SPECIAL CITY COUNCIL MEETING

City of Davenport, Iowa

Wednesday, October 29, 2014; 5:30 PM

Council Chambers, City Hall

I. Moment of Silence

II. Pledge of Allegiance

Ald. Meeker

III. Roll Call

IV. Agenda Items

1. Second Consideration: ORDINANCE for Case No. REZ14-09: Petition of Jersey Roads, LC, QC Equity Investments LLC, and Ridges LC to rezone 108.692 Acres, more or less, of real property located north of Veteran's Memorial Parkway, east of Jersey Ridge Road, south of Interstate 80 and west of Interstate 74, from A-1 Agricultural District and R-1, Low Density Dwelling District to PDD – Planned Development District for the purpose of constructing a casino/entertainment/retail complex. (6th Ward)
2. RESOLUTION approving Case No. FDP14-04 being the final development plan for the Rhythm City Casino, located north of Veteran's Memorial Parkway and east of Jersey Ridge Road. [6th Ward]
3. RESOLUTION approving Case No. P14-02 being the preliminary plat of River 80 First Addition, located north of Veteran's Memorial Parkway and east of Jersey Ridge Road, containing seven lots for commercial and office development. [6th Ward]
4. RESOLUTION approving Case No. F14-11 being the final plat of River 80 First Addition, located north of Veteran's Memorial Parkway and east of Jersey Ridge Road, containing seven lots for commercial and office development. [6th Ward]

V. Public Comment

PLEASE NOTE: At this time individuals may step to the podium and upon giving your NAME and ADDRESS you may address the City Council. There is a five (5) minute time limit. Please end your comments promptly.

VI. Adjourn

City of Davenport

Committee: Council
Department: City Clerk
Contact Info: Jackie Holecek x6163
Wards: ALL

Action / Date
10/29/2014

Subject:
Ald. Meeker

Relationship to Goals:

Background:

City of Davenport

Committee: Community Development **Action / Date**
Department: CPED **10/15/2014**
Contact Info: Matt Flynn
Wards: 6

Subject:
Second Consideration: ORDINANCE for Case No. REZ14-09: Petition of Jersey Roads, LC, QC Equity Investments LLC, and Ridges LC to rezone 108.692 Acres, more or less, of real property located north of Veteran's Memorial Parkway, east of Jersey Ridge Road, south of Interstate 80 and west of Interstate 74, from A-1 Agricultural District and R-1, Low Density Dwelling District to PDD – Planned Development District for the purpose of constructing a casino/entertainment/retail complex. (6th Ward)

Relationship to Goals:
Added emphasis on economic development
Resolve land-based casino

Background:
Scott County Casino, LLC, has announced plans for a new land-based Rhythm City Casino Complex. The project proposes the following:
- 33,800 square foot casino floor
- 7 story, 143 room hotel (95 feet in height)
- Flexible event center seating up to 1500
- 298,000 square feet total building envelope
- 2093 parking spaces

In addition to the casino complex, the request also provides for RDD Zoning for complimentary commercial development known as River80. While exact details may change, the required concept plan (attached) includes the following in River80:

200 room resort hotel
250,000 square foot shopping center
150,000 square foot shopping center
100,000 square feet of office space

Staff and the Comprehensive Plan Committee of the Plan and Zoning Commission concur that the Plan should be amended, the development is appropriate for the location, and any impacts generated will be able to be addressed through conditions largely included with the Final Development Plan or proposed subdivisions or simply meeting the requirements of the City's Site Plan Regulations, which are specifically designed to address buffering between uses of different intensities.
Findings:
1. The property is within the Urban Service Area; all utilities, emergency services and streets are available.
2. This project has been envisioned by the City since pursuit of a land based casino began in 2007. The Veteran's Memorial Parkway Corridor has been considered a prime general location for years.
3. Changing the Proposed Land Use designation from CN to CR does not constitute a radical change in how the area may ultimately develop.
4. In support of Comprehensive Plan Goal No. 2, no other land in the City within the Urban Service Area can accommodate the proposed development.
5. The availability of land suitable for low density development will not be appreciably diminished.
6. In support of Comprehensive Plan Goal No. 7, this development provides a unique opportunity to capitalize on the most visible and accessible site for commercial development in the City and indeed, the Quad City Metropolitan Area. Without zoning approval, these opportunities are in danger of being lost to outlying areas or not being constructed at all.
7. Moving forward supports the Council Goal of added emphasis on economic development. Abandoning the project will send a negative message to local developers, and beyond.
8. Neighborhoods in the vicinity, beyond seeing additional traffic on the collector and arterial road network that will occur regardless, will not be impacted.

THE PROTEST RATE IS 0.0% (0 of 7 property owners within the 200 foot notice area)

For further information please refer to the background materials.

ATTACHMENTS:

Type	Description
Ordinance	REZ14-09 Ordinance
Backup Material	REZ14-09 Background information

ORDINANCE NO.

ORDINANCE for Case No. REZ14-09: Petition of Jersey Roads, LC, QC Equity Investments LLC, and Ridges LC to rezone 108.692 Acres, more or less, of real property located north of Veteran's Memorial Parkway, east of Jersey Ridge Road, south of Interstate 80 and west of Interstate 74, from A-1 Agricultural District and R-1, Low Density Dwelling District to PDD – Planned Development District for the purpose of constructing a casino/entertainment/retail complex. (6th Ward)

Rhythm City/I-80 Reinvestment District Rezoning Description:

Part of the northeast quarter of Section 6 and the Northwest quarter of Section 5, all in Township 78 North, Range 4 East of the 5th Principal Meridian; more particularly described as follows:

Beginning at the intersection of the westerly Right of Way line of Interstate 74 and the northerly Right of Way line of Veterans Memorial Parkway, thence, along said northerly line, South 87 degrees 38 minutes 26 seconds West, a distance of 147.35 feet; thence, continuing along said northerly line, South 80 degrees 53 minutes 55 seconds West, a distance of 553.77 feet; thence, continuing along said northerly line , South 77 degrees 51 minutes 09 seconds West a distance of 441.41 feet; thence, continuing along said northerly line, South 87 degrees 38 minutes 17 seconds West, to the East line of the Northeast quarter of Section 6, a distance of 1105.44; thence, north along said east line, North 02 degrees 01 minutes 00 seconds West, a distance of 1323.03 feet; thence, South 88 degrees 06 minutes 10 seconds West, a distance of 621.99 feet; thence North 01 degrees 54 minutes 55 seconds West, to the southerly Right of Way line of Interstate 80, a distance of 905.34 feet; thence, along said southerly line North 87 degrees 27 minutes 29 seconds East, a distance of 1416.16 feet; thence, continuing along said southerly line, South 83 degrees 56 minutes 39 seconds East, a distance of 220.28 feet; thence, continuing along said southerly line, South 76 degrees 33 minutes 44 seconds East, a distance of 184.22 feet, to an arc and the transition to westerly Right of Way line of Interstate 74; thence, along said arc and Right of Way, a distance of 815.17 feet, said arc being concave southwesterly, having a radius of 1076.00 feet and a delta angle of 43 degrees 24 minutes 25 seconds, a chord bearing of South 52 degrees 52 minutes 09 seconds East, and a chord length of 795.82 feet; thence, along

said westerly line, South 19 degrees 20 minutes 53 seconds East, a distance of 78.60 feet; thence, continuing along said westerly line, South 16 degrees 08 minutes 55 seconds East, a distance of 217.00 feet; thence, continuing along said westerly line, South 25 degrees 08 minutes 44 seconds East, a distance of 252.87; thence, continuing along said westerly, South 16 degrees 20 minutes 49 seconds East, a distance of 1020.46 feet, to the point of beginning.

The above described tract contains 108.692 acres, more or less. For the purposes of the above description the east line of the northeast quarter of Section 6 is assumed to have a bearing of North 02 degrees 01 minutes 00 second West.

The City Plan and Zoning Commission recommended approval including a provision that the Comprehensive Plan be amended as follows:

1. That a of node of CR, Commercial Retail, generally matching the legal description above, and a node of RG, Residential General, for the balance of the property, bounded by Interstates 80 and 74, Veteran's Memorial Parkway and Jersey Ridge Road be depicted on the Proposed Land Use Map in Davenport 2025, Comprehensive Plan for the City.

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

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

First Consideration _____

Second Consideration _____

Approved _____

_____
William E. Gluba
Mayor

Attest: _____

Jackie Holecek, CMC
Deputy City Clerk

Published in the Quad City Times on _____

Plan and Zoning Commission
City of Davenport

October 1, 2014

Mayor and City Council
City of Davenport Iowa
City Hall, 226 West 4th Street
Davenport, Iowa 52801

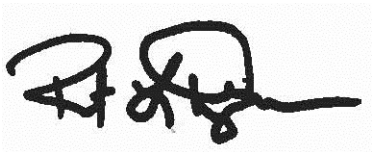
Subject: REZ14-09

Dear Mayor Gluba and Council Members:

At its September 30, 2014 meeting, the Plan and Zoning Commission voted 6-yes (Elgatian, Tallman, Gere, Connell, d'Autremont, Ingram) 5-no (Cartee, Martin, Lammers, Kelling, Martinez) to amend the Proposed Land Use Map in *Davenport 2025: Comprehensive Plan for the City* to reflect a node of CR, Commercial Retail that generally coincides with the proposed rezoning in this case.

Also at this meeting, the Davenport Plan and Zoning Commission voted 6-yes (Elgatian, Tallman, Gere, Connell, d'Autremont, Cartee) and 3-no and 1-abstention (Kelling) to recommend the City adopt the petition of Jersey Roads, LC, QC Equity Investments LLC, and Ridges LC to rezone 108.692 Acres, more or less, of real property located north of Veteran's Memorial Parkway, east of Jersey Ridge Road, south of Interstate 80 and west of Interstate 74, from A-1 Agricultural District and R-1, Low Density Dwelling District to PDD – Planned Development District for the purpose of constructing a casino/entertainment/retail complex (6th Ward).

Sincerely,



Bob Ingram, Chair
Davenport Plan and Zoning Commission

CITY PLAN AND ZONING COMMISSION
MINUTES
SEPTEMBER 30, 2014
COUNCIL CHAMBERS – DAVENPORT CITY HALL

I. Call to Order

Chairperson Inghram called the regular meeting to order at approximately 5:25 p.m. following the public hearing.

Roll Call: Cartee, Connell, d'Autremont, Elgatian, Gere, Inghram, Kelling, Lammers, Martin, Martinez, and Tallman were present. Staff also present: Flynn, Koops, Leabhart, Statz, Wille and attorney Heyer.

II. Report of Council Activity – as presented in the packet.

III. Secretary's Report/Approval of Minutes – A motion by Tallman, seconded Connell to approve the Minutes of the September 16th meeting.

IV. Comprehensive Plan Report –

1. **Case No. CP14-06**: Request to amend the Proposed Land Use Map in *Davenport 2025: Comprehensive Plan for the City* to reflect a node of CR, Commercial Retail, that coincides with the proposed rezoning request in Case REZ14-09.

   The Comprehensive Plan Committee met on September 22, 2014 to discuss this case. In a vote of 4-yes and 2-no, it supports amending the Proposed Land Use Map in *Davenport 2025: Comprehensive Plan for the City* to reflect a node of CR, Commercial Retail, that coincides with the proposed rezoning request in Case REZ14-09 for the following reasons:

1. The property is within the Urban Service Area; all utilities, emergency services and streets are available.
2. This project has been envisioned by the City since pursuit of a land based casino began in 2007. The Veteran's Memorial Parkway Corridor has been considered a prime general location for years.
3. Changing the Proposed Land Use designation from CN to CR does not constitute a radical change in how the area may ultimately develop.
4. In support of Plan Goal No. 2, no other land in the City within the Urban Service Area can accommodate the proposed development.
5. The availability of land suitable for low density development will not be appreciably diminished.
6. In support of Plan Goal No. 7, this development provides a unique opportunity to capitalize on the most visible and accessible site for commercial development in the City and indeed, the Quad City Metropolitan Area. Without zoning approval, these opportunities are in danger of being lost to outlying areas or not being constructed at all.

7. Moving forward supports the Council Goal of added emphasis on economic development. Abandoning the project will send a negative message to local developers, and beyond.
8. Neighborhoods in the vicinity, beyond seeing additional traffic the collector and arterial road network that will occur regardless, will not be impacted.

The amendment will be included as a condition in REZ14-09.

A motion by Gere, seconded by d'Autremont, to accept the Committees recommendation amending the Proposed Land Use Map in *Davenport 2025: Comprehensive Plan for the City* to reflect a node of CR, Commercial Retail, that coincides with the proposed rezoning request in Case REZ14-09 was approved on a split vote of 6-yes and 5-no.

V. Zoning Activity –

A. Old Business –

1. Case No. REZ14-08: Petition of Brad Tidwell and Patrick Rooney on behalf of Commanch Moon LLC for the rezoning of 9.79 acres, more or less, of real property located at 3616 West Kimberly Road also known as Lot 1 of the Replat of Lot 1 of the Replat of Lot 89 of Georgetown Square Addition to the City of Davenport, excepting therefrom the southerly 15.5 feet conveyed to the State of Iowa., from "C-2" General Commercial District to "PDD" Planned Development District for the purpose of converting the former Kmart building into climate controlled self-storage along with two one acre out lots within the parking lot.

Findings:

- The proposed rezoning conforms to the goals and objectives of the Comprehensive Plan

Staff recommends the Plan and Zoning Commission forward Case No. REZ14-08 to the City Council for approval subject to the following condition:

1. That no outdoor storage is permitted; and
2. That when pad sites are developed a final development plan is required and development is subject to the Highway Corridor Overlay District requirements.

A motion by Tallman, seconded by Martin, to forward Case No. REZ14-08 to the City Council for approval subject to the above stated conditions was unanimously approved on a vote of 10-yes, 0-no and 0-abstention.

B. New Business – None.

1. Case No. REZ14-10: Petition of Naval Station, LLC for a rezoning of 1.29 acres, more or less, of real property from "R-4" Moderate Density Dwelling District to "R-5M" Medium Density Dwelling District, located at 2104 West 6th Street, to facilitate renovation of the building to 18 senior residential units.

Findings:

- the rezoning will reduce the number of under occupied, abandoned, or vacant buildings/properties through adaptive reuse
- the rezoning will increase the number of mixed-use neighborhoods and districts

Staff recommends the Plan and Zoning Commission accepts this report's findings and forward Case No. REZ14-10 to the City Council with a recommendation of approval.

A motion by Tallman, seconded by d'Autremont to forward Case No. REZ14-10 to the City Council for approval was unanimously approved on a vote of 10-yes, 0-no and 0-abstention.

2. **Case No. REZ14-09**: Petition of Jersey Roads LC, QC Equity Investments LLC and Ridges LC for the rezoning of 108.7 acres, more or less, of real property located north of Veterans Memorial Parkway, east of Jersey Ridge Road, south of Interstate-80 and west of Interstate-74 from "A-1" Agricultural District to "PDD" Planned Development District to facilitate development of the land-based casino and commercial development related to the reinvestment district proposal.

   Findings:

   - The property is within the Urban Service Area; all utilities, emergency services and streets are available.
   - This project has been envisioned by the City since pursuit of a land based casino began in 2007. The Veteran's Memorial Parkway Corridor has been considered a prime general location for years.
   - Changing the Proposed Land Use designation from CN to CR does not constitute a radical change in how the area may ultimately develop.
   - In support of Comprehensive Plan Goal No. 2, no other land in the City within the Urban Service Area can accommodate the proposed development.
   - The availability of land suitable for low density development will not be appreciably diminished.
   - In support of Comprehensive Plan Goal No. 7, this development provides a unique opportunity to capitalize on the most visible and accessible site for commercial development in the City and indeed, the Quad City Metropolitan Area. Without zoning approval, these opportunities are in danger of being lost to outlying areas or not being constructed at all.
   - Moving forward supports the Council Goal of added emphasis on economic development. Abandoning the project will send a negative message to local developers, and beyond.
   - Neighborhoods in the vicinity, beyond seeing additional traffic the collector and arterial road network that will occur regardless, will not be impacted.

   Recommendation: (Note: Conditions addressing specific development issues are included in the recommendations of Cases FDP14-04, P14-02, and F14-11.

A. That the Plan and Zoning Commission recommend the City Council designate a node of CR, Commercial Retail, and a node of RG, Residential General, in the area bounded by Interstates 80 and 74, Veteran's Memorial Parkway and Jersey Ridge Road on the Proposed Land Use Map in *Davenport 2025, Comprehensive Plan for the City*.

B. That the Plan and Zoning Commission recommend approval of Case No. REZ14-09, the request of Jersey Roads LC, QC Equity Investments LLC, and Ridges LC to rezone 108.738 acres, more or less, of property located generally south of I-80 and west of I-74, from A-1 Agricultural District and R-1 Low Density Dwelling District to PDD, Planned Development District.

A motion by Tallman, seconded by d'Autremont to forward Case No. REZ14-09 to the City Council for approval was approved on a split vote of 6-yes, 3-no (Lammers, Martin and Martinez) and 1-abstention (Kelling).

3. Case No. FDP14-04: Petition of Scott County Casino LLC for the final development plan on 40.01 acres, more or less, of property located north of Veterans Memorial Parkway (old East 67th Street) and east of Jersey Ridge Road to allow development of the land based Rhythm City Casino.
A motion, made and seconded, to remove "or refrigeration units" from condition number 1 was unanimously approved.

Findings:

- The proposed development is consistent with the Comprehensive Plan Designation of CR, Commercial Retail and the PDD zoning.

Staff recommends the that Case No. FDP14-04 being the final development plan for the Rhythm City Casino be forwarded to the City Council with a recommendation for approval subject to the following conditions:
Standard Conditions:
1. All development shall meet the requirements of Chapters 13.34 (Stormwater Management), 15.44 (Flood Damage Protection), 17.56 (Site Plans), and all applicable Chapters of the Davenport Municipal Code
Non-Standard Conditions:
1. Lighting. All exterior lighting, including drive aisles, parking lots, pedestrian paths and building lighting, shall utilize LED "Dark Sky" fixtures. Overall illumination standards shall not exceed the limits outlined in Chapter 17.56.040 (O) of the Davenport Municipal Code.
2. Connectivity. The interior circulation network includes at least one driveway and sidewalk connection from proposed Lot 2 (Casino Site) and Lot 4 of River 80 First Addition.
3. Outdoor entertainment. Outdoor concerts and other outdoor special events shall be limited to no more than six (6) per calendar year. Stage and PA orientation shall not be oriented to the south. Owner shall obtain any required variances for noise from the City, if required.

4. Signage. A signage plan for proposed Lot 2 (Casino Site) shall meet the requirements of Chapter 17.45 (Sign Regulations) and shall be reviewed by the Plan and Zoning Commission prior to its approval by the City.
5. Buffering. The owners of proposed Lots 5 and 6 of River 80 First Addition shall work with the City to develop an appropriate buffer, including berms and landscaping, complimentary to that which exists immediately south of Veteran's Memorial Parkway. Any berms shall not conflict with existing or future utility easements.
6. Final Design Review shall be completed in conjunction with site plan review as noted above.

A motion by Tallman, seconded by d'Autremont to forward Case No. FDP14-04 to the City Council for approval subject to the above stated conditions was approved on a split vote of 7-yes, 2-no (Lammers and Martin) and 1-abstention (Kelling).

VI. Subdivision Activity

A. Old Business – None.

B. New Business –

1. **Case No. P14-02**: Preliminary plat of River 80 First Addition being in part a replat of Lots A, B and C of Kahl's First Addition, located north of Veterans Memorial Parkway (old East 67th Street) and east of Jersey Ridge Road containing seven (7) lots.

Findings:
- Upon rezoning, will be consistent with the Comprehensive Plan
- Urban services are available
- Readies land for development.

Staff recommends the Plan and Zoning Commission forward Case No. P14-02, the Preliminary Plat of River80 First Addition, to the Community Development Committee for approval with the following conditions:

Standard Conditions:
1. Upon final platting the required right-of-way and easements are dedicated. This shall include temporary and permanent easements and right-of-way necessary for the construction of Elmore Avenue and Veteran's Memorial Parkway.

Non-Standard Conditions:
1. The City of Davenport is listed as owner/developer of Lot 3 (storm water detention). This is not correct. The developer must discuss the ownership and maintenance of Lot 3 with the City Natural Resources Division to determine what is acceptable to the City.
2. Note number 3 which refers to detention on Lot 3 is to be reviewed by the City Natural Resources Division and corrections made as necessary.

3. Existing streets are shown along with their right-of-way dimensions and pavement widths.
4. Only the existing pavement is to be shown on Veterans Memorial arkway, the proposed pavement should be removed.
5. The name of the surveyor is shown.
6. Current zoning is shown.
7. The boundaries and owners of adjacent land is shown.
8. Existing culverts are shown.
9. Existing storm and sanitary sewers with size are shown.
10. Building setback lines are shown.

A motion by Connell, seconded by d'Autremont to forward Case No. P14-02 to the Community Development Committee for approval subject to the above stated conditions was approved on a split vote of 5-yes, 4-no (Lammers, Martin, Martinez and Cartee) and 1-abstention (Kelling).

2. **Case No. F14-11**: Final plat of River 80 First Addition being in part a replat of Lots A, B and C of Kahl's First Addition, located north of Veterans Memorial Parkway (old East 67th Street) and east of Jersey Ridge Road containing seven (7) lots.

Findings:
- Upon rezoning, will be consistent with the Comprehensive Plan
- Urban services are available
- Readies land for development.

Staff recommends the Plan and Zoning Commission forward Case No. F14-11, the Final Plat of River 80 First Addition, to the City Council for approval with the following conditions:
Standard Conditions:
1. The developer shall continue to work with the Engineering Division in the design and construction of public streets, sanitary sewer and storm sewer. Public infrastructure shall be constructed in conformance with the City's Standard Specifications.
2. With platting necessary street right-of-way and easements are to be dedicated. This shall include temporary easements necessary for the construction of Elmore Avenue and Veteran's Memorial Parkway.
3. The developer shall continue to work with the Natural Resources Division and shall comply with Chapters 13.34 (Stormwater Management), and 15.44 (Flood Damage Prevention), of the Davenport Municipal Code.
4. Owner shall pay the required reforestation fee as stipulated in Chapter 16.20.040(G) of the Davenport Municipal Code.

Non-Standard Conditions:
1. The surveyor signs the plat.
2. The utility companies sign the plat when their easement needs have been met.

3. The Natural Resources Division of the Public Works Department is notified prior to any construction and that the stormwater requirements of City Code Section 13.34 are followed.
4. A note is added to the plat stating that sidewalks shall be constructed along the public right-of-way prior to the issuance of occupancy permits.
5. The required right-of-way and easements are dedicated. This shall include temporary and permanent easements and right-of-way necessary for the construction of Elmore Avenue and Veteran's Memorial Parkway. There is a minimal amount of additional right-of-way needed at the intersection of Elmore and Veteran's Memorial Parkway and some additional right-of-way along Jersey Ridge Road. The Engineering Division will provide the surveyor with details of these right-of-ways needs.
6. The City of Davenport is listed as owner/developer of Lot 3 (storm water detention). This is not correct. The developer must discuss the ownership and maintenance of Lot 3 with the City Natural Resources Division to determine what is acceptable to the City.
7. Stormwater detention calculations are to be submitted to and approved by the City Natural Resources Division.
8. The graphic scale is corrected.
9. Building setback lines are shown.
10. Existing right-of-way lines are shown and dimensioned.
11. Three elements of all curved lines including radii, arcs and central angles are shown.
12. All lot lines and easement lines have bearings and distances shown.
13. Ties to two quarter corners or two previously established lot corners are shown and identified.
14. Plans for public sanitary sewer are provided to Publics Works for review and approval prior to acceptance of the plat by Council. Street and storm sewer plans are on file. The developer will need to extend sanitary sewer from the existing sewer south of Veteran's Memorial Parkway to the site
15. A note is added to the plat stating that the location of access points to Veteran's Memorial Parkway and Elmore Avenue shall be approved by the City Traffic Engineer and in no case be closer than 350 feet to the centerline of the intersection of Veteran's Memorial Parkway and Elmore Avenue.
16. A red-lined copy of the plat has been returned to the surveyor along with other miscellaneous review comments. The plat is to be updated and then reviewed and approved by the Engineering Division prior to acceptance by Council.
17. Dedication of 20' wide utility easements along the front of all lots fronting public streets.
18. Dedication of a minimum 25'x25' "power only" easement area at the front lot lines on the north side of proposed Elmore Avenue.
19. Note 2 is amended to indicate that the developer is responsible for construction and stabilization of the detention basin along with installation of native vegetation selected and as directed by the City of Davenport. After a three year maintenance bond, guarantee, or contract, the city will assume responsibility for maintenance of the basin.

