PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, NOVEMBER 15, 2022; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

A. Consideration of the November 1, 2022 meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

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

VI. Subdivision Activity

A. Old Business

B. New Business

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

ii. Case F22-13: Request of Klingner & Associates, on behalf of Davenport Venture LLC, for a final plat of Brady-80 Business Center 3rd Addition. The 2-lot subdivision is located at the end of Jason Way Court on 22.48 acres. [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
11/1/2022

Subject:
Consideration of the November 1, 2022 meeting minutes.

Recommendation:
Staff recommends the City Plan and Zoning Commission approve the November 1, 2022 meeting minutes.

Background:
The November 1, 2022 meeting minutes are attached.

ATTACHMENTS:

	Type	Description
	Backup Material	Meeting Minutes 11-1-22

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	11/7/2022 - 10:23 AM

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, NOVEMBER 1, 2022; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

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

Werderitch presented an overview of the request, which is to establish a mixed use development consisting of single-family homes, multi-family residential, and commercial establishments south of Veterans Memorial Parkway. Staff stated the concept plan is not a final development plan as the overall site layout is subject to change.

Darryl High, High Development Corp., and Brian Boelk, Axiom Consultants, were in attendance to answer questions. The applicants discussed the concept plan, which has been modified to reflect public comments from previous neighborhood meetings.

Commissioners inquired if an amendment to the Future Land Use Map was required. Staff stated there is a Commercial Node at the intersection of Veterans Memorial Parkway and Eastern Avenue.

Six members of the public spoke. The following concerns were raised: traffic and access onto Veterans Memorial Parkway, safety, light pollution, building heights, building setbacks, topography, buffering existing neighborhoods from commercial development, and permitted uses in the C-2 District.

With no additional comments, the public hearing closed.

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

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

Ryan Hintze, Corn Belt Capital LLC, was in attendance to answer questions.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

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

II. Report of the City Council Activity

Werderitch provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the October 18, 2022 meeting minutes.

Motion by Hepner, second by Johnson, to approve the October 18, 2022 meeting minutes. Motion to approve was unanimous by voice vote (9-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

i. Case ORD22-01: Request of RY Holdings LLC to amend Table 17.08-1: Use Matrix of the City of Davenport Zoning Ordinance to allow “Dwelling – Single-Family” as a permitted use in the R-MF Multi-Family Residential Zoning District. [All Wards]

Werderitch introduced the request to amend the Zoning Ordinance to allow "Dwelling - Single-Family" as a permitted use in the R-MF Multi-Family Residential Zoning District. The proposed zoning text amendment will impact all properties throughout Davenport zoned R-MF Multi-Family Residential District.

The applicant, Scott Ryder, was in attendance to answer questions. No members of the public spoke in opposition or in favor.

Commissioners questioned the rationale behind removing “Dwelling – Single-Family” as a permitted use in the R-MF District during the 2019 Zoning Ordinance rewrite. Koops stated the goal was to preserve the R-MF District for higher density development. However, the code change created numerous nonconforming uses throughout the City.

Staff recommended the following Zoning Text Amendments and listed findings in Case ORD22-01 be forwarded to the City Council with a recommendation for approval:

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

Findings:

1. The proposed amendment is consistent with the Comprehensive Plan and adopted land use policies.
2. The proposed amendment promotes the public health, safety, and welfare of the City.

3. The consistency of the proposed amendment with the intent and general regulations of this Ordinance.
4. The proposed amendment reduces existing nonconformities.

Motion by Eickleberry, second by Hepner, to approve staff recommendation. Motion to approve was unanimous by a roll call vote (9-0).

VI. Subdivision Activity

A. Old Business

B. New Business

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Tallman, second by Eickleberry, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (9-0).

The meeting adjourned at 5:45 pm.

City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **11/15/2022**

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

Recommendation:
Staff recommends Case REZ22-07 be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions.

Findings:
1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Residential General and Open Space and Public Land. The C-2 Corridor Commercial District is consistent with the Commercial Node identified at the intersection of Veterans Memorial Parkway and Eastern Avenue.
2. The proposed zoning map amendment to R-1 Single-Family Residential District, R-4 Single-Family and Two-Family Residential District, R-MF Multi-Family Residential District, and C-2 Corridor Commercial District is compatible with the zoning of nearby developed property.
3. With conditions recommended by staff, the proposed zoning map amendment will enable the area to be developed in a manner consistent with the surrounding area.
4. With conditions requiring transportation improvements, the proposed zoning map amendment will promote the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities following development.

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

9. The principal use "Billboard" shall be prohibited on property zoned C-2 Corridor Commercial District.

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

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

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

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

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

Comprehensive Plan:
Within Urban Service Area 2035: Yes

Future Land Use Designations:
The subject property is designated Residential General and Open Space and Public Land in the Davenport +2035 Land Use Plan.

1. **Residential General (RG):** Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.
2. **Open Space / Public Land (OS):** Includes undeveloped open space, natural areas, floodplains and wetlands that may be or may not be planned for future park and recreation development.
3. **Commercial Node (CN):** Clusters of generally more intense uses found either along existing Urban Corridors or along or at the intersection of major streets in newly developed areas. CN areas may contain commercial uses somewhat more intense than uses found elsewhere on Urban Corridors, as well as higher density residential uses and office and service businesses. CN should serve a population of about 5000 people within 1/2 mile. Ideally, CN areas should be architecturally integrated, and designed to serve all modes of

transportation. Pedestrian connections to the neighborhoods they serve are important. Therefore, master planning and customized zoning provisions for new CN areas should occur before development or redevelopment occurs.

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

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

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

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

In addition, the request is to rezone the 35 acres of land north of Veterans Memorial Parkway, from Eastern Avenue to Pheasant Creek, to **R-MF Multi-Family Residential District**. This district is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types including semi-detached dwellings, two-family dwellings, townhomes and multi-family dwellings. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-MF District.

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

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

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

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

Staff Response: The property is designated as Residential General (RG) and Open Space and Public Land in the Davenport +2035 Land Use Plan. In addition, there is a Commercial Node at the intersection of Veterans Memorial Parkway and Eastern Avenue.

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

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

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

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

b. The compatibility with the zoning of nearby property.

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

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

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

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

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

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

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

c. The compatibility with established neighborhood character.

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

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

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

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

It is staff's opinion the proposed zoning districts and boundaries are compatible with the established neighborhood character with the recommended conditions.

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

Staff Response: The proposed residential and commercial zoning will significantly increase the density of the existing agricultural property. Development of the site requires a traffic study to ensure appropriate infrastructure is in place to address the projected increase in traffic

volume on Veterans Memorial Parkway, Eastern Avenue, as well as to provide safe access points into the development.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

To date, staff is in communication with adjacent property owners located south of Veterans Memorial Parkway. Concerns raised include proximity of commercial zoning to established residential neighborhoods, traffic, noise, density, and landscape buffers.

Staff will apprise the Commission of any additional correspondence at the November 15, 2022 Plan and Zoning Commission meeting.

ATTACHMENTS:

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

- Backup Material
- Backup Material
- Protest Petition
- Public Comments

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	11/10/2022 - 4:25 PM

REZONING EXHIBIT

TRALEE FARMS

DAVENPORT, SCOTT COUNTY, IOWA

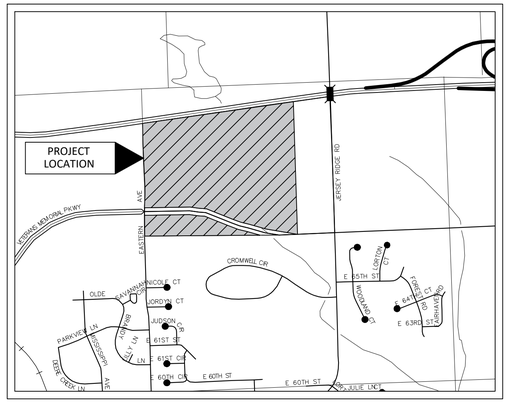
DEVELOPER/OWNER INFORMATION:

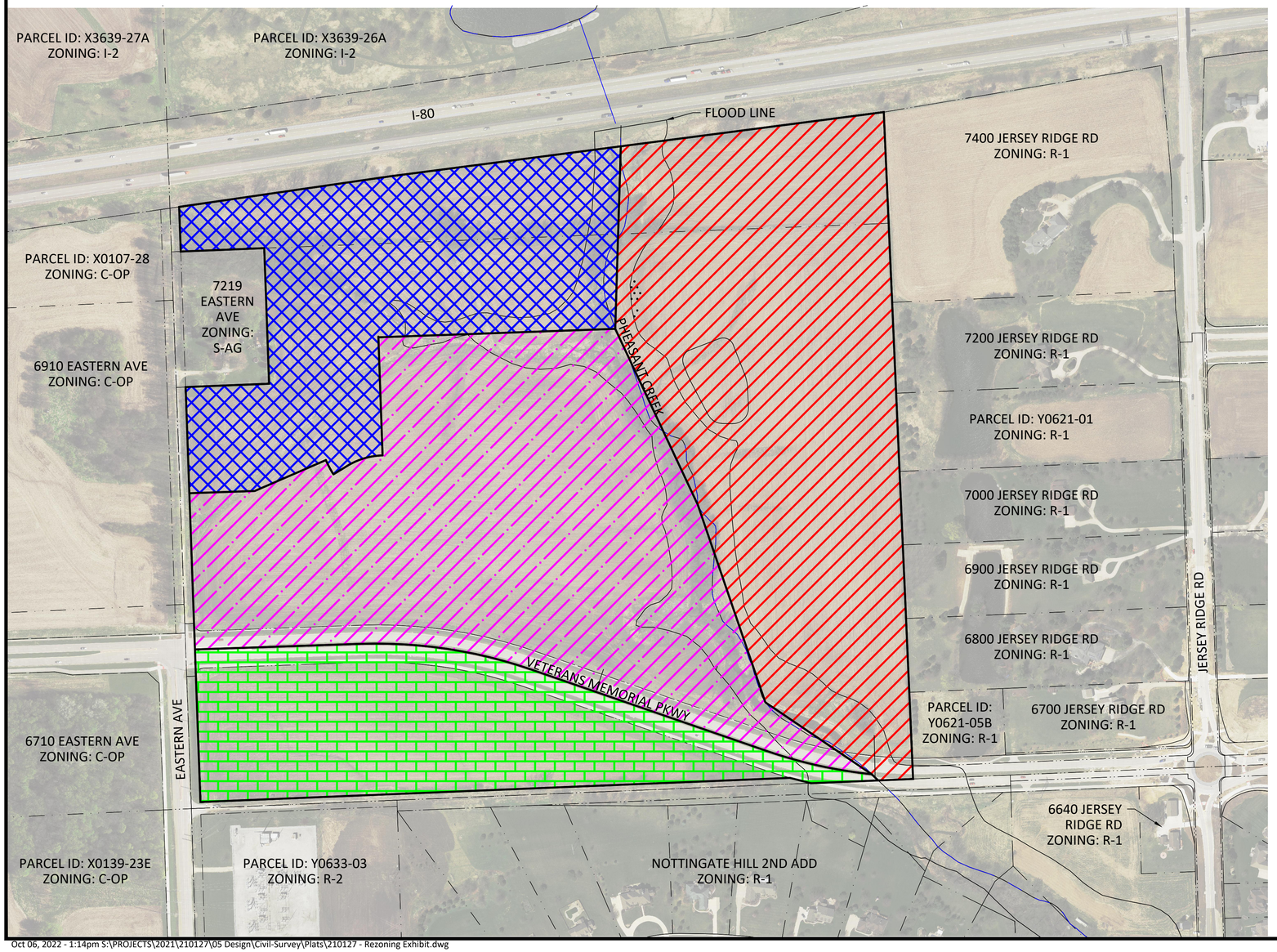
DEVELOPER / APPLICANT:	OWNER:	PREPARED BY:
HIGH PROPERTY MANAGEMENT C/O DARRYL HIGH 211 1ST AVE SE, SUITE A CEDAR RAPIDS, IA 52401 319-363-3900 DARRYLH@HIGHDEVELOPMENT.COM	SHAMROCK PROPERTIES LC 1910 E KIMBERLY RD DAVENPORT, IA 52807	AXIOM CONSULTANTS, LLC C/O BRIAN BOELK 60 E. COURT STREET, UNIT 3 IOWA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

ZONING INFORMATION:

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

PROJECT VICINITY MAP





LEGAL DESCRIPTION:

R-1 LEGAL DESCRIPTION:

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

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

R-4 LEGAL DESCRIPTION:

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

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

R-MF LEGAL DESCRIPTION:

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

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

C-2 LEGAL DESCRIPTION:

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

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

NOT FOR CONSTRUCTION

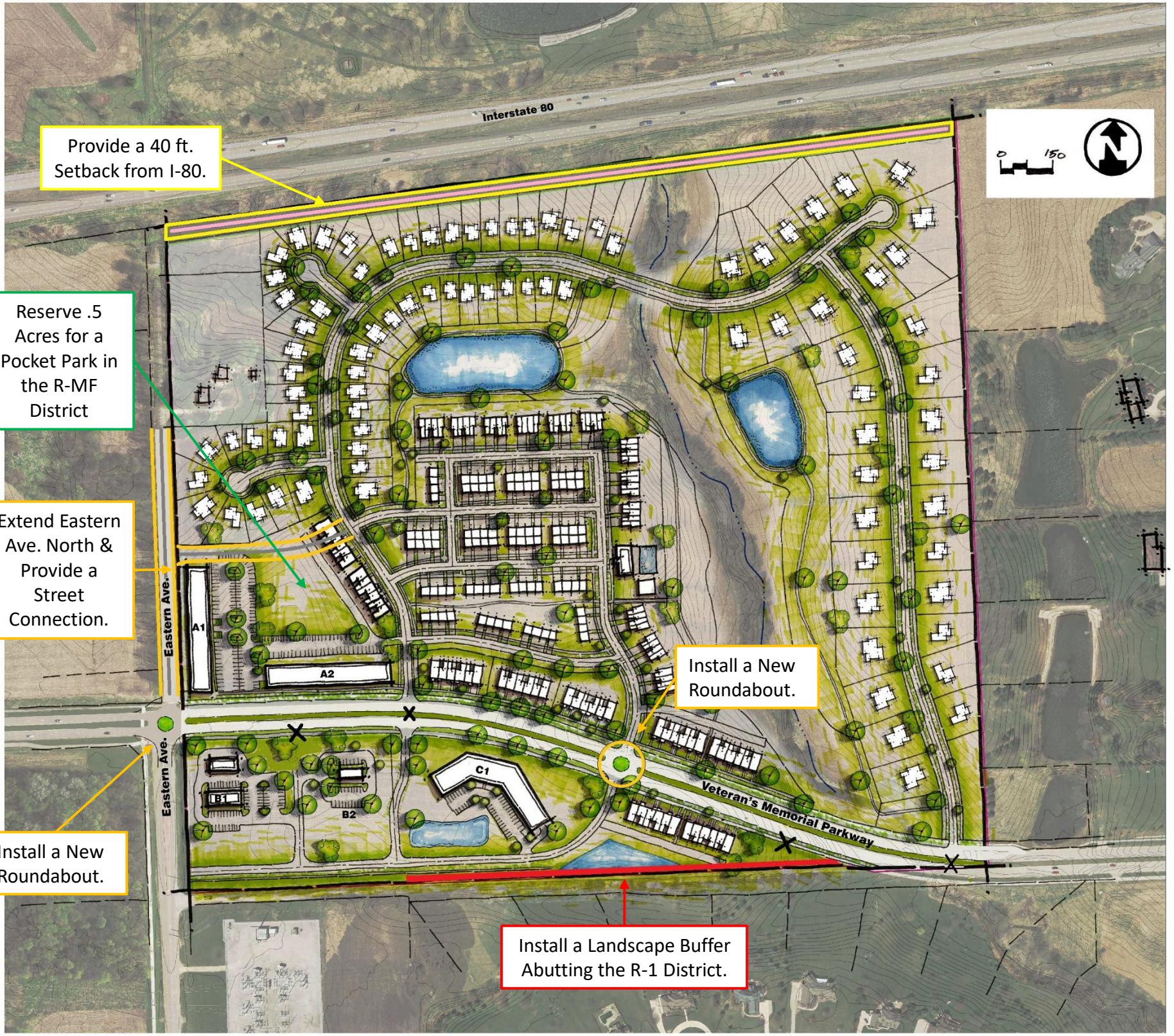
ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

