COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, December 7, 2022; 5:30 PM

City Hall | 226 West 4th Street | Council Chambers

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Community Development

1. Public Hearing for Case REZ22-07 being the request of High Properties on behalf of Shamrock Properties LC to rezone approximately 104.57 acres of land bounded by Veterans Memorial Parkway, Eastern Avenue, Interstate 80, and Jersey Ridge Road from S-AG Agricultural District to R-1 Single-Family Residential District (33 acres), R-4 Single-Family and Two-Family Residential District (20 acres), R-MF Multi-Family Residential District (35 acres), and C-2 Corridor Commercial District (16 acres). [Ward 8]

2. Public Hearing for Case ROW22-05 being the request of Corn Belt Capital, LLC to vacate unimproved right-of-way located south of Research Parkway and to the west of Interstate 80 Airport Industrial Park 12th Addition. [Ward 8]

B. Public Works

1. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the CDBG Alley Program: 301 Kirkwood Boulevard to 330 East 15th Street Alley Reconstruction project, #BG250. [Ward 5]

2. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the 232 South Marquette Street Sanitary Sewer Separation project, CIP #30057. [Ward 3]

VII. Presentations

A. Scott County Board of Supervisors Chairman Update

VIII. Petitions and Communications from Council Members and the Mayor

IX. Action items for Discussion

<u>COMMUNITY DEVELOPMENT</u>

Kyle Gripp, Chair; Judith Lee, Vice Chair

I. COMMUNITY DEVELOPMENT

1. Second Consideration: Ordinance for Case ORD22-01 being the request of RY Holdings LLC to amend Table 17.08-1: Use Matrix of the Municipal Code of Davenport, Iowa to allow "Dwelling – Single-Family" as a permitted use in the R-MF Multi-Family Residential Zoning District. [All Wards]

2. First Consideration: Ordinance for Case REZ22-07 being the request of High Properties on behalf of Shamrock Properties LC to rezone approximately 104.57 acres of land bounded by Veterans Memorial Parkway, Eastern Avenue, Interstate 80, and Jersey Ridge Road from S-AG Agricultural District to R-1 Single-Family Residential District (33 acres), R-4 Single-Family and Two-Family Residential District (20 acres), R-MF Multi-Family Residential District (35 acres), and C-2 Corridor Commercial District (16 acres). [Ward 8]

3. First Consideration: Ordinance for Case ROW22-05 being the request of Corn Belt Capital, LLC to vacate unimproved right-of-way located south of Research Parkway and to the west of Interstate 80 Airport Industrial Park 12th Addition. [Ward 8]

4. Resolution for Case F21-14 being the request of Speer Development on behalf of Ed Speer Construction Inc and Shelia M. Speer Living Trust for a final plat of Speer Commercial Park 2nd Addition, a 1-lot subdivision on 17.69 acres located south of East 53rd Street and east of Spring Street. [Ward 8]

5. Resolution for Case F22-10 being the request of River Bend Food Reservoir on behalf of Three N Corporation for a final plat of River Bend 1st Addition, a 5-lot subdivision on 72.86 acres located south of Kimmel Drive. [Ward 1]

6. Resolution for Case F22-13 being the request of Klingner & Associates on behalf of Davenport Venture LLC for a final plat of Brady-80 Business Center 3rd Addition, a 2-lot subdivision located at the end of Jason Way Court on 22.48 acres. [Ward 8]

7. Motion approving the appeal to overturn the Design Review Board decision to deny Case DR22-21, exterior painting at 626 West River Drive (MFN Investments, LLC, Petitioner). [Ward 3]

YES VOTE OVERTURNS DESIGN REVIEW BOARD DECISION; NO VOTE UPHOLDS DESIGN REVIEW BOARD DECISION.

II. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Ben Jobgen, Chair; Maria Dickmann, Vice Chair

III. PUBLIC SAFETY

1. Resolution approving the following lane closure request for the listed date and time.

   Ballet Quad Cities; Nutcracker School Program 2022; Adler Theatre | 136 East 3rd Street; Friday, December 9, 2022 8:00 a.m. - 2:00 p.m.; **Closures:** northernmost and center travel lanes on East 3rd Street between Brady Street and Iowa Street. [Ward

3]

TO BE VOTED ON LATER ON THE AGENDA

2. Motion approving beer and liquor license applications.

   A. Annual license renewals (with outdoor area renewals as noted):

   Ward 1

   A&S Food & Gas (Kuljeet Kaur) - 2365 Rockingham Road - License Type: Class E Liquor

   Ward 3

   The Diner (The Diner, LLC) - 421 West River Drive #6 - Outdoor Area - License Type: Class C Liquor

   Ward 6

   Hy-Vee Food & Drugstore #3 (Hy-Vee, Inc) - 1823 East Kimberly Road - License Type: Class E Liquor

   Ward 7

   Columbus Club (Columbus Club of Davenport) - 1111 West 35th Street - License Type: Class C Liquor

   R & C Brazilian Steakhouse, LLC (R & C Brazilian Steakhouse, LLC) - 320 West Kimberly Road #53 - License Type: Class C Liquor

   Yummy Crab (Crab House of Davenport, Inc) - 1235 East Kimberly Road - License Type: Class C Liquor

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Rick Dunn, Chair; Tim Kelly, Vice Chair

V. PUBLIC WORKS

1. Resolution approving the plans, specifications, form of contract, and estimate of cost for the CDBG Alley Program: 301 Kirkwood Boulevard to 330 East 15th Street Alley Reconstruction project, #BG250. [Ward 5]
2. Resolution approving the plans, specifications, form of contract, and estimate of cost for the 232 South Marquette Street Sanitary Sewer Separation project, CIP #30057. [Ward 3]
3. Resolution awarding a contract for the West 43rd Street (Lincoln Avenue to Linwood

Avenue) Reconstruction project to Centennial Contractors of the Quad Cities of Moline, Illinois in the amount of $572,814, CIP 35054. [Ward 2]

4. Resolution awarding a contract for a computer aided dispatching/automatic vehicle locator system to ETA Transit Systems of Boca Raton, Florida in an amount not-to-exceed $150,000. [All Wards]

5. Resolution of acceptance covering an assessment for the FY 2022 Streambank Stabilization project at West 62nd Street and North Elmwood Avenue in accordance with the Streambank Stabilization 50/50 Cost-share Program. [Ward 2]

6. Resolution approving and adopting preliminary plans and specifications and plats and schedules for the FY 2023 Alley Resurfacing Program. [Wards 3, 5, & 6]

7. Resolution authorizing the submission of a Land and Water Conservation Fund Outdoor Recreation Legacy Partnership (ORLP) Program grant application for assistance with the Goose Creek Park Stream Restoration and Access project. [Ward 8]

8. Resolution authorizing the submission of a Building Resilient Infrastructure and Communities (BRIC) Program grant application to the Federal Emergency Management Agency (FEMA) for assistance with the Water Pollution Control Plant Flood Mitigation | Phase II project. [Ward 1]

9. Resolution of acceptance covering an assessment for the FY 2021 Alley Resurfacing project in accordance with the Alley Cost Share Program, CIP #35038. [Wards 4 & 5]

10. Resolution accepting the storm sewer and pavement associated with Scrabble Addition. [Ward 8]

11. Resolution accepting the sanitary sewer, storm sewer, and pavement associated with Katie's Eastern Avenue Addition. [Ward 8]

12. Resolution accepting work completed under the Hillandale Road and Research Parkway Intersection project by Hawkeye Paving Corporation of Davenport, Iowa in the amount of $518,684.77, CIP #35058. [Ward 8]

13. Resolution accepting work completed under the Emeis ADA Access Improvements project by Hawkeye Paving Corporation of Davenport, Iowa in the amount of $182,006.25, CIP #64071. [Ward 1]

14. Resolution accepting work completed under the FY 2021 Contract Sewer Repair Program by Hometown Plumbing and Heating Company of Davenport, Iowa in the amount of $524,582.06, CIP #30053 and #33001. [All Wards]

15. Motion accepting work completed under the Riverfront Trail Patching project by Hawkeye Paving Corporation of Davenport, Iowa in the amount of $79,675.90, CIP #28030. [Wards 3 & 6]

16. Motion approving Change Order #1 with Gillig, Inc of Livermore, California in the amount of $84,165 for the purchase of three diesel buses. [All Wards]

17. Motion approving Change Order #2 to OPN Architects of Cedar Rapids, Iowa in the amount of $66,861 for the Fairmount Community Center project, ARP #09. [Ward 1]

18. Motion awarding a contract for the Digester Withdraw Pipe Replacement project to

Hometown Mechanical of Davenport, Iowa in the amount of $74,985. [Ward 1]

VI. Motion recommending discussion or consent for Public Works items

FINANCE

JJ Condon, Chair; Derek Cornette, Vice Chair

VII. FINANCE

1. Resolution approving the renewal of cyber liability insurance for CY 2023 with Beazley Breach Response, underwritten by Lloyd's of London, in the amount of $156,853. [All Wards]
2. Resolution awarding a one-year contract for the purchase of specific and aggregate stop loss insurance to Reliastar Life Insurance Company/VOYA Financial in the amount of $1,044,808 and authorizing the Assistant City Administrator/CFO to sign any related agreements. [All Wards]
3. Resolution awarding a two-year contract with the option of three one-year extensions to Psychology Health Group of Davenport, Iowa to provide work-related professional mental health services to City of Davenport emergency service personnel and authorizing the Human Resources Director to sign any related agreements. [All Wards]
4. Resolution awarding a two-year contract with the option of three one-year extensions to Revolution Counseling Services, LLC of Davenport, Iowa to provide work-related professional mental health services for City of Davenport emergency service personnel and authorizing the Human Resources Director to sign any related agreements. [All Wards]

VIII. Motion recommending discussion or consent for Finance items

X. PURCHASES OF $10,000 TO $50,000 (For Information Only)

1. Axon Enterprise Inc | cartridges for taser recertification | Amount: $10,789
2. Shive-Hattery Inc | design for Dillon Fountain electrical upgrades | Amount: $11,000
3. Shive Hattery Inc | architecture and engineering services for Dillon Fountain electrical upgrades | Amount: $11,000
4. Ebsco Industries Inc | Library magazine subscription renewal | Amount: $11,341.29
5. Maplewood Business Partners | Aruba port switches | Amount: $12,000
6. Maplewood Business Partners | HP storage and backup | Amount: $12,787
7. River Action | Catalyst for Change campaign | Amount: $13,650
8. Mallory Phelps | Duck Creek Sewer Interceptor project easement acquisition | Amount: $14,600
9. Aercor Inc | HPE Aruba switches license renewal | Amount: $16,596.58
10. CDW Government Inc | ControlUp software renewal | Amount: $18,090
11. Truck Equipment Inc | Ford F-450 utility body | Amount: $18,405
12. Altorfer Inc | Engine #2 maintenance at WPCP | Amount: $18,632.87
13. Johnson Hauling & Excavating LLC | 4811 North Pine Street demolition | Amount: $19,400

14. Hutchison Engineering | Locust & Eastern reconstruction design | Amount: $20,002.50
15. Traffic Control Corporation | control cabinet replacement at Kimberly and Brady | Amount: $22,925
16. Rehrig Pacific Co Inc | garbage carts | Amount: $43,467.92
17. CDW Government Inc | anti-virus and security software annual renewal | Amount: $48,157.18

XI. Other Ordinances, Resolutions and Motions

1. Motion for suspension of the rules to vote on the item below.
2. Resolution approving the following lane closure request for the listed date and time.

   Ballet Quad Cities; Nutcracker School Program 2022; Adler Theatre | 136 East 3rd Street; Friday, December 9, 2022 8:00 a.m. - 2:00 p.m.; **Closures:** northernmost and center travel lanes on East 3rd Street between Brady Street and Iowa Street. [Ward 3]

XII. Public with Business

PLEASE NOTE: At this time individuals may address the City Council on any matters of City business not appearing on this agenda. This is not an opportunity to discuss issues with the Council members or get information. In accordance with Open Meetings law, the Council cannot take action on any complaint or suggestions tonight, and cannot respond to any allegations at this time.

Please state your Name and Ward for the record. There is a five (5) minute time limit. Please end your comments promptly.

XIII. Reports of City Officials

XIV. Adjourn

City of Davenport

Department: City Clerk **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **12/7/2022**

Subject:
Public Hearing for Case REZ22-07 being the request of High Properties on behalf of Shamrock Properties LC to rezone approximately 104.57 acres of land bounded by Veterans Memorial Parkway, Eastern Avenue, Interstate 80, and Jersey Ridge Road from S-AG Agricultural District to R-1 Single-Family Residential District (33 acres), R-4 Single-Family and Two-Family Residential District (20 acres), R-MF Multi-Family Residential District (35 acres), and C-2 Corridor Commercial District (16 acres). [Ward 8]

Recommendation:
Hold the Hearing.

Background:
The Plan & Zoning Commission reviewed Case REZ22-07 at its November 15, 2022 meeting and voted unanimously to recommend approval of the request 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 and Open Space and Public Land. The C-2 Corridor Commercial District is consistent with the Commercial Node identified at the intersection of Veterans Memorial Parkway and Eastern Avenue.
2. The proposed zoning map amendment to R-1 Single-Family Residential District, R-4 Single-Family and Two-Family Residential District, R-MF Multi-Family Residential District, and C-2 Corridor Commercial District is compatible with the zoning of nearby developed property.
3. With conditions recommended by staff, the proposed zoning map amendment will enable the area to be developed in a manner consistent with the surrounding area.
4. With conditions requiring transportation improvements, the proposed zoning map amendment will promote the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities following development.

Conditions:

1. No lot shall be platted to contain more than one zoning district.
2. A traffic study is required. Additional traffic safety measures may be required as development occurs.
3. Eastern Avenue shall be extended to the south property line of 7219 Eastern Avenue. Provide a minimum of one street connection to the subject property from Eastern Avenue.
4. Install a roundabout on Veterans Memorial Parkway located midway between the east and west boundaries of the subject property.
5. Right-of-way shall be dedicated, as determined by the City of Davenport, for the purpose of constructing a roundabout at the intersection of Eastern Avenue and Veterans Memorial Parkway.
6. A landscape buffer yard shall be installed in accordance with Section 17.11.080 of the Davenport Zoning Ordinance along the south lot line, where abutting property zoned R-1

Single-Family Residential District.
7. Provide a 40-foot setback along the north lot line, where abutting Interstate-80.
8. A minimum of .5 acres shall be reserved as a pocket park within the western half of the R-MF Multi-Family Residential District.
9. The principal use "Billboard" shall be prohibited on property zoned C-2 Corridor Commercial District.
10. The maximum building height in the C-2 District shall be 35 feet.

The full staff report is attached as background materials.

Public Input:

The applicant has held two neighborhood meetings prior to submission of a formal application. A meeting was held on May 10, 2022 without City staff or elected officials present. Addresses within 200 feet of the request were invited to the meeting.

A second neighborhood meeting was held on June 9, 2022 at the Eastern Avenue Branch of the Davenport Library with City staff and elected officials present. The notification area for this meeting was expanded to property owners within 800 feet of the request.

Letters were sent to property owners within 800 feet of the proposed request notifying them of the November 1, 2022 Plan and Zoning Commission Public Hearing. Given the large area petitioned for rezoning, staff increased the required notification area from 200 feet to 800 feet as a courtesy to nearby neighbors.

To date, staff is in communication with adjacent property owners located south of Veterans Memorial Parkway. Concerns raised include proximity of commercial zoning to established residential neighborhoods, traffic, noise, density, and landscape buffers. One official protest has been received and can be found in the background materials.

Staff will apprise Council of any additional correspondence.

ATTACHMENTS:

Type	Description
Ordinance	Ordinance
Backup Material	Staff Report
Backup Material	Rezoning Exhibit
Backup Material	Concept Plan with Staff Recommendations
Backup Material	Concept Plan
Backup Material	Vicinity, Zoning, & Future Land Use Map
Backup Material	Neighborhood Meeting Presentation
Backup Material	Sight Distance Exhibit
Backup Material	Application
Backup Material	Public Notice
Backup Material	Neighborhood Meeting Invitation 6-9-22
Backup Material	Neighborhood Meeting Attendance 6-10-22
Backup Material	Neighborhood Meeting Attendance 5-10-22
Backup Material	Protest Petition

Backup Material Public Comments

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	11/30/2022 - 12:19 PM

ORDINANCE NO. _____

AN ORDINANCE FOR CASE REZ22-07 BEING THE REQUEST OF HIGH PROPERTIES ON BEHALF OF SHAMROCK PROPERTIES LC TO REZONE APPROXIMATELY 104.57 ACRES OF LAND BOUNDED BY VETERANS MEMORIAL PARKWAY, EASTERN AVENUE, INTERSTATE 80, AND JERSEY RIDGE ROAD FROM S-AG AGRICULTURAL DISTRICT TO R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (33 ACRES), R-4 SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL DISTRICT (20 ACRES), R-MF MULTI-FAMILY RESIDENTIAL DISTRICT (35 ACRES), AND C-2 CORRIDOR COMMERCIAL DISTRICT (16 ACRES).

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "R-1 Single-Family Residential District;" "R-4 Single-Family and Two-Family Residential District;" "R-MF Multi-Family Residential District;" and "C-2 Corridor Commercial District."

Legal Description of the R-1 Single-Family Residential District portion of the property:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER S82°34'52"W, 857.67 FEET; THENCE S01°43'19"W, 589.46 FEET; THENCE S25°08'27"E, 627.34 FEET; THENCE S18°52'33"E, 674.64 FEET; THENCE S55°57'25"E, 414.61 FEET; THENCE S46°27'51"E, 29.12 FEET; THENCE N87°54'00"E, 113.71 FEET; THENCE N02°31'19"W, 2156.29 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 33.00 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

Legal Description of the R-4 Single-Family and Two-Family Residential District portion of the property:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER S82°34'52"W, 857.67 FEET; THENCE S82°34'52"W, 747.34 FEET; THENCE S81°47'02"W, 720.56 FEET; THENCE S02°00'19"E, 142.25 FEET; THENCE N87°45'31"E, 300.00 FEET; THENCE S02°00'19"E, 438.50 FEET; THENCE S87°46'01"W, 300.00 FEET; THENCE S02°00'19"E, 341.61 FEET; THENCE N87°57'31"E, 239.77 FEET; THENCE N66°31'14"E, 250.33 FEET; THENCE 52.16 FEET ALONG A 330.00 RADIUS CONCAVE EASTERLY (CHORD BEARING S28°00'26"E, 52.10 FEET); THENCE 60.02 FEET ALONG A 1712.02 RADIUS CONCAVE NORTHWESTERLY (CHORD BEARING N58°42'42"E, 60.02 FEET); THENCE 112.65 FEET ALONG A 230.16 RADIUS CONCAVE SOUTHERLY (CHORD BEARING N74°26'57"E, 111.53 FEET); THENCE N02°02'32"W, 381.63 FEET; THENCE N87°57'28"E, 765.92 FEET; THENCE N01°43'19"E, 589.46 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 20.73 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

Legal Description of the R-MF Multi-Family Residential District portion of the property:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER N02°00'19"W, 512.17 FEET; THENCE N02°00'19"W, 506.22 FEET; THENCE N87°57'31"E, 239.77 FEET; THENCE N66°31'14"E, 250.33 FEET; THENCE 52.16 FEET ALONG A 330.00 RADIUS CONCAVE EASTERLY (CHORD BEARING S28°00'26"E, 52.10 FEET); THENCE 60.02 FEET ALONG A 1712.02 RADIUS CONCAVE NORTHWESTERLY (CHORD BEARING N58°42'42"E, 60.02 FEET); THENCE 112.65 FEET ALONG A 230.16 RADIUS CONCAVE SOUTHERLY (CHORD BEARING N74°26'57"E, 111.53 FEET); THENCE N02°02'32"W, 381.63 FEET; THENCE N87°57'28"E, 765.92 FEET; THENCE S25°08'27"E, 627.34 FEET; THENCE S18°52'33"E, 674.64 FEET; THENCE S55°57'25"E, 414.61 FEET; THENCE 347.50 FEET ALONG A 1529.55 RADIUS CONCAVE NORTHERLY (CHORD BEARING N77°32'44"W, 346.76 FEET); THENCE N70°54'38"W, 808.70 FEET; THENCE 554.56 FEET ALONG A 1534.16 RADIUS CONCAVE SOUTHERLY (CHORD BEARING N81°27'54"W, 551.54 FEET); THENCE S87°054'33"W, 567.01 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 35.27 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

Legal Description of the C-2 Corridor Commercial District portion of the property:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER N02°00'19"W, 512.17 FEET; THENCE N87°54'33"E, 567.01 FEET; THENCE 554.56 FEET ALONG A 1534.16 RADIUS CURVE CONCAVE SOUTHERLY (CHORD BEARING S81°27'54"E, 551.54 FEET); THENCE S70°54'38"E, 808.70 FEET; THENCE 347.50 FEET ALONG A 1529.55 RADIUS CURVE CONCAVE NORTHERLY (CHORD BEARING S77°32'44"E, 346.76 FEET); THENCE S46°27'51"E, 29.12 FEET; THENCE S87°31'28"W, 216.38 FEET; THENCE; THENCE S87°39'14"W, 2003.57 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 17.48 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

Section 2. That the following findings and conditions are hereby imposed upon said rezoning:

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Residential General and Open Space and Public Land. The C-2 Corridor Commercial District is consistent with the Commercial Node identified at the intersection of Veterans Memorial Parkway and Eastern Avenue.
2. The proposed zoning map amendment to R-1 Single-Family Residential District, R-4 Single-Family and Two-Family Residential District, R-MF Multi-Family Residential District, and C-2 Corridor Commercial District is compatible with the zoning of nearby developed property.
3. With conditions recommended by staff, the proposed zoning map amendment will enable the area to be developed in a manner consistent with the surrounding area.

4. With conditions requiring transportation improvements, the proposed zoning map amendment will promote the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities following development.

Conditions:

1. No lot shall be platted to contain more than one zoning district.
2. A traffic study is required. Additional traffic safety measures may be required as development occurs.
3. Eastern Avenue shall be extended to the south property line of 7219 Eastern Avenue. Provide a minimum of one street connection to the subject property from Eastern Avenue.
4. Install a roundabout on Veterans Memorial Parkway located midway between the east and west boundaries of the subject property.
5. Right-of-way shall be dedicated, as determined by the City of Davenport, for the purpose of constructing a roundabout at the intersection of Eastern Avenue and Veterans Memorial Parkway.
6. A landscape buffer yard shall be installed in accordance with Section 17.11.080 of the Davenport Zoning Ordinance along the south lot line, where abutting property zoned R-1 Single-Family Residential District.
7. Provide a 40-foot setback along the north lot line, where abutting Interstate-80.
8. A minimum of .5 acres shall be reserved as a pocket park within the western half of the RMF Multi-Family Residential District.
9. The principal use "Billboard" shall be prohibited on property zoned C-2 Corridor Commercial District.
10. The maximum building height in the C-2 District shall be 35 feet.

Section 3. At its November 15, 2022 meeting, the Plan and Zoning Commission voted to forward Case REZ22-07 to the City Council with a recommendation for approval subject to the listed findings and conditions.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

Staff Report
Case REZ22-07

Being the request of High Properties on behalf of Shamrock Properties LC to rezone approximately 104.57 acres of land bounded by Veterans Memorial Parkway, Eastern Avenue, Interstate 80, and Jersey Ridge Road from S-AG Agricultural District to R-1 Single-Family Residential District (33 acres), R-4 Single-Family and Two-Family Residential District (20 acres), R-MF Multi-Family Residential District (35 acres), and C-2 Corridor Commercial District (16 acres). [Ward 8]

The purpose of the request is to rezone the 104.57 acre site from S-AG Agricultural District to a mixed use development consisting of larger single-family residential lots to the east (R-1), moderate sized single-family lots to the north (R-4), multi-family housing in the center (R-MF), and commercial on the south side of Veterans Memorial Parkway (C-2).

A survey of the property has been provided by the applicant delineating the land to be rezoned.

The subject site has historically been used for farming. There is a 3 acre lot near the northwest corner of the subject property that is under separate ownership. This parcel is not included in the rezoning request and will maintain access onto Eastern Avenue through the existing right-of-way easement.

A concept plan has been submitted by the applicant indicating lot sizes, building footprints, detention ponds, internal street network, and access points onto Veterans Memorial Parkway and Eastern Avenue. However, this is not a final development plan and the overall site layout is subject to change. Staff are reviewing the concept plan for conformance with zoning district standards and all associated permitted uses.

Why is a Zoning Map Amendment Required?
The Zoning Ordinance does not permit residential or commercial development in an agricultural district. Pending approval of the rezoning by City Council, the applicant will return for approval of a preliminary and final plat.

Comprehensive Plan:
Within Urban Service Area 2035: Yes

Future Land Use Designations:
The subject property is designated Residential General and Open Space and Public Land 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.

2. **Open Space / Public Land (OS):** Includes undeveloped open space, natural areas, floodplains and wetlands that may be or may not be planned for future park and recreation development.
3. **Commercial Node (CN):** Clusters of generally more intense uses found either along existing Urban Corridors or along or at the intersection of major streets in newly developed areas. CN areas may contain commercial uses somewhat more intense than uses found elsewhere on Urban Corridors, as well as higher density residential uses and office and service businesses. CN should serve a population of about 5000 people within 1/2 mile. Ideally, CN areas should be architecturally integrated, and designed to serve all modes of transportation. Pedestrian connections to the neighborhoods they serve are important. Therefore, master planning and customized zoning provisions for new CN areas should occur before development or redevelopment occurs.

Zoning:
Attached to this report is a Rezoning Exhibit indicating the boundaries of each district.

The property is currently zoned **S-AG Agricultural District.** This district is intended to address existing agricultural land uses. The standards of the S-AG District promote the continuation of farming, and protect agricultural land uses from encroachment of incompatible developments.

The applicant is requesting to rezone the 33 acres east of Pheasant Creek to **R-1 Single-Family Residential District**. This district is intended to accommodate the lowest-density single-family neighborhoods within the City of Davenport, exhibiting a predominantly semi-suburban development pattern of large lots and generous yards.

The northwest 20 acres of land is petitioned to be rezoned to **R-4 Single-Family and Two-Family Residential District**. This district is intended to accommodate residential neighborhoods in the City of Davenport consisting of single-family and two-family homes in a dense urban development pattern. The R-4District may also serve as a transitional district between Davenport's single-family and two-family neighborhoods and more intense uses within the City. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4 District.

In addition, the request is to rezone the 35 acres of land north of Veterans Memorial Parkway, from Eastern Avenue to Pheasant Creek, 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.

Finally, the 16 acres of property south of Veterans Memorial Parkway is requested to be rezoned to **C-2 Corridor Commercial District**. This district is intended to address the commercial corridors that are primarily oriented toward a mix of retail, personal service, and office uses along arterial streets and collector streets adjacent to arterials streets in the City. The C-2 District accommodates auto-oriented development – both individual businesses and retail centers – and mixed-use development, with the intent of improving the pedestrian environment along Davenport's commercial corridors.

Technical Review:

City Departments reviewed the proposed Zoning Map Amendment Application for compliance with city ordinances and impacts to regional systems.

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) and Open Space and Public Land in the Davenport +2035 Land Use Plan. In addition, there is a Commercial Node at the intersection of Veterans Memorial Parkway and Eastern Avenue.

There has been increased development interest along the Veterans Memorial Parkway corridor given the proximity to shopping centers, employment opportunities, schools, and neighborhood amenities. The proposed amendment to low and moderate density residential is consistent with the surrounding neighborhoods south of Veterans Memorial Parkway, between Jersey Ridge Road and Eastern Avenue.

Pheasant Creek serves as a natural divide between land uses. The existing floodplain will preserve the creek as open space and serve as an amenity to residential development.

Focusing density and commercial uses at the intersection of Eastern Avenue and Veterans Memorial Parkway is also consistent with the Commercial Node classification. Given the higher volume of vehicular traffic, it is appropriate to focus commercial development near this intersection.

It is staff's opinion the proposed amendment is consistent with the Comprehensive Plan and adopted land use policies. An amendment to the Comprehensive Plan is not required with this petition.

b. The compatibility with the zoning of nearby property.

Staff Response: The subject property is located on a high traffic corridor surrounded by low density residential to the east and south, a utility substation, undeveloped commercial-office park land to the west, and Interstate-80 to the north.

The petition to rezone the 33 acres east of Pheasant Creek to the R-1 District is compatible with the abutting large lot single-family homes along Jersey Ridge Road and Cromwell Circle. The R-1 District has a minimum lot size of 20,000 square feet, which is aligned with existing neighborhoods.

Rezoning the northern 20 acres, west of Pheasant Creek and abutting the interstate, to R-4 Single-Family and Two-Family Residential District is consistent with the lot sizes in the Prairie Heights Subdivision. The moderate density of the R-4 District will serve as a transition between multi-family development and low density single-family.

The central 35 acres of the site are petitioned to be rezoned to the R-MF Multi-Family Residential District. Davenport's highest density residential district will be physically separated from existing neighborhoods by Pheasant Creek and Veterans Memorial Parkway. The rezoning to multi-family will allow for a mix of housing types throughout the 104.57 acre site. The Kahl Home, east of the Jersey Ridge Road roundabout, and the northeast corner of Prairie Heights are also zoned R-MF District.

The 16 acres south of Veterans Memorial Parkway is proposed to be rezoned to C-2 Corridor Commercial District. The land west of Eastern Avenue is zoned C-OP Commercial Office Park District. Despite being undeveloped, designating another commercial district in the vicinity will enable a mix of retail, office, and personal service establishments that can serve the surrounding residents.

While Pheasant Creek and Veterans Memorial Parkway act as a clear delineation between zoning districts, staff is recommending a condition that no lot may contain more than one zoning classification.

It is staff's opinion the proposed zoning amendment to R-1 Single-Family Residential District, R-4 Single-Family and Two-Family Residential District, R-MF Multi-Family Residential District, and C-2 Corridor Commercial District is compatible with the zoning of nearby developed property.

c. The compatibility with established neighborhood character.

Staff Response: This 104.57 acre tract of land, as well as the property west of Eastern Avenue, is currently being used for farming. Aside from the low density single-family lots to the east and south, there is no established neighborhood character for this growth area. Therefore, the character will be determined by this development.

To create compatibility with the existing single-family homes, the applicant is requesting a rezoning to the R-1 District east of Pheasant Creek. The character of the subdivision increases in density west of the floodplain as lot sizes transition to a moderate density with a mixture of housing types.

Pheasant Creek will provide a natural greenway throughout the development and offer opportunities for trails and recreation. However, staff are recommending a minimum of .5 acres be reserved as a pocket park within the western half of the R-MF District. The City wants to ensure residents within the multi-family dwellings are given an accessible place for outdoor recreation, since this area of Davenport has limited parkland.

The existing utility substation on Eastern Avenue is a nonresidential land use. Therefore, a node of commercial development is compatible with a growing corridor. To further protect the character of adjacent neighborhoods, staff are recommending a condition to prohibit billboards as a principal use in the C-2 Corridor Commercial District. Staff also recommend a landscape buffer yard be installed along the south property line of the C-2 District, where abutting the R-1 District. Landscaping will provide additional separation between land uses and offer additional privacy to existing residents.

It is staff's opinion the proposed zoning districts and boundaries are 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: The proposed residential and commercial zoning will significantly increase the density of the existing agricultural property. Development of the site requires a traffic study to ensure appropriate infrastructure is in place to address the projected increase in traffic volume on Veterans Memorial Parkway, Eastern Avenue, as well as to provide safe access points into the development.

Staff are recommending Eastern Avenue be extended to the south property line of 7219 Eastern Avenue. A minimum of one street connection to the subject property shall be provided from the extended roadway. In addition, the City intends to install a roundabout at the intersection of Eastern Avenue and Veterans Memorial Parkway. Depending on final design, the City may require the property owner to dedicate additional right-of-way for the construction of the roundabout.

Given the scale of development, a second roundabout is recommended on Veterans Memorial Parkway midway between the east and west boundaries of the subject property. A controlled intersection will reduce the vehicular speed on Veterans Memorial Parkway and facilitate access between the commercial development on the south with the residential neighborhood north of the parkway.

With the recommended traffic conditions, driver and pedestrian safety will be protected by channeling vehicles and pedestrians to controlled access points. Road connectivity will also ensure emergency response times and service standards are upheld. The final internal network of streets will be reviewed during the subdivision process.

In addition, staff are recommending a condition to provide a 40 foot building setback along the north lot line, where abutting Interstate-80. The applicant's concept plan details a 50 foot setback from the interstate to preserve existing vegetation and mitigate noise and light pollution. Busy roadways, such as I-80, are also associated with higher concentrations of air pollutants, which create a hazard to public health. An additional setback from the Interstate is warranted. Staff believe this condition will benefit existing neighborhoods as well as new construction on the site. The landscape buffer along the south property line will provide a barrier between commercial development and the existing homes on Cromwell Circle.

Staff believes adding conditions to the rezoning request can address and mitigate the impacts to the regional transportation network and public health. It is staff’s opinion that the proposed zoning map amendment will promote the public health, safety, and welfare of the City with the recommended conditions for street connectivity and setbacks from Interstate-80.

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 existing S-AG Agricultural Zoning District is intended to promote the continuation of farming. A residence on an agricultural site may only be established if the property is a minimum of 38 acres. Given the petition to rezoned 104.57 acres, only two single-family home may be constructed under the existing zoning classification.

A rezoning to varying residential densities will enable the property to be built-out at a scale more aligned with the adjacent neighborhoods south of Veterans Memorial Parkway. In addition, the proposed residential districts will establish a mix of housing types and styles within a cohesive development.

It is staff's opinion that the proposed zoning map amendment will enable the area to be developed in a manner consistent with Davenport's neighborhoods and commercial corridors.

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

Staff Response: The undeveloped 104.57 acre site is currently being used for farming. If rezoned to a residential or commercial zoning district, the agricultural use will be considered nonconforming until the site is subdivided and developed.

Dimensional standards, such as lot area, lot width, setbacks, building coverage, and impervious surface will be addressed during the subdivision and development process.

It is staff’s opinion that the proposed amendment will not create any nonconformities following development.

REZONING EXHIBIT

TRALEE FARMS

DAVENPORT, SCOTT COUNTY, IOWA

DEVELOPER/OWNER INFORMATION:

DEVELOPER / APPLICANT:
HIGH PROPERTY MANAGEMENT
C/O DARRYL HIGH
211 1ST AVE SE, SUITE A
CEDAR RAPIDS, IA 52401
319-363-3900
DARRYLH@HIGHDEVELOPMENT.COM

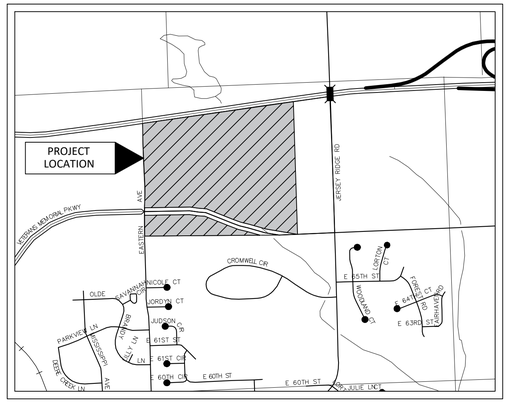
OWNER:
SHAMROCK PROPERTIES LC
1910 E KIMBERLY RD
DAVENPORT, IA 52807

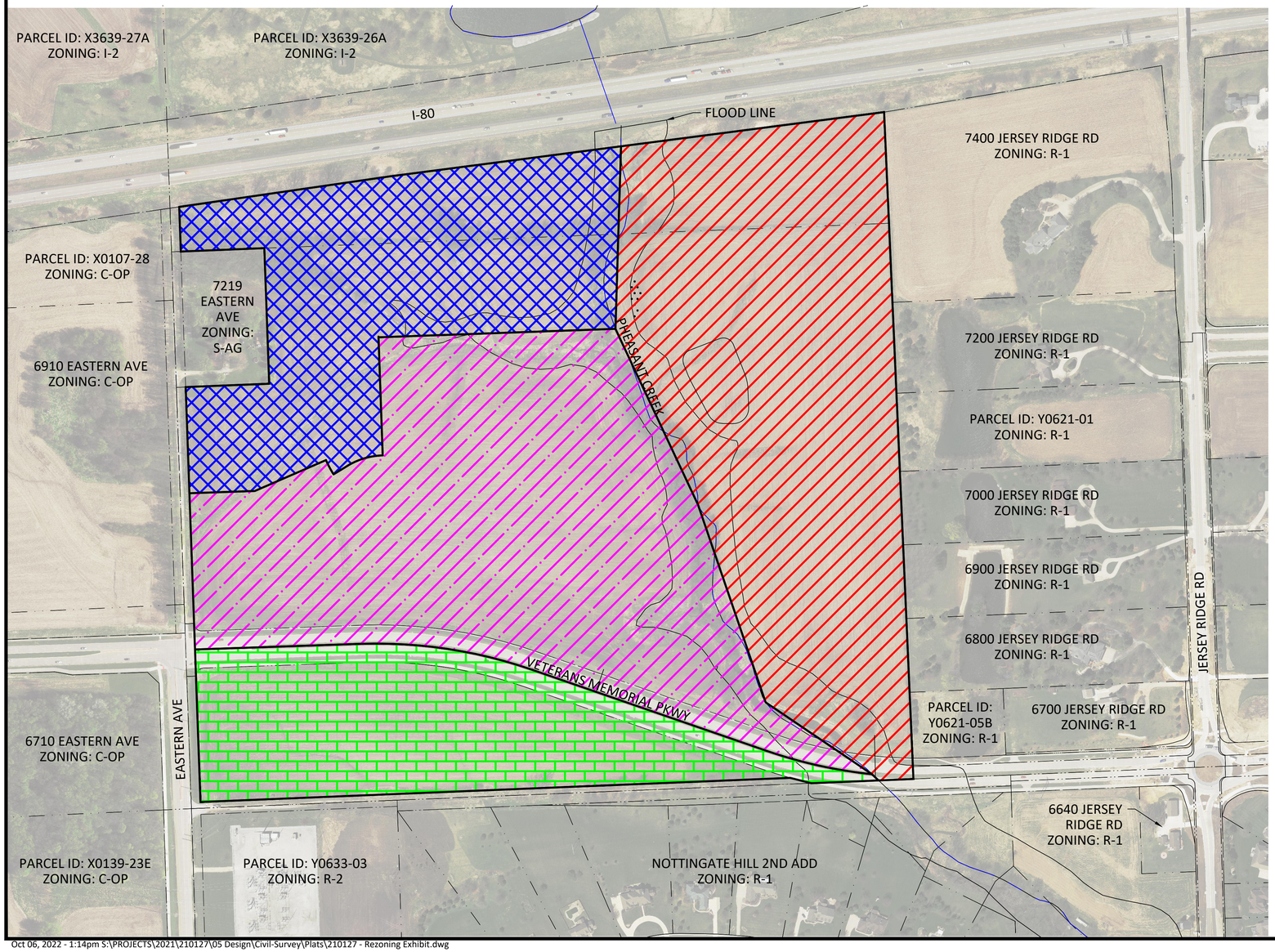
PREPARED BY:
AXIOM CONSULTANTS, LLC
C/O BRIAN BOELK
60 E. COURT STREET, UNIT 3
IOWA CITY, IOWA 52240
319-519-6220
BBOELK@AXIOM-CON.COM

ZONING INFORMATION:

CURRENT ZONING:		
S-AG	AGRICULTURAL ZONING	105 ACRES
PROPOSED ZONING:		
R-1	SINGLE-FAMILY RESIDENTIAL	33 ACRES
R-4	SINGLE-FAMILY & TWO-FAMILY RESIDENTIAL	20 ACRES
R-MF	MULTI-FAMILY RESIDENTIAL	35 ACRES
C-2	CORRIDOR COMMERCIAL	16 ACRES

PROJECT VICINITY MAP





LEGAL DESCRIPTION:

R-1 LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER S82°35'34"W, 856.81 FEET; THENCE S01°43'15"W, 589.82 FEET; THENCE S25°08'27"E, 627.34 FEET; THENCE S18°52'33"E, 674.64 FEET; THENCE S55°57'25"E, 414.61 FEET; THENCE S46°27'51"E, 29.12 FEET; THENCE N87°39'04"E, 112.86 FEET; THENCE N02°31'16"W, 2155.91 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 33 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

R-4 LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER S82°35'34"W, 856.81 FEET; THENCE S82°35'34"W, 749.62 FEET; THENCE S81°45'21"W, 690.38 FEET; THENCE S02°02'47"E, 144.19 FEET; THENCE N87°43'01"E, 270.00 FEET; THENCE S02°02'47"E, 438.00 FEET; THENCE S87°43'01"W, 270.00 FEET; THENCE S02°02'47"E, 343.34 FEET; THENCE N87°57'13"E, 211.35 FEET; THENCE N66°31'14"E, 250.33 FEET; THENCE 52.16 FEET ALONG A 330.00 RADIUS CONCAVE EASTERLY (CHORD BEARING S28°00'26"E, 52.10 FEET); THENCE 60.02 FEET ALONG A 1712.02 RADIUS CONCAVE SOUTHEASTERLY (CHORD BEARING N58°42'42"E, 60.02 FEET); THENCE 112.65 FEET ALONG A 230.16 RADIUS CONCAVE SOUTHERLY (CHORD BEARING N74°26'57"E, 111.53 FEET); THENCE N02°02'32"W, 381.63 FEET; THENCE N87°57'28"E, 765.92 FEET; THENCE N01°43'15"E, 589.82 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 20 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

R-MF LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER N02°03'26"W, 492.91 FEET; THENCE N02°02'09"W, 504.93 FEET; THENCE N87°57'13"E, 211.35 FEET; THENCE N66°31'14"E, 250.33 FEET; THENCE 52.16 FEET ALONG A 330.00 RADIUS CONCAVE EASTERLY (CHORD BEARING S28°00'26"E, 52.10 FEET); THENCE 60.02 FEET ALONG A 1712.02 RADIUS CONCAVE SOUTHEASTERLY (CHORD BEARING N58°42'42"E, 60.02 FEET); THENCE 112.65 FEET ALONG A 230.16 RADIUS CONCAVE SOUTHERLY (CHORD BEARING N74°26'57"E, 111.53 FEET); THENCE N02°02'32"W, 381.63 FEET; THENCE N87°57'28"E, 765.92 FEET; THENCE S25°08'27"E, 627.34 FEET; THENCE S18°52'33"E, 674.64 FEET; THENCE S55°57'25"E, 414.61 FEET; THENCE 347.50 FEET ALONG A 1529.55 RADIUS CONCAVE NORTHERLY (CHORD BEARING N77°32'44"W, 346.76 FEET); THENCE N70°54'38"W, 808.70 FEET; THENCE 554.56 FEET ALONG A 1534.16 RADIUS CONCAVE SOUTHERLY (CHORD BEARING N81°27'54"W, 551.54 FEET); THENCE S88°02'33"W, 538.31 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 35 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

C-2 LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER N02°03'26"W, 492.91 FEET; THENCE N88°02'33"E, 538.31 FEET; THENCE 554.56 FEET ALONG A 1534.16 RADIUS CURVE CONCAVE SOUTHERLY (CHORD BEARING S81°27'54"E, 551.54 FEET); THENCE S70°54'38"E, 808.70 FEET; THENCE 347.50 FEET ALONG A 1529.55 RADIUS CURVE CONCAVE NORTHERLY (CHORD BEARING S77°32'44"E, 346.76 FEET); THENCE S46°27'51"E, 29.12 FEET; THENCE S87°39'04"W, 217.32 FEET; THENCE N75°47'57"W, 70.21 FEET; THENCE S87°39'04"W, 1906.07 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 16 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

NOT FOR CONSTRUCTION

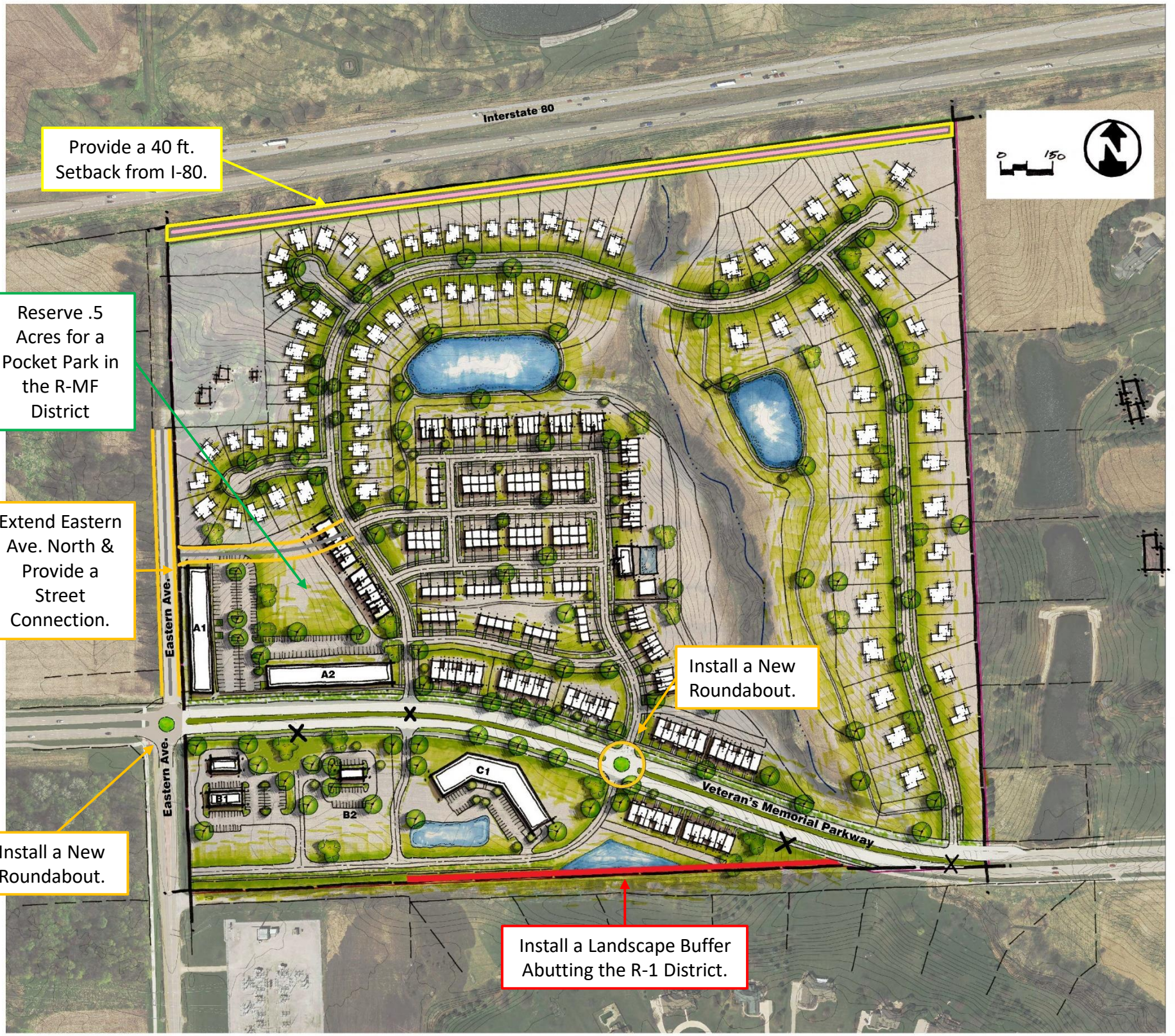
ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME: TRALEE FARMS
DAVENPORT, IA 52807
CLIENT NAME: HIGH PROPERTY MANAGEMENT
SHEET NAME: REZONING EXHIBIT
PROJECT NO.: 21-0127
DESIGN PROFESSIONAL: BOELK
SHEET NUMBER: 1 OF 1

Oct 06, 2022 - 1:14pm S:\PROJECTS\2021\210127\05 Design\Civil-Survey\Plats\210127 - Rezoning Exhibit.dwg



Duffy Property - Davenport, Iowa

AXIOMCONSULTANTS

Concept Plan with Recommendations by City Staff

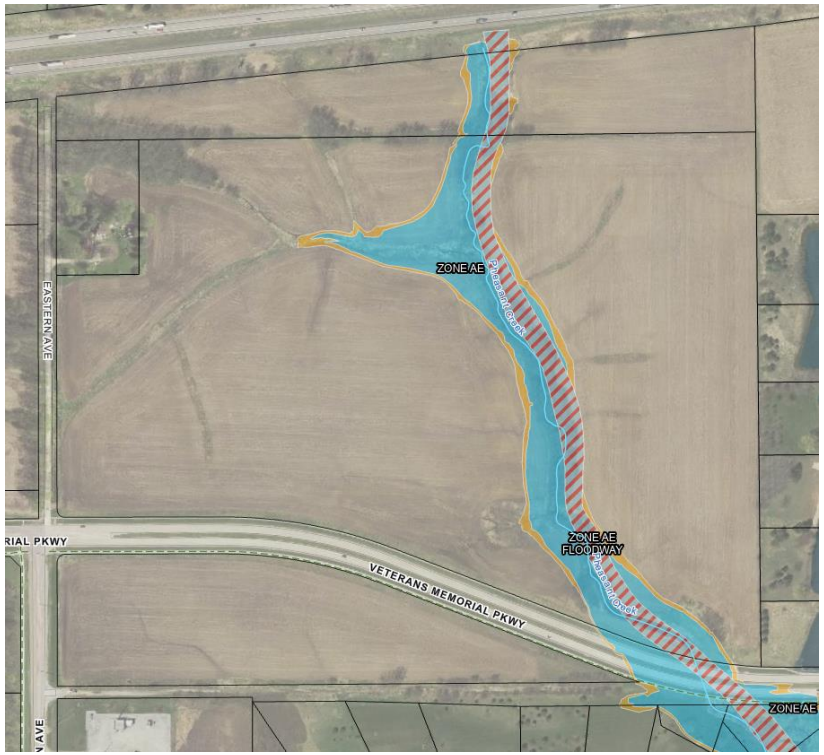


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Duffy Property - Davenport, Iowa
Conceptual Site Plan Rendering

AXIOMCONSULTANTS

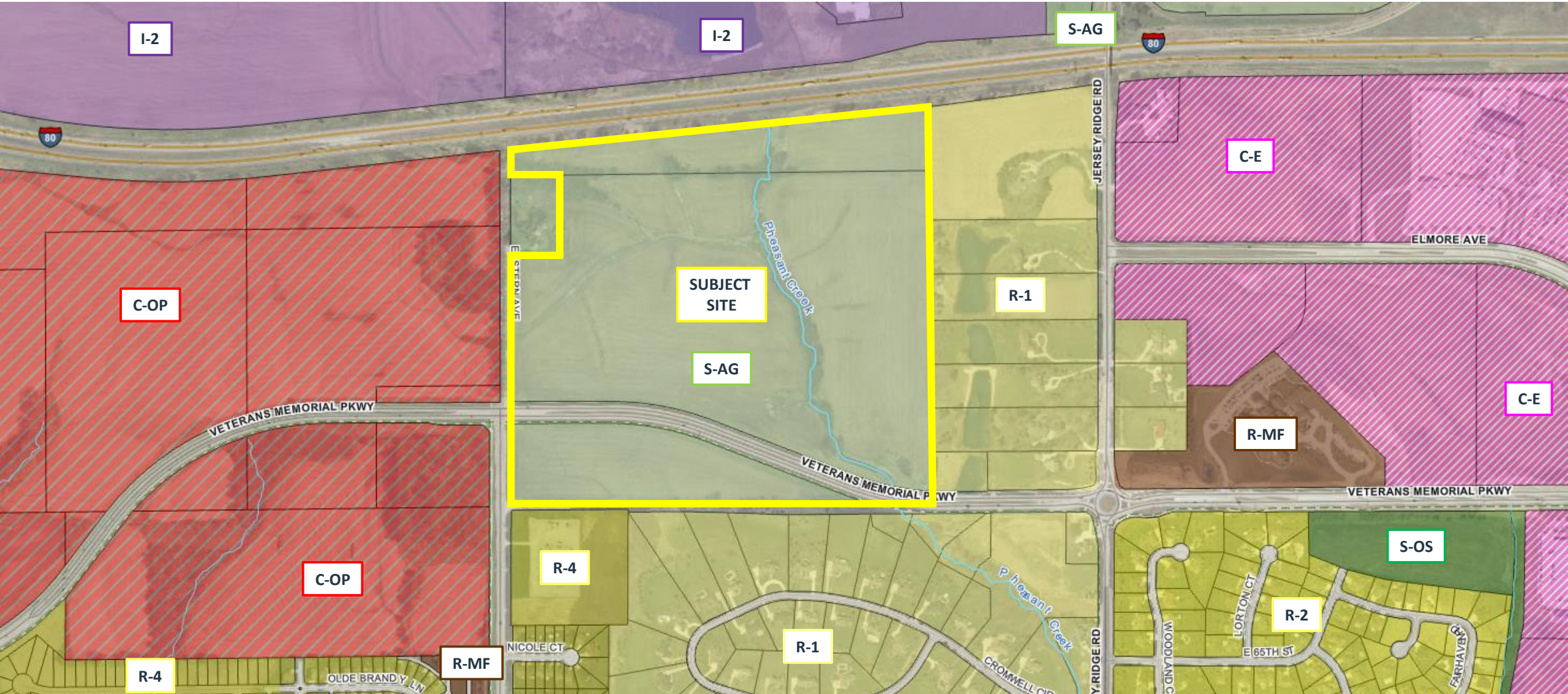
Vicinity Map



Pheasant Creek Floodplain

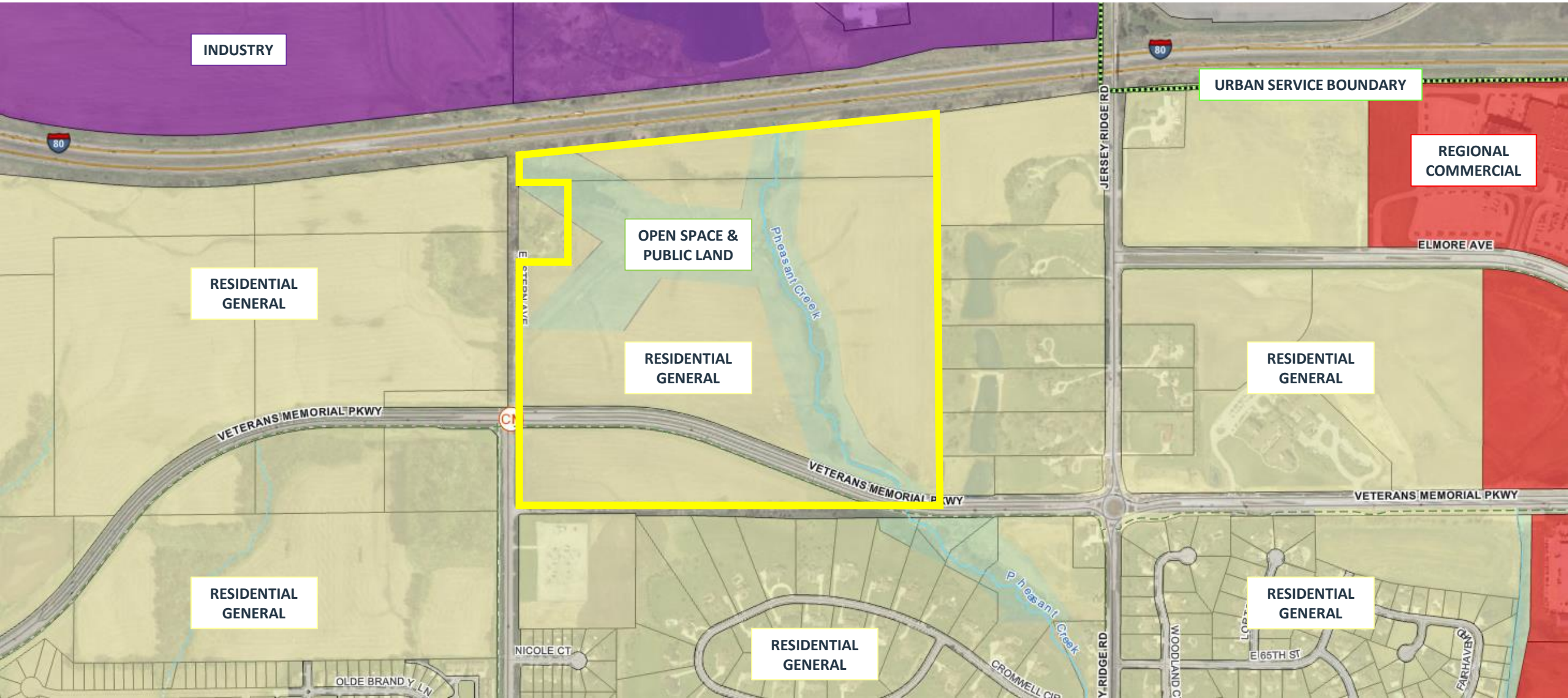
Zoning Map

DAVENPORT
IOWA | USA



Future Land Use Map

DAVENPORT
IOWA | USA



SHAMROCK DEVELOPMENT

Good Neighbor Meeting

June 9, 2022, 5:30 p.m.

HIGH PROPERTIES

AXIOM CONSULTANTS

PROJECT TEAM

High Development Corp. – Darryl High

Axiom Consultants – Brian Boelk

Shamrock Properties – Duffy Family

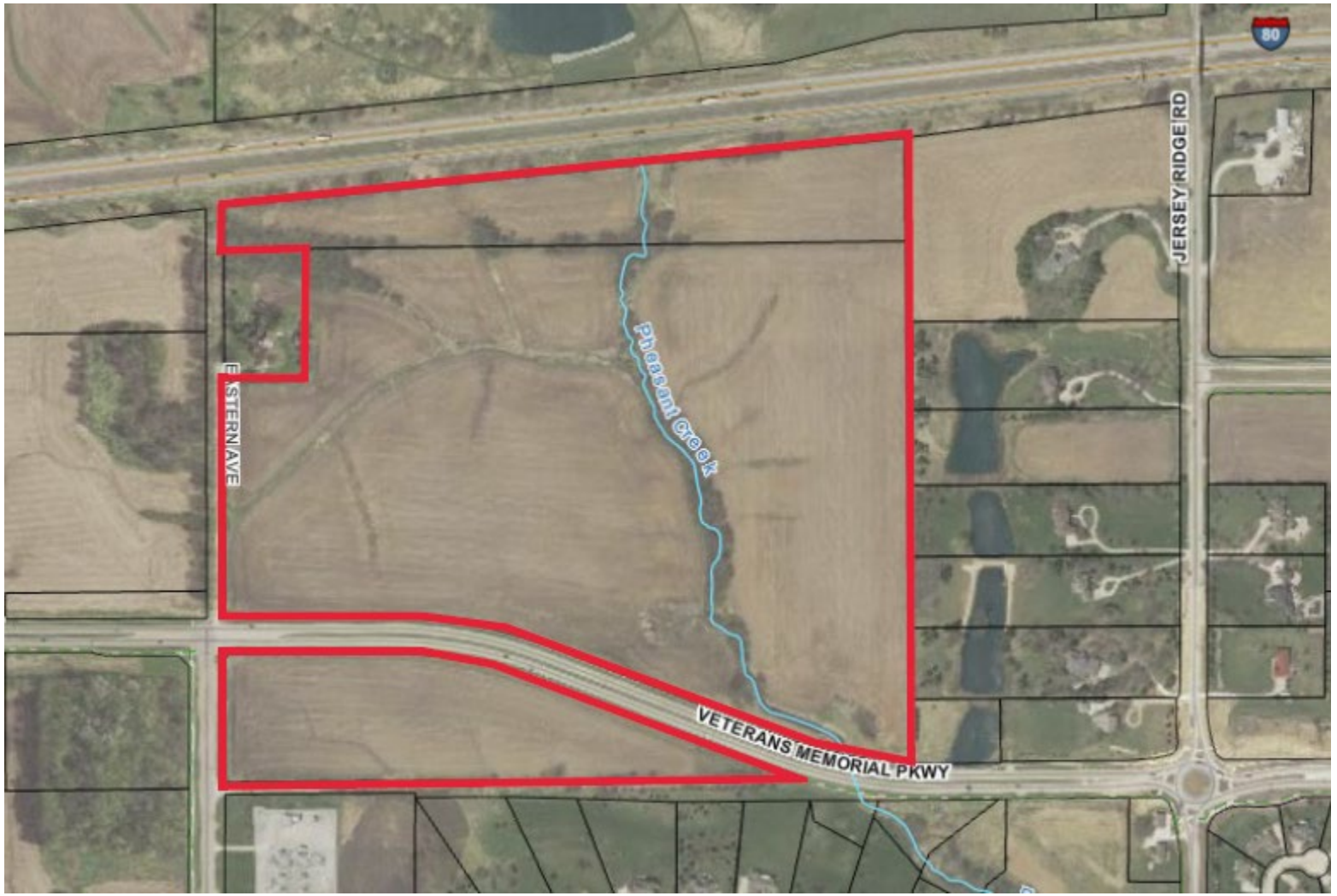




HIGH PROPERTIES

AXIOM CONSULTANTS

PROJECT LOCATION



HIGH PROPERTIES

AXIOM CONSULTANTS

PRELIMINARY CONCEPT PLAN

(ORIGINAL)



HIGH PROPERTIES

AXIOM CONSULTANTS

PRELIMINARY CONEPT PLAN

(REVISED)



HIGH PROPERTIES

AXIOM CONSULTANTS

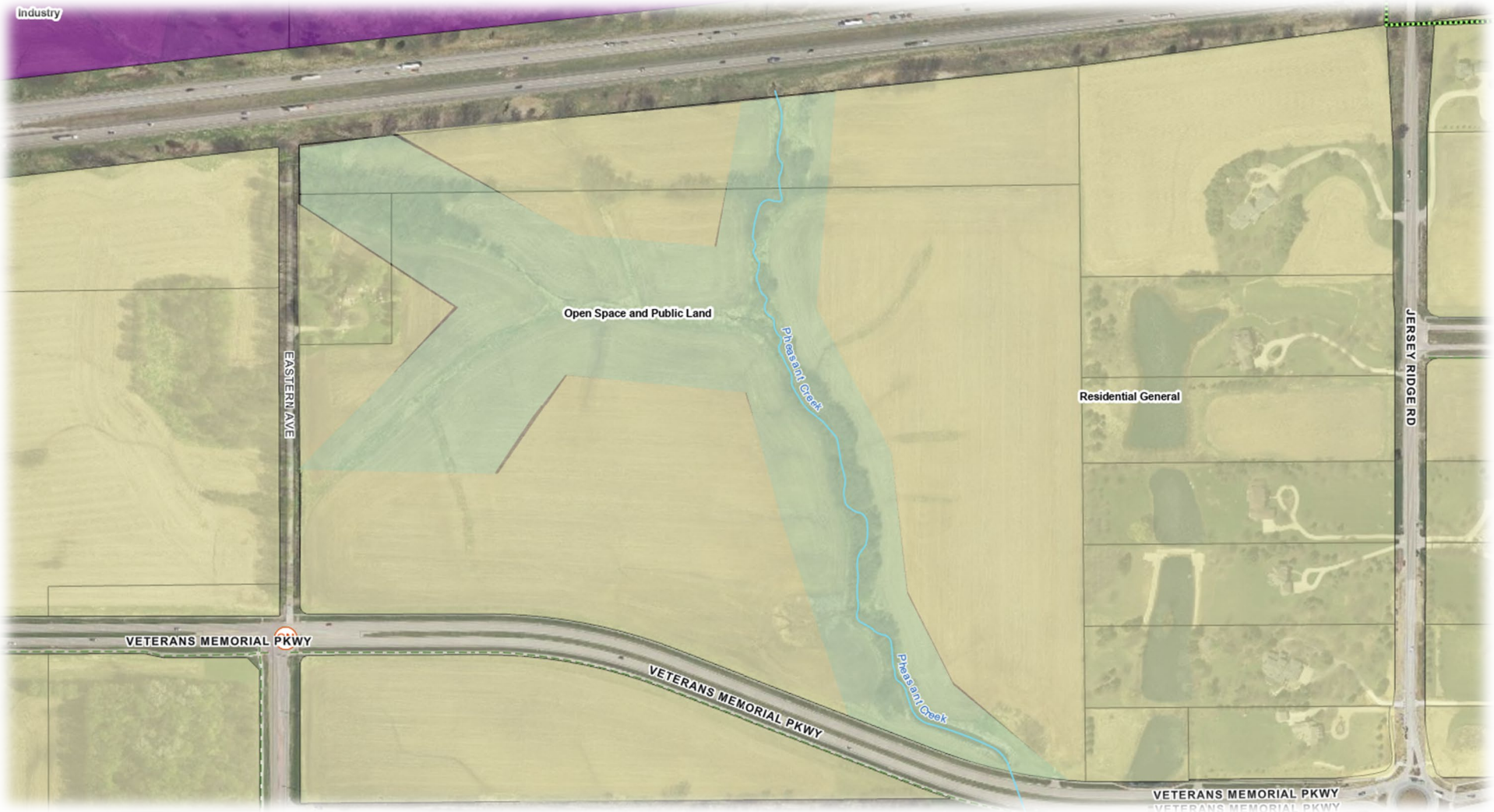
CURRENT ZONING MAP



HIGH PROPERTIES

AXIOM CONSULTANTS

FUTURE LAND USE MAP



HIGH PROPERTIES

AXIOM CONSULTANTS

HOUSING EXAMPLES





HIGH PROPERTIES

AXIOM CONSULTANTS

HOUSING EXAMPLES





HIGH PROPERTIES

AXIOM CONSULTANTS

HOUSING EXAMPLES





HIGH PROPERTIES

AXIOM CONSULTANTS

SITE RENDERING EXAMPLES

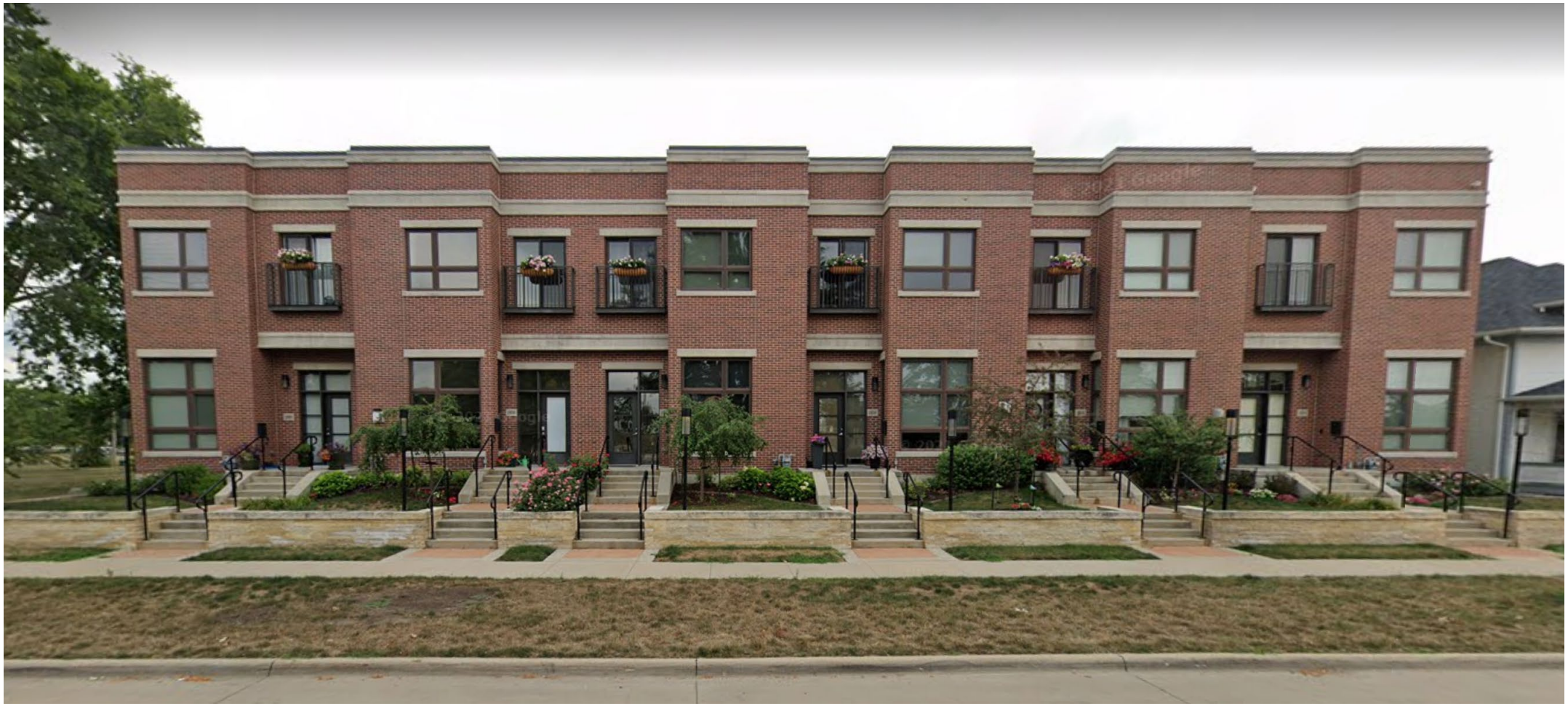




HIGH PROPERTIES

AXIOM CONSULTANTS

TOWNHOME/BROWNSTONE EXAMPLE



HIGH PROPERTIES

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MULTI FAMILY LIVING EXAMPLE



HIGH PROPERTIES

AXIOM CONSULTANTS

SITE EXAMPLES









HIGH PROPERTIES

AXIOM CONSULTANTS

QUESTIONS / COMMENTS

Thank you for attending our Good Neighbor Meeting for the proposed Shamrock Development!

CONTACT INFORMATION

Axiom Consultants

- Brian Boelk –bboelk@axiom-con.com, 319-519-6222

High Development Corp.

