

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, NOVEMBER 5, 2019; 5:00 PM

CITY HALL COUNCIL CHAMBERS 226 WEST 4TH STREET

I. New Business

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

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

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

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

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

Resolution for Case F19-03 being the request of HOA Development, LLC for a final plat for a 3-lot subdivision located east of Elmore Ave and southeast of the terminus of E. 46th St. [Ward 6] **ADOPTED 2019-450**

III. Secretary's Report

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

- A. Old Business
- B. New Business

VI. Subdivision Activity

- A. Old Business
- B. New Business

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

Drive containing. [Ward 6]

- ii. Case P19-04: Request of Verbeke-Meyer Consulting Engineers, P.C. for a Preliminary Plat for a 7 lot subdivision on 1.19 acres, more or less, of property located south of 46th Street between Grand and Tremont Avenues.
- iii. Case F19-18: Request of Verbeke-Meyer Consulting Engineers, P.C. for a Final Plat for a 7 lot subdivision on 1.19 acres, more or less, of property located south of 46th Street between Grand and Tremont Avenues.

VII. Future Business

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

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

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

Date
11/5/2019

Subject:

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

Recommendation:

Hold the Public Hearing

Background:

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

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

Comprehensive Plan:

The property is located in the Urban Service Area.

The Future Land Use Designation is RG, Residential General.

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

Surrounding Property Characteristics:

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

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

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

East: Vacant/agriculture; zoned C-2, Corridor Commercial (approx.15.6 acres) and R-4, Single and Two Family Residential. A preliminary plat, Inverness Estates, consisting of approximately

250 residential lots, was approved in 2017. According to the developer, this project is not moving forward at this time and in accordance with the Subdivision Ordinance, the preliminary plat has lapsed.

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

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

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

Technical Review:

The property is served by the Goose Creek interceptor sewer.

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

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

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

Public Input:

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

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

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

Discussion and Recommendation:

Some factors to consider:

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

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

Approval Standards for Map Amendments

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

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

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

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

the City. Staff Response:

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

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

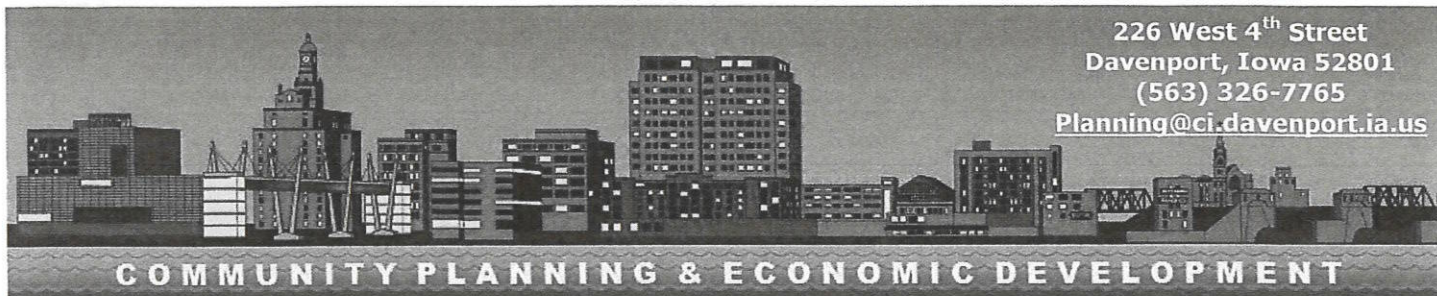
ATTACHMENTS:

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

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	10/30/2019 - 8:49 AM



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

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

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

Applicant (Primary Contact)**

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

Owner (if different from Applicant)

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

Engineer (if applicable)

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

Architect (if applicable)

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

Attorney (if applicable)

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

Application Form Type:

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

Zoning Board of Adjustment

Zoning Appeal ☐
Special Use ☐
Hardship Variance ☐

Design Review Board

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

Historic Preservation Commission

Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Administrative

Administrative Exception ☐
Health Services and Congregate Living Permit ☐



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

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

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

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

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

Formal Procedure:**(1) Application:**

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

(2) Plan and Zoning Commission public hearing:

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

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

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

Formal Procedure (continued):

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

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

Applicant: RAJU S. PENMATCHA
By typing name

Date: Oct-10, 2019

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

Received by: _____
Planning staff

Date: Date of the Public Hearing:

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

Authorization to Act as Applicant

I, Dr. SORA REDDY, M.D.

authorize RAJU S. PENMATHA

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

Sora Reddy

Signature(s)

State of Illinois

County of Rock Island

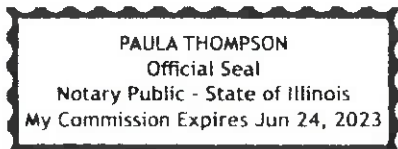
Sworn and subscribed to before me

This 10th day of October 2019

State of Illinois Drivers License
Form of Identification

Paula Thompson
Notary Public

My Commission Expires: 1.24.2023



PROPERTY LOCATION MAP



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

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

RESPECTFULLY

Raj S. Benmatcha Oct 10, 2019



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

File **2015-00008703**

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

WARRANTY DEED
 (LIMITED LIABILITY COMPANY GRANTOR)

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

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

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

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

Dated this 13th day of April, 2015.

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

By: 
 Cynthia S. Schalk, Managing Member

STATE OF IOWA)
) SS:
COUNTY OF SCOTT)

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



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

TRACT 1

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

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

TRACT 2

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

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

Exhibit "A"

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

497978

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

CERTIFICATE OF ORGANIZATION

OF

SB REAL ESTATE, L.L.C.

TO: THE IOWA SECRETARY OF STATE

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

SECTION 1. Name.

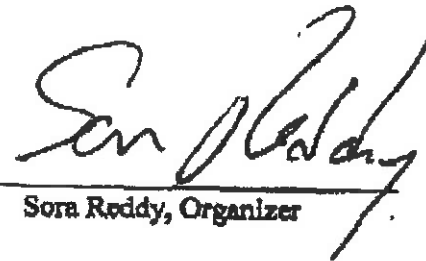
The name of the limited liability company is: SB REAL ESTATE, L.L.C.

SECTION 2. Initial Registered Agent and Registered Office.

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

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

Dated this 03 day of 30, 2015.