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

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



Duffy Property - Davenport, Iowa

AXIOMCONSULTANTS

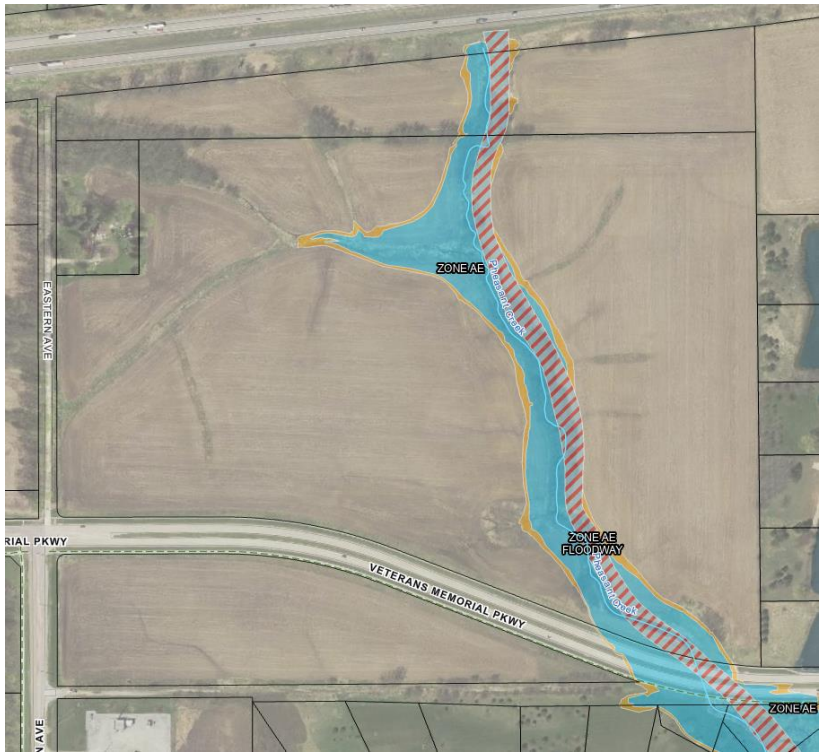
Concept Plan with Recommendations by City Staff

0 150

Duffy Property - Davenport, Iowa
Conceptual Site Plan Rendering

AXIOMCONSULTANTS

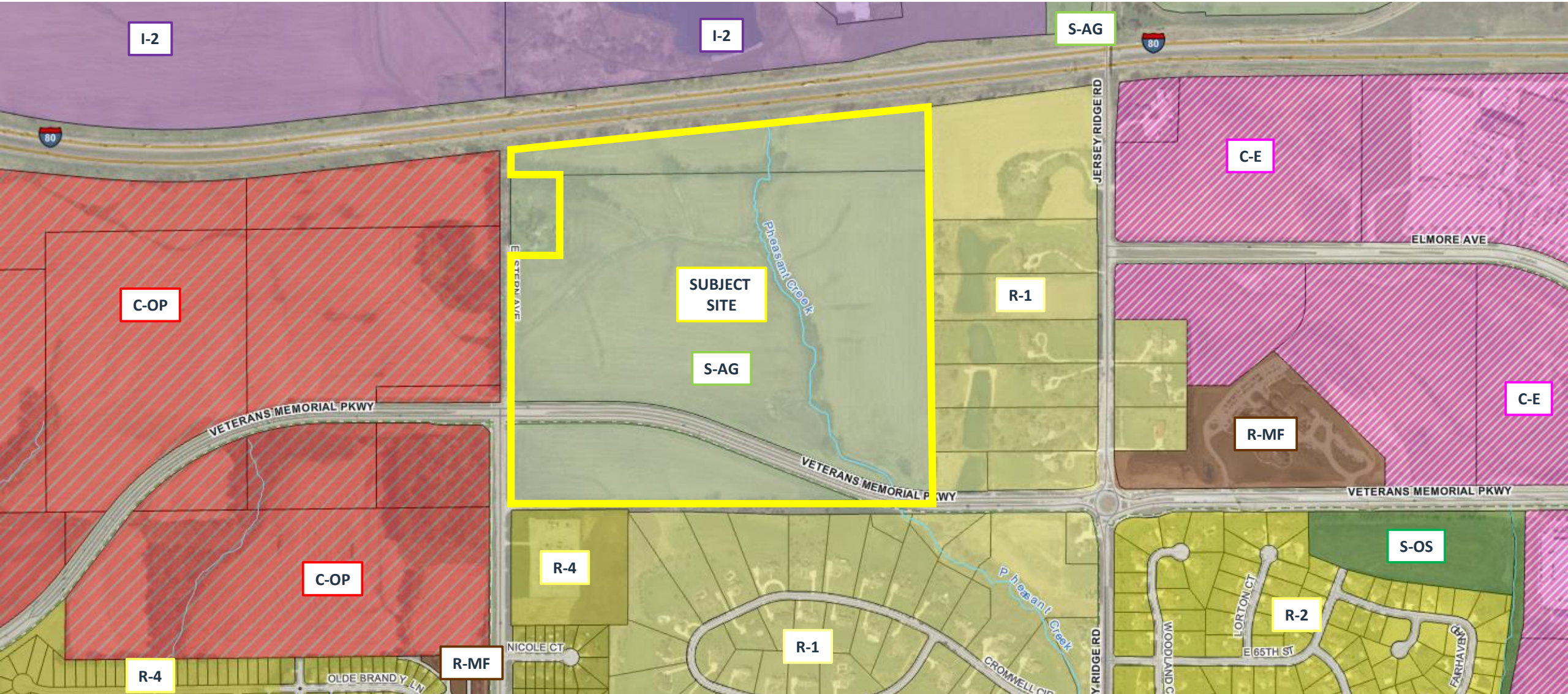
Vicinity Map



Pheasant Creek Floodplain

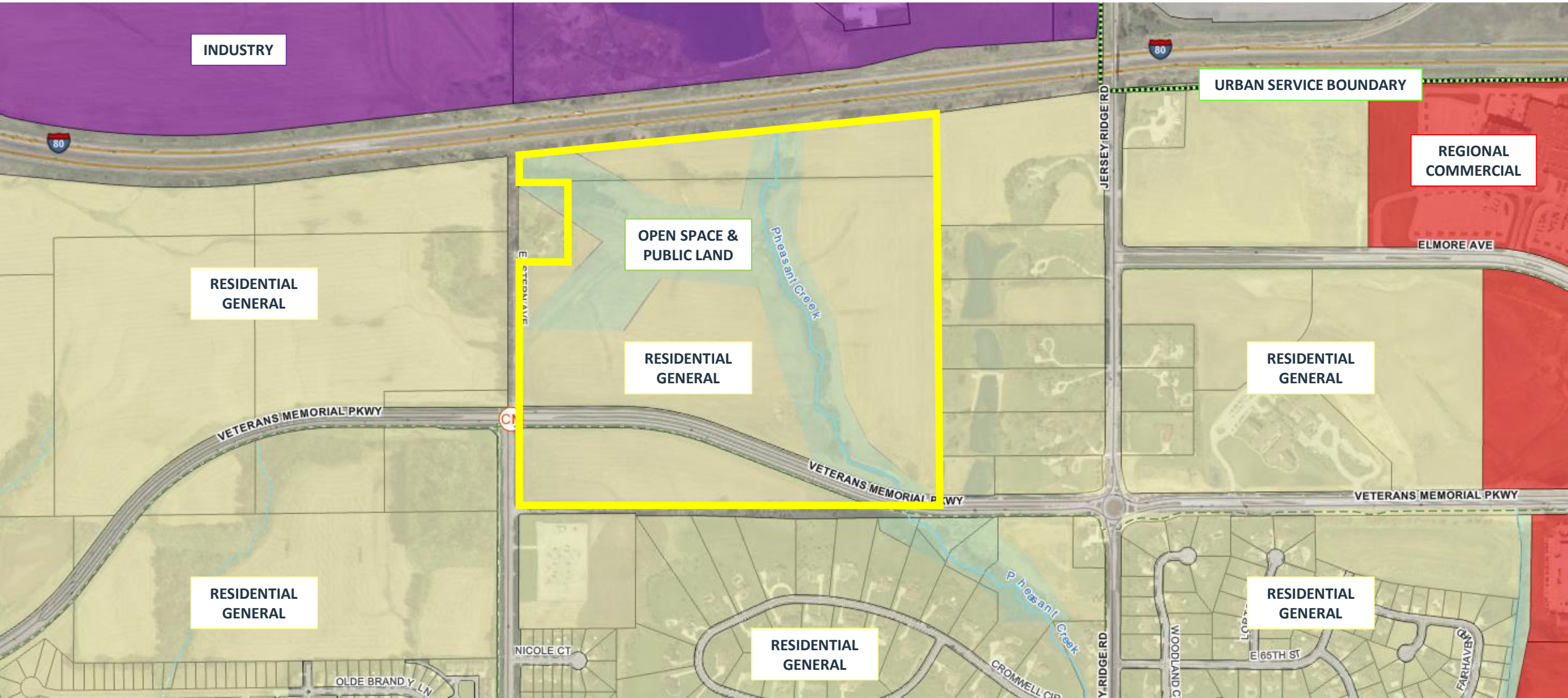
Zoning Map

DAVENPORT
IOWA | USA



Future Land Use Map

DAVENPORT
IOWA | USA



SHAMROCK DEVELOPMENT

Good Neighbor Meeting

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

HIGH PROPERTIES

AXIOM CONSULTANTS

PROJECT TEAM

High Development Corp. – Darryl High

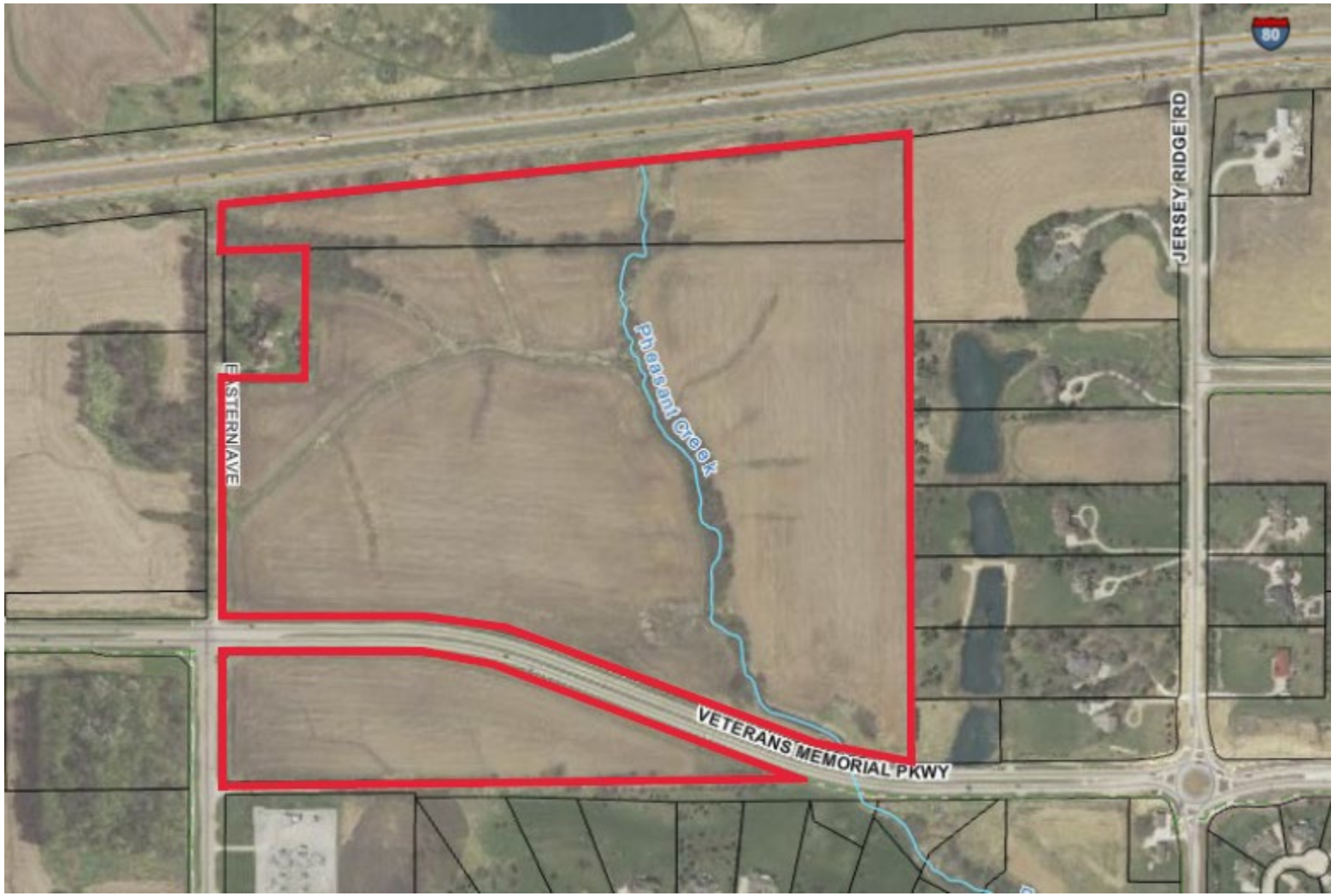
Axiom Consultants – Brian Boelk

Shamrock Properties – Duffy Family

HIGH PROPERTIES

AXIOM CONSULTANTS

PROJECT LOCATION



HIGH PROPERTIES

AXIOM CONSULTANTS

PRELIMINARY CONCEPT PLAN

(ORIGINAL)

HIGH PROPERTIES

AXIOM CONSULTANTS

PRELIMINARY CONEPT PLAN

(REVISED)