20. If the developer requests signalization in the future for any of the entrances in this development, the cost of signalization shall be completely paid for by the developer. Traffic signal warrants from the Manual on Uniform Traffic Control Devices (MUTCD) must be met before signalization is approved. All locations must be approved by the City Traffic Engineer. All traffic signals for this development can be designed and bid by City staff if the developer wishes and the signals will be owned and maintained by the City after installation.
21. If traffic signals meet MUTCD warrants in the future at the intersection of Elmore Avenue and Jersey Ridge Road, the developer shall pay 100% of the cost of signalization. This cost share percentage was calculated based on the fact that the intersection would not have existed if not for the development. These signals will be designed and bid by the City.
22. If traffic signals meet MUTCD warrants in the future at the intersection of Veterans Memorial Parkway and Jersey Ridge Road, the developer shall pay 33% of the cost of signalization, which will also include the changes in the roadway design and paving at the intersection. This cost share percentage was calculated based on the percentage of traffic from the intersection that was generated by the development. This project will be designed and bid by the City.
23. The developer shall pay 20% of the cost of signalization at the intersection of Elmore Avenue and Veterans Memorial Parkway. These signals are being designed by the City and will be constructed with the Veterans Memorial Parkway project. The cost share has a cap of 20% due to the 80% federal funding for the project.
24. The developer shall install a 2-inch PVC conduit near the back of curb along Elmore Avenue from Veterans Memorial Parkway south to the existing dead end of Elmore. This will be used for future communication to the new signals at the intersection.

A motion by Connell, seconded by d'Autremont to forward Case No. P14-02 to the Community Development Committee for approval subject to the above stated conditions was approved on a split vote of 5-yes, 4-no (Lammers, Martin, Martinez and Cartee) and 1-abstention (Kelling).

VII. Future Business

The following previews were included in the packet:

- Case No. F14-12: Final plat of Welcome Way Commercial Park Sixth Addition, being a replat of Lots 1, 2 and 3, and Outlots A and B of Welcome Way Commercial Park Fifth Addition, located west of Welcome Way and at the terminus of Sheridan Street, containing 1 industrial lot and one outlot (floodplain, drainage easement, greenway).
- Case No. REZ14-12: Petition of Genesis Health System, contract purchasers, for a rezoning of 3.09 acres, more or less of real property from "R-3" Moderate Density Dwelling District and "PDD" Planned Development District to all "PDD" Planned Development District. The property is located at the northeast corner of North Elsie Ave and West Kimberly Road and the purpose

of the rezoning is to facilitate the development of the property as medical office.

VIII. Communications – none

VIII. Other Business –

IX. Adjourn

There being no further business the regular meeting was adjourned at approximately 6:12 p.m.

Note: All staff reports and presentations are incorporated into these minutes by this reference.

City of Davenport
Community Planning & Economic Development Department
FINAL STAFF REPORT

PLAN AND ZONING COMMISSION

Meeting Date:	**September 30, 2014**
Request:	**Rezoning from A-1 Agricultural and R-1, Low Density residential District to PDD – Planned Development District**
Location:	**108.738 Acres, more or less located north of Veteran's Memorial Parkway, east of Jersey Ridge Road, south of Interstate 80, and west of Interstate 74.**
Project Name:	**Rhythm City Casino, River 80 Reinvestment District**
Case No.:	**REZ14-09**
Petitioner:	**Jersey Roads, LC, QC Equity Investments LLC, Ridges LC**
Prepared By:	**Matthew G. Flynn, AICP, Senior Planning Manager** **Tel: (563) 326-7743** **E-mail: mflynn@ci.davenport.ia.us**

STAFF RECOMMENDATION

1. **Staff recommends the Proposed Land Use Map of *Davenport 2025: Comprehensive Plan of the City* be amended to reflect CR, Commercial Retail as illustrated.**
2. **Staff recommends Case No. REZ14-09 be forwarded to the City Council with the listed conditions included in this report.**

BACKGROUND

Overview:

Scott County Casino, LLC, has announced plans for a new land-based Rhythm City Casino Complex. The project proposes the following:

- 33,800 square foot casino floor
- 7 story, 143 room hotel (95 feet in height)
- Flexible event center seating up to 1500
- 298,000 square feet total building envelope
- 2093 parking spaces

In addition to the casino complex, the request also provides for RDD Zoning for complimentary commercial development known as River80. While exact details may change, the required concept plan (attached) includes the following in River80:

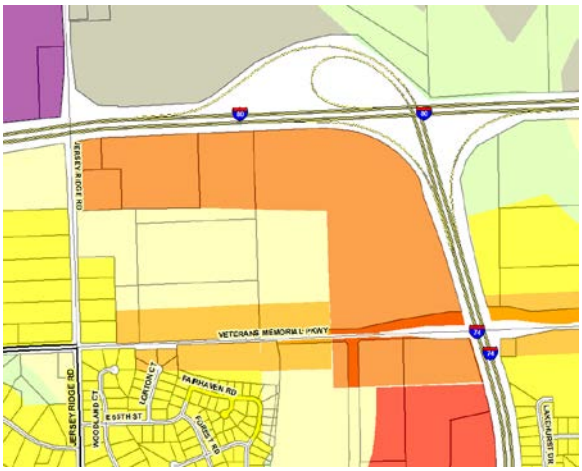
200 room resort hotel
250,000 square foot shopping center
150,000 square foot shopping center
100,000 square feet of office space

This is a complex proposal with five separate approvals necessary to move the project forward. They are:
CP14-06: Amendment to the Proposed Land Use Map designating a node of CR, Commercial Retail
REZ14-09: The rezoning of the property
FDP14-04: The Final Development Plan for the Rhythm City Casino
P14-02: The River80 Preliminary Plat
F14-11: The Final Plat of River80 First Addition

Many of the attachments have been consolidated and filed under the Staff Report for CP14-06. Case specific attachments are included in their respective reports.

General Area Characteristics:

Existing Zoning



Davenport 2025 Future Land Use
(see attachment for detail)

Refer to the attachments for detailed maps, illustrations and other information.

Comprehensive Plan:
Within Urban Service Area: Yes
Proposed Land Use Designation: Residential General (RG), Commercial Neighborhood (CN), and Residential Corridor (RC).

Relevant *Davenport 2025* Goals and Objectives:

> *2. Identify and reserve land for current and future development.*
> *a. Develop land use policies that permit development with a wide variety of building types, uses, and densities.*
>
> *7. Create a positive business climate that encourages growth of existing and new businesses.*
> *a. Retain existing and attract new business and industry.*

Comprehensive Plan Committee Discussion. On September 22, 2014, the Comprehensive Plan Committee voted 4-2 to recommend amending the Proposed Land Use Map to reflect a node of CR, Commercial Retail, that generally coincides with the

proposed rezoning request. See staff report for CP14-06 for a complete discussion of Comprehensive Plan implications.

Iowa Smart Planning Principles:
Relevant Iowa Smart Planning Principles which may be considered when reviewing this case:

Community Character

Planning, zoning, development, and resource management should promote activities and development that are consistent with the character and architectural style of the community and should respond to local values regarding the physical character of the community.

Sustainable Design

Planning, zoning, development, and resource management should promote developments, buildings, and infrastructure that utilize sustainable design and construction standards and conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, air, and materials.

Relationship between Planned Development District (PDD) and Casino Overlay District (COD):
An overlay district establishes special requirements to a given area, regardless of zoning. The City has one other overlay district, the HCOD, Highway Corridor Overlay District.

The COD was established in 2007 in anticipation of a possible move of the Rhythm City Casino to a land-based operation. At that time, the Council determined in the event of a move, it was important to establish general location parameters and also require, in essence, a final development plan process to ensure quality design with minimal impact to surrounding properties.

The COD requires casino complexes to be located within one mile of an interstate highway or within the C-4, Central Business Zoning District. It also requires the following:

Requirement	Process; Timing
Property to be zoned PDD, Planned Development District	P&Z, Council; P&Z 9-30-14
Final Development Plan	P&Z, Council; P&Z 9-30-14
Traffic Impact Study	P&Z, Council; part of COD
Parking Plan	P&Z, Council; part of COD
Design review meeting the requirements of the HCOD	Staff; underway
Site Plan Review	Staff and Technical Review Committee; prior to issuance of building permits.

Technical Review:
See the staff report for F14-11 for Technical review comments.

PUBLIC INPUT

A neighborhood meeting was held Thursday, August 14, at City Hall. The developer notified property owners well beyond the 200 foot notice area. Approximately 30 people attended. Attendees were advised of the process and encouraged to pay attention and provide input.

Notice has been sent to seven (7) adjacent property owners. In addition, staff has been in contact with the president of the Jersey Farms Neighborhood Association who has in turn kept property owners in the Nottingate Hill and Lakehurst Subdivisions abreast of the case.

In addition, the media has widely publicized the date and time of the public hearing.

As of this writing, no protests have been received. Comments received have included concerns about traffic, noise, lighting, and height of the proposed hotel. Additional comments are included in the attachments.

DISCUSSION

The heart of this proposal is its compatibility with the Comprehensive Plan, the need to amend the Plan, and addressing any impacts the proposed development may have on neighboring subdivisions. The Staff Reports for CP14-06 and FDP14-04 address these issues in more detail.

In summary, staff and the Comprehensive Plan Committee concur that the Plan should be amended, the development is appropriate for the location, and any impacts generated will be able to be addressed through conditions largely included with the Final Development Plan or proposed subdivisions or simply meeting the requirements of the City's Site Plan Regulations, which are specifically designed to address buffering between uses of different intensities.

STAFF RECOMMENDATION

Findings:

1. The property is within the Urban Service Area; all utilities, emergency services and streets are available.
2. This project has been envisioned by the City since pursuit of a land based casino began in 2007. The Veteran's Memorial Parkway Corridor has been considered a prime general location for years.
3. Changing the Proposed Land Use designation from CN to CR does not constitute a radical change in how the area may ultimately develop.
4. In support of Comprehensive Plan Goal No. 2, no other land in the City within the Urban Service Area can accommodate the proposed development.
5. The availability of land suitable for low density development will not be appreciably diminished.
6. In support of Comprehensive Plan Goal No. 7, this development provides a unique opportunity to capitalize on the most visible and accessible site for commercial development in the City and indeed, the Quad City Metropolitan Area. Without zoning approval, these opportunities are in danger of being lost to outlying areas or not being constructed at all.

7. Moving forward supports the Council Goal of added emphasis on economic development. Abandoning the project will send a negative message to local developers, and beyond.
8. Neighborhoods in the vicinity, beyond seeing additional traffic the collector and arterial road network that will occur regardless, will not be impacted.

Recommendation: (Note: Conditions addressing specific development issues are included in the recommendations of Cases FDP14-04, P14-02, and F14-11.

A. That the Plan and Zoning Commission recommend the City Council designate a node of CR, Commercial Retail, and a node of RG, Residential General, in the area bounded by Interstates 80 and 74, Veteran's Memorial Parkway and Jersey Ridge Road on the Proposed Land Use Map in *Davenport 2025, Comprehensive Plan for the City*.

B. That the Plan and Zoning Commission recommend approval of Case No. REZ14-09, the request of Jersey Roads LC, QC Equity Investments LLC, and Ridges LC to rezone 108.738 acres, more or less, of property located generally south of I-80 and west of I-74, from A-1 Agricultural District and R-1 Low Density Dwelling District to PDD, Planned Development District.

Attachments

Rhythm City Casino/River 80 Development

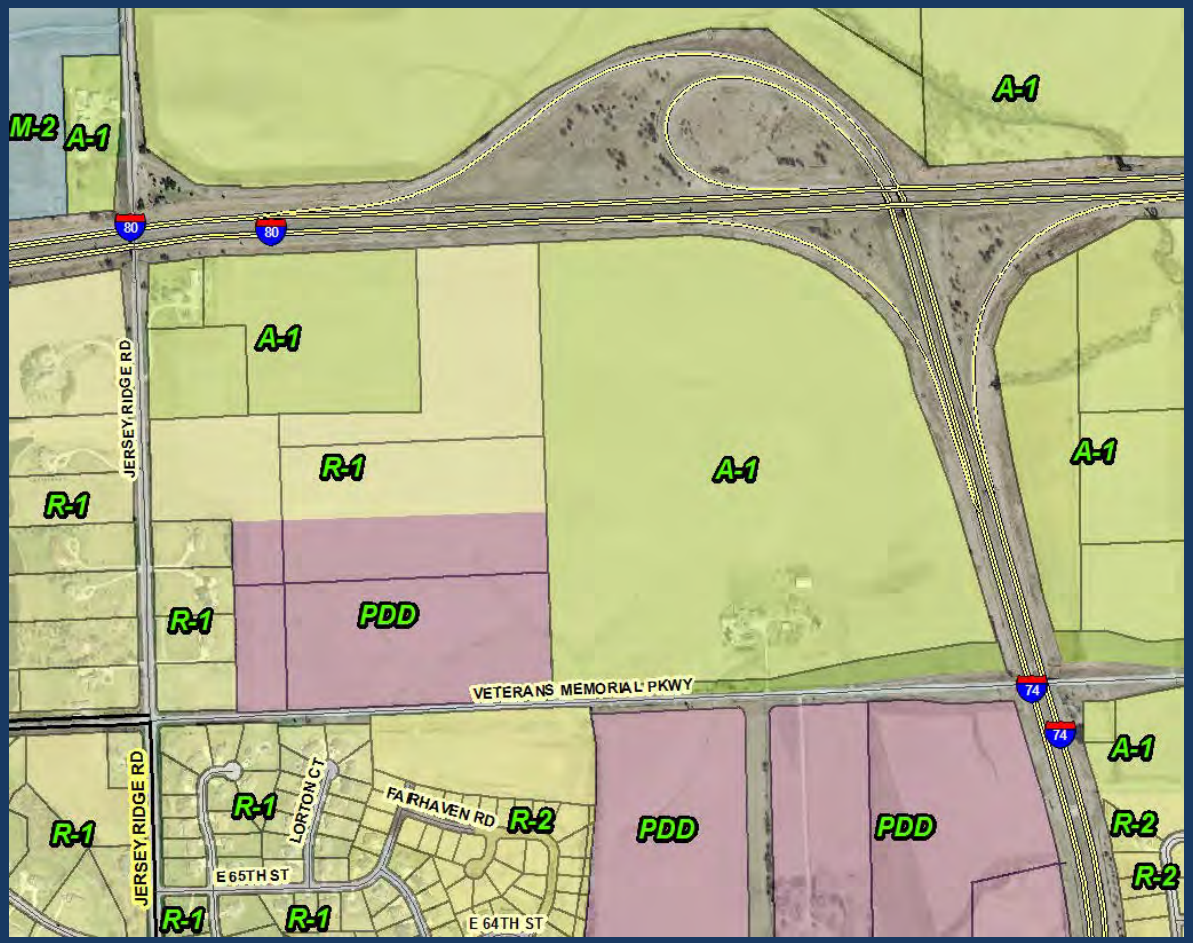
PLAN AND ZONING COMMISSION
September 30, 2014

Cases:

- CP14-06: Proposed Land Use Map Amendment
- REZ14-09: Rezoning from A-1 Agricultural and R-1, Low Density Residential to PDD, Planned Development District
- FDP14-04: Rhythm City Casino Final Development Plan
- P14-02: River80 Preliminary Plat
- F14-11: River80 First Addition Final Plat

