

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, NOVEMBER 19, 2019; 5:00 PM

CITY HALL COUNCIL CHAMBERS 226 WEST 4TH STREET

I. Old Business

- A. Public Hearing for Case No. REZ19-11: Request of Raju Penmatcha to rezone 7.04 acres located at the southwest corner of N. Division Street and W. 76th Street from R-MF, Residential Multifamily District to C-2, Corridor Commercial District. [Ward 8] TO BE CONTINUED TO THE DECEMBER 3, 2019 MEETING.

II. New Business

- A. Public Hearing for Case REZ19-12: Request of BT Bridge LC to rezone 27.68 acres, more or less, of property located at 8228 N Fairmount Street from I-1 Light Industrial to I-2 Heavy Industrial. [Ward 2]

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

- A. Resolution for Case P19-03 being the request of Axiom Consultants for a preliminary plat for an 83-lot subdivision on 25.07 acres, more or less, of property located immediately west and north of Prairie Heights First Addition. [Ward 8] ADOPTED 2019-476

III. Secretary's Report

- A. Consideration of the minutes of the November 5, 2019 meeting.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

- A. Old Business: None
- B. New Business: None

VI. Subdivision Activity

- A. Old Business: None
- B. New Business

- i. Case P19-05: Request of Jason McCoy for a Preliminary Plat for a 53 lot subdivision on 18.48 acres, more or less, located on the east side of Northwest Boulevard approximately 725 feet north of West 46th Street. [Ward 7]

VII. Future Business

- A. Case F19-19: Request of Classic Development Co. Inc. for a Final Plat for a 4 lot subdivision on 3.77 acres, more or less, of property located east of Waverly Road near the intersection of West 13th Street and Waverly Road. [Ward 1]

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Matt Flynn, 563-888-2286

Date
11/5/2019

Subject:

Public Hearing for Case No. REZ19-11: Request of Raju Penmatcha to rezone 7.04 acres located at the southwest corner of N. Division Street and W. 76th Street from R-MF, Residential Multifamily District to C-2, Corridor Commercial District. [Ward 8] TO BE CONTINUED TO THE DECEMBER 3, 2019 MEETING.

Recommendation:

Continue the Public Hearing

Background:

Reason for Request (Per Applicant): "This property is located at the S.W. Corner of N. Division Street and W. 76th Street and currently zoned as R-MF at this intersection and it is not suitable for residential at this busy intersection. To be compatible for future development, it should be zoned as "C-2" at a minimum since S.E. Corner and N.E. corners were zoned as commercial and industrial. Several developers are interested in this property if it is zoned as C-2 or higher to develop."

Additional justification is provided in the application, attached to this report.

Comprehensive Plan:

The property is located in the Urban Service Area.

The Future Land Use Designation is RG, Residential General.

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.

Surrounding Property Characteristics:

Subject Property: Vacant/agriculture; zoned R-MF, Residential Multi-Family.

North: Largely vacant/agriculture with one farmstead; zoned I-1, Light Industrial. W 76th Street, connecting the link between N. Division Street and Northwest Boulevard, was opened to the public on November 21, 2018.

Northeast: Light Industrial (Hardi agricultural implement sales/service); zoned I-1 Light Industrial.

East: Vacant/agriculture; zoned C-2, Corridor Commercial (approx.15.6 acres) and R-4, Single

and Two Family Residential. A preliminary plat, Inverness Estates, consisting of approximately 250 residential lots, was approved in 2017. According to the developer, this project is not moving forward at this time and in accordance with the Subdivision Ordinance, the preliminary plat has lapsed.

South: Single family residential; zoned R-3 Single and Two Family Residential.

Southwest: Ridgeview Park; zoned S-OS, Special Open Space District

West: Vacant; zoned R-4, Single and Two Family Residential.

Technical Review:

The property is served by the Goose Creek interceptor sewer.

N. Division Street is classified as a Major Arterial Street and is in excellent condition.

W. 76th Street is classified as a Collector Street and is in excellent condition.

Additional technical review comments will be presented as they become available.

Public Input:

Signs were placed on the property on October 15, 2019.

A public meeting was held on October 24, 2019. Approximately 10 people attended. Most concerns expressed was about poor drainage in the vicinity.

Notices were sent to 11 property owners within 200 feet notifying them of the neighborhood meeting and Plan and Zoning Commission Public Hearing.

Discussion and Recommendation:

Some factors to consider:

- Comprehensive Plan compatibility.
- Land Use transitioning.
- Need for land zoned C-2 at this location.
- Impact on infrastructure.

Full discussion will be presented at the November 19, 2019 meeting.

Approval Standards for Map Amendments

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

b. The compatibility with the zoning of nearby property. Staff response:

c. The compatibility with established neighborhood character. Staff Response:

d. The extent to which the proposed amendment promotes the public health, safety, and welfare of the City. Staff Response:

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:

f. The extent to which the proposed amendment creates nonconformities. Staff response: The property is currently vacant and no nonconformities will be created.

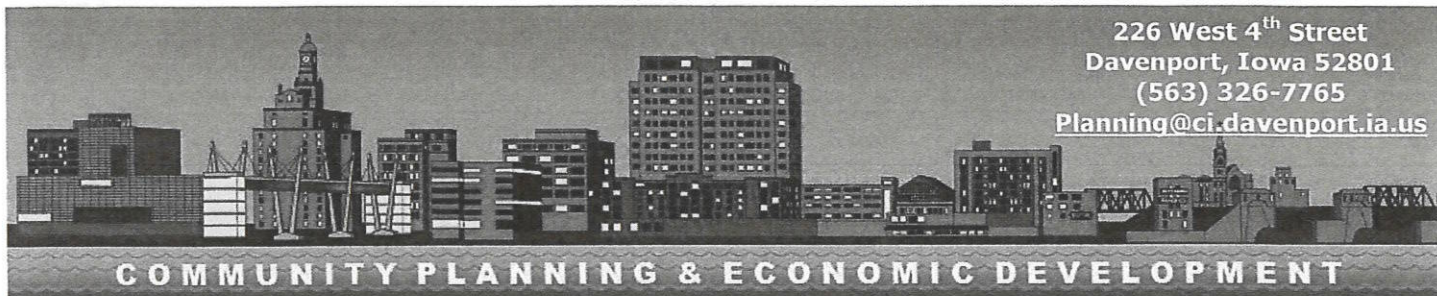
ATTACHMENTS:

Type	Description
▣ Backup Material	Full Application
▣ Backup Material	Zoning Map
▣ Backup Material	Future Land Use Map
▣ Backup Material	Public Meeting Notice
▣ Backup Material	200 foot notification
▣ Backup Material	Public Hearing Notice
▣ Backup Material	200 foot map
▣ Backup Material	Public Hearing QCT

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	11/14/2019 - 9:51 AM



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

Property Address* S.W. CORNER OF N. DIVISION ST & W. 76TH STREET, DAVENPORT

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

Applicant (Primary Contact)**

Name: RAJU S. PENMATCHA
Company:
Address: 9311 TURKEY HOLLOW ROAD
City/State/Zip: TAYLOR RIDGE, IL 61284
Phone: (309) 236-6042
Email: RPENMATCHA@MSN.COM

Owner (if different from Applicant)

Name: DR. SORA REDDY, M.D.
Company: S.B. REAL ESTATE, LLC
Address: 1100 36TH AVE
City/State/Zip: MOLINE, ILLINOIS 61265
Phone: (309) 781-7919
Email: SORAREDDY@YAHOO.COM

Engineer (if applicable)

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

Architect (if applicable)

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

Attorney (if applicable)

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

Application Form Type:

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

Zoning Board of Adjustment

Zoning Appeal ☐
Special Use ☐
Hardship Variance ☐

Design Review Board

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

Historic Preservation Commission

Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Administrative

Administrative Exception ☐
Health Services and Congregate Living Permit ☐



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

Request:Existing Zoning: R-MFProposed Zoning Map Amendment: C-2 (COMMERCIAL)Purpose of the Request: PARCEL NUMBER: W0305-7B (7.04 ACRES)

THIS PROPERTY IS LOCATED AT THE S.W. CORNER OF N. DIVISION STREET AND W. 76th STREET AND CURRENTLY ZONED AS R-MF AT THIS INTERSECTION AND IT IS NOT SUITABLE FOR RESIDENTIAL AT THIS BUSY INTERSECTION. TO BE COMPATIBLE FOR FUTURE DEVELOPMENT, IT SHOULD BE ZONED AS "C-2" AS A MINIMUM SINCE S.E. CORNER AND N.E. CORNERS WERE ZONED AS COMMERCIAL & INDUSTRIAL. SEVERAL DEVELOPERS ARE INTERESTED ON THIS PROPERTY IF IT IS ZONED AS C-2 OR HIGHER TO DEVELOP.

Total Land Area: 7.04 AC [Please Select]Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☐ Yes ☒ No**Submittal Requirements:**

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

Formal Procedure:

(1) Application:

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

(2) Plan and Zoning Commission public hearing:

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

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

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

Formal Procedure (continued):

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

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

Applicant: RAJU S. PENMATCHA
By typing your name, you acknowledge and

Date: Oct-10, 2019

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

Received by: _____
Planning staff

Date:

Date of the Public Hearing:

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

Authorization to Act as Applicant

I, Dr. SORA REDDY, M.D.

authorize RAJU S. PENMATHA

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

Sora Reddy

Signature(s)

State of Illinois

County of Rock Island

Sworn and subscribed to before me

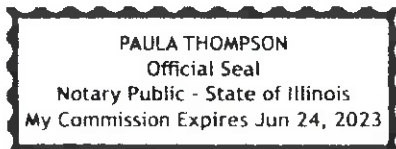
This 10th day of October 2019

State of Illinois Drivers License

Form of Identification

Paula Thompson
Notary Public

My Commission Expires: 1.24.2023



PROPERTY LOCATION MAP



REASONS FOR REZONING OF PARCEL NO: W0305-07B FROM R-MF (MULTIFAMILY RESIDENTIAL) TO "C-2" COMMERCIAL:

1. WITH THE EXTENSION OF W. 76th STREET TO N.W. BLVD, THIS ROAD BECAME A MAIN COMMERCIAL AND INDUSTRIAL CORRIDOR AND THIS INTERSECTION OF N. DIVISION STREET AND W. 76th STREET IS BECOMING A MAJOR INTERSECTION WITH INDUSTRIAL TRAFFIC FROM NEW HEINZ AND STERILITE PLANTS.
2. THE NEW EXTENSION OF W. 76th STREET IS EXPECTED TO DRAW MORE INDUSTRIAL AND COMMERCIAL DEVELOPMENT ALONG THIS NEW CORRIDOR.
3. THIS 7 ACRE PARCEL W0305-07B IS MORE COMPATIBLE FOR COMMERCIAL DEVELOPMENT COMPARED TO EXISTING "R-MF" ZONING AS RESIDENTIAL DUE TO BUSY TRAFFIC INTERSECTION.
4. THIS PARCEL IS SURROUNDED BY N. DIVISION STREET ON EAST, W. 76th STREET ON NORTH, GOOSE CREEK ON SOUTH & SOUTHWEST WITH A SCREEN OF WOODED AREA. ALSO, THE PARCEL TO EAST WAS ZONED AS "C-2" COMMERCIAL AND N.E. CORNER WAS ALREADY DEVELOPED (HARDI EQUIPMENT) AS INDUSTRIAL. IT WILL HAVE NO IMPACT ON THE EXISTING RESIDENTIAL NEIGHBORHOOD ON NOISE AND VISIBILITY, THIS PARCEL STANDS BY ITSELF WITH NO NEGATIVE IMPACT ON THE EXISTING NEIGHBORHOOD.
5. SEVERAL LAND DEVELOPERS ARE ENQUIRING REGARDING THIS PARCEL TO DEVELOP AS COMMERCIAL HUB. THEY ARE INTERESTED ON THIS PARCEL DUE TO RIGHT SIZE OF 7 AC COMPARED TO EAST C-2 PARCEL OF 16 AC. REQUEST REZONING THIS PARCEL FROM "R-MF" TO "C-2".

RESPECTFULLY

Raj S. Benmatcha Oct 10, 2019



Doc ID: 020306060004 Type: LAN
 Recorded: 04/16/2015 at 01:25:43 PM
 Fee Amt: \$3,523.20 Page 1 of 4
 Revenue Tax: \$3,491.20
 Scott County Iowa
 Rita A. Vargas Recorder

File **2015-00008703**

Prepared by: Thomas J. Pastnak, 313 W. 3rd St., Davenport, IA 52801; (563) 323-7737
 Address Tax Statement: SB Real Estate, LLC, 350 John Deere Rd, Moline IL 61205
 Return to: Vollertsen Brett & Gorsline PC

WARRANTY DEED
 (LIMITED LIABILITY COMPANY GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, **JERSEY ROADS, L.C.**, an Iowa Limited Liability Company, ("Grantor") does hereby convey to **SB REAL ESTATE, LLC**, an Iowa Limited Liability Company, ("Grantee") the real estate located in Scott County, Iowa and being legally described as set forth on Exhibit A hereafter attached and incorporated herein by this reference ("Real Estate"), subject to covenants, restrictions and easements of record.