HIGH PROPERTIES

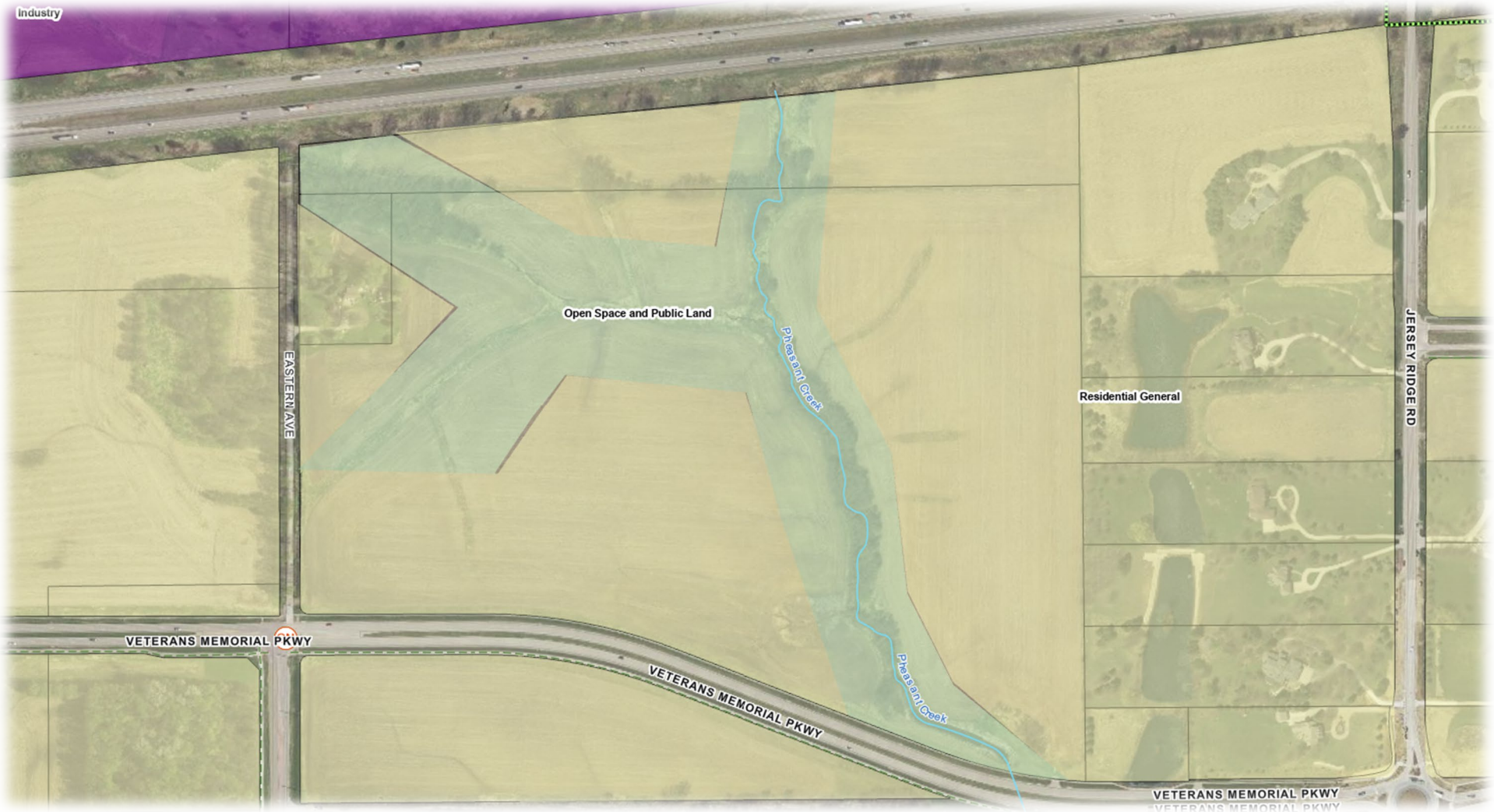
AXIOM CONSULTANTS

CURRENT ZONING MAP

HIGH PROPERTIES

AXIOM CONSULTANTS

FUTURE LAND USE MAP



HIGH PROPERTIES

AXIOM CONSULTANTS

HOUSING EXAMPLES

HIGH PROPERTIES

AXIOM CONSULTANTS

HOUSING EXAMPLES

HIGH PROPERTIES

AXIOM CONSULTANTS

HOUSING EXAMPLES

HIGH PROPERTIES

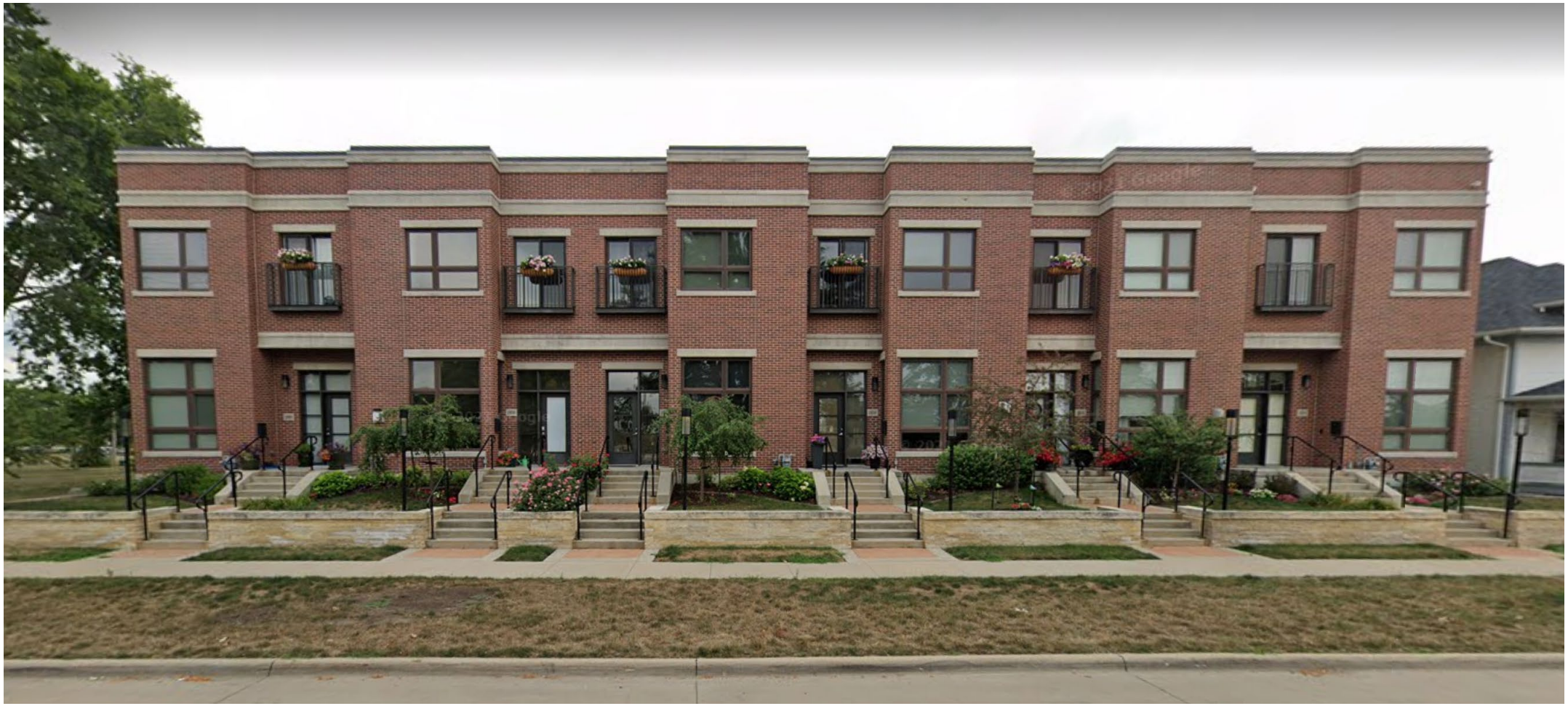
AXIOM CONSULTANTS

SITE RENDERING EXAMPLES

HIGH PROPERTIES

AXIOM CONSULTANTS

TOWNHOME/BROWNSTONE EXAMPLE



HIGH PROPERTIES

AXIOM CONSULTANTS

MULTI FAMILY LIVING EXAMPLE

HIGH PROPERTIES

AXIOM CONSULTANTS

SITE EXAMPLES

HIGH PROPERTIES

AXIOM CONSULTANTS

QUESTIONS / COMMENTS

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

CONTACT INFORMATION

Axiom Consultants

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

High Development Corp.

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

HIGH PROPERTIES

AXIOM CONSULTANTS

ENTRANCE 1

ENTRANCE 2

ENTRANCE 3

EASTERN AVE

VETERANS MEMORIAL PKWY

DOG PARK

GAZEBO

GAS STATION
2.12 AC
92,505 SF

COFFEE SHOP
1.96 AC
85,447 SF

OFFICE FLEX
2.28 AC
99,535 SF

ASSISTED LIVING
5.24 AC
228,253 SF

TOWNHOMES
7.07 AC
307,977 SF

OL F
67,601SF

OL H
141,587SF

OL J
21,289SF

NOT FOR CONSTRUCTION

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

0 40 80

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME: TRALEE FARMS
DAVENPORT, IOWA, 52807

CLIENT NAME: HIGH PROPERTIES

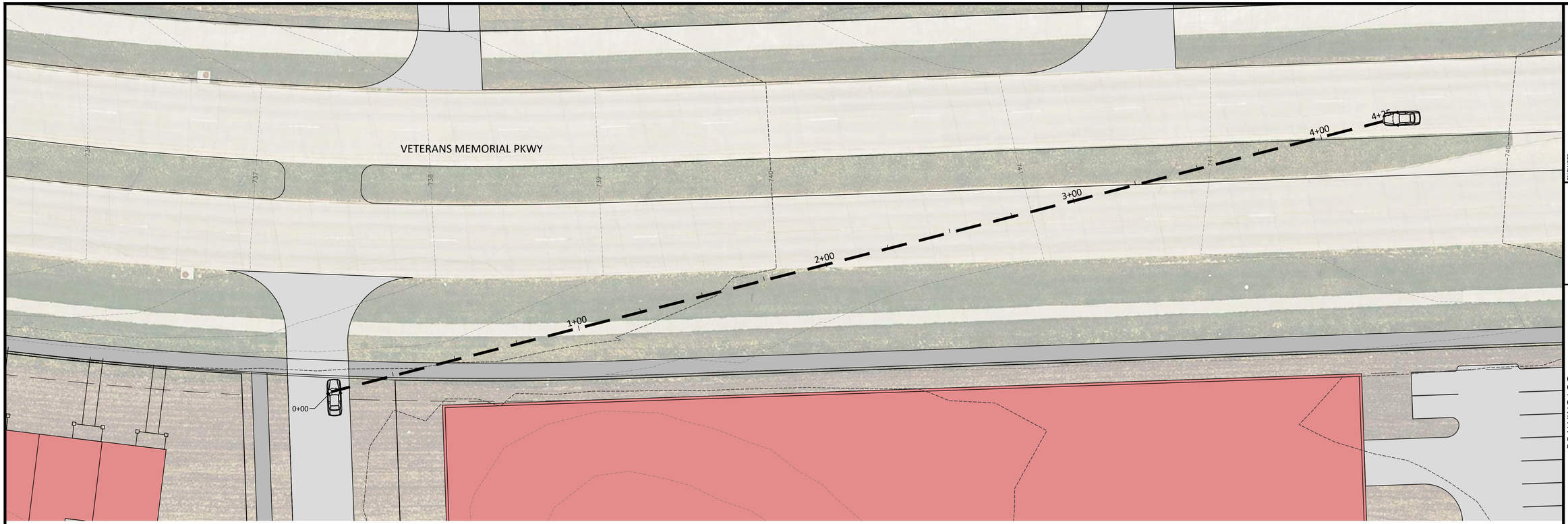
SHEET NAME: SIGHT DISTANCE EXHIBIT
ENTRANCE MAP

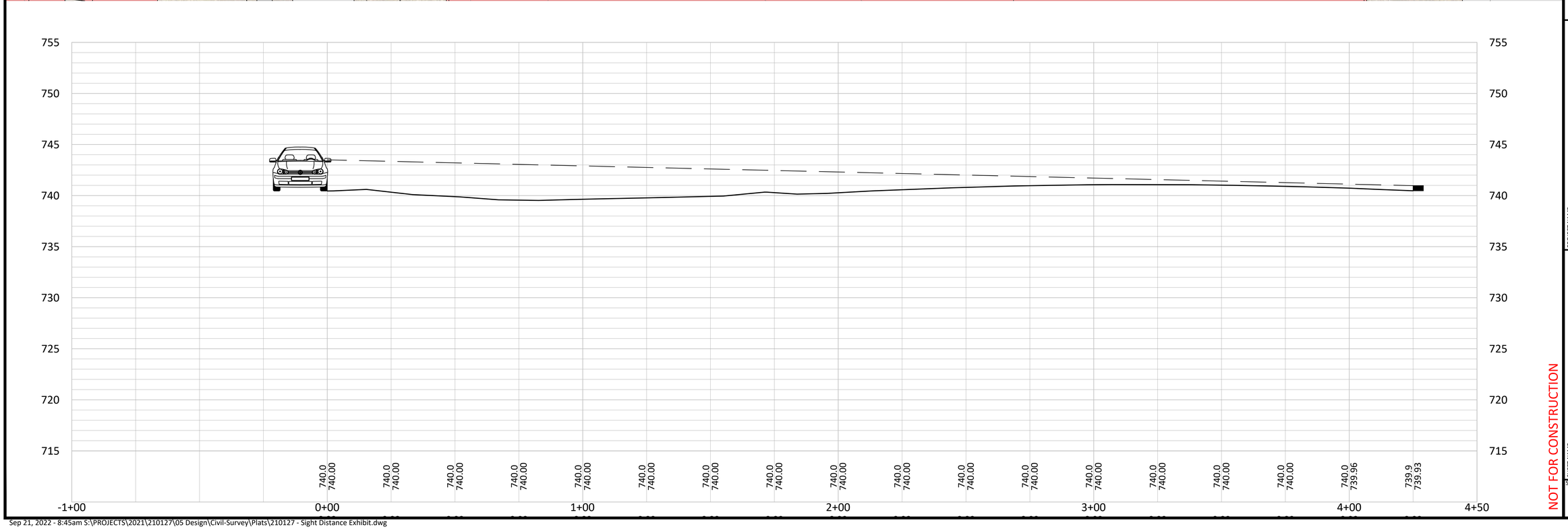
PROJECT NO.: 21-0127

DESIGN PROFESSIONAL: BOELK

SHEET NUMBER: 1 OF 7

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





NOT FOR CONSTRUCTION

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

0 10 20

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME:
TRALEE FARMS
DAVENPORT, IOWA, 52807

CLIENT NAME:
HIGH PROPERTIES

SHEET NAME:
SIGHT DISTANCE EXHIBITS
EASTBOUND CAR - ENTRANCE 1

PROJECT NO.:
21-0127

DESIGN PROFESSIONAL:
BOELK

SHEET NUMBER:
2 OF 7

NOT FOR CONSTRUCTION

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

0 10 20

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME: TRALEE FARMS
DAVENPORT, IOWA, 52807

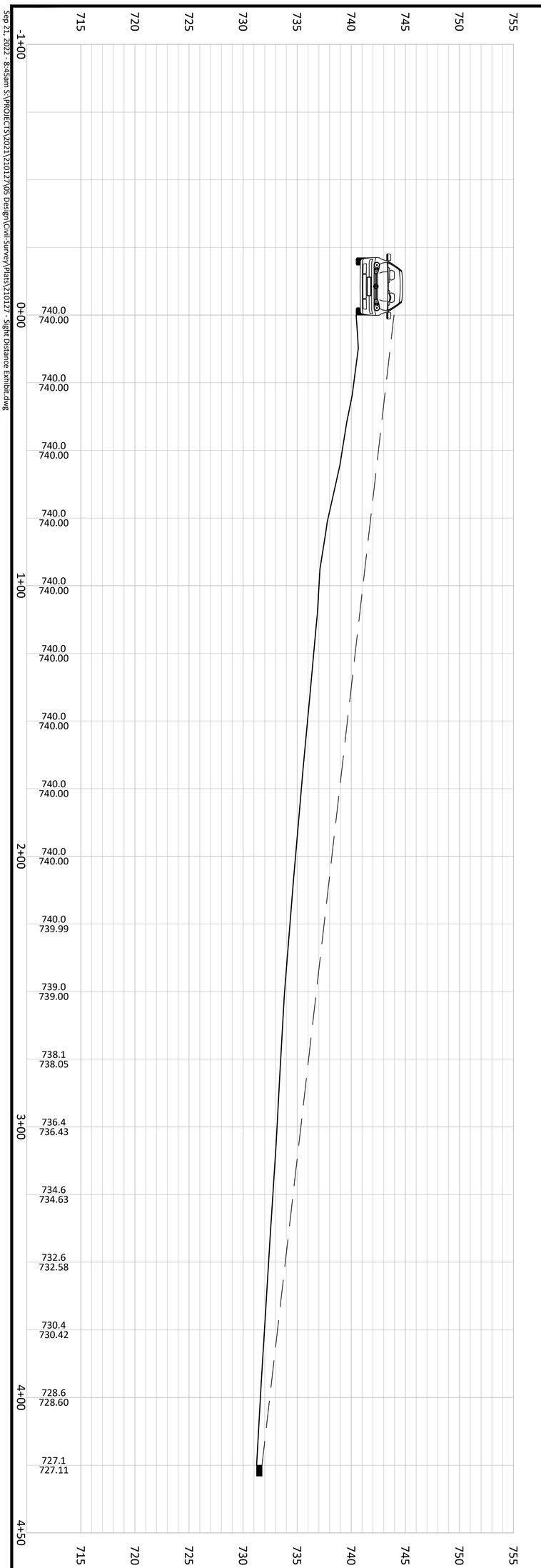
CLIENT NAME: HIGH PROPERTIES

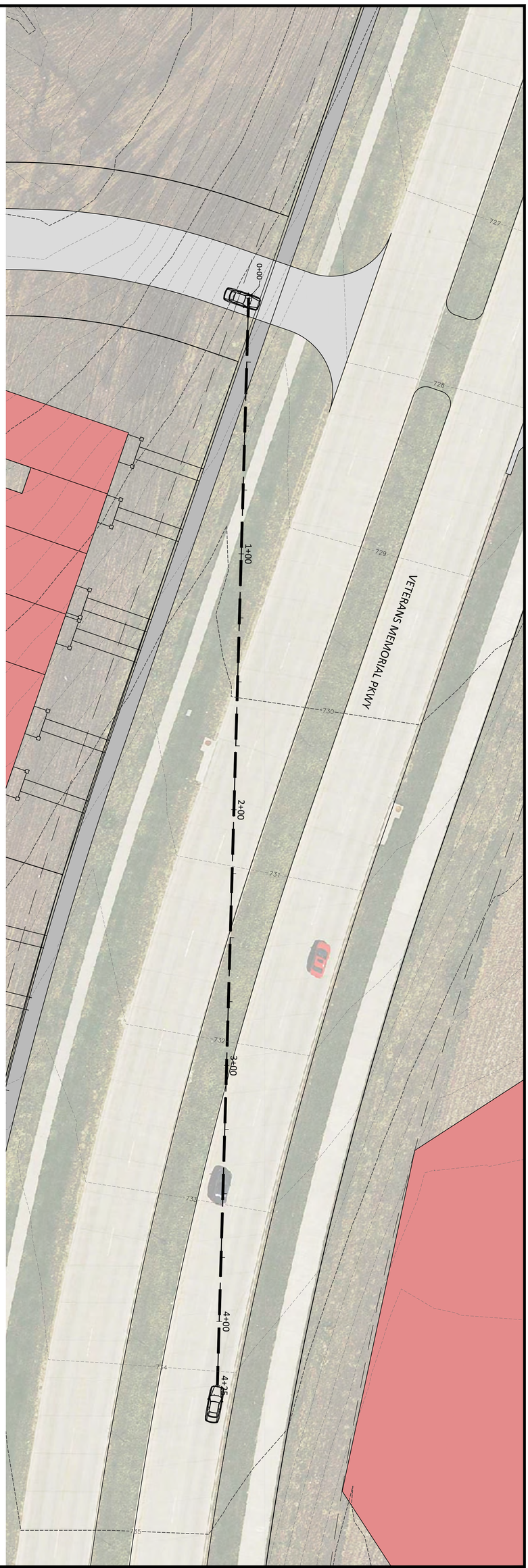
SHEET NAME: SIGHT DISTANCE EXHIBITS
WESTBOUND CAR - ENTRANCE 1

PROJECT NO.: 21-0127

DESIGN PROFESSIONAL: BOELK

SHEET NUMBER: 3 OF 7





Sep 21, 2022 - 8:45am S:\PROJECTS\2021\21012\7\05 Design\Civil\Survey\Plats\210127 - Sight Distance Exhibit.dwg

