot A shall serve as a stormwater detention easement and be owned and maintained by the owner or owner's association."

Motion by Johnson, second by Hepner, to approve staff recommendation. Motion to approve was unanimous by a roll call vote (8-0).

ii. Case F22-15: Request of S.A.M.S. on behalf of Petersen Properties LC for a final plat of North Welcome Way Subdivision 3rd Addition. The 2-lot subdivision is located on Brady Street, south of East 90th Street on 13.79 acres. [Ward 8]

Werderitch provided an overview of the proposed industrial subdivision.

Chris Townsend, Townsend Engineering, was in attendance to answer questions.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F22-15 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The final plat (with conditions recommended by City Staff) will achieve consistency with subdivision requirements.

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. The Recreational Trail Easement shall be expanded an additional 10' for a total width of 25'.

Motion by Johnson, second by Eikleberry, to approve staff recommendation. Motion to approve was unanimous by a roll call vote (8-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Hepner, second by Garrington, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (8-0).

The meeting adjourned at 5:38 pm.

City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **12/20/2022**

Subject:
Case REZ22-08: Request of Ecumenical Housing Development Group to rezone 1112 Bridge Avenue from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 5]

Recommendation:
Staff recommends Case REZ22-08 be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions.

Findings:
1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Residential General.
2. The proposed zoning map amendment to R-MF Multi-Family Residential District is compatible with the zoning of nearby developed property.
3. With conditions recommended by staff, the proposed zoning map amendment will enable the existing building be used in a manner consistent with the surrounding area.
4. As conditioned, the rezoning request is compatible with the established neighborhood character.
5. The proposed amendment will not negatively impact the public health, safety, and welfare of the City.
6. Rezoning the property to R-MF Multi-Family Residential District does not create any nonconformities.

Conditions:
1. The maximum building height shall be 35 feet.
2. The maximum number of dwelling units shall be four.

Background:
Background:
The purpose is to redevelopment the existing building into a three unit multi-family dwelling. Prior to the current ownership, the building was operating as an adult day care center. The single-story structure was built in 1991.

Why is a Zoning Map Amendment Required?
The Zoning Ordinance does not permit multi-family residential dwellings in the R-4C Single-Family and Two-Family Central Residential District. Pending approval of the rezoning by City Council, the applicant intends to convert the existing structure into three residential units.

Comprehensive Plan:
Within Urban Service Area 2035: Yes

Future Land Use Designations:

The subject property is designated Residential General in the Davenport +2035 Land Use Plan.

1. **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.

Zoning:
The property is currently zoned **R-4C Single-Family and Two-Family Central Residential District**. This district is intended to preserve and protect Davenport's dense, centrally located, established urban residential neighborhoods. Standards of the R-4C District are intended to ensure that new development is complementary to the existing developed character of these neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4C District.

The applicant is requesting a rezoning to **R-MF Multi-Family Residential District**. This district is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types including semi-detached dwellings, two-family dwellings, townhomes and multi-family dwellings. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-MF District.

Technical Review:
City Departments reviewed the proposed Zoning Map Amendment Application for compliance with city ordinances and impacts to the existing neighborhood.

Approval Standards for Map Amendments (Chapter 17.14.040)
The Plan and Zoning Commission recommendation and the City Council decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Plan and Zoning Commission and the City Council must consider the following standards. The approval of amendments is based on a balancing of these standards.

a. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.

Staff Response: The property is designated as Residential General (RG) in the Davenport +2035 Land Use Plan. Since the Comprehensive Plan designated neighborhoods as a whole, the Bridge Avenue corridor is classified as Residential General from River Drive to Locust Street.

Established 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.

Rezoning the property to R-MF Multi-Family Residential District does not require an amendment to the Future Land Use Map.

It is staff's opinion the proposed amendment is consistent with the Comprehensive Plan and adopted land use policies.

b. The compatibility with the zoning of nearby property.

Staff Response: The existing neighborhood consists of properties zoned both R-4C Single-Family and Two-Family Central Residential District and R-MF Multi-Family Residential District. There are two lots on the same block bounded by Bridge Avenue, 10th Street, Oneida Avenue, and 12th Street zoned R-MF District. This includes the parcel located two lots to the south, or 140 feet, of the subject site on Bridge Avenue.

Carriage Hill Apartments, located on the northwest corner of Bridge Avenue and 11th Street, is approximately 110 feet southeast of the rezoning request. In addition, traveling west through the alley 237 feet, there is a property on Oneida Avenue zoned R-MF District.

Due to the close proximity of nearby property zoned R-MF Multi-Family Residential District, it is staff's opinion the proposed zoning amendment is not considered spot zoning. The request is compatible with the zoning of nearby property.

c. The compatibility with established neighborhood character.

Staff Response: The established neighborhood character of Bridge Avenue, between 13th Street and 10th Street, is a mixture of housing types ranging from single-family dwellings to multi-family apartment complexes.

With the exception of the four-story apartment building at 1011 Bridge Avenue, the neighborhood consists of single and two-story structures. The existing building on the subject site is one level. Staff are recommending a condition to limit the maximum building height to 35 feet. This matches the maximum building height of the R-4C District. The R-MF District has a maximum building height of 70 feet. Staff believe a building over 35 feet in height at this site would not fit the context and scale of the surrounding neighborhood.

The subject site is located a block and a half, or 700 feet, north of the Bridge Avenue National Historic District. It is also approximately 1,060 feet west of Prospect Park Historic District. While there are older homes in this area of Davenport, the existing building was constructed in 1991. The building does not possess the same architectural details of other historic homes in the vicinity. Instead, the sprawling ranch features a hipped roof and vinyl siding. Since the original use of the building was nonresidential, it was designed to blend with the homes immediately adjacent.

If the property were to be redeveloped, the current Zoning Ordinance contains design standards that ensure compatibility with the neighborhood character. The standards require facades to incorporate a unifying architectural theme, including windows, prominent entrances, projections, and quality building materials.

With the condition restricting building height, it is staff's opinion the proposed zoning district is compatible with the established neighborhood character with the recommended conditions.

d. The extent to which the proposed amendment promotes the public health, safety,

and welfare of the City.

Staff Response: Rezoning the property to create three multi-family dwellings will not be detrimental to the surrounding area, which currently has a mixture of housing types. The petitioner is removing a nonresidential use (day care home) from an established neighborhood. With the condition limiting the number of multi-family units permitted on the site, the density of housing will have minimal impact on adjacent property owners.

Residents have expressed a desire for single-family owner-occupied housing, rather than rental properties. It should be noted that the Zoning Ordinance does not regulate owner occupancy of a housing unit.

It is staff's opinion that the proposed zoning map amendment will not negatively impact the public health, safety, and welfare of the City.

e. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.

Staff Response: The building originally operated as a group home and was later converted to an adult day care. Both of these uses are permitted within the R-4C and R-MF District. However, the applicant intends to convert the structure into three dwelling units. The conversion from a nonresidential use to housing is more compatible with the character of the area than the previous uses.

Based on conversations with the applicant, the footprint of the building will not be altered. Rather the 3,650 square foot floor plan will be remodeled to create two four-bedroom units and one two-bedroom unit.

The R-MF Multi-Family Residential District permits one dwelling unit per 1,500 square feet of lot area. Based on this calculation, a total of 13 units are permitted at 1112 Bridge Avenue. In comparison, the Carriage Hill Apartments have a total of 44 units and the buildings at 1011 Bridge Avenue have a total of 16 units.

Staff are recommending a condition that no more than four dwelling units be established at the property. This will keep the use of the building more aligned with the character of abutting single and two-family homes, rather than the larger apartment complexes.

As conditioned, it is staff's opinion that the proposed zoning map amendment will enable the existing building to be used in a manner consistent with surrounding neighborhood.

f. The extent to which the proposed amendment creates nonconformities.

Staff Response: The existing site and building are in compliance with the R-MF Multi-Family Residential District dimensional standards. The parcel is .46 acres and 145 feet in width.

Any redevelopment of the site shall be in accordance with applicable city codes and meet the standards of the R-MF District.

It is staff's opinion that the proposed amendment will not create any nonconformities.

Public Input:
The applicant held a neighborhood meeting at the subject property on December 1, 2022. Addresses within 200 feet of the request were invited to the meeting. City staff and elected officials were present to observe the discussion. Two members of the public were in attendance.

Letters were sent to property owners within 200 feet of the proposed request notifying them of the December 6, 2022 Plan and Zoning Commission Public Hearing. Two members of the public spoke in opposition to the request. Concerns raised were related to neighborhood stabilization, promoting home ownership, impacts on historic districts, and density.

To date, staff have received multiple written comments in opposition to the rezoning request all from residents outside the 200 foot notification boundary. Residents have expressed a desire for owner-occupied single-family homes, rather than rental properties. There have also been concerns about protecting the historic character of the neighborhood.