General Location Map

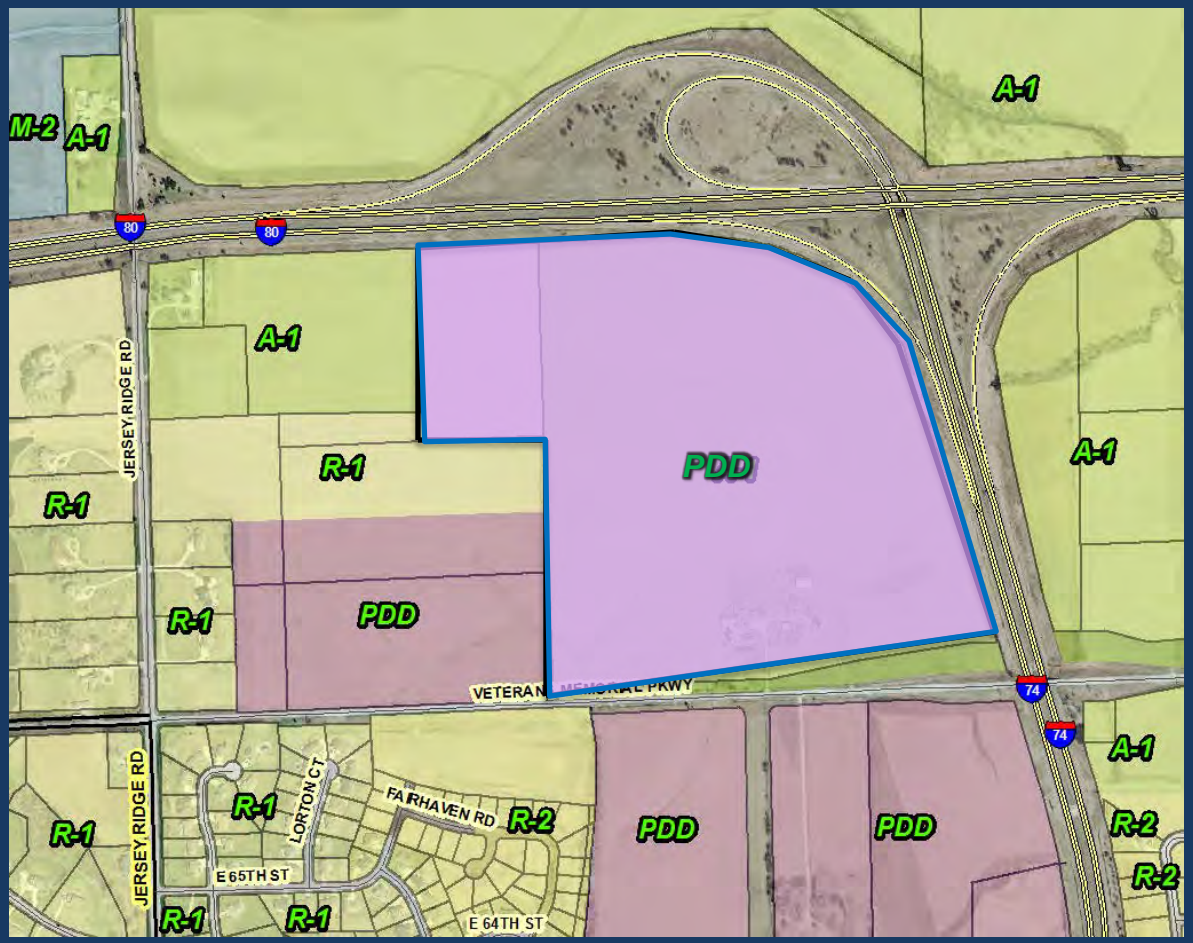
Existing Zoning



PUBLIC HEARING
September 2, 2014

DAVENPORT

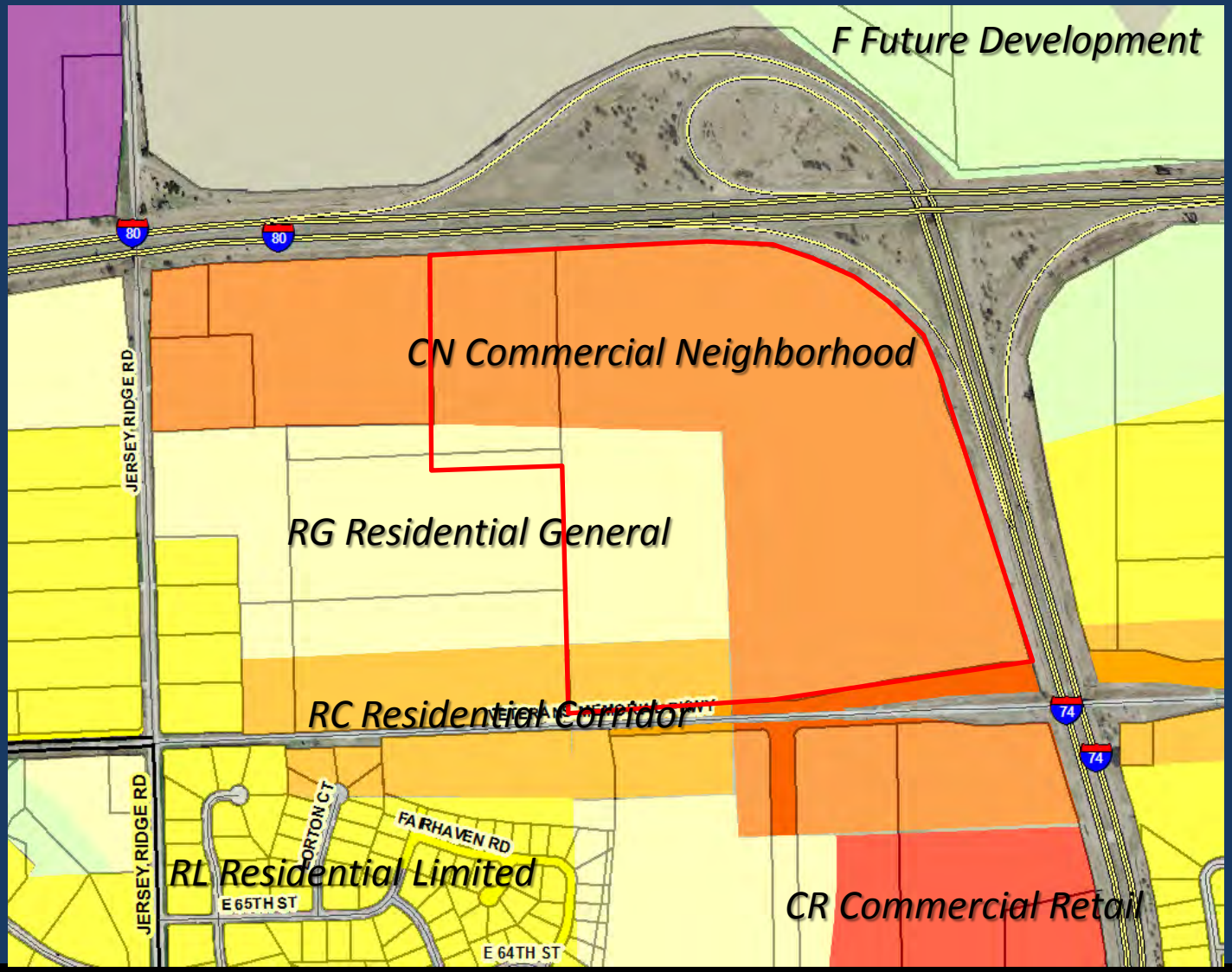
Proposed Zoning



PUBLIC HEARING
September 2, 2014

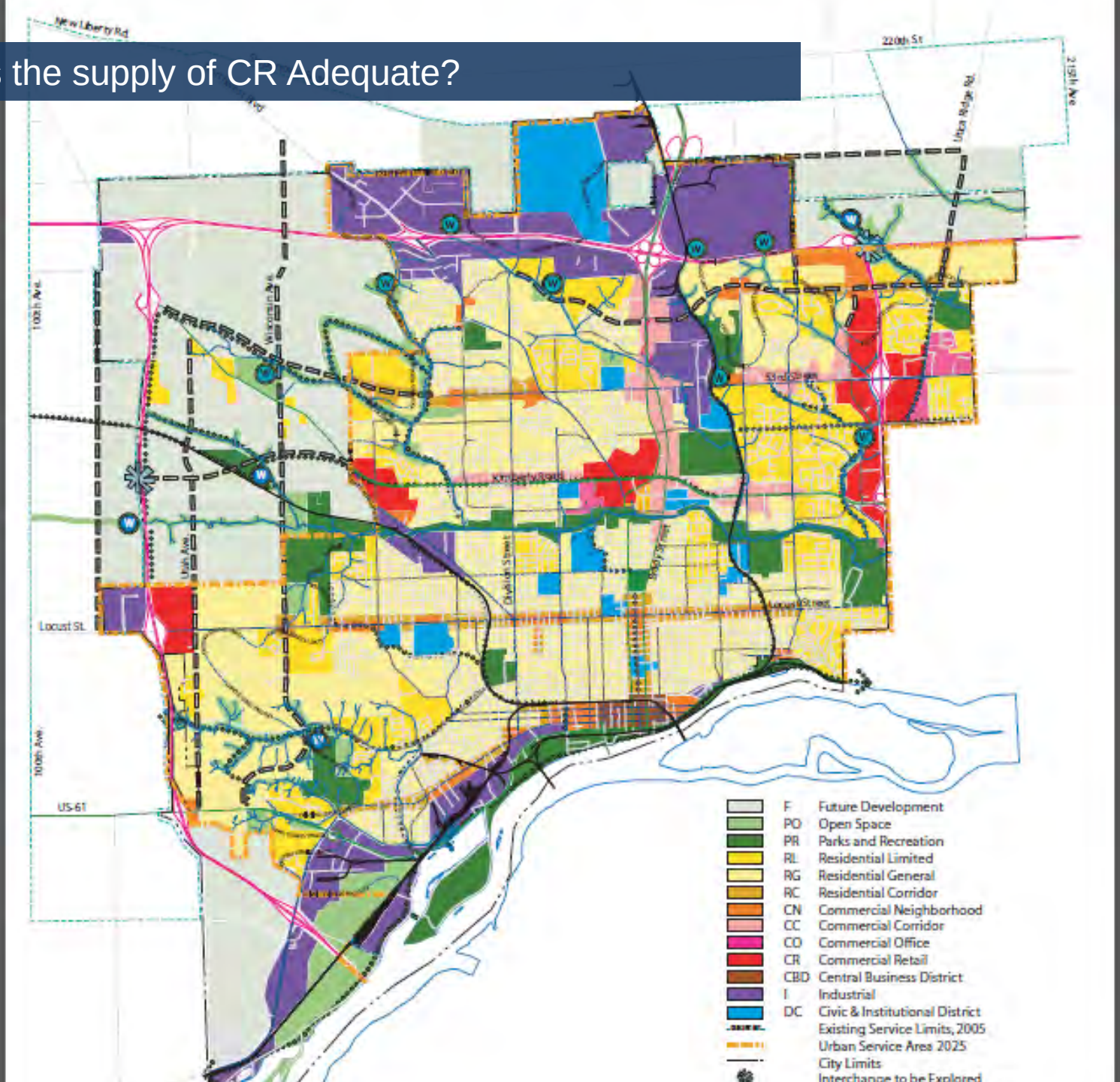
DAVENPORT

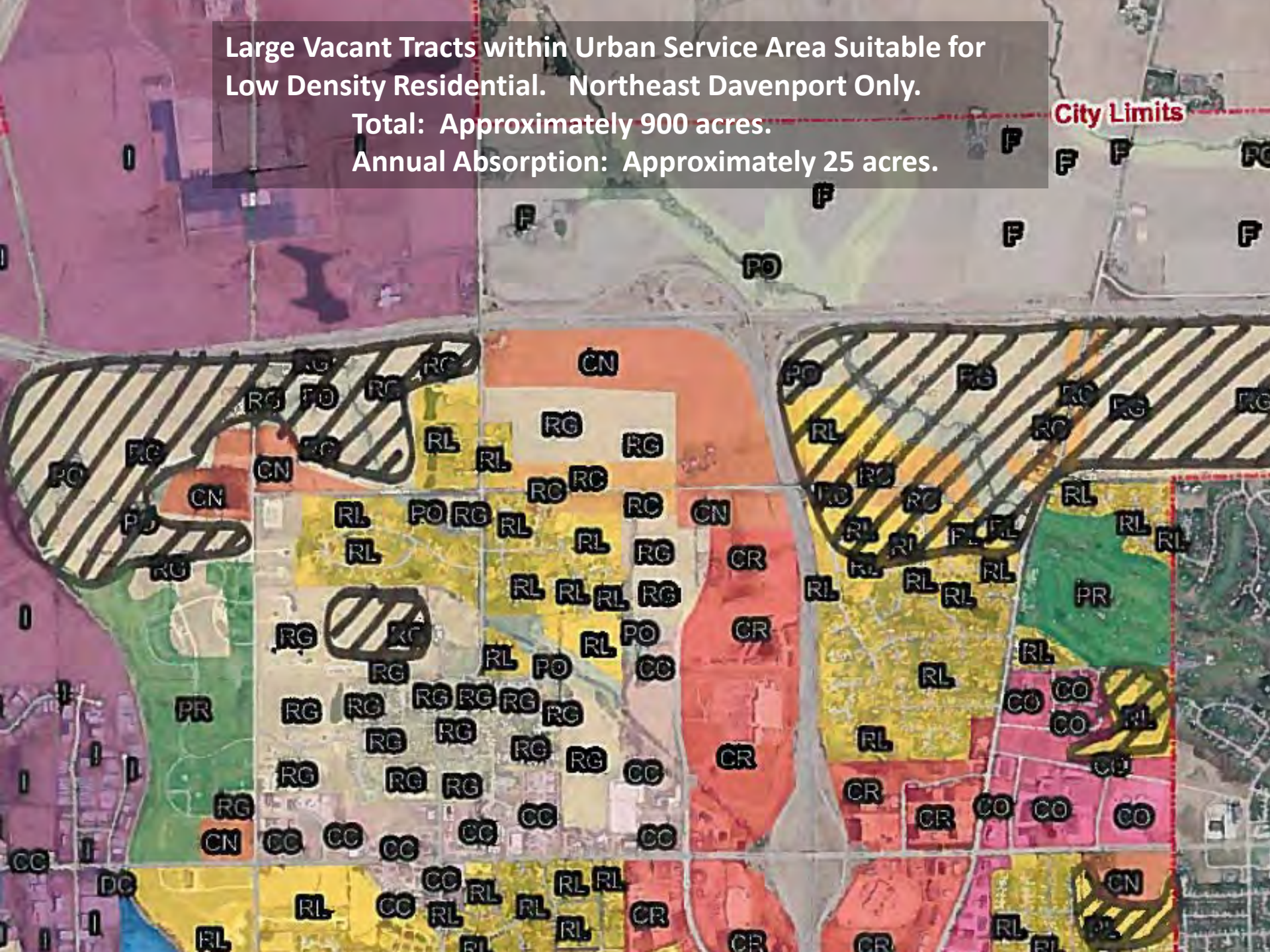
Comprehensive Plan Proposed 2025 Land Use



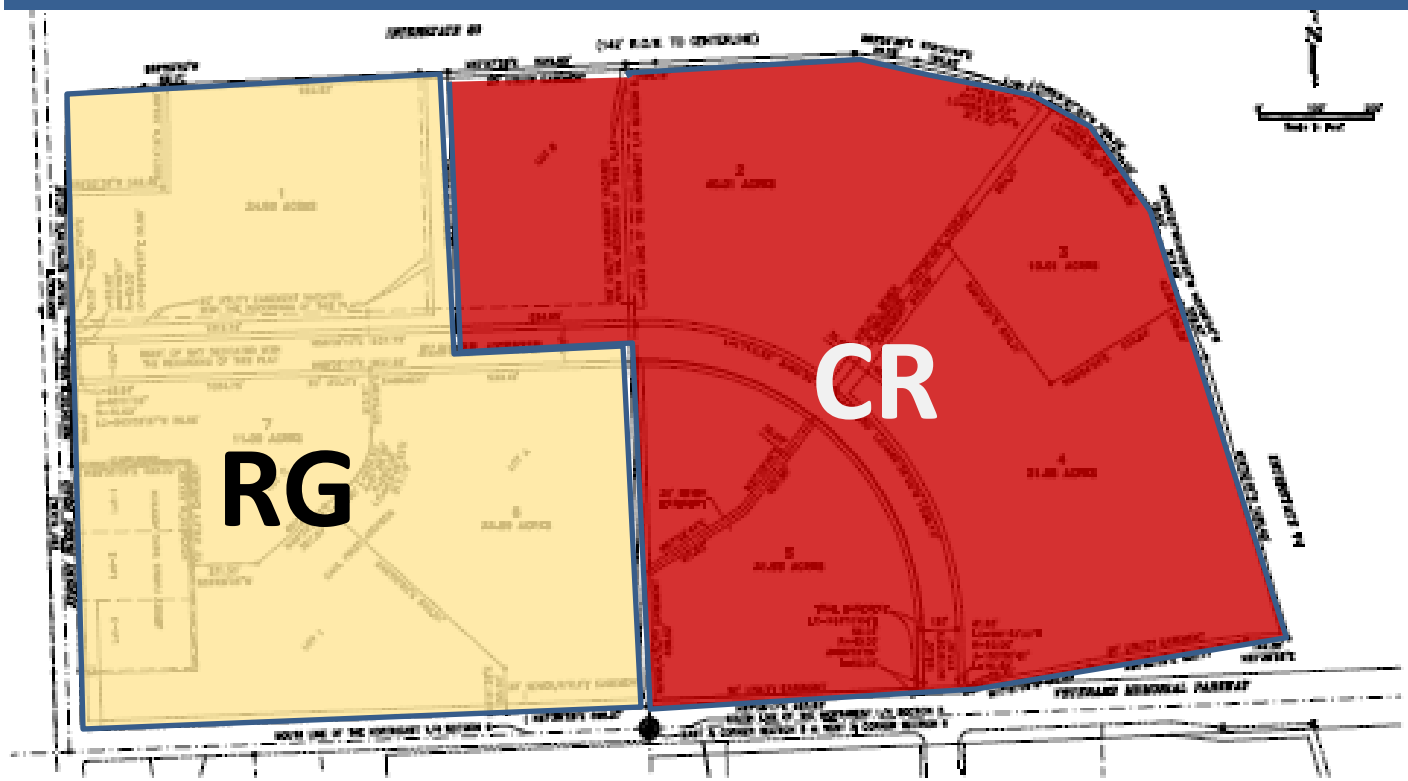
DAVENPORT

Is the supply of CR Adequate?




Large Vacant Tracts within Urban Service Area Suitable for Low Density Residential. Northeast Davenport Only.
Total: Approximately 900 acres.
Annual Absorption: Approximately 25 acres.
City Limits

Comp Plan Committee Recommended Proposed Land Use Plan Amendment



PLAT of SUBDIVISION
of
FIRST ADDITION

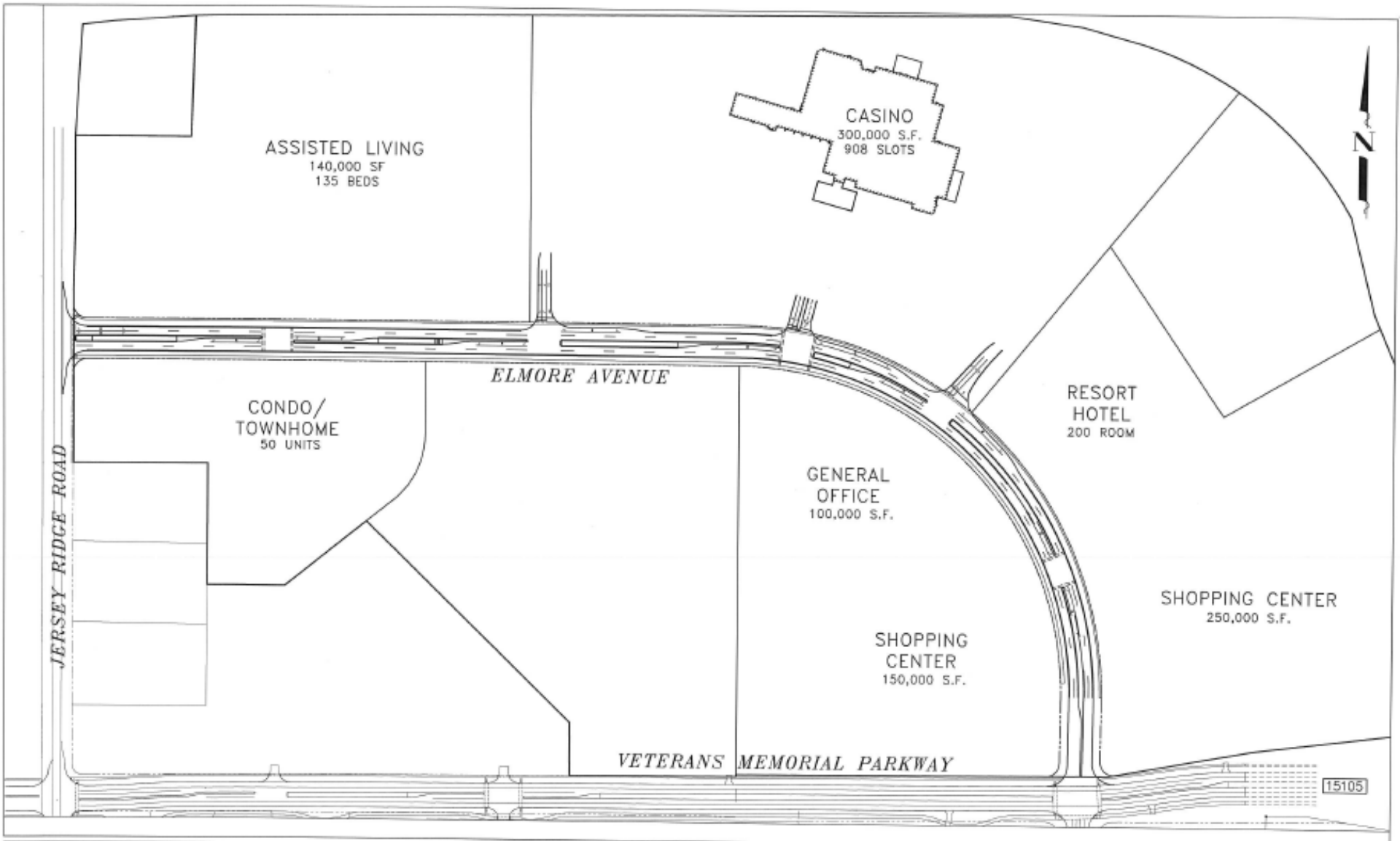
PRELIMINARY - DO NOT RECORD

Baxter Construction Co. LLC
8885 Ave. N, Fort Madison, IA 52627

McClure

PLAT of SUBDIVISION

PDD – Concept Plan



BAXTER CONSTRUCTION CO., LLC
3225 Avenue N., Fort Madison, Iowa 52627

REVISIONS

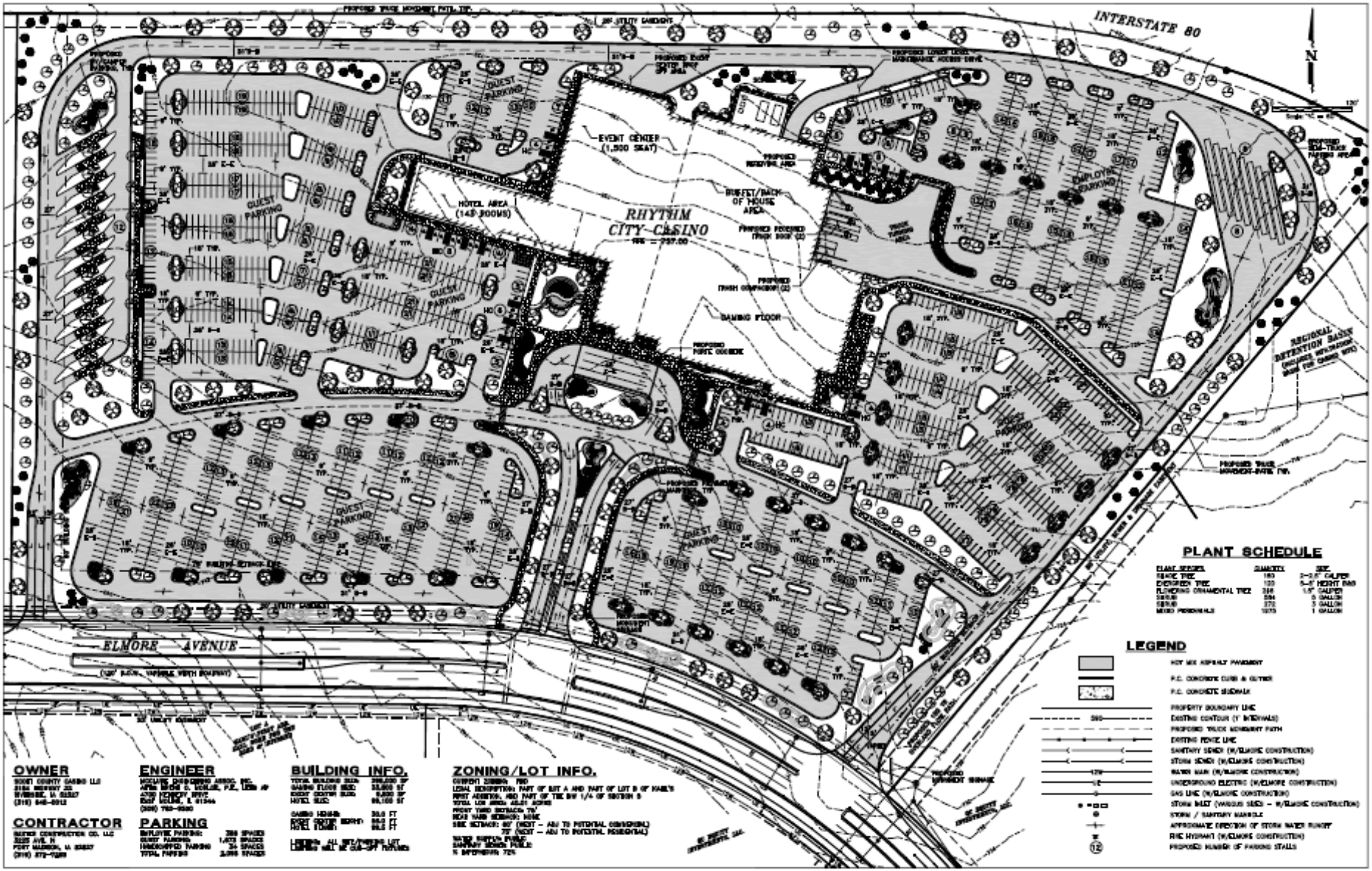
McClure Engineering Associates, Inc.

SITE LAYOUT

RIVER 80 ADDITION TRAFFIC STUDY — DAVENPORT, IOWA

SHEET NO. 2 OF 23

Rhythm City Renderings

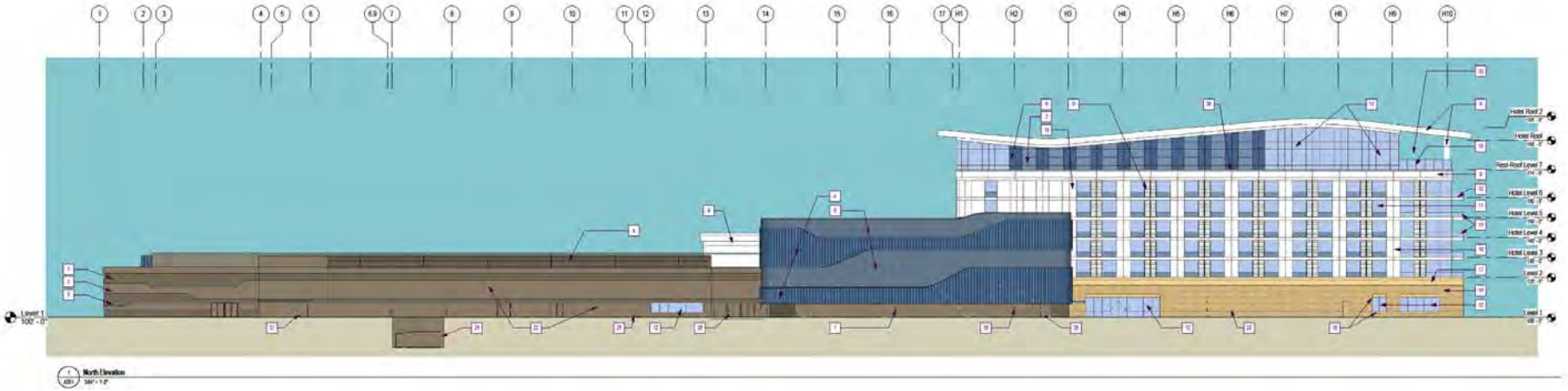


Rhythm City Casino and Hotel- Exterior Perspective

AUGUST 25, 2014

CUNINGHAM GROUP

North and West Elevations



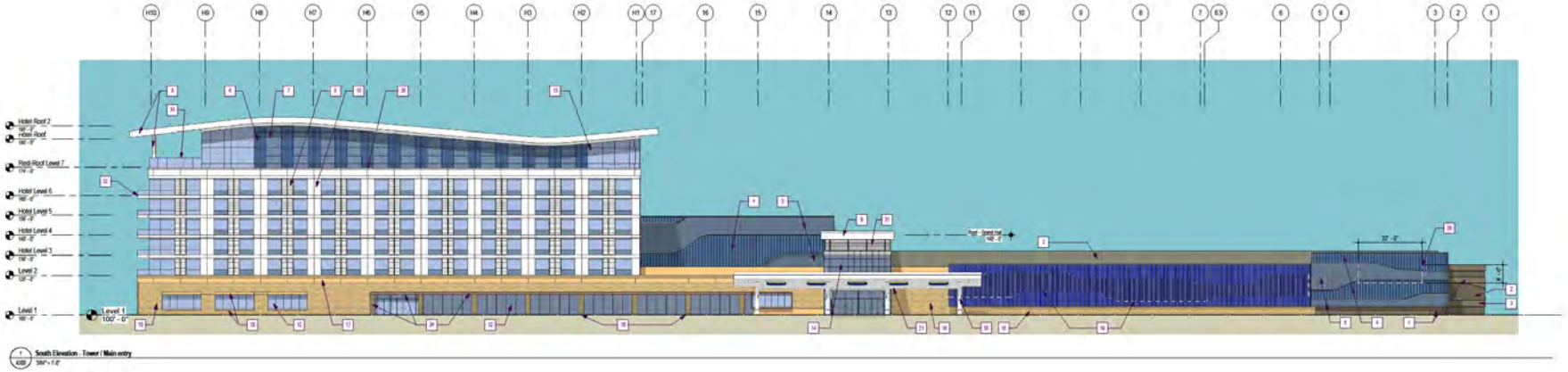
North Elevation

West Elevation

Elevation Keynotes

Number	Material	Description
1	EIFS-1	Drainable Exterior Insulated Finish System - Color 1
2	EIFS-2	Drainable Exterior Insulated Finish System - Color 2
3	EIFS-3	Drainable Exterior Insulated Finish System - Color 3
4	MTL-1	Metal Profile Panel 1
5	MTL-2	Metal Profile Panel 2
6	MTL-3	Metal Profile Panel 3
7	MTL-4	Metal Panel - Flat Face Horizontal w/ Reveal Joint
8	MTL-5	Metal Louver - Custom Color
9	ACM-1	Aluminum Composite Panel 1
10	ACM-2	Aluminum Composite Panel 2
11	WW-1	Window Wall System w/ White Mullions
12	SF-1	Aluminum Storefront System w/ White Mullions
13	CW-1	Glass Curtain Wall System 1 w/ White Mullions
14	CW-2	Glass Curtain Wall System 2 w/ White Mullions
15	GL-1	Glass Railing
16	STNL-1	Limestone
17	STNL-2	Architectural Precast Panel System
18	STNL-3	Architectural Precast Lintels and Sills, Typical at Stone Walls
19	LED-1	Painted Aluminum Vertical Fins w/ Color-Changing LED Lighting
20		Proposed Illuminated Building Identification Signage
21		Porte Cochere w/ Color-Changing LED Lighting
22		Mechanical Equipment Screen - Match Metal Profile Panel MTL-1
23		Loading Dock
24		Maintenance Vehicle Garage Entry
25		Painted HM Door and Frame
26		Employee Patio
27		Covered Employee Entry
28		Wall-Washing Light Fixture
29		Uplighting Light Fixture
30		Up and Downlighting Light Fixture
31		Metal Profile Panel 4
32		Hotel Guestroom Balcony
33		Rooftop Restaurant Seating Terrace
34		Aluminum Composite Panel 3
35		Loading Door
36		Proposed On-Premises Video Sign or Illuminated Building ID sign

