

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, NOVEMBER 30, 2021; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

A. Consideration of the November 16, 2021 meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

- i. Case P21-05: Request of Beckett Place Development, LLC on behalf of Glen and Kathleen Moeller for a Preliminary Plat of Beckett Place for a 51 lot subdivision on 25.8 acres located south of Veterans Memorial Parkway and east of Interstate 74. [Ward 6]

B. New Business

- i. Case F21-15: Request of Blackwell Properties Inc. on behalf of JJO LLC for a Final Plat of Cheddar's 2nd Addition for a 2-lot subdivision on 4.43 acres located at 1235 and 1423 East Kimberly Road. [Ward 7]
- ii. Case F21-16: Request of Birchwood South, LLC for a Final Plat of Birchwood South Second Addition for a 7-lot subdivision on 17.92 acres located at 4607 East 53rd Street. [Ward 6]

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
11/30/2021

Subject:
Consideration of the November 16, 2021 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The November 16, 2021 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 11-16-21

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	11/18/2021 - 9:46 AM

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, NOVEMBER 16, 2021; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Lammers, Tallman, Inghram, Hepner, Brandsgard, Reinartz, Maness, Stelk

Excused: Johnson, Garrington

Staff: Berkley, Werderitch

II. Report of the City Council Activity

Berkley stated the Speedway Final Plat was approved at City Council. The ordinance amendment and rezoning of land to the City-Centre District will have its third consideration on November 23, 2021.

III. Secretary's Report

A. Consideration of the October 19, 2021 meeting minutes.

Motion by Hepner, second by Lammers to approve the October 19, 2021 meeting minutes. Motion to approve was unanimous by voice vote (8-0).

IV. Report of the Comprehensive Plan Committee

Staff anticipate a Future Land Use Map Amendment for the area north of Forest Grove Road and east of Utica Ridge Road. More information to be provided at a later date.

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case P21-06: Request of C&L Plaza for a preliminary plat of Prairie Pointe 2nd Addition for a 45-lot subdivision on 19.26 acres, located north of East 58th Street and east of Eastern Avenue. [Ward 8]

Werderitch provided an overview of the proposed residential subdivision. Mike Richmond of Townsend Engineering spoke on behalf of the project. The applicant intends to increase the roadway width to allow for parking on both sides of the street. Lammers inquired about the installation of sidewalks.

Staff recommended the Plan and Zoning Commission forward P21-06 to City Council with a recommendation for approval subject to the following findings and conditions:

Findings:

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

Conditions:

1. Standard Plat Notes shall be added.
2. Katelyn Court shall be renamed to East 59th Street.
3. Add a note stating, "Sidewalks shall be constructed along all street frontages prior to the completion of residential construction for each lot, or as so ordered by the City of Davenport. Sidewalks along Eastern Avenue street frontage shall be constructed prior to the completion of roadway paving operations."
4. Cul-de-sacs are to be designed and dimensioned per SUDAS Design Manual Section 5C-2.0. Increase the cul-de-sac right-of-way radii to 56.5 feet.
5. Additional storm and sanitary sewer easements shall be required based on preliminary engineering of conceptual plans including service drainage of the property to the west.
6. On-street parking shall be limited to one side of the street. No parking will be permitted within the cul-de-sacs.

Motion by Tallman, second by Lammers to approve Case P21-06 subject to conditions. Motion to approve was unanimous by a roll call vote (8-0).

- ii. Case F21-12: Request of XL Development LLC for a Final Plat of West Lake Business Park 5th Addition for an 8-lot subdivision on 11.03 acres located east of Louis Rich Court. [Ward 1]

Werderitch presented a summary of the proposed industrial subdivision. The site is currently being developed for commercial storage. The purpose is to place each building on its own lot. Mike Richmond of Townsend Engineering was present to answer questions. Inghram inquired if the development would be paved.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F21-12 to the City Council with a recommendation for 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. Rename "Outlot 1" to "Outlot A". Provide a note stating the purpose of the outlot.
5. Include a note stating, "Drainage easements shall not be impeded."
6. Add a drainage easement to carry flow from the I-280 culvert. A grading plan shall confirm that the culvert flow is maintained.
7. Relabel the 20 foot drainage easement as "Sewer, Drainage, and Access Easement".

Motion by Tallman, second by Maness to approve Case F21-12 subject to conditions. Motion to approve was unanimous by a roll call vote (8-0).

- iii. Case F21-13: Request of Speer Development on behalf of Windsor Crest Apartments Cooperative for a Final Plat of Windsor Hills 2nd Addition for a 1-lot subdivision on 6 acres located 4826 Jersey Ridge Road. [Ward 8]

Werderitch presented a summary of the proposed residential plat. The purpose is to transfer the land south of the wetland to the existing apartment complex for additional multi-family housing units. Mike Richmond of Townsend Engineering spoke on behalf of the project. Reinartz inquired about stormwater detention and management.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F21-13 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The 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. Add a note stating, "A landscape buffer yard shall be installed upon development in accordance with Section 17.11.080 of the Zoning Ordinance where lot lines are adjacent to single-family or two-family zoning districts."
5. Revise note #11 to state, "Owners of lots on which a wetland has been delineated shall not disturb flora, fauna and/or soil within designated boundaries."
6. All sanitary sewers on the lot shall be private. Remove references to public sanitary sewers.
7. 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."

Motion by Tallman, second by Lammers to approve Case F21-13 subject to conditions. Motion to approve was unanimous by a roll call vote (8-0).

- iv. Case F21-14: 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 for a 1-lot subdivision on 17.69 acres located south of East 53rd Street and east of Spring Street. [Ward 8]

Werderitch provided an overview of the proposed final plat. The property will be split zoned between C-2 Corridor Commercial District and R-MF Multi-Family Residential District. Mike Richmond of Townsend Engineering spoke on behalf of the project. Reinartz inquired about stormwater detention and management.

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F21-14 to the City Council with a recommendation for approval subject to the listed findings and conditions:

Findings:

1. 1. The final plat conforms to the comprehensive plan Davenport +2035.
2. 2. The final plat prepares the area for future development.
3. 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."

Motion by Tallman, second by Lammers to approve Case F21-14 subject to conditions. Motion to approve was unanimous by a roll call vote (8-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:30 pm.

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
11/30/2021

Subject:

Case P21-05: Request of Beckett Place Development, LLC on behalf of Glen and Kathleen Moeller for a Preliminary Plat of Beckett Place for a 51 lot subdivision on 25.8 acres located south of Veterans Memorial Parkway and east of Interstate 74. [Ward 6]

Recommendation:

Staff recommends the Plan and Zoning Commission forward P21-05 to City Council with a recommendation for approval subject to the following findings and conditions:

Findings:

1. The preliminary plat conforms to the comprehensive plan Davenport +2035.
2. The preliminary plat prepares the area for future development.
3. A variance to Section 16.24.040C is warranted due to topographical challenges and safety concerns.
4. The preliminary plat (with conditions and variance recommended by City Staff) would achieve consistency with subdivision requirements.

Conditions:

1. Madelyn Way shall be renamed to Madelyn Court.
2. A variance to Section 16.24.040C for a cul-de-sac exceeding maximum length is granted for Madelyn Court.
3. Standard Plat Notes shall be added.
4. The new street connecting the existing Lakehurst Drive to Thomas Pointe Road shall be renamed to Thomas Pointe Road throughout the entire subdivision.
5. A street name is required for the east-west roadway connecting Lakehurst Drive to Whispering Pine Drive.
6. On-street parking shall be limited to one side of the street. No parking will be permitted within the cul-de-sac.
7. Remove the island from the Madelyn Court cul-de-sac.
8. Remove the Madelyn Court mid-block turn around as public right-of-way and maintain a 50 foot width. The hammerhead turnaround does not meet the requirements of the International Fire Code.
9. Add the following note to the plat, "Acceptable sewer size and drainage easement width depend upon pipe depth and storm water flows. Until construction plans and stormwater calculations are submitted and approved, sewer size and easement widths are to be considered as preliminary only and may change with final platting."
10. Shift the right-of-way line on lot 5 to the south to align with the north property line of 6325 Lakehurst Drive. The entirety of the sidewalk shall be located within the public right-of-way.
11. Add a note stating, "Sidewalks shall be constructed along all street frontages prior to the completion of residential construction for each lot, or as so ordered by the City of Davenport."
12. All easements shall be a minimum width of 15 feet.
13. Label the easement between lots 24 and 25 as "20' Sanitary Sewer, Utility, and Access Easement"

Background:

Discussion:

The Plan and Zoning Commission denied the original Beckett Place preliminary plat design at their October 19, 2021 meeting. The purpose for the denial was due to the two variance requests to exceed the maximum length of cul-de-sacs for Madelyn Way and Whispering Pine Drive as well as to exceed the maximum block length between Madelyn Way and Gabrielle Way. Due to site and topography challenges, staff were supportive of the Madelyn Way cul-de-sac exceeding the maximum allowed length. The applicant is returning with a revised preliminary plat that better complies with the City's subdivision requirements.

The request is for a 51 lot subdivision on 25.8 acres of property to facilitate single-family residential development. The site, located south of Veterans Memorial Parkway and east of Interstate 74, is currently undeveloped and has been historically used for farming. The preliminary plat prepares the land for low-density residential housing that is consistent with the adjacent neighborhoods.

All roads will be dedicated as public right-of-way with the recording of a final plat. The proposed street network curves Lakehurst Drive east to connect with Thomas Pointe Road. A new street, Madelyn Way, branches north from Lakehurst Drive, terminating in a cul-de-sac. In addition, an east-west street will connect Whispering Pine Drive with Lakehurst Drive.

There are two proposed outlots used for drainage and stormwater management. Given the topography of the site, a detention pond with a walking path is located at the center of the subdivision.

Variance Review:

The proposed subdivision would require a variance to exceed the maximum length of cul-de-sac for Madelyn Court. Staff's variance analysis is attached. Staff supports a variance to exceed the maximum length of a cul-de-sac on Madelyn Court.