Grantor is a member-managed limited liability company, and the undersigned is authorized to act on behalf of Grantor, which includes execution of this deed. This conveyance is being made in the ordinary course of Grantor's business.

Grantor hereby covenants with Grantee and successors in interest that it holds the Real Estate by title in fee simple; that it has good and lawful authority to sell and convey the Real Estate; that the Real Estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to warrant and defend the Real Estate against the lawful claims of all persons, except as may be above stated.

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

Dated this 13th day of April, 2015.

JERSEY ROADS, L.C., an Iowa Limited Liability Company,

By: 
 Cynthia S. Schalk, Managing Member

STATE OF IOWA)
) SS:
COUNTY OF SCOTT)

On this 13th day of April, 2015, before me, a Notary Public in and for said County and State aforesaid, personally appeared CYNTHIA S. SCHALK, to me personally known, who being by me duly sworn (or affirmed) did say that she is the Managing Member of JERSEY ROADS, L.C., an Iowa Limited Liability Company, and that said instrument was signed on behalf of the Limited Liability Company by authority of its Members, and the said CYNTHIA S. SCHALK acknowledged the execution of said instrument to be the voluntary act and deed of said Limited Liability Company, by it and by her voluntarily executed.



Karen K. Nimrick
Notary Public in and for said County and State

TRACT 1

Part of the Northeast Quarter of Section 3, Township 78 North, Range 3 East of the 5th Principal Meridian, City of Davenport, Scott County, Iowa, more particularly described as follows:

Commencing at the northwest corner of said Northeast Quarter of Section 3; thence South 0 degrees 43 minutes 00 seconds East along the west line of said Northeast Quarter of Section 3, a distance of 35.01 feet to the POINT OF BEGINNING on the south right of way line of 76th Street; thence North 88 degrees 01 minute 15 seconds East along said line, a distance of 494.74 feet to the point of curvature of a non-tangent curve, concave to the Southwest, having a radius of 25.00 feet, a central angle of 90 degrees 44 minutes 38 seconds, and a chord of 35.58 feet bearing South 45 degrees 10 minutes 42 seconds East; thence Southeast along said curve, a distance of 39.59 feet to the point of curvature of a non-tangent curve, concave to the West, having a radius of 779.00 feet, a central angle of 39 degrees 14 minutes 26 seconds, and a chord of 523.15 feet bearing South 19 degrees 52 minutes 46 seconds West; thence South along said curve and westerly right of way line of Division Street, a distance of 533.52 feet; thence South 39 degrees 16 minutes 54 seconds West, a distance of 272.65 feet to the point of curvature of a non-tangent curve, concave to the Southeast, having a radius of 859.00 feet, a central angle of 2 degrees 54 minutes 35 seconds, and a chord of 43.62 feet bearing South 37 degrees 45 minutes 32 seconds West; thence Southwest along said curve, a distance of 43.62 feet; thence North 47 degrees 31 minutes 14 seconds West, a distance of 182.60 feet to the intersection with said west line of the Northeast Quarter; thence North 0 degrees 43 minutes 00 seconds West, a distance of 622.24 feet to the POINT OF BEGINNING; said described tract containing 284,055 square feet (6.52 acres), more or less.

TRACT 2

Part of the Northeast Quarter of Section 3, Township 78 North, Range 3 East of the 5th Principal Meridian, City of Davenport, Scott County, Iowa, more particularly described as follows:

Commencing at the East Quarter corner of said Section 3, said point being the POINT OF BEGINNING; thence South 87 degrees 35 minutes 24 seconds West along the south line of said Northeast Quarter, a distance of 1849.99 feet to the east line of Lot Oakbrook North 1st Addition; thence North 1 degree 38 minutes 10 seconds West along said east line, a distance of 330.10 feet to the south line of Oakbrook North 2nd Addition; thence North 87 degrees 41 minutes 17 seconds East along said south line, a distance of 70.98 feet; thence following the easterly boundary of said Oakbrook North 2nd Addition, North 2 degrees 17 minutes 42 seconds West, a distance of 119.87 feet; thence South 88 degrees 25 minutes 08 seconds West, a distance of 6.18 feet; thence North 2 degrees 27 minutes 23 seconds West, a distance of 180.23 feet; thence South 87 degrees 34 minutes 57 seconds West, a distance of 288.16 feet; thence North 2 degrees 16 minutes 08 seconds West, a distance of 179.98 feet; thence South 88 degrees 51 minutes 30 seconds West, a distance of 16.04 feet; thence North 2 degrees 00 minutes 34 seconds West, a distance of 132.20 feet to the northeast corner of Lot 27 in said Oakbrook North 2nd Addition; thence following the easterly boundary of Oakbrook North 3rd Addition, North 73 degrees 43 minutes 09 seconds East, a distance of 98.99 feet; thence North 12 degrees 51

Exhibit "A"

minutes 29 seconds West, a distance of 168.88 feet; thence North 13 degrees 38 minutes 35 seconds West, a distance of 50.86 feet; thence North 2 degrees 35 minutes 35 seconds West, a distance of 322.31 feet; thence North 77 degrees 56 minutes 41 seconds West, a distance of 110.39 feet; thence North 46 degrees 30 minutes 44 seconds West, a distance of 381.37 feet to the intersection with the easterly right of way line of Division Street at a point of curvature of a non-tangent curve, concave to the Southeast, having a radius of 779.00 feet, a central angle of 3 degrees 06 minutes 13 seconds, and a chord of 42.19 feet bearing North 37 degrees 39 minutes 19 seconds East; thence Northeast along said curve and easterly right of way line, a distance of 42.20 feet; thence North 39 degrees 16 minutes 59 seconds East, a distance of 275.49 feet to the point of curvature of a non-tangent curve, concave to the West, having a radius of 859.00 feet, a central angle of 39 degrees 21 minutes 07 seconds, and a chord of 578.45 feet bearing North 19 degrees 36 minutes 26 seconds East; thence North along said curve, a distance of 589.98 feet to the point of curvature of a non-tangent curve, concave to the Southeast, having a radius of 25.00 feet, a central angle of 89 degrees 20 minutes 07 seconds, and a chord of 35.15 feet bearing North 44 degrees 37 minutes 04 seconds East; thence Northeast along said curve, a distance of 38.98 feet; thence North 88 degrees 01 minute 15 seconds East along the south right of way line of 76th Street, a distance of 2023.21 feet to the east line of said Northeast Quarter of Section 3; thence South 0 degrees 45 minutes 10 seconds East, a distance of 2590.17 feet to the POINT OF BEGINNING; said described tract containing 5,379,935 square feet (123.51 acres), more or less.

497978

735707 CORG \$50.00 KARE 2 4/21/15

CERTIFICATE OF ORGANIZATION

OF

SB REAL ESTATE, L.L.C.

TO: THE IOWA SECRETARY OF STATE

Pursuant to Section 201 of the Iowa Limited Liability Company Act, the undersigned hereby adopts the following Certificate of Organization for the limited liability company:

SECTION 1. Name.

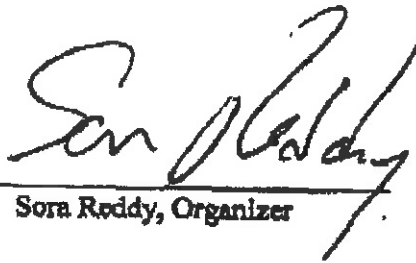
The name of the limited liability company is: SB REAL ESTATE, L.L.C.

SECTION 2. Initial Registered Agent and Registered Office.

The name of the company's initial registered agent and the street address of the company's initial registered office are:

Michael L. Gorsline
VOLLERTSEN, BRITT & GORSLINE, P.C.
5119 Utica Ridge Road
Davenport, Iowa 52807

Dated this 03 day of 30, 2015.


Sora Reddy, Organizer

FILED
IOWA
SECRETARY OF STATE
4-3-15
8:41A
W969298



**IOWA SECRETARY OF STATE
PAUL D. PATE**



CERTIFICATE OF EXISTENCE

Issue Date: 10/8/2019

Name: SB REAL ESTATE, L.L.C. (489DLC - 497978)

Date of Incorporation: 4/3/2015

Duration: PERPETUAL

I, Paul D. Pate, Secretary of State of the State of Iowa, custodian of the records of incorporations, certify the following for the limited liability company named on this certificate:

- a. The entity is in existence and duly incorporated under the laws of Iowa.
- b. All fees, taxes and penalties required under the Revised Uniform Limited Liability Company Act and other laws due the Secretary of State have been paid.
- c. The most recent biennial report required has been filed with the Secretary of State.
- d. The Secretary of State has not administratively dissolved the limited liability company.
- e. The Secretary of State has not filed either a statement of dissolution or statement of termination.

Certificate ID: CS179446

To validate certificates visit:

sos.iowa.gov/ValidateCertificate

A handwritten signature in black ink that reads "Paul D. Pate".

Paul D. Pate, Iowa Secretary of State

PAUL D. PATE



SERVICE • PARTICIPATION • INTEGRITY

IOWA 2019 BIENNIAL REPORT
for an IOWA
LIMITED LIABILITY COMPANY
Required by Iowa Code
Chapter 489

PAUL D. PATE
Secretary of State

FILED

Date: 6/17/2019 8:30 AM
Corp No: 497978
Cert No: A19497978

1. Name of the limited liability company, its registered agent and office.

SB REAL ESTATE, L.L.C.
MICHAEL L GORSLINE
VOLLERTSEN BRITT & GORSLINE P C
5119 UTICA RIDGE ROAD
DAVENPORT IA 52807

2. Street address of the principal office of the limited liability company:

Name

Address

1100 36TH AVE

Address

City

MOLINE

State

IL

Zip

61265

Country

USA

3. Does the limited liability company hold an interest in agricultural land in Iowa? No

4. Is the limited liability company a "family farm limited liability company"? No

5. Signed: SORA REDDY Capacity: MANAGER

Parcel "B" - rezoned to "PDD"

(COMMERCIAL : 15.872 AC)

Commencing at the northwest corner of said Northeast Quarter, thence North 88 degrees-44'-15" East 624.09 feet along the north line of said Northeast Quarter; thence South 01 degrees-15'-45" East 35.00 feet to the southerly right-of-way line of 76th Street and the point of beginning; thence North 88 degrees-44'-15" East 1306.29 feet along said right-of-way; thence South 10 degrees-13'-37" West 459.20 feet; thence South 88 degrees-44'-15" West 973.32 feet; thence South 30 degrees-05'-17" West 416.20 feet; thence North 50 degrees-00'-00" West 350.00 feet to the beginning of a curve, concave westerly having a radius of 859.00 feet, the chord of which bears North 19 degrees-55'-01" East for a distance of 589.93 feet; thence on the arc of said curve for a distance of 602.18 feet to the beginning of a curve, concave southeasterly having a radius of 25.00 feet, the chord of which bears North 44 degrees-17'-09" East for a distance of 35.02 feet; thence on the arc of said curve for a distance of 38.79 feet to the point of beginning. Said Parcel "B" contains 15.872 acres, more or less.

Parcel "C" - rezoned to "R-6M"
(S.W. CORNER OF N. DIVISION ST & W. 76TH STREET)

(LEGAL DESCRIPTION PARCEL W0365-07B)
REZONED AS R-MF

Beginning at the northwest corner of said Northeast Quarter, thence North 88 degrees-44'-15" East 494.07 feet along the north line of said Northeast Quarter to the westerly right-of-way line of Division Street; thence South 01 degrees-15'-45" East 35.00 feet along said right-of-way line to the beginning of a curve, concave southwesterly having a radius of 25.00 feet, the chord of which bears South 45 degrees-37'-10" East for a distance of 35.75 feet; thence along the arc of said curve and said right-of-way line for a distance of 39.83 feet to the beginning of a curve, concave westerly having a radius of 779.00 feet, the chord of which bears South 20 degrees-00'-42" West for a distance of 532.57 feet; thence along the arc of said curve on said right-of-way line for a distance of 543.53 feet; thence South 39 degrees-52'-30" West 309.55 feet along said right-of-way line; thence North 46 degrees-48'-19" West 191.59 feet to the west line of the Northeast Quarter of said Section 3; thence North 00 degrees 00'-38" East 655.95 feet along said line to the point of beginning. Said Parcel "C" contains 7.039 acres, more or less.

Parcel "D" - rezoned to "R-4 P.U.D."