South and East Elevations



1 South Elevation - Tower / Main entry
3/64" = 1'-0"

2 East Elevation
3/64" = 1'-0"

Elevation Keynotes

Number	Material	Description
1	EIFS-1	Drainable Exterior Insulated Finish System - Color 1
2	EIFS-2	Drainable Exterior Insulated Finish System - Color 2
3	EIFS-3	Drainable Exterior Insulated Finish System - Color 3
4	MTL-1	Metal Profile Panel 1
5	MTL-2	Metal Profile Panel 2
6	MTL-3	Metal Profile Panel 3
7	MTL-4	Metal Panel - Flat Face Horizontal w/ Reveal Joint
8	MTL-5	Metal Louver - Custom Color
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11	WW-1	Window Wall System w/ White Mullions
12	SF-1	Aluminum Storefront System w/ White Mullions
13	CW-1	Glass Curtain Wall System 1 w/ White Mullions
14	CW-2	Glass Curtain Wall System 2 w/ White Mullions
15	GL-1	Glass Railing
16	STN-1	Limestone
17	STN-2	Architectural Precast Panel System
18	STN-3	Architectural Precast Lintels and Sills, Typical at Stone Walls
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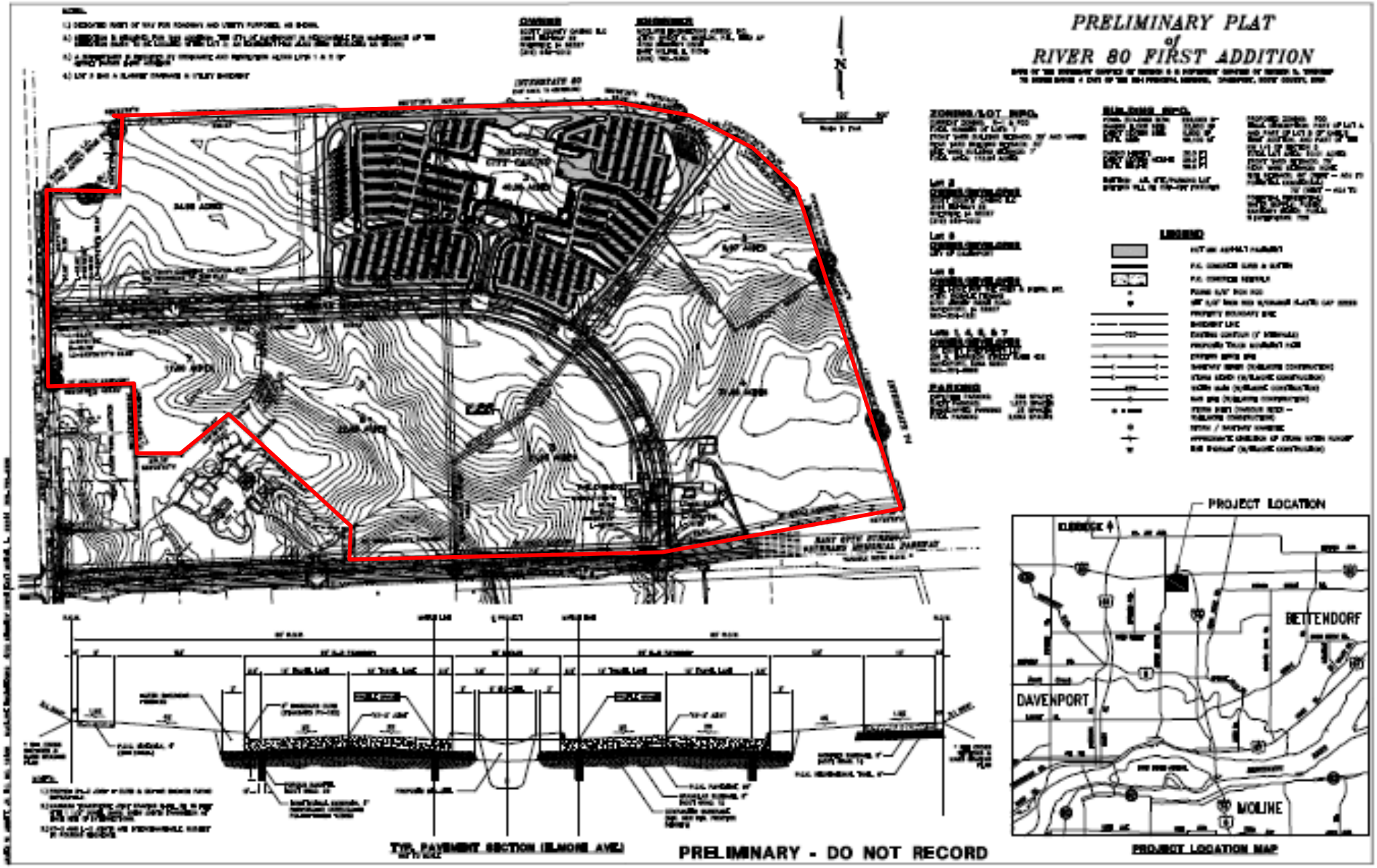
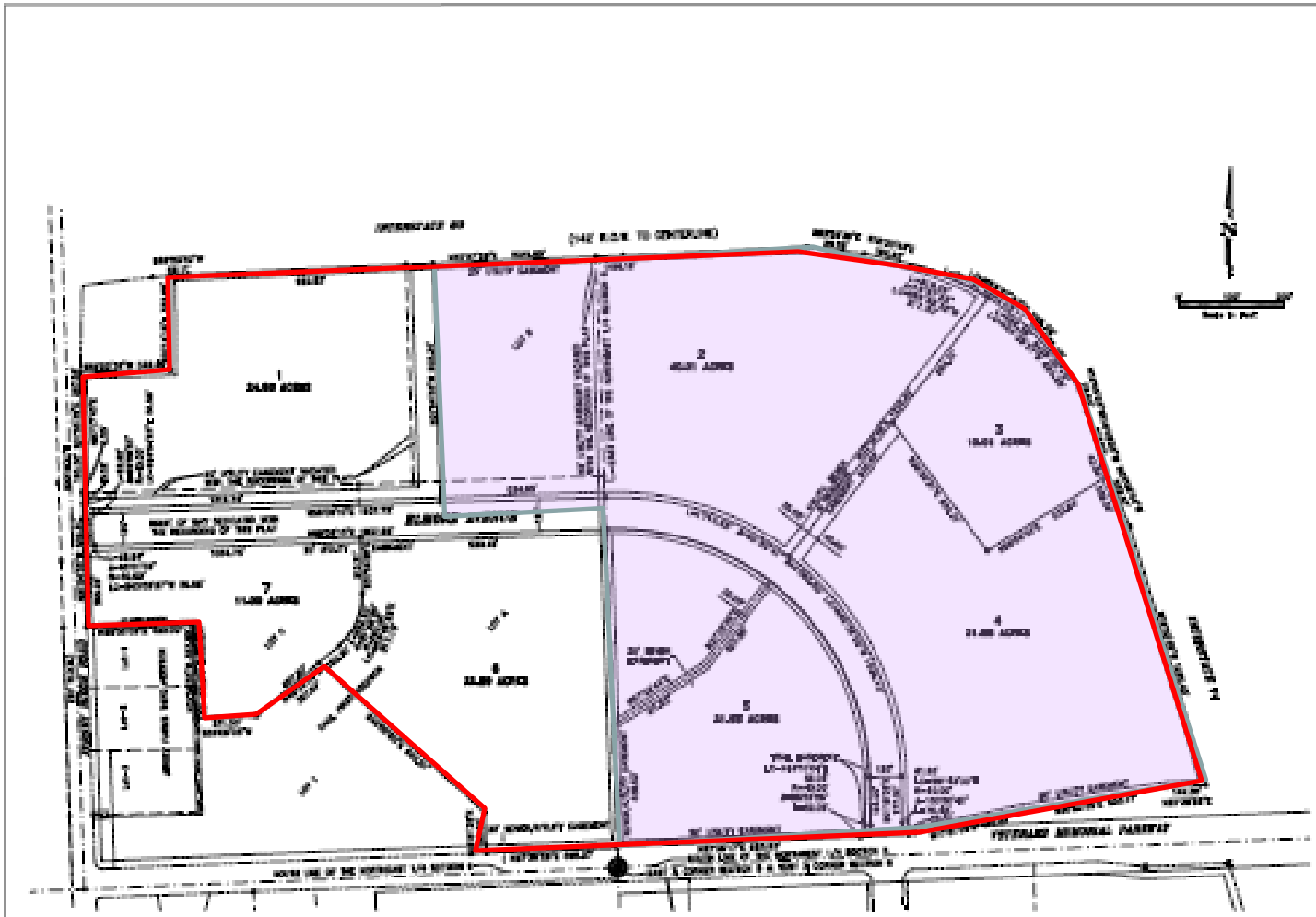
33		Rooftop Restaurant Seating Terrace
34		Aluminum Composite Panel 3
35		Loading Door
36		Proposed On-Premises Video Sign or Illuminated Building ID sign

Proposed Preliminary Plat



Proposed Final Plat



REZONING REQUEST NO._____
OFFICE OF PLANNING AND LAND USE
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT
CITY OF DAVENPORT

City Hall * Second floor
Phone: (563) 326-7765
Fax: (563) 328-6714

Legal Description: See attached legal description

ADDRESS OF PROPERTY: Vacant Land

EXISTING ZONING: A1

REQUESTED ZONING: PDD

TOTAL AREA: 108.738 ac

CITY OF DAVENPORT
Community Planning & Economic Dev.
PETITIONER:
AUG 1 2014
226 W 4th St
DAVENPORT IA 52801

Name: Jersey Roads, LC QC Equity Investments LLC Ridges L C
Address: 2000 E. 50th Ct. Davenport, IA 52807 201 Harrison St. Ste. 402 Davenpport, IA 52801 3211 E. 35th Ct. Davenport, IA 52807
Phone: 323-7737 FAX: 323-7739
Mobile Phone: _____ Email: tpastrnak@pastrnak.com
Interest in land: X title holder _____ other **

** if petitioner is other than title holder, documentation will be required to show control of property – accepted offer to purchase, offer, option, etc.

TITLE HOLDER:
Name: Jersey Roads, LC QC Equity Investments, LLC Ridges L C
Address: 2000 E. 50th Ct. Davenport, IA 52807 201 Harrison St., Ste. 402 Davenport, IA 52801 3211 E. 35th Ct. Davenport, IA 5280
Phone: 323-7737 FAX: 323-7739
Mobile Phone: _____ Email: tpastrnak@pastrnak.com

CONTACT PERSON:
Name: Thomas J. Pastrnak
Address: 313 W. 3rd Street, Davenport, IA 52801
Phone: 323-7737 FAX: 323-7739
Mobile Phone: _____ Email: tpastrnak@pastrnak.com

EXPLANATION OF REZONING (for Public Hearing Notice) rezone the property to Planned Development District to permit the development of the casino and the reinvestment district previously proposed to the State of Iowa

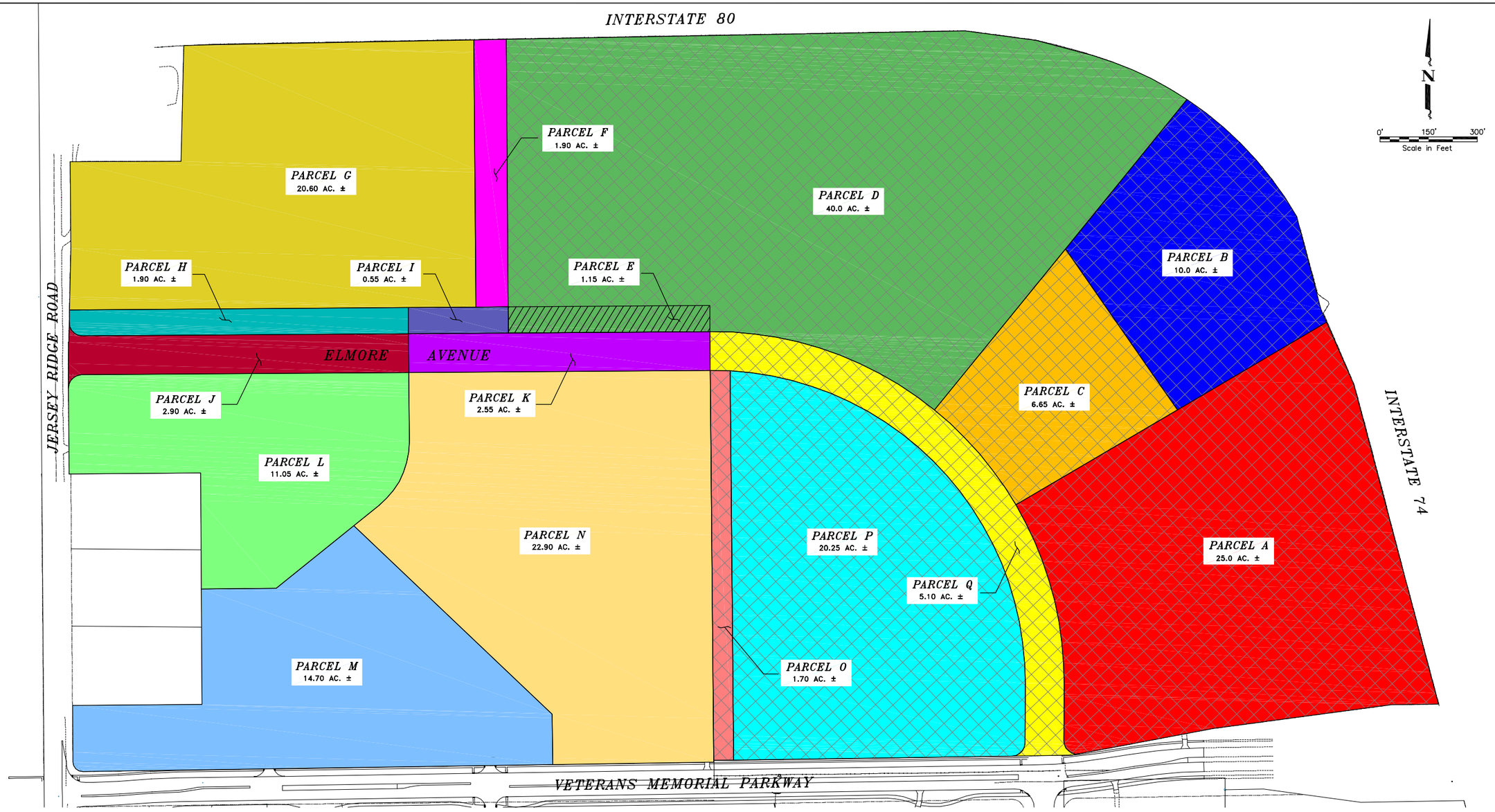
Does the property contain a drainageway or floodplain area: ____Yes X No

Signature of Petitioner: _____ Date: 7/31/2014

Rezoning Fee Schedule:

Land Area		Fee
Less than 1 acre	(< 1 acre)	$400
One acre to less than ten acres	(≥ acre < 10 acres)	$750 plus $25/acre *
Ten acres or more	(≥ 10 acres)	$1,000 plus $25/acre*

* plus $5.00 per sign; 1 to 3 signs required depending upon the size of the subject property



RHYTHM CITY CASINO / I-80 REINVESTMENT DISTRICT PARCELS/REMAINDERS

PARCEL ID	ACREAGE	CURRENT OWNER	PROPOSED OWNER	DESCRIPTION	TO BE REZONED
PARCEL A	25.00 ACRES ±	QC EQUITY INVESTMENTS LLC	QC EQUITY INVESTMENTS LLC	REINVESTMENT DISTRICT PROPERTY	YES
PARCEL B	10.00 ACRES ±	QC EQUITY INVESTMENTS LLC	CITY OF DAVENPORT	STORMWATER DETENTION BASIN	YES
PARCEL C	6.65 ACRES ±	QC EQUITY INVESTMENTS LLC	QC EQUITY INVESTMENTS LLC	POTENTIAL RETAIL / HOTEL PROPERTY	YES
PARCEL D	40.00 ACRES ±	QC EQUITY INVEST. LLC / JERSEY ROADS LC	RHYTHM CITY CASINO	CASINO PROPERTY (INCLUDES PARCEL E)	YES
PARCEL E	1.15 ACRES ±	KAHL HOME FOR AGED & INFIRMED	RHYTHM CITY CASINO	LOT A KAHL'S 1ST ADDITION - REMAINDER	YES
PARCEL F	1.90 ACRES ±	JERSEY ROADS LC	QC EQUITY INVESTMENTS LLC	LOT B KAHL'S 1ST ADDITION - REMAINDER	NO
PARCEL G	20.60 ACRES ±	QC EQUITY INVESTMENTS LLC	QC EQUITY INVESTMENTS LLC	POTENTIAL COMMERCIAL / RESIDENTIAL PROPERTY	NO
PARCEL H	1.90 ACRES ±	JERSEY ROADS LC	QC EQUITY INVESTMENTS LLC	LOT C KAHL'S 1ST ADDITION - REMAINDER	NO
PARCEL I	0.55 ACRES ±	KAHL HOME FOR AGED & INFIRMED	RHYTHM CITY CASINO	LOT A KAHL'S 1ST ADDITION - REMAINDER	NO
PARCEL J	2.90 ACRES ±	JERSEY ROADS LC	CITY OF DAVENPORT	ELMORE AVE RIGHT OF WAY	NO
PARCEL K	2.55 ACRES ±	KAHL HOME FOR AGED & INFIRMED	CITY OF DAVENPORT	ELMORE AVE RIGHT OF WAY	NO
PARCEL L	11.05 ACRES ±	JERSEY ROADS LC	JERSEY ROADS LC	LOT C KAHL'S 1ST ADDITION - REMAINDER	NO
PARCEL M	14.70 ACRES ±	KAHL HOME FOR AGED & INFIRMED	KAHL HOME FOR AGED & INFIRMED	LOT 1 KAHL'S 1ST ADDITION	NO
PARCEL N	22.90 ACRES ±	KAHL HOME FOR AGED & INFIRMED	KAHL HOME FOR AGED & INFIRMED	LOT A KAHL'S 1ST ADDITION - REMAINDER	NO
PARCEL O	1.70 ACRES ±	QC EQUITY INVESTMENTS LLC	KAHL HOME FOR AGED & INFIRMED	POTENTIAL LAND SWAP FOR PARCELS E&I	YES
PARCEL P	20.25 ACRES ±	QC EQUITY INVESTMENTS LLC	QC EQUITY INVESTMENTS LLC	POTENTIAL COMMERCIAL PROPERTY	YES
PARCEL Q	5.10 ACRES ±	QC EQUITY INVESTMENTS LLC	CITY OF DAVENPORT	ELMORE AVE RIGHT OF WAY	YES

AREA TO BE REZONED

QC EQUITY INVESTMENTS, LLC

REVISIONS		
NO.	ITEM	DATE

PLOTTING SCALE:	1" = 150'
DRAWN BY:	BDM
CHECKED BY:	
DATE:	APRIL 2014

McClure Engineering Associates, Inc.
4700 Kennedy Drive
(309) 792-9350
East Moline, Illinois 61244
Fax (309) 792-8974
Copyright 2014 By McClure Engineering Associates, Inc.

PARCELS & REMAINDERS

RHYTHM CITY CASINO / I-80 REINVESTMENT DISTRICT — DAVENPORT, IA

FILE NAME: T:\ADA CASINO\DWG\ELMORE NORTH.DWG

SHEET NO. 1 OF 1

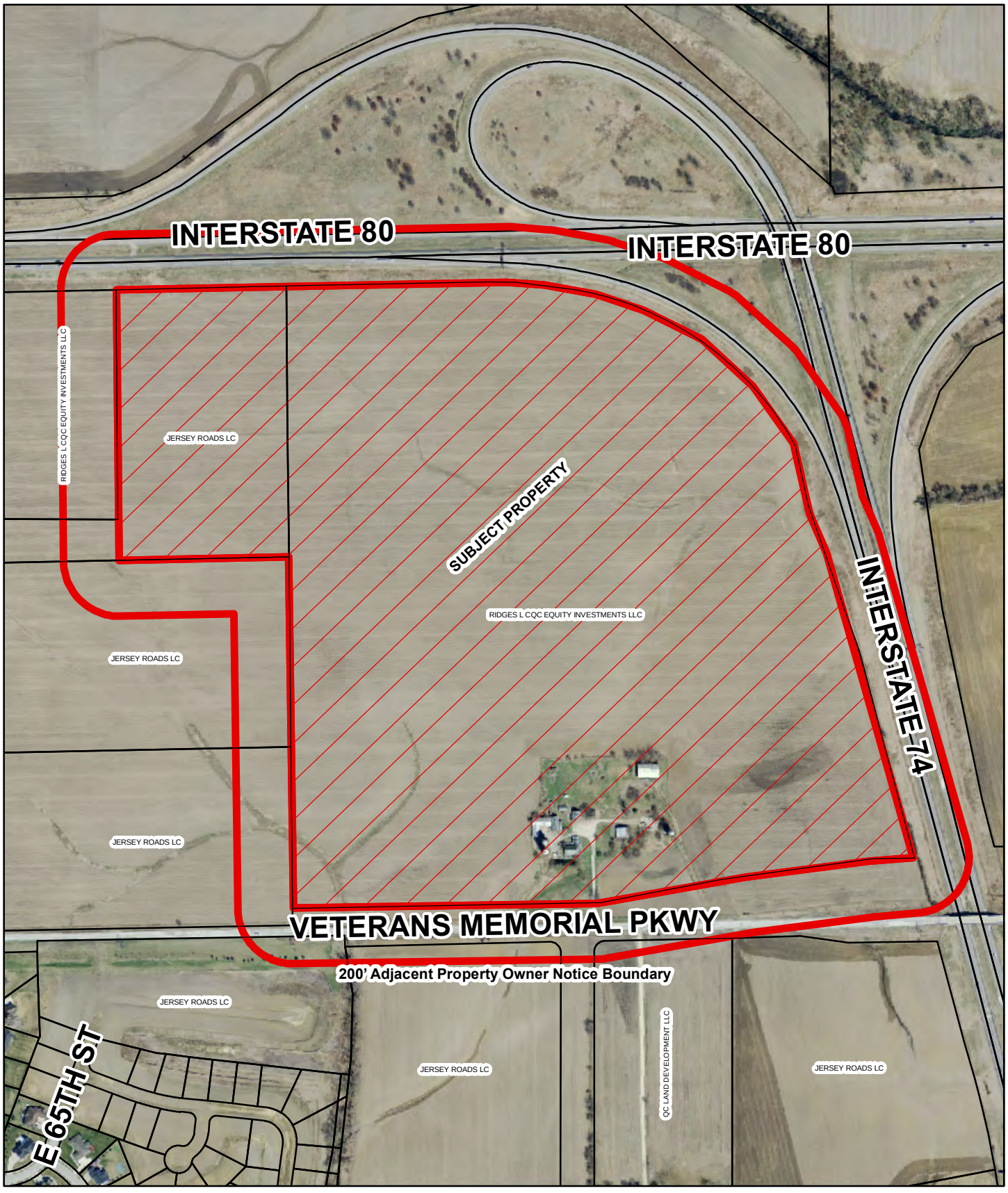
Rhythm City / I-80 Reinvestment District Rezoning Description:

Part of the northeast quarter of Section 6 and the northwest quarter of Section 5, all in Township 78 North, Range 4 East of the 5th Principal Meridian; more particularly described as follows:

Beginning at the intersection of the westerly Right of Way line of Interstate 74 and the northerly Right of Way line of Veterans Memorial Parkway, thence, along said northerly line, South 87 degrees 38 minutes 26 seconds West, a distance of 147.35 feet; thence, continuing along said northerly line, South 80 degrees 53 minutes 55 seconds West, a distance of 553.77 feet; thence, continuing along said northerly line, South 77 degrees 51 minutes 09 seconds West, a distance of 441.41 feet; thence, continuing along said northerly line, South 87 degrees 38 minutes 17 seconds West, to the East line of the Northeast quarter of Section 6, a distance of 1105.44 feet; thence, north along said east line, North 02 degrees 01 minutes 00 seconds East, a distance of 1323.03 feet; thence, South 88 degrees 06 minutes 10 seconds West, a distance of 621.99 feet; thence, North 01 degrees 54 minutes 55 seconds West, to the southerly Right of Way line of Interstate 80, a distance of 905.34 feet; thence, along said southerly line, North 87 degrees 27 minutes 29 seconds East, a distance of 1416.16 feet; thence, continuing along said southerly line, South 83 degrees 56 minutes 39 seconds East, a distance of 220.28 feet; thence, continuing along said southerly line, South 76 degrees 33 minutes 44 seconds East, a distance of 184.22 feet, to an arc and the transition to westerly Right of Way line of Interstate 74; thence, along said arc and Right of Way, a distance of 817.91 feet, said arc being concave southwesterly, having a radius of 1076.00 feet and a delta angle of 43 degrees 33 minutes 11 seconds; thence, along said westerly line, South 16 degrees 05 minutes 53 seconds East, a distance of 78.63 feet; thence, continuing along said westerly line, South 16 degrees 08 minutes 55 seconds East, a distance of 217.00 feet; thence, continuing along said westerly line, South 25 degrees 08 minutes 44 seconds West, a distance of 252.87 feet; thence, continuing along said westerly line, South 16 degrees 20 minutes 49 seconds East, a distance of 1020.46 feet, to the point of beginning.

The above described tract contains 108.738 acres, more or less. For the purpose of the above description the east line of the northeast quarter of Section 6 is assumed to have a bearing of North 02 degrees 01 minutes 00 seconds West.

Plan & Zoning Commission: Adjacent Property Owner Notice Area



Feet
0 100 200 400 600 800

N

PUBLIC HEARING NOTICE
DAVENPORT PLAN & ZONING COMMISSION
TUESDAY – September 2, 2014 5:00 P.M.
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4TH STREET – DAVENPORT, IOWA

Petition of Jersey Roads, LC, QC Equity Investments, LLC and Ridges LC for a Zoning Map Amendment (rezoning) of 108.738 acres, more or less, of real property generally located southwest of the interchange of Interstates 74 and 80, from R-1 Low Density Residential and A-1 Agriculture to PDD, Planned Development District, for the purpose of facilitating commercial development, including casino complex. (Case No. REZ14-09).

