

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, OCTOBER 19, 2021; 5:00 PM

COUNCIL CHAMBERS CITY HALL , 226 WEST 4TH STREET

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

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

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case F21-11: Request of Origin Design on behalf of Russell Construction for a final plat of Russell-Frye/Armstrong Industrial Park 1st Addition for a 4-lot subdivision on 95 acres, located at 8730 Northwest Boulevard. [Ward 2]
- ii. Case P21-05: Request of Beckett Place Development, LLC on behalf of Glen and Kathleen Moeller for a Preliminary Plat of Beckett Place for a 52 lot subdivision on 25.8 acres located south of Veterans Memorial Parkway and east of Interstate 74. [Ward 6]

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
10/19/2021

Subject:
Consideration of the October 5, 2021 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The October 5, 2021 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 10-5-21

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	10/14/2021 - 8:55 AM

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

REGULAR MEETING AGENDA

I. Roll Call

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

II. Report of the City Council Activity

III. Secretary's Report

A. Consideration of the September 14, 2021 meeting minutes.

Motion by Hepner, second by Johnson to approve the September 14, 2021 meeting minutes. Motion to approve was unanimous by voice vote (6-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

- i. Case ORD21-02: Request of the City of Davenport to amend various sections of Chapter 17 of the Municipal Code of Davenport, Iowa entitled "Zoning."
[All Wards]

Berkley gave a presentation on the proposed ordinance text changes, which comprises the creation of a new zoning district. Commissioner comments included inquiries on the proposed maximum building height of the C-C City Centre District. Johnson suggested a graduated height restriction to buffer existing residential neighborhoods. Staff recommended imposing a height restriction on Case REZ21-04 as a condition, rather than an amendment to the zoning text amendment. Garrington questioned the modified build-to-zone of the C-1 Neighborhood Commercial District.

A member of the public spoke regarding the desire to protect the existing single-family neighborhood adjacent to NorthPark Mall from noise and light pollution by imposing a phased height restriction.

Staff recommended the Plan and Zoning Commission forward Case ORD21-02 to the City Council with a recommendation for approval.

Motion by Hepner, second by Johnson to approve staff recommendation for approval of Case ORD21-02. Motion to approve was unanimous by a roll call vote (6-0).

- ii. Case REZ21-04: Request of the City of Davenport to rezone 143 acres, more or less, of property located near 320 W. Kimberly Rd., generally being bounded by Northwest Blvd., Kimberly Rd., Brady St, E. 42nd St, Welcome Way and by the north lot line of NorthPark Mall changing the zoning from C-3 General Commercial to C-C City Centre District. [Ward 7]

Werderitch provided an overview of the rezoning change and the properties associated with the new C-C City Centre District.

Staff recommended case REZ21-04 be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions.

Findings:

1. The zoning map amendment is consistent with the Davenport 2035+ Land Use Plan, which identifies the properties as Regional Commercial (RC) and Commercial Corridor (CC).
2. The proposed district is in keeping with the Council Goals of Fiscal Vitality, Sustainable Infrastructure and Vibrant Region.
3. The proposed map change furthers the purpose of the City Centre Zoning District and meets approval standards for map amendments.

Conditions:

1. The buffer area identified in Exhibit 1. "Original Rezoning Buffer Yard" shall be preserved.
2. Street connections to W 44th Street, Fairway Drive, Harrison Street, Main Street, Sheridan Street and Westerfield Road shall be prohibited.

Chairperson Inghram and Commissioner Hepner recommended the City study a phased building height restriction to ensure development adjacent to residential districts is compatible in scale with existing single-family homes. Taller construction will then be encouraged near the intersection of Welcome Way and Kimberly Road.

Motion by Hepner, second by Johnson to direct staff to create a third condition that establishes a phased maximum building height restriction determined by the setback from a residential zoning district. The maximum building height may gradually increase as the setback to a residential zoning district increases.

Motion to approve a third condition phasing maximum building height was unanimous by a roll call vote (6-0).

Motion by Hepner, second by Johnson to approve Case REZ21-04 with the following three listed conditions:

1. The buffer area identified in Exhibit 1. "Original Rezoning Buffer Yard" shall be preserved.
2. Street connections to W 44th Street, Fairway Drive, Harrison Street, Main Street, Sheridan Street and Westerfield Road shall be prohibited.
3. A phased maximum building height restriction established by the setback from a residential zoning district. The maximum building height may gradually increase as the setback to a residential zoning district increases.

Motion to approve with the three listed conditions was unanimous by a roll call vote (6-0).

VI. Subdivision Activity

A. Old Business

B. New Business

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Hepner, second by Johnson to adjourn the meeting. Motion to adjourn was unanimous by voice vote (6-0).

The meeting adjourned at 5:51 pm.

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
10/19/2021

Subject:

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

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F21-11 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

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

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Standard set of notes, including notes from the approved preliminary plat shall be added to the final plat.
4. Corporate limits shall be shown on the plat.
5. Public utility easements shall be a minimum of 15 feet or twice the depth of the utility line, whichever is greater.
6. Add a note stating, "Direct access from any lot onto Northwest Boulevard is prohibited."
7. Add the following note, "Access to West 90th Street shall be a minimum of 450 feet from the west right-of-way line of Northwest Boulevard."
8. All outlots shall have a description of purpose, the owner, and party responsible for maintenance on the final plat.
9. Add a note stating Zenith Avenue and Zenith Way shall be dedicated as public right-of-way on the plat. Remove the reference to "Outlot D".
10. Include a note regarding stormwater detention and water quality requirements that reads, "Stormwater detention and water quality treatment are required with this subdivision and will be subject to the applicable ordinances in place at the time of development."
11. Zenith Way shall be renamed to West 89th Street.
12. Add the directional to Zenith Avenue to read as "North Zenith Avenue".
13. Indicate the dedicated right-of-way width of Zenith Avenue.
14. Zenith Avenue requires an access easement for vehicle turnaround within Lot 3 and/or Lot 4.
15. Provide a drainage easement for stormwater runoff from the properties on the west side of the platted area. This easement must be capable of transferring the 100-year storm. Submit calculation to City staff.

