PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, NOVEMBER 1, 2022; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | 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]

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]

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

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

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]

VI. Subdivision Activity

A. Old Business

B. New Business

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **11/1/2022**

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:
Hold the Public Hearing.

A formal staff recommendation will be provided at the November 15, 2022 Plan and Zoning Commission Meeting.

Background:
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.

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 are reviewing the proposed Zoning Map Amendment Application. Further comments will be provided at the November 15, 2022 Plan and Zoning Commission meeting.

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
	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	Public Comment
	Backup Material	Public Comment-6900 Jersey Ridge Road
	Backup Material	Public Comment-2140 Cromwell Circle

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	10/28/2022 - 3:42 PM

REZONING EXHIBIT

TRALEE FARMS

DAVENPORT, SCOTT COUNTY, IOWA

DEVELOPER/OWNER INFORMATION:

DEVELOPER / APPLICANT:
HIGH PROPERTY MANAGEMENT
C/O DARRYL HIGH
211 1ST AVE SE, SUITE A
CEDAR RAPIDS, IA 52401
319-363-3900
DARRYLH@HIGHDEVELOPMENT.COM

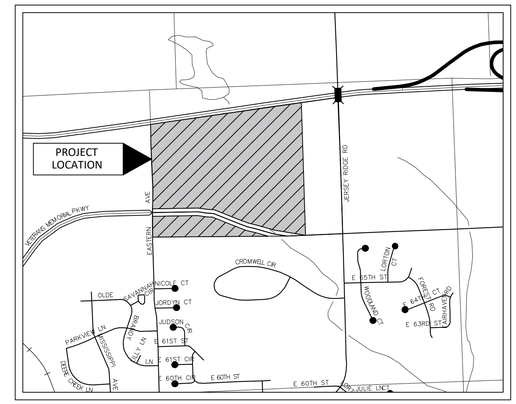
OWNER:
SHAMROCK PROPERTIES LC
1910 E KIMBERLY RD
DAVENPORT, IA 52807

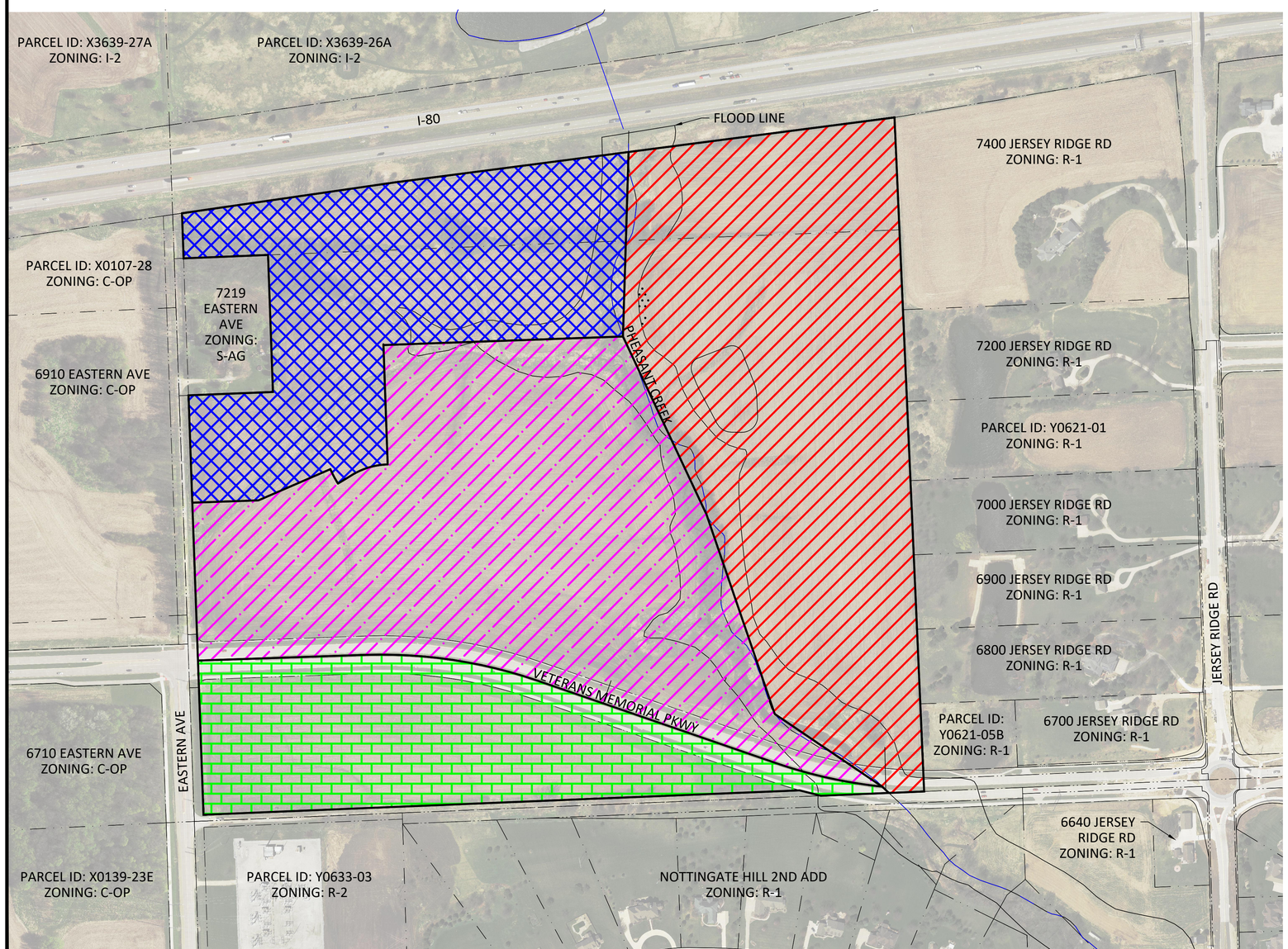
PREPARED BY:
AXIOM CONSULTANTS, LLC
C/O BRIAN BOELK
60 E. COURT STREET, UNIT 3
IOWA CITY, IOWA 52240
319-519-6220
BBOELK@AXIOM-CON.COM

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°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

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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

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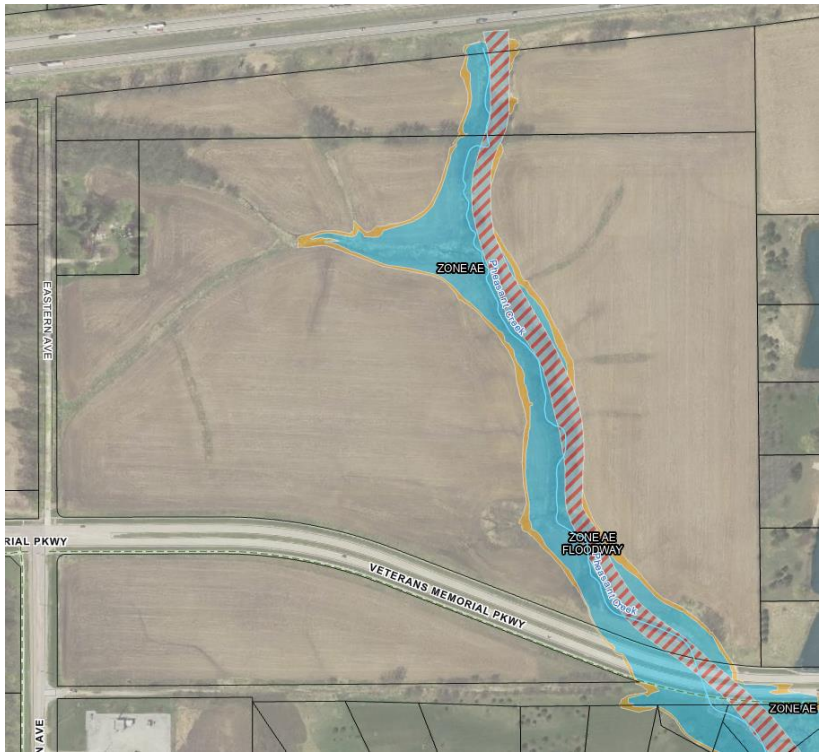
Duffy Property - Davenport, Iowa
Conceptual Site Plan Rendering