The City Plan and Zoning Commission will conduct a public hearing concerning this matter at **5:00 p.m., Tuesday, September 2, 2014, in the Council Chambers of Davenport City Hall, 226 West 4th Street, Davenport, Iowa**.

This public hearing is the first step in the review/approval process. The City Plan and Zoning Commission will then consider the petition at its regular meeting on Tuesday, September 16, 2014. The Commission's report and recommendation will then be forwarded to the City Council. The City Council will then hold its own public hearing, as required by state law. You should also receive a future notice of the City Council's public hearing. For the rezoning ordinance to be approved, it must be read/considered at three (3) separate City Council meetings. For the specific dates and times of subsequent meetings, please call the phone number below.

It is your privilege to submit written comments on this petition or to attend the public hearing to express your views, or both. All protests must be made in writing to be valid. Any written comments to be reported at the Commission's public hearing should be received in the office of the Community Planning & Economic Development Department, at the address below, no later than 12:00 noon, on the day of the public hearing, although written protests will be accepted up until day of the City Council public hearing.

City of Davenport
CPED/Planning (City Plan & Zoning Commission)
226 W. 4th Street
Davenport, IA 52801-1398

Phone: (563) 326-7765 FAX: (563) 328-6714 E-mail: planning@ci.davenport.ia.us

(detach here)

The undersigned – **opposes / does not oppose** (**circle one**) the petition of Jersey Roads, LC, QC Equity Investments, LLC, and Ridges, LC (Case No. REZ14-09)

Comments: _____

_____

_____

_____

Mail to: City of Davenport
c/o CPED (City Plan & Zoning Commission)
226 W. 4th Street
Davenport, Iowa 52801

NAME_____
ADDRESS_____
DATE_____
(please print legibly)

_____
ADDRESS OF YOUR PROPERTY IN THE NOTICE AREA
IF OTHER THAN MAILING ADDRESS ON ENVELOPE

REZ14-09 - QC Investments A-1 to PDD (Casino) Adjacent Owner Notice List

Parcel	Property Address	Mailing Address - Deed Name	Mailing Address - Street	Mailing Address - CityStateZip
SUBJECT PROPERTY Y0501-30D	3130 VETERANS MEMORIAL PKWY	QC EQUITY INVESTMENTS LLC	201 HARRISON ST STE 402	DAVENPORT IA 52801
SUBJECT PROPERTY Y0605-25E		QC EQUITY INVESTMENTS LLC	201 HARRISON ST STE 402	DAVENPORT IA 52801
Y0623-19		JERSEY ROADS LC	2000 E 50TH CT	DAVENPORT IA 52807
Y0607-20A		JERSEY ROADS LC	2000 E 50TH CT	DAVENPORT IA 52807
Y0623-18		JERSEY ROADS LC	2000 E 50TH CT	DAVENPORT IA 52807
Y0535-05B		JERSEY ROADS LC	2000 E 50TH CT	DAVENPORT IA 52807
Y0533-01B		JERSEY ROADS LC	2000 E 50TH CT	DAVENPORT IA 52807
Y0533-02B		QC LAND DEVELOPMENT LLC	852 MIDDLE RD	BETTENDORF IA 52722
Y0639-19F		JERSEY ROADS LC	2000 E 50TH CT	DAVENPORT IA 52807
		ALDERMAN	JUSTIN - 6TH WARD	Notices Sent for REZ14-09: 2

City of Davenport

City Administrator Craig Malin, AICP

226 West Fourth Street – Davenport, Iowa 52801
Telephone: 563-326-6139 ctm@ci.davenport.ia.us

Memo **September 12, 2014**

To: P&Z Chairman Inghram & Commissioners **Subject**: REZ14-09

As the Commission considers the above rezoning petition, staff has begun to prepare some guidance. While a formal staff recommendation is pending closure of the Commission's public hearing, attached is information relevant to the case.

At the largest scale of consideration, the proposed REZ14-09 site is one of only three locations in Iowa where two full (two digit) Interstates intersect (see attached). From a highest and best land use perspective, the market has clearly determined large scale retail and entertainment / casino complexes are appropriately sited in close proximity to Interstate intersections in Iowa, as in other states.

With regard to the Comprehensive Plan, it is important to note the Comprehensive Plan is a guiding document while the Zoning Ordinance is a regulating document. The Comp Plan guides, while the Zoning Ordinance controls. In this case, the 2005 Comprehensive Plan was approved two years before land-based gaming was legal in Iowa. Had land-based gaming been legal in 2005, the land in question easily (and appropriately, given the highest and best use of property at one of only three Interstate intersections in the state) could have been designated Commercial Retail rather than Commercial Neighborhood. Supporting this perspective, the trend of development along Elmore Drive is clearly toward Commercial Retail, rather than Commercial Neighborhood.

Furthermore, in 2007, the Commission voted unanimously to recommend amending the Zoning Ordinance to create a Casino Overlay District. The City Council subsequently adopted the amendment, permitting casinos either downtown or within one mile of an Interstate. Thus, zoning is already in place for a casino in the location proposed in REZ14-09. In fact, it is doubly in place, as the location is both within one mile of I-80 and one mile of I-74.

While some have suggested the I-280 / I-80 location as a preferable site, that interchange is significantly farther from the market center of the Quad Cities and lacks adequate infrastructure. The suggestion to site a casino southeast of I-80 and Brady both moves the location closer to existing Davenport residences and farther from I-74, which serves as the economic spine of the Quad Cities.

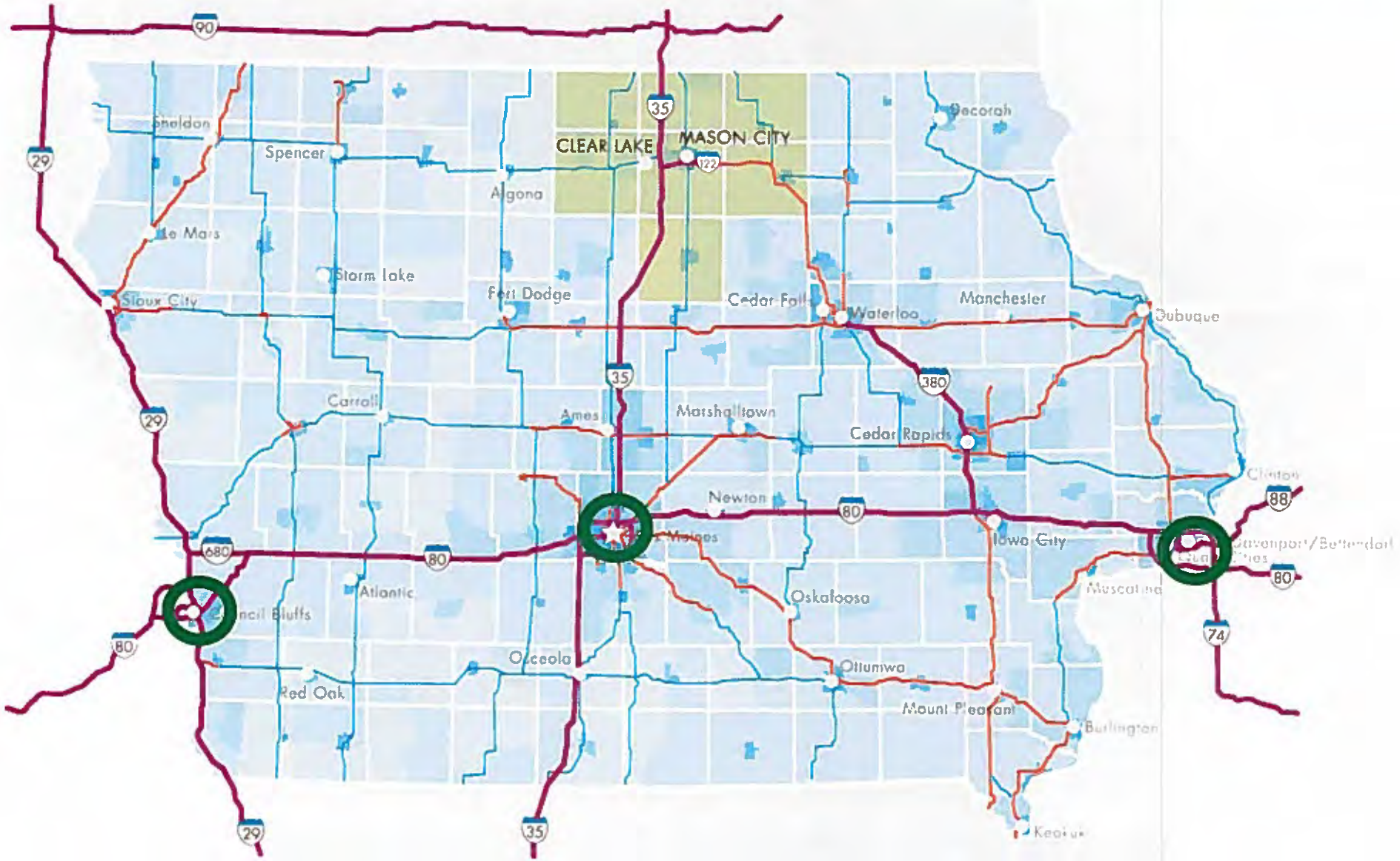
Respecting the Commission's on-going review of the full scope of the REZ14-09 petition, staff looks forward to working with the Commission to develop an appropriate recommendation to the City Council. There are standards to be met in the Casino Overlay District, and there are matters related to appropriate buffering of residential property to commercial property as there are in any such PDD or commercial zoning petition.

As staff works with stakeholders and the Commission to craft a recommendation to the City Council, I hope Commissioners well consider the legal, planning and public policy interests in optimizing the highest and best use of Davenport's only intersection of primary Interstate highways.

cc: Mayor & Council, CPED Director Berger

3 Iowa locations

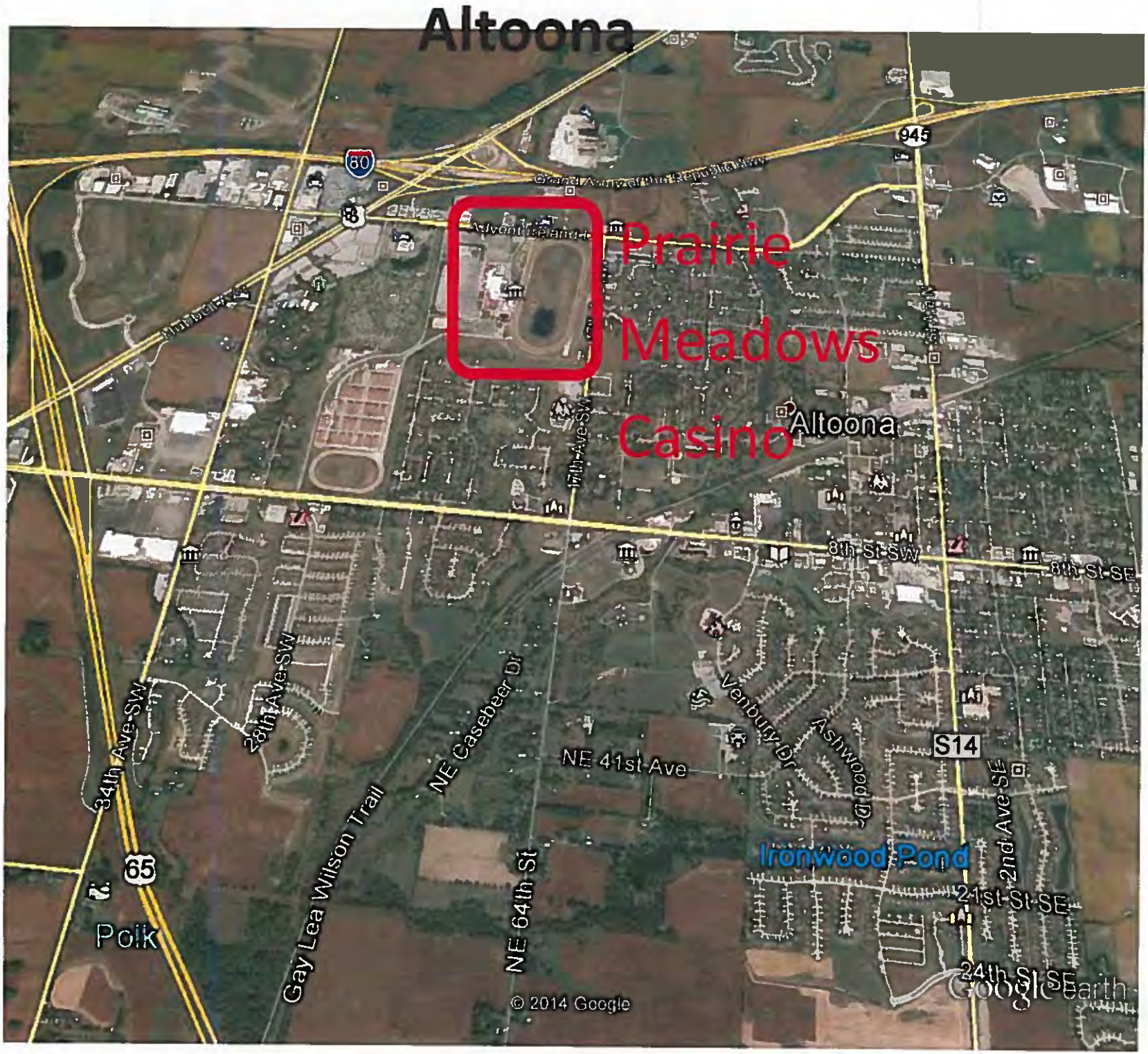
where Interstates come together



Council Bluffs

West Des Moines
Clive
Jordan Creek
Retail
235
80
35
F64
S 68th St
S 66th St
S 60th St
S 50th St
S Jordan Creek Pkwy
Mills Civic Pkwy
© 2014 Google
Google earth

Altoona



Prairie
Meadows
Casino
Altoona
Ironwood Pond
Polk
80
945
S14
65
8th St SW
8th St SE
17th Ave SW
28th Ave SW
34th Ave SW
NE Casebeer Dr
NE 41st Ave
NE 64th St
Gay Lea Wilson Trail
Venbury Dr
Ashwood Dr
2nd Ave SE
21st St SE
24th St SE
© 2014 Google
Google earth

Davenport

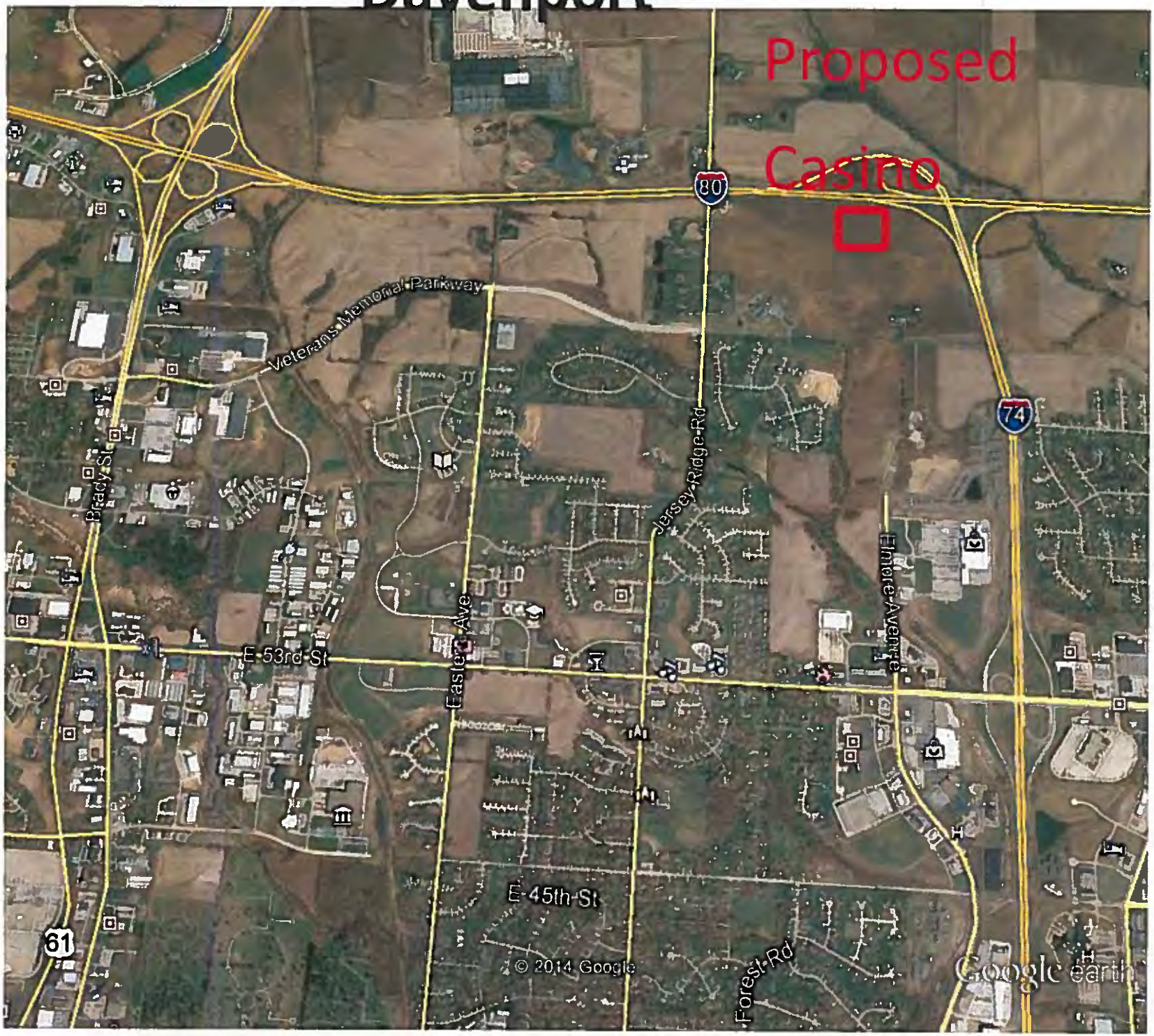
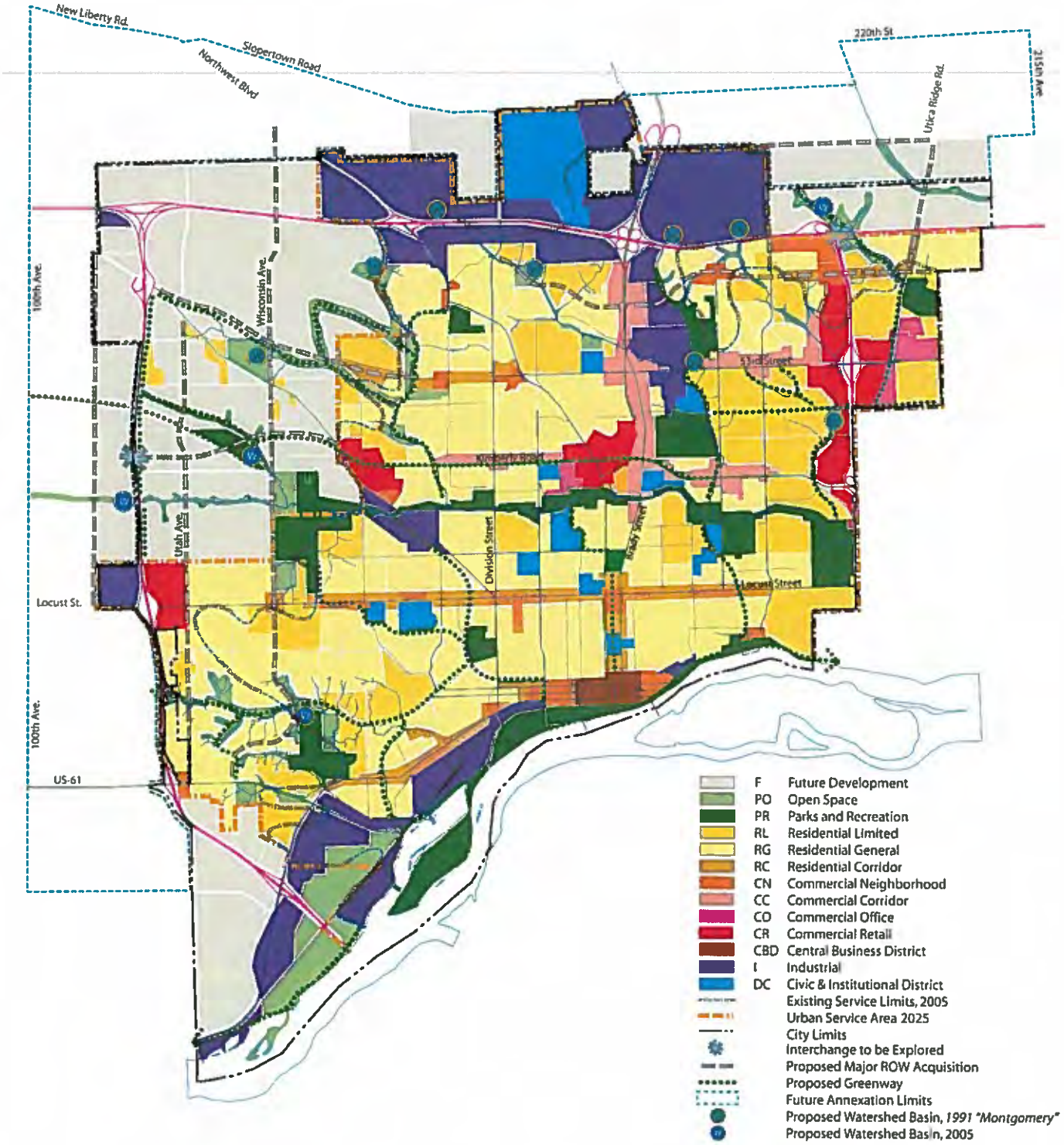

Proposed
Casino
80
74
61
Veterans Memorial Parkway
Brady St
E 53rd St
Easton Ave
Jersey Ridge Rd
Elmore Avenue
E 45th St
Forest Rd
© 2014 Google
Google earth

FIGURE LU-8
PROPOSED LAND USE MAP - 2025



DAVENPORT POTENTIAL CASINO CORRIDOR

APPROXIMATE DISTANCES TO EXISTING RESIDENTIAL

CPED 3-7-14

REZ 14-09 Photo Gallery

View north-northeast towards casino site. Proposed entrance is approximately 2700 feet (0.51 miles) from this location. Elevation is approximately the same.

Kahl Home from southwest

Berm on south side of VMP looking south

View to the west showing berm

Homes on Fairhaven Road from proposed Jersey Farms 11th Addition approximately 10 below grade

RIVER 80 Traffic Study Summary

Summary and Recommendations

Based on the analysis above, it is our recommendation that the proposed development's west entrance intersection of Elmore Avenue and Jersey Ridge Road be constructed as a signalized intersection at full build out of the development. A separate traffic study will be prepared analyzing the development with casino only traffic to analyze this scenario to determine when the signalized intersection will need to be installed.

The basis of this recommendation is that the projected traffic volumes for 2015 will negatively impact the traffic flow on Jersey Ridge Road. Acceptable Level of Services are not obtained for the proposed entrance for the project.

The proposed private casino entrances onto Elmore Avenue should all be built as unsignalized intersections with both right and left turn lanes into and out of each intersection.

The south intersection of Elmore Avenue and Veteran's Memorial Parkway was not analyzed as part of this traffic study.

Additional auxiliary lanes other than the proposed right and left lanes shown in the plans are not warranted or recommended for each of the four intersections that were analyzed. Level of Service will not be substantially affected for through traffic on the existing roadway. Motorist behavior and expections of conflicting traffic movements throughout the entire length of Jersey Ridge, Elmore Avenue, and Veteran's Mermorial Parkway will create a level of awareness that minimizes rear end collisions caused by right and left turning vehicles.

In addition, Jersey Ridge Road adequately functions as a two-lane, two-way collector street and the addition of the new traffic to this development is not enough to warrant widening the street to a four-lane, two-way collector street even at the full build out condition of the development.

Rhythm City Casino Traffic Study Summary

Summary and Recommendations

Based on the analysis above, it is our recommendation that the proposed development's west entrance intersection of Elmore Avenue and Jersey Ridge Road be constructed as an unsignalized intersection initially when the casino is the only development in the residential and commercial park. A separate traffic study will be prepared analyzing the development with full build up traffic to analyze this scenario to determine when or if the signalized intersection will need to be installed.

The basis of this recommendation is that the projected traffic volumes for 2015 will not negatively impact the traffic flow on Jersey Ridge Road. Acceptable Level of Services are obtained for the proposed entrance for the project and signals are not warranted by the requirements detailed in the MUTCD.

The proposed private casino entrances onto Elmore Avenue should all be built as unsignalized intersections with both right and left turn lanes into and out of each intersection.