NOT FOR CONSTRUCTION

SHEET NUMBER: 4 OF 7

SHEET NAME:
SIGHT DISTANCE EXHIBITS
EASTBOUND CAR - ENTRANCE 2

PROJECT NO.: 21-0127

DESIGN PROFESSIONAL: BOELK

PROJECT NAME:
TRALEE FARMS

DAVENPORT, IOWA, 52807

CLIENT NAME:
HIGH PROPERTIES

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

0 10 20

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

NOT FOR CONSTRUCTION

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

0 10 20

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME: TRALEE FARMS
DAVENPORT, IOWA, 52807

CLIENT NAME: HIGH PROPERTIES

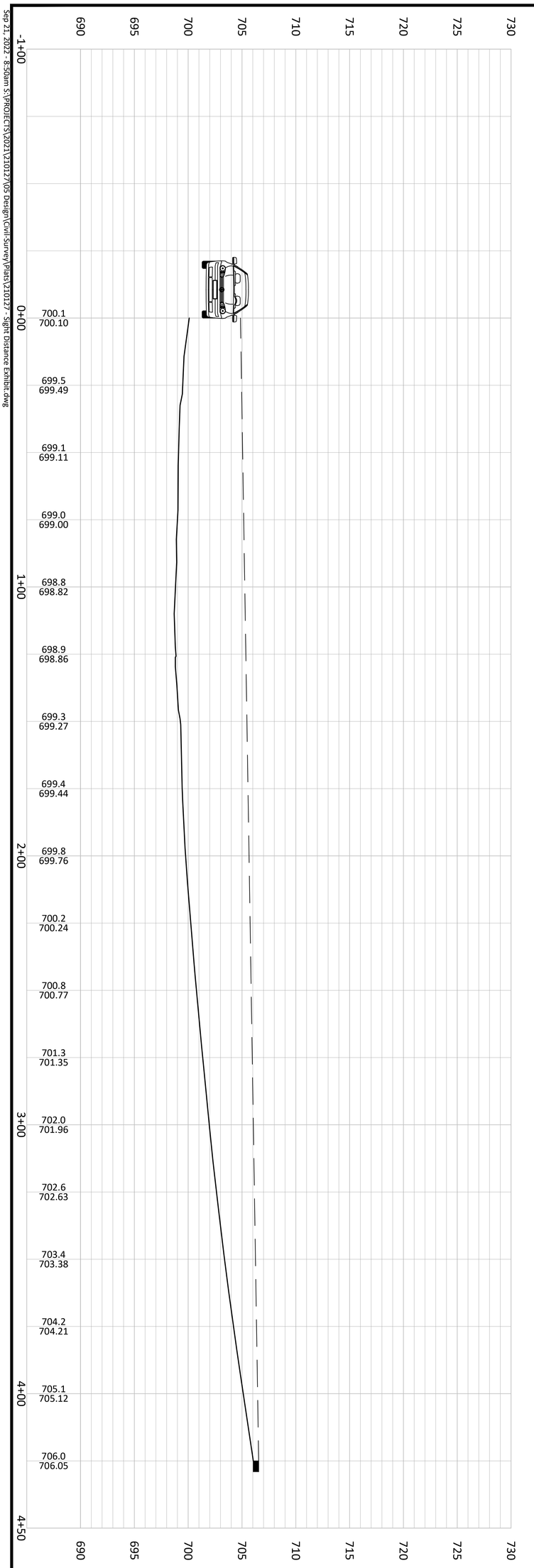
SHEET NAME: SIGHT DISTANCE EXHIBITS
WESTBOUND CAR - ENTRANCE 2

PROJECT NO.: 21-0127

DESIGN PROFESSIONAL: BOELK

SHEET NUMBER: 5 OF 7

Sep 21, 2022 - 8:30am S:\PROJECTS\2021\21012\7\05 Design\Civil\Survey\Plats\210127 - Sight Distance Exhibit.dwg



NOT FOR CONSTRUCTION

SHEET NUMBER: 6 OF 7	SHEET NAME: SIGHT DISTANCE EXHIBITS EASTBOUND CAR - ENTRANCE 3	PROJECT NAME: TRALEE FARMS DAVENPORT, IOWA, 52807	ENGINEER: AXIOM CONSULTANTS WWW.AXIOM-CON.COM | (319) 519-6220
	PROJECT NO.: 21-0127 / DESIGN PROFESSIONAL: BOELK	CLIENT NAME: HIGH PROPERTIES	

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

0 10 20

NOT FOR CONSTRUCTION

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

0 10 20

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME:
TRALEE FARMS
DAVENPORT, IOWA, 52807

CLIENT NAME:
HIGH PROPERTIES

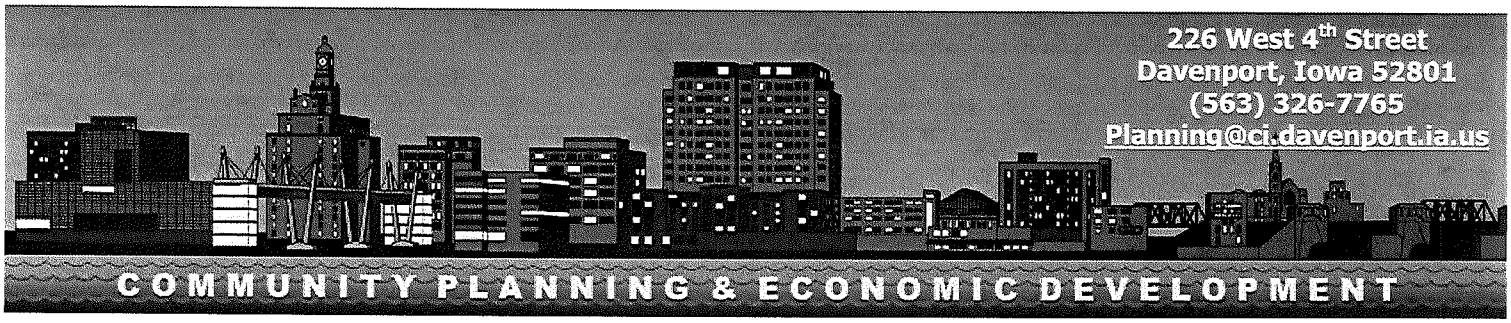
SHEET NAME:
SIGHT DISTANCE EXHIBITS
WESTBOUND CAR - ENTRANCE 3

PROJECT NO.:
21-0127

DESIGN PROFESSIONAL:
BOELK

SHEET NUMBER:
7 OF 7

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



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

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

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

Applicant (Primary Contact)**

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

Owner (if different from Applicant)

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

Engineer (if applicable)

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

Architect (if applicable)

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

Attorney (if applicable)

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

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

Application Form Type:

Plan and Zoning Commission

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

Zoning Board of Adjustment

- Zoning Appeal ☐
- Special Use ☐
- Hardship Variance ☐

Design Review Board

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

Historic Preservation Commission

- Certificate of Appropriateness ☐
- Landmark Nomination ☐
- Demolition Request ☐

Administrative

- Administrative Exception ☐
- Health Services and Congregate Living Permit ☐

Request:

Existing Zoning: S-AG

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

Purpose of the Request:

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

Total Land Area: 104.57 Acres

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

Submittal Requirements:

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

Formal Procedure:

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

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

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

Formal Procedure (continued):

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

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

Applicant: Darryl High Date: 10/05/2022

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

Received by: _____ Date: _____

Planning staff

Date of the Public Hearing: _____

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

Authorization to Act as Applicant

I, Brian Duffy

authorize Darryl High (High Properties)

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

Bri Duff

Signature(s)

State of Iowa,

County of Scott.

Sworn and subscribed to before me

This 6 day of October 2022

Personally Known

Form of Identification

Patricia A Nebinger

Notary Public

My Commission Expires: 5-18-2023

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

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | Plan and Zoning Commission

Date: 11/1/2022
Time: 5:00 PM

Location: Council Chambers | City Hall | 226 W. 4th ST.
Subject: Public Hearing for a Rezoning Request

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

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

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

What are the Next Steps after the Public Hearing?
The Plan and Zoning Commission will hold a formal public hearing at their meeting on November 1, 2022. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on November 15, 2022. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?
As a neighboring property owner you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

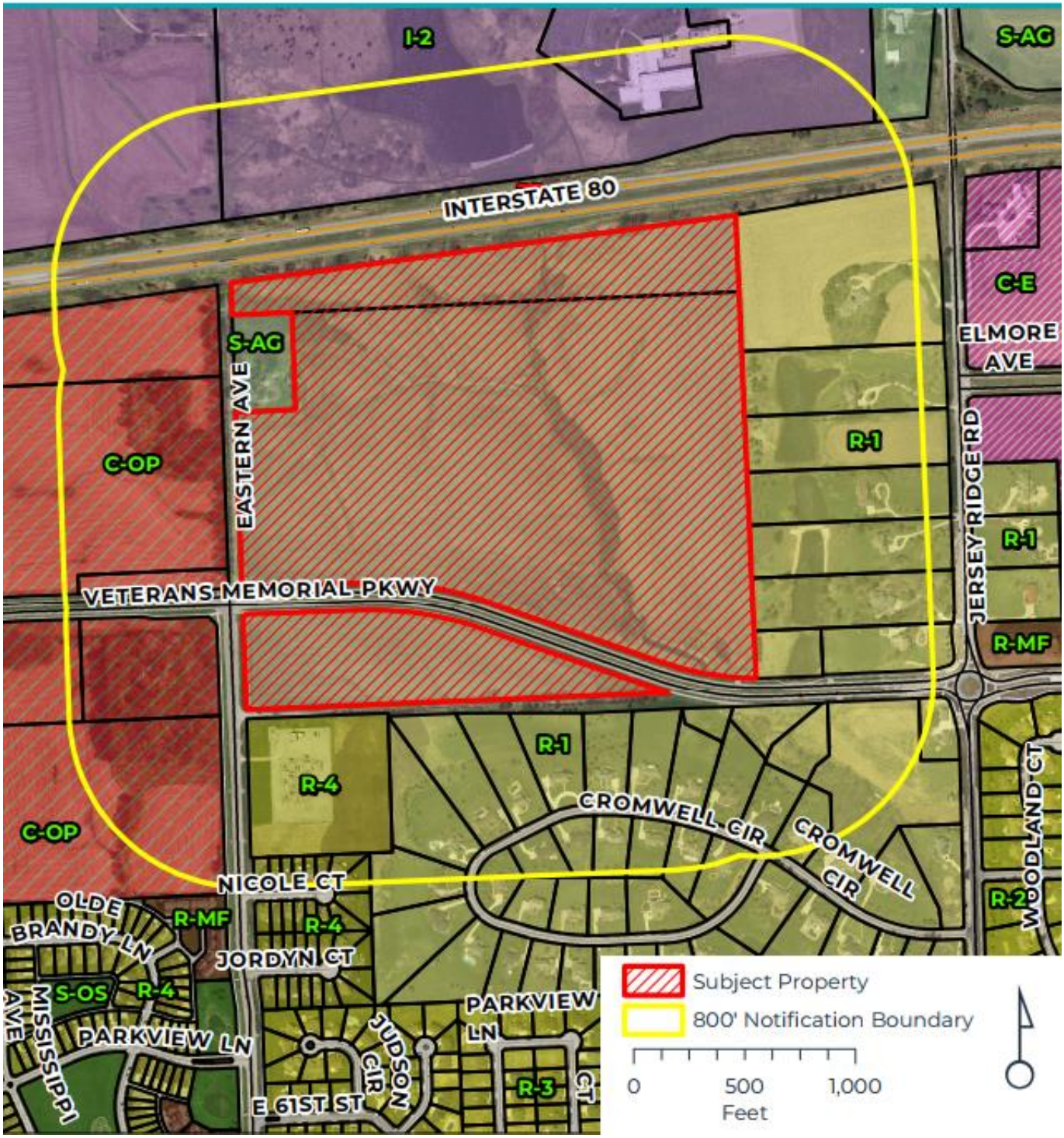
All documents related to the meeting (agenda included) are at "Search Minutes & Agendas": www.cityofdavenportiowa.com/boards Mondays before the meeting/public hearing.

Do You Have Any Questions?
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

Rezoning Request | Case REZ22-07 | Public Hearing Notice

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



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

T | 563.326.6198
E | contactus@davenportiowa.com

davenportiowa.com/DNS

REZONING EXHIBIT

TRALEE FARMS
DAVENPORT, SCOTT COUNTY, IOWA

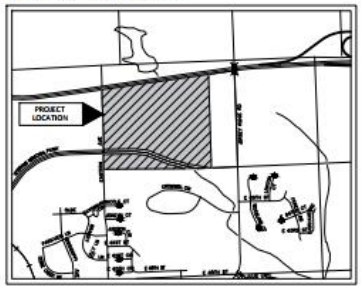
DEVELOPER/OWNER INFORMATION:

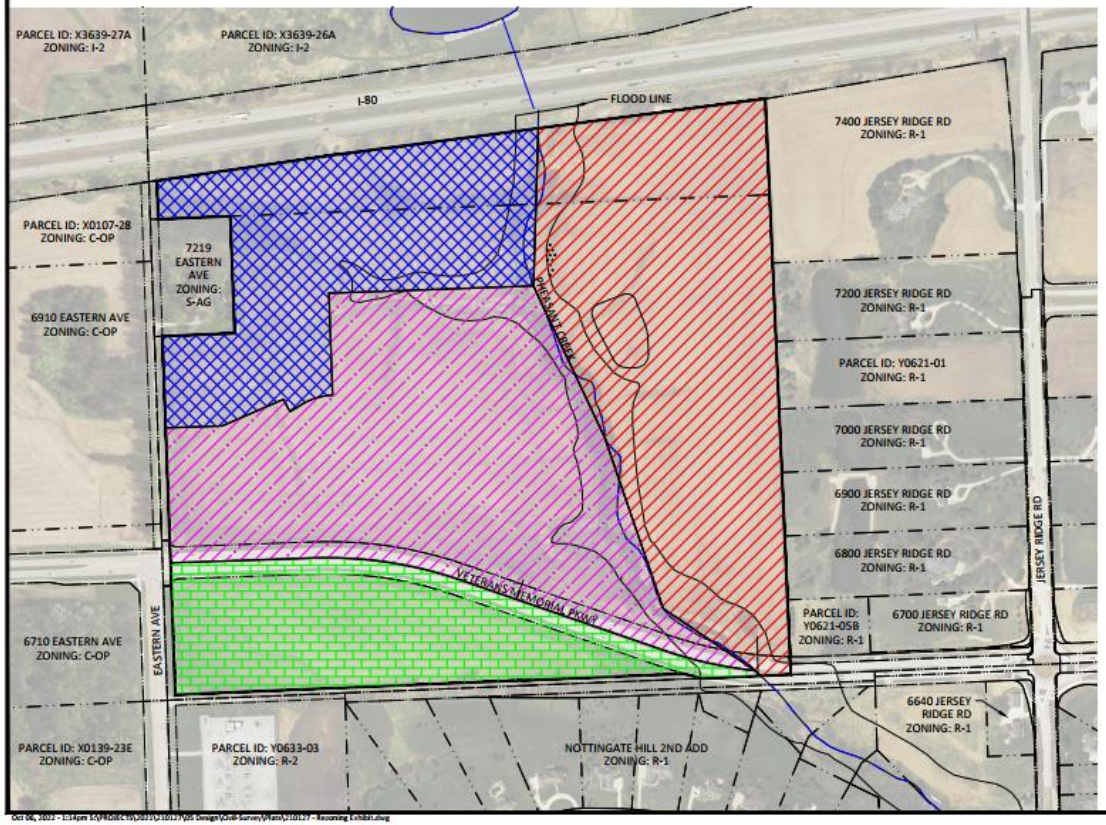
DEVELOPER / APPLICANT:	OWNER:	PREPARED BY:
HIGH PROPERTY MANAGEMENT C/O DARRYL HIGH 211 1ST AVE SE, SUITE A CEDAR RAPIDS, IA 52401 319-363-3900 DARRYLH@HIGHDEVELOPMENT.COM	SHAMROCK PROPERTIES LC 1910 E KIMBERLY RD DAVENPORT, IA 52807	AXIOM CONSULTANTS, LLC C/O BRIAN BOELK 60 E. COURT STREET, UNIT 3 IOWA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