AXIOMCONSULTANTS

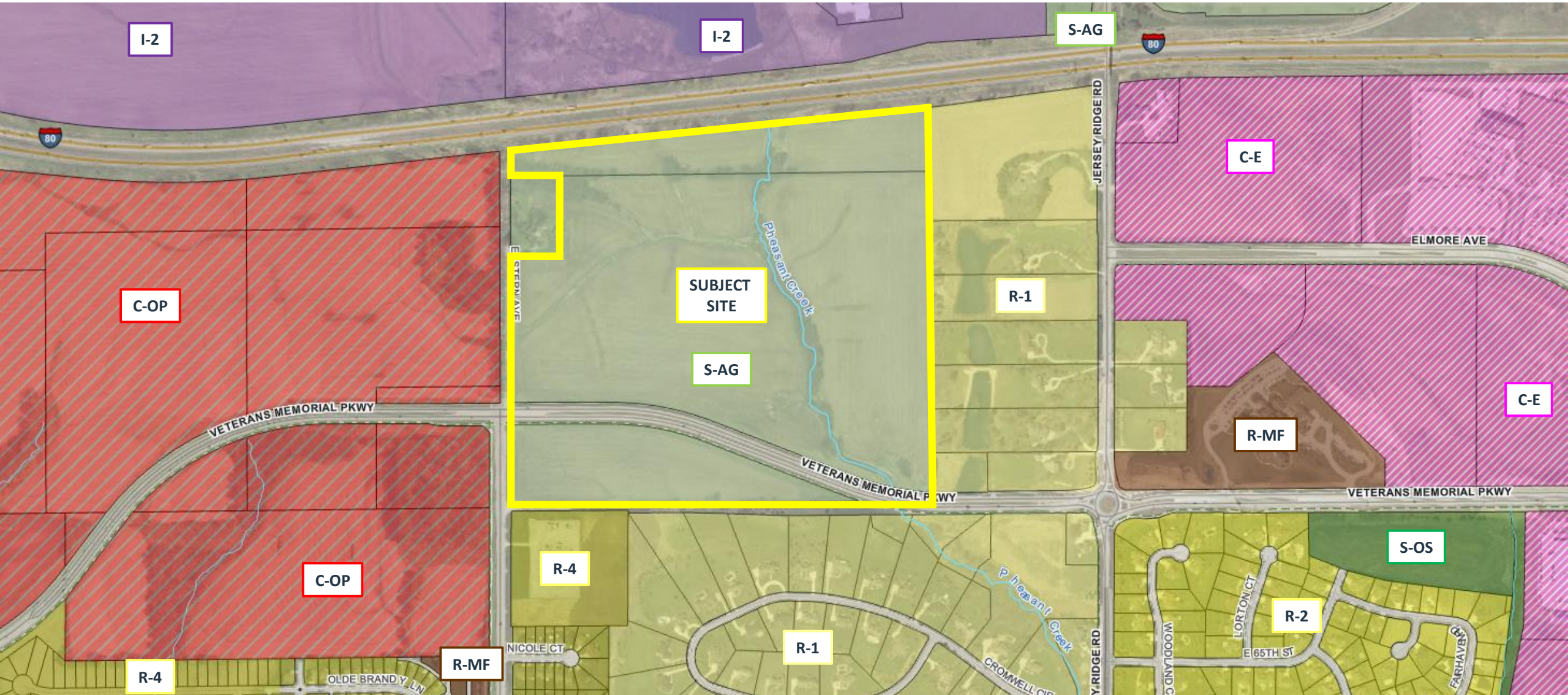
Vicinity Map



Pheasant Creek Floodplain

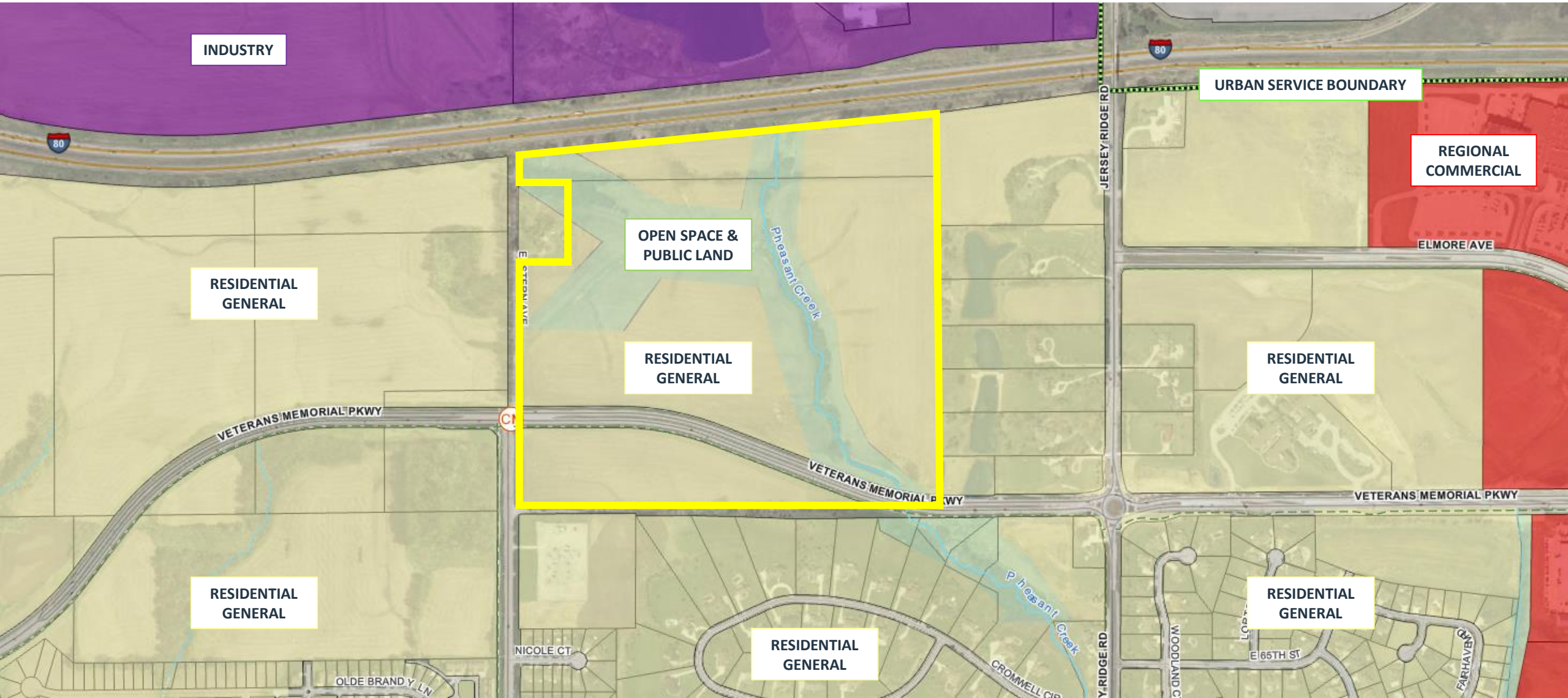
Zoning Map

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

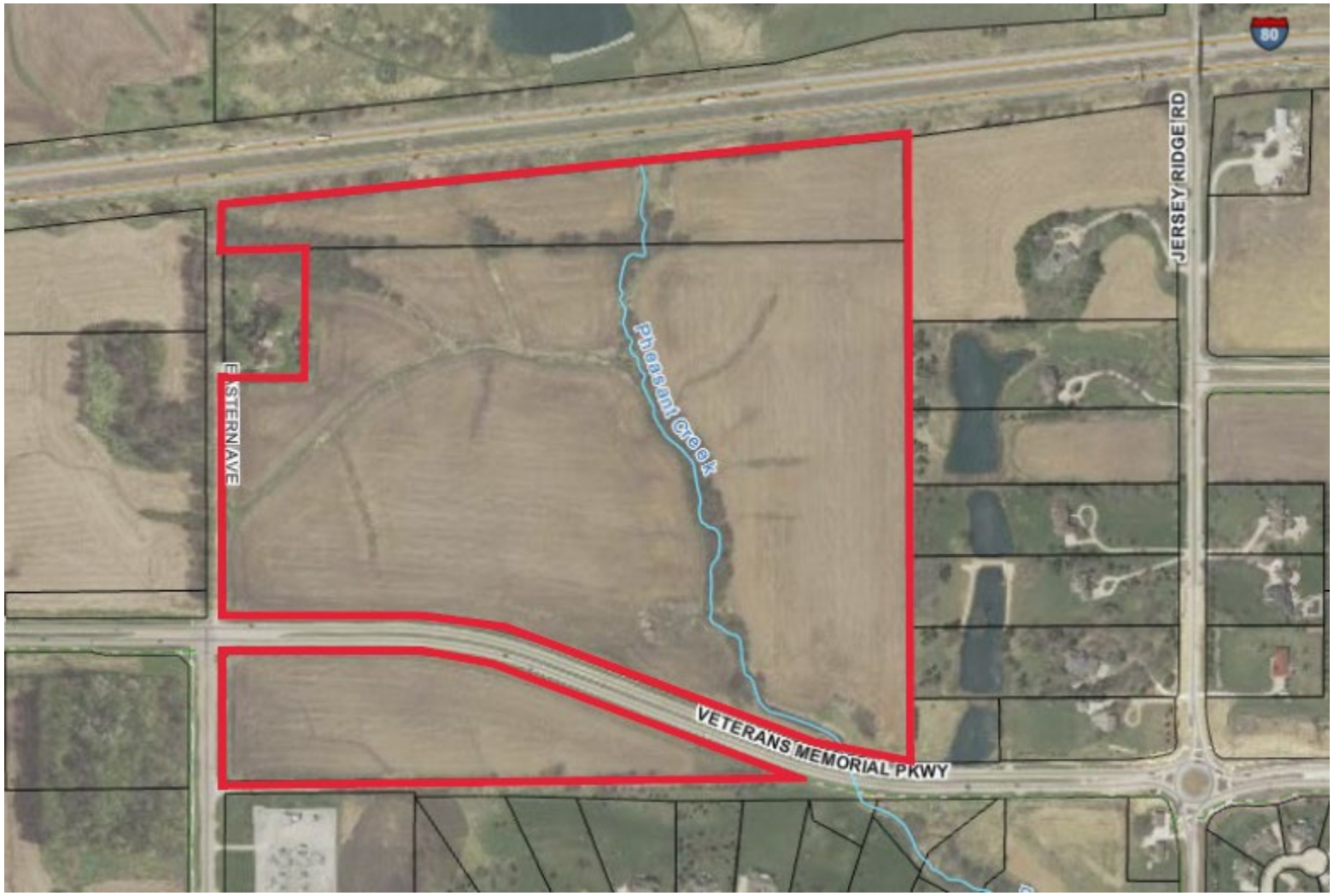
Axiom Consultants – Brian Boelk

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

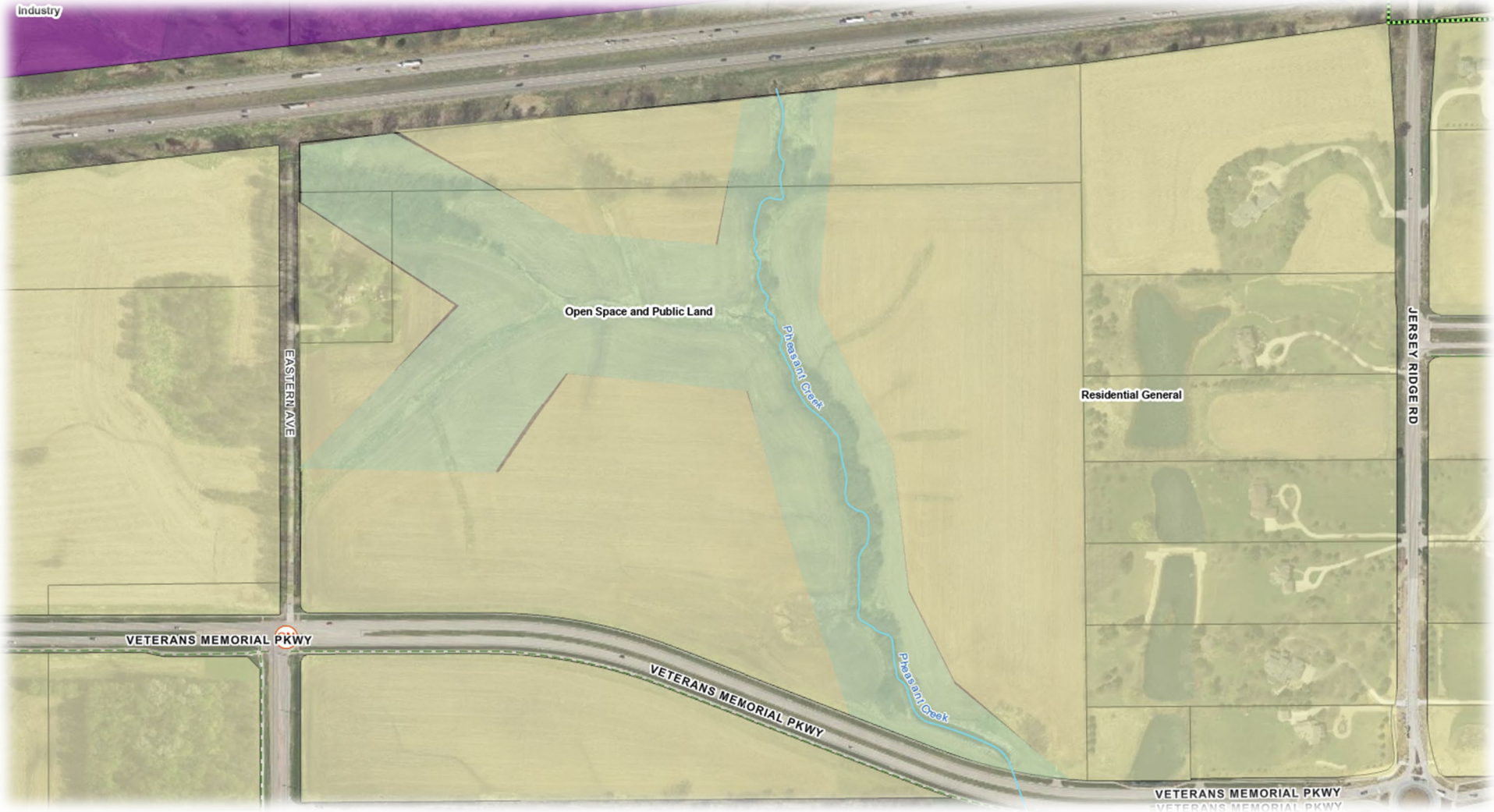
AXIOM CONSULTANTS

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

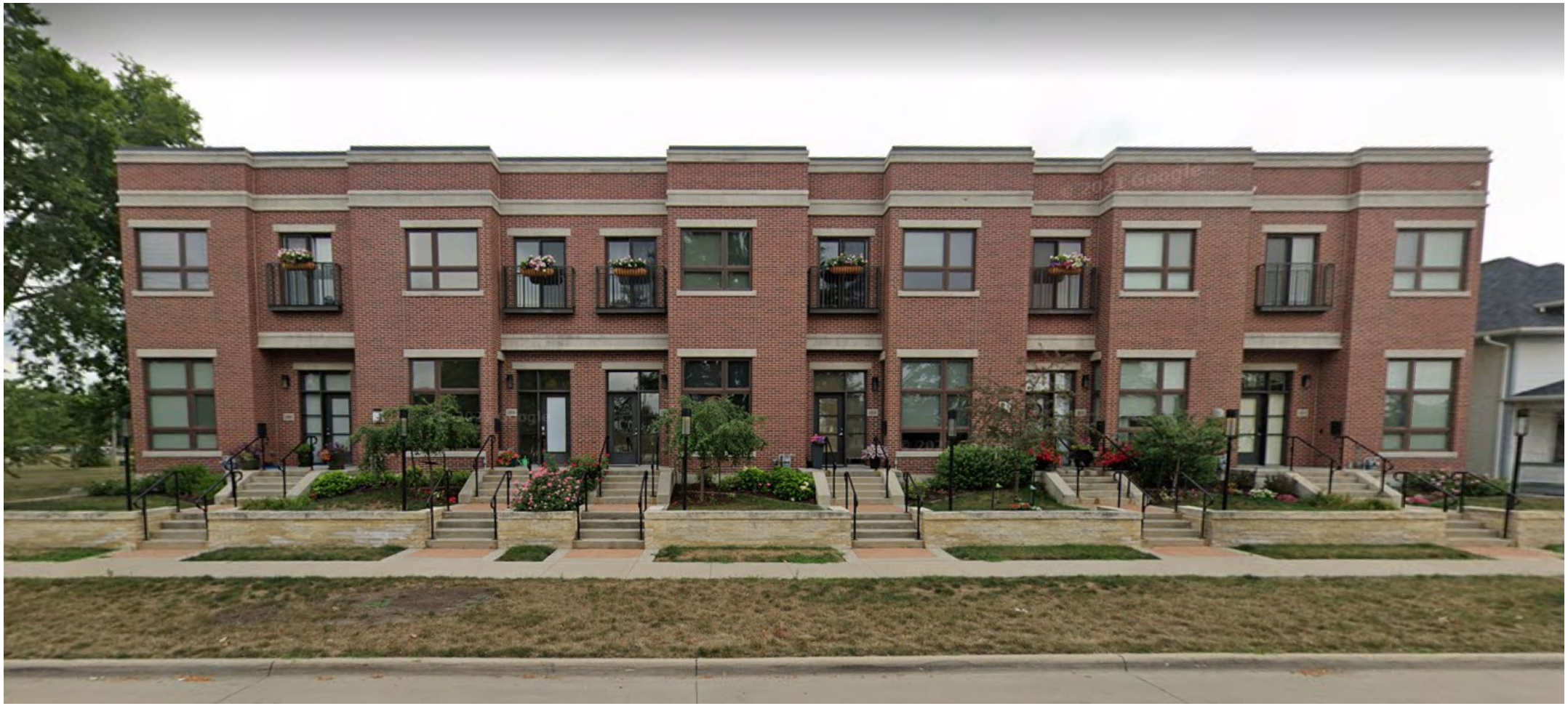
AXIOM CONSULTANTS

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

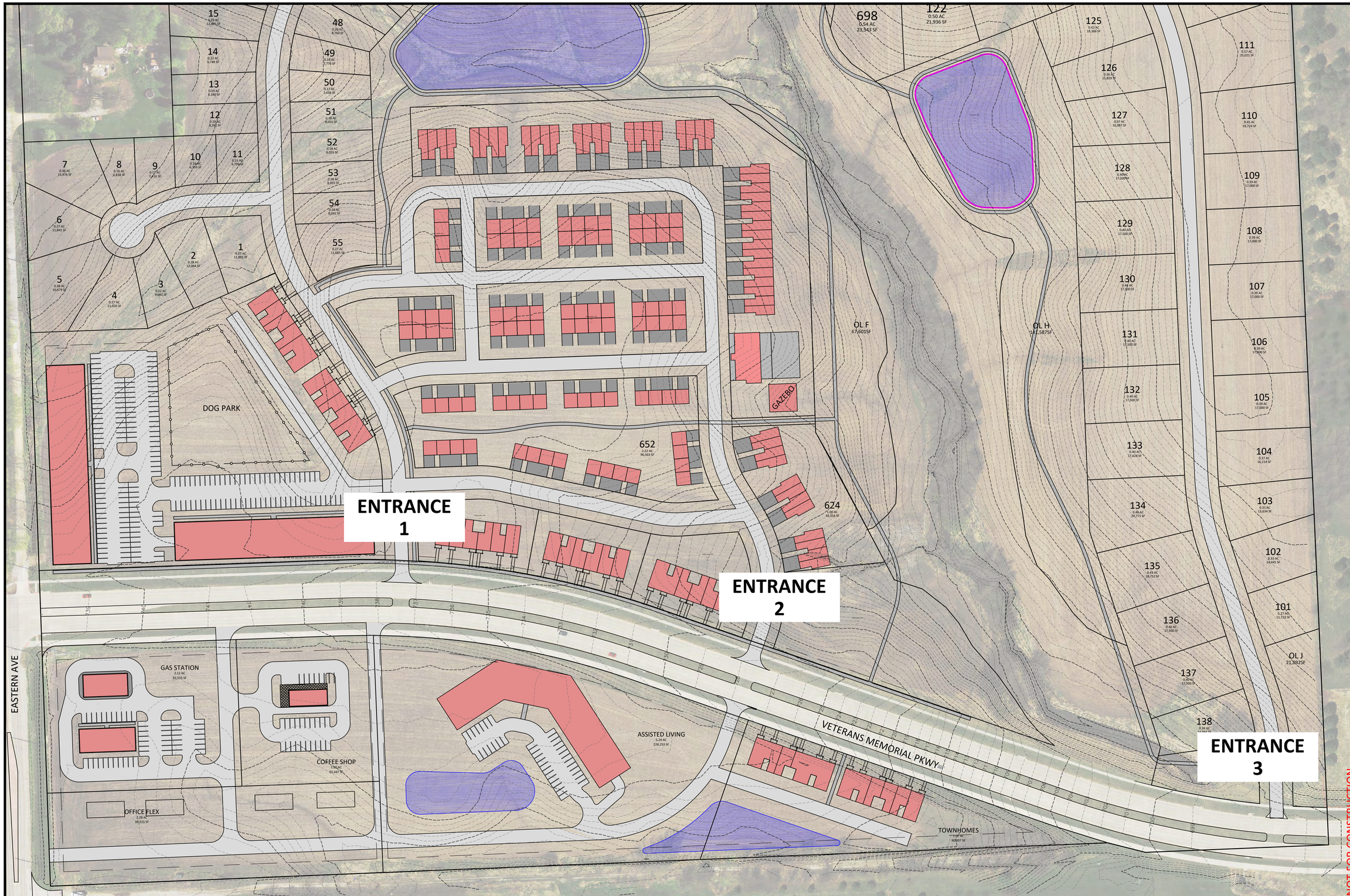
- Brian Boelk –bboelk@axiom-con.com, 319-519-6222

High Development Corp.