The south intersection of Elmore Avenue and Veteran's Memorial Parkway was not analyzed as part of this traffic study.

Additional auxiliary lanes other than the proposed right and left lanes shown in the plans are not warranted or recommended for each of the four intersections that were analyzed. Level of Service will not be substantially affected for through traffic on the existing roadway. Motorist behavior and expections of conflicting traffic movements throughout the entire length of Jersey Ridge, Elmore Avenue, and Veteran's Mermorial Parkway will create a level of awareness that minimizes rear end collisions caused by right and left turning vehicles.

In addition, Jersey Ridge Road adequately functions as a two-lane, two-way collector street and the addition of the new traffic to this development is not enough to warrant widening the street to a four-lane, two-way collector street even at the full build out condition of the development.

Jersey Farms Neighborhood Association

(In cooperation with Cromwell Cr. and surrounding neighborhoods)

Exhibits for

Planning Board Presentation

on

16 September 2014

The two St. Louis area casinos are also depicted in Figure 1. The St. Charles Casino is located along the Missouri River immediately north of I-70/Missouri River junction and about five miles to the west of I-270/I-70 junction in the City of St. Charles. The 1998 ADT along I-70 was 188,000 vehicles. The Casino Queen is located along the Mississippi River immediately east of the Gateway Arch and immediately north of the I-70/I-64/I-55 junction in the City of East St. Louis, Illinois. The ADT of these three interstates are 117,300 vehicles. The estimated 1999 population is 2,637,000 people within a 50-mile radius of the St. Louis area casinos.

GAMING REVENUES OF STUDY CASINOS

This section discusses the gaming revenues of the tri-state region where the five casinos presented in this paper are located. Between the years 1994-1999, St. Charles Casino had the second highest attendance of the eleven riverboat casinos within the state of Missouri. During the fiscal year 2000 the eleven riverboat casinos made over $1.0 billion in adjusted gross revenues (AGRs). In Illinois, the nine riverboat casinos made over $1.66 billion AGRs in 2000, with the Casino Queen ranked fifth out of the nine riverboats. In Iowa, Harvey's Casino and Ameristar Casino ranked one and two of out ten casinos in AGRs, respectively. The ten casinos in Iowa combined for over $575 million in AGRs. Casinos within the State of Iowa that also have pari-mutuel wagering are accounted for separately in terms of their AGRs. Bluffs Run Casino was ranked two out of three casinos in AGRs. The three racetrack casinos, as they are called in Iowa, combined for over $300 million in AGRs in 2000.

TRIP GENERATION CHARACTERISTICS OF STUDY CASINOS

Most of the available information concerning trip generation of casinos is related to large casinos or clusters of several casinos, such as those in Las Vegas. In order to determine the trip generation characteristics of small to medium sized casinos, HDR collected traffic information at three casinos in Council Bluffs, Iowa. Once the trip generation rates were computed, they were compared to trip generation rates of two St. Louis area casinos documented in a March 1998 issue of the ITE Journal.

Table 1 documents the five casinos' characteristics. It should be noted that the information for the Council Bluffs casinos is for the year 2000, while the information for the St. Louis casinos was collected in 1998.

Table 1 – General Casino Information

Amenities	Council Bluffs, Iowa			St. Louis Metro Area	
	Harvey's	Ameristar	Bluffs Run	St. Charles	Casino Queen
Slots	1169	1446	1479	1847	1020
Total Tables	53	51	0	90	51
Gaming sq. ft.	28,250	38,000	34,280	50,000	27,500
Hotel Rooms	251	356	0	*Not Applicable*	*Not Applicable*
Employees	1257	1329	1046	*Not Available*	1079
Pari-mutuel Wagering	No	No	Yes	No	No
Convention Center (seats)	900	170	No	*Not Available*	*Not Available*

Showing all results for Ameristar Casino Hotel Council Bluffs, near
Woolworth Ave
Pine St
Hickory St
Center St
Frances St
Dodge St
Ameristar Casino Hotel Council Bluffs
Upscale casino resort
Ameristar Casino Hotel
Stay at Ameristar Council Bluffs
Nebraska Ave
23rd Ave
Quaker Steak & Lube Council Bluffs
River Rd

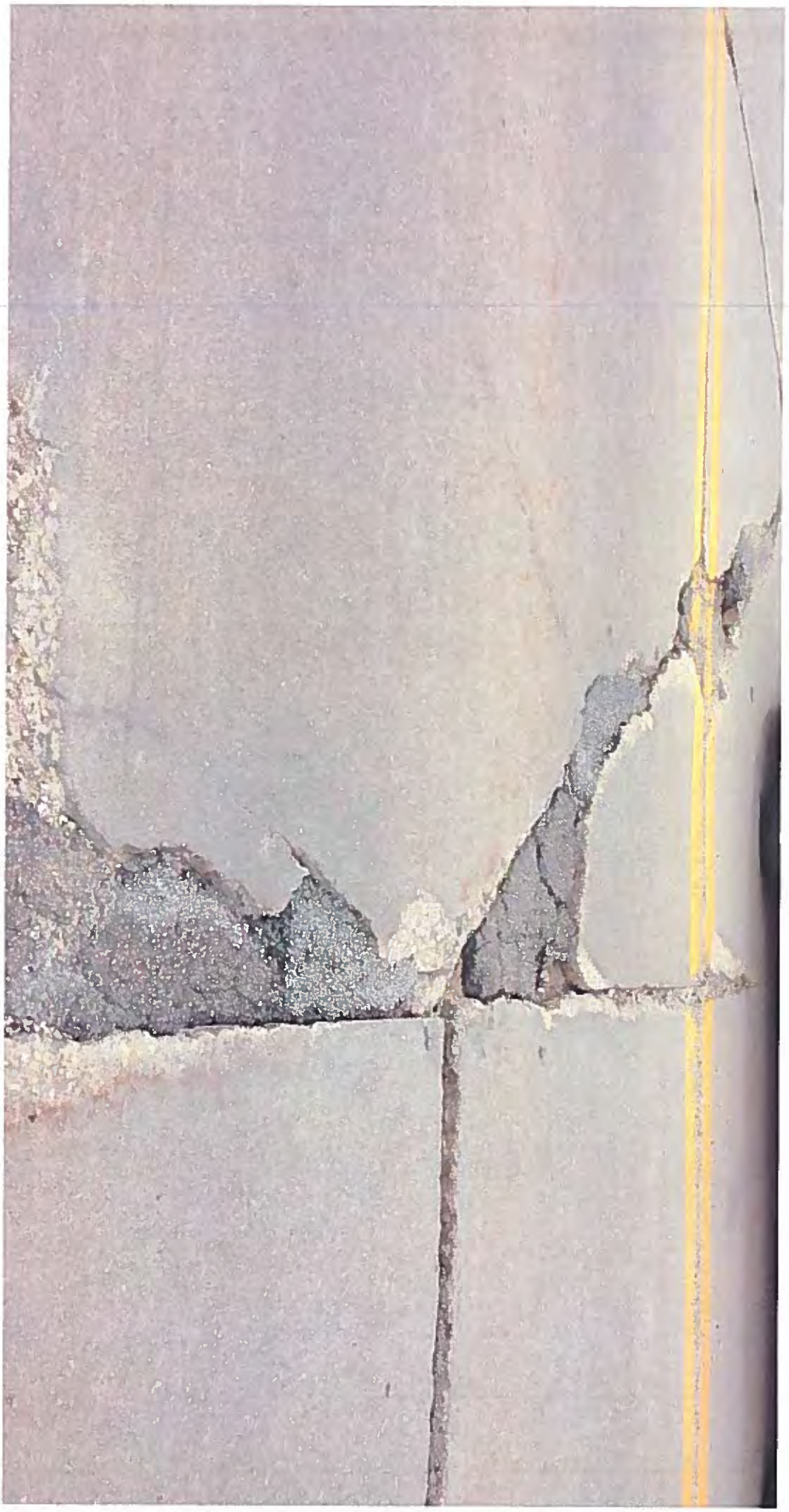
Harrah's Council Bluffs Hotel & Casino (712) 329-6000
Book for $90. Sun, Sep 21 – Mon, Sep 22
2.7 30 reviews
Jones St
Dodge Riverside Golf Club
Leavenworth St
Durham Museum
Harrah's Council Bluffs Hotel & Casino
high speed internet access · stir concert cove
Imagery ©2014 Google

Horseshoe Casino Council Bluffs
(712) 329-6000
3.6 ★★★★★ 25 reviews
23rd Ave
Quaker Steak & Lube Council Bluffs
24th Ave
SpringHill Suites Council Bluffs
Pool and hot tub
Bass Pro Dr
Plaza View Dr
Mid America Dr
Bass Pro Shops
Hilton Garden Inn Omaha East/ high speed internet
Horseshoe Casino Council Bluffs
Resort with nightclub racetrack & more
Pilot Travel Center
Super 8 Council Bluffs IA Omaha NE Area
Superstart breakfast
S 24th St
Imagery ©2014 Google

Traffic, Bicycling, Directions
Total distance: 2,940.38 ft (896.23 m)
The Heart of St Charles
AMERISTAR CASINO RESORT
Tucanos Brazilian Grill
Imagery ©2014 Google

Casino Queen, 200 S Front St (618) 874-5000
3.4 ★★★★☆ 26 reviews
Martin Luther King Bridge
The Old Spaghetti Factory
Lucas Ave
Riverpark Dr
Eads Bridge
Boat Ave
Casino Queen
Hotel, nightclub & RV park with gaming
Front St
Hyatt Regency St. Louis at the Arch
The Gateway Arch
Gateway Geyser
Malcolm Martin Memorial Park
Trendley Ave
Imagery ©2014 Google 500 ft

EAST
I-4



Legal Considerations and Related Questions

's this site <u>suitable</u> for large scale commercial development and can its <u>impacts</u> be adequately addressed to preserve :he interests of nearby property owners?

Ve believe, unequivocally, that the answer is no to both questions.

<u>SUITABILITY:</u> **PLAN AND ZONING COMMISSION** August 19, 2014 – Preview Report, **Comprehensive Plan:** **...** Staff is of the opinion that a large casino complex is not consistent with the Future Land use Map for the area……..

<u>MPACTS:</u>

Relevant statutes and ordinances

- **Davenport 2025: Comprehensive Plan for the City**
  ……Proposed Land Use Map is an illustration of the entire comprehensive plan, recording the community's desired vision and setting a target for which to striv The map, therefore, should not be changed unless the principles set forth in the greater document change first.

Davenport should seek to maintain and make the best use of both existing infrastructure and future investments. (There is no mention of *"highest and best use"* my of the 508 pages of the Plan).

- **17.32.010 (PDD) Intent.** The development shall relate to abutting traffic facilities and be compatible with surrounding areas
- **17.32.052 Land use plan - Procedure.** The plan shall be accompanied by evidence concerning the feasibility of the project and its effects on surrounding prop and other physical conditions
- **17.31.010 (COD)Intent.** The COD casino overlay district is intended to establish standards and conditions for the development and operation of gambling structures or casinos and appropriate primary and accessory uses which may accompany them while protecting the public health, safety and general welfare and minimizing the secondary negative effects of such uses by insuring they are compatible with existing and anticipated land uses.
- **17.31.020 Zoning district limitations...**In addition, in the PDD planned development district zone the overlay district is restricted to property located within o mile of an interstate highway (1-280, 1-80 or 1-74)… If an applicant applies for a zoning change to PDD planned development district or to C-4 central busines district in anticipation of the development of a gambling structure, then the PDD or C-4 rezoning petition and the COD casino overlay district petition shall be combined
- **17.31.090 Design review required.** All projects within the COD casino overlay district require project design review and approval by the appropriate city boar committee. A. Design review and approval for COD casino overlay district projects located in the PDD planned development district zone shall be processed by the design review committee of the city plan and zoning commission. Said review shall be based on the requirements of Chapter 17.41 of the City of Davenport Municipal Code entitled COD highway corridor overlay district and, in particular, the performance standards listed in Section 17.41.050 A. entitled "Open spac and landscaping requirements" and Section 17.41.050 B. entitled "Architectural standards."
- **17.41.050 Performance standards.**
  All uses and buildings permitted within the "HCOD" highway corridor overlay district shall comply in total with the following performance standards:
  Open space and landscaping requirements. The total ground area devoted to open space for natural landscape and landscape beautification shall not be less than twenty percent on any development site within the "HCOD" highway corridor overlay district……..
  D. Environmental performance standards. Complete abatement, elimination, or reduction of all generally offensive characteristics such as odors, gases, noise, vibration, pollution of air or water or soil, excessive lighting intensity, hazardous activity, etc. which may be detrimental to the general welfare of the communit shall be accomplished.
- **State of Iowa - 414.3 Regulations and comprehensive plan**. The regulations shall be made in accordance with a comprehensive plan and designed to preserve availability of agricultural land; to consider the protection of soil from wind and water erosion; to encourage efficient urban development patterns; to le congestion in the street; to secure safety from fire, flood, panic, and other dangers; to promote health and the general welfare; to provide adequate light and ai prevent the overcrowding of land; to avoid undue concentration of population; to promote the conservation of energy resources; to promote reasonable acces solar energy; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.

What can be done to ensure that the needs of the community as a whole are protected while considering other relevant factors?

- Deny the PDD as proposed and make recommendations relating to a more suitable site.
- Require a complete plan such as the RiverVision 2014 Plan prior to any consideration on this proposal. The RiverVision Plan is being put up for Resolution this week at City Council, as CP14-05, and is set to become an element of the 2025 Comprehensive Plan for the City. Its primary purpose is for *"Repurposing areas to be vacat by the Rhythm City Casino and former Dock restaurant"* per the Community Planning and Economic Developme notations. CP14-05 is only ½ of the solution.
- Limit the PDD to 40 acres plus the 10 acres of retention, and to condition the PDD to best meet the principles of the comprehensive plan in keeping with current ordinances and statutes noted above, as there is no plan for the other ~58 acres.

Davenport 2025: Comprehensive Plan for the City

... Proposed Land Use Map is an illustration of the entire comprehensive plan, recording the community's desired vision and setting a target for which to strive. The ma herefore, should not be changed unless the principles set forth in the greater document change first. Page 417

.... The connections between transportation and other quality of life issues should be kept in mind as transportation projects are designed. For instance, transportation affe parking which affects drainage, and neighborhood aesthetics. Rather than trying to create all-new pavement for bicycles, or buses, or pedestrians, Davenport should seek t naintain and make the best use of both existing infrastructure and future investments. Page 321

Chapter 17.32 PDD PLANNED DEVELOPMENT DISTRICT*

17.32.010 Intent.
This district is intended to provide for development of modern commercial and mixed use planned developments designed as a unit and constructed in one or more phases. The development shall relate to abutting traffic facilities and be compatible with surrounding areas (Ord. 94180 § 1 (part)).

17.32.052 Land use plan - Procedure.
The owner or owners of a tract of land shall submit to the city plan and zoning commission a plan for the use of such tract for the purpose stated above. The land use plan is to be submitted with the rezoning petition. The plan shall be accompanied by evidence concerning the feasibility of the project and its effects on surrounding prope and other physical conditions. Said plan and supporting evidence shall include the following:
A. A drawing or set of drawings and other materials that include, but may not be limited to, the following:
. The existing land use and zoning surrounding the proposed development and the distance from the subject property line to the nearest structures on all abutting properties within two hundred feet of the perimeter of the site.
. The location of existing services, including: water, sanitary and storm sewer, electric, gas, streets, the capacity of those services and the service requirements of the development.
. The site constraints including:
. Slopes in excess of ten percent;
. Drainage ways that carry water from abutting properties, drainage ways that drain areas on the site in excess of one acre and any area designated as a flood plain or floodway as defined in Chapter 15.44
. Soils that are unsuitable or require special treatment to support urban development as determined by the Soil Conservation Service Soil Survey. If unsuitable conditions are indicated field testing may be required.
. The total area in square feet of uses proposed for the site and the percentage of the site that is to be used for parking and building (impervious surface).
. A two foot interval topographic map of the site on a scale base of one inch equals fifty feet or other scale as approved by the development official.
. A traffic study which analyzes the aggregate trip generation to and from the site and the ability of the existing street system to accommodate the anticipated generation. Specific improvements should be proposed if the development causes the projected level of service to be less than level "C," as defined by the most recent version of the Highway Capacity Manual by the Transportation Research Board of The National Safety Research Council.
The city council delegates authority to the city staff's development official to waive, at his or her discretion, any of the required submissions stated in Section 17.32.052A, through Section 17.32.052A, 6 if the scale of the project, topography of the site or other reasons make them unnecessary. The city plan and zoning commission will be notified of any requirements that have been waived. (Ord. 94180 § 1 (part)).

Chapter 17.31 COD CASINO OVERLAY DISTRICT

17.31.010 Intent.
The COD casino overlay district is intended to establish standards and conditions for the development and operation of gambling structures or casinos and appropriate primary and accessory uses which may accompany them while protecting the public health, safety and general welfare and minimizing the secondary negative effects of such uses by insuring they are compatible with existing and anticipated land uses. (Ord. 2007182 § 1 (part)).

17.31.020 Zoning district limitations.
The COD casino overlay district shall be used in conjunction with only two underlying zoning classifications: the C-4 central business district zone and the PDD planned development district zone. In addition, in the PDD planned development district zone the overlay district is restricted to property located within one mile of an interstate highway (I-280, I-80 or I-74). If the COD casino overlay district is to be used in conjunction with property previously zoned PDD planned development district classification, the existing land use plan and any existing final development plans shall be abandoned and a new land use plan and final development plan or plans shall be submitted to the city for approval. If an applicant applies for a zoning change to PDD planned development district or to C-4 central business district in anticipation of the development of a gambling structure, then the PDD or C-4 rezoning petition and the COD casino overlay district petition shall be combined. No gambling structure shall b permitted except within the COD casino overlay district. (Ord. 2007182 § 1 (part)).

17.31.080 Procedures for processing.
A. The procedure for processing a COD casino overlay district rezoning in conjunction with a PDD planned development district rezoning or as an overlay of land currently zoned PDD planned development district shall be as listed in Chapter 17.32 entitled PDD planned development district.

17.31.090 Design review required.
All projects within the COD casino overlay district require project design review and approval by the appropriate city board or committee.
A. Design review and approval for COD casino overlay district projects located in the PDD planned development district zone shall be processed by the design review committee of the city plan and zoning commission. Said review shall be based on the requirements of Chapter 17.41 of the City of Davenport Municipal Code entitled "COD highway corridor overlay district and, in particular, the performance standards listed in Section 17.41.050 A. entitled "Open space and landscaping requirements" a Section 17.41.050 B. entitled "Architectural standards." All signage shall be in compliance with Chapter 17.45 of the City of Davenport Municipal Code entitled Sign Regulations and more specifically subsection 17.45.090 K. entitled Highway Corridor Overlay District. In addition, the design guidelines listed in the publication entitled "The Highway Corridor Overlay District: Performance Standards and Design Guidelines" shall apply.Submission requirements and processing procedures for the design review of the project shall be the same as those listed in Subsection 17.41.045 C. entitled "Procedure" and Subsection 17.41.045 D. entitled "Additional Provisions" and 17.41.045 E. entitled "Appeal."
B. Design review and approval for COD casino overlay district projects located in the C-4 central business district zone shall be processed by the downtown design review board. Said review shall be based on the requirements listed in Chapter 17.29 of the Davenport Municipal Code entitled "Downtown design overlay district." Signa

hallbe in compliance with Chapter 17.45 of the City of Davenport Municipal Code entitled "Sign Regulations" and more specifically Subsection 17.45.090M entitled "DDOD" downtown design overlay district." In addition, all projects shall comply with the requirements listed in the publication entitled "Downtown Design Standards."
. Submission requirements and processing procedures shall be the same as those listed in Section 17.29.090 entitled "Certificate of design approval" and its subsections.
!. In the event that a COD casino overlay district project in the C-4 central business district zone necessitates the demolition of existing buildings the procedures listed n Sections 17.29.100 entitled "The Board's Demolition Review Process" and 17.29.110 entitled "Appeal of Board's Decision on Demolition" shall also apply. (Ord. 2007- } 1 (part)).

Chapter 17.41 HCOD HIGHWAY CORRIDOR OVERLAY DISTRICT

17.41.050 Performance standards.
\ll uses and buildings permitted within the "HCOD" highway corridor overlay district shall comply in total with the following performance standards:
\. Open space and landscaping requirements. The total ground area devoted to open space for natural landscape and landscape beautification shall not be less than wenty percent on any development site within the "HCOD" highway corridor overlay district. Such open spaces will be free of all drives, parking areas, structures, ›uildings, except for those walkways, monuments, and ornamental features considered to be necessary and essential to the central landscape theme. In the case of nderlying zones which require more restrictive standards, the more restrictive standard shall apply.

.....

). Environmental performance standards. Complete abatement, elimination, or reduction of all generally offensive characteristics such as odors, gases, noise, vibration, ›ollution of air or water or soil, excessive lighting intensity, hazardous activity, etc. which may be detrimental to the general welfare of the community shall be accomplis The standards for compliance with this paragraph shall be as follows:
. Air pollution. The use shall not emit any smoke, dust, odorous gases, or other matter in such quantities as to be readily detectable at any point beyond the perimeter ›f the site area.
!. Noise. Davenport Municipal Code, Chapter 8.16, "Noise Abatement," shall be used to regulate noise within the "HCOD" highway corridor overlay district.
i. Vibration. The use shall not include vibration which is discernible without instruments on any adjoining lot or property.
l. Site lighting and glare. All lights, other than street lights, shall be so situated and installed as to reflect away from adjacent streets and residential areas. Light and ›ole designs shall be compatible with the overall design of the building(s) and site. In large parking lots, poles are to be located within the landscape islands. The scale of ›arking area shall be considered in the selection of pole height and spacing. Pole height shall decrease, where possible, near property lines and in low intensity use areas t urther reduce glare. Uplighting trees and fountains, accent lighting on shrubs and entrances, and silhouette lighting may be used to create special effects.
i. Traffic hazard. The use shall not involve any activity substantially increasing the movement of traffic on public streets to a point that capacity and safety limitations ire exceeded unless procedures are instituted to limit traffic hazards and congestion.
›. Storm water detention. Davenport Municipal Code, Chapter 13.34, "Storm Water Management" shall be used to regulate storm water run-off and provide detention vhere required.
'. Erosion control. Davenport Municipal Code 13.34.310–360, "Erosion Control" shall be used to regulate erosion on development sites. All development w a
listurbed site in excess of five acres shall submit a copy of State of Iowa Department of Natural Resources Permit Number 2 with accompanying plans. Similarly, sites les han five acres shall submit a copy of the permit and plans if they are part of a larger development, the whole of which exceeds five acres. On sites less than five acres, an rosion control plan shall be required if, in the opinion of the city engineer, it is necessary to protect off-site properties. An approved grading plan shall be required prior t he commencement of any grading.
l. Overtax public utilities and facilities. The use shall not involve any activity substantially increasing the burden on any public facilities or utilities, unless provisions are nade for necessary adjustments.
). All utilities provided as new installation shall be underground and comply in full with the regulations set forth in Section 16.24.110 of the city of Davenport's Municipal Code entitled "Subdivision."

2014 Iowa Code

114.3 Regulations and comprehensive plan — considerations and objectives — notice, adoption, distribution.

1. The regulations shall be made in accordance with a comprehensive plan and designed to preserve the availability of agricultural land; to consider the protectio ›oil from wind and water erosion; to encourage efficient urban development patterns; to lessen congestion in the street; to secure safety from fire, flood, panic, ›ther dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentratio ›opulation; to promote the conservation of energy resources; to promote reasonable access to solar energy; and to facilitate the adequate provision of transportat vater, sewerage, schools, parks, and other public requirements. However, provisions of this section relating to the objectives of energy conservation and acces ›olar energy do not void any zoning regulation existing on July 1, 1981, or require zoning in a city that did not have zoning prior to July 1, 1981.

2. The regulations shall be made with reasonable consideration, among other things, as to the character of the area of the district and the peculiar suitability of s irea for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such city.

From:	Berger, Bruce
To:	Flynn, Matt
Subject:	FW: Casino
Date:	Tuesday, September 02, 2014 4:08:26 PM

Matt: Please make sure that these comments (below) become part of the public hearing "record" today. Thanks.

Bruce

From: gordon_forward **On Behalf Of** Gordon, Jason
Sent: Tuesday, September 02, 2014 4:05 PM
To: Heuer, Ryan M.
Cc: Berger, Bruce
Subject: Re: Casino

Mr. Heuer -

Thank you for sharing your comments with me.

Bruce, can you see that his comments get to the appropriate CPED staff and that the P&Z member see it as well?

