

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, NOVEMBER 16, 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 October 19, 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

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]
- 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]
- 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]
- 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]

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
11/16/2021

Subject:
Consideration of the October 19, 2021 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The October 19, 2021 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 10-19-21

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	11/8/2021 - 3:58 PM

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, OCTOBER 19, 2021; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

Present: Lammers, Johnson, Tallman, Inghram, Hepner, Reinartz, Maness, Garrington, Stelk
Excused: Schneider, Brandsgard
Staff: Berkley, Koops, Werderitch, Heyer, Schmuecker

II. Report of the City Council Activity

Berkley stated Case F21-10 Cartee's 5th Addition and Case F20-03 Final Plat of Replat of Lot 2 Windy Ridge were both approved by City Council.

III. Secretary's Report

A. Consideration of the October 5, 2021 meeting minutes.

Motion by Tallman, second by Johnson to approve the October 5, 2021 meeting minutes. Motion to approve was unanimous by voice vote (7-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case F21-11: Request of Origin Design on behalf of Russell Construction for a final plat of Russell-Frye/Armstrong Industrial Park 1st Addition for a 4-lot subdivision on 95 acres, located at 8730 Northwest Boulevard. [Ward 2]

Werderitch provided an overview of the proposed industrial subdivision. The applicant is applying for a sidewalk waiver, which is granted by City Council. Representatives of Russell Construction were in attendance.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F21-11 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. Standard set of notes, including notes from the approved preliminary plat shall be added to the final plat.
4. Corporate limits shall be shown on the plat.
5. Public utility easements shall be a minimum of 15 feet or twice the depth of the utility line, whichever is greater.
6. Add a note stating, "Direct access from any lot onto Northwest Boulevard is prohibited."
7. Add the following note, "Access to West 90th Street shall be a minimum of 450 feet from the west right-of-way line of Northwest Boulevard."
8. All outlots shall have a description of purpose, the owner, and party responsible for maintenance on the final plat.
9. Add a note stating Zenith Avenue and Zenith Way shall be dedicated as public right-of-way on the plat. Remove the reference to "Outlot D".
10. 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."
11. Zenith Way shall be renamed to West 89th Street.
12. Add the directional to Zenith Avenue to read as "North Zenith Avenue".
13. Indicate the dedicated right-of-way width of Zenith Avenue.
14. Zenith Avenue requires an access easement for vehicle turnaround within Lot 3 and/or Lot 4.

15. Provide a drainage easement for stormwater runoff from the properties on the west side of the platted area. This easement must be capable of transferring the 100-year storm. Submit calculation to City staff.

Motion by Reinartz, second by Maness to approve Case F21-11 subject to conditions. Motion to approve was unanimous by a roll call vote (8-0).

- ii. 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 52 lot subdivision on 25.8 acres located south of Veterans Memorial Parkway and east of Interstate 74. [Ward 6]

Berkley presented a summary of the proposed low-density residential subdivision. The cul-de-sacs for Madelyn Way and Whispering Pine Drive exceeded the maximum length permitted by subdivision ordinance. In addition, the preliminary plat contained a block length beyond the maximum allowed 1,000 feet between Madelyn Way and Gabrielle Way.

Michael Shamsie, Landmark Engineering Group, spoke on behalf of the project. The applicant explained the rationale behind the variance requests to exceed the maximum length of cul-de-sacs and block length.

Three abutting property owners spoke during the public comment period. Concerns included traffic impacts to the surrounding neighborhood and Utica Ridge Road, street widths, on-street parking, density, stormwater detention, and compatibility with the existing neighborhood.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case P21-05 to the City Council with a recommendation for denial.

Findings:

1. The plat conforms to the comprehensive plan Davenport +2035.
2. The plat prepares the area for future development.
3. The plat does not achieve consistency with subdivision requirements.

Motion by Reinartz, second by Lammers to approve staff recommendation for denial of Case F21-05. Motion to approve staff recommendation for denial 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 5:37 pm.

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
11/16/2021

Subject:

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]

Recommendation:

Staff recommends 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.

Background:

Discussion:

The request is for a Preliminary Plat for a 45 lot subdivision on 19.26 acres of property to facilitate residential development. The lot sizes and dimensions are compatible with the adjacent subdivisions to the north, south, and east.

The neighborhood will have ingress/egress from Eastern Avenue and through the extension of Indigo Avenue. The three proposed cul-de-sacs satisfy the criteria outlined in the subdivision ordinance for length and radius.

The applicant has requested to rename the subdivision from Prairie Pointe 2nd Addition to Katie Eastern Avenue Addition. Please be advised, the Final Plat for this subdivision may be under a different name from the Preliminary Plat.

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

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

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

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

Zoning:

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

Technical Review:

- Streets: The subdivision would have access via Eastern Avenue and Indigo Avenue. Due to the location of the City owned detention pond, a connection to East 59th Street is not feasible. All streets as shown meet Davenport Municipal Code requirements.
- Storm Water: The City of Davenport owns the regional detention pond to the east of the subdivision. The pond was designed to serve as water detention for this development at full build out. The R-3 District permits a maximum impervious surface of 60% for each lot. 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 this subdivision.
- Other Utilities: Other normal utility services are available.

Public Input:

No public hearing is required for a Preliminary Plat.

ATTACHMENTS:

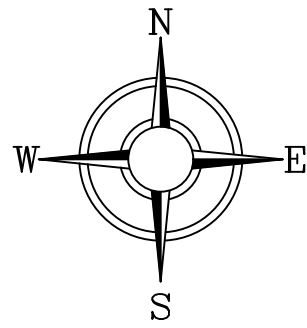
Type	Description
□ Backup Material	Preliminary Plat
□ Backup Material	Zoning Map & Future Land Use Map
□ Backup Material	Application

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berkley, Laura	Approved	11/12/2021 - 3:07 PM

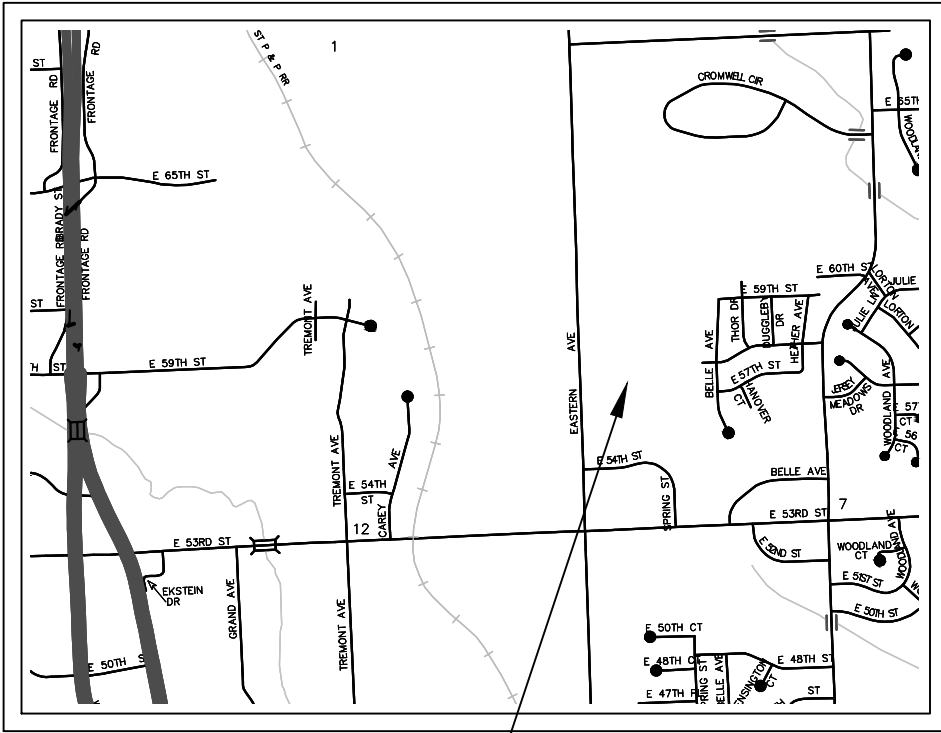
PRELIMINARY PLAT
PRAIRIE POINTE
2nd ADDITION
TO THE CITY OF DAVENPORT, IA



GRAPHIC SCALE

50 0 25 50
(IN FEET)
1" = 50' (24x36)

SITE LOCATION MAP



APPROXIMATE SITE LOCATION

GENERAL NOTES

PROPOSED SUBDIVISION CONTAINS 17.61 ACRES, OR 767,144 S.F.

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.

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 DRAIN OR TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.

ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.

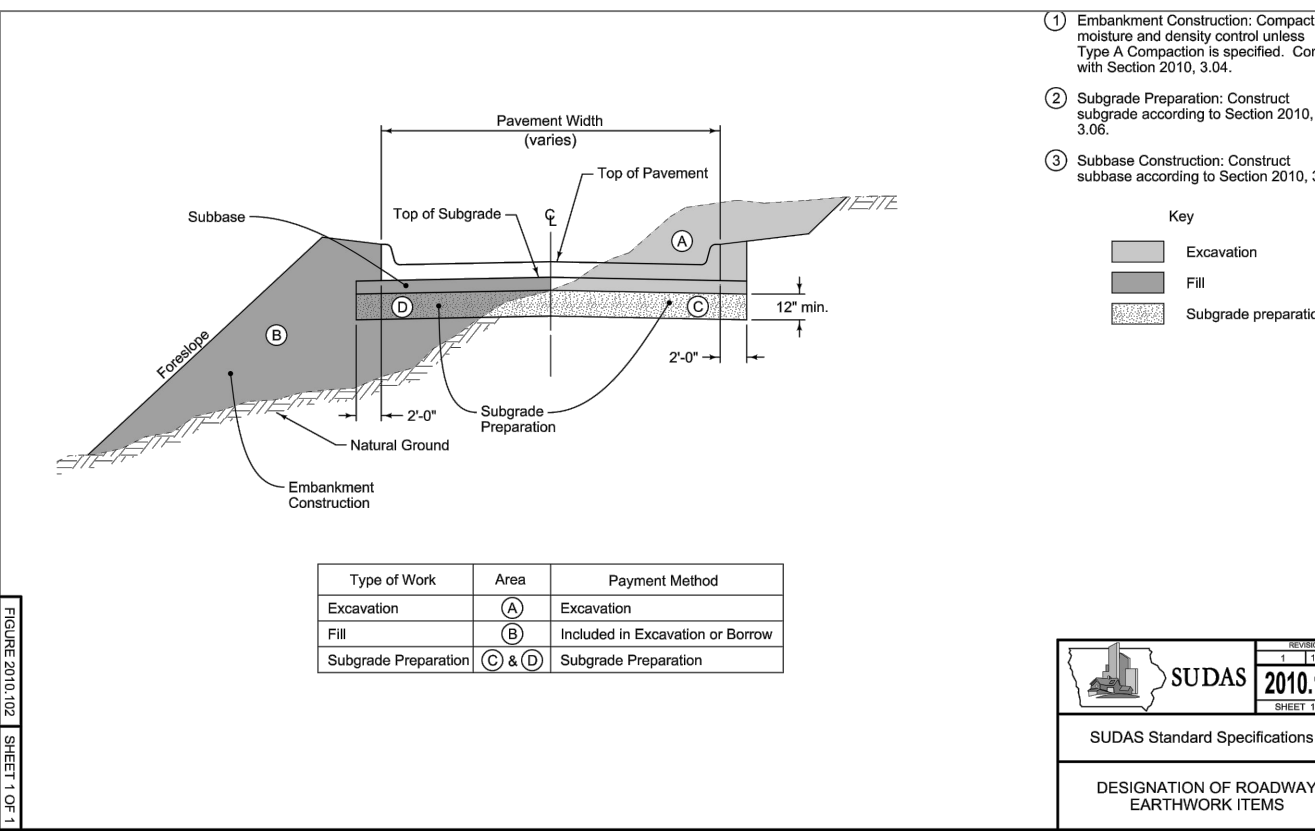
CONCRETE PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF IOWA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAYS AND BRIDGE CONSTRUCTION, SECTION 2301, PORTLAND CEMENT CONCRETE PAVEMENT. CONCRETE PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF DAVENPORT STANDARDS AND SPECIFICATIONS.

ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.

ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.

STORM WATER DETENTION FACILITIES CURRENTLY EXIST AS OUTLOT -A OF PRAIRIE POINTE FIRST ADDITION. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION TO MAINTAIN THE STORM WATER DETENTION FACILITIES THROUGH EASEMENTS GRANTED TO THE HOMEOWNER'S ASSOCIATION.

OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS A STORM WATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF BUSHES, FENCES, FILL, SHRUBS, STRUCTURES, TREES, AND/OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF STORM WATER RUNOFF.



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: 7'	
Minimum Corner Side Setback: 15'	
Minimum Reverse Corner Side Setback: 25'	
Minimum Rear Setback: 25' or 20% of Lot Depth, whichever is less	

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	37.008	23.560	090.0000	33.32
C2	37.008	23.560	090.0000	33.32
C3	12.532	13.620	052.7181	12.09
C4	15.554	50.000	017.8233	15.49
C5	59.878	50.000	068.6147	56.36
C6	49.197	50.000	056.3754	47.24
C7	70.055	50.000	080.2775	64.46
C8	54.242	50.000	062.1573	51.62
C9	4.422	13.620	018.6025	4.40
C10	8.065	13.620	033.9274	7.95
C11	40.611	525.000	004.4321	40.60
C12	36.743	475.000	004.4321	36.73
C13	35.072	23.310	086.2058	31.86
C14	34.415	23.310	084.5907	31.37
C15	40.178	23.820	096.6437	35.58
C16	38.159	23.310	093.7942	34.04
C17	12.509	13.620	052.6841	12.07
C18	34.373	50.000	039.3886	33.70
C19	62.702	50.000	071.8511	58.67
C20	49.406	50.000	056.6153	47.42
C21	72.735	50.000	083.3477	66.49
C22	29.710	50.000	034.0456	29.28
C23	12.509	13.620	052.6841	12.07
C24	79.000	525.000	008.6216	78.93
C25	61.242	475.000	007.3872	61.20
C26	28.711	125.000	013.1601	28.65
C27	65.232	125.000	029.9000	64.49
C28	68.622	125.000	027.7870	68.03
C29	98.243	75.000	075.0524	91.37
C30	12.345	16.760	042.2017	12.07
C31	43.952	50.000	050.3649	42.55
C32	52.286	50.000	059.9152	49.94
C33	58.829	50.000	067.4129	55.49
C34	51.295	50.000	058.7793	49.07
C35	41.755	50.000	047.8472	40.55
C36	12.240	12.110	057.9126	11.73
C37	27.136	525.000	002.9615	27.13
C38	29.535	475.000	003.5625	29.53
C39	41.951	525.000	004.5783	41.94
C40	32.972	475.000	003.9772	32.97

BOUNDARY LEGEND:

DEED DIMENSION = (0.00')

FIELD DIMENSION = 0.00'

MONUMENTS FOUND:

AS NOTED

FOUND CUT "X"=

MONUMENTS SET:

#5 REBAR W/ YELLOW CAP #23503 =

BOUNDARY LINE =

ROAD CENTER LINE =

EASEMENT LINE =

SETBACK LINE=

SECTION LINE=

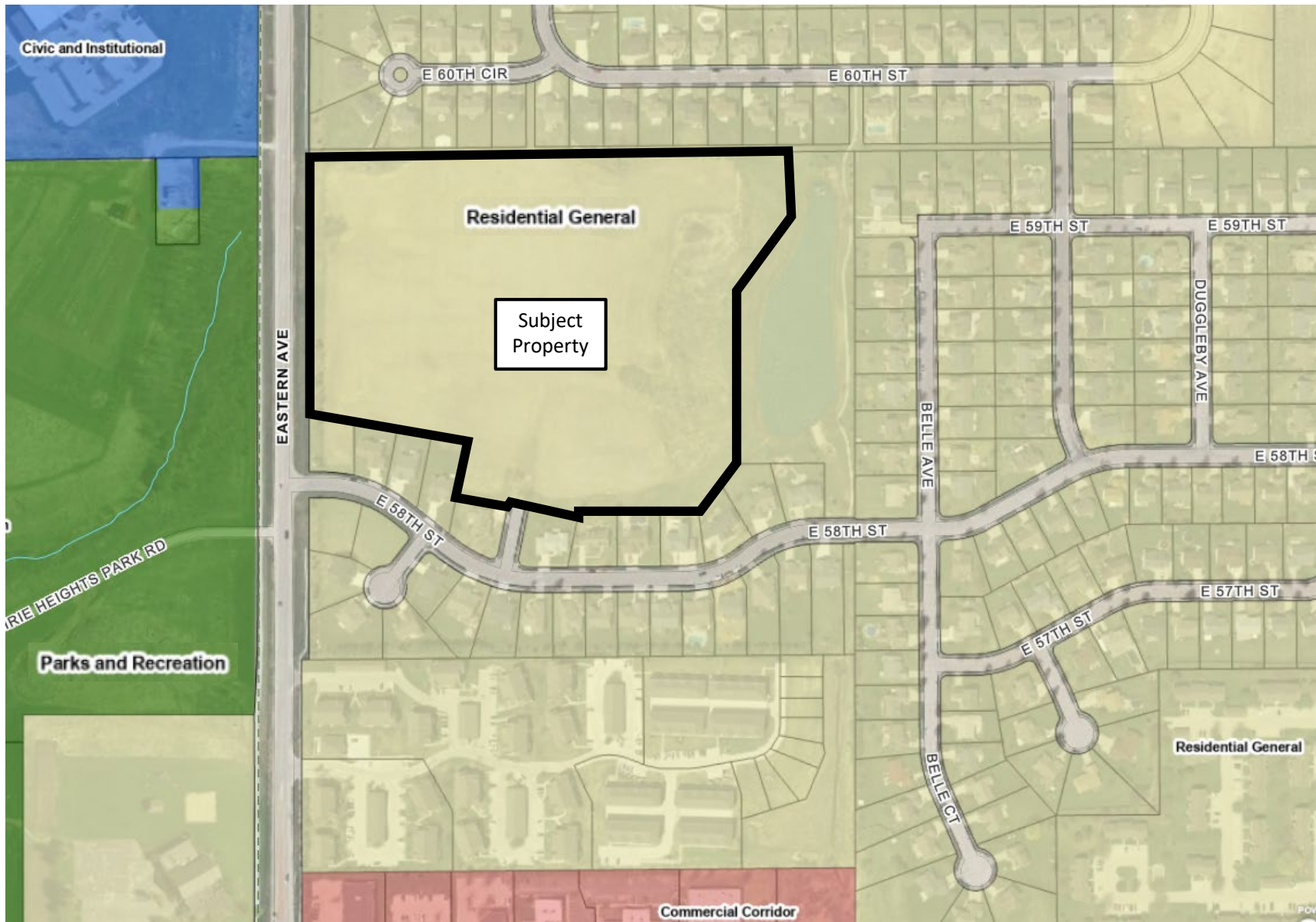
Case P21-06: Prairie Pointe 2nd Addition Vicinity Map



Case P21-06: Prairie Pointe 2nd Addition
Zoning Map



Case P21-06: Prairie Pointe 2nd Addition 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:

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: *Hong Le*

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:

PRAIRIE POINTE 2ND ADDITION
LEGAL DESCRIPTION

THE NORTH SIXTEEN HUNDRED FIFTY (1,650) FEET OF THE WEST $\frac{1}{2}$ OF
THE NW $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE
5TH P.M., IN SCOTT COUNTY, IOWA

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
11/16/2021

Subject:

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]

Recommendation:

Staff recommends 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".

Background:

Discussion:

The 11.03 acre property, located at the terminus of Louis Rich Court, is currently being developed as commercial storage units. The purpose of the Final Plat is to place each of the eight storage buildings on its own separate parcel.

Access onto Louis Rich Court will be provided through a 50 foot private road easement spanning across each flag lot. A .557 acre outlot is proposed at the northwest corner of the property for stormwater detention.

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: 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.

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 I-1 Light Industrial District. This district is intended to provide for a variety of light manufacturing, fabricating, processing, distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity uses with minimal, if any, outside impacts.

Technical Review:

- Streets: The development will have a 50 foot private road easement, which will provide each lot access to Louis Rich Court. No public right-of-way improvements are required.
- Storm Water: Stormwater detention and water quality treatment are required with this subdivision and development. Detention is provided in Outlot 1 at the northwest corner of the site as well as the existing pond on the southern portion of the property.
- Sanitary Sewer: Sanitary sewers will be extended from existing infrastructure to serve this subdivision.
- Other Utilities: Other normal utility services are available.

Public Input:

No public hearing is required for a Final Plat.