Sora Reddy, Organizer

FILED
IOWA
SECRETARY OF STATE

4-3-15

8:41A

W969298



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



CERTIFICATE OF EXISTENCE

Issue Date: 10/8/2019

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

Date of Incorporation: 4/3/2015

Duration: PERPETUAL

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

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

Certificate ID: CS179446

To validate certificates visit:

sos.iowa.gov/ValidateCertificate

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

Paul D. Pate, Iowa Secretary of State

PAUL D. PATE



SERVICE • PARTICIPATION • INTEGRITY

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

PAUL D. PATE
Secretary of State

FILED

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

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

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

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

Name

Address

1100 36TH AVE

Address

City

MOLINE

State

IL

Zip

61265

Country

USA

3. Does the limited liability company hold an interest in agricultural land in Iowa? No
4. Is the limited liability company a "family farm limited liability company"? No
5. Signed: SORA REDDY Capacity: MANAGER

Parcel "B" - rezoned to "PDD"

(COMMERCIAL : 15.872 AC)

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

Parcel "C" - rezoned to "R-6M"

(S.W. CORNER OF N. DIVISION ST & W. 76TH STREET)

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

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

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

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

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

2018 PROPERTY TAX STATEMENT

SCOTT COUNTY TREASURER

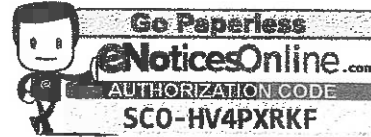
Parcel Number: W0305-07B

Tax District: DADA
DAVENPORT AG DAVENPORT

PAY ONLINE AT
www.iowatreasurers.org

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

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



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

VALUATIONS AND TAXES:

This Year

Last Year

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

NET ANNUAL TAXES:	\$262.00	\$0.00
Ag Draining Tax:	\$0.00	\$0.00

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

Receipt #
672833

DUE Sept 1, 2019

\$131.00

Date Paid:

Check #:

DUE March 1, 2020

\$131.00

Date Paid:

Check #:

Emergency Management Dollars:

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

Include this STUB with March 2020 payment.

YOU MAY PAY ONLINE AT: www.iowatreasurers.org

Receipt #
672833

2018 CT



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



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

MAR 1 2020
\$131.00

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

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

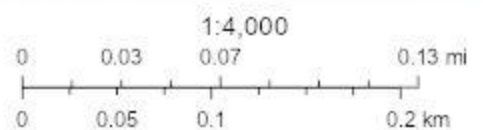
Include this STUB with September 2019 payment.

REZ19-11 Current Zoning



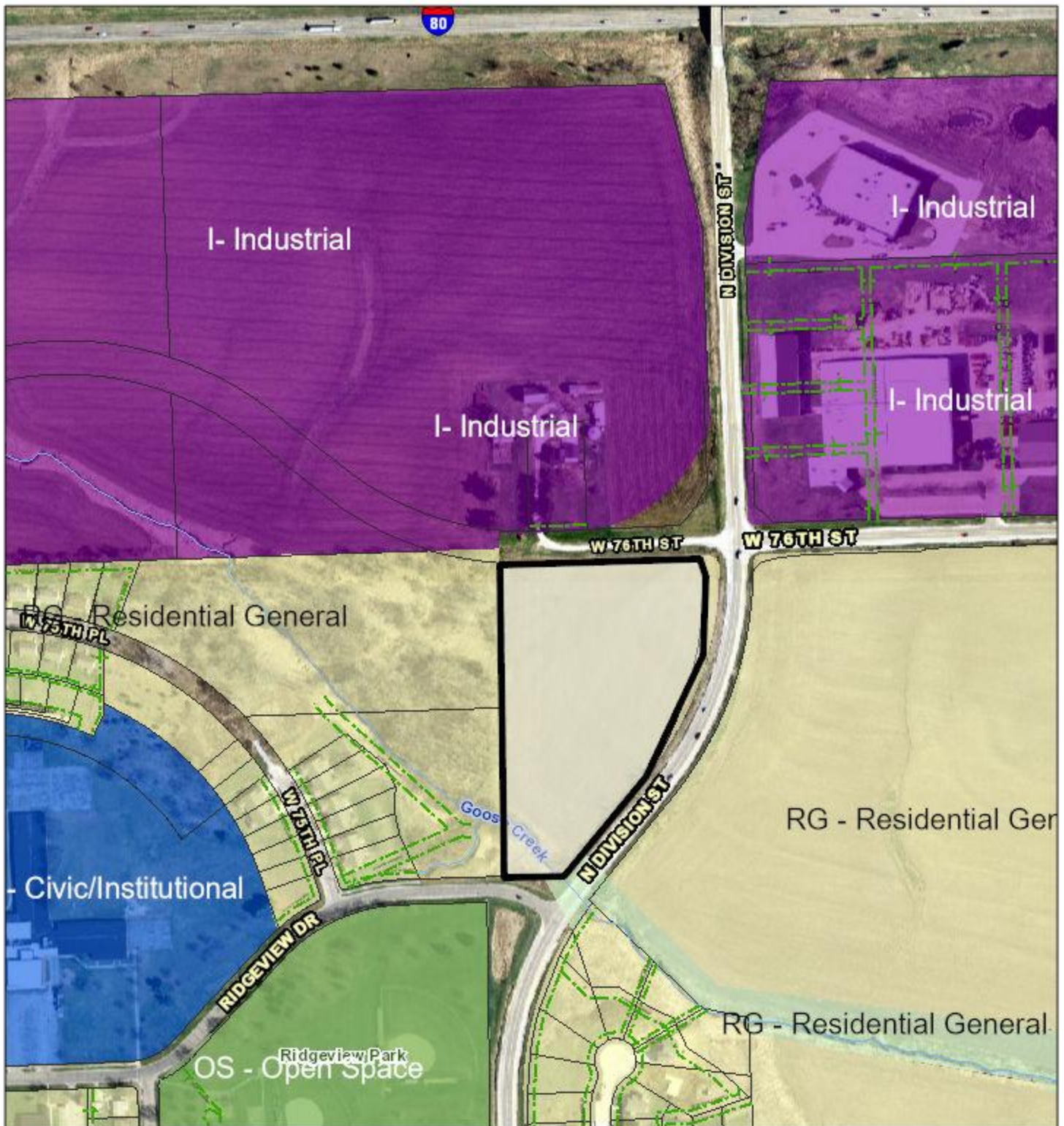
10/15/2019, 11:25:34 AM

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



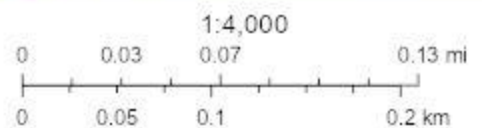
Scott County Iowa, Bi-State Regional Commission

REZ19-11 2035 Future Land Use



10/15/2019, 11:37:30 AM

- Easement
- Unnamed Tributaries
- Parks
- Piped Creeks
- Parcels
- City Limit
- Street Centerline (Labels only)
- Land Use+2035
- Creeks
- Named Creeks
- Urban Corridor
- Commercial Node



Scott County Iowa, Bi-State Regional Commission

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

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

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

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

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

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

Case No. REZ19-11
EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

Davenport.16357.1.Neighborhood_Meeting_and_Adjacent_Owner_Notice_List.xlsx

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



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



Public Hearing Details:

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

Ward: 8th

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

What is this All About?

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

What are the Next Steps after the Public Hearing?

This public hearing is the first step in the review/approval process. The Commission's recommendation from this public hearing will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing as you received this notice. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?

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

Do You Have Any Questions?