ZONING INFORMATION:

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

PROJECT VICINITY MAP





LEGAL DESCRIPTION:

R-1 LEGAL DESCRIPTION:

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

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

R-4 LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER S82°35'34"W, 856.81 FEET; THENCE S82°35'34"W, 749.62 FEET; THENCE S81°45'21"W, 690.38 FEET; THENCE S02°02'47"E, 144.19 FEET; THENCE N87°45'01"E, 270.00 FEET; THENCE S03°02'47"E, 438.00 FEET; THENCE S87°45'01"W, 270.00 FEET; THENCE S02°02'47"E, 343.34 FEET; THENCE N87°57'13"E, 211.35 FEET; THENCE N66°31'14"E, 250.33 FEET; THENCE 52.16 FEET ALONG A 330.00 RADIUS CONCAVE EASTERLY (CHORD BEARING S28°00'26"E, 52.10 FEET); THENCE 60.02 FEET ALONG A 1712.02 RADIUS CONCAVE SOUTHEASTERLY (CHORD BEARING N58°42'42"E, 60.02 FEET); THENCE 112.65 FEET ALONG A 230.16 RADIUS CONCAVE SOUTHERLY (CHORD BEARING N74°26'57"E, 111.53 FEET); THENCE N02°02'32"W, 381.63 FEET; THENCE N87°57'28"E, 765.92 FEET; THENCE N01°43'15"E, 589.82 FEET TO THE POINT OF BEGINNING.

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

R-MF LEGAL DESCRIPTION:

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

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

C-2 LEGAL DESCRIPTION:

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

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

NOT FOR CONSTRUCTION

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

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

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

0 100 200

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

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

DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

Neighborhood Meeting Invitation | Development Proposal

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

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

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

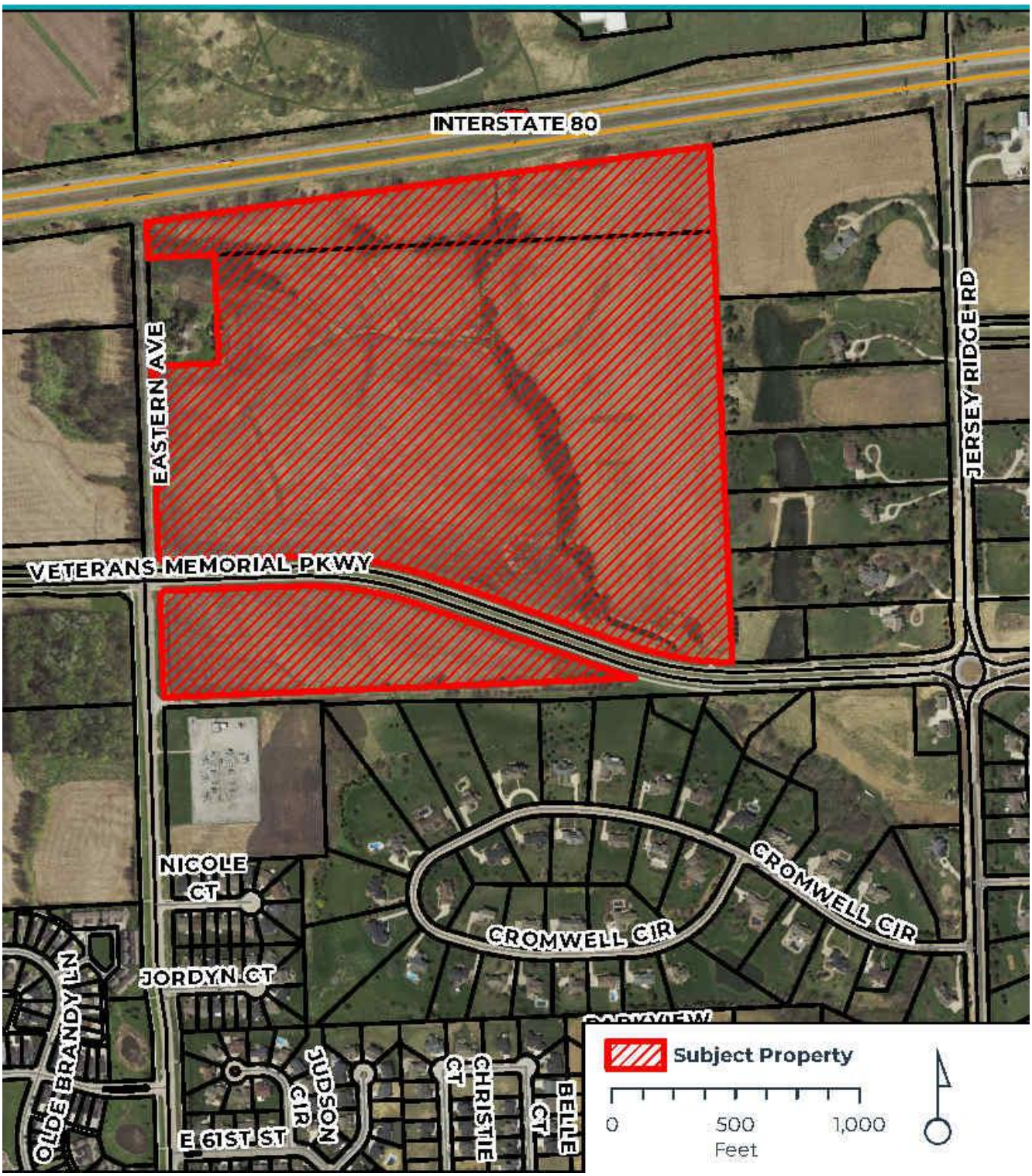
The purpose of this meeting is to provide an informal setting to allow the developer to describe the proposed development, to interact with adjacent owners, and to answer any questions and concerns about the proposed action.

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

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

THE CITY OF DAVENPORT
IOWA | USA

Neighborhood Meeting Notice
Development Proposal



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

T | 563.326.6198
E | contactus@davenportiowa.com

davenportiowa.com/DNS

Staff
Scott Cooper

Sign In Sheet

Name	Address	Email
Robin Schilling	1598 Olde Brandy Ln	uspsrulese gmail.com
Ruth Hill	6341 Mississippi Av.	rhill1051@yahoo.com
S~S h~Cue	1580 Swamp	shariown8@gmail
Teal Herack	1703 Nicole Court	teal293@gmail.com
Brian/Mandy Fleming	1708 Nicole Ct	belgie100@gmail.com
Jim & Kathy DeBoeuf	6900 Jersey Ridge Rd	K.deboeuf@mchsi.com
Steve Gipple	2343 Cromwell Circle	Steve.Gipple@mchsi.com
William Boswell	1722 Nicole Ct	bicbswell@Yahoo.com
Mike + Brenda Goellnitz	7219 Eastern Ave	pinkcadillac6@gmail.com + brenda.goellnitz@unitypoint.org
Kristina Langan	2720 Cromwell Circle	langancrew7@gmail.com
Mark Sisel	1911 E 61st Circle	marksisel12@gmail.com
Ryan VanDrole	6050 Thomas Ct	Ryan@VanDroleGroup.com
Scott Pearson	6516 Woodland Ct	PearsonBPScott@gmail.com
Lee Meador	1702 Nicole Ct	LM1307@icloud.com
Chris Meador	" " "	
Cindy & Larry Goldensoph	1420 Olde Brandy Ln	cgoldensoph0366@gmail.com
Ralph Rebecca Armstrong	1571 Olde Brandy Ln	rebstrong1953@gmail.com
John-Connie Dickman	1677 Nicole Ct	JohnConnieDickman@ACTCorp.com
Mark Martinez	2140 Cromwell Cir	MARKMTZ2000@HotMail.com
Bernie & Cathy Mack	2236 Cromwell Circle	bernienack57@gmail.com
Toby Loy	1639 Parkview Ln	tobyloy@gmail.com
Mike and Paula Connell	1310 Olde Brandy Lane	Pjconnell45@gmail.com
Josh Heacock	6700 Jersey Ridge	JOSHANDKELLYHEACOCK@GMAIL.COM
Caryn Crouch	1714 Nicole Ct	
Rich Schaefer	1960 Cromwell	rschaefer@ruhlcommercial
Greg Franke	6123 Judson Circle	gfranke13@yahoo.com
Aaron Dunlap	2340 Cromwell Cir	aaron@aarondunlap.com

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

Brian Fleming flemingb1260@mchsi.com

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

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

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

RICHARD GUSTAR RICHARDGUSTAS@YMAIL.COM

AXIOMCONSULTANTS

CIVIL · STRUCTURAL · MECHANICAL · ELECTRICAL · SURVEY · SPECIALTY

SHAMROCK DEVELOPMENT
HIGH DEVELOPMENT
AXC 210157

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

NAME	EMAIL	PHONE	ADDRESS
Russell Krenz		702-249-8294	5601 EASTERN AVE
Cecil/Janice Peterson		563-343-5034	2260 Cromwell Circle Dav.
Jim & Kathy DeBoenf	K.deboenf@mchsi.com	(563)344-0775	6900 Jersey Ridge Rd. Dav.
RICHARD GUSTAS	RICHARDGUSTAS@YMAIL.COM	(563) 355-5669	2242 CROMWELL CR.
Brenda & Mike Goellnitz	brenda.goellnitz@unitypoint.org	563-343-6161	7219 EASTERN DAV
Elizabeth Bradley			7001 IRL
Cheryl Merritt	dr.bradmerritt@gmail.com	563-529-~~2025~~ 1820	2130 Cromwell Cir Dav.
ROBERT LOUIS	RLOUIS5@MCHSI.COM	563-940-6057	2160 CROMWELL CIR.
RYAN VANDAELE	RYAN@VANDAELEGROUP.COM	563.271.6684	6450 THOMAS CT, BETTENDORF
MARK MARTINEZ	MARKMTZ2000@HOTMAIL.COM	254-383-4576	2140 CROMWELL CIR DAVENPORT
RYAN FICK	RFICKCMO@GMAIL.COM	563 343 0224	DAV
JOSH & KELLY HEACOCK	JOSHANDKELLYHEACOCK@GMAIL.COM	319-321-6985	6700 JERSEY RIDGE RD

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

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

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

Sent from my iPad

Werderitch, Matt

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

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

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

Sent from my iPad

Werderitch, Matt

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

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

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

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

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

Thank you for your consideration.

Kathleen DeBoeuf

Sent from my iPad

Werderitch, Matt

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

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

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

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

Carol Hansen
6414 Fairhaven Road
Jersey Farms

Werderitch, Matt

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

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

I agree with Tom Javobson's concern.

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

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

Thanks for the opportunity to comment.

Kevin Hoehn
6487 Fairhaven Road

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

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

Sent from Mail for Windows

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

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

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

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

Interstate 90
Eastern Ave.
Veteran's Memorial Parkway
GAS STATION
COFFEE SHOP
C 01
C 01
OUTLOT B
OUTLOT A
OL C
OL D
OL E
OL H
400
503
620
624

Werderitch, Matt

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

Categories: Green Category

Get Outlook for iOS

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

Hi Laura,

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

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

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

VR,
Mia and Mark Martinez

Get Outlook for iOS

Werderitch, Matt

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

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

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

Werderitch, Matt

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

Importance: High

Categories: Green Category

Forwarding to this department as requested per email.

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

Laura,

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

NFM

Werderitch, Matt

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

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

Greetings Ms. Berkley,

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

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

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

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

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

Scott Scherbroeck

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

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

Werderitch, Matt

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

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

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

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

Davenportiowa.com

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

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

Get Outlook for iOS

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

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

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

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

Mr. Brooke,

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

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

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

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

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

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

Davenportiowa.com

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

Ms. Berkley,

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

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

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

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

Mr. Brooke,

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

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

Please let me know if you have any additional comments.

Sincerely,

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

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

Davenportiowa.com

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

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

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

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

John Brooke
2229 Cromwell Cir, 52807

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

Ald. Lee,

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

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

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

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

Davenportiowa.com

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

Laura,

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

Thank you!

Judith

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

City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **11/15/2022**

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

Recommendation:
Staff recommends the City Plan and Zoning Commission accept the listed findings to vacate the unimproved alley right-of-way located south of Research Parkway in Case ROW22-05 to the City Council with a recommendation for approval, subject to the following findings and condition:

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

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

Background:
Background:
The purpose of the of the right-of-way vacation is to better facilitate development of property south of Research Parkway.

A legal description has been submitted by the applicant describing the area to be vacated. The right-of-way is currently unimproved. Upon vacation, the city will immediately dedicate new right-of-way in a configuration that will better enable access to the lots south of Research Parkway while providing sufficient area for roadway improvements.

The vacation of public right-of-way is a two step process:
1. Determine if the right-of-way is needed for public purposes.
2. Negotiate and determine terms of conveyance to adjacent property owners. (No Plan and Zoning Commission action is required.)

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

Abutting Future Land Use Designation:
The abutting properties are designated Industry in the Davenport +2035 Land Use Plan.

1. **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.