Commencing at the northwest corner of said Northeast Quarter, thence North 88 degrees-44'-15" East 2607.30 feet along the north line of said Northeast Quarter; thence South 01 degrees-15'-45" East 35.00 feet to the southerly right-of-way line of 76th Street; thence South 00 degrees-02'-09" East 199.89 feet; thence North 89 degrees-57'-50" East 5.00 feet; thence South 00 degrees-02'-09" East 400.14 feet to the point of beginning; thence South 00 degrees-02'-09" East 1785.12 feet; North 51 degrees-43'-20" West 496.78 feet; thence North 56 degrees-03'-26" West 369.81 feet; thence North 48 degrees-07'-14" West 274.19 feet; thence 35 degrees-13'-13" West 427.35 feet; thence North 77 degrees-50'-01" West 1021.89 feet; thence North 45 degrees-35'-34" West 374.05 feet to the easterly right-of-way line of Division Street and the beginning of a curve, concave southeasterly having a radius of 779.00 feet, the chord of which bears North 38 degrees-43'-01" East for a distance of 34.88 feet; thence along the arc of said curve and right-of-way line for a distance of 34.88 feet; thence North 40

SCOTT COUNTY TREASURER
MIKE FENNELLY
600 W 4TH ST
DAVENPORT, IA 52801-1003
(563) 326-8670

2018 PROPERTY TAX STATEMENT

SCOTT COUNTY TREASURER

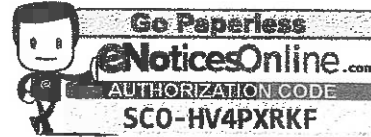
Parcel Number: W0305-07B

Tax District: DADA
DAVENPORT AG DAVENPORT

PAY ONLINE AT
www.iowatreasurers.org

Legal Description:
Sec:03 Twp:78 Rng:03 PRT NW/4 NE/4 3-78-3 NWLY OF DIVISION
ST EXC ROW TRACT A PER WD 2017-9013

54984*209**G50**1.129**1/4*****AUTO5-DIGIT 61231
SB REAL ESTATE LLC
5 ORCHARD HILL BLVD
MOLINE IL 61265-7155



SCOTT COUNTY TAX BILL for SEPTEMBER 2019 and MARCH 2020. Please keep it in a safe place. Send the correct stubs along with your check for payment. If your taxes are paid by your Bank in Escrow, this is for your information only. SEE REVERSE SIDE.
Based on January 1, 2018 valuations. Taxes for July 1, 2018 through June 30, 2019. Payable September 2019 and March 2020. Your check payment may or will be processed as an electronic fund transfer. Your original check will not be returned by your financial institution. Funds may be debited from your account on the same day the payment is received.

VALUATIONS AND TAXES:

	This Year		Last Year	
	Assessed	Taxable	Assessed	Taxable
Land:	20,550	11,535	0	0
Buildings:	0	0	0	0
Improvements:	0	0	0	0
Less Military Credit:		0		0
NET TAXABLE VALUE:	20,550	11,535	0	0
Value Times Levy Rate of:		25.6436500		0.0000000
EQUALS GROSS TAX OF:		\$295.80		\$0.00
Less Credits of:				
Homestead:		\$0.00		\$0.00
Bus Prop Tax Credit Fund:		\$0.00		\$0.00
Low Income/Elderly Credit:		\$0.00		\$0.00
Ag Land Credit:		\$34.54		\$0.00
Family Farm Credit:		\$0.00		\$0.00
Prepaid Tax:		\$0.00-		\$0.00
NET ANNUAL TAXES:		\$262.00		\$0.00
Ag Dwelling Tax:		\$0.00		\$0.00

TAX DUE:

A Other taxes unpaid: NO
X Special Assessments: NO
Undrains due: NO
Tax sale certificate: NO

Debt: SB REAL ESTATE LLC

Contract:

SCOTT COUNTY TREASURER
MIKE FENNELLY
600 W 4TH ST
DAVENPORT, IA 52801-1003
(563) 326-8670

Receipt #
672833

DUE Sept 1, 2019

\$131.00

Date Paid:

Check #:

DUE March 1, 2020

\$131.00

Date Paid:

Check #:

Retain the upper portion for your records. Enter the date paid and your check number for your information. Keep in a safe place.

Include this STUB with March 2020 payment.

YOU MAY PAY ONLINE AT: www.iowatreasurers.org

Receipt #
672833

2018 CT



Taxpayer ID #:
Dist: DADA
Parcel: W0305-07B



TAX DUE: Mar 1, 2020
TAX DELQ: Apr 1, 2020

MAR 1 2020
\$131.00

SB REAL ESTATE LLC
5 ORCHARD HILL BLVD
MOLINE IL 61265-7155

SCOTT COUNTY TREASURER
MIKE FENNELLY
600 W 4TH ST
DAVENPORT, IA 52801-1003

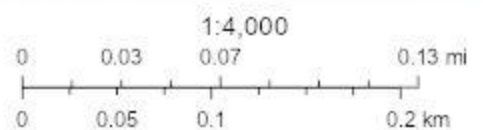
Include this STUB with September 2019 payment.

REZ19-11 Current Zoning



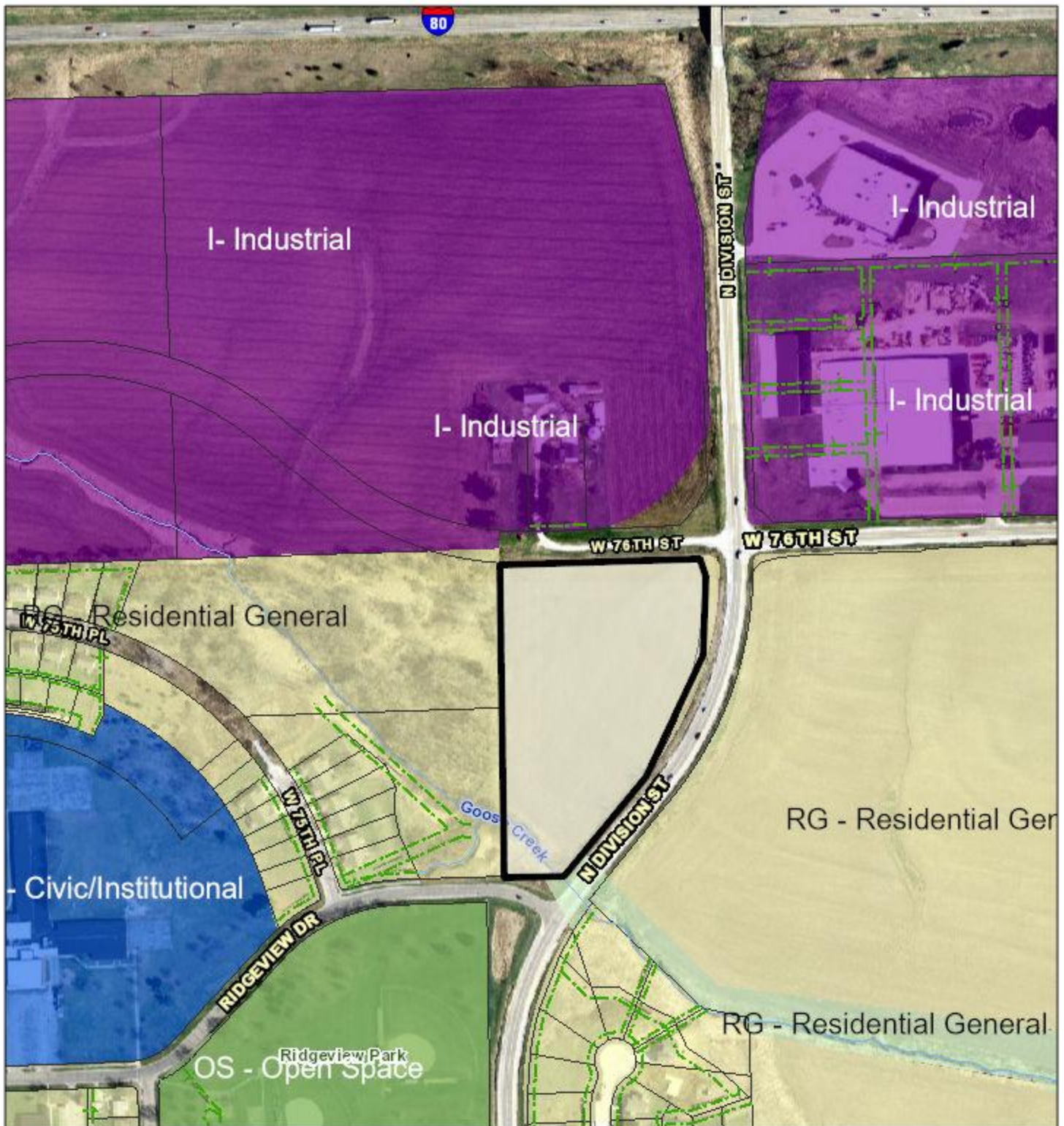
10/15/2019, 11:25:34 AM

- Easement
- Parks
- Parcels
- Street Centerline (Labels only)
- Creeks
 - Unnamed Tributaries
 - Piped Creeks
 - City Limit
 - Named Creeks
- Zoning Districts
 - R-1 Single-Family Residential District
 - R-2 Single-Family Residential District



Scott County Iowa, Bi-State Regional Commission

REZ19-11 2035 Future Land Use



Scott County Iowa, Bi-State Regional Commission

Web AppBuilder for ArcGIS
Scott County Iowa, Bi-State Regional Commission | Copyright:(c) 2014 Esri |

NOTICE
PUBLIC MEETING
THURSDAY OCTOBER 24, 5:30 PM
RED HAWK GOLF COURSE
6364 NORTHWEST BOULEVARD, DAVENPORT, IOWA

Please be aware of possible zoning changes that may impact your property or neighborhood.

Case No. REZ19-11: Request of Raju Penmatcha to rezone 7.04 acres located at the southwest corner of N. Division Street and W. 76th Street from R-MF, Residential Multifamily District to C-2, Corridor Commercial District. [Ward 8] See attached map.

The proposed rezoning, if approved, would allow for commercial development on the property. At this time, no specific development has been proposed.

A public meeting, hosted by the applicant, will be held to discuss the proposal at the time and place listed above. A formal public hearing will be held on the matter by the Plan and Zoning Commission on Tuesday, November 5, 2019, 5:00 pm at Davenport City Hall. You will receive an additional notice prior to this meeting.

If you have any questions regarding the proposal, please contact the Community Planning Division.

Case No. REZ19-11

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

Davenport.16357.1.Neighborhood_Meeting_and_Adjacent_Owner_Notice_List.xlsx

	Property Address	Owner Name	Owner Street	Owner CityStateZip
Petitioner:	W0305-07A	ISB REAL ESTATE LLC/RAJU PENMATCH	1100 36TH AVE	MOLINE IL 61265
P&Z Chair:	Bob Inghram		binghram@activethermal.net	EMAIL ALL ALDERMAN PER I AND Bob, Mayor clerk and T
Mayor's Clerk:	Nevada Lemke		nlemke@ci.davenport.ia.us	
Council Clerk:	Tiffany Thorndike		tthorndike@ci.davenport.ia.us	
Neighborhood:	Oakbrook North	Pat Schilling	patschilling@me.com	12 Notices Sent
Ward/Ald:	8th Ward	Alderman Tompkins	ktompkins@ci.davenport.ia.us	
Ward/Ald:	At-Large	Alderman Condon	jcondon@ci.davenport.ia.us	
Ward/Ald:	At-Large	Alderman Gripp	kgripp@ci.davenport.ia.us	
Case manager:	CPED	MATT FLYNN	226 W 4TH ST	DAVENPORT IA 52801
W0319A12	1819 RIDGEVIEW DR	BOARD OF PARK COMMISSIONERS	700 W RIVER DR	DAVENPORT IA 52802
W0303-13B		GLAUS ERLE W & CAROL J	6 MUSKET CT	LE CLAIRE IA 52753
W0305-OLB		CYNTHIA S SCHALK 2011 ESTATE TRUST	2000 E 50TH CT	DAVENPORT IA 52807
W0305-OLA		SANDERSON BRADLEY E & SUKCHA	7128 MADISON ST	DAVENPORT IA 52806
W3451-01C	7616 N DIVISION ST	HAMANN MICHELLE L & HAMANN RANDY A	2520 E LOMAR ST	ELDRIDGE IA 52748
W3451-01D		JFSJA HAMANN LIVING TRUST	19051 220TH ST	DAVENPORT IA 52807
W3451-01D		NANCY L STEFFEN IRREVOC TRUST	108 7TH ST	DURANT IA 52747
W0305-07B		SB REAL ESTATE LLC	5 ORCHARD HILL BL	MOLINE IL 61265
W0305-17		SB REAL ESTATE LLC	5 ORCHARD HILL BL	MOLINE IL 61265
W3453-01C	1500 W 76TH ST	HARDI, INC.	1500 W 76TH ST	DAVENPORT IA 52806
W0303-22A		GLAUS ERLE W	6 MUSKET CT	LE CLAIRE IA 52753
W0303-22B		GLAUS ERLE W	6 MUSKET CT	LE CLAIRE IA 52753
W0303-06B	1802 W 75TH PL	CUROE KATHLEEN M	1802 W 75TH PL	DAVENPORT IA 52806



**PUBLIC HEARING NOTICE
PLAN AND ZONING COMMISSION
CITY OF DAVENPORT**



Public Hearing Details:

Date: 11/5/2019
Time: 5:00 PM
Location: Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa
Subject: Public hearing for a rezoning before the Plan and Zoning Commission
Case #: HV1REZ19-17

Ward: 8th

To: All property owners within 200 feet of the subject property located at the southwest corner of West 76th Street and Division Street. See map on reverse side of this notice.