Comprehensive Plan:

1. Within Existing Urban Service Area: Yes
2. Within Urban Service Area 2035: Yes
3. Future Land Use Designation: Residential General (RG) – Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

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

The proposed Final Plat complies with the Davenport +2035 proposed land use section.

Zoning:

R-2 Single-Family Residential District: This 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.

Technical Review:

1. Streets: The standard specifications call for parking on only one side of the street where street width is 27 feet or less. Madelyn Way will need to be renamed to Madelyn Court and Lakehurst Drive must be renamed to Thomas Pointe Road. Sidewalks are required along all city right-of-way. Staff is recommending the landscape island within the Madelyn Way cul-de-sac be removed. Islands create challenges with snow plowing and general maintenance operations. The existing right-of-way on Lakehurst Drive is 55 feet wide. A more gradual taper is required. The western corner of the front lot line of Lot 5 must align with Lot 16 of Lake Meadow Estates 1st Addition.
2. Storm Water: The site requires stormwater detention and shall meet water quality criteria in the Iowa Storm Water Management Manual. Storm detention is proposed in Common Areas 1 and 2, which should be relabeled as outlots. Access must be provided for maintenance of detention areas and any drainage ways must be maintained to provide for the proper flow of water. The full extent of the trail must be located within an access easement.
3. Sanitary Sewer: Existing sanitary sewer infrastructure is available at Lakehurst Drive, Whispering Pine Drive, Thomas Pointe Road, and Veteran's Memorial Parkway. Sanitary Sewer will be extended throughout the subdivision as development occurs.
4. Parks/Open Space: The proposed plat does not impact any existing or planned parks or public open space. Open space is provided on the site via a walking path surrounding the detention basin at the center of the subdivision.
5. Other: This is an urban area and normal utility services are available. The public utility easement must be increased to 20 feet where water mains are planned. The fire department does not require the hammerhead turnaround midway through Madelyn Way.

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

ATTACHMENTS:

Type	Description
▢ Backup Material	Preliminary Plat
▢ Backup Material	Zoning and Future Land Use Map
▢ Backup Material	Variance Analysis
▢ Backup Material	Application

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berkley, Laura	Approved	11/24/2021 - 10:59 AM

PRELIMINARY PLAT BECKETT PLACE DAVENPORT, IOWA

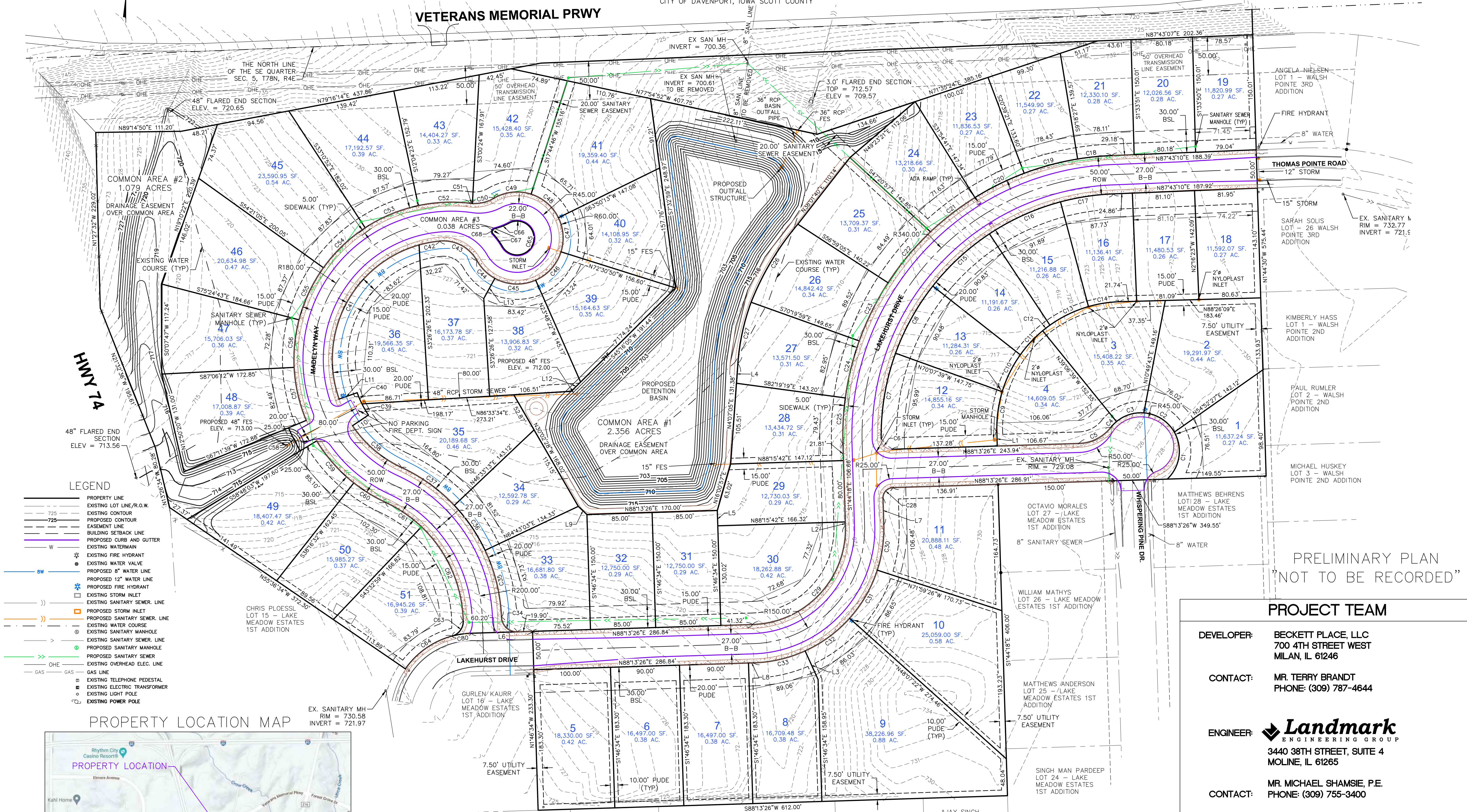
BEING PART OF THE SOUTHEAST QUARTER OF SECTION 5
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M.
CITY OF DAVENPORT, IOWA SCOTT COUNTY

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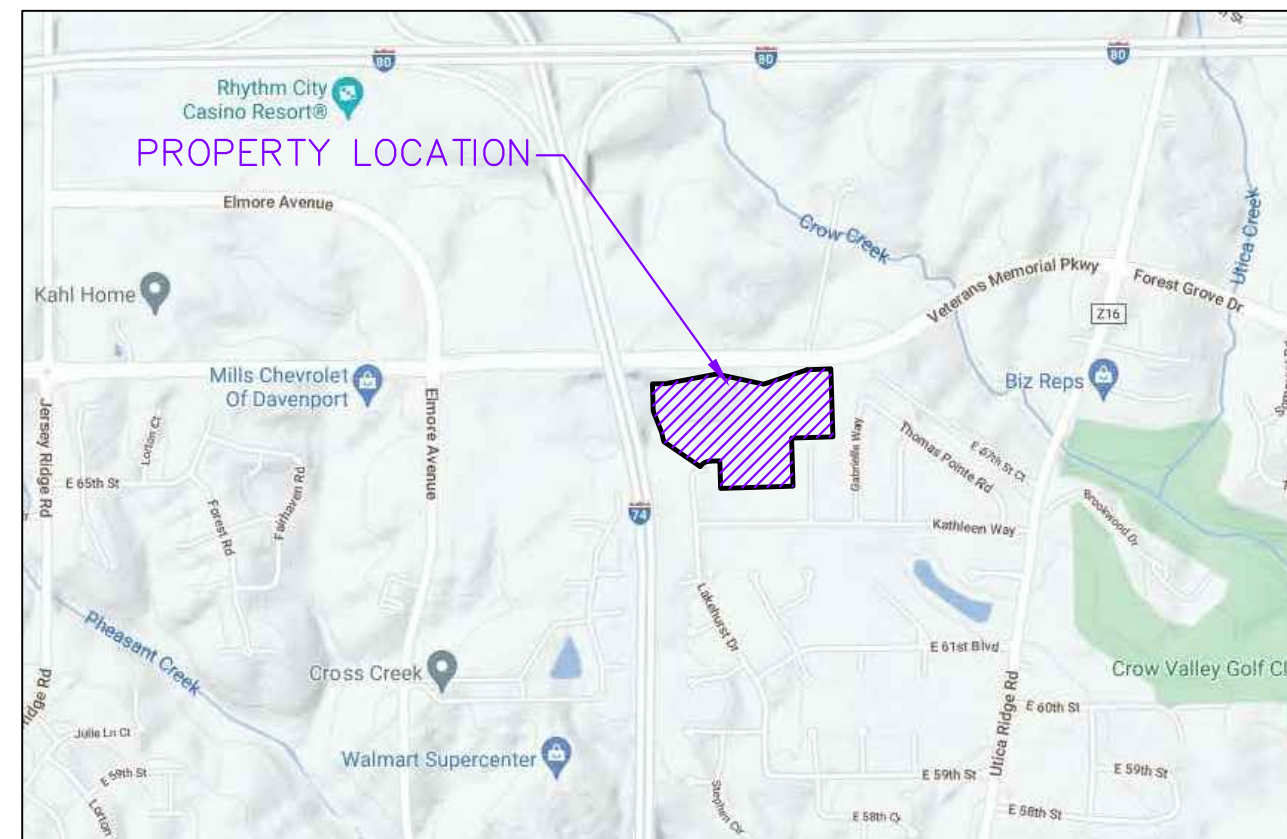
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GRAPHIC SCALE 1" = 60'
0 30 60 120

VETERANS MEMORIAL PRWY



PROPERTY LOCATION MAP



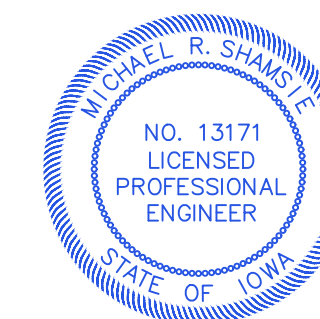
NOTE:
27' ROADWAY WITH PARKING ON ONE SIDE
THE ISLAND WITHIN THE CUL-DE-SAC IS A COMMON AREA.
ZONING - R-2 SINGLE FAMILY RESIDENTIAL DISTRICT

PUDE - PUBLIC UTILITY DRAINAGE EASEMENT
BSL - BUILDING SETBACK LINE

TOTAL ACREAGE = 25.069± ACRES
TOTAL NUMBER OF LOTS = 51
SMALLEST LOT = 11,136.41 SF.
LARGEST LOT = 38,226.96 SF.