- Darryl High – darrylh@highdevelopment.com, 319-363-3900

HIGH PROPERTIES

AXIOM CONSULTANTS

ENTRANCE 1

ENTRANCE 2

ENTRANCE 3

DOG PARK

GAZEBO

EASTERN AVE

VETERANS MEMORIAL PKWY

GAS STATION
2.12 AC
92,505 SF

COFFEE SHOP
1.96 AC
85,447 SF

OFFICE FLEX
2.28 AC
99,535 SF

ASSISTED LIVING
5.24 AC
228,253 SF

TOWNHOMES
7.07 AC
307,977 SF

OL F
67,601SF

OL H
141,587SF

OL J
21,289SF

NOT FOR CONSTRUCTION

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

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TRALEE FARMS
DAVENPORT, IOWA, 52807

CLIENT NAME:
HIGH PROPERTIES

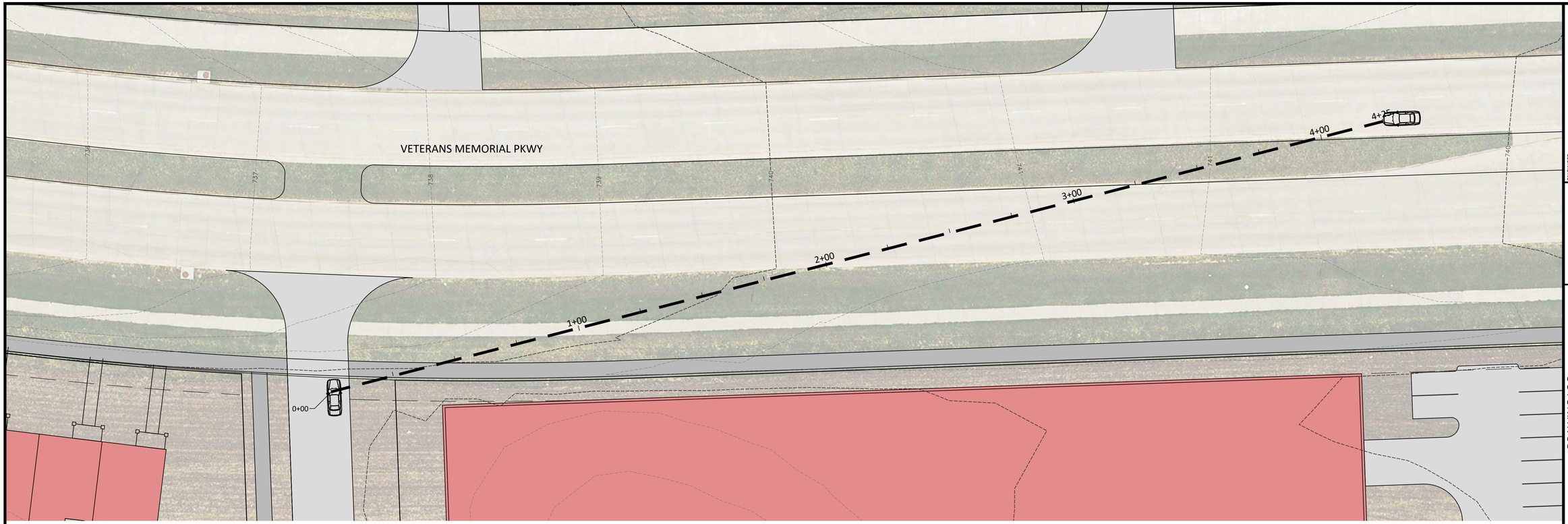
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SIGHT DISTANCE EXHIBIT
ENTRANCE MAP

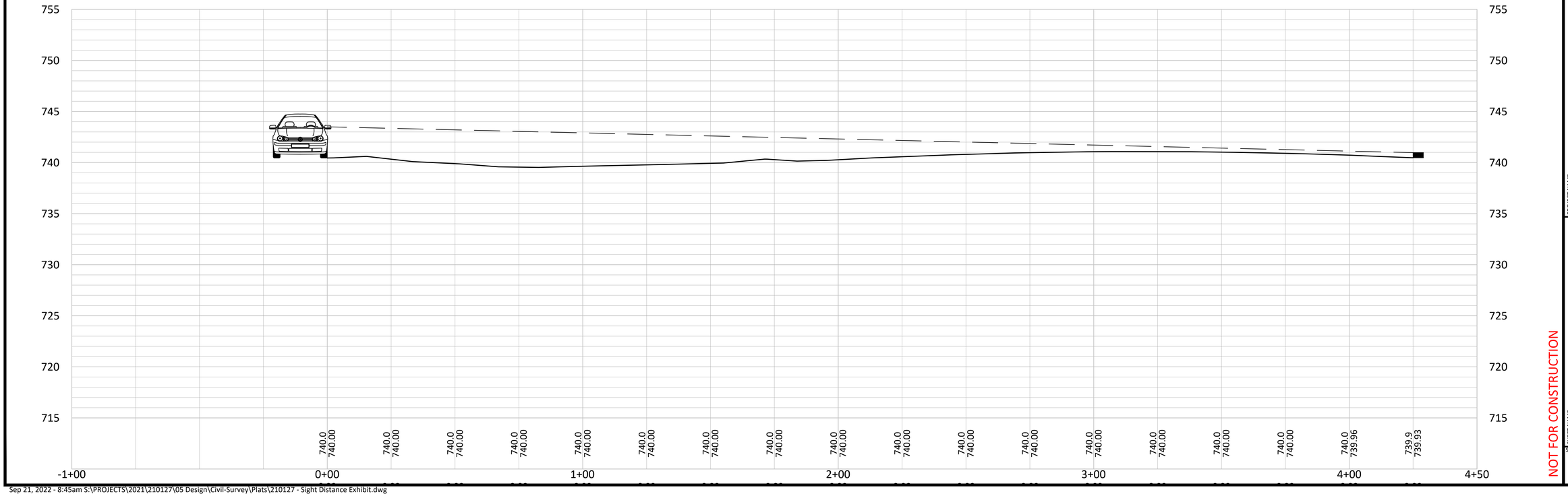
PROJECT NO.:
21-0127

DESIGN PROFESSIONAL:
BOELK

SHEET NUMBER:
1 OF 7

Sep 21, 2022 - 8:45am S:\PROJECTS\2021\210127\05 Design\Civil-Survey\Plats\210127 - Sight Distance Exhibit.dwg





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ENGINEER:
AXIOM CONSULTANTS
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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME: TRALEE FARMS
DAVENPORT, IOWA, 52807

CLIENT NAME: HIGH PROPERTIES

SHEET NAME: SIGHT DISTANCE EXHIBITS
EASTBOUND CAR - ENTRANCE 1

PROJECT NO.: 21-0127

DESIGN PROFESSIONAL: BOELK

SHEET NUMBER: 2 OF 7

NOT FOR CONSTRUCTION

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME:
TRALEE FARMS
DAVENPORT, IOWA, 52807

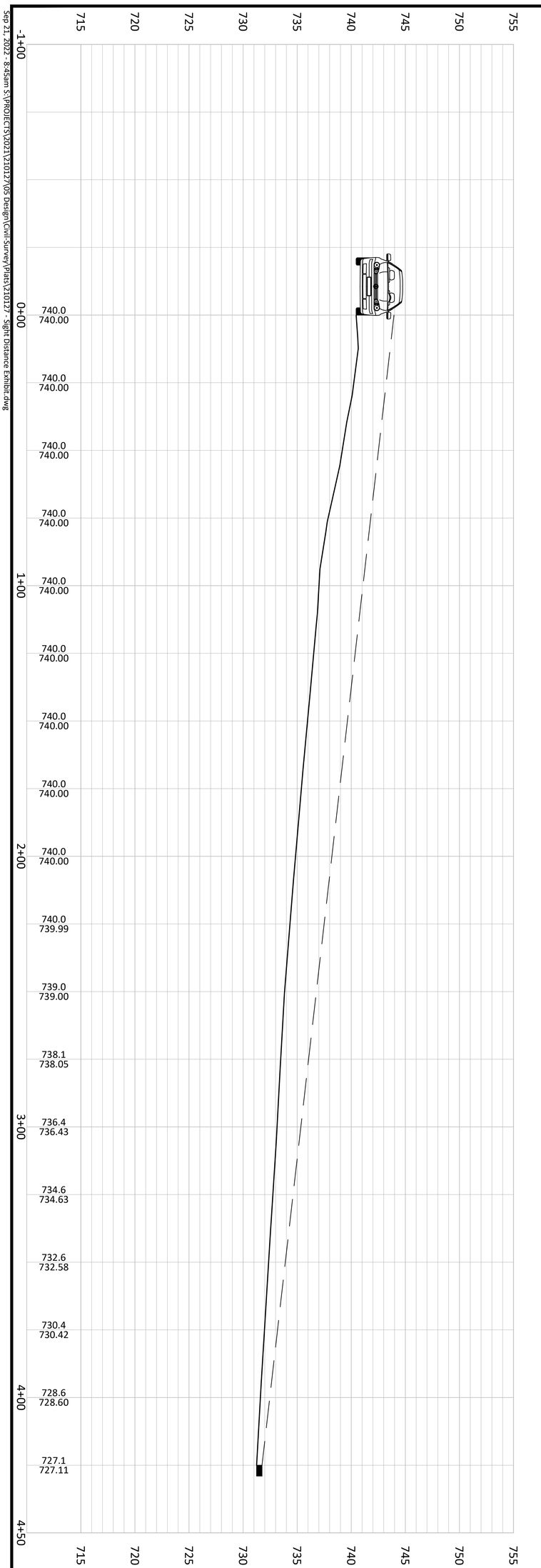
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HIGH PROPERTIES

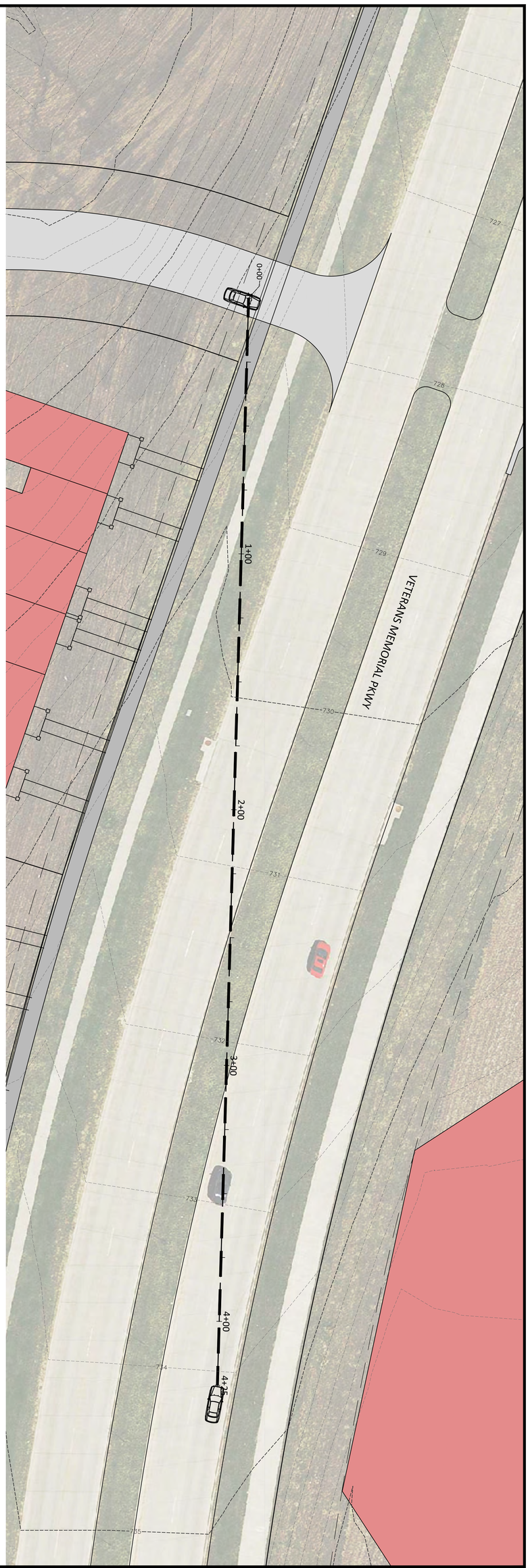
SHEET NAME:
SIGHT DISTANCE EXHIBITS
WESTBOUND CAR - ENTRANCE 1

PROJECT NO.:
21-0127

DESIGN PROFESSIONAL:
BOELK

SHEET NUMBER:
3 OF 7





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NOT FOR CONSTRUCTION

SHEET NUMBER: 4 OF 7

SHEET NAME: SIGHT DISTANCE EXHIBITS
EASTBOUND CAR - ENTRANCE 2

PROJECT NO.: 21-0127

DESIGN PROFESSIONAL: BOELK

PROJECT NAME: TRALEE FARMS

DAVENPORT, IOWA, 52807

CLIENT NAME: HIGH PROPERTIES

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

0 10 20

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

NOT FOR CONSTRUCTION

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME: TRALEE FARMS
DAVENPORT, IOWA, 52807

CLIENT NAME: HIGH PROPERTIES

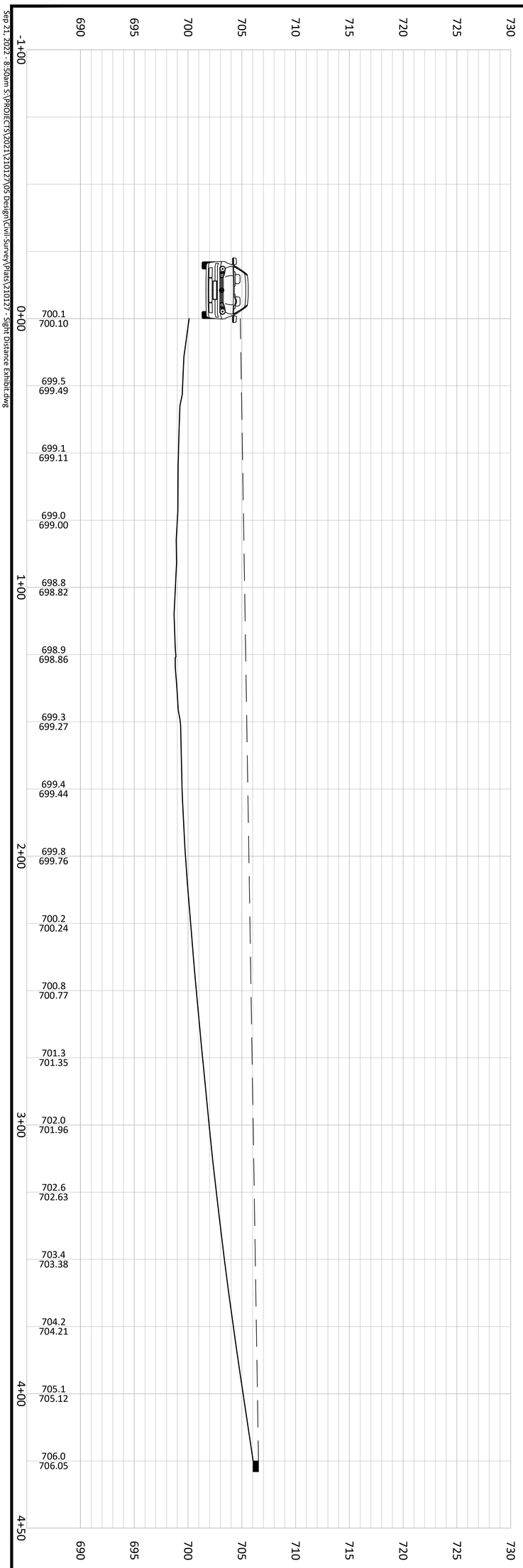
SHEET NAME: SIGHT DISTANCE EXHIBITS
WESTBOUND CAR - ENTRANCE 2

PROJECT NO.: 21-0127

DESIGN PROFESSIONAL: BOELK

SHEET NUMBER: 5 OF 7

Sep 21, 2022 - 8:30am S:\PROJECTS\2021\210127\05 Design\Civil\Survey\Plats\210127 - Sight Distance Exhibit.dwg





NOT FOR CONSTRUCTION

SHEET NUMBER: 6 OF 7

SHEET NAME: SIGHT DISTANCE EXHIBITS
EASTBOUND CAR - ENTRANCE 3

PROJECT NO.: 21-0127

DESIGN PROFESSIONAL: BOELK

PROJECT NAME: TRALEE FARMS

DAVENPORT, IOWA, 52807

CLIENT NAME: HIGH PROPERTIES

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

0 10 20

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

NOT FOR CONSTRUCTION

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

0 10 20

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME:
TRALEE FARMS
DAVENPORT, IOWA, 52807

CLIENT NAME:
HIGH PROPERTIES

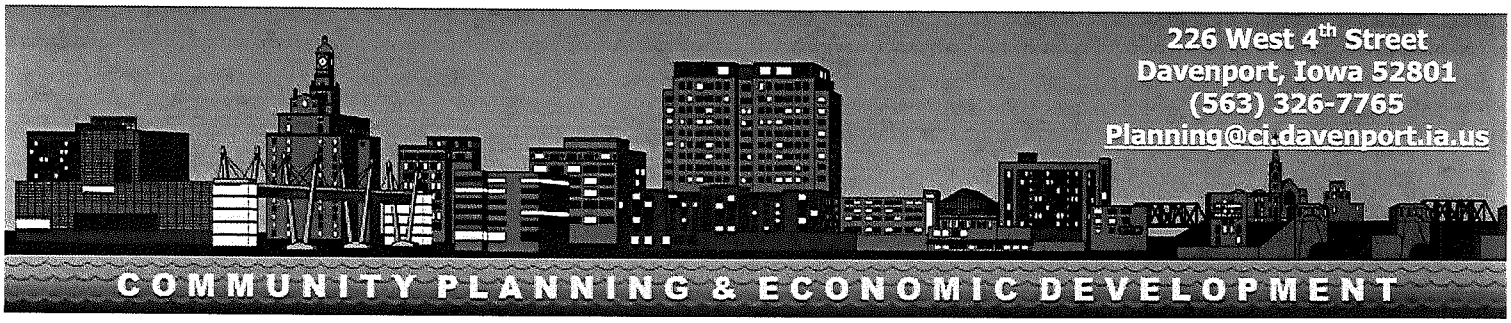
SHEET NAME:
SIGHT DISTANCE EXHIBITS
WESTBOUND CAR - ENTRANCE 3

PROJECT NO.:
21-0127

DESIGN PROFESSIONAL:
BOELK

SHEET NUMBER:
7 OF 7

Sep 21, 2022 - 8:57am S:\PROJECTS\2021\210127\05 Design\Civil-Survey\Plats\210127 - Sight Distance Exhibit.dwg



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

Property Address* Sec:06 Twp:78 Rng:04PRT NW/4 COM SW CORNW/4, SD PT POB; -N1360'; -E

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

Applicant (Primary Contact)**

Name:	Darryl High
Company:	High Properties
Address:	211 1st Ave SE
City/State/Zip:	Cedar Rapids, IA 52401
Phone:	319-363-9300
Email:	darrylh@highdevelopment.com

Owner (if different from Applicant)

Name:	Brian Duffy
Company:	Shamrock Properties LC
Address:	1910 E Kimberly Rd
City/State/Zip	Davenport, IA 52807
Phone:	563-344-7311
Email:	Brian.Duffy@permarsecurity.com

Engineer (if applicable)

Name:	Brian Boelk
Company:	Axiom Consultants, LLC
Address:	60 E Court Street
City/State/Zip	Iowa City, IA 52240
Phone:	319-400-1056
Email:	bboelk@axiom-con.com

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: S-AG

Proposed Zoning Map Amendment: R-1, R-4, R-MF, and C-2

Purpose of the Request:

Rezone from existing agricultural land to a mixed use development consisting of larger single family residential to the east, smaller single family to the north, multi-family in the center, and a mix of commercial and multi-family residential on the south side of Veterans Memorial.

Total Land Area: 104.57 Acres

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: Darryl High Date: 10/05/2022

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, Brian Duffy

authorize Darryl High (High Properties)

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

Bri Duff

Signature(s)

State of Iowa,

County of Scott.

Sworn and subscribed to before me

This 6 day of October 2022

Personally Known

Form of Identification

Patricia A Nebinger

Notary Public

My Commission Expires: 5-18-2023

Patricia A. Nebinger
Commission Number: 828283
My Commission Expires:
May, 18-2023

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | Plan and Zoning Commission

Date: 11/1/2022 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5:00 PM Subject: Public Hearing for a Rezoning Request

To: All property owners within 800 feet of the subject property bounded by Veterans Memorial Parkway, Eastern Avenue, Interstate 80, and Jersey Ridge Road

What is this About?
This notice is being sent to inform you that a public hearing will be held for a Rezoning Request. The subject property is currently zoned S-AG Agricultural District. The purpose of the request is to rezone the existing agricultural land to a mixed use development. The property owner is requesting a rezoning to R-1 Single-Family Residential District, R-4 Single-Family and Two-Family Residential District, R-MF Multi-Family Residential District, and C-2 Corridor Commercial District.

Request/Case Description
Case REZ22-07: Request of High Properties on behalf of Shamrock Properties LC to rezone approximately 104.57 acres of land bounded by Veterans Memorial Parkway, Eastern Avenue, Interstate 80, and Jersey Ridge Road from S-AG Agricultural District to R-1 Single-Family Residential District (33 acres), R-4 Single-Family and Two-Family Residential District (20 acres), R-MF Multi-Family Residential District (35 acres), and C-2 Corridor Commercial District (16 acres). [Ward 8]

What are the Next Steps after the Public Hearing?
The Plan and Zoning Commission will hold a formal public hearing at their meeting on November 1, 2022. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on November 15, 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.

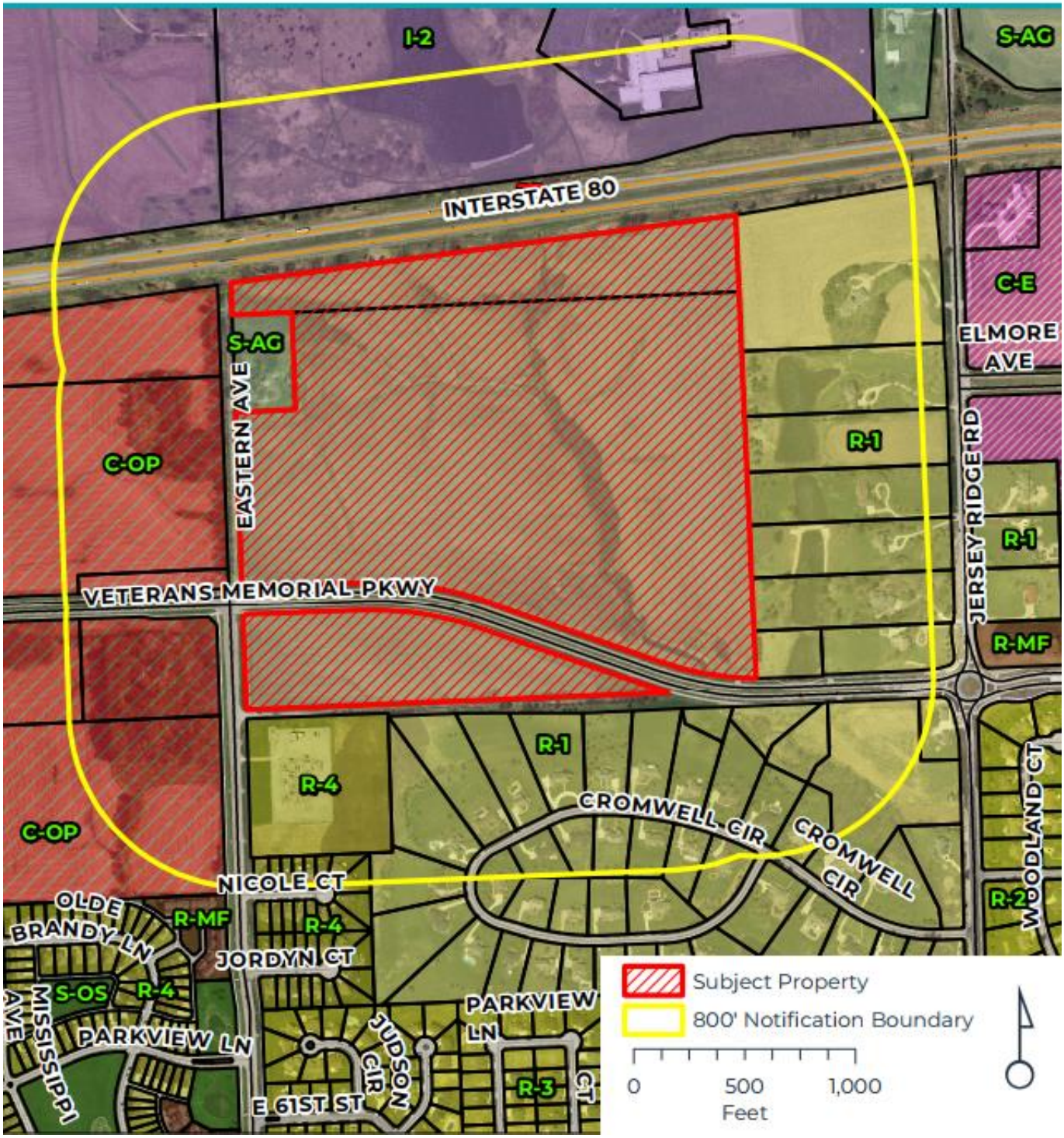
All documents related to the meeting (agenda included) are at "Search Minutes & Agendas": www.cityofdavenportiowa.com/boards Mondays before the meeting/public hearing.

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 REZ22-07 | Public Hearing Notice

Rezone from S-AG Agricultural District (104 Acres) to
R-1 Single-Family Residential District (33 Acres),
R-4 Single-Family and Two-Family Residential District (20 Acres),
R-MF Multi-Family Residential District (35 Acres), and
C-2 Corridor Commercial District (16 Acres)



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

T | 563.326.6198
E | contactus@davenportiowa.com

davenportiowa.com/DNS

REZONING EXHIBIT

TRALEE FARMS
DAVENPORT, SCOTT COUNTY, IOWA

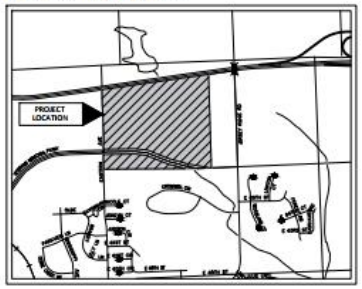
DEVELOPER/OWNER INFORMATION:

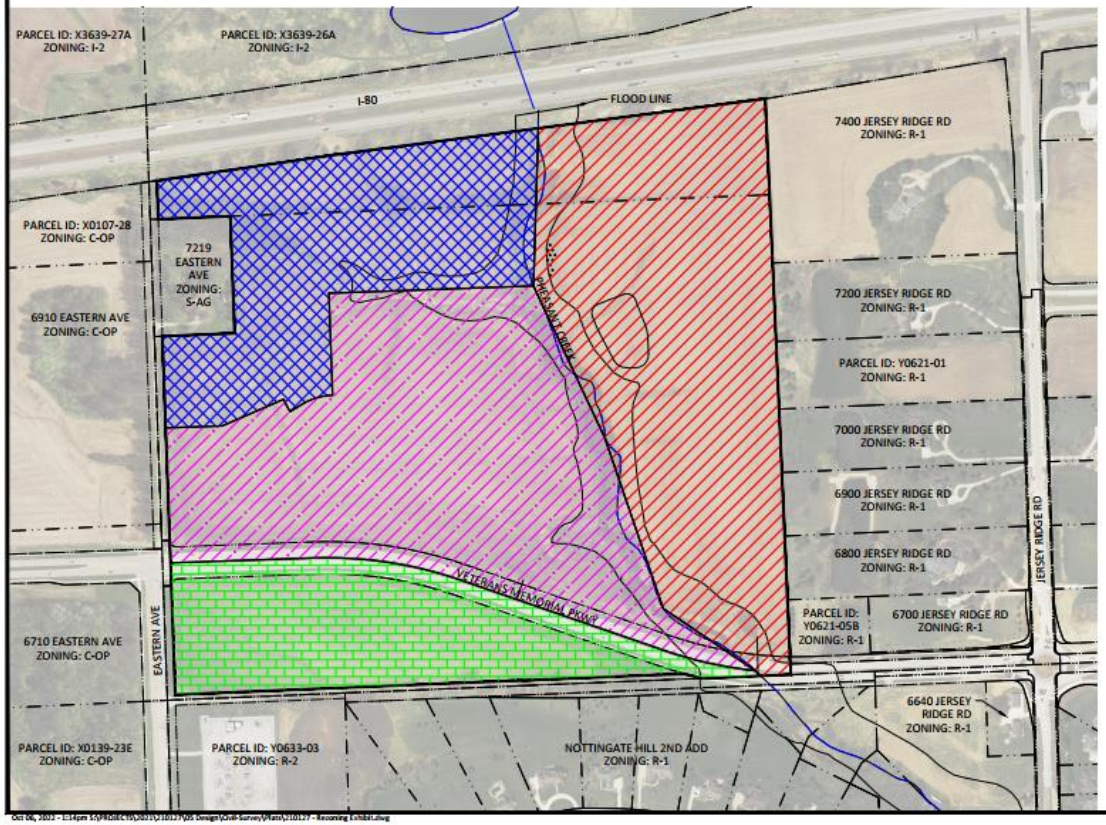
DEVELOPER / APPLICANT:	OWNER:	PREPARED BY:
HIGH PROPERTY MANAGEMENT C/O DARRYL HIGH 211 1ST AVE SE, SUITE A CEDAR RAPIDS, IA 52401 319-363-3900 DARRYLH@HIGHDEVELOPMENT.COM	SHAMROCK PROPERTIES LC 1910 E KIMBERLY RD DAVENPORT, IA 52807	AXIOM CONSULTANTS, LLC C/O BRIAN BOELK 60 E. COURT STREET, UNIT 3 IOWA CITY, IOWA 52240 319-519-6220 BBOELK@AXIOM-CON.COM

ZONING INFORMATION:

CURRENT ZONING:			
S-AG	AGRICULTURAL ZONING	105 ACRES	
PROPOSED ZONING:			
R-1	SINGLE-FAMILY RESIDENTIAL	33 ACRES	
R-4	SINGLE-FAMILY & TWO-FAMILY RESIDENTIAL	20 ACRES	
R-MF	MULTI-FAMILY RESIDENTIAL	35 ACRES	
C-2	CORRIDOR COMMERCIAL	16 ACRES	

PROJECT VICINITY MAP





LEGAL DESCRIPTION:

R-1 LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER S82°35'34"W, 856.81 FEET; THENCE S01°43'15"W, 589.82 FEET; THENCE S25°08'27"E, 627.34 FEET; THENCE S18°52'33"E, 674.64 FEET; THENCE S55°57'25"E, 414.61 FEET; THENCE S46°27'51"E, 29.12 FEET; THENCE N87°39'04"E, 112.86 FEET; THENCE N02°31'16"W, 2155.91 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 33 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

R-4 LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER S82°35'34"W, 856.81 FEET; THENCE S82°35'34"W, 749.62 FEET; THENCE S81°45'21"W, 690.38 FEET; THENCE S02°02'47"E, 144.19 FEET; THENCE N87°45'01"E, 270.00 FEET; THENCE S01°02'47"E, 438.00 FEET; THENCE S87°43'01"W, 270.00 FEET; THENCE S02°02'47"E, 343.34 FEET; THENCE N87°57'13"E, 211.35 FEET; THENCE N66°31'14"E, 250.33 FEET; THENCE 52.16 FEET ALONG A 330.00 RADIUS CONCAVE EASTERLY (CHORD BEARING S28°00'26"E, 52.10 FEET); THENCE 60.02 FEET ALONG A 1712.02 RADIUS CONCAVE SOUTHEASTERLY (CHORD BEARING N58°47'42"E, 60.02 FEET); THENCE 112.65 FEET ALONG A 230.16 RADIUS CONCAVE SOUTHERLY (CHORD BEARING N74°26'57"E, 111.53 FEET); THENCE N02°02'32"W, 381.63 FEET; THENCE N87°57'28"E, 765.92 FEET; THENCE N01°43'15"E, 589.82 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 20 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

R-MF LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER N02°03'26"W, 492.91 FEET; THENCE N02°02'09"W, 504.93 FEET; THENCE N87°57'13"E, 211.35 FEET; THENCE N66°31'14"E, 250.33 FEET; THENCE 52.16 FEET ALONG A 330.00 RADIUS CONCAVE EASTERLY (CHORD BEARING S28°00'26"E, 52.10 FEET); THENCE 60.02 FEET ALONG A 1712.02 RADIUS CONCAVE SOUTHEASTERLY (CHORD BEARING N58°42'42"E, 60.02 FEET); THENCE 112.65 FEET ALONG A 230.16 RADIUS CONCAVE SOUTHERLY (CHORD BEARING N74°26'57"E, 111.53 FEET); THENCE N02°02'32"W, 381.63 FEET; THENCE N87°57'28"E, 765.92 FEET; THENCE S25°08'27"E, 627.34 FEET; THENCE S18°52'33"E, 674.64 FEET; THENCE S55°57'25"E, 414.61 FEET; THENCE 347.50 FEET ALONG A 1529.55 RADIUS CONCAVE NORTHERLY (CHORD BEARING N77°32'44"W, 346.76 FEET); THENCE N70°54'38"W, 808.70 FEET; THENCE 554.56 FEET ALONG A 1534.16 RADIUS CONCAVE SOUTHERLY (CHORD BEARING N81°27'54"W, 551.54 FEET); THENCE S88°02'33"W, 538.31 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 35 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

C-2 LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER N02°03'26"W, 492.91 FEET; THENCE N88°02'33"E, 538.31 FEET; THENCE 554.56 FEET ALONG A 1534.16 RADIUS CURVE CONCAVE SOUTHERLY (CHORD BEARING S81°27'54"E, 551.54 FEET); THENCE S70°54'38"E, 808.70 FEET; THENCE 347.50 FEET ALONG A 1529.55 RADIUS CURVE CONCAVE NORTHERLY (CHORD BEARING S77°32'44"E, 346.76 FEET); THENCE S46°27'51"E, 29.12 FEET; THENCE S87°39'04"W, 217.32 FEET; THENCE N75°47'57"W, 70.21 FEET; THENCE S87°39'04"W, 1906.07 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 16 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

NOT FOR CONSTRUCTION

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME: TRALEE FARMS
DAVENPORT, IA 52807
CLIENT NAME: HIGH PROPERTY MANAGEMENT
SHEET NAME: REZONING EXHIBIT
PROJECT NO.: 21-0127
DESIGNED BY: BOELK
SHEET NUMBER: 1 OF 1

AXIOM CONSULTANTS | WWW.AXIOM-CON.COM | (319) 519-6220

0 100 200

Oct 06, 2022 - 1:14pm S:\PROJECTS\2021\210127\05 Design\Civil-Survey\Plans\210127 - Rezoning Exhibit.dwg

Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807
T | 563.326.6198
E | contactus@davenportiowa.com
davenportiowa.com/DNS

DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

Neighborhood Meeting Invitation | Development Proposal

Date: 6/9/2022 **Location:** Eastern Avenue Library | Meeting Room B | 6000 Eastern Avenue
Time: 5:30 PM **Subject:** Informal Neighborhood Meeting Regarding a Development Proposal

To: All property owners within the vicinity of the subject property located south of Interstate 80, East of Eastern Avenue, north of Veterans Memorial Parkway, and west of Jersey Ridge Road.

You are invited to a neighborhood meeting regarding a development proposal on the approximately 97.56 acres of land bounded by Interstate 80, Eastern Avenue, Veterans Memorial Parkway, and Jersey Ridge Road. The property is currently zoned S-AG Agricultural District. A developer is proposing a mixed use development consisting of commercial and residential land uses.

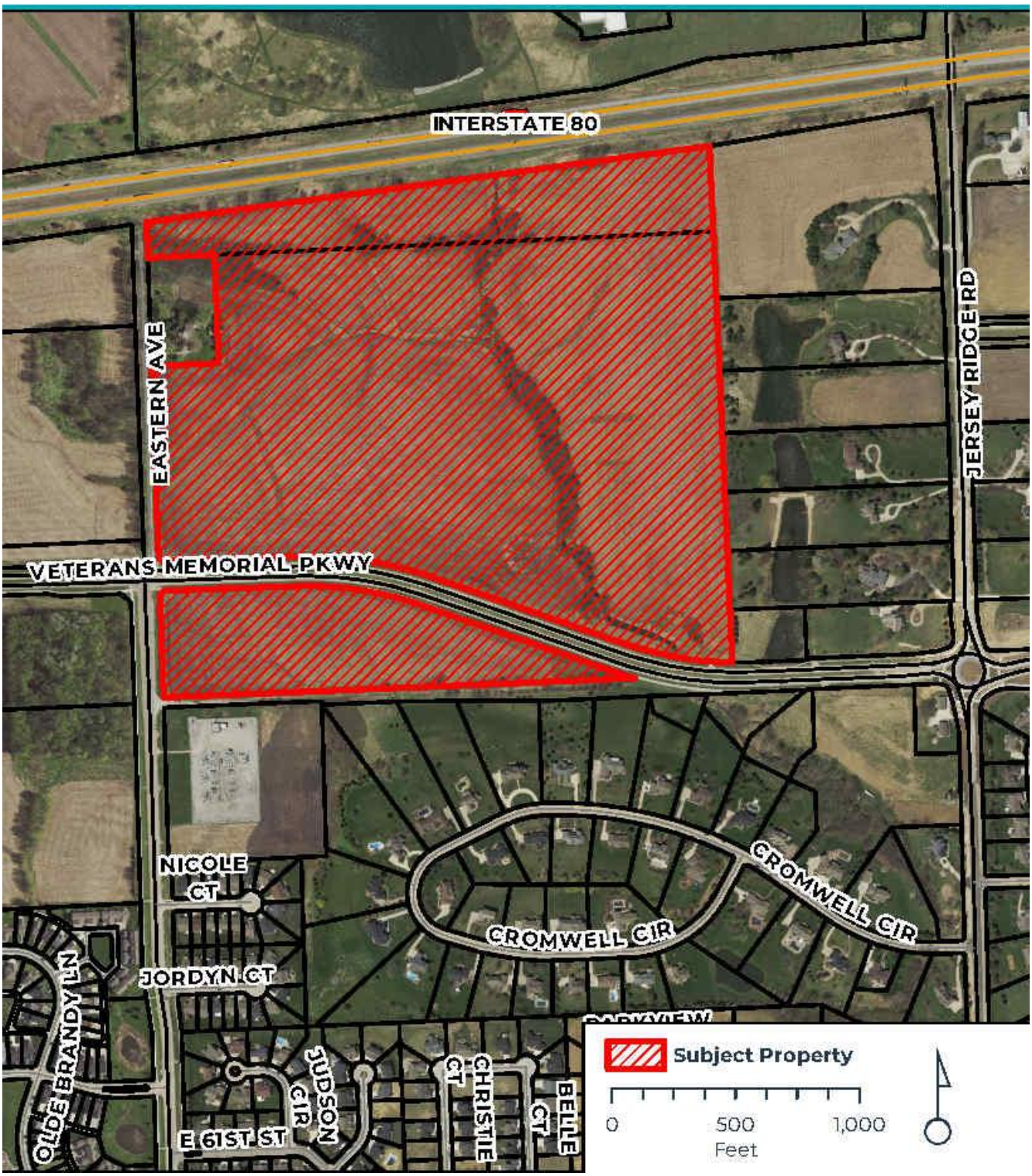
The purpose of this meeting is to provide an informal setting to allow the developer to describe the proposed development, to interact with adjacent owners, and to answer any questions and concerns about the proposed action.

What are the next steps after the neighborhood meeting?
Following the neighborhood meeting, the developer will submit an Application for a Zoning Map Amendment. The City Plan and Zoning Commission will hear public comments regarding this proposal at a yet to be determined date. Planning staff will send additional notices with the dates and times of additional public hearings regarding this request.

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

THE CITY OF DAVENPORT
IOWA | USA

Neighborhood Meeting Notice
Development Proposal



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

T | 563.326.6198
E | contactus@davenportiowa.com

davenportiowa.com/DNS

Staff
Scott Cooper

Sign In Sheet

Name	Address	Email
Robin Schilling	1598 Olde Brandy Ln	uspsrulese gmail.com
Ruth Hill	6341 Mississippi Av.	rhill1051@yahoo.com
S~S h~Cue	1580 Swanish	sharionw8@gmail
Teal Horack	1703 Nicole Court	teal293@gmail.com
Brian/Mandy Fleming	1708 Nicole Ct	belgie100@gmail.com
Jim & Kathy DeBoeuf	6900 Jersey Ridge Rd	K.deboeuf@mchsi.com
Steve Gipple	2343 Cromwell Circle	Steve.Gipple@mchsi.com
William Boswell	1722 Nicole Ct	bicbswell@Yahoo.com
Mike + Brenda Goellnitz	7219 Eastern Ave	pinkcadillac6@gmail.com + brenda.goellnitz@unitypoint.org
Kristina Langan	2720 Cromwell Circle	langancrew7@gmail.com
Mark Sisel	1911 E 61st Circle	marksisel12@gmail.com
Ryan VanDrole	6050 Thomas Ct	Ryan@VanDroleGroup.com
Scott Pearson	6516 Woodland Ct	PearsonBPScott@gmail.com
Lee Meador	1202 Nicole Ct	LM1307@icloud.com
Chris Meador	" " "	
Cindy & Larry Goldensoph	1420 Olde Brandy Ln	captlarrysoph0366@gmail.com
Ralph Rebecca Armstrong	1571 Olde Brandy Ln	rebstrong1953@gmail.com
John-Connie Deckman	1687 Nicole Ct	Jdeckman@actionmg.com
Mark Martinez	2140 Cromwell Cir	MARKMTZ2000@HotMail.com
Bernie + Cathy Mack	2236 Cromwell Circle	bernienack57@gmail.com
Toby Loy	1639 Parkview Ln	tobyloy@gmail.com
Mike and Paula Connell	1310 Olde Brandy Lane	Pjconnell45@gmail.com
Josh Heacock	6700 Jersey Ridge	JOSHANDKELLYHEACOCK@GMAIL.COM
Caryn Crouch	1714 Nicole Ct	
Rich Schaefer	1960 Cromwell	rschaefer@ruhlcommercial
Greg Franke	6123 Judson Circle	gfranke13@yahoo.com
Aaron Dunlap	2340 Cromwell Cir	aaron@aarondunlap.com

Martin Pereira 6600 Jersey Ridge Rd mmptvm@gmail.com
Dan Santry sans77@hotmail.com 1570 Savannah Circle
Becky Alpen beckyalphavs@gmail.com
2345 Cromwell Circle

Brian Fleming flemingb1260@mchsi.com

Cheryl Merritt - dr.bradmerritt@gmail.com
& Brad Merritt

Suzanne Jahns sjahns65@gmail.com (Nicole Ct.)

Ann Hughes BAhughes6630@gmail.com
Brian Hughes AHughes6630@gmail.com

RICHARD GUSTAR RICHARDGUSTAS@YMAIL.COM

AXIOMCONSULTANTS

CIVIL · STRUCTURAL · MECHANICAL · ELECTRICAL · SURVEY · SPECIALTY

SHAMROCK DEVELOPMENT
HIGH DEVELOPMENT
AXC 210157

SIGN-IN SHEET
DATE: WEDNESDAY, MAY 10, 2022

NAME	EMAIL	PHONE	ADDRESS
Russell Krenz		702-249-8294	5601 EASTERN AVE
Cecil/Janice Peterson		563-343-5034	2260 Cromwell Circle Dav.
Jim & Kathy DeBoenf	K.deboenf@mchsi.com	(563)344-0775	6900 Jersey Ridge Rd. Dav.
RICHARD GUSTAS	RICHARDGUSTAS@YMAIL.COM	(563) 355-5669	2242 CROMWELL CR.
Brenda & Mike Goellnitz	brenda.goellnitz@unitypoint.org	563-343-16161	7219 EASTERN DAV
Elizabeth Bradley			7001 IRL
Cheryl Merritt	dr.bradmerritt@gmail.com	563-529-~~2025~~ 1820	2130 Cromwell Cir Dav.
ROBERT LOUIS	RLOUIS5@MCHSI.COM	563-940-6057	2160 CROMWELL CIR.
RYAN VANDAELE	RYAN@VANDAELEGROUP.COM	563.271.6684	6450 THOMAS CT, BETTENDORF
MARK MARTINEZ	MARKMTZ2000@HOTMAIL.COM	254-383-4576	2140 CROMWELL CIR DAVENPORT
RYAN FICK	RFICKCMA@GMAIL.COM	563 343 0224	EACH
JOSH & KELLY HEACOCK	JOSHANDKELLYHEACOCK@GMAIL.COM	319-321-6985	6700 JERSEY RIDGE RD

From: Kathy k.deboeuf@mchsi.com
Subject: Case REZ22-07 Request of High Properties on behalf of Shamrock Properties LC
Date: Nov 14, 2022 at 11:54:46 AM
To: planning@davenportiowa.com

We are opposed to the request from High Properties to rezone 104 acres located adjacent to Eastern Avenue and Veterans Memorial Parkway. To be specific, based on the concept plan we are opposed to the proposed C-2 Corridor Commercial District and the numerous traffic cuts onto VMP. We do not want commercial businesses in the middle of these residential neighborhoods. Since the city developed the parkway, it has become very popular with pedestrians and bicyclists. Why ruin that by putting additional traffic cuts on VMP for these people to navigate? All entrances and exits should be from Eastern Avenue. The current roundabout works very well but speed limits are ignored.
Thank you.

James DeBoeuf
Kathleen DeBoeuf
6900 Jersey Ridge Rd.
Davenport, IA

Sent from my iPad

Werderitch, Matt

From:
Sent: Monday, November 14, 2022 11:55 AM
To: Planning
Subject: [EXT] Case REZ22-07 Request of High Properties on behalf of Shamrock Properties LC

We are opposed to the request from High Properties to rezone 104 acres located adjacent to Eastern Avenue and Veterans Memorial Parkway. To be specific, based on the concept plan we are opposed to the proposed C-2 Corridor Commercial District and the numerous traffic cuts onto VMP. We do not want commercial businesses in the middle of these residential neighborhoods. Since the city developed the parkway, it has become very popular with pedestrians and bicyclists. Why ruin that by putting additional traffic cuts on VMP for these people to navigate? All entrances and exits should be from Eastern Avenue. The current roundabout works very well but speed limits are ignored.
Thank you.

James DeBoeuf
Kathleen DeBoeuf
6900 Jersey Ridge Rd.
Davenport, IA

Sent from my iPad

Werderitch, Matt

From:
Sent: Sunday, October 30, 2022 8:28 PM
To: Planning
Subject: [EXT] Case REZ22-07 Request of High Properties on behalf of Shamrock Properties LC

Please consider the following comments and concerns regarding this zoning change request before making your recommendations.

1). This area does not need 16 acres of Commercial property adjacent to single family housing. We don't need or want businesses operating 24/7 with their accompanying bright lighting in this corridor. Nor do we need the additional traffic congestion trying to turn into and out of this type of business (gas stations, convenience stores, vape shops, etc.). There are plenty of gas stations/convenience stores nearby on 53rd St., Brady and Jersey Ridge.

2). How will residents enter and exit this new development? The site limitations on Veterans Memorial Parkway (looking to the east) and the high rate of speed prohibit these residents from safely entering or exiting directly onto Veterans Memorial Parkway. The only safe approach to this new development will be from Eastern Avenue.

3). Why so much R-MF Multi-Family Residential? How about more single family homes instead?

Thank you for your consideration.

Kathleen DeBoeuf

Sent from my iPad

Werderitch, Matt

From: Berkley, Laura
Sent: Wednesday, November 2, 2022 10:41 AM
To: Koops, Scott E.; Werderitch, Matt
Subject: Fw: [EXT] Veteran's Memorial Parkway and Eastern.

From:
Sent: Monday, October 31, 2022 10:49:51 PM
To: Berkley, Laura
Subject: [EXT] Veteran's Memorial Parkway and Eastern.

It would appear to be reckless per the current plan for traffic to be routed onto the parkway from new areas. All should be entered onto Eastern where there is less traffic and lanes. For the safety of all concerned, all entrance / exits should utilize Eastern. The parkway has an appropriate speed of 45. That does not allow for people to slow to enter additional housing/business areas or ample space to exit and be accelerated to the 45 speed of traffic already moving on parkway.

In my opinion, serious rear end accidents and injuries/ death would be at risk. Developers of this need to structure exits with concern for citizen safety rather than economy.

Carol Hansen
6414 Fairhaven Road
Jersey Farms

Werderitch, Matt

From: Berkley, Laura
Sent: Wednesday, November 2, 2022 10:43 AM
To: Koops, Scott E.; Werderitch, Matt
Subject: Fw: [EXT] Fwd: Plan & Zoning Meeting - Tuesday 1 November @ 5:00 PM

From:
Sent: Monday, October 31, 2022 4:34:39 PM
To: Berkley, Laura
Subject: [EXT] Fwd: Plan & Zoning Meeting - Tuesday 1 November @ 5:00 PM

I agree with Tom Javobson's concern.

It is difficult to believe that any reputable traffic study wouldn't flag the amount of probable congestion on Veterans as is suggested by the number of housing units + gas station + coffee shop in what is a relatively small area. It is also notable that the plan makes so little use of the traffic control available via the existing lights at Eastern and Veterans.
As a retired engineer in another field, I know the wisdom staying in my own lane and deferring to actual experts, but even I can identify some changes which would seem to have potential:

1.An exit from the housing area (likely just south of the west end cul de sac) to the northern extension of Eastern. That combined with elimination of the currently planned western access to Veterans would funnel much of the traffic from the higher density residential section to the current Eastern/Veterans intersection.
2. A traffic control device (my preference would be a traffic circle rather than lights) at the east/west midpoint of the development (where the planned exits from the residential and the commercial both intersect Veterans). It seems likely that lights or a circle will be required at this location once the area is built up. Especially if a circle, provision must be made now to allow space.
3. Elimination of one or both of the western exits from the commercial area to Veterans and redirection of that traffic to an exit on Eastern and to the lights/circle suggested in item 2.
4. No change to the exit at the eastern end of the development. The number of housing units that exit supports is relatively small.

Thanks for the opportunity to comment.

Kevin Hoehn
6487 Fairhaven Road

---------- Forwarded message ---------
From:
Date: Mon, Oct 31, 2022 at 2:13 PM
Subject: Plan & Zoning Meeting - Tuesday 1 November @ 5:00 PM
To:

Please send your comments to Laura.Berkley@davenportiowa.com

Sent from Mail for Windows

From: Tom Jacobson
Sent: Monday, October 31, 2022 11:37 AM
Subject: Plan & Zoning Meeting - Tuesday 1 November @ 5:00 PM

The proposed plan calls for five cuts or entrances from the proposed residential and commercial developments to Veterans Memorial Parkway between the roundabout and Eastern Ave. It would seem a better solution would be route traffic to the Eastern Ave intersection to avoid traffic disruptions and turn lanes.

Click on or cut and paste this link into browser address bar.

file:///C:/Users/Tom%20Jacobson/Downloads/Good_Neighbor_Meeting_Presentation_-_06.09.2022.pdf


Interstate 90
Eastern Ave.
Veteran's Memorial Parkway
GAS STATION
COFFEE SHOP
C 01
C 01
OUTLOT B
OUTLOT C
OUTLOT D
OUTLOT E
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Werderitch, Matt

From:
Sent: Monday, October 31, 2022 5:25 PM
To: Planning
Subject: [EXT] Fwd: Martinez 2140 Crowmwell Cir Davenport

Categories: Green Category

Get Outlook for iOS

From:
Sent: Monday, October 31, 2022 5:22 PM
To: Laura.Berkley@davenportiowa.com <Laura.Berkley@davenportiowa.com>
Subject: Martinez 2140 Crowmwell Cir Davenport

Hi Laura,

I hope this finds you well. My husband plans on being at the city council meeting tomorrow however, I was told to voice some of our concerns to you.

We live directly behind the corn field and with trees we planted 4 years ago are not nearly as large enough to provide much privacy for our back yard. We do have young girls and a pool. Two big concerns would be whatever tall building that is built especially residential apartments overlooking right down into our back yard. The next area of concern is people cutting through our back yard. We lived in another house in Davenport and that's exactly what happened when they built an apartment that was connected to back yard and why we moved. There are other concerns we have but these two our our top priority. With our backyard really being the only one connected with direct access and view I'd really hope someone can understand why we are not happy about the development.

I'm m sure you are busy with more complaints and work and I do appreciate your time reading this email. Please feel free to contact me with any questions. My cell number is

VR,
Mia and Mark Martinez

Get Outlook for iOS

Werderitch, Matt

From:
Sent: Tuesday, November 1, 2022 3:59 PM
To: Planning
Cc: Brad Merritt
Subject: [EXT] Zoning meeting 11-1-22 concerns

Hello- My name is Brad Merritt and my wife and I have lived at 2130 Cromwell Circle for 20 years. We went to the 'friendly neighbor' meetings with the developer and I'd like to believe that our residents were heard and requested action items were put into place for the future construction. There seems to be a paranoia that things can 'change' even after all the meetings for a host of reasons and I'm hoping that all these proceedings and follow through will be legitimated ultra responsible. We are proud of our Davenport community and don't want to become jaded with our process of transparency and responsible and wise building. We understand that there is a need to develop this corridor and we just want complete assurance that certain things are not going to happen:
1-just North of Cromwell on the pie-shaped parcel we have been repeatedly told that area will not have apartments or high density buildings nor will there be construction taller than a normal 2-story building..including garages.
2-If apartments are necessary out here it appears as though as far west and north would seem prudent…. Probably even into parcel west of Eastern for future dealings where there aren't pre existing homes.
3-Lighting is always a concern with new development but maybe even more vital is that all buildings have a very low noise emittance …exhausts/air systems, etc. Ex. The Kahl Home is very very loud and unreasonable even though it may somehow fall within guidelines it is a nuisance for residential.

Thank you and I hope that we can all grow well and wisely together, Brad Merritt, DC

Werderitch, Matt

From:
Sent: Tuesday, November 1, 2022 3:42 PM
To: Planning
Subject: [EXT] FW: Zoning meeting

Importance: High

Categories: Green Category

Forwarding to this department as requested per email.

From:
Sent: Tuesday, November 1, 2022 3:29 PM
To: Laura.Berkley@davenportiowa.com
Subject: Zoning meeting
Importance: High

Laura,

We are strongly opposed to rezoning land west of Jersey Ridge and north of Veterans Memorial Parkway. Under no conditions do we want a strip mall and multi-family residences that close to our residence. This will only bring in crime and high traffic. Veterans Memorial is busy enough already. We paid a premium to be in the Jersey Farms Neighborhood to get away from crime; please do not bring it to us by rezoning this land. There are all kinds of "for rent" signs around the QC for housing as well as empty business spaces. We do not need or want multiple curb cuts for a strip mall and apartments on Veterans Memorial Parkway. Traffic will be at a crawl on Jersey Ridge and Eastern and we will not be able to get out of our addition. Even now it is sometimes difficult to get out of Jersey Farms. We do not want our property devalued; that would hurt us but also the city as you would get less tax dollars from our addition.

NFM

Werderitch, Matt

From: Berkley, Laura
Sent: Wednesday, November 2, 2022 10:45 AM
To: Koops, Scott E.; Werderitch, Matt
Subject: Fw: [EXT] Good Neighbor Meeting Tuesday November 1

From:
Sent: Monday, October 31, 2022 7:11:30 PM
To: Berkley, Laura
Cc: Jobgen, Ben
Subject: [EXT] Good Neighbor Meeting Tuesday November 1

Greetings Ms. Berkley,

My name is Scott Scherbroeck and I have lived in northern Davenport for the last 31 years. Almost all of that 31 years my residence was at the corner of 61st Street and Utica Ridge Road. I moved to 61st Street in August 1991 before all the development along 53 Street, Elmore Avenue and Veterans Memorial. I am currently building a new home in the Forest Roads Estate subdivision of north Davenport.

Two of the three aforementioned developments I would qualify as a traffic disaster. The third now appears to be headed for the same fate as the other two. Since the initial completion of 53rd Street this street always seems to have a large section under repair or modification.which creates major traffic complications every construction season. Elmore with all the store entrances and exits is at worst an accident waiting to happen (or actually happening), and at its best is frequently a chaotic traffic jam.

Veterans Memorial took a long time to complete and closed down my favorite passage between Utica Ridge and Jersey Ridge - 67th Street. Once Veterans Memorial opened it became my favorite passage to avoid 53rd Street for east/west travel in north Davenport. Now it appears new development is going to complicate travel along Veterans Memorial and probably transition it into another 53rd Street or Elmore Street..

I have seen an early proposed plan for the development of land between Jersey Ridge and Eastern to the east and west and Veterans Memorial. I urge you to carefully consider the number of exits and entrances you allow traffic directly to enter Veterans Memorial, otherwise my preferred east/wester route for north Davenport may have to become I-80. I have never understood why Davenport doesn't utilize frontage roads as many other cities do to facilitate smoother and safer traffic flow to main thoroughfares.

Please don't allow the upcoming development along Veterans Memorial to generate another 53rd street or Elmore Street traffic quagmire. I am hoping the current Davenport city officials can learn from their predecessor's mistakes.

Scott Scherbroeck

From: David Samuelson <dsamuelson@outlook.com>
Sent: Wednesday, October 19, 2022 2:07 PM
To: Berkley, Laura <Laura.Berkley@davenportiowa.com>
Cc: Lee, Judith <Judith.Lee@davenportiowa.com>
Subject: Re: [EXT] Development of the Mike/Linda Duffy land

Dear Ms Berkeley. We live at 2159 Cromwell Circle in Davenport and have some concerns about the proposed Duffey development. According to the diagram, I see there are signal family homes proposed next to the large houses on Jersey Ridge Road north of VMP however you have commercial planned south of VMP next to the homes on Cromwell Circle. I believe the commercial should be north of VMP and single family homes south of VMP adjoining the homes on Cromwell Circle the same way you are recommending to the north. Both areas have expensive homes. Secondarily, currently the traffic on VMP moves at a good pace and it is a great way to get across town. Please put in frontage roads north and south of VMP to avoid curb cuts and turn lanes which will slow down and disrupt the traffic flow. We believe a roundabout at eastern and VMP would be a good idea. We use this road daily and would not like to see the flow disrupted by curb cuts. Thanks for your help. Dave and Ginny Samuelson

Werderitch, Matt

From: Berkley, Laura
Sent: Wednesday, October 19, 2022 3:06 PM
To: Werderitch, Matt
Subject: FW: [EXT] Development of the Mike/Linda Duffy land

FYI – can you please save these comments in the project folder?

LAURA BERKLEY, CFM
Development & Planning Administrator | Development & Neighborhood Services
City of Davenport

O 563-888-3553
1200 E 46th St, Davenport, IA 52807

Davenportiowa.com

From: David Samuelson <dsamuelson@outlook.com>
Sent: Wednesday, October 19, 2022 2:07 PM
To: Berkley, Laura <Laura.Berkley@davenportiowa.com>
Cc: Lee, Judith <Judith.Lee@davenportiowa.com>
Subject: Re: [EXT] Development of the Mike/Linda Duffy land

Dear Ms Berkeley. We live at 2159 Cromwell Circle in Davenport and have some concerns about the proposed Duffey development. According to the diagram, I see there are signal family homes proposed next to the large houses on Jersey Ridge Road north of VMP however you have commercial planned south of VMP next to the homes on Cromwell Circle. I believe the commercial should be north of VMP and single family homes south of VMP adjoining the homes on Cromwell Circle the same way you are recommending to the north. Both areas have expensive homes. Secondarily, currently the traffic on VMP moves at a good pace and it is a great way to get across town. Please put in frontage roads north and south of VMP to avoid curb cuts and turn lanes which will slow down and disrupt the traffic flow. We believe a roundabout at eastern and VMP would be a good idea. We use this road daily and would not like to see the flow disrupted by curb cuts. Thanks for your help. Dave and Ginny Samuelson

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From: jcbrooke@mchsi.com <jcbrooke@mchsi.com>
Sent: Tuesday, October 18, 2022 7:19:31 PM
To: Laura Berkley <Laura.Berkley@davenportiowa.com>
Cc: Judith Lee <judith.lee@davenportiowa.com>; Dave Samuelson <dsamuelson@outlook.com>
Subject: Re: [EXT] Development of the Mike/Linda Duffy land

Ms. Berkley,
Thanks for the revised exhibit.
It will take a bit before I can ask something intelligent. How long is the period of questioning? Or is this simply a courtesy and the die is cast?
Assuming questions can be asked that might have an impact on what is actually done in building this development, here are a couple of general inquiries.
1. Is it usual for a light commercial segment to be built next to established houses? I'm referring to the buildings proposed south of VMP which are drawn as sitting immediately to the north of an existing neighborhood.

2. What is the actual number of apartments proposed and the estimated number of people housed in the apartments? Same question for the townhouses.
3. Are there any proposed buffering efforts to this development - for sound, sight and traffic?
4. Does it matter, in any way, that VMP at the site of the development is like a motordome, with the 45mph 4 lane road falling down from Eastern into a considerable stretch running between two long hills until the fun begins at the roundabout at Jersey Ridge, all of which tends to encourage acceleration and bouncy amplification of the noises from vehicles passing through?
5. Are there recommended setbacks for such a development from existing "things' such as the interstate and VMP and the property on which houses sit?
6. Are there considerations for egress and ingress? Is there ever a need to build frontal roads.
Thanks again.
John Brooke

----- Original Message -----
From: "Laura Berkley" <Laura.Berkley@davenportiowa.com>
To: "John Brooke" <jcbrooke@mchsi.com>
Cc: "Judith Lee" <Judith.Lee@davenportiowa.com>, "Aaron Dunlop" <aaron_d_dunlop@hotmail.com>
Sent: Monday, October 17, 2022 2:52:30 PM
Subject: RE: [EXT] Development of the Mike/Linda Duffy land

Mr. Brooke,

That is what has generally been conveyed at a conceptual level, but I wanted to make sure that you are aware that the density of the residential developments would need to follow the minimum standards within the zoning code. As of Friday afternoon, I have a completed application now. I have attached an exhibit provided in the application showing you how the request by zoning district.

There are a minimum/maximum dimensional standards for residential districts which can be found here: https://ecode360.com/35578471
Please note the following: R-1 lots are closer to 1/2 acre lots. The minimum lot size for R-4 is slightly more than 1/8 acres.

The dimensional standards for commercial districts can be found here: https://ecode360.com/35578572

In particular, I want to draw your attention the Zoning Use Matrix. This is a spreadsheet that tells use you uses are allowed in what districts. "P' means permitted and "S" means a special use permit from the Zoning Board of Adjustment is required: https://ecode360.com/attachment/DA4058/DA4058-017a%20Use%20Matrix%20Table.pdf Unless further restricted with the rezoning, the uses shown in the matrix would be permitted to develop.

LAURA BERKLEY, CFM
Development & Planning Administrator | Development & Neighborhood Services
City of Davenport

O 563-888-3553
1200 E 46th St, Davenport, IA 52807

Davenportiowa.com

-----Original Message-----
From: jcbrooke@mchsi.com <jcbrooke@mchsi.com>
Sent: Sunday, October 16, 2022 1:51 PM
To: Berkley, Laura <Laura.Berkley@davenportiowa.com>
Cc: Lee, Judith <Judith.Lee@davenportiowa.com>; Aaron Dunlop <aaron_d_dunlop@hotmail.com>
Subject: Re: [EXT] Development of the Mike/Linda Duffy land

Ms. Berkley,

Thanks again for sending the power point presentation.
It is difficult to know what is being planned at this point in the process, but if the drawings are a reasonable indication, the Duffy project looks to result in the following on the north side of Veteran's Memorial Parkway:
1. 30 houses on 1/4 acre lots
2. 50 houses on 1/8 acre lots
3. 100 town homes, town houses and duplexes 4. 150 x 4 levels = 600 multiple family living spaces.

On the south of VMP, which buts up to the houses in Cromwell Circle, are 1. A gas station 2. A coffee shop 3. A retail space strip for multiple businesses and parking for 50 4. 12 offices with parking.

Is that a fair expectation of what the Duffy project will turn out to be?
John Brooke

----- Original Message -----
From: "Laura Berkley" <Laura.Berkley@davenportiowa.com>
To: "John Brooke" <jcbrooke@mchsi.com>, "Judith Lee" <Judith.Lee@davenportiowa.com>
Cc: "Aaron Dunlop" <aaron_d_dunlop@hotmail.com>
Sent: Wednesday, October 12, 2022 1:42:51 PM
Subject: RE: [EXT] Development of the Mike/Linda Duffy land

Mr. Brooke,

The developer held one meeting on May 10, 2022 without city staff or elected officials present. From my understanding, addresses within 200 feet of the rezoning request were invited to the meeting, which is what is required by city ordinance. Another meeting was held on June 9, 2022 at 5:30pm at the Eastern Avenue Branch of the Davenport Library with City Staff and elected officials present. For this meeting, staff elected to expand the notice area to properties within 800 feet of the proposed rezoning. I do have you on the second mailing list, so I am not sure why you did not receive the mailing.

I have attached the presentation the developer gave at the meeting. The contact information for the developer and the engineering consultant can be found on the last slide. There is still plenty of time in the process to submit comments as the official process is just about to start.

Please let me know if you have any additional comments.

Sincerely,

LAURA BERKLEY, CFM
Development & Planning Administrator | Development & Neighborhood Services City of Davenport

O 563-888-3553
1200 E 46th St, Davenport, IA 52807

Davenportiowa.com

-----Original Message-----
From: jcbrooke@mchsi.com <jcbrooke@mchsi.com>
Sent: Wednesday, October 12, 2022 10:42 AM
To: Berkley, Laura <Laura.Berkley@davenportiowa.com>; Lee, Judith <Judith.Lee@davenportiowa.com>
Cc: Aaron Dunlop <aaron_d_dunlop@hotmail.com>
Subject: Re: [EXT] Development of the Mike/Linda Duffy land

Thank you Ms. Lee for arranging the response from Ms. Berkley.

There was a mention of "what has been presented at neighborhood meetings," of which I was unaware.
Were these meetings actually held, and if so , when and where, who was invited, and who presented?
Finally, it is possible to obtain the information that was presented?

Thanks again, and my apologies if I am asking for information that has already been presented.

John Brooke
2229 Cromwell Cir, 52807

----- Original Message -----
From: "Berkley, Laura" <Laura.Berkley@davenportiowa.com>
To: "Judith Lee" <Judith.Lee@davenportiowa.com>, "John Brooke" <jcbrooke@mchsi.com>
Cc: "Gripp, Kyle" <Kyle.Gripp@davenportiowa.com>, "Oswald, Richard" <Richard.Oswald@davenportiowa.com>, "Thorndike, Tiffany" <Tiffany.Thorndike@davenportiowa.com>, "Spiegel, Corri" <Corri.Spiegel@davenportiowa.com>
Sent: Wednesday, October 12, 2022 8:20:32 AM
Subject: RE: [EXT] Development of the Mike/Linda Duffy land

Ald. Lee,

We just received a formal application for the rezoning late last week, although we are still waiting on the payment of the fee, so it is not considered a complete application at this time. The request is pretty close to what has been presented at the neighborhood meetings - low density, single-family east of Pheasant Creek, with R-4 (similar to Prairie Heights) and R-MF (townhouses and apartments) on the remaining land north of Veterans Memorial Parkway. The request is still for C-2 Commercial Corridor to the south of Veterans Memorial Parkway.

Pending payment, the public hearing before the Plan & Zoning Commission is tentatively scheduled for November 1st. Letters to properties owners will be sent out early next week with more information, again, pending a complete application.

LAURA BERKLEY, CFM
Development & Planning Administrator | Development & Neighborhood Services City of Davenport

O 563-888-3553
1200 E 46th St, Davenport, IA 52807

Davenportiowa.com

-----Original Message-----
From: Lee, Judith <Judith.Lee@davenportiowa.com>
Sent: Tuesday, October 11, 2022 7:39 PM
To: jcbrooke@mchsi.com; Berkley, Laura <Laura.Berkley@davenportiowa.com>
Subject: Re: [EXT] Development of the Mike/Linda Duffy land

Laura,

Can you give me and John an update on the status of development of the Duffy Land?

Thank you!

Judith

Judith Lee
8th Ward Alderwoman
563 349 4214
Sent from my iPhone

City of Davenport

Department: City Clerk **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **12/7/2022**

Subject:
Public Hearing for Case ROW22-05 being the request of Corn Belt Capital, LLC to vacate unimproved right-of-way located south of Research Parkway and to the west of Interstate 80 Airport Industrial Park 12th Addition. [Ward 8]

Recommendation:
Hold the Hearing.

Background:
The purpose of the of the right-of-way vacation is to better facilitate development of property south of Research Parkway. The right-of-way is currently unimproved. Upon vacation, the City will immediately dedicate new right-of-way in a configuration that will better enable access to the lots south of Research Parkway while providing sufficient area for roadway improvements.

The Plan and Zoning Commission reviewed Case ROW22-05 at its November 15, 2022 meeting and have recommended approval subject to the following findings and condition:

Findings:

1. There is an excess of public right-of-way not required for City purposes.
2. Newly dedicated right-of-way will provide access to the lots south of Research Parkway.

Condition:

1. Upon vacation, the City shall immediately dedicate new right-of-way in a configuration that will better enable access to the lots south of Research Parkway while providing sufficient area for roadway improvements.

Comprehensive Plan:

Within Existing Urban Service Area: Yes
Within Urban Service Area 2035: Yes

Abutting Future Land Use Designation: Industry in the Davenport +2035 Land Use Plan.
Abutting Zoning: I-1 Light Industrial District.

Technical Review:

- Streets: Upon vacation, the City can dedicate new public right-of-way to better facilitate development of the lots south of Research Parkway.
- Natural Resources/Storm Water: No issues with the proposed vacation.
- Sanitary Sewer: There is no existing infrastructure within the proposed right-of-way vacation.
- MidAmerican Energy Company: No issues with the proposed vacation.
- Iowa American Water Company: No issues with the proposed vacation. Depending on the development of the site, a utility easement may be required.

- Lumen: No issues with the proposed vacation.
- Mediacom: No objection.

Public Input:

Letters were sent to property owners within 200 feet of the proposed request notifying them of the November 1, 2022 Plan and Zoning Commission Public Hearing.

To date, staff have not received any responses from adjacent property owners.

ATTACHMENTS:

	Type	Description
🗋	Ordinance	Ordinance
🗋	Backup Material	ROW Vacation Plat
🗋	Backup Material	Draft New ROW Dedication
🗋	Backup Material	Zoning & Future Land Use Map
🗋	Backup Material	Public Notice
🗋	Backup Material	Application

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	11/30/2022 - 12:18 PM

ORDINANCE NO. _____

AN ORDINANCE FOR CASE ROW22-05 BEING THE REQUEST OF CORN BELT CAPITAL, LLC TO VACATE UNIMPROVED RIGHT-OF-WAY LOCATED SOUTH OF RESEARCH PARKWAY AND TO THE WEST OF INTERSTATE 80 AIRPORT INDUSTRIAL PARK 12TH ADDITION.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described units of Scott County, Iowa real estate are hereby vacated (abandoned). The property has the following legal description:

Part of Section 33, Township 79 North, Range 3 East of the 5th Principal Meridian, more particularly described as follows:

Beginning at the southwest corner of Lot 2 of Interstate 80 Airport Industrial Park 8th Addition; Thence North 88°37'49" East, along the south line of said Lot 2, said line also being the north right of way line of 83rd Street, a distance of 471.80 feet; Thence along a curve concave to the northwest, with a radius of 278.33 feet, and arc length of 442.75 feet, and a central angle of 91°08'35" to the westerly right of way line of Hillandale Road, said line also being the easterly line of Lot 1 in said Interstate 80 Industrial Park 8th Addition; Thence continuing along said westerly right of way line, South 87°29'14" West, a distance of 10.00 feet; Thence continuing along said westerly right of way line, North 02°30'46" West, a distance of 272.66 feet; Thence along a curve concave to the southwest, with a radius of 25.00 feet, an arc length of 31.65 feet, and a central angle of 72°32'37", to the southerly right of way line of Research Parkway; Thence along a southeasterly extension of said southerly right of way line, on a curve concave northerly, having a radius of 1445.00 feet, an arc length of 121.71 feet, and a central angle of 04°49'33", to the northwest corner of Lot 1 of Interstate 8- Airport Industrial Park 12th Addition and the easterly right of way line of Hillandale Road; Thence South 02°30'46" East, along the west line of said Lot 1 and said easterly right of way line, a distance of 590.52 feet; Thence continuing along said easterly right of way line, South 02°03'07" East, a distance of 40.15 feet to the south right of way line of 83rd Street; Thence South 88°37'49" West, along said south right of way line, a distance of 841.95 feet to the east line of Lot 2 of Love's First Addition; Thence North 05°00'24" West, along said east line, a distance of 80.16 feet to the Point of Beginning.