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

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

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

Staff will apprise the Commission of any correspondence at the November 15, 2022 Plan and Zoning Commission meeting.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	ROW Vacation Plat
🗋	Backup Material	Potential Right-of-Way Configuration
🗋	Backup Material	Zoning & Future Land Use Map
🗋	Backup Material	Application
🗋	Backup Material	Public Notice

Staff Workflow Reviewers

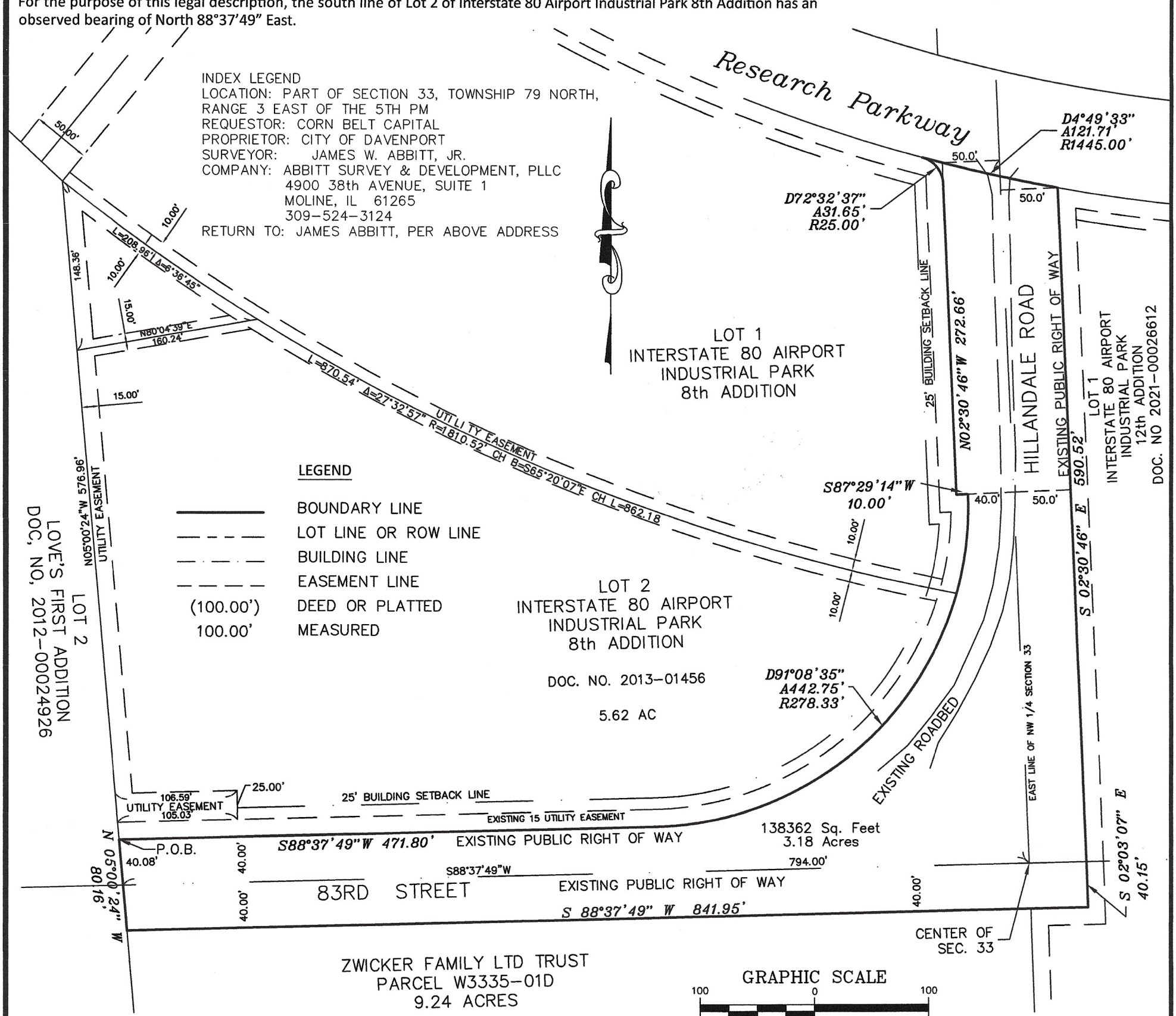
REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	11/10/2022 - 3:20 PM

RIGHT OF WAY VACATION

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

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



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

JAMES W. ABBITT, JR. IPLS NO. 18465

DATE: 10-18-22

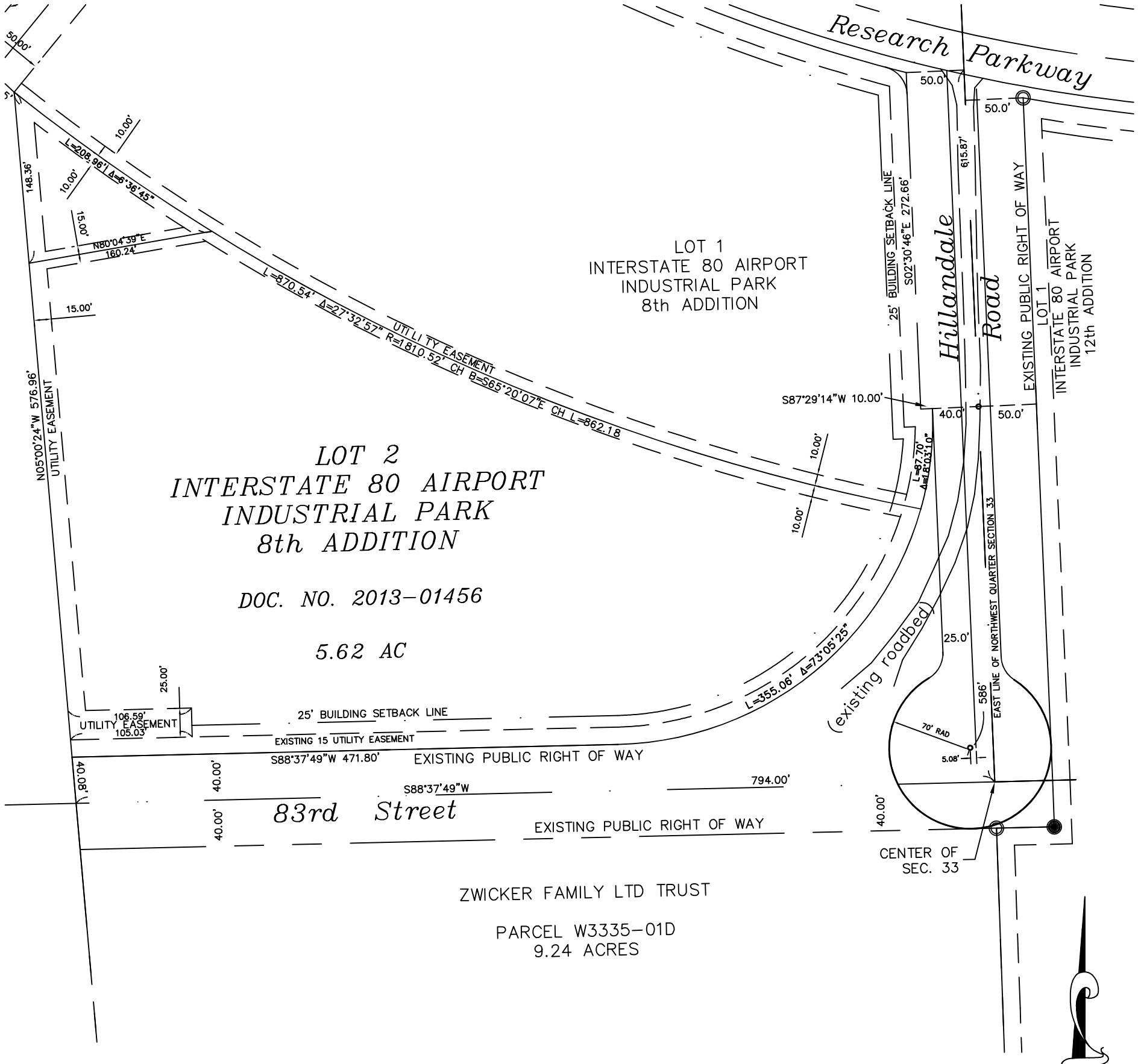
MY LICENSE EXPIRES DECEMBER 31, 2022

LICENSED LAND SURVEYOR
JAMES W. ABBITT JR.
18465
IOWA

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

DATE: 10-17-2022	SCALE: 1" = 100'	DRAWN BY: SEM	CHECKED BY: JWA
PREPARED FOR: CORN BELT CAPITAL ATTN: RYAN HINTZE 2505 FAIRWAY COURT BETTENDORF, IA 52722			PAGE: 1 OF 1 Job No.: 22-222-IADA-B-CORN BELT
DRAWING TITLE: RIGHT OF WAY VACATION			

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



OPTION A *586 LF : RESEARCH PARKWAY TO CDS*

GRAPHIC SCALE

100 0 100

(IN FEET)

1 inch = 100 ft.

REVISIONS			
No.	DATE	DESCRIPTION	BY

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

LICENSED LAND SURVEYOR
JAMES W. ABBITT JR.
18465
IOWA

JAMES W. ABBITT, JR. IPLS NO. 18465

DATE: _____

MY LICENSE EXPIRES DECEMBER 31, 2022

Abbitt Survey & Development, PLLC

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

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

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

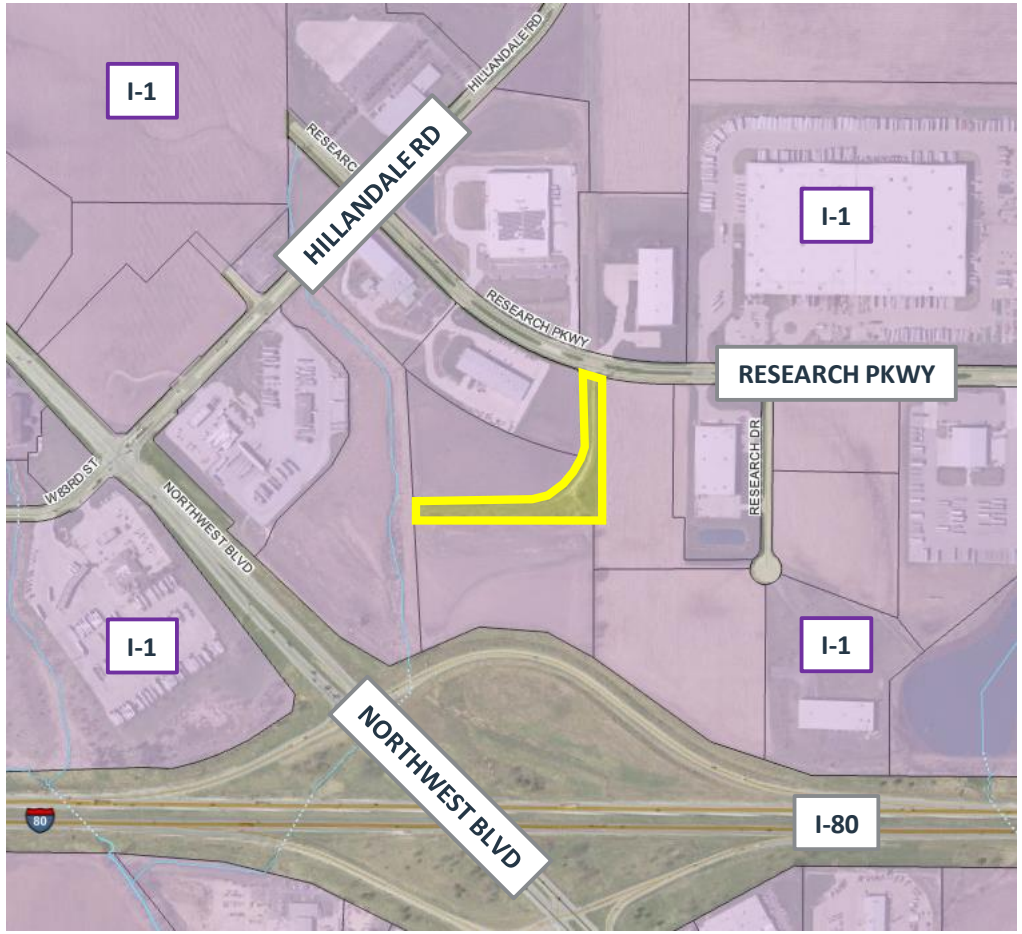
FIELD BOOK:
PAGE:

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

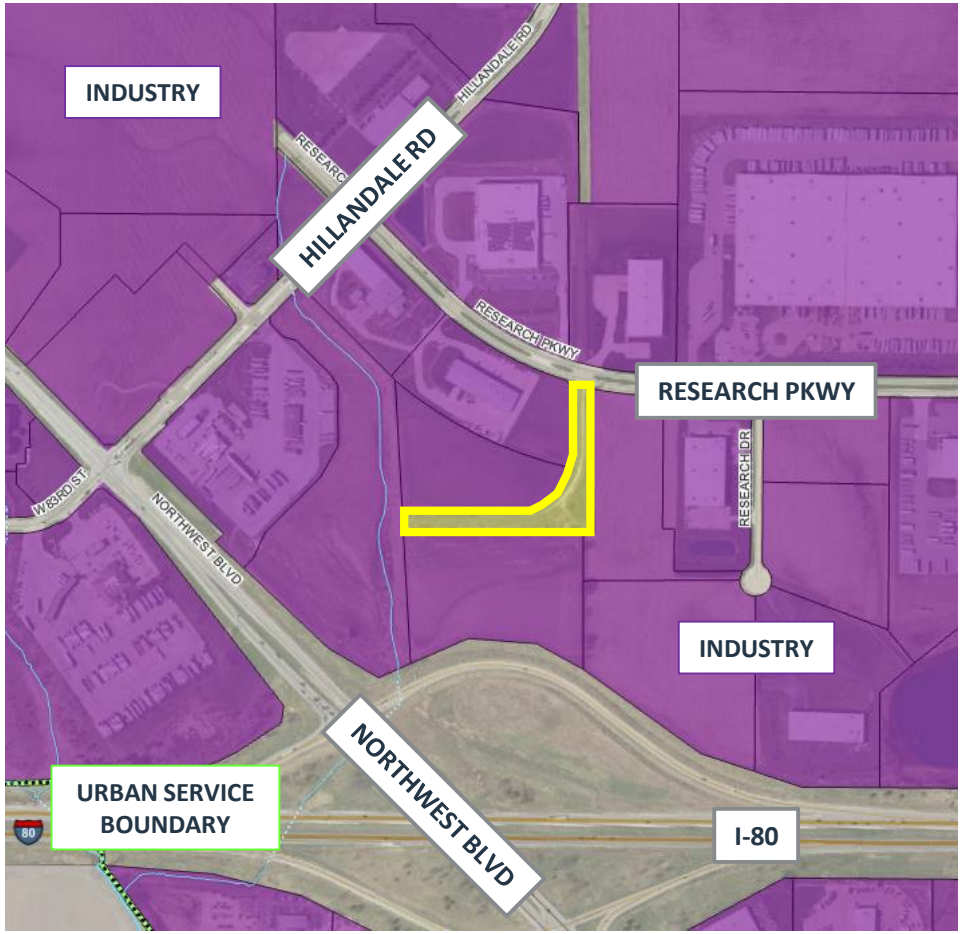
DRAWING TITLE: ROW EXHIBIT OPTION A

Right-of-Way Vacation

DAVENPORT
IOWA | USA



Zoning Map



Future Land Use Map

Complete application can be emailed to planning@davenportiowa.com

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

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

Owner (if different from Applicant)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Engineer (if applicable)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Architect (if applicable)
Name:
Company
Address:
City/State/Zip:
Phone:
Email:

Attorney (if applicable)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Application Form Type:

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

Zoning Board of Adjustment
Zoning Appeal
Special Use
Hardship Variance

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

Historic Preservation Commission
Certificate of Appropriateness
Landmark Nomination
Demolition Request

Administrative
Administrative Exception
Health Services and Congregate Living Permit

Request:

Total Land Area:

Submittal Requirements:

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

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

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

(2) Public Notice for the Plan and Zoning Commission public hearing:
- Planning staff will send a public hearing notice to surrounding property owners.

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

(4) City Council's consideration of the right-of-way or easement vacation:
- Planning staff will send a public hearing notice to surrounding property owners.
- The Committee of the Whole (COW) will hold a public hearing on the request. Subsequently, the City Council will vote on the request. For a right-of-way or easement vacation to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant: Date:

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

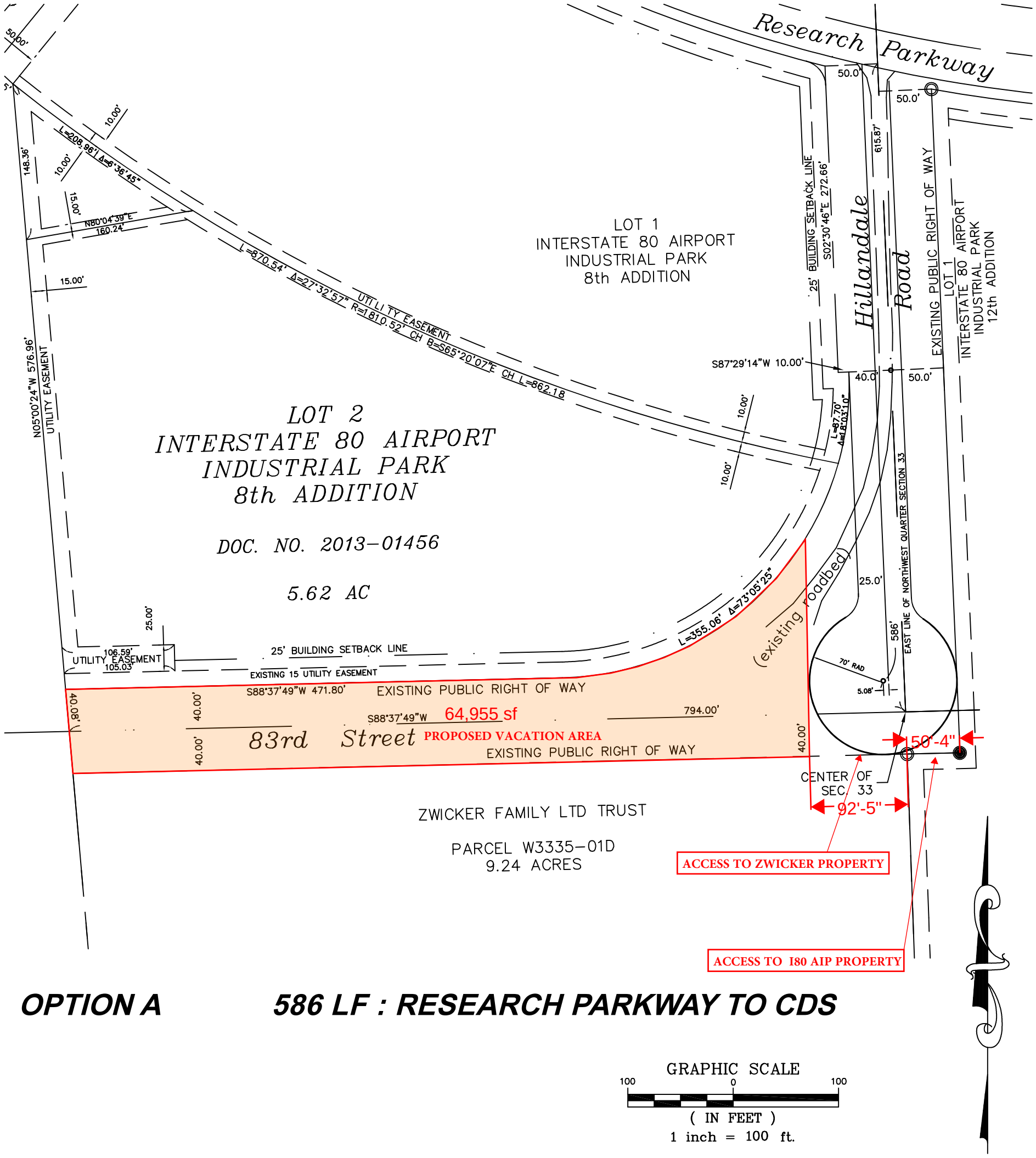
Received by: Date:

Planning staff

Date of the Public Hearing:

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

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



OPTION A *586 LF : RESEARCH PARKWAY TO CDS*

GRAPHIC SCALE

100 0 100

(IN FEET)

1 inch = 100 ft.