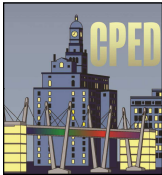
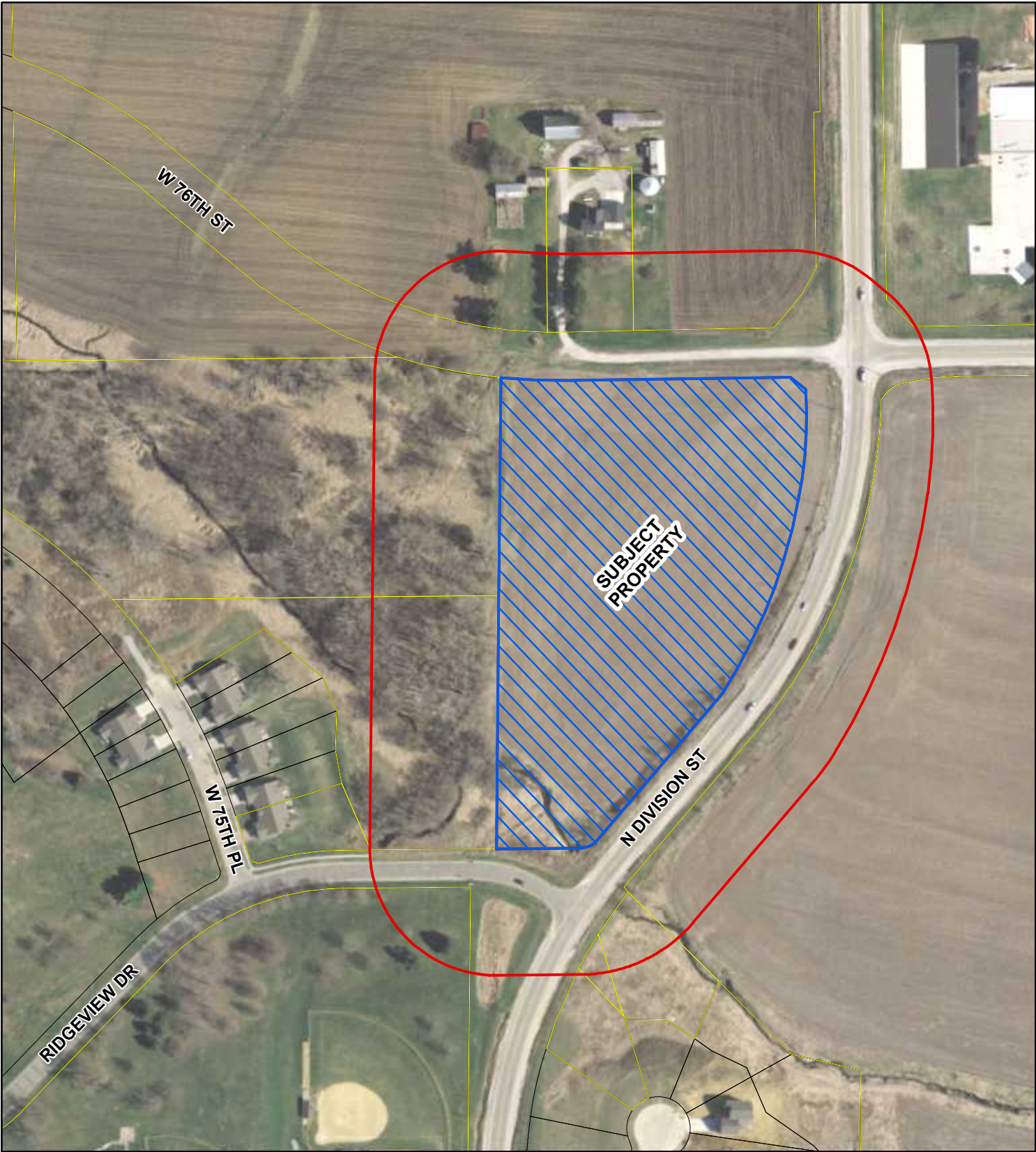
If you have any questions on this request, or if you need accommodations for any reason, please contact Matthew Flynn, AICP, the case planner assigned to this project at matt.flynn@ci.davenport.ia.us or at 563-888-2286. Interpretive services are available at no charge. Servicios interpretativos libres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

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

Zoning Map Amendment (Rezoning) Request

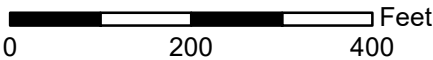
Adjacent Property Owner Notice Area

REZ19-11



Legend

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



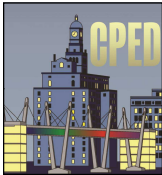
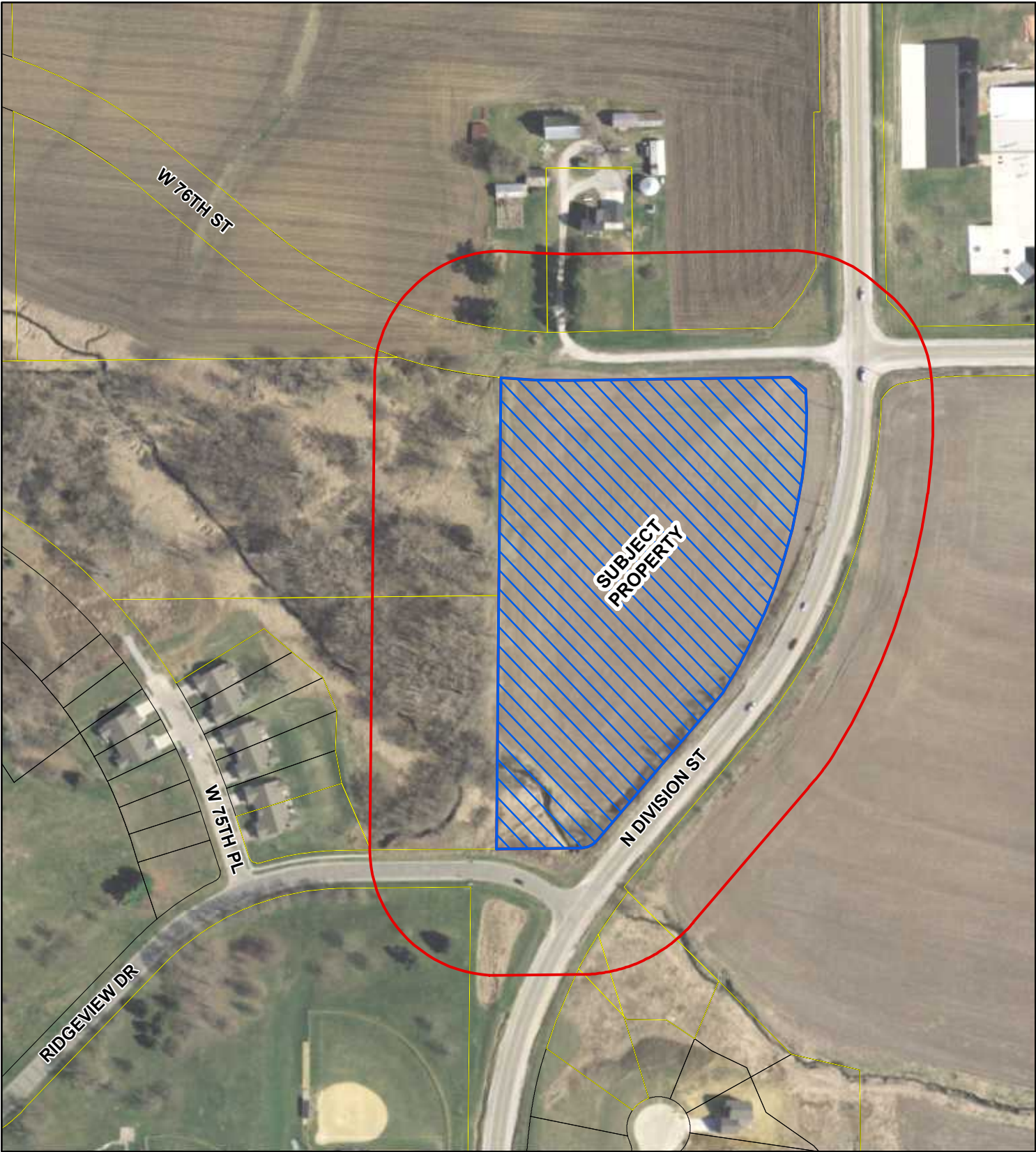
Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.