The above described parcel contains 3.18 acres, more or less.

For the purpose of this legal description, the south line of Lot 2 of Interstate 80 Airport Industrial Park 8th Addition has an observed bearing of North 88°37'49" East.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

_____ _____

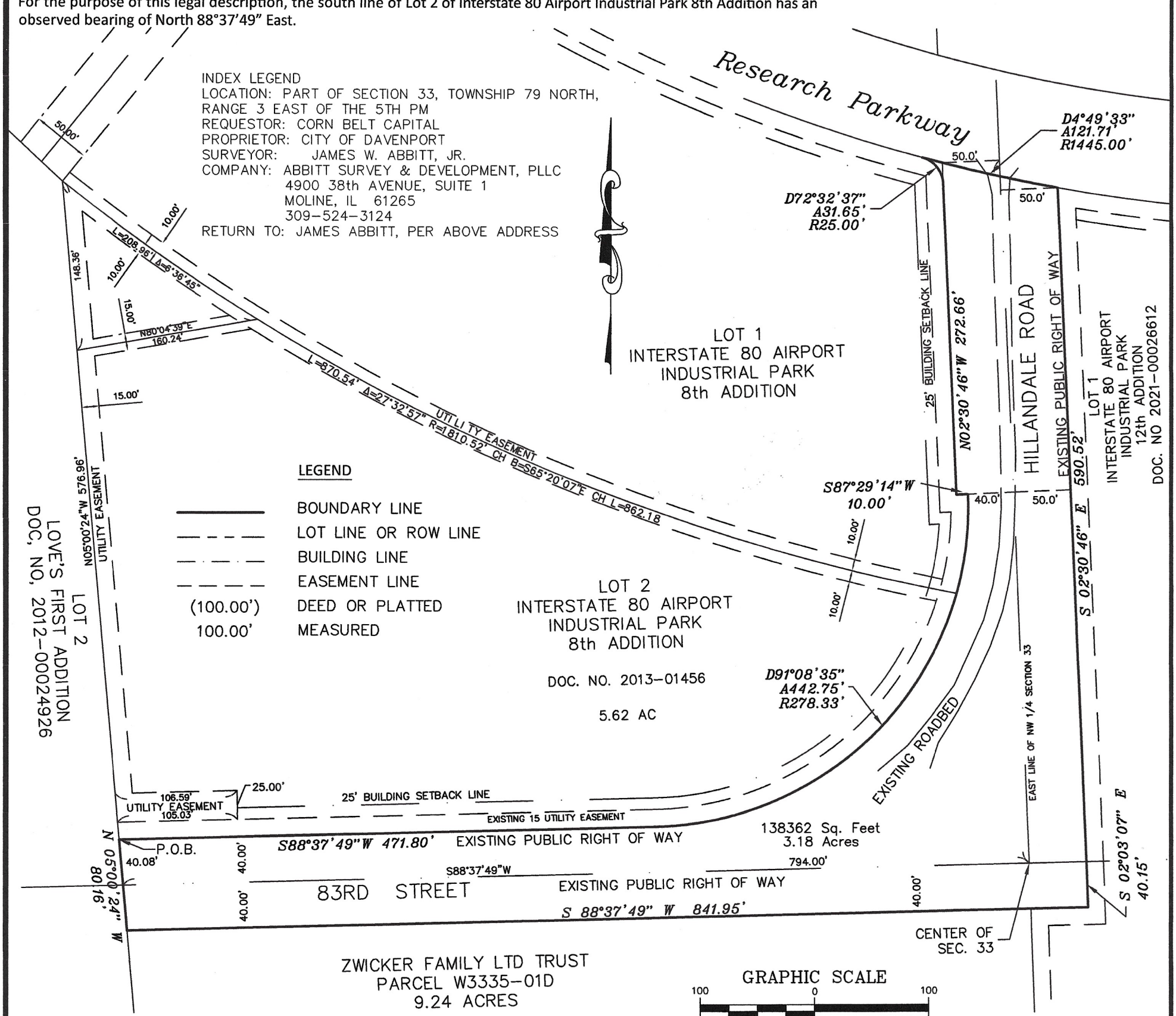
Mike Matson
Mayor

Brian Krup
Deputy City Clerk

RIGHT OF WAY VACATION

PART OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DAVENPORT, SCOTT COUNTY, IOWA

Legal Description: Hillandale Road and 83rd Street Right of Way Vacation
Part of Section 33, Township 79 North, Range 3 East of the 5th Principal Meridian, more particularly described as follows:
Beginning at the southwest corner of Lot 2 of Interstate 80 Airport Industrial Park 8th Addition;
Thence North 88°37'49" East, along the south line of said Lot 2, said line also being the north right of way line of 83rd Street, a distance of 471.80 feet;
Thence along a curve concave to the northwest, with a radius of 278.33 feet, and arc length of 442.75 feet, and a central angle of 91°08'35" to the westerly right of way line of Hillandale Road, said line also being the easterly line of Lot 1 in said Interstate 80 Industrial Park 8th Addition;
Thence continuing along said westerly right of way line, South 87°29'14" West, a distance of 10.00 feet;
Thence continuing along said westerly right of way line, North 02°30'46" West, a distance of 272.66 feet;
Thence along a curve concave to the southwest, with a radius of 25.00 feet, an arc length of 31.65 feet, and a central angle of 72°32'37", to the southerly right of way line of Research Parkway;
Thence along a southeasterly extension of said southerly right of way line, on a curve concave northerly, having a radius of 1445.00 feet, an arc length of 121.71 feet, and a central angle of 04°49'33", to the northwest corner of Lot 1 of Interstate 8- Airport Industrial Park 12th Addition and the easterly right of way line of Hillandale Road;
Thence South 02°30'46" East, along the west line of said Lot 1 and said easterly right of way line, a distance of 590.52 feet;
Thence continuing along said easterly right of way line, South 02°03'07" East, a distance of 40.15 feet to the south right of way line of 83rd Street;
Thence South 88°37'49" West, along said south right of way line, a distance of 841.95 feet to the east line of Lot 2 of Love's First Addition;
Thence North 05°00'24" West, along said east line, a distance of 80.16 feet to the Point of Beginning.
The above described parcel contains 3.18 acres, more or less.
For the purpose of this legal description, the south line of Lot 2 of Interstate 80 Airport Industrial Park 8th Addition has an observed bearing of North 88°37'49" East.



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

JAMES W. ABBITT, JR. IPLS NO. 18465

DATE: 10-18-22

MY LICENSE EXPIRES DECEMBER 31, 2022

LICENSED LAND SURVEYOR
JAMES W. ABBITT JR.
18465
IOWA

Abbitt Survey & Development, PLLC
ABBITT SURVEY & DEVELOPMENT, PLLC.
4900 38TH AVE. SUITE 1
MOLINE, ILLINOIS 61265
PH. 309-524-3124

DATE: 10-17-2022	SCALE: 1" = 100'	DRAWN BY: SEM	CHECKED BY: JWA

PREPARED FOR: CORN BELT CAPITAL
ATTN: RYAN HINTZE
2505 FAIRWAY COURT
BETTENDORF, IA 52722

PAGE: 1 OF 1

Job No.: 22-222-IADA-B-CORN BELT

DRAWING TITLE: RIGHT OF WAY VACATION

RIGHT - OF - WAY DEDICATION

PART OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DAVENPORT, SCOTT COUNTY, IOWA

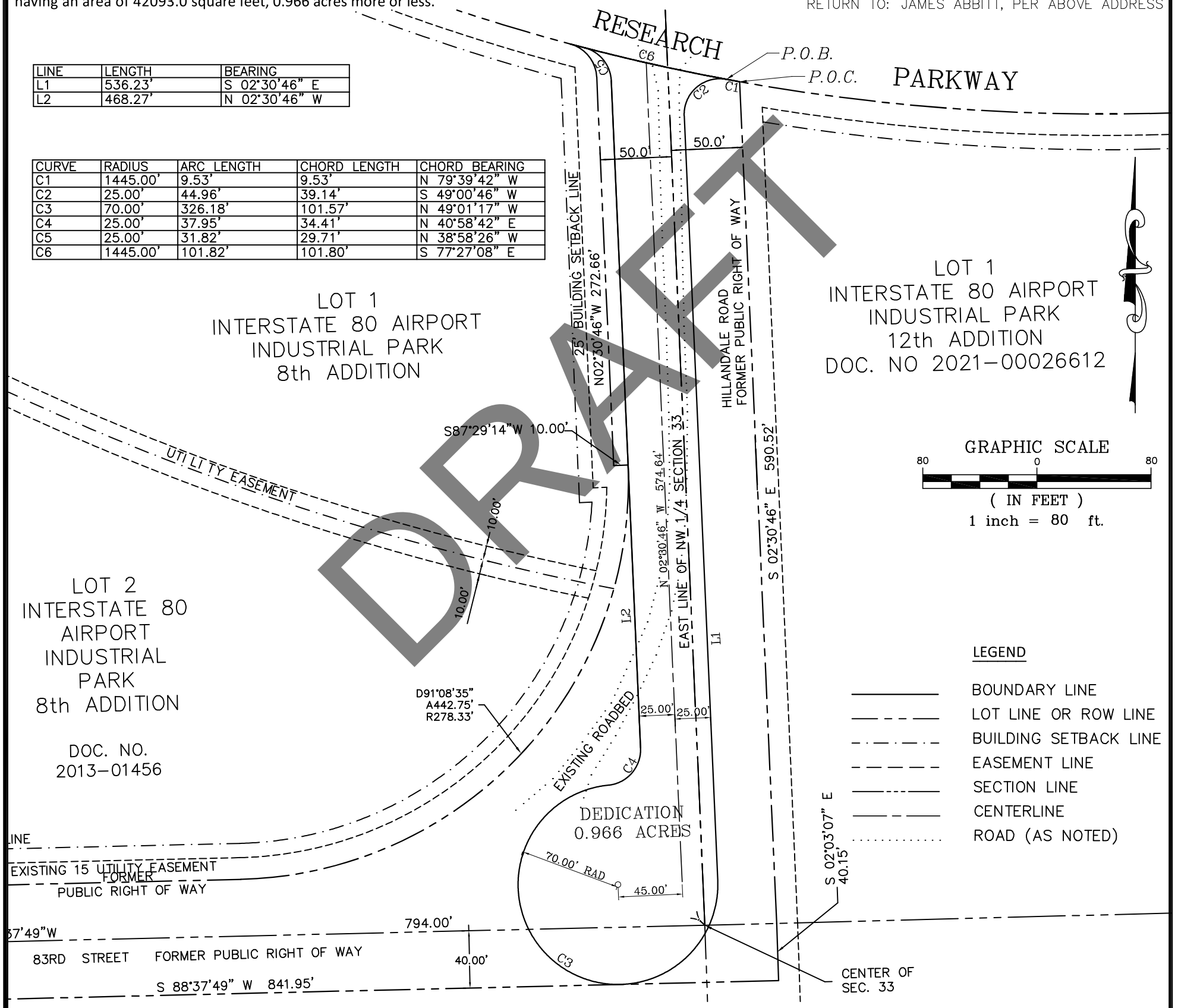
Legal Description: Dedicating a former part of Hillandale Road and 83rd Street Right-of-Way
Part of Section 33, Township 79 North, Range 3 East of the 5th Principal Meridian, more particularly described as follows:

COMMENCING at the northwest corner of Lot 1 of Interstate 80 Airport Industrial Park 12th Addition on the south right-of-way line for Research Parkway;
thence with a curve turning to the right along said south right-of-way, with an arc length of 9.53', with a radius of 1445.00', with a chord bearing of N 79°39'42" W, with a chord length of 9.53', which is the POINT OF BEGINNING;
thence a curve turning to the left with an arc length of 44.96', with a radius of 25.00', with a chord bearing of S 49°00'46" W, with a chord length of 39.14' ;
thence S 02°30'46" E a distance of 536.23' along west line of Lot 1 of Interstate 80 Airport Industrial Park 12th Addition;
thence with a curve turning to the right with an arc length of 326.18', with a radius of 70.00', with a chord bearing of N 49°01'17" W, with a chord length of 101.57';
thence with a reverse curve turning to the left with an arc length of 37.95', with a radius of 25.00', with a chord bearing of N 40°58'42" E, with a chord length of 34.41';
thence N 02°30'46" W a distance of 468.27' along the east property line of Lot 1 Interstate 80 Airport Industrial Park 8th addition;
thence with a curve turning to the left with an arc length of 31.82', with a radius of 25.00', with a chord bearing of N 38°58'26" W, with a chord length of 29.71' to the south right-of-way line for Research Parkway;
thence with a curve turning to the left along said south right-of-way, with an arc length of 101.82', with a radius of 1445.00', with a chord bearing of S 77°27'08" E, with a chord length of 101.80', which is the POINT OF BEGINNING;
having an area of 42093.0 square feet, 0.966 acres more or less.

INDEX LEGEND
LOCATION: PART OF SECTION 33, TOWNSHIP 79 NORTH,
RANGE 3 EAST OF THE 5TH PM
REQUESTOR: CORN BELT CAPITAL
PROPRIETOR: CITY OF DAVENPORT
SURVEYOR: JAMES W. ABBITT, JR.
COMPANY: ABBITT SURVEY & DEVELOPMENT, PLLC
4900 38th AVENUE, SUITE 1
MOLINE, IL 61265
309-524-3124
RETURN TO: JAMES ABBITT, PER ABOVE ADDRESS

LINE	LENGTH	BEARING
L1	536.23'	S 02°30'46" E
L2	468.27'	N 02°30'46" W

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1445.00'	9.53'	9.53'	N 79°39'42" W
C2	25.00'	44.96'	39.14'	S 49°00'46" W
C3	70.00'	326.18'	101.57'	N 49°01'17" W
C4	25.00'	37.95'	34.41'	N 40°58'42" E
C5	25.00'	31.82'	29.71'	N 38°58'26" W
C6	1445.00'	101.82'	101.80'	S 77°27'08" E



DRAFT

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

LICENSED LAND SURVEYOR
JAMES W. ABBITT JR.
18465
IOWA

JAMES W. ABBITT, JR. IPLS NO. 18465

DATE: _____

MY LICENSE EXPIRES DECEMBER 31, 2022

Abbitt Survey & Development, PLLC
ABBITT SURVEY & DEVELOPMENT, PLLC.
4900 38TH AVE. SUITE 1
MOLINE, ILLINOIS 61265
PH. 309-524-3124

DATE: 11-01-2022	SCALE: 1" = 80'	DRAWN BY: JADB	CHECKED BY: JWA

PREPARED FOR: CORN BELT CAPITAL
ATTN: RYAN HINTZE
2505 FAIRWAY COURT
BETTENDORF, IA 52722

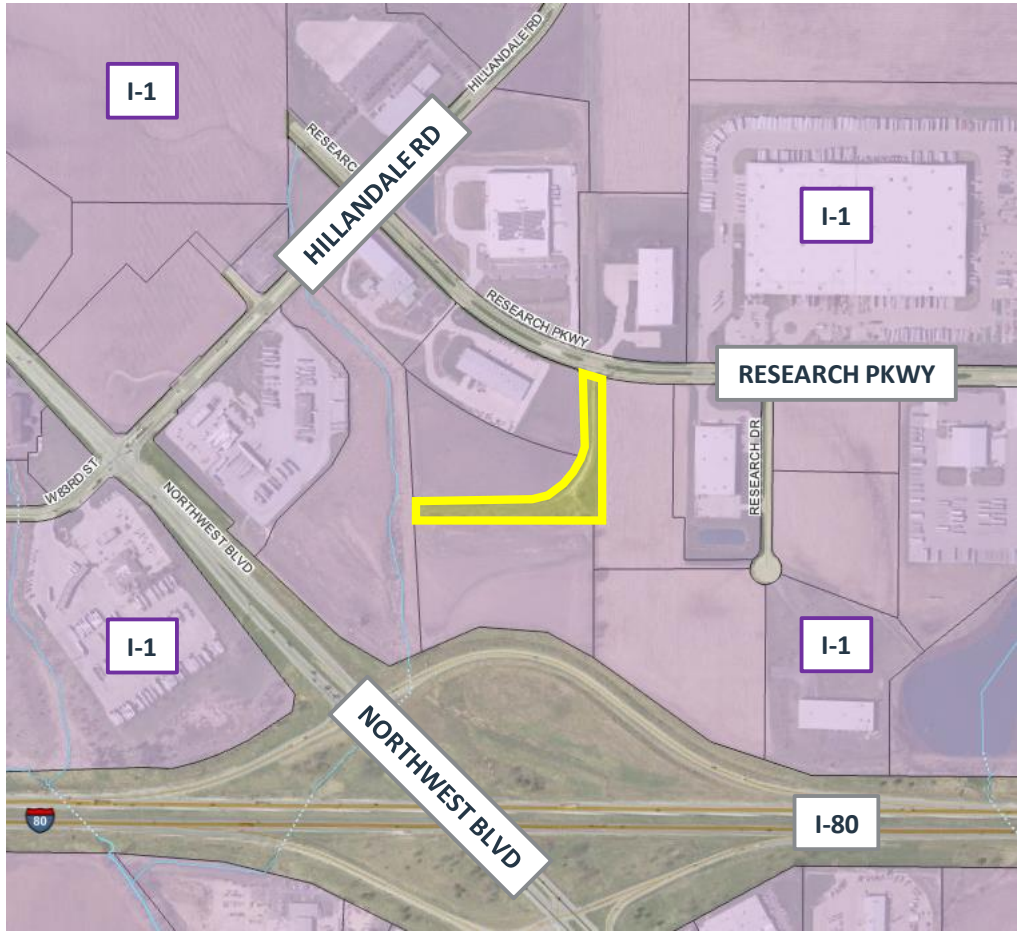
PAGE: 1 OF 1

Job No.: 22-222-IADA-B-CORN BELT

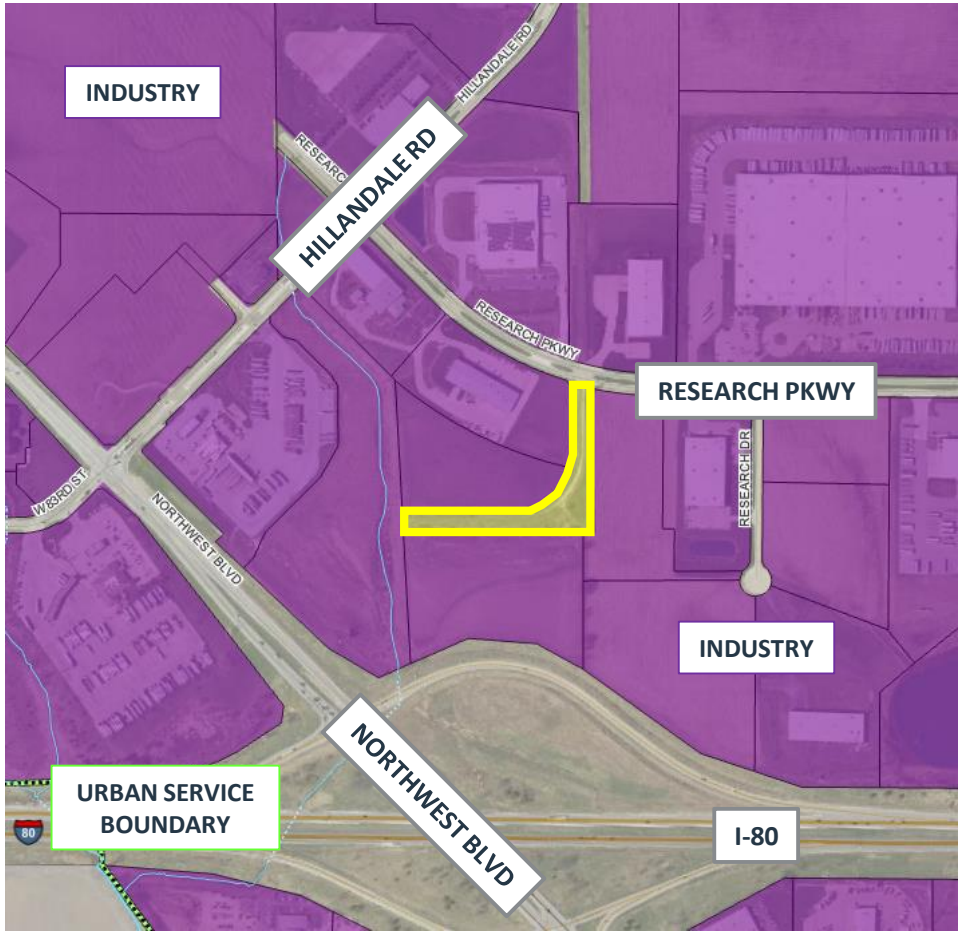
DRAWING TITLE: RIGHT-OF -WAY DEDICATION

Right-of-Way Vacation

DAVENPORT
IOWA | USA



Zoning Map



Future Land Use Map

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Public Hearing Notice | Plan and Zoning Commission

Date: 11/1/2022
Time: 5 PM

Location: Council Chambers | City Hall | 226 W. 4th ST.
Subject: Public Hearing for a Right-Of-Way Vacation

To: **All property owners within 200 feet of the subject public right-of-way located south of Lot 2 of Interstate 80 Airport Industrial Park 8th Addition.**

What is this About?
This notice is being sent to inform you that a public hearing will be held for a request to vacate public right-of-way located south of Research Parkway and west of Research Drive. The existing right-of-way is unimproved.

Request/Case Description
Case ROW22-05: Request of Corn Belt Capital, LLC to vacate unimproved right-of-way located south of Lot 2 of Interstate 80 Airport Industrial Park 8th Addition. [Ward 8]

What are the Next Steps after the Public Hearing?
The Plan and Zoning Commission will hold a formal public hearing at their meeting on November 1, 2022. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on November 15, 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. The City Council will ultimately decide if the property is no longer needed for City purposes, and is eligible for vacation. At that point, the City Attorney's office will negotiate with adjacent property owners to determine the appropriate way to convey the property, and possibly, purchase price. 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": http://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 verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

Right-Of-Way Vacation | Public Hearing Notice

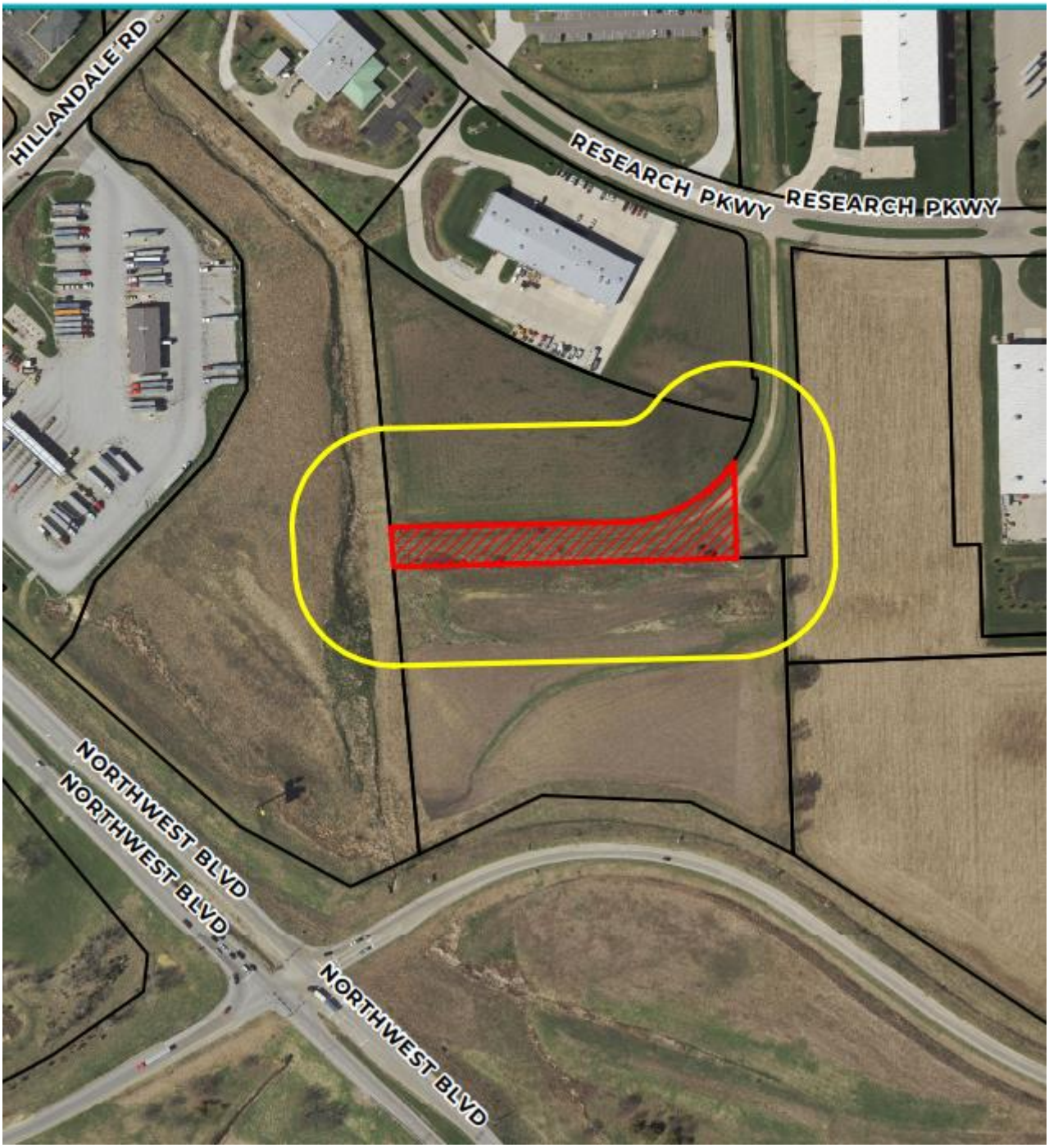
Case ROW22-05: Request of Corn Belt Capital, LLC to vacate unimproved right-of-way located south of Lot 2 of Interstate 80 Airport Industrial Park 8th Addition. [Ward 8]

ROW Vacation

200' Notification Boundary

0 250 500

Feet



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

T | **563.326.6198**
E | contactus@davenportiowa.com

davenportiowa.com/DNS



Complete application can be emailed to planning@davenportiowa.com

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

Applicant (Primary Contact)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

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

Request:

Total Land Area:

Submittal Requirements:

- The completed application form.
- Required fee: $400.

The Applicant hereby acknowledges and agrees to the following procedure and requirements:

(1) Application:
- Prior to submission of the application for the right-of-way or easement vacation, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the right-of-way or easement vacation 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) Public Notice for the Plan and Zoning Commission public hearing:
- Planning staff will send a public hearing notice to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the right-of-way or easement vacation:
- 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 hold a public hearing on the request. Subsequently, the Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(4) City Council's consideration of the right-of-way or easement vacation:
- Planning staff will send a public hearing notice to surrounding property owners.
- The Committee of the Whole (COW) will hold a public hearing on the request. Subsequently, the City Council will vote on the request. For a right-of-way or easement vacation 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.

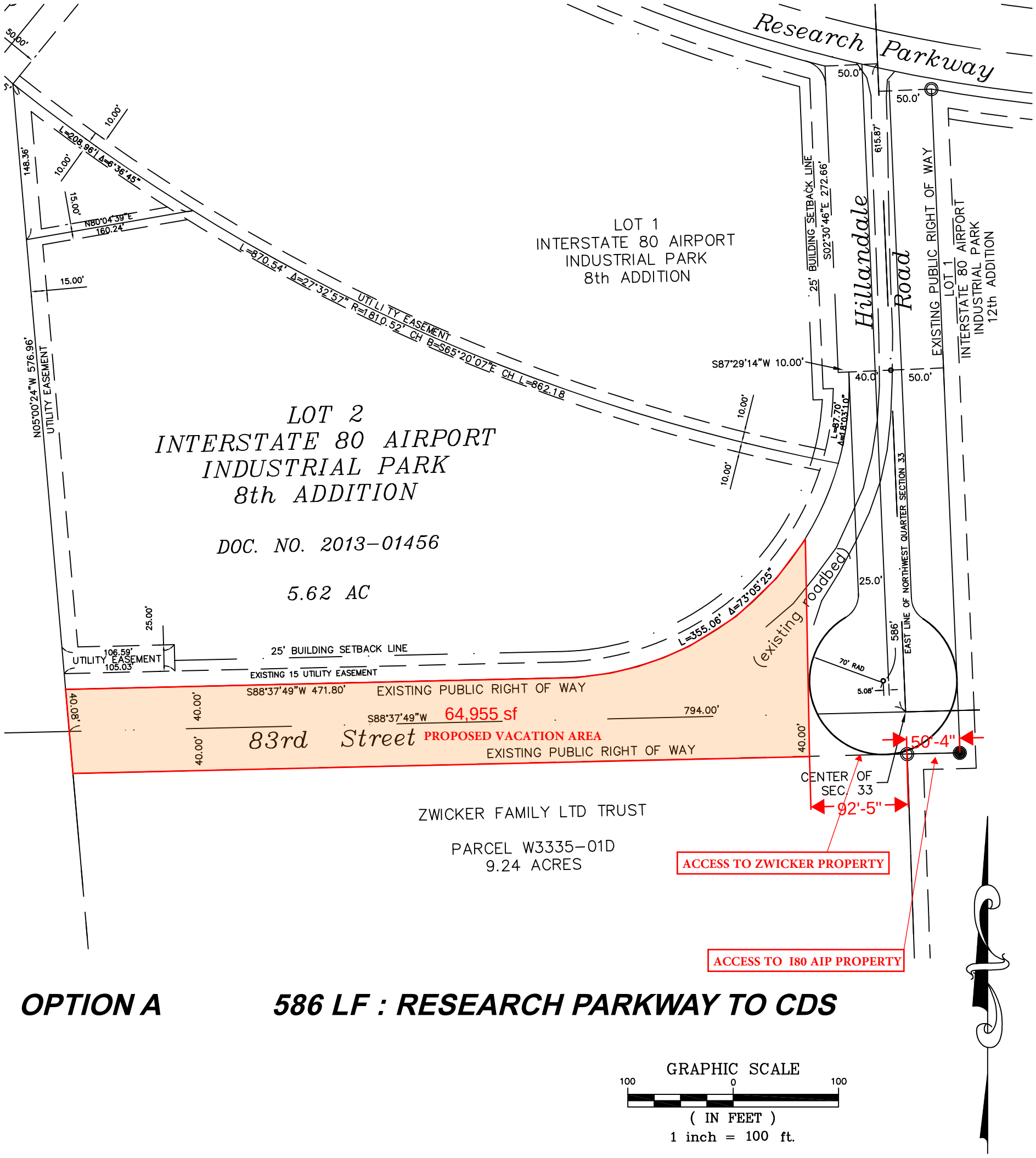
Received by: Date:

Planning staff

Date of the Public Hearing:

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

RIGHT OF WAY VACATION AND REALIGNMENT OF HILLANDALE RD. & 83rd ST.



OPTION A *586 LF : RESEARCH PARKWAY TO CDS*

GRAPHIC SCALE

100 0 100

(IN FEET)

1 inch = 100 ft.

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

LICENSED LAND SURVEYOR
JAMES W. ABBITT JR.
18465
IOWA

JAMES W. ABBITT, JR. IPLS NO. 18465

DATE: _____

MY LICENSE EXPIRES DECEMBER 31, 2022

REVISIONS			
No.	DATE	DESCRIPTION	BY

Abbitt Survey & Development, PLLC

ABBITT SURVEY & DEVELOPMENT, PLLC.
4900 38TH AVE. SUITE 11
MOLINE, ILLINOIS 61265
PH. 309-524-3124

DATE: 8-29-22	SCALE: 1" =100'	DRAWN BY: JWA	CHECKED BY: JWA

PREPARED FOR: Corn Belt Capital
2505 FAIRWAY COURT
BETTENDORF, IA, 52722
Owner: Ryan Hintze

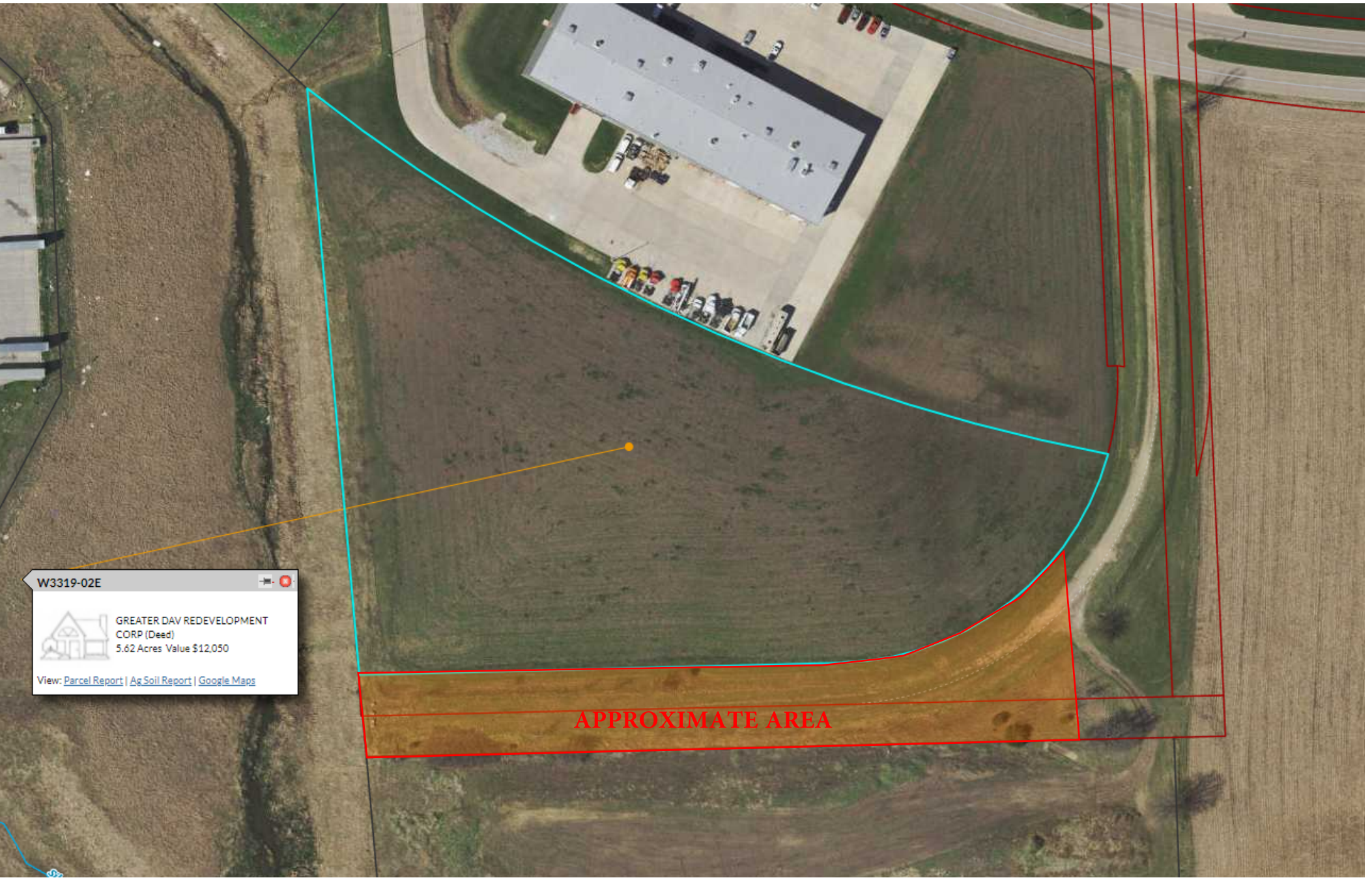
FIELD BOOK:
PAGE:

DRAWING No.: 22-222-IADA-B-CORN BELT

DRAWING TITLE: ROW EXHIBIT OPTION A


APPROXIMATE AREA


APPROXIMATE AREA


W3319-02E
GREATER DAV REDEVELOPMENT CORP (Deed)
5.62 Acres Value $12,050
View: Parcel Report | Ag Soil Report | Google Maps
APPROXIMATE AREA

City of Davenport

Department: Public Works - Engineering
Contact Info: Brian Schadt | 563-326-7923

Action / Date
12/7/2022

Subject:
Public Hearing on the plans, specifications, form of contract, and estimate of cost for the CDBG Alley Program: 301 Kirkwood Boulevard to 330 East 15th Street Alley Reconstruction project, #BG250. [Ward 5]

Recommendation:
Hold the Hearing.

Background:
This project is a full reconstruction of the alley located between Kirkwood Boulevard and East 15th Street from Pershing Avenue to Iowa Street. This alley was identified by Public Works staff to be in poor condition and a strain on maintenance staff. Community & Economic Development staff has performed necessary clearances required by the U.S. Department of Housing and Urban Development (HUD) to qualify these alleys for federal grant funding, including an archeological significance assessment and resident surveys.

The project estimate is $194,583, which includes a contract contingency. Project costs will be paid from the City's Community Development Block Grant (CDBG) funds.

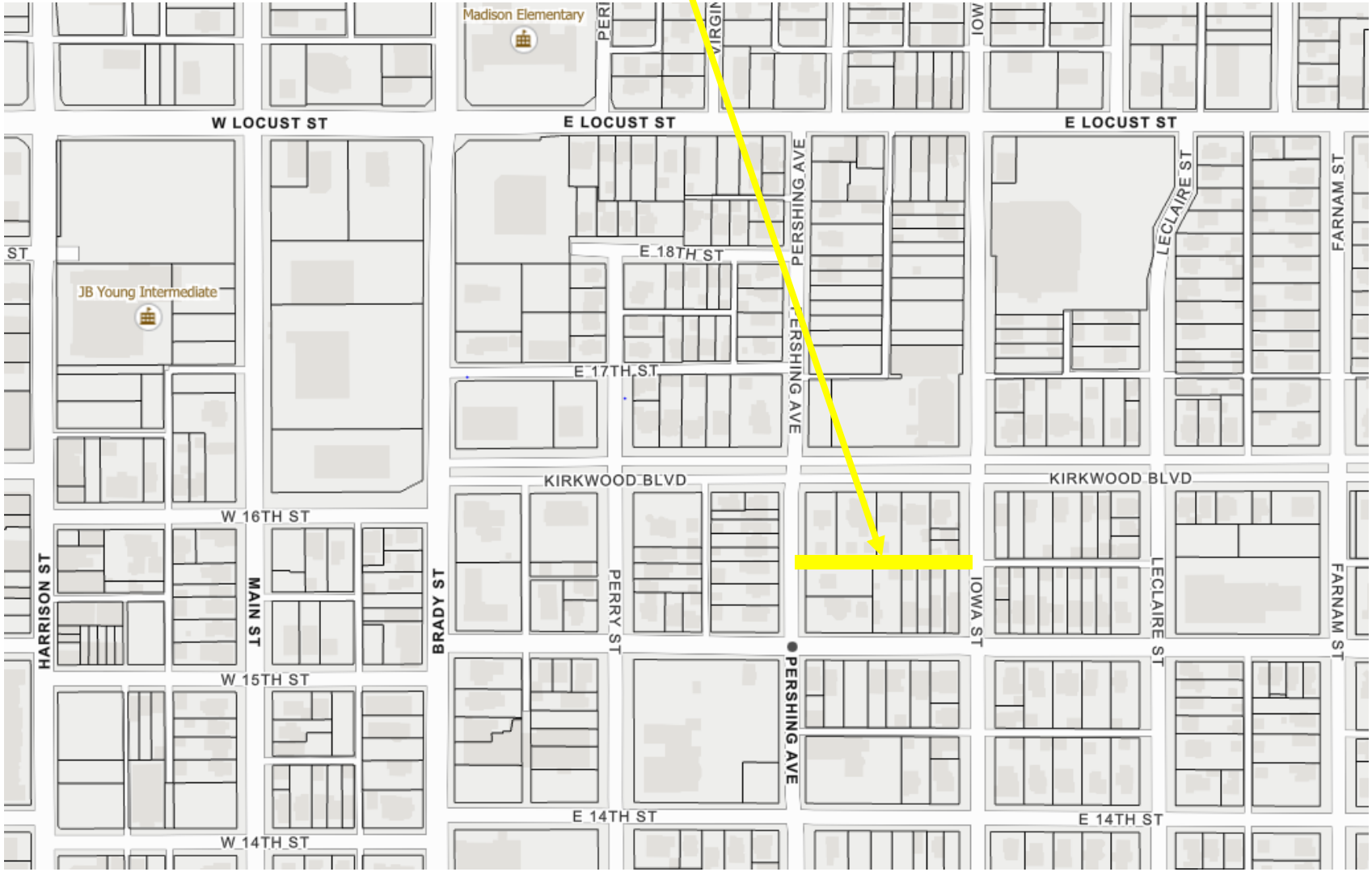
ATTACHMENTS:

	Type	Description
🗋	Exhibit	location map

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	11/30/2022 - 2:16 PM
Public Works Committee	Moses, Trish	Approved	11/30/2022 - 2:16 PM
City Clerk	Admin, Default	Approved	11/30/2022 - 3:26 PM

Proposed CDBG-Funded Alley Reconstruction
301 Kirkwood Blvd to 330 E. 15th St



City of Davenport

Department: Public Works - Engineering
Contact Info: Brian Schadt | 563-326-7923

Action / Date
12/7/2022

Subject:
Public Hearing on the plans, specifications, form of contract, and estimate of cost for the 232 South Marquette Street Sanitary Sewer Separation project, CIP #30057. [Ward 3]

Recommendation:
Hold the Hearing.

Background:
This City-owned building has floor drains connected to the storm sewer system which is not allowed by Environmental Protection Agency rules. This item is listed on the City's Iowa Department of Natural Recourses Consent Order. This project will disconnect the floor drains from the storm sewer and connect them to the sanitary sewer system. Work will be completed during the 2023 construction season.

The estimated project cost is $135,000. Funding is available through CIP #30057.

ATTACHMENTS:

	Type	Description
🗋	Cover Memo	Notice of Hearing

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	11/30/2022 - 12:39 PM
Public Works Committee	Moses, Trish	Approved	11/30/2022 - 2:11 PM
City Clerk	Admin, Default	Approved	11/30/2022 - 3:28 PM

Notice of Hearing

on Proposed Plans, Specifications, and Proposed Contract for the

Sanitary Sewer Separation Project at 232 S. Marquette Street

In Davenport, Ia

Notice is hereby given that at 5:30 P.M., on Wednesday December 7, 2022 at the Council Chambers, City Hall, in the City of Davenport, Iowa, there will be conducted a hearing on the proposed plans, specifications, and form of contract which the City Council has caused to be filed with the City Clerk of the City of Davenport, Iowa, and on the cost and necessity of the above project in the City of Davenport, Iowa.

At said hearing any interested person may file written objection or comments with respect to the proposed plans, specifications, form of contract or cost of and necessity for such improvements and may be heard orally with respect thereto. PO: 2305293

Brian Krup,
Deputy City Clerk
Publish on November 28, 2022

City of Davenport

Department: Community Planning & Economic Development **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **12/14/2022**

Subject:
Second Consideration: Ordinance for Case ORD22-01 being the request of RY Holdings LLC to amend Table 17.08-1: Use Matrix of the Municipal Code of Davenport, Iowa to allow "Dwelling – Single-Family" as a permitted use in the R-MF Multi-Family Residential Zoning District. [All Wards]

Recommendation:
Adopt of the Ordinance.

Background:
City staff received an application for a Zoning Text Amendment from a property owner requesting an amendment to allow "Dwelling - Single-Family" as a permitted use in the R-MF Multi-Family Residential Zoning District. The Plan and Zoning Commission reviewed Case ORD22-01 at its November 1, 2022 meeting and has recommended approval of the following amendments and subject to the listed findings:

Ordinance Amendment includes:

1. Amend Table 17.08-1: Use Matrix of the City of Davenport Zoning Ordinance to allow "Dwelling – Single-Family" as a permitted use in the R-MF Multi-Family Residential Zoning District.
2. Amend Section 17.04.010.G to include single-family dwellings in the purpose statement for the R-MF Multi-Family Residential District.
3. Amend Table 17.04-1: Residential District Dimensional Standards to include the following standards for Single-Family dwellings in the R-MF Multi-Family Residential District:
    - Minimum Lot Area: 4,000 sf
    - Minimum Lot Width: 40'
    - Maximum Building Height: 35'
    - Maximum Building Coverage: 50%
    - Maximum Impervious Surface: 70%
    - Minimum Front Setback: 25'
    - Minimum Interior Side Setback: 5'
    - Minimum Corner Side Setback: 20'
    - Minimum Reverse Corner Side Setback: 25'
    - Minimum Rear Setback: 25' or 20% of site depth, whichever is less

Findings:

1. The proposed amendment is consistent with the Comprehensive Plan and adopted land use policies.
2. The proposed amendment promotes the public health, safety, and welfare of the City.
3. The consistency of the proposed amendment with the intent and general regulations of this Ordinance.
4. The proposed amendment reduces existing nonconformities.

The Cities of Bettendorf, Moline, and Rock Island all allow for single-family dwellings in their respective multi-family/high density residential districts. The proposed zoning text amendment will impact all properties throughout Davenport zoned R-MF Multi-Family Residential District.

Staff Analysis:

Permitting single-family dwellings in a high density zoning district will enable a true mix of housing types and styles within a development. The R-MF District will become a more flexible district that encourages diversity in scale and housing units. Furthermore, the existing single-family design standards will apply to new dwellings within the R-MF District to promote higher quality architecture and materials.

Since the purpose of the R-MF Multi-Family Residential District is to accommodate a high-density neighborhood, staff are recommending the dimensional standards allow for smaller lots with increased building coverage.

The proposed zoning text amendment will eliminate nonconforming single-family dwellings in the R-MF District. The dimensional standards are consistent with the R-4C Single-Family and Two-Family Central Residential District, which allows for the greatest density of single-family housing in the City of Davenport.

Approval Standards for Text Amendments:

1. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.
2. The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.
3. The consistency of the proposed amendment with the intent and general regulations of this Ordinance.
4. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy or change in development trends or technology.
5. The extent to which the proposed amendment creates nonconformities.

Public Input:

A notice of Public Hearing was published in the *Quad-City Times* informing the community of the October 18, 2022 Plan and Zoning Commission Public Hearing.

To date, staff has not received any written responses from the community.

ATTACHMENTS:

	Type	Description
🗋	Ordinance	Ordinance
🗋	Backup Material	Highlighted Proposed Zoning Text Amendments
🗋	Backup Material	Application
🗋	Backup Material	Zoning Ordinance Dwelling Definitions
🗋	Backup Material	Single-Family Dwelling Design Standards

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	11/9/2022 - 4:36 PM

ORDINANCE NO. _____

ORDINANCE FOR CASE ORD22-01 BEING THE REQUEST OF RY HOLDINGS LLC TO AMEND TABLE 17.08-1: USE MATRIX OF THE MUNICIPAL CODE OF DAVENPORT, IOWA TO ALLOW "DWELLING – SINGLE-FAMILY" AS A PERMITTED USE IN THE R-MF MULTI-FAMILY RESIDENTIAL ZONING DISTRICT AND AMENDING VARIOUS SUBSECTIONS THERETO.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. That subsection 17.05.010(G) of the Municipal Code of Davenport, Iowa, be and the same is hereby as amended to be read as follows:

The R-MF Multi-Family Residential Zoning District is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types including single-family dwellings, 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.

Section 2. That section 17.05.030 Table 17.04-1 entitled Residential Districts Dimensional Standards of the Municipal Code of Davenport, Iowa, be the same is hereby amended to read as follows:

Table 17.04-1: Residential Districts Dimensional Standards ***SF = Single-Family // SF-SD = Single-Family Semi-Detached // 2F = Two-Family // TH = Townhouse // MF = Multi-Family***				
	R-1	**R-2**	**R-3**	**R-3C**
Bulk				
Minimum Lot Area	20,000sf	SF: 10,000sf SF-SD: 10,000sf/du	SF: 7,500sf SF-SD: 4,000sf/du 2F: 8,500sf Non-Residential: 10,000sf	SF: 7,500sf SF-SD: 4,000sf/du 2F: 8,500sf Non-Residential: 10,000sf
Minimum Lot Width	100'	SF: 60' SF-SD: 60'/du	SF & 2F: 60' SF-SD: 30'/du Non-Residential: 75'	SF & 2F: 50' SF-SD: 25'/du Non-Residential: 75'
Maximum Building Height	35'	35'	35'	35'

Table 17.04-1: Residential Districts Dimensional Standards *SF = Single-Family // SF-SD = Single-Family Semi-Detached // 2F = Two-Family // TH = Townhouse // MF = Multi-Family*				
	R-1	**R-2**	**R-3**	**R-3C**
Maximum Building Coverage	25%	35%	35%	35%
Maximum Impervious Surface	40%	50%	60% Non-Residential: 70%	60% Non-Residential: 70%
Setbacks				
Minimum Front Setback	30' or average of front setbacks, whichever is less	30' or average of front setbacks, whichever is less	25' or average of front setbacks, whichever is less	25' or average of front setbacks, whichever is less
Minimum Interior Side Setback	7'	7'	7'	5'
Minimum Corner Side Setback	25'	20'	15'	15'
Minimum Reverse Corner Side Setback	30'	30'	25'	25'
Minimum Rear Setback	30' or 20% of lot depth, whichever is less	30' or 20% of lot depth, whichever is less	25' or 20% of lot depth, whichever is less	25' or 20% of lot depth, whichever is less

Table 17.04-1: Residential Districts Dimensional Standards *SF = Single-Family // SF-SD = Single-Family Semi-Detached // 2F = Two-Family // TH = Townhouse // MF = Multi-Family*			
	R-4	**R-4C**	**R-MF**
Bulk			
Minimum Lot Area	SF: 6,000sf SF-SD: 3,500sf/du 2F: 7,000sf Non-Residential: 10,000sf	SF: 4,000sf SF-SD: 2,500/du 2F: 5,500sf Non-Residential: 10,000sf	SF: 4,000sf 2F: 6,000sf SF-SD: 2,500/du TH, MF: 1,500sf/du Non-Residential: 10,000sf
Minimum Lot Width	SF & 2F: 50' SF-SD: 25'/du Non-Residential: 75'	SF & 2F: 40' SF-SD: 25'/du Non-Residential: 75'	SF: 40' 2F: 50' SF-SD: 25'/du TH: 20'/du MF: 80' Non-Residential: 75'
Maximum Building Height	35'	35'	SF, 2F, TH: 35' MF: 70'
Maximum Building Coverage	35%	40% Non-Residential: 35%	SF, SF-SD & 2F: 50% TH, MF: 65%
Maximum Impervious Surface	60% Non-Residential: 70%	60% Non-Residential: 70%	SF, SF-SD & 2F: 70% TH, MF: 75% Non-Residential: 75%
Setbacks			
Minimum Front Setback	20' or average of front setbacks, whichever is less	15' or average of front setbacks, whichever is less	25'
Minimum Interior Side Setback	5'	10% of lot width, or 5', whichever is less In no case shall an interior side setback be less than 4'	SF, 2F, SF-SD: 5' TH, MF: 10' - When abutting a residential district, structures over 45' in height require 1' additional setback for each 3' in height over 45'
Minimum Corner Side Setback	15'	10'	20'

Table 17.04-1: Residential Districts Dimensional Standards *SF = Single-Family // SF-SD = Single-Family Semi-Detached // 2F = Two-Family // TH = Townhouse // MF = Multi-Family*				
	R-1	**R-2**	**R-3**	**R-3C**
Minimum Reverse Corner Side Setback	20'	15'		25'
Minimum Rear Setback	20' or 20% of lot depth, whichever is less	15' or 20% of lot depth, whichever is less		25' or 20% of site depth, whichever is less

Section 3. That section 17.08.020 Table 17.08-1 entitled Use Matrix of the Municipal Code of Davenport Iowa, be the same is hereby amended to add "P" to Dwelling-Single Family in R-MF.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

_____
Mike Matson
Mayor

_____
Brian Krup
Deputy City Clerk

CHAPTER 17.04. RESIDENTIAL DISTRICTS

Section 17.04.010 Purpose Statements
Section 17.04.020 Uses
Section 17.04.030 Dimensional Standards
Section 17.04.040 R-MHP District Standards
Section 17.04.050 R-3C and R-4C District Design Standards
Section 17.04.060 General Standards of Applicability

Section 17.04.010 Purpose Statements

A. R-1 Single-Family Residential Zoning District
The R-1 Single-Family Residential Zoning District is intended to accommodate the lowest-density single-family neighborhoods within the City of Davenport, exhibiting a predominantly semi-suburban development pattern of large lots and generous yards.

B. R-2 Single-Family Residential Zoning District
The R-2 Single-Family Residential Zoning District is intended to accommodate low-density single-family neighborhoods of a more urban character than the R-1 District. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-2 District.

C. R-3 Single-Family and Two-Family Residential Zoning District
The R-3 Single-Family Residential Zoning District is intended to accommodate residential neighborhoods in the City of Davenport consisting of single-family and two-family homes in a moderately dense urban development pattern. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-3 District.

D. R-3C Single-Family and Two-Family Central Residential Zoning District
The R-3C Single-Family and Two-Family Central Residential Zoning District is intended to preserve and protect Davenport's moderately dense, centrally located, established urban residential neighborhoods. Standards of the R-3C 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-3C District.

E. R-4 Single-Family and Two-Family Residential Zoning District
The R-4 Single-Family and Two-Family Residential Zoning District is intended to accommodate residential neighborhoods in the City of Davenport consisting of single-family and two-family homes in a dense urban development pattern. The R-4 District may also serve as a transitional district between Davenport's single-family and two-family neighborhoods and more intense uses within the City. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4 District.

F. R-4C Single-Family and Two-Family Central Residential Zoning District
The R-4C Single-Family and Two-Family Central Residential Zoning 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.

G. R-MF Multi-Family Residential Zoning District
The R-MF Multi-Family Residential Zoning District is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types including single-family dwellings, 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.

H. R-MHP Residential Manufactured Home Park Zoning District
The R-MHP District is intended to accommodate manufactured home parks, which are areas containing manufactured home sites arranged on a large tract, typically under single ownership, and designed to accommodate manufactured homes.

Section 17.04.020 Uses

A. Chapter 17.08 lists permitted, special, and temporary uses for the residential districts.

B. In the R-3, R-3C, R-4, and R-4C Districts, two-family dwellings are allowed as follows:

1. New construction of a two-family dwelling is a permitted use.

2. Conversion of a structure from a single-family dwelling into a two-family dwelling is prohibited.

Section 17.04.030 Dimensional Standards

A. Table 17.04-1: Residential Districts Dimensional Standards establishes the dimensional standards for the residential districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use. See Section 17.02.040 for measurement methodologies.

B. A house court design for single-family and/or two-family dwellings must comply with the dimensional standards of Section 17.08.030.N.

C. R-MHP District standards are found in Section 17.04.040.

Table 17.04-1: Residential Districts Dimensional Standards
SF = Single-Family // SF-SD = Single-Family Semi-Detached // 2F = Two-Family // TH = Townhouse // MF = Multi-Family

	R-1	R-2	R-3	R-3C
Bulk				
Minimum Lot Area	20,000sf	SF: 10,000sf SF-SD: 10,000sf/du	SF: 7,500sf SF-SD: 4,000sf/du 2F: 8,500sf Non-Residential: 10,000sf	SF: 7,500sf SF-SD: 4,000sf/du 2F: 8,500sf Non-Residential: 10,000sf
Minimum Lot Width	100’	SF: 60’ SF-SD: 60’/du	SF & 2F: 60’ SF-SD: 30’/du Non-Residential: 75’	SF & 2F: 50’ SF-SD: 25’/du Non-Residential: 75’
Maximum Building Height	35’	35’	35’	35’
Maximum Building Coverage	25%	35%	35%	35%
Maximum Impervious Surface	40%	50%	60% Non-Residential: 70%	60% Non-Residential: 70%
Setbacks				
Minimum Front Setback	30’ or average of front setbacks, whichever is less	30’ or average of front setbacks, whichever is less	25’ or average of front setbacks, whichever is less	25’ or average of front setbacks, whichever is less
Minimum Interior Side Setback	7’	7’	7’	5’
Minimum Corner Side Setback	25’	20’	15’	15’
Minimum Reverse Corner Side Setback	30’	30’	25’	25’
Minimum Rear Setback	30’ or 20% of lot depth, whichever is less	30’ or 20% of lot depth, whichever is less	25’ or 20% of lot depth, whichever is less	25’ or 20% of lot depth, whichever is less

Table 17.04-1: Residential Districts Dimensional Standards *SF = Single-Family // SF-SD = Single-Family Semi-Detached // 2F = Two-Family // TH = Townhouse // MF = Multi-Family*			
	R-4	**R-4C**	**R-MF**
Bulk			
Minimum Lot Area	SF: 6,000sf SF-SD: 3,500sf/du 2F: 7,000sf Non-Residential: 10,000sf	SF: 4,000sf SF-SD: 2,500/du 2F: 5,500sf Non-Residential: 10,000sf	SF: 4,000sf 2F: 6,000sf SF-SD: 2,500/du TH, MF: 1,500sf/du Non-Residential: 10,000sf
Minimum Lot Width	SF & 2F: 50' SF-SD: 25'/du Non-Residential: 75'	SF & 2F: 40' SF-SD: 25'/du Non-Residential: 75'	SF: 40' 2F: 50' SF-SD: 25'/du TH: 20'/du MF: 80' Non-Residential: 75'
Maximum Building Height	35'	35'	SF, 2F, TH: 35' MF: 70'
Maximum Building Coverage	35%	40% Non-Residential: 35%	SF, SF-SD & 2F: 50% TH, MF: 65%
Maximum Impervious Surface	60% Non-Residential: 70%	60% Non-Residential: 70%	SF, SF-SD & 2F: 70% TH, MF: 75% Non-Residential: 75%
Setbacks			
Minimum Front Setback	20' or average of front setbacks, whichever is less	15' or average of front setbacks, whichever is less	25'
Minimum Interior Side Setback	5'	10% of lot width, or 5', whichever is less In no case shall an interior side setback be less than 4'	SF, 2F, SF-SD: 5' TH, MF: 10' - When abutting a residential district, structures over 45' in height require 1' additional setback for each 3' in height over 45'
Minimum Corner Side Setback	15'	10'	20'
Minimum Reverse Corner Side Setback	20'	15'	25'
Minimum Rear Setback	20' or 20% of lot depth, whichever is less	15' or 20% of lot depth, whichever is less	25' or 20% of site depth, whichever is less

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

TABLE 17.08-1: USE MATRIX																						
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Adult Use																S	S					Sec. 17.08.030.A
Agriculture																			P			
Amusement Facility - Indoor									P	P	P		P	P	P	P		P				
Amusement Facility - Outdoor										S	S				S	P		S				
Animal Care Facility - Large Animal																			P			
Animal Care Facility - Small Animal							S	S	P	P	P		S	S	P	P		P	P			Sec. 17.08.030.B
Animal Breeder																			P			Sec. 17.08.030.B
Art Gallery							P	P	P	P	P		P	P	P			P				
Arts and Fitness Studio							P	P	P	P	P		P	P	P			P				
Bar									P	P	P		P	P	P			P				
Bar – Neighborhood								P														Sec. 17.08.030.C
Bed and Breakfast	S	S	S	S	S														P			Sec. 17.08.030.D
Billboard									P	P						P	P					Sec. 17.08.030.E
Body Modification Establishment								P	P	P	P		P		P			P				
Broadcasting Facility TV/Radio								P	P	P		P	P	P	P	P	P	P			P	
Campground																			S	P		Sec. 17.08.030.F
Car Wash									P	P					S			P				Sec. 17.08.030.G
Casino															P							
Cemetery																				P		
Children's Home					P				P	P					P			S			P	Sec. 17.08.030.H
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Community Center	P	P	P	P	P		P	P	P	P	P		P	P	P			P	P	P	P	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	Sec. 17.08.030.I
Conservation Area																			P	P		
Country Club																				P		
Cultural Facility							P	P	P	P	P		P	P	P			P		P	P	
Day Care Center					P		P	P	P	P	P	P	P	P	P	S		P			P	Sec. 17.08.030.J
Day Care Home	P	P	P	P	P														P			Sec. 17.08.030.K
Drive-Through Facility									P	P	S		S		P	P	P					Sec. 17.08.030.K
Drug/Alcohol Treatment Facility, Residential									S	S					S			S			S	Sec. 17.08.030.L
Drug Treatment Clinic									S	S					S			S			S	Sec. 17.08.030.L
Domestic Violence Shelter					P			P	P	P					P			P			P	Sec. 17.08.030.H
Dwelling - Accessory Dwelling Unit	P	P	P	P																		Sec. 17.08.030.M
Dwelling - Manufactured Home						P													S			Sec. 17.08.030.N

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TABLE 17.08-1: USE MATRIX																					
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Dwelling - Multi-Family					P		P	P	P	P	S		P	P	P			P				Sec. 17.08.030.O
Dwelling - Townhouse					P		P	P	P	P	S		P	P	P			P				Sec. 17.08.030.P
Dwelling - Single-Family	P	P	P	P	P		P	P	P					P								Sec. 17.08.030.P
Dwelling - Single-Family Semi-detached		P	P	P	P		P	P	P		S			P								Sec. 17.08.030.P
Dwelling - Two-Family (New Construction)			P	P	P		P	P	P		S			P								Sec. 17.08.030.P
Dwelling - Two-Family (Conversion)					P		P	P	P					P								Sec. 17.08.030.P
Educational Facility - Primary or Secondary	P	P	P	P	P																P	
Educational Facility - University or College										P	P	P	P		P						P	
Educational Facility - Vocational							S	S	S	P	P	P	P	S	P	P	P	P			P	
Equine Keeping/Equestrian Facility	P																		P			Sec. 17.08.030.Q
Fairground																			S	S	P	
Financial Institution							P	P	P	P	P	P	P	P	P			P				
Financial Institution, Alternative									S	S					S			P				Sec. 17.08.030.R
Food Bank																P	P	P				
Food Pantry									P	S					S			S				
Funeral Home							S	S	S	P					P			P				
Gas Station								S	P	P	S				P	P	P	P				Sec. 17.08.030.S
Golf Course/Driving Range																				P		
Government Office/Facility							P	P	P	P	P	P	P	P	P	P	P	P		P	P	
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Greenhouse/Nursery - Retail										P					P			P	S			
Group Home	P	P	P	P	P																	Sec. 17.08.030.T
Halfway House									S	S					S			S			S	Sec. 17.08.030.L
Healthcare Institution																					P	
Heavy Rental and Service																P		P				
Heavy Retail										S					S	P		P				
Homeless Shelter									S	S					S			S			S	Sec. 17.08.030.L
Hotel									P	P	P	P	P	S	P			P				
Industrial - General																	P					
Industrial - Light												P				P	P	P				
Industrial Design								P	P	P		P	P		P	P	P	P				
Live Performance Venue										P	P		P	P	P	P		P				

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TABLE 17.08-1: USE MATRIX																						
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Lodge/Meeting Hall	S	S	S	S	S		P	P	P	P	P	P	P	P	P	P	P	P	P			Sec. 17.08.030.U
Manufactured Home Park						P																
Medical/Dental Office							P	P	P	P	P	P	P	P	P			P			P	
Micro-Brewery/Distillery/Winery									P	P	P		P	P	P	P		P				
Neighborhood Commercial Establishment		S	S	S	S																	Sec. 17.08.030.V
Office							P	P	P	P	P	P	P	P	P	P	P	P			P	
Outdoor Dining							P	P	P	P	P	P	P	P	P	P	P	P			P	Sec. 17.08.030.W
Parking Lot (Principal Use)								S	S	S	S	S	S	S	S	P	S	S			P	Chapter 17.10
Parking Structure (Principal Use)								S	S	P	P	P	S	S	P			P			P	Chapter 17.10
Personal Service Establishment							P	P	P	P	P	P	P	P	P	P		P			P	
Place of Worship	P	P	P	P	P		S	S	P	P	P		P	P	P	P			P		P	
Private Recreation Facility								P	P	P	P	P	P	P	P	P		P			P	
Public Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	
Public Safety Facility					P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Public Works Facility												P				P	P	P	P		P	
Reception Facility	S	S	S	S				S	S	P	P		S	S	P			P	S			Sec. 17.08.030.X
Recreational Vehicle (RV) Park																			S	S		Sec. 17.08.030.F
Research and Development												P				P	P	P			P	
Residential Care Facility					P		P	P	P	P	P	P	P		P	P		P			P	Sec. 17.08.030.Y
Restaurant								P	P	P	P	P	P	P	P	P	P	P		P	P	
Retail Goods Establishment							P	P	P	P	P	P	P	P	P	P	P	P			P	
PRINCIPAL USE	**R-1**	**R-2**	**R-3**	**R-4**	**R-MF**	**R-MHP**	**C-T**	**C-1**	**C-2**	**C-3**	**C-C**	**C-OP**	**C-D**	**C-V**	**C-E**	**I-1**	**I-2**	**I-MU**	**S-AG**	**S-OS**	**S-IC**	**USE STANDARD**
Retail Alcohol Sales									P	P	S		S		P	P						
Retail Sales of Fireworks																P	P					Sec. 17.08.030.Z
Salvage Yard																	S					
Self-Storage Facility: Enclosed									S	S					P	P	P	P				Sec. 17.08.030.AA
Self-Storage Facility: Outdoor																P	P	S				Sec. 17.08.030.AA
Social Service Center									P	P					P			P			P	
Solar Farm												P				P	P		S		P	Sec. 17.08.030.BB
Specialty Food Service								P	P	P	P		P	P	P	P		P				
Storage Yard - Outdoor																P	P					Sec. 17.08.030.CC
Truck Stop																P	P					
Vehicle Dealership - Enclosed										P		S	P		P	S		P				
Vehicle Dealership - With Outdoor Storage/Display										S					S	S		P				

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

TABLE 17.08-1: USE MATRIX																						
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Vehicle Operation Facility																P	P				P	
Vehicle Rental - Enclosed										P		S	P		P	S		P				
Vehicle Rental - With Outdoor Storage/Display										S					S	S		P				
Vehicle Repair/Service - Major										S						P	P	S				Sec. 17.08.030.DD
Vehicle Repair/Service - Minor									P	P					P	P	P	S				Sec. 17.08.030.DD
Warehouse																P	P					
Wholesale Establishment																P	P	S				
Wind Energy System												S				S	S		S		S	Sec. 17.08.030.EE
Wine Bar								S	P	P	P		P	P	P			P				
Winery																			S			
Wireless Telecommunications	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.FF
Wireless Telecommunications - Stealth Design Antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.FF
Wireless Telecommunications - DAS Co-Location	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.FF
Wireless Telecommunications - DAS New Pole	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.FF
TEMPORARY USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Farmers' Market					T		T	T	T	T	T	T	T	T	T			T	T	T	T	Sec. 17.08.040.A
Real Estate Project Sales Office/Model Unit	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T	T	T			T	Sec. 17.08.040.B
Temporary Cell On Wheels (COW)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.C
Temporary Contractor Office and Contractor Yard	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.D
Temporary Outdoor Entertainment	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T		T	T	T	T	Sec. 17.08.040.E
Temporary Outdoor Sales (No Fireworks Stand)	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T		T	T		T	Sec. 17.08.040.F
Temporary Outdoor Sales - Fireworks Stand Only																T	T					Sec. 17.08.040.G
Temporary Outdoor Storage Container	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.H

ZONING TEXT AMENDMENT APPLICATION & PROCEDURE

1. The petitioner shall meet with City staff to discuss the request, alternatives and the text amendment process.

2. Submit Petition including proposed text amendment language, petitioner's signature(s); file reference form and filing fee.

3. Petition is processed at staff level; public hearing notice is drafted, and background report is written. Item is previewed by the Commission and sent to the Technical Review Committee.

4. Public Hearing is held before the Davenport City Plan and Zoning Commission.

5. Staff report is presented to the City Plan and Zoning Commission for discussion and recommendation. Commission report is drafted.

6. Commission report is forwarded to the City Council.

7. Public Hearing before the Committee of the Whole (COW) is held.

8. Three Readings before the City Council, one at each Council meeting, are required for the Ordinance Amendment.

9. Publication of Ordinance. (Generally, publication occurs prior to the next City Council meeting.)

See Development Calendar for submittal deadlines.

Zoning Text Amendment Fee Schedule:

$400.00 plus public hearing notice and recording costs.

Submit Application to:

planning@davenportiowa.com
or
Public Works – DNS Planning
1200 E. 46th St
Davenport Iowa 52807

Honorable Mayor and City Council
City Hall
Davenport, Iowa 52801-1308

Honorable Mayor and City Council:

The undersigned, hereby petitions your honorable body to amend title 17 of the City of Davenport Municipal Code entitled "Zoning" by changing the following text:

FROM: "Section 17.04.010. (Provide the existing text language or an attachment of the existing text language here.)

R-MF Multi-Family Residential Zoning District. The R-MF Multi-Family Residential Zoning District is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types, including semidetached dwellings, two-family dwellings, townhomes and multifamily dwellings. Limited nonresidential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-MF District.
[Amended 9-11-2019 by Ord. No. 2019-363]"
(Text description may be continued on another sheet if necessary.)

TO: (Provide the proposed text language or an attachment of the proposed text language here.)
"R-MF Multi-Family Residential Zoning District. The R-MF Multi-Family Residential Zoning District is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types, including semidetached dwellings, single-family dwellings, two-family dwellings, townhomes and multifamily dwellings. Limited nonresidential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-MF District."
(Text description may be continued on another sheet if necessary.)