PROJECT TEAM

DEVELOPER: BECKETT PLACE, LLC
700 4TH STREET WEST
MILAN, IL 61246
CONTACT: MR. TERRY BRANDT
PHONE: (309) 787-4644
ENGINEER: **Landmark**
ENGINEERING GROUP
3440 38TH STREET, SUITE 4
MOLINE, IL 61265
CONTACT: MR. MICHAEL SHAMSIE, P.E.
PHONE: (309) 755-3400



I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS
WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION,
AND THAT I AM A DULY REGISTERED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
MICHAEL R. SHAMSIE, P.E.
DATE: 11/4/2021
ALL 14 SHEETS COVERED BY SEAL
EXP. DATE: 12/31/2022
IF SEAL AND/OR SIGNATURE IS NOT A CONTRASTING
COLOR, THIS DOCUMENT IS NOT AN ORIGINAL.

PRELIMINARY PLAT
BECKETT PLACE
DAVENPORT, IOWA

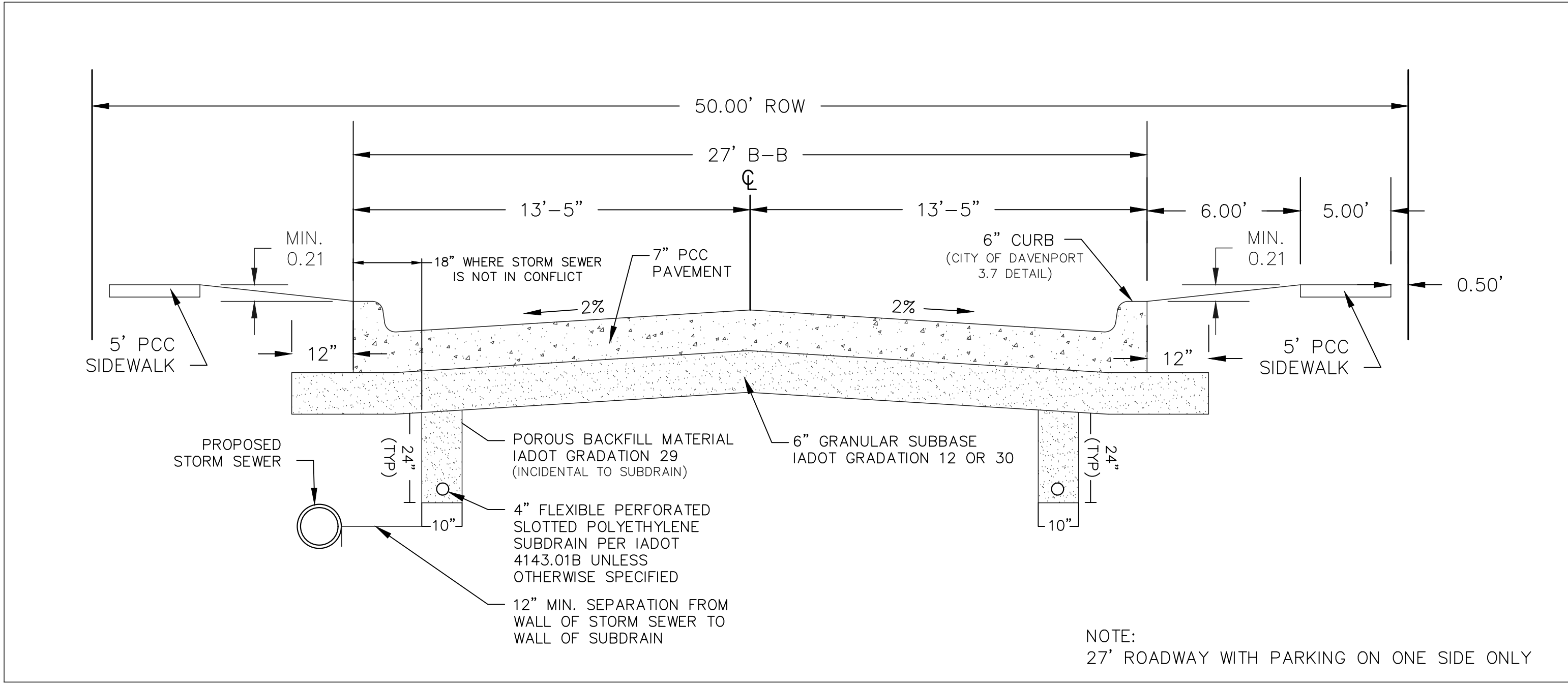
Landmark
ENGINEERING GROUP

3440 38TH AVENUE, SUITE 4
MOLINE, IL 61265
(309) 755-3400
FAX (309) 755-5522
CIVIL ENGINEERING AND LAND SURVEYING

NO.	REVISIONS	DESCRIPTION	DATE

PRELIMINARY PLAT
BECKETT PLACE
DAVENPORT, IOWA

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 5
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M.
CITY OF DAVENPORT, IOWA SCOTT COUNTY



ROADWAY CROSS SECTION

Line Table		
Line #	Length	Direction
L1	19.506	N01° 15' 22.60"W
L2	4.994	S01° 44' 18.24"E
L3	40.998	N24° 25' 15.12"W
L4	25.871	S04° 01' 11.93"W
L5	19.979	S01° 46' 34.24"E
L6	80.090	S88° 13' 25.76"W
L7	34.324	S01° 44' 18.24"E
L8	6.837	S88° 13' 25.76"W
L9	15.469	S46° 32' 45.98"E
L10	25.000	S56° 06' 53.28"W
L11	25.000	S70° 31' 41.60"W
L12	17.204	N45° 16' 04.79"E
L13	30.000	N28° 48' 56.11"E

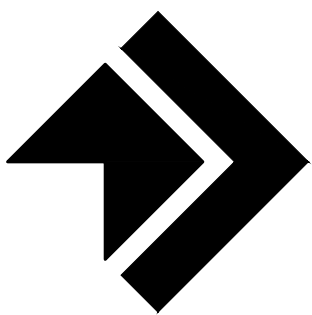
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	66.81	50.00	76.56	N8° 32' 00"E	61.95
C2	48.93	50.00	56.08	N57° 44' 51"W	47.01
C3	38.30	50.00	43.89	S72° 16' 18"W	37.37
C4	10.56	50.00	12.10	S44° 16' 39"W	10.54
C5	47.99	55.00	49.99	N63° 13' 35"E	46.48
C6	21.42	13.50	90.90	S46° 19' 42"E	19.24
C7	114.09	315.00	20.75	S9° 29' 46"W	113.47
C8	100.43	315.00	18.27	S29° 00' 24"W	100.01
C9	51.91	165.00	18.02	S7° 45' 22"W	51.69
C10	53.84	165.00	18.70	S26° 06' 59"W	53.60
C11	42.86	165.00	14.88	S42° 54' 21"W	42.74
C12	11.97	165.00	4.16	S52° 25' 35"W	11.97
C13	56.06	165.00	19.47	S64° 14' 15"W	55.79
C14	41.66	165.00	14.47	S81° 12' 11"W	41.55
C15	100.83	315.00	18.34	S47° 18' 38"W	100.40
C16	102.00	315.00	18.55	S65° 45' 25"W	101.56
C17	69.74	315.00	12.69	S81° 22' 36"W	69.60
C18	44.76	365.00	7.03	S84° 12' 24"W	44.73
C19	72.23	365.00	11.34	S75° 01' 28"W	72.11
C20	71.64	365.00	11.25	S63° 43' 56"W	71.53
C21	73.24	365.00	11.50	S52° 21' 39"W	73.11
C22	86.62	365.00	13.60	S39° 48' 50"W	86.42
C23	84.75	365.00	13.30	S26° 21' 48"W	84.56
C24	76.66	365.00	12.03	S13° 41' 41"W	76.52
C25	59.99	365.00	9.42	S2° 58' 12"W	59.92
C26	119.16	363.17	18.80	S30° 52' 54"W	118.62
C27	81.89	290.00	16.18	S12° 12' 27"W	81.62
C28	21.20	13.50	89.96	S43° 14' 34"W	19.09
C29	196.27	125.00	89.96	N43° 14' 34"E	176.72
C30	60.32	175.00	19.75	N8° 08' 08"E	60.02
C31	72.90	175.00	23.87	N29° 56' 36"E	72.37
C32	72.39	175.00	23.70	N53° 43' 41"E	71.88
C33	69.16	175.00	22.64	N76° 54' 05"E	68.71
C34	31.23	20.00	89.45	S47° 02' 57"E	28.15
C35	90.16	225.00	22.96	N13° 48' 09"W	89.56
C36	71.33	225.00	18.16	N34° 21' 52"W	71.03
C37	85.46	225.00	21.76	N54° 19' 38"W	84.94
C38	84.74	155.00	31.32	S49° 32' 47"E	83.68
C39	16.81	130.00	7.41	S30° 10' 52"E	16.80
C40	15.89	130.00	7.01	S22° 58' 28"E	15.89