Background:

The request is for a 4 lot subdivision on 95 acres of property to facilitate industrial development. No tenants have been identified at this time. However, the lots are likely to be developed for warehouse type users. The Plan and Zoning Commission approved a preliminary plat for this site at their August 17, 2021 meeting. City Council approved the preliminary plat on September 8, 2021.

Access to Lots 1-4 will be provided through Zenith Avenue, which will be dedicated as public right-of-way. No direct access to Northwest Boulevard will be permitted for any of the lots.

Outlots A, B, and C will serve as stormwater detention for the four developable industrial lots.

Comprehensive Plan:

1. Within Existing Urban Service Area: Yes
2. Within Urban Service Area 2035: Yes
3. Future Land Use Designation: Industry (I) - Designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.

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

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

Zoning:

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

Technical Review:

1. Streets: North Zenith Avenue and Zenith Way (West 89th Street) will be dedicated as public right-of-way with the recording of the plat. An access easement at the end of Zenith Avenue is required to accommodate turnaround of vehicles. The Iowa Department of Transportation will have final authority over access points onto Northwest Boulevard. Due to the proximity of the interstate, Lots 1 and 3 will not be granted direct access onto Northwest Boulevard. Since West 90th Street is outside city limits, Scott County will review any access points. The City is placing a condition that driveway access onto West 90th Street be located a minimum of 450 feet from the west right-of-way line of Northwest Boulevard. Should Lot 4 be further subdivided, additional right-of-way shall be dedicated along the south property line for the expansion and extension of West 83rd Street. Sidewalks are required along the future Zenith Avenue and Zenith Way. The applicant has requested a waiver to the sidewalk requirements, which gets reviewed and approved by City Council. Given the rural cross section of Northwest Boulevard, sidewalks will not be required at this time.
2. Storm Water: Since the industrial subdivision is greater than 5 acres and final build-out will exceed 10,000 square feet of hard surface, the site will require stormwater detention and water quality. Storm detention is proposed in Outlots A, B, and C. Access must be provided for maintenance of detention areas and any drainage ways must be maintained to provide for the proper flow of water.
3. Sanitary Sewer: Existing sanitary sewer infrastructure is available along Northwest Boulevard and will be extended into the site as development occurs.
4. Other Utilities: Normal utility services are available at this site.
5. Parks/Open Space: The proposed plat does not impact any existing or planned parks or

public open space.

Public Input: No public hearing is required for a Final Plat. Scott County has been notified.

ATTACHMENTS:

Type	Description
▣ Backup Material	Final Plat
▣ Backup Material	Vicinity-Zoning-Future Land Use Maps
▣ Backup Material	Application

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berkley, Laura	Approved	10/15/2021 - 1:24 PM

FINAL PLAT

RUSSELL-FRYE/ARMSTRONG INDUSTRIAL PARK FIRST ADDITION

LYING WITHIN LOT 2 FRYE-ARMSTRONG FIRST ADDITION AND THE NORTH HALF OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5th P.M., IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA

ELECTRIC EASEMENT PER 2016-24731 & 2017-206

W 90TH STREET (R.O.W. VARIES)

NW CORNER LOT 2
FRYE-ARMSTRONG
FIRST ADDITION, NO CAP

EX 10' PUE
SOUTH R.O.W. LINE
W 90TH STREET

LOT 1
AREA =
6.130 ACRES

50' ACCESS & STORM
SEWER EASEMENT

LOT 1
FRY-ARMSTRONG
1ST ADDITION

N02°13'56"W 2,608.42' (2,608.64')

LOT 2
AREA =
14.140 ACRES

SEE PLAT OF SURVEY;
FRYE-ARMSTRONG FIRST
ADDITION FOR EASEMENTS:
DOC. NO. 2002-04007

NORTH

MATCH LINE GRAPHIC SCALE

0 200 400

1" = 200'

DRAWING MAY HAVE BEEN REDUCED

L=135.57' (135.33')
R=1970.00'
A=3°56'34"
CHORD=S55°18'25"E

S56°59'50"E
100.05' (100.07')

NO CAP
15' SANITARY
SEWER EASEMENT

NORTHWEST BOULEVARD
(R.O.W. VARIES)

SEC.
R.O.W.
BSL
PUE
EX
()

LEGEND
PROPERTY BOUNDARY
LOT/RIGHT-OF-WAY LINE
EASEMENT LINE
SECTION LINE
BUILDING SETBACK LINE
SECTION
RIGHT-OF-WAY
BUILDING SETBACK LINE
PUBLIC UTILITY EASEMENT
EXISTING
RECORDED AS
FOUND 5/8" IRON REBAR W/
YELLOW PLASTIC CAP NO.
5080 7222 OR AS NOTED
SET 5/8" IRON REBAR WITH
RED PLASTIC CAP NO. 12631