Zoning Map Amendment (Rezoning) Request

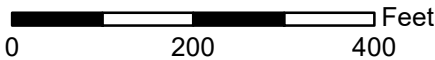
Adjacent Property Owner Notice Area

REZ19-11



Legend

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



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



Thursday, October 17, 2019

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

The PO number for this notice is: 2003922

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

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

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

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

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

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

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

City of Davenport
Plan and Zoning Commission

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

Date
11/5/2019

Subject:
Results of the October 23, 2019 City Council Meeting:

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

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

Resolution for Case F19-03 being the request of HOA Development, LLC for a final plat for a 3-lot subdivision located east of Elmore Ave and southeast of the terminus of E. 46th St. [Ward 6] **ADOPTED 2019-450**

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	10/24/2019 - 12:13 PM

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Scott Koops, Planner II, AICP
sek@ci.davenport.ia.us

Date
11/5/2019

Subject:

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

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the two listed conditions and forward Case F19-17 to the City Council with a recommendation for approval.

Background:

Comprehensive Plan:

Within Urban Service Area (USB35): Yes

Future Land Use Designation: RC

Regional Commercial (RC) - The most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and

institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses with connectivity to nearby neighborhoods being less important.

Technical Review:

Streets. No new streets are proposed with this request.

Storm Water. The plat will need to conform to any requirements of the City of Davenport Natural Resources Division.

Sanitary Sewer. Sanitary sewer service is located along the street.

Other Utilities. Normal utility services are available in this developed area.

Parks/Open Space. No park shall be required with this infill development.

DISCUSSION

Planning Staff has reviewed this plat and confirmed that the plat conforms to the requirements of the subdivision code.

STAFF RECOMMENDATION

Findings:

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

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward Case F19-17 to the City Council with a recommendation for approval.

ATTACHMENTS:

Type	Description
□ Exhibit	Plat
□ Exhibit	Exhibits
□ Exhibit	Contacts

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
------------	----------	--------	------

City Clerk

Koops, Scott

Approved

10/8/2019 - 12:02 PM

FINAL PLAT OF:

TERRACE RIDGE PARK TENTH ADDITION

BEING A REPLAT OF LOT 3 OF TERRACE RIDGE PARK THIRD ADDITION, CITY OF DAVENPORT, SCOTT COUNTY, IOWA.

NOTES:
SIDEWALKS SHALL BE CONSTRUCTED ALONG STREET RIGHT OF WAYS WHEN SO ORDERED BY THE CITY.

DIMENSIONS ALONG CURVES ARE ARC DISTANCES.

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

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

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

BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE IOWA REGIONAL COORDINATE SYSTEM, ZONE 11 NAD '83 (2011) EPOCH 2010.00

APPROVED BY:
CITY OF DAVENPORT, IOWA

BY: _____
DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION
BY: _____ DATE: _____