Respectfully submitted,

Signature: _____

Print full name: Scott Ryder

Date: 09/27/2022

CONTACT INFORMATION

PETITIONER: Name: Scott Ryder
Address: 221 E. 2nd St., Davenport, IA 52801
Phone: (563) 505-9190 FAX:
Mobile Phone: Email: sryder@exitqc.com

CONTACT PERSON: Name: Chris Townsend of Townsend Engineering
Address: 2224 E. 12th St., Davenport, IA 52803
Phone: (563) 386-4236 FAX: (563)386-4231
Mobile Phone: Email: chris@townsendengineering.net

REASON FOR TEXT AMENDMENT I am requesting that Single-Family zoning be added as a permitted use in R-MF zones. Table 17.08-1: Use Matrix Table, should be updated to include "Dwelling – Single-Family" as a use permitted by-right in the district. The proposed dimensional standards for SF lots under this classification are as follows:

BULK

- Minimum Lot Area – SF: 4,000 square feet
- Minimum Lot Width – SF: 40 feet
- Maximum Building Height – SF: 35 feet
- Maximum Building Coverage – SF: 40%
- Maximum Impervious Surface – SF: 60%

SETBACKS

- Minimum Front Setback – SF: 15 feet or average of front set-backs, whichever is less
- Minimum Interior Side Setback – SF: 5 feet
- Minimum Corner Side Setback – SF: 10 feet
- Minimum Reverse Corner Side Setback – SF: 15 feet
- Minimum Rear Setback – SF: 15 feet or 20% of lot depth, whichever is less

SIGNATURE OF PETITIONER: Date: 10/5/22

Zoning Text Amendment Fee Schedule:

$400.00

City of Davenport Zoning Ordinance
Section 17.08.050 Use Definitions

Dwelling - Accessory Dwelling Unit. An additional dwelling unit associated with and incidental to a principal single-family dwelling on the same lot. An accessory dwelling unit must include separate cooking and sanitary facilities, with its own legal means of ingress and egress, and is a complete, separate dwelling unit. The accessory dwelling unit may be within or attached to the principal dwelling unit structure or within a detached accessory structure, such as a garage, and designed so that the appearance of the principal structure and the lot remains that of a single-family dwelling.

Dwelling - Manufactured Home. A manufactured home dwelling is a prefabricated structure that is regulated by the U.S. Department of Housing and Urban Development (HUD), via the Federal National Manufactured Housing Construction and Safety Standards Act of 1974, rather than local building codes. A manufactured home is built in a factory on an attached chassis before being transported to a site. Manufactured homes include those transportable factory built housing units built prior to the Federal National Manufactured Housing and Safety Standards Act (HUD Code), also known as mobile homes. Modular homes are not considered manufactured homes, and refer to a method of construction. When a manufactured home meets all the requirements for a single-family dwelling, including the definition of a dwelling unit, and is located and installed to the same standards as a single-family dwelling, such manufactured home is considered a single-family dwelling, subject to any additional requirements or specific exceptions of Iowa State Code Section 414.28.

Dwelling - Multi-Family. A structure containing three or more attached dwelling units used for residential occupancy. A multi-family dwelling does not include a three-family or townhouse dwelling. In cases where dwelling units are located above the ground floor of a commercial building, one or more dwelling units for residential occupancy shall be permissible.

Dwelling - Townhouse. A structure consisting of three or more dwelling units, the interior of which is configured in a manner such that the dwelling units are separated by a party wall. A townhouse is typically designed so that each unit has a separate exterior entrance and yard areas. A townhouse dwelling does not include a multi-family dwelling.

Dwelling - Single-Family. A structure containing only one dwelling unit on a single lot. When a manufactured home meets all the requirements for a single-family dwelling, including the definition of a dwelling unit, and is located and installed to the same standards as a single-family dwelling, such manufactured home is considered a single-family dwelling, subject to any additional requirements or specific exceptions of Iowa State Code Section 414.28.

Dwelling - Single-Family Semi-Detached. A structure containing two dwelling units on a single lot attached by a party wall, which is located on an interior side lot line, with each dwelling unit located on a separate lot of record.

Dwelling - Two-Family. A structure containing two dwelling units on a single lot.

P. Dwelling - Single-Family, Single-Family Semi-Detached, Two-Family, and Townhouse
In the case of conflict with any design standards contained within Chapter 17.04, the standards of Chapter 17.04 control.

1. A front entry must be an integral part of the structure, using features such as porches, raised steps and stoops with roof overhangs, or decorative railings to articulate the front façade.

2. A 5% minimum transparency requirement applies to the front façade and is calculated on the basis of the area of the façade below the roofline.

3. A dwelling with a front facing attached three-car garage shall have one of the garages offset one foot from the other garages.

4. In order to encourage architectural detail and visual interest a point system shall be utilized for the front façade in which the front façade must score 20 points from the categories below. Primary building materials are the dominant component of the façade. Accent materials are secondary components of the façade, typically used to provide architectural detail or visual interest.

i. 8 points – covered porch with columns.

ii. 6 points – masonry, brick, or stone veneer as a primary building material or accent material. If accent material it must extend from the foundation or grade to the window sill as a minimum and maintain that elevation along the entire façade exclusive of doors, windows and small areas that make the use of the material unpractical.

iii. 6 points – front facing roof dormer.

iv. 4 points for each front facing roof gable with 8/12 pitch or higher.

v. 4 points – decorative roof brackets or gable trusses as an accent material.

vi. 4 points – decorative siding including but not limited to patterned shingles, shake, and board and batten as a primary building material or accent material.

vii. 3 points – bay/box window(s).

viii. 3 points – all front facing carriage style garage door(s). Carriage style garage doors may include decorative, simulated woodwork, decorative handles and brackets and window inserts.

ix. 3 points – door or window surrounds as an accent material.

x. 3 points – freeze boards and/or horizontal bands as an accent material.

xi. 2 points – decorative roof at the base of a gable.

xii. 1.5 points – for each percentage of transparency below the roofline over 5%.

xiii. 1 point – decorative gable vent(s).

xiv. 1 point – window shutters.

xv. negative 5 points – front facing attached garage that exceeds 24 feet or 50% the width of the front building line, whichever is greater. Garage width is measured between the edges of the garage door; in the case of garages designed with multiple garage doors, the distance is measured between the edges of the outermost doors.

City of Davenport

Department: City Clerk **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **12/14/2022**

Subject:
First Consideration: Ordinance for Case REZ22-07 being the request of High Properties on behalf of Shamrock Properties LC to rezone approximately 104.57 acres of land bounded by Veterans Memorial Parkway, Eastern Avenue, Interstate 80, and Jersey Ridge Road from S-AG Agricultural District to R-1 Single-Family Residential District (33 acres), R-4 Single-Family and Two-Family Residential District (20 acres), R-MF Multi-Family Residential District (35 acres), and C-2 Corridor Commercial District (16 acres). [Ward 8]

Recommendation:
Adopt the Ordinance.

Background:
The Plan & Zoning Commission reviewed Case REZ22-07 at its November 15, 2022 meeting and voted unanimously to recommend approval of the request 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 and Open Space and Public Land. The C-2 Corridor Commercial District is consistent with the Commercial Node identified at the intersection of Veterans Memorial Parkway and Eastern Avenue.
2. The proposed zoning map amendment to R-1 Single-Family Residential District, R-4 Single-Family and Two-Family Residential District, R-MF Multi-Family Residential District, and C-2 Corridor Commercial District is compatible with the zoning of nearby developed property.
3. With conditions recommended by staff, the proposed zoning map amendment will enable the area to be developed in a manner consistent with the surrounding area.
4. With conditions requiring transportation improvements, the proposed zoning map amendment will promote the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities following development.

Conditions:

1. No lot shall be platted to contain more than one zoning district.
2. A traffic study is required. Additional traffic safety measures may be required as development occurs.
3. Eastern Avenue shall be extended to the south property line of 7219 Eastern Avenue. Provide a minimum of one street connection to the subject property from Eastern Avenue.
4. Install a roundabout on Veterans Memorial Parkway located midway between the east and west boundaries of the subject property.
5. Right-of-way shall be dedicated, as determined by the City of Davenport, for the purpose of constructing a roundabout at the intersection of Eastern Avenue and Veterans Memorial Parkway.
6. A landscape buffer yard shall be installed in accordance with Section 17.11.080 of the Davenport Zoning Ordinance along the south lot line, where abutting property zoned R-1

Single-Family Residential District.
7. Provide a 40 foot setback along the north lot line, where abutting Interstate-80.
8. A minimum of .5 acres shall be reserved as a pocket park within the western half of the R-MF Multi-Family Residential District.
9. The principal use "Billboard" shall be prohibited on property zoned C-2 Corridor Commercial District.
10. The maximum building height in the C-2 District shall be 35 feet.

The full staff report is attached as background materials.

Public Input:

The applicant has held two neighborhood meetings prior to submission of a formal application. A meeting was held on May 10, 2022 without City staff or elected officials present. Addresses within 200 feet of the request were invited to the meeting.

A second neighborhood meeting was held on June 9, 2022 at the Eastern Avenue Branch of the Davenport Library with City staff and elected officials present. The notification area for this meeting was expanded to property owners within 800 feet of the request.

Letters were sent to property owners within 800 feet of the proposed request notifying them of the November 1, 2022 Plan and Zoning Commission Public Hearing. Given the large area petitioned for rezoning, staff increased the required notification area from 200 feet to 800 feet as a courtesy to nearby neighbors.

To date, staff is in communication with adjacent property owners located south of Veterans Memorial Parkway. Concerns raised include proximity of commercial zoning to established residential neighborhoods, traffic, noise, density, and landscape buffers. One official protest has been received and can be found in the background materials.

Staff will apprise Council of any additional correspondence.

ATTACHMENTS:

Type	Description
Ordinance	Ordinance
Backup Material	Staff Report
Backup Material	Rezoning Exhibit
Backup Material	Concept Plan with Staff Recommendations
Backup Material	Concept Plan
Backup Material	Vicinity, Zoning, & Future Land Use Map
Backup Material	Neighborhood Meeting Presentation
Backup Material	Sight Distance Exhibit
Backup Material	Application
Backup Material	Public Notice
Backup Material	Neighborhood Meeting Invitation 6-9-22
Backup Material	Neighborhood Meeting Attendance 6-10-22
Backup Material	Neighborhood Meeting Attendance 5-10-22
Backup Material	Protest Petition

Backup Material Public Comments

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	11/30/2022 - 12:19 PM

ORDINANCE NO. _____

AN ORDINANCE FOR CASE REZ22-07 BEING THE REQUEST OF HIGH PROPERTIES ON BEHALF OF SHAMROCK PROPERTIES LC TO REZONE APPROXIMATELY 104.57 ACRES OF LAND BOUNDED BY VETERANS MEMORIAL PARKWAY, EASTERN AVENUE, INTERSTATE 80, AND JERSEY RIDGE ROAD FROM S-AG AGRICULTURAL DISTRICT TO R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (33 ACRES), R-4 SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL DISTRICT (20 ACRES), R-MF MULTI-FAMILY RESIDENTIAL DISTRICT (35 ACRES), AND C-2 CORRIDOR COMMERCIAL DISTRICT (16 ACRES).

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "R-1 Single-Family Residential District;" "R-4 Single-Family and Two-Family Residential District;" "R-MF Multi-Family Residential District;" and "C-2 Corridor Commercial District."

Legal Description of the R-1 Single-Family Residential District portion of the property:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER S82°34'52"W, 857.67 FEET; THENCE S01°43'19"W, 589.46 FEET; THENCE S25°08'27"E, 627.34 FEET; THENCE S18°52'33"E, 674.64 FEET; THENCE S55°57'25"E, 414.61 FEET; THENCE S46°27'51"E, 29.12 FEET; THENCE N87°54'00"E, 113.71 FEET; THENCE N02°31'19"W, 2156.29 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 33.00 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

Legal Description of the R-4 Single-Family and Two-Family Residential District portion of the property:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER S82°34'52"W, 857.67 FEET; THENCE S82°34'52"W, 747.34 FEET; THENCE S81°47'02"W, 720.56 FEET; THENCE S02°00'19"E, 142.25 FEET; THENCE N87°45'31"E, 300.00 FEET; THENCE S02°00'19"E, 438.50 FEET; THENCE S87°46'01"W, 300.00 FEET; THENCE S02°00'19"E, 341.61 FEET; THENCE N87°57'31"E, 239.77 FEET; THENCE N66°31'14"E, 250.33 FEET; THENCE 52.16 FEET ALONG A 330.00 RADIUS CONCAVE EASTERLY (CHORD BEARING S28°00'26"E, 52.10 FEET); THENCE 60.02 FEET ALONG A 1712.02 RADIUS CONCAVE NORTHWESTERLY (CHORD BEARING N58°42'42"E, 60.02 FEET); THENCE 112.65 FEET ALONG A 230.16 RADIUS CONCAVE SOUTHERLY (CHORD BEARING N74°26'57"E, 111.53 FEET); THENCE N02°02'32"W, 381.63 FEET; THENCE N87°57'28"E, 765.92 FEET; THENCE N01°43'19"E, 589.46 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 20.73 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

Legal Description of the R-MF Multi-Family Residential District portion of the property:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER N02°00'19"W, 512.17 FEET; THENCE N02°00'19"W, 506.22 FEET; THENCE N87°57'31"E, 239.77 FEET; THENCE N66°31'14"E, 250.33 FEET; THENCE 52.16 FEET ALONG A 330.00 RADIUS CONCAVE EASTERLY (CHORD BEARING S28°00'26"E, 52.10 FEET); THENCE 60.02 FEET ALONG A 1712.02 RADIUS CONCAVE NORTHWESTERLY (CHORD BEARING N58°42'42"E, 60.02 FEET); THENCE 112.65 FEET ALONG A 230.16 RADIUS CONCAVE SOUTHERLY (CHORD BEARING N74°26'57"E, 111.53 FEET); THENCE N02°02'32"W, 381.63 FEET; THENCE N87°57'28"E, 765.92 FEET; THENCE S25°08'27"E, 627.34 FEET; THENCE S18°52'33"E, 674.64 FEET; THENCE S55°57'25"E, 414.61 FEET; THENCE 347.50 FEET ALONG A 1529.55 RADIUS CONCAVE NORTHERLY (CHORD BEARING N77°32'44"W, 346.76 FEET); THENCE N70°54'38"W, 808.70 FEET; THENCE 554.56 FEET ALONG A 1534.16 RADIUS CONCAVE SOUTHERLY (CHORD BEARING N81°27'54"W, 551.54 FEET); THENCE S87°054'33"W, 567.01 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 35.27 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

Legal Description of the C-2 Corridor Commercial District portion of the property:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER N02°00'19"W, 512.17 FEET; THENCE N87°54'33"E, 567.01 FEET; THENCE 554.56 FEET ALONG A 1534.16 RADIUS CURVE CONCAVE SOUTHERLY (CHORD BEARING S81°27'54"E, 551.54 FEET); THENCE S70°54'38"E, 808.70 FEET; THENCE 347.50 FEET ALONG A 1529.55 RADIUS CURVE CONCAVE NORTHERLY (CHORD BEARING S77°32'44"E, 346.76 FEET); THENCE S46°27'51"E, 29.12 FEET; THENCE S87°31'28"W, 216.38 FEET; THENCE; THENCE S87°39'14"W, 2003.57 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 17.48 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

Section 2. That the following findings and conditions are hereby imposed upon said rezoning:

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Residential General and Open Space and Public Land. The C-2 Corridor Commercial District is consistent with the Commercial Node identified at the intersection of Veterans Memorial Parkway and Eastern Avenue.
2. The proposed zoning map amendment to R-1 Single-Family Residential District, R-4 Single-Family and Two-Family Residential District, R-MF Multi-Family Residential District, and C-2 Corridor Commercial District is compatible with the zoning of nearby developed property.
3. With conditions recommended by staff, the proposed zoning map amendment will enable the area to be developed in a manner consistent with the surrounding area.

4. With conditions requiring transportation improvements, the proposed zoning map amendment will promote the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities following development.

Conditions:

1. No lot shall be platted to contain more than one zoning district.
2. A traffic study is required. Additional traffic safety measures may be required as development occurs.
3. Eastern Avenue shall be extended to the south property line of 7219 Eastern Avenue. Provide a minimum of one street connection to the subject property from Eastern Avenue.
4. Install a roundabout on Veterans Memorial Parkway located midway between the east and west boundaries of the subject property.
5. Right-of-way shall be dedicated, as determined by the City of Davenport, for the purpose of constructing a roundabout at the intersection of Eastern Avenue and Veterans Memorial Parkway.
6. A landscape buffer yard shall be installed in accordance with Section 17.11.080 of the Davenport Zoning Ordinance along the south lot line, where abutting property zoned R-1 Single-Family Residential District.
7. Provide a 40-foot setback along the north lot line, where abutting Interstate-80.
8. A minimum of .5 acres shall be reserved as a pocket park within the western half of the RMF Multi-Family Residential District.
9. The principal use "Billboard" shall be prohibited on property zoned C-2 Corridor Commercial District.
10. The maximum building height in the C-2 District shall be 35 feet.

Section 3. At its November 15, 2022 meeting, the Plan and Zoning Commission voted to forward Case REZ22-07 to the City Council with a recommendation for approval subject to the listed findings and conditions.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

Staff Report
Case REZ22-07

Being the request of High Properties on behalf of Shamrock Properties LC to rezone approximately 104.57 acres of land bounded by Veterans Memorial Parkway, Eastern Avenue, Interstate 80, and Jersey Ridge Road from S-AG Agricultural District to R-1 Single-Family Residential District (33 acres), R-4 Single-Family and Two-Family Residential District (20 acres), R-MF Multi-Family Residential District (35 acres), and C-2 Corridor Commercial District (16 acres). [Ward 8]

The purpose of the request is to rezone the 104.57 acre site from S-AG Agricultural District to a mixed use development consisting of larger single-family residential lots to the east (R-1), moderate sized single-family lots to the north (R-4), multi-family housing in the center (R-MF), and commercial on the south side of Veterans Memorial Parkway (C-2).

A survey of the property has been provided by the applicant delineating the land to be rezoned.

The subject site has historically been used for farming. There is a 3 acre lot near the northwest corner of the subject property that is under separate ownership. This parcel is not included in the rezoning request and will maintain access onto Eastern Avenue through the existing right-of-way easement.

A concept plan has been submitted by the applicant indicating lot sizes, building footprints, detention ponds, internal street network, and access points onto Veterans Memorial Parkway and Eastern Avenue. However, this is not a final development plan and the overall site layout is subject to change. Staff are reviewing the concept plan for conformance with zoning district standards and all associated permitted uses.

Why is a Zoning Map Amendment Required?
The Zoning Ordinance does not permit residential or commercial development in an agricultural district. Pending approval of the rezoning by City Council, the applicant will return for approval of a preliminary and final plat.

Comprehensive Plan:
Within Urban Service Area 2035: Yes

Future Land Use Designations:
The subject property is designated Residential General and Open Space and Public Land 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.

2. **Open Space / Public Land (OS):** Includes undeveloped open space, natural areas, floodplains and wetlands that may be or may not be planned for future park and recreation development.
3. **Commercial Node (CN):** Clusters of generally more intense uses found either along existing Urban Corridors or along or at the intersection of major streets in newly developed areas. CN areas may contain commercial uses somewhat more intense than uses found elsewhere on Urban Corridors, as well as higher density residential uses and office and service businesses. CN should serve a population of about 5000 people within 1/2 mile. Ideally, CN areas should be architecturally integrated, and designed to serve all modes of transportation. Pedestrian connections to the neighborhoods they serve are important. Therefore, master planning and customized zoning provisions for new CN areas should occur before development or redevelopment occurs.

Zoning:
Attached to this report is a Rezoning Exhibit indicating the boundaries of each district.

The property is currently zoned **S-AG Agricultural District.** This district is intended to address existing agricultural land uses. The standards of the S-AG District promote the continuation of farming, and protect agricultural land uses from encroachment of incompatible developments.

The applicant is requesting to rezone the 33 acres east of Pheasant Creek to **R-1 Single-Family Residential District**. This district is intended to accommodate the lowest-density single-family neighborhoods within the City of Davenport, exhibiting a predominantly semi-suburban development pattern of large lots and generous yards.

The northwest 20 acres of land is petitioned to be rezoned to **R-4 Single-Family and Two-Family Residential District**. This district is intended to accommodate residential neighborhoods in the City of Davenport consisting of single-family and two-family homes in a dense urban development pattern. The R-4District may also serve as a transitional district between Davenport's single-family and two-family neighborhoods and more intense uses within the City. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4 District.

In addition, the request is to rezone the 35 acres of land north of Veterans Memorial Parkway, from Eastern Avenue to Pheasant Creek, 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.

Finally, the 16 acres of property south of Veterans Memorial Parkway is requested to be rezoned to **C-2 Corridor Commercial District**. This district is intended to address the commercial corridors that are primarily oriented toward a mix of retail, personal service, and office uses along arterial streets and collector streets adjacent to arterials streets in the City. The C-2 District accommodates auto-oriented development – both individual businesses and retail centers – and mixed-use development, with the intent of improving the pedestrian environment along Davenport's commercial corridors.

Technical Review:

City Departments reviewed the proposed Zoning Map Amendment Application for compliance with city ordinances and impacts to regional systems.

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) and Open Space and Public Land in the Davenport +2035 Land Use Plan. In addition, there is a Commercial Node at the intersection of Veterans Memorial Parkway and Eastern Avenue.

There has been increased development interest along the Veterans Memorial Parkway corridor given the proximity to shopping centers, employment opportunities, schools, and neighborhood amenities. The proposed amendment to low and moderate density residential is consistent with the surrounding neighborhoods south of Veterans Memorial Parkway, between Jersey Ridge Road and Eastern Avenue.

Pheasant Creek serves as a natural divide between land uses. The existing floodplain will preserve the creek as open space and serve as an amenity to residential development.

Focusing density and commercial uses at the intersection of Eastern Avenue and Veterans Memorial Parkway is also consistent with the Commercial Node classification. Given the higher volume of vehicular traffic, it is appropriate to focus commercial development near this intersection.

It is staff's opinion the proposed amendment is consistent with the Comprehensive Plan and adopted land use policies. An amendment to the Comprehensive Plan is not required with this petition.

b. The compatibility with the zoning of nearby property.

Staff Response: The subject property is located on a high traffic corridor surrounded by low density residential to the east and south, a utility substation, undeveloped commercial-office park land to the west, and Interstate-80 to the north.

The petition to rezone the 33 acres east of Pheasant Creek to the R-1 District is compatible with the abutting large lot single-family homes along Jersey Ridge Road and Cromwell Circle. The R-1 District has a minimum lot size of 20,000 square feet, which is aligned with existing neighborhoods.

Rezoning the northern 20 acres, west of Pheasant Creek and abutting the interstate, to R-4 Single-Family and Two-Family Residential District is consistent with the lot sizes in the Prairie Heights Subdivision. The moderate density of the R-4 District will serve as a transition between multi-family development and low density single-family.

The central 35 acres of the site are petitioned to be rezoned to the R-MF Multi-Family Residential District. Davenport's highest density residential district will be physically separated from existing neighborhoods by Pheasant Creek and Veterans Memorial Parkway. The rezoning to multi-family will allow for a mix of housing types throughout the 104.57 acre site. The Kahl Home, east of the Jersey Ridge Road roundabout, and the northeast corner of Prairie Heights are also zoned R-MF District.

The 16 acres south of Veterans Memorial Parkway is proposed to be rezoned to C-2 Corridor Commercial District. The land west of Eastern Avenue is zoned C-OP Commercial Office Park District. Despite being undeveloped, designating another commercial district in the vicinity will enable a mix of retail, office, and personal service establishments that can serve the surrounding residents.

While Pheasant Creek and Veterans Memorial Parkway act as a clear delineation between zoning districts, staff is recommending a condition that no lot may contain more than one zoning classification.

It is staff's opinion the proposed zoning amendment to R-1 Single-Family Residential District, R-4 Single-Family and Two-Family Residential District, R-MF Multi-Family Residential District, and C-2 Corridor Commercial District is compatible with the zoning of nearby developed property.

c. The compatibility with established neighborhood character.

Staff Response: This 104.57 acre tract of land, as well as the property west of Eastern Avenue, is currently being used for farming. Aside from the low density single-family lots to the east and south, there is no established neighborhood character for this growth area. Therefore, the character will be determined by this development.

To create compatibility with the existing single-family homes, the applicant is requesting a rezoning to the R-1 District east of Pheasant Creek. The character of the subdivision increases in density west of the floodplain as lot sizes transition to a moderate density with a mixture of housing types.

Pheasant Creek will provide a natural greenway throughout the development and offer opportunities for trails and recreation. However, staff are recommending a minimum of .5 acres be reserved as a pocket park within the western half of the R-MF District. The City wants to ensure residents within the multi-family dwellings are given an accessible place for outdoor recreation, since this area of Davenport has limited parkland.

The existing utility substation on Eastern Avenue is a nonresidential land use. Therefore, a node of commercial development is compatible with a growing corridor. To further protect the character of adjacent neighborhoods, staff are recommending a condition to prohibit billboards as a principal use in the C-2 Corridor Commercial District. Staff also recommend a landscape buffer yard be installed along the south property line of the C-2 District, where abutting the R-1 District. Landscaping will provide additional separation between land uses and offer additional privacy to existing residents.

It is staff's opinion the proposed zoning districts and boundaries are 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: The proposed residential and commercial zoning will significantly increase the density of the existing agricultural property. Development of the site requires a traffic study to ensure appropriate infrastructure is in place to address the projected increase in traffic volume on Veterans Memorial Parkway, Eastern Avenue, as well as to provide safe access points into the development.

Staff are recommending Eastern Avenue be extended to the south property line of 7219 Eastern Avenue. A minimum of one street connection to the subject property shall be provided from the extended roadway. In addition, the City intends to install a roundabout at the intersection of Eastern Avenue and Veterans Memorial Parkway. Depending on final design, the City may require the property owner to dedicate additional right-of-way for the construction of the roundabout.

Given the scale of development, a second roundabout is recommended on Veterans Memorial Parkway midway between the east and west boundaries of the subject property. A controlled intersection will reduce the vehicular speed on Veterans Memorial Parkway and facilitate access between the commercial development on the south with the residential neighborhood north of the parkway.

With the recommended traffic conditions, driver and pedestrian safety will be protected by channeling vehicles and pedestrians to controlled access points. Road connectivity will also ensure emergency response times and service standards are upheld. The final internal network of streets will be reviewed during the subdivision process.

In addition, staff are recommending a condition to provide a 40 foot building setback along the north lot line, where abutting Interstate-80. The applicant's concept plan details a 50 foot setback from the interstate to preserve existing vegetation and mitigate noise and light pollution. Busy roadways, such as I-80, are also associated with higher concentrations of air pollutants, which create a hazard to public health. An additional setback from the Interstate is warranted. Staff believe this condition will benefit existing neighborhoods as well as new construction on the site. The landscape buffer along the south property line will provide a barrier between commercial development and the existing homes on Cromwell Circle.

Staff believes adding conditions to the rezoning request can address and mitigate the impacts to the regional transportation network and public health. It is staff’s opinion that the proposed zoning map amendment will promote the public health, safety, and welfare of the City with the recommended conditions for street connectivity and setbacks from Interstate-80.

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 existing S-AG Agricultural Zoning District is intended to promote the continuation of farming. A residence on an agricultural site may only be established if the property is a minimum of 38 acres. Given the petition to rezoned 104.57 acres, only two single-family home may be constructed under the existing zoning classification.

A rezoning to varying residential densities will enable the property to be built-out at a scale more aligned with the adjacent neighborhoods south of Veterans Memorial Parkway. In addition, the proposed residential districts will establish a mix of housing types and styles within a cohesive development.

It is staff's opinion that the proposed zoning map amendment will enable the area to be developed in a manner consistent with Davenport's neighborhoods and commercial corridors.

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

Staff Response: The undeveloped 104.57 acre site is currently being used for farming. If rezoned to a residential or commercial zoning district, the agricultural use will be considered nonconforming until the site is subdivided and developed.

Dimensional standards, such as lot area, lot width, setbacks, building coverage, and impervious surface will be addressed during the subdivision and development process.

It is staff’s opinion that the proposed amendment will not create any nonconformities following development.

REZONING EXHIBIT

TRALEE FARMS

DAVENPORT, SCOTT COUNTY, IOWA

DEVELOPER/OWNER INFORMATION:

DEVELOPER / APPLICANT:
HIGH PROPERTY MANAGEMENT
C/O DARRYL HIGH
211 1ST AVE SE, SUITE A
CEDAR RAPIDS, IA 52401
319-363-3900
DARRYLH@HIGHDEVELOPMENT.COM

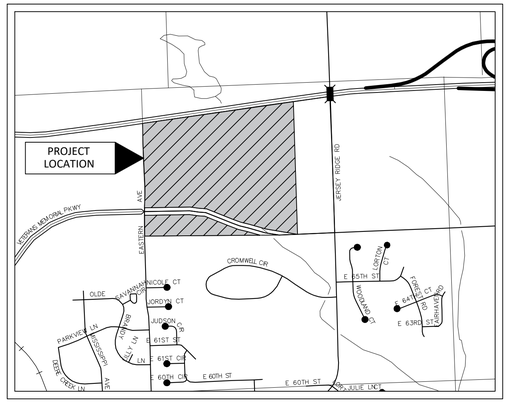
OWNER:
SHAMROCK PROPERTIES LC
1910 E KIMBERLY RD
DAVENPORT, IA 52807

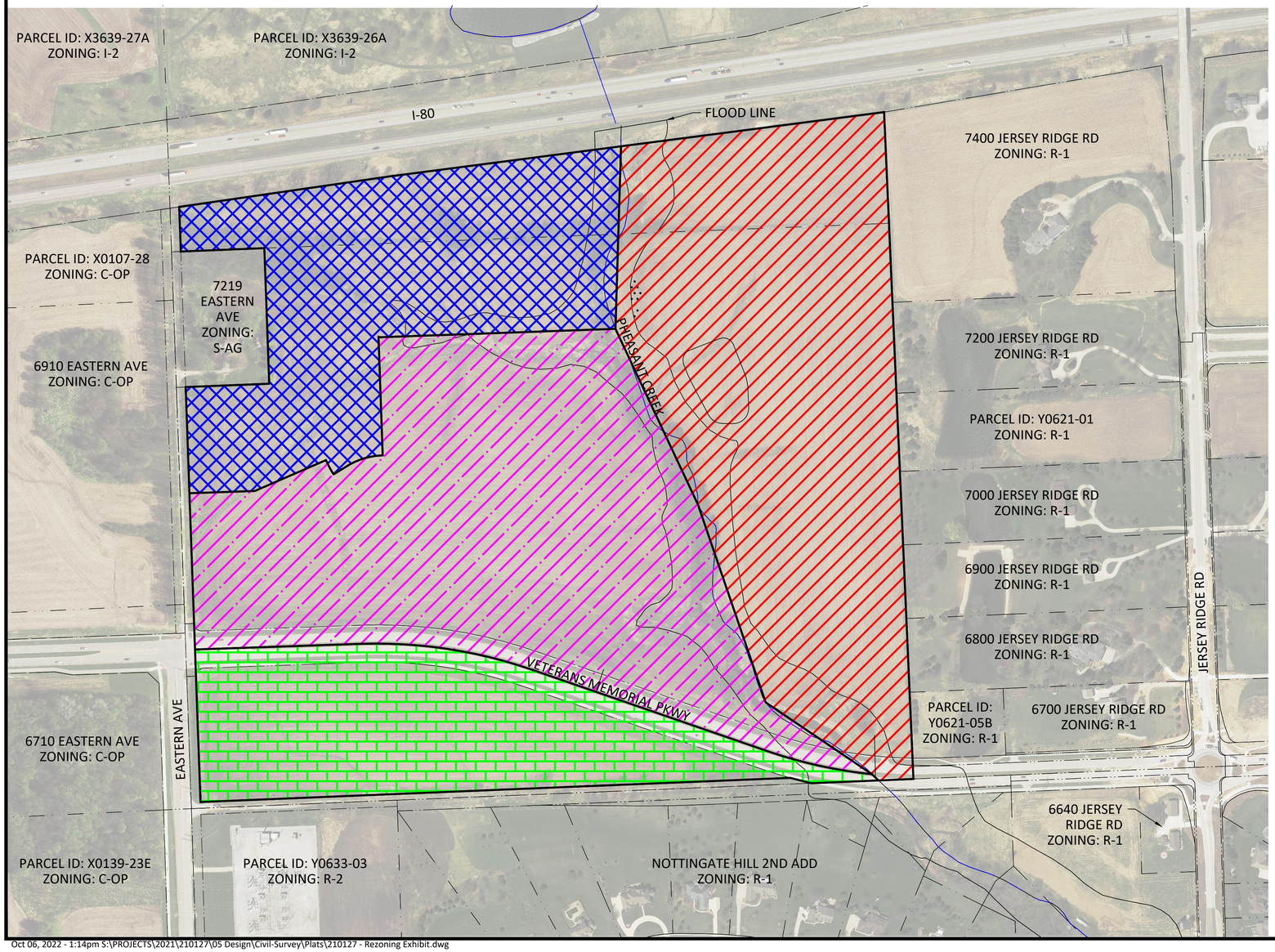
PREPARED BY:
AXIOM CONSULTANTS, LLC
C/O BRIAN BOELK
60 E. COURT STREET, UNIT 3
IOWA CITY, IOWA 52240
319-519-6220
BBOELK@AXIOM-CON.COM

ZONING INFORMATION:

CURRENT ZONING:		
S-AG	AGRICULTURAL ZONING	105 ACRES
PROPOSED ZONING:		
R-1	SINGLE-FAMILY RESIDENTIAL	33 ACRES
R-4	SINGLE-FAMILY & TWO-FAMILY RESIDENTIAL	20 ACRES
R-MF	MULTI-FAMILY RESIDENTIAL	35 ACRES
C-2	CORRIDOR COMMERCIAL	16 ACRES

PROJECT VICINITY MAP





LEGAL DESCRIPTION:

R-1 LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER S82°35'34"W, 856.81 FEET; THENCE S01°43'15"W, 589.82 FEET; THENCE S25°08'27"E, 627.34 FEET; THENCE S18°52'33"E, 674.64 FEET; THENCE S55°57'25"E, 414.61 FEET; THENCE S46°27'51"E, 29.12 FEET; THENCE N87°39'04"E, 112.86 FEET; THENCE N02°31'16"W, 2155.91 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 33 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

R-4 LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER S82°35'34"W, 856.81 FEET; THENCE S82°35'34"W, 749.62 FEET; THENCE S81°45'21"W, 690.38 FEET; THENCE S02°02'47"E, 144.19 FEET; THENCE N87°43'01"E, 270.00 FEET; THENCE S02°02'47"E, 438.00 FEET; THENCE S87°43'01"W, 270.00 FEET; THENCE S02°02'47"E, 343.34 FEET; THENCE N87°57'13"E, 211.35 FEET; THENCE N66°31'14"E, 250.33 FEET; THENCE 52.16 FEET ALONG A 330.00 RADIUS CONCAVE EASTERLY (CHORD BEARING S28°00'26"E, 52.10 FEET); THENCE 60.02 FEET ALONG A 1712.02 RADIUS CONCAVE SOUTHEASTERLY (CHORD BEARING N58°42'42"E, 60.02 FEET); THENCE 112.65 FEET ALONG A 230.16 RADIUS CONCAVE SOUTHERLY (CHORD BEARING N74°26'57"E, 111.53 FEET); THENCE N02°02'32"W, 381.63 FEET; THENCE N87°57'28"E, 765.92 FEET; THENCE N01°43'15"E, 589.82 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 20 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

R-MF LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER N02°03'26"W, 492.91 FEET; THENCE N02°02'09"W, 504.93 FEET; THENCE N87°57'13"E, 211.35 FEET; THENCE N66°31'14"E, 250.33 FEET; THENCE 52.16 FEET ALONG A 330.00 RADIUS CONCAVE EASTERLY (CHORD BEARING S28°00'26"E, 52.10 FEET); THENCE 60.02 FEET ALONG A 1712.02 RADIUS CONCAVE SOUTHEASTERLY (CHORD BEARING N58°42'42"E, 60.02 FEET); THENCE 112.65 FEET ALONG A 230.16 RADIUS CONCAVE SOUTHERLY (CHORD BEARING N74°26'57"E, 111.53 FEET); THENCE N02°02'32"W, 381.63 FEET; THENCE N87°57'28"E, 765.92 FEET; THENCE S25°08'27"E, 627.34 FEET; THENCE S18°52'33"E, 674.64 FEET; THENCE S55°57'25"E, 414.61 FEET; THENCE 347.50 FEET ALONG A 1529.55 RADIUS CONCAVE NORTHERLY (CHORD BEARING N77°32'44"W, 346.76 FEET); THENCE N70°54'38"W, 808.70 FEET; THENCE 554.56 FEET ALONG A 1534.16 RADIUS CONCAVE SOUTHERLY (CHORD BEARING N81°27'54"W, 551.54 FEET); THENCE S88°02'33"W, 538.31 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 35 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

C-2 LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER N02°03'26"W, 492.91 FEET; THENCE N88°02'33"E, 538.31 FEET; THENCE 554.56 FEET ALONG A 1534.16 RADIUS CURVE CONCAVE SOUTHERLY (CHORD BEARING S81°27'54"E, 551.54 FEET); THENCE S70°54'38"E, 808.70 FEET; THENCE 347.50 FEET ALONG A 1529.55 RADIUS CURVE CONCAVE NORTHERLY (CHORD BEARING S77°32'44"E, 346.76 FEET); THENCE S46°27'51"E, 29.12 FEET; THENCE S87°39'04"W, 217.32 FEET; THENCE N75°47'57"W, 70.21 FEET; THENCE S87°39'04"W, 1906.07 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 16 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

NOT FOR CONSTRUCTION

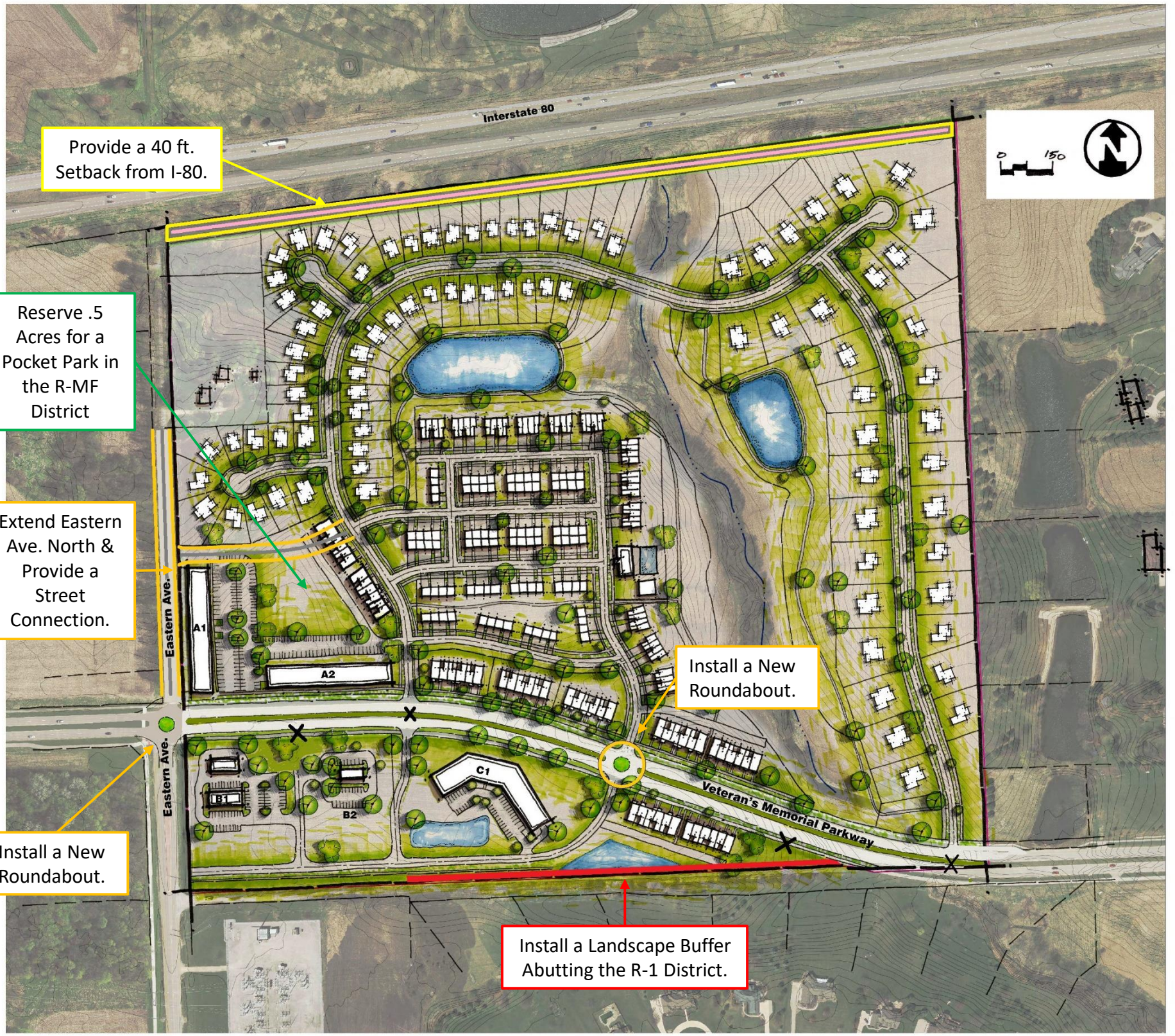
ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME: TRALEE FARMS
DAVENPORT, IA 52807
CLIENT NAME: HIGH PROPERTY MANAGEMENT
SHEET NAME: REZONING EXHIBIT
PROJECT NO.: 21-0127
DESIGN PROFESSIONAL: BOELK
SHEET NUMBER: 1 OF 1

Oct 06, 2022 - 1:14pm S:\PROJECTS\2021\210127\05 Design\Civil-Survey\Plats\210127 - Rezoning Exhibit.dwg



Duffy Property - Davenport, Iowa

AXIOMCONSULTANTS

Concept Plan with Recommendations by City Staff

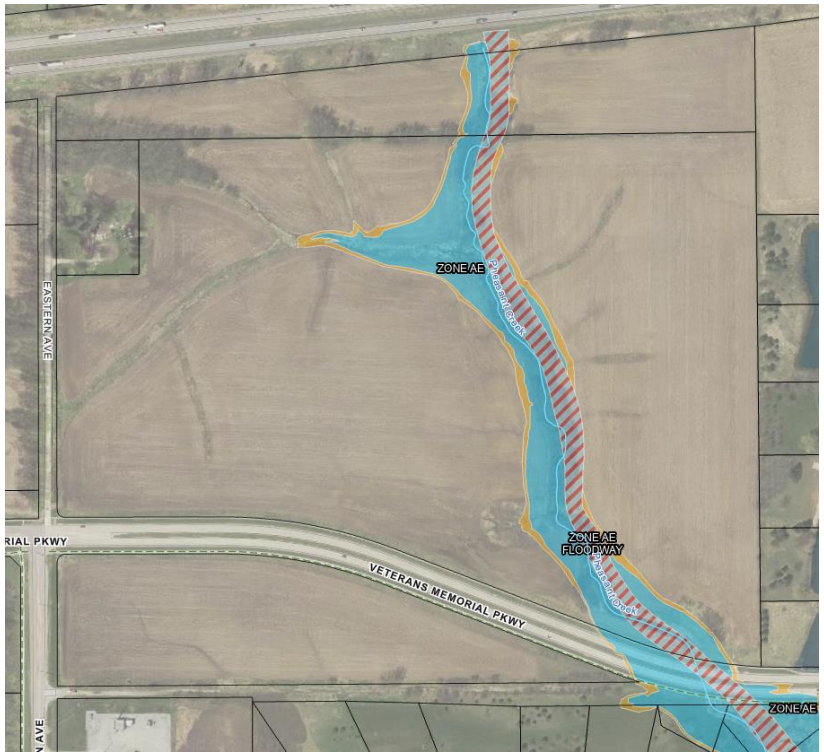


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Duffy Property - Davenport, Iowa
Conceptual Site Plan Rendering

AXIOMCONSULTANTS

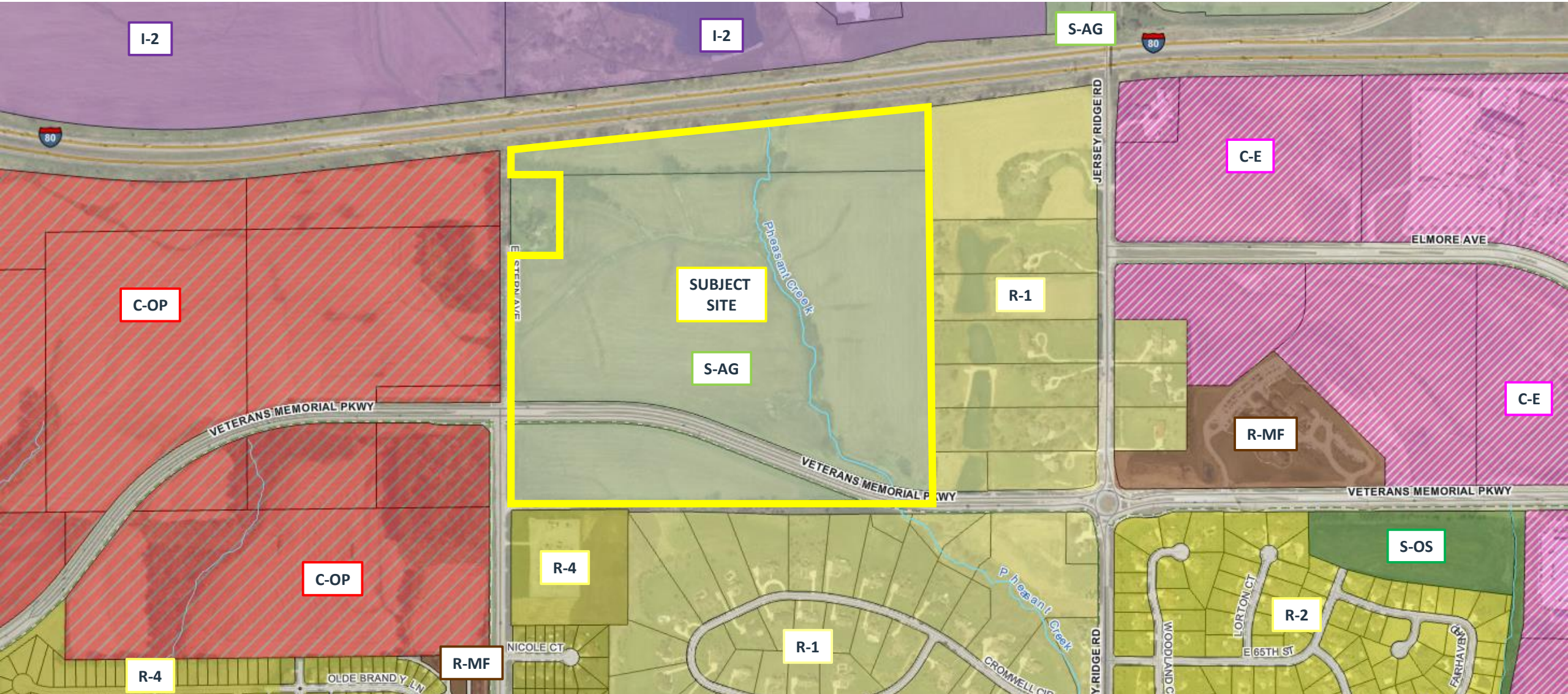
Vicinity Map



Pheasant Creek Floodplain

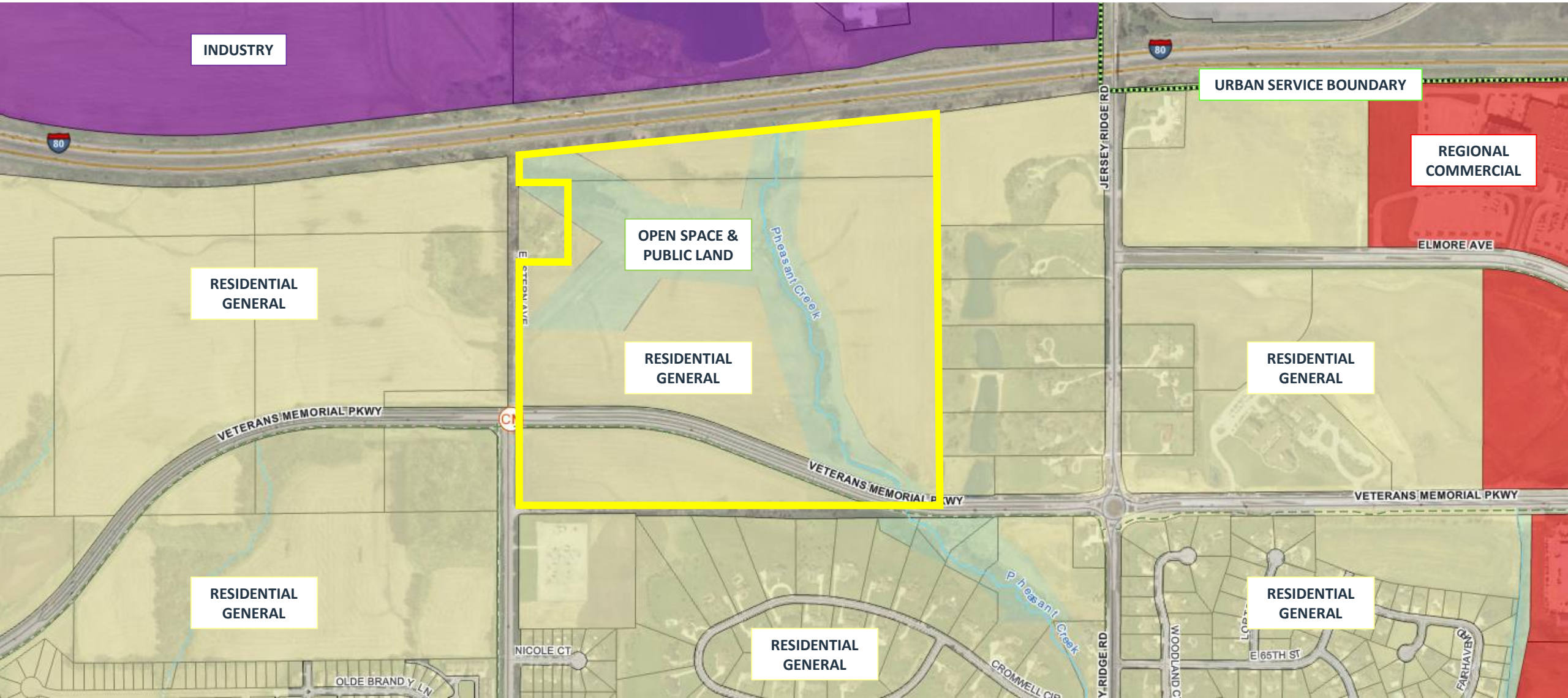
Zoning Map

DAVENPORT
IOWA | USA



Future Land Use Map

DAVENPORT
IOWA | USA



SHAMROCK DEVELOPMENT

Good Neighbor Meeting

June 9, 2022, 5:30 p.m.

HIGH PROPERTIES

AXIOM CONSULTANTS

PROJECT TEAM

High Development Corp. – Darryl High

Axiom Consultants – Brian Boelk

Shamrock Properties – Duffy Family

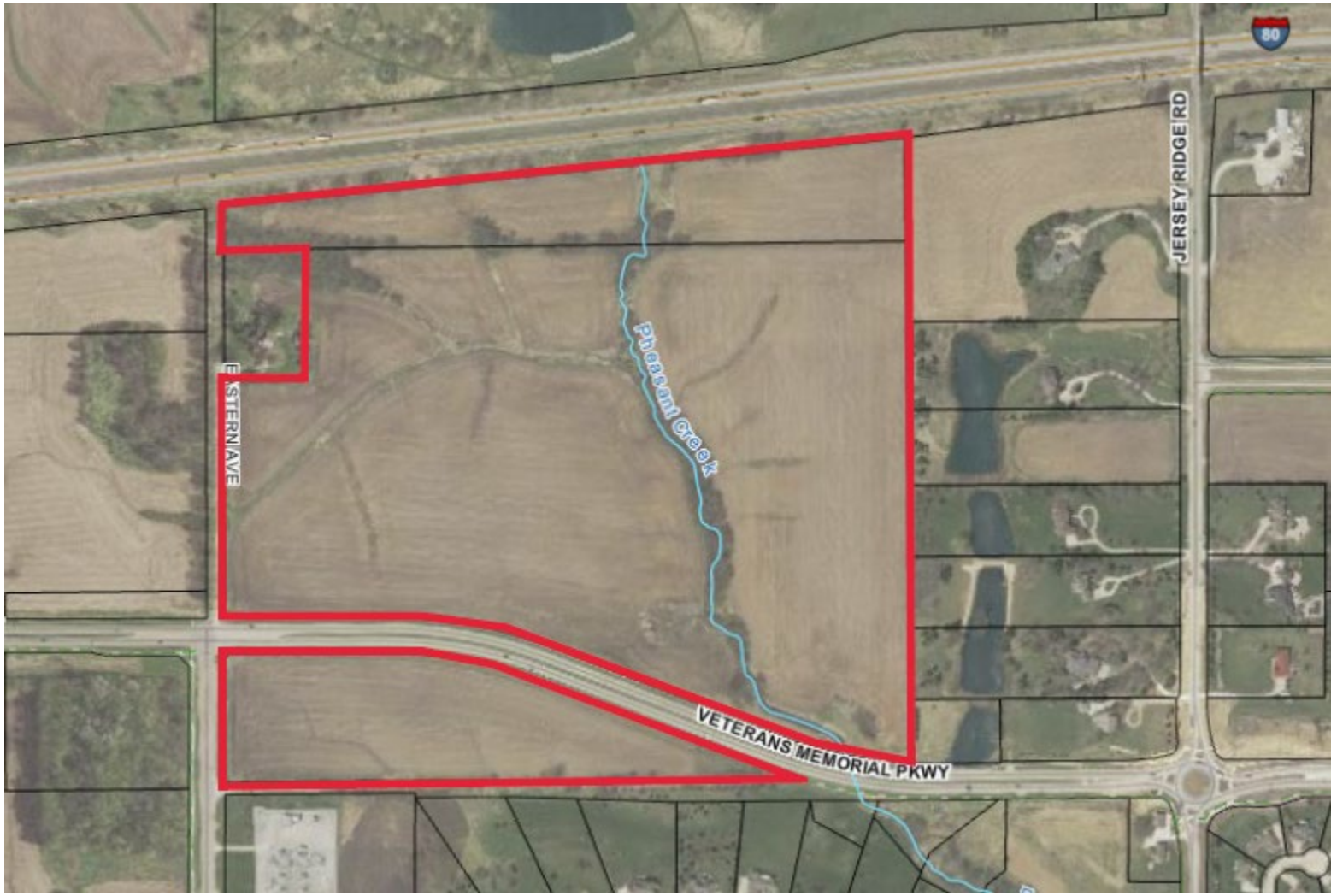




HIGH PROPERTIES

AXIOM CONSULTANTS

PROJECT LOCATION



HIGH PROPERTIES

AXIOM CONSULTANTS

PRELIMINARY CONCEPT PLAN

(ORIGINAL)



HIGH PROPERTIES

AXIOM CONSULTANTS

PRELIMINARY CONEPT PLAN

(REVISED)



HIGH PROPERTIES

AXIOM CONSULTANTS

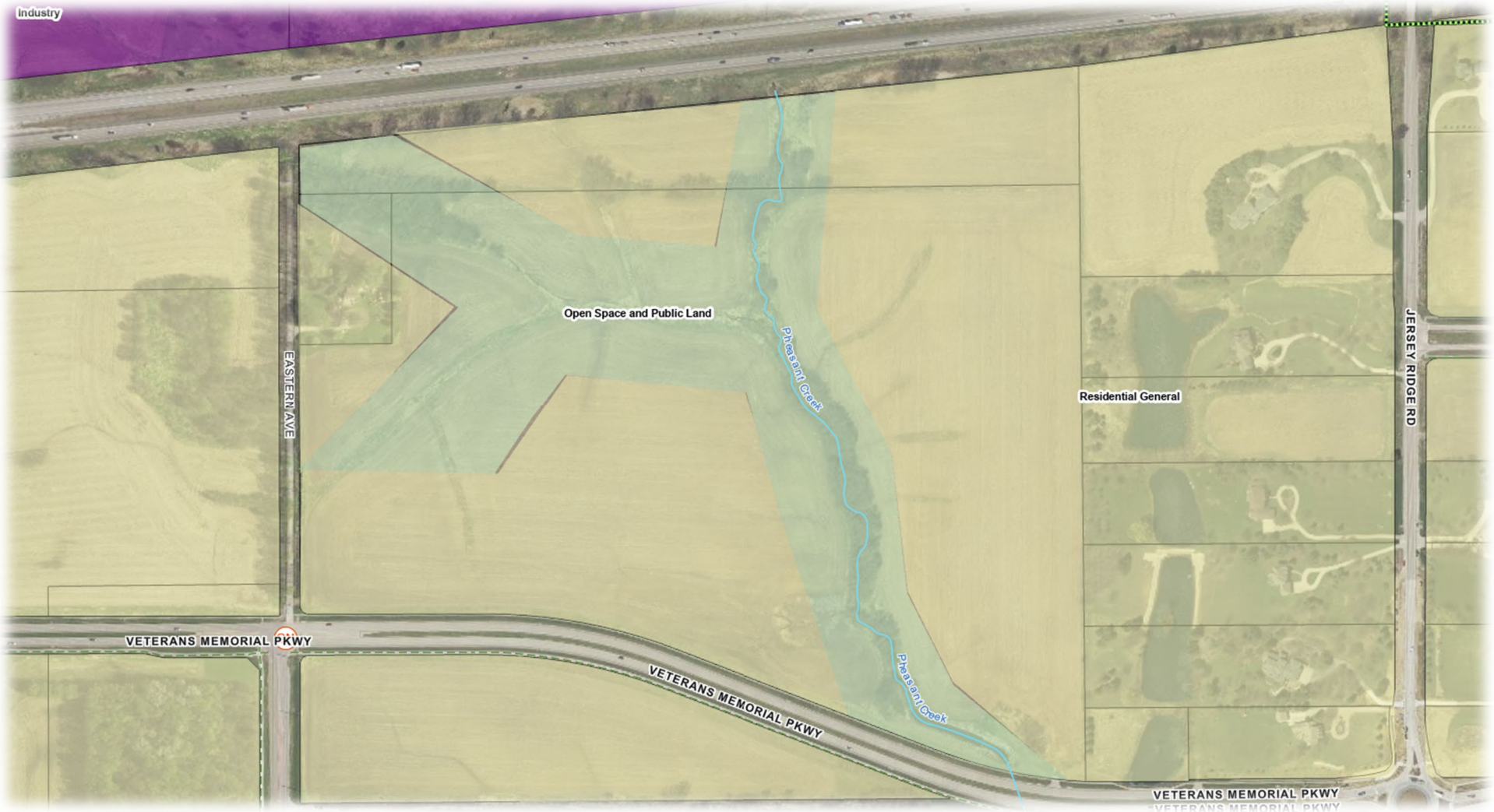
CURRENT ZONING MAP



HIGH PROPERTIES

AXIOM CONSULTANTS

FUTURE LAND USE MAP



HIGH PROPERTIES

AXIOM CONSULTANTS

HOUSING EXAMPLES





HIGH PROPERTIES

AXIOM CONSULTANTS

HOUSING EXAMPLES





HIGH PROPERTIES

AXIOM CONSULTANTS

HOUSING EXAMPLES





HIGH PROPERTIES

AXIOM CONSULTANTS

SITE RENDERING EXAMPLES

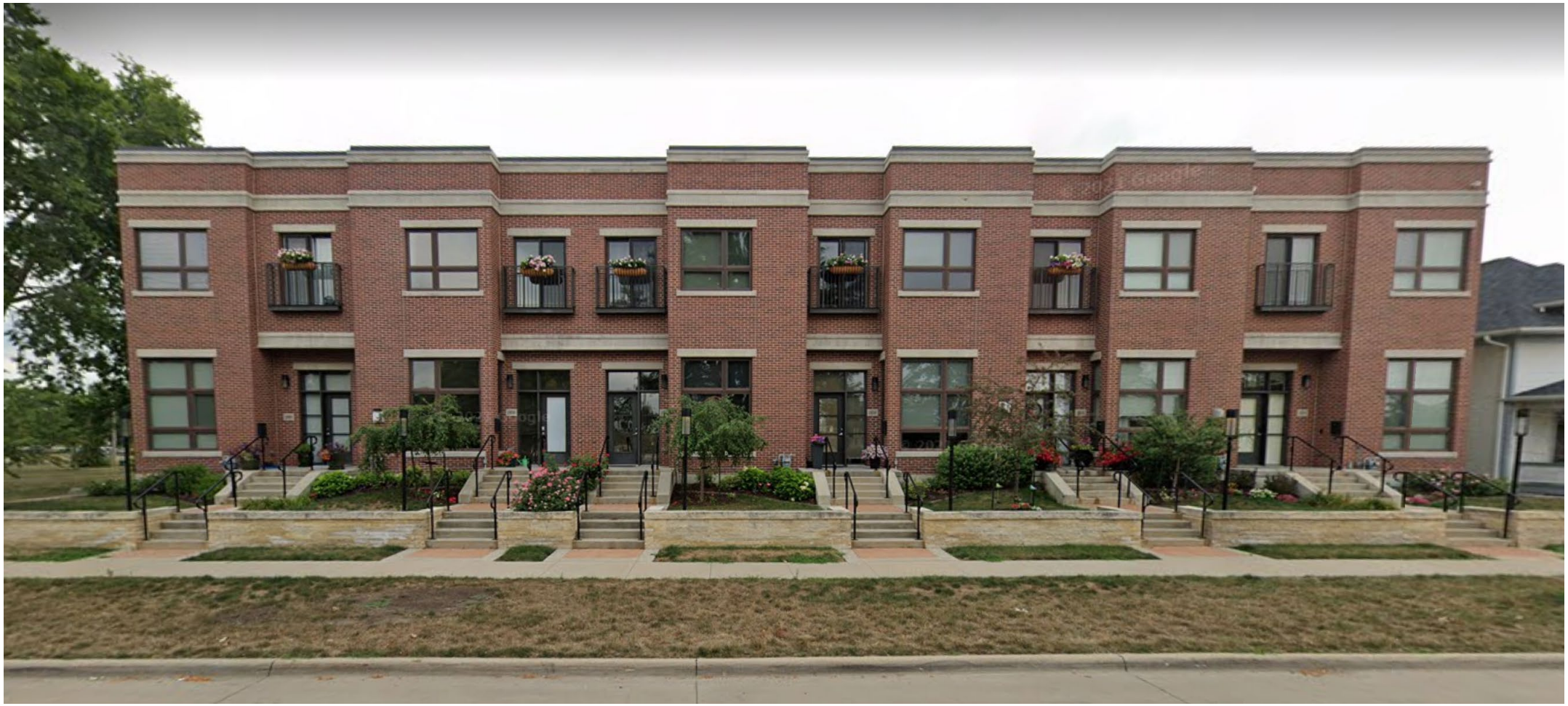




HIGH PROPERTIES

AXIOM CONSULTANTS

TOWNHOME/BROWNSTONE EXAMPLE



HIGH PROPERTIES

AXIOM CONSULTANTS

MULTI FAMILY LIVING EXAMPLE



HIGH PROPERTIES

AXIOM CONSULTANTS

SITE EXAMPLES









HIGH PROPERTIES

AXIOM CONSULTANTS

QUESTIONS / COMMENTS

Thank you for attending our Good Neighbor Meeting for the proposed Shamrock Development!

CONTACT INFORMATION

Axiom Consultants

- Brian Boelk –bboelk@axiom-con.com, 319-519-6222

High Development Corp.