ATTACHMENTS:

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

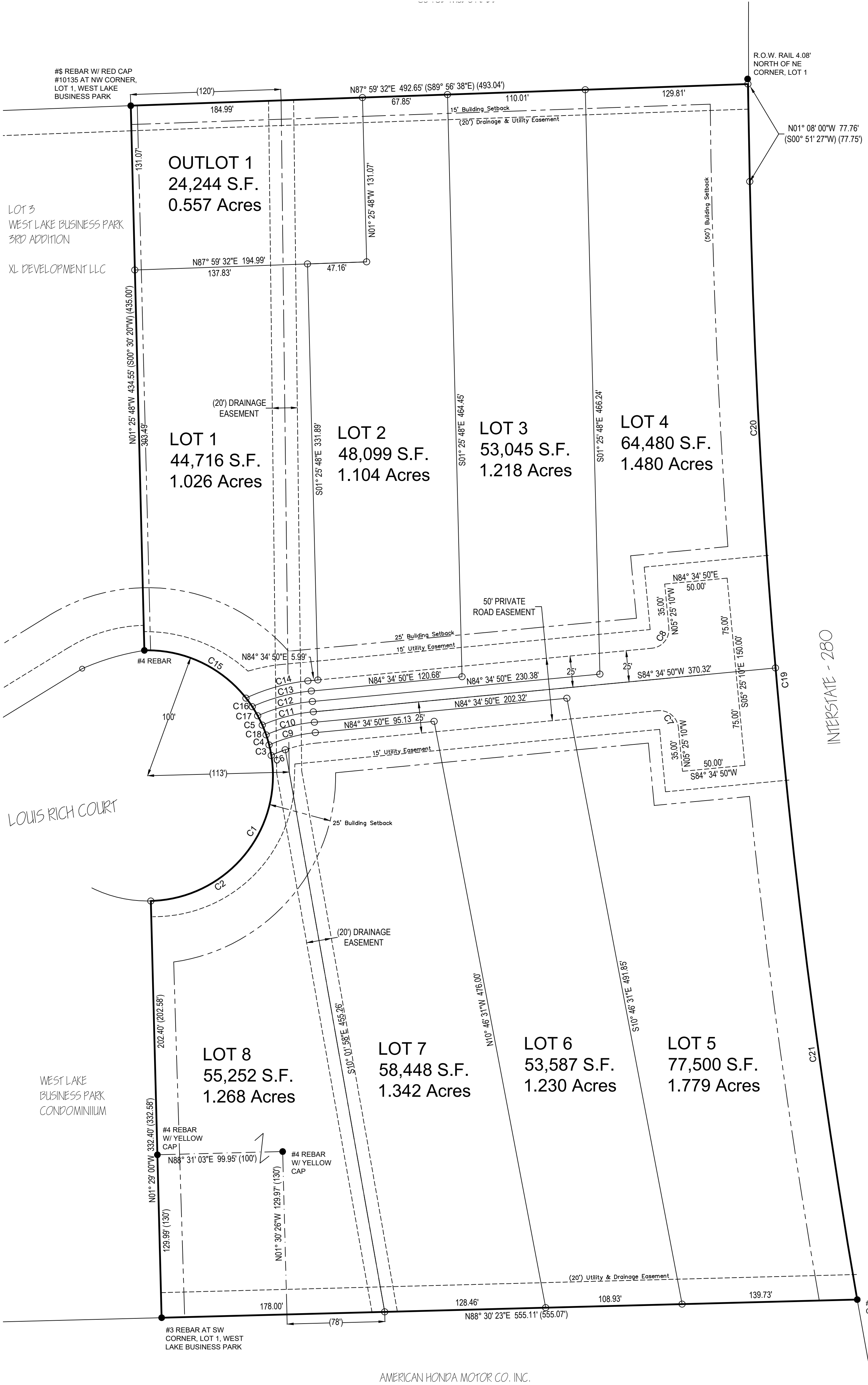
Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	11/12/2021 - 11:37 AM

WEST LAKE BUSINESS PARK
5TH ADDITION

BEING A REPLAT OF LOT 1 AND OUTLOT A OF WESTLAKE BUSINESS PARK ADDITION
TO THE CITY OF DAVENPORT, IOWA, LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 24, TOWNSHIP 78 NORTH, RANGE 2 EAST OF THE 5TH P.M., SCOTT
COUNTY, IOWA.



Curve Table				
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)
C1	314.16'	100.00'	180°00'00"	314.16'
C2	170.68'	100.00'	97°47'41"	170.68'
C3	8.56'	100.00'	04°54'17"	8.56'
C4	8.41'	100.00'	04°49'00"	8.41'
C5	8.34'	100.00'	04°46'41"	8.34'
C6	12.03'	106.92'	05°52'40"	12.03'
C7	23.56'	15.00'	90°00'00"	23.56'
C8	23.56'	15.00'	90°00'00"	23.56'
C9	38.37'	115.25'	19°04'33"	38.37'
C10	39.99'	123.58'	18°32'26"	39.99'
C11	42.29'	131.92'	18°22'09"	42.29'
C12	45.31'	140.25'	18°30'39"	45.31'
C13	49.04'	148.59'	18°54'28"	49.04'
C14	53.47'	156.92'	19°31'30"	53.47'
C15	92.92'	100.00'	53°14'28"	92.92'
C16	8.49'	100.00'	04°51'59"	8.49'
C17	8.40'	100.00'	04°48'51"	8.40'
C18	8.35'	100.00'	04°47'04"	8.35'
C19	896.65'	5899.58'	08°42'29"	896.65'
C20	388.59'	5899.58'	03°46'26"	388.59'
C21	508.07'	5899.58'	04°56'03"	508.07'

PLAT INFORMATION

1. Owner:

XL Development, LLC
7620 Louis Rich Ct.
Davenport, Iowa 52804
2. Engineer:

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

Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
4. Attorney:

Tom Pastnak
Pastnak Law Firm P.C.
313 W. 3rd Street
Davenport, Iowa 52801
Ph: (563) 323-7737

APPROVAL SIGNATURES:

MAYOR _____ DATE: _____

CITY CLERK _____ DATE: _____

CHAIRMAN PLAN & ZONE _____ DATE: _____

CENTURY LINK _____ DATE: _____

IOWA - AMERICAN WATER COMPANY _____ DATE: _____

MEDIACOM _____ DATE: _____

MIDAMERICAN ENERGY _____ DATE: _____
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

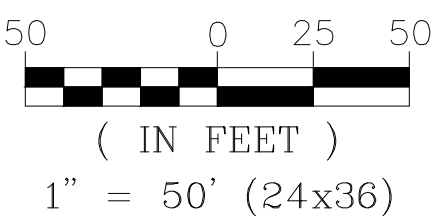
NOTES:

- 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 IS ZONED I-1, INDUSTRIAL DISTRICT.
- 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 #19163C0345G EFFECTIVE DATE MARCH 23, 2021.
- STORM WATER QUALITY TREATMENT FACILITIES SHALL BE REQUIRED FOR THIS SUBDIVISION. A BLANKET EASEMENT FOR SAID STORM WATER QUALITY FACILITIES SHALL BE PROVIDED TO ALLOW ACCESS TO AND THROUGHOUT THE STORM WATER QUALITY BEST MANAGEMENT PRACTICE SITE(S).
- OUTLOT 1 IS RESERVED FOR STORM WATER DETENTION PURPOSES AND SHALL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
- OUTLOT A, WEST LAKE BUSINESS PARK IS TO BECOME PART OF LOT 8 SHOWN HEREON. ALL EASEMENTS AND RESTRICTIONS PREVIOUSLY ESTABLISHED FOR OUTLOT A, WEST LAKE BUSINESS PARK SHALL REMAIN IN EFFECT.

LEGEND:

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

GRAPHIC SCALE



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.

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DATE:
10/21/2021

563.386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY:
KLC
CHECKED BY:
MDR
DRAWING LOCATION:
S: \GUIZAR\LOT 10

NO.	REVISIONS: DESCRIPTION	DATE
1.		