Staff will apprise the Commission of any additional correspondence at the December 20, 2022 Plan and Zoning Commission meeting.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Zoning & Future Land Use Map
🗋	Backup Material	Application
🗋	Backup Material	Scott County Parcel Report
🗋	Backup Material	Spot Zoning Fact Sheet
🗋	Backup Material	Public Hearing Notice
🗋	Backup Material	Public Comments
🗋	Backup Material	Neighborhood Meeting Sign-In Sheet

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	12/16/2022 - 3:52 PM

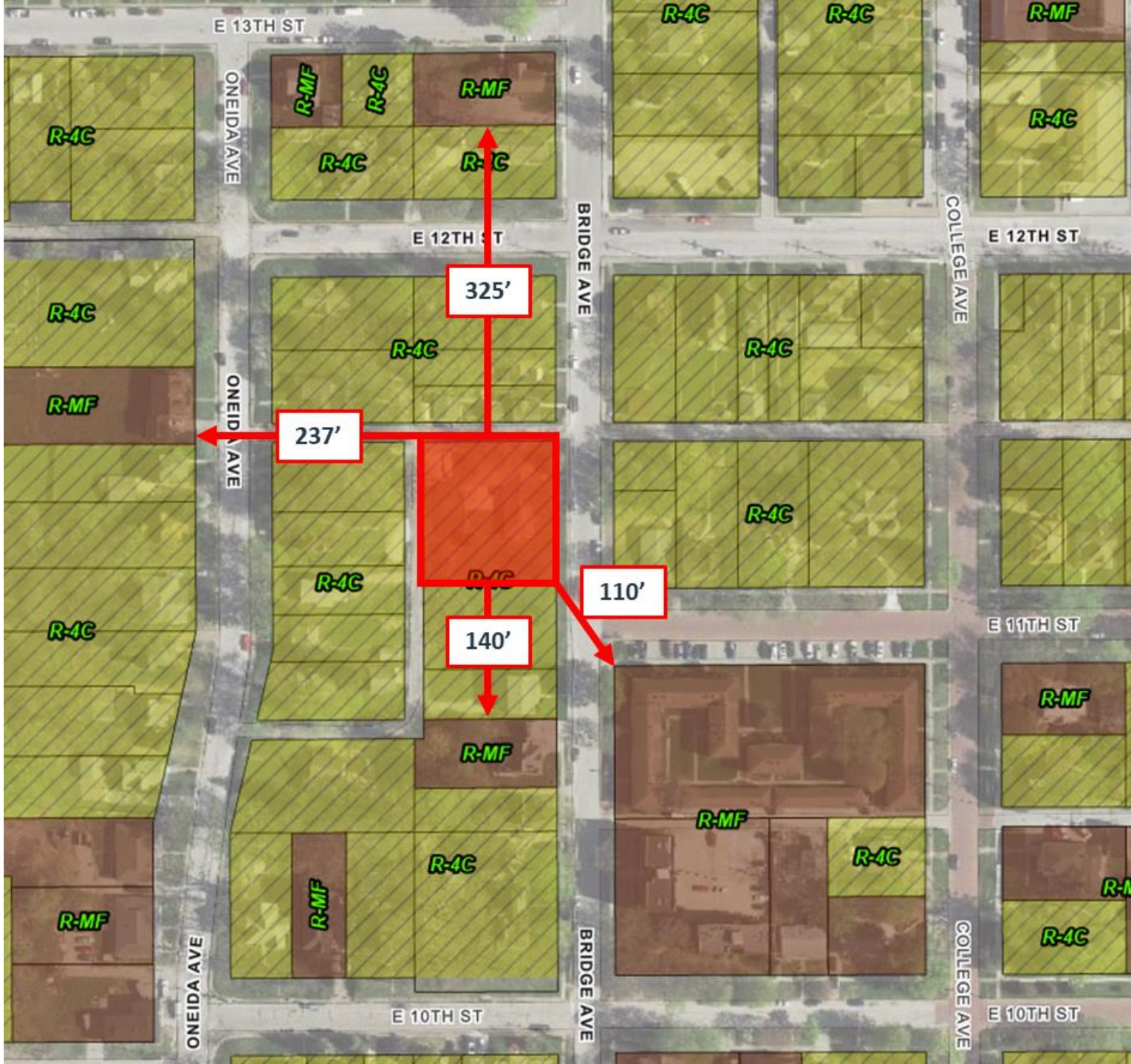
Vicinity Map

- **Purpose:** Redevelop the existing building into a 3 unit multi-family dwelling.
- **Former Uses:** Adult Day Care Center & Group Home