Thanks, ;
Jason

On Tue, Sep 2, 2014 at 1:46 PM, Heuer, Ryan M. <Ryan.Heuer@unitypoint.org> wrote:
Hello,
My name is Ryan Heuer. I live in Lakehurst, near the possible casino site. My wife, Carla Heuer and I are strongly against this project. This will disrupt our peaceful neighborhood, increase traffic, decrease safety, and adversely affect property values. I feel our tax dollars could be better spent in the community than building a new multi-million dollar road for the casino. We are unable to attend the council meeting tonight but wanted to make our feelings known. We hope the council will find an alternative site for a project such as this.

Thank you,
Ryan Heuer

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Jason Gordon
Alderman At Large, Davenport, IA
563/529-4468 (cell)
563/888-2070 (City Council Office)
jgordon@ci.davenport.ia.us
www.cityofdavenportiowa.com

PUBLIC HEARING NOTICE

The Davenport City Council – Committee of the Whole will conduct a Public Hearing on Case No REZ14-09, Petition of Jersey Roads, LC, QC Equity Investments, LLC and Ridges LC for the rezoning of 108.7 acres, more or less, of property currently zoned A-1, Agricultural District and R-1, Low Density Dwelling District to PDD, Planned Development District, for the purpose of constructing a land-based casino complex and companion commercial development for the following described property:

Rhythm City/I-80 Reinvestment District Rezoning Description

Part of the northeast quarter of Section 6 and the Northwest quarter of Section 5, all in Township 78 North, Range 4 East of the 5th Principal Meridian; more particularly described as follows:

Beginning at the intersection of the westerly Right of Way line of Interstate 74 and the northerly Right of Way line of Veterans Memorial Parkway, thence, along said northerly line, South 87 degrees 38 minutes 26 seconds West, a distance of 147.35 feet; thence, continuing along said northerly line, South 80 degrees 53 minutes 55 seconds West, a distance of 553.77 feet; thence, continuing along said northerly line , South 77 degrees 51 minutes 09 seconds West a distance of 441.41 feet; thence, continuing along said northerly line, South 87 degrees 38 minutes 17 seconds West, to the East line of the Northeast quarter of Section 6, a distance of 1105.44; thence, north along said east line, North 02 degrees 01 minutes 00 seconds West, a distance of 1323.03 feet; thence, South 88 degrees 06 minutes 10 seconds West, a distance of 621.99 feet; thence North 01 degrees 54 minutes 55 seconds West, to the southerly Right of Way line of Interstate 80, a distance of 905.34 feet; thence, along said southerly line North 87 degrees 27 minutes 29 seconds East, a distance of 1416.16 feet; thence, continuing along said southerly line, South 83 degrees 56 minutes 39 seconds East, a distance of 220.28 feet; thence, continuing along said southerly line, South 76 degrees 33 minutes 44 seconds East, a distance of 184.22 feet, to an arc and the transition to westerly Right of Way line of Interstate 74; thence, along said arc and Right of Way, a distance of 815.17 feet, said arc being concave southwesterly, having a radius of 1076.00 feet and a delta angle of 43 degrees 24 minutes 25 seconds, a chord bearing of South 52 degrees 52 minutes 09 seconds East, and a chord length of 795.82 feet; thence, along said westerly line, South 19 degrees 20 minutes 53 seconds East, a distance of 78.60 feet; thence, continuing along said westerly line, South 16 degrees 08 minutes 55 seconds East, a distance of 217.00 feet; thence, continuing along said westerly line, South 25 degrees 08 minutes 44 seconds East, a distance of 252.87; thence, continuing along said westerly, South 16 degrees 20 minutes 49 seconds East, a distance of 1020.46 feet, to the point of beginning.

The above described tract contains 108.692 acres, more or less. For the purposes of the above description the east line of the northeast quarter of Section 6 is assumed to have a bearing of North 02 degrees 01 minutes 00 second West.

This property is located generally south of I-80 and west of I-74, north of Veteran's Memorial Parkway and east of Jersey Ridge Road.

The Public Hearing will be held on Wednesday, October 1, 2014, 5:30 p.m. in the Council Chambers, Davenport City Hall, 226 West 4th Street. Interested persons are invited to attend the Public Hearing and provide comments for or against the proposal.

Written comments or questions in advance can be directed to Matt Flynn, Senior Planning Manager, City of Davenport, phone 563-326-7743 or email mflynn@ci.davenport.ia.us

Questions forwarded by Aldermen Justin and Boom 9-22-14.

Will Elmore be extended to Jersey Ridge Road at the time of the casino development Yes or will that be after the adjacent land to the north and south of the proposed road is developed? Suggest a condition that will implement Jersey Ridge traffic control at this intersection addressed in Traffic Studies, practical and legal issues of installing traffic control devices before they are warranted and address road surface condition prior to extension of Elmore to Jersey Ridge. This would address a major traffic concern for the neighborhoods. PW

Rezone Jersey Farms 11th to R-1 to buffer the neighborhood inconsistent with future land use map and general planning principles or purchase the property for green space and/or Jersey Farms Park. Property cost is approximately $280K. The preference is for a Jersey Farms Park. Would this negate the need for the extension of 65th Street to Veterans? No This has been a neighborhood concern that this would be a high volume short cut through the neighborhood for traffic trying to avoid the proposed stop light at Veterans and Jersey Ridge. Multiple points of access to neighborhoods are essential for service delivery, including emergency response.

Parcel P – buffer and limit building height and density similar to what was proposed at the Sophie Foster property. Consider a residential component on the south end. Foster rezoning requires a 1 story commercial building adjacent to residential areas, there is no residential area adjacent in this case. Can be addressed as part of Final Development Plans for this property. Kahl Home is approximately 45 feet high at its tallest point. It is Council's decision ultimately; Planning staff would prefer heights be expressed in feet rather than stories.

For the property immediately east of Jersey Farms and south of Veterans – place some conditions on the parcel to limit height and density. If Jersey Farms 11th can't be dedicated at green space/park, consider setting aside similar sized area at this parcel for same. See above.

Construct sidewalk on the west side of Utica Ridge Road south of Walsh Point. Not relevant to these cases

Considerations: Does the hotel have to be 100' tall? Could a shorter version be considered? Developer decision, height is permitted under PDD. Considerable design work has been done and changing it would alter the site plan significantly.

Visibility, noise abatement, water runoff and lighting issues remain neighborhood concerns. Are being addressed through conditions of both the Rezoning and Final Development Plans

City of Davenport

Committee: CD
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 563-326-7743
Wards: 6

Action / Date
10/15/2014

Subject:
RESOLUTION approving Case No. FDP14-04 being the final development plan for the Rhythm City Casino, located north of Veteran's Memorial Parkway and east of Jersey Ridge Road. [6th Ward]

Relationship to Goals:
Added emphasis on economic development
Resolve land-based casino

Background:
The final development plan provides design details for the proposed Rhythm City Casino.

The project proposes the following:

- 33,800 square foot casino floor
- 7 story, 143 room hotel (95 feet in height)
- Flexible event center seating up to 1500
- 298,000 square feet total building envelope
- 2093 parking spaces

In consideration of the unique impacts associated with the proposed development, several conditions have been recommended by the Plan and Zoning Commission.

Please refer to the Commission's letter and background materials for further information.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution FDP14-04
Backup Material	FDP14-04 P&Z letter
Backup Material	FDP14-04 Staff Report

Resolution No._____

Resolution offered by

RESOLVED by the Community Development Committee of the City of Davenport.

RESOLUTION approving Case No. FDP14-04, being the final development plan for the Rhythm City Casino, located north of Veteran's Memorial Parkway and east of Jersey Ridge Road, containing seven lots for commercial and office development. [6th Ward]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final development plan for the Rhythm City Casino is hereby approved and accepted subject to all the conditions as stated in the Plan and Zoning Commission's letter dated October 1, 2014 as follows:

1. Lighting. All exterior lighting, including drive aisles, parking lots, pedestrian paths and building lighting, shall utilize LED "Dark Sky" fixtures. Overall illumination standards shall not exceed the limits outlined in Chapter 17.56.040 (O) of the Davenport Municipal Code.
2. Connectivity. The interior circulation network includes at least one driveway and sidewalk connection from proposed Lot 2 (Casino Site) and Lot 4 of River 80 First Addition.
3. Outdoor entertainment. Outdoor concerts and other outdoor special events shall be limited to no more than six (6) per calendar year. Stage and PA orientation shall not be oriented to the south. Owner shall obtain any required variances for noise from the City, if required.
4. Signage. A signage plan for proposed Lot 2 (Casino Site) shall meet the requirements of Chapter 17.45 (Sign Regulations) and shall be reviewed by the Plan and Zoning Commission prior to its approval by the City.
5. Buffering. The owners of proposed Lots 5 and 6 of River 80 First Addition shall work with the City to develop an appropriate buffer, including berms and landscaping, complimentary to that which exists immediately south of Veteran's Memorial Parkway. Any berms shall not conflict with existing or future utility easements.
6. Final Design Review shall be completed in conjunction with site plan review as noted above.

Note that standard condition 1 listed on the Commission's October 1, 2014 letter (included in background information) are standard requirements of City Ordinances and not repeated here; and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution upon said plat as required by law.

Approved:

_____
William E. Gluba, Mayor

Attest:

_____
Jackie E. Holecek, City Clerk

Plan and Zoning Commission
City of Davenport

October 1, 2014

Mayor and City Council
City of Davenport Iowa
City Hall, 226 West 4th Street
Davenport, Iowa 52801

Subject: FDP14-04

Dear Mayor Gluba and Council Members:

At its September 30, 2014 meeting, the Plan and Zoning Commission voted 7-yes (Elgatian, Tallman, Gere, Connell, d'Autremont, Cartee, Martinez) 2-no (Martin, Lammers) 1-abstention (Kelling) to recommend the City Council approve Case No. F14-04, the Final Development Plan of the Rhythm City Casino, with the following conditions:

Standard Conditions:

1. All development shall meet the requirements of Chapters 13.34 (Stormwater Management), 15.44 (Flood Damage Protection), 17.56 (Site Plans), and all applicable Chapters of the Davenport Municipal Code

Non-Standard Conditions:

1. Lighting. All exterior lighting, including drive aisles, parking lots, pedestrian paths and building lighting, shall utilize LED "Dark Sky" fixtures. Overall illumination standards shall not exceed the limits outlined in Chapter 17.56.040 (O) of the Davenport Municipal Code.

2. Connectivity. The interior circulation network includes at least one driveway and sidewalk connection from proposed Lot 2 (Casino Site) and Lot 4 of River 80 First Addition.

3. Outdoor entertainment. Outdoor concerts and other outdoor special events shall be limited to no more than six (6) per calendar year. Stage and PA orientation shall not be oriented to the south. Owner shall obtain any required variances for noise from the City, if required.

4. Signage. A signage plan for proposed Lot 2 (Casino Site) shall meet the requirements of Chapter 17.45 (Sign Regulations) and shall be reviewed by the Plan and Zoning Commission prior to its approval by the City.

5. Buffering. The owners of proposed Lots 5 and 6 of River 80 First Addition shall work with the City to develop an appropriate buffer, including berms and landscaping, complimentary to that which exists immediately south of Veteran's Memorial Parkway. Any berms shall not conflict with existing or future utility easements.

6. Final Design Review shall be completed in conjunction with site plan review as noted above.

Sincerely,

Bob Ingram, Chair
Davenport Plan and Zoning Commission

City of Davenport
Community Planning & Economic Development Department
FINAL STAFF REPORT

PLAN AND ZONING COMMISSION

Meeting Date:	**September 30, 2014**
Request:	**Final Development Plan for Rhythm City Casino**
Location:	**40.00 Acres, more or less located north of Veteran's Memorial Parkway, east of Jersey Ridge Road, south of Interstate 80, and west of Interstate 74 (along Elmore Avenue, extended).**
Project Name:	**Rhythm City Casino**
Case No.:	**FDP14-11**
Petitioner:	**Scott County Casino, LLC**
Prepared By:	**Matthew G. Flynn, AICP, Senior Planning Manager** **Tel: (563) 326-7743** **E-mail: mflynn@ci.davenport.ia.us**

STAFF RECOMMENDATION

1. **Staff recommends the Final Development Plan for the Rhythm City Casino be forwarded to the City Council with a recommendation for approval, including the conditions listed herein.**

BACKGROUND

Overview:

Scott County Casino, LLC, has announced plans for a new land-based Rhythm City Casino Complex. The project proposes the following:

- 33,800 square foot casino floor
- 7 story, 143 room hotel (95 feet in height)
- Flexible event center seating up to 1500
- 298,000 square feet total building envelope
- 2093 parking spaces

In addition to the casino complex, and beyond the scope of the proposed PDD, the concept plan includes the following in the proposed River 80 development:

- 200 room resort hotel
- 250,000 square foot shopping center
- 150,000 square foot shopping center
- 100,000 square feet of office space

These developments will occur in the future. Final Development Plans will be required. Conditions specific to those future developments will be drafted at that time to address specific design issues.

Refer to the attachments included with the staff report for CP14-04 for detailed maps, illustrations and other information.

Technical Review:
See the staff report for F14-11 for technical review comments.

PUBLIC INPUT
See the staff report for REZ14-09 for a summary of public comments received to date.

DISCUSSION
Approval of the final development plan should be contingent upon the rezoning being approved. To address specific issues associated with the proposed development, a number of conditions are suggested. They are:

1. Lighting. Concerns about the degree of lighting have been expressed.
Suggested condition: All exterior lighting, including drive aisles, parking lots, pedestrian paths and building lighting, shall utilize LED "Dark Sky" fixtures. Overall illumination standards shall not exceed the limits outlined in Chapter 17.56.040 (O) of the Davenport Municipal Code.
2. Connectivity. In order to support connectivity throughout the commercial development, staff suggests this condition: The interior circulation network includes at least one driveway and sidewalk connection from proposed Lot 2 (Casino Site) and Lot 4 of River 80 First Addition.
3. Outdoor entertainment. The developer's other casinos hold occasional outdoor concerts and other events. Proposed Condition: Outdoor concerts and other outdoor special events shall be limited to no more than six (6) per calendar year. Stage and PA orientation shall not be oriented to the south. Owner shall obtain any required variances for noise from the City, if required.
4. Signage. No sign details have been provided yet. Proposed Condition: A signage plan for proposed Lot 2 (Casino Site) shall meet the requirements of Chapter 17.45 (Sign Regulations) and shall be reviewed by the Plan and Zoning Commission prior to its approval by the City.
5. Buffering. Concern has been expressed about buffering the entire commercial development to the south. While not impacting the proposed casino site directly, this condition puts all parties on notice that particular attention to buffering will be expected when the closest lots move forward with development plans. Proposed condition: The owners of proposed Lots 5 and 6 of River 80 First Addition shall work with the City to develop an appropriate buffer, including berms and landscaping, complimentary to that which exists immediately south of Veteran's Memorial Parkway. Any berms shall not conflict with existing or future utility easements.
6. The final non-standard condition stipulates that design details will be coordinated with site plan review (a standard element of the building permit process) at a later time. Proposed Condition: Final Design Review shall be completed in conjunction with site plan review as noted above.

STAFF RECOMMENDATION
Findings:

1. The proposed development is consistent with the Comprehensive Plan Designation of CR, Commercial Retail and the PDD zoning.

Recommendation:

Standard Conditions:

1. All development shall meet the requirements of Chapters 13.34 (Stormwater Management), 15.44 (Flood Damage Protection), 17.56 (Site Plans), and all applicable Chapters of the Davenport Municipal Code

Non-Standard Conditions:

1. Lighting. All exterior lighting, including drive aisles, parking lots, pedestrian paths and building lighting, shall utilize LED "Dark Sky" fixtures. Overall illumination standards shall not exceed the limits outlined in Chapter 17.56.040 (O) of the Davenport Municipal Code.
2. Connectivity. The interior circulation network includes at least one driveway and sidewalk connection from proposed Lot 2 (Casino Site) and Lot 4 of River 80 First Addition.
3. Outdoor entertainment. Outdoor concerts and other outdoor special events shall be limited to no more than six (6) per calendar year. Stage and PA orientation shall not be oriented to the south. Owner shall obtain any required variances for noise from the City, if required.
4. Signage. A signage plan for proposed Lot 2 (Casino Site) shall meet the requirements of Chapter 17.45 (Sign Regulations) and shall be reviewed by the Plan and Zoning Commission prior to its approval by the City.
5. Buffering. The owners of proposed Lots 5 and 6 of River 80 First Addition shall work with the City to develop an appropriate buffer, including berms and landscaping, complimentary to that which exists immediately south of Veteran's Memorial Parkway. Any berms shall not conflict with existing or future utility easements.
6. Final Design Review shall be completed in conjunction with site plan review as noted above.

City of Davenport

Committee: CD
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 563-326-7743
Wards: 6

Action / Date
10/15/2014

Subject:
RESOLUTION approving Case No. P14-02 being the preliminary plat of River 80 First Addition, located north of Veteran's Memorial Parkway and east of Jersey Ridge Road, containing seven lots for commercial and office development. [6th Ward]

Relationship to Goals:
Added emphasis on economic development
Resolve land-based casino

Background:
This preliminary plat establishes the basis for lots for the development of the Rhythm City Casino and associated commercial development known as River 80. Included in the seven new lots will be one devoted to storm water management for the property. The plat also facilitates the dedication of a 120 foot right-o-way for the construction of the extension of Elmore Avenue.

The City Plan and Zoning Commission also recommends approval of the Preliminary Plat for River 80 First addition and also finds that:

- Upon rezoning, will be consistent with the Comprehensive Plan
- Urban services are available
- Readies land for development.

Please refer to the Commission's letter and background materials for further information.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution P14-02
Backup Material	Resolution P14-02 P&Z Commission letter
Backup Material	Resolution P14-02 Staff Report

Resolution No._____

Resolution offered by

RESOLVED by the Community Development Committee of the City of Davenport.

RESOLUTION approving Case No. P14-02 being the preliminary plat of River 80 First Addition, located north of Veteran's Memorial Parkway and east of Jersey Ridge Road, containing seven lots for commercial and office development. [6th Ward]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the preliminary plat of River 80 First Addition is hereby approved and accepted subject to all the conditions as stated in the Plan and Zoning Commission's letter dated October 1, 2014 as follows:

1. The City of Davenport is listed as owner/developer of Lot 3 (storm water detention). This is not correct. The developer must discuss the ownership and maintenance of Lot 3 with the City Natural Resources Division to determine what is acceptable to the City.
2. Note number 3 which refers to detention on Lot 3 is to be reviewed by the City Natural Resources Division and corrections made as necessary.
3. Existing streets are shown along with their right-of-way dimensions and pavement widths.
4. Only the existing pavement is to be shown on Veterans Memorial parkway, the proposed pavement should be removed.
5. The name of the surveyor is shown.
6. Current zoning is shown.
7. The boundaries and owners of adjacent land is shown.
8. Existing culverts are shown.
9. Existing storm and sanitary sewers with size are shown.
10. Building setback lines are shown.
11. The surveyor signs the plat.

Note that standard conditions 1 listed on the Commission's October 1, 2014 letter (included in background information) are standard requirements of City Ordinances and not repeated here; and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution upon said plat as required by law.

Approved: Attest:

_____ _____

William E. Gluba, Mayor Jackie E. Holecek, City Clerk

Plan and Zoning Commission
City of Davenport

October 1, 2014

Mayor and City Council
City of Davenport Iowa
City Hall, 226 West 4th Street
Davenport, Iowa 52801

Subject: P14-02

Dear Mayor Gluba and Council Members:

At its September 30, 2014 meeting, the Plan and Zoning Commission voted 5-yes (Elgatian, Tallman, Gere, Connell, d'Autremont) 4-no (Cartee, Martin, Lammers, Martinez) 1-abstention (Kelling) to recommend the City Council approve Case No. P14-02, the Preliminary Plat of River 80 First Addition with the following conditions:

Standard Conditions:

1. Upon final platting the required right-of-way and easements are dedicated. This shall include temporary and permanent easements and right-of-way necessary for the construction of Elmore Avenue and Veteran's Memorial Parkway.

Non-Standard Conditions:

1. The City of Davenport is listed as owner/developer of Lot 3 (storm water detention). This is not correct. The developer must discuss the ownership and maintenance of Lot 3 with the City Natural Resources Division to determine what is acceptable to the City.

2. Note number 3 which refers to detention on Lot 3 is to be reviewed by the City Natural Resources Division and corrections made as necessary.

3. Existing streets are shown along with their right-of-way dimensions and pavement widths.

4. Only the existing pavement is to be shown on Veterans Memorial parkway, the proposed pavement should be removed.

5. The name of the surveyor is shown.

6. Current zoning is shown.

7. The boundaries and owners of adjacent land is shown.

8. Existing culverts are shown.

9. Existing storm and sanitary sewers with size are shown.

10. Building setback lines are shown.

Sincerely,

Bob Ingram, Chair
Davenport Plan and Zoning Commission

City of Davenport
Community Planning & Economic Development Department
FINAL STAFF REPORT

PLAN AND ZONING COMMISSION

Meeting Date:	**September 30, 2014**
Request:	**Preliminary Plat of River 80 First Addition**
Location:	**108.738 Acres, more or less located north of Veteran's Memorial Parkway, east of Jersey Ridge Road, south of Interstate 80, and west of Interstate 74.**
Project Name:	**Rhythm City Casino, River 80 Reinvestment District**
Case No.:	**P14-02**
Petitioner:	**Jersey Roads, LC, QC Equity Investments LLC, Ridges LC**
Prepared By:	**Matthew G. Flynn, AICP, Senior Planning Manager** **Tel: (563) 326-7743** **E-mail: mflynn@ci.davenport.ia.us**

STAFF RECOMMENDATION

1. **Staff recommends the Preliminary Plat of River 80 First Addition be forwarded to the Community Development Committee for approval with the conditions stipulated below.**

BACKGROUND

Overview:
Because this property has never been platted and involves the dedication of a new street (Elmore Avenue), a preliminary plat is required. A Preliminary Plat is designed to present a generalized concept on how an area is to be developed, in advance of consideration of the Final Plat.

River 80 First Addition provides for seven lots, one being devoted to regional stormwater detention, as well as 120 feet of right-of-way for an extension of Elmore Avenue.

In this case, the final plat is immediately forthcoming, but nonetheless, a preliminary plat provides important base information staff deemed necessary as part of the overall review of this development.

Technical Review:
Technical review comments have been requested. A summary of technical review comments are included in the staff report for F14-11.

Public Comments:
Public comments are not specifically requested for platting applications.

RECOMMENDATION

Findings:

1. Upon rezoning, will be consistent with the Comprehensive Plan
2. Urban services are available
3. Readies land for development.

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. P14-02, the Preliminary Plat of River80 First Addition, to the Community Development Committee for approval with the following conditions:

Standard Conditions:

1. Upon final platting the required right-of-way and easements are dedicated. This shall include temporary and permanent easements and right-of-way necessary for the construction of Elmore Avenue and Veteran's Memorial Parkway.

Non-Standard Conditions:

1. The City of Davenport is listed as owner/developer of Lot 3 (storm water detention). This is not correct. The developer must discuss the ownership and maintenance of Lot 3 with the City Natural Resources Division to determine what is acceptable to the City.
2. Note number 3 which refers to detention on Lot 3 is to be reviewed by the City Natural Resources Division and corrections made as necessary.
3. Existing streets are shown along with their right-of-way dimensions and pavement widths.
4. Only the existing pavement is to be shown on Veterans Memorial parkway, the proposed pavement should be removed.
5. The name of the surveyor is shown.
6. Current zoning is shown.
7. The boundaries and owners of adjacent land is shown.
8. Existing culverts are shown.
9. Existing storm and sanitary sewers with size are shown.
10. Building setback lines are shown.

City of Davenport

Committee: CD
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 563-326-7743
Wards: 6

Action / Date
10/15/2014

Subject:
RESOLUTION approving Case No. F14-11 being the final plat of River 80 First Addition, located north of Veteran's Memorial Parkway and east of Jersey Ridge Road, containing seven lots for commercial and office development. [6th Ward]

Relationship to Goals:
Added emphasis on economic development
Resolve land-based casino

Background:
This final plat prepares the lots for the development of the Rhythm City Casino and associated commercial development known as River 80. Included in the seven new lots will be one devoted to storm water management for the property. The plat also facilitates the dedication of a 120 foot right-o-way for the construction of the extension of Elmore Avenue.

The City Plan and Zoning Commission also recommends approval of the Preliminary Plat for River 80 First addition and also finds that:

- Upon rezoning, will be consistent with the Comprehensive Plan
- Urban services are available
- Readies land for development.

Please refer to the Commission's letter and background materials for further information.

ATTACHMENTS:

Type	Description
Cover Memo	Resolution F14-11
Backup Material	Resolution F14-11 P&Z Commission letter
Backup Material	Resolution F14-11 Staff Report

Resolution No._____

Resolution offered by

RESOLVED by the Community Development Committee of the City of Davenport.