What is this All About?

This notice is being sent to inform you that a public hearing will be held for a rezoning request. The purpose of the rezoning request is to change the property's uses by changing the zoning classification from R-MF Residential Multifamily District to C-2 Corridor Commercial District.

What are the Next Steps after the Public Hearing?

This public hearing is the first step in the review/approval process. The Commission's recommendation from this public hearing 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 as you received this notice. 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 either in writing/email or in person at the public hearing. If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the public hearing. Send comments to planning@ci.davenport.ia.us or CPED, 226 W 4th St, Davenport IA 52801.

Do You Have Any Questions?

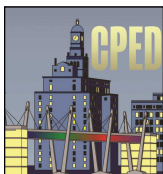
If you have any questions on this request, or if you need accommodations for any reason, please contact Matthew Flynn, AICP, the case planner assigned to this project at matt.flynn@ci.davenport.ia.us or at 563-888-2286. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the Petitioner or Commission/Board. If you are interested in the current schedule and outcome of this case, please contact the Community Planning Office at 563-326-7765 or planning@ci.davenport.ia.us for updates.

Zoning Map Amendment (Rezoning) Request

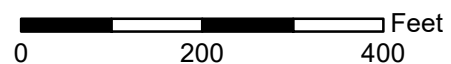
Adjacent Property Owner Notice Area

REZ19-11



Legend

-  Subject Property REZ19-11
-  200' Buffer of Subject Property
-  Adjacent Property Owners



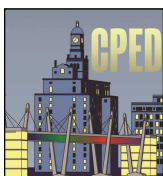
Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.



Zoning Map Amendment (Rezoning) Request

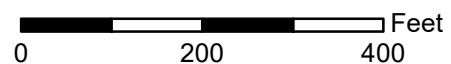
Adjacent Property Owner Notice Area

REZ19-11



Legend

-  Subject Property REZ19-11
-  200' Buffer of Subject Property
-  Adjacent Property Owners



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



Thursday, October 17, 2019

Please publish the following public notice in the Tuesday, October 22, 2019 edition of the Quad City Times.

The PO number for this notice is: 2003922

Please provide proof of publication for our records. If you have any questions, please contact us at planning@ci.davenport.ia.us or 563-326-7765. Thank you!

**NOTICE
PUBLIC HEARING
TUESDAY, NOVEMBER 5, 2019 -5:00 P.M.
CITY OF DAVENPORT PLAN AND ZONING COMMISSION
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

There is on file in the Community Planning and Economic Development Department (CPED), on behalf of the Plan and Zoning Commission, the following request:

Case No. REZ19-11: Request of Raju Penmatcha to rezone 7.04 acres located at the southwest corner of N. Division Street and W. 76th Street from R-MF, Residential Multifamily District to C-2, Corridor Commercial District. [Ward 8]

The public hearing on the above matter is scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday, November 5, 2019 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s). PO No. 2003922

Department of Community Planning & Economic Development
E-MAIL: planning@ci.davenport.ia.us PHONE: 563-326-7765

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Brandon Melton, brandon.melton@ci.davenport.ia.us;
563-888-2221

Date
11/19/2019

Subject:

Public Hearing for Case REZ19-12: Request of BT Bridge LC to rezone 27.68 acres, more or less, of property located at 8228 N Fairmount Street from I-1 Light Industrial to I-2 Heavy Industrial. [Ward 2]

Recommendation:

Hold the Public Hearing.

Background:

Reason for Request: According to the applicant, this request is being made in order to put a materials production plant on site and do fabrication on the property.

Comprehensive Plan:

The property is located in the Urban Service Area.

The Future Land Use Designation is I, Industry.

Industry (I) - Designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.

Surrounding Property Characteristics:

Subject Property: Outdoor storage of equipment and raw materials; Zoned I-1, Light Industrial.

North: Largely vacant/agriculture; zoned I-1, Light Industrial

Northeast: RV Park/Campground; zoned I-1, Light Industrial

East: Heavy vehicle repair, vehicle showroom; Interstate Power Systems and Peterbilt; zoned I-1, Light Industrial

South: I-80 Right of Way with vacant/agriculture south of that; zoned S-AG, Agricultural

West: Vacant/agriculture; zoned S-AG, Agricultural

Technical Review

The property is served by an 8" and 15" sewer main running roughly from the northwest to the southeast corners of the property.

W 83rd Street leading up to the property is improved and in good condition, but is unimproved with loose gravel only immediately adjacent to the property. The unimproved portion only serves the subject property and the Davenport Fire Department Training Center.

Fire Station 7 is located approximately 2 miles southeast of the property.

Natural resources is concerned about the spread of gravel over the property that may eventually consume the greenspace. A site plan will be required prior to any additional development on the property so that stormwater requirements may be addressed.

Additional technical review comments will be presented as they become available.

Public Input:

Signs were placed on the property on November 12, 2019.

A public neighborhood meeting will be held November 18, 2019.

Notices were sent to 5 property owners within 200 feet notifying them of the neighborhood meeting and Plan and Zoning Commission Public Hearing.

A legal notice was published in the Quad City Times on November 11, 2019 notifying the public of the Plan and Zoning Commission Public Hearing.

Discussion and Recommendation:

Some factors to consider:

- Property is located along a gateway into the community
- Environmental impacts to surrounding property owners

Full discussion will be presented at the December 3, 2019 meeting.

Approval Standards for Map Amendments

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

b. The compatibility with the zoning of nearby property. Staff response:

c. The compatibility with established neighborhood character. Staff Response:

d. The extent to which the proposed amendment promotes the public health, safety, and welfare of the City. Staff Response:

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:

f. The extent to which the proposed amendment creates nonconformities. Staff response: The

property is currently vacant and no nonconformities will be created.

ATTACHMENTS:

Type	Description
Backup Material	Application
Backup Material	Zoning Map
Backup Material	Land Use Map
Backup Material	Public Meeting Notice
Backup Material	200 ft Notice List
Backup Material	Public Hearing Notice
Backup Material	Adjacent Owner Notice Area Map
Backup Material	QC Times Public Hearing Notice

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	11/15/2019 - 1:46 PM



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

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

Property Address*

*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 ☐

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:

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

Request:Existing Zoning: Proposed Zoning Map Amendment:

Purpose of the Request:

Rezone property to I-2 in order to put a materials production plant on site and do fabrication on the property.

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

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

Formal Procedure:

(1) Application:

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

(2) Plan and Zoning Commission public hearing:

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

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

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

Formal Procedure (continued):

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

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

Applicant:

Date:

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

Received by:

Planning staff

Date:

Date of the Public Hearing:

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

Legal Description:

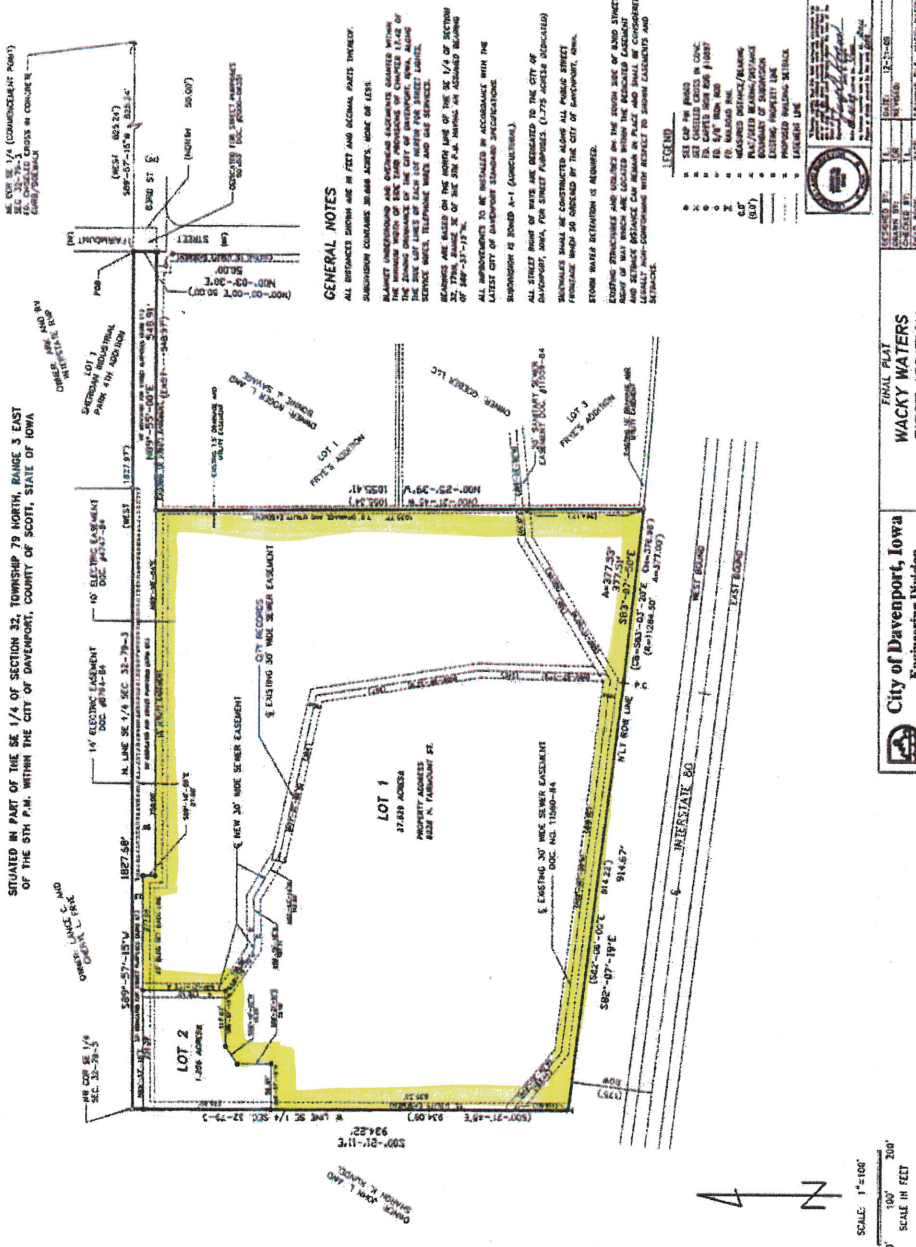
Lot 1 of Wacky Waters First Addition to the City of Davenport, Scott County, Iowa situated in Part of the SE $\frac{1}{4}$ of Section 32, Township 79 North, Range 3 East of the 5th P.M. within the City of Davenport, County of Scott, State of Iowa.

Doc ID: 018057570010 Type: PLA
 Recorded: 01/27/2011 at 11:26:01 AM
 Fee Amt: \$49.00 Page 1 of 10
 Scott County Iowa
 Rita A. Vargas Recorder
 File 2011-00002931

CITY OF DAVENPORT - ENGINEERING DIVISION 1200 EAST 46TH STREET DAVENPORT, IOWA 52807 PH. 563-326-7729

FINAL PLAT WACKY WATERS FIRST ADDITION TO THE CITY OF DAVENPORT, IOWA

SITUATED IN PART OF THE SE 1/4 OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 3 EAST
 OF THE 5TH P.M. WITHIN THE CITY OF DAVENPORT, COUNTY OF JACOB, STATE OF IOWA



GENERAL NOTES
 ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
 SUBSTANCES CONTAINED HEREIN ARE NOT TO BE CONSIDERED.
 PLANNING AND ZONING COMMISSION APPROVED AND RECORDED WITHIN THE CITY OF DAVENPORT, IOWA.
 THE PLANNING AND ZONING COMMISSION HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE CITY OF DAVENPORT, IOWA.
 THE PLANNING AND ZONING COMMISSION HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE CITY OF DAVENPORT, IOWA.
 THE PLANNING AND ZONING COMMISSION HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE CITY OF DAVENPORT, IOWA.