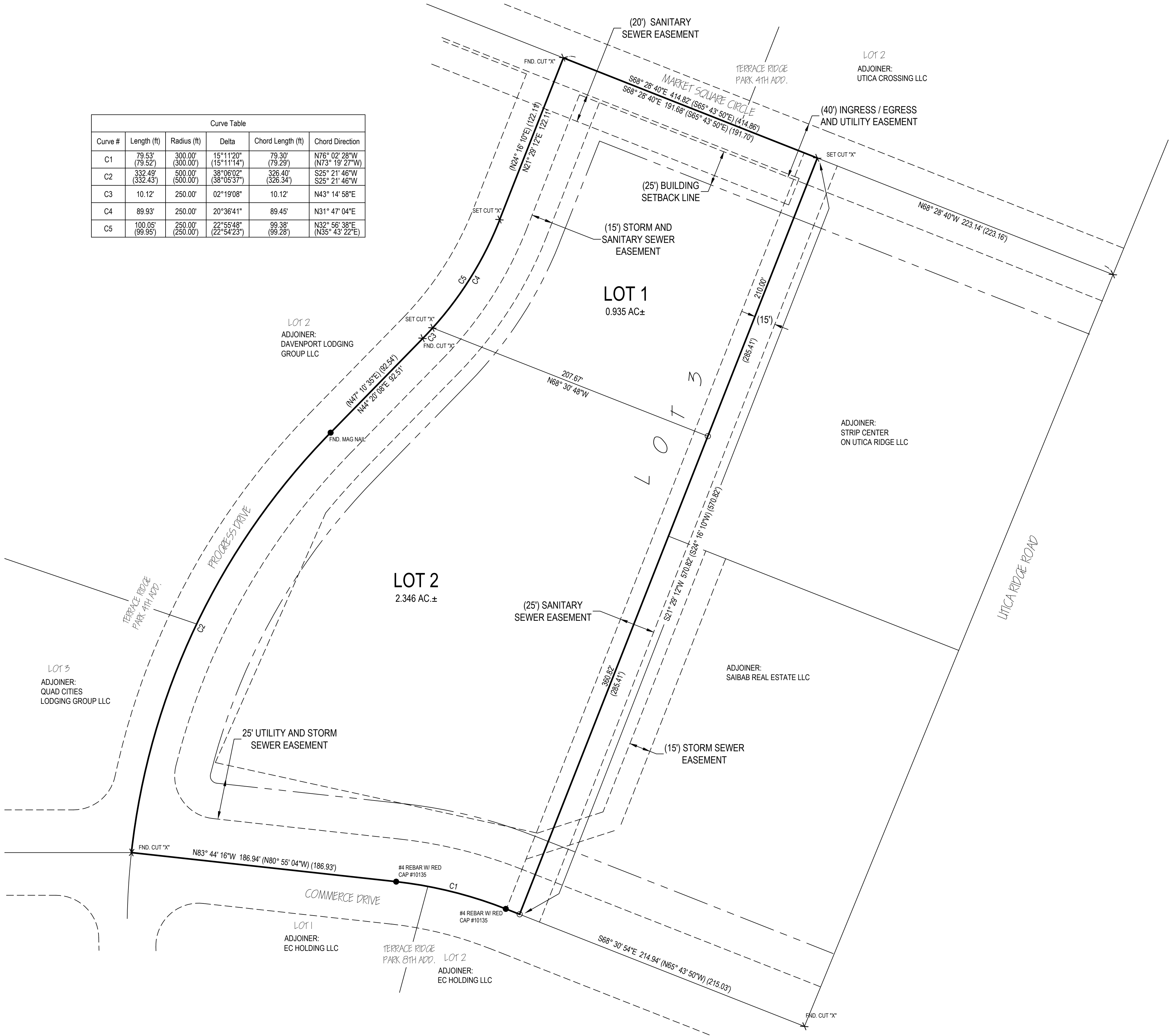
MEDIACOM

IOWA - AMERICAN WATER COMPANY

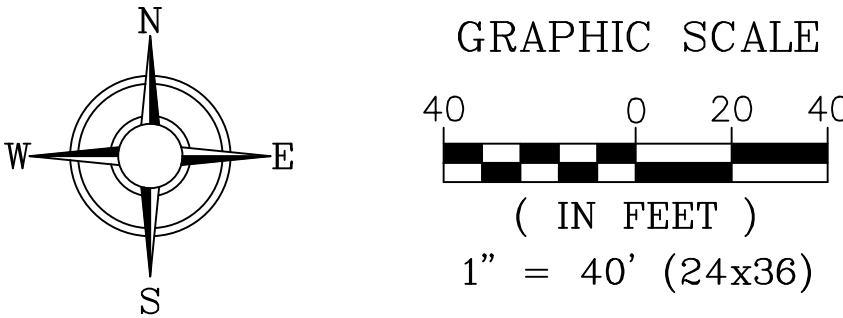
CENTURY LINK

MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

1. Area of Subdivision-
Total: 3.281 AC.± or 142,932± S.F.
2. Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 5280
Ph: (563) 286-4236
3. Attorney:
Ronald A. May
2322 E. Kimberly Road #120W
Davenport , Iowa 52803
4. Owner:
Saibaba Real Estate
PO Box 638
Bettendorf, Iowa 52722



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





City of Davenport
Community Planning & Economic Development Department
STAFF REPORT

PLAN AND ZONING COMMISSION

DESCRIPTION

Case F19-17 of Townsend Engineering for final plat Terrace Ridge Park 10th Addition on 3.28 acres, being a replat of lot 3 Terrace Ridge Park 3rd Addition located at 4729 Progress Drive containing 2 commercial lots. [Ward 6]

Recommendation: Staff recommends the City Plan and Zoning Commission forward F19-17 to the City Council with a recommendation for approval.

Aerial Photo:



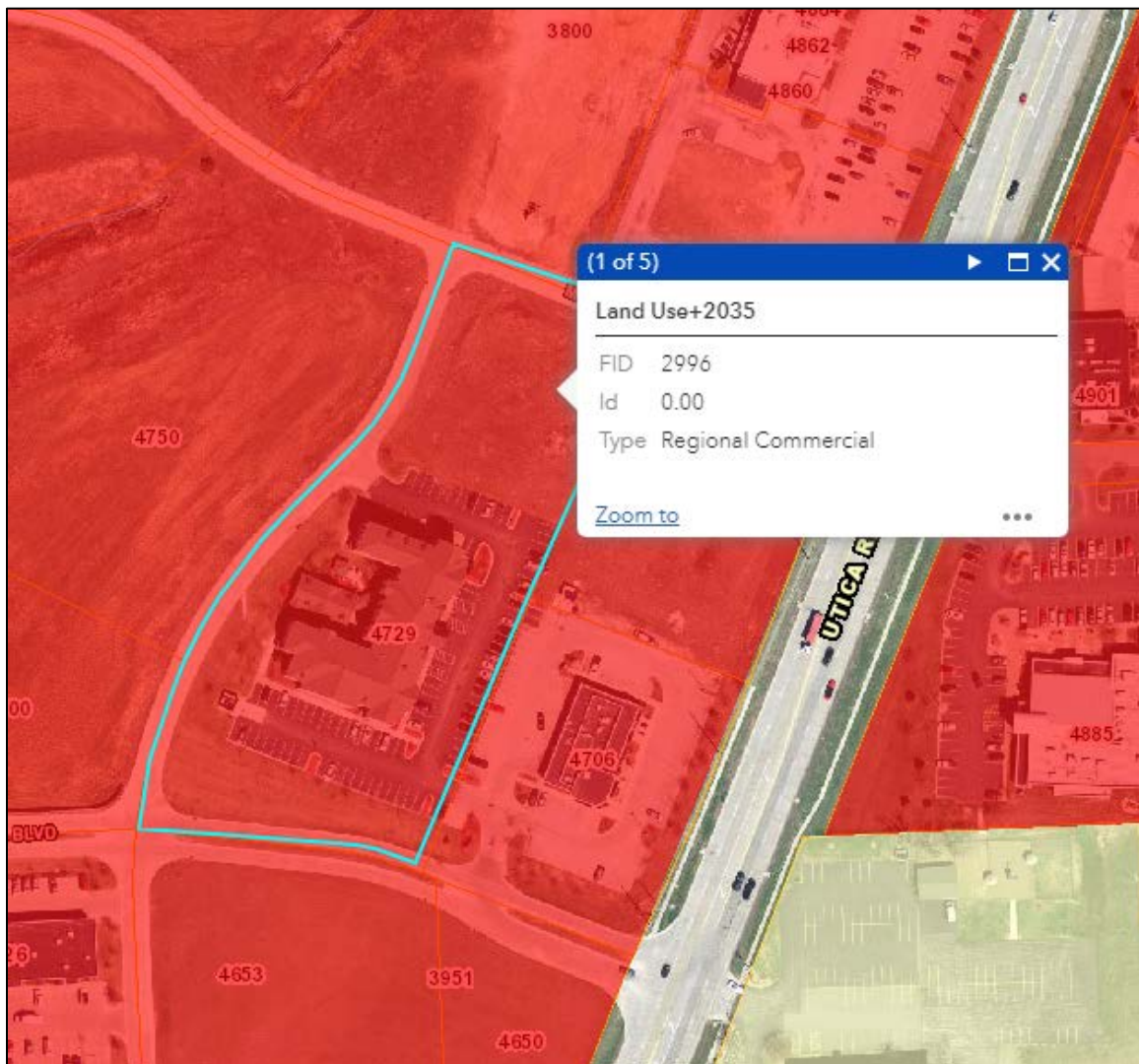
Zoning

("C-2" Corridor Commercial)



Land Use 2035

(Regional Commerical & Residential General)



Plat



Lot	Area	Area	Area	Area
LOT 1	1.00	1.00	1.00	1.00
LOT 2	1.00	1.00	1.00	1.00
LOT 3	1.00	1.00	1.00	1.00
LOT 4	1.00	1.00	1.00	1.00
TOTAL	4.00	4.00	4.00	4.00

BEING A REPLAT OF LOT 3 OF TERRACE RIDGE PARK THIRD ADDITION, CITY OF DAVENPORT, SCOTT COUNTY, IOWA.