- Darryl High – darrylh@highdevelopment.com, 319-363-3900

HIGH PROPERTIES

AXIOM CONSULTANTS

ENTRANCE 1

ENTRANCE 2

ENTRANCE 3

DOG PARK

GAZEBO

EASTERN AVE

VETERANS MEMORIAL PKWY

GAS STATION
2.12 AC
92,505 SF

COFFEE SHOP
1.96 AC
85,447 SF

OFFICE FLEX
2.28 AC
99,535 SF

ASSISTED LIVING
5.24 AC
228,253 SF

TOWNHOMES
7.07 AC
307,977 SF

OL F
67,601SF

OL H
141,587SF

OL J
21,289SF

NOT FOR CONSTRUCTION

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME:
TRALEE FARMS
DAVENPORT, IOWA, 52807

CLIENT NAME:
HIGH PROPERTIES

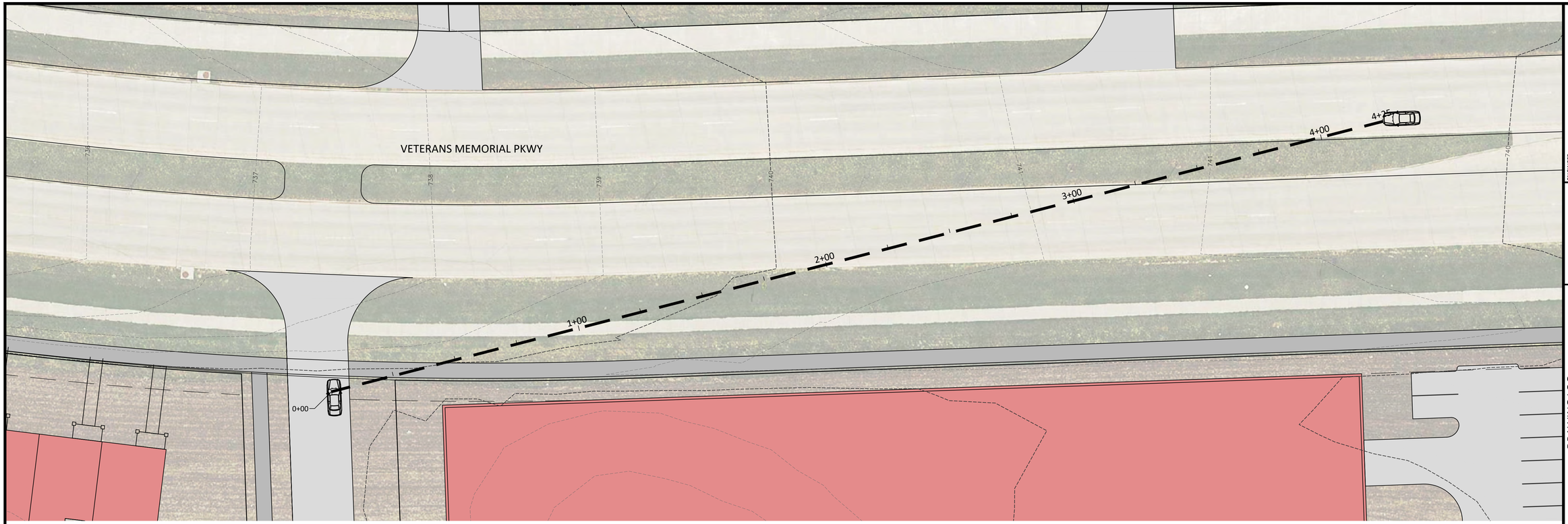
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SIGHT DISTANCE EXHIBIT
ENTRANCE MAP

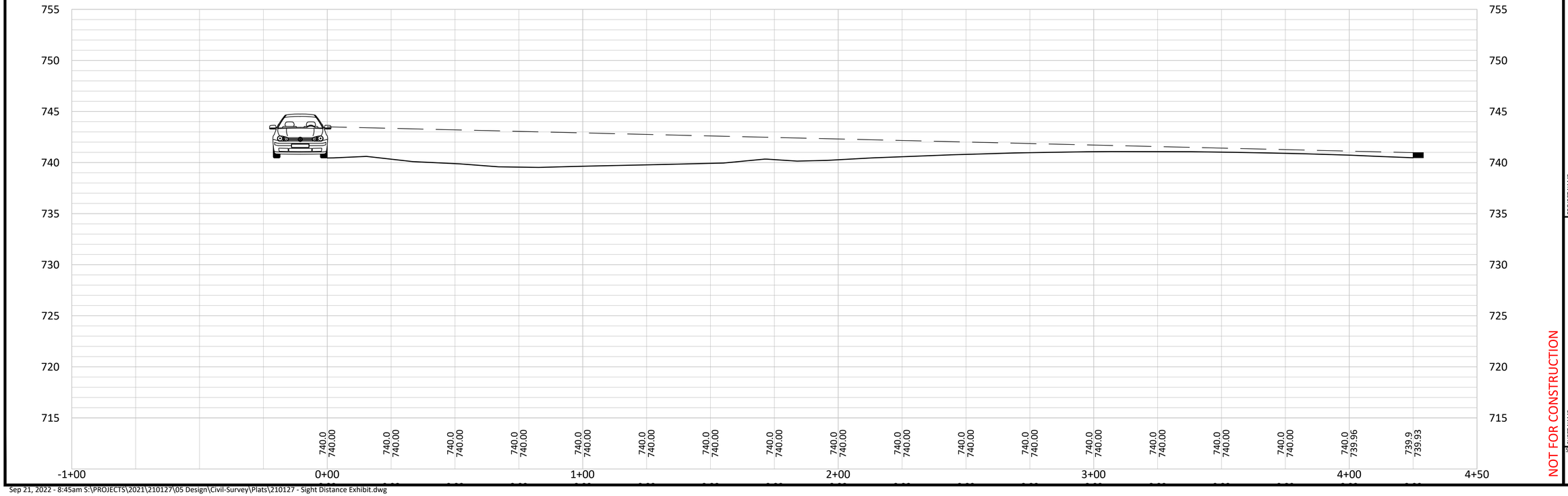
PROJECT NO.:
21-0127

DESIGN PROFESSIONAL:
BOELK

SHEET NUMBER:
1 OF 7

Sep 21, 2022 - 8:45am S:\PROJECTS\2021\210127\05 Design\Civil-Survey\Plats\210127 - Sight Distance Exhibit.dwg





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ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME: TRALEE FARMS
DAVENPORT, IOWA, 52807

CLIENT NAME: HIGH PROPERTIES

SHEET NAME: SIGHT DISTANCE EXHIBITS
EASTBOUND CAR - ENTRANCE 1

PROJECT NO.: 21-0127

DESIGN PROFESSIONAL: BOELK

SHEET NUMBER: 2 OF 7

NOT FOR CONSTRUCTION

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME:
TRALEE FARMS
DAVENPORT, IOWA, 52807

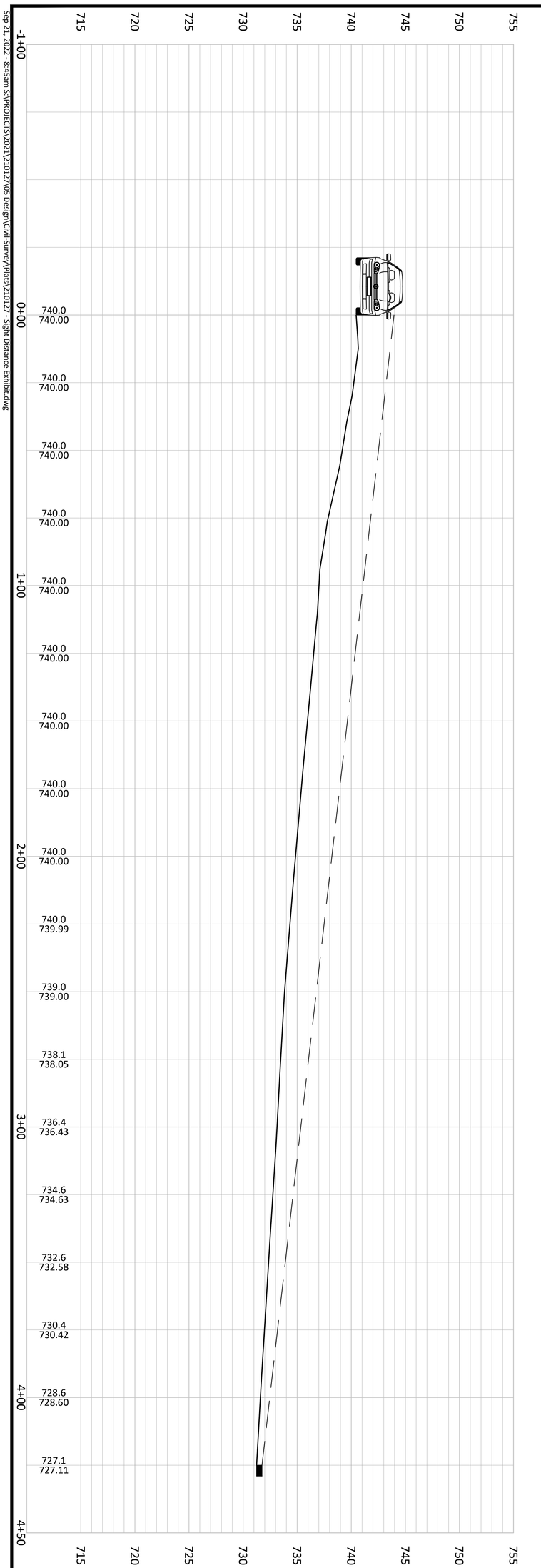
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HIGH PROPERTIES

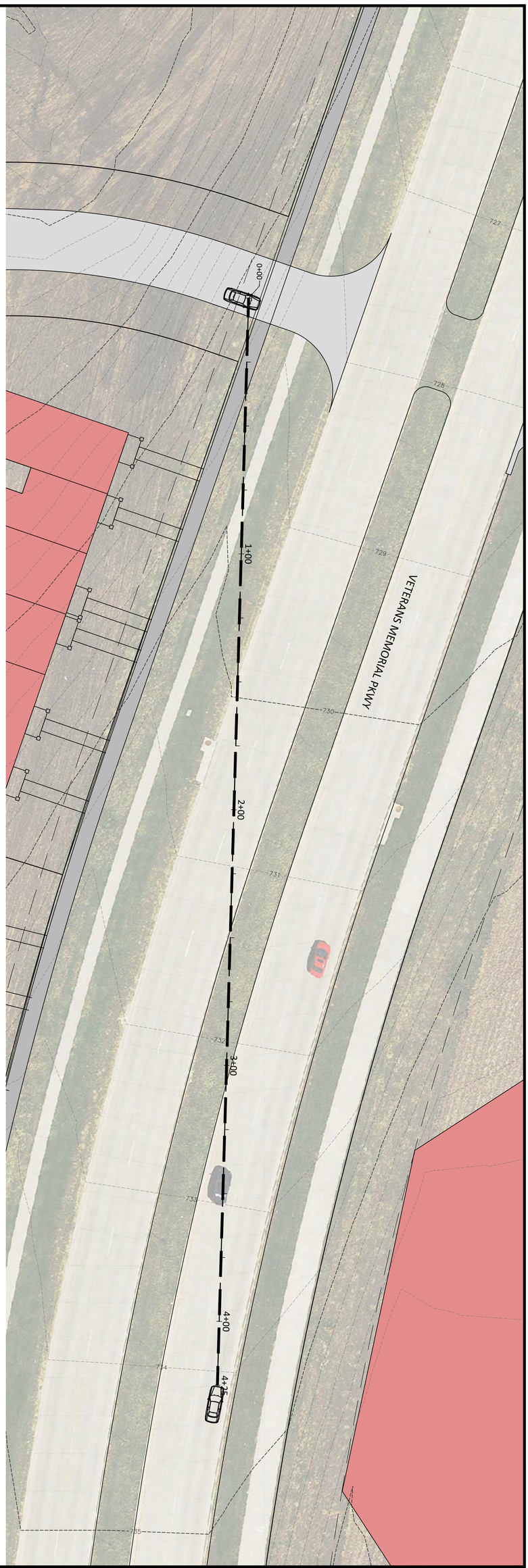
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SIGHT DISTANCE EXHIBITS
WESTBOUND CAR - ENTRANCE 1

PROJECT NO.:
21-0127

DESIGN PROFESSIONAL:
BOELK

SHEET NUMBER:
3 OF 7





Sep 21, 2022 - 8:45am S:\PROJECTS\2021\21027\05 Design\Civil\Survey\Plats\210127 - Sight Distance Exhibit.dwg

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SHEET NUMBER: 4 OF 7

SHEET NAME: SIGHT DISTANCE EXHIBITS
EASTBOUND CAR - ENTRANCE 2

PROJECT NO.: 21-0127

DESIGN PROFESSIONAL: BOELK

PROJECT NAME: TRALEE FARMS

DAVENPORT, IOWA, 52807

CLIENT NAME: HIGH PROPERTIES

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

0 10 20

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

NOT FOR CONSTRUCTION

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

0 10 20

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME: TRALEE FARMS
DAVENPORT, IOWA, 52807

CLIENT NAME: HIGH PROPERTIES

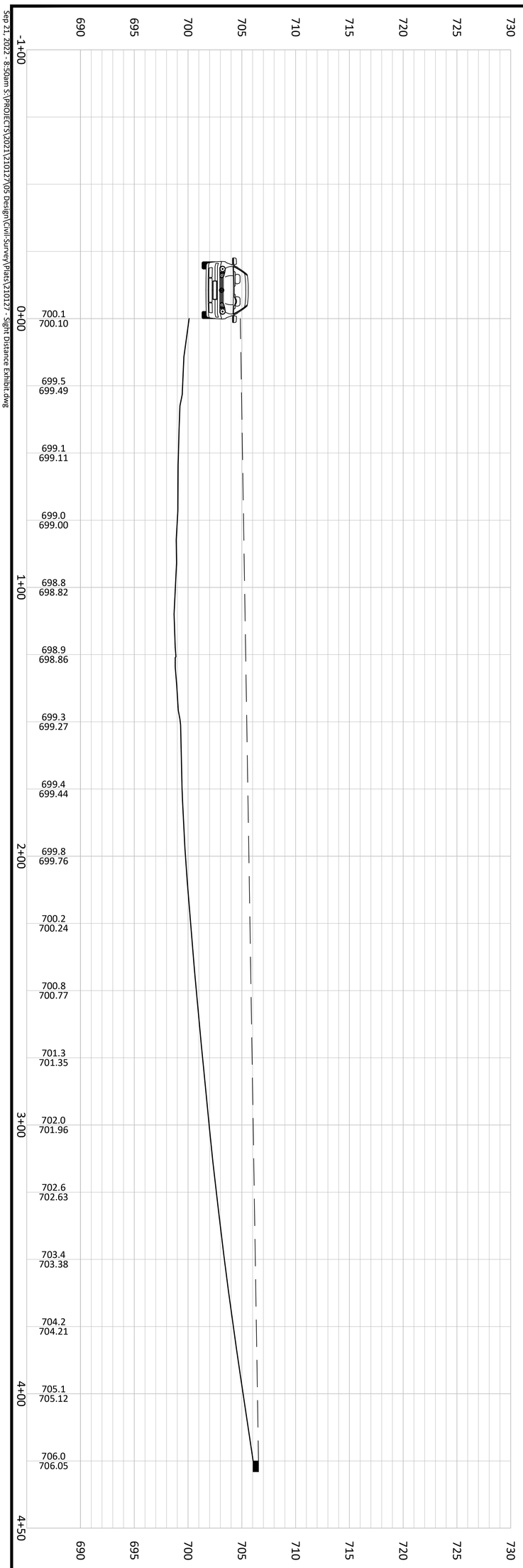
SHEET NAME: SIGHT DISTANCE EXHIBITS
WESTBOUND CAR - ENTRANCE 2

PROJECT NO.: 21-0127

DESIGN PROFESSIONAL: BOELK

SHEET NUMBER: 5 OF 7

Sep 21, 2022 - 8:30am S:\PROJECTS\2021\210127\05 Design\Civil\Survey\Plats\210127 - Sight Distance Exhibit.dwg





NOT FOR CONSTRUCTION

SHEET NUMBER: 6 OF 7

SHEET NAME: SIGHT DISTANCE EXHIBITS
EASTBOUND CAR - ENTRANCE 3

PROJECT NO.: 21-0127

DESIGN PROFESSIONAL: BOELK

PROJECT NAME: TRALEE FARMS

DAVENPORT, IOWA, 52807

CLIENT NAME: HIGH PROPERTIES

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

0 10 20

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

NOT FOR CONSTRUCTION

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

0 10 20

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME:
TRALEE FARMS
DAVENPORT, IOWA, 52807

CLIENT NAME:
HIGH PROPERTIES

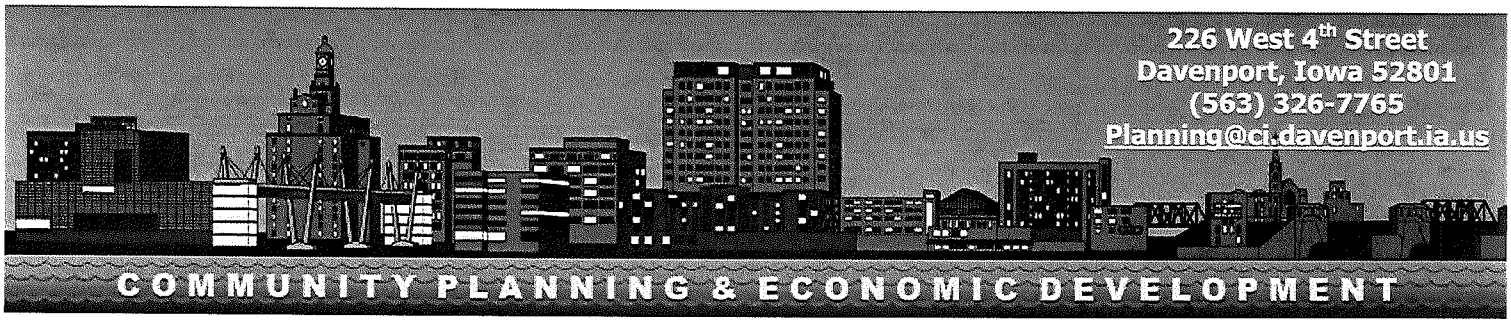
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SIGHT DISTANCE EXHIBITS
WESTBOUND CAR - ENTRANCE 3

PROJECT NO.:
21-0127

DESIGN PROFESSIONAL:
BOELK

SHEET NUMBER:
7 OF 7

Sep 21, 2022 - 8:57am S:\PROJECTS\2021\210127\05 Design\Civil-Survey\Plats\210127 - Sight Distance Exhibit.dwg



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

Property Address* Sec:06 Twp:78 Rng:04PRT NW/4 COM SW CORNW/4, SD PT POB; -N1360'; -E

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

Applicant (Primary Contact)**

Name:	Darryl High
Company:	High Properties
Address:	211 1st Ave SE
City/State/Zip:	Cedar Rapids, IA 52401
Phone:	319-363-9300
Email:	darrylh@highdevelopment.com

Owner (if different from Applicant)

Name:	Brian Duffy
Company:	Shamrock Properties LC
Address:	1910 E Kimberly Rd
City/State/Zip	Davenport, IA 52807
Phone:	563-344-7311
Email:	Brian.Duffy@permarsecurity.com

Engineer (if applicable)

Name:	Brian Boelk
Company:	Axiom Consultants, LLC
Address:	60 E Court Street
City/State/Zip	Iowa City, IA 52240
Phone:	319-400-1056
Email:	bboelk@axiom-con.com

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: S-AG

Proposed Zoning Map Amendment: R-1, R-4, R-MF, and C-2

Purpose of the Request:

Rezone from existing agricultural land to a mixed use development consisting of larger single family residential to the east, smaller single family to the north, multi-family in the center, and a mix of commercial and multi-family residential on the south side of Veterans Memorial.

Total Land Area: 104.57 Acres

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: Darryl High Date: 10/05/2022

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, Brian Duffy

authorize Darryl High (High Properties)

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

Bri Duff

Signature(s)

State of Iowa,

County of Scott.

Sworn and subscribed to before me

This 6 day of October 2022

Personally Known

Form of Identification

Patricia A Nebinger

Notary Public

My Commission Expires: 5-18-2023

Patricia A. Nebinger
Commission Number: 828283
My Commission Expires:
May, 18-2023

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | Plan and Zoning Commission

Date: 11/1/2022 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5:00 PM Subject: Public Hearing for a Rezoning Request

To: All property owners within 800 feet of the subject property bounded by Veterans Memorial Parkway, Eastern Avenue, Interstate 80, and Jersey Ridge Road

What is this About?
This notice is being sent to inform you that a public hearing will be held for a Rezoning Request. The subject property is currently zoned S-AG Agricultural District. The purpose of the request is to rezone the existing agricultural land to a mixed use development. The property owner is requesting a rezoning to R-1 Single-Family Residential District, R-4 Single-Family and Two-Family Residential District, R-MF Multi-Family Residential District, and C-2 Corridor Commercial District.

Request/Case Description
Case REZ22-07: Request of High Properties on behalf of Shamrock Properties LC to rezone approximately 104.57 acres of land bounded by Veterans Memorial Parkway, Eastern Avenue, Interstate 80, and Jersey Ridge Road from S-AG Agricultural District to R-1 Single-Family Residential District (33 acres), R-4 Single-Family and Two-Family Residential District (20 acres), R-MF Multi-Family Residential District (35 acres), and C-2 Corridor Commercial District (16 acres). [Ward 8]

What are the Next Steps after the Public Hearing?
The Plan and Zoning Commission will hold a formal public hearing at their meeting on November 1, 2022. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on November 15, 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.

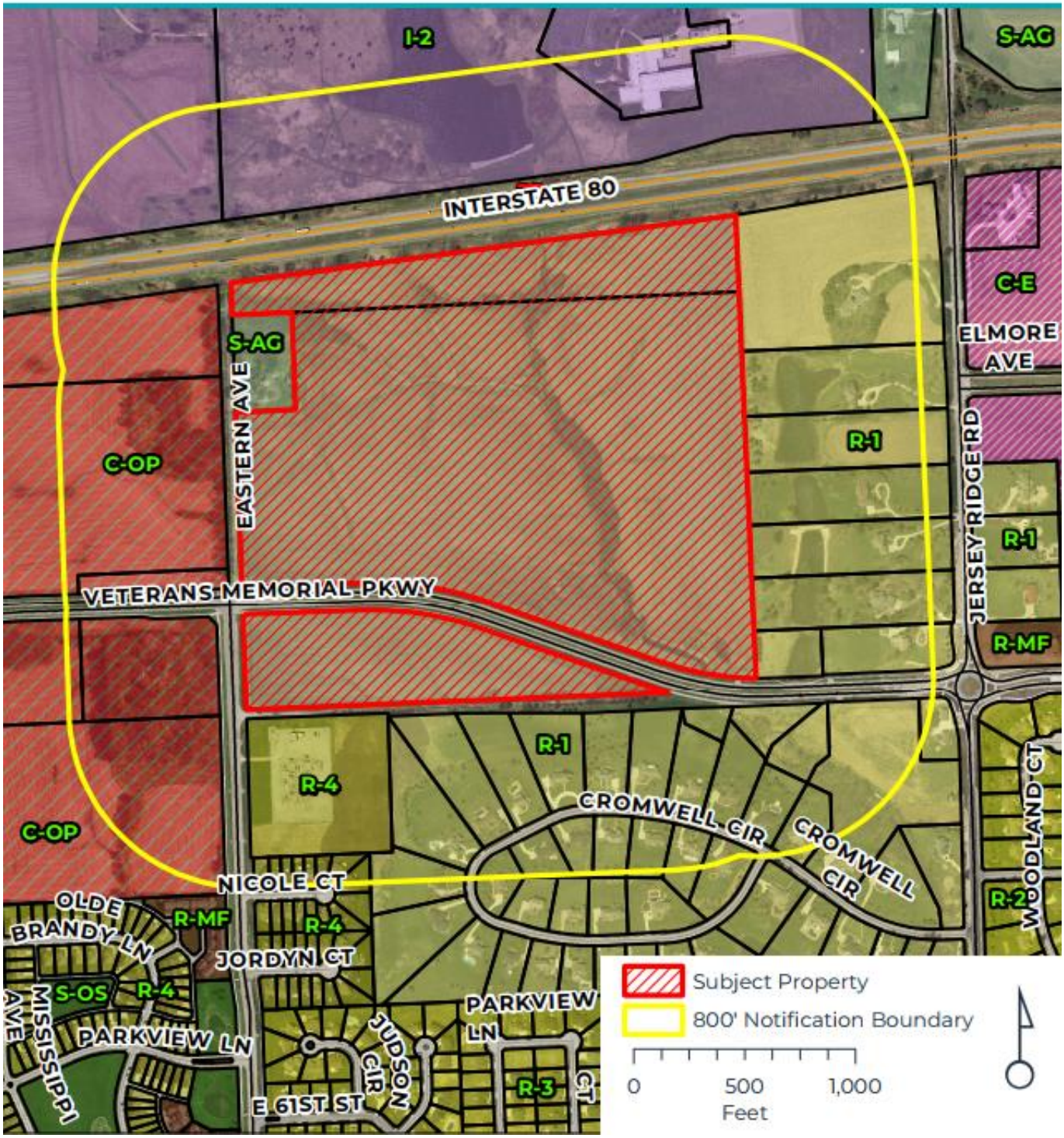
All documents related to the meeting (agenda included) are at "Search Minutes & Agendas": www.cityofdavenportiowa.com/boards Mondays before the meeting/public hearing.

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 REZ22-07 | Public Hearing Notice

Rezone from S-AG Agricultural District (104 Acres) to
R-1 Single-Family Residential District (33 Acres),
R-4 Single-Family and Two-Family Residential District (20 Acres),
R-MF Multi-Family Residential District (35 Acres), and
C-2 Corridor Commercial District (16 Acres)



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

T | 563.326.6198
E | contactus@davenportiowa.com

davenportiowa.com/DNS

REZONING EXHIBIT

TRALEE FARMS
DAVENPORT, SCOTT COUNTY, IOWA

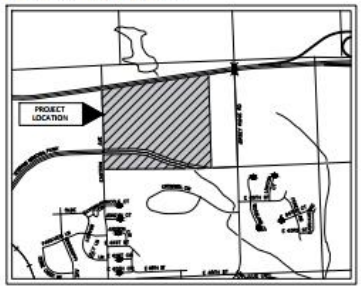
DEVELOPER/OWNER INFORMATION:

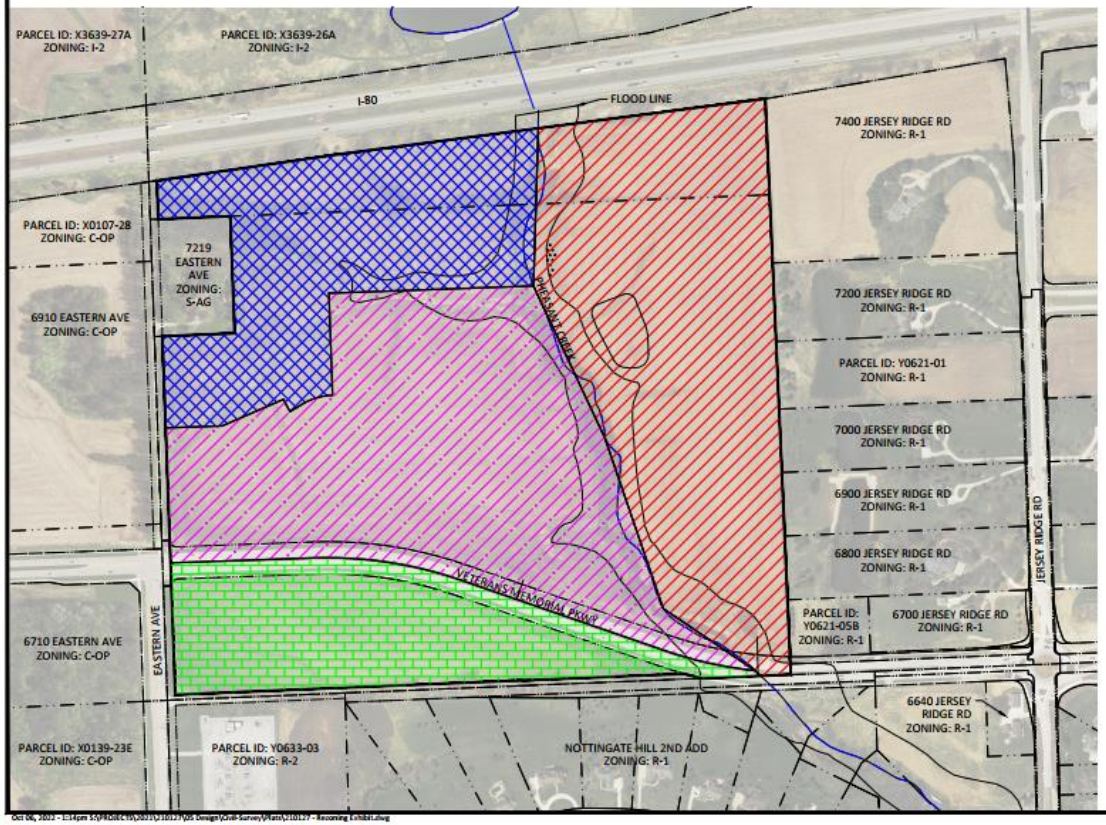
DEVELOPER / APPLICANT:	OWNER:	PREPARED BY:
HIGH PROPERTY MANAGEMENT C/O DARRYL HIGH 211 1ST AVE SE, SUITE A CEDAR RAPIDS, IA 52401 319-363-3900 DARRYLH@HIGHDEVELOPMENT.COM	SHAMROCK PROPERTIES LC 1910 E KIMBERLY RD DAVENPORT, IA 52807	AXIOM CONSULTANTS, LLC C/O BRIAN BOELK 60 E. COURT STREET, UNIT 3 IOWA CITY, IOWA 52240 319-519-6220 BBOELK@AXIOM-CON.COM

ZONING INFORMATION:

CURRENT ZONING:			
S-AG	AGRICULTURAL ZONING	105 ACRES	
PROPOSED ZONING:			
R-1	SINGLE-FAMILY RESIDENTIAL	33 ACRES	
R-4	SINGLE-FAMILY & TWO-FAMILY RESIDENTIAL	20 ACRES	
R-MF	MULTI-FAMILY RESIDENTIAL	35 ACRES	
C-2	CORRIDOR COMMERCIAL	16 ACRES	

PROJECT VICINITY MAP





LEGAL DESCRIPTION:

R-1 LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER S82°35'34"W, 856.81 FEET; THENCE S01°43'15"W, 589.82 FEET; THENCE S25°08'27"E, 627.34 FEET; THENCE S18°52'33"E, 674.64 FEET; THENCE S55°57'25"E, 414.61 FEET; THENCE S46°27'51"E, 29.12 FEET; THENCE N87°39'04"E, 112.86 FEET; THENCE N02°31'16"W, 2155.91 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 33 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

R-4 LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER S82°35'34"W, 856.81 FEET; THENCE S82°35'34"W, 749.62 FEET; THENCE S81°45'21"W, 690.38 FEET; THENCE S02°02'47"E, 144.19 FEET; THENCE N87°45'01"E, 270.00 FEET; THENCE S01°02'47"E, 438.00 FEET; THENCE S87°43'01"W, 270.00 FEET; THENCE S02°02'47"E, 343.34 FEET; THENCE N87°57'13"E, 211.35 FEET; THENCE N66°31'14"E, 250.33 FEET; THENCE 52.16 FEET ALONG A 330.00 RADIUS CONCAVE EASTERLY (CHORD BEARING S28°00'26"E, 52.10 FEET); THENCE 60.02 FEET ALONG A 1712.02 RADIUS CONCAVE SOUTHEASTERLY (CHORD BEARING N58°47'42"E, 60.02 FEET); THENCE 112.65 FEET ALONG A 230.16 RADIUS CONCAVE SOUTHERLY (CHORD BEARING N74°26'57"E, 111.53 FEET); THENCE N02°02'32"W, 381.63 FEET; THENCE N87°57'28"E, 765.92 FEET; THENCE N01°43'15"E, 589.82 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 20 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

R-MF LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER N02°03'26"W, 492.91 FEET; THENCE N02°02'09"W, 504.93 FEET; THENCE N87°57'13"E, 211.35 FEET; THENCE N66°31'14"E, 250.33 FEET; THENCE 52.16 FEET ALONG A 330.00 RADIUS CONCAVE EASTERLY (CHORD BEARING S28°00'26"E, 52.10 FEET); THENCE 60.02 FEET ALONG A 1712.02 RADIUS CONCAVE SOUTHEASTERLY (CHORD BEARING N58°42'42"E, 60.02 FEET); THENCE 112.65 FEET ALONG A 230.16 RADIUS CONCAVE SOUTHERLY (CHORD BEARING N74°26'57"E, 111.53 FEET); THENCE N02°02'32"W, 381.63 FEET; THENCE N87°57'28"E, 765.92 FEET; THENCE S25°08'27"E, 627.34 FEET; THENCE S18°52'33"E, 674.64 FEET; THENCE S55°57'25"E, 414.61 FEET; THENCE 347.50 FEET ALONG A 1529.55 RADIUS CONCAVE NORTHERLY (CHORD BEARING N77°32'44"W, 346.76 FEET); THENCE N70°54'38"W, 808.70 FEET; THENCE 554.56 FEET ALONG A 1534.16 RADIUS CONCAVE SOUTHERLY (CHORD BEARING N81°27'54"W, 551.54 FEET); THENCE S88°02'33"W, 538.31 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 35 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

C-2 LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER N02°03'26"W, 492.91 FEET; THENCE N88°02'33"E, 538.31 FEET; THENCE 554.56 FEET ALONG A 1534.16 RADIUS CURVE CONCAVE SOUTHERLY (CHORD BEARING S81°27'54"E, 551.54 FEET); THENCE S70°54'38"E, 808.70 FEET; THENCE 347.50 FEET ALONG A 1529.55 RADIUS CURVE CONCAVE NORTHERLY (CHORD BEARING S77°32'44"E, 346.76 FEET); THENCE S46°27'51"E, 29.12 FEET; THENCE S87°39'04"W, 217.32 FEET; THENCE N75°47'57"W, 70.21 FEET; THENCE S87°39'04"W, 1906.07 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 16 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

NOT FOR CONSTRUCTION

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME: TRALEE FARMS
DAVENPORT, IA 52807
CLIENT NAME: HIGH PROPERTY MANAGEMENT
SHEET NAME: REZONING EXHIBIT
PROJECT NO.: 21-0127
DESIGNED BY: BOELK
SHEET NUMBER: 1 OF 1

AXIOM CONSULTANTS | WWW.AXIOM-CON.COM | (319) 519-6220

0 100 200

Oct 06, 2022 - 1:14pm S:\PROJECTS\2021\210127\05 Design\Civil-Survey\Plans\210127 - Rezoning Exhibit.dwg

Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807
T | 563.326.6198
E | contactus@davenportiowa.com
davenportiowa.com/DNS

DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

Neighborhood Meeting Invitation | Development Proposal

Date: 6/9/2022 **Location:** Eastern Avenue Library | Meeting Room B | 6000 Eastern Avenue
Time: 5:30 PM **Subject:** Informal Neighborhood Meeting Regarding a Development Proposal

To: All property owners within the vicinity of the subject property located south of Interstate 80, East of Eastern Avenue, north of Veterans Memorial Parkway, and west of Jersey Ridge Road.

You are invited to a neighborhood meeting regarding a development proposal on the approximately 97.56 acres of land bounded by Interstate 80, Eastern Avenue, Veterans Memorial Parkway, and Jersey Ridge Road. The property is currently zoned S-AG Agricultural District. A developer is proposing a mixed use development consisting of commercial and residential land uses.

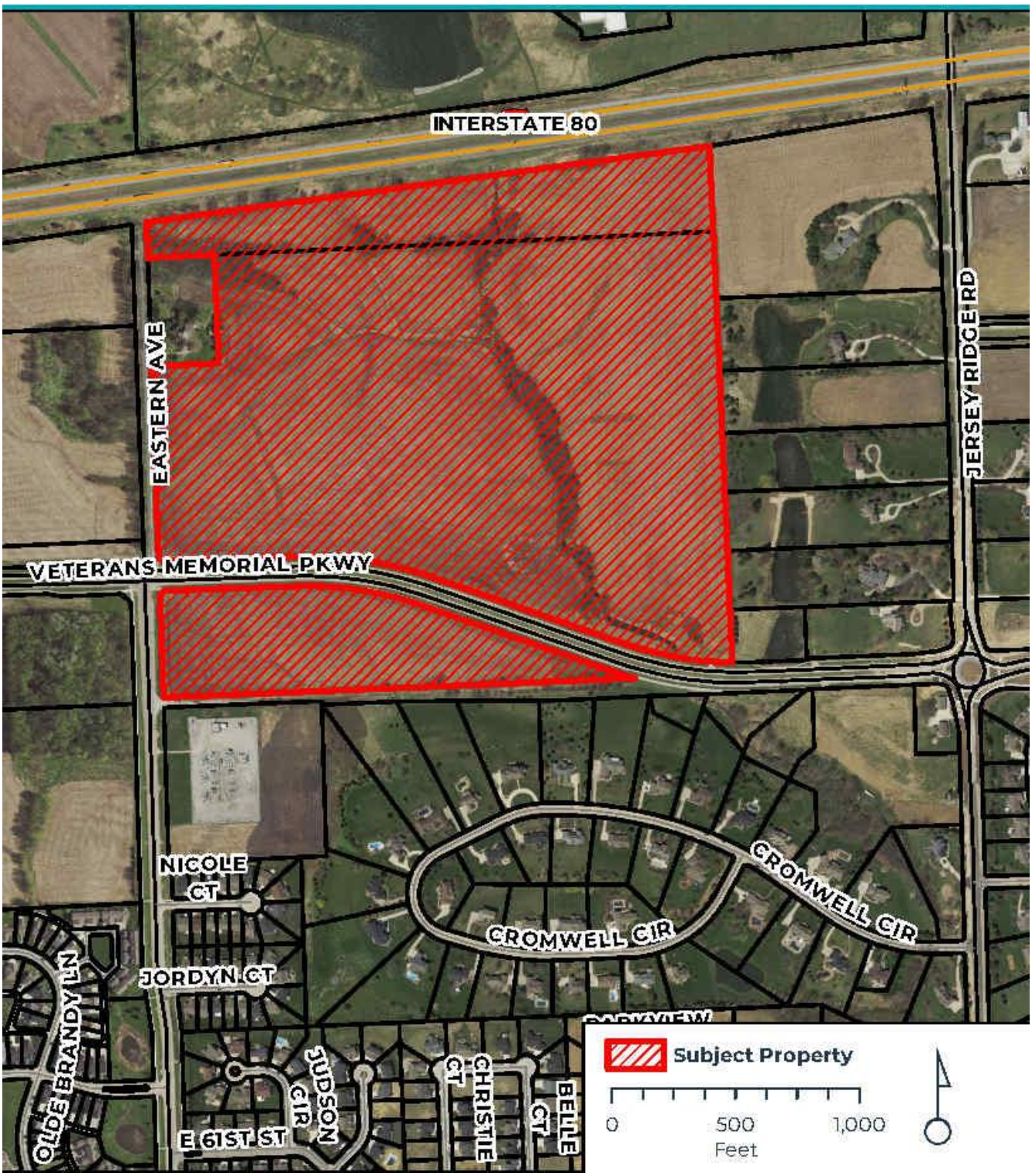
The purpose of this meeting is to provide an informal setting to allow the developer to describe the proposed development, to interact with adjacent owners, and to answer any questions and concerns about the proposed action.

What are the next steps after the neighborhood meeting?
Following the neighborhood meeting, the developer will submit an Application for a Zoning Map Amendment. The City Plan and Zoning Commission will hear public comments regarding this proposal at a yet to be determined date. Planning staff will send additional notices with the dates and times of additional public hearings regarding this request.

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

THE CITY OF DAVENPORT
IOWA | USA

Neighborhood Meeting Notice
Development Proposal



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

T | 563.326.6198
E | contactus@davenportiowa.com

davenportiowa.com/DNS

Staff
Scott Cooper

Sign In Sheet

Name	Address	Email
Robin Schilling	1598 Olde Brandy Ln	uspsrulese gmail.com
Ruth Hill	6341 Mississippi Av.	rhill1051@yahoo.com
S~S h~Cue	1580 Swanish	sharionw8@gmail
Teal Horack	1703 Nicole Court	teal293@gmail.com
Brian/Mandy Fleming	1708 Nicole Ct	belgie100@gmail.com
Jim & Kathy DeBoeuf	6900 Jersey Ridge Rd	K.deboeuf@mchsi.com
Steve Gipple	2343 Cromwell Circle	Steve.Gipple@mchsi.com
William Boswell	1722 Nicole Ct	bicbswell@Yahoo.com
Mike + Brenda Goellnitz	7219 Eastern Ave	pinkcadillac6@gmail.com + brenda.goellnitz@unitypoint.org
Kristina Langan	2720 Cromwell Circle	langancrew7@gmail.com
Mark Sisel	1911 E 61st Circle	marksisel12@gmail.com
Ryan VanDrole	6050 Thomas Ct	Ryan@VanDroleGroup.com
Scott Pearson	6516 Woodland Ct	PearsonBPScott@gmail.com
Lee Meador	1202 Nicole Ct	LM1307@icloud.com
Chris Meador	" " "	
Cindy & Larry Goldensoph	1420 Olde Brandy Ln	captlarrysoph0366@gmail.com
Ralph Rebecca Armstrong	1571 Olde Brandy Ln	rebstrong1953@gmail.com
John-Connie Deckman	1687 Nicole Ct	Jdeckman@actionmg.com
Mark Martinez	2140 Cromwell Cir	MARKMTZ2000@HotMail.com
Bernie + Cathy Mack	2236 Cromwell Circle	bernienack57@gmail.com
Toby Loy	1639 Parkview Ln	tobyloy@gmail.com
Mike and Paula Connell	1310 Olde Brandy Lane	Pjconnell45@gmail.com
Josh Heacock	6700 Jersey Ridge	JOSHANDKELLYHEACOCK@GMAIL.COM
Caryn Crouch	1714 Nicole Ct	
Rich Schaefer	1960 Cromwell	rschaefer@ruhlcommercial
Greg Franke	6123 Judson Circle	gfranke13@yahoo.com
Aaron Dunlap	2340 Cromwell Cir	aaron@aarondunlap.com

Martin Pereira 6600 Jersey Ridge Rd mmptvm@gmail.com
Dan Santry sans77@hotmail.com 1570 Savannah Circle
Becky Alpen beckyalphavs@gmail.com
2345 Cromwell Circle

Brian Fleming flemingb1260@mchsi.com

Cheryl Merritt - dr.bradmerritt@gmail.com
& Brad Merritt

Suzanne Jahns sjahns65@gmail.com (Nicole Ct.)

Ann Hughes BAhughes6630@gmail.com
Brian Hughes AHughes6630@gmail.com

RICHARD GUSTAR RICHARDGUSTAS@YMAIL.COM

AXIOMCONSULTANTS

CIVIL · STRUCTURAL · MECHANICAL · ELECTRICAL · SURVEY · SPECIALTY

SHAMROCK DEVELOPMENT
HIGH DEVELOPMENT
AXC 210157

SIGN-IN SHEET
DATE: WEDNESDAY, MAY 10, 2022

NAME	EMAIL	PHONE	ADDRESS
Russell Krenz		702-249-8294	5601 EASTERN AVE
Cecil/Janice Peterson		563-343-5034	2260 Cromwell Circle Dav.
Jim & Kathy DeBoenf	K.deboenf@mchsi.com	(563)344-0775	6900 Jersey Ridge Rd. Dav.
RICHARD GUSTAS	RICHARDGUSTAS@YMAIL.COM	(563) 355-5669	2242 CROMWELL CR.
Brenda & Mike Goellnitz	brenda.goellnitz@unitypoint.org	563-343-16161	7219 EASTERN DAV
Elizabeth Bradley			7001 IRL
Cheryl Merritt	dr.bradmerritt@gmail.com	563-529-~~2025~~ 1820	2130 Cromwell Cir Dav.
ROBERT LOUIS	RLOUIS5@MCHSI.COM	563-940-6057	2160 CROMWELL CIR.
RYAN VANDAELE	RYAN@VANDAELEGROUP.COM	563.271.6684	6450 THOMAS CT, BETTENDORF
MARK MARTINEZ	MARKMTZ2000@HOTMAIL.COM	254-383-4576	2140 CROMWELL CIR DAVENPORT
RYAN FICK	RFICKCMA@GMAIL.COM	563 343 0224	EACH
JOSH & KELLY HEACOCK	JOSHANDKELLYHEACOCK@GMAIL.COM	319-321-6985	6700 JERSEY RIDGE RD

From: Kathy k.deboeuf@mchsi.com
Subject: Case REZ22-07 Request of High Properties on behalf of Shamrock Properties LC
Date: Nov 14, 2022 at 11:54:46 AM
To: planning@davenportiowa.com

We are opposed to the request from High Properties to rezone 104 acres located adjacent to Eastern Avenue and Veterans Memorial Parkway. To be specific, based on the concept plan we are opposed to the proposed C-2 Corridor Commercial District and the numerous traffic cuts onto VMP. We do not want commercial businesses in the middle of these residential neighborhoods. Since the city developed the parkway, it has become very popular with pedestrians and bicyclists. Why ruin that by putting additional traffic cuts on VMP for these people to navigate? All entrances and exits should be from Eastern Avenue. The current roundabout works very well but speed limits are ignored.
Thank you.

James DeBoeuf
Kathleen DeBoeuf
6900 Jersey Ridge Rd.
Davenport, IA

Sent from my iPad

Werderitch, Matt

From:
Sent: Monday, November 14, 2022 11:55 AM
To: Planning
Subject: [EXT] Case REZ22-07 Request of High Properties on behalf of Shamrock Properties LC

We are opposed to the request from High Properties to rezone 104 acres located adjacent to Eastern Avenue and Veterans Memorial Parkway. To be specific, based on the concept plan we are opposed to the proposed C-2 Corridor Commercial District and the numerous traffic cuts onto VMP. We do not want commercial businesses in the middle of these residential neighborhoods. Since the city developed the parkway, it has become very popular with pedestrians and bicyclists. Why ruin that by putting additional traffic cuts on VMP for these people to navigate? All entrances and exits should be from Eastern Avenue. The current roundabout works very well but speed limits are ignored.
Thank you.

James DeBoeuf
Kathleen DeBoeuf
6900 Jersey Ridge Rd.
Davenport, IA

Sent from my iPad

Werderitch, Matt

From:
Sent: Sunday, October 30, 2022 8:28 PM
To: Planning
Subject: [EXT] Case REZ22-07 Request of High Properties on behalf of Shamrock Properties LC

Please consider the following comments and concerns regarding this zoning change request before making your recommendations.

1). This area does not need 16 acres of Commercial property adjacent to single family housing. We don't need or want businesses operating 24/7 with their accompanying bright lighting in this corridor. Nor do we need the additional traffic congestion trying to turn into and out of this type of business (gas stations, convenience stores, vape shops, etc.). There are plenty of gas stations/convenience stores nearby on 53rd St., Brady and Jersey Ridge.

2). How will residents enter and exit this new development? The site limitations on Veterans Memorial Parkway (looking to the east) and the high rate of speed prohibit these residents from safely entering or exiting directly onto Veterans Memorial Parkway. The only safe approach to this new development will be from Eastern Avenue.

3). Why so much R-MF Multi-Family Residential? How about more single family homes instead?

Thank you for your consideration.

Kathleen DeBoeuf

Sent from my iPad

Werderitch, Matt

From: Berkley, Laura
Sent: Wednesday, November 2, 2022 10:41 AM
To: Koops, Scott E.; Werderitch, Matt
Subject: Fw: [EXT] Veteran's Memorial Parkway and Eastern.

From:
Sent: Monday, October 31, 2022 10:49:51 PM
To: Berkley, Laura
Subject: [EXT] Veteran's Memorial Parkway and Eastern.

It would appear to be reckless per the current plan for traffic to be routed onto the parkway from new areas. All should be entered onto Eastern where there is less traffic and lanes. For the safety of all concerned, all entrance / exits should utilize Eastern. The parkway has an appropriate speed of 45. That does not allow for people to slow to enter additional housing/business areas or ample space to exit and be accelerated to the 45 speed of traffic already moving on parkway.

In my opinion, serious rear end accidents and injuries/ death would be at risk. Developers of this need to structure exits with concern for citizen safety rather than economy.

Carol Hansen
6414 Fairhaven Road
Jersey Farms

Werderitch, Matt

From: Berkley, Laura
Sent: Wednesday, November 2, 2022 10:43 AM
To: Koops, Scott E.; Werderitch, Matt
Subject: Fw: [EXT] Fwd: Plan & Zoning Meeting - Tuesday 1 November @ 5:00 PM

From:
Sent: Monday, October 31, 2022 4:34:39 PM
To: Berkley, Laura
Subject: [EXT] Fwd: Plan & Zoning Meeting - Tuesday 1 November @ 5:00 PM

I agree with Tom Javobson's concern.

It is difficult to believe that any reputable traffic study wouldn't flag the amount of probable congestion on Veterans as is suggested by the number of housing units + gas station + coffee shop in what is a relatively small area. It is also notable that the plan makes so little use of the traffic control available via the existing lights at Eastern and Veterans.
As a retired engineer in another field, I know the wisdom staying in my own lane and deferring to actual experts, but even I can identify some changes which would seem to have potential:

1.An exit from the housing area (likely just south of the west end cul de sac) to the northern extension of Eastern. That combined with elimination of the currently planned western access to Veterans would funnel much of the traffic from the higher density residential section to the current Eastern/Veterans intersection.
2. A traffic control device (my preference would be a traffic circle rather than lights) at the east/west midpoint of the development (where the planned exits from the residential and the commercial both intersect Veterans). It seems likely that lights or a circle will be required at this location once the area is built up. Especially if a circle, provision must be made now to allow space.
3. Elimination of one or both of the western exits from the commercial area to Veterans and redirection of that traffic to an exit on Eastern and to the lights/circle suggested in item 2.
4. No change to the exit at the eastern end of the development. The number of housing units that exit supports is relatively small.

Thanks for the opportunity to comment.

Kevin Hoehn
6487 Fairhaven Road

---------- Forwarded message ---------
From:
Date: Mon, Oct 31, 2022 at 2:13 PM
Subject: Plan & Zoning Meeting - Tuesday 1 November @ 5:00 PM
To:

Please send your comments to Laura.Berkley@davenportiowa.com

Sent from Mail for Windows

From: Tom Jacobson
Sent: Monday, October 31, 2022 11:37 AM
Subject: Plan & Zoning Meeting - Tuesday 1 November @ 5:00 PM

The proposed plan calls for five cuts or entrances from the proposed residential and commercial developments to Veterans Memorial Parkway between the roundabout and Eastern Ave. It would seem a better solution would be route traffic to the Eastern Ave intersection to avoid traffic disruptions and turn lanes.

Click on or cut and paste this link into browser address bar.

file:///C:/Users/Tom%20Jacobson/Downloads/Good_Neighbor_Meeting_Presentation_-_06.09.2022.pdf


Interstate 90
Eastern Ave.
Veteran's Memorial Parkway
GAS STATION
COFFEE SHOP
C 01
C 01
OUTLOT B
OUTLOT C
OUTLOT D
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Werderitch, Matt

From:
Sent: Monday, October 31, 2022 5:25 PM
To: Planning
Subject: [EXT] Fwd: Martinez 2140 Crowmwell Cir Davenport

Categories: Green Category

Get Outlook for iOS

From:
Sent: Monday, October 31, 2022 5:22 PM
To: Laura.Berkley@davenportiowa.com <Laura.Berkley@davenportiowa.com>
Subject: Martinez 2140 Crowmwell Cir Davenport

Hi Laura,

I hope this finds you well. My husband plans on being at the city council meeting tomorrow however, I was told to voice some of our concerns to you.

We live directly behind the corn field and with trees we planted 4 years ago are not nearly as large enough to provide much privacy for our back yard. We do have young girls and a pool. Two big concerns would be whatever tall building that is built especially residential apartments overlooking right down into our back yard. The next area of concern is people cutting through our back yard. We lived in another house in Davenport and that's exactly what happened when they built an apartment that was connected to back yard and why we moved. There are other concerns we have but these two our our top priority. With our backyard really being the only one connected with direct access and view I'd really hope someone can understand why we are not happy about the development.

I'm m sure you are busy with more complaints and work and I do appreciate your time reading this email. Please feel free to contact me with any questions. My cell number is

VR,
Mia and Mark Martinez

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Werderitch, Matt

From:
Sent: Tuesday, November 1, 2022 3:59 PM
To: Planning
Cc: Brad Merritt
Subject: [EXT] Zoning meeting 11-1-22 concerns

Hello- My name is Brad Merritt and my wife and I have lived at 2130 Cromwell Circle for 20 years. We went to the 'friendly neighbor' meetings with the developer and I'd like to believe that our residents were heard and requested action items were put into place for the future construction. There seems to be a paranoia that things can 'change' even after all the meetings for a host of reasons and I'm hoping that all these proceedings and follow through will be legitimated ultra responsible. We are proud of our Davenport community and don't want to become jaded with our process of transparency and responsible and wise building. We understand that there is a need to develop this corridor and we just want complete assurance that certain things are not going to happen:
1-just North of Cromwell on the pie-shaped parcel we have been repeatedly told that area will not have apartments or high density buildings nor will there be construction taller than a normal 2-story building..including garages.
2-If apartments are necessary out here it appears as though as far west and north would seem prudent…. Probably even into parcel west of Eastern for future dealings where there aren't pre existing homes.
3-Lighting is always a concern with new development but maybe even more vital is that all buildings have a very low noise emittance …exhausts/air systems, etc. Ex. The Kahl Home is very very loud and unreasonable even though it may somehow fall within guidelines it is a nuisance for residential.

Thank you and I hope that we can all grow well and wisely together, Brad Merritt, DC

Werderitch, Matt

From:
Sent: Tuesday, November 1, 2022 3:42 PM
To: Planning
Subject: [EXT] FW: Zoning meeting

Importance: High

Categories: Green Category

Forwarding to this department as requested per email.

From:
Sent: Tuesday, November 1, 2022 3:29 PM
To: Laura.Berkley@davenportiowa.com
Subject: Zoning meeting
Importance: High

Laura,

We are strongly opposed to rezoning land west of Jersey Ridge and north of Veterans Memorial Parkway. Under no conditions do we want a strip mall and multi-family residences that close to our residence. This will only bring in crime and high traffic. Veterans Memorial is busy enough already. We paid a premium to be in the Jersey Farms Neighborhood to get away from crime; please do not bring it to us by rezoning this land. There are all kinds of "for rent" signs around the QC for housing as well as empty business spaces. We do not need or want multiple curb cuts for a strip mall and apartments on Veterans Memorial Parkway. Traffic will be at a crawl on Jersey Ridge and Eastern and we will not be able to get out of our addition. Even now it is sometimes difficult to get out of Jersey Farms. We do not want our property devalued; that would hurt us but also the city as you would get less tax dollars from our addition.

NFM

Werderitch, Matt

From: Berkley, Laura
Sent: Wednesday, November 2, 2022 10:45 AM
To: Koops, Scott E.; Werderitch, Matt
Subject: Fw: [EXT] Good Neighbor Meeting Tuesday November 1

From:
Sent: Monday, October 31, 2022 7:11:30 PM
To: Berkley, Laura
Cc: Jobgen, Ben
Subject: [EXT] Good Neighbor Meeting Tuesday November 1

Greetings Ms. Berkley,

My name is Scott Scherbroeck and I have lived in northern Davenport for the last 31 years. Almost all of that 31 years my residence was at the corner of 61st Street and Utica Ridge Road. I moved to 61st Street in August 1991 before all the development along 53 Street, Elmore Avenue and Veterans Memorial. I am currently building a new home in the Forest Roads Estate subdivision of north Davenport.

Two of the three aforementioned developments I would qualify as a traffic disaster. The third now appears to be headed for the same fate as the other two. Since the initial completion of 53rd Street this street always seems to have a large section under repair or modification.which creates major traffic complications every construction season. Elmore with all the store entrances and exits is at worst an accident waiting to happen (or actually happening), and at its best is frequently a chaotic traffic jam.

Veterans Memorial took a long time to complete and closed down my favorite passage between Utica Ridge and Jersey Ridge - 67th Street. Once Veterans Memorial opened it became my favorite passage to avoid 53rd Street for east/west travel in north Davenport. Now it appears new development is going to complicate travel along Veterans Memorial and probably transition it into another 53rd Street or Elmore Street..

I have seen an early proposed plan for the development of land between Jersey Ridge and Eastern to the east and west and Veterans Memorial. I urge you to carefully consider the number of exits and entrances you allow traffic directly to enter Veterans Memorial, otherwise my preferred east/wester route for north Davenport may have to become I-80. I have never understood why Davenport doesn't utilize frontage roads as many other cities do to facilitate smoother and safer traffic flow to main thoroughfares.

Please don't allow the upcoming development along Veterans Memorial to generate another 53rd street or Elmore Street traffic quagmire. I am hoping the current Davenport city officials can learn from their predecessor's mistakes.

Scott Scherbroeck

From: David Samuelson <dsamuelson@outlook.com>
Sent: Wednesday, October 19, 2022 2:07 PM
To: Berkley, Laura <Laura.Berkley@davenportiowa.com>
Cc: Lee, Judith <Judith.Lee@davenportiowa.com>
Subject: Re: [EXT] Development of the Mike/Linda Duffy land

Dear Ms Berkeley. We live at 2159 Cromwell Circle in Davenport and have some concerns about the proposed Duffey development. According to the diagram, I see there are signal family homes proposed next to the large houses on Jersey Ridge Road north of VMP however you have commercial planned south of VMP next to the homes on Cromwell Circle. I believe the commercial should be north of VMP and single family homes south of VMP adjoining the homes on Cromwell Circle the same way you are recommending to the north. Both areas have expensive homes. Secondarily, currently the traffic on VMP moves at a good pace and it is a great way to get across town. Please put in frontage roads north and south of VMP to avoid curb cuts and turn lanes which will slow down and disrupt the traffic flow. We believe a roundabout at eastern and VMP would be a good idea. We use this road daily and would not like to see the flow disrupted by curb cuts. Thanks for your help. Dave and Ginny Samuelson

Werderitch, Matt

From: Berkley, Laura
Sent: Wednesday, October 19, 2022 3:06 PM
To: Werderitch, Matt
Subject: FW: [EXT] Development of the Mike/Linda Duffy land

FYI – can you please save these comments in the project folder?

LAURA BERKLEY, CFM
Development & Planning Administrator | Development & Neighborhood Services
City of Davenport

O 563-888-3553
1200 E 46th St, Davenport, IA 52807

Davenportiowa.com

From: David Samuelson <dsamuelson@outlook.com>
Sent: Wednesday, October 19, 2022 2:07 PM
To: Berkley, Laura <Laura.Berkley@davenportiowa.com>
Cc: Lee, Judith <Judith.Lee@davenportiowa.com>
Subject: Re: [EXT] Development of the Mike/Linda Duffy land

Dear Ms Berkeley. We live at 2159 Cromwell Circle in Davenport and have some concerns about the proposed Duffey development. According to the diagram, I see there are signal family homes proposed next to the large houses on Jersey Ridge Road north of VMP however you have commercial planned south of VMP next to the homes on Cromwell Circle. I believe the commercial should be north of VMP and single family homes south of VMP adjoining the homes on Cromwell Circle the same way you are recommending to the north. Both areas have expensive homes. Secondarily, currently the traffic on VMP moves at a good pace and it is a great way to get across town. Please put in frontage roads north and south of VMP to avoid curb cuts and turn lanes which will slow down and disrupt the traffic flow. We believe a roundabout at eastern and VMP would be a good idea. We use this road daily and would not like to see the flow disrupted by curb cuts. Thanks for your help. Dave and Ginny Samuelson

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From: jcbrooke@mchsi.com <jcbrooke@mchsi.com>
Sent: Tuesday, October 18, 2022 7:19:31 PM
To: Laura Berkley <Laura.Berkley@davenportiowa.com>
Cc: Judith Lee <judith.lee@davenportiowa.com>; Dave Samuelson <dsamuelson@outlook.com>
Subject: Re: [EXT] Development of the Mike/Linda Duffy land

Ms. Berkley,
Thanks for the revised exhibit.
It will take a bit before I can ask something intelligent. How long is the period of questioning? Or is this simply a courtesy and the die is cast?
Assuming questions can be asked that might have an impact on what is actually done in building this development, here are a couple of general inquiries.
1. Is it usual for a light commercial segment to be built next to established houses? I'm referring to the buildings proposed south of VMP which are drawn as sitting immediately to the north of an existing neighborhood.

2. What is the actual number of apartments proposed and the estimated number of people housed in the apartments? Same question for the townhouses.
3. Are there any proposed buffering efforts to this development - for sound, sight and traffic?
4. Does it matter, in any way, that VMP at the site of the development is like a motordome, with the 45mph 4 lane road falling down from Eastern into a considerable stretch running between two long hills until the fun begins at the roundabout at Jersey Ridge, all of which tends to encourage acceleration and bouncy amplification of the noises from vehicles passing through?
5. Are there recommended setbacks for such a development from existing "things' such as the interstate and VMP and the property on which houses sit?
6. Are there considerations for egress and ingress? Is there ever a need to build frontal roads.
Thanks again.
John Brooke

----- Original Message -----
From: "Laura Berkley" <Laura.Berkley@davenportiowa.com>
To: "John Brooke" <jcbrooke@mchsi.com>
Cc: "Judith Lee" <Judith.Lee@davenportiowa.com>, "Aaron Dunlop" <aaron_d_dunlop@hotmail.com>
Sent: Monday, October 17, 2022 2:52:30 PM
Subject: RE: [EXT] Development of the Mike/Linda Duffy land

Mr. Brooke,

That is what has generally been conveyed at a conceptual level, but I wanted to make sure that you are aware that the density of the residential developments would need to follow the minimum standards within the zoning code. As of Friday afternoon, I have a completed application now. I have attached an exhibit provided in the application showing you how the request by zoning district.

There are a minimum/maximum dimensional standards for residential districts which can be found here: https://ecode360.com/35578471
Please note the following: R-1 lots are closer to 1/2 acre lots. The minimum lot size for R-4 is slightly more than 1/8 acres.

The dimensional standards for commercial districts can be found here: https://ecode360.com/35578572

In particular, I want to draw your attention the Zoning Use Matrix. This is a spreadsheet that tells use you uses are allowed in what districts. "P' means permitted and "S" means a special use permit from the Zoning Board of Adjustment is required: https://ecode360.com/attachment/DA4058/DA4058-017a%20Use%20Matrix%20Table.pdf Unless further restricted with the rezoning, the uses shown in the matrix would be permitted to develop.

LAURA BERKLEY, CFM
Development & Planning Administrator | Development & Neighborhood Services
City of Davenport

O 563-888-3553
1200 E 46th St, Davenport, IA 52807

Davenportiowa.com

-----Original Message-----
From: jcbrooke@mchsi.com <jcbrooke@mchsi.com>
Sent: Sunday, October 16, 2022 1:51 PM
To: Berkley, Laura <Laura.Berkley@davenportiowa.com>
Cc: Lee, Judith <Judith.Lee@davenportiowa.com>; Aaron Dunlop <aaron_d_dunlop@hotmail.com>
Subject: Re: [EXT] Development of the Mike/Linda Duffy land

Ms. Berkley,

Thanks again for sending the power point presentation.
It is difficult to know what is being planned at this point in the process, but if the drawings are a reasonable indication, the Duffy project looks to result in the following on the north side of Veteran's Memorial Parkway:
1. 30 houses on 1/4 acre lots
2. 50 houses on 1/8 acre lots
3. 100 town homes, town houses and duplexes 4. 150 x 4 levels = 600 multiple family living spaces.

On the south of VMP, which buts up to the houses in Cromwell Circle, are 1. A gas station 2. A coffee shop 3. A retail space strip for multiple businesses and parking for 50 4. 12 offices with parking.

Is that a fair expectation of what the Duffy project will turn out to be?
John Brooke

----- Original Message -----
From: "Laura Berkley" <Laura.Berkley@davenportiowa.com>
To: "John Brooke" <jcbrooke@mchsi.com>, "Judith Lee" <Judith.Lee@davenportiowa.com>
Cc: "Aaron Dunlop" <aaron_d_dunlop@hotmail.com>
Sent: Wednesday, October 12, 2022 1:42:51 PM
Subject: RE: [EXT] Development of the Mike/Linda Duffy land

Mr. Brooke,

The developer held one meeting on May 10, 2022 without city staff or elected officials present. From my understanding, addresses within 200 feet of the rezoning request were invited to the meeting, which is what is required by city ordinance. Another meeting was held on June 9, 2022 at 5:30pm at the Eastern Avenue Branch of the Davenport Library with City Staff and elected officials present. For this meeting, staff elected to expand the notice area to properties within 800 feet of the proposed rezoning. I do have you on the second mailing list, so I am not sure why you did not receive the mailing.

I have attached the presentation the developer gave at the meeting. The contact information for the developer and the engineering consultant can be found on the last slide. There is still plenty of time in the process to submit comments as the official process is just about to start.

Please let me know if you have any additional comments.

Sincerely,

LAURA BERKLEY, CFM
Development & Planning Administrator | Development & Neighborhood Services City of Davenport

O 563-888-3553
1200 E 46th St, Davenport, IA 52807

Davenportiowa.com

-----Original Message-----
From: jcbrooke@mchsi.com <jcbrooke@mchsi.com>
Sent: Wednesday, October 12, 2022 10:42 AM
To: Berkley, Laura <Laura.Berkley@davenportiowa.com>; Lee, Judith <Judith.Lee@davenportiowa.com>
Cc: Aaron Dunlop <aaron_d_dunlop@hotmail.com>
Subject: Re: [EXT] Development of the Mike/Linda Duffy land

Thank you Ms. Lee for arranging the response from Ms. Berkley.

There was a mention of "what has been presented at neighborhood meetings," of which I was unaware.
Were these meetings actually held, and if so , when and where, who was invited, and who presented?
Finally, it is possible to obtain the information that was presented?

Thanks again, and my apologies if I am asking for information that has already been presented.

John Brooke
2229 Cromwell Cir, 52807

----- Original Message -----
From: "Berkley, Laura" <Laura.Berkley@davenportiowa.com>
To: "Judith Lee" <Judith.Lee@davenportiowa.com>, "John Brooke" <jcbrooke@mchsi.com>
Cc: "Gripp, Kyle" <Kyle.Gripp@davenportiowa.com>, "Oswald, Richard" <Richard.Oswald@davenportiowa.com>, "Thorndike, Tiffany" <Tiffany.Thorndike@davenportiowa.com>, "Spiegel, Corri" <Corri.Spiegel@davenportiowa.com>
Sent: Wednesday, October 12, 2022 8:20:32 AM
Subject: RE: [EXT] Development of the Mike/Linda Duffy land

Ald. Lee,

We just received a formal application for the rezoning late last week, although we are still waiting on the payment of the fee, so it is not considered a complete application at this time. The request is pretty close to what has been presented at the neighborhood meetings - low density, single-family east of Pheasant Creek, with R-4 (similar to Prairie Heights) and R-MF (townhouses and apartments) on the remaining land north of Veterans Memorial Parkway. The request is still for C-2 Commercial Corridor to the south of Veterans Memorial Parkway.

Pending payment, the public hearing before the Plan & Zoning Commission is tentatively scheduled for November 1st. Letters to properties owners will be sent out early next week with more information, again, pending a complete application.

LAURA BERKLEY, CFM
Development & Planning Administrator | Development & Neighborhood Services City of Davenport

O 563-888-3553
1200 E 46th St, Davenport, IA 52807

Davenportiowa.com

-----Original Message-----
From: Lee, Judith <Judith.Lee@davenportiowa.com>
Sent: Tuesday, October 11, 2022 7:39 PM
To: jcbrooke@mchsi.com; Berkley, Laura <Laura.Berkley@davenportiowa.com>
Subject: Re: [EXT] Development of the Mike/Linda Duffy land

Laura,

Can you give me and John an update on the status of development of the Duffy Land?

Thank you!

Judith

Judith Lee
8th Ward Alderwoman
563 349 4214
Sent from my iPhone

City of Davenport

Department: City Clerk **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **12/14/2022**

Subject:
First Consideration: Ordinance for Case ROW22-05 being the request of Corn Belt Capital, LLC to vacate unimproved right-of-way located south of Research Parkway and to the west of Interstate 80 Airport Industrial Park 12th Addition. [Ward 8]

Recommendation:
Adopt the Ordinance.

Background:
The purpose of the of the right-of-way vacation is to better facilitate development of property south of Research Parkway. The right-of-way is currently unimproved. Upon vacation, the city will immediately dedicate new right-of-way in a configuration that will better enable access to the lots south of Research Parkway while providing sufficient area for roadway improvements.

The Plan and Zoning Commission reviewed Case ROW22-05 at its November 15, 2022 meeting and have recommended approval subject to the following findings and condition:

Findings:

1. There is an excess of public right-of-way not required for city purposes.
2. Newly dedicated right-of-way will provide access to the lots south of Research Parkway.

Condition:

1. Upon vacation, the city shall immediately dedicate new right-of-way in a configuration that will better enable access to the lots south of Research Parkway while providing sufficient area for roadway improvements.

Comprehensive Plan:

Within Existing Urban Service Area: Yes
Within Urban Service Area 2035: Yes

Abutting Future Land Use Designation: Industry in the Davenport +2035 Land Use Plan.
Abutting Zoning: I-1 Light Industrial District.

Technical Review:

- Streets: Upon vacation, the City can dedicate new public right-of-way to better facilitate development of the lots south of Research Parkway.
- Natural Resources/Storm Water: No issues with the proposed vacation.
- Sanitary Sewer: There is no existing infrastructure within the proposed right-of-way vacation.
- MidAmerican Energy Company: No issues with the proposed vacation.
- Iowa American Water Company: No issues with the proposed vacation. Depending on the development of the site, a utility easement may be required.

- Lumen: No issues with the proposed vacation.
- Mediacom: No objection.

Public Input:

Letters were sent to property owners within 200 feet of the proposed request notifying them of the November 1, 2022 Plan and Zoning Commission Public Hearing.

To date, staff have not received any responses from adjacent property owners.

ATTACHMENTS:

	Type	Description
🗋	Ordinance	Ordinance
🗋	Backup Material	ROW Vacation Plat
🗋	Backup Material	Draft New ROW Dedication
🗋	Backup Material	Zoning & Future Land Use Map
🗋	Backup Material	Application
🗋	Backup Material	Public Notice

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	11/30/2022 - 12:15 PM

ORDINANCE NO. _____

AN ORDINANCE FOR CASE ROW22-05 BEING THE REQUEST OF CORN BELT CAPITAL, LLC TO VACATE UNIMPROVED RIGHT-OF-WAY LOCATED SOUTH OF RESEARCH PARKWAY AND TO THE WEST OF INTERSTATE 80 AIRPORT INDUSTRIAL PARK 12TH ADDITION.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described units of Scott County, Iowa real estate are hereby vacated (abandoned). The property has the following legal description:

Part of Section 33, Township 79 North, Range 3 East of the 5th Principal Meridian, more particularly described as follows:

Beginning at the southwest corner of Lot 2 of Interstate 80 Airport Industrial Park 8th Addition; Thence North 88°37'49" East, along the south line of said Lot 2, said line also being the north right of way line of 83rd Street, a distance of 471.80 feet; Thence along a curve concave to the northwest, with a radius of 278.33 feet, and arc length of 442.75 feet, and a central angle of 91°08'35" to the westerly right of way line of Hillandale Road, said line also being the easterly line of Lot 1 in said Interstate 80 Industrial Park 8th Addition; Thence continuing along said westerly right of way line, South 87°29'14" West, a distance of 10.00 feet; Thence continuing along said westerly right of way line, North 02°30'46" West, a distance of 272.66 feet; Thence along a curve concave to the southwest, with a radius of 25.00 feet, an arc length of 31.65 feet, and a central angle of 72°32'37", to the southerly right of way line of Research Parkway; Thence along a southeasterly extension of said southerly right of way line, on a curve concave northerly, having a radius of 1445.00 feet, an arc length of 121.71 feet, and a central angle of 04°49'33", to the northwest corner of Lot 1 of Interstate 8- Airport Industrial Park 12th Addition and the easterly right of way line of Hillandale Road; Thence South 02°30'46" East, along the west line of said Lot 1 and said easterly right of way line, a distance of 590.52 feet; Thence continuing along said easterly right of way line, South 02°03'07" East, a distance of 40.15 feet to the south right of way line of 83rd Street; Thence South 88°37'49" West, along said south right of way line, a distance of 841.95 feet to the east line of Lot 2 of Love's First Addition; Thence North 05°00'24" West, along said east line, a distance of 80.16 feet to the Point of Beginning.

The above described parcel contains 3.18 acres, more or less.

For the purpose of this legal description, the south line of Lot 2 of Interstate 80 Airport Industrial Park 8th Addition has an observed bearing of North 88°37'49" East.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

_____ _____

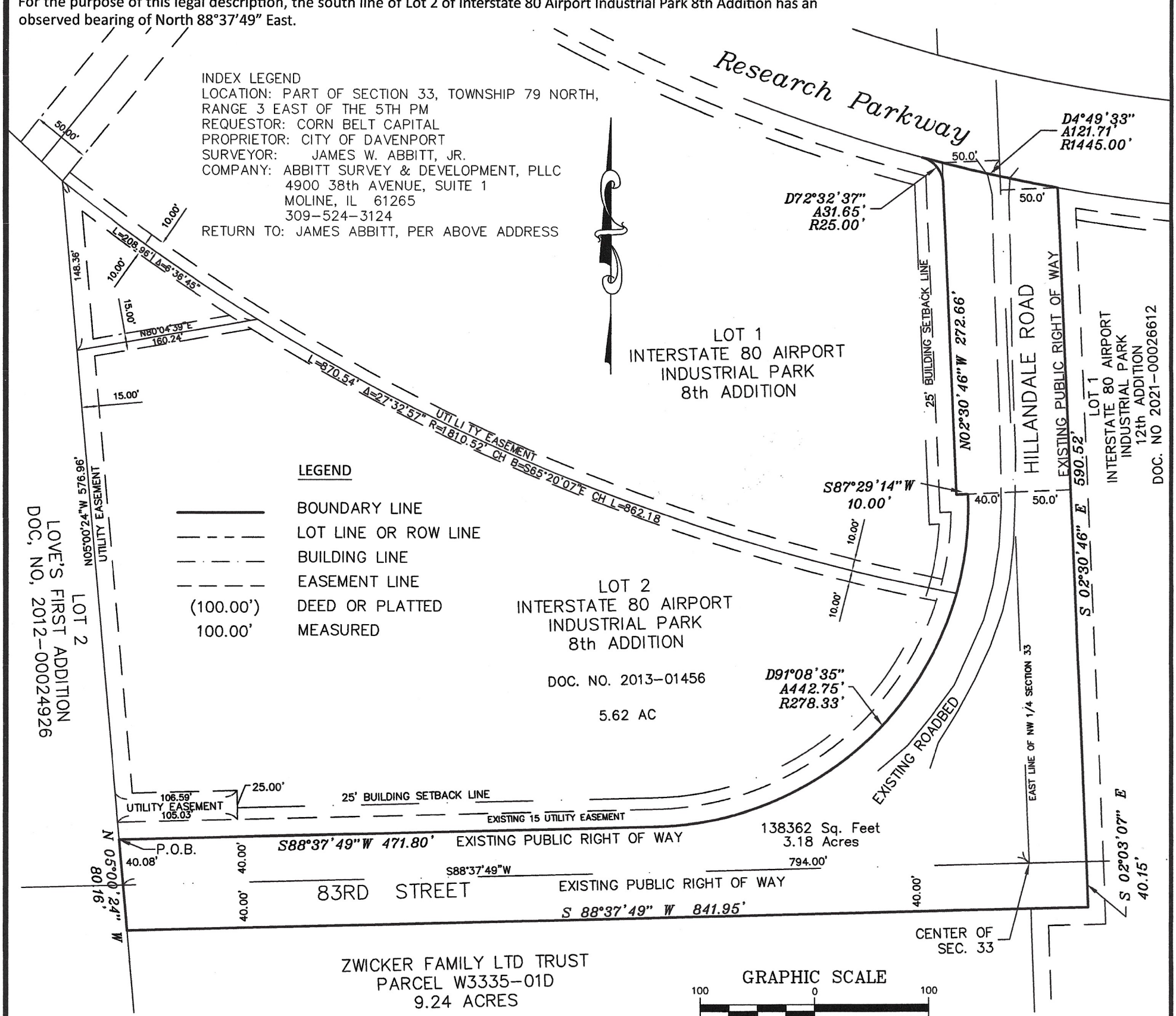
Mike Matson
Mayor

Brian Krup
Deputy City Clerk

RIGHT OF WAY VACATION

PART OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DAVENPORT, SCOTT COUNTY, IOWA

Legal Description: Hillandale Road and 83rd Street Right of Way Vacation
Part of Section 33, Township 79 North, Range 3 East of the 5th Principal Meridian, more particularly described as follows:
Beginning at the southwest corner of Lot 2 of Interstate 80 Airport Industrial Park 8th Addition;
Thence North 88°37'49" East, along the south line of said Lot 2, said line also being the north right of way line of 83rd Street, a distance of 471.80 feet;
Thence along a curve concave to the northwest, with a radius of 278.33 feet, and arc length of 442.75 feet, and a central angle of 91°08'35" to the westerly right of way line of Hillandale Road, said line also being the easterly line of Lot 1 in said Interstate 80 Industrial Park 8th Addition;
Thence continuing along said westerly right of way line, South 87°29'14" West, a distance of 10.00 feet;
Thence continuing along said westerly right of way line, North 02°30'46" West, a distance of 272.66 feet;
Thence along a curve concave to the southwest, with a radius of 25.00 feet, an arc length of 31.65 feet, and a central angle of 72°32'37", to the southerly right of way line of Research Parkway;
Thence along a southeasterly extension of said southerly right of way line, on a curve concave northerly, having a radius of 1445.00 feet, an arc length of 121.71 feet, and a central angle of 04°49'33", to the northwest corner of Lot 1 of Interstate 8- Airport Industrial Park 12th Addition and the easterly right of way line of Hillandale Road;
Thence South 02°30'46" East, along the west line of said Lot 1 and said easterly right of way line, a distance of 590.52 feet;
Thence continuing along said easterly right of way line, South 02°03'07" East, a distance of 40.15 feet to the south right of way line of 83rd Street;
Thence South 88°37'49" West, along said south right of way line, a distance of 841.95 feet to the east line of Lot 2 of Love's First Addition;
Thence North 05°00'24" West, along said east line, a distance of 80.16 feet to the Point of Beginning.
The above described parcel contains 3.18 acres, more or less.
For the purpose of this legal description, the south line of Lot 2 of Interstate 80 Airport Industrial Park 8th Addition has an observed bearing of North 88°37'49" East.