LEGEND
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MID AMERICAN ENERGY COMPANY
 BY: *[Signature]*
 DATE: 12/15/10
 APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY
 MID AMERICAN ENERGY COMPANY

IOWA-AMERICAN WATER COMPANY
 BY: *[Signature]*
 DATE: 12/15/10

OWEST COMMUNICATIONS
 BY: *[Signature]*
 DATE: 12/15/10

MEDIACOM
 BY: *[Signature]*
 DATE: 12/15/10

CITY OF DAVENPORT, IOWA
 BY: *[Signature]*
 DATE: 12/23/2010

PLANNING AND ZONING COMMISSION
 BY: *[Signature]*
 DATE: 12/23/2010

OWNER:
 JERRY D. ROGERS
 1200 E. 46TH STREET
 DAVENPORT, IOWA 52807
 563-326-7729

ENGINEER:
 TOM LAMBERT
 1200 E. 46TH STREET
 DAVENPORT, IOWA 52807
 563-326-7729

ATTORNEY:
 TOM LAMBERT
 1200 E. 46TH STREET
 DAVENPORT, IOWA 52807
 563-326-7729

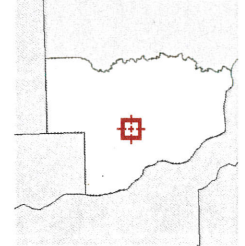
CONTRACT BUYER:
 EASTERN IOWA COMMUNITY COLLEGE
 1000 W. 4TH STREET
 DAVENPORT, IOWA 52801



Scott County / City of Davenport, Iowa



Overview



Legend

- Parcels
- Parcel Point
- Political Township
- All Roads**
 - Interstate
 - US Highway
 - State Highway
 - County Route
 - Major road
 - Local roads
 - Ramp
 - Alleyway/Access Road
 - Bike/Pedestrian Trail
 - Driveway
- Rights of Way
- Railroad
- County Boundary
- Major Rivers and Streams**
 - River Centerline
 - River Boundary
 - Major Stream
- Minor Streams, Other**
 - Minor Stream
 - Small Lake/Pond
 - Drainageways, etc
 - Island
- Major Rivers and Lake**
 - Lake
 - Major Stream
 - River
 - Minor Lakes and Ponds

Parcel ID V3237-01
Sec/Twp/Rng n/a
Property Address 8228 N FAIRMOUNT ST

Alternate ID V03030
Class C
Acreage n/a

Owner Address BT BRIDGE LC
801 42ND ST
BETTENDORF IA 52722

DAVENPORT

Graphic Acres 27.68

District

DAN

Brief Tax Description

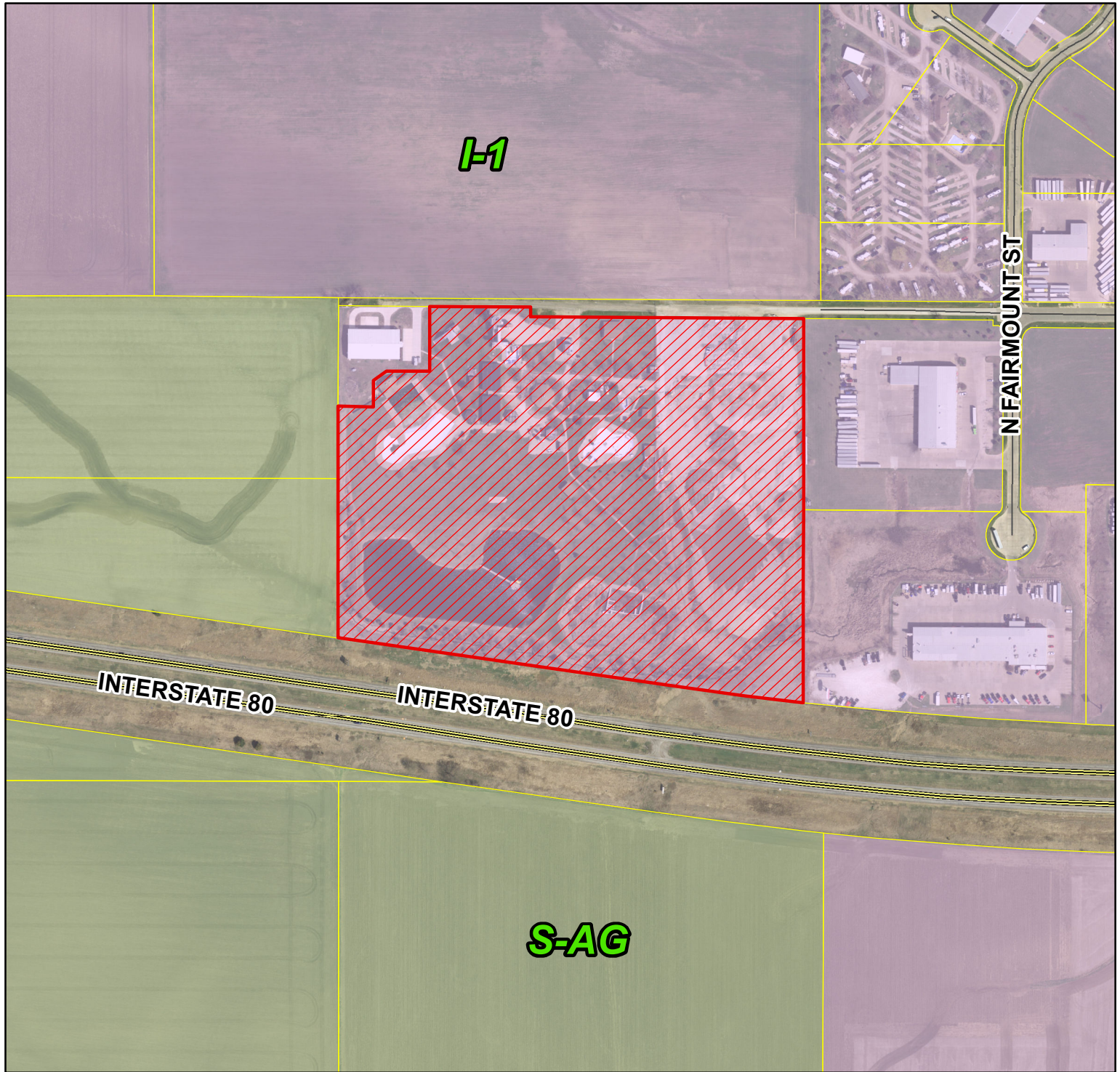
WACKY WATERS 1ST ADD Lot:001 WACKY WATERS 1ST ADD LOT 1

(Note: Not to be used on legal documents)

Date created: 10/9/2019

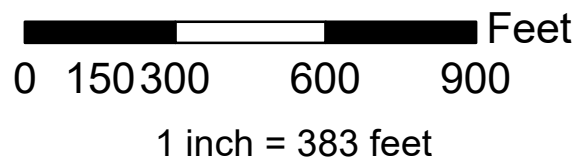
REZ 19-12 - Wacky Waters I-1 to I-2

Current Zoning

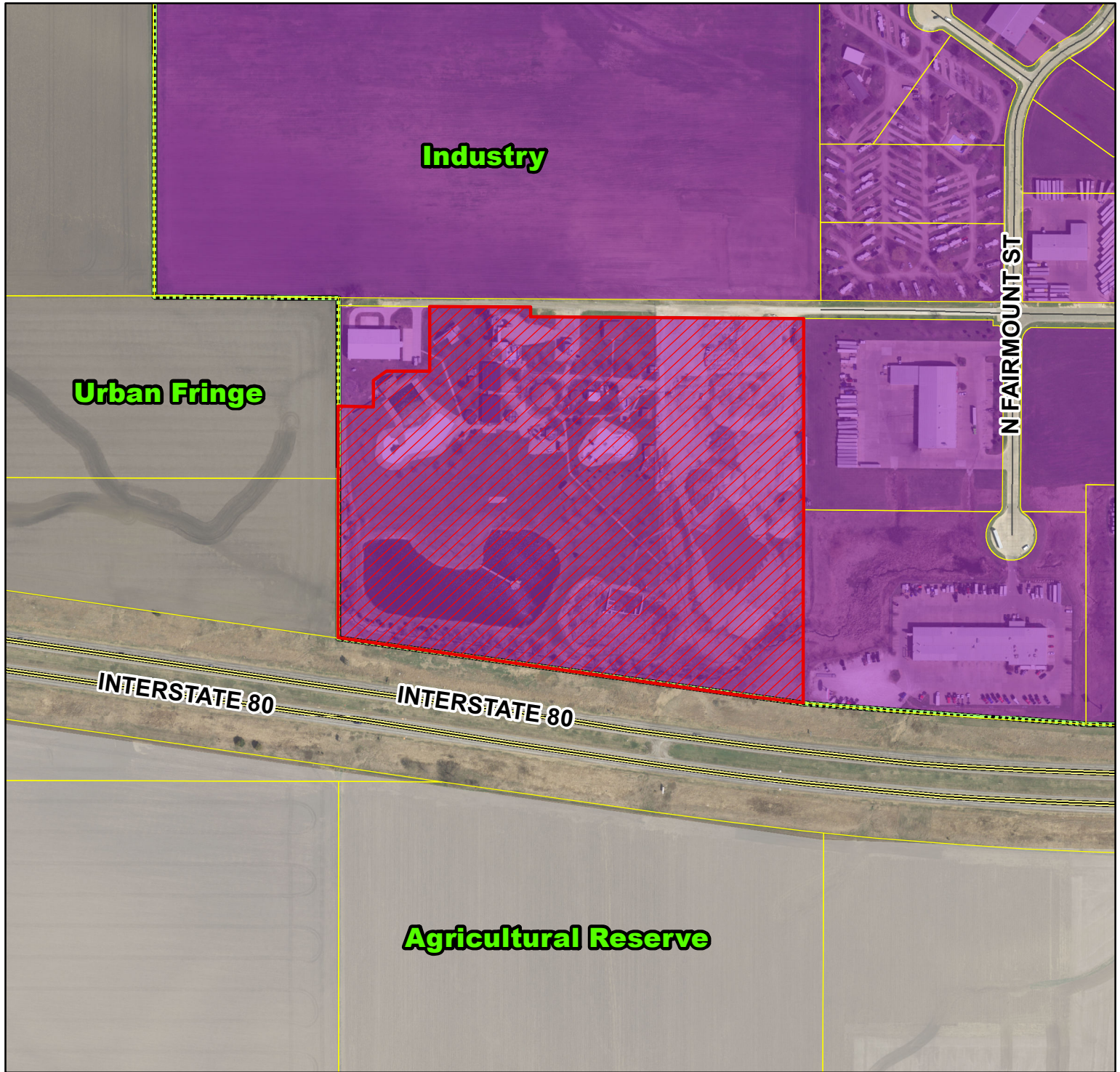


Legend

 Subject_Property

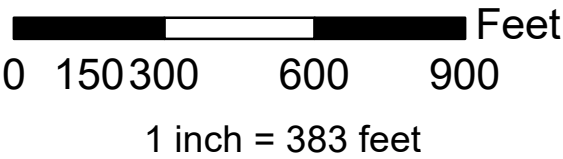


REZ 19-12 - Wacky Waters I-1 to I-2 Future Land Use



Legend

 Subject_Property



**NOTICE
NEIGHBORHOOD MEETING
Monday, November 18, 2019 5:30 PM
Red Hawk Golf Course
6364 Northwest Blvd, Davenport, IA 52806**

Please be aware of possible zoning changes that may impact your property or neighborhood.

Case REZ19-12: Request of BT Bridge LC to rezone 27.68 acres, more or less, of property located at 8228 N Fairmount Street from I-1 Light Industrial to I-2 Heavy Industrial. [Ward 2]

(See map of the affected property on reverse side of this notice).

If successful, this rezoning could result in the establishment of a materials production plant and fabrication on the property.

A public meeting will be held to discuss the proposal at the time and place listed above. A formal public hearing will be held on the matter by the Plan and Zoning Commission on Tuesday November 19, 2019, 5:00 pm at Davenport City Hall. You will receive an additional notice prior to this meeting.