View from Bridge Avenue

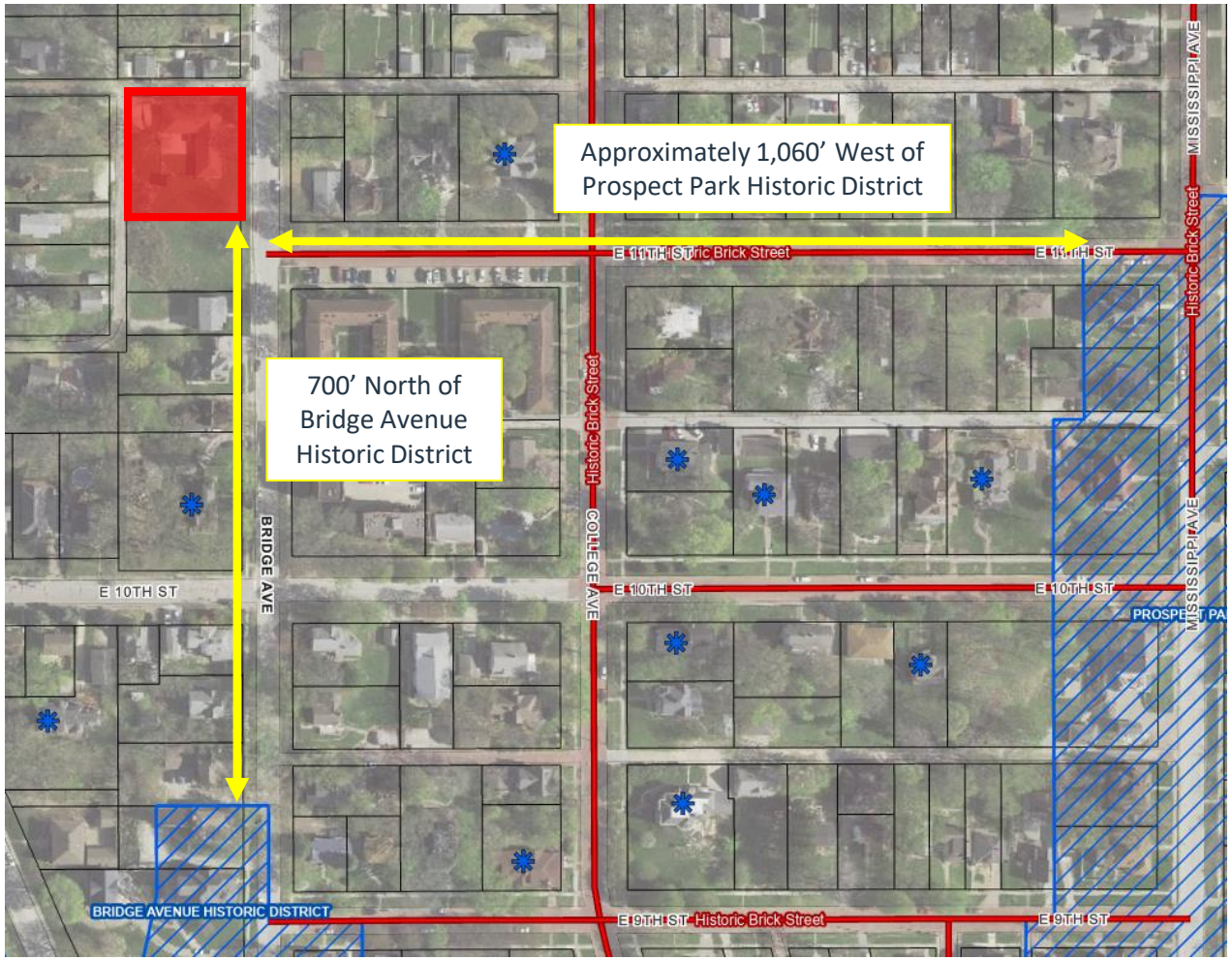
Zoning Map

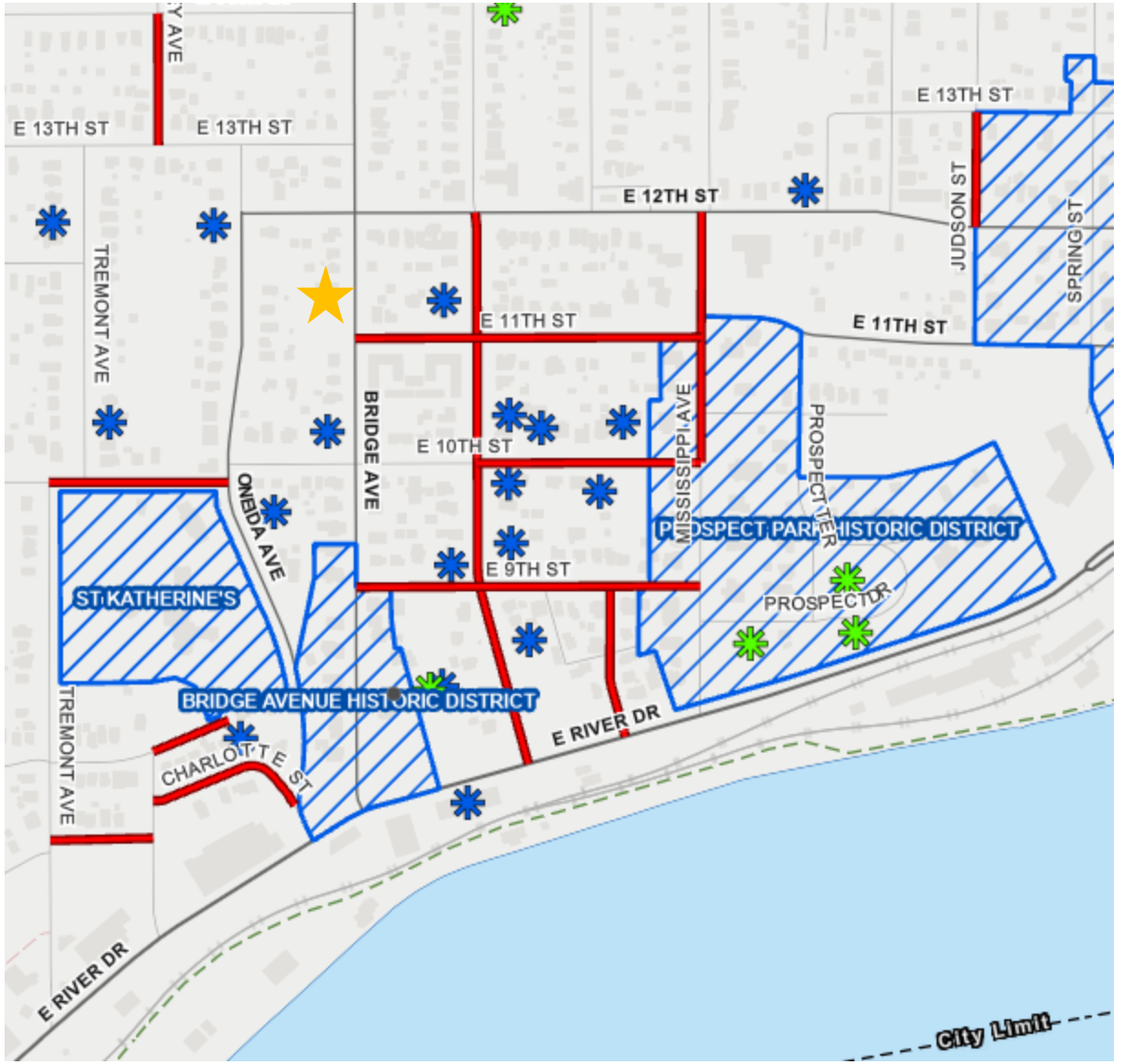
ARLINGTON AVE
E 15TH ST
COLLEGE AVE
KIRKWOOD BLVD
MISSISSIPPI AVE
CAREY AVE
E 14TH ST
E 13TH ST
E 13TH ST
E 12TH ST
ARLINGTON AVE
TREMONT AVE
E 11TH ST
BRIDGE AVE
E 10TH ST
ONEIDA AVE
MISSISSIPPI AVE
E 9TH ST
SYLVAN AVE
TREMONT AVE
E RIVER DR
CHARLOTTE ST

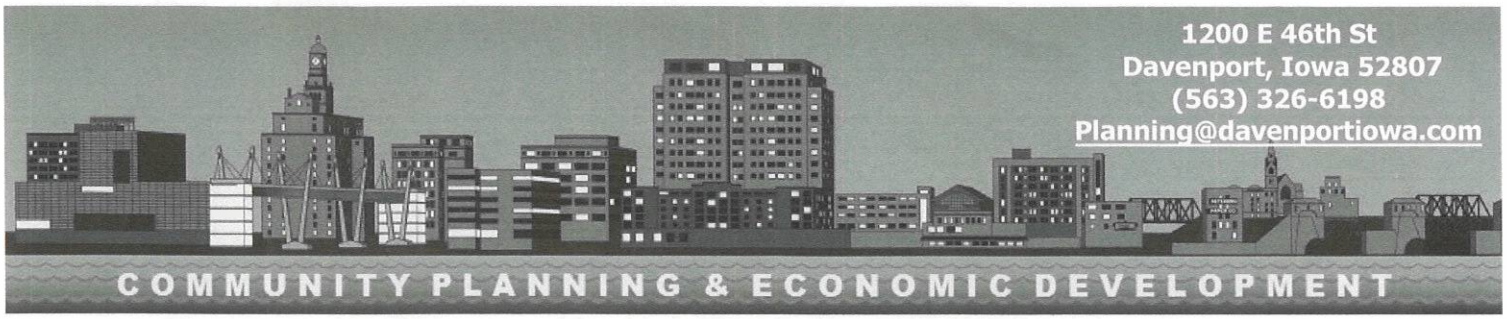

E 13TH ST
ONEIDA AVE
BRIDGE AVE
COLLEGE AVE
E 12TH ST
E 11TH ST
E 10TH ST
R-4C
R-MF
325’
237’
110’
140’

Future Land Use Map

Proximity to Historic Districts







1200 E 46th St
Davenport, Iowa 52807
(563) 326-6198
Planning@davenportiowa.com

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Complete application can be emailed to: planning@davenportiowa.com

Property Address* 1112 Bridge Ave.
***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)**

Name:	Sam Moyer
Company:	Ecumenical Housing Development Group
Address:	1016 W. 7th Street
City/State/Zip:	Davenport, IA 52802
Phone:	309-912-4773
Email:	smoyer@ecumenicalhousing.org

Owner (if different from Applicant)

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

Engineer (if applicable)

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

Architect (if applicable)

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

Attorney (if applicable)

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

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 ☐

Zoning Board of Adjustment
- Zoning Appeal ☐
- Special Use ☐
- Hardship Variance ☐

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

Historic Preservation Commission
- Certificate of Appropriateness ☐
- Landmark Nomination ☐
- Demolition Request ☐

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.**

Request:

Existing Zoning: R-4C Single-Family and Two-Family Residential District

Proposed Zoning Map Amendment: R-MF

Purpose of the Request:

Change current R-4C zoning to R-MF zoning. As highlighted in the attached document, the change would be consistent with the neighboring uses, and the adjacent multifamily housing just diagonally across the street from the parcel. We would like to convert this former Adult Care facility into a Three Unit multi-family dwelling. Two units would have four bedrooms and the third will be two or three bedrooms. All units will be ADA accessible. The building will be substantially rehabilitated using Low Income Housing Tax Credits.

Total Land Area: Less than 1 Acre | Please Select

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: Sam Moyer Date: November 1, 2022

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: _____ Date: _____

Planning staff

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 _____,

County of _____.

Sworn and subscribed to before me

This _____ day of _____ 20____ _____

Form of Identification

_____

Notary Public

My Commission Expires:

ARTICLES OF INCORPORATION

OF

ECUMENICAL HOUSING DEVELOPMENT GROUP

TO: The Secretary of State of the State of Iowa:

The undersigned, acting as incorporators of the Corporation under the Iowa Nonprofit Corporation Act, Chapter 504A of the Code of Iowa (1989), adopt the following Articles of Incorporation for such Corporation:

ARTICLE I

The name of the Corporation shall be Ecumenical Housing Development Group. The Corporation is incorporated under Chapter 504A of the Iowa Code (1993).

ARTICLE II

The period of existence of the Corporation is perpetual.

ARTICLE III

The purposes and objects for which the Corporation is organized and the powers of the Corporation shall be:

1. To develop and construct housing units for low income persons.

2. To operate exclusively for religious, charitable, literary, scientific and/or educational purposes, including, for such purposes, the making of distributions to organizations which qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code of 1986, or corresponding provisions of any subsequent federal tax law, with all of its activities so conducted.

3. To possess and exercise all of the rights, powers and privileges now or hereafter conferred upon non-profit corporations by Section 504A of the Code of Iowa (1993), as amended from time to time.