OUTLOT A
AREA = 2.709
ACRES

OUTLOT B
AREA =
1.426 ACRES

OUTLOT C
AREA = 3.419
ACRES

OUTLOT D
(ZENITH AVENUE
& ZENITH WAY)
R.O.W. AREA =
2.092 ACRES

LOT 3
AREA =
14.866 ACRES

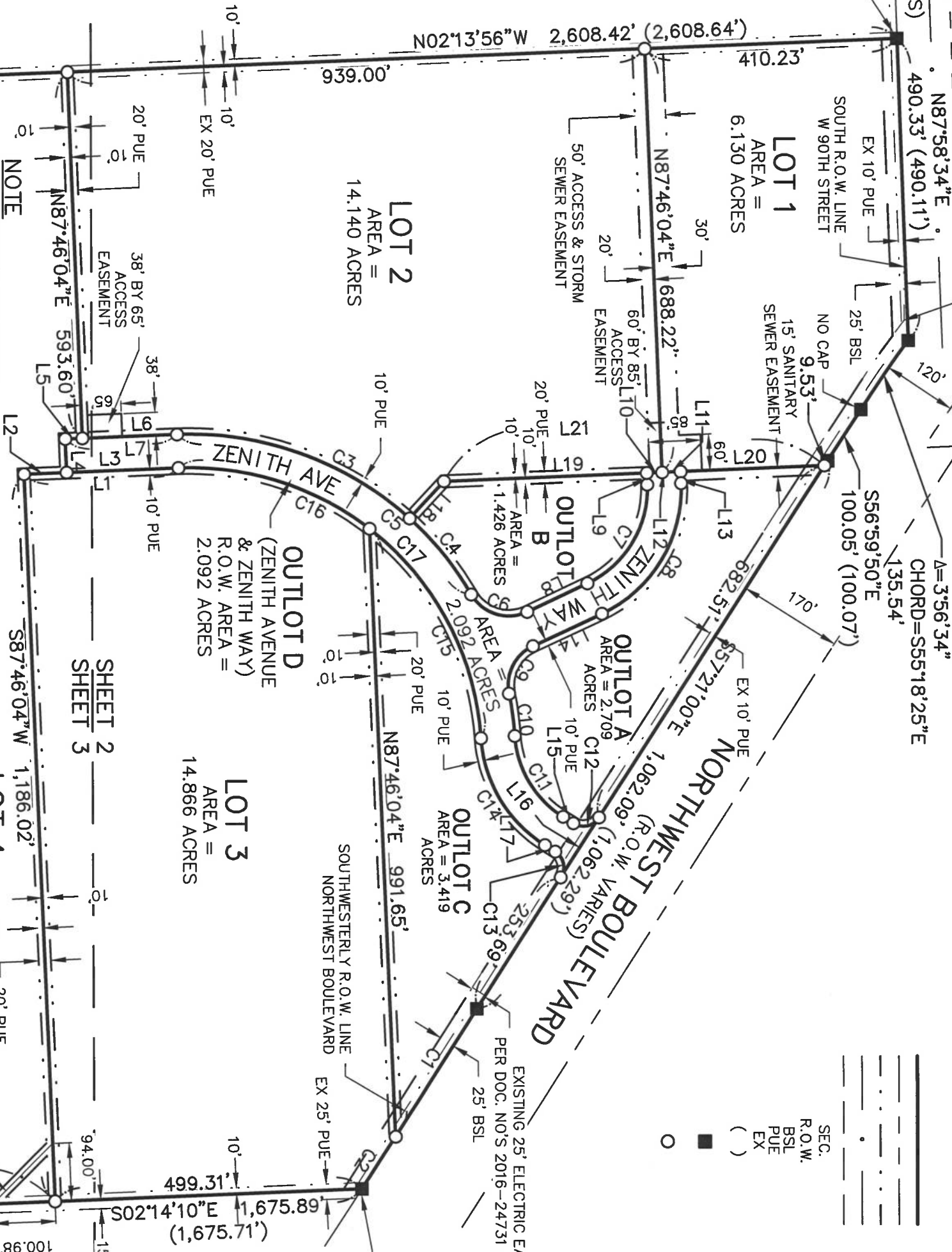
OUTLOT D
(ZENITH AVENUE
& ZENITH WAY)
R.O.W. AREA =
2.092 ACRES

SEE SHEET 4 FOR LINE
AND CURVE TABLE,
UTILITY SIGNATURES
AND AREA TABLE

SHEET 2
SHEET 3

LOT 4
AREA =
50.660 ACRES

15' SANITARY
SEWER EASEMENT



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DRAWN	DNK	PLAT NO.	29-1A-21
CHECKED	JMT	PROJ. NO.	21152
DATE	9-21-21	SHEET	2 of 5
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RUSSELL-FRYE/ARMSTRONG INDUSTRIAL PARK FIRST ADDITION

MATCH
LINE



LOT 1
FRY-ARMSTRONG
1ST ADDITION



SW CORNER LOT 2
FRYE-ARMSTRONG
FIRST ADDITION

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NOTE

SEE SHEET 4 FOR LINE
AND CURVE TABLE,
UTILITY SIGNATURES
AND AREA TABLE

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DRAWN	DMK	PLAT NO.	29-1A-21
CHECKED	JMT	PROJ. NO.	21152
DATE	9-21-21	SHEET	3 of 5

P:\21\152\DRAWINGS\SURVEY\21152 FINAL PLAT

FINAL PLAT
RUSSELL-FRYE/ARMSTRONG INDUSTRIAL PARK FIRST ADDITION
LYING WITHIN LOT 2 FRYE-ARMSTRONG FIRST ADDITION AND THE NORTH HALF
OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5th P.M., IN
THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N2° 13' 56"W	251.14'
L2	N2° 13' 56"W	69.27'
L3	N2° 13' 56"W	181.87'
L4	N87° 46' 04"E	55.00'
L5	N2° 14' 12"W	27.96'
L6	N2° 13' 56"W	153.91'
L7	N2° 13' 58"W	181.87'
L8	N25° 10' 25"W	108.42'
L9	S87° 46' 04"W	19.15'
L10	N2° 13' 56"W	25.00'
L11	N2° 13' 56"W	30.00'
L12	N2° 13' 56"W	55.00'
L13	S87° 46' 04"W	19.15'
L14	N25° 10' 25"W	124.03'
L15	S32° 37' 49"W	19.84'
L16	S57° 21' 00"E	116.36'
L17	N32° 37' 49"E	19.82'
L18	S47° 25' 09"E	82.70'
L19	N2° 13' 56"W	330.03'
L20	N2° 13' 56"W	233.84'
L21	N2° 13' 56"W	618.87'