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

JAMES W. ABBITT, JR. IPLS NO. 18465

DATE: 10-18-22

MY LICENSE EXPIRES DECEMBER 31, 2022

LICENSED LAND SURVEYOR
JAMES W. ABBITT JR.
18465
IOWA

Abbitt Survey & Development, PLLC
ABBITT SURVEY & DEVELOPMENT, PLLC.
4900 38TH AVE. SUITE 1
MOLINE, ILLINOIS 61265
PH. 309-524-3124

DATE: 10-17-2022	SCALE: 1" = 100'	DRAWN BY: SEM	CHECKED BY: JWA

PREPARED FOR: CORN BELT CAPITAL
ATTN: RYAN HINTZE
2505 FAIRWAY COURT
BETTENDORF, IA 52722

PAGE: 1 OF 1

Job No.: 22-222-IADA-B-CORN BELT

DRAWING TITLE: RIGHT OF WAY VACATION

RIGHT - OF - WAY DEDICATION

PART OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DAVENPORT, SCOTT COUNTY, IOWA

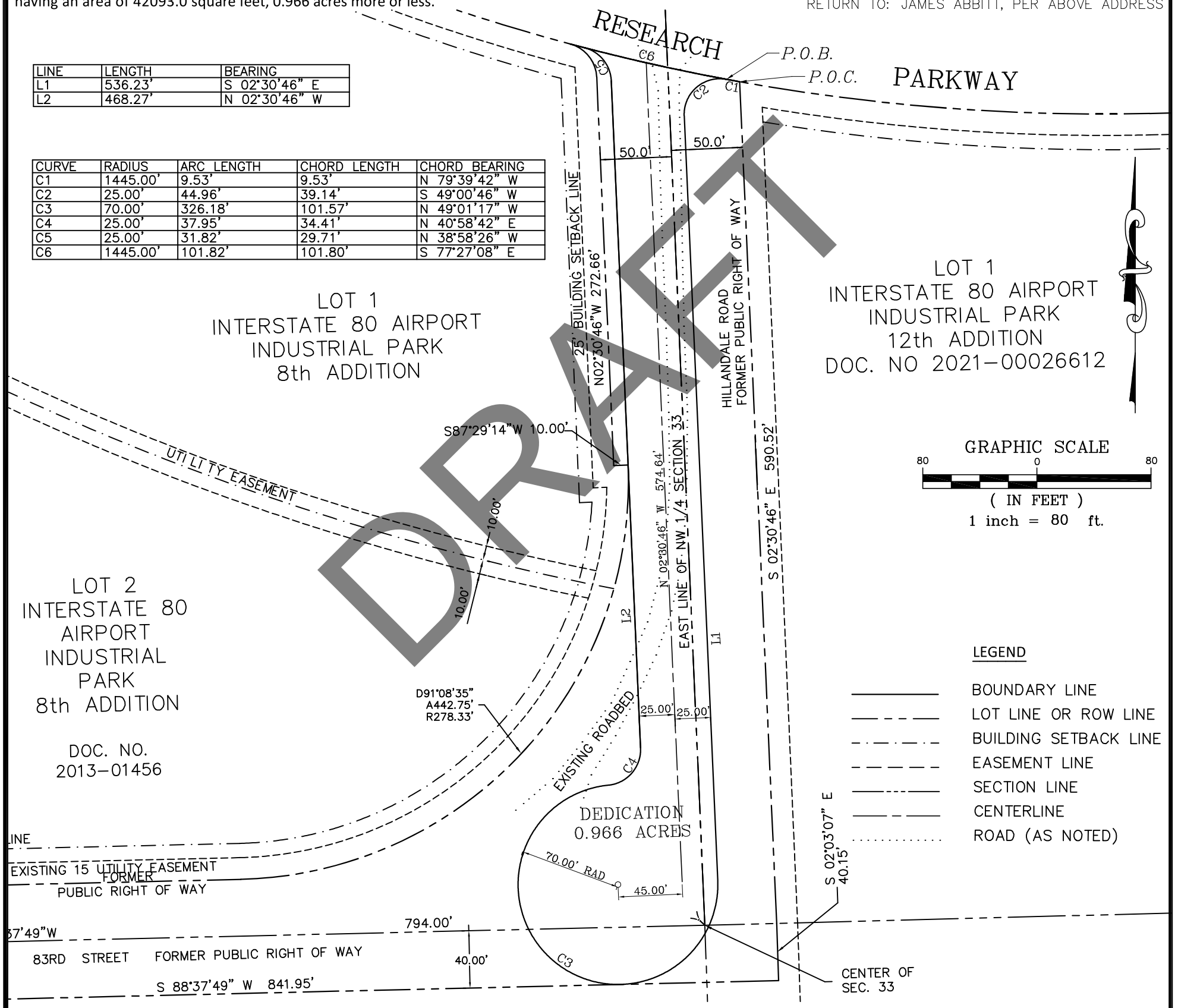
Legal Description: Dedicating a former part of Hillandale Road and 83rd Street Right-of-Way
Part of Section 33, Township 79 North, Range 3 East of the 5th Principal Meridian, more particularly described as follows:

COMMENCING at the northwest corner of Lot 1 of Interstate 80 Airport Industrial Park 12th Addition on the south right-of-way line for Research Parkway;
thence with a curve turning to the right along said south right-of-way, with an arc length of 9.53', with a radius of 1445.00', with a chord bearing of N 79°39'42" W, with a chord length of 9.53', which is the POINT OF BEGINNING;
thence a curve turning to the left with an arc length of 44.96', with a radius of 25.00', with a chord bearing of S 49°00'46" W, with a chord length of 39.14' ;
thence S 02°30'46" E a distance of 536.23' along west line of Lot 1 of Interstate 80 Airport Industrial Park 12th Addition;
thence with a curve turning to the right with an arc length of 326.18', with a radius of 70.00', with a chord bearing of N 49°01'17" W, with a chord length of 101.57';
thence with a reverse curve turning to the left with an arc length of 37.95', with a radius of 25.00', with a chord bearing of N 40°58'42" E, with a chord length of 34.41';
thence N 02°30'46" W a distance of 468.27' along the east property line of Lot 1 Interstate 80 Airport Industrial Park 8th addition;
thence with a curve turning to the left with an arc length of 31.82', with a radius of 25.00', with a chord bearing of N 38°58'26" W, with a chord length of 29.71' to the south right-of-way line for Research Parkway;
thence with a curve turning to the left along said south right-of-way, with an arc length of 101.82', with a radius of 1445.00', with a chord bearing of S 77°27'08" E, with a chord length of 101.80', which is the POINT OF BEGINNING;
having an area of 42093.0 square feet, 0.966 acres more or less.

INDEX LEGEND
LOCATION: PART OF SECTION 33, TOWNSHIP 79 NORTH,
RANGE 3 EAST OF THE 5TH PM
REQUESTOR: CORN BELT CAPITAL
PROPRIETOR: CITY OF DAVENPORT
SURVEYOR: JAMES W. ABBITT, JR.
COMPANY: ABBITT SURVEY & DEVELOPMENT, PLLC
4900 38th AVENUE, SUITE 1
MOLINE, IL 61265
309-524-3124
RETURN TO: JAMES ABBITT, PER ABOVE ADDRESS

LINE	LENGTH	BEARING
L1	536.23'	S 02°30'46" E
L2	468.27'	N 02°30'46" W

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1445.00'	9.53'	9.53'	N 79°39'42" W
C2	25.00'	44.96'	39.14'	S 49°00'46" W
C3	70.00'	326.18'	101.57'	N 49°01'17" W
C4	25.00'	37.95'	34.41'	N 40°58'42" E
C5	25.00'	31.82'	29.71'	N 38°58'26" W
C6	1445.00'	101.82'	101.80'	S 77°27'08" E



DRAFT

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

LICENSED LAND SURVEYOR
JAMES W. ABBITT JR.
18465
IOWA

JAMES W. ABBITT, JR. IPLS NO. 18465

DATE: _____

MY LICENSE EXPIRES DECEMBER 31, 2022

Abbitt Survey & Development, PLLC
ABBITT SURVEY & DEVELOPMENT, PLLC.
4900 38TH AVE. SUITE 1
MOLINE, ILLINOIS 61265
PH. 309-524-3124

DATE: 11-01-2022	SCALE: 1" = 80'	DRAWN BY: JADB	CHECKED BY: JWA

PREPARED FOR: CORN BELT CAPITAL
ATTN: RYAN HINTZE
2505 FAIRWAY COURT
BETTENDORF, IA 52722

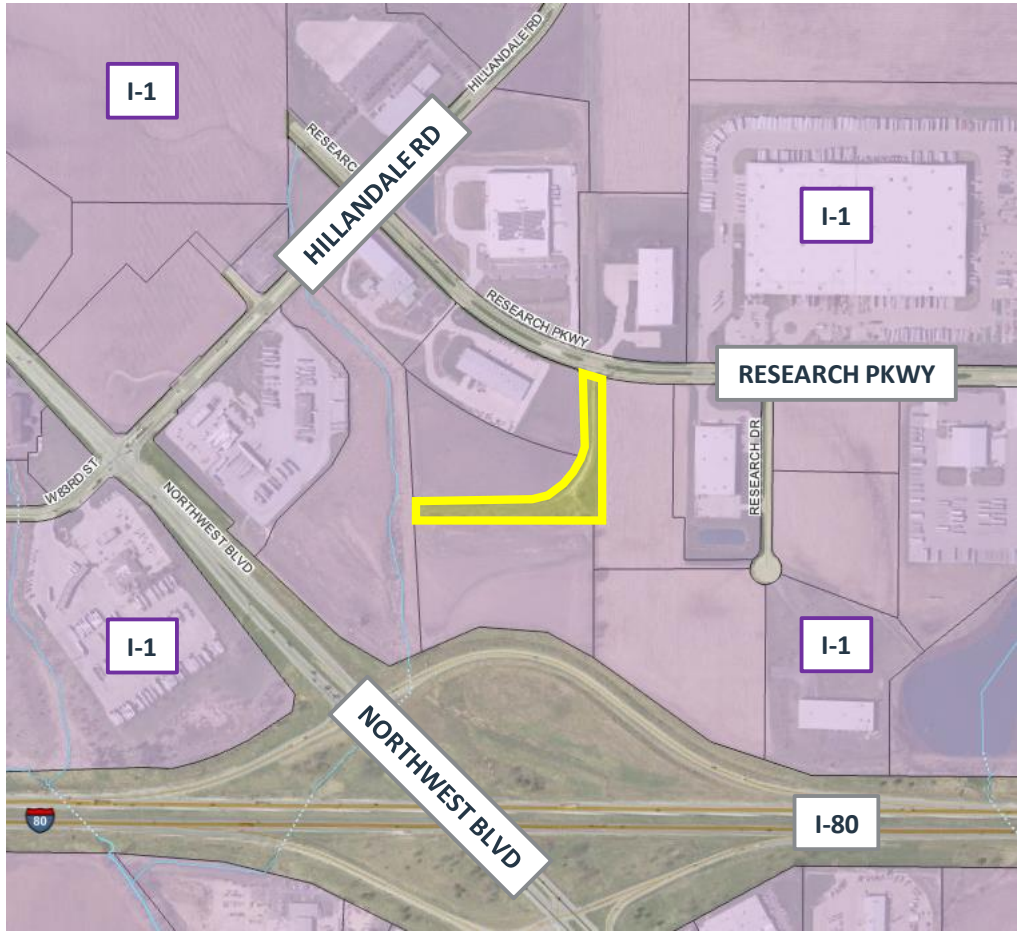
PAGE: 1 OF 1

Job No.: 22-222-IADA-B-CORN BELT

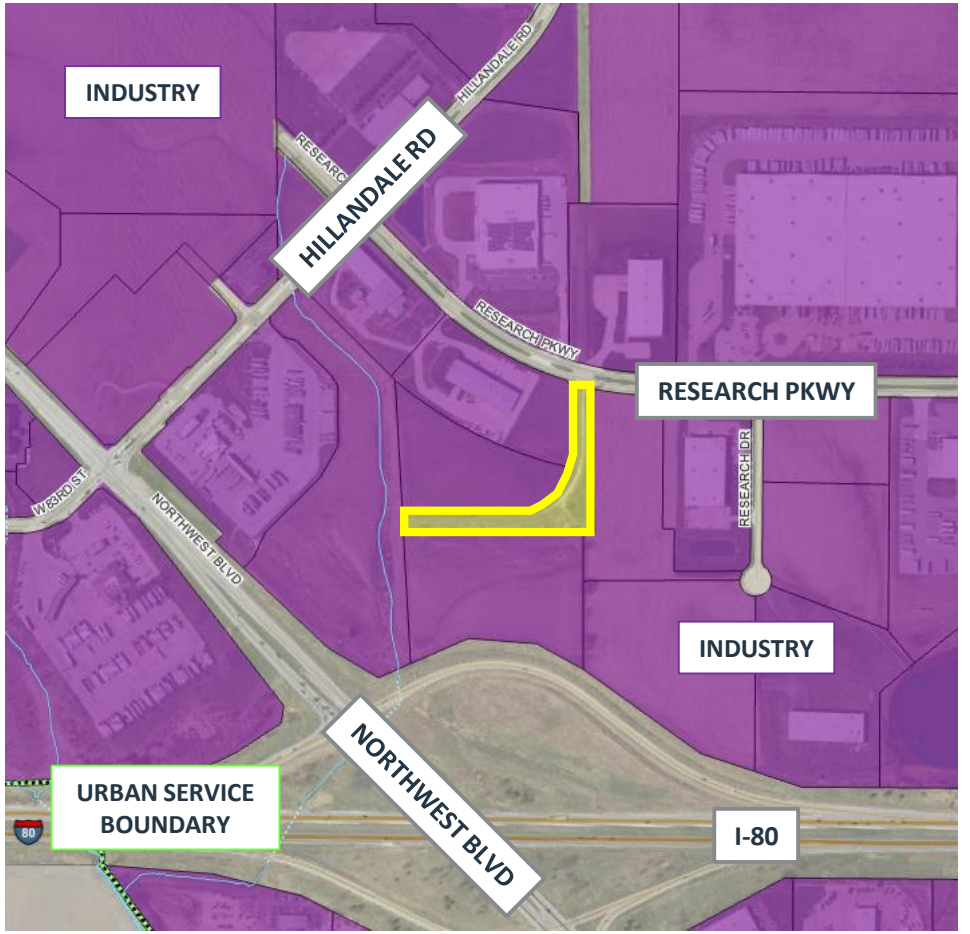
DRAWING TITLE: RIGHT-OF -WAY DEDICATION

Right-of-Way Vacation

DAVENPORT
IOWA | USA



Zoning Map



Future Land Use Map



Complete application can be emailed to planning@davenportiowa.com

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

Applicant (Primary Contact)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

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

Request:

Total Land Area:

Submittal Requirements:

- The completed application form.
- Required fee: $400.

The Applicant hereby acknowledges and agrees to the following procedure and requirements:

(1) Application:
- Prior to submission of the application for the right-of-way or easement vacation, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the right-of-way or easement vacation 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) Public Notice for the Plan and Zoning Commission public hearing:
- Planning staff will send a public hearing notice to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the right-of-way or easement vacation:
- 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 hold a public hearing on the request. Subsequently, the Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(4) City Council's consideration of the right-of-way or easement vacation:
- Planning staff will send a public hearing notice to surrounding property owners.
- The Committee of the Whole (COW) will hold a public hearing on the request. Subsequently, the City Council will vote on the request. For a right-of-way or easement vacation 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.

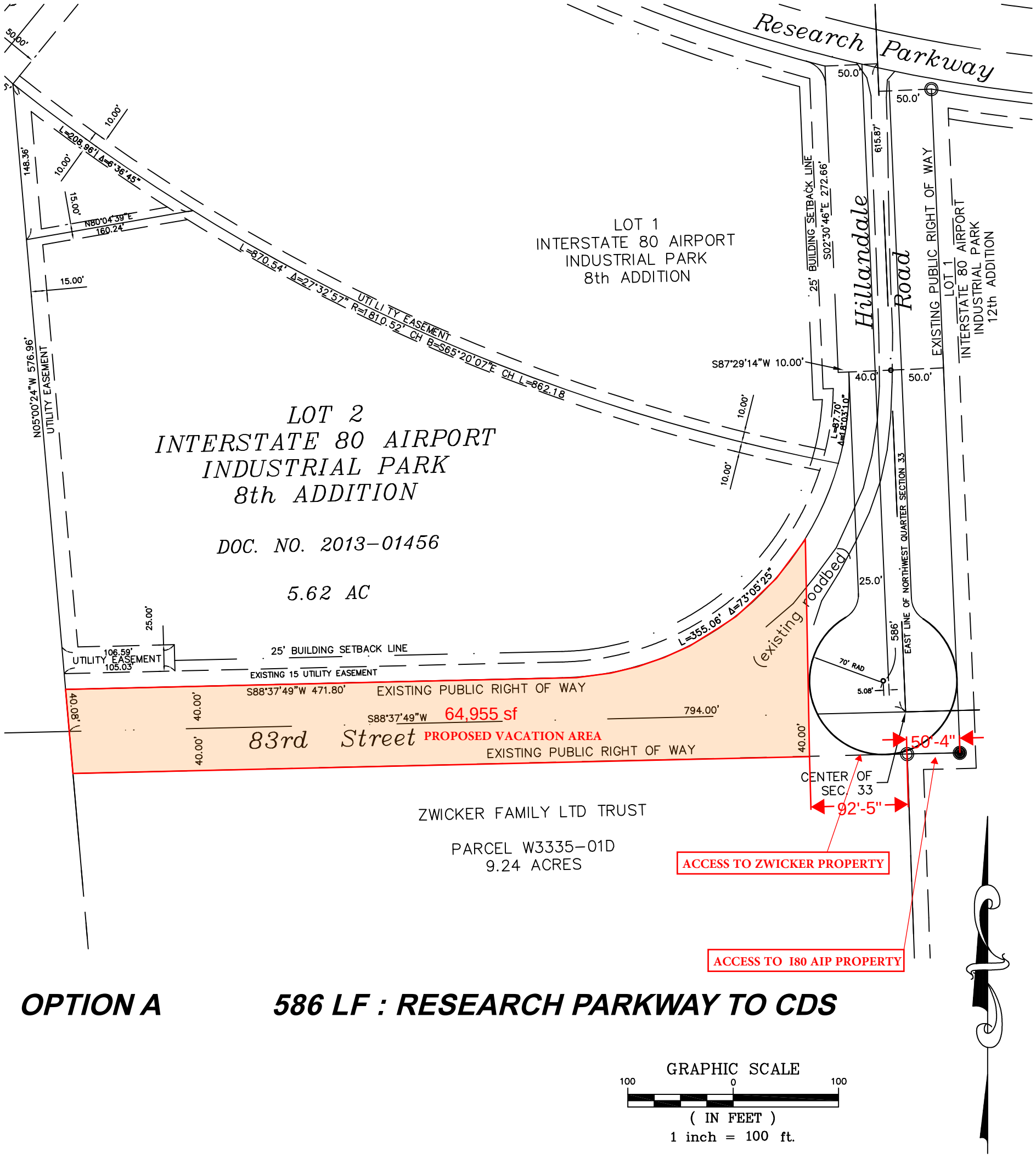
Received by: Date:

Planning staff

Date of the Public Hearing:

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

RIGHT OF WAY VACATION AND REALIGNMENT OF HILLANDALE RD. & 83rd ST.



OPTION A *586 LF : RESEARCH PARKWAY TO CDS*

GRAPHIC SCALE

100 0 100

(IN FEET)

1 inch = 100 ft.

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

LICENSED LAND SURVEYOR
JAMES W. ABBITT JR.
18465
IOWA

JAMES W. ABBITT, JR. IPLS NO. 18465

DATE: _____

MY LICENSE EXPIRES DECEMBER 31, 2022

REVISIONS			
No.	DATE	DESCRIPTION	BY

Abbitt Survey & Development, PLLC

ABBITT SURVEY & DEVELOPMENT, PLLC.
4900 38TH AVE. SUITE 11
MOLINE, ILLINOIS 61265
PH. 309-524-3124

DATE: 8-29-22	SCALE: 1" =100'	DRAWN BY: JWA	CHECKED BY: JWA

PREPARED FOR: Corn Belt Capital
2505 FAIRWAY COURT
BETTENDORF, IA, 52722
Owner: Ryan Hintze

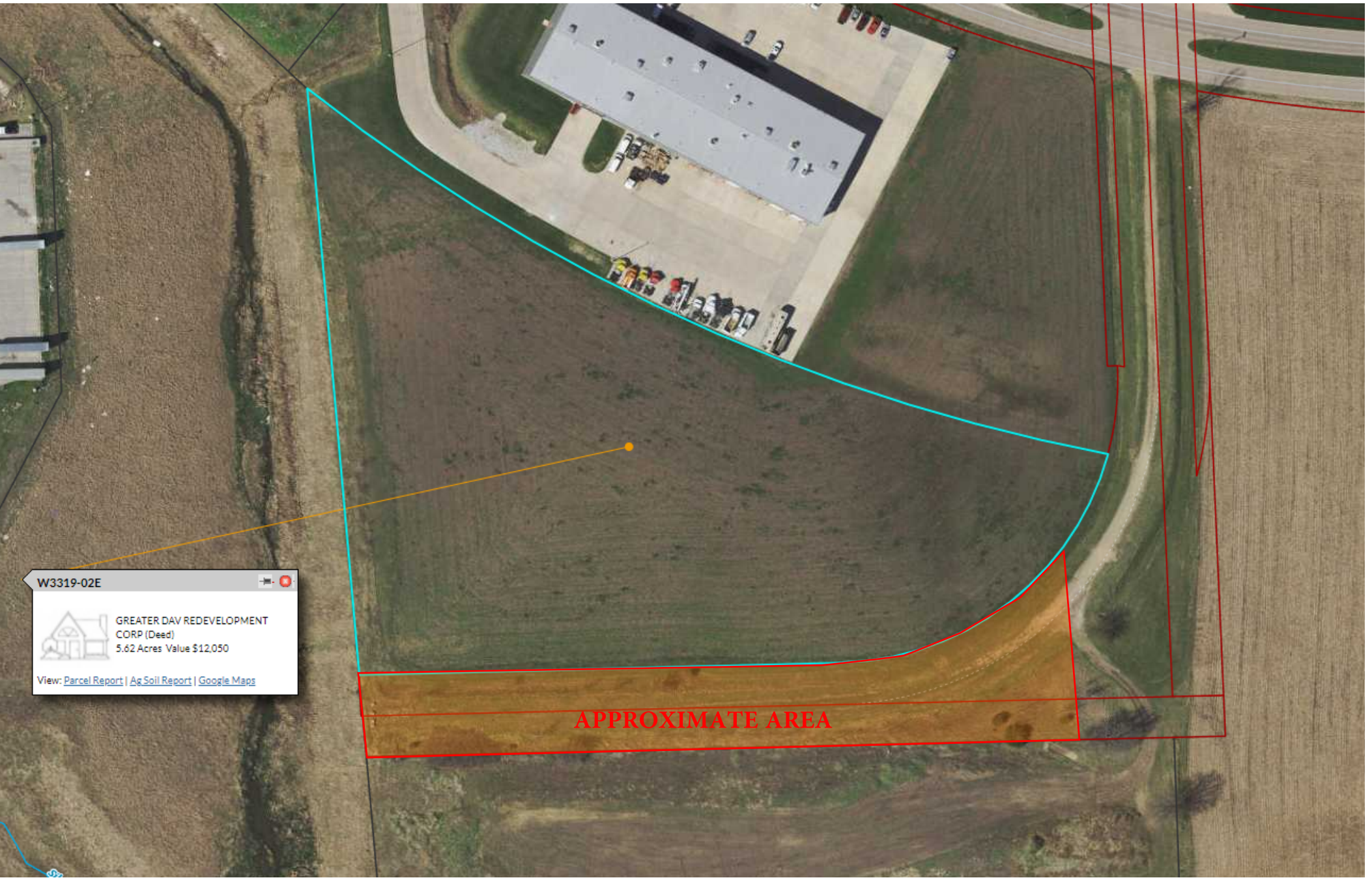
FIELD BOOK:
PAGE:

DRAWING No.: 22-222-IADA-B-CORN BELT

DRAWING TITLE: ROW EXHIBIT OPTION A


APPROXIMATE AREA


APPROXIMATE AREA


W3319-02E
GREATER DAV REDEVELOPMENT CORP (Deed)
5.62 Acres Value $12,050
View: Parcel Report | Ag Soil Report | Google Maps
APPROXIMATE AREA

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Public Hearing Notice | Plan and Zoning Commission

Date: 11/1/2022
Time: 5 PM

Location: Council Chambers | City Hall | 226 W. 4th ST.
Subject: Public Hearing for a Right-Of-Way Vacation

To: **All property owners within 200 feet of the subject public right-of-way located south of Lot 2 of Interstate 80 Airport Industrial Park 8th Addition.**

What is this About?
This notice is being sent to inform you that a public hearing will be held for a request to vacate public right-of-way located south of Research Parkway and west of Research Drive. The existing right-of-way is unimproved.

Request/Case Description
Case ROW22-05: Request of Corn Belt Capital, LLC to vacate unimproved right-of-way located south of Lot 2 of Interstate 80 Airport Industrial Park 8th Addition. [Ward 8]

What are the Next Steps after the Public Hearing?
The Plan and Zoning Commission will hold a formal public hearing at their meeting on November 1, 2022. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on November 15, 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. The City Council will ultimately decide if the property is no longer needed for City purposes, and is eligible for vacation. At that point, the City Attorney's office will negotiate with adjacent property owners to determine the appropriate way to convey the property, and possibly, purchase price. 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": http://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 verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

Right-Of-Way Vacation | Public Hearing Notice

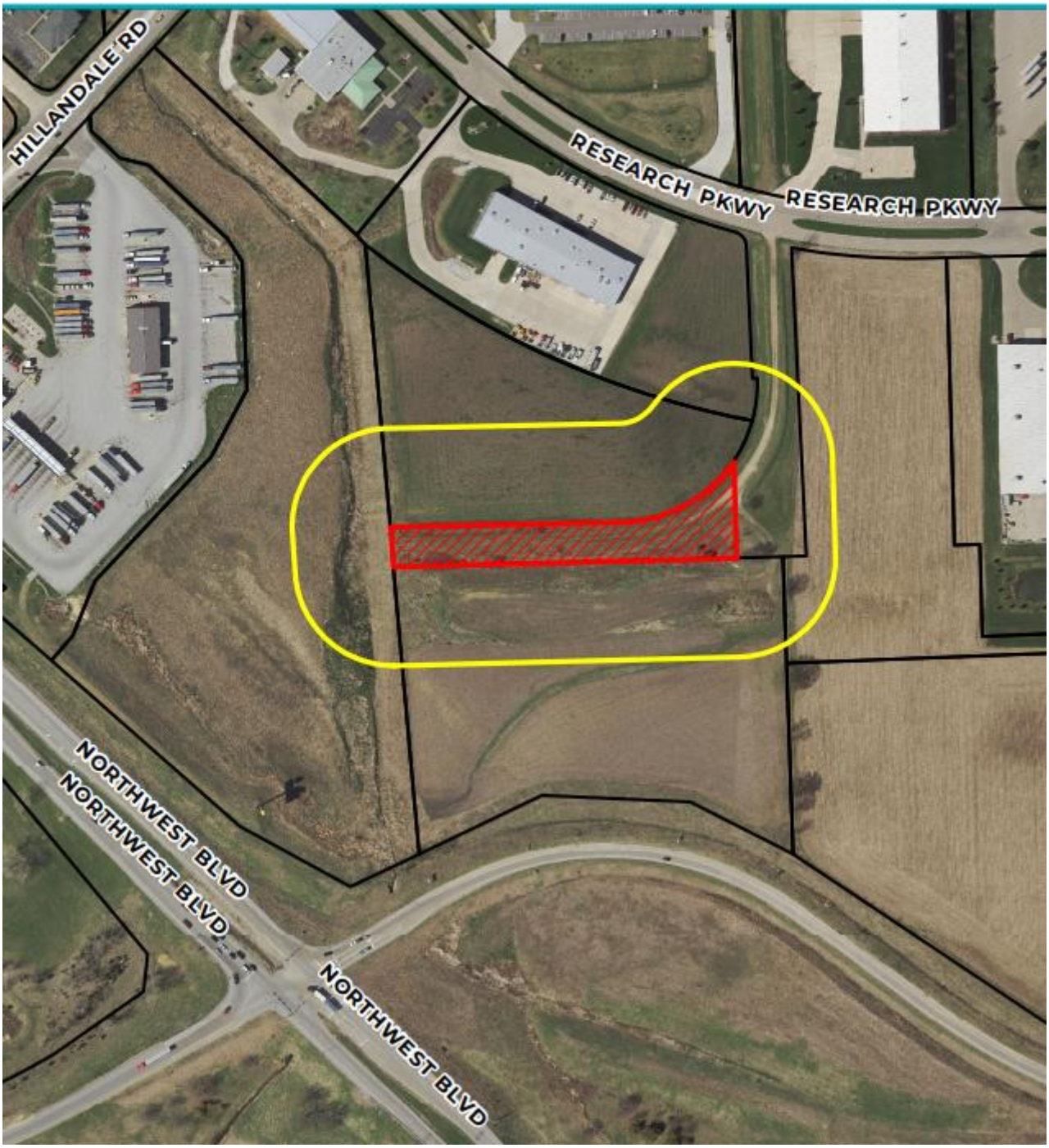
Case ROW22-05: Request of Corn Belt Capital, LLC to vacate unimproved right-of-way located south of Lot 2 of Interstate 80 Airport Industrial Park 8th Addition. [Ward 8]

ROW Vacation

200' Notification Boundary

0 250 500

Feet



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

T | **563.326.6198**
E | contactus@davenportiowa.com

davenportiowa.com/DNS

City of Davenport

Department: City Clerk **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **12/14/2022**

Subject:
Resolution for Case F21-14 being the request of Speer Development on behalf of Ed Speer Construction Inc and Shelia M. Speer Living Trust for a final plat of Speer Commercial Park 2nd Addition, a 1-lot subdivision on 17.69 acres located south of East 53rd Street and east of Spring Street. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
The purpose of the final plat is to transfer the land south of the existing wetlands from Ed Speer Construction Inc to Windsor Crest Apartments Cooperative and expand the outlot to contain existing wetlands. The final plat also combines Lots 2 and 3 of Speer Commercial Park 1st Addition. The merged lots creates a larger buildable site along 53rd Street, which enables better marketing of the property for future development. The new Lot 1 will be split zoned between R-MF Multi-Family Residential District and C-2 Corridor Commercial District.

Th Plan and Zoning Commission reviewed Case F21-14 at its November 16, 2021 meeting and recommended approval subject to the listed findings and 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 plat (with conditions recommended by City staff) would 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 an approval signature line for Metronet.
4. Delineate the R-MF Multi-Family Residential District and C-2 Corridor Commercial District boundaries on the plat. Add a note on the plat to reflect the split zoning of the site.
5. Add a note stating the C-2 portion of the property is subject to rezoning conditions in Ordinance 2017-520 and list the conditions as outlined in Section 17.17.010J of the Davenport Zoning Code.
6. Include a note regarding stormwater detention and water quality requirements that reads, "Stormwater detention and water quality treatment are required with this subdivision and will be subject to the applicable ordinances in place at the time of development."

Comprehensive Plan:

Within Existing Urban Service Area: Yes
Within Urban Service Area 2035: Yes

Future Land Use Designations:

1. Residential General (RG)
2. Commercial Corridor (CC)

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:

1. R-MF Multi-Family Residential District
2. C-2 Corridor Commercial District

The C-2 Corridor Commercial portion of this property has conditions associated with Ordinance 2017-520 which still apply:

1. Lighting shall consist of LED Dark Sky fixtures not higher than twenty five feet. Fixtures shall be shielded from view from properties to the south and shall be powered down within one-half hour of closing to a level necessary to provide security lighting only.
2. Routine use of PA system outside of the buildings on the property shall not be permitted.
3. Car Washes on the property shall not be located closer than one hundred twenty five (125) feet from the south property line, oriented so entrances and exits be oriented in an east-west direction and operate only when the dealership is open for business.
4. The following uses shall not be closer than three hundred (300) feet from the south property line:
    - Automobile and service oil change facilities not part of an automobile dealership.
    - Any use utilizing drive-through window(s).

Technical Review:

- Zoning: Once subdivided, the property will be split zoned between R-MF Multi-Family Residential District to the east and C-2 Corridor Commercial District to the west. The applicant has expressed an interest in marketing the site for a vehicle dealership, which would require a rezoning to C-3 General Commercial District.
- Streets: No new public streets are proposed with this subdivision.
- Stormwater: Detention and water quality treatment will be accommodated in Outlot A.
- Sanitary Sewer: Sanitary sewers will be extended from existing infrastructure to serve this subdivision.
- Other Utilities: Other normal utility services are available.

Public Input:

No Public Hearing is required for a final plat.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Final Plat
🗋	Backup Material	Zoning Map & Future Land Use Map
🗋	Backup Material	Application
🗋	Backup Material	Ordinance 2017-520

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	11/30/2022 - 12:22 PM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving Case F21-14 being the request of Speer Development on behalf of Ed Speer Construction Inc and Shelia M. Speer Living Trust for a final plat of Speer Commercial Park 2nd Addition, a 1-lot subdivision on 17.69 acres located south of East 53rd Street and east of Spring Street.

WHEREAS, the Plan & Zoning Commission reviewed Case F21-14 at the November 16, 2021 regularly scheduled meeting with a recommendation for approval subject to the following six 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 an approval signature line for Metronet.
4. Delineate the R-MF Multi-Family Residential District and C-2 Corridor Commercial District boundaries on the plat. Add a note on the plat to reflect the split zoning of the site.
5. Add a note stating the C-2 portion of the property is subject to rezoning conditions in Ordinance 2017-520 and list the conditions as outlined in Section 17.17.010J of the Davenport Zoning Code.
6. Include a note regarding stormwater detention and water quality requirements that reads, "Stormwater detention and water quality treatment are required with this subdivision and will be subject to the applicable ordinances in place at the time of development."; and

WHEREAS, the conditions will be added to the plat and/or provided.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the final plat of Speer Commercial Park 2nd Addition, an addition to the City of Davenport, Scott County, Iowa as filed with the City Clerk, be the same, is hereby approved and accepted, and that the dedication for public street purposes and the granting of easements as shown on said plat are accepted and confirmed by the Mayor and Deputy City Clerk of said City; and

BE IT FURTHER RESOLVED that the Mayor and Deputy City Clerk are hereby authorized and directed to certify to the adoption of this Resolution on said plat as required by law.

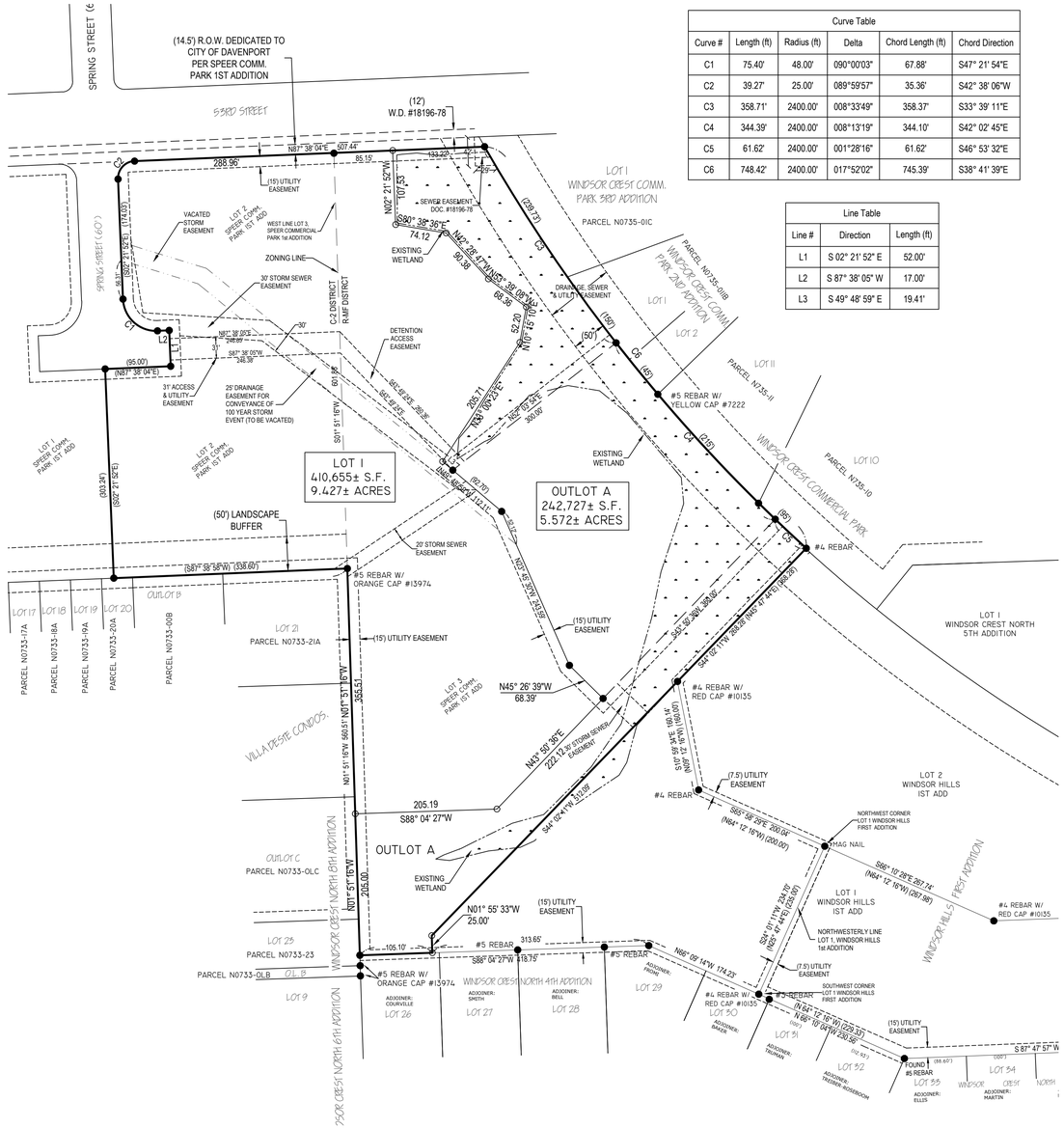
Passed and approved this 14th day of December, 2022.

Approved: Attest:

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk



Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	75.40'	48.00'	090°00'03"	67.88'	S47° 21' 54"E
C2	39.27'	25.00'	089°59'57"	35.36'	S42° 38' 06"W
C3	358.71'	2400.00'	008°33'49"	358.37'	S33° 39' 11"E
C4	344.39'	2400.00'	008°13'19"	344.10'	S42° 02' 45"E
C5	61.62'	2400.00'	001°28'16"	61.62'	S46° 53' 32"E
C6	748.42'	2400.00'	017°52'02"	745.39'	S38° 41' 39"E

Line Table		
Line #	Direction	Length (ft)
L1	S 02° 21' 52" E	52.00'
L2	S 87° 38' 05" W	17.00'
L3	S 49° 48' 59" E	19.41'

FINAL PLAT OF:
SPEER COMMERCIAL PARK 2nd ADDITION

Being a Replat of Lot 2, Part of Lot 3 and Outlot A of Speer Commercial Park 1st Addition to the City of Davenport.

Part of the North Half of the Southwest Quarter of Section 7, Township 78 North, Range 4 East of the 5th Principal Meridian, City of Davenport, Scott County, Iowa.

NOTES
1. ALL STREET RIGHTS OF WAY TO BE DEDICATED WITH THIS PLAT TO THE CITY OF DAVENPORT.
2. SIDEWALKS SHALL BE CONSTRUCTED ALONG THE FRONTAGE OF EACH LOT WHEN THE LOT IS DEVELOPED OR WHEN SO ORDERED BY THE CITY OF DAVENPORT.
3. ALL LOTS WILL BE CONNECTED TO THE PRIVATE WATER SUPPLY SYSTEM OF IOWA AMERICAN WATER COMPANY, AND TO THE PUBLIC SANITARY SEWER SYSTEM OF DAVENPORT.
4. AN UNDERGROUND UTILITY EASEMENT ACROSS THE FRONT OF ALL LOTS TO BE GRANTED TO THE CITY OF DAVENPORT, IOWA AND TO OTHER PUBLIC UTILITY COMPANIES
5. BLANKET UNDERGROUND EASEMENTS GRANTED TO RESPECTIVE UTILITY COMPANY FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED. BLANKET EASEMENTS FOR STREET LIGHTING WITHIN THE SUBDIVISION.
6. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF DAVENPORT STANDARD SPECIFICATIONS (SUDAS WITH CITY SUPPLEMENTAL).
7. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEROF.
8. OUTLOT A SHALL BE DESIGNATED FOR STORM WATER DETENTION AND WETLAND PRESERVATION. SAID OUTLOT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OF SUBDIVISION.
9. LOT 1 CURRENTLY ZONED R-MF: MEDIUM DENSITY DWELLING DISTRICT.
10. OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS A STORM WATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF STRUCTURES, FENCES, FILL, BUSHES, TREES, SHRUBS OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF WATER.
11. OWNERS OF LOTS ON WHICH A WETLAND HAS BEEN ESTABLISHED SHALL NOT DISTURB FLORA, FAUNA AND/OR SOIL WITHIN DESIGNATED BOUNDARIES.
12. OWNERS OF LOTS ON WHICH A STREAM OR WATER COURSE IS LOCATED SHALL PRESERVE A DEDICATED FIFTY (50) FOOT MINIMUM VEGETATED BUFFER ON BOTH SIDES OF THE STREAM AS MEASURED LANDWARD HORIZONTALLY ON A LINE PERPENDICULAR TO A VERTICAL LINE MARKING THE TOP OF THE EXISTING BANKS OF THE STREAM OR DRAINAGE WAY. VEGETATION SHALL NOT BE CUT TO A HEIGHT OF LESS THAN NINE INCHES WITHOUT AUTHORIZATION OF THE CITY OF DAVENPORT NATURAL RESOURCES DIVISION. IN THE EVENT THAT THE AREA ESTABLISHED AS A DRAINAGE EASEMENT IS RESHAPED OR OTHERWISE RESTRICTED FOR USE AS A DRAINAGE EASEMENT, THE CITY WILL CAUSE THE RESTRICTIONS TO BE REMOVED AT THE EXPENSE OF THE PARTIES CAUSING THE RESTRICTION.
13. THE 25 FOOT DRAINAGE EASEMENT FOR THE CONVEYANCE OF THE 100 YEAR STORM SHALL BE VACATED WITH THE RECORDATION OF THIS SUBDIVISION. A 30 FOOT STORM SEWER EASEMENT HAS BEEN ADDED TO ACCOMMODATE THE PREVIOUSLY INSTALLED CITY STORM SEWER INFRASTRUCTURE.

APPROVED BY:
CITY OF DAVENPORT, IOWA

BY: _____

DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION

BY: _____ DATE: _____

_____ DATE: _____
MEDIACOM

_____ DATE: _____
IOWA - AMERICAN WATER COMPANY

_____ DATE: _____
CENTURY LINK

_____ DATE: _____
MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
#5 REBAR W/ YELLOW CAP #23503 UNLESS OTHERWISE NOTED = ●
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 = ○
BOUNDARY LINE =
ROAD CENTER LINE =
EASEMENT LINE =
WETLAND LINE=
SECTION LINE=
VACATED DRAINAGE EASEMENT =

1. Area of Subdivision-
   Total: 14.999 Acres +/-
   Lots 1: 9.427 Acres +/-
   Out Lot A: 5.572 Acres +/-

2. Engineer:
   Townsend Engineering
   2224 East 12th Street
   Davenport, Iowa 52803
   Ph: (563) 386-4236

3. Surveyor:
   Michael D. Richmond
   2224 East 12th Street
   Davenport, Iowa 5280
   Ph: (563) 386-4236

4. Attorney:
   Doug Wells
   2322 E. Kimberly Road, #120W
   Davenport, Iowa 52807
   Ph: (563) 359-3591

N W E S

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1" = 100' (24x36)

LICENSED LAND SURVEYOR
MICHAEL D. RICHMOND
23503
IOWA

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.

MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewal date is December 31, 2021
Pages or sheets covered by this seal: 1

TOWNSEND ENGINEERING
CIVIL ▫ STRUCTURAL ▫ LAND DEVELOPMENT

DATE: 10-21-21 TE PROJECT NO: EASTERN & 53RD

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC
CHECKED BY: MDR

DRAWING LOCATION
S: \SPEER\EASTERN 53RD\SUBDIVISION

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
FINAL PLAT
SPEER COMMERCIAL PARK 2nd ADDITION
DAVENPORT, IOWA

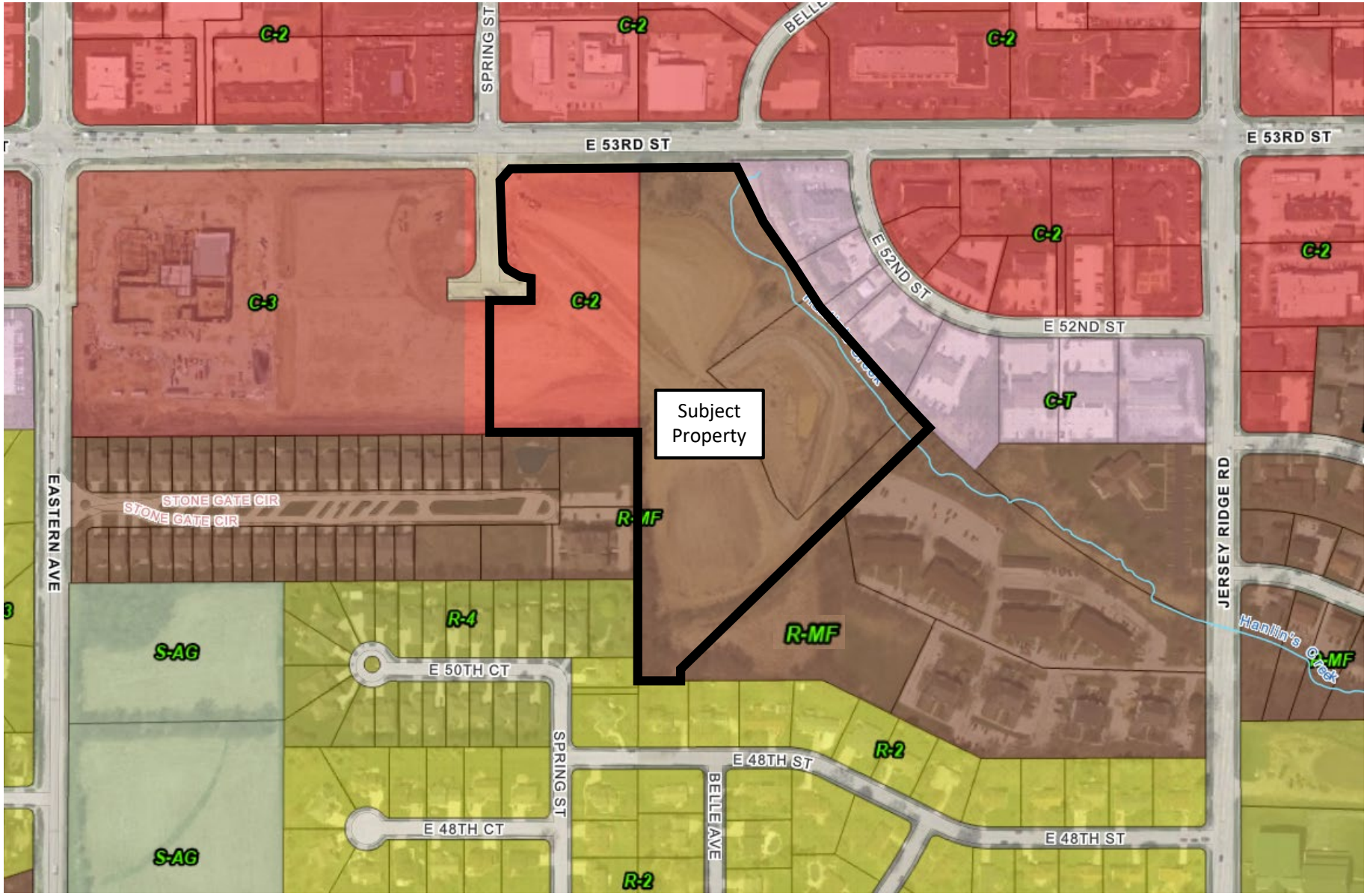
PREPARED FOR:
SPEER COMMERCIAL, LLC
2231 EAST 45th STREET
DAVENPORT, IA 52807

SHEET NO.
1 OF 1

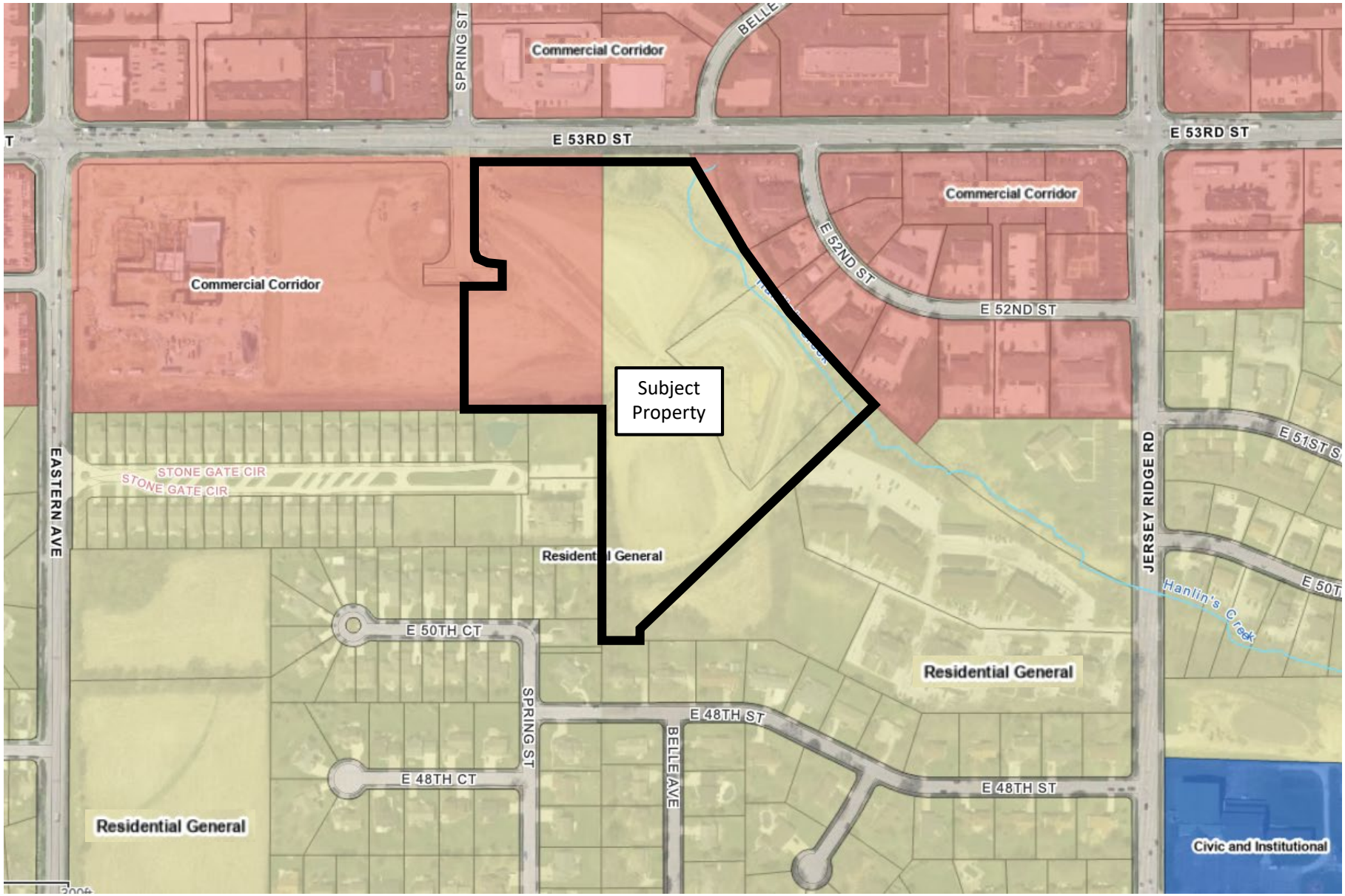
Case F21-14: Speer Commercial Park 2nd Addition
Vicinity Map



Case F21-14: Speer Commercial Park 2nd Addition
Zoning Map



Case F21-14: Speer Commercial Park 2nd Addition
Future Land Use Map





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

Complete application can be emailed to planning@davenportiowa.com

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

Applicant (Primary Contact)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

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

Preliminary Plat – Required for subdivisions of four lots or more.

Property Location:

Total Land Area:
Total Number of Lots:
Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
  Ten or fewer lots - $400 plus $25 per lot.
  Eleven to twenty-five lots - $700 plus $25 per lot.
  More than twenty-five lots - $1,000 plus $25 per lot.
- A PDF of the proposed plat at a scale of not less than one inch per one hundred feet, which depicts the following:
  - The location of existing property lines, section lines, easements, corporate limits and other legally established districts, streets, buildings, watercourses, tree masses and other existing features within the area to be subdivided and similar facts regarding existing conditions on the land.
  - The proposed location and width of streets, alleys, lots, building setback lines and easements.
  - Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet shall be indicated in a general way upon the plat.
  - Proposed name of the subdivision (which shall not duplicate any previously filed plat), the name of the land owner, land developer, and land surveyor.
  - The names and adjoining boundaries of all adjacent subdivisions and the names of record owners of adjoining parcels of unsubdivided land.
  - Existing contours with intervals of five feet or less.
  - North point, scale and date.
  - A vicinity sketch showing the proposed subdivision in relationship to surrounding development and street systems.

Final Plat – Required for subdivisions of two lots or more.

Property Location:

Total Land Area:
Total Number of Lots:
Linear Feet of Streets Added:
Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
  Ten or fewer lots - $400 plus $25 per lot.
  Eleven to twenty-five lots - $700 plus $25 per lot.
  More than twenty-five lots - $1,000 plus $25 per lot.
- A PDF of the proposed final plat at a scale of not less than one inch per one fifty feet, which depicts the following:
  - The boundary lines of the area being subdivided with accurate distances and bearings.
  - The lines of all proposed streets and alleys with their width and names.
  - The accurate outline of any property which is offered for dedication for public use.
  - The lines of all adjoining lands and the lines of adjacent streets and alleys with their width and names.
  - All lot lines and an identification system for lots and blocks.
  - Building lines and easements for any right-of-way provided for public use, services or utilities, or excess storm water passageways with figures showing their dimensions.
  - All dimensions, both linear and angular, necessary for locating subdivision boundaries, lots, streets, alleys, and of any other areas for public or private use. The linear dimensions are to be expressed in feet and decimals of a foot.
  - Radii, arcs and chords, points of tangency, central angles for all curvilinear streets, and radii and tangents for all rounded corners.
  - All survey monuments and bench marks together with their descriptions.
  - Name of subdivision and description of property subdivided showing its location by distance and bearing to the nearest quarter section monument; points of compass; graphic scale of map; and name and address of owner or owners or the subdivider, or in the case of corporate ownership, the name and address of the registered agent of said corporation shall also appear on the plat;
- Prior to forwarding the proposed final plat to City Council:
  - One full size copy of corrected final plat with the original mylar/sepia and one reduced copy signed/stamped by the utility companies.
  - Executed platting certificates acceptable to the City of Davenport:
    - Acceptance by the City of Davenport.
    - Hold Harmless Agreement.
    - Assessment waiver (sidewalks and subdivision improvements).
    - Dedication of Owner.
    - Consent to platting where applicable.
    - Certificate of Attorney.
    - Surveyor's Certificate.
    - Certificate of County Treasurer.
    - Certificate of Subdivision Name by Scott County Auditor.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Preliminary Plat:

(1) Application:
- 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's consideration of the proposed preliminary plat:
- Planning staff will perform a technical review of the petition 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. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the proposed preliminary plat:
- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Final Plat:

(1) Application:
- 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's consideration of the proposed final plat:
- Planning staff will perform a technical review of the petition 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. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the final plat:
- Prior to forwarding the petition to the City Council, the following must be provided to the Community Planning and Economic Development Department:
  - One full size copy of the corrected final plat and one reduced copy of the corrected final plat signed/stamped by the utility companies.
  - Executed platting certificate.
- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

(4) Recordation:
- After the Mayor signs the approved final plats and Acceptance by the City of Davenport, the final will be released to the Surveyor to obtain and return 21 full size copies to the Community Planning and Economic Development Department.
- After the 21 copies are returned, two copies of the final plat and platting certificates will be released to the petitioner.
- It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.

Petitioner: Brian Speer Date:
By typing your name, you acknowledge and agree to the aforementioned procedure and requirements.

Received by: Date:
Planning staff

Date of Plan and Zoning Commission Public Hearing:

Plan and Zoning Commission meetings are held the Tuesday prior to City Council Committee of the Whole meetings at 5:00 p.m. in City Hall Council Chambers, 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 for the property located at

_____

_____
Signature(s)

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

This day of 20 _____
Form of Identification

_____
Notary Public

My Commission Expires:

SPEER COMMERCIAL PARK 2nd ADDITION LEGAL DESCRIPTION

LOT 2, PART OF LOT 3 AND OUTLOT A OF SPEER COMMERCIAL PARK FIRST ADDITION, AN ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA

EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 66° 09' 14" WEST, A DISTANCE OF 174.23 FEET; THENCE SOUTH 88° 04' 27" WEST, A DISTANCE OF 313.65 FEET; THENCE NORTH 01° 55' 33" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 44° 02' 11" EAST, A DISTANCE OF 512.09 FEET; THENCE SOUTH 10° 59' 34" EAST, A DISTANCE OF 160.14 FEET; THENCE SOUTH 65° 58' 29" EAST, A DISTANCE OF 200.04 FEET; THENCE SOUTH 24° 01' 11" WEST, A DISTANCE OF 234.70 FEET TO THE POINT OF BEGINNING, CONTAINING 117,438 SQUARE FEET, OR 2.696 ACRES, MORE OR LESS AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ORDINANCE NO. 2017-520

Ordinance for Case No. REZ17-09: Request of Michael R. Leep, Sr. to rezone 13.465 acres, more or less, of property located at the southeast corner of Eastern Avenue and East 53rd Street from C-1, Neighborhood Commercial District to C-2, General Commercial District [8th Ward].

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned from C-1 Neighborhood Commercial District to C-2 General Commercial District:

The Legal Description for this property is as follows:

Part of the North Half of the Southwest Quarter of Section 7, Township 78 North, Range 4 East of the 5th Principal Meridian, Scott County, Iowa, more particularly described as follows:

Commencing at the West Quarter corner of said Section 7; Thence North 87° 38' 05" East along the North line of the Southwest Quarter of said Section 7, a distance of 982.30 feet; Thence South 02° 21' 52" East, a distance of 45.00 feet to the South right of way line of 53rd Street and the POINT OF BEGINNING of the tract of land hereinafter described; Thence continuing South 02° 21' 52" East, a distance of 616.77 feet to the North line of Stone Gate East Addition; Thence South 87° 38' 58" West along said North line, a distance of 954.78 feet to the East right of way line of Eastern Avenue; Thence North 01° 42' 59" West along said East right of way line, a distance of 596.79 feet; Thence 31.19 feet along a 20.00 feet radius curve, concave Southeasterly, with a central angle of 89° 21' 03" and a 28.12 feet chord bearing North 42° 57' 33" East to the South right of way line of 53rd Street; Thence North 87° 38' 05" East, along said South right of way line, a distance of 928.03 feet to the Point of Beginning, containing 13.465 acres, or 586,530 square feet, more or less. Subject to easements and restrictions of record.

Section 2. That the following findings and conditions are hereby imposed upon said rezoning:

Findings:

1. The rezoning is consistent with the Comprehensive Plan Future Land Use, which designates the property as "CC" – Commercial Corridor.
2. The revised conditions will mitigate negative impacts that might be generated through the development of this site as an automobile dealership.

Conditions:

1. The conditions adopted by Ordinance 99-568 are rescinded.
2. That development complies with the provisions of Chapter 17.41, entitled "HCOD" Highway Corridor Overlay District.
3. Property owner shall dedicate right-of-way necessary for the widening and intersection improvements for East 53rs Street, at no cost to the City.
4. Design of the traffic improvements listed below shall be determined and approved by the City Traffic Engineer, supported by data revealed as part of the developer's funded traffic study and unless deferred constructed prior to the issuance of any certificates of occupancy for the property. If the City and developer determine that cost savings and ease of administration allow, access improvements for 53rd street may be deferred and completed as part of the 53rd Street widening project. Any deferral shall not be deemed a waiver of developer's responsibility to dedicate ground for the widening, or to construct or fund the traffic improvements required herein, but developer shall be expected to construct or pay for the impacts caused by its development only once.
   a. A full access curb cut shall be permitted at the Spring Street/East 53rd Street intersection.
      - Property owner shall pay 100% of the cost of left turn and right turn deceleration lanes at the Spring Street/East 53rd Street intersection.
      - Property owner shall pay 25% up to $40,000 for the cost of signalization at the Spring Street/East 53rd Street intersection.
   b. A right-in/right-out driveway shall be permitted no closer than three hundred (300) feet of the Eastern Avenue/East 53rd Street intersection. Acceleration/deceleration lanes shall be constructed at the sole expense of the property owner.
   c. A full access curb cut shall be permitted at the Eastern Avenue/East 52nd Street intersection. Property owner shall pay 100% of the cost of left turn and right turn deceleration lanes at this location.
   d. It is acknowledged that future widening of East 53rd Street may warrant reconsideration of the degree of access control to this property.
5. That a fifty (50) foot landscape buffer (Class G, see Chapter 17.56) and 6 foot high fence be established along the south end of the property.

6. Lighting shall consist of LED Dark Sky fixtures not higher than twenty five feet. Fixtures shall be shielded from view from properties to the south and shall be powered down within one-half hour of closing to a level necessary to provide security lighting only.
7. Routine use of PA systems outside of buildings on the property shall not be permitted.
8. Car washes on the property shall not be located closer than one hundred twenty five (125) feet from the south property line, oriented so entrances and exits be oriented in an east-west direction and operate only when the dealership is open for business.
9. The following uses shall not be closer than three hundred (300) feet from the south property line:
   a. Automobile and service and oil change facilities not part of an automobile dealership.
   b. Any use utilizing drive-through window(s)

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration November 8, 2017

Second Consideration November 22, 2017

Approved December 13, 2017

Frank J. Klipsch
Mayor

Attest:
Jackie Holecek, MMC
Deputy City Clerk

Published in the *Quad City Times* on December 26, 2017

City of Davenport

Department: City Clerk **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **12/14/2022**

Subject:
Resolution for Case F22-10 being the request of River Bend Food Reservoir on behalf of Three N Corporation for a final plat of River Bend 1st Addition, a 5-lot subdivision on 72.86 acres located south of Kimmel Drive. [Ward 1]

Recommendation:
Adopt the Resolution.

Background:
The purpose of the final plat is to facilitate the sale of land. The 72.86 acre area is within the Mississippi River floodplain. Four lots will be established along Kimmel Drive, which is the most developable portion of the property. It is anticipated that Lot 5 will be sold and converted to conservation area under Nahant Marsh's management. The City may initiate a rezoning to S-OS Open Space District to accommodate the new use since conservation area is prohibited in the I-2 Heavy Industrial District.

The Plan and Zoning Commission reviewed Case F22-10 at its September 6, 2022 meeting and has recommended approval subject to the listed findings and 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. Provide a 15 ft. wide utility easement along the Kimmel Drive right-of-way.
4. Include a note stating, "Stormwater detention and water quality treatment will be required for this subdivision upon further development of the property."

Comprehensive Plan:
1. Within Existing Urban Service Area: No
2. Within Urban Service Area 2035: No

Future Land Use Designation:
Open Space and Public Land in the Davenport +2035 Land Use Plan.
Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.
The proposed final plat complies with the Davenport +2035 proposed land use section.

Zoning: The subject property is zoned I-2 Heavy Industrial District.

Technical Review:

1. Streets: The five lots will have access and frontage along Kimmel Drive. Lot 5 will have a flag providing access to the improved portion of Kimmel Drive. The street becomes a gravel driveway at the lot line of Republic Services of Iowa LLC. Depending on the development and use of the lots, roadway improvements may be required.
2. Storm Water: Stormwater detention and water quality treatment will be required per ordinance on each lot.
3. Sanitary Sewer: Existing infrastructure can be extended east from the intersection of Kimmel Drive and Stark Street.
4. Iowa American Water Company: Prior to development the project will require an approximately 1,400 ft. water main extension to tie into Kimmel Drive and Stark Street.
5. Other Utilities: Normal utility services are available at this site.
6. Parks/Open Space: The petitioner intends to sell Lot 5 to Nahant Marsh Education Center, which will add 60.41 acres of conservation area to the City.

Public Input: No Public Hearing is required for a final plat.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Final Plat-River Bend 1st Addition
🗋	Backup Material	Maps
🗋	Backup Material	Application

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	11/30/2022 - 12:24 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving Case F22-10 being the request of River Bend Food Reservoir on behalf ofThree N Corporation for a final plat of River Bend 1st Addition, a 5-lot subdivision on 72.86 acreslocated south of Kimmel Drive.

WHEREAS, the Plan & Zoning Commission reviewed Case F22-10 at the September 6, 2022 regularly scheduled meeting with a recommendation for approval subject to the following four conditions:

1. The surveyor signs the plat.
2. Utility providers sign the plat when their easement needs have been met.
3. Provide a 15-foot wide utility easement along the Kimmel Drive right-of-way.
4. Include a note stating, "Stormwater detention and water quality treatment will be required for this subdivision upon further development of the property."; and

WHEREAS, the conditions will be added to the plat and/or provided.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the final plat of River Bend 1st Addition, an addition to the City of Davenport, Scott County, Iowa as filed with the City Clerk, be the same and is hereby approved and accepted, and that the granting of easements as shown on said plat and the dedication for public street purposes are accepted and confirmed by the Mayor and Deputy City Clerk of said City; and

BE IT FURTHER RESOLVED that the Mayor and Deputy City Clerk are hereby authorized and directed to certify to the adoption of this resolution on said plat as required by law.

Passed and approved this 14th day of December, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

FINAL PLAT OF
RIVER BEND 1ST ADDITION

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 77 NORTH, RANGE 3 EAST OF THE 5TH P.M. CITY OF DAVENPORT, SCOTT COUNTY, IOWA

Description: Part Southeast Quarter Section 5, Township 77 North, Range 3 East
Requestor: River Bend Food Reservoir
Proprietor: River Bend Food Reservoir
Surveyor: Luke D. Miller
Survey Company: Klingner & Associates, P.C.
Return To: Klingner & Associates, P.C.
4111 East 60th Street, Davenport, Iowa 52807
lmiller@klingner.com (563) 359-1348

PRELIMINARY DO NOT RECORD

PLAN & ZONE COMMISSION

BY _____

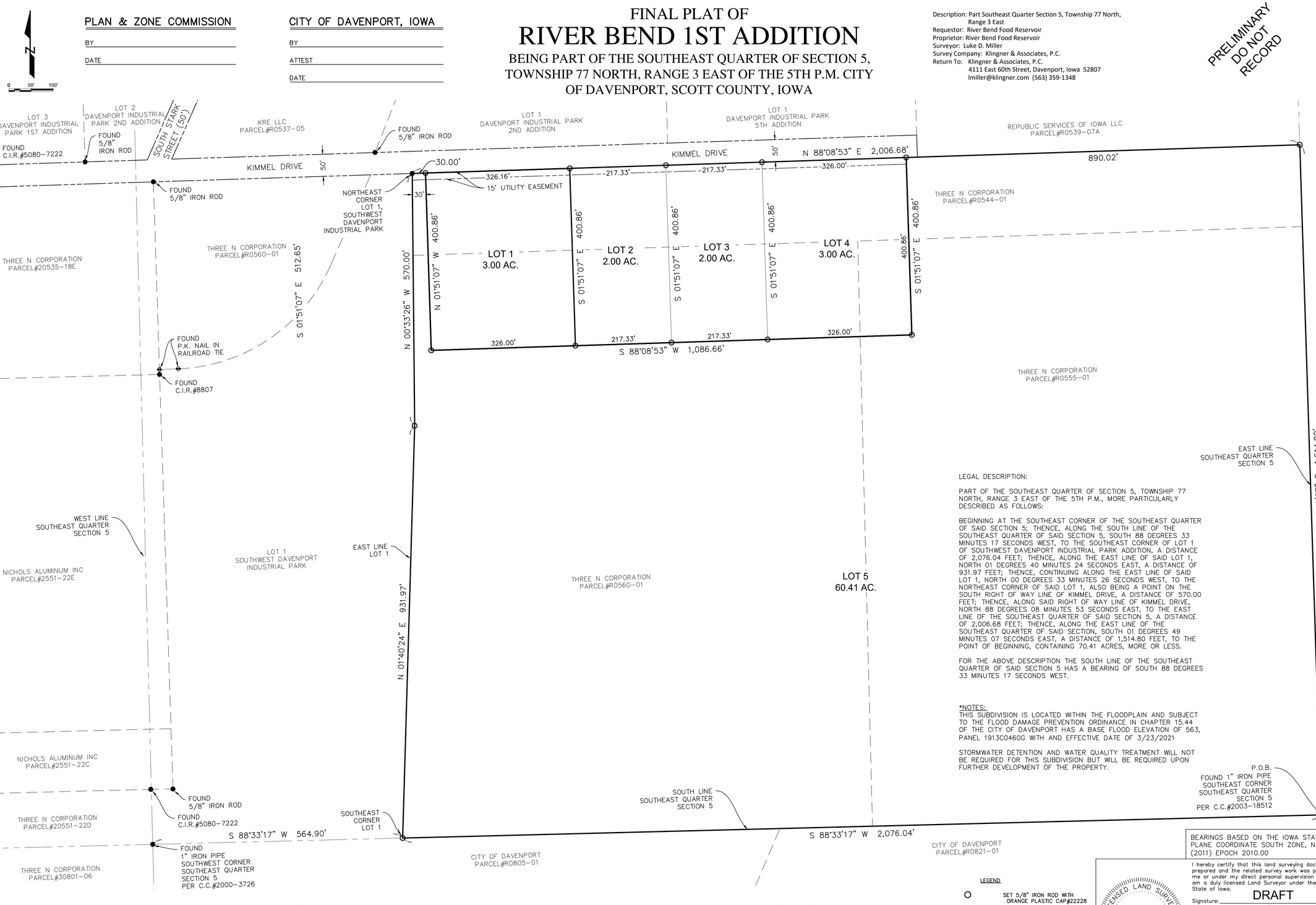
DATE _____

CITY OF DAVENPORT, IOWA

BY _____

ATTEST _____

DATE _____



LEGAL DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 77 NORTH, RANGE 3 EAST OF THE 5TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, SOUTH 88 DEGREES 33 MINUTES 17 SECONDS WEST, TO THE SOUTHEAST CORNER OF LOT 1 OF SOUTHWEST DAVENPORT INDUSTRIAL PARK ADDITION, A DISTANCE OF 2,076.04 FEET; THENCE, ALONG THE EAST LINE OF SAID LOT 1, NORTH 01 DEGREES 40 MINUTES 24 SECONDS EAST, A DISTANCE OF 931.97 FEET; THENCE, CONTINUING ALONG THE EAST LINE OF SAID LOT 1, NORTH 00 DEGREES 33 MINUTES 26 SECONDS WEST, TO THE NORTHEAST CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF KIMMEL DRIVE, A DISTANCE OF 570.00 FEET; THENCE, ALONG SAID RIGHT OF WAY LINE OF KIMMEL DRIVE, NORTH 88 DEGREES 08 MINUTES 53 SECONDS EAST, TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 2,006.68 FEET; THENCE, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, SOUTH 01 DEGREES 49 MINUTES 07 SECONDS EAST, A DISTANCE OF 1,514.80 FEET, TO THE POINT OF BEGINNING, CONTAINING 70.41 ACRES, MORE OR LESS.