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

JAMES W. ABBITT, JR. IPLS NO. 18465

DATE: _____

MY LICENSE EXPIRES DECEMBER 31, 2022

LICENSED LAND SURVEYOR
JAMES W. ABBITT JR.
18465
IOWA

REVISIONS

No.	DATE	DESCRIPTION	BY

Abbitt Survey & Development, PLLC

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

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

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

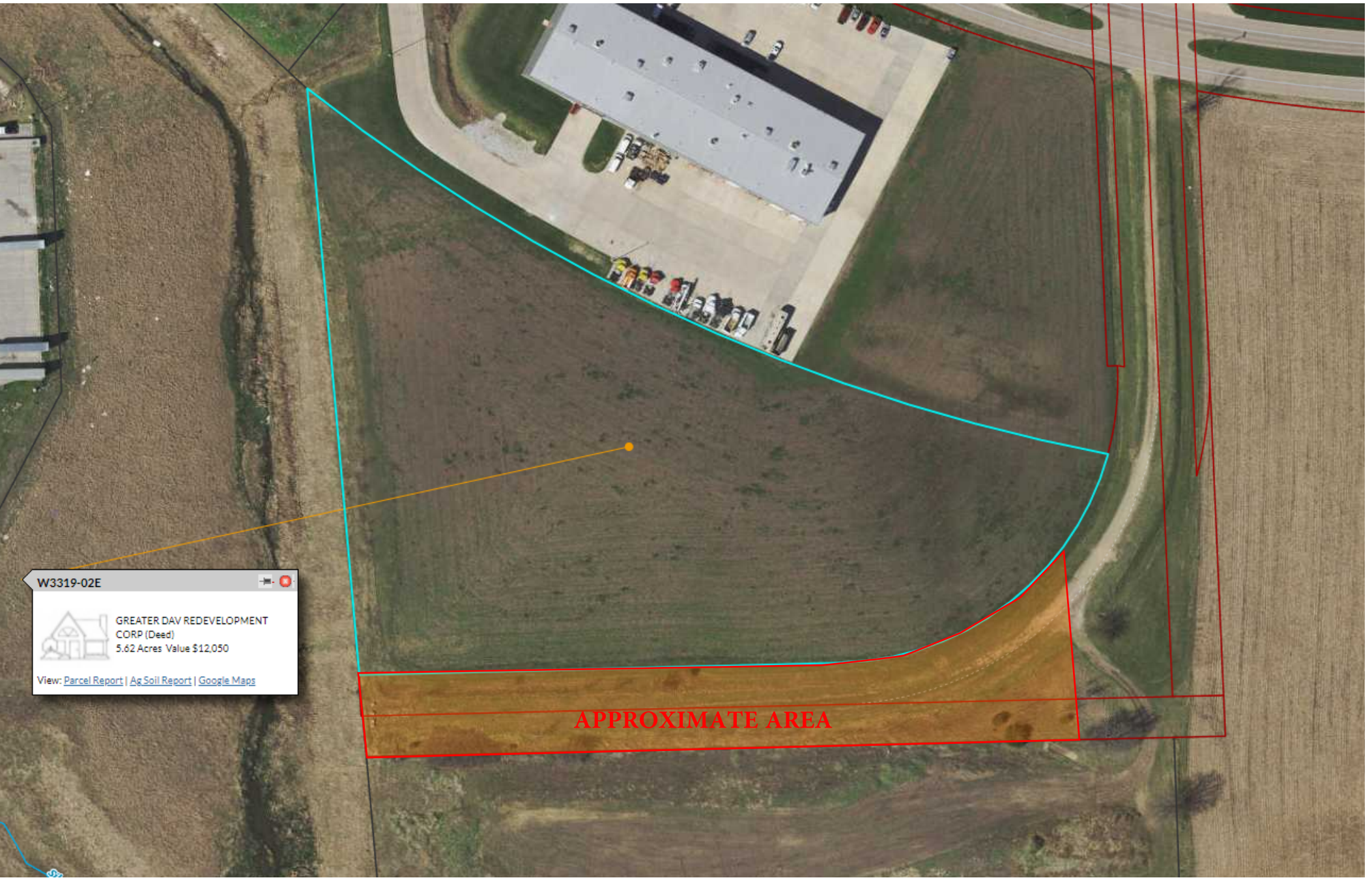
FIELD BOOK:
PAGE:

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

DRAWING TITLE: ROW EXHIBIT OPTION A

APPROXIMATE AREA

TRUCK PARTS & SERVICE
SADLER
APPROXIMATE AREA


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

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Public Hearing Notice | Plan and Zoning Commission

Date: 11/1/2022
Time: 5 PM

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

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

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

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

What are the Next Steps after the Public Hearing?
The Plan and Zoning Commission will hold a formal public hearing at their meeting on November 1, 2022. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on November 15, 2022. The Commission's recommendation will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. The City Council will ultimately decide if the property is no longer needed for City purposes, and is eligible for vacation. At that point, the City Attorney's office will negotiate with adjacent property owners to determine the appropriate way to convey the property, and possibly, purchase price. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?
As a neighboring property owner you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments to planning@davenportiowa.com (no later than 12:00 PM one day before the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

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

Do You Have Any Questions?
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

Right-Of-Way Vacation | Public Hearing Notice

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

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

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

davenportiowa.com/DNS

City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **11/15/2022**

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

Recommendation:
Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F22-13 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 final plat (with conditions recommended by City Staff) will achieve consistency with subdivision requirements.

Conditions:
1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Add the following note, "An Obstacle Evaluation from the Federal Aviation Administration (FAA) will be required prior to the start of any construction within the platted area. This is mandatory and shall be completed by the party responsible for the construction. Contact the Davenport Airport Manager for further information."
4. Depict the existing detention basin/drainage easement on Lot 2.
5. Establish a drainage and greenway easement along the existing stream/watercourse including a minimum fifty-foot vegetated buffer area on both sides of the stream.
6. Add a note stating, "Additional detention easements may be required upon development. Easements shall be dedicated in accordance with City Code at the time of development."
7. Add a note stating, "Stormwater detention and water quality treatment with this subdivision shall be owned and maintained by the property owner."

Background:
Discussion
The purpose of the final plat is to establish two developable lots with access onto Jason Way Court to facilitate the sale of land. The property is bounded by Interstate-80 to the north and railroad tracks to the east. In addition, Deere Creek flows along the eastern boundary of the vacant site.

Comprehensive Plan:
1. Within Existing Urban Service Area: Yes
2. Within Urban Service Area 2035: Yes

Future Land Use Designation:
The property is designated as **Commercial Corridor (CC)** in the Davenport +2035 Land Use Plan. This land use designation is intended for 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 complies with the Davenport +2035 proposed land use section.

Zoning:
The subject property is 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:
1. Airport: This property is located within a Davenport Airport runway flight path. Prior to the start of any construction within the platted area, the Federal Aviation Administration (FAA) must be notified and an Obstruction Evaluation submitted.
2. Streets: Lot 1 and 2 will have right-of-way access onto Jason Way Court.
3. *Storm Water*: Stormwater detention and water quality treatment will be required per ordinance on each lot.
4. Sanitary Sewer: There is an existing sanitary sewer extending from Jason Way Court to the east property line. The sanitary sewer extends along the length of the east property line parallel to Deere Creek.
5. Other Utilities: Normal utility services are available at this site.
6. Parks/Open Space: This area is identified on the Davenport GO Plan as a trail corridor along the railway.
7. Natural Resources: Per City Code Section 13.34: Whenever any stream or watercourse is located in an area that is being subdivided or otherwise improved, the owner/developer shall dedication a public right-of-way or drainage easement conforming substantially with the lines of such stream or watercourse. This easement area shall also contain a minimum fifty-foot vegetated buffer area on both sides of the stream as measured landward horizontally on a line perpendicular to a vertical line marking the top of the existing banks of the stream or drainageway for single-family residential areas.

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

ATTACHMENTS:

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

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	11/10/2022 - 3:45 PM

PLAN & ZONE COMMISSION

BY

DATE

CITY OF DAVENPORT, IOWA

BY

ATTEST

DATE

FINAL PLAT OF
BRADY-80 BUSINESS CENTER 3RD ADDITION

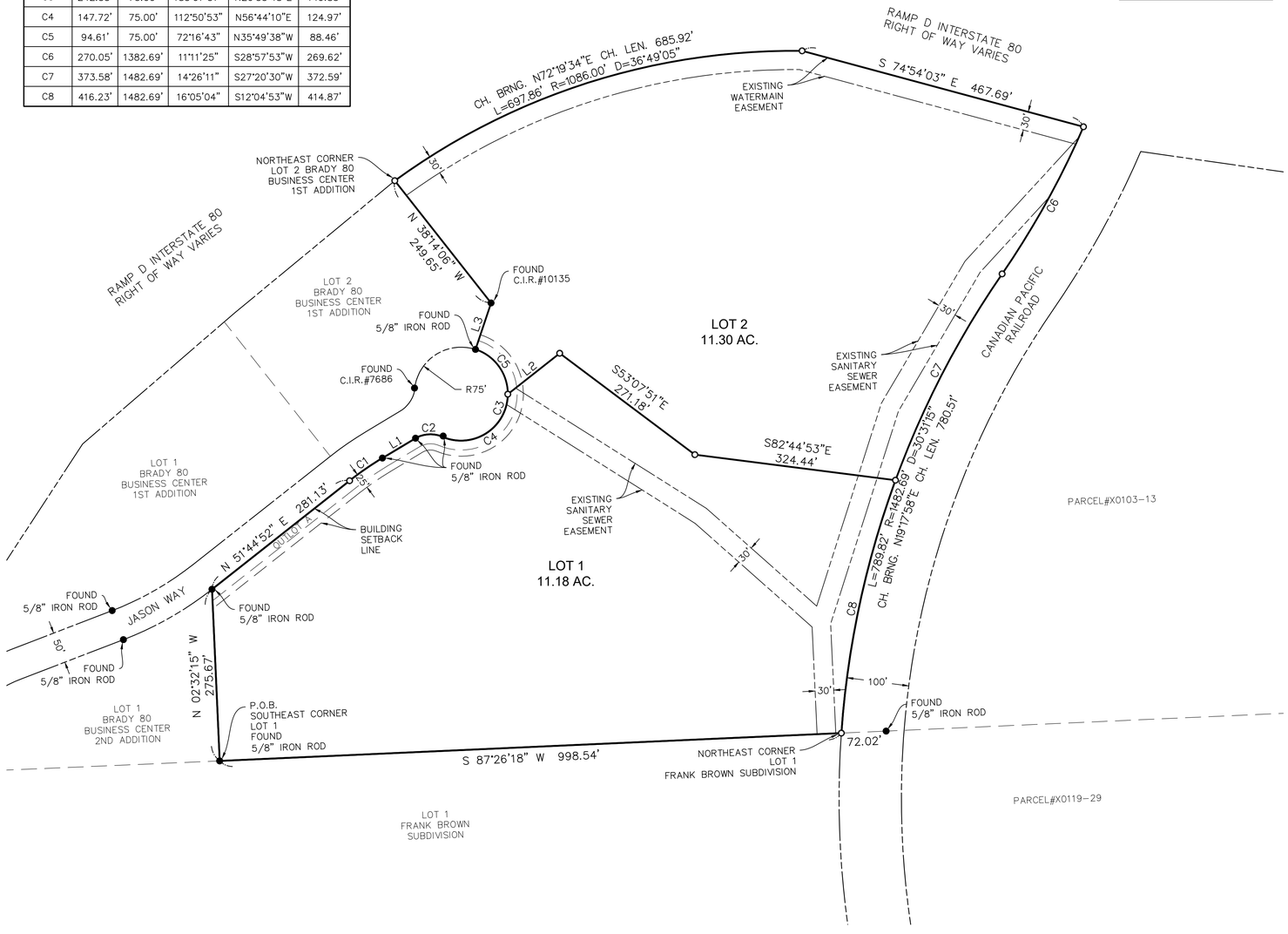
BEING A REPLAT OF OUT LOT A OF BRADY 80 BUSINESS CENTER 1ST ADDITION & BEING PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M. CITY OF DAVENPORT, SCOTT COUNTY, IOWA

Description: Part Northwest Quarter Section 1, Township 78 North, Range 3 East
Requestor: Davenport Venture, LLC
Proprietor: Davenport Venture, LLC
Surveyor: Luke D. Miller
Survey Company: Klingner & Associates, P.C.
Return To: Klingner & Associates, P.C.
4111 East 60th Street, Davenport, Iowa 52807
lmiller@klingner.com (563) 359-1348

PRELIMINARY DO NOT RECORD

Curve Table					
Curve #	Length	Radius	Delta	CH. BRNG.	CH. LEN.
C1	63.99'	500.00'	7°19'56"	N55°22'58"E	63.94'
C2	44.97'	50.00'	51°31'45"	N87°15'14"E	43.47'
C3	242.33'	75.00'	185°07'37"	N20°35'48"E	149.85'
C4	147.72'	75.00'	112°50'53"	N56°44'10"E	124.97'
C5	94.61'	75.00'	72°16'43"	N35°49'38"W	88.46'
C6	270.05'	1382.69'	11°11'25"	S28°57'53"W	269.62'
C7	373.58'	1482.69'	14°26'11"	S27°20'30"W	372.59'
C8	416.23'	1482.69'	16°05'04"	S12°04'53"W	414.87'

Line Table		
Line #	Direction	Length
L1	N59°02'56"E	62.07'
L2	N51°44'52"E	106.00'
L3	N18°29'00"E	78.66'