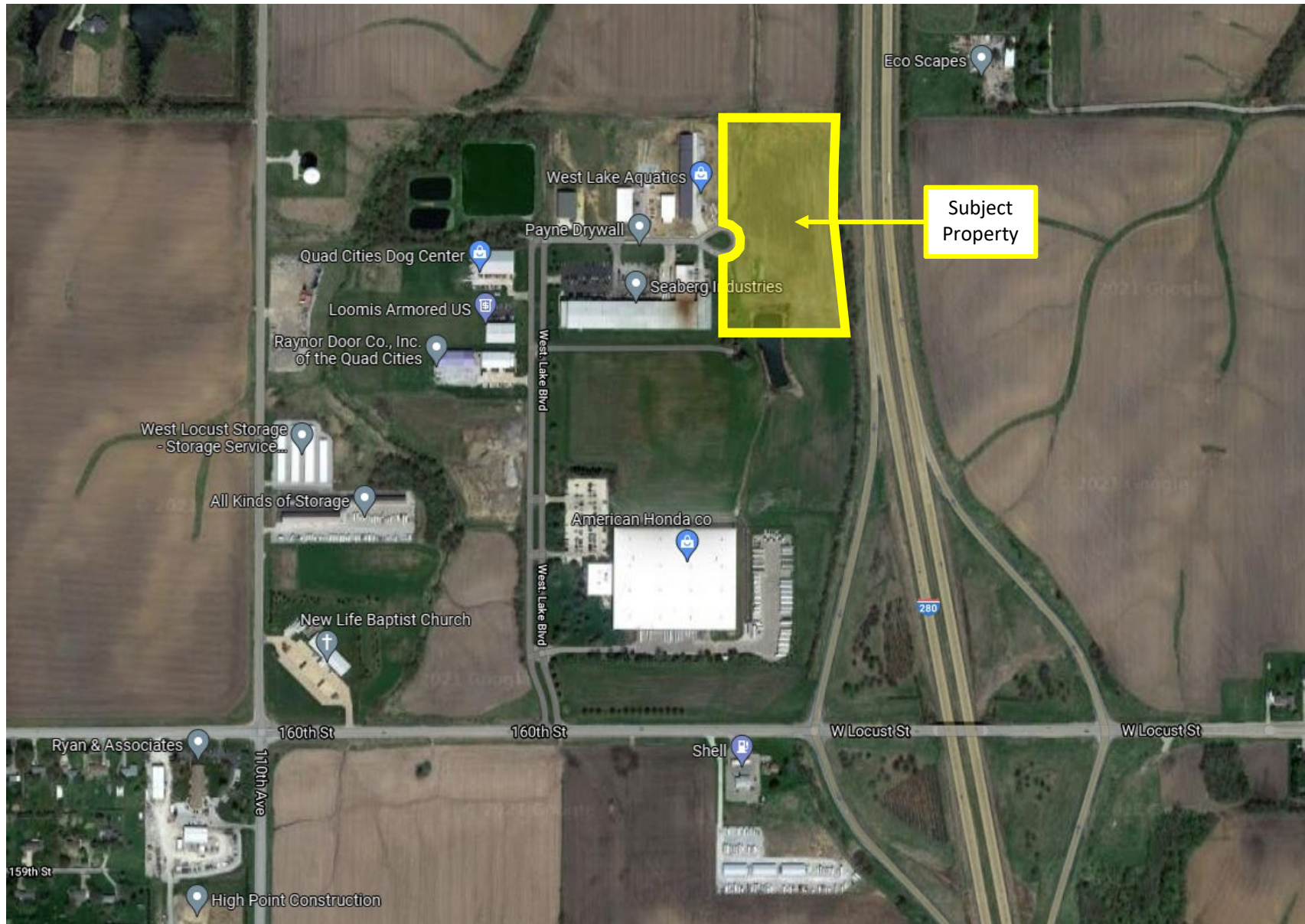
PROJECT
FINAL PLAT
WEST LAKE BUSINESS PARK 4TH ADD.
DAVENPORT, IOWA

DEVELOPER
XL DEVELOPMENT, LLC
7620 LOUIS RICH CT #1
DAVENPORT, IOWA 52804

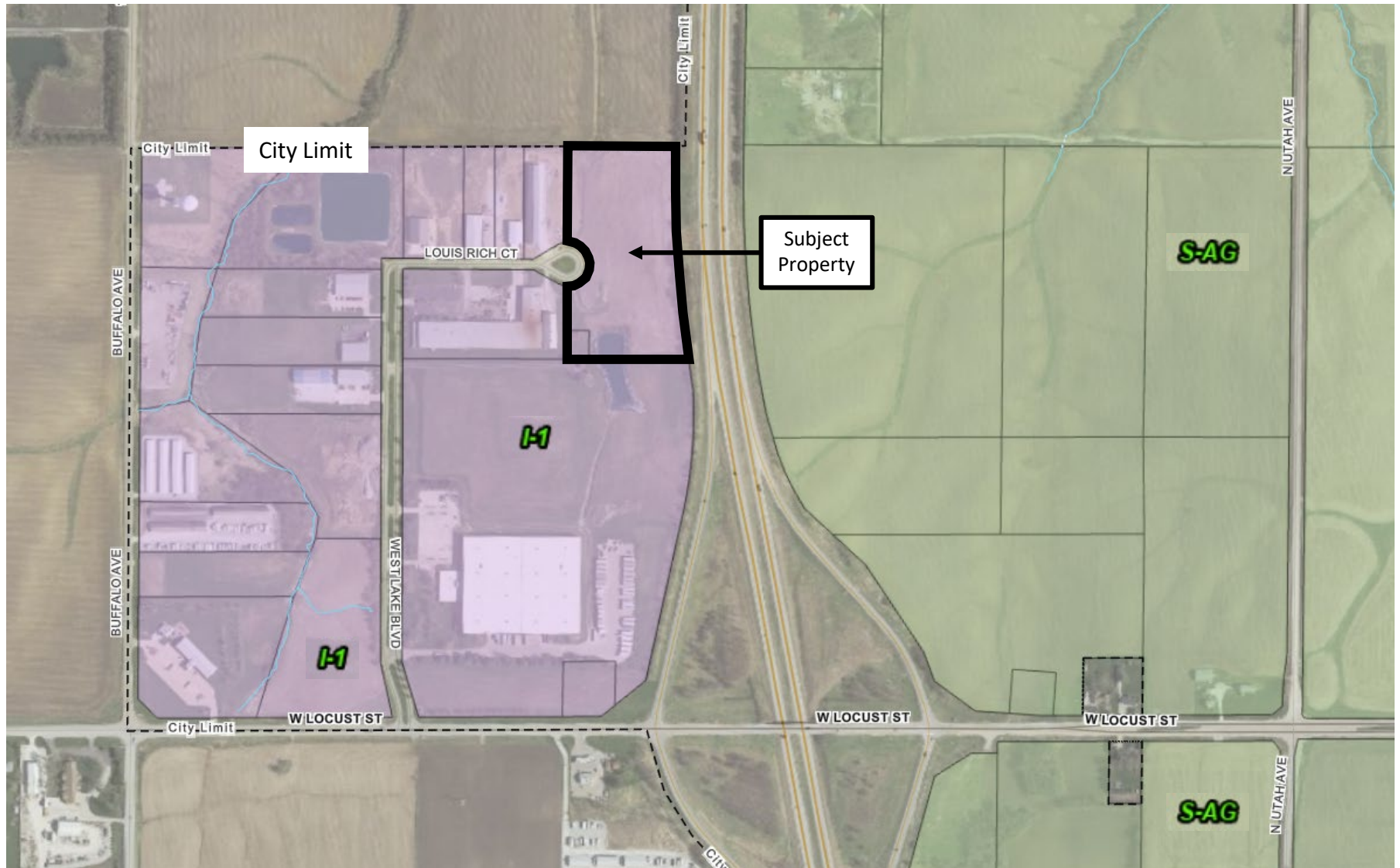
SHEET NO.

1 OF 1

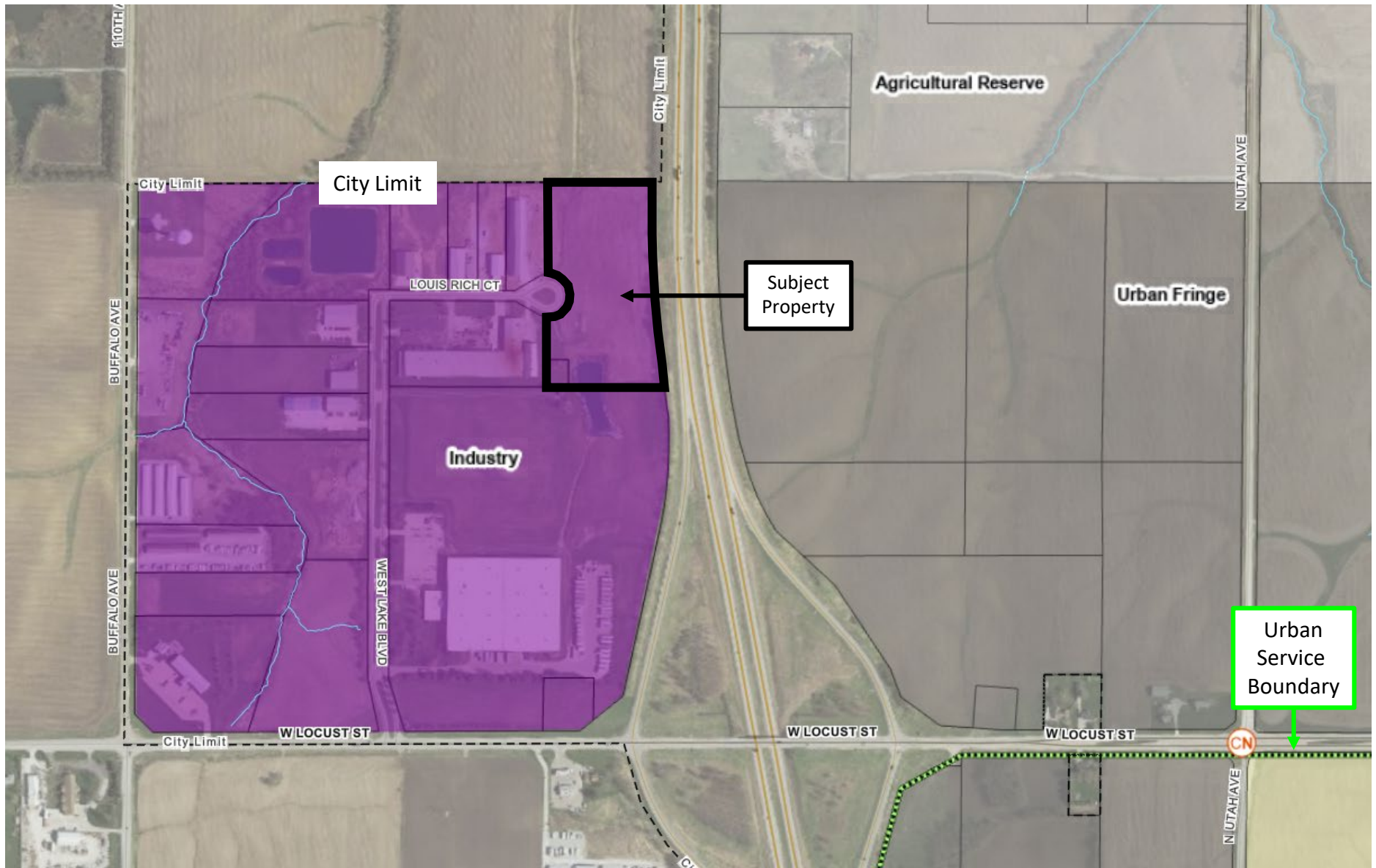
Case F21-12: West Lake Business Park 5th Addition Vicinity Map



Case F21-12: West Lake Business Park 5th Addition Zoning Map



Case F21-12: West Lake Business Park 5th Addition 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: , Unit #1

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: *Tim Guizar*

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:

WEST LAKE BUSINESS PARK
5TH ADDITION
LEGAL DESCRIPTION

BEING A REPLAT OF LOT 1 OF WESTLAKE BUSINESS PARK
ADDITION TO THE CITY OF DAVENPORT, IOWA, LOCATED IN
THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 78
NORTH, RANGE 2 EAST OF THE 5TH P.M., SCOTT COUNTY,
IOWA.

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
11/16/2021

Subject:

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]

Recommendation:

Staff recommends 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."

Background:

Discussion:

The purpose of the Final Plat is to transfer the land south of the existing wetlands from Ed Speer Construction Inc. to Windsor Crest Apartments Cooperative to allow for the construction of additional multi-family housing units.

The approximately 2.68 acre tract of land will be combined with the existing Lot 1 of Windsor Hills 1st Addition. Lot 1 will maintain frontage along Jersey Ridge Road with access provided to new residential buildings via private drives.

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

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

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

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

Zoning:

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

Technical Review:

- Streets: No public right-of-way improvements are proposed. Private access easements will be needed when future residential development occurs on the site.
- Storm Water: The R-MF District permits a maximum impervious surface up to 75%. 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 this subdivision.
- 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	11/12/2021 - 12:01 PM

FINAL PLAT OF:
WINDSOR HILLS
2nd ADDITION

Being a Replat of Lot 1 of Windsor Hills 1st Addition to the
City of Davenport and Part of Lot 3 of Speer Commercial Park
1st Addition.