C41	253.66	155.00	93.77	S27° 24' 41"W	226.29
C42	27.39	155.00	10.13	S79° 21' 27"W	27.36
C43	57.88	50.00	66.33	N62° 24' 57"W	54.70
C44	33.44	60.00	31.93	S45° 13' 06"E	33.01
C45	55.11	60.00	52.62	S87° 29' 43"E	53.19
C46	51.01	60.00	48.71	N41° 50' 24"E	49.48
C47	45.71	60.00	43.65	N4° 20' 18"W	44.61
C48	48.27	60.00	46.09	N49° 12' 31"W	46.98
C49	50.34	60.00	48.07	S83° 42' 35"W	48.88
C50	29.09	50.00	33.33	N76° 20' 24"E	28.68
C51	3.32	50.00	3.80	S85° 05' 36"E	3.32
C52	67.55	205.00	18.88	S87° 22' 00"W	67.25
C53	75.52	205.00	21.11	S67° 22' 22"W	75.10
C54	75.75	205.00	21.17	S46° 14' 02"W	75.32
C55	75.35	205.00	21.06	S25° 07' 06"W	74.93
C56	62.56	205.00	17.48	S5° 50' 45"W	62.32
C57	71.23	205.00	19.91	S12° 51' 04"E	70.88
C58	33.69	230.00	8.39	S27° 00' 09"E	33.66
C59	73.44	205.00	20.53	S41° 27' 42"E	73.05
C60	48.24	205.00	13.48	S58° 27' 58"E	48.13
C61	57.29	175.00	18.76	N55° 49' 45"W	57.04
C62	137.85	175.00	45.13	N23° 53' 00"W	134.32
C63	26.54	20.00	76.02	N36° 41' 38"E	24.63
C64	75.64	109.18	39.69	S54° 51' 26"W	74.13
C65	103.09	22.00	268.47	N16° 08' 36"E	31.52
C66	20.40	83.00	14.09	N68° 57' 02"E	20.35
C67	20.40	83.00	14.09	N36° 39' 50"W	20.35
C68	8.36	4.00	119.70	S16° 08' 36"W	6.92
C80	25.36	109.18	13.31	S81° 21' 30"W	25.30

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REVISIONS		NO.	DATE
DESCRIPTION			

Landmark
ENGINEERING GROUP
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MOLINE, IL 61265
(309) 755-9400
FAX (309) 755-5522
CIVIL ENGINEERING AND LAND SURVEYING



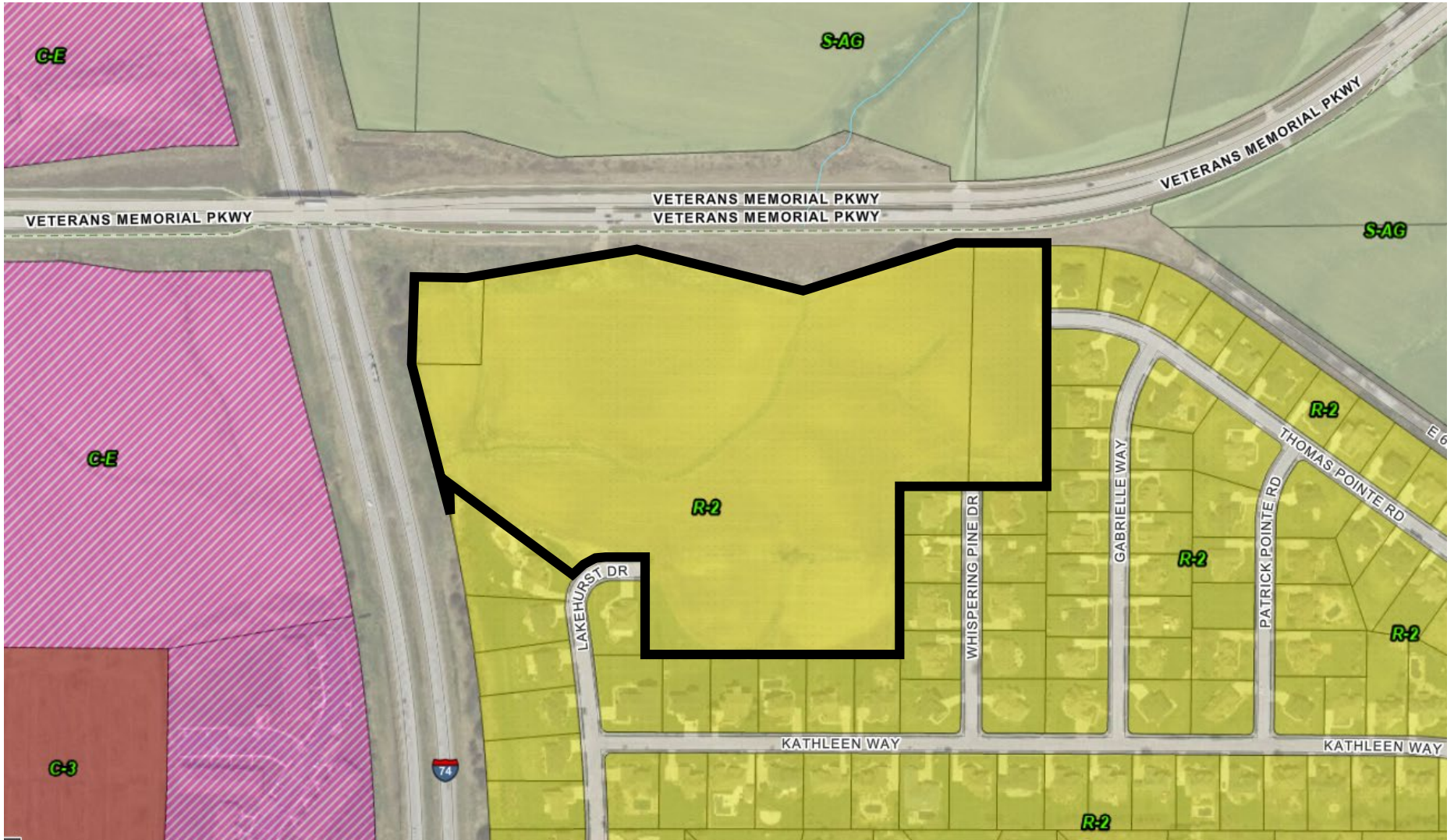
PRELIMINARY PLAT
BECKETT PLACE
DAVENPORT, IOWA

DATE: 11/4/2021
DRAWN BY: HLG
CHECKED BY: MRS

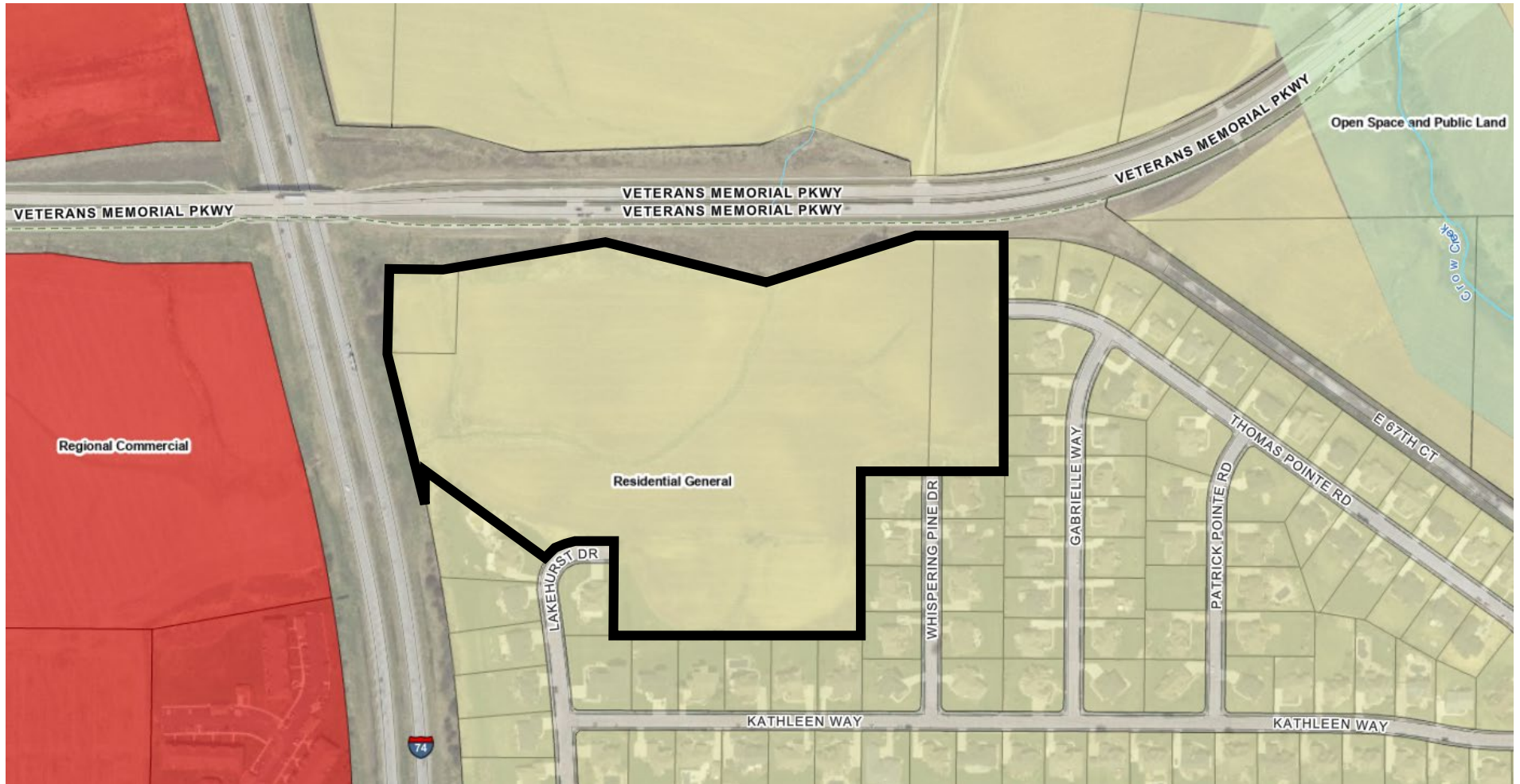
**Case P21-05: Beckett Place
Vicinity Map**



Case P21-05: Beckett Place Zoning Map



Case P21-05: Beckett Place Future Land Use Map



Variance Request Review

Code Section 16.32.010 states:

“Whenever the tract to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of the requirements contained in the regulations would result in real difficulties and substantial hardships or injustice, the City Plan & Zoning Commission may vary or modify such requirements so that the subdivider is allowed to develop his property in a reasonable manner, but so, at the same time, the public welfare and interests of the City and surrounding area are protected and the general intent and spirit of these regulations are preserved.”