[illegible][illegible]

BACKGROUND

Comprehensive Plan:

Within Urban Service Area (USB35): Yes

Future Land Use Designation: RC

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

Technical Review:

Streets. No new streets are proposed with this request.

Storm Water. The plat will need to conform to any requirements of the City of Davenport Natural Resources Division.

Sanitary Sewer. Sanitary sewer service is located along the street.

Other Utilities. Normal utility services are available in this developed area.

Parks/Open Space. No park shall be required with this infill development.

DISCUSSION

Planning Staff has reviewed this plat and confirmed that the plat conforms to the requirements of the subdivision code.

STAFF RECOMMENDATION

Findings:

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

Recommendation:

Staff recommends the City Plan and Zoning Commission forward F19-17 to the City Council with a recommendation for approval.

Prepared by:



Scott Koops, AICP – Planner II
Community Planning

Project Name	Terrace Ridge Park 10th Addition - Final Plat	
Project ID	DPI 1270	
Contacts		
Attorney	Gomez May LLP	Ronald May
		East Kimberly Road
		Davenport
		IA
		52807
	Business:	Business: 563-359-3591
		Cell:
		Email:
Owner		Dr. Sora Reddy
		Bettendorf
		IA
		52803
		Business:
		Cell:
		Email:
Surveyor	Townsend Engineerng	Michael Richmond
	East 12th Street	East 12th Street
	Davenport	Davenport
	IA	IA
	52803	52803
	Business: 5633864236	Business: 5633864236
		Cell:
		Email: mrichmond@townsendengine

City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Contact Info: Brandon Melton; 563-888-2221;
brandon.melton@ci.davenport.ia.us

Date
11/5/2019

Subject:

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

Recommendation:

Staff recommends the Plan and Zoning Commission accept the two listed findings and forward Case P19-04 to the City Council subject to the two listed conditions.

Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

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

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

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

Zoning:

The property is currently zoned R-MF Multi-Family Residential Zoning District.

Technical Review:

Streets. The property would have access via 46th St.

Storm Water. The development will include more than 5,000 square feet of hard surface. With R-MF zoning, the maximum impervious surface coverage will be 70% of each of the 7 buildable lots. Otherwise, the development will need to comply with the City's stormwater requirements.

Sanitary Sewer. The property is served by an 8" main on the south edge of 46th St.

Other Utilities. Other Normal utility services are available

Public Input:

No public hearing is required for a Preliminary Plat.

Recommendation:

Findings:

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

Staff recommends the Plan and Zoning Commission accepted the listed findings and forward Case P19-04 to the City Council with a recommendation for approval subject to the following two conditions:

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

ATTACHMENTS:

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

Staff Workflow Reviewers

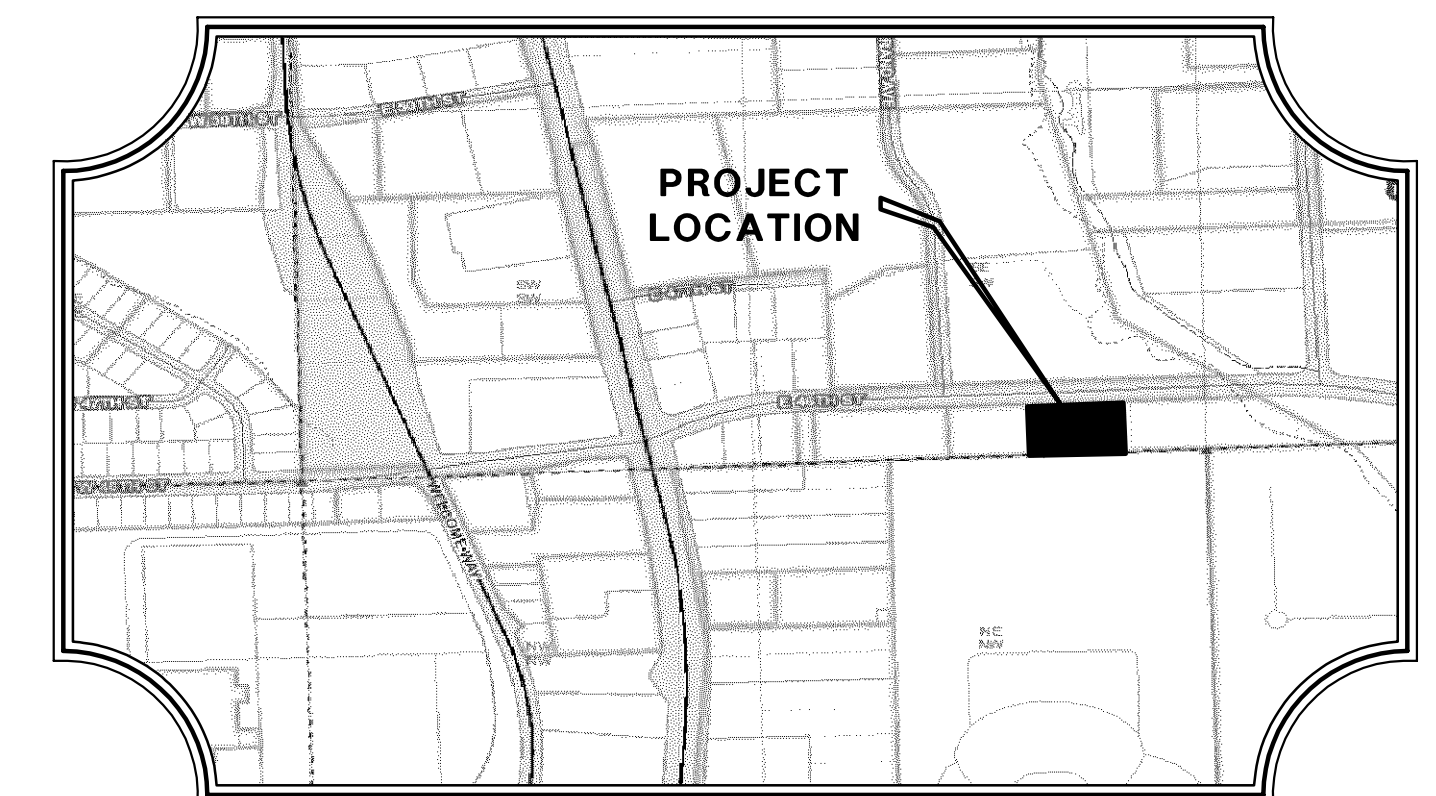
REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Melton, Brandon	Approved	10/28/2019 - 12:02 PM

20
0
0 5 10 20
(SCALE: 1" = 20')
(SEPTEMBER 26, 2019)

PRELIMINARY PLAT OF PADDINGTON SQUARE AN ADDITION TO THE CITY OF DAVENPORT, IOWA

BEING PART OF THE SOUTH HALF OF SECTION 12
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5th P.M.
AND ALSO BEING A REPLAT OF PART OF LOT 3
RYDE HIGH SECOND ADDITION



LOCATION MAP

(PRELIMINARY PLAT: NOT TO BE RECORDED)

OWNER - DEVELOPER

FOREST VIEW LLC

4555 UTICA RIDGE ROAD

BETTENDORF, IOWA 52722

ALL IMPROVEMENTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF DAVENPORT STANDARD SPECIFICATIONS AND DETAIL DRAWINGS.
ALL INTERIOR LOT DIMENSIONS ARE APPROXIMATE.
SUBDIVISION CONTAINS 1.19 ACRES, MORE OR LESS.
EXISTING ZONING IS R-MF (MULTI-FAMILY RESIDENTIAL ZONING DISTRICT).
OUTLOT A IS DESIGNATED AS DETENTION BASIN, SEWER, DRAINAGE AND UTILITY EASEMENT.