ARTICLE IV

The Corporation shall be subject to the following limitations and conditions:

1. The Corporation shall be operated exclusively for those purposes allowed an exempt organization under Section 501(c)(3) of the Internal Revenue Code of 1986 and its regulations as they now exist or the corresponding provisions of any future United States Internal Revenue Tax Law.

2. No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to, its directors, officers or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered.

3. No substantial part of the activities of the Corporation shall be the carrying on of propaganda or otherwise attempting to influence legislation, and the Corporation shall not participate in or intervene in (including the publishing or distribution of statement) any political campaign on behalf of any candidate for public office.

4. Notwithstanding any other provisions of these Articles, the Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provisions of any future United States Internal Revenue law) or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code of 1986 (or the corresponding provisions of any future United States Internal Revenue law).

ARTICLE V

Section 1. Membership in the Corporation shall be limited to churches and other religious organizations, transitional housing agencies, financial institutions, local governments and other organizations concerned with providing low income rental housing in the Quad-City area. Such an organization may be granted membership upon the receipt of a letter from the appropriate officer of that organization indicating a desire for membership and nominating a

representative of the organization to serve on the board of directors. Membership shall be granted upon an affirmative vote by the Board of Directors and the election of the organization's representative to the Board of Directors.

Section 2. The powers, duties, and rights reserved to the members shall be, but are not limited to, the following:

(a) To establish or amend the philosophy and purpose of the Corporation.

(b) To amend, revise, or alter the Articles of Incorporation or the bylaws of the Corporation.

(c) To appoint, evaluate and remove, with or without cause, members of the Board of Directors of the Corporation.

(d) To approve any merger or consolidation of this Corporation into or with any other corporation, organization, or association, and the dissolution or otherwise wrapping up of the affairs of the Corporation.

(e) To approve the sale, lease, exchange, mortgage, pledge, or other disposition of all, or substantially all, of the Corporation's assets.

(f) To incorporate or establish new or affiliated entities, organization, or associations.

(g) To receive the annual report of the Board of Directors.

ARTICLE VI

The affairs of the Corporation shall be managed by a Board of Directors consisting of not more than twenty-four (24) directors. The initial Board of Directors, who shall serve until the first annual meeting of the Corporation and until their successors are duly elected and qualified, shall be:

1. Richard Pokora
Redeemer Lutheran Church
1107 Tanglefoot Lane
Bettendorf, IA 52722

2. Sister Pauline Tursi
Humility of Mary Shelter
820 West Central Park
Davenport, IA 52804

3. Mr. Jim Slavens
Northwest Bank & Trust
100 East Kimberly Road
Davenport, IA 52806

4. Margaret Murphy
City of Davenport
226 West Fourth Street
Davenport, IA 52801

ARTICLE VII

The Corporation may be dissolved by a two-thirds vote of the Board of Directors with concurrent approval of a two-thirds vote of the membership of the Corporation.

Upon the dissolution of the Corporation, the Board of Directors shall, after paying or making provisions for the payment of all of the liabilities of the Corporation, dispose of all of the assets of the Corporation exclusively for the purposes of the Corporation, in such manner, or to such organization or organizations organized and operated exclusively for charitable, educational, or religious purposes as shall at the time qualify as an exempt organization or organizations under Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provisions of any future United States Internal Revenue law), as the President and Cabinet shall determine.

ARTICLE VIII

In the event that this Corporation shall become a "private foundation" within the meaning of Section 509, then the Corporation's income for each taxable year shall be distributed at such time and in such manner as not to subject it to tax under Section 4942, and the Corporation shall be prohibited from engaging in any act of self-dealing as defined in Section 4941(d), from retaining any excess business holdings as defined in Section 4943(c), from making any investments in such manner as to subject this Corporation to tax under Section 4944, and from making any taxable expenditures as defined in Section 4945(d), and in all sections of the Internal Revenue Code of 1986 or the corresponding provisions of any future United States Internal Revenue Law.

ARTICLE IX

The principal place of business of the Corporation shall be in the County of Scott, State of Iowa. The registered office shall be located at 220 North Main Street, #600, Davenport, Scott County, Iowa 52801, and the name of its initial registered agent at such address shall be David A. Dettmann.

ARTICLE X

The corporate existence shall commence upon the date of issuance by the Secretary of State of Iowa of a Certificate of Incorporation.

ARTICLE XI

The Corporation shall indemnify any present or former director, officer, employee, member or volunteer of this Corporation, and each such person who is serving or who has served, at the request of this Corporation, as a director, officer, partner, trustee, employee or agent of another corporation, partnership, joint venture, trust, other enterprise or employee benefit plan to the fullest extent possible against expenses, including attorneys' fees, judgments, fines, settlements and reasonable expenses, actually incurred by such person relating to his conduct as a director, officer, employee, member or volunteer of this Corporation or as a director, officer, partner, trustee, employee or agent of another corporation, partnership, joint venture, trust, other enterprise or employee benefit plan, except that the mandatory indemnification required by this sentence shall not apply (i) to a breach of the duty of loyalty to the Corporation, (ii) for acts or omissions not in good faith or which involve intentional misconduct or knowing violation of the law, or (iii) for a transaction from which such person derived an improper personal benefit.

ARTICLE XII

The name and address of the incorporator of the Corporation is as follows:

Richard Pokora
1107 Tanglefoot Lane
Bettendorf, IA 52722

ARTICLE XIII

These Articles of Incorporation and the By-Laws of the Corporation may be altered, amended, or repealed and the initial By-Laws adopted by a two-thirds vote of the Board of Directors at any regular or special meeting and with concurrent approval of a two-thirds vote of the membership of the Corporation.

IN WITNESS WHEREOF, the incorporators have executed and acknowledged these Articles of Incorporation this 5 day of ~~June~~ July, 1994.

Richard Pokora

STATE OF IOWA)
) SS:
COUNTY OF SCOTT)

On this 5th day of July, 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard Pokora to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

(Notary Seal)

Notary Public in and for said County and State

DAVID A. DETTMANN
MY COMMISSION EXPIRES
June 14, 1996

STATE OF IOWA
SECRETARY OF STATE
FILED 07/11/1994 AT 03:24 PM
FILING # 000177005W00048464
*WO: 94419294 -WS: 94419296

OFFER TO PURCHASE REAL ESTATE

Dated: May 10, 2022

To: Family Resources, Inc. ("Seller")

Ecumenical Housing Development Group ("Purchaser"), hereby offers to purchase for the total sum of One Dollar ($1.00) the real estate and improvements (collectively "Property") located at 1112 Bridge Avenue, Davenport, Iowa 52803, and legally described as: The North 145 feet of Out Lot in Block 7, Churchill's Addition to the City of Davenport, more particularly described as follows: Beginning at the Northeast corner of said Out Lot; thence South 145 feet along the West Line of Bridge Avenue; thence West 137 feet more or less along a line parallel to the South line of an alley on the North end of said Out Lot, to an alley on the West side of said Out Lot; thence North along the East line of said alley 145 feet to the alley on the North end of said Out Lot; thence East along the south line of said alley 137 feet more or less to the place of beginning. Subject to easements and restrictions of record. Upon the following terms and conditions:

A. CASH by payment of the sum of One Dollar ($1.00) upon delivery of a Warranty Deed as hereinafter provided.

B. OTHER TERMS:

The Property will be conveyed in "AS IS" condition without warranty, express or implied, as of Closing, except warrant of title and as expressly provided in this Offer.

This Offer includes all furniture, appliances, and fixtures located in the property owned by Seller.

1. Seller shall furnish to Purchaser satisfactory evidence of title to the Property which shall be an Abstract of Title in accordance with title standards of the Scott County Bar Association. The title to be conveyed to Purchaser shall be free and clear of all liens and encumbrances not herein specifically waived or agreed to be assumed by Purchaser, except existing easements of record. Conveyance of title shall be by Warranty Deed.

2. Seller's Abstract of Title, shall be submitted to Purchaser's attorney for examination as soon after this date as reasonably possible, and any objections to title raised by Purchaser's attorney shall be made in writing as soon thereafter as reasonably possible, so that same may be cured on or before date of closing, which shall be on or before May 31, 2022.

3. Possession of said real estate is to be given to Purchaser at closing free of any leases, leasehold interests or tenants in possession.

4. All State, County and City Taxes shall be pro-rated between Seller and Purchaser (based on the current established mill rate) to the date of closing unless the real estate is exempt from taxation. All prior real estate taxes, if any, shall be paid by Seller.

5. Special assessments to be levied for improvements, either completed or in process previous to date hereof, shall be paid by Seller. Seller shall pay all existing and pending water and sewer charges and other liens on the property for brush, weed cutting or any other lien as of the closing.