CURVE TABLE					
CURVE	DISTANCE	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	245.57'	40387.25'	0° 20' 54"	S57° 12' 24"E	245.57'
C2	100.23'	40387.25'	0° 08' 32"	S56° 57' 41"E	100.23'
C3	412.58'	527.50'	44° 48' 47"	N20° 10' 28"E	402.14'
C4	159.60'	527.50'	17° 20' 06"	N51° 14' 54"E	158.99'
C5	572.17'	527.50'	62° 08' 53"	S28° 50' 31"W	544.53'
C6	104.70'	70.50'	85° 05' 23"	N17° 22' 16"E	95.34'
C7	199.55'	170.50'	67° 03' 31"	N58° 42' 11"W	188.36'
C8	263.92'	225.50'	67° 03' 31"	N58° 42' 11"W	249.12'
C9	93.50'	70.50'	75° 59' 09"	S63° 10' 00"E	86.79'
C10	69.76'	527.50'	7° 34' 37"	S82° 37' 44"W	69.71'
C11	160.06'	170.50'	53° 47' 14"	N59° 31' 26"E	154.25'
C12	47.52'	30.00'	90° 45' 09"	N12° 44' 45"W	42.70'
C13	48.09'	30.00'	91° 50' 41"	S78° 33' 10"W	43.10'
C14	211.69'	225.50'	53° 47' 14"	N59° 31' 26"E	204.00'
C15	398.15'	472.50'	48° 16' 48"	N62° 16' 39"E	386.47'
C16	332.92'	472.50'	40° 22' 11"	N17° 57' 09"E	326.07'
C17	731.07'	472.50'	88° 38' 59"	N42° 05' 33"E	660.30'

AREA TABLE		
LOT	AREA (SQ FT)	AREA (ACRES)
1	267,000	6.130
2	615,940	14.140
3	647,550	14.866
4	2,206,740	50.660
A	118,025	2.709
B	62,120	1.426
C	148,920	3.419
D	91,140	2.092
TOTAL	4,157,435	95.442

UTILITY SIGNATURES

MID AMERICAN ENERGY COMPANY

BY: _____

DATE: _____

MEDIACOM COMMUNICATIONS CORP.

BY: _____

DATE: _____

CENTURY LINK

BY: _____

DATE: _____

CENTRAL SCOTT TELEPHONE

BY: _____

DATE: _____

AUREON NETWORK SERVICES

BY: _____

DATE: _____

METRO FIBERNET, LLC

BY: _____

DATE: _____

IOWA-AMERICAN WATER COMPANY

BY: _____

DATE: _____

CITY OF DAVENPORT

BY: _____

DATE: _____

PLANNING AND ZONING

BY: _____

DATE: _____

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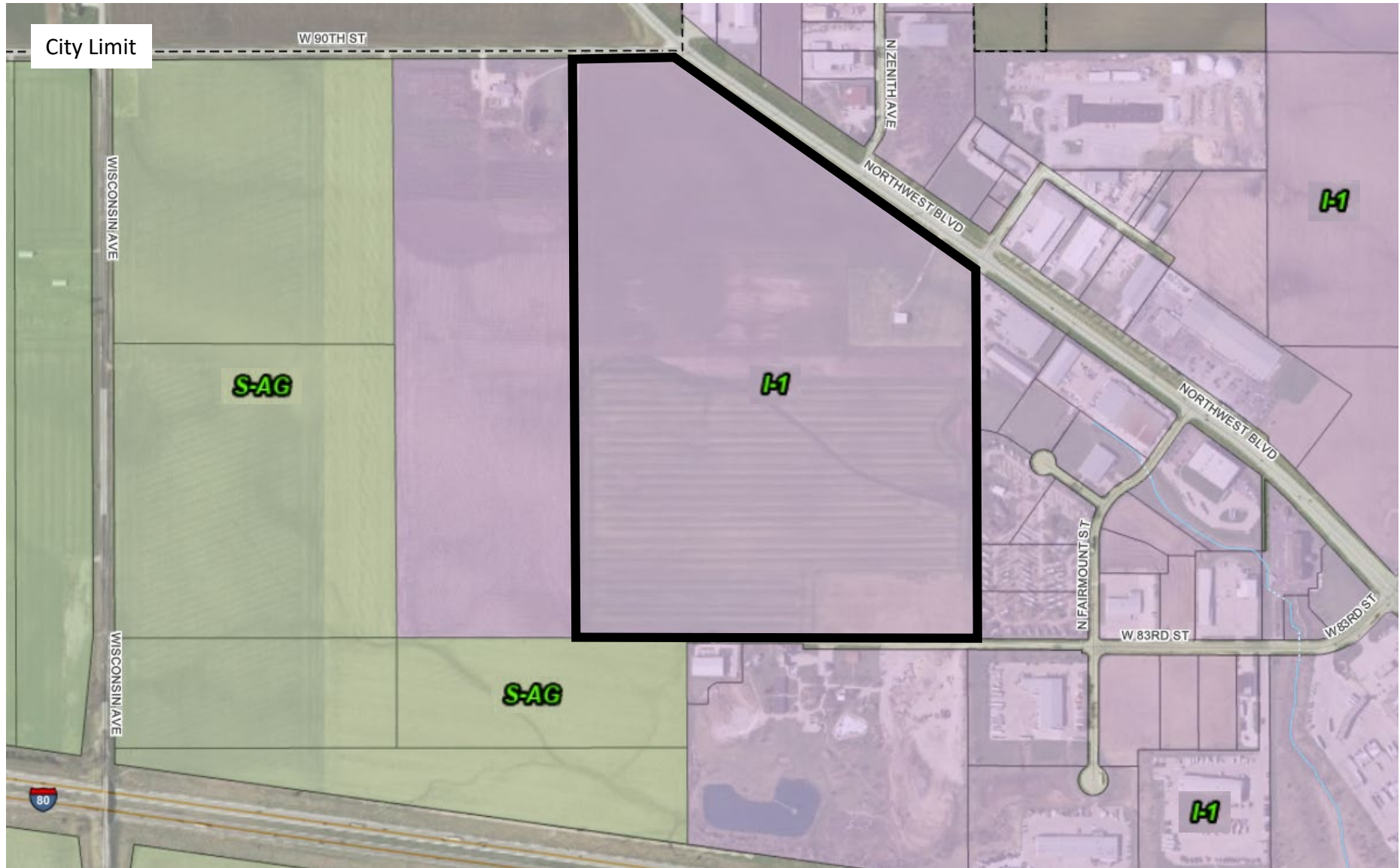
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DRAWN	DMK	PLAT NO.	29-IA-21
CHECKED	JMT	PROJ. NO.	21152
DATE	9-21-21	SHEET	4 of 5
P: \21\152\DRAWINGS\SURVEY\21152 FINAL PLAT			