LEGEND

- EXISTING CONTOUR (INDEX)
- EXISTING CONTOUR (INTERMEDIATE)
- EXISTING STORM SEWER
- EXISTING STORM SEWER CATCH BASIN
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATERMAIN
- EXISTING FIRE HYDRANT W/ VALVE
- EXISTING WATERMAIN VALVE
- PORTLAND CEMENT CONCRETE
- ASPHALTIC CONCRETE

PREPARED BY

**VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.**

4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348

VMCE 17263 - PRELIMINARY PLAT



GRAND AVE

E 46TH ST

L1

S-OS

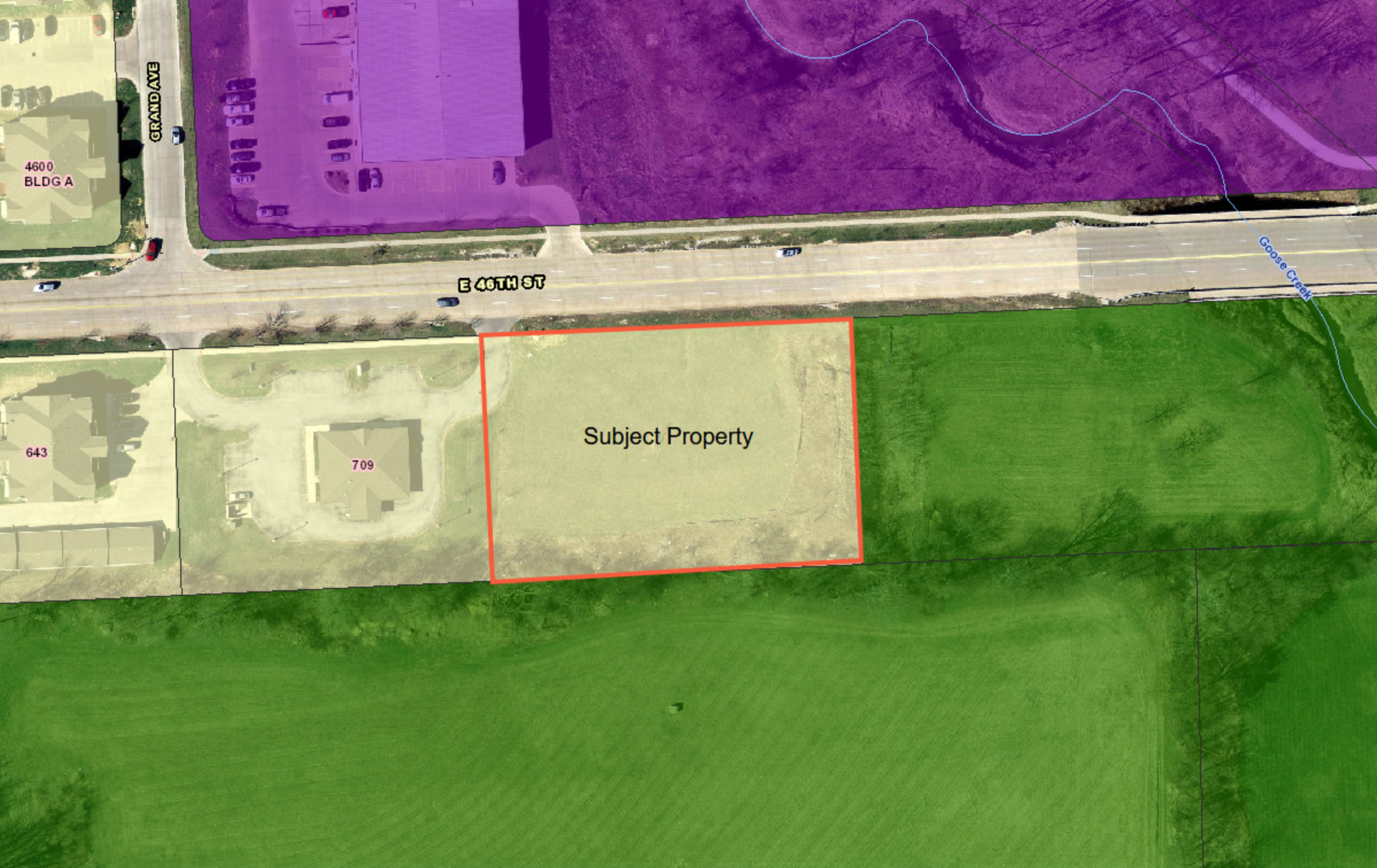
Goose Creek

Subject Property

CT 709

R-MF

S-OS



GRAND AVE

4600
BLDG A

E 46TH ST

Goose Creek

643

709

Subject Property

City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Contact Info: Brandon Melton; 563-888-2221;
brandon.melton@ci.davenport.ia.us

Date
11/5/2019

Subject:

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

Recommendation:

Staff recommends the Plan and Zoning Commission accept the two listed findings and forward Case F19-18 to the City Council subject to the two listed conditions.

Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

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

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

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

Zoning:

The property is currently zoned R-MF Multi-Family Residential Zoning District.

Technical Review:

Streets. The property would have access via 46th St.

Storm Water. The development will include more than 5,000 square feet of hard surface. With R-MF zoning, the maximum impervious surface coverage will be 70% of each of the 7 buildable lots. Otherwise, the development will need to comply with the City's stormwater requirements.

Sanitary Sewer. The property is served by an 8" main on the south edge of 46th St.

Other Utilities. Other Normal utility services are available

Public Input:

No public hearing is required for a Preliminary Plat.