6. Roller shades, venetian blinds, curtain rods, brackets and fixtures, linoleum cemented to floors, storm doors, storm windows and sashes, window and door screens, electric light fixtures, bathroom fixtures and accessories, furnaces, oil or gas heaters and burners, water heaters, all shrubs and trees, and all other fixtures not excepted on back hereof are to be left as belonging to the Property.

7. Seller agrees to maintain existing comprehensive insurance in the amount of the insurable value of the Property until closing. Buyer may purchase additional insurance if it so desires.

8. If this offer is not accepted by Seller on or before May 12, 2022, it shall become null and void without liability on the part of either party.

THIS OFFER IS ACCEPTED

Dated: May 10, 2022

PURCHASER:

Ecumenical Housing Development Group

By: Mary M-S
Name: Mary Macumber-Schmidt
Title: President, Board Chair

Address: P.O. Box 1673
Bettendorf, IA 52722

Telephone #: (563) 508-4835

Dated: May 11, 2022

SELLER:

Family Resources, Inc.

By: Ashley Schwalm
Name:
Title: COO

Address: 2800 Eastern Avenue
Davenport, IA 52803

Telephone #: 563 468 2318

Unique Doc ID: 1691106
Recorded: 6/21/2022 at 2:14:20.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $0.00
Rita A. Vargas RECORDER
Number: 202200017438
Scott County, Iowa

Prepared by & Return to: Joseph C. Judge, Lane & Waterman LLP, 220 N. Main St., Suite 600, Davenport, IA 52801-1953 (563) 324-3246
Address Tax Statement: Ecumenical Housing Development Group, P.O. Box 1673; Bettendorf, IA 52722

WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of Ten and 00/100-----($10.00)----- Dollar(s) and other valuable consideration, **FAMILY RESOURCES, INC.**, a corporation organized and existing under the laws of Iowa, does hereby Convey to **ECUMENICAL HOUSING DEVELOPMENT GROUP**, the following described real estate in Scott County, Iowa:

The North 145 feet of Out Lot in Block 7 Churchill's Addition to the City of Davenport, more particularly described as follows: Beginning at the Northeast corner of said Out Lot, thence South 145 feet along the West line of Bridge Avenue; thence West 137 feet; thence North 145 feet to the alley on the North end of said Out Lot; thence East long the South line of said alley 137 feet more or less to the place of beginning.

Subject to easements and restrictions of record.
Exempt from transfer tax pursuant to Iowa Code Section 428A.2(21).

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 6/21, 2022

FAMILY RESOURCES, INC.

By _____
Nicole Cisne Durbin, President & CEO

STATE OF IOWA, SCOTT COUNTY, SS:

This instrument was acknowledged before me on June 21, 2022 by **Nicole Cisne Durbin as President & CEO of FAMILY RESOURCES, INC.**

Notary Public

TERI RAY
Commission Number
My Commission Expires
June 30, 2024

TERI RAY
Commission Number 832792
My Commission Expires
June 30, 2024

Prepared by & Return to: Joseph C. Judge, Lane & Waterman LLP, 220 N. Main St., Suite 600, Davenport, IA 52801-1953 (563) 324-3246

Address Tax Statement: Ecumenical Housing Development Group, P.O. Box 1673, Bettendorf, IA 52722

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(CORPORATE GRANTOR)

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Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 6/21, 2022

FAMILY RESOURCES, INC.

By _____
Nicole Cisne Durbin, President & CEO

STATE OF IOWA, SCOTT COUNTY, SS:

This instrument was acknowledged before me on June 21, 2022 by **Nicole Cisne Durbin as President & CEO of FAMILY RESOURCES, INC.**

Notary Public

NOTARIAL SEAL IOWA
TERI RAY
Commission Number 832792
My Commission Expires
June 30, 2024

NOTARIAL SEAL IOWA
TERI RAY
Commission Number 832792
My Commission Expires
June 30, 2024

Scott County / City of Davenport, Iowa

Summary - Auditor's Office

Parcel ID	F0027-22A
Alternate ID	F22006
Property	**1112 BRIDGE AV**
Address	**DAVENPORT IA 52803**
Sec/Twp/Rng	N/A
Brief	CHURCHILL'S RESURVEY Lot: 007 CHURCHILL'S RESURVEYOF CHURCHILL'S ADD
Tax Description	N145'OF OL IN BLK 7COM NE COR OF SD OL -S 145' ALG W LN OF BRIDGE AV -W 137' M/L -N 145' -E 137' TO POB (Note: Not to be used on legal documents)
Deed Book/Page	2022-17438
Contract Book/Page	
Gross Acres	0.46
Net Acres	0.46
Adjusted CSR Pts	0
District	DAD - DAVENPORT DAVENPORT
School District	DAVENPORT SCHOOL
Subdivision	CHURCHILL'S RESURVEY

Owners - Auditor's Office

Deed Holder
ECUMENICAL HOUSING DEVELOPMENT GROUP
PO BOX 1673
DAVENPORT IA 52803
Contract Holder
Mailing Address
ECUMENICAL HOUSING DEVELOPMENT GROUP
PO BOX 1673
DAVENPORT IA 52803

DBA (Doing Business As) - Assessor's Office

FKA: ANNIE- RU DAYCARE CENTER LLC

Land - Assessor's Office

Map Area C-412
Lot Area 0.46 Acres ; 19,865 SF

Land Sizes Used For Assessment Purposes Only. Not A Survey Of The Property.

Commercial Buildings - Assessor's Office

Total GBA 3,650 SF
Total Units 0
Building 1: Child Day Care Center, Vinyl - Frame, 1 Story, Built - 1991, 3650 SF, Bsmt - 0 SF, HVAC - Combination FHA - AC, Roof - Asph. Shingle/ Wood Dk
Adjustments: Sprinkler - exposed wet, 3650 SF
Plumbing:
1 - Adequate
2 - 3-Fixture Bathroom
1 - Toilet Room
2 - Sink-Kitchen
1 - Sink-Service (Fiberglass)
4 - Lavatory
Building Extras: #1- Porches,Decks,Patios,etc., 36 SF, Porch, Average Pricing, 1991, Qty1

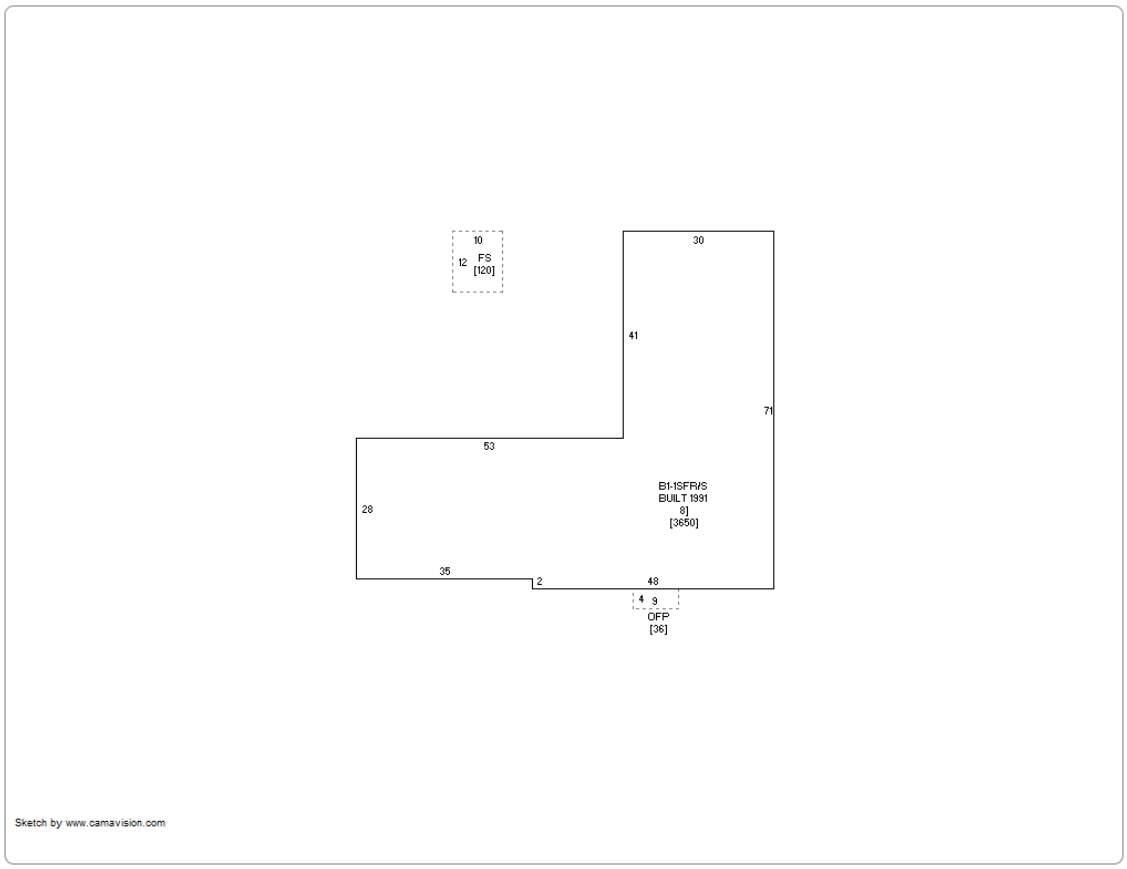
Yard Extras - Assessor's Office

#1 - (1) Paving - Asphalt 920 SF, Asphalt Parking, Average Pricing, Built 1991
#2 - (1) Paving - Concrete 1,160 SF, Concrete Parking, Average Pricing, Built 1991
#3 - (1) Fencing - Chain No Barbs, 6 Ft-Hgh, 85 LF, 0 LF-Gates, Built 1991
#4 - (1) Shed W10.00 x L12.00 120 SF, Frame, Average Pricing, Built 1991