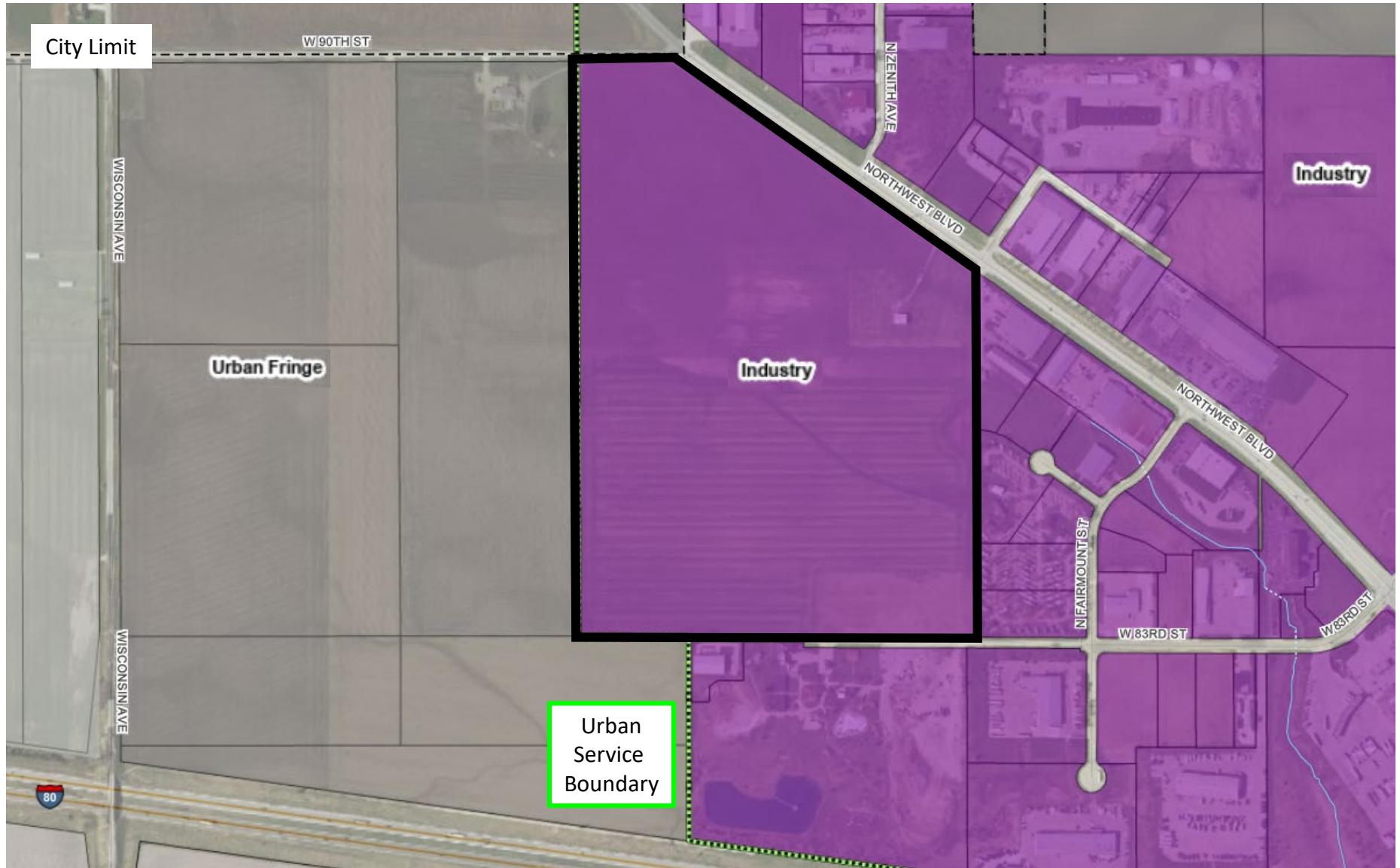
Case F21-11: Russell Frye-Armstrong Industrial Park 1st Addition Vicinity Map



Case F21-11: Russell Frye-Armstrong Industrial Park 1st Addition Zoning Map



Case F21-11: Russell Frye-Armstrong Industrial Park 1st Addition Future Land Use Map





Complete application can be emailed to planning@davenportiowa.com

Property Address*

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

Applicant (Primary Contact)

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

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

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

Zoning Board of Adjustment

Zoning Appeal
Special Use
Hardship Variance

Engineer (if applicable)

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

Design Review Board

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

Architect (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

Administrative

Administrative Exception
Health Services and Congregate
Living Permit

Preliminary Plat

Attorney (if applicable)

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

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

Property Location:

Total Land Area:

Total Number of Lots:

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

Submittal Requirements:

- The completed application form.
- Required fee:
Ten or fewer lots - \$400 plus \$25 per lot. **\$475**
Eleven to twenty-five lots - \$700 plus \$25 per lot.
More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed plat at a scale of not less than one inch per one hundred feet, which depicts the following:
 - The location of existing property lines, section lines, easements, corporate limits and other legally established districts, streets, buildings, watercourses, tree masses and other existing features within the area to be subdivided and similar facts regarding existing conditions on the land.
 - The proposed location and width of streets, alleys, lots, building setback lines and easements.
 - Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet shall be indicated in a general way upon the plat.
 - Proposed name of the subdivision (which shall not duplicate any previously filed plat), the name of the land owner, land developer, and land surveyor.
 - The names and adjoining boundaries of all adjacent subdivisions and the names of record owners of adjoining parcels of unsubdivided land.
 - Existing contours with intervals of five feet or less.
 - North point, scale and date.
 - A vicinity sketch showing the proposed subdivision in relationship to surrounding development and street systems.