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

HIGH PROPERTIES

AXIOM CONSULTANTS



ENGINEER:
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DRAWING LOG		
REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME:
TRALEE FARMS
DAVENPORT, IOWA, 52807

CLIENT NAME:
HIGH PROPERTIES

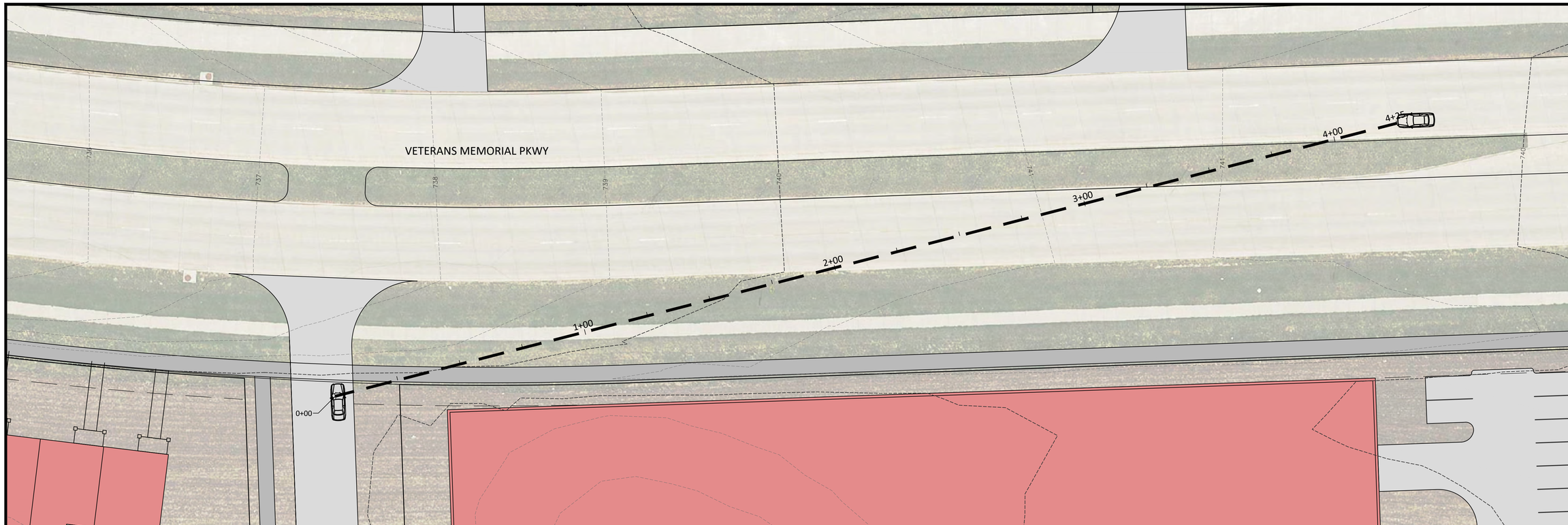
SHEET NAME:
SIGHT DISTANCE EXHIBIT
ENTRANCE MAP

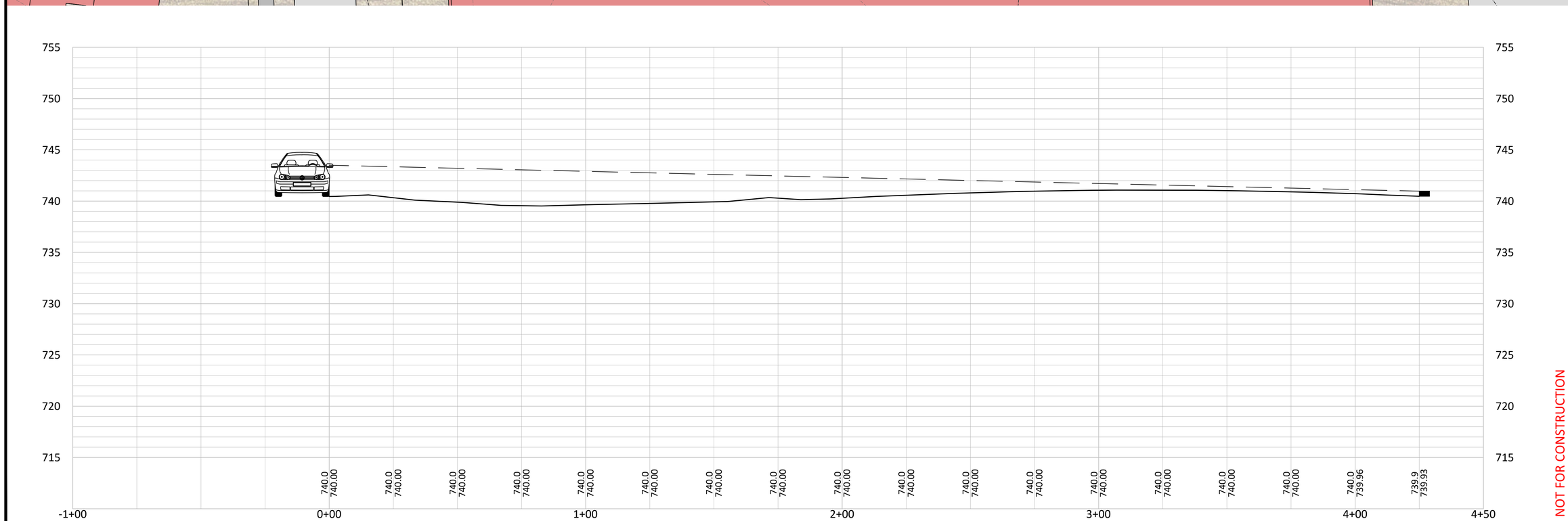
DESIGN PROFESSIONAL:
BOELK

PROJECT NO.:
21-0127

SHEET NUMBER:
1 OF 7

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





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REV	DRAWING LOG DESCRIPTION OF CHANGES	DATE

PROJECT NAME:
TRALEE FARMS
DAVENPORT, IOWA, 52807

CLIENT NAME:
HIGH PROPERTIES

SHEET NAME:
SIGHT DISTANCE EXHIBITS
EASTBOUND CAR - ENTRANCE 1

SHEET NUMBER:
2 OF 7

PROJECT NO.:
21-0127

DESIGN PROFESSIONAL:
BOELK

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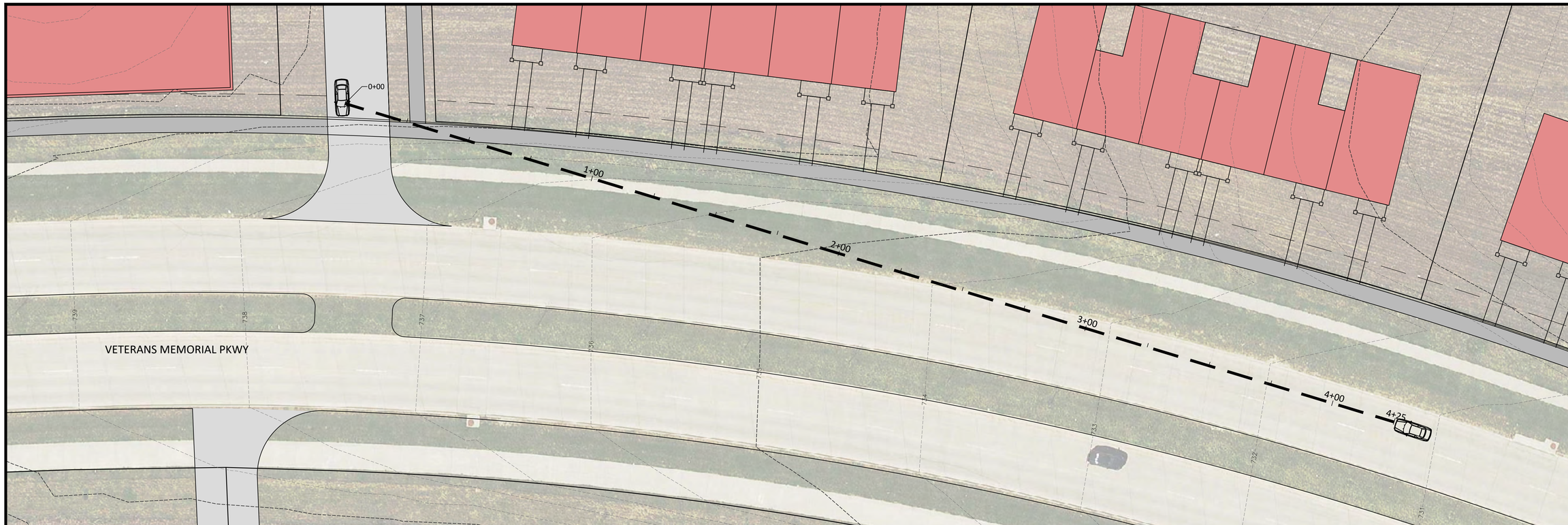

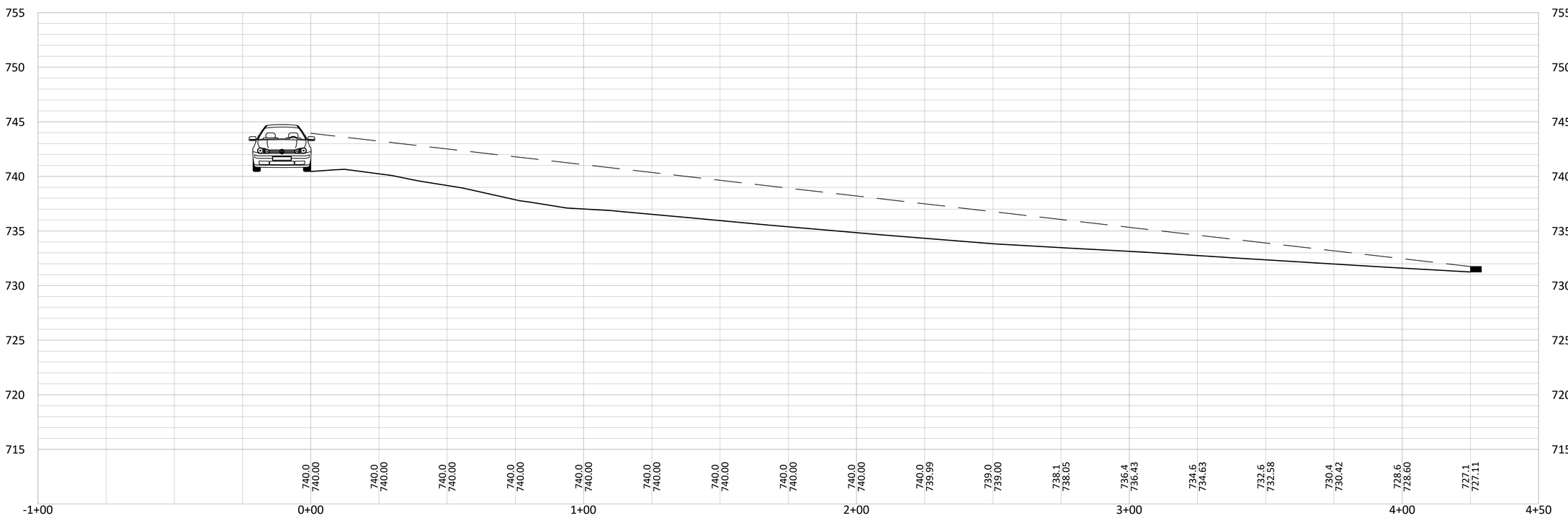

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DRAWING LOG

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

DESIGN PROFESSIONAL:
BOELK

PROJECT NO.:
21-0127

SHEET NUMBER:
3 OF 7

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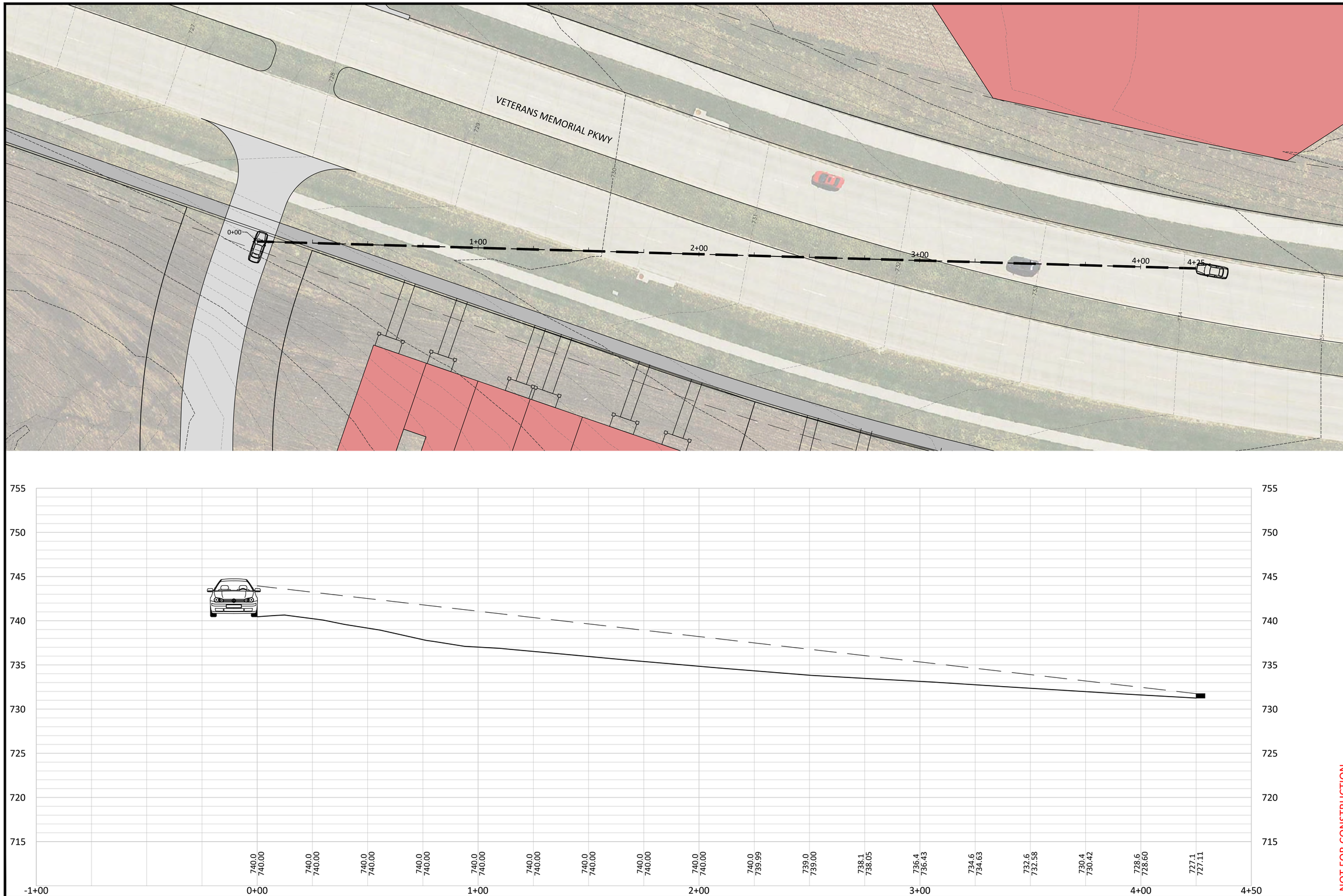

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PROJECT NAME:
TRALEE FARMS
DAVENPORT, IOWA, 52807

CLIENT NAME:
HIGH PROPERTIES

SHEET NAME:
SIGHT DISTANCE EXHIBITS
EASTBOUND CAR - ENTRANCE 2

DESIGN PROFESSIONAL:
BOELK

PROJECT NO.:
21-0127

SHEET NUMBER:
4 OF 7

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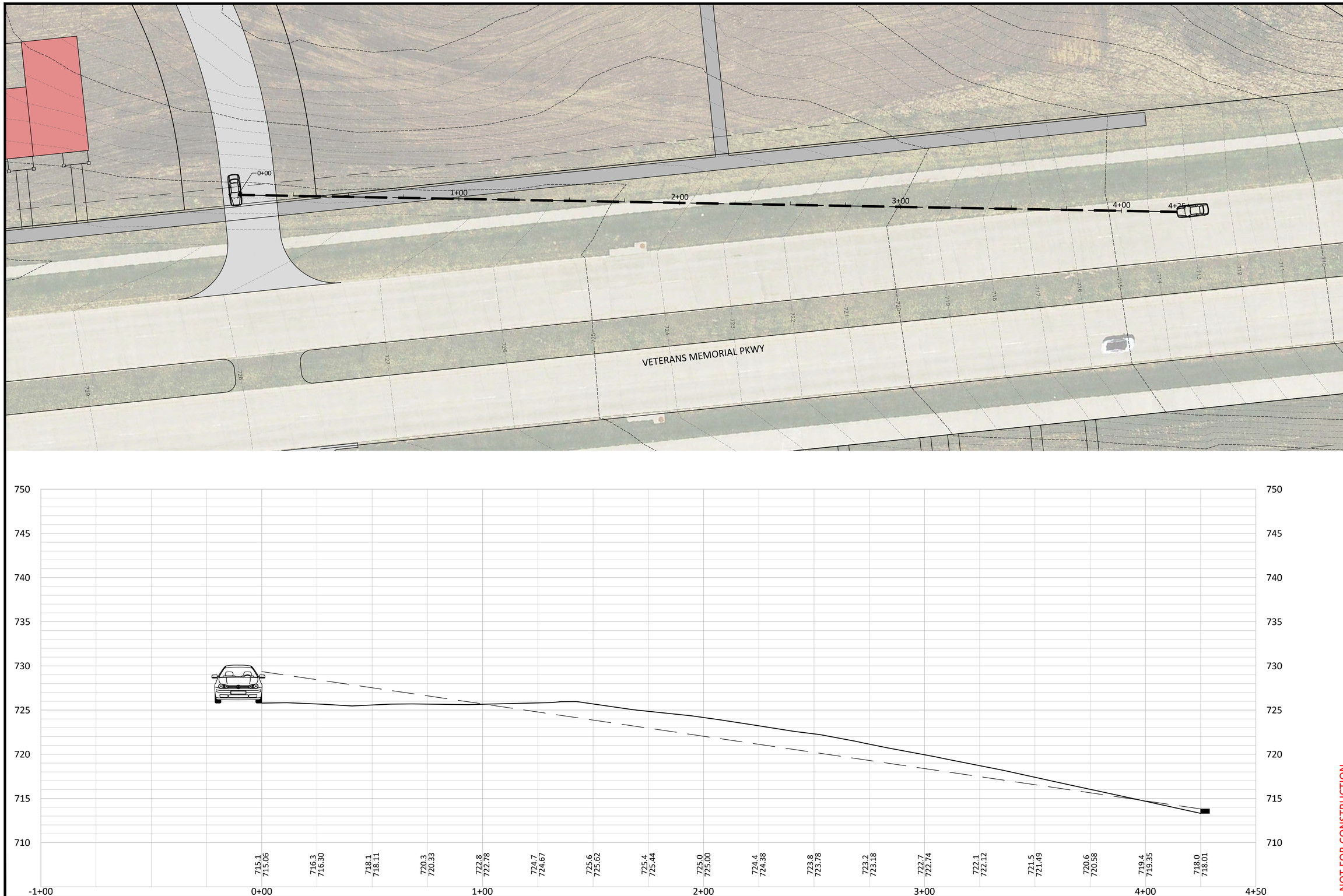