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

- NOTES
1. NO STREET RIGHTS OF WAY TO BE DEDICATED WITH THIS PLAT TO THE CITY OF DAVENPORT.
 2. SIDEWALKS SHALL BE CONSTRUCTED ALONG THE FRONTAGE OF EACH LOT WHEN THE LOT IS DEVELOPED OR WHEN SO ORDERED BY THE CITY OF DAVENPORT.
 3. ALL LOTS WILL BE CONNECTED TO THE PRIVATE WATER SUPPLY SYSTEM OF IOWA AMERICAN WATER COMPANY, AND TO THE PUBLIC SANITARY SEWER SYSTEM OF DAVENPORT.
 4. AN UNDERGROUND UTILITY EASEMENT ACROSS THE FRONT OF ALL LOTS TO BE GRANTED TO THE CITY OF DAVENPORT, IOWA AND TO OTHER PUBLIC UTILITY COMPANIES
 5. BLANKET UNDERGROUND EASEMENTS GRANTED TO RESPECTIVE UTILITY COMPANY FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED. BLANKET EASEMENTS FOR STREET LIGHTING WITHIN THE SUBDIVISION.
 6. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF DAVENPORT STANDARD SPECIFICATIONS (SUDAS WITH CITY SUPPLEMENTAL).
 7. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEROF.
 8. NO HARD SURFACE SHALL BE ADDED TO LOT 1 OF WINDSOR HILLS 1st ADDITION, OUTLOT A OF SPEER COMMERCIAL PARK 1st ADDITION SHALL BE DESIGNATED FOR STORM WATER DETENTION FOR THE PART OF LOT 3 OF SPEER COMMERCIAL PARK 1st ADDITION INCLUDED IN WINDSOR HILLS 2nd ADDITION. SAID OUTLOT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OF SUBDIVISION.
 9. LOT 1 CURRENTLY ZONED R-MF: MEDIUM DENSITY DWELLING DISTRICT.
 10. OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS A STORM WATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF STRUCTURES, FENCES, FILL, BUSHES, TREES, SHRUBS OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF WATER.
 11. OWNERS OF LOTS ON WHICH A WETLAND HAS BEEN ESTABLISHED SHALL NOT DISTURB FLORA, FAUNA AND/OR SOIL WITHIN DESIGNATED BOUNDARIES.
 12. OWNERS OF LOTS ON WHICH A STREAM OR WATER COURSE IS LOCATED SHALL PRESERVE A DEDICATED FIFTY (50) FOOT MINIMUM VEGETATED BUFFER ON BOTH SIDES OF THE STREAM AS MEASURED LANDWARD HORIZONTALLY ON A LINE PERPENDICULAR TO A VERTICAL LINE MARKING THE TOP OF THE EXISTING BANKS OF THE STREAM OR DRAINAGE WAY. VEGETATION SHALL NOT BE CUT TO A HEIGHT OF LESS THAN NINE INCHES WITHOUT AUTHORIZATION OF THE CITY OF DAVENPORT NATURAL RESOURCES DIVISION. IN THE EVENT THAT THE AREA ESTABLISHED AS A DRAINAGE EASEMENT IS RESHAPED OR OTHERWISE RESTRICTED FOR USE AS A DRAINAGE EASEMENT, THE CITY WILL CAUSE THE RESTRICTIONS TO BE REMOVED AT THE EXPENSE OF THE PARTIES CAUSING THE RESTRICTION.

APPROVED BY:
CITY OF DAVENPORT, IOWA

BY: _____

DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION

BY: _____ DATE: _____

DATE: _____

MEDIACOM

DATE: _____

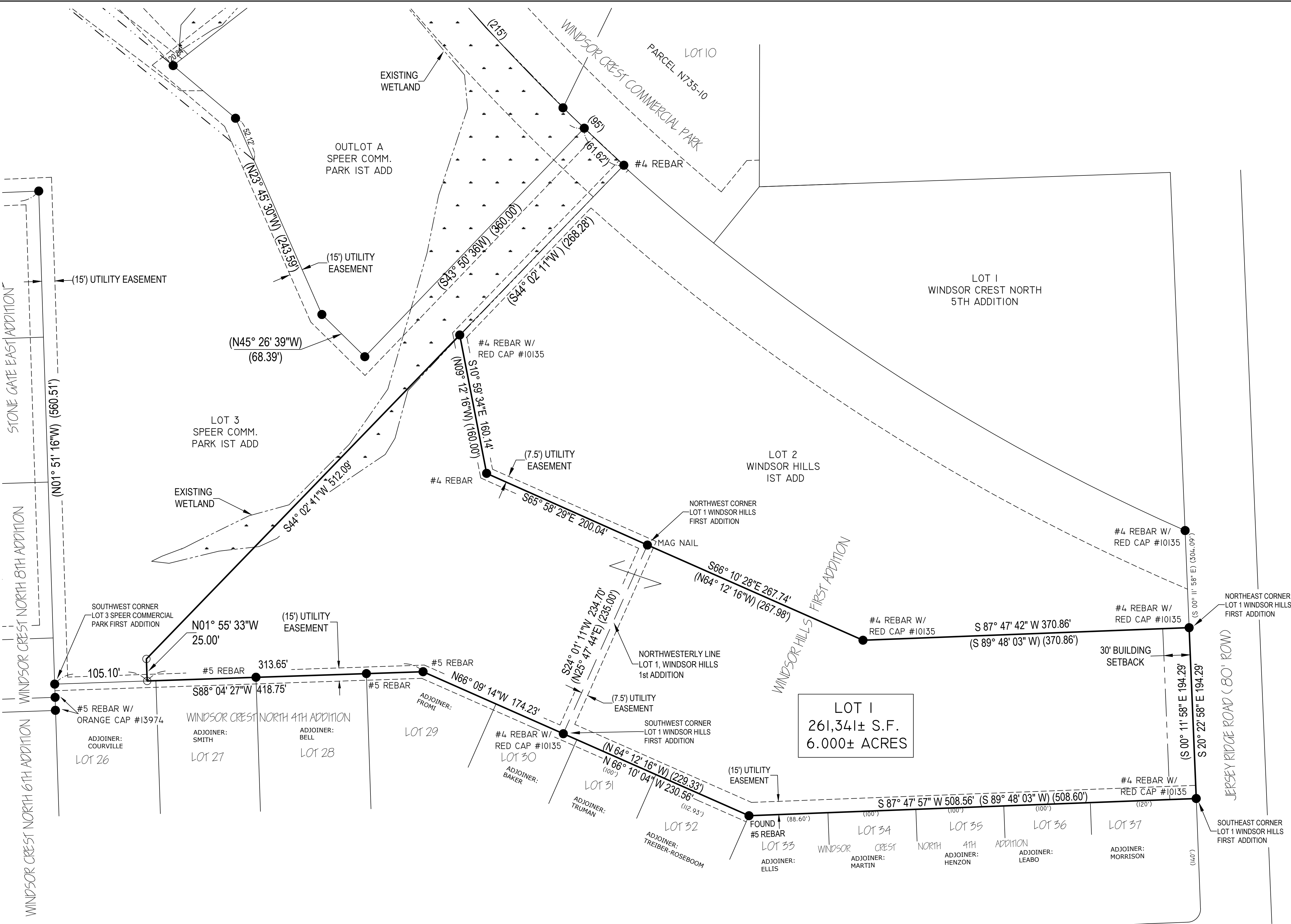
IOWA - AMERICAN WATER COMPANY

DATE: _____

CENTURY LINK

DATE: _____

MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN



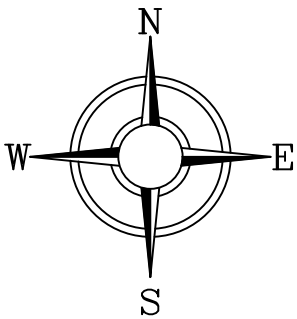
LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
#5 REBAR W/ YELLOW CAP #23503
UNLESS OTHERWISE NOTED =
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 = ○
BOUNDARY LINE = ————
ROAD CENTER LINE = ————
EASEMENT LINE = - - - - -
WETLAND LINE = - · - · -
SECTION LINE = ————

1. Area of Subdivision-
Total: 6.00 Acres +/-
Lots 1: 6.00 Acres +/-

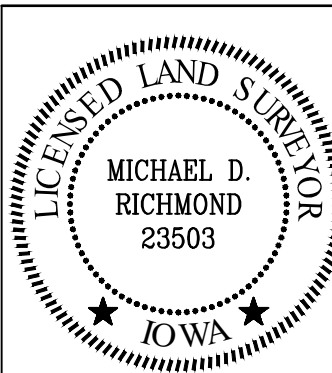
2. Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236

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

4. Attorney:
Richard Davidson
220 North Main Street, Suite 600
Davenport, Iowa 52801
Ph: (563) 333-6624



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



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewal date is December 31, 2021
Pages or sheets covered by this seal: 1



DATE: 10-21-21 TE PROJECT NO:
WINDSOR HILLS
563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC CHECKED BY: MDR
DRAWING LOCATION
S:\SPEER\EASTERN 53RD\SUBDIVISION

NO.	REVISIONS:	DATE
	DESCRIPTION	

PROJECT
FINAL PLAT
WINDSOR HILLS 2nd ADDITION
DAVENPORT, IOWA 52807

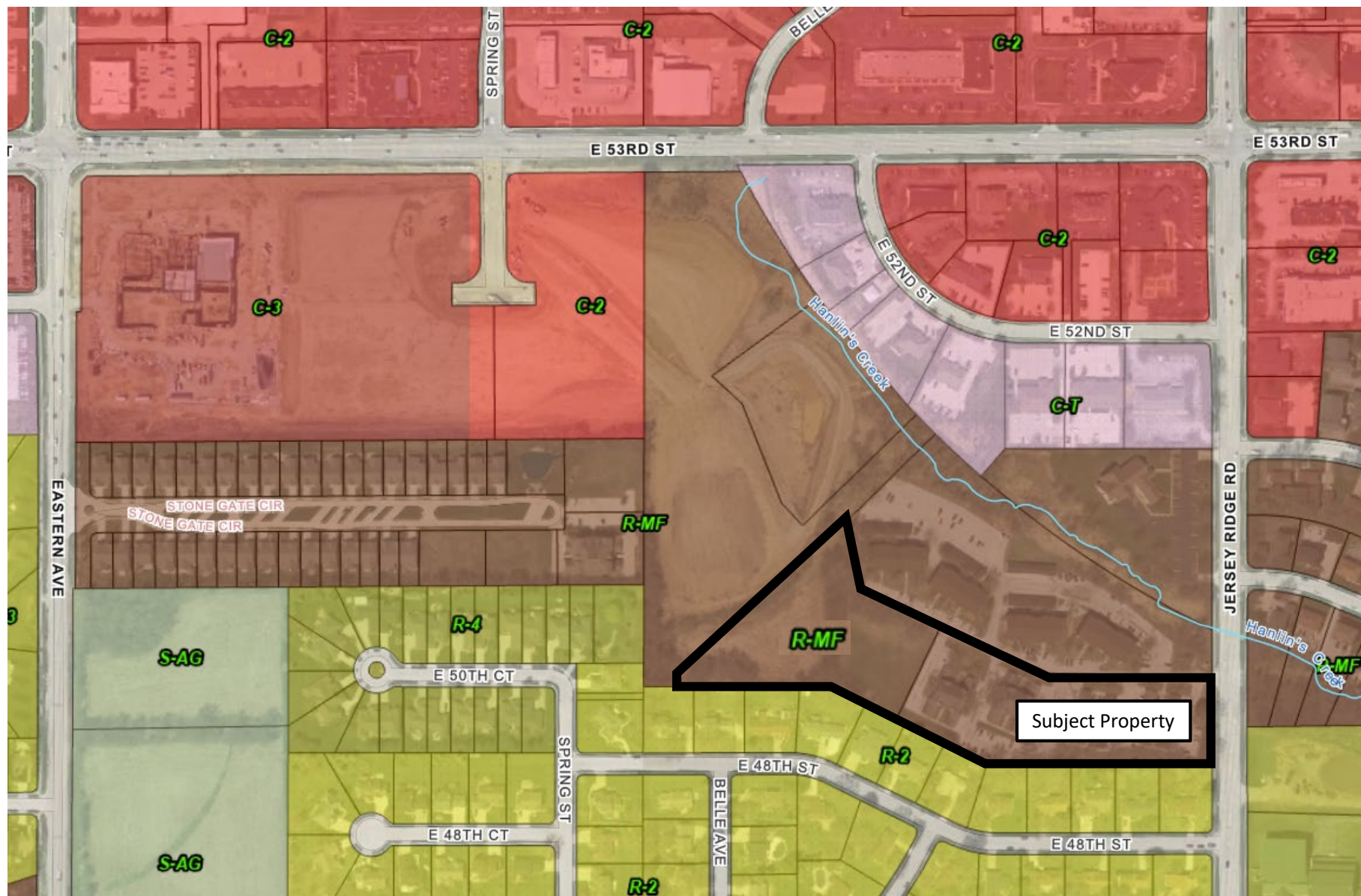
PREPARED FOR:
WINDSOR CREST APARTMENTS COOPERATIVE
1825 WINDING HILL ROAD
DAVENPORT, IA 52807