LEGAL DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF BRADY 80 BUSINESS CENTER SECOND ADDITION; THENCE, ALONG THE EAST LINE OF SAID LOT 1, NORTH 02 DEGREES 32 MINUTES 15 SECONDS WEST, TO THE NORTHEAST CORNER OF SAID LOT 1 AND ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF JASON WAY, A DISTANCE OF 275.67 FEET; THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE NEXT FIVE COURSES, NORTH 51 DEGREES 44 MINUTES 52 SECONDS EAST, TO AN ARC, A DISTANCE OF 281.13 FEET; THENCE, ALONG SAID ARC, A DISTANCE OF 63.99 FEET, SAID ARC BEING CONCAVE SOUTHEASTERLY, SAID ARC HAVING A RADIUS OF 500.00 FEET, SAID ARC HAVING A CHORD BEARING OF NORTH 55 DEGREES 22 MINUTES 58 SECONDS EAST AND A CHORD LENGTH OF 63.94 FEET; THENCE, NORTH 59 DEGREES 02 MINUTES 56 SECONDS EAST, TO AN ARC, A DISTANCE OF 62.07 FEET; THENCE, ALONG SAID ARC, A DISTANCE OF 44.97 FEET TO A REVERSE CURVE, SAID ARC BEING CONCAVE SOUTHEASTERLY, SAID ARC HAVING A RADIUS OF 50.00 FEET, SAID ARC HAVING A CHORD BEARING OF NORTH 87 DEGREES 15 MINUTES 14 SECONDS EAST AND A CHORD LENGTH OF 43.47 FEET; THENCE, ALONG SAID CURVE, A DISTANCE OF 242.33 FEET, TO THE SOUTHEAST CORNER OF LOT 2 OF BRADY 80 BUSINESS CENTER 1ST ADDITION, SAID CURVE BEING CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 75.00 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 20 DEGREES 35 MINUTES 48 SECONDS EAST AND A CHORD LENGTH OF 149.85 FEET; THENCE, ALONG THE EAST LINE OF SAID LOT 2 FOR THE NEXT TWO COURSES, NORTH 18 DEGREES 29 MINUTES 00 SECONDS EAST, A DISTANCE OF 78.66 FEET; THENCE, NORTH 38 DEGREES 14 MINUTES 06 SECONDS WEST, TO AN ARC, AT THE NORTHEAST CORNER OF SAID LOT 2 AND ALSO BEING A POINT ON THE RIGHT OF WAY LINE OF HIGHWAY 61 AND INTERSTATE 80 INTERCHANGE, A DISTANCE OF 249.65 FEET; THENCE, ALONG SAID ARC, A DISTANCE OF 697.86 FEET, SAID ARC BEING CONCAVE SOUTHEASTERLY, SAID ARC HAVING A RADIUS OF 1086.00 FEET, SAID ARC HAVING A CHORD BEARING OF NORTH 72 DEGREES 19 MINUTES 34 SECONDS EAST AND A CHORD LENGTH OF 685.92 FEET; THENCE, SOUTH 74 DEGREES 54 MINUTES 03 SECONDS EAST, TO AN ARC ON THE WEST RIGHT OF WAY LINE OF THE CANADIAN PACIFIC RAILROAD, A DISTANCE OF 467.69 FEET; THENCE, ALONG SAID WEST RIGHT OF WAY LINE FOR THE NEXT TWO COURSES, ALONG SAID ARC, A DISTANCE OF 270.05 FEET, TO A REVERSE CURVE, SAID ARC BEING CONCAVE NORTHWESTERLY, SAID ARC HAVING A RADIUS OF 1382.69 FEET, SAID ARC HAVING A CHORD BEARING OF SOUTH 28 DEGREES 57 MINUTES 53 SECONDS WEST, AND A CHORD LENGTH OF 269.62 FEET; THENCE, ALONG SAID CURVE, A DISTANCE OF 789.82 FEET, TO THE NORTHEAST CORNER OF LOT 1 OF FRANK BROWN SUBDIVISION, SAID CURVE BEING CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 1482.69 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 19 DEGREES 17 MINUTES 58 SECONDS WEST AND A CHORD LENGTH OF 780.51 FEET; THENCE, ALONG THE NORTH LINE OF SAID LOT, SOUTH 87 DEGREES 26 MINUTES 18 SECONDS WEST, A DISTANCE OF 998.54 FEET, TO THE POINT OF BEGINNING, CONTAINING 22.48 ACRES, MORE OR LESS.

FOR THE PURPOSE OF THIS DESCRIPTION THE EAST LINE OF LOT 1 OF BRADY 80 BUSINESS CENTER 2ND ADDITION HAS A BEARING OF NORTH 02 DEGREES 32 MINUTES 15 SECONDS WEST.

CURRENT ZONING= I-1 LIGHT INDUSTRIAL
SETBACKS= FRONT=25'
REAR=15'
SIDE=NONE
CORNER=20'
MAX. BUILDING HEIGHT=90'

1.) STORMWATER DETENTION AND WATER QUALITY TREATMENT WILL NOT BE REQUIRED FOR THIS SUBDIVISION BUT WILL BE REQUIRED UPON FURTHER DEVELOPMENT OF THE PROPERTY.

2.) NO SITE DEVELOPMENT OR GRADING IS PROPOSED WITH THIS SUBDIVISION

3.) SIDEWALKS SHALL BE CONSTRUCTED ALONG THE PUBLIC RIGHT OF WAY OF JASON WAY PRIOR TO ISSUANCE OF OCCUPANCY

4.) NO ACCESS TO INTERSTATE 80 WILL BE ALLOWED

5.) A NATIVE BUFFER SHALL BE PROVIDED ALONG BOTH SIDES OF THE NORTH-SOUTH STREAM. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN THE NATIVE BUFFER.

MIDAMERICAN ENERGY COMPANY

BY

DATE

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN ENERGY COMPANY

IOWA-AMERICAN WATER CO.

BY

DATE

MEDIACOM

BY

DATE

CENTURYLINK

BY

DATE

METRONET

BY

DATE

LEGEND

- SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP#22228
- FOUND MONUMENT AS NOTED
- SURVEY BOUNDARY LINE
- EXISTING LOT LINES
- PROPOSED EASEMENT LINES
- BUILDING SETBACK LINES
- EXISTING RIGHT OF WAY LINE
- SECTION LINE
- 123.45 MEASURED DISTANCE
- (123.45) RECORDED DISTANCE

BEARINGS BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 (2011) EPOCH 2010.00

LICENSED LAND SURVEYOR
LUKE D. MILLER
22228
IOWA

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

Signature: DRAFT
Luke D. Miller

Date _____ Reg. No. 22228

My license renewal date is December 31, 2023.

Pages or sheets covered by this seal:
THIS SHEET ONLY.

KLINGNER & ASSOCIATES, P.C.
Engineers • Architects • Surveyors
Davenport, Iowa
4111 East 60th St
563.359.1348
www.klingner.com
Quincy, IL Galesburg, IL Burlington, IA
Pella, IA Hannibal, MO Columbia, MO

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REVISION HISTORY

MARK	DESCRIPTION	DATE	APPR

PRELIMINARY DO NOT RECORD

BRADY-80 BUSINESS CENTER 3RD ADDITION
DAVENPORT VENTURE LLC
2982 ALICE ST.
WHITEHALL, MI 49461

Non-Reduced Sheet Size: 24" x 36"
Full sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.

DESIGNED	DRAWN: JLR
FIELD	FIELD BOOK
CHECKED LDM	CHECK DATE

FINAL PLAT

PROJECT NO. 22-6079 BOUNDARY

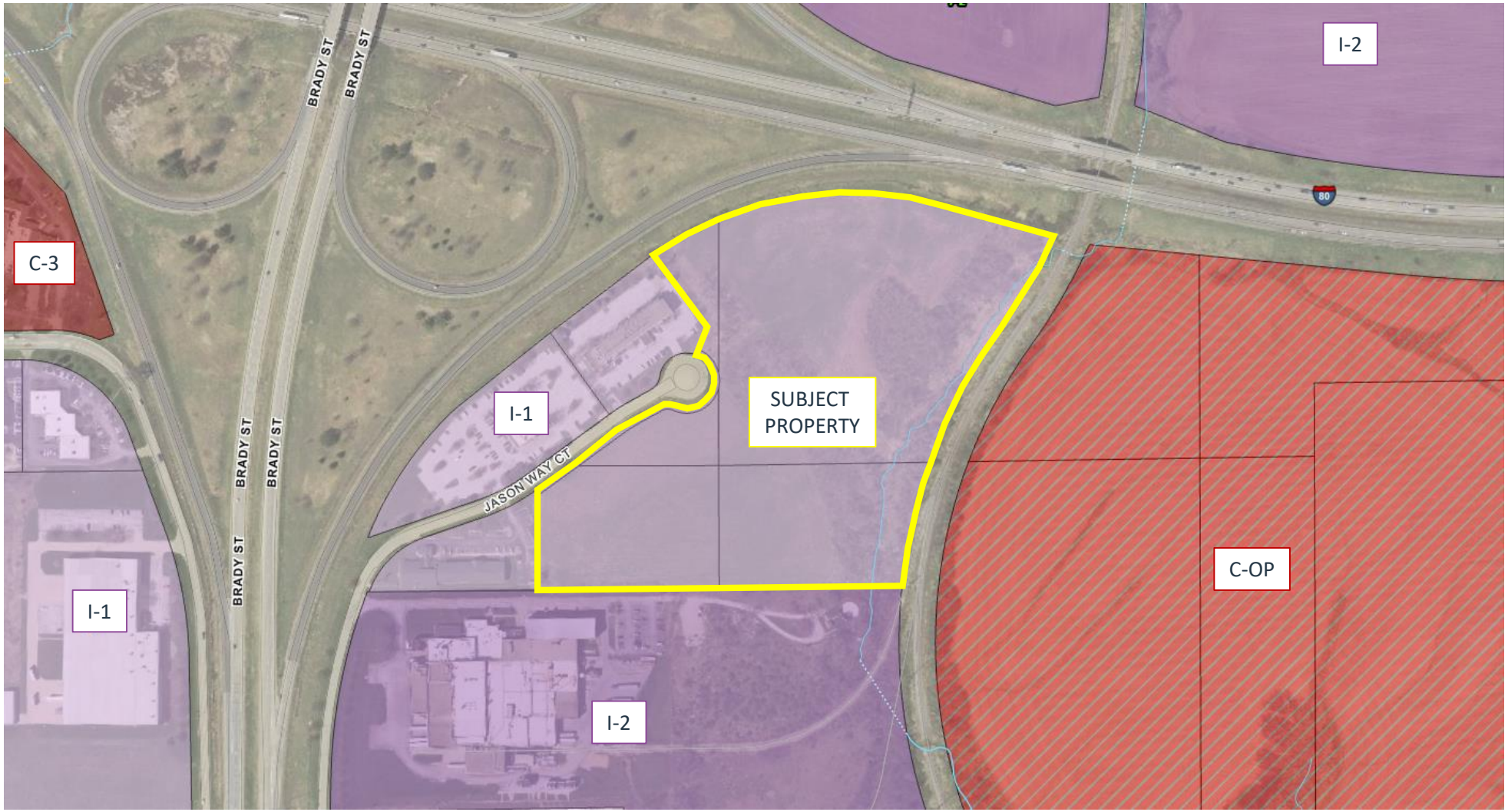
7-7-2022

SHEET 1 OF 1

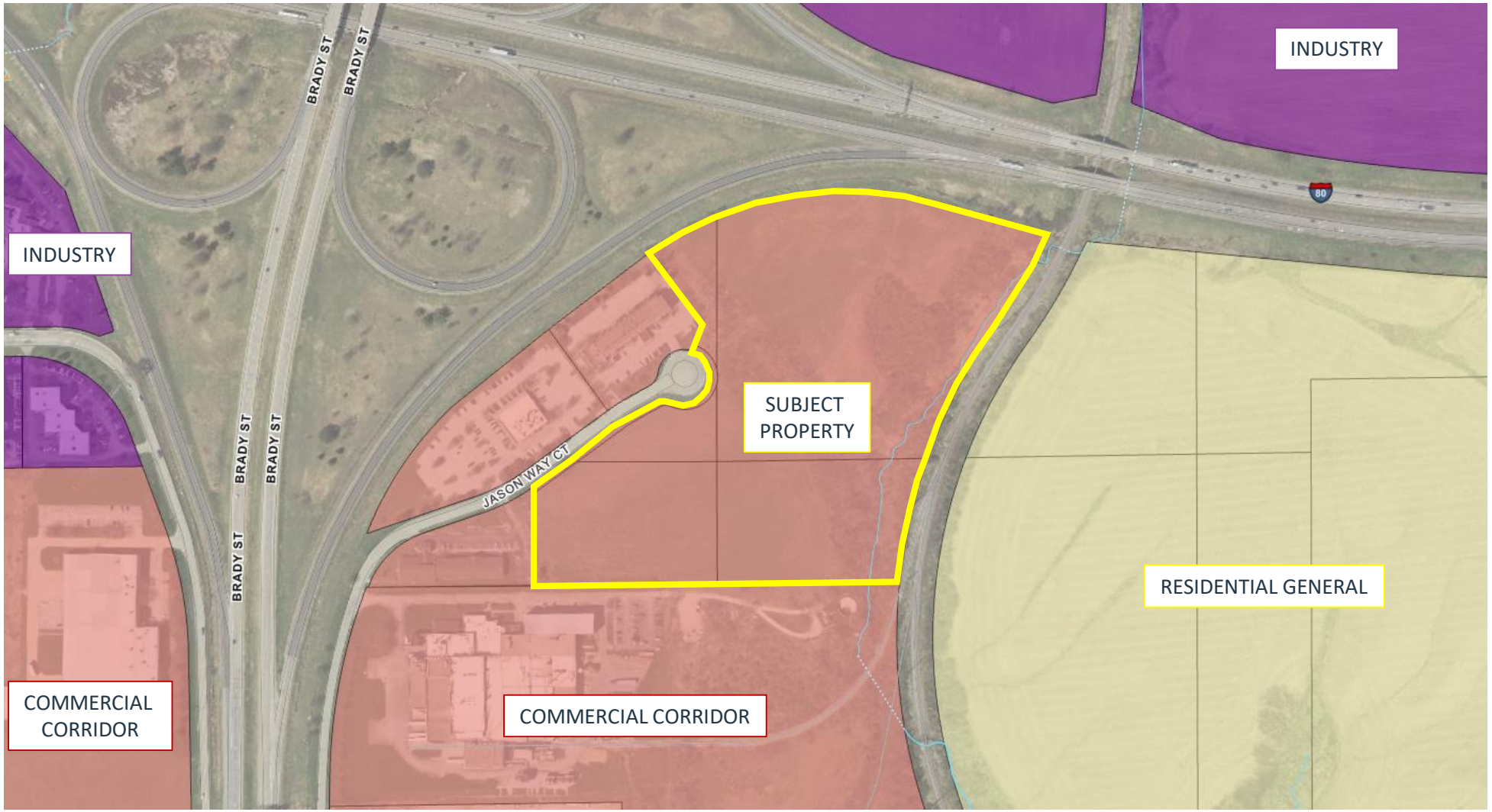
Vicinity Map

DAVENPORT
IOWA | USA

Zoning Map


I-2
C-3
BRADY ST
BRADY ST
BRADY ST
BRADY ST
BRADY ST
I-1
SUBJECT PROPERTY
JASON WAY CT
I-1
I-2
C-OP

Future Land Use Map



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

Complete application can be emailed to planning@davenportiowa.com

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

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

Owner (if different from Applicant)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Engineer (if applicable)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Architect (if applicable)
Name:
Company
Address:
City/State/Zip:
Phone:
Email:

Attorney (if applicable)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Application Form Type:

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

Zoning Board of Adjustment
Zoning Appeal
Special Use
Hardship Variance

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

Historic Preservation Commission
Certificate of Appropriateness
Landmark Nomination
Demolition Request

Administrative
Administrative Exception
Health Services and Congregate Living Permit

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

Property Location:

Total Land Area:
Total Number of Lots:
Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

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

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

Property Location:

Total Land Area:
Total Number of Lots:
Linear Feet of Streets Added:
Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

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

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

(1) Application:
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Plan and Zoning Commission's consideration of the proposed preliminary plat:
- Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the proposed preliminary plat:
- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

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

(1) Application:
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Plan and Zoning Commission's consideration of the proposed final plat:
- Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the final plat:
- Prior to forwarding the petition to the City Council, the following must be provided to the Community Planning and Economic Development Department:
  - One full size copy of the corrected final plat and one reduced copy of the corrected final plat signed/stamped by the utility companies.
  - Executed platting certificate.
- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

(4) Recordation:
- After the Mayor signs the approved final plats and Acceptance by the City of Davenport, the final will be released to the Surveyor to obtain and return 21 full size copies to the Community Planning and Economic Development Department.
- After the 21 copies are returned, two copies of the final plat and platting certificates will be released to the petitioner.
- It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.

Petitioner: Luke Miller Date: 10/19/22

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

Received by: Date:

Planning staff

Date of Plan and Zoning Commission Public Hearing:

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

Authorization to Act as Applicant

I, Robert E Klurd authorize Lake miller + klingler Assoc.
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the property located at VACANT LAND ON JASON WAY

Robert Eklund Member
Paranport Venture, LLC
x
Signature(s)

Jennifer L. Geisler
Notary Public, State of Michigan
County of Muskegon
My Commission Expires 12/07/2028
Acting in the County of _____

State of
County of
Sworn and subscribed to before me

This 17th day of October 2022

x Driver License
Form of Identification

Notary Public

My Commission Expires: Dec. 07, 2028

Jennifer L. Geisler
Notary Public, State of Michigan
County of Muskegon
My Commission Expires 12/07/2028
Acting in the County of Muskegon