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CLIENT NAME:
HIGH PROPERTIES

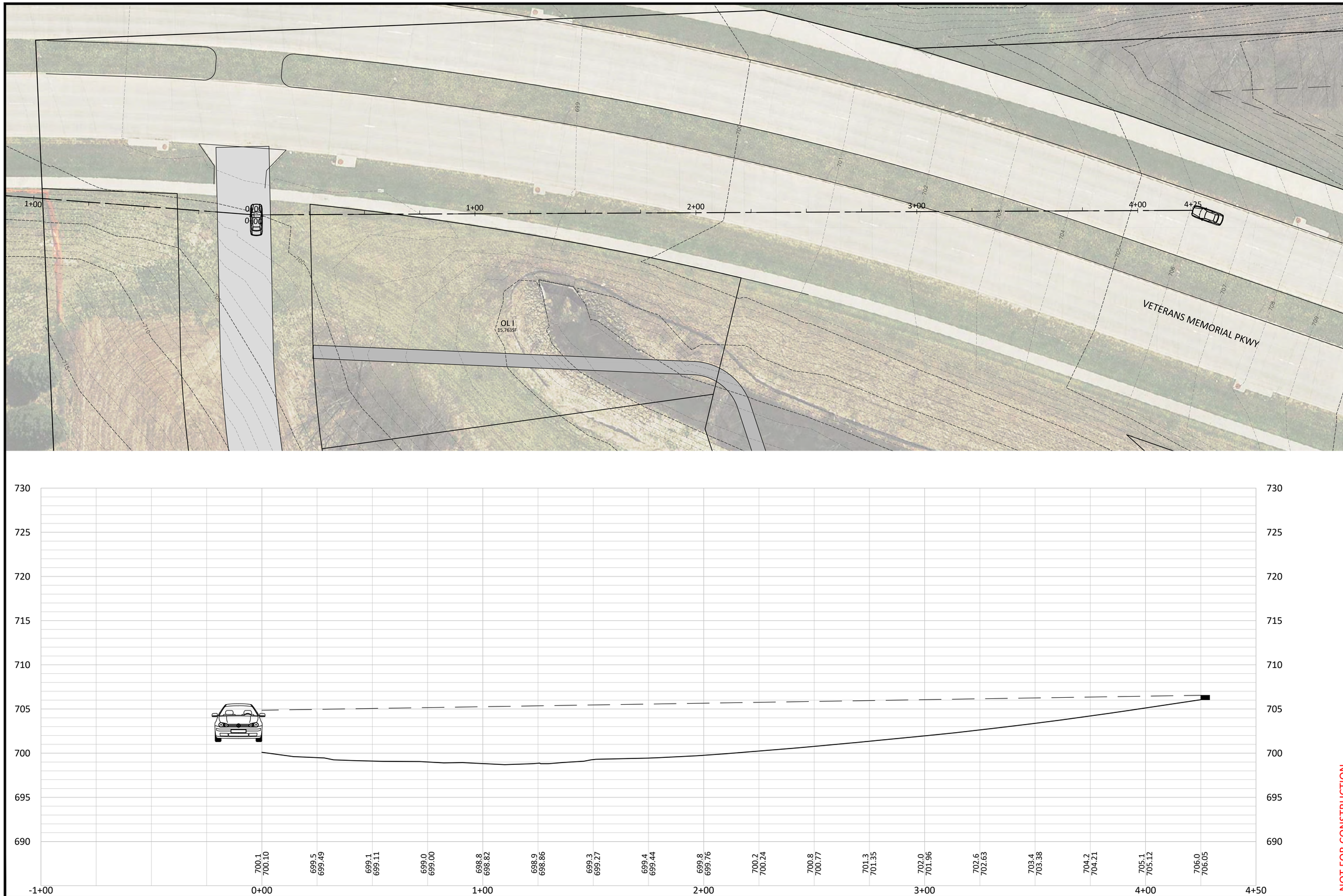
SHEET NAME:
SIGHT DISTANCE EXHIBITS
WESTBOUND CAR - ENTRANCE 2

DESIGN PROFESSIONAL:
BOELK

PROJECT NO.:
21-0127

SHEET NUMBER:
5 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

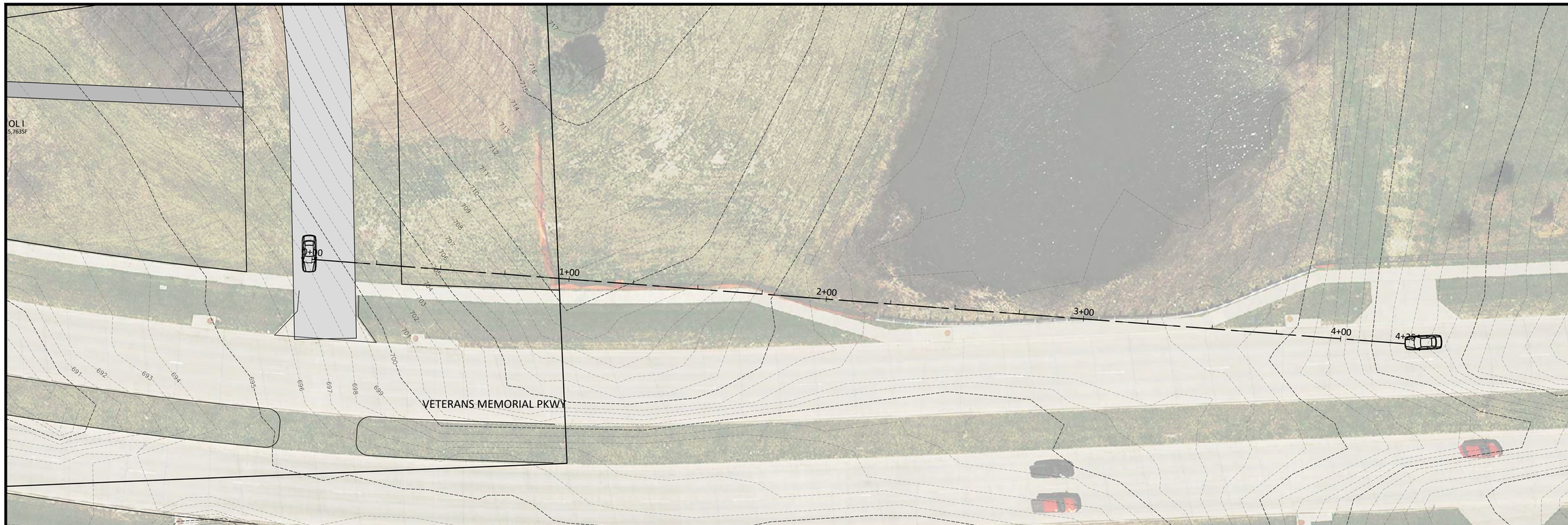
SHEET NAME:
SIGHT DISTANCE EXHIBITS
EASTBOUND CAR - ENTRANCE 3

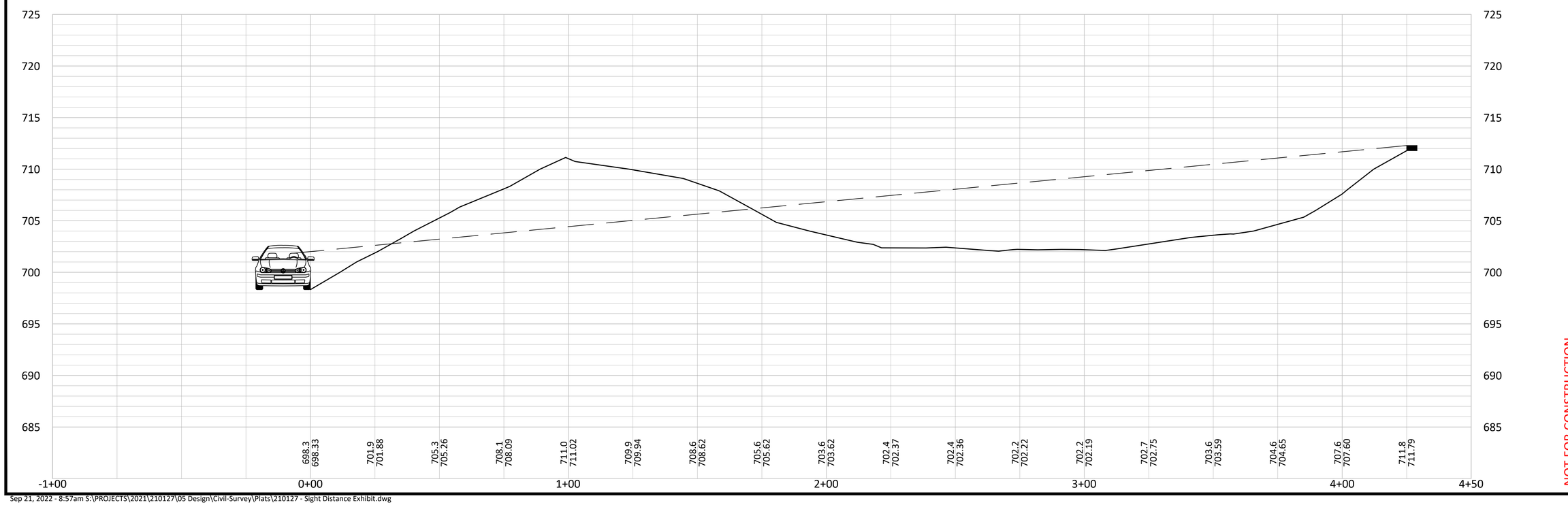
DESIGN PROFESSIONAL:
BOELK

PROJECT NO.:
21-0127

SHEET NUMBER:
6 OF 7

Sep 21, 2022 - 8:50am 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

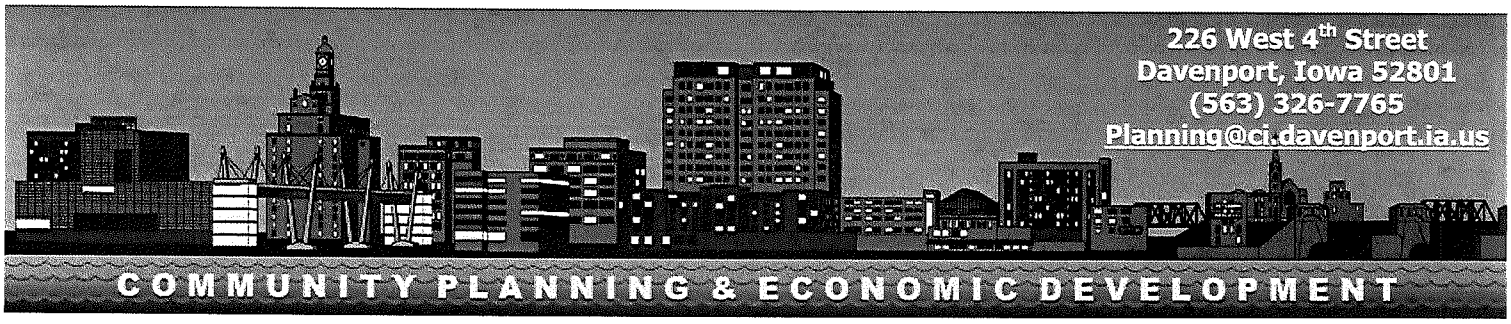
SHEET NAME:
SIGHT DISTANCE EXHIBITS
WESTBOUND CAR - ENTRANCE 3

SHEET NUMBER:
7 OF 7

PROJECT NO.:
21-0127

DESIGN PROFESSIONAL:
BOELK

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 3
***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:	

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: 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.

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

Notary Public

My Commission Expires: 5-18-2023

Patricia A. Nebinger
Commission Number: 828293
My Commission Expires:
May, 18-2023

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | Plan and Zoning Commission

Date: 11/1/2022 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5:00 PM 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.

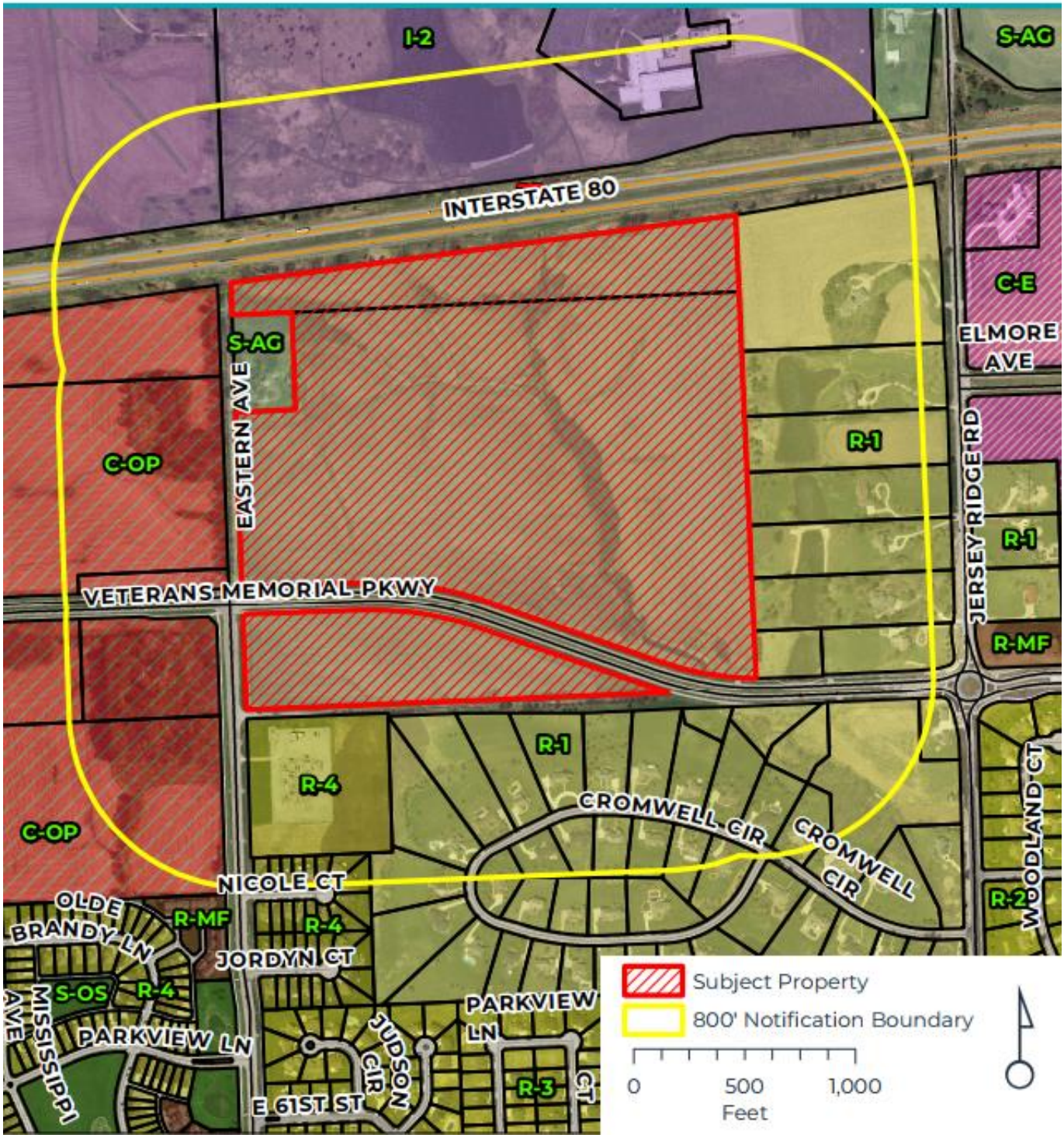
All documents related to the meeting (agenda included) are at "Search Minutes & Agendas": www.cityofdavenportiowa.com/boards Mondays before the meeting/public hearing.