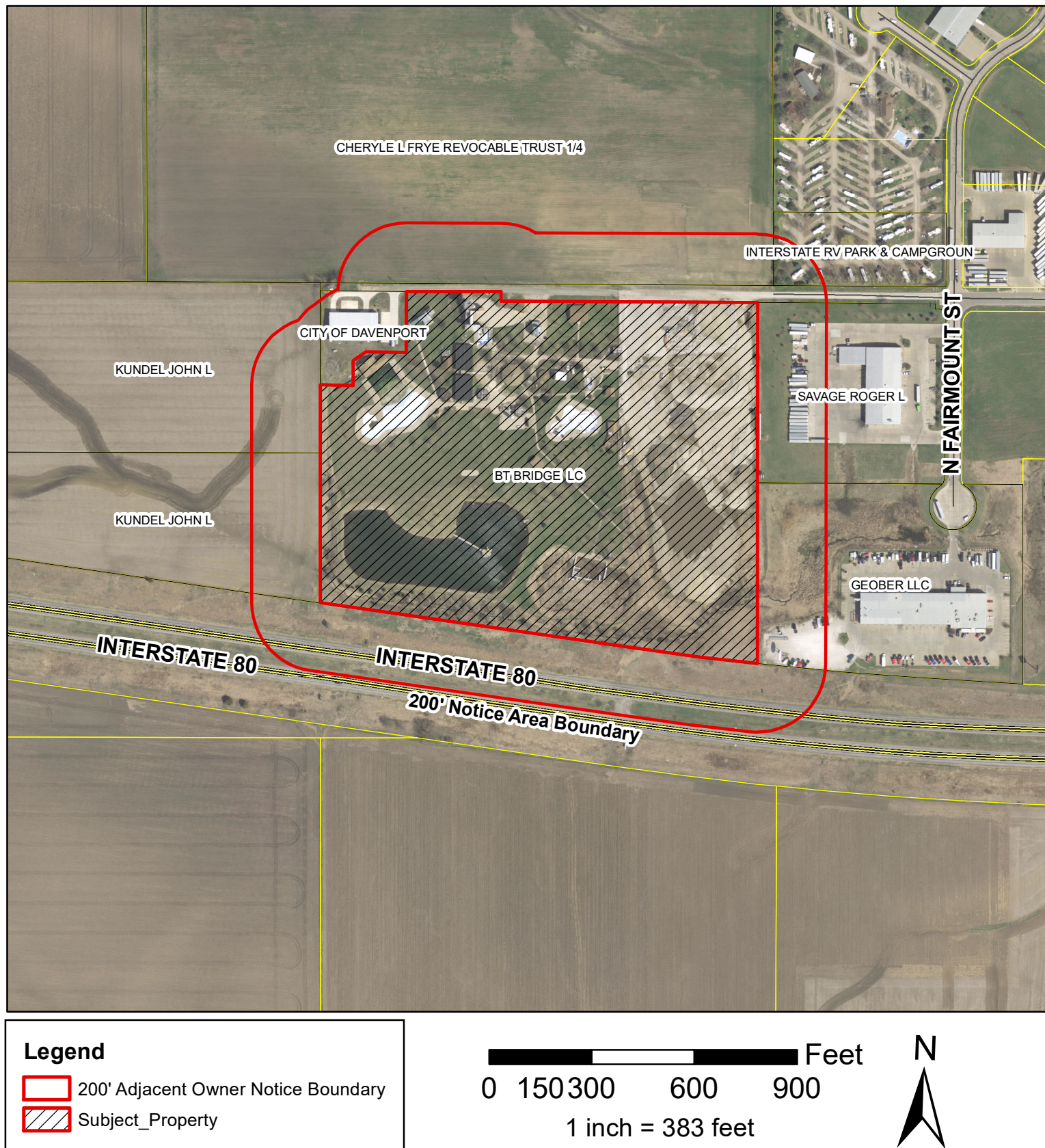
If you have any questions regarding the proposal, please contact the Community Planning Division.

Case No. REZ19-12

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

REZ 19-12 - Wacky Waters I-1 to I-2 Adjacent Property Owner Notice Area



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

Properties Notified

PARCEL #	PROPERTY ADDRESS	Owner Name	OWNER ADDRESS	OWNERCITY/STATE/ZIP
V3237-02	4241 W 83RD ST	CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
V3205-02	8730 NORTHWEST BD	CHERYLE L FRYE REVOC	12398 210TH ST	DAVENPORT IA 52804
V3223-16	N FAIRMOUNT ST	INTERSTATE RV PARK & C	8448 N FAIRMOUNT	DAVENPORT IA 52806
V3235-12		KUNDEL JOHN L	5104 EMEIS VIEW CT	DAVENPORT IA 52804-4558
V3235-14		KUNDEL JOHN L	5104 EMEIS VIEW CT	DAVENPORT IA 52804-4558
V3239-01	8200 N FAIRMOUNT ST	SAVAGE ROGER L	614 SPANISH PEAKS DR	MISSOULA MT 59803
V3239-03	8100 N FAIRMOUNT ST	GEOBER LLC	I-380 & AIRPORT RD	CEDAR RAPIDS IA 52406



**PUBLIC HEARING NOTICE
PLAN AND ZONING COMMISSION
CITY OF DAVENPORT**



Public Hearing Details:

Date: 11/19/2019
Time: 5:00 PM
Location: Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa
Subject: Public hearing for a rezoning request before the Plan and Zoning Commission
Case #: REZ19-12

Ward: **2nd**

To: All property owners within 200 feet of the subject property located at **8228 N Fairmount.**

What is this All About?

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

Request Description

Case REZ19-12: Request of BT Bridge LC to rezone 27.68 acres, more or less, of property located at 8228 N Fairmount Street from I-1 Light Industrial to I-2 Heavy Industrial. [Ward 2]

What are the Next Steps after the Public Hearing?

This public hearing is the first step in the review/approval process. The Commission's recommendation from this public hearing 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 as you received this notice. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?

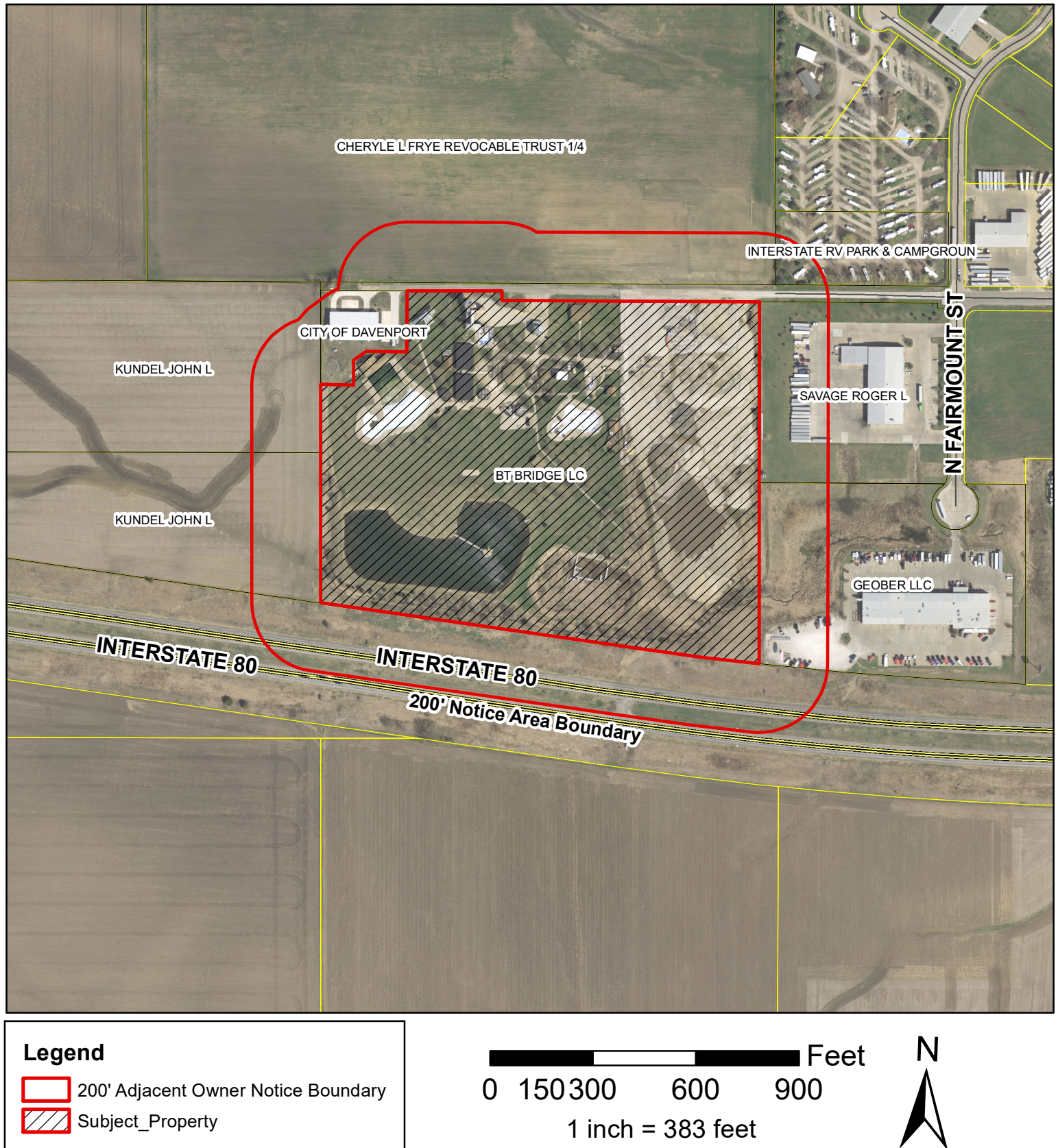
As a neighboring property owner, you may have an interest in commenting on the proposed request either in writing/email or in person at the public hearing. If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the public hearing. Send comments to planning@ci.davenport.ia.us or CPED, 226 W 4th St, Davenport IA 52801.

Do You Have Any Questions?

If you have any questions on this request, or if you need accommodations for any reason, please contact Brandon Melton, the case planner assigned to this project at brandon.melton@ci.davenport.ia.us or 563-326-6172. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

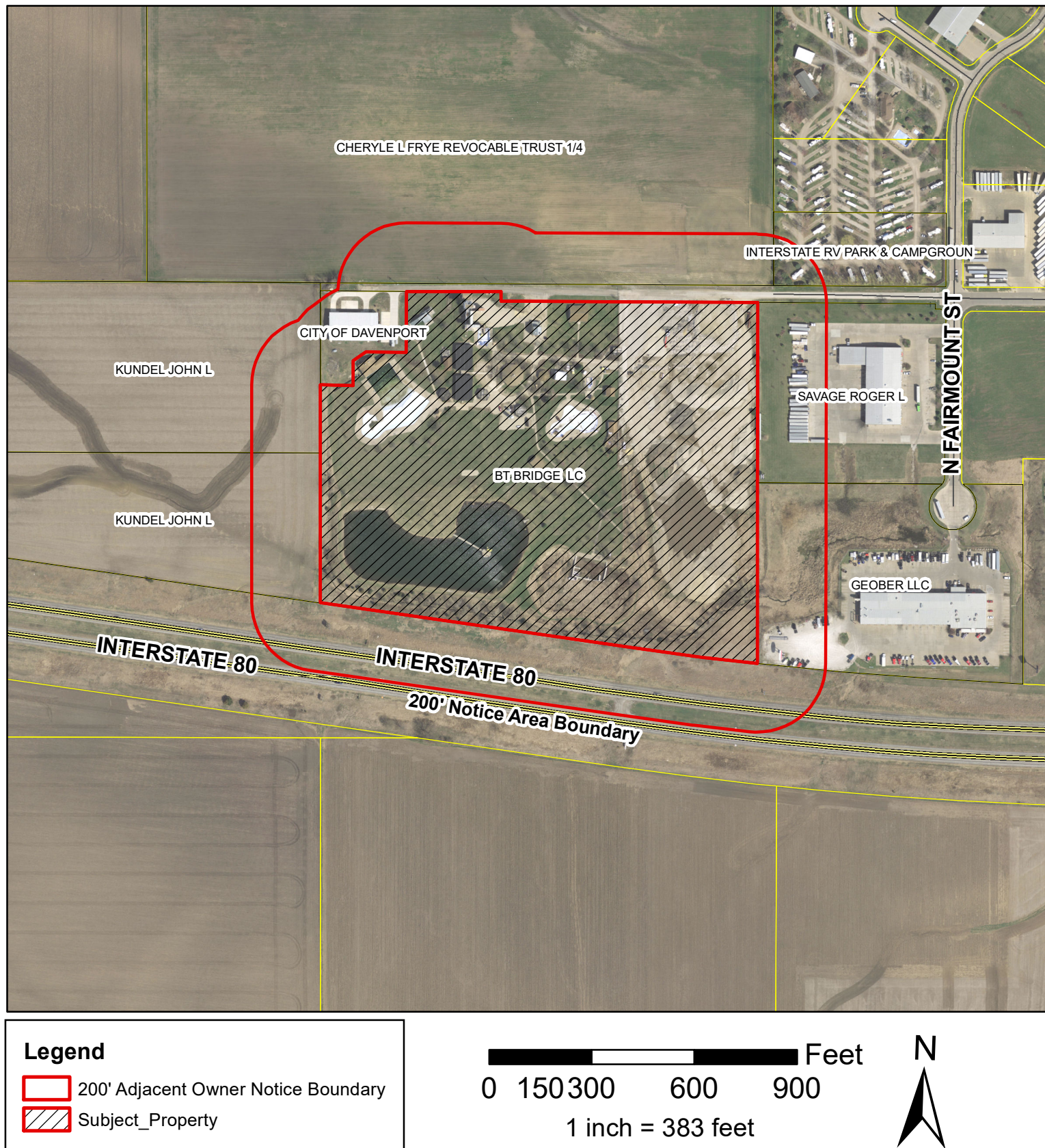
Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the Petitioner or Commission/Board. If you are interested in the current schedule and outcome of this case, please contact the Community Planning Office at 563-326-7765 or planning@ci.davenport.ia.us for updates.