FOR THE ABOVE DESCRIPTION THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 HAS A BEARING OF SOUTH 88 DEGREES 33 MINUTES 17 SECONDS WEST.

*NOTES:
THIS SUBDIVISION IS LOCATED WITHIN THE FLOODPLAIN AND SUBJECT TO THE FLOOD DAMAGE PREVENTION ORDINANCE IN CHAPTER 15.44 OF THE CITY OF DAVENPORT HAS A BASE FLOOD ELEVATION OF 563, PANEL 1913C0460G WITH AND EFFECTIVE DATE OF 3/23/2021

STORMWATER DETENTION AND WATER QUALITY TREATMENT WILL NOT BE REQUIRED FOR THIS SUBDIVISION BUT WILL BE REQUIRED UPON FURTHER DEVELOPMENT OF THE PROPERTY.

MIDAMERICAN ENERGY COMPANY

BY _____

DATE _____
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN ENERGY COMPANY

IOWA-AMERICAN WATER CO.

BY _____

DATE _____

MEDIACOM

BY _____

DATE _____

CENTURYLINK

BY _____

DATE _____

METRONET

BY _____

DATE _____

LEGEND

- SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP#22228
- FOUND MONUMENT AS NOTED
- SURVEY BOUNDARY LINE
- EXISTING LOT LINES
- PROPOSED EASEMENT LINES
- BUILDING SETBACK LINES
- EXISTING RIGHT OF WAY LINE
- SECTION LINE
- 123.45 MEASURED DISTANCE
- (123.45) RECORDED DISTANCE

BEARINGS BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 (2011) EPOCH 2010.00

LICENSED LAND SURVEYOR
LUKE D. MILLER
22228
IOWA

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.

Signature: DRAFT
Luke D. Miller

Date _____ Reg. No. 22228

My license renewal date is December 31, 2023.

Pages or sheets covered by this seal:
THIS SHEET ONLY.

KLINGNER & ASSOCIATES, P.C.
Engineers • Architects • Surveyors
Davenport, Iowa
4111 East 60th St
563.359.1348
www.klingner.com
Quincy, IL Galesburg, IL Burlington, IA
Pella, IA Hannibal, MO Columbia, MO

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REVISION HISTORY

MARK	DESCRIPTION	DATE	APPR

PRELIMINARY DO NOT RECORD

RIVER BEND 1ST ADDITION

RIVE BEND FOOD RESERVOIR
4010 KIMMEL DRIVE
DAVENPORT, IA 52802

Non-Reduced Sheet Size: 24" x 36"
Full sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.

DESIGNED	DRAWN: JLR
FIELD	FIELD BOOK
CHECKED LDM	CHECK DATE

FINAL PLAT

PROJECT NO. 22-6056-BNDRY

7-7-2022

SHEET 1 OF 1

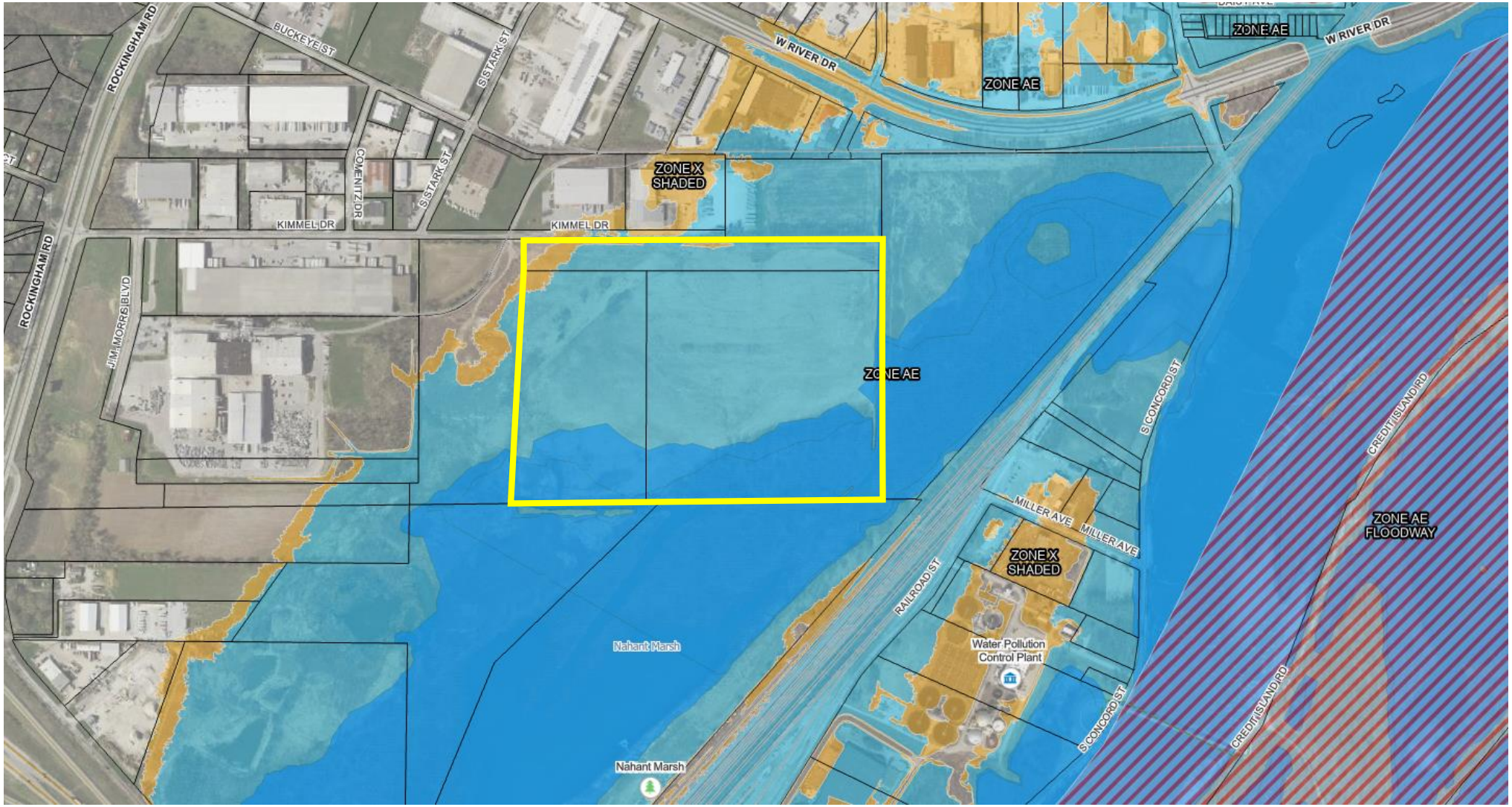
Vicinity Map

DAVENPORT
IOWA | USA



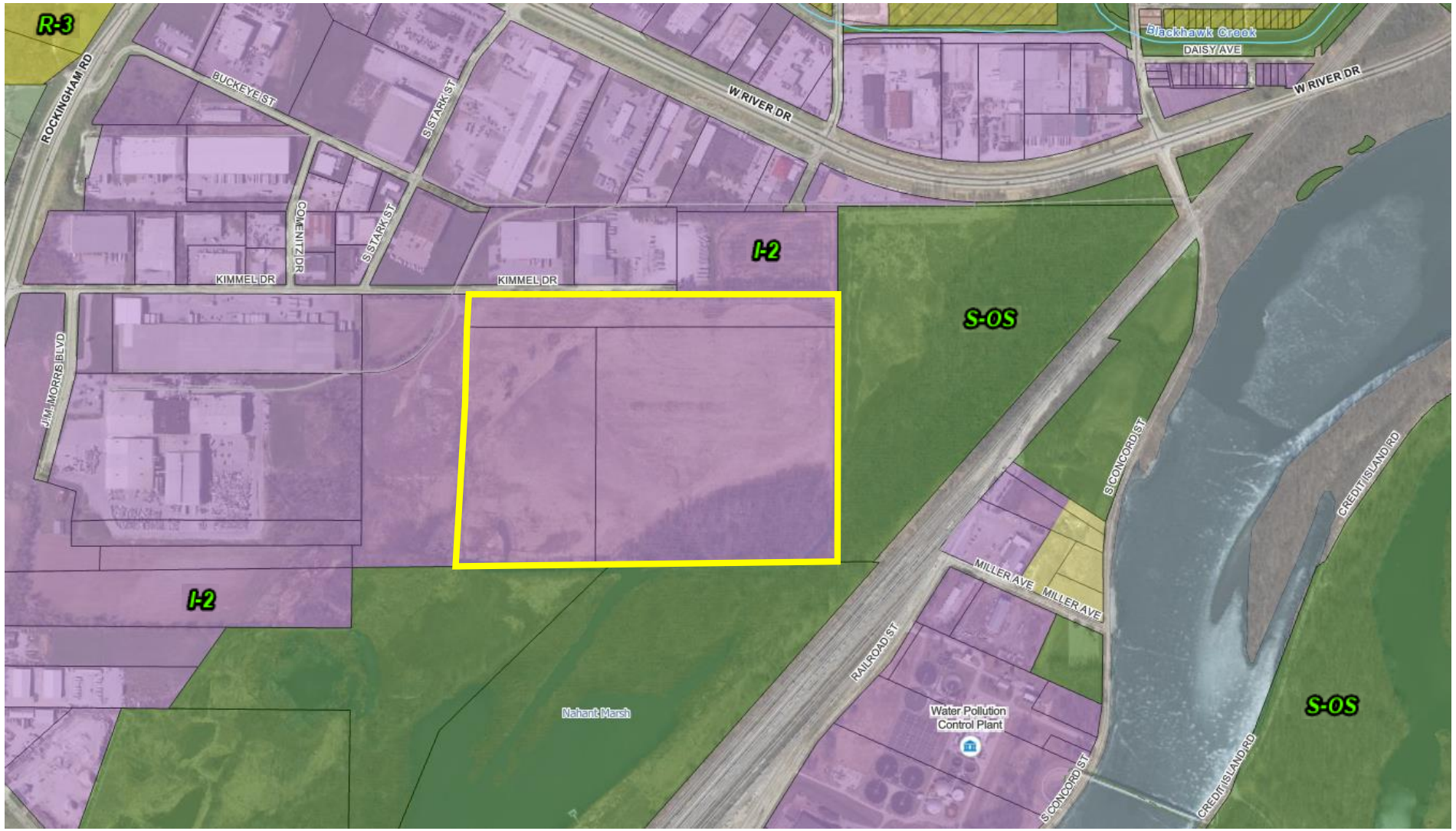
Flood Map

DAVENPORT
IOWA | USA

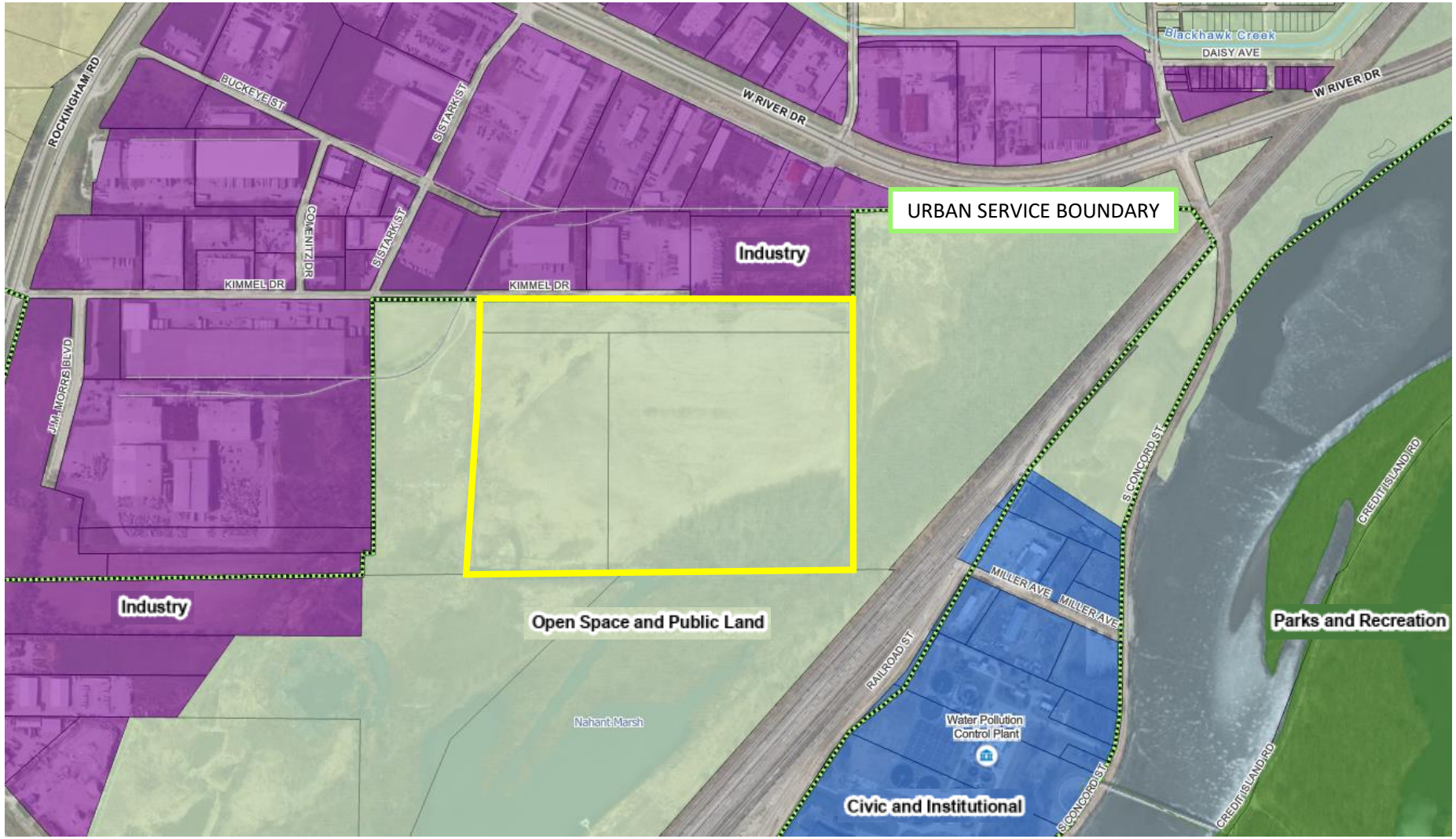


Zoning Map

DAVENPORT
IOWA | USA



Future Land Use Map





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

Complete application can be emailed to planning@davenportiowa.com

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

Applicant (Primary Contact)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

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

Final Plat – Required for subdivisions of two lots or more.

Property Location:

Total Land Area:
Total Number of Lots:
Linear Feet of Streets Added:
Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
  Ten or fewer lots - $400 plus $25 per lot.
  Eleven to twenty-five lots - $700 plus $25 per lot.
  More than twenty-five lots - $1,000 plus $25 per lot.
- A PDF of the proposed final plat at a scale of not less than one inch per one fifty feet, which depicts the following:
  - The boundary lines of the area being subdivided with accurate distances and bearings.
  - The lines of all proposed streets and alleys with their width and names.
  - The accurate outline of any property which is offered for dedication for public use.
  - The lines of all adjoining lands and the lines of adjacent streets and alleys with their width and names.
  - All lot lines and an identification system for lots and blocks.
  - Building lines and easements for any right-of-way provided for public use, services or utilities, or excess storm water passageways with figures showing their dimensions.
  - All dimensions, both linear and angular, necessary for locating subdivision boundaries, lots, streets, alleys, and of any other areas for public or private use. The linear dimensions are to be expressed in feet and decimals of a foot.
  - Radii, arcs and chords, points of tangency, central angles for all curvilinear streets, and radii and tangents for all rounded corners.
  - All survey monuments and bench marks together with their descriptions.
  - Name of subdivision and description of property subdivided showing its location by distance and bearing to the nearest quarter section monument; points of compass; graphic scale of map; and name and address of owner or owners or the subdivider, or in the case of corporate ownership, the name and address of the registered agent of said corporation shall also appear on the plat;
- Prior to forwarding the proposed final plat to City Council:
  - One full size copy of corrected final plat with the original mylar/sepia and one reduced copy signed/stamped by the utility companies.
  - Executed platting certificates acceptable to the City of Davenport:
    - Acceptance by the City of Davenport.
    - Hold Harmless Agreement.
    - Assessment waiver (sidewalks and subdivision improvements).
    - Dedication of Owner.
    - Consent to platting where applicable.
    - Certificate of Attorney.
    - Surveyor's Certificate.
    - Certificate of County Treasurer.
    - Certificate of Subdivision Name by Scott County Auditor.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Preliminary Plat:

(1) Application:
- 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's consideration of the proposed preliminary plat:
- Planning staff will perform a technical review of the petition 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. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the proposed preliminary plat:
- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Final Plat:

(1) Application:
- 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's consideration of the proposed final plat:
- Planning staff will perform a technical review of the petition 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. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the final plat:
- Prior to forwarding the petition to the City Council, the following must be provided to the Community Planning and Economic Development Department:
  - One full size copy of the corrected final plat and one reduced copy of the corrected final plat signed/stamped by the utility companies.
  - Executed platting certificate.
- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

(4) Recordation:
- After the Mayor signs the approved final plats and Acceptance by the City of Davenport, the final will be released to the Surveyor to obtain and return 21 full size copies to the Community Planning and Economic Development Department.
- After the 21 copies are returned, two copies of the final plat and platting certificates will be released to the petitioner.
- It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.

Petitioner: Luke Miller Date: 8/12/2022

By typing your name, you acknowledge and agree to the aforementioned procedure and requirements.

Received by: Date:

Planning staff

Date of Plan and Zoning Commission Public Hearing:

Plan and Zoning Commission meetings are held the Tuesday prior to City Council Committee of the Whole meetings at 5:00 p.m. in City Hall Council Chambers, 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I, Otto R. Nobis authorize [ ]
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the property located at [ ]

Three N. Corp.

Otto R. Nobis

Signature(s)

State of IOWA

County of SCOTT

Sworn and subscribed to before me

This 10 day of AUGUST 20 22

IOWA STATE DRIVERS LICENSE

Form of Identification

Karen M Olds

Notary Public

My Commission Expires: JANUARY 25, 2024

KAREN M OLDS
COMMISSION NUMBER 829705
MY COMMISSION EXPIRES
January 25, 2024

City of Davenport

Department: City Clerk **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **12/14/2022**

Subject:
Resolution for Case F22-13 being the request of Klingner & Associates on behalf of Davenport Venture LLC for a final plat of Brady-80 Business Center 3rd Addition, a 2-lot subdivision located at the end of Jason Way Court on 22.48 acres. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
The purpose of the final plat is to establish two developable lots with access onto Jason Way Court to facilitate the sale of land. The property is bounded by Interstate-80 to the north and railroad tracks to the east. In addition, Deere Creek flows along the eastern boundary of the vacant site. The Plan and Zoning Commission reviewed Case F22-13 at its November 15, 2022 meeting and has recommended approval subject to the listed findings and 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, "An Obstacle Evaluation from the Federal Aviation Administration (FAA) will be required prior to the start of any construction within the platted area. This is mandatory and shall be completed by the party responsible for the construction. Contact the Davenport Airport Manager for further information."
4. Depict the existing detention basin/drainage easement on Lot 2.
5. Establish a drainage and greenway easement along the existing stream/watercourse including a minimum fifty-foot vegetated buffer area on both sides of the stream.
6. Add a note stating, "Additional detention easements may be required upon development. Easements shall be dedicated in accordance with City Code at the time of development."
7. Add a note stating, "Stormwater detention and water quality treatment with this subdivision shall be owned and maintained by the property owner."

Comprehensive Plan:

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

Future Land Use Designation:
The property is designated as Commercial Corridor (CC).

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.
The proposed final plat complies with the Davenport +2035 proposed land use section.

Zoning: The subject property is zoned I-1 Light Industrial District.

Technical Review:

1. Airport: This property is located within a Davenport Airport runway flight path. Prior to the start of any construction within the platted area, the Federal Aviation Administration (FAA) must be notified and an Obstruction Evaluation submitted.
2. Streets: Lot 1 and 2 will have right-of-way access onto Jason Way Court.
3. Storm Water: Stormwater detention and water quality treatment will be required per ordinance on each lot.
4. Sanitary Sewer: There is an existing sanitary sewer extending from Jason Way Court to the east property line. The sanitary sewer extends along the length of the east property line parallel to Deere Creek.
5. Other Utilities: Normal utility services are available at this site.
6. Parks/Open Space: This area is identified on the Davenport GO Plan as a trail corridor along the railway.
7. Natural Resources: Per City Code Section 13.34: Whenever any stream or watercourse is located in an area that is being subdivided or otherwise improved, the owner/developer shall dedication a public right-of-way or drainage easement conforming substantially with the lines of such stream or watercourse. This easement area shall also contain a minimum fifty-foot vegetated buffer area on both sides of the stream as measured landward horizontally on a line perpendicular to a vertical line marking the top of the existing banks of the stream or drainageway for single-family residential areas.

Public Input: No Public Hearing is required for a final plat.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Final Plat
🗋	Backup Material	Zoning & Future Land Use Map
🗋	Backup Material	Application

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	11/30/2022 - 12:21 PM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving Case F22-13 being the request of Klingner & Associates on behalf of Davenport Venture LLC for a final plat of Brady-80 Business Center 3rd Addition, a 2-lot subdivision located at the end of Jason Way Court on 22.48 acres.

WHEREAS, the Plan & Zoning Commission reviewed Case F22-13 at the November 15, 2022 regularly scheduled meeting with a recommendation for approval subject to the following seven 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, "An Obstacle Evaluation from the Federal Aviation Administration (FAA) will be required prior to the start of any construction within the platted area. This is mandatory and shall be completed by the party responsible for the construction. Contact the Davenport Airport Manager for further information."
4. Depict the existing detention basin/drainage easement on Lot 2.
5. Establish a drainage and greenway easement along the existing stream/watercourse including a minimum fifty-foot vegetated buffer area on both sides of the stream.
6. Add a note stating, "Additional detention easements may be required upon development. Easements shall be dedicated in accordance with City Code at the time of development."
7. Add a note stating, "Stormwater detention and water quality treatment with this subdivision shall be owned and maintained by the property owner."; and

WHEREAS, the conditions will be added to the plat and/or provided.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the final plat of Scrabble Addition, an addition to the City of Davenport, Scott County, Iowa as filed with the City Clerk, be the same is hereby approved and accepted, and that the dedication for public street purposes and the granting of easements as shown on said plat are accepted and confirmed by the Mayor and Deputy City Clerk of said City; and

BE IT FURTHER RESOLVED that the Mayor and Deputy City Clerk are hereby authorized and directed to certify to the adoption of this Resolution on said plat as required by law.

Passed and approved this 14th day of December, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

PLAN & ZONE COMMISSION

BY

DATE

CITY OF DAVENPORT, IOWA

BY

ATTEST

DATE

FINAL PLAT OF
BRADY-80 BUSINESS CENTER 3RD ADDITION

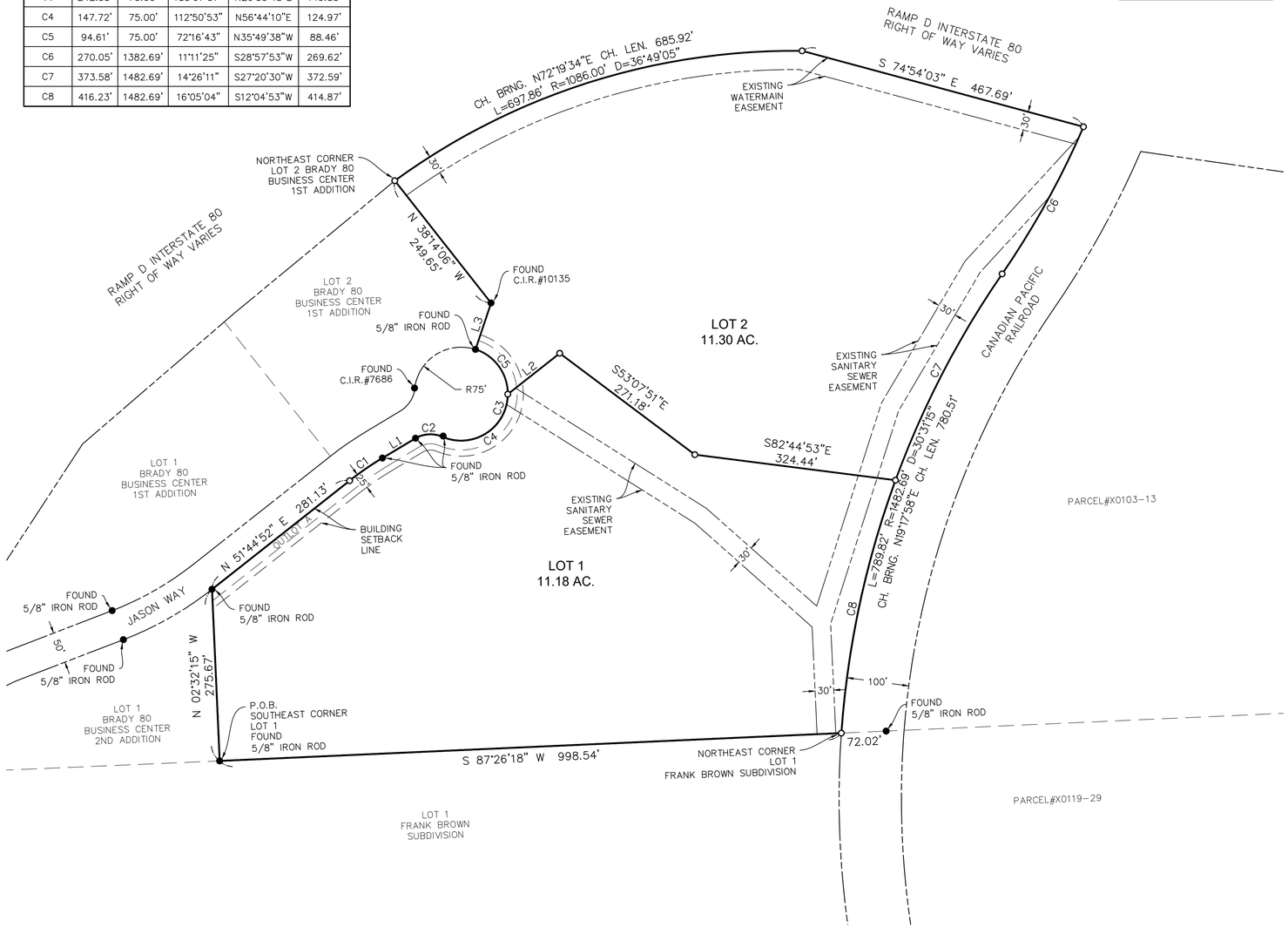
BEING A REPLAT OF OUT LOT A OF BRADY 80 BUSINESS CENTER 1ST ADDITION & BEING PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M. CITY OF DAVENPORT, SCOTT COUNTY, IOWA

Description: Part Northwest Quarter Section 1, Township 78 North, Range 3 East
Requestor: Davenport Venture, LLC
Proprietor: Davenport Venture, LLC
Surveyor: Luke D. Miller
Survey Company: Klingner & Associates, P.C.
Return To: Klingner & Associates, P.C.
4111 East 60th Street, Davenport, Iowa 52807
lmiller@klingner.com (563) 359-1348

PRELIMINARY DO NOT RECORD

Curve Table					
Curve #	Length	Radius	Delta	CH. BRNG.	CH. LEN.
C1	63.99'	500.00'	7°19'56"	N55°22'58"E	63.94'
C2	44.97'	50.00'	51°31'45"	N87°15'14"E	43.47'
C3	242.33'	75.00'	185°07'37"	N20°35'48"E	149.85'
C4	147.72'	75.00'	112°50'53"	N56°44'10"E	124.97'
C5	94.61'	75.00'	72°16'43"	N35°49'38"W	88.46'
C6	270.05'	1382.69'	11°11'25"	S28°57'53"W	269.62'
C7	373.58'	1482.69'	14°26'11"	S27°20'30"W	372.59'
C8	416.23'	1482.69'	16°05'04"	S12°04'53"W	414.87'

Line Table		
Line #	Direction	Length
L1	N59°02'56"E	62.07'
L2	N51°44'52"E	106.00'
L3	N18°29'00"E	78.66'



LEGAL DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF BRADY 80 BUSINESS CENTER SECOND ADDITION; THENCE, ALONG THE EAST LINE OF SAID LOT 1, NORTH 02 DEGREES 32 MINUTES 15 SECONDS WEST, TO THE NORTHEAST CORNER OF SAID LOT 1 AND ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF JASON WAY, A DISTANCE OF 275.67 FEET; THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE NEXT FIVE COURSES, NORTH 51 DEGREES 44 MINUTES 52 SECONDS EAST, TO AN ARC, A DISTANCE OF 281.13 FEET; THENCE, ALONG SAID ARC, A DISTANCE OF 63.99 FEET, SAID ARC BEING CONCAVE SOUTHEASTERLY, SAID ARC HAVING A RADIUS OF 500.00 FEET, SAID ARC HAVING A CHORD BEARING OF NORTH 55 DEGREES 22 MINUTES 58 SECONDS EAST AND A CHORD LENGTH OF 63.94 FEET; THENCE, NORTH 59 DEGREES 02 MINUTES 56 SECONDS EAST, TO AN ARC, A DISTANCE OF 62.07 FEET; THENCE, ALONG SAID ARC, A DISTANCE OF 44.97 FEET TO A REVERSE CURVE, SAID ARC BEING CONCAVE SOUTHEASTERLY, SAID ARC HAVING A RADIUS OF 50.00 FEET, SAID ARC HAVING A CHORD BEARING OF NORTH 87 DEGREES 15 MINUTES 14 SECONDS EAST AND A CHORD LENGTH OF 43.47 FEET; THENCE, ALONG SAID CURVE, A DISTANCE OF 242.33 FEET, TO THE SOUTHEAST CORNER OF LOT 2 OF BRADY 80 BUSINESS CENTER 1ST ADDITION, SAID CURVE BEING CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 75.00 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 20 DEGREES 35 MINUTES 48 SECONDS EAST AND A CHORD LENGTH OF 149.85 FEET; THENCE, ALONG THE EAST LINE OF SAID LOT 2 FOR THE NEXT TWO COURSES, NORTH 18 DEGREES 29 MINUTES 00 SECONDS EAST, A DISTANCE OF 78.66 FEET; THENCE, NORTH 38 DEGREES 14 MINUTES 06 SECONDS WEST, TO AN ARC, AT THE NORTHEAST CORNER OF SAID LOT 2 AND ALSO BEING A POINT ON THE RIGHT OF WAY LINE OF HIGHWAY 61 AND INTERSTATE 80 INTERCHANGE, A DISTANCE OF 249.65 FEET; THENCE, ALONG SAID ARC, A DISTANCE OF 697.86 FEET, SAID ARC BEING CONCAVE SOUTHEASTERLY, SAID ARC HAVING A RADIUS OF 1086.00 FEET, SAID ARC HAVING A CHORD BEARING OF NORTH 72 DEGREES 19 MINUTES 34 SECONDS EAST AND A CHORD LENGTH OF 685.92 FEET; THENCE, SOUTH 74 DEGREES 54 MINUTES 03 SECONDS EAST, TO AN ARC ON THE WEST RIGHT OF WAY LINE OF THE CANADIAN PACIFIC RAILROAD, A DISTANCE OF 467.69 FEET; THENCE, ALONG SAID WEST RIGHT OF WAY LINE FOR THE NEXT TWO COURSES, ALONG SAID ARC, A DISTANCE OF 270.05 FEET, TO A REVERSE CURVE, SAID ARC BEING CONCAVE NORTHWESTERLY, SAID ARC HAVING A RADIUS OF 1382.69 FEET, SAID ARC HAVING A CHORD BEARING OF SOUTH 28 DEGREES 57 MINUTES 53 SECONDS WEST, AND A CHORD LENGTH OF 269.62 FEET; THENCE, ALONG SAID CURVE, A DISTANCE OF 789.82 FEET, TO THE NORTHEAST CORNER OF LOT 1 OF FRANK BROWN SUBDIVISION, SAID CURVE BEING CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 1482.69 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 19 DEGREES 17 MINUTES 58 SECONDS WEST AND A CHORD LENGTH OF 780.51 FEET; THENCE, ALONG THE NORTH LINE OF SAID LOT, SOUTH 87 DEGREES 26 MINUTES 18 SECONDS WEST, A DISTANCE OF 998.54 FEET, TO THE POINT OF BEGINNING, CONTAINING 22.48 ACRES, MORE OR LESS.

FOR THE PURPOSE OF THIS DESCRIPTION THE EAST LINE OF LOT 1 OF BRADY 80 BUSINESS CENTER 2ND ADDITION HAS A BEARING OF NORTH 02 DEGREES 32 MINUTES 15 SECONDS WEST.

CURRENT ZONING= I-1 LIGHT INDUSTRIAL
SETBACKS= FRONT=25'
REAR=15'
SIDE=NONE
CORNER=20'
MAX. BUILDING HEIGHT=90'

1.) STORMWATER DETENTION AND WATER QUALITY TREATMENT WILL NOT BE REQUIRED FOR THIS SUBDIVISION BUT WILL BE REQUIRED UPON FURTHER DEVELOPMENT OF THE PROPERTY.

2.) NO SITE DEVELOPMENT OR GRADING IS PROPOSED WITH THIS SUBDIVISION

3.) SIDEWALKS SHALL BE CONSTRUCTED ALONG THE PUBLIC RIGHT OF WAY OF JASON WAY PRIOR TO ISSUANCE OF OCCUPANCY

4.) NO ACCESS TO INTERSTATE 80 WILL BE ALLOWED

5.) A NATIVE BUFFER SHALL BE PROVIDED ALONG BOTH SIDES OF THE NORTH-SOUTH STREAM. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN THE NATIVE BUFFER.

MIDAMERICAN ENERGY COMPANY

BY

DATE

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN ENERGY COMPANY

IOWA-AMERICAN WATER CO.

BY

DATE

MEDIACOM

BY

DATE

CENTURYLINK

BY

DATE

METRONET

BY

DATE

LEGEND

- SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP#22228
- FOUND MONUMENT AS NOTED
- SURVEY BOUNDARY LINE
- EXISTING LOT LINES
- PROPOSED EASEMENT LINES
- BUILDING SETBACK LINES
- EXISTING RIGHT OF WAY LINE
- SECTION LINE
- 123.45 MEASURED DISTANCE
- (123.45) RECORDED DISTANCE

BEARINGS BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 (2011) EPOCH 2010.00

LICENSED LAND SURVEYOR
LUKE D. MILLER
22228
IOWA

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.

Signature: DRAFT
Luke D. Miller

Date _____ Reg. No. 22228

My license renewal date is December 31, 2023.

Pages or sheets covered by this seal:
THIS SHEET ONLY.

KLINGNER & ASSOCIATES, P.C.
Engineers • Architects • Surveyors
Davenport, Iowa
4111 East 60th St
563.359.1348
www.klingner.com
Quincy, IL Galesburg, IL Burlington, IA
Pella, IA Hannibal, MO Columbia, MO

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REVISION HISTORY

MARK	DESCRIPTION	DATE	APPR

PRELIMINARY DO NOT RECORD

BRADY-80 BUSINESS CENTER 3RD ADDITION
DAVENPORT VENTURE LLC
2982 ALICE ST.
WHITEHALL, MI 49461

Non-Reduced Sheet Size: 24" x 36"
Full sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.

DESIGNED	DRAWN: JLR
FIELD	FIELD BOOK
CHECKED LDM	CHECK DATE

FINAL PLAT

PROJECT NO. 22-6079 BOUNDARY

7-7-2022

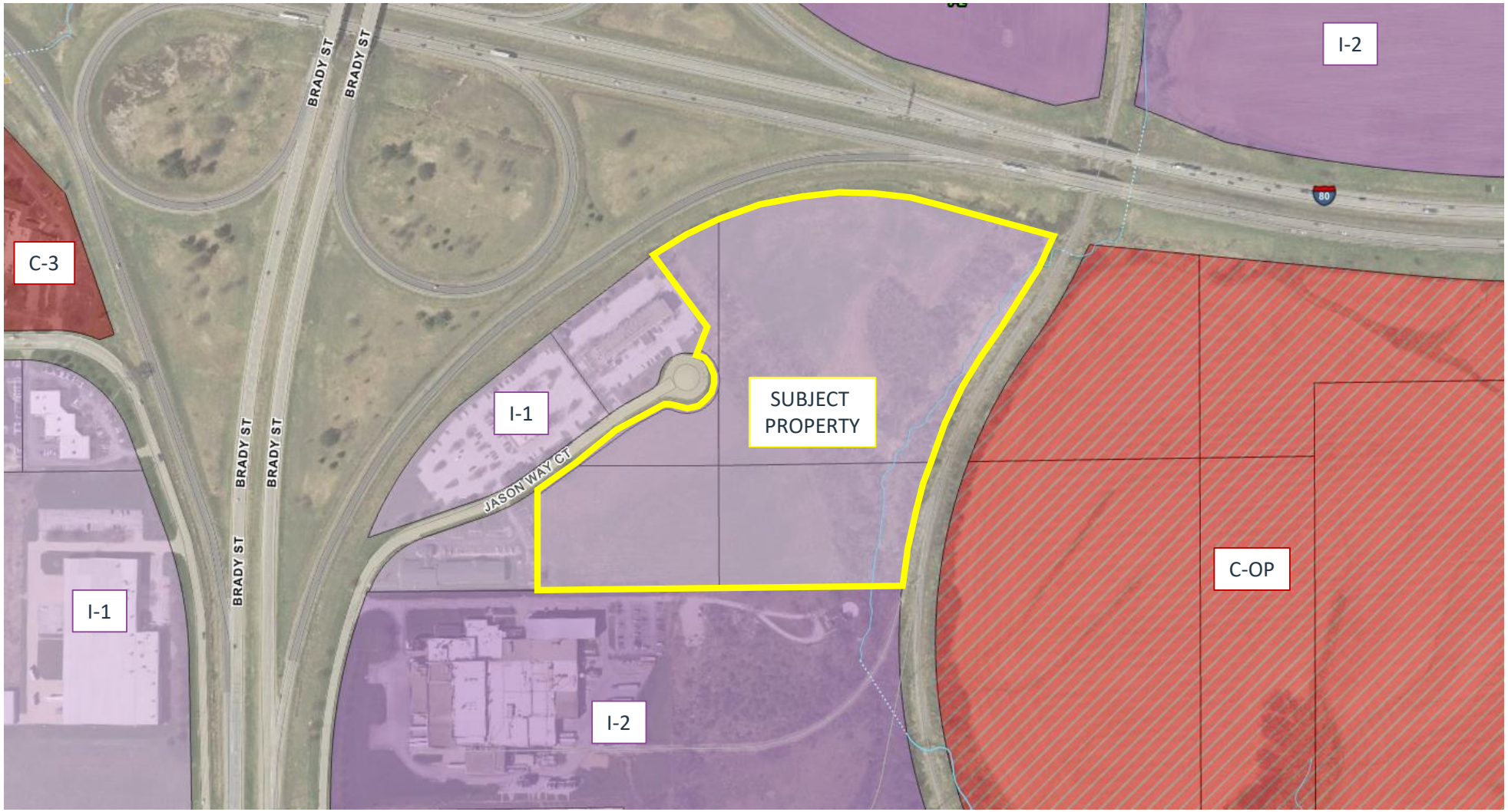
SHEET 1 OF 1

Vicinity Map

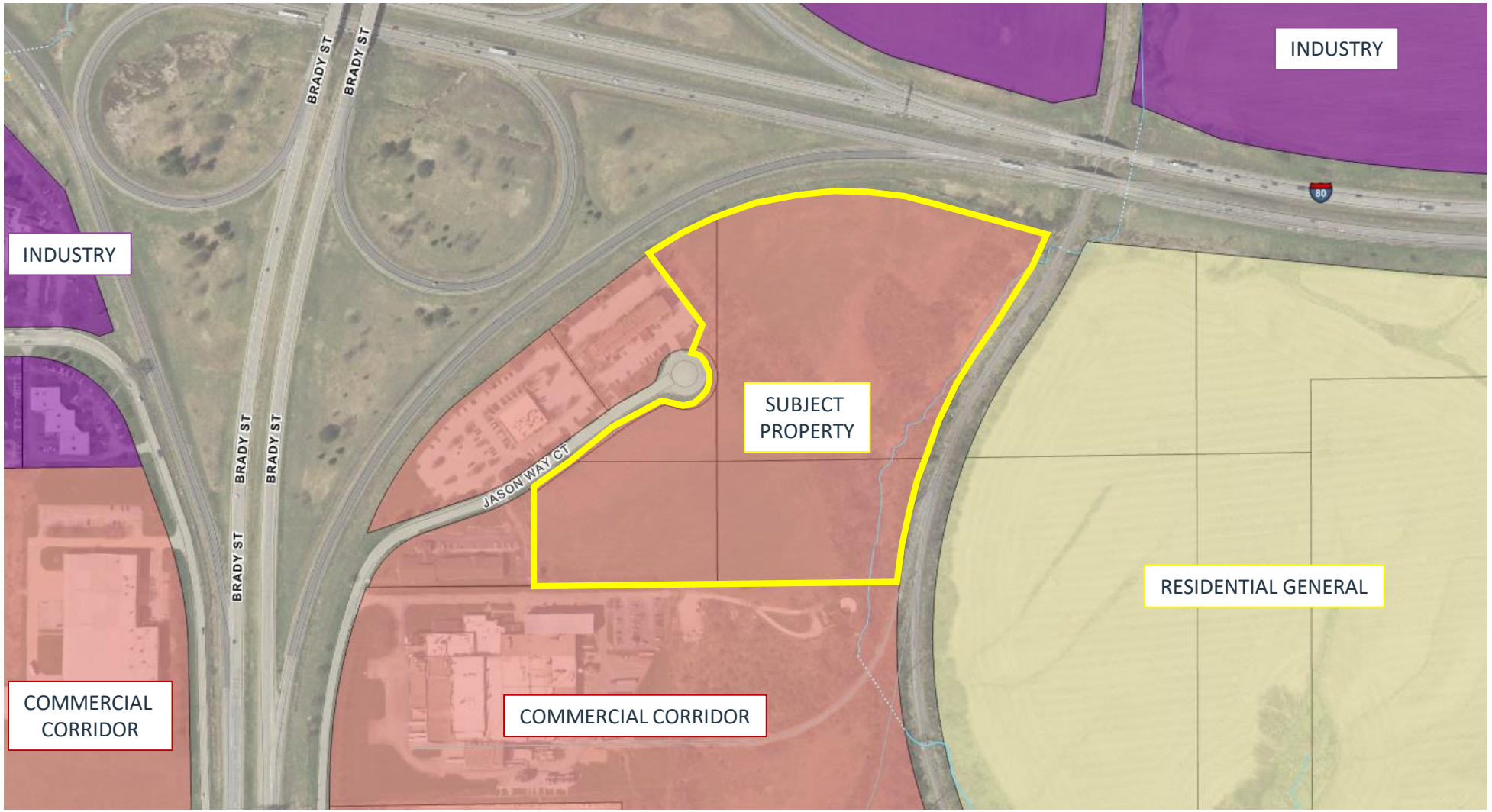
DAVENPORT
IOWA | USA



Zoning Map


I-2
C-3
BRADY ST
BRADY ST
I-1
SUBJECT PROPERTY
JASON WAY CT
BRADY ST
BRADY ST
BRADY ST
I-1
I-2
C-OP

Future Land Use Map





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

Complete application can be emailed to planning@davenportiowa.com

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

Applicant (Primary Contact)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

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
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Design Review Board
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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

Preliminary Plat – Required for subdivisions of four lots or more.

Property Location:

Total Land Area:
Total Number of Lots:
Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
  Ten or fewer lots - $400 plus $25 per lot.
  Eleven to twenty-five lots - $700 plus $25 per lot.
  More than twenty-five lots - $1,000 plus $25 per lot.
- A PDF of the proposed plat at a scale of not less than one inch per one hundred feet, which depicts the following:
  - The location of existing property lines, section lines, easements, corporate limits and other legally established districts, streets, buildings, watercourses, tree masses and other existing features within the area to be subdivided and similar facts regarding existing conditions on the land.
  - The proposed location and width of streets, alleys, lots, building setback lines and easements.
  - Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet shall be indicated in a general way upon the plat.
  - Proposed name of the subdivision (which shall not duplicate any previously filed plat), the name of the land owner, land developer, and land surveyor.
  - The names and adjoining boundaries of all adjacent subdivisions and the names of record owners of adjoining parcels of unsubdivided land.
  - Existing contours with intervals of five feet or less.
  - North point, scale and date.
  - A vicinity sketch showing the proposed subdivision in relationship to surrounding development and street systems.

Final Plat – Required for subdivisions of two lots or more.

Property Location:

Total Land Area:
Total Number of Lots:
Linear Feet of Streets Added:
Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
  Ten or fewer lots - $400 plus $25 per lot.
  Eleven to twenty-five lots - $700 plus $25 per lot.
  More than twenty-five lots - $1,000 plus $25 per lot.
- A PDF of the proposed final plat at a scale of not less than one inch per one fifty feet, which depicts the following:
  - The boundary lines of the area being subdivided with accurate distances and bearings.
  - The lines of all proposed streets and alleys with their width and names.
  - The accurate outline of any property which is offered for dedication for public use.
  - The lines of all adjoining lands and the lines of adjacent streets and alleys with their width and names.
  - All lot lines and an identification system for lots and blocks.
  - Building lines and easements for any right-of-way provided for public use, services or utilities, or excess storm water passageways with figures showing their dimensions.
  - All dimensions, both linear and angular, necessary for locating subdivision boundaries, lots, streets, alleys, and of any other areas for public or private use. The linear dimensions are to be expressed in feet and decimals of a foot.
  - Radii, arcs and chords, points of tangency, central angles for all curvilinear streets, and radii and tangents for all rounded corners.
  - All survey monuments and bench marks together with their descriptions.
  - Name of subdivision and description of property subdivided showing its location by distance and bearing to the nearest quarter section monument; points of compass; graphic scale of map; and name and address of owner or owners or the subdivider, or in the case of corporate ownership, the name and address of the registered agent of said corporation shall also appear on the plat;
- Prior to forwarding the proposed final plat to City Council:
  - One full size copy of corrected final plat with the original mylar/sepia and one reduced copy signed/stamped by the utility companies.
  - Executed platting certificates acceptable to the City of Davenport:
    - Acceptance by the City of Davenport.
    - Hold Harmless Agreement.
    - Assessment waiver (sidewalks and subdivision improvements).
    - Dedication of Owner.
    - Consent to platting where applicable.
    - Certificate of Attorney.
    - Surveyor's Certificate.
    - Certificate of County Treasurer.
    - Certificate of Subdivision Name by Scott County Auditor.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Preliminary Plat:

(1) Application:
- 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's consideration of the proposed preliminary plat:
- Planning staff will perform a technical review of the petition 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. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the proposed preliminary plat:
- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Final Plat:

(1) Application:
- 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's consideration of the proposed final plat:
- Planning staff will perform a technical review of the petition 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. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the final plat:
- Prior to forwarding the petition to the City Council, the following must be provided to the Community Planning and Economic Development Department:
  - One full size copy of the corrected final plat and one reduced copy of the corrected final plat signed/stamped by the utility companies.
  - Executed platting certificate.
- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

(4) Recordation:
- After the Mayor signs the approved final plats and Acceptance by the City of Davenport, the final will be released to the Surveyor to obtain and return 21 full size copies to the Community Planning and Economic Development Department.
- After the 21 copies are returned, two copies of the final plat and platting certificates will be released to the petitioner.
- It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.

Petitioner: Luke Miller Date: 10/19/22

By typing your name, you acknowledge and agree to the aforementioned procedure and requirements.

Received by: Date:

Planning staff

Date of Plan and Zoning Commission Public Hearing:

Plan and Zoning Commission meetings are held the Tuesday prior to City Council Committee of the Whole meetings at 5:00 p.m. in City Hall Council Chambers, 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I, Robert E Klurd authorize Lake miller + klingler Assoc. to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the property located at VACANT LAND ON JASON WAY

Robert Eklund Member
Paraport Venture, LLC
x
Signature(s)

Jennifer L. Geisler
Notary Public, State of Michigan
County of Muskegon
My Commission Expires 12/07/2028
Acting in the County of _____

State of
County of
Sworn and subscribed to before me

This 17th day of October 2022

x Driver License
Form of Identification

Notary Public

My Commission Expires: Dec. 07, 2028

Jennifer L. Geisler
Notary Public, State of Michigan
County of Muskegon
My Commission Expires 12/07/2028
Acting in the County of Muskegon

City of Davenport

Department: City Clerk **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **12/14/2022**

Subject:
Motion approving the appeal to overturn the Design Review Board decision to deny Case DR22-21, exterior painting at 626 West River Drive (MFN Investments, LLC, Petitioner). [Ward 3]

YES VOTE OVERTURNS DESIGN REVIEW BOARD DECISION; NO VOTE UPHOLDS DESIGN REVIEW BOARD DECISION.

Recommendation:
Consider the Motion.

Background:
MFN Investments, LLC recently submitted a request to the Design Review Board to paint the brick façade at 626 W River Drive. At the Design Review Board's November 28, 2022, the Board unanimously voted to deny the request. Applicants may appeal a DRB determination to the City Council.

The Design Review Board approved new stairs and ramps to the structure at its June 28, 2021 meeting. In addition, the approval included cleaning and tuckpointing the existing masonry for maintenance and weatherability. Painting was not included in the scope of work. From staff observation, it does not appear that any tuckpointing has been undertaken.

On November 3, 2022, City staff noticed the east elevation was being painted a cream color without approval from the Design Review Board. The property owner was notified to stop work and submit an Application for Design Review. Since receiving directive from the City, the owner has ceased work on the building. However, a majority of the east elevation has already been painted. The south façade, abutting River Drive, remains untouched. The design request is to completely paint the building in Sherwin Williams, Cream and Sugar. With the exception of the west façade, facing Gaines Street, which will be painted in Sherwin Williams, Memorable Rose.

Staff Report

626 West River Drive is the location of the former Scott County Kennel Club, which has signage painted on portions of the building's south and east facades. Staff are open to design options that will remove the Scott County Kennel Club signs. However, applying paint to the masonry, which has historically been unpainted, creates a new appearance that diminishes the original character of the building.

Painting brick may also cause structural damage to the building. When masonry is painted, moisture becomes trapped within the bricks. As moisture freezes and expands it will erode the brick. The paint often begins chipping as the masonry breakdowns underneath the surface and is an indicator of decay. Despite the good intention of beautifying the exterior, painting often has the opposite effect.

The subject structure anchors the corner of River Drive and Gaines Street. The red brick building

compliments the abutting Davenport Printing Company facility at 104 Western Avenue. Together the two structures create a continuous block face consisting of similar building materials and color. Painting the structure cream and rose is not sympathetic to the historic color scheme. With the proposed paint, the buildings will no longer function as one unified block face. Unfortunately, the cream color detracts from this design objective.

Downtown Design Guidelines

The goal of these standards, as they relate to older historic buildings, is not to prevent change, nor is it necessary to return a façade to its original appearance. Rather the goal is to encourage sensitive and appropriate change when renovation occurs.

The Downtown Design Guidelines recommend the following objectives:

1. Maintaining the original surfaces and color of older buildings rather than painting them helps maintain the original identify of the building. Similarly painting previously unpainted surfaces of brick with other coating materials may change the original character of the building.
2. Considering original color schemes while rehabilitating and maintaining existing buildings preserves its character.
3. It is the intent of the Downtown Design Guidelines to emphasize compatibility in design, materials and colors to make adjacent buildings appear to the viewer as one unit.

ATTACHMENTS:

Type	Description
Backup Material	DRB Appeal Request - Bill Sheeder
Backup Material	Background Materials & Photos
Backup Material	Application
Backup Material	Sherwin Williams-Cream and Sugar
Backup Material	Sherwin Williams-Memorable Rose

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	12/1/2022 - 1:11 PM

Berkley, Laura

From: Stephanie Sellers <info@idreamaboutcookies.com>
Sent: Wednesday, November 30, 2022 12:03 PM
To: Berkley, Laura
Cc: Bill Sheeder
Subject: Re: [EXT] Re: Design Review Board Meeting 11-28-22

Hi Laura,

I would like to appeal the Design Review Board decision to deny Case DR22-20 for 418 E 2nd Street and DR22-21 for 626 W River Drive.

Please let me know if this is enough of an official appeal request for this drb decision.

Have a great day!

Bill Sheeder
Owner
Toasted French toastary
Cookies and dreams
Prestige commercial
Dam Tacos
MFN investments

Cell phone: 309-269-2752
Main office
627 west 2nd st Davenport IA,
52801

On Nov 30, 2022, at 11:54 AM, Berkley, Laura <Laura.Berkley@davenportiowa.com> wrote:

Hi Bill,

626 W River Drive

DAVENPORT
IOWA | USA



View from River Dr.



View from Gaines St.



626 W River Drive

DAVENPORT
IOWA | USA

- New Bakery Tenant
- DRB approved brick cleaning and tuck-pointing at its 6-28-21 meeting.
- Existing Masonry: Reddish Brown Brick
- Painted signs on building from previous tenant (Scott County Kennel Club).
- Property owner began painting without DRB approval.
- Owner was notified to stop work until review from the Board.







Exterior Paint Color

DAVENPORT
IOWA | USA

Primary Building Color
Sherwin Williams
Cream & Sugar

Gaines St. Building Color
Sherwin Williams
Memorable Rose



Painted East Elevation

Exterior Paint Color

DAVENPORT
IOWA | USA









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

Complete application can be emailed to planning@davenportiowa.com

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

Applicant (Primary Contact)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

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

Design District:

CD - Downtown

CV – Village of East Davenport

CE – Elmore Corners

Not sure which district you are in? You can click here for a map of the districts or you can contact Planning staff at (563) 326-6198 or planning@davenportiowa.com and we can help you.

When is an application for design approval required?
Prior to the commencement of any work.

What type of activity requires design approval?

- New construction or an alteration to the exterior of a structure where changes are visible from the public right-of-way.
- Installation of any sign or action related to a sign.
- New parking lots, fencing/walls and landscaping or an alteration to existing parking lots, fencing/walls or landscaping.
- Streetscape elements within the right-of-way.
- Demolition within the C-D and C-V Districts requires the owner(s) of record or the City to apply for a demolition approval.

Submittal requirements

- Please contact Planning staff at (563) 326-6198 or planning@davenportiowa.com so we can help you determine what exactly is required to be submitted.
- Incomplete applications will not be accepted.

Submittal requirements for all types of requests:

- The completed application form.
- A work plan that accurately and completely describes the work to be done.
- Color digital photographs depicting the building elevations and proposed construction.

Submittal requirements for specific types of requests:

Minor alterations to existing buildings and new and replacement signs (all of the above and):

- Specifications, including dimensions, material used and color of the material.
- A rendering of the proposed alteration as depicted on the existing building.
- Samples of the materials, including the color, along with scaled, accurately colored elevations for any proposed sign and/or sign package.

Minor additions, site improvements and outdoor storage areas (all of the above and):

- A dimensioned site plan, including the locations of any proposed or existing buildings on the subject parcel and on surrounding parcels.
- A preliminary grading plan showing before and after grades at two-foot contour intervals, where deemed necessary by the development official.
- Outdoor storage areas shall be reflected in the elevation drawings submitted and shall show their relationship to the building elevations as well as the materials and treatment proposed that would accurately reflect the screening of the storage areas.
- A landscape plan.

Major additions and new buildings (all of the above and):

- Reproductions of building or site information found in the historical surveys if applicable
- A verifiable legal description, or a land survey.
- A map showing the existing topography of other properties at two-foot contour intervals, extending one hundred feet from the subject parcel.
- Elevation drawings, in color and drawn to scale, of the front, sides, rear, and roof lines of all proposed buildings or structures, illustrating the appearance and treatment of required screening elements for roof-mounted equipment, where deemed necessary by the development official.
- A materials board containing samples of each type of exterior building materials.

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) Design Review Board consideration of the request:

- Only work described in the application may be approved by the Board.
- If the Board determines there is insufficient information to make a proper judgment on the application, it may continue the application a maximum of three regularly schedule consecutive meetings. This time period does not apply if the applicant requests the continuance.

(3) After the Design Review Board's decision:

- If approved, design approval does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. You will need to contact Davenport Public Works and other regulatory agencies regarding permits and/or licenses.
- If approved, design approval will expire one year from the date of approval unless a building permit is obtained within such period. The Zoning Administrator may grant an extension for a period of validity longer than one year. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.
- The applicant may appeal the Design Review Board's determination to the City Council. A written appeal must be submitted to the Zoning Administrator within thirty calendar days of the Design Review Board's decision.

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: Date:

Planning staff

Date of the Public Meeting:

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

Work Plan

Please describe the work being performed. Please note that only work described in the application may be approved by the Board.

Add additional pages in needed.

SW 9507

Cream and Sugar

Interior / Exterior

SIMILAR COLORS | DETAILS









SW 6311

Memorable Rose

Interior / Exterior

Location Number: 112-C3

112 | Memorable Rose









COORDINATING COLORS | SIMILAR COLORS | DETAILS

SW 9180
Aged White

SW 9112
Song Thrush

SW 7000
Ibis White

City of Davenport

Department: City Clerk
Contact Info: Brian Krup | 563-326-6163

Action / Date
12/7/2022

Subject:
Resolution approving the following lane closure request for the listed date and time.

Ballet Quad Cities; Nutcracker School Program 2022; Adler Theatre | 136 East 3rd Street; Friday, December 9, 2022 8:00 a.m. - 2:00 p.m.; **Closures:** northernmost and center travel lanes on East 3rd Street between Brady Street and Iowa Street. [Ward 3]

TO BE VOTED ON LATER ON THE AGENDA

Recommendation:
Adopt the Resolution.

Background:
Per the City's Special Events Policy, City Council will approve street, lane, and public ground closures based on the recommendation of the Special Events Committee.

The southernmost travel lane on East 3rd Street will remain open.

ATTACHMENTS:

	Type	Description
	Resolution Letter	Resolution
	Backup Material	Map

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	12/1/2022 - 1:06 PM

Resolution No. _____

Resolution offered by Alderman Jobgen.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving the following lane closure request for the listed date and time.

Ballet Quad Cities; Nutcracker School Program 2022; Adler Theatre | 136 East 3rd Street; Friday, December 9, 2022 8:00 a.m. - 2:00 p.m.; ***Closures:*** *northernmost and center travel lanes on East 3rd Street between Brady Street and Iowa Street. [Ward 3]*

WHEREAS, the City, through its Special Events Policy, has accepted the above application for an event on the listed date and time that is requesting lane closures; and

WHEREAS, upon review of the application, it has been determined that said lanes will need to be closed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the above lane closures are hereby approved and staff is directed to proceed with the closure.

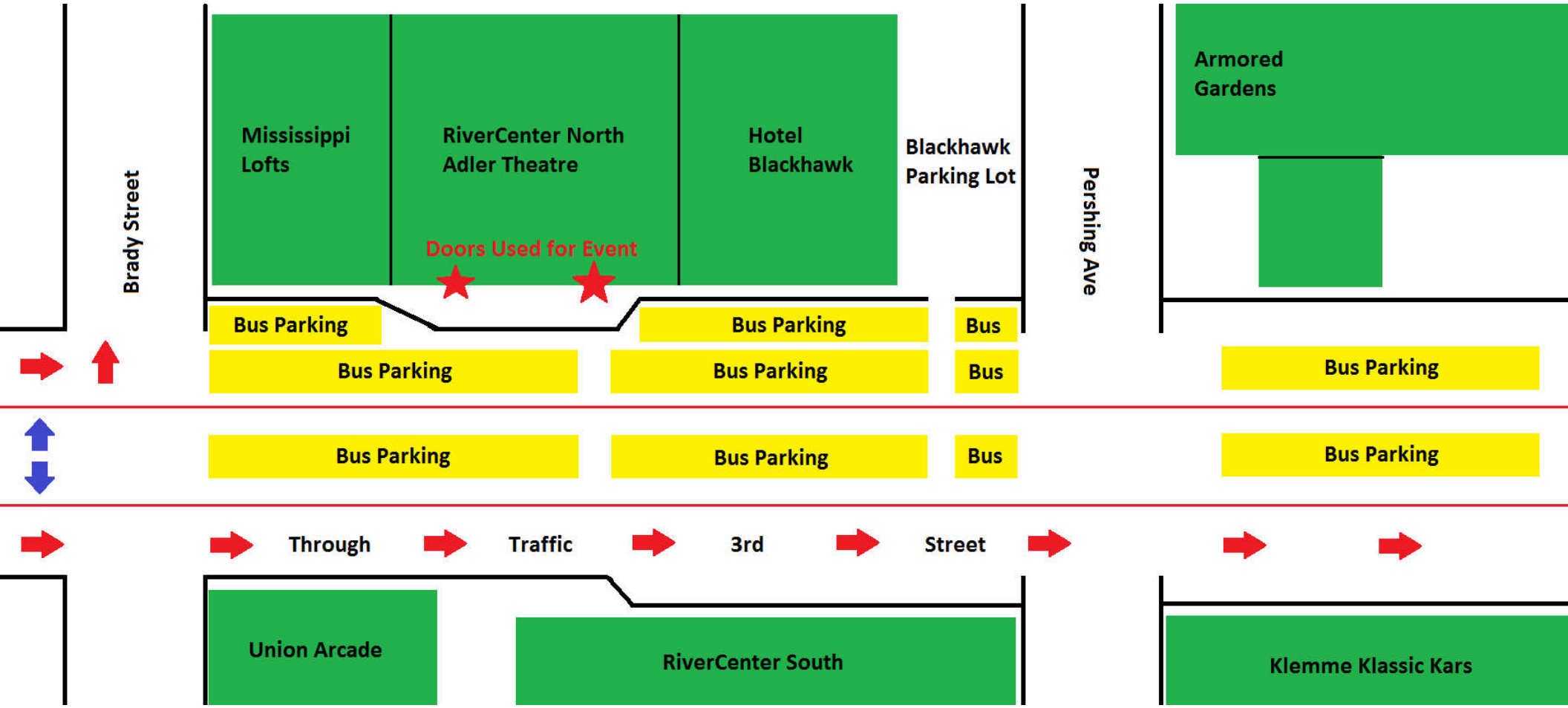
Passed and approved this 7th day of December, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk


Brady Street
Mississippi Lofts
RiverCenter North Adler Theatre
Hotel Blackhawk
Blackhawk Parking Lot
Pershing Ave
Armored Gardens
Doors Used for Event
Bus Parking
Bus Parking
Bus Parking
Bus
Bus Parking
Bus Parking
Bus Parking
Bus
Bus Parking
Bus Parking
Bus Parking
Bus
Bus Parking
Through
Traffic
3rd
Street
Union Arcade
RiverCenter South
Klemme Klassic Kars

City of Davenport

Department: Public Safety
Contact Info: Jamie Swanson | 563-326-7795

Action / Date
12/14/2022

Subject:
Motion approving beer and liquor license applications.

A. Annual license renewals (with outdoor area renewals as noted):

Ward 1

A&S Food & Gas (Kuljeet Kaur) - 2365 Rockingham Road - License Type: Class E Liquor

Ward 3

The Diner (The Diner, LLC) - 421 West River Drive #6 - Outdoor Area - License Type: Class C Liquor

Ward 6

Hy-Vee Food & Drugstore #3 (Hy-Vee, Inc) - 1823 East Kimberly Road - License Type: Class E Liquor

Ward 7

Columbus Club (Columbus Club of Davenport) - 1111 West 35th Street - License Type: Class C Liquor

R & C Brazilian Steakhouse, LLC (R & C Brazilian Steakhouse, LLC) - 320 West Kimberly Road #53 - License Type: Class C Liquor

Yummy Crab (Crab House of Davenport, Inc) - 1235 East Kimberly Road - License Type: Class C Liquor

Recommendation:
Pass the Motion.

Background:
These applications have been reviewed by the Police, Fire, and Zoning Departments.

REVIEWERS:

Department	Reviewer	Action	Date
Public Safety	Merritt, Mallory	Approved	12/1/2022 - 9:09 AM
Public Safety Committee	Merritt, Mallory	Approved	12/1/2022 - 9:33 AM
City Clerk	Admin, Default	Approved	12/1/2022 - 1:00 PM

City of Davenport

Department: Public Works - Engineering **Action / Date**
Contact Info: Brian Schadt | 563-326-7923 **12/14/2022**

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the CDBG Alley Program: 301 Kirkwood Boulevard to 330 East 15th Street Alley Reconstruction project, #BG250. [Ward 5]

Recommendation:
Adopt the Resolution.

Background:
This project is a full reconstruction of the alley located between Kirkwood Boulevard and East 15th Street from Pershing Avenue to Iowa Street. This alley was identified by Public Works staff to be in poor condition and a strain on maintenance staff. Community & Economic Development staff has performed necessary clearances required by the U.S. Department of Housing and Urban Development (HUD) to qualify these alleys for federal grant funding, including an archeological significance assessment and resident surveys.
The project estimate is $194,583, which includes a contract contingency. Project costs will be paid from the City's Community Development Block Grant (CDBG) funds.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Exhibit	location map

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	11/30/2022 - 2:18 PM
Public Works Committee	Moses, Trish	Approved	11/30/2022 - 2:18 PM
City Clerk	Admin, Default	Approved	11/30/2022 - 3:28 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the CDBG Alley Program: 301 Kirkwood Boulevard to 330 East 15th Street Alley Reconstruction project, #BG250.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa, for the CDBG Alley Program: 301 Kirkwood Boulevard to 330 East 15th Street Alley Reconstruction project; and

WHEREAS, notice of Hearing on plans, specifications, and form of contract was published as required by law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that said plans, specifications, form of contract, and estimate of cost are hereby approved for said CDBG Alley Program: 301 Kirkwood Boulevard to 330 East 15th Street Alley Reconstruction project.

.Passed and approved this 14th day of December, 2022.

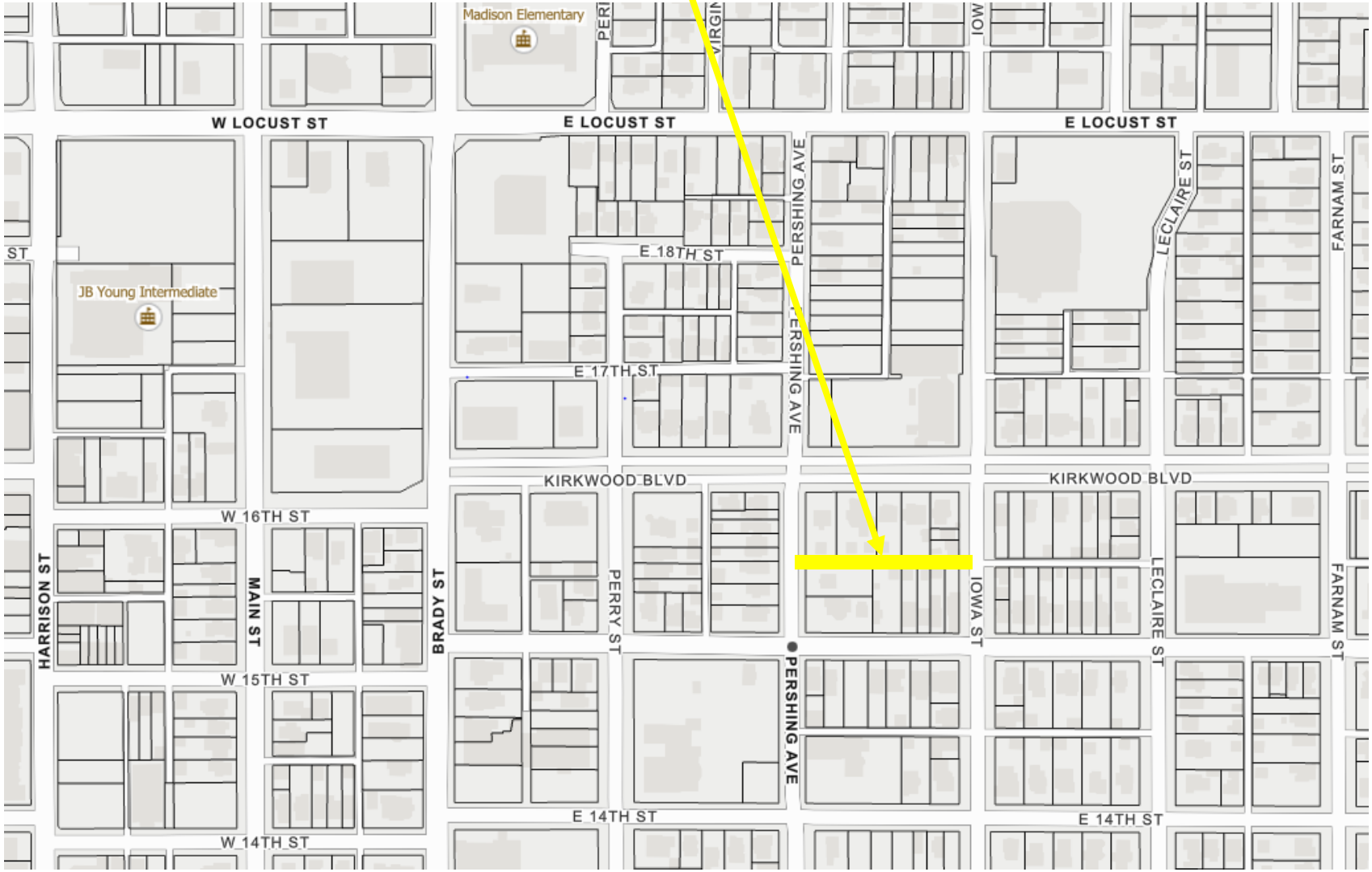
Approved:

Mike Matson
Mayor

Attest:

Brian Krup
Deputy City Clerk

Proposed CDBG-Funded Alley Reconstruction
301 Kirkwood Blvd to 330 E. 15th St



City of Davenport

Department: Public Works - Engineering
Contact Info: Brian Schadt | 563-326-7923

Action / Date
12/14/2022

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the 232 South Marquette Street Sanitary Sewer Separation project, CIP #30057. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
This an item listed on the City's Iowa Department of Natural Recourses Consent Order. In order to comply with current standards, this project will disconnect the floor drains from the storm sewer and connect them to the sanitary sewer system. Work will be completed during the 2023 construction season.