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)



REZONING EXHIBIT

TRALEE FARMS
DAVENPORT, SCOTT COUNTY, IOWA

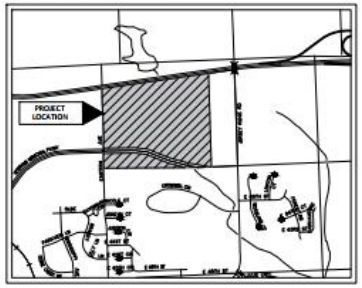
DEVELOPER/OWNER INFORMATION:

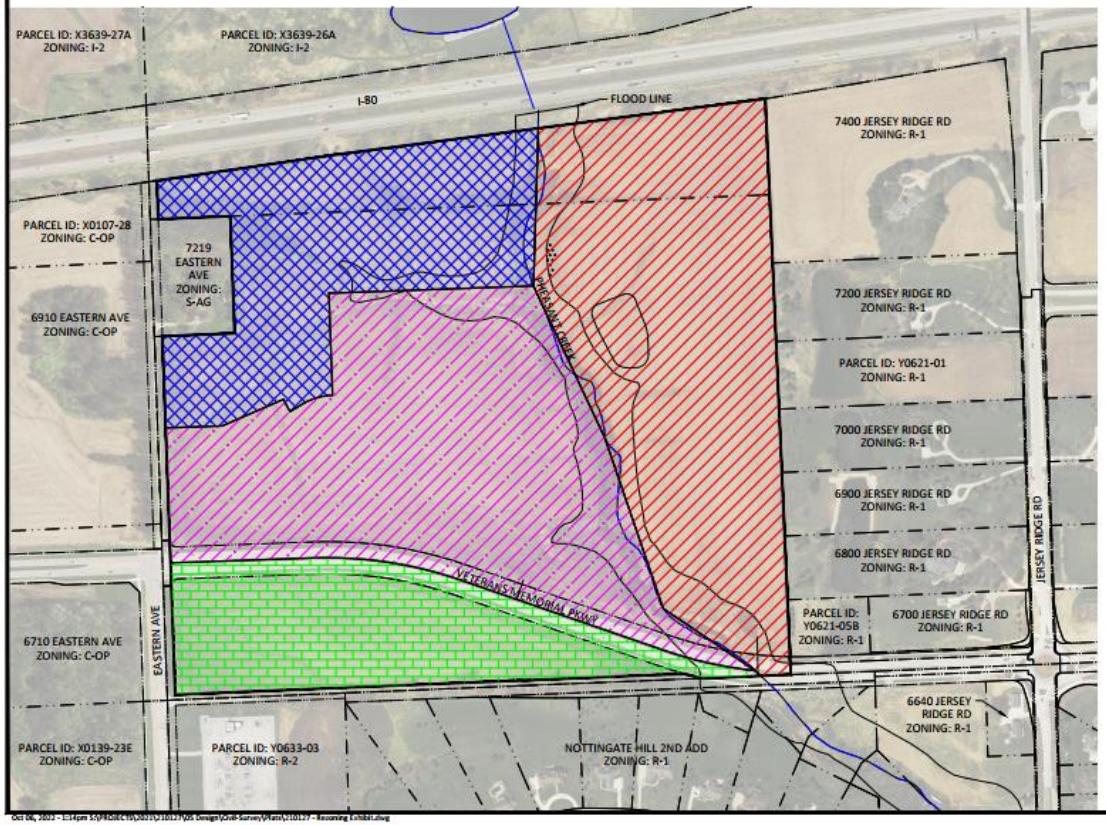
DEVELOPER / APPLICANT:	OWNER:	PREPARED BY:
HIGH PROPERTY MANAGEMENT C/O DARRYL HIGH 211 1ST AVE SE, SUITE A CEDAR RAPIDS, IA 52401 319-363-3900 DARRYLH@HIGHDEVELOPMENT.COM	SHAMROCK PROPERTIES LC 1910 E KIMBERLY RD DAVENPORT, IA 52807	AXIOM CONSULTANTS, LLC C/O BRIAN BOELK 60 E. COURT STREET, UNIT 3 IOWA 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 NORTHWEST 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°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°47'53"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

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

0 100 200

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

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

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

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.

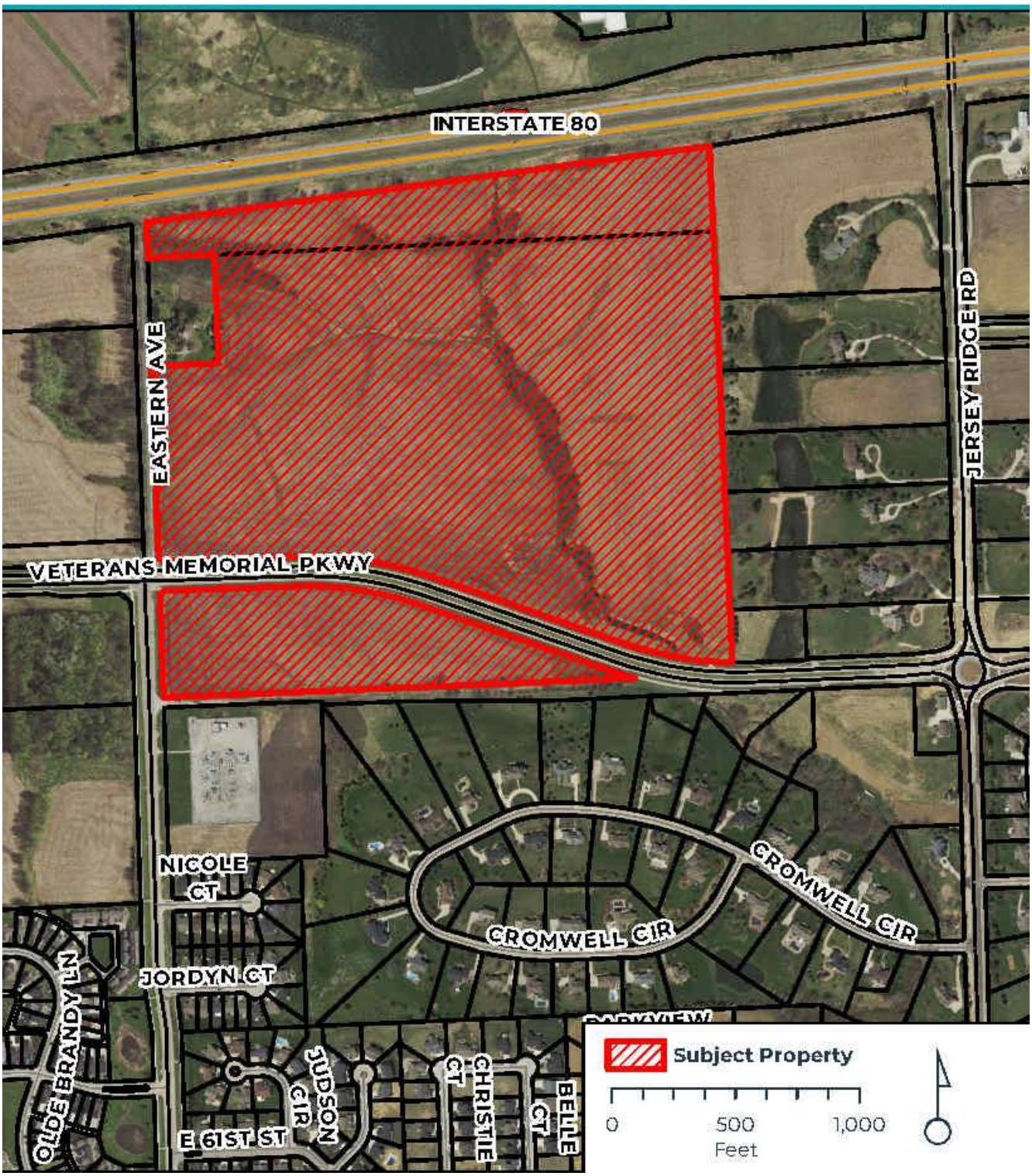
The purpose of this meeting is to provide an informal setting to allow the developer to describe the proposed development, to interact with adjacent owners, and to answer any questions and concerns about the proposed action.

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	uspsrulesegmail.com
Ruth Hill	6341 Mississippi Av.	rhill1051@yahoo.com
S-S h-Ce	1580 Swamp	shariowa8@gmail
Teal Horack	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	billbswll@Yahoo.com
Mike + Brenda Goellnitz	7219 Eastern Ave	pinkcubab2@gmail.com + brenda.goellnitz@unitypoint.org
Kristina Langan	2120 Cromwell Circle	langancrew7@gmail.com
Mark Sisel	1911 E 61st Circle	marksisel12@gmail.com
Ryan Van Drole	6450 Thomas Ct	Ryan@VanDroleGroup.com
Scott Pearson	6516 Woodland Ct	PearsonBPScott@gmail.com
Len Mendoza	1202 Nicole Ct	LM1307@icloud.com
Chris Mendoza	" " "	
Cindy + Larry Holden soph	1420 Olde Brandy Ln	cholden soph 0366@gmail.com
Ralph Rebecca Armstrong	1571 Olde Brandy Ln	rebstrong1953@gmail.com
John-Connie Dickman	1677 Nicole Ct	Actor [illegible]
MARK MARTINEZ	2140 Cromwell cir	MARKMTZ2000@HOTMAIL
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	
Rick Schaefer	1960 Cromwell	rschaefer@ruhlcommercial
Greg Franke	6123 Judson Circle	gfranke13@yahoo.com
Aaron Dunlap	2340 Cromwell Cir	aaron@aarondunlap.com

Martin Pereira 6500, 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 Bthughes6630@gmail.com
Brian Hughes Athughes6630@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	563-343-66661	7219 EASTERN DAV
Elizabeth Bradley			7001 IRR
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	RSFICKCMC@MCHSI.COM	563 503 0224	EAGLE
JOSH + KELLY HEACOCK	JOSHANDKELLYHEACOCK@GMAIL.COM	319-321-6985	6700 JERSEY RIDGE RD

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:
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:
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

City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **11/1/2022**

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:
Hold the Public Hearing.

A formal staff recommendation will be provided at the November 15, 2022 Plan and Zoning Commission Meeting.

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:
City Departments are reviewing the proposed right-of-way vacation request. Further comments will be provided at the November 15, 2022 Plan and Zoning Commission meeting.

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 has 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

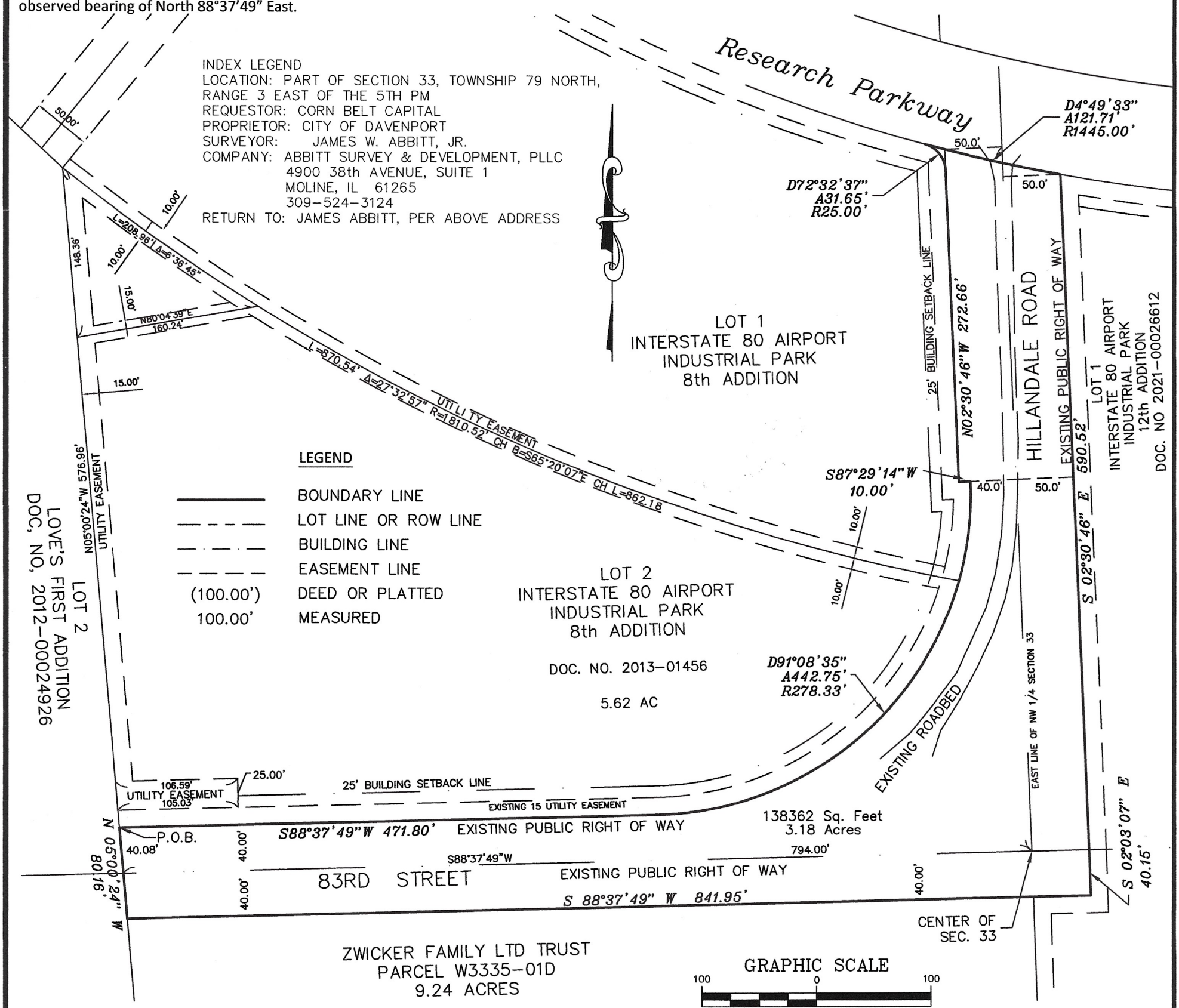
REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	10/28/2022 - 3:57 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