REZ 19-12 - Wacky Waters I-1 to I-2 Adjacent Property Owner Notice Area



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

REZ 19-12 - Wacky Waters I-1 to I-2 Adjacent Property Owner Notice Area



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

Wednesday, November 6, 2019

Please publish the following public notice in the Monday, November 11, 2019 edition of the Quad City Times.

The PO number for this notice is: 2004834

Please provide proof of publication for our records. If you have any questions, please contact us at planning@ci.davenport.ia.us or 563-326-7765. Thank you!

**NOTICE
PUBLIC HEARING
TUESDAY, NOVEMBER 19, 2019 -5:00 P.M.
CITY OF DAVENPORT PLAN AND ZONING COMMISSION
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

There is on file in the Community Planning and Economic Development Department (CPED), on behalf of the Plan and Zoning Commission, the following request:

Case REZ19-12: Request of BT Bridge LC to rezone 27.68 acres, more or less, of property located at 8228 N Fairmount Street from I-1 Light Industrial to I-2 Heavy Industrial. [Ward 2]

The public hearing on the above matter is scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday, November 19, 2019 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s). PO No. 2004834

Department of Community Planning & Economic Development
E-MAIL: planning@ci.davenport.ia.us PHONE: 563-326-7765

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info:

Date

Subject:
Resolution for Case P19-03 being the request of Axiom Consultants for a preliminary plat for an 83-lot subdivision on 25.07 acres, more or less, of property located immediately west and north of Prairie Heights First Addition. [Ward 8] ADOPTED 2019-476

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	11/14/2019 - 9:46 AM

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Matt Flynn, 563.888.2286

Date
11/19/2019

Subject:
Consideration of the minutes of the November 5, 2019 meeting.

ATTACHMENTS:

Type	Description
▢ Backup Material	11-5-19 Minutes

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	11/15/2019 - 1:46 PM

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, NOVEMBER 5, 2019; 5:00 PM
CITY HALL COUNCIL CHAMBERS 226 WEST 4TH STREET

I. New Business

A. Public Hearing for Case No. REZ19-11: Request of Raju Penmatcha to rezone 7.04 acres located at the southwest corner of N. Division Street and W. 76th Street from R-MF, Residential Multifamily District to C-2, Corridor Commercial District. [Ward 8]

Flynn provided an overview of the proposal.

The petitioner was not present.

Earle Glaus spoke in support of the proposal.

Kathleen Curoe Spoke but was not committed to a position.

The public hearing was continued to the December 3, 2019 Plan and Zoning Commission Meeting.

REGULAR MEETING AGENDA

I. Roll Call Present: Inghram, Hepner, Brandsgard, Maness, Schneider, Johnson, Medd, Tallman, Lammers. Excused: Connell, Reinartz. Staff: Flynn, Leabhart.

II. Report of the City Council Activity

A. Results of the October 23, 2019 City Council Meeting:

Resolution for Case F19-12 being the request of Premier Commercial Condos for a final plat for a 3-lot subdivision on 3.88 acres more or less of property located on the north side of W 83rd St and the east side of N Fairmount St. [Ward 8] ADOPTED 2019-448

Resolution for Case F19-08 being the request of J+M Civil Design for a final plat for a 2-lot subdivision located north of E Kimberly Road between Brady St and Welcome Way. [Ward 7] ADOPTED 2019-449

Resolution for Case F19-03 being the request of HOA Development, LLC for a final

plat for a 3-lot subdivision located east of Elmore Ave and southeast of the terminus of E. 46th St. [Ward 6] ADOPTED 2019-450

III. Secretary's Report. The Report was approved following a motion by Tallman and a second by Hepner. (No minutes from the October 15 meeting as it was cancelled due to lack of a quorum.)

IV. Report of the Comprehensive Plan Committee Flynn reported work on a new Comprehensive Plan may begin in 2-3 years.

V. Zoning Activity None

A. Old Business None

B. New Business None

VI. Subdivision Activity

A. Old Business None

B. New Business

i. Case F19-17: Request of Townsend Engineering for Final Plat for a 2 lot subdivision on 3.28 acres, more or less, of property located at 4729 Progress Drive containing. [Ward 6]

Flynn gave the staff report.

Findings:

- 1) The plat conforms to the comprehensive plan Davenport+2035; and
- 2) The plat would achieve consistency with subdivision requirements.

Recommendation:

Motion by Lammers, seconded by Medd, to accept the listed findings and forward Case F19-17 to the City Council with a recommendation for approval. Vote to approve was unanimous.

ii. Case P19-04: Request of Verbeke-Meyer Consulting Engineers, P.C. for a Preliminary Plat for a 7 lot subdivision on 1.19 acres, more or less, of property located south of 46th Street between Grand and Tremont Avenues.

Flynn gave the staff report.

Findings:

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

Motion by Lammers, seconded by Maness, to accept the findings and forward Case P19-04 to the City Council with a recommendation for approval subject to the following two conditions:

- 1) That a drainage easement sized to convey 100 year storm from the individual lots to the outlot.
- 2) That a shared access easement with the adjacent property owner be provided for the existing drive entrance for use and potential maintenance.

Vote to recommend approval was unanimous.

iii. Case F19-18: Request of Verbeke-Meyer Consulting Engineers, P.C. for a Final Plat for a 7 lot subdivision on 1.19 acres, more or less, of property located south of 46th Street between Grand and Tremont Avenues.

Findings:

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

Motion by Lammers, seconded by Johnson, to accept the findings and forward Case F19-18 to the City Council with a recommendation for approval subject to the following two conditions:

- 1) That a drainage easement sized to convey 100 year storm from the individual lots to the outlot, and
- 2) That a shared access easement with the adjacent property owner be provided for the existing drive entrance for use and potential maintenance.

Vote to recommend approval was unanimous.

VII. Future Business

A. Case REZ19-12: Request of BT Bridge LC to rezone 27.68 acres, more or less, of property located at 8228 N Fairmount Street from I-1 Light Industrial to I-2 Heavy Industrial.

VIII. Communications None

IX. Other Business None

X. Adjourn The meeting adjourned at 5:25 pm.

City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Date
11/19/2019

Subject:

Case P19-05: Request of Jason McCoy for a Preliminary Plat for a 53 lot subdivision on 18.48 acres, more or less, located on the east side of Northwest Boulevard approximately 725 feet north of West 46th Street. [Ward 7]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case P19-05 to the City Council with a recommendation for approval subject to the three listed conditions.

Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

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

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

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

Zoning:

The property is currently zoned R-3 Single-Family and Two-Family Residential Zoning District.

Technical Review:

Streets.

A single road would be constructed through the subdivision with two access points to the Northwest Boulevard. Right-of-way is being dedicated for Marquette Road. This development is not proposing to construct improvements to that road. Public Works is requesting that the Marquette Road right of way align with the existing Marquette Road on the north side of Northwest

Boulevard.

West 48th Street at the south end of the development is current constructed as a half street. The City is not requesting additional right-of-way be dedicated because no houses would access West 48th Street.

Section 16.24.040.A&B of the Davenport Municipal Code reads:

16.24.040 Streets.

A. The arrangement of street rights-of-way in new subdivisions shall make provisions for the extension of the existing system of street rights-of-way (or their proper projection where adjacent property is not subdivided) insofar as they may be necessary for public requirements. The street and alley right-of-way arrangements shall also be such as to cause no hardship to owners of adjacent property when they plat their own land and seek to provide for convenient access to it. Whenever a street or alley right-of-way abuts the tract to be subdivided, the plat shall include the additional right-of-way which is necessary to make the width of the entire right-of-way conform to the requirements of this section. The width of rights-of-way shall be no less than the width required by this section except where:

1. The owner of the abutting property agrees to dedicate sufficient right-of-way to make a full-width right-of-way and the subdivider agrees to construct a full-width street or alley on said right-of-way; or
2. The city owns the abutting property and agrees to the use of it for right-of-way purposes and the subdivider agrees to construct a full-width street or alley on said right-of-way.

B. The width of right-of-way for streets shall not be less than the following:

Local residential

Right-of-way Fee width: 50

Paving Feet width: 27

Storm Water.

Development of the property will need to comply with the City's stormwater requirements. Outlot A appears to have a large slope. How will detention work in that area? If you plan to create a dam, please keep in mind that a dam breach analysis will be required with the construction plans.

Sanitary Sewer.

There is sanitary sewer adjacent to the property.

Other Utilities.

Other normal utility services are available.

Public Input:

No public hearing is required for a Preliminary Plat.

Discussion:

The request is for a Preliminary Plat 53 lot subdivision on 18.48 acres .

Recommendation:

Findings:

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

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case P19-05 to the City Council with a recommendation for approval subject to the following conditions:

1. That the right-of-way of the extended Marquette Street line up with existing Marquette Street at the north side of Northwest Boulevard;
2. That the preliminary plat depict stormwater easements connecting the detention areas to each lot; and
3. That a note be added to the plat there be no vehicular access to West 48th Street.

ATTACHMENTS:

Type	Description
▣ Backup Material	Preliminary Plat
▣ Backup Material	Zoning Map
▣ Backup Material	Land Use Map

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	11/15/2019 - 1:46 PM

BOUNDARY LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND
#5 REBAR, UNLESS NOTED = ●
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 = ○
BOUNDARY LINE = ————
ROAD CENTER LINE = ————
EASEMENT LINE = - - - - -
SETBACK LINE = - - - - -
SECTION LINE = - - - - -

Area of Subdivision:
Gross: 18.481 Acres ±
R.O.W.: 2.254 Acres ±
Lots 1-56: 16.227 Acres ±

NOTES:

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.

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.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.

ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.

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.

THE SUBJECT PROPERTY WILL BE ZONED R-3C SINGLE FAMILY AND TWO FAMILY CENTRAL RESIDENTIAL DISTRICT.

NO PORTION OF THE SUBDIVISION ARE 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 #191630366F EFFECTIVE DATE FEBRUARY 16, 2011.

PLAT INFORMATION

- Owner:
Jason McCoy
McCoy Homes
17172 214th Street
Davenport, Iowa 52806
Ph: (563) 265-2625
- Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
- Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
- Attorney:
Brooks Law Firm
3425 E Locust St., Suite 201
Davenport, IA 52803
Ph: (563) 326-4900

R-3 Single-Family and Two-Family Residential Zoning District

Minimum Front Setback: 25' or average of front setbacks, whichever is less
Minimum Interior Side Setback: 5'
Minimum Corner Side Setback: 15'
Minimum Reverse Corner Side Setback: 25'
Minimum Rear Setback: 25' or 20% of lot depth, whichever is less



I hereby certify that this Engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.
Date: 10-28-2019
Engine number: 1484
My license renewal date is December 31, 2020.
Page or Sheet covered by this seal: THIS SHEET ONLY

GENERAL NOTES

- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
- DESCRIPTION OF PROPERTY: BEING PART OF THE SOUTHWEST QUARTER OF SECTION 10 AND PART OF THE SOUTHWEST QUARTER OF SECTION 11 TOWNSHIP 78 NORTH RANGE 3 EAST OF THE 5TH P.M. AND IN PART BEING A REPLAT OF OUTLOT 2 EMERALD WOODS ADDITION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF DAVENPORT AND THE ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO DRAM OR TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
- ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
- CONCRETE PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF IOWA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAYS AND BRIDGE CONSTRUCTION, SECTION 2301, PORTLAND CEMENT CONCRETE PAVEMENT. CONCRETE PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF DAVENPORT STANDARDS AND SPECIFICATIONS.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.