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

Property Location:

Total Land Area:

Total Number of Lots:

Linear Feet of Streets Added: (1340 LF Phase 1, 1090 LF Future ROW Dedication)

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

Submittal Requirements:

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

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

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

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

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

Petitioner: Kristin Crawford

Date:

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

Received by:

Date:

Planning staff

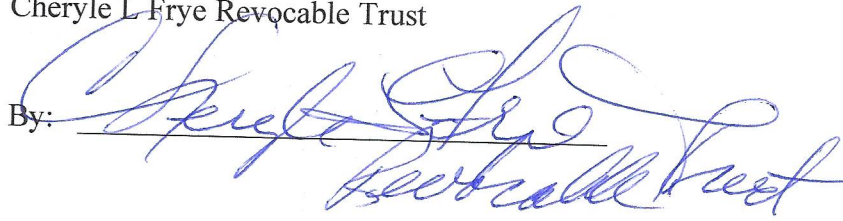
Date of Plan and Zoning Commission Public Hearing:

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

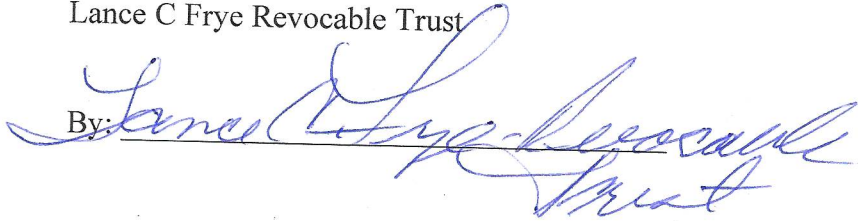
Authorization to Act as Applicant

The undersigned parties do hereby authorize **S.J. Russell, L.C.** to act as applicant representing me/us before the City of Davenport Plan and Zoning Commission and City Council for the purposes of submitting a preliminary plat and related certificates, and a final plat, for the property located at 8730 Northwest Boulevard, Davenport, Iowa.

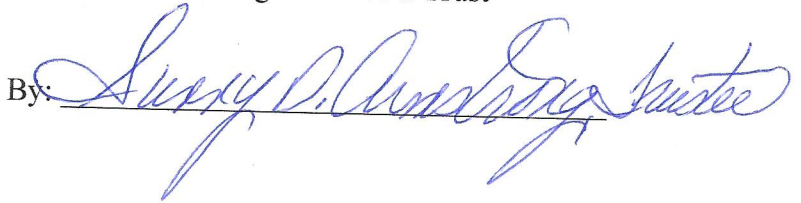
Cheryle L Frye Revocable Trust

By: 

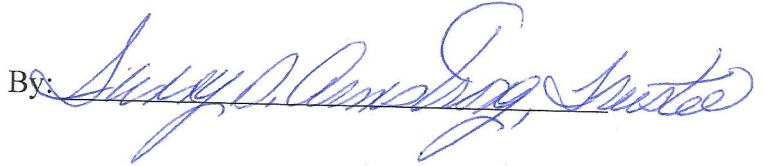
Lance C Frye Revocable Trust

By: 

Sunny D Armstrong Survivor's Trust

By: 

Jack A. Armstrong Family Trust

By: 

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Laura Berkley | 563-888-3553

Date
10/19/2021

Subject:

Case P21-05: Request of Beckett Place Development, LLC on behalf of Glen and Kathleen Moeller for a Preliminary Plat of Beckett Place for a 52 lot subdivision on 25.8 acres located south of Veterans Memorial Parkway and east of Interstate 74. [Ward 6]

Recommendation:

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

Findings:

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

Background:

Discussion:

The request is for a 52 lot subdivision on 25.8 acres of property to facilitate single-family residential development. The site, located south of Veterans Memorial Parkway and east of Interstate 74, is currently undeveloped and has been historically used for farming. The preliminary plat prepares the land for low-density residential housing that is consistent with the adjacent neighborhoods.

All roads will be dedicated as public right-of-way with the recording of a final plat. The proposed street network curves Lakehurst Drive east to connect with Thomas Pointe Road. A new street, Madelyn Way, branches north from Lakehurst Drive, terminating in a cul-de-sac. In addition, a second cul-de-sac is created with the culmination of Whispering Pine Drive at its northern point.

There are two proposed outlots used for drainage and stormwater management. Given the topography of the site, a detention pond with a walking path is located at the center of the subdivision.

Variance Requests:

The applicant has submitted variance requests for the following:

1. Exceeding maximum length of cul-de-sacs for Madelyn Way and Whispering Pine Drive.
2. Exceeding maximum block length between Madelyn Way and Gabrielle Way.

The variance request letters and staff's analysis of the requests are attached.

Staff supports a variance to exceed the maximum length of a cul-de-sac on Madelyn Way. However, the variance requests to exceed the maximum cul-de-sac length on Whispering Pine Drive and maximum block length on Thomas Pointe Drive, between Madelyn Way and Gabrielle Way, do not comply with the spirit and intent of the ordinance. The applicant may still subdivide the property in a reasonable manner without these two variances.

Comprehensive Plan:

1. Within Existing Urban Service Area: Yes

2. Within Urban Service Area 2035: Yes
3. Future Land Use Designation: Residential General (RG) – Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

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

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

Zoning:

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

The R-2 Zoning District requires a front setback of 30 feet. The preliminary plat uses a setback of 25 feet. This will need to be corrected and reviewed to ensure all lots meeting zoning dimensional standards.

Technical Review:

1. Streets: Whispering Pine Drive must connect to Thomas Pointe Drive. The block length between Madelyn Way and Gabrielle Way exceeds maximum allowed by code. Staff recommends denial of the variance requests. The standard specifications call for parking on only one side of the street where street width is 27 feet or less. Madelyn Way will need to be renamed to Madelyn Court and Lakehurst Drive must be renamed to Thomas Pointe Drive. Sidewalks are required along all city right-of-way. Due to the size of the unpaved surface within Madelyn Way, the land area should be within an outlot owned and maintained by the subdivision. The existing right-of-way on Lakehurst is 55 feet wide. A more gradual taper is required. The western corner of the front lot line of Lot 6 must align with Lot 16 of Lake Meadow Estates 1st Addition.
2. Storm Water: The site requires stormwater detention and shall meet water quality criteria in the Iowa Storm Water Management Manual. Storm detention is proposed in Common Areas 1 and 2, which should be relabeled as outlots. Access must be provided for maintenance of detention areas and any drainage ways must be maintained to provide for the proper flow of water. The full extent of the trail must be located within an access easement.
3. Sanitary Sewer: Existing sanitary sewer infrastructure is available at Lakehurst Drive, Whispering Pine Drive, Thomas Pointe Road, and Veteran's Memorial Parkway. Sanitary Sewer will be extended throughout the subdivision as development occurs.
4. Parks/Open Space: The proposed plat does not impact any existing or planned parks or public open space. Open space is provided on the site via a walking path surrounding the detention basin at the center of the subdivision.
5. Other: This is an urban area and normal utility services are available. The public utility easement must be increased to 20 feet where water mains are planned. The fire department does not require the hammerhead turnaround midway through Madelyn Way.