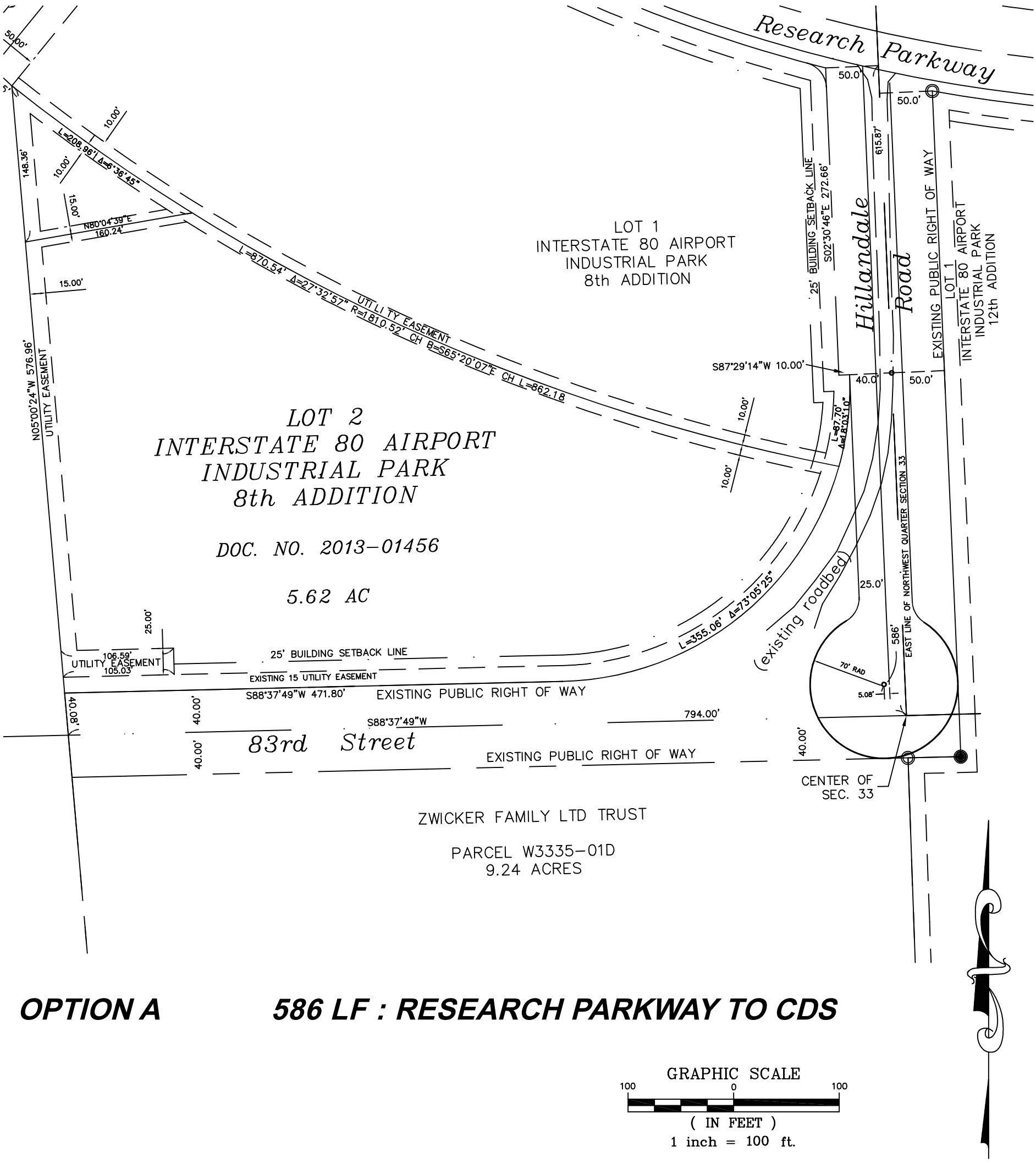
LICENSED LAND SURVEYOR
JAMES W. ABBITT JR.
18465
IOWA

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.:	
DRAWING TITLE: RIGHT OF WAY VACATION		22-222-IADA-B-CORN BELT	

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.

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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

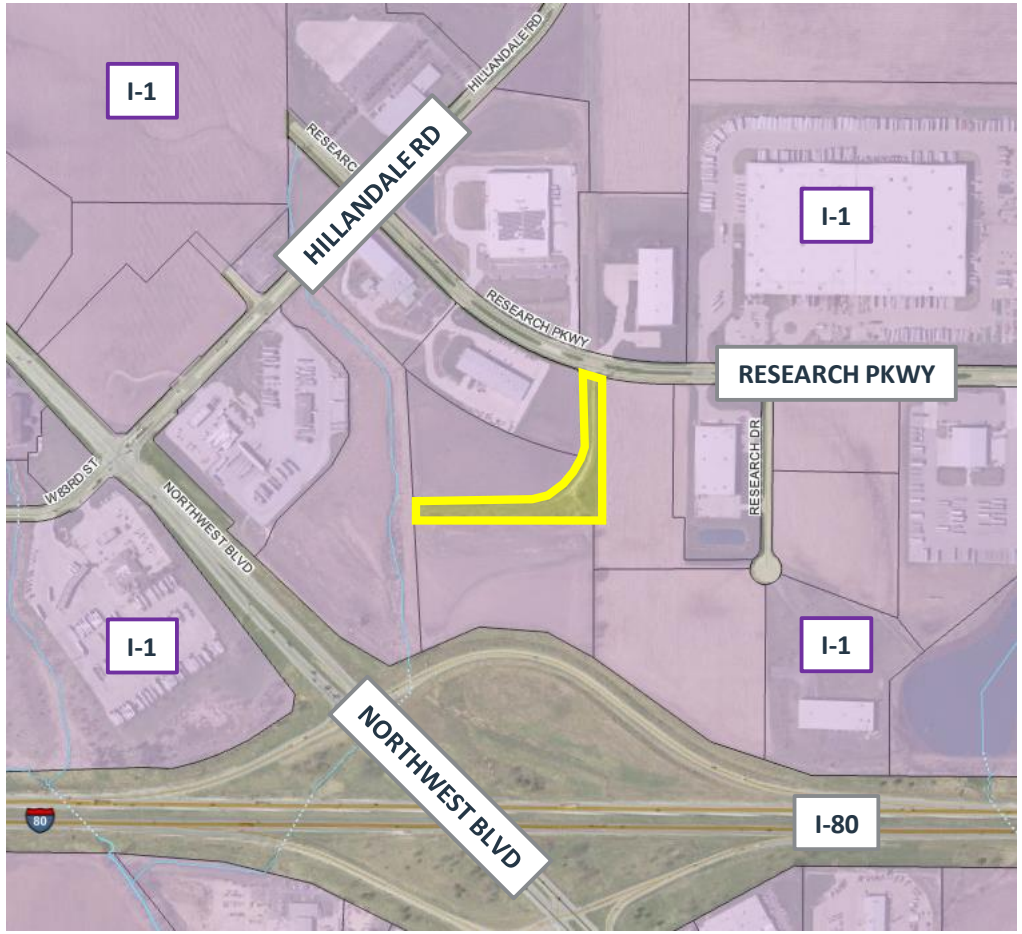
FIELD BOOK:
PAGE:

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

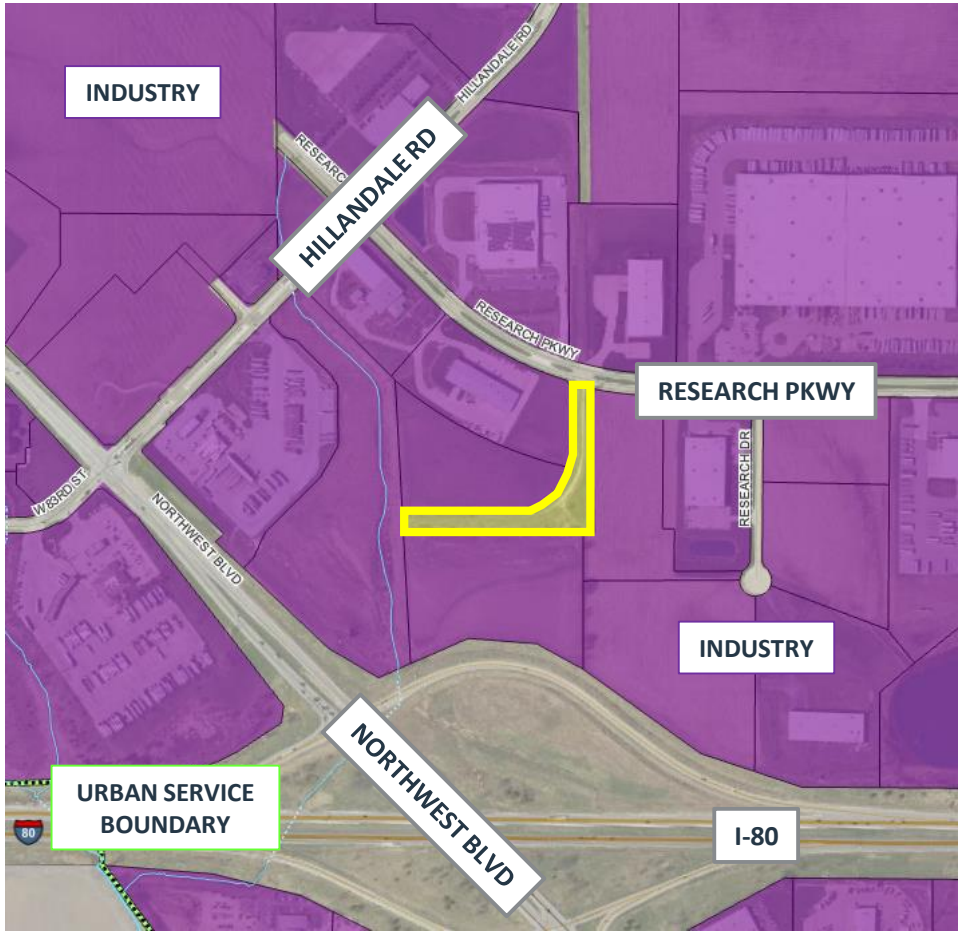
DRAWING TITLE: ROW EXHIBIT OPTION A

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.

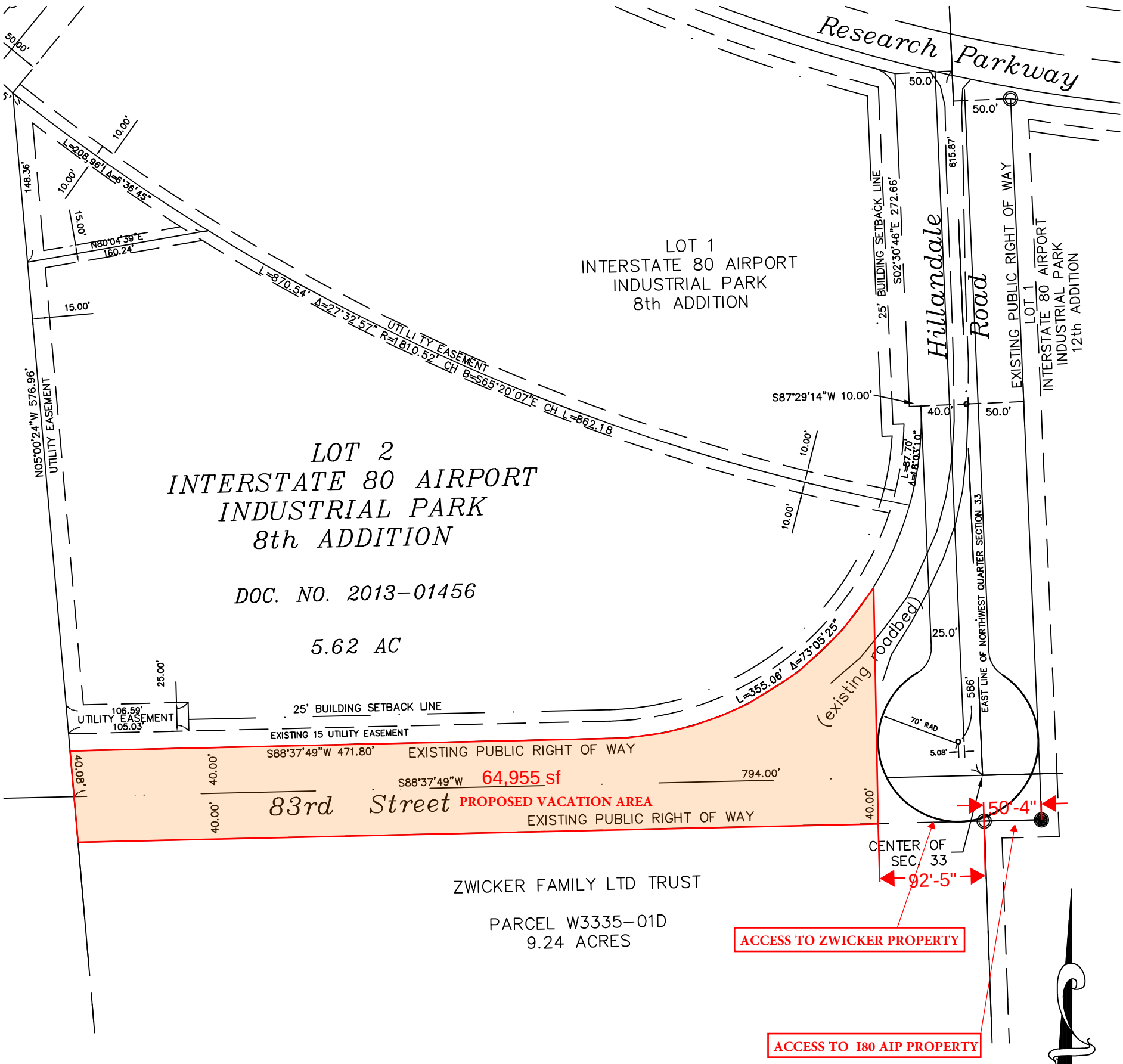
Received by: Date:

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.

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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

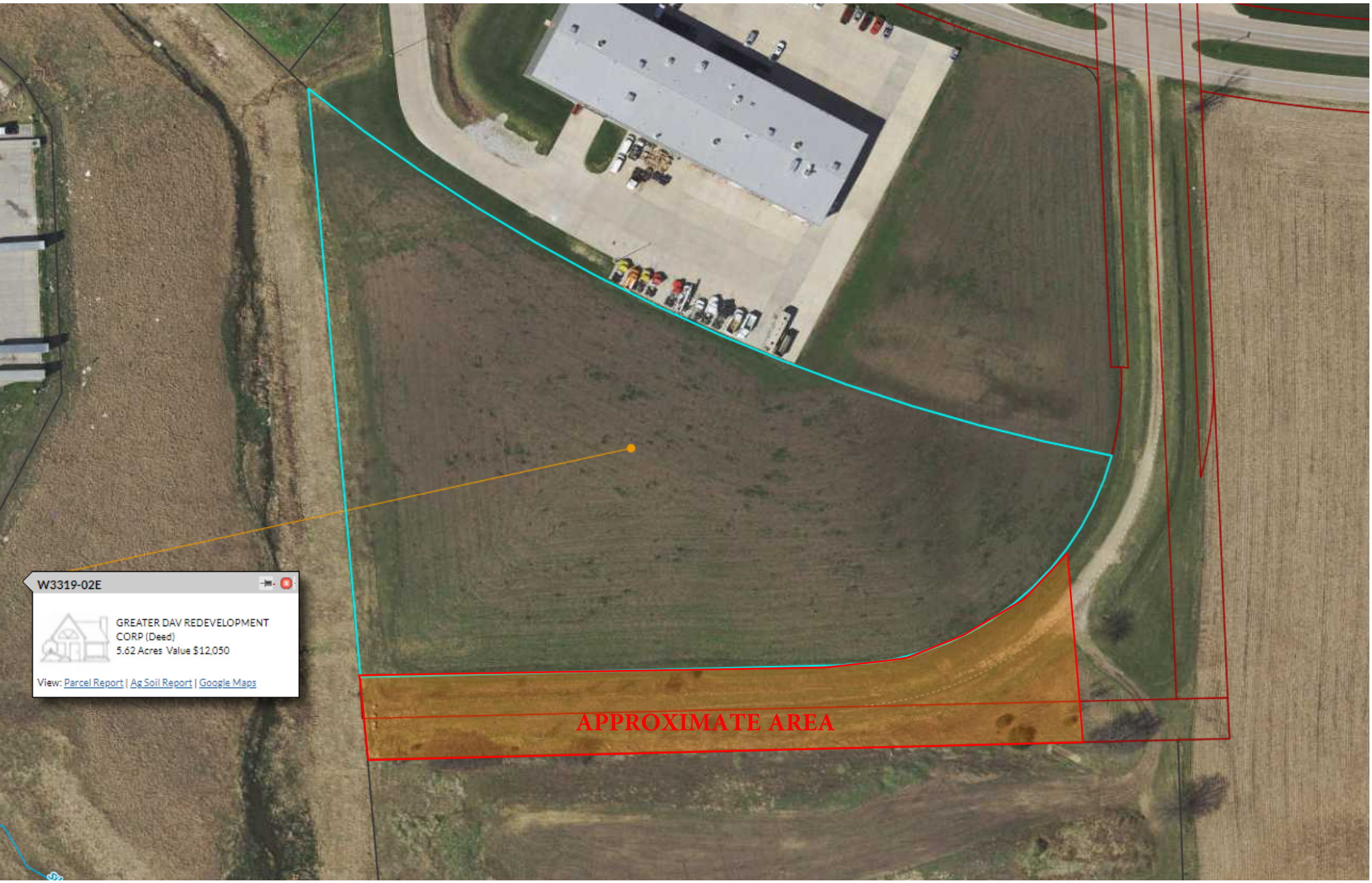
FIELD BOOK:
PAGE:

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

DRAWING TITLE: ROW EXHIBIT OPTION A

APPROXIMATE AREA

APPROXIMATE AREA
TRUCK PARTS & SERVICE
SADLER


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.