Recommendation:

Findings:

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

Staff recommends the Plan and Zoning Commission accepted the listed findings and forward Case F19-18 to the City Council with a recommendation for approval subject to the following two conditions:

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

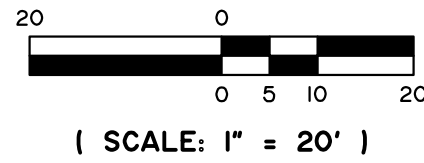
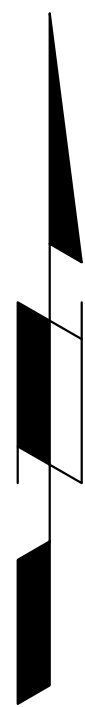
ATTACHMENTS:

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

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Melton, Brandon	Approved	10/28/2019 - 12:03 PM



LOT AREAS			
NO.	SQUARE FEET	NO.	SQUARE FEET
1	7,150	6	6,125
2	6,125	7	6,500
3	6,125	-	-
4	6,125	A	7,700
5	6,125	-	-

RYDE HIGH ADDITION
LOT 4

FINAL PLAT OF
PADDINGTON SQUARE
AN ADDITION TO THE CITY OF DAVENPORT, IOWA

BEING PART OF THE SOUTH HALF OF SECTION 12
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5th P.M.
AND ALSO BEING A REPLAT OF PART OF LOT 3
RYDE HIGH SECOND ADDITION

OWNER - DEVELOPER

FOREST VIEW LLC

4555 UTICA RIDGE ROAD

BETTENDORF, IOWA 52722

GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THUS  (5/8"Ø IRON PIN)

IRON MONUMENTS SET SHOWN THUS  (5/8"Ø IRON PIN)

ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 1.19 ACRES, MORE OR LESS.

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

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

SUBDIVISION IS ZONED R-MF (MULTI-FAMILY RESIDENTIAL ZONING DISTRICT).

OUTLOT A IS DESIGNATED AS DETENTION BASIN, SEWER, DRAINAGE AND UTILITY EASEMENT.

BEARINGS SHOWN HEREON ARE BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 (2011).

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

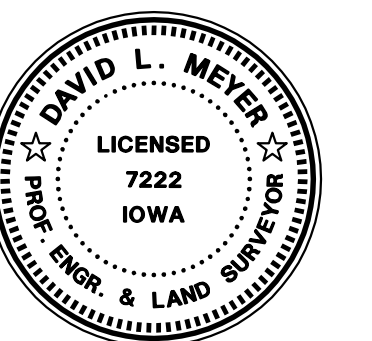
Signature: _____
David L. Meyer, P.E. & L.S., License Number 7222

Date: SEPTEMBER 19, 2019

My license renewal date is December 31, 2020

THIS SHEET ONLY

Pages or sheets covered by this seal: _____



PREPARED BY

VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.

4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348

VMCE 17263

CENTURYLINK

BY _____

DATE _____

MIDAMERICAN ENERGY COMPANY

BY _____

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

IOWA-AMERICAN WATER CO.

BY _____

DATE _____

MEDIACOM

BY _____

DATE _____

PLAN & ZONE COMMISSION

BY _____

DATE _____

CITY OF DAVENPORT, IOWA

BY _____

ATTEST _____

DATE _____



GRAND AVE

E 46TH ST

Subject Property

CT 709

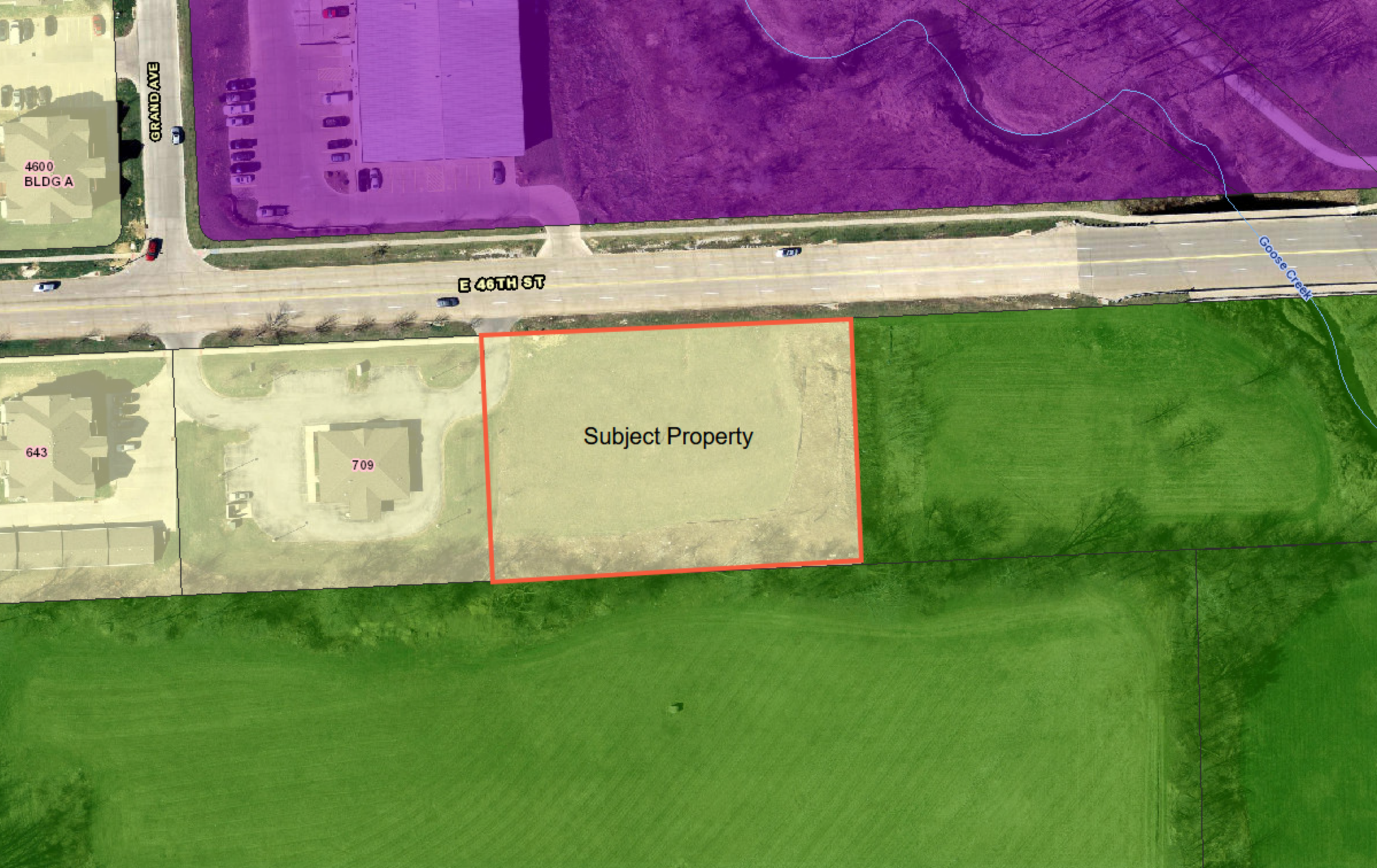
L1

S-OS

R-MF

S-OS

Goose Creek



GRAND AVE

4600
BLDG A

E 46TH ST

Goose Creek

643

709

Subject Property

City of Davenport
Plan and Zoning Commission

Department: CPED

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

Date
11/5/2019

Subject:

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

Recommendation:

No recommendation at this time.

Background:

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

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Melton, Brandon	Approved	11/1/2019 - 9:54 AM