Exceeding Maximum Cul-de-Sac Length of 600 feet

Code Section: 16.24.040(C) states:

“Cul-de-sac turnarounds shall be provided at the end of all permanently closed streets. No Cul-de-sac shall exceed 600 feet in length as measured from the centerline of the intersecting street to the termination of the right-of-way.”

Madelyn Way is approximately 900 linear feet from the centerline of Lakehurst Drive to the terminus of the cul-de-sac.

Staff Analysis:

Madelyn Way – The topography of the site provides a natural detention area that would cause a hardship to provide an additional east/west road connection within the subdivision. Connection to Veterans Memorial Parkway would cause a significant safety concern due to traffic volume, limited visibility, speed, and proximity to the I-74 overpass. The City also wishes to limit the number of connection points onto Veterans Memorial Parkway. As a result, staff believes a variance from 16.24.040C is warranted.



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

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:

N of Lake Meadows Estates Subdivision; West of Walsh Point Subdivision; East of I-74 & S of Veteran's Pkwy

Total Land Area: 25 Acres

Total Number of Lots: 53

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. $\$1,000 + (53)(\$25/\text{lot}) = \$2,325^{00}$
- 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.

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.

Surveyor's
Certificate of Acceptance

Surveyor's
Certificate of Acceptance

Petitioner: Michael Sherman

Date: August 19, 2021

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

Authorization to Act as Applicant

I, Glen Moeller, owner of the property described herein, authorize Terry Brandt and/or Michael Shamsie to act as applicant, representing me/us before the Plan and Zoning Commission and City Council.

25 Acres +/- North of Lake Meadows Estates Subdivision, West of Walsh Pointe Subdivision, East of I-74 and south of Veteran's Memorial Parkway for the proposed Beckett Place Subdivision in the City of Davenport, Iowa

Glen Moeller
Signature(s)

State of Iowa
County of Scott
Sworn and subscribed to before me

This 19th day of August 2021

Driver's License
Form of Identification

Margaret M. Moeller
Notary Public

My Commission Expires: 4.27.2023



City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
11/30/2021

Subject:

Case F21-15: Request of Blackwell Properties Inc. on behalf of JJO LLC for a Final Plat of Cheddar's 2nd Addition for a 2-lot subdivision on 4.43 acres located at 1235 and 1423 East Kimberly Road. [Ward 7]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F21-15 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The 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. Revise note #7 to state, " The subject property is zoned C-2 Corridor Commercial District."
5. Remove the "(25') Building Setback Line" along Bridge Avenue.
6. Add 15 foot utility easements on the frontages of Bridge Avenue and East Kimberly Road.
7. The 15 foot utility easement on the east end shall also be a sewer easement. Extend this same easement north to East Kimberly Road.
8. Revise comment #9 to state, "Stormwater detention and water quality treatment may be required with future development in this subdivision per governing ordinance."
9. Add a note stating, "A landscape buffer yard shall be installed upon development in accordance with Section 17.11.080 of the Zoning Ordinance where lot lines are adjacent to single-family or two-family zoning districts."

Background:

Discussion:

The purpose of the final plat is to transfer the land south of the existing Kimberly Crest Veterinary Hospital & Specialty Service from JJO LLC to Blackwell Properties Inc. The approximately .53 acre tract of land is currently undeveloped. The land transfer will help facilitate future expansion of the animal hospital.

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Commercial Corridor (CC) – Well-established corridors located along high-volume major streets dominated by retail and office uses that serve the greater community. Development is generally newer and redevelopment is not anticipated within the 20 year planning horizon. Improvements should focus on façade and site improvements, including pedestrian circulation systems and consolidated/updated signage.

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 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 arterial 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:

- Streets: No public right-of-way improvements are proposed.
- Storm Water: The development of the property will need to comply with the City's stormwater requirements.
- Sanitary Sewer: Sanitary sewers will be extended from existing infrastructure to serve any future development.
- Other Utilities: Other normal utility services are available.

Public Input:

No public hearing is required for a final plat.

ATTACHMENTS:

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

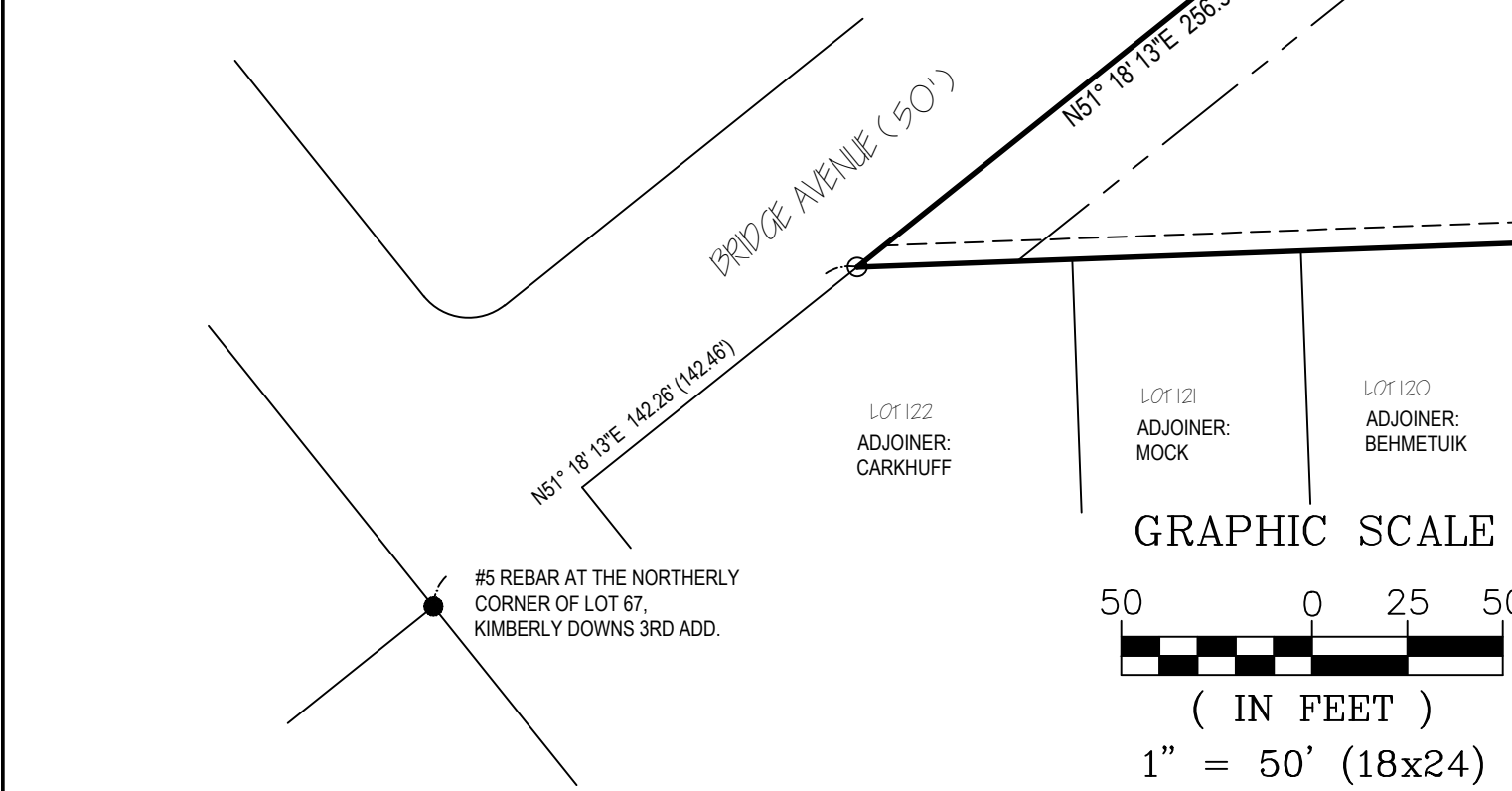
Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	11/22/2021 - 1:25 PM

1. OWNERS: JJO LLC 6235 CROW VALLEY DR BETTENDORF IA 52722 BLACKWELL PROPERTIES INC 1423 E KIMBERLY RD DAVENPORT IA 52807	APPROVAL SIGNATURES: _____ MAYOR _____ CITY CLERK _____ CHAIRMAN PLAN & ZONE _____ CENTURY LINK _____ IOWA - AMERICAN WATER COMPANY _____ MEDIACOM _____ MIDAMERICAN ENERGY
2. ENGINEER: TOWNSEND ENGINEERING 2224 EAST 12TH STREET DAVENPORT, IOWA 52803 PH: (563) 386-4236	DATE: DATE: DATE: DATE:
3. SURVEYOR: MICHAEL D. RICHMOND 2224 EAST 12TH STREET DAVENPORT, IOWA 52803 PH: (563) 386-4236	DATE: DATE: DATE:
4. ATTORNEY: BEN YEGGY GOMEZ MAY, LLP 2322 E. KIMBERLY ROAD, #120W DAVENPORT, IOWA 52807	DATE: APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

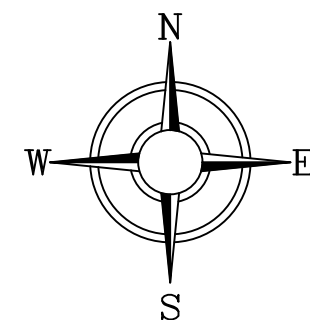
1. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
3. COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
4. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
5. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.
6. BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
7. THE SUBJECT PROPERTY IS ZONED I-1, INDUSTRIAL DISTRICT.
8. NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0370G EFFECTIVE DATE MARCH 23, 2021.
9. STORM WATER QUALITY TREATMENT FACILITIES ARE NOT PROPOSED FOR THIS SUBDIVISION.
10. THIS SUBDIVISION CONTAINS 193,706 SQUARE FEET OR 4.447 ACRES, MORE OR LESS.