Funding is available through CIP #30057. The estimated project cost is $135,000.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	11/30/2022 - 2:17 PM
Public Works Committee	Moses, Trish	Approved	11/30/2022 - 2:17 PM
City Clerk	Admin, Default	Approved	11/30/2022 - 3:29 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the 232 South Marquette Street Sanitary Sewer Separation project, CIP #30057.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for the 232 South Marquette Street Sanitary Sewer Separation project; and

WHEREAS, notice of Hearing on plans, specifications, and form of contract was published as required by law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the 232 South Marquette Street Sanitary Sewer Separation project.

Passed and approved this 14th day of December, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Nicole Gleason | 563-326-7734

Action / Date
12/14/2022

Subject:
Resolution awarding a contract for the West 43rd Street (Lincoln Avenue to Linwood Avenue) Reconstruction project to Centennial Contractors of the Quad Cities of Moline, Illinois in the amount of $572,814, CIP 35054. [Ward 2]

Recommendation:
Adopt the Resolution.

Background:
An Invitation to Bid was issued on November 8, 2022 and sent to contractors. On November 29, 2022 the Purchasing Division opened and read six (6) responsive and responsible bids. See attached bid tab.

The project will remove and replace the existing concrete pavement on West 43rd Street between Lincoln Avenue and Linwood Avenue with new concrete pavement, subbase, and subdrains.

Centennial Contractors of the Quad Cities was the lowest bidder. They have successfully performed this type of work for the City in the past.

Funding for this project is from CIP #35054 Neighborhood Street Repair Program. These funds come from the sale of General Obligation Bonds.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Bid Tab

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	12/1/2022 - 8:44 AM
Public Works Committee	Moses, Trish	Approved	12/1/2022 - 8:44 AM
City Clerk	Admin, Default	Approved	12/1/2022 - 11:37 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION awarding a contract for the West 43rd Street (Lincoln Avenue to Linwood Avenue) Reconstruction project to Centennial Contractors of the Quad Cities of Moline, Illinois in the amount of $572,814, CIP #35054.

WHEREAS, the City needs to contract for the West 43rd Street (Lincoln Avenue to Linwood Avenue) Reconstruction project; and

WHEREAS, Centennial Contractors of the Quad Cities of Moline, Illinois was the lowest responsive and responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a contract for the West 43rd Street (Lincoln Avenue to Linwood Avenue) Reconstruction project is hereby awarded to Centennial Contractors of the Quad Cities of Moline, Illinois in the amount of $572,814.

Passed and approved this 14th day of December, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: 43rd Street Reconstruction (Re-Issue)

BID NUMBER: 23-38

OPENING DATE: November 29, 2022

FUNDING: 70078683 530350 35054 Neighborhood Street Repair Program

RECOMMENDATION: Award the contract to Centennial Contractors of the Quad Cities of Moline, Illinois

VENDOR NAME	PRICE
Centennial Contractors of the Quad Cities of Moline, IL	**$572,814**
CDMI Concrete Contractors Inc of Port Byron, IL	$602,946
Hawkeye Paving Corporation of Davenport, IA	$642,930
Langman Construction, Inc of Rock Island, IL	$678,012.01
Five Cities Construction Company of Coal Valley, IL	$696,367.50
N.J. Miller, Inc of Bettendorf, IA	$707,101

Approved By Kari Thoren 11/30/2022
Purchasing Date

Approved By Nicole Gleason Nov 30 2022
Dept Director Date

Approved By Brandi Cox 11-30-22
Budget/CIP Date

Approved By Anthony L. Wilmith 11/30/2022
Assist. City Administrator/ CFO Date

City of Davenport

Department: Public Works - Admin
Contact Info: Marla Miller | 563-888-2099

Action / Date
12/14/2022

Subject:
Resolution awarding a contract for a computer aided dispatching/automatic vehicle locator system to ETA Transit Systems of Boca Raton, Florida in an amount not-to-exceed $150,000. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
A Request for Proposals was issued on October 12, 2022 and sent to vendors. October 28, 2022 the Purchasing Division received and opened six (6) responses.

The proposals were evaluated on the following criteria: (1) Proposed pricing - 40%, (2) Hardware and application features - 40%, and (3) Life expectancy and reliability - 20%. Following staff evaluations, it was decided to interview the two firms ranking highest. After interviews, ETA Transit Systems was determined to be the firm that best fits the City's needs and is recommended for award.

The contract will be for a five-year term with three one-year extension options.

The computer aided dispatching and automatic vehicle locator system will provide software to track vehicles in route in real-time and provide a visual mapping display. This system will allow CitiBus to improve route service capabilities and offer a free mobile app to the public.

This contract will be funded through a combination of FTA grant funds and City funds. City funding is from account 51352121 520245.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Bid Tab

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	12/1/2022 - 8:45 AM
Public Works Committee	Moses, Trish	Approved	12/1/2022 - 8:46 AM
City Clerk	Admin, Default	Approved	12/1/2022 - 2:02 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION awarding a contract for a computer aided dispatching/automatic vehicle locator system to ETA Transit Systems of Boca Raton, Florida in an amount not-to-exceed $150,000.

WHEREAS, the City needs to contract for a computer aided dispatching/automatic vehicle locator system; and

WHEREAS, ETA Transit Systems of Boca Raton, Florida was the highest scoring firm to submit a proposal and deemed to best fit the needs of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a contract for a computer aided dispatching/automatic vehicle locator system is hereby awarded to ETA Transit System of Boca Raton, Florida in an amount not-to-exceed $150,000.

Passed and approved this 14th day of December, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
RFP TABULATION

DESCRIPTION: Computer Aided Dispatching (CAD)/Automatic Vehicle Locator (AVL) System

BID NUMBER: 23-33

OPENING DATE: October 28, 2022

FUNDING: 51352121-520245 and FTA Grants

RECOMMENDATION: Award the contract to River Bend Transit of Davenport, Iowa.

VENDOR NAME	Location
ETA Transit Systems	**Boca Raton, FL**
GMV Syncromatics	Los Angeles, CA
Passio Technologies	Atlanta, GA
Strategic Mapping Inc.	Toronto, OH
The Jed Mahonis Group	St Louis Park, MN
TransLoc Inc.	Durham, NC

Approved By Kari Thoren — Purchasing — 11/30/2022 — Date

Approved By Nicole Gleason — Dept Director — Nov 30, 2022 — Date

Approved By Hanna Watt — Budget/CIP — 11/30/2022 — Date

Approved By William S. Gemitt — Assist. City Administrator/ CFO — 11/30/2022 — Date

City of Davenport

Department: Public Works - Engineering **Action / Date**
Contact Info: Amy Kay | 563-327-5160 **12/14/2022**

Subject:
Resolution of acceptance covering an assessment for the FY 2022 Streambank Stabilization project at West 62nd Street and North Elmwood Avenue in accordance with the Streambank Stabilization 50/50 Cost-share Program. [Ward 2]

Recommendation:
Adopt the Resolution.

Background:
Within the City of Davenport, maintenance of streams that flow through private property is considered the responsibility of the property owner. A resident or business owner petitions the City to have their stream bank's stabilized through the 50/50 Cost Share Stream Bank Stabilization Program. This program is an assessment program where half of the total cost to reconstruct or stabilize the stream is paid for by the City and the other half is paid for by the abutting property owners based on the area of their lot affected by the project.

This project was completed at the east-west section of an unnamed tributary to Silver Creek starting from west of North Linwood Avenue just to the west of North Thornwood Avenue between West 62nd and West 63rd Streets.

Work on this project has been satisfactorily completed by the City and a Certificate of Completion will be filed with the deputy clerk as required by the Code of Iowa. The final cost of the work was $75,000 of which the sum of $48,295 shall be assessed against private property within the assessable district.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Kay, Amy	Approved	11/29/2022 - 9:49 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION of acceptance covering an assessment for the FY 2022 Streambank Stabilization project at West 62nd Street and North Elmwood Avenue in accordance with the Streambank Stabilization 50/50 Cost-share Program.

WHEREAS, the engineers have duly filed a certificate in accordance with Section 384.58 of the Code of Iowa, 2022, as amended, showing that they have inspected the completed work for the FY 2022 Streambank Stabilization project at West 62nd Street and North Elmwood Avenue in accordance with the Streambank Stabilization 50/50 Cost-share Program, and that the same has been performed in compliance with the terms of the project plans and specifications and showing the total cost thereof.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that:

Section 1. It is hereby found and determined that the work of constructing the above-named project has been duly and fully completed by the City of Davenport. in accordance with the terms of the project plans and specifications, and the same is hereby accepted and approved.

Section 2. It is hereby found and determined that the total construction cost of said project is in the total amount of $75,000 of which the sum of $48,295 shall be assessed against private property within the assessable district.

Section 3. The amount due to the City of Davenport is hereby ordered paid by the issuance to the Natural Resources Division of anticipatory warrant or warrants, in accordance with Section 384.57 of the Code of Iowa, 2022, as amended, or from such other fund or funds as may be available for that purpose, such warrant or warrants and amounts paid from any such fund or funds to be paid and replaced to the extent possible from the proceeds of special assessments and the sale of special assessment bonds.

Section 4. The engineers are hereby instructed to prepare the final schedule of assessments, as provided in Section 384.59 of the Code of Iowa, 2022, as amended.

Section 5. All resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed, to the extent of such conflict.

Passed and approved this 14th day of December, 2022.

Approved: Attest:

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering **Action / Date**
Contact Info: Brian Schadt | 563-326-7786 **12/14/2022**

Subject:
Resolution approving and adopting preliminary plans and specifications and plats and schedules for the FY 2023 Alley Resurfacing Program. [Wards 3, 5, & 6]

Recommendation:
Adopt the Resolution.

Background:
Costs for the alley program are according to the following percentages.

Residential | 25% property owner/75% City funds
Commercial | 50% property owner/50% City funds

The below alleys have requested to be included in the upcoming program.

1. The east-west residential alley between Elm Street and East High Street from Lorton Avenue to alley end.
2. The east-west residential alley from Kenwood Avenue to Forest Road between East Locust Street and East 18th Street.
3. The north-south residential alley between Bridge Avenue and College Avenue from East Locust Street to Kirkwood Boulevard.
4. The east-west residential alley from Kenwood Avenue to Forest Road between East 18th Street and Middle Road.
5. The north-south residential alley south of Hildreth Street from East 11th Street. (This alley is being removed from the program at the request of 100% of the adjacent owners.)
6. The east-west named commercial alley (Emerson Place) from Pershing Avenue to Iowa Street between East River Drive and East 2nd Street.

During the process, if greater than 50% of the adjacent property owners declare they wish to opt out of the program, that alley will be removed from the program. Alleys removed during the process are eligible to participate in future years. The total estimated cost of these improvements is $600,000.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Objections

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	11/30/2022 - 2:20 PM
Public Works Committee	Moses, Trish	Approved	11/30/2022 - 2:20 PM

City Clerk	Admin, Default	Approved	11/30/2022 - 3:31 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving and adopting preliminary plans and specifications and plats and schedules for the FY 2023 Alley Resurfacing Program.

WHEREAS, this Council has adopted a Preliminary Resolution pursuant to Section 384.42 of the Code of Iowa covering the resurfacing of the following alleys also known as the FY 2023 Alley Resurfacing Program (herein referred to as the "Improvement Project"):

- east-west residential alley between Elm Street and East High Street from Lorton Avenue to alley end
- east-west residential alley from Kenwood Avenue to Forest Road between East Locust Street and East 18th Street
- north-south residential alley between Bridge Avenue and College Avenue from East Locust Street to Kirkwood Boulevard
- east-west residential alley from Kenwood Avenue to Forest Road between East 18th Street and Middle Road
- east-west named commercial alley (Emerson Place) from Pershing Avenue to Iowa Street between East River Drive and East 2nd Street; and

WHEREAS, in accordance with such Preliminary Resolution, the Project Engineers have prepared preliminary plans and specifications, an estimated cost of the work, and plats and preliminary schedules and have filed the same with the Clerk; and

WHEREAS, this Council has determined the valuation of each lot proposed to be assessed for such Improvement Project and such valuations are now shown on the schedules, and this Council deems it advisable that the said preliminary plans and specifications, estimated cost of the work, and plats and preliminary schedules should be approved.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that:

A. the preliminary plans and specifications referred to in the preamble hereof be and the same are hereby approved.

B. the plats and schedules and estimate of cost are hereby ratified and approved.

C. this Council proposes to proceed with the Improvement Project and a proposed Resolution of Necessity shall be prepared in accordance with provisions of the Code of Iowa.

D. all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed.

Passed and approved this 14th day of December, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

Kuzniewicz, Nichole

From: Alexander Kelly <akelly@ruhlcommercial.com>
Sent: Monday, November 28, 2022 11:15 AM
To: Kuzniewicz, Nichole
Cc: Chris Schneider
Subject: [EXT] 2001 E 11th Street - Alley Program

ATTENTION: This is an external email.

Hi Nichole,

Following up on a letter I received on a property I purchased at 2001 E 11th Street, Davenport, IA for the Alley program. Per our phone conversation, my objection is below.

This is my written and formal objection to the alley program improvement of the alley adjacent to 2001 E 11th Street, Davenport, IA 52803.

The other owner on the alley is cc'd on this email as well.

Thanks,

Alex Kelly
Vice President/Director
Licensed Real Estate Broker in Iowa & Illinois
AKelly@RuhlCommercial.com
NAI Ruhl Commercial Company
5111 Utica Ridge Road
Davenport, Iowa 52807
https://www.ruhlcommercial.com/

Cell 309.236.5489
Direct 563.823.5143
Main 563.355.4000
Fax 563.355.4445



NAI Ruhl Commercial Company is the region's leading commercial real estate firm specializing in commercial real estate brokerage, consulting, corporate services, management, development, and maintenance services with offices in the Quad Cities region, and serving Eastern Iowa, Western Illinois and Southwest Wisconsin. We reach markets worldwide with our partnership with NAI Global, the world's only managed network of commercial real estate firms.

DAVENPORT
PUBLIC WORKS

Reference #2022-WDGDZD

Objection to Alley Cost Share Program

Parcel #: E0034-03;

As the owner of the above mentioned parcel(s), I am requesting that my formal **objection** be noted. I understand that if 51% of homeowners object to this assessment that my alley **will not** be included in the current Alley Cost Share Program. If less than 51% of the property owners file this documentation, the alley will proceed to the next step of the program.

Property Owner(s) Name, Printed:	Property Owner(s) Signature:	Date:
[illegible]	[signature]	8/29/22

This form may be returned by mail or email.

Return by mail to: Davenport Public Works, ATTN: Alley Cost Share Program,
1200 E 46th St, Davenport, IA 52807

Return by email to: alleyprogram@davenportiowa.com
Please use the subject Alley Cost Share Objection Form
You should receive an email to confirm receipt of the form. If you do not receive confirmation of receipt within two days, please call 563-326-7784.

City of Davenport

Department: Public Works - Engineering
Contact Info: Amy Kay | 563-327-5160

Action / Date
12/14/2022

Subject:
Resolution authorizing the submission of a Land and Water Conservation Fund Outdoor Recreation Legacy Partnership (ORLP) Program grant application for assistance with the Goose Creek Park Stream Restoration and Access project. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
The City of Davenport is submitting a 2023 Outdoor Recreation Legacy Partnership Program grant application to the Land and Water Conservation Fund. The total project application is estimated at $1,236,800. Grants are matched at a minimum 1:1 ratio and requested grants for project proposals have range in size from $300,000 to $5,000,000.
The City is requesting $618,400 from the program and the City will provide the 1:1 grant match of $618,400.
The ORLP helps urban communities address outdoor recreation deficits by supporting projects in cities and urbanized areas that create new outdoor recreation spaces, reinvigorate already existing parks, and form connections between people and the outdoors. Its main goals are to increase access to Nature's benefits. This project would install improvements at Goose Creek Park that will stabilize the stream section, enhance wildlife habitat, provide safe points of access to the creek for recreation and enhance the existing disk golf course.
The current deadline for the aforementioned grant submission is January 31, 2023.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Kay, Amy	Approved	11/29/2022 - 2:48 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION authorizing the submission of a Land and Water Conservation Fund Outdoor Recreation Legacy Partnership (ORLP) program grant application for assistance with the Goose Creek Park Stream Restoration and Access project.

WHEREAS, the City of Davenport is developing a grant package for submission; and

WHEREAS, the Land and Water Conservation Fund has grant funding available through the Outdoor Recreation Legacy Partnership (ORLP) program to support outdoor recreation opportunities in the area; and

WHEREAS, the stream stabilization and recreation enhancements will reinvigorate the existing Goose Creek Park amenities; and

WHERAS, if the project is awarded funding through the ORLP program totaling 50% of the approved park improvement project costs, the City will match funding of 50% of the total cost estimated at $618,400.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that staff is hereby authorized to submit a grant application to the Land and Water Conservation Fund Outdoor Recreation Legacy Partnership (ORLP) program for assistance with the Goose Creek Park Stream Restoration and Access project.

Passed and approved this 14th day of December, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION authorizing the submission of a Building Resilient Infrastructure and Communities (BRIC) Program grant application to the Federal Emergency Management Agency for assistance with the Water Pollution Control Plant Flood Mitigation | Phase II project.

WHEREAS, the City of Davenport (the "City") is a political subdivision organized and existing under the law and the Constitution of the State of Iowa (the "State"); and

WHEREAS, the City is committed to protecting its critical infrastructure; and

WHEREAS, the City will commit $768,672 (20% of eligible cost) for the project through local funds; and

WHEREAS, the City endorses the application and has estimated the total project cost to be $3,843,360, and the grant request to be $3,074,688.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that staff is hereby authorized to prepare and submit a grant application to the Federal Emergency Management Agency's Building Resilient Infrastructure and Communities (BRIC) Program for assistance with the Water Pollution Control Plant Flood Mitigation | Phase II project in the amount of $3,074,688.

Passed and approved this 14th day of December, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Clay Merritt | 563-888-3055

Action / Date
12/14/2022

Subject:
Resolution authorizing the submission of a Building Resilient Infrastructure and Communities (BRIC) Program grant application to the Federal Emergency Management Agency (FEMA) for assistance with the Water Pollution Control Plant Flood Mitigation | Phase II project. [Ward 1]

Recommendation:
Adopt the Resolution.

Background:
The City of Davenport is submitting a 2022 BRIC grant application to FEMA for construction of the second phase of flood mitigation at the Water Pollution Control Plant. The total project cost is estimated at $3,888,482. The City is requesting $3,584,313 from the program (75% federal share and 10% state share of eligible costs that include construction engineering services, construction and contingency) and the City will provide 15% of the eligible cost; the total City share is estimated at $632,526.

The project will secure the northern perimeter of the Water Pollution Control Plant (WPCP) and Compost Facility by constructing an earthen berm system to the height of three feet over a 500 year flood event, ensuring the plant continues to operate during high water events from the Mississippi River.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	12/1/2022 - 12:09 PM
Public Works Committee	Moses, Trish	Approved	12/1/2022 - 12:09 PM
City Clerk	Admin, Default	Approved	12/1/2022 - 12:55 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION authorizing the submission of a Building Resilient Infrastructure and Communities (BRIC) Program grant application to the Federal Emergency Management Agency for assistance with the Water Pollution Control Plant Flood Mitigation | Phase II project.

WHEREAS, the City of Davenport (the "City") is a political subdivision organized and existing under the law and the Constitution of the State of Iowa (the "State"); and

WHEREAS, the City is committed to protecting its critical infrastructure; and

WHEREAS, the City will commit $632,526 (15% of eligible cost) for the project through local funds; and

WHEREAS, the City endorses the application and has estimated the total project cost to be $3,888,482, and the grant request to be $3,584,313.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that staff is hereby authorized to prepare and submit a grant application to the Federal Emergency Management Agency's Building Resilient Infrastructure and Communities (BRIC) Program for assistance with the Water Pollution Control Plant Flood Mitigation | Phase II project in the amount of $3,584,313.

Passed and approved this 14th day of December, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering
Contact Info: Brian Schadt | 563-326-7923

Action / Date
12/14/2022

Subject:
Resolution of acceptance covering an assessment for the FY 2021 Alley Resurfacing project in accordance with the Alley Cost Share Program, CIP #35038. [Wards 4 & 5]

Recommendation:
Adopt the Resolution.

Background:
Work on this project has been satisfactorily completed by Manatts Inc - Eastern Iowa Division of Camanche, Iowa and an Engineer's Certificate of Completion will be filed with the Deputy Clerk as required by the Code of Iowa. The final cost of the work was $101,701.70 of which the sum of $34,031.96 shall be assessed against private property within the assessable district.

Alley Resurfacing Location #1 – The "tee" shaped alley bordered by 16th Street on the north, Myrtle Street on the east, 15th Street on the south, and Marquette Street on the west had the surface milled by 2 inches and replaced with 2" of asphalt.

Alley Resurfacing Location #2 – The north/south alley between Pershing Avenue and Iowa Street, bordered by Garfield Street on the north and Columbia Avenue on the south, had the surface milled by 2 inches and replaced with 2" of asphalt.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Engineer's Certification of Completion

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	11/30/2022 - 2:17 PM
Public Works Committee	Moses, Trish	Approved	11/30/2022 - 2:17 PM
City Clerk	Admin, Default	Approved	12/1/2022 - 2:04 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION of acceptance covering an assessment for the FY 2021 Alley Resurfacing project in accordance with the Alley Cost Share Program, CIP #35038.

WHEREAS, the engineers have duly filed a certificate in accordance with Section 384.58 of the Code of Iowa, 2022, as amended, showing that they have inspected the completed work for the 2021 Alley Resurfacing project, CIP #35038, and that the same has been performed in compliance with the terms of the project plans and specifications and showing the total cost thereof.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa that:

Section 1. It is hereby found and determined that the work of constructing the above-named project has been duly and fully completed by Manatts Inc – Eastern Iowa Division of Camanche, Iowa in accordance with the terms of the project plans and specifications, and the same is hereby accepted and approved.

Section 2. It is hereby found and determined that the total construction cost of said project is in the total amount of $101,701.70 of which the sum of $34,031.96 shall be assessed against private property within the assessable district.

Section 3. The amount due to Manatts Inc – Eastern Iowa Division is hereby ordered paid by the issuance to Manatts Inc – Eastern Iowa Division of anticipatory warrant or warrants, in accordance with Section 384.57 of the Code of Iowa, 2022, as amended, or from such other fund or funds as may be available for that purpose, such warrant or warrants and amounts paid from any such fund or funds to be paid and replaced to the extent possible from the proceeds of special assessments and the sale of special assessment bonds.

Section 4. The engineers are hereby instructed to prepare the final schedule of assessments, as provided in Section 384.59 of the Code of Iowa, 2022, as amended.

Section 5. All resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed, to the extent of such conflict.

Passed and approved this 14th day of December, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

DAVENPORT
PUBLIC WORKS

ENGINEER'S CERTIFICATE OF COMPLETION FOR:

2021 Alley Resurfacing Program
(W 15th St. and Iowa St. Alleys)

I, Nichole Kuzniewicz, hereby certify that I acted as engineer on behalf of the City of Davenport, Iowa, in connection with the above titled project; and that I, in conjunction with the project manager, Michael Kramer, have made a final inspection of the completed project and have found it to be in reasonable compliance with all terms and particulars of the contract between the City of Davenport and Manats, Inc. with the following listed exceptions:

None

In addition, I have agreed that the total cost of said improvement is $101,701.70.

Nichole Kuzniewicz
Engineering
Public Works Department
City of Davenport, Iowa

City of Davenport

Department: Public Works - Engineering **Action / Date**
Contact Info: Brian Schadt | 563-326-7923 **12/14/2022**

Subject:
Resolution accepting the storm sewer and pavement associated with Scrabble Addition. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
Scrabble Addition (Amazon) is located north of Interstate 80 and west of Division Street. The developer is Seefried Properties of Atlanta, Georgia. The plans for the subdivision were prepared by Shive-Hattery of Bettendorf, Iowa. The paving and storm sewer was constructed by Valley Construction Company of Rock Island, Illinois. The development did not include any public sanitary sewer.

This Resolution is accepting paving and storm sewer for Research Parkway including three round-a-bouts. There are 23,481 square yards of PCC pavement; 4,790 feet of various sized storm sewer; 38 storm water intakes; and 9 storm sewer intakes. Also included is 236' (118' each) of twin 14' X 8' pre-cast culvert with two headwalls.

Davenport Public Works has inspected the work and found it to be acceptable according to City of Davenport specifications. The storm sewer and pavement has been satisfactorily completed and are hereby formally accepted, and, as of this date, considered public infrastructure.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	11/30/2022 - 2:21 PM
Public Works Committee	Moses, Trish	Approved	11/30/2022 - 2:22 PM
City Clerk	Admin, Default	Approved	12/1/2022 - 2:05 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION accepting the storm sewer and pavement associated with Scrabble Addition.

WHEREAS, Scrabble Addition has been developed by Seefried Properties of Atlanta, Georgia; and

WHEREAS, 1,926 linear feet of 18"; 1,273 linear feet of 24"; 913 linear feet of 36", and 678 linear feet of 42" storm sewer was constructed along with 38 stormwater intakes, 9 storm sewer manholes, and 2 flared end sections by Valley Construction Company of Rock Island, Illinois; and

WHEREAS, 236' (118' each) of twin 14' X 8' pre-cast culvert with 2 headwalls were constructed by Valley Construction Company; and

WHEREAS, 23,481 square yards of paving including Research Parkway and three roundabouts were constructed by Valley Construction Company; and

WHEREAS, the installation of storm sewer and paving has been satisfactorily completed, and the City has four-year maintenance bonds on file in the amount of $5,298,695 (sewer and paving).

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Scrabble Addition site improvements, which storm sewer and paving constructed by Valley Construction Company of Rock Island, Illinois, having been satisfactorily completed, are hereby formally accepted.

Passed and approved this 14th day of December, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering **Action / Date**
Contact Info: Brian Schadt | 563-326-7923 **12/14/2022**

Subject:
Resolution accepting the sanitary sewer, storm sewer, and pavement associated with Katie's Eastern Avenue Addition. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
Katie's Eastern Avenue Addition is located along the east side of Eastern Avenue between 58th Street and 60th Street. The developer is C&L Plaza of Davenport, Iowa. The plans for the subdivision were prepared by Townsend Engineering of Davenport, Iowa. The construction of the paving, storm sewer, and sanitary sewer was completed by KE Flatwork, Inc of Eldridge, Iowa.

This subdivision included 9,763 square yards of 7" concrete pavement constructed in East 59th Court, Katie Court, and Indigo Avenue. 22 new storm sewer structures and 1,890 linear feet of new storm sewer, 2,269 linear feet of new sanitary sewer and 10 new sanitary sewer manholes. The contractor also installed new sanitary laterals to serve the development.

Davenport Public Works has inspected the work and found it to be acceptable according to City of Davenport specifications. The sanitary sewer, storm sewer, and pavement has been satisfactorily completed and is hereby formally accepted, and, as of this date, considered public infrastructure.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	11/30/2022 - 2:21 PM
Public Works Committee	Moses, Trish	Approved	11/30/2022 - 2:21 PM
City Clerk	Admin, Default	Approved	12/1/2022 - 2:05 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION accepting the sanitary sewer, storm sewer, and pavement associated with Katie's Eastern Avenue Addition.

WHEREAS, Katie's Eastern Avenue Addition has been developed by C&L Plaza of Davenport, Iowa; and

WHEREAS, 2,269 linear feet of 8" sanitary sewer main and 10 new sanitary manholes were constructed by KE Flatwork, Inc of Eldridge, Iowa; and

WHEREAS, 902 linear feet of 15", 168 of 18", 305 of 24", and 515 of 36" storm sewer, and 22 new storm intakes were constructed by KE Flatwork, Inc of Eldridge, Iowa; and

WHEREAS, 9,763 square yards of 7" concrete pavement was constructed in East 59th Court, Katie Court, and Indigo Avenue by KE Flatwork, Inc of Eldridge, Iowa; and

WHEREAS, the installation of sanitary sewer, storm sewer, and paving have been satisfactorily completed, and the City has four-year maintenance bonds on file in the amount of $1,000,167 (combined sewer and paving).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the Katie's Eastern Avenue Addition site improvements, which storm sewer, sanitary sewer, and paving constructed by KE Flatwork, Inc of Eldridge, Iowa, having been satisfactorily completed, are hereby formally accepted.

Passed and approved this 14th day of December, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering
Contact Info: Brian Schadt | 563-326-7923

Action / Date
12/14/2022

Subject:
Resolution accepting work completed under the Hillandale Road and Research Parkway Intersection project by Hawkeye Paving Corporation of Davenport, Iowa in the amount of $518,684.77, CIP #35058. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
This project included construction of traffic signals and related street improvements at the intersection of Hillandale Road and Research Parkway. This was the first bid package related to the Amazon development in the Eastern Iowa Industrial Center. These projects are designed to improve and maintain traffic flow making ready for the anticipated volume increase created by the development. The project was eligible for a State of Iowa Revitalize Iowa's Sound Economy "RISE" grant. The RISE grant refunded the City for eligible project costs.

The project was completed in accordance with the City of Davenport and Iowa DOT requirements with a final amount of $518,684.77 from account #35058.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	11/30/2022 - 2:20 PM
Public Works Committee	Moses, Trish	Approved	11/30/2022 - 2:21 PM
City Clerk	Admin, Default	Approved	11/30/2022 - 4:31 PM

Resolution No. _____

RESOLUTION offered by Alderman Dunn.

RESOLVED by the City of Davenport, Iowa.

RESOLUTION accepting work completed under the Hillandale Road and Research Parkway Intersection project by Hawkeye Paving Corporation of Davenport, Iowa in the amount of $518,684.77.

WHEREAS, the City entered into a contract with Hawkeye Paving Corporation of Davenport, Iowa for the Hillandale Road and Research Parkway Intersection; and

WHEREAS, work on the project has been satisfactorily completed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that work completed under the Hillandale Road and Research Parkway Intersection project by Hawkeye Paving Corporation of Davenport, Iowa in the amount of $518,684.77 is hereby accepted.

Passed and approved this 14th day of December, 2022

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering
Contact Info: Brian Schadt | 563-326-7923

Action / Date
12/14/2022

Subject:
Resolution accepting work completed under the Emeis ADA Access Improvements project by Hawkeye Paving Corporation of Davenport, Iowa in the amount of $182,006.25, CIP #64071. [Ward 1]

Recommendation:
Adopt the Resolution.

Background:
This sidewalk project connects parking areas with the pavilion, playground, concession stand, and each dugout of the four ball diamonds. The project effectively brings Emeis Park into compliance with the Americans with Disabilities Act (ADA). The total project cost was $182,006.25, which was funded by Capital Improvements Program funds for park amenities, using General Obligation Bond proceeds.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	11/30/2022 - 2:18 PM
Public Works Committee	Moses, Trish	Approved	11/30/2022 - 2:19 PM
City Clerk	Admin, Default	Approved	11/30/2022 - 4:52 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION accepting work completed under the Emeis ADA Access Improvements project by Hawkeye Paving Corporation of Davenport, Iowa in the amount of $182,006.25, CIP #64071.

WHEREAS, the City entered into a contract with Hawkeye Paving Corporation of Davenport, Iowa for the Emeis ADA Access Improvements project; and

WHEREAS, the project installed sidewalks to connect parking areas with the pavilion, playground, concession stand, dugouts, and spectator areas in the park; and

WHEREAS, the new sidewalks bring the park into compliance with the Americans with Disabilities Act (ADA); and

WHEREAS, the final cost of the contract was $182,006.25; and

WHEREAS, the work of constructing the above-named project has been duly and fully completed by the contractor in accordance with the terms of the contract.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that work completed under the Emeis ADA Access Improvements project by Hawkeye Paving Corporation of Davenport, Iowa in the amount of $182,006.25 is hereby accepted.

Passed and approved this 14th day of December, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Kevan Oliver | 563-327-5199

Action / Date
12/14/2022

Subject:
Resolution accepting work completed under the FY 2021 Contract Sewer Repair Program by Hometown Plumbing and Heating Company of Davenport, Iowa in the amount of $524,582.06, CIP #30053 and #33001. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
This program is to repair damages to sewer infrastructure by contract. All work has been satisfactorily completed. The total cost was $524,582.06.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	11/30/2022 - 2:19 PM
Public Works Committee	Moses, Trish	Approved	11/30/2022 - 2:20 PM
City Clerk	Admin, Default	Approved	12/1/2022 - 2:03 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION accepting work completed under the FY 2021 Contract Sewer Repair Program by Hometown Plumbing and Heating Company of Davenport, Iowa in the amount of $524,582.06, CIP #30053 and #33001.

WHEREAS, the City of Davenport entered into a contract with Hometown Plumbing and Heating Company for sewer repair work; and

WHEREAS, the final cost of the repairs performed under this contract was $524,582.06; and

WHEREAS, the sewer repair work performed under the above-named program has been duly and fully completed by the contractor in accordance with the terms of the contract.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that work completed under the FY 2021 Contract Sewer Repair Program by Hometown Plumbing and Heating Company of Davenport, Iowa in the amount of $524,582.06 is hereby accepted.

Passed and approved this 14th day of December, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering **Action / Date**
Contact Info: Brian Schadt | 563-326-7923 **12/14/2022**

Subject:
Motion accepting work completed under the Riverfront Trail Patching project by Hawkeye Paving Corporation of Davenport, Iowa in the amount of $79,675.90, CIP #28030. [Wards 3 & 6]

Recommendation:
Pass the Motion.

Background:
This project repaired targeted portions of the riverfront recreational trail. Specifically, an area adjacent to River Heritage Park and several locations between Mound Street and McClellan Boulevard were patched using concrete. The total project cost was $79,675.90 which was funded in the Capital Improvement Program using General Obligation Bond proceeds.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	11/30/2022 - 12:38 PM
Public Works Committee	Moses, Trish	Approved	11/30/2022 - 12:38 PM
City Clerk	Admin, Default	Approved	11/30/2022 - 12:54 PM

City of Davenport

Department: Public Works Committee **Action / Date**
Contact Info: Marla Miller | 563-888-2099 **12/14/2022**

Subject:
Motion approving Change Order #1 with Gillig, Inc of Livermore, California in the amount of $84,165 for the purchase of three diesel buses. [All Wards]

Recommendation:
Pass the Motion.

Background:
The initial cost for three (3) diesel buses from Gillig, Inc was provided by a federal grant however additional line items resulted in this change order in the amount of $84,165. The base bid price for the bus purchase came from a State bid that did not include additional amenities necessary such as a wheelchair restraint system, surveillance video equipment, driver awareness system, and voice annunciators. Funding for this change order is from additional federal assistance, and the overall purchase remains within the approved budget.

CONTRACT SUMMARY:

Original Contract: $1,355,670
Change Order #1: $ 84,163
Amended Contract Amount $1,439,835

REVIEWERS:

Department	Reviewer	Action	Date
Public Works Committee	Miller, Marla	Approved	11/30/2022 - 7:14 AM

City of Davenport

Department: Public Works - Admin
Contact Info: Clay Merritt | 563-888-3055

Action / Date
12/14/2022

Subject:
Motion approving Change Order #2 to OPN Architects of Cedar Rapids, Iowa in the amount of $66,861 for the Fairmount Community Center project, ARP #09. [Ward 1]

Recommendation:
Pass the Motion.

Background:
On January 12, 2022, the City awarded a contract for architectural and engineering services to OPN Architects in the amount of $200,000 for the design of the Fairmount Community Center. The design contract was originally based on a construction value of $2,000,000; since that time the construction value has increased, which correspondingly increases the design contract.

CONTRACT SUMMARY:

Original Contract Amount	$200,000 (Approved)
Change Order #1	$ 8,000 (Approved)
Change Order #2	$ 66,681 (Pending)
Total Amended Contract	$274,861

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	12/1/2022 - 12:22 PM
Public Works Committee	Moses, Trish	Approved	12/1/2022 - 12:22 PM
City Clerk	Admin, Default	Approved	12/1/2022 - 2:06 PM

City of Davenport

Department: Public Works - Admin
Contact Info: Dan Miers | 563-326-7877

Action / Date
12/14/2022

Subject:
Motion awarding a contract for the Digester Withdraw Pipe Replacement project to Hometown Mechanical of Davenport, Iowa in the amount of $74,985. [Ward 1]

Recommendation:
Pass the Motion.

Background:
An Invitation to Bid was issued on November 14, 2022 and sent to contractors. On November 30, 2022 the Purchasing Division opened and read one (1) responsive and responsible bid. See attached bid tab.

Hometown Mechanical was the lowest bidder. They have successfully performed this type of work for the City in the past.

The current pipe has deteriorated/failed and broken under ground. It is leaking digested sludge to the ground and back into the digester tunnel through a conduit junction box. This pipe replacement will correct this issue.

Funding for this project is from accounts 51151975 530319 WPCP Building Improvements and 51151975 520225 WPCP Maintenance.

ATTACHMENTS:

	Type	Description
🗋	Cover Memo	Bid Tab

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	12/1/2022 - 12:11 PM
Public Works Committee	Moses, Trish	Approved	12/1/2022 - 12:11 PM
City Clerk	Admin, Default	Approved	12/1/2022 - 1:42 PM

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: Digester Withdraw Pipe Replacement – Water Pollution Control Plant

BID NUMBER: 23-40

OPENING DATE: November 30, 2022

FUNDING: 51151975 530319 WPCP Building Improvements

RECOMMENDATION: Award the contract to Hometown Mechanical of Davenport, Iowa

VENDOR NAME	PRICE
Hometown Mechanical of Davenport, IA	$74,895

Approved By Kari Thoren 11/30/2022
Purchasing Date

Approved By Nicole Gleason Nov 30, 2022
Dept Director Date

Approved By Dana Watt 11/30/2022
Budget/CIP Date

Approved By William S. Wermitt 11/30/2022
Assist. City Administrator/ CFO Date

City of Davenport

Department: Finance
Contact Info: Kelley Shook | 563-888-3379

Action / Date
12/14/2022

Subject:
Resolution approving the renewal of cyber liability insurance for CY 2023 with Beazley Breach Response, underwritten by Lloyd's of London, in the amount of $156,853. [All Wards]

Recommendation:
Pass the motion.

Background:
The City has established a Risk Management Fund to account for various insurance premiums, claims, and administrative costs for the Risk Management program. One type of insurance included in this fund is for cyber liability protection.

It has been the practice of the City to contract with Arthur J. Gallagher & Company to serve as the agent/broker for this insurance policy. The agent/broker is paid by a combination of policy commissions. The role of the agent/broker is to make recommendations for policy enhancements and to negotiate with the various insurance markets on the City's behalf. The goal is to find the most cost-effective coverages to minimize overall risk exposure with stable insurance firms capable of handling the specialized needs of a municipal government. The overall premium for the City's cyber liability insurance increased from $141,652.50 to $156,853. The increase is due to the fact that cyber insurance is still relatively new to the insurance marketplace and because of a dramatic increase in cyber crime. Although the City of Davenport has not been directly affected, other entities have endured losses, which drives up the costs dramatically across the board.

Attached are documents labeled "Cyber Quote" which shows the breakdown of coverage, "Cyber Invoice" which shows the total amount due, and "Updated Schedule of Insurance in Force" reflects the cyber liability policy renewal.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution
Backup Material	Updated Schedule of Insurance In Force
Backup Material	Cyber Quote
Backup Material	Cyber Invoice

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	12/1/2022 - 9:08 AM
Finance Committee	Merritt, Mallory	Approved	12/1/2022 - 9:08 AM
City Clerk	Admin, Default	Approved	12/1/2022 - 11:56 AM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving the renewal of cyber liability insurance for CY 2023 with Beazley Breach Response, underwritten by Lloyd's of London, in the amount of $155,000.

WHEREAS, the City of Davenport must renew cyber liability insurance coverage effective November 29, 2022 for CY 2023.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the renewal of cyber liability insurance for CY 2023 with Beazley Breach Response, underwritten by Lloyd's of London, in the amount of $155,000 is hereby approved in accordance with the Schedule of Insurance in Force.

Passed and approved this 14th day of December, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

CITY OF DAVENPORT

SCHEDULE OF INSURANCE IN FORCE
JULY 1, 2022 thru JUNE 30, 2023

COVERAGE	COMPANY	PREMIUM FY2023	POLICY NUMBER	EXPIRATION DATE	AMOUNT OF COVERAGE	COINSURANCE OR DEDUCTIBLE
PROPERTY						
City Buildings	Federal Insurance Co. of CHUBB	$496,738	36055465	7/1/23	$300,000,000	$100,000
Contents & Fixed Equipment	Federal Insurance Co. of CHUBB	Included Above	"	"	Included Above	$100,000
Stored Vehicles	Federal Insurance Co. of CHUBB	Included Above	"	"	Included Above	$100,000
Boiler & Machinery	Cincinnati Insurance Company	$23,880	BEP2664904	7/1/23	$25,000,000	$25,000
Transit Center (50% billed to EICC)	Cincinnati Insurance Company	$11,129	ENP0029100	7/1/23	$6,544,561	$1,000
Employee Dishonesty/Crime	Travelers Casualty & Surety Co.	$4,200	106682997	1/31/23	$1,000,000	$10,000
Hull Physical Damage	Travelers Casualty & Surety Co.	$4,246	13S3915118	7/1/23	$178,182	$10,000
Fire Truck Physical Damage Coverage	PESLIC	Included Below	64-A3-EX-0000060-00	7/1/23	Actual Cash Value	$75,000
Fire Boat House	Travelers Casualty & Surety Co.	$7,028	ZPD31M6648A18	7/1/23	$250,000	$25,000
Excess Flood Insurance	Trisura Specialty	$73,568	RST-0000020-01	2/12/23	$3,000,000	$500,000
Active Shooter-Malicious Attack	Underwriters at Lloyds, London	$47,485	UTS2563929.21	2/10/23	$3,000,000	No Deductible
Fine Arts	XL Catlin	$15,000	UM00069766SP18A	10/3/23	20,000,000	$2,500/5,000
Mississippi Lofts (40% Billed to PHM)	American Family Insurance	$30,597	14X6-1141-03-62-BLBK-IA	11/1/22	$1,000,000	$10,000
Mississippi Lofts Equipment Breakdown	The Hartford Steam Boiler	$1,971	FBP2352869	11/10/22	$19,320,000	$1,000
Scatter Sites & Heritage House	AHRMA	$13,406	AHR1989060101	1/1/23	$17,801,864	$1,000
Flood (various locations)	NFIP/Selective	$112,500	Various	Various	Various	Various
LIABILITY						
GL/LAW/EBL/TERRORISM	PESLIC $10M limit	$514,695	64-A3-EX-0000060-00	7/1/23	$10,000,000	$500,000
Public Officials (City)	PESLIC	Included Above	"	"	Included Above	$500,000
Claims Handling E&O	PESLIC	Included Above	"	"	Included Above	$500,000
Airport	Commerce & Industry Ins Co	$7,082	AP003790418	7/1/23	$5,000,000	No Deductible
Public Official Bond (M. Merritt)	Travelers Casualty & Surety Co.	$5,436	107282958	6/22/23	$5,000,000	No Deductible
Public Offical Bond (B. Gerlach)	Travelers Casualty & Surety Co.	$6,040	107417772	4/1/23	$5,000,000	No Deductible
Public Offical Bond (J. Odean)	Travelers Casualty & Surety Co.	$6,040	106684017	1/31/23	$5,000,000	No Deductible
Drone Liaiblity	Cincinnati Speciality Underwriters	$646	171840	7/1/23	$1,000,000	$1,000
Cyber Liability	Beazley Breach Response	$156,853	W25630180101	11/29/23	$3,000,000	$250,000
Liquor Liability	Illinois Casualty Company	$1,427	LL106634	7/1/23	$1,000,000	No Deductible
Housing Authority (inc. Public Officials)	AHRMA	$9,157	AHR1989060101	1/1/23	$2,000,000	$1,000/$5,000 (Admin/Judicial
Mississippi Lofts (40% Billed to PHM)	American Family Insurance	$39,035	14X6-1141-02-64-CLXS-IA	11/1/22	$3,000,000	$10,000
WORKERS' COMPENSATION						
Excess Workers' Compensation	Midwest Employers Casualty Co.	$175,591	EWC008321	7/1/23	Statutory	$2,000,000

City has Terrorism Coverage under Liability and WC.

beazley

BEAZLEY BREACH RESPONSE QUOTE

QUOTE ISSUED: 20-Oct-2022

Renewal of: W25630210401

Risk Placement Services - Chicago, IL
Taylor Brinkerhoff
525 W. Van Buren Street
Ste 1325
Chicago, IL 60607-3854

RE: City of Davenport
INSURANCE QUOTE: BEAZLEY BREACH RESPONSE

Dear Taylor,

We are pleased to offer the following quote for the above captioned account.

This quote is through a non-admitted insurance carrier on whose behalf we are authorized to act. Compliance with applicable laws including filings and payment of taxes and fees is the responsibility of the insured, the insurance agent or insurance broker. If coverage is bound, please advise the license number of the producer making the filing.

This quote is strictly conditioned upon no material change in risk occurring between the date of this letter and the inception date of the proposed policy (including but not limited to any claim or notice of circumstances which may reasonably be expected to give rise to a claim under any policy of which the policy being proposed by this letter is a renewal or replacement). In the event of such change of risk, the Insurer may in its sole discretion, whether or not this offer has already been accepted by the Insured, modify and/or withdraw this offer.

For additional information on this product offering, please access our marketing materials and our Cyber Services.

Please be advised that if coverage is bound, premium must be remitted by the due date on the invoice.

Thank you for the opportunity to quote.

Best Regards,

Kyle Mangold
Beazley Group
333 West Wacker Drive, Suite 1400
Chicago,IL 60606
t: +1 770 351 1798
e: kyle.mangold@beazley.com

INSURED: City of Davenport

This quote will remain in effect until 29-Nov-2022.

COVERAGE SCHEDULE (Currency in USD)		
LIMITS	**OPTION #1**	**OPTION #2**
Breach Response		
Notified Individuals:	500,000	500,000
Legal, Forensic & Public Relations/Crisis Mgmt:	$1,000,000	$1,000,000
THE BREACH RESPONSE LIMITS ABOVE ARE IN ADDITION TO THE POLICY AGGREGATE LIMIT OF LIABILITY		
Policy Aggregate Limit of Liability:	$3,000,000	$3,000,000
Additional Breach Response Limit		
Additional Breach Response Limit:	$3,000,000	$3,000,000
First Party Loss		
Business Interruption Loss:		
Resulting from Security Breach	$3,000,000	$3,000,000
Resulting from System Failure	$3,000,000	$3,000,000
Dependent Business Loss:		
Resulting from Dependent Security Breach:	$1,000,000	$1,000,000
Resulting from Dependent System Failure	$1,000,000	$1,000,000
Cyber Extortion Loss	$3,000,000	$3,000,000
Data Recovery Costs	$3,000,000	$3,000,000
Liability		
Data & Network Liability	$3,000,000	$3,000,000
Regulatory Defense & Penalties	$3,000,000	$3,000,000
Payments Cards Liabilities & Costs	$3,000,000	$3,000,000
Media Liability	$3,000,000	$3,000,000
eCrime		
Fraudulent Instruction	$250,000	$250,000
Funds Transfer Fraud	$250,000	$250,000
Telephone Fraud	$250,000	$250,000
Criminal Reward		
Criminal Reward	$50,000	$50,000
RETENTIONS	**OPTION #1**	**OPTION #2**
Breach Response		
Legal, Forensic & Public Relations/Crisis Mgmt	$150,000; $100,000 for Legal	$250,000; $200,000 for Legal
Each Incident, Claim or Loss	$250,000	$500,000
PREMIUM	$155,000	$144,150

INSURED: City of Davenport

This quote will remain in effect until 29-Nov-2022.

GENERAL INFORMATION

Quote Effective Until:	29-Nov-2022
Broker:	Taylor Brinkerhoff Risk Placement Services - Chicago, IL 525 W. Van Buren Street Ste 1325 Chicago, IL 60607-3854
Named Insured:	City of Davenport 226 W. 4th St. Davenport, IA 52801
Insurer:	Syndicate 2623/623 at Lloyd's (Non-Admitted)
Underwriter:	Kyle Mangold +1 770 351 1798 kyle.mangold@beazley.com

POLICY INFORMATION

Policy Period:	From: 29-Nov-2022 To: 29-Nov-2023 Both at 12:01 a.m. Local Time at the Named Insured Address
Continuity Date:	29-Nov-2018
Optional Extension Period:	12 Months
Optional Extension Premium:	100% of the Annual Policy Premium
Notified Individuals Threshold:	100 Notified Individuals
Waiting Period:	10 Hours
Commission:	20.00% of the Policy Premium
Policy Form:	Beazley Breach Response (F00653 112017 ed.) with BBR Information Pack

This policy provides coverage, for no additional charge, for loss arising out of "Certified Acts of Terrorism", as that term is defined in The Terrorism Risk Insurance Act of 2002, as amended. See your policy for complete information regarding this coverage.

INSURED: City of Davenport

This quote will remain in effect until 29-Nov-2022.

SUBJECTIVITIES

In accordance with your request for a proposal and based on the information submitted, this quote is provided, subject to receipt, favorable review and written acceptance of the following information:

1. Completed, signed and dated Beazley Operational Technology application - *Terms are subject to favorable responses*

In order to complete the underwriting process, we require that you send us any additional information requested above. We are not required to bind prior to our receipt and underwriting approval of the above information. However, if we do bind coverage prior to such approval, the terms and conditions as indicated could be amended until such receipt and acceptance.

ENDORSEMENTS EFFECTIVE AT INCEPTION

1.	E11290032018	GDPR Cyber Endorsement
2.	E11294032018	Amend Data Recovery Costs
3.	E10944032019	Post Breach Remedial Services Endorsement
4.	E12968052019	Cryptojacking Endorsement • Note: *$250,000 sublimit*
5.	E12967052019	Voluntary Shutdown Coverage
6.	E10675012019	Contingent Bodily Injury Endorsement with Sublimit • Note: *$250,000 sublimit*
7.	E12604012019	Amend Definition of Data
8.	E11783072018	Computer Hardware Replacement Costs • Note: *$250,000 sublimit*
9.	E06799112017	Amend Definition of Fraudulent Instruction
10.	E13915052020	Employee Device Endorsement
11.	E13038062019	Reputation Loss • Note: *$1,000,000 sublimit*
12.	E11848072018	Invoice Manipulation Endorsement • Note: *$100,000 sublimit*
13.	E11122012018	Cap on Losses Arising out of Certified Acts of Terrorism
14.	E10602112017	War and Civil War Exclusion
15.	E13372092019	State Consumers Privacy Statutes Endorsement
16.	E10595112017	Asbestos, Pollution, and Contamination Exclusion Endorsement
17.	E06928082020	Policyholder Disclosure Notice of Terrorism Insurance Coverage
18.	SCHEDULE2022	Lloyd's Security Schedule 2022
19.	NMA1477	Radioactive Contamination Exclusion Clause-Liability-Direct (U.S.A.)
20.	NMA1256	Nuclear Incident Exclusion Clause - Liability -Direct (Broad) (U.S.A.)

This quote will remain in effect until 29-Nov-2022.

21.	E02804032011	Sanction Limitation and Exclusion Clause
22.	BSLMUNMA2868	Lloyd's Certificate - No policy language
23.	E10596122019	Choice of Law and Service of Suit • Note: *Choice of Law: New York*

Arthur J. Gallagher Risk Management Services, Inc.
220 Emerson Place, Suite 200
Davenport, IA 52801

Phone: (563)322-3521 **Fax:** (563)322-1046

VANCA1

Invoice # 4490549	1 of 1
ACCOUNT NUMBER	DATE
DAVENPO-01	11/17/2022
BALANCE DUE ON	AMOUNT DUE
11/29/2022	$156,853.00

City of Davenport
226 West Fourth Street
Davenport, IA 52801

Gallagher
Insurance | Risk Management | Consulting

Interested in convenient installment payments for your premium?
Contact your client service manager today for premium financing options.

Cyber Liability PolicyNumber: W25630220501 Company: Underwriters at Lloyd's, London Effective: 11/29/2022 to 11/29/2023

Item #	Trans Eff Date	Due Date	Trans	Description	Amount
29093376	11/29/2022	11/29/2022	RENB	22-23 Cyber Liability Premium	$155,000.00
29093382	11/29/2022	11/29/2022	CFEE	Broker Fee - RPS	$300.00
29093384	11/29/2022	11/29/2022	SLTX	Surplus Lines Taxes	$1,553.00
				Total Invoice Balance:	**$156,853.00**

Please return this portion with your payment. Include your invoice number on your remittance to expedite processing.

VANCA1

City of Davenport
226 West Fourth Street
Davenport, IA 52801

Invoice # 4490549	
ACCOUNT NUMBER	DATE
DAVENPO-01	11/17/2022
BALANCE DUE ON	AMOUNT DUE
11/29/2022	$156,853.00
AMOUNT PAID	

Please send your remittance to:

Arthur J. Gallagher Risk Management Services, Inc.
39735 Treasury Center
Chicago, IL 60694-9700

*** SAVE TIME AND MONEY! PAY THIS INVOICE ONLINE AT WWW.AJG.COM/EZPAY. ***

Gallagher
Insurance | Risk Management | Consulting

City of Davenport

Department: Human Resources **Action / Date**
Contact Info: Alison Fleming | 563-326-7750 **12/14/2022**

Subject:
Resolution awarding a one-year contract for the purchase of specific and aggregate stop loss insurance to Reliastar Life Insurance Company/VOYA Financial in the amount of $1,044,808 and authorizing the Assistant City Administrator/CFO to sign any related agreements. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
Stop loss insurance is required by state law and purchased to limit the City's exposure to potential large medical and prescription claims. When expenses exceed the specific stop loss amount for an individual and/or the total claim expenses exceed the aggregate stop loss for the plan, the carrier will assume responsibility for the remaining expenses.

City staff and the City's benefits consultant, Assured Partners, reviewed the proposed renewal from the City's current carrier Reliastar Life Insurance Company/VOYA Financial, and has recommended its acceptance.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Exhibit	Exhibit

REVIEWERS:

Department	Reviewer	Action	Date
Human Resources	Merritt, Mallory	Approved	12/1/2022 - 9:46 AM
Finance Committee	Merritt, Mallory	Approved	12/1/2022 - 9:47 AM
City Clerk	Merritt, Mallory	Approved	12/1/2022 - 9:47 AM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION awarding a one-year contract for the purchase of specific and aggregate stop loss insurance to Reliastar Life Insurance Company/VOYA Financial in the amount of $1,044,808 and authorizing the Assistant City Administrator/CFO to sign any related agreements.

WHEREAS, the City of Davenport must purchase specific and aggregate stop loss insurance coverage for medical and prescription claims effective January 1, 2023 through December 31, 2023; and

WHEREAS, the coverage and cost proposals were requested and evaluated from the marketplace.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a contract for the purchase of specific and aggregate stop loss insurance in the amount of $1,044,808 is hereby awarded to Reliastar Life Insurance Company/VOYA Financial and the Assistant City Administrator/CFO is hereby authorized to sign any related agreements.

Passed and approved this 14th day of December, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport | Renewal Analysis 2023

	2019	2020	2021	2022	2023 Renewal
Vendor	**High Mark**	**TM HCC**	**TM HCC**	**Voya**	**Voya**
Enrollment					
Single	182	182	182	182	182
Family	622	622	622	622	622
Total Enrollment	**804**	**804**	**804**	**804**	**804**
Specific					
Maximum Coverage Limit	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited
Specific Deductible	$190,000	$190,000	$190,000	$190,000	$190,000
Contract	24/12	24/12	24/12	24/12	24/12
Coverages	Medical & Rx	Medical & Rx	Medical & Rx	Medical & Rx	Medical & Rx
Aggregate					
Annual Maximum	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000
Deductible Corridor	120%	120%	120%	120%	120%
Contract	24/12	24/12	24/12	24/12	24/12
Coverages	Medical & Rx	Medical & Rx	Medical & Rx	Medical & Rx	Medical & Rx
Stop Loss Premium					
Specific	PEPM	PEPM	PEPM	PEPM	PEPM
Single	$51.45	$30.69	$33.96	$41.11	$41.95
Family	$140.02	$100.11	$109.19	$110.85	$119.82
Total Annual Specific Premium	**$1,157,476**	**$814,248**	**$889,163**	**$917,169**	**$985,955**
		-29.65%	9.20%	3.15%	7.50%
Aggregate Coverage					
Maximum Annual Reimbursement	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000
Aggregate Premium, Composite	$3.36	$5.93	$6.10	$6.10	$6.10
Total Aggregate Factor, Single- Med/Rx	$801.55	$762.07	$763.68	$703.16	$684.61
Total Aggregate Factor, Family Med/Rx	$1,923.75	$1,819.44	$1,821.12	$2,188.08	$2,130.49
Minimum Attachment Point	**16,109,455**	**15,244,661**	**$15,260,717**	**$17,867,531**	**$17,397,166**
Expected Claim Liability	$12,082,091	$11,433,496	$11,445,538	$13,400,648	$13,047,874
AGGREGATE ANNUAL PREMIUM	**$32,417**	**$57,213**	**$58,853**	**$58,853**	**$58,853**
		-16.07%	**0.30%**	**1.10%**	**2.29%**
Total Stop Loss Premium	**$1,189,893**	**$871,461**	**$948,016**	**$976,021**	**$1,044,808**
		-26.76%	**8.78%**	**2.95%**	**7.05%**

City of Davenport

Department: Human Resources **Action / Date**
Contact Info: Alison Fleming | 563-326-7750 **12/14/2022**

Subject:
Resolution awarding a two-year contract with the option of three one-year extensions to Psychology Health Group of Davenport, Iowa to provide work-related professional mental health services to City of Davenport emergency service personnel and authorizing the Human Resources Director to sign any related agreements. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
A request for proposals was issued on June 29, 2022 for the delivery of professional mental health services to include fit-for-duty assessments and treatment for on-the-job mental health injuries for emergency service personnel. On August 1, 2022, the Purchasing Division received and opened three responsive, responsible proposals.

The proposals were thoroughly evaluated by a cross-sectional committee including representatives from Risk, Finance, Human Resources, and the City's risk consultant. The proposals were evaluated on the following criteria: (1) Ability to complete MMPI's and/or fit-for-duties – 50%; (2) Experience with emergency service personnel – 30%; (3) Pricing – 20%.

After the initial evaluations were conducted, interviews were held with firms scoring 90% or higher. In mid-August, the above referenced cross-sectional committee, along with representatives from the Police and Fire unions, held onsite interviews. The committee supported the selection of awarding a contract to Psychology Health Group.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Exhibit	Exhibit

REVIEWERS:

Department	Reviewer	Action	Date
Human Resources	Merritt, Mallory	Approved	12/1/2022 - 9:56 AM
Finance Committee	Merritt, Mallory	Approved	12/1/2022 - 9:57 AM
City Clerk	Admin, Default	Approved	12/1/2022 - 11:27 AM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION awarding a two-year contract with the option of three one-year extensions to Psychology Health Group of Davenport, Iowa to provide work-related professional mental health services for City of Davenport emergency service personnel and authorizing the Human Resources Director to sign any related agreements.

WHEREAS, the City of Davenport desires to enter into a contract with Psychology Health Group of Davenport, Iowa for work-related professional mental health services for emergency service personnel.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a two-year contract with the option of three one-year extensions to provide work-related professional mental health services for City of Davenport emergency service personnel is hereby awarded to Psychology Health Group of Davenport, Iowa and the Human Resources Director is hereby authorized to sign any related agreements.

Passed and approved this 14th day of December, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

Psychology Health Group (PHG)

2102 E. 38th St.
Davenport, IA 52807

General	
Procedure	**Cost**
Diagnostic Interview	$215
Individual Psychotherapy	$205
Family/Couples Psychotherapy	$185
Consultation	$205
Mental Health Training	$275
Psychological Testing (MMPI)	$300
Psychological Testing (Other)	$250
Neuropsychological Testing	$250
a. Mental Fit-for-Duty Examinations	
(Cost will vary depending on number of procedures needed. Typical examination requires 1 to 2 clinical interviews and may also require testing with MMPI)	
Procedure	**Cost**
FFD Examination Procedure	$215 to $515
(Diagnostic Interview)	*$215*
(MMPI Psychological Testing)	*$300*
b. "In Station" Consultations	
Procedure	**Cost**
Consultation	$205
c. Mental Health Training	
Procedure	**Cost**
Training	$275
d. Iowa Law Enforcement Academy MMPI's	
Procedure	**Cost**
Interview & MMPI Testing Combined	$215 to $515
(Diagnostic Interview)	*$215*
(MMPI Psychological Testing)	*$300*

City of Davenport

Department: Human Resources **Action / Date**
Contact Info: Alison Fleming | 563-326-7750 **12/14/2022**

Subject:
Resolution awarding a two-year contract with the option of three one-year extensions to Revolution Counseling Services, LLC of Davenport, Iowa to provide work-related professional mental health services for City of Davenport emergency service personnel and authorizing the Human Resources Director to sign any related agreements. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
A request for proposals was issued on June 29, 2022 for the delivery of professional mental health services to include fit-for-duty assessments and treatment for on-the-job mental health injuries for emergency service personnel. On August 1, 2022, the Purchasing Division received and opened three responsive, responsible proposals.

The proposals were thoroughly evaluated by a cross-sectional committee including representatives from Risk, Finance, Human Resources, and the City's risk consultant. The proposals were evaluated on the following criteria: (1) Ability to complete MMPI's and/or fit-for-duties – 50%; (2) Experience with emergency service personnel – 30%; (3) Pricing – 20%.

After the initial evaluations were conducted, interviews were held with firms scoring 90% or higher. In mid-August, the above referenced cross-sectional committee, along with representatives from the Police and Fire unions, held interviews on-site. The committee supported the selection of awarding a contract to Revolution Counseling Services, LLC.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Exhibit	Exhibit

REVIEWERS:

Department	Reviewer	Action	Date
Human Resources	Merritt, Mallory	Approved	12/1/2022 - 10:24 AM
Finance Committee	Merritt, Mallory	Approved	12/1/2022 - 10:25 AM
City Clerk	Admin, Default	Approved	12/1/2022 - 11:36 AM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION awarding a two-year contract with the option of three one-year extensions to Revolution Counseling Services, LLC of Davenport, Iowa to provide work-related professional mental health services for City of Davenport emergency service personnel and authorizing the Human Resources Director to sign any related agreements.

WHEREAS, the City of Davenport desires to enter into a contract with Revolution Counseling Services, LLC of Davenport, Iowa for work-related professional mental health services for emergency service personnel.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a two-year contract with the option of three one-year extensions to provide work-related professional mental health services for City of Davenport emergency service personnel is hereby awarded to Revolution Counseling Services, LLC of Davenport, Iowa and the Human Resources Director is hereby authorized to sign any related agreements.

Passed and approved this 14th day of December, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

Revolution Counseling Services, LLC

1225 E. River Dr., Suite 205
Davenport, IA 52803

Mental Fit-for-Duty Examinations	Fee
Cost will include: *Time spent interviewing the client, testing tools, report writing and submission of report.*	
Procedure	
Mental FFD *(prior approval required)*	$650.00
Psychiatric Mental Health Services	
Procedure	
Comprehensive Evaluation	$375.00
Psychiatric Follow-Up (Medication Management)	$175.00
Individual Mental Health Services	$125.00
Group Therapy/Training	
Procedure	
Trainings such as: Trauma Informed Care, Mental Health Awareness, and Self-Care/ Coping Skills	$200.00 per session

City of Davenport

Department: City Clerk
Contact Info: Alderwoman Meginnis and Alderman Condon | 563-888-2066

Action / Date
12/7/2022

Subject:
Motion for suspension of the rules to vote on the item below.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	11/29/2022 - 9:59 AM

City of Davenport

Department: Public Safety
Contact Info: Brian Krup | 563-326-6163

Action / Date
12/7/2022

Subject:
Resolution approving the following lane closure request for the listed date and time.

Ballet Quad Cities; Nutcracker School Program 2022; Adler Theatre | 136 East 3rd Street; Friday, December 9, 2022 8:00 a.m. - 2:00 p.m.; **Closures:** northernmost and center travel lanes on East 3rd Street between Brady Street and Iowa Street. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
Per the City's Special Events Policy, City Council will approve street, lane, and public ground closures based on the recommendation of the Special Events Committee.

The southernmost travel lane on East 3rd Street will remain open.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Map

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	12/1/2022 - 1:06 PM

Resolution No. _____

Resolution offered by Alderman Jobgen.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving the following lane closure request for the listed date and time.

Ballet Quad Cities; Nutcracker School Program 2022; Adler Theatre | 136 East 3rd Street; Friday, December 9, 2022 8:00 a.m. - 2:00 p.m.; ***Closures:*** *northernmost and center travel lanes on East 3rd Street between Brady Street and Iowa Street. [Ward 3]*

WHEREAS, the City, through its Special Events Policy, has accepted the above application for an event on the listed date and time that is requesting lane closures; and

WHEREAS, upon review of the application, it has been determined that said lanes will need to be closed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the above lane closures are hereby approved and staff is directed to proceed with the closure.

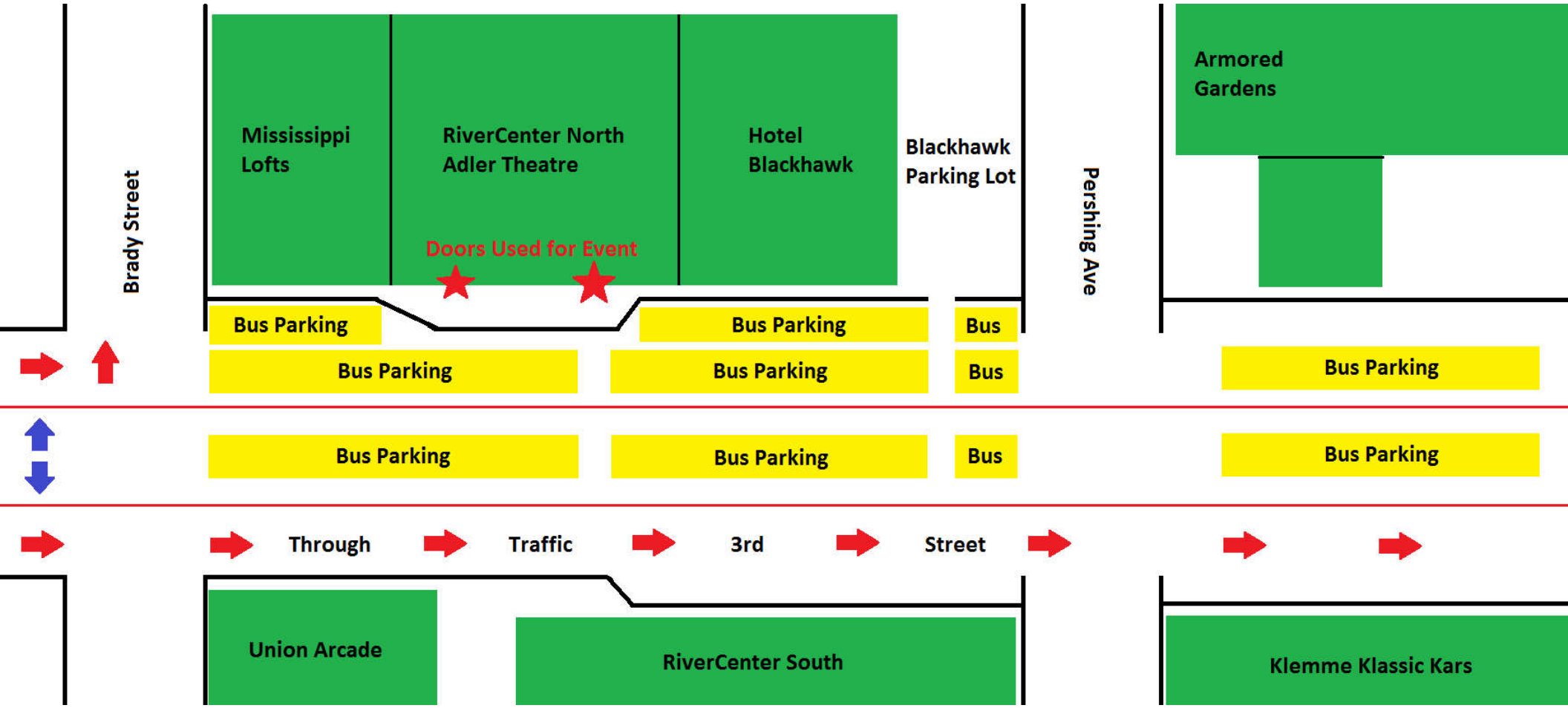
Passed and approved this 7th day of December, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk


Brady Street
Mississippi Lofts
RiverCenter North Adler Theatre
Hotel Blackhawk
Blackhawk Parking Lot
Pershing Ave
Armored Gardens
Doors Used for Event
Bus Parking
Bus Parking
Bus Parking
Bus
Bus Parking
Bus Parking
Bus Parking
Bus
Bus Parking
Bus Parking
Bus Parking
Bus
Bus Parking
Through
Traffic
3rd
Street
Union Arcade
RiverCenter South
Klemme Klassic Kars