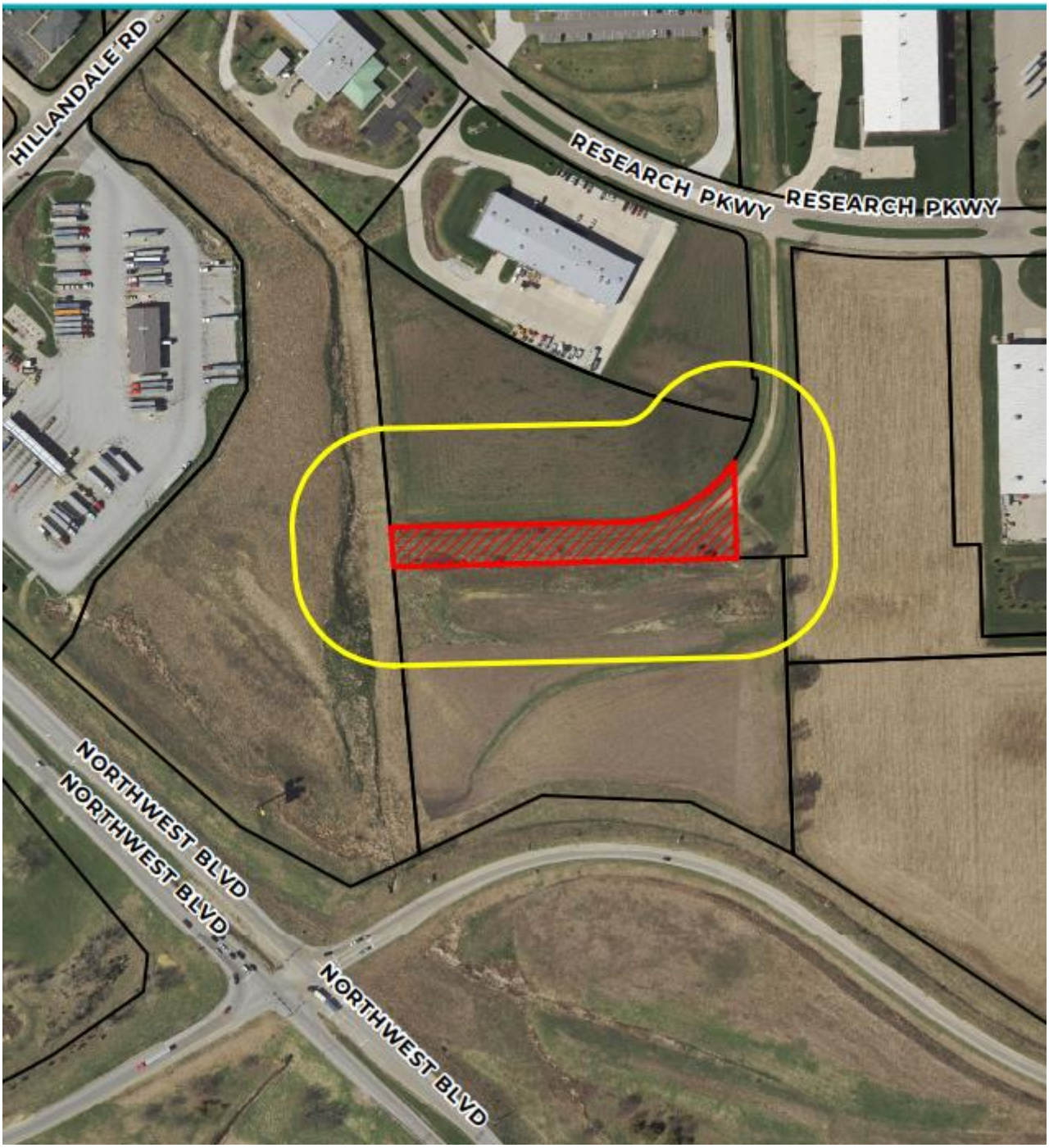
Right-Of-Way Vacation | Public Hearing Notice

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]

ROW Vacation

200' Notification Boundary

0 250 500
Feet



City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
11/1/2022

Subject:
Consideration of the October 18, 2022 meeting minutes.

Recommendation:
Staff recommends the City Plan and Zoning Commission approve the October 18, 2022 meeting minutes.

Background:
The October 18, 2022 meeting minutes are attached.

ATTACHMENTS:

Type	Description
Backup Material	Meeting Minutes 10-18-22

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	10/26/2022 - 4:01 PM

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, OCTOBER 18, 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 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 directed staff to provide the definition for each dwelling type in the Zoning Ordinance. Commissioners also inquired if the zoning text change was a result of a specific project.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

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

II. Report of the City Council Activity

Berkley provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the October 4, 2022 meeting minutes.

Motion by Hepner, second by Maness, to approve the October 4, 2022 meeting minutes. Motion to approve was unanimous by voice vote (8-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

i. Case REZ22-06: Request of AHHE Coatings, LLC to rezone 516 West 35th Street from C-1 Neighborhood Commercial District to I-1 Light Industrial District. [Ward 7]

Werderitch introduced the rezoning petition. There are two vacant commercial buildings on the subject property, which will be demolished. The purpose of the rezoning request is to redevelop the site for a light industrial user.

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

Commissioners commented on the condition of the property and the recommended condition to prohibit Adult Uses at the site.

Staff recommended Case REZ22-06 be forwarded to the City Council with a recommendation for approval subject to the listed findings and condition.

Findings:

1. The proposed rezoning to I-1 Light Industrial District is generally consistent with the Comprehensive Plan and adopted land use policies.
2. The petition is compatible with the zoning and land uses of nearby property.
3. The rezoning request is compatible with the established neighborhood character north of West 35th Street, which includes light industrial buildings and commercial establishments.
4. As conditioned, the proposed amendment will not negatively impact the public health, safety, and welfare of the City.

5. Rezoning the property to I-1 Light Industrial District does not create any nonconformities.

Condition:

1. That Adult Uses shall be prohibited.

Motion by Inghram, second by Tallman, to approve staff recommendation and conditions. Motion to approve was unanimous by a roll call vote (8-0).

VI. Subdivision Activity

A. Old Business

B. New Business

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:16 pm.

City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **11/1/2022**

Subject:
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]

Recommendation:
Staff recommends 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.

Background:
City staff received an Application for a Zoning Text Amendment from a property owner requesting an amendment to allow "Dwelling - Single-Family" as a permitted use in the R-MF Multi-Family Residential Zoning District.

The Cities of Bettendorf, Moline, and Rock Island all allow for single-family dwellings in their respective multi-family/high density residential districts. The proposed zoning text amendment will impact all properties throughout Davenport zoned R-MF Multi-Family Residential District.

The **R-MF Multi-Family Residential Zoning 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.

Dwelling - Single-Family. A structure containing only one dwelling unit on a single lot. When a manufactured home meets all the requirements for a single-family dwelling, including the definition of a dwelling unit, and is located and installed to the same standards as a single-family dwelling, such manufactured home is considered a single-family dwelling, subject to any additional requirements or specific exceptions of Iowa State Code Section 414.28.

Staff Analysis:
Permitting single-family dwellings in a high density zoning district will enable a true mix of housing types and styles within a development. The R-MF District will become a more flexible district that encourages diversity in scale and housing units. Furthermore, the existing single-family design standards will apply to new dwellings within the R-MF District to promote higher quality architecture and materials.

Since the purpose of the R-MF Multi-Family Residential District is to accommodate a high-density neighborhood, staff are recommending the dimensional standards allow for smaller lots with increased building coverage.

The proposed zoning text amendment will eliminate nonconforming single-family dwellings in the R-MF District.

Staff Recommended Single-Family Dimensional Standards for the R-MF 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

The dimensional standards are consistent with the R-4C Single-Family and Two-Family Central Residential District, which allows for the greatest density of single-family housing in the City of Davenport.

Approval Standards for Text Amendments:

1. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.
2. The extent to which 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. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy or change in development trends or

technology.

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

Public Input:
A Notice of Public Hearing was published in the Quad City Times informing the community of the October 18, 2022 Plan and Zoning Commission Public Hearing.

To date, staff has not received any written responses from the community.

Staff will apprise the Commission of any correspondence at the November 1, 2022 Plan and Zoning Commission Public Hearing.

ATTACHMENTS:

Type	Description
Backup Material	Proposed Zoning Text Amendment
Backup Material	Application
Backup Material	Zoning Ordinance Dwelling Definitions
Backup Material	Single-Family Dwelling Design Standards

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	10/28/2022 - 4:15 PM

CHAPTER 17.04. RESIDENTIAL DISTRICTS

Section 17.04.010 Purpose Statements
Section 17.04.020 Uses
Section 17.04.030 Dimensional Standards
Section 17.04.040 R-MHP District Standards
Section 17.04.050 R-3C and R-4C District Design Standards
Section 17.04.060 General Standards of Applicability

Section 17.04.010 Purpose Statements

A. R-1 Single-Family Residential Zoning District
The R-1 Single-Family Residential Zoning 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.

B. R-2 Single-Family Residential Zoning District
The R-2 Single-Family Residential Zoning District is intended to accommodate low-density single-family neighborhoods of a more urban character than the R-1 District. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-2 District.

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

D. R-3C Single-Family and Two-Family Central Residential Zoning District
The R-3C Single-Family and Two-Family Central Residential Zoning District is intended to preserve and protect Davenport's moderately dense, centrally located, established urban residential neighborhoods. Standards of the R-3C District are intended to ensure that new development is complementary to the existing developed character of these neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-3C District.

E. R-4 Single-Family and Two-Family Residential Zoning District
The R-4 Single-Family and Two-Family Residential Zoning 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-4 District 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.

F. R-4C Single-Family and Two-Family Central Residential Zoning District
The R-4C Single-Family and Two-Family Central Residential Zoning District is intended to preserve and protect Davenport's dense, centrally located, established urban residential neighborhoods. Standards of the R-4C District are intended to ensure that new development is complementary to the existing developed character of these neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4C District.

G. R-MF Multi-Family Residential Zoning District
The R-MF Multi-Family Residential Zoning District is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types including single-family dwellings, 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.

H. R-MHP Residential Manufactured Home Park Zoning District
The R-MHP District is intended to accommodate manufactured home parks, which are areas containing manufactured home sites arranged on a large tract, typically under single ownership, and designed to accommodate manufactured homes.

Section 17.04.020 Uses

A. Chapter 17.08 lists permitted, special, and temporary uses for the residential districts.

B. In the R-3, R-3C, R-4, and R-4C Districts, two-family dwellings are allowed as follows:

1. New construction of a two-family dwelling is a permitted use.

2. Conversion of a structure from a single-family dwelling into a two-family dwelling is prohibited.

Section 17.04.030 Dimensional Standards

A. Table 17.04-1: Residential Districts Dimensional Standards establishes the dimensional standards for the residential districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use. See Section 17.02.040 for measurement methodologies.

B. A house court design for single-family and/or two-family dwellings must comply with the dimensional standards of Section 17.08.030.N.

C. R-MHP District standards are found in Section 17.04.040.

Table 17.04-1: Residential Districts Dimensional Standards
SF = Single-Family // SF-SD = Single-Family Semi-Detached // 2F = Two-Family // TH = Townhouse // MF = Multi-Family

	R-1	R-2	R-3	R-3C
Bulk				
Minimum Lot Area	20,000sf	SF: 10,000sf SF-SD: 10,000sf/du	SF: 7,500sf SF-SD: 4,000sf/du 2F: 8,500sf Non-Residential: 10,000sf	SF: 7,500sf SF-SD: 4,000sf/du 2F: 8,500sf Non-Residential: 10,000sf
Minimum Lot Width	100'	SF: 60' SF-SD: 60'/du	SF & 2F: 60' SF-SD: 30'/du Non-Residential: 75'	SF & 2F: 50' SF-SD: 25'/du Non-Residential: 75'
Maximum Building Height	35'	35'	35'	35'
Maximum Building Coverage	25%	35%	35%	35%
Maximum Impervious Surface	40%	50%	60% Non-Residential: 70%	60% Non-Residential: 70%
Setbacks				
Minimum Front Setback	30' or average of front setbacks, whichever is less	30' or average of front setbacks, whichever is less	25' or average of front setbacks, whichever is less	25' or average of front setbacks, whichever is less
Minimum Interior Side Setback	7'	7'	7'	5'
Minimum Corner Side Setback	25'	20'	15'	15'
Minimum Reverse Corner Side Setback	30'	30'	25'	25'
Minimum Rear Setback	30' or 20% of lot depth, whichever is less	30' or 20% of lot depth, whichever is less	25' or 20% of lot depth, whichever is less	25' or 20% of lot depth, whichever is less

Table 17.04-1: Residential Districts Dimensional Standards *SF = Single-Family // SF-SD = Single-Family Semi-Detached // 2F = Two-Family // TH = Townhouse // MF = Multi-Family*			
	R-4	**R-4C**	**R-MF**
Bulk			
Minimum Lot Area	SF: 6,000sf SF-SD: 3,500sf/du 2F: 7,000sf Non-Residential: 10,000sf	SF: 4,000sf SF-SD: 2,500/du 2F: 5,500sf Non-Residential: 10,000sf	SF: 4,000sf 2F: 6,000sf SF-SD: 2,500/du TH, MF: 1,500sf/du Non-Residential: 10,000sf
Minimum Lot Width	SF & 2F: 50' SF-SD: 25'/du Non-Residential: 75'	SF & 2F: 40' SF-SD: 25'/du Non-Residential: 75'	SF: 40' 2F: 50' SF-SD: 25'/du TH: 20'/du MF: 80' Non-Residential: 75'
Maximum Building Height	35'	35'	SF, 2F, TH: 35' MF: 70'
Maximum Building Coverage	35%	40% Non-Residential: 35%	SF, SF-SD & 2F: 50% TH, MF: 65%
Maximum Impervious Surface	60% Non-Residential: 70%	60% Non-Residential: 70%	SF, SF-SD & 2F: 70% TH, MF: 75% Non-Residential: 75%
Setbacks			
Minimum Front Setback	20' or average of front setbacks, whichever is less	15' or average of front setbacks, whichever is less	25'
Minimum Interior Side Setback	5'	10% of lot width, or 5', whichever is less In no case shall an interior side setback be less than 4'	SF, 2F, SF-SD: 5' TH, MF: 10' - When abutting a residential district, structures over 45' in height require 1' additional setback for each 3' in height over 45'
Minimum Corner Side Setback	15'	10'	20'
Minimum Reverse Corner Side Setback	20'	15'	25'
Minimum Rear Setback	20' or 20% of lot depth, whichever is less	15' or 20% of lot depth, whichever is less	25' or 20% of site depth, whichever is less