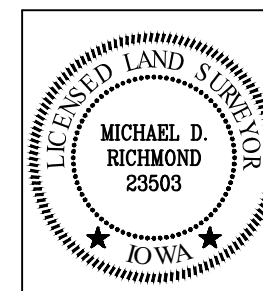
CHEDDAR'S 2ND ADDITION

[illegible]

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED =
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP
BOUNDARY LINE = 
FENCE LINE = 
EASEMENT LINE = 
SETBACK LINE = 
SECTION LINE = 



THE MEASURED BEARINGS SHOWN HEREON
ARE BASED ON THE US STATE PLANE
COORDINATE SYSTEM, IOWA SOUTH ZONE
(1402) GEOID 12A, NAD 83 (2011) EPOCH 2010.00.



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.

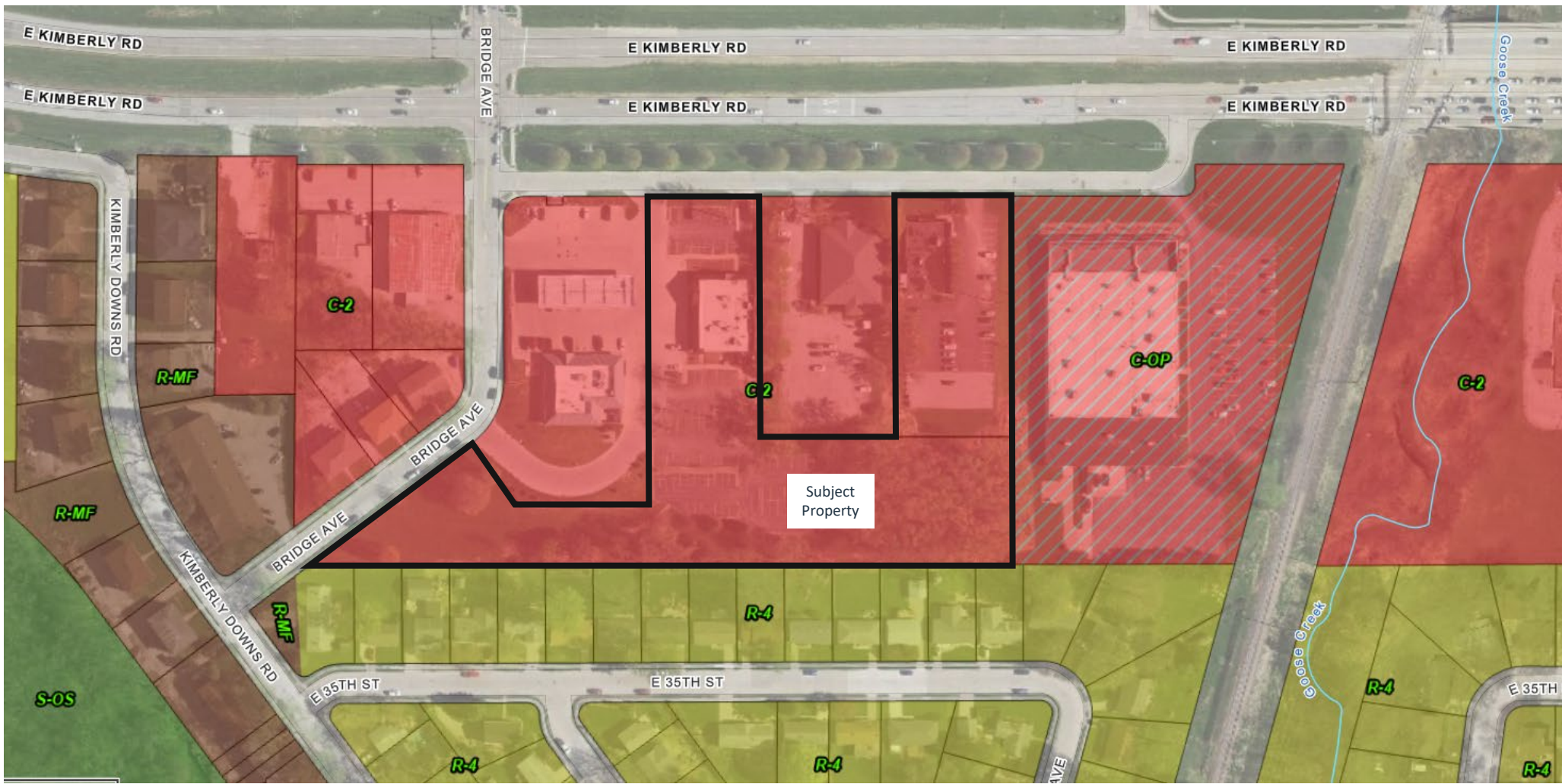
MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewal date is December 31, 2021
Pages or sheets covered by this seal:

Vicinity Map

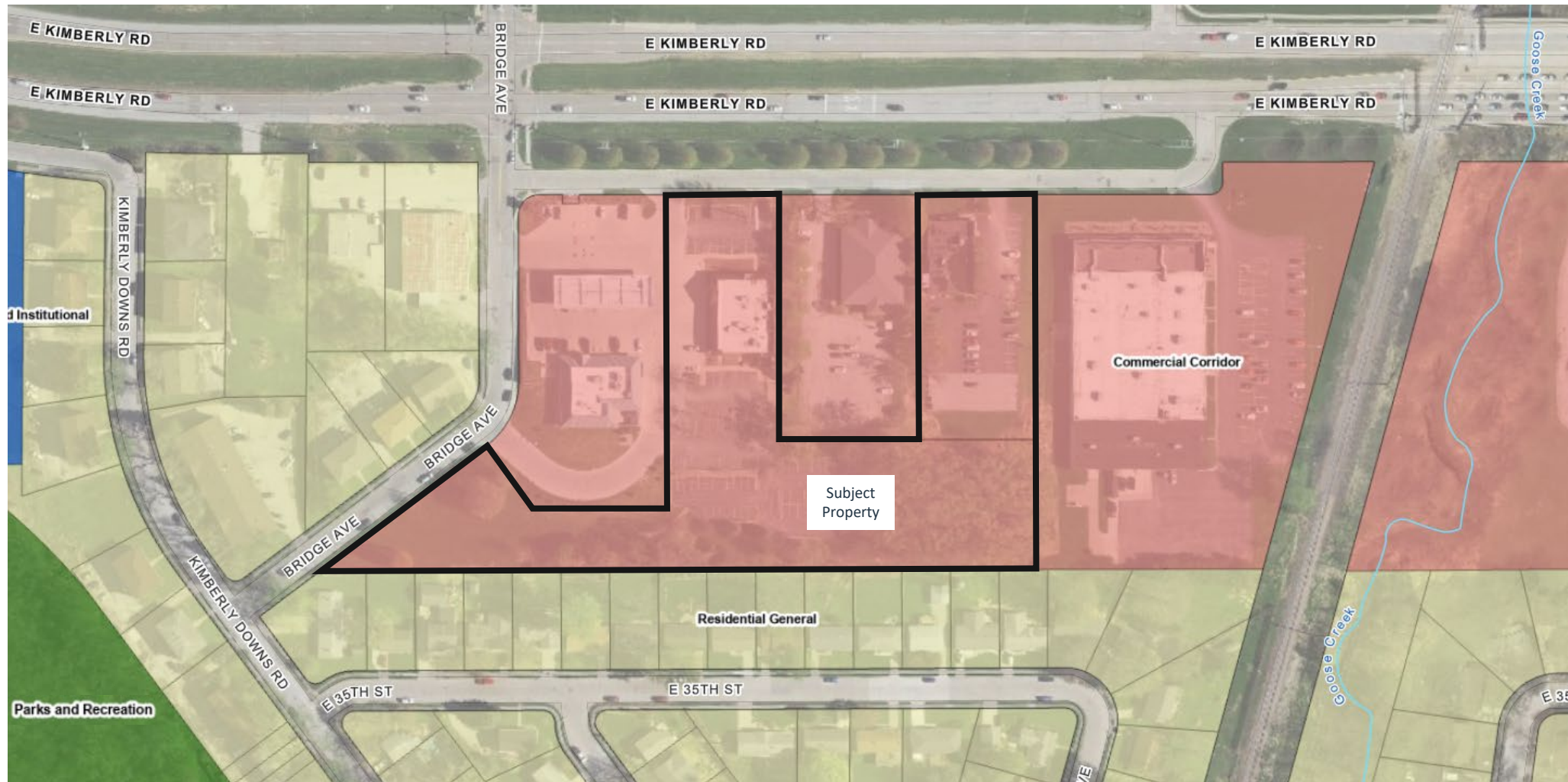
DAVENPORT
IOWA | USA



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:

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

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

Zoning Board of Adjustment

Zoning Appeal
Special Use
Hardship Variance

Engineer (if applicable)

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

Design Review Board

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

Architect (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

Administrative

Administrative Exception
Health Services and Congregate
Living Permit

Attorney (if applicable)

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

Preliminary Plat – Required for subdivisions of four lots or more.

Property Location:

2

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:

2

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.
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 - 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: *Mike Thompson*

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:

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
11/30/2021

Subject:

Case F21-16: Request of Birchwood South, LLC for a Final Plat of Birchwood South Second Addition for a 7-lot subdivision on 17.92 acres located at 4607 East 53rd Street. [Ward 6]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F21-16 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The 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. Include a note stating, "The sidewalk along East 53rd Street shall be constructed as a ten foot wide trail."
4. Provide the following note, "The access location to lot 5 from Ravenwood Lane shall be no closer to East 53rd Street than the East 52nd Street intersection."
5. Provide an access easement along the south lot line in Lot 1.