PRELIMINARY PLAT

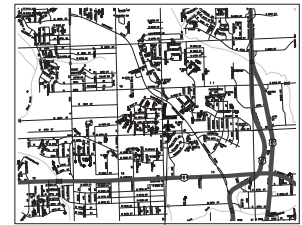
SENG MEADOWS

ZONED R-3
Northwest Boulevard
Davenport, Iowa

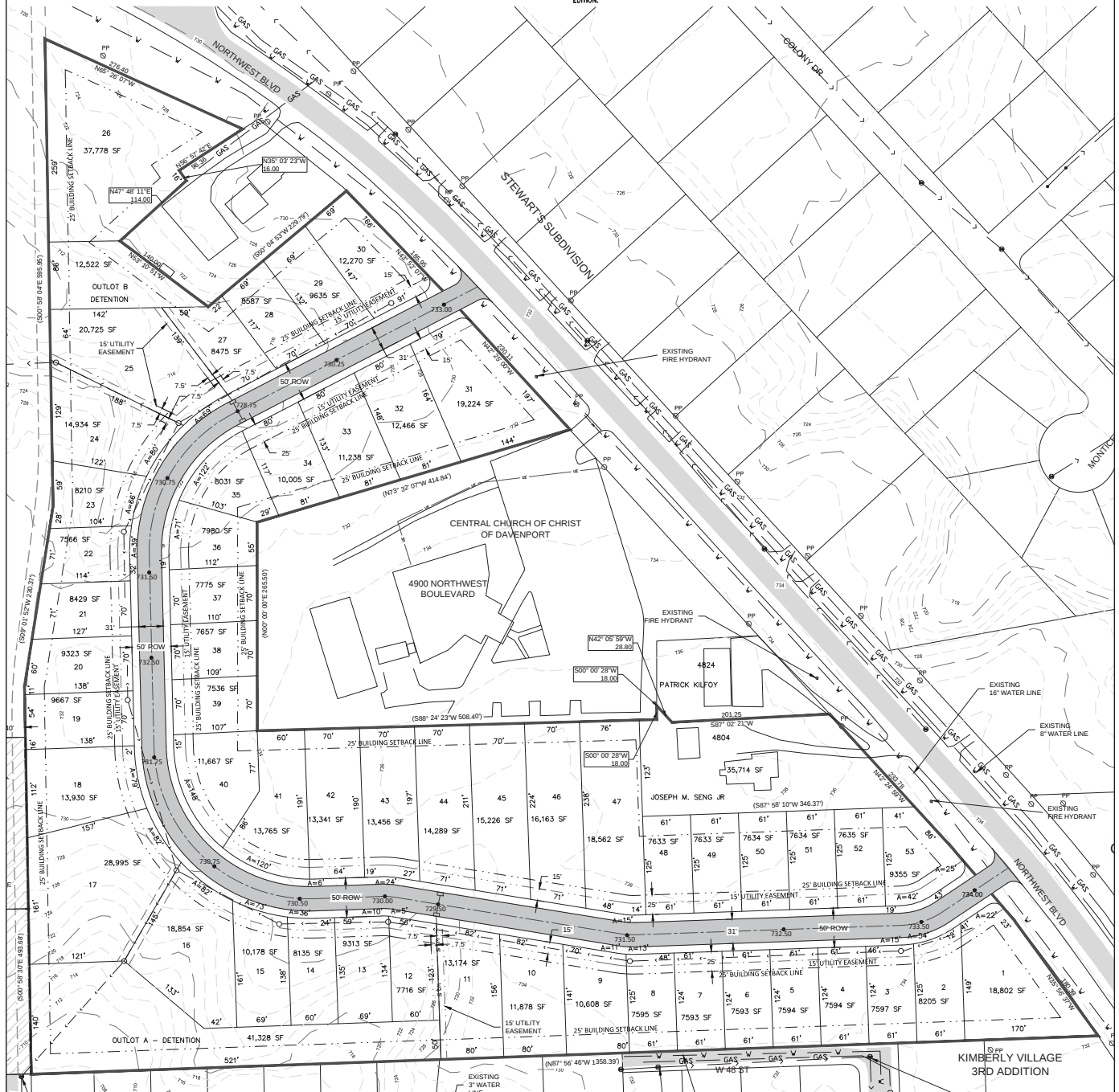


GRAPHIC SCALE
60 0 30 60
(IN FEET)
1" = 60' (24x36)

SITE LOCATION MAP



APPROXIMATE SITE LOCATION



DATE: 10-28-2019

DRAWN BY:
JAL

CHECKED BY:
CRT

DRAWING LOCATION
3 Meadows Property
Seng Meadows Prelim Plat.dwg

REVISIONS:

NO. DESCRIPTION DATE

PROJECT

PRELIMINARY PLAT
SENG MEADOWS
DAVENPORT, IOWA

DEVELOPER

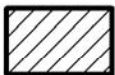
MCCOY HOMES
17172 214th STREET
DAVENPORT, IOWA 52806

SHEET NO.

1

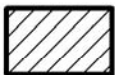
OF

1



Subject Property





Subject Property



City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Brandon Melton; 563-888-2221;
brandon.melton@ci.davenport.ia.us

Date
11/19/2019

Subject:

Case F19-19: Request of Classic Development Co. Inc. for a Final Plat for a 4 lot subdivision on 3.77 acres, more or less, of property located east of Waverly Road near the intersection of West 13th Street and Waverly Road. [Ward 1]

Recommendation:

No recommendation at this time.

ATTACHMENTS:

Type	Description
▣ Backup Material	Final Plat
▣ Backup Material	Zoning Map
▣ Backup Material	Land Use Map

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Melton, Brandon	Approved	11/14/2019 - 10:10 AM

FINAL PLAT OF
SOUTHLAND SECOND ADDITION
TO THE CITY OF DAVENPORT, IOWA

BEING PART OF THE SOUTHWEST QUARTER
OF THE NORTHWEST QUARTER OF SECTION 28
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5th P.M.
AND BEING A REPLAT OF LOT 2, SOUTHLAND ADDITION

GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THUS (5/8"Ø IRON PIN)
IRON MONUMENTS SET SHOWN THUS (5/8"Ø IRON PIN)
ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
SUBDIVISION CONTAINS 3.77 ACRES, MORE OR LESS.

BLANKET UNDERGROUND AND OVERHEAD EASEMENTS GRANTED WITHIN THE
MINIMUM WIDTH OF SIDE YARD PROVISIONS OF CHAPTER 17.42 OF THE ZONING
ORDINANCE OF THE CITY OF DAVENPORT, IOWA, ALONG THE SIDE LOT LINES OF
EACH LOT HEREIN FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD
MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLE, GAS
SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE, CABLE T.V.
AND STREET LIGHTS.

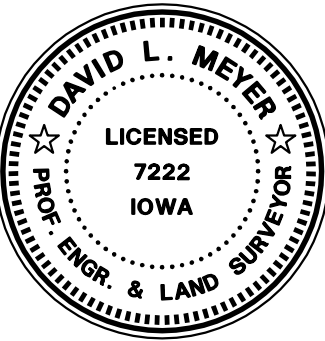
BEARINGS SHOWN HEREON ARE BASED ON THE IOWA STATE PLANE COORDINATE
SYSTEM SOUTH ZONE, NAD 83.

ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY
OF DAVENPORT STANDARD SPECIFICATIONS.

SUBDIVISION IS ZONED R-4 (MODERATE DENSITY DWELLING DISTRICT).

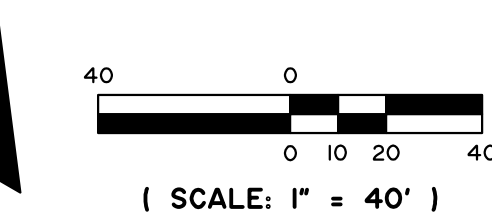
SIDEWALK SHALL BE CONSTRUCTED ALONG THE STREET FRONTAGE OF EACH
LOT SHOWN HEREON IN CONJUNCTION WITH CONSTRUCTION ON THAT LOT.

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	645.00'	21°-18'-45"	239.93'	238.55'	N.37°-41'-32"W.	121.37'
2	645.00'	11°-28'-35"	129.20'	128.98'	N.42°-36'-40"W.	64.81'
3	645.00'	01°-10'-00"	13.14'	13.14'	N.36°-17'-20"W.	6.57'
4	645.00'	01°-09'-35"	13.05'	13.05'	N.35°-07'-30"W.	6.53'
5	645.00'	07°-30'-35"	84.54'	84.48'	N.30°-47'-25"W.	42.33'



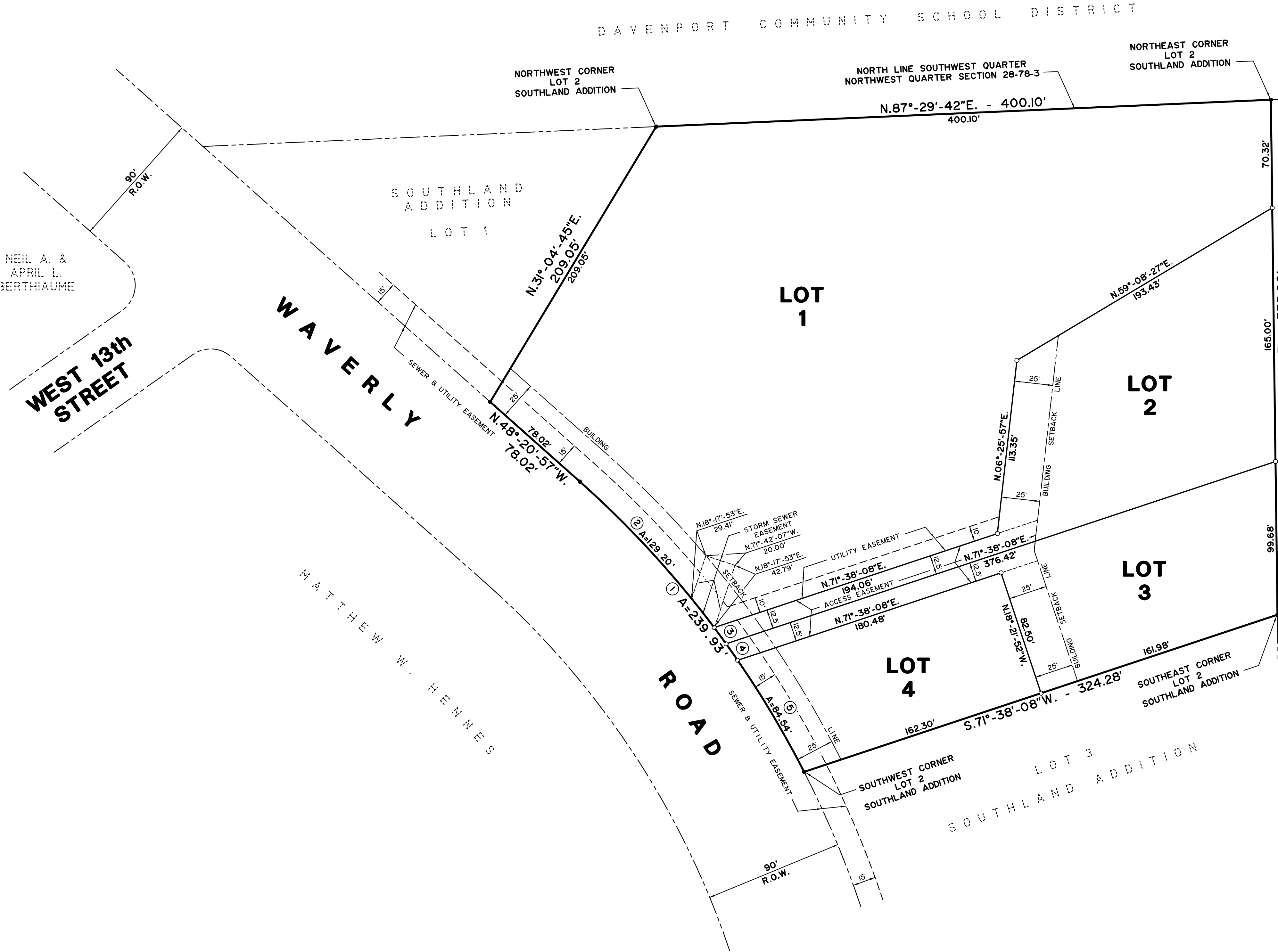
I hereby certify that this land surveying document was
prepared and the related survey work was performed
by me or under my direct personal supervision and
that I am a duly licensed Land Surveyor under the laws
of the State of Iowa.
Signature: _____
David L. Meyer, P.E. & L.S., License Number 7222
Date: **NOVEMBER 06, 2019**
My license renewal date is December 31, 2020
THIS SHEET ONLY
Pages or sheets covered by this seal: _____

PREPARED BY
VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.
4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348
VMCE 19116



OWNER - DEVELOPER
CLASSIC DEVELOPMENT CO., INC.
4301 NORTH PINE STREET
DAVENPORT, IOWA 52806
ATTN: CHRIS QUILTY

LOT AREAS			
NO.	SQUARE FEET	NO.	SQUARE FEET
1	103,825	3	19,100
2	27,255	4	14,060



CENTURYLINK	MIDAMERICAN ENERGY COMPANY	IOWA-AMERICAN WATER CO.	MEDIACOM	PLAN & ZONE COMMISSION	CITY OF DAVENPORT, IOWA
BY _____	BY _____	BY _____	BY _____	BY _____	BY _____
DATE _____	DATE _____ APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN ENERGY COMPANY	DATE _____	DATE _____	DATE _____	ATTEST _____ DATE _____



WELSIE AVE

S-1C

3316

3248

3254

3260

3264

3259

1221

1222

1216

1212

1204

R-4

WAVERLY RD

1251

1239

1231

1227

1215

1203

1157

1145

1133

R-4

1101

R-4

1220



N ELSIE AVE

WAVERLY RD

1251

1239

1231

1227

1215

1203

1157

1145

1133

1101

1220

3316

3248

3254

3260

3264

3259

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