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

TABLE 17.08-1: USE MATRIX																						
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Adult Use																S	S					Sec. 17.08.030.A
Agriculture																			P			
Amusement Facility - Indoor									P	P	P		P	P	P	P		P				
Amusement Facility - Outdoor										S	S				S	P		S				
Animal Care Facility - Large Animal																			P			
Animal Care Facility - Small Animal							S	S	P	P	P		S	S	P	P		P	P			Sec. 17.08.030.B
Animal Breeder																			P			Sec. 17.08.030.B
Art Gallery							P	P	P	P	P		P	P	P			P				
Arts and Fitness Studio							P	P	P	P	P		P	P	P			P				
Bar									P	P	P		P	P	P			P				
Bar – Neighborhood								P														Sec. 17.08.030.C
Bed and Breakfast	S	S	S	S	S														P			Sec. 17.08.030.D
Billboard									P	P						P	P					Sec. 17.08.030.E
Body Modification Establishment								P	P	P	P		P		P			P				
Broadcasting Facility TV/Radio								P	P	P		P	P	P	P	P	P	P			P	
Campground																			S	P		Sec. 17.08.030.F
Car Wash									P	P					S			P				Sec. 17.08.030.G
Casino															P							
Cemetery																				P		
Children's Home					P				P	P					P			S			P	Sec. 17.08.030.H
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Community Center	P	P	P	P	P		P	P	P	P	P		P	P	P			P	P	P	P	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	Sec. 17.08.030.I
Conservation Area																			P	P		
Country Club																				P		
Cultural Facility							P	P	P	P	P		P	P	P			P		P	P	
Day Care Center					P		P	P	P	P	P	P	P	P	P	S		P			P	Sec. 17.08.030.J
Day Care Home	P	P	P	P	P														P			Sec. 17.08.030.K
Drive-Through Facility									P	P	S		S		P	P	P					Sec. 17.08.030.K
Drug/Alcohol Treatment Facility, Residential									S	S					S			S			S	Sec. 17.08.030.L
Drug Treatment Clinic									S	S					S			S			S	Sec. 17.08.030.L
Domestic Violence Shelter					P			P	P	P					P			P			P	Sec. 17.08.030.H
Dwelling - Accessory Dwelling Unit	P	P	P	P																		Sec. 17.08.030.M
Dwelling - Manufactured Home						P													S			Sec. 17.08.030.N

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TABLE 17.08-1: USE MATRIX																						
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Dwelling - Multi-Family					P		P	P	P	P	S		P	P	P			P				Sec. 17.08.030.O
Dwelling - Townhouse					P		P	P	P	P	S		P	P	P			P				Sec. 17.08.030.P
Dwelling - Single-Family	P	P	P	P	P		P	P	P					P								Sec. 17.08.030.P
Dwelling - Single-Family Semi-detached		P	P	P	P		P	P	P		S			P								Sec. 17.08.030.P
Dwelling - Two-Family (New Construction)			P	P	P		P	P	P		S			P								Sec. 17.08.030.P
Dwelling - Two-Family (Conversion)					P		P	P	P					P								Sec. 17.08.030.P
Educational Facility - Primary or Secondary	P	P	P	P	P																P	
Educational Facility - University or College										P	P	P	P		P						P	
Educational Facility - Vocational							S	S	S	P	P	P	P	S	P	P	P	P			P	
Equine Keeping/Equestrian Facility	P																		P			Sec. 17.08.030.Q
Fairground																			S	S	P	
Financial Institution							P	P	P	P	P	P	P	P	P			P				
Financial Institution, Alternative									S	S					S			P				Sec. 17.08.030.R
Food Bank																P	P	P				
Food Pantry									P	S					S			S				
Funeral Home							S	S	S	P					P			P				
Gas Station								S	P	P	S				P	P	P	P				Sec. 17.08.030.S
Golf Course/Driving Range																				P		
Government Office/Facility							P	P	P	P	P	P	P	P	P	P	P	P		P	P	
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Greenhouse/Nursery - Retail										P					P			P	S			
Group Home	P	P	P	P	P																	Sec. 17.08.030.T
Halfway House									S	S					S			S			S	Sec. 17.08.030.L
Healthcare Institution																					P	
Heavy Rental and Service																P		P				
Heavy Retail										S					S	P		P				
Homeless Shelter									S	S					S			S			S	Sec. 17.08.030.L
Hotel									P	P	P	P	P	S	P			P				
Industrial - General																	P					
Industrial - Light												P				P	P	P				
Industrial Design								P	P	P		P	P		P	P	P	P				
Live Performance Venue										P	P		P	P	P	P		P				

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

TABLE 17.08-1: USE MATRIX																						
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Lodge/Meeting Hall	S	S	S	S	S		P	P	P	P	P	P	P	P	P	P	P	P	P			Sec. 17.08.030.U
Manufactured Home Park						P																
Medical/Dental Office							P	P	P	P	P	P	P	P	P			P			P	
Micro-Brewery/Distillery/Winery									P	P	P		P	P	P	P		P				
Neighborhood Commercial Establishment		S	S	S	S																	Sec. 17.08.030.V
Office							P	P	P	P	P	P	P	P	P	P	P	P			P	
Outdoor Dining							P	P	P	P	P	P	P	P	P	P	P	P			P	Sec. 17.08.030.W
Parking Lot (Principal Use)								S	S	S	S	S	S	S	S	P	S	S			P	Chapter 17.10
Parking Structure (Principal Use)								S	S	P	P	P	S	S	P			P			P	Chapter 17.10
Personal Service Establishment							P	P	P	P	P	P	P	P	P	P		P			P	
Place of Worship	P	P	P	P	P		S	S	P	P	P		P	P	P	P			P		P	
Private Recreation Facility								P	P	P	P	P	P	P	P	P		P			P	
Public Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	
Public Safety Facility					P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Public Works Facility												P				P	P	P	P		P	
Reception Facility	S	S	S	S				S	S	P	P		S	S	P			P	S			Sec. 17.08.030.X
Recreational Vehicle (RV) Park																			S	S		Sec. 17.08.030.F
Research and Development												P				P	P	P			P	
Residential Care Facility					P		P	P	P	P	P	P	P		P	P		P			P	Sec. 17.08.030.Y
Restaurant								P	P	P	P	P	P	P	P	P	P	P		P	P	
Retail Goods Establishment							P	P	P	P	P	P	P	P	P	P	P	P			P	
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Retail Alcohol Sales									P	P	S		S		P	P						
Retail Sales of Fireworks																P	P					Sec. 17.08.030.Z
Salvage Yard																	S					
Self-Storage Facility: Enclosed									S	S					P	P	P	P				Sec. 17.08.030.AA
Self-Storage Facility: Outdoor																P	P	S				Sec. 17.08.030.AA
Social Service Center									P	P					P			P			P	
Solar Farm												P				P	P		S		P	Sec. 17.08.030.BB
Specialty Food Service								P	P	P	P		P	P	P	P		P				
Storage Yard - Outdoor																P	P					Sec. 17.08.030.CC
Truck Stop																P	P					
Vehicle Dealership - Enclosed										P		S	P		P	S		P				
Vehicle Dealership - With Outdoor Storage/Display										S					S	S		P				

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

TABLE 17.08-1: USE MATRIX																						
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Vehicle Operation Facility																P	P				P	
Vehicle Rental - Enclosed										P		S	P		P	S		P				
Vehicle Rental - With Outdoor Storage/Display										S					S	S		P				
Vehicle Repair/Service - Major										S						P	P	S				Sec. 17.08.030.DD
Vehicle Repair/Service - Minor									P	P					P	P	P	S				Sec. 17.08.030.DD
Warehouse																P	P					
Wholesale Establishment																P	P	S				
Wind Energy System												S				S	S		S		S	Sec. 17.08.030.EE
Wine Bar								S	P	P	P		P	P	P			P				
Winery																			S			
Wireless Telecommunications	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.FF
Wireless Telecommunications - Stealth Design Antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.FF
Wireless Telecommunications - DAS Co-Location	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.FF
Wireless Telecommunications - DAS New Pole	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.FF
TEMPORARY USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Farmers' Market					T		T	T	T	T	T	T	T	T	T			T	T	T	T	Sec. 17.08.040.A
Real Estate Project Sales Office/Model Unit	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T	T	T			T	Sec. 17.08.040.B
Temporary Cell On Wheels (COW)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.C
Temporary Contractor Office and Contractor Yard	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.D
Temporary Outdoor Entertainment	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T		T	T	T	T	Sec. 17.08.040.E
Temporary Outdoor Sales (No Fireworks Stand)	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T		T	T		T	Sec. 17.08.040.F
Temporary Outdoor Sales - Fireworks Stand Only																T	T					Sec. 17.08.040.G
Temporary Outdoor Storage Container	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.H

ZONING TEXT AMENDMENT APPLICATION & PROCEDURE

1. The petitioner shall meet with City staff to discuss the request, alternatives and the text amendment process.

2. Submit Petition including proposed text amendment language, petitioner's signature(s); file reference form and filing fee.

3. Petition is processed at staff level; public hearing notice is drafted, and background report is written. Item is previewed by the Commission and sent to the Technical Review Committee.

4. Public Hearing is held before the Davenport City Plan and Zoning Commission.

5. Staff report is presented to the City Plan and Zoning Commission for discussion and recommendation. Commission report is drafted.

6. Commission report is forwarded to the City Council.

7. Public Hearing before the Committee of the Whole (COW) is held.

8. Three Readings before the City Council, one at each Council meeting, are required for the Ordinance Amendment.

9. Publication of Ordinance. (Generally, publication occurs prior to the next City Council meeting.)

See Development Calendar for submittal deadlines.

Zoning Text Amendment Fee Schedule:

$400.00 plus public hearing notice and recording costs.

Submit Application to:

planning@davenportiowa.com
or
Public Works – DNS Planning
1200 E. 46th St
Davenport Iowa 52807

Honorable Mayor and City Council

City Hall

Davenport, Iowa 52801-1308

Honorable Mayor and City Council:

The undersigned, hereby petitions your honorable body to amend title 17 of the City of Davenport Municipal Code entitled "Zoning" by changing the following text:

FROM: "Section 17.04.010. (Provide the existing text language or an attachment of the existing text language here.)

R-MF Multi-Family Residential Zoning District. The R-MF Multi-Family Residential Zoning District is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types, including semidetached dwellings, two-family dwellings, townhomes and multifamily dwellings. Limited nonresidential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-MF District.
[Amended 9-11-2019 by Ord. No. 2019-363]"
(Text description may be continued on another sheet if necessary.)

TO: (Provide the proposed text language or an attachment of the proposed text language here.)
"R-MF Multi-Family Residential Zoning District. The R-MF Multi-Family Residential Zoning District is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types, including semidetached dwellings, single-family dwellings, two-family dwellings, townhomes and multifamily dwellings. Limited nonresidential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-MF District."
(Text description may be continued on another sheet if necessary.)

Respectfully submitted,

Signature:_____

Print full name: Scott Ryder

Date: 09/27/2022

CONTACT INFORMATION

PETITIONER: Name: Scott Ryder
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CONTACT PERSON: Name: Chris Townsend of Townsend Engineering
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REASON FOR TEXT AMENDMENT I am requesting that Single-Family zoning be added as a permitted use in R-MF zones. Table 17.08-1: Use Matrix Table, should be updated to include "Dwelling – Single-Family" as a use permitted by-right in the district. The proposed dimensional standards for SF lots under this classification are as follows:

BULK

- Minimum Lot Area – SF: 4,000 square feet
- Minimum Lot Width – SF: 40 feet
- Maximum Building Height – SF: 35 feet
- Maximum Building Coverage – SF: 40%
- Maximum Impervious Surface – SF: 60%

SETBACKS

- Minimum Front Setback – SF: 15 feet or average of front set-backs, whichever is less
- Minimum Interior Side Setback – SF: 5 feet
- Minimum Corner Side Setback – SF: 10 feet
- Minimum Reverse Corner Side Setback – SF: 15 feet
- Minimum Rear Setback – SF: 15 feet or 20% of lot depth, whichever is less

SIGNATURE OF PETITIONER: Date: 10/5/22

Zoning Text Amendment Fee Schedule:

$400.00

City of Davenport Zoning Ordinance
Section 17.08.050 Use Definitions

Dwelling - Accessory Dwelling Unit. An additional dwelling unit associated with and incidental to a principal single-family dwelling on the same lot. An accessory dwelling unit must include separate cooking and sanitary facilities, with its own legal means of ingress and egress, and is a complete, separate dwelling unit. The accessory dwelling unit may be within or attached to the principal dwelling unit structure or within a detached accessory structure, such as a garage, and designed so that the appearance of the principal structure and the lot remains that of a single-family dwelling.

Dwelling - Manufactured Home. A manufactured home dwelling is a prefabricated structure that is regulated by the U.S. Department of Housing and Urban Development (HUD), via the Federal National Manufactured Housing Construction and Safety Standards Act of 1974, rather than local building codes. A manufactured home is built in a factory on an attached chassis before being transported to a site. Manufactured homes include those transportable factory built housing units built prior to the Federal National Manufactured Housing and Safety Standards Act (HUD Code), also known as mobile homes. Modular homes are not considered manufactured homes, and refer to a method of construction. When a manufactured home meets all the requirements for a single-family dwelling, including the definition of a dwelling unit, and is located and installed to the same standards as a single-family dwelling, such manufactured home is considered a single-family dwelling, subject to any additional requirements or specific exceptions of Iowa State Code Section 414.28.

Dwelling - Multi-Family. A structure containing three or more attached dwelling units used for residential occupancy. A multi-family dwelling does not include a three-family or townhouse dwelling. In cases where dwelling units are located above the ground floor of a commercial building, one or more dwelling units for residential occupancy shall be permissible.

Dwelling - Townhouse. A structure consisting of three or more dwelling units, the interior of which is configured in a manner such that the dwelling units are separated by a party wall. A townhouse is typically designed so that each unit has a separate exterior entrance and yard areas. A townhouse dwelling does not include a multi-family dwelling.

Dwelling - Single-Family. A structure containing only one dwelling unit on a single lot. When a manufactured home meets all the requirements for a single-family dwelling, including the definition of a dwelling unit, and is located and installed to the same standards as a single-family dwelling, such manufactured home is considered a single-family dwelling, subject to any additional requirements or specific exceptions of Iowa State Code Section 414.28.

Dwelling - Single-Family Semi-Detached. A structure containing two dwelling units on a single lot attached by a party wall, which is located on an interior side lot line, with each dwelling unit located on a separate lot of record.

Dwelling - Two-Family. A structure containing two dwelling units on a single lot.

P. Dwelling - Single-Family, Single-Family Semi-Detached, Two-Family, and Townhouse

In the case of conflict with any design standards contained within Chapter 17.04, the standards of Chapter 17.04 control.

1. A front entry must be an integral part of the structure, using features such as porches, raised steps and stoops with roof overhangs, or decorative railings to articulate the front façade.

2. A 5% minimum transparency requirement applies to the front façade and is calculated on the basis of the area of the façade below the roofline.

3. A dwelling with a front facing attached three-car garage shall have one of the garages offset one foot from the other garages.

4. In order to encourage architectural detail and visual interest a point system shall be utilized for the front façade in which the front façade must score 20 points from the categories below. Primary building materials are the dominant component of the façade. Accent materials are secondary components of the façade, typically used to provide architectural detail or visual interest.

i. 8 points – covered porch with columns.

ii. 6 points – masonry, brick, or stone veneer as a primary building material or accent material. If accent material it must extend from the foundation or grade to the window sill as a minimum and maintain that elevation along the entire façade exclusive of doors, windows and small areas that make the use of the material unpractical.

iii. 6 points – front facing roof dormer.

iv. 4 points for each front facing roof gable with 8/12 pitch or higher.

v. 4 points – decorative roof brackets or gable trusses as an accent material.

vi. 4 points – decorative siding including but not limited to patterned shingles, shake, and board and batten as a primary building material or accent material.

vii. 3 points – bay/box window(s).

viii. 3 points – all front facing carriage style garage door(s). Carriage style garage doors may include decorative, simulated woodwork, decorative handles and brackets and window inserts.

ix. 3 points – door or window surrounds as an accent material.

x. 3 points – freeze boards and/or horizontal bands as an accent material.

xi. 2 points – decorative roof at the base of a gable.

xii. 1.5 points – for each percentage of transparency below the roofline over 5%.

xiii. 1 point – decorative gable vent(s).

xiv. 1 point – window shutters.

xv. negative 5 points – front facing attached garage that exceeds 24 feet or 50% the width of the front building line, whichever is greater. Garage width is measured between the edges of the garage door; in the case of garages designed with multiple garage doors, the distance is measured between the edges of the outermost doors.