SHEET NO.
1 OF 1

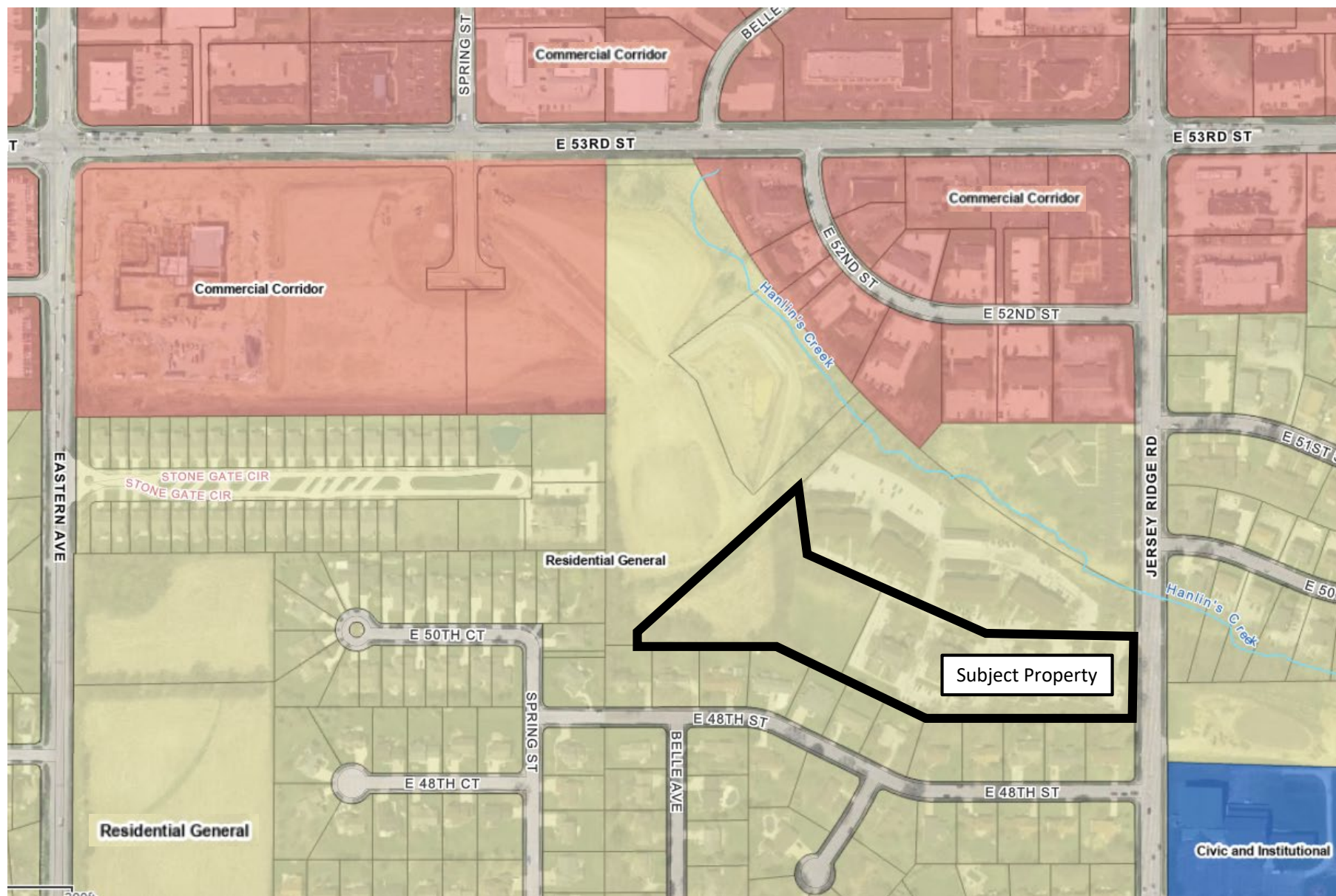
Case F21-13: Windsor Hills 2nd Addition Vicinity Map



Case F21-13: Windsor Hills 2nd Addition Zoning Map



Case F21-13: Windsor Hills 2nd Addition 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:

Total Land Area:

Total Number of Lots:

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
Ten or fewer lots - \$400 plus \$25 per lot.
Eleven to twenty-five lots - \$700 plus \$25 per lot.
More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed plat at a scale of not less than one inch per one hundred feet, which depicts the following:
 - The location of existing property lines, section lines, easements, corporate limits and other legally established districts, streets, buildings, watercourses, tree masses and other existing features within the area to be subdivided and similar facts regarding existing conditions on the land.
 - The proposed location and width of streets, alleys, lots, building setback lines and easements.
 - Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet shall be indicated in a general way upon the plat.
 - Proposed name of the subdivision (which shall not duplicate any previously filed plat), the name of the land owner, land developer, and land surveyor.
 - The names and adjoining boundaries of all adjacent subdivisions and the names of record owners of adjoining parcels of unsubdivided land.
 - Existing contours with intervals of five feet or less.
 - North point, scale and date.
 - A vicinity sketch showing the proposed subdivision in relationship to surrounding development and street systems.

Final Plat – Required for subdivisions of two lots or more.

Property Location:

Total Land Area:

Total Number of Lots:

Linear Feet of Streets Added:

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
 - Ten or fewer lots - \$400 plus \$25 per lot.
 - Eleven to twenty-five lots - \$700 plus \$25 per lot.
 - More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed final plat at a scale of not less than one inch per one fifty feet, which depicts the following:
 - The boundary lines of the area being subdivided with accurate distances and bearings.
 - The lines of all proposed streets and alleys with their width and names.
 - The accurate outline of any property which is offered for dedication for public use.
 - The lines of all adjoining lands and the lines of adjacent streets and alleys with their width and names.
 - All lot lines and an identification system for lots and blocks.
 - Building lines and easements for any right-of-way provided for public use, services or utilities, or excess storm water passageways with figures showing their dimensions.
 - All dimensions, both linear and angular, necessary for locating subdivision boundaries, lots, streets, alleys, and of any other areas for public or private use. The linear dimensions are to be expressed in feet and decimals of a foot.
 - Radii, arcs and chords, points of tangency, central angles for all curvilinear streets, and radii and tangents for all rounded corners.
 - All survey monuments and bench marks together with their descriptions.
 - Name of subdivision and description of property subdivided showing its location by distance and bearing to the nearest quarter section monument; points of compass; graphic scale of map; and name and address of owner or owners or the subdivider, or in the case of corporate ownership, the name and address of the registered agent of said corporation shall also appear on the plat;
- Prior to forwarding the proposed final plat to City Council:
 - One full size copy of corrected final plat with the original mylar/sepia and one reduced copy signed/stamped by the utility companies.
 - Executed platting certificates acceptable to the City of Davenport:
 - Acceptance by the City of Davenport.
 - Hold Harmless Agreement.
 - Assessment waiver (sidewalks and subdivision improvements).
 - Dedication of Owner.
 - Consent to platting where applicable.
 - Certificate of Attorney.
 - Surveyor's Certificate.
 - Certificate of County Treasurer.
 - Certificate of Subdivision Name by Scott County Auditor.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Preliminary Plat:

- (1) Application:
 - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Plan and Zoning Commission's consideration of the proposed preliminary plat:
 - Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
 - The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (3) City Council's consideration of the proposed preliminary plat:
 - The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Final Plat:

- (1) Application:
 - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Plan and Zoning Commission's consideration of the proposed final plat:
 - Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
 - The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (3) City Council's consideration of the final plat:
 - Prior to forwarding the petition to the City Council, the following must be provided to the Community Planning and Economic Development Department:
 - One full size copy of the corrected final plat and one reduced copy of the corrected final plat signed/stamped by the utility companies.
 - Executed platting certificate.
 - The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.
- (4) Recordation:
 - After the Mayor signs the approved final plats and Acceptance by the City of Davenport, the final will be released to the Surveyor to obtain and return 21 full size copies to the Community Planning and Economic Development Department.
 - After the 21 copies are returned, two copies of the final plat and platting certificates will be released to the petitioner.
 - It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.

Petitioner: *Brian Speer*

Date:

By typing your name, you acknowledge and agree to the aforementioned procedure and requirements.

Received by:

Date:

Planning staff

Date of Plan and Zoning Commission Public Hearing:

Plan and Zoning Commission meetings are held the Tuesday prior to City Council Committee of the Whole meetings at 5:00 p.m. in City Hall Council Chambers, 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

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

Signature(s)

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

This _____ day of _____ 20_____

Form of Identification

Notary Public

My Commission Expires:

WINDSOR HILLS 2nd ADDITION LEGAL DESCRIPTION

LOT 1 OF WINDSOR HILLS FIRST ADDITION, AN ADDITION TO THE CITY OF
DAVENPORT, SCOTT COUNTY, IOWA

AND THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 66° 09' 14" WEST, A DISTANCE OF 174.23 FEET; THENCE SOUTH 88° 04' 27" WEST, A DISTANCE OF 313.65 FEET; THENCE NORTH 01° 55' 33" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 44° 02' 11" EAST, A DISTANCE OF 512.09 FEET; THENCE SOUTH 10° 59' 34" EAST, A DISTANCE OF 160.14 FEET; THENCE SOUTH 65° 58' 29" EAST, A DISTANCE OF 200.04 FEET; THENCE SOUTH 24° 01' 11" WEST, A DISTANCE OF 234.70 FEET TO THE POINT OF BEGINNING, CONTAINING 117,438 SQUARE FEET, OR 2.696 ACRES, MORE OR LESS AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
11/16/2021

Subject:

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]

Recommendation:

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

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Add an approval signature line for Metronet.
4. Delineate the R-MF Multi-Family Residential District and C-2 Corridor Commercial District boundaries on the plat. Add a note on the plat to reflect the split zoning of the site.
5. Add a note stating the C-2 portion of the property is subject to rezoning conditions in Ordinance 2017-520 and list the conditions as outlined in Section 17.17.010J of the Davenport Zoning Code.
6. Include a note regarding stormwater detention and water quality requirements that reads, "Stormwater detention and water quality treatment are required with this subdivision and will be subject to the applicable ordinances in place at the time of development."