Background:

The request is for a seven-lot final plat on 17.92 acres of property to facilitate commercial development. The Plan and Zoning Commission approved a six-lot final plat for this site at their August 17, 2021 meeting date, which was subsequently approved by City Council on September 8, 2021.

The purpose of the final plat is to modify existing lot lines to better facilitate commercial development. An additional lot has been added to the east of Ravenwood Lane.

The two outlots at the southwest and southeast corners of the site will remain for stormwater detention. Outlot A has been reduced in size to better accommodate development of Lot 1. A concept plan for proposed development has not been provided at this time.

All roads have been dedicated as public right-of-way. The existing street network will remain unchanged. There will be two forms of ingress/egress to the development, with a traffic signal installed at the intersection of Lakeview Parkway and 53rd Street. No commercial site will have direct access onto 53rd Street.

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Regional Commercial (RC) – Are the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses. Connectivity to nearby neighborhoods is desirable but less important.

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 City Council adopted Ordinance No. 2021-105 rezoning the northern 17.92 acres abutting 53rd Street to C-2 Corridor Commercial District and the southern 20 acres to R-MF Multi-Family Residential District. The following conditions have been placed on the property:

1. The City Council is requested to pass a resolution amending the Regional Commercial (RC) and Residential General (RG) land use boundaries on the Davenport + 2035 Future Land Use Map.
2. A traffic study is required and additional traffic safety measures may be required as development occurs.
3. A traffic signal shall be required at the intersection of Lakeview Parkway and East 53rd Street.
4. A second ingress/ egress point to East 53rd Street shall be required.
5. Street connections to East 51st Street, Eastbury Estates Drive, and Hawk Drive shall be prohibited.
6. The multi-purpose trail shall be extended to the west property line.
7. A 20-foot setback on the eastern and western-most property lines in the C-2 zoning district shall be required where abutting commercial zoning districts.
8. A 30-foot landscaped setback shall be required on the eastern, western and southern-most property lines of the subject property where abutting residential districts.
9. The height of structures in the R-MF zoning district shall be no greater than 35 feet.
10. Upon vacation by the City of a portion of Eastbury Estates just to the south of the subject property, Petitioners, jointly and severally, shall be responsible for paying for or executing the work specified by the City of Davenport for reconfiguring/ redesigning/ reconstructing the northern terminus of Eastbury Estates in the area abutting the southern boundary of the subject property. The City is to provide plans, including a site plan and landscaping plan to Petitioners.
11. Townhouses and Multi-Family units shall be prohibited where the property abuts existing single-family residential.
12. The requirement under Section 16.24.040C of the City Code stating no cul-de-sac shall exceed 600 feet in length as measured from the center line of the intersecting street to the termination of the right-of-way shall be waived, if the Petitioner provides secondary access via private ingress/ egress easement to 53rd Street.

13. Carwashes and gas stations shall be prohibited west of Lakeview Parkway.
14. The fence associated with the required buffer between residential and commercial shall be installed after final grading has been completed.
15. Buildings within 100 feet of the west property, abutting existing residential line shall be limited to 35 feet in height.

Technical Review:

Streets: The plat proposes adding 1,241 linear feet of streets. Lakeview Parkway will extend south. A new street to the east, Ravenwood Lane, will also extend south. East 52nd Street will connect Lakeview Parkway to the proposed Ravenwood Lane. Sidewalks are required along all city right-of-way.

There is a multi-use trail that will extend to the west along E. 53rd Street. The be consistent with the additional sections of the trail. The multi-use trail will be dedicated as public right-of-way.

An intersection will be created at Ravenwood Lane and 53rd Street, which will align with a private drive to the north. No signal is recommended at this time; however a left turn lane for westbound 53rd Street will be required at the proposed Ravenwood Lane.

Storm Water: Storm water infrastructure associated with this development will connect into the City of Bettendorf storm sewer on the east and drain into Stafford Creek on the west. This subdivision is over 5 acres with over 10,000 square feet of hard surface so it will require detention and water quality. Storm detention is planned in Lots A and B. Access must be provided for maintenance of detention areas and any drainage ways must be maintained to provide for the proper flow of water.

Sanitary Sewer: Sanitary sewer service is located to the south in the proposed Birchwood Grove subdivision. Sanitary sewer will be extended along the proposed public streets.

Other Utilities: This is an urban area and normal utility services are available.

Parks/Open Space: The proposed plat does not impact any existing or planned parks or public open space.

Public Input: No public hearing is required for a final plat. The City of Bettendorf has been notified and included in the technical review.

ATTACHMENTS:

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

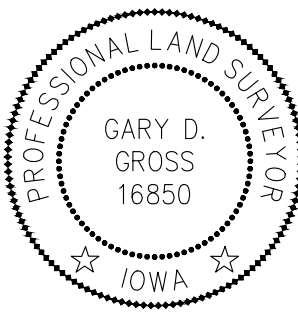
Staff Workflow Reviewers**REVIEWERS:**

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	11/23/2021 - 1:53 PM

THIS PARCEL IS LOCATED WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON FLOOD INSURANCE RATE MAP, MAP NUMBER 19163CO360G DATED MARCH 23, 2021.

1. THIS PARCEL IS ZONED C-2. CORRIDOR COMMERCIAL ZONING DISTRICT, DAVENPORT, IOWA JURISDICTION AND SUBJECT TO CONDITIONS WITHIN ORDINANCE 2021-105 INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
2. AN INGRESS/EGRESS POINT IS REQUIRED AT LAKEVIEW PARKWAY AND A SECOND INGRESS/EGRESS POINT TO EAST 53RD STREET IS REQUIRED IF A LAKE BEING PROVIDED AT RAVENWOOD LANE.
3. A 20-FOOT SETBACK OF THE EASTERN AND WESTERN-MOST PROPERTY LINES IN THE C-2 ZONING DISTRICT SHALL BE REQUIRED WHERE ABUTTING COMMERCIAL ZONING DISTRICTS.
4. A 30-FOOT LANDSCAPED SETBACK SHALL BE REQUIRED ON THE EASTERN AND WESTERN MOST PROPERTY LINES OF THE SUBJECT PROPERTY WHERE ABUTTING RESIDENTIAL.
5. CARWASHES AND GAS STATIONS SHALL BE PROHIBITED WEST OF LAKEVIEW PARKWAY.
6. THE FENCE ASSOCIATED WITH THE REQUIRED BUFFER BETWEEN RESIDENTIAL AND COMMERCIAL SHALL BE INSTALLED AFTER FINAL GRADING IS COMPLETED.
7. BUILDINGS WITHIN 100 FEET OF THE 20-FOOT OR 30-FOOT SETBACK OF THE WEST PROPERTY, ABUTTING EXISTING RESIDENTIAL LINES SHALL BE LIMITED TO 12 FEET IN HEIGHT.
8. THE MULTI-PURPOSE TRAIL SHALL BE EXTENDED TO THE WEST PROPERTY LINE AS INDIVIDUAL LOTS FRONTING EAST 53RD STREET ARE DEVELOPED.

SURVEY	
PLAN MARK	DESCRIPTION
●	IRON ROD - FOUND
○	IRON ROD - SET W/CAP 16850
■	X CUT FOUND
00	MEASURED BEARING/DISTANCE
POB	POINT OF BEGINNING
POR	POINT OF REFERENCE
LOT #	BIRCHWOOD SOUTH FIRST ADDITION LOT



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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: _____