RESOLUTION approving Case No. F14-11 being the final plat of River 80 First Addition, located north of Veteran's Memorial Parkway and east of Jersey Ridge Road, containing seven lots for commercial and office development. [6th Ward]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final plat of River 80 First Addition is hereby approved and accepted subject to all the conditions as stated in the Plan and Zoning Commission's letter dated October 1, 2014 as follows:

1. The surveyor signs the plat.
2. The utility companies sign the plat when their easement needs have been met.
3. The Natural Resources Division of the Public Works Department is notified prior to any construction and that the storm water requirements of City Code Section 13.34 are followed.
4. A note is added to the plat stating that sidewalks shall be constructed along the public right-of-way prior to the issuance of occupancy permits.
5. The required right-of-way and easements are dedicated. This shall include temporary and permanent easements and right-of-way necessary for the construction of Elmore Avenue and Veteran's Memorial Parkway. There is a minimal amount of additional right-of-way needed at the intersection of Elmore and Veteran's Memorial Parkway and some additional right-of-way along Jersey Ridge Road. The Engineering Division will provide the surveyor with details of these right-of-ways needs.
6. The City of Davenport is listed as owner/developer of Lot 3 (storm water detention). This is not correct. The developer must discuss the ownership and maintenance of Lot 3 with the City Natural Resources Division to determine what is acceptable to the City.
7. Stormwater detention calculations are to be submitted to and approved by the City Natural Resources Division.
8. The graphic scale is corrected.
9. Building setback lines are shown.
10. Existing right-of-way lines are shown and dimensioned.
11. Three elements of all curved lines including radii, arcs and central angles are shown.
12. All lot lines and easement lines have bearings and distances shown.

13. Ties to two quarter corners or two previously established lot corners are shown and identified.
14. Plans for public sanitary sewer are provided to Publics Works for review and approval prior to acceptance of the plat by Council. Street and storm sewer plans are on file. The party responsible under the Joint Development Agreement dated December 3, 2013 as amended on June 25, 2014 will need to extend sanitary sewer from the existing sewer south of Veteran's Memorial Parkway to the site
15. A note is added to the plat stating that the location of access points to Veteran's Memorial Parkway and Elmore Avenue shall be approved by the City Traffic Engineer and in no case be closer than 350 feet to the centerline of the intersection of Veteran's Memorial Parkway and Elmore Avenue.
16. A red-lined copy of the plat has been returned to the surveyor along with other miscellaneous review comments. The plat is to be updated and then reviewed and approved by the Engineering Division prior to acceptance by Council.
17. Dedication of 20' wide utility easements along the front of all lots fronting public streets.
18. Dedication of a minimum 25'x25' "power only" easement area at the front lot lines on the north side of proposed Elmore Avenue.
19. Note 2 is amended to indicate that the party responsible under the Joint Development Agreement dated December 3, 2013 as amended on June 25, 2014 is responsible for construction and stabilization of the detention basin along with installation of native vegetation selected and as directed by the City of Davenport. After a three year maintenance bond, guarantee, or contract, the city will assume responsibility for maintenance of the basin.
20. If the developer requests signalization in the future for any of the entrances in this development, the cost of signalization shall be completely paid for by the developer. Traffic signal warrants from the Manual on Uniform Traffic Control Devices (MUTCD) must be met before signalization is approved. All locations must be approved by the City Traffic Engineer. All traffic signals for this development can be designed and bid by City staff if the developer wishes and the signals will be owned and maintained by the City after installation.
21. If traffic signals meet MUTCD warrants in the future at the intersection of Elmore Avenue and Jersey Ridge Road, the developer shall pay 100% of the cost of signalization. This cost share percentage was calculated based on the fact that the intersection would not have existed if not for the development. These signals will be designed and bid by the City.
22. If traffic signals meet MUTCD warrants in the future at the intersection of Veterans Memorial Parkway and Jersey Ridge Road, the developer shall pay 33% of the cost of signalization, which will also include the changes in the roadway design and paving at the intersection. This cost share percentage was calculated based on the percentage of traffic

from the intersection that was generated by the development. This project will be designed and bid by the City.

23. The developer shall pay 20% of the cost of signalization at the intersection of Elmore Avenue and Veterans Memorial Parkway. These signals are being designed by the City and will be constructed with the Veterans Memorial Parkway project. The cost share has a cap of 20% due to the 80% federal funding for the project.
24. The party responsible under the Joint Development Agreement dated December 3, 2013 as amended on June 25, 2014 shall install a 2-inch PVC conduit near the back of curb along Elmore Avenue from Veterans Memorial Parkway south to the existing dead end of Elmore. This will be used for future communication to the new signals at the intersection.
25. For the purposes of conditions numbered 20 through 23, the "developer" shall be the party bringing forward a final development plan for each lot. As one of the conditions for the final development plan for each lot, a percentage of the total cost will be allocated based on the traffic generation for the lot's use(s).
26. Lots 5 and 6 within River 80 First Addition shall maintain the following:
    - A 50 foot landscape buffer along Veteran's Memorial Parkway consisting of a 5 – 6 foot undulating berm containing a minimum Class "E" Screen as outlined in Title 17.56 of the Davenport Municipal Code.
    - Building height on these lots shall not exceed 50 feet.

Note that standard conditions 1 through 4 listed on the Commission's October 1, 2014 letter (included in background information) are standard requirements of City Ordinances and not repeated here; and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution upon said plat as required by law.

Approved: Attest:

_____ _____

William E. Gluba, Mayor Jackie E. Holecek, City Clerk

Plan and Zoning Commission
City of Davenport

October 1, 2014

Mayor and City Council
City of Davenport Iowa
City Hall, 226 West 4th Street
Davenport, Iowa 52801

Subject: F14-11

Dear Mayor Gluba and Council Members:

At its September 30, 2014 meeting, the Plan and Zoning Commission voted 5-yes (Elgatian, Tallman, Gere, Connell, d'Autremont) 4-no (Cartee, Martin, Lammers, Martinez) 1-abstention (Kelling) to recommend the City Council approve Case No. F14-11, the Final Plat of River 80 First Addition with the following conditions:

Standard Conditions:

1. The developer shall continue to work with the Engineering Division in the design and construction of public streets, sanitary sewer and storm sewer. Public infrastructure shall be constructed in conformance with the City's Standard Specifications.

2. With platting necessary street right-of-way and easements are to be dedicated. This shall include temporary easements necessary for the construction of Elmore Avenue and Veteran's Memorial Parkway.

3. The developer shall continue to work with the Natural Resources Division and shall comply with Chapters 13.34 (Stormwater Management), and 15.44 (Flood Damage Prevention), of the Davenport Municipal Code.

4. Owner shall pay the required reforestation fee as stipulated in Chapter 16.20.040(G) of the Davenport Municipal Code.

Non-Standard Conditions:

1. The surveyor signs the plat.

2. The utility companies sign the plat when their easement needs have been met.

3. The Natural Resources Division of the Public Works Department is notified prior to any construction and that the stormwater requirements of City Code Section 13.34 are followed.

4. A note is added to the plat stating that sidewalks shall be constructed along the public right-of-way prior to the issuance of occupancy permits.

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7. Stormwater detention calculations are to be submitted to and approved by the City Natural Resources Division.

8. The graphic scale is corrected.

9. Building setback lines are shown.

10. Existing right-of-way lines are shown and dimensioned.

11. Three elements of all curved lines including radii, arcs and central angles are shown.

12. All lot lines and easement lines have bearings and distances shown.

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case be closer than 350 feet to the centerline of the intersection of Veteran's Memorial Parkway and Elmore Avenue.

16. A red-lined copy of the plat has been returned to the surveyor along with other miscellaneous review comments. The plat is to be updated and then reviewed and approved by the Engineering Division prior to acceptance by Council.

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18. Dedication of a minimum 25'x25' "power only" easement area at the front lot lines on the north side of proposed Elmore Avenue.

19. Note 2 is amended to indicate that the developer is responsible for construction and stabilization of the detention basin along with installation of native vegetation selected and as directed by the City of Davenport. After a three year maintenance bond, guarantee, or contract, the city will assume responsibility for maintenance of the basin.

20. If the developer requests signalization in the future for any of the entrances in this development, the cost of signalization shall be completely paid for by the developer. Traffic signal warrants from the Manual on Uniform Traffic Control devices (MUTCD) must be met before signalization is approved. All locations must be approved by the City Traffic Engineer. All traffic signals for this development can be designed and bid by City staff if the developer wishes and the signals will be owned and maintained by the City after installation.

21. If traffic signals meet MUTCD warrants in the future at the intersection of Elmore Avenue and Jersey Ridge Road, the developer shall pay 100% of the cost of signalization. This cost share percentage was calculated based on the fact that the intersection would not have existed if not for the development. These signals will be designed and bid by the City.

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24. The developer shall install a 2-inch PVC conduit near the back of curb along Elmore Avenue from Veterans Memorial Parkway south to the existing dead end of Elmore. This will be used for future communication to the new signals at the intersection.

Sincerely,

Bob Ingram, Chair
Davenport Plan and Zoning Commission

City of Davenport
Community Planning & Economic Development Department
FINAL STAFF REPORT

PLAN AND ZONING COMMISSION

Meeting Date:	**September 30, 2014**
Request:	**Final Plat of River 80 First Addition**
Location:	**108.738 Acres, more or less located north of Veteran's Memorial Parkway, east of Jersey Ridge Road, south of Interstate 80, and west of Interstate 74.**
Project Name:	**Rhythm City Casino, River 80 Reinvestment District**
Case No.:	**F14-11**
Petitioner:	**Jersey Roads, LC, QC Equity Investments LLC, Ridges LC**
Prepared By:	**Matthew G. Flynn, AICP, Senior Planning Manager** **Tel: (563) 326-7743** **E-mail: mflynn@ci.davenport.ia.us**

STAFF RECOMMENDATION

1. **Staff recommends the Final Plat of River 80 First Addition be forwarded to the Community Development Committee for approval with the conditions stipulated below.**

BACKGROUND

Overview:

Because this property has never been platted and involves the dedication of a new street (Elmore Avenue), a preliminary plat is required. A Preliminary Plat is designed to present a generalized concept on how an area is to be developed, in advance of consideration of the Final Plat. (See P14-02)

River 80 First Addition provides for seven lots, one being devoted to regional stormwater detention, as well as 120 feet of right-of-way for an extension of Elmore Avenue.

Technical Review:

The property is located within the Urban Service Area of the City and, with incremental extensions of existing utilities, is deemed ready for development.

Streets: Via a development agreement between the City and Scott County Casino, LLC, Elmore Avenue will be extended north from its current terminus approximately ½ mile south of Veteran's Memorial Parkway. It will extend through the site providing access to all lots in the subdivision. It will be constructed as a four lane road with turn lanes. No direct access to either Veteran's Memorial Parkway or Jersey Ridge Road is anticipated.

Traffic studies completed as part of this project identify the eventual need for signalization of the Jersey Ridge Road/Elmore Avenue intersection. Signalization of Elmore Avenue/Veteran's Memorial Parkway will be completed immediately through the development agreement.

Sanitary Sewer: The developer will be required to extend sanitary sewer (sewer) to the site and construct the sewer needed within the site. The developer is responsible for both design and construction costs.

The sewer extension will begin near the north east corner of Jersey Farms 10th addition connecting into an existing 15" main line sewer and continue north and east along the drainage way, cross under Veteran's Memorial Parkway to the site. This is a distance of approximately 2,300 feet.

The sewer must be designed to meet City of Davenport and Iowa DNR Specifications. The developer is required to submit plans and specifications to the Public Works Department and Iowa Department of Natural Recourses for review and approval. The developer is responsible for all permitting. Public Works staff will inspect the construction in order to insure specification compliance. Once the sewer is completed and accepted by City Council it will become a public sewer owned by the City.

Stormwater: Stormwater will be directed to a regional basin located on Lot 3 and discharged to the east, eventually depositing into Crow Creek. Little, if any, Stormwater will end up in Pheasant Creek.

Stormwater management, in general, will need to meet the new, stringent, City Stormwater Management Ordinance.

Water: Iowa American Water has indicated that this development will allow the utility to loop the water system, which will provide better service for not only the project, but nearby neighborhoods as well.

Other Utilities: Mid-American Energy is working with the developer to provide electrical service. No unusual problems are anticipated.

Emergency Services: Fire Station #8, located on East 53rd Street, is located less than 2 miles to the south. With the completion of the Elmore Avenue extension, at least two ways for emergency vehicles to service the development will be available.

Public Comments:
Public comments are not specifically requested for platting applications.

RECOMMENDATION

Findings:

1. Upon rezoning, will be consistent with the Comprehensive Plan
2. Urban services are available
3. Readies land for development.

Recommendation:
Staff recommends the Plan and Zoning Commission forward Case No. F14-11, the Final Plat of River 80 First Addition, to the City Council for approval with the following conditions:

Standard Conditions:

1. The developer shall continue to work with the Engineering Division in the design and construction of public streets, sanitary sewer and storm sewer. Public infrastructure shall be constructed in conformance with the City's Standard Specifications.
2. With platting necessary street right-of-way and easements are to be dedicated. This shall include temporary easements necessary for the construction of Elmore Avenue and Veteran's Memorial Parkway.
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CITY OF DAVENPORT
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
SUBDIVISION REFERENCE FILE

PRELIM / **FINAL** / **PUD** (circle the appropriate designation)

SUBDIVISION NAME: River 80 First Addition

LOCATION: SW Corner of I-80 + I-74, East of Jersey Ridge Rd

DEVELOPER: Name: See Attached
Address:
Phone: FAX:
Mobile Phone: Email:

ENGINEER: Name: See Attached
Address:
Phone: FAX:
Mobile Phone: Email:

ATTORNEY: Name: See Attached
Address:
Phone: FAX:
Mobile Phone: Email:

OWNER: Name: See Attached
Address:
Phone: FAX:
Mobile Phone: Email:

NUMBER OF LOTS: ____ SF ____ 2F ____ MF & EST. UNITS 5 COMM ____ IND ACRES: 162.49 (1 - Detention)

STREETS ADDED: 3,815 LINEAR FEET

Fee per Plat	Fee
Ten or fewer lots (< 10 lots)	$400 plus $25/lot
Eleven to twenty-five lots (≥ 11 lots ≤ 25 lots)	$700 plus $25/lot
More than twenty-five lots (> 25 lots)	$1,000 plus $25/lot
Reforestation fee (submit to Land Use Office Prior to City Council review)	$150 per 50 feet of lineal lot frontage

NOTE: THE PLAT WILL NOT BE PROCESSED UNTIL THE FEE AND COMPLETED REFERENCE FILE ARE RECEIVED BY THE PLANNING AND LAND DEVELOPMENT OFFICE.

Developer:

Baxter Construction Co., LLC

Attn: Tony Baxter

3225 Ave. N, Fort Madison, IA 52627

Phone: 319-372-7285

Email: tbaxter@baxterconstructionco.com

Engineer:

McClure Engineering Associates, Inc.

Attn: Brent O. Morlok, P.E., LEED AP

4700 Kennedy Drive, East Moline, IL 61244

Phone: 309-792-9350

Email: b.morlok@mcclureengineering.com

Owner(s) & Attorney (s):

Owner: Scott County Casino LLC

Attn: Dan Kehl

3184 Highway 22, Riverside, IA 52327

Phone: 319-648-0012

Email: dan.kehl@riversidecasinoandresort.com

Attorney: Lane and Waterman

Attn: Curtis Beason

220 N. Main Street, Suite 600, Davenport, IA 52801

Phone: 563-324-3246

Owner: Kahl Home for the Aged & Infirmed, Inc.

Attn: Rosalie Thomas

6701 Jersey Ridge Road, Davenport, IA 52807

Phone: 563-324-1621

Attorney: Joseph Polaschek

101 W. 2nd Street, Suite 400, Davenport, IA 52801

Phone: 563-326-1008

Owner: QC Equity Investments LLC

Attn: Rodney Blackwell

201 N. Harrison St, Suite 402, Davenport, IA 52801

Phone: 563-324-9898

Email: rodblackwell@yahoo.com

Attorney: Bush, Motto, Creen, Koury & Halligan, P.L.C.

Attn: Mike Koury

5505 Victoria Ave, Suite 100, Davenport, IA 52807

Phone: 563-344-4900

Email: makoury@bmcklaw.com

Attorney: Pastrnak Law Firm, PC

Attn: Tom Pastrnak

313 W. 3rd Street, Davenport, IA 52801

Phone: 563-323-7737

Email: tpastrnak@pastrnak.com

PLAT of SUBDIVISION of
RIVER 80 FIRST ADDITION

PART OF THE NORTHEAST QUARTER OF SECTION 6 & NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 78 NORTH RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, DAVENPORT, SCOTT COUNTY, IOWA

NOTES:

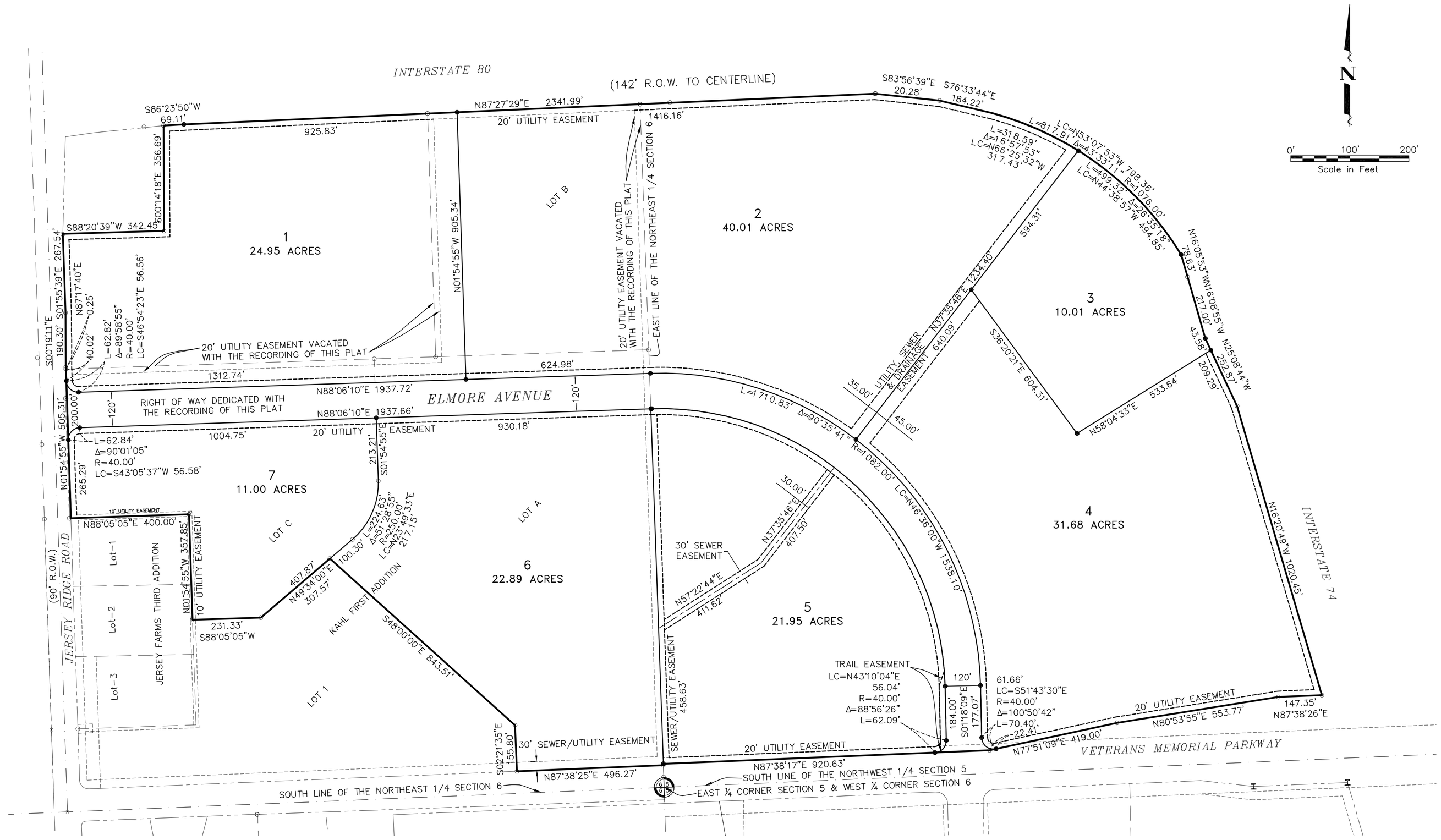
1.) DEDICATED RIGHT OF WAY FOR ROADWAY AND UTILITY PURPOSES, AS SHOWN.

2.) DETENTION IS REQUIRED FOR THIS ADDITION; THE CITY OF DAVENPORT IS RESPONSIBLE FOR MAINTENANCE OF THE DETENTION BASIN TO BE LOCATED WITHIN LOT 3; AN EASEMENT HAS ALSO BEEN DEDICATED AS SHOWN;

3.) A BUFFERYARD IS REQUIRED BY ORDINANCE AND RESOLUTION ALONG LOTS 1 & 2 OF JERSEY FARMS THIRD ADDITION

4.) ANY OCCUPANCY PERMIT SHALL NOT BE ISSUED UNTIL THIS PLAT IS RECORDED.

5.) LOT 3 HAS A BLANKET DRAINAGE & UTILITY EASEMENT



LEGEND

○	FOUND 5/8" IRON ROD
———	BOUNDARY LINE
(100') 100'	DEED OR PLATTED MEASURED DIT
- - - - - - -	EASEMENT LINE
●	SET 5/8" IRON ROD W/ORANGE PLASTIC CAP 22228

Lot 2
OWNER/DEVELOPER
SCOTT COUNTY CASINO LLC
3184 HIGHWAY 22
RIVERSIDE, IA 52327
(319) 648–0012

ATTORNEY
LANE & WATERMAN
220 N. MAIN STREET SUITE 600
DAVENPORT, IOWA 52801
563–324–3246

Lot 3
OWNER/DEVELOPER
CITY OF DAVENPORT

Lot 6
OWNER/DEVELOPER
KAHL HOME FOR THE AGED & INFIRM, INC.
ATTN. ROSALIE THOMAS
6701 JERSEY RIDGE ROAD
DAVENPORT, IA 52807
563–324–1621

ATTORNEY
JOSEPH A. POLASCHEK
101 W. SECOND STREET, SUITE 400
DAVENPORT, IOWA 52801
563–326–1008

Lots 1, 4, 5, & 7
OWNER/DEVELOPER
QC EQUITY INVESTMENTS LLC
201 N. HARRISON STREET SUITE 402
DAVENPORT, IOWA 52801
563–324–9898

ATTORNEY
MIKE KOURY
5505 VICTORIA AVE, SUITE 100
DAVENPORT, IOWA 52807
563–344–4900

ZONING AND LOT INFORMATION

CURRENT ZONING: R–1 & PDD
TOTAL NUMBER OF LOTS: 7
FRONT YARD BUILDING SETBACK: 25' AND VARIES
REAR YARD BUILDING SETBACK: 30'
SIDE YARD BUILDING SETBACK: 7'
TOTAL AREA: 173.04 ACRES

MID-AMERICAN ENERGY COMPANY
BY:_____
DATE:_____
Approved subject to encumbrances of record by Mid–American Energy Co.

MEDIACOM
BY:_____
DATE:_____

CENTURY LINK
BY:_____
DATE:_____

IOWA-AMERICAN WATER COMPANY
BY:_____
DATE:_____

PLANNING AND ZONING COMMISSION
BY:_____
DATE:_____

DAVENPORT CITY COUNCIL
BY:_____
DATE:_____
ATTEST:_____

LICENSED LAND SURVEYOR
LUKE D. MILLER
22228
IOWA

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

Signature:_____
Luke D. Miller
Date _____ Reg. No. 22228
My license renewal date is December 31, 2014.
Pages or sheets covered by this seal:
THIS SHEET ONLY.

PRELIMINARY - DO NOT RECORD

Baxter Construction Co. LLC
3225 Ave. N, Fort Madison, IA 52627

REVISIONS		
NO.	ITEM	DATE

PLOTTING SCALE:	1" : 1"
DRAWN BY:	BOM/LDM
CHECKED BY:	JWA/LDM/BOM
DATE:	8–22–2014

McClure Engineering Associates, Inc.
4700 Kennedy Drive (309) 792–9350
East Moline, Illinois 61244 Fax (309) 792–8974
Copyright 2014 By McClure Engineering Associates, Inc.

PLAT of SUBDIVISION
RIVER 80 FIRST ADDITION — *DAVENPORT, IOWA*
FILE NAME: T:\ADA114.134\DWG\14134–SUBDIVSION PLAT.dwg — JOB NUMBER: 01–15–14–134

SHEET NO. 1 OF 1