Background:

Discussion:

The purpose of the Final Plat is to transfer the land south of the existing wetlands from Ed Speer Construction Inc. to Windsor Crest Apartments Cooperative to allow for the construction of additional multi-family housing units.

Due to the existing wetland, the approximately 2.68 acre tract of land is not accessible via the Ed Speer Construction Inc. parcel. The Final Plat also combines Lots 2 and 3 of Speer Commercial Park 1st Addition. The merged lots create a larger buildable site along 53rd Street, which enables better marketing of the property for future development. The new Lot 1 will be split zoned between R-MF Multi-Family Residential District and C-2 Corridor Commercial District.

In addition, the Final Plat expands the boundary of Outlot A to include all wetlands and stormwater detention facilities.

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designations:

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

1. R-MF Multi-Family Residential District: This district is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types including semi-detached dwellings, two-family dwellings, townhomes and multi-family dwellings. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-MF District.
2. C-2 Corridor Commercial District: This district is intended to address the commercial corridors that are primarily oriented toward a mix of retail, personal service, and office uses along arterial streets and collector streets adjacent to arterials streets in the City. The C-2 District accommodates auto-oriented development – both individual businesses and retail centers – and mixed-use development, with the intent of improving the pedestrian environment along Davenport's commercial corridors.

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

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

line:

- Automobile and service oil change facilities not part of an automobile dealership.
- Any use utilizing drive-through window(s).

Technical Review:

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

Public Input:

No public hearing is required for a Final Plat.

ATTACHMENTS:

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

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	11/12/2021 - 11:35 AM

FINAL PLAT OF:
**SPEER COMMERCIAL
PARK 2nd ADDITION**

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

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

NOTES

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

APPROVED BY:
CITY OF DAVENPORT, IOWA

BY: _____

DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION

BY: _____ DATE: _____

MEDIACOM _____ DATE: _____

_____ DATE: _____

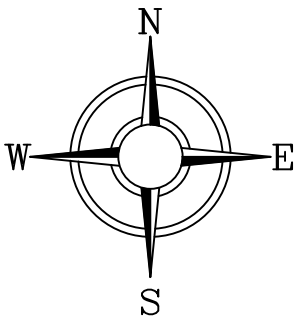
IOWA - AMERICAN WATER COMPANY

_____ DATE: _____

CENTURY LINK _____ DATE: _____

_____ DATE: _____

MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN



GRAPHIC SCALE

100 0 50 100
(IN FEET)

1" = 100' (24x36)



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

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

LEGEND:

DEED DIMENSION = (0.00')

FIELD DIMENSION = 0.00'

MONUMENTS FOUND:

#5 REBAR W/ YELLOW CAP #23503

UNLESS OTHERWISE NOTED =

MONUMENTS SET:

#5 REBAR W/ YELLOW CAP #23503 =

BOUNDARY LINE =

ROAD CENTER LINE =

EASEMENT LINE =

WETLAND LINE =

SECTION LINE =

VACATED DRAINAGE

EASEMENT =

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

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

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

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



DATE: 10-21-21 TE PROJECT NO:

EASTERN & 53RD

563

386.4236 office

386.4231 fax

2224 East 12th Street, Davenport, IA 52803

DRAWN BY:

KLC

CHECKED BY:

MDR

DRAWING LOCATION

S:\SPEER\EASTERN 53RD\SUBDIVISION

REVISIONS:

DESCRIPTION

DATE

PROJECT

FINAL PLAT
SPEER COMMERCIAL PARK 2nd ADDITION
DAVENPORT, IOWA

PREPARED FOR:

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

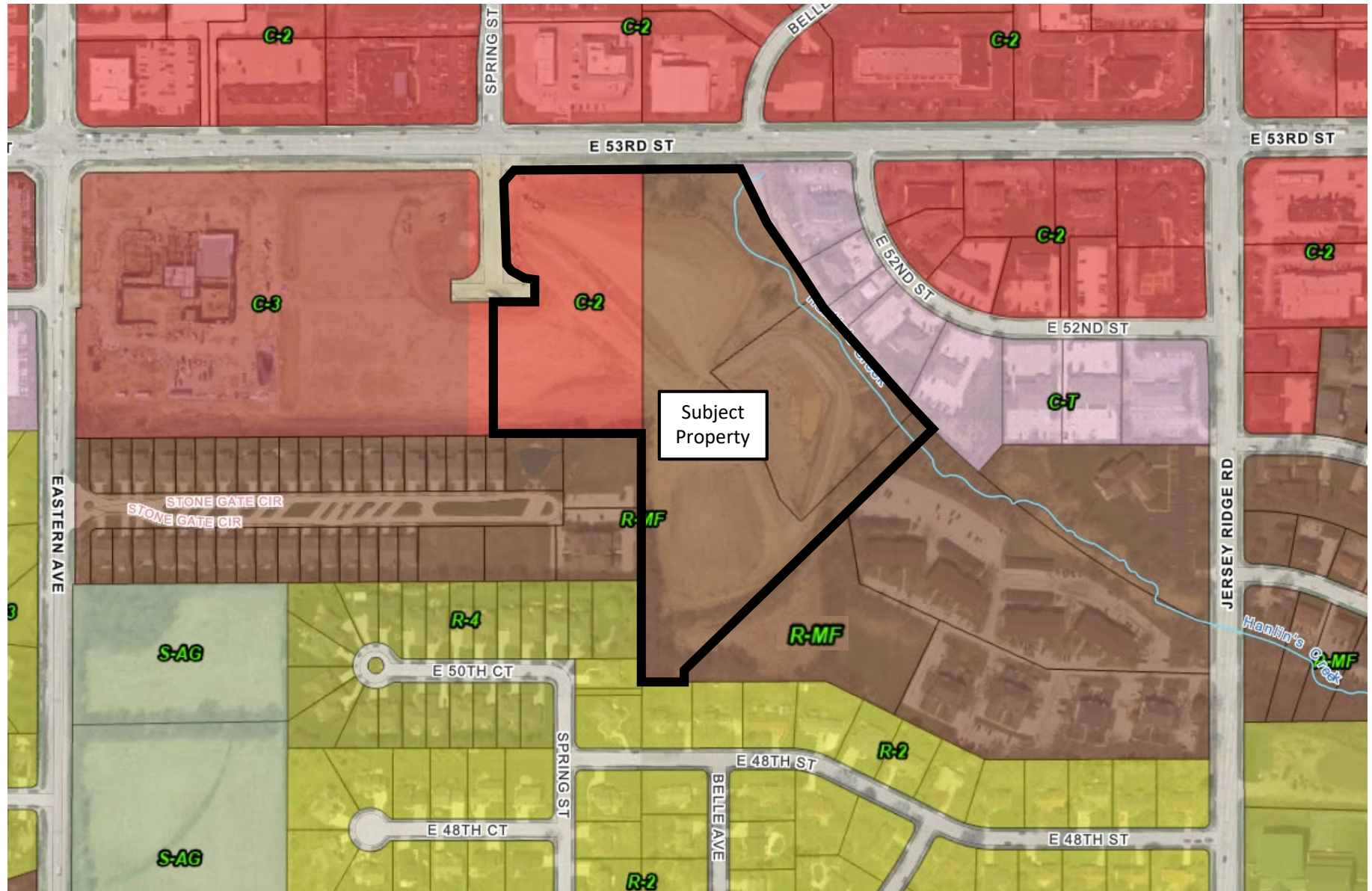
SHEET NO.

1 OF 1

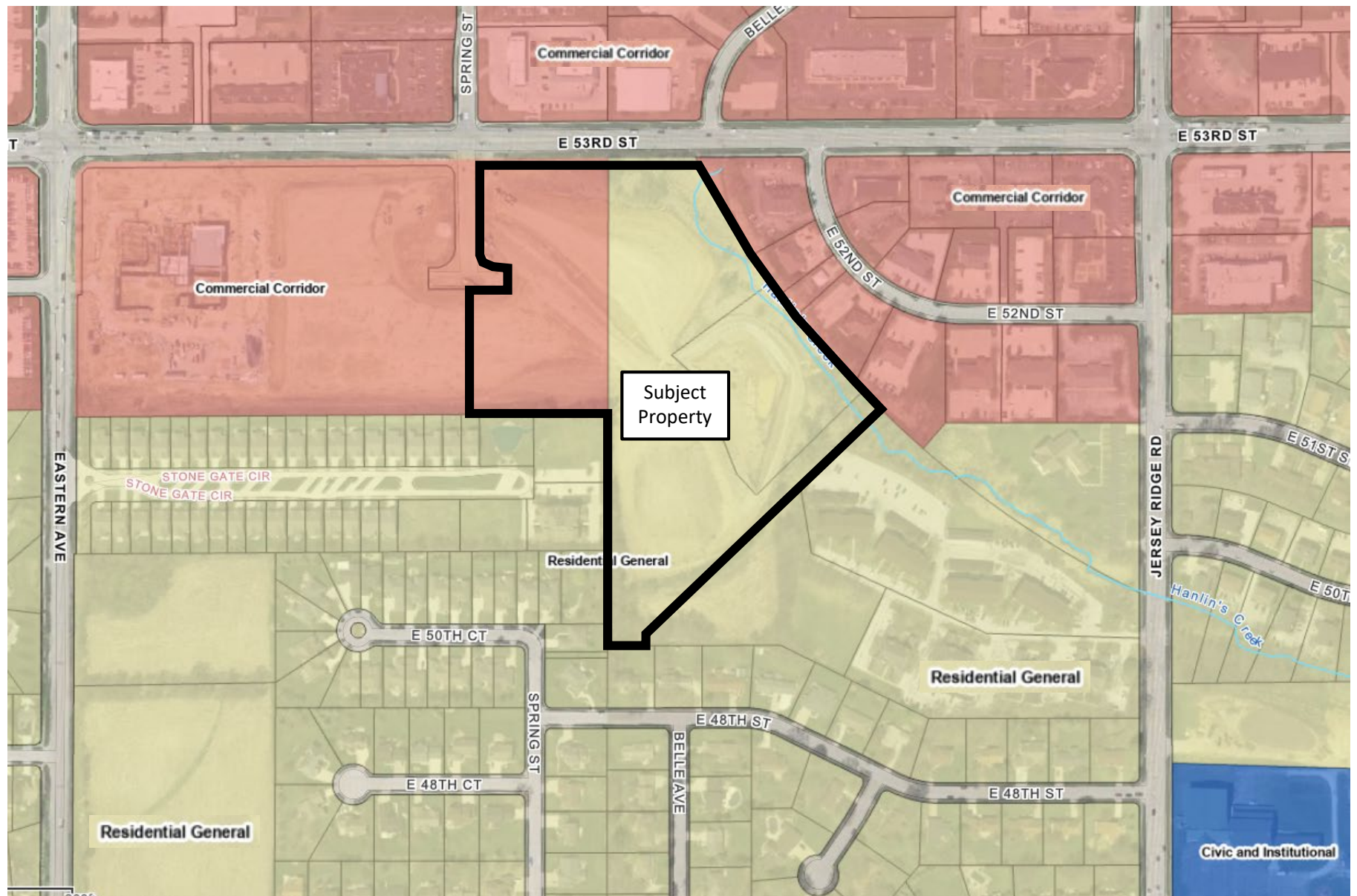
Case F21-14: Speer Commercial Park 2nd Addition Vicinity Map