Photos - Assessor's Office

VAI Import 11172011

Sketches - Assessor's Office



Permits - Assessor's Office

Permit #	Date	Description	Amount
M019131	06/25/2018	HVAC	6,425
P007211	06/04/2014	Plumb/Elec	7,000
B019722	03/17/2014	Int-Remodel	3,500
198855	11/14/2005	Roof	8,000
175090	09/01/1998	Int-Remodel	8,894

Sales - Assessor's Office

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
6/21/2022	FAMILY RESOURCES, INC	ECUMENICAL HOUSING DEVELOPMENT GROUP	2022-17438	No consideration	WD		$0.00
8/21/2017	DAVENPORT FAMILY HOMES LTD	FAMILY RESOURCES, INC	2017-24810	Quit Claim Deed	QCD		$0.00
8/16/1991		DAVENPORT FAMILY HOMES LTD	1991-17814	NONE	X		$7,500.00

Recent Sales in Area

Sale date range:

From:

12/13/2012

To:

12/13/2022

Sales by Neighborhood

Sales by Subdivision

1500

Feet

Sales by Distance

Valuation - Assessor's Office

		2022	2021	2020
	Classification	Commercial	Commercial	Commercial
+	Assessed Land Value	$39,730	$39,730	$39,730
+	Assessed Building Value	$246,680	$293,680	$293,680
+	Assessed Dwelling Value	$0	$0	$0
=	Gross Assessed Value	**$286,410**	**$333,410**	**$333,410**
-	Exempt Value	$0	$0	$0
=	Net Assessed Value	**$286,410**	**$333,410**	**$333,410**

Taxation - Auditor\Treasurer's Office

		2021 Pay 2022-2023	2020 Pay 2021-2022
x	Rollback (estimated)	90	90
+	Taxable Land Value	$35,757	$35,757
+	Taxable Building Value	$264,312	$264,312
+	Taxable Dwelling Value	$0	$0
=	Gross Taxable Value	**$300,069**	**$300,069**
-	Military Credit	$0	$0
=	Net Taxable Value	**$300,069**	**$300,069**
x	Levy Rate (per $1000 of value)	39.64283	39.37037
=	Gross Taxes Due	**$11,895.58**	**$11,813.83**
-	Ag Land Credit	$0.00	$0.00
-	Family Farm Credit	$0.00	$0.00
-	Homestead Credit	$0.00	$0.00
-	Disabled and Senior Citizens Credit	$0.00	$0.00
-	Business Property Credit	$0.00	$0.00
=	Net Taxes Due	**$11,896.00**	**$11,814.00**

Tax History - Treasurer's Office

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	$5,948	No		633677
	September 2022	$5,948	No		
2020	March 2022	$5,907	Yes	3/25/2022	638580
	September 2021	$5,907	Yes	9/30/2021	
2019	March 2021	$5,918	Yes	5/13/2021	633852
	September 2020	$5,918	Yes	5/13/2021	
2018	March 2020	$5,812	Yes	5/13/2021	635486
	September 2019	$5,812	Yes	5/13/2021	
2017	March 2019	$0	No		642025
	September 2018	$0	No		
2016	March 2018	$0	No		607920
	September 2017	$0	No		

Year	Due Date	Amount	Paid	Date Paid	Receipt
2015	March 2017	$0	No		788964
	September 2016	$0	No		
2014	March 2016	$0	No		709487
	September 2015	$0	No		
2013	March 2015	$0	No		623786
	September 2014	$0	No		
2012	March 2014	$0	No		630896
	September 2013	$0	No		
2011	March 2013	$0	No		630483
	September 2012	$0	No		
2010	March 2012	$0	No		633639
	September 2011	$0	No		
2009	March 2011	$0	No		630262
	September 2010	$0	No		
2008	March 2010	$0	No		633422
	September 2009	$0	No		

Special Assessments - Treasurer's Office

Project:
20191204 - Davenport Utility Fee
Accepted Date:
12/4/2019
Parcel Number:
F0027-22A
Amortization Date:
12/1/2020
Amortized Interest:
0
Number of Years:
0
Payoff:
$0.00

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid
1	9/30/2020	$124.74	$124.74	$0.00	$0.00	$5.00	$129.74	162885	1/7/2020
Total			**$124.74**	**$0.00**	**$0.00**	**$5.00**	**$129.74**		

Project:
20190830 - Davenport Utility Fee
Accepted Date:
8/30/2019
Parcel Number:
F0027-22A
Amortization Date:
12/1/2020
Amortized Interest:
0
Number of Years:
0
Payoff:
$0.00

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid
1	9/30/2020	$185.70	$185.70	$0.00	$0.00	$5.00	$190.70	156511	9/26/2019
Total			**$185.70**	**$0.00**	**$0.00**	**$5.00**	**$190.70**		

Project:
20190531 - Davenport Utility Fee
Accepted Date:
5/31/2019
Parcel Number:
F0027-22A
Amortization Date:
12/1/2020
Amortized Interest:
0
Number of Years:
0
Payoff:
$0.00

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid
1	9/30/2020	$171.68	$171.68	$0.00	$0.00	$5.00	$176.68	148637	6/14/2019
Total			**$171.68**	**$0.00**	**$0.00**	**$5.00**	**$176.68**		

Project:
20181130 - DAVENPORT UTILITY FEES
Accepted Date:
11/30/2018
Parcel Number:
F0027-22A
Amortization Date:
12/1/2019
Amortized Interest:
0
Number of Years:
0
Payoff:
$0.00

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid
1	9/30/2019	$171.68	$171.68	$0.00	$41.00	$5.00	$217.68	136436	5/13/2021
Total			**$171.68**	**$0.00**	**$41.00**	**$5.00**	**$217.68**		

Project:
20180830 - Davenport Utility Fee
Accepted Date:
8/30/2018
Parcel Number:
F0027-22A
Amortization Date:
12/1/2019
Amortized Interest:
0
Number of Years:
0
Payoff:
$0.00

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid
1	9/30/2019	$193.59	$193.59	$0.00	$46.00	$5.00	$244.59	129923	5/13/2021
Total			**$193.59**	**$0.00**	**$46.00**	**$5.00**	**$244.59**		

Project:
20180228 - Davenport Utility Fee
Accepted Date:
2/28/2018
Parcel Number:
F0027-22A
Amortization Date:
12/1/2018
Amortized Interest:
0
Number of Years:
0
Payoff:
$0.00

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid
1	9/30/2018	$407.62	$407.62	$0.00	$0.00	$5.00	$412.62	117802	3/23/2018
Total			**$407.62**	**$0.00**	**$0.00**	**$5.00**	**$412.62**		

Project:
20171130 - Davenport Utility Fees
Accepted Date:
11/30/2017
Parcel Number:
F0027-22A
Amortization Date:
12/1/2018
Amortized Interest:
0
Number of Years:
0
Payoff:
$0.00

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid
1	9/30/2018	$315.89	$315.89	$0.00	$0.00	$5.00	$320.89	111371	1/11/2018
Total			**$315.89**	**$0.00**	**$0.00**	**$5.00**	**$320.89**		

Project:
20170831 - Davenport Utility Fees
Accepted Date:
8/31/2017
Parcel Number:
F0027-22A
Amortization Date:
12/1/2018
Amortized Interest:
0
Number of Years:
0
Payoff:
$0.00

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid
1	9/30/2018	$315.96	$315.96	$0.00	$0.00	$5.00	$320.96	105427	9/28/2017
Total			**$315.96**	**$0.00**	**$0.00**	**$5.00**	**$320.96**		

Project:
20161129 - Davenport Utility Fees
Accepted Date:
11/29/2016
Parcel Number:
F0027-22A
Amortization Date:
12/1/2017
Amortized Interest:
0
Number of Years:
0
Payoff:
$0.00

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid
1	9/30/2017	$107.53	$107.53	$0.00	$0.00	$5.00	$112.53	087002	12/30/2016
Total			**$107.53**	**$0.00**	**$0.00**	**$5.00**	**$112.53**		

Davenport Data Correction Feedback Form

Link to Data Correction Feedback Form

Treasurer Data Correction Feedback Form

Link to Treasurer Data Correction Feedback Form

Pay Property Taxes

Click here to pay your Property Taxes online for this parcel

Davenport Tax Credit Applications

Apply for Homestead, Sales Questionnaire, Military or Business Property Tax Credits

Iowa Land Records

Data for Scott County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 1989. For records prior to 1989, contact the County Recorder or Customer Support at www.IowaLandRecords.org.