NAME: **GARY D. GROSS**

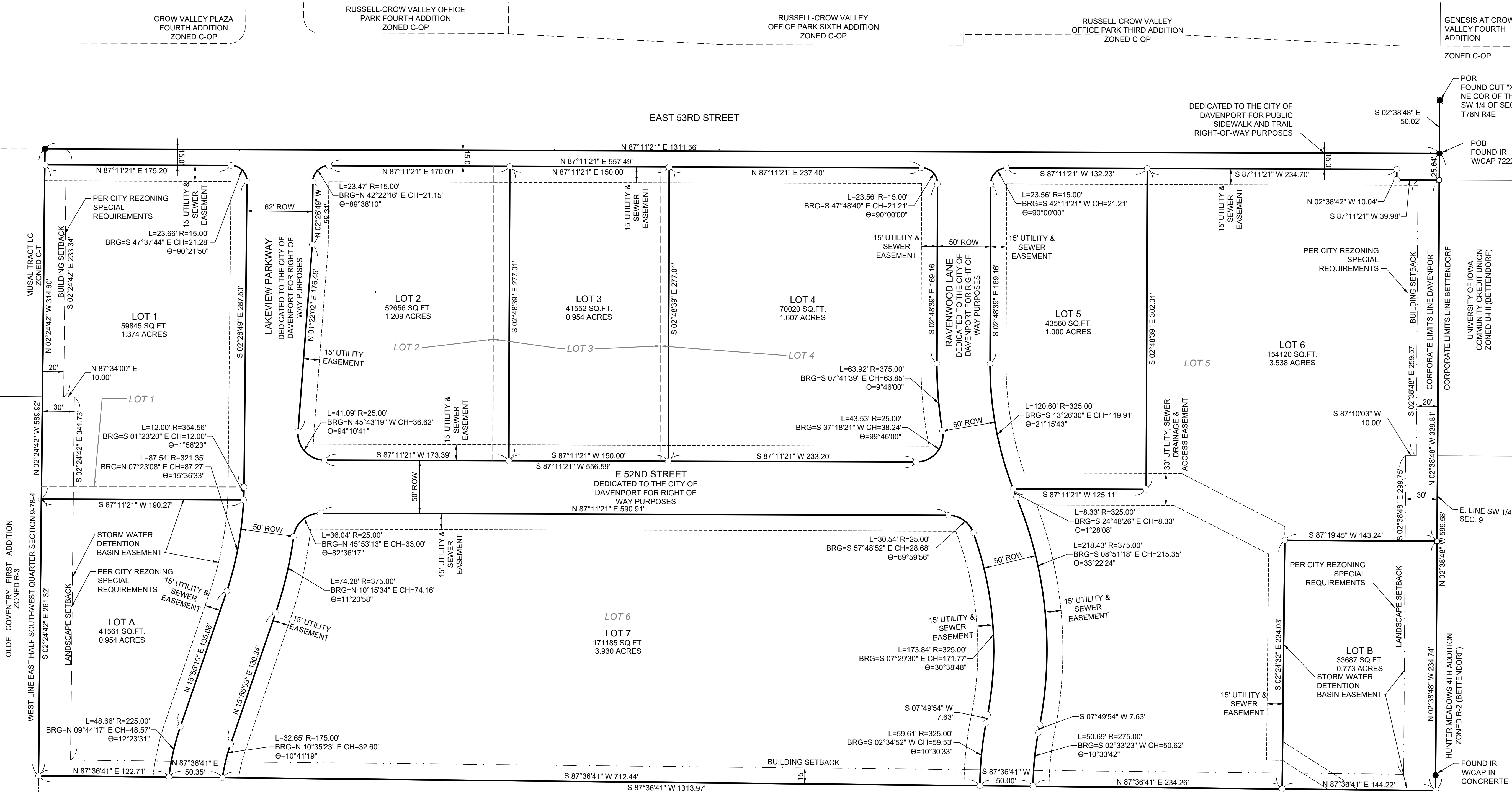
DATE: _____ LICENSE NUMBER: **16850**

MY LICENSE RENEWAL DATE IS: **DECEMBER 31, 2022**

PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: **B1.01**

1. LOTS A & B SHALL HAVE BLANKET ACCESS, UTILITY, STORM SEWER, DRAINAGE, SANITARY SEWER, AND WATER EASEMENTS AND BE OWNED AND MAINTAINED BY THE OWNER'S ASSOCIATION.
2. OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS STORMWATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF STRUCTURES, SWIMMING POOLS, FENCES, FILL, BUSHES, TREES, OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF WATER.
3. RIGHT-OF-WAY SHALL BE DEDICATED TO THE CITY UPON RECORDING OF THE PLAT.
4. NO LOTS SHALL HAVE DIRECT ACCESS TO 53RD STREET.
5. A TRAFFIC SIGNAL WILL BE REQUIRED AT THE INTERSECTION OF LAKEVIEW PARKWAY AND EAST 53RD STREET.
6. SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPERS OF INDIVIDUAL LOTS. MAINTENANCE OF SIDEWALKS IS THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNERS. MAINTENANCE OF TRAIL SHALL BE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNERS.
7. A FENCE IN ACCORDANCE WITH CITY OF DAVENPORT ZONING CODE IS REQUIRED IN THE 30' LANDSCAPE SETBACKS. TREES, SHRUBS, AND PERENNIALS ARE NOT REQUIRED WHERE THE LANDSCAPE SETBACK IS WITHIN LOTS A AND B.

RETURN TO:
SHIVE-HATTERY
2144 56TH AVE W.
BETTENDORF, IA 52712



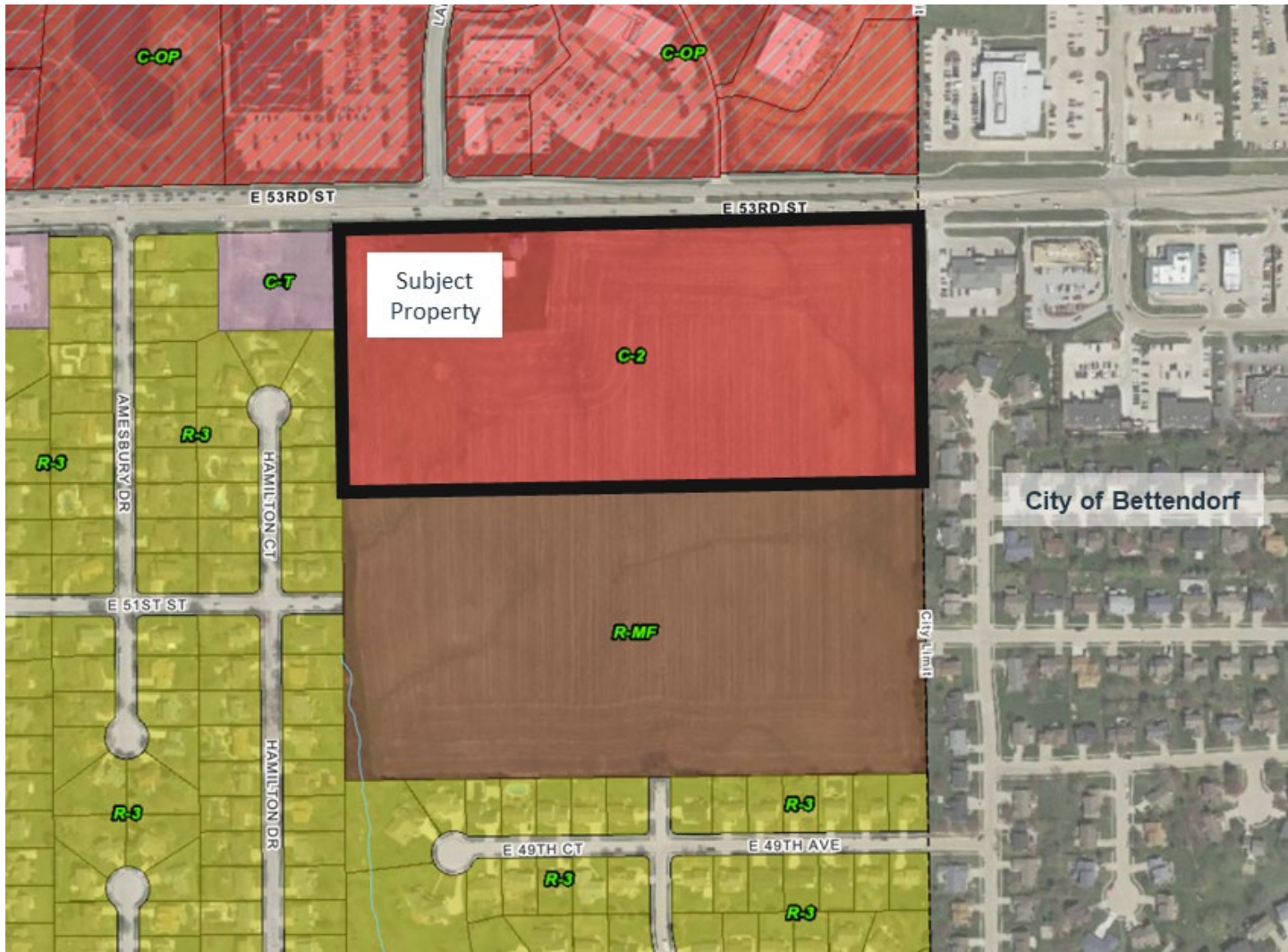
BIRCHWOOD GROVE
PRELIMINARY PLAT
ZONED R-MF

Vicinity Map

DAVENPORT
IOWA | USA



Zoning Map



Future Land Use Map





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

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:

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

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

Zoning Board of Adjustment

Zoning Appeal
Special Use
Hardship Variance

Design Review Board

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

Engineer (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

Architect (if applicable)

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

Administrative

Administrative Exception
Health Services and Congregate
Living Permit

Attorney (if applicable)

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

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:

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

Authorization to Act as Applicant

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

Signature(s)

State of _____ ,
County of _____ .
Sworn and subscribed to before me

This day of 20

Form of Identification

Notary Public

My Commission Expires:

2020 DEVELOPOMENT CALENDAR

CITY PLAN & ZONING COMMISSION SCHEDULE

CITY COUNCIL SCHEDULE

<u>REZONING & ROW VACATION</u> SUBMITTAL DEADLINE	<u>SUBDIVISION & DEV. PLAN</u> SUBMITTAL DEADLINE	PLAN & ZONING PUBLIC HEARING (Preview for plats/plans)	PLAN & ZONING COMMISSION MEETING	COUNCIL ITEMS SUBMITTAL DEADLINE	COMMITTEE OF THE WHOLE (PUBLIC HEARING)	CITY COUNCIL MEETING
12:00 PM - Monday	12:00 PM - Monday	5:00 PM - Tuesday	5:00 PM - Tuesday	12:00PM - Friday	5:30 PM - Wednesday	5:30 PM - Wednesday
11/19/19	12/02/19	12/10/19	12/24/19	12/27/19	01/08/20	01/15/20
12/02/19	12/16/19	12/24/19	01/07/20	01/10/20	01/22/20	01/29/20
12/17/19	12/28/19	01/07/20	01/21/20	01/24/20	02/05/20	02/12/20
12/27/19	01/13/20	01/21/20	02/04/20	02/07/20	02/19/20	02/26/20
01/13/20	01/27/20	02/04/20	02/18/20	02/21/20	03/04/20	03/11/20
01/27/20	02/10/20	02/18/20	03/03/20	03/06/20	03/18/20	03/25/20
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12/07/20	12/21/20	12/29/20	01/05/21	01/08/21	01/27/21	02/03/21
12/14/20	12/28/20	01/05/21	01/26/21	01/22/21	02/10/21	02/17/21

- SUBMISSION & MEETING DATES MAY BE CHANGED DUE TO HOLIDAY **MARKED IN RED**
- ORDINANCES REQUIRE THREE CONSIDERATIONS BEFORE CITY COUNCIL
- DATES SUBJECT TO CGHHANE DUE TO HOLIDAYS **MARKED IN RED**
- DELAYS MAY OCCUR UPON THE PETITION REACHING THE CITY COUNCIL'S AGENDA