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



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





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:

Total Land Area:

Total Number of Lots:

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
Ten or fewer lots - \$400 plus \$25 per lot.
Eleven to twenty-five lots - \$700 plus \$25 per lot.
More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed plat at a scale of not less than one inch per one hundred feet, which depicts the following:
 - The location of existing property lines, section lines, easements, corporate limits and other legally established districts, streets, buildings, watercourses, tree masses and other existing features within the area to be subdivided and similar facts regarding existing conditions on the land.
 - The proposed location and width of streets, alleys, lots, building setback lines and easements.
 - Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet shall be indicated in a general way upon the plat.
 - Proposed name of the subdivision (which shall not duplicate any previously filed plat), the name of the land owner, land developer, and land surveyor.
 - The names and adjoining boundaries of all adjacent subdivisions and the names of record owners of adjoining parcels of unsubdivided land.
 - Existing contours with intervals of five feet or less.
 - North point, scale and date.
 - A vicinity sketch showing the proposed subdivision in relationship to surrounding development and street systems.

Final Plat – Required for subdivisions of two lots or more.

Property Location:

Total Land Area:

Total Number of Lots:

Linear Feet of Streets Added:

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
 - Ten or fewer lots - \$400 plus \$25 per lot.
 - Eleven to twenty-five lots - \$700 plus \$25 per lot.
 - More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed final plat at a scale of not less than one inch per one fifty feet, which depicts the following:
 - The boundary lines of the area being subdivided with accurate distances and bearings.
 - The lines of all proposed streets and alleys with their width and names.
 - The accurate outline of any property which is offered for dedication for public use.
 - The lines of all adjoining lands and the lines of adjacent streets and alleys with their width and names.
 - All lot lines and an identification system for lots and blocks.
 - Building lines and easements for any right-of-way provided for public use, services or utilities, or excess storm water passageways with figures showing their dimensions.
 - All dimensions, both linear and angular, necessary for locating subdivision boundaries, lots, streets, alleys, and of any other areas for public or private use. The linear dimensions are to be expressed in feet and decimals of a foot.
 - Radii, arcs and chords, points of tangency, central angles for all curvilinear streets, and radii and tangents for all rounded corners.
 - All survey monuments and bench marks together with their descriptions.
 - Name of subdivision and description of property subdivided showing its location by distance and bearing to the nearest quarter section monument; points of compass; graphic scale of map; and name and address of owner or owners or the subdivider, or in the case of corporate ownership, the name and address of the registered agent of said corporation shall also appear on the plat;
- Prior to forwarding the proposed final plat to City Council:
 - One full size copy of corrected final plat with the original mylar/sepia and one reduced copy signed/stamped by the utility companies.
 - Executed platting certificates acceptable to the City of Davenport:
 - Acceptance by the City of Davenport.
 - Hold Harmless Agreement.
 - Assessment waiver (sidewalks and subdivision improvements).
 - Dedication of Owner.
 - Consent to platting where applicable.
 - Certificate of Attorney.
 - Surveyor's Certificate.
 - Certificate of County Treasurer.
 - Certificate of Subdivision Name by Scott County Auditor.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Preliminary Plat:

- (1) Application:
 - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Plan and Zoning Commission's consideration of the proposed preliminary plat:
 - Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
 - The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (3) City Council's consideration of the proposed preliminary plat:
 - The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Final Plat:

- (1) Application:
 - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Plan and Zoning Commission's consideration of the proposed final plat:
 - Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
 - The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (3) City Council's consideration of the final plat:
 - Prior to forwarding the petition to the City Council, the following must be provided to the Community Planning and Economic Development Department:
 - One full size copy of the corrected final plat and one reduced copy of the corrected final plat signed/stamped by the utility companies.
 - Executed platting certificate.
 - The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.
- (4) Recordation:
 - After the Mayor signs the approved final plats and Acceptance by the City of Davenport, the final will be released to the Surveyor to obtain and return 21 full size copies to the Community Planning and Economic Development Department.
 - After the 21 copies are returned, two copies of the final plat and platting certificates will be released to the petitioner.
 - It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.

Petitioner: *Brian Speer*

Date:

By typing your name, you acknowledge and agree to the aforementioned procedure and requirements.

Received by:

Date:

Planning staff

Date of Plan and Zoning Commission Public Hearing:

Plan and Zoning Commission meetings are held the Tuesday prior to City Council Committee of the Whole meetings at 5:00 p.m. in City Hall Council Chambers, 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

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

Signature(s)

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

This _____ day of _____ 20_____

Form of Identification

Notary Public

My Commission Expires:

SPEER COMMERCIAL PARK 2nd ADDITION LEGAL DESCRIPTION

LOT 2, PART OF LOT 3 AND OUTLOT A OF SPEER COMMERCIAL PARK FIRST
ADDITION, AN ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA

EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 66° 09' 14" WEST, A DISTANCE OF 174.23 FEET; THENCE SOUTH 88° 04' 27" WEST, A DISTANCE OF 313.65 FEET; THENCE NORTH 01° 55' 33" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 44° 02' 11" EAST, A DISTANCE OF 512.09 FEET; THENCE SOUTH 10° 59' 34" EAST, A DISTANCE OF 160.14 FEET; THENCE SOUTH 65° 58' 29" EAST, A DISTANCE OF 200.04 FEET; THENCE SOUTH 24° 01' 11" WEST, A DISTANCE OF 234.70 FEET TO THE POINT OF BEGINNING, CONTAINING 117,438 SQUARE FEET, OR 2.696 ACRES, MORE OR LESS AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ORDINANCE NO. 2017-520

Ordinance for Case No. REZ17-09: Request of Michael R. Leep, Sr. to rezone 13.465 acres, more or less, of property located at the southeast corner of Eastern Avenue and East 53rd Street from C-1, Neighborhood Commercial District to C-2, General Commercial District [8th Ward].

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned from C-1 Neighborhood Commercial District to C-2 General Commercial District:

The Legal Description for this property is as follows:

Part of the North Half of the Southwest Quarter of Section 7, Township 78 North, Range 4 East of the 5th Principal Meridian, Scott County, Iowa, more particularly described as follows:

Commencing at the West Quarter corner of said Section 7; Thence North 87° 38' 05" East along the North line of the Southwest Quarter of said Section 7, a distance of 982.30 feet; Thence South 02° 21' 52" East, a distance of 45.00 feet to the South right of way line of 53rd Street and the POINT OF BEGINNING of the tract of land hereinafter described; Thence continuing South 02° 21' 52" East, a distance of 616.77 feet to the North line of Stone Gate East Addition; Thence South 87° 38' 58" West along said North line, a distance of 954.78 feet to the East right of way line of Eastern Avenue; Thence North 01° 42' 59" West along said East right of way line, a distance of 596.79 feet; Thence 31.19 feet along a 20.00 feet radius curve, concave Southeasterly, with a central angle of 89° 21' 03" and a 28.12 feet chord bearing North 42° 57' 33" East to the South right of way line of 53rd Street; Thence North 87° 38' 05" East, along said South right of way line, a distance of 928.03 feet to the Point of Beginning, containing 13.465 acres, or 586,530 square feet, more or less. Subject to easements and restrictions of record.

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

Findings:

1. The rezoning is consistent with the Comprehensive Plan Future Land Use, which designates the property as "CC" – Commercial Corridor.
2. The revised conditions will mitigate negative impacts that might be generated through the development of this site as an automobile dealership.

Conditions:

1. The conditions adopted by Ordinance 99-568 are rescinded.
2. That development complies with the provisions of Chapter 17.41, entitled "HCOD" Highway Corridor Overlay District.
3. Property owner shall dedicate right-of-way necessary for the widening and intersection improvements for East 53rd Street, at no cost to the City.
4. Design of the traffic improvements listed below shall be determined and approved by the City Traffic Engineer, supported by data revealed as part of the developer's funded traffic study and unless deferred constructed prior to the issuance of any certificates of occupancy for the property. If the City and developer determine that cost savings and ease of administration allow, access improvements for 53rd street may be deferred and completed as part of the 53rd Street widening project. Any deferral shall not be deemed a waiver of developer's responsibility to dedicate ground for the widening, or to construct or fund the traffic improvements required herein, but developer shall be expected to construct or pay for the impacts caused by its development only once.
 - a. A full access curb cut shall be permitted at the Spring Street/East 53rd Street intersection.
 - Property owner shall pay 100% of the cost of left turn and right turn deceleration lanes at the Spring Street/East 53rd Street intersection.
 - Property owner shall pay 25% up to \$40,000 for the cost of signalization at the Spring Street/East 53rd Street intersection.
 - b. A right-in/right-out driveway shall be permitted no closer than three hundred (300) feet of the Eastern Avenue/East 53rd Street intersection. Acceleration/deceleration lanes shall be constructed at the sole expense of the property owner.
 - c. A full access curb cut shall be permitted at the Eastern Avenue/East 52nd Street intersection. Property owner shall pay 100% of the cost of left turn and right turn deceleration lanes at this location.
 - d. It is acknowledged that future widening of East 53rd Street may warrant reconsideration of the degree of access control to this property.
5. That a fifty (50) foot landscape buffer (Class G, see Chapter 17.56) and 6 foot high fence be established along the south end of the property.

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

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

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

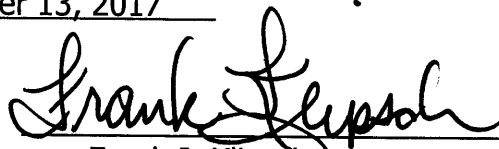
EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration November 8, 2017

Second Consideration November 22, 2017

Approved December 13, 2017





Frank J. Klipsch
Mayor

Attest: 
Jackie Holecek, MMC
Deputy City Clerk

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