Spot Zoning

Spot zoning is when a rezoning decision results in a single parcel, or small island of property, with restrictions on its use different from those imposed on the surrounding property. Spot zoning can be valid if there is a reasonable basis to treat the spot-zoned property differently from the surrounding property. For example, a parcel or two designated as neighborhood commercial in a residential area is perfectly appropriate if it provides needed retail services to residents. However, zoning is not appropriate if it is for the financial benefit of an individual property owner but detrimental to the surrounding area. According to the Iowa courts, the factor of primary importance is whether the rezoned tract has a peculiar adaptability to the new classification as compared to the surrounding property. Spot zoning for the sole benefit of the landowner and contrary to the comprehensive plan is unreasonable.

The case for creating these “spot zones” is best made through the comprehensive planning process, where the community can explain the benefits that such differential treatment brings to the area.

Planning and Zoning Fact Sheet

IOWA STATE UNIVERSITY
Extension and Outreach
Community and Economic Development

Iowa State University Extension and Outreach does not discriminate on the basis of age, disability, ethnicity, gender identity, genetic information, marital status, national origin, pregnancy, race, religion, sex, sexual orientation, socioeconomic status, or status as a US veteran. Direct inquiries to the Diversity Officer, 515-294-1482, extdiversity@iastate.edu.

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of the subject property located at 1112 Bridge Avenue.

Neighborhood Meeting
Date: 12/1/2022 Time: 7 PM Location: 1112 Bridge Avenue

Plan & Zoning Commission Public Hearing Meeting
Date: 12/6/2022 Time: 5:00 PM Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?
This notice is being sent to inform you that a neighborhood meeting and a public hearing will be held for a Rezoning Request. The subject property is currently zoned R-4C Single-Family and Two-Family Central Residential District. The property owner is requesting a rezoning to R-MF Multi-Family Residential District. The purpose is to redevelopment the existing building into a three unit multi-family dwelling.

Request/Case Description
Case REZ22-08: Request of Ecumenical Housing Development Group to rezone 1112 Bridge Avenue from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 5]

What are the Next Steps after the Neighborhood Meeting and Public Hearing?
The Plan and Zoning Commission will hold a formal public hearing at their meeting on December 6, 2022. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on December 20, 2022. 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.

All documents related to the meeting (agenda included) are at "Search Minutes & Agendas": www.cityofdavenportiowa.com/boards Mondays before the meeting/public hearing.

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 in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

Rezoning Request | Case REZ22-08 | Public Hearing Notice

Rezone from R-4C Single-Family & Two-Family Central Residential District to R-MF Multi-Family Residential District

Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS

Werderitch, Matt

From:
Sent: Wednesday, December 14, 2022 1:54 PM
To: Werderitch, Matt
Subject: [EXT] Case REZ 22-08 1112 Bridge Avenue Rezoning

ATTENTION: This is an external email.

Good afternoon, Matt!

My husband, Marshall and I are writing to you in order to express our opposition to the multi-family spot rezoning request for the property at 1112 Bridge Avenue.

We live at 812 Bridge Avenue. Marshall was born and raised in Davenport and he remembers clearly when the neighborhoods along Bridge Avenue were in a very depressed state. After living and working in Phoenix, Arizona for over 30 years, Marshall and I were committed to investing in his hometown upon retiring. We bought our home in 1999 and have been in the process of restoring this house to its original grandeur ever since. Over these past several years we have seen a slow, but mostly steady improvement in our neighborhood which we believe can be directly contributed to the increase of owner-occupied single family homes lining Bridge Avenue from River Drive.

In order to promote this trend, new families are warmly welcomed and encouraged to participate in the neighborhood. We even reach out to listing agents to inform them about the Bridge Avenue Historic District Neighborhood Association. Many have responded enthusiastically and even included information about the neighborhood in their real estate postings. It is our sincere hope that the Development and Neighborhood Services and the Planning and Zoning Commission will deny this multi-family rezoning request and in so doing, partner with us in keeping this revitalization process going. Sadly, there are very few surviving neighborhoods in Davenport with their historic integrity left intact. Most have succumbed to multi-family rental properties that have negatively impacted the character of these fine old communities. We are trying to save our neighborhood from that fate.

We compel you as you review the Residential Zoning Districts Map, that you will visualize individual streets, homes and the families who live inside them, rather than just a mosaic of yellow, green, brown and gray squares. Ultimately, your decision will set a significant precedent moving forward and will reinforce your commitment to promoting neighborhood integrity and improving the quality of life in our community.

Thank you for your consideration.

Regards,
Carol and Marshall Daut
812 Bridge Avenue
Davenport, IA 52803
563-322-1319

Werderitch, Matt

From: Robert Kirk
Sent: Tuesday, December 13, 2022 9:51 AM
To: Werderitch, Matt
Subject: [EXT] Zoning 1112 Bridge Avenue

ATTENTION: This is an external email.

I want to voice my concerns over this issue for plans at Zoning 1112 Bridge Avenue. The neighborhood already has far too many multi family dwellings and this locale has been a considerable and failed use location for far too long creating both parking and driving issues for all concerned. In my opinion the best use would be the intended use as a permanent single family dwelling.

Regards,
Robert Kirk
1017 MISSISSIPPI AVE

Case RZ22-08 Request to change 1112 Briage Ave. from R-4C to multi-family (Ward 5)

From:
Date: Dec 6, 2022 at 2:08:04 PM
To: Lamar Buckelew lamarbuckelew@yahoo.com

My name is Juliana Buckelew and I live at 1206 E. River Drive. I am against this change because it would go against the goals of the new code that was implemented in 2018 to stabilize the area. The property is surrounded by R 4C except on one side, and that's ~~across the street~~ SW kitty corner. Allowing up zoning in the middle of our neighborhood is spot zoning and discourages owner occupants, who remain after the rental property owners leave.

We have worked hard to stabilize our neighborhood. My neighbors and I formed a neighborhood association group officially with the the city. Our group has fought hard for neighborhood safety and marketed our historical district to attract homebuyers. We have done extensive historical research at the library and online to promote its rich history. We have fought hard and up zoning to make this lot multifamily discourages home buying which gives stability, and the desire to invest in our neighborhood. We have 3 new families recently and need to keep this direction, not take a step back.

Thank you for your time today.

Sent from my iPhone

Werderitch, Matt

From: Lamar Buckelew
Sent: Thursday, December 15, 2022 2:18 PM
To: Werderitch, Matt
Subject: [EXT] Case REZ22-08: Request of Ecumenical Housing Development Group to rezone 1112 Bridge Avenue from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 5]

Dear Mr. Werderitch,

Hello, my name is Lamar Buckelew and I live at 1206 East River Drive. Together with Prospect Park and Bridge Avenue neighborhoods, we make up the larger neighborhood south of E. 12th that was once called Mt. Ida Neighborhood.

I am writing you to voice my disapproval of the spot zone change request for 1112 Bridge Avenue from R-4C to R-MF. This neighborhood has suffered through many years of neglect, irregular zoning and manipulation by developers and landlords. This created a neighborhood instability due to the large number of temporary residents. While there are still many multiple family apartment options in this neighborhood, the city re-zoning that occurred around 2018 was thought to be a step in the direction of neighborhood stability and away from the past Davenport approach of patchwork zoning that negates the intent of the zoning process and does not match the character of the neighborhood.

The goal of the city zoning rewrite in 2018 was to protect the character of these central neighborhoods south of Locust. These neighborhoods have had a history of "spot zoning" resulting in unequal application of the city zoning ordinances. This patchwork approach allows multifamily units to grow in single family areas and therefore should not be approved. Please share these comments with the Planning and Zoning Commission prior to their meeting on the subject.

Regards,

Lamar Buckelew

Werderitch, Matt

From:
Sent: Monday, December 5, 2022 7:59 PM
To: Werderitch, Matt
Subject: [EXT] Petition for Rezoning

Hi Matt,

I'm not sure who to address my concerns over this petition Case REZ22-08: Request of Ecumenical Housing Development Group to rezone 1112 Bridge Avenue from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 5]. I live just outside the perimeter of the legal notification zone but I am opposed to this change.