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

ATTACHMENTS:

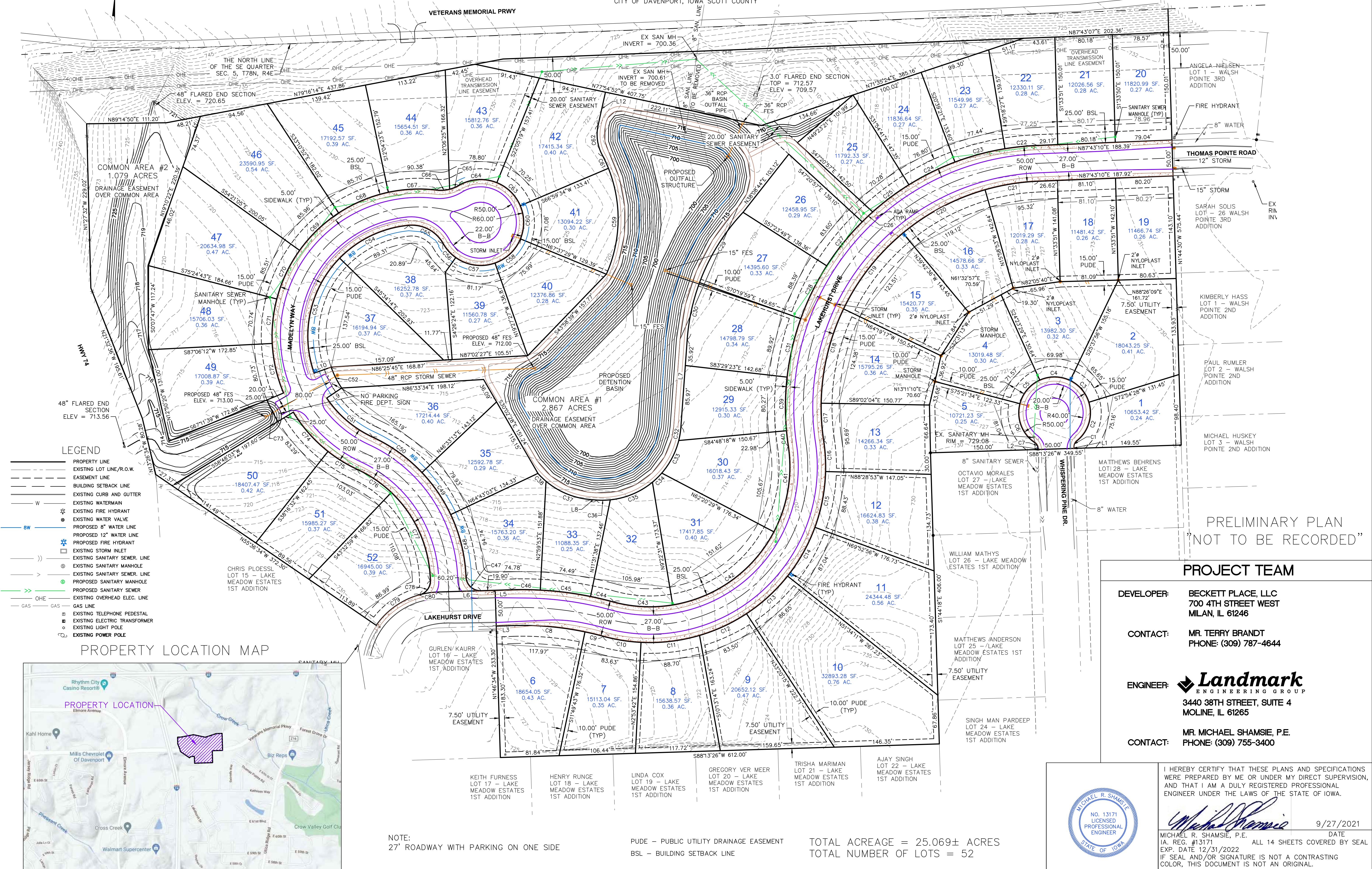
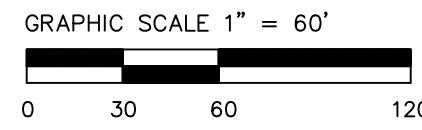
Type	Description
Backup Material	Preliminary Plat
Backup Material	Variance Request Review
Backup Material	Variance Request Letter-Cul-De-Sac Length
Backup Material	Variance Request Letter-Block Face
Backup Material	Lake Meadows Estates Preliminary Plat
Backup Material	Vicinity-Zoning-Future Land Use Maps
Backup Material	Application

Staff Workflow Reviewers**REVIEWERS:**

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berkley, Laura	Approved	10/15/2021 - 12:45 PM

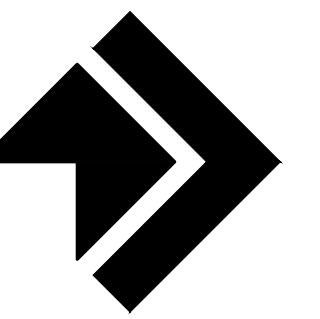
BEING PART OF THE SOUTHEAST QUARTER OF SECTION 5
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M.
CITY OF DAVENPORT, IOWA SCOTT COUNTY

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Landmark

ENGINEERING GROUP
3440 38TH AVENUE, SUITE 4
(309) 755-3400
MOLINE, IL. 61265
FAX (309) 755-5522
CIVIL ENGINEERING AND LAND SURVEYING