We formed a neighborhood group and took action a few years ago to change the zoning in this area so that developments like this could no longer destabilize our historic district. A change like this would be a form of spot zoning and contrary to our goal to make our neighborhood attractive to home buyers. While there may be apartments nearby, increasing the number of them will have a negative impact on the density of occupancy of our district and quality of life for the homeowners.

Will you please tell me who to forward this to or can you? I will be out of town during the hearing or I would attend it and speak out.

Thank you very much,

John Higgins

Werderitch, Matt

From: Adam Hoke
Sent: Tuesday, December 13, 2022 11:13 PM
To: Werderitch, Matt
Cc: Evan Hoke; Eileen Yeates;
Subject: [EXT] Case REZ22-08

Dear Matt,

My name is Adam Hoke and my husband's name is Evan Hoke. We own the Theodore Eldridge House at 1404 E 10th St.

I am writing you today to make you aware that we oppose the rezoning of the property at 1112 Bridge Ave. We purchased our home in Sept of 2016. We have two apartment buildings and a rental property directly behind us. We believe that our neighborhood is already saturated with rental properties.

We understand the need for affordable housing and we believe that the rental properties in the area would fit that description. We do not believe that adding more rental properties will help the neighborhood.

We have had countless issues with renters. We hear domestic disputes, loud cars, and police being called for multiple reasons including a tenant having a guest staying with them that was driving a stolen vehicle. And our HVAC Contractor had his vehicle stolen from the alley, not even 10mins after he arrived. There are many rental properties in the area that are not maintained. There are properties near us that are believed to house someone that sells drugs. They have visitors all hours of the day and night just long enough for someone to run in and return within minutes back to their car.

We have spent a significant amount of money restoring our home along with many others in the area. The house down the street was on the market for over 2yrs before it sold and I believe it's because of some of the properties that are behind the house. Adding more rentals would only hinder people from wanting to fix up the homes in this area as the number of rentals can turn off potential buyers or buyers willing to pay a fair market value.

Continuing to add rentals in the area will not help the efforts of the homeowners to change the neighborhood. A great deal has changed for the better since we have lived here. Our home was empty for two years and we had a home on Mississippi Ave that had been on the market for 6yrs. Our home was on the market for 4yrs. There is a home on Mississippi Ave that is for sale that was at one point turned into multiple rental units and has been converted back to a single-family home but a great deal of damage was done to the home during that process and is proving to deter people from wanting to buy it.

Thank you for your time,
Evan and Adam Hoke

Werderitch, Matt

From:
Sent: Sunday, December 11, 2022 4:46 PM
To: Werderitch, Matt
Subject: [EXT] Zoning 1112 Bridge Avenue

ATTENTION: This is an external email.

Matt

We wish to offer our concerns as to CASE REZ22-08...

We want to go on the record of preferring that the city maintain the zoning plans that we suspect were quite expensive. We would like to have the structure sold to a family, maybe a first-time home owner. Many have worked to stabilize this neighborhood and changing the zoning with the result of more multiple resident housing does not match the character of the surrounding properties.

Joel and Diane E. Franken
1610 Prospect Terrace

Werderitch, Matt

From: Elizabeth Hodges
Sent: Wednesday, December 14, 2022 5:07 PM
To: Werderitch, Matt
Subject: [EXT] Fwd: Zoning 1112 Bridge Avenue

---------- Forwarded message ---------
From: **Elizabeth Hodges**
1725 E, 11th Street
Davenport, Iowa 52803
Subject: Re: Zoning 1112 Bridge Avenue

Subject: Zoning 1112 Bridge Avenue CASE # REZ22-08

I am not in favor of 1112 Bridge Avenue being re-zoned to a multi family unit.

Surrounding neighbors and neighborhood groups have worked for years to improve the area.

To rewrite the 2018 zoning is a disservice to the neighbors, and groups who have worked to improve this area.

The person requesting the zoning change should not be granted the re-zoning. The neighbors have worked for years to create stability in this area..

There are becoming more rental properties where I live. Most of the landlords do not take care about their properties, and do not follow up with their tennents. This creates issues and problems for the home owners .

Another rental unit is not what this area needs or the city.

Regards,

Elizabeth Hodges
1725 E. 11th Street
Davenport, Iowa 52803

Werderitch, Matt

From: Mike Miller
Sent: Wednesday, December 14, 2022 7:46 AM
To: Werderitch, Matt; Meginnis, Marion
Subject: [EXT] Spot zoning for 1112 Bridge Ave.

Matt,

This plan to rezone a single building to multi family in an area that has been designated single family would be a mistake. I realize that this would mean increase tax basis on the property, and would satisfy a single entity, but at the same time be against the will of the remaining residents in this community. And if I am not mistaken we still live in a majority rule country.

This area has for years been trying to recover from the mistake of turning classic family homes to multi dwelling facilities. Almost every homeowner here has been trying or has accomplished this goal with the understanding that the neighborhood would continue on this path. The city has aided in this effort by returning the zoning to single family and establishing that it would remain so.

We are in the "downtown" ward. Recently in this ward, and only a few blocks away from us, the city has allowed a 4 story,180 low income apartment complex to be built. This complex is too high a density living for the space it is on. It most likely will be a majority of section 8 housing. That alone will put a burden on our district and will cause a major decrease in the quality of life for our community that is not being placed on other areas of Davenport. Rezoning this single unit will further exacerbate the downward trend.

My thought is the same as the broken window theory. Before a window is broken in a house the thought of doing so is not broutched. But once the first window is smashed with a rock it becomes OK to break all of the windows.

Taking the first step on the wrong path is always the most crucial after which the rest of the mistakes become easy.

Werderitch, Matt

From: Eileen Yeates
Sent: Friday, December 16, 2022 7:23 PM
To: Werderitch, Matt
Subject: [EXT] Case REZ22-08

ATTENTION: This is an external email.

My name is Eileen Yeates and I live on Mississippi Avenue. I strongly object to the proposed zoning change to 1112 Bridge Avenue. This property should not be changed to a multi family unit. Parking is already tight on Bridge and this proposed unit could add 6-10 cars to the street. I do not believe the owner can provide adequate off street parking for these extra vehicles. There is not room for that many more cars.

I am also concerned about population density in this area. We already have an over abundance of multi family units in our neighborhood. It is not necessary to add to the overcrowding in our neighborhood.

The proposed multi family unit does nothing to enhance the character of our neighborhood. My family, along with many of our neighbors, work hard to maintain the beauty of this old Davenport neighborhood. This proposed unit does not contribute to the neighborhood character that we all work so hard to maintain.

Thank you so much,
Eileen Yeates

Sent from my iPad

Werderitch, Matt

From: Dan Darland <dandarland@yahoo.com>
Sent: Monday, December 19, 2022 3:02 PM
To: Werderitch, Matt
Subject: [EXT] 1112 Bridge Ave

ATTENTION: This is an external email.

Matt,

I want to express my objection to the proposed multi-family use of the property at 1112 Bridge Ave.

Our neighborhood is already inundadted with muti-family dewellings, and although that would seem to mean that the use is established, the population density in the Bridge to Ridge neighborhood is becoming too great. Traffic and parking is already an issue. Sometime traversing is a problem when people don't park appropriately.

You know me as the current President of the City's Zonning Board of Adjustment. I understand use, established practice, etc. However, most of the multi-family dwellings in the area were built as such, referencing the appartments between College and Bridge and 10th to 11th Streets, and along 12th St and Eastern Ave. Planning was done for those units and the impact thereof to the neighborhood back when they were built, with whatever rules were used at that time. Now we are seeing single-family dwellings being converted to multi-family dwellings, and I must express my objection to this practice. I kow studies have been performed that demonstrate the population density, so if we don't use those studies to help determine questions like this, why do we do them?

Let's try to preserve what historic value and appearance we have left in our besutiful historic neighborhood.

Thanks,
Dan

COL Daniel D. Darland, US Army (Ret)
930 Mississippi Ave
Davenport, IA 52803
dandarland@yahoo.com
563.210.0350

Neighborhood Meeting Attendance List

Date: 12/1/2022 Time: 7:00 PM Location: 1112 Bridge Ave

Case: Case REZ22-08: Request of Ecumenical Housing Development Group to rezone 1112 Bridge Avenue from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 5]

The purpose of this meeting is to provide an **informal setting to allow courteous discussion** between the developer and adjacent owners, and to answer any questions and concerns about the proposed action. This meeting does not replace the Public Hearing.

	NAME	EMAIL:	PHONE: (optional)	ADDRESS (as shown on the notice map)
1	Jim Richardson	jarichardson1954@gmail.com	(563) 340-3767	5124 N. Richmond Circle Bettendorf, IA 52722
2	DAVE SPINNER		563-322-8237	1033 Oneida
3	Allie Kelly		3092924908	1203 E 11th apt 1
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