PRELIMINARY PLAT
BECKETT PLACE
DAVENPORT, IOWA

PROJECT TEAM

DEVELOPER: BECKETT PLACE, LLC
700 4TH STREET WEST
MILAN, IL 61246

CONTACT: MR. TERRY BRANDT
PHONE: (309) 787-4644

ENGINEER:  **Landmark**
ENGINEERING GROUP
3440 38TH STREET, SUITE 4
MOLINE, IL 61265

CONTACT: MR. MICHAEL SHAMSIE, P.E.
PHONE: (309) 755-3400

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS
WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION,
AND THAT I AM A DULY REGISTERED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

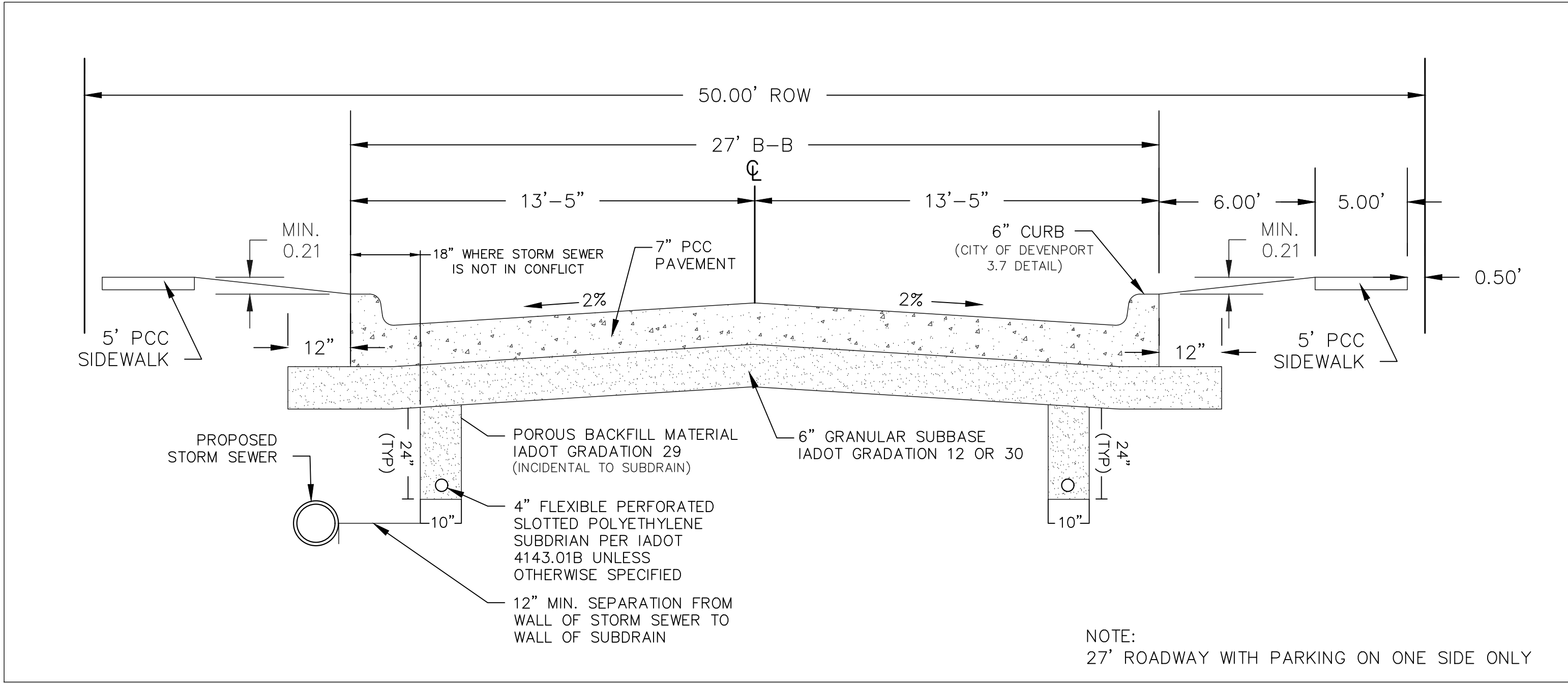
MICHAEL R. SHAMSIE, P.E. DATE
IA. REG. #13171 ALL 14 SHEETS COVERED BY SEAL
EXP. DATE 12/31/2022
IF SEAL AND/OR SIGNATURE IS NOT A CONTRASTING
COLOR, THIS DOCUMENT IS NOT AN ORIGINAL.

DATE: 9/27/2021
DRAWN BY: HLG
CHECKED BY: MRS

01-21-1601

PRELIMINARY PLAT
BECKETT PLACE
DAVENPORT, IOWA

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 5
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M.
CITY OF DAVENPORT, IOWA SCOTT COUNTY



ROADWAY CROSS SECTION

Line Table		
Line #	Length	Direction
L1	2.031	S01° 44' 18.24"E
L2	1.453	S01° 44' 18.24"E
L3	23.342	S88° 13' 25.76"W
L5	23.342	S88° 13' 25.76"W
L6	80.090	S88° 13' 25.76"W
L7	121.899	N04° 07' 05.48"E
L8	7.378	S85° 23' 36.57"E
L9	25.000	S56° 06' 53.28"W
L10	25.000	S70° 31' 41.60"W
L11	25.000	N35° 24' 20.13"E
L12	47.254	N12° 29' 01.00"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	9.39	10.00	53.81	S25° 10' 07"W	9.05
C2	60.36	50.00	69.17	N17° 29' 30"E	56.76
C3	41.26	50.00	47.28	N40° 43' 48"W	40.10
C4	43.65	50.00	50.02	N89° 22' 47"W	42.28
C5	44.48	50.00	50.97	S40° 07' 29"W	43.03
C6	62.13	50.00	71.19	S20° 57' 18"E	58.21
C7	9.57	10.00	54.81	N29° 08' 40"W	9.21
C8	100.92	425.00	13.60	N84° 58' 26"W	100.68
C9	26.26	425.00	3.54	N76° 24' 06"W	26.25
C10	53.34	245.00	12.47	S80° 52' 06"E	53.23
C11	82.52	245.00	19.30	N83° 14' 45"E	82.13
C12	72.41	245.00	16.93	N65° 07' 46"E	72.15
C13	77.96	245.00	18.23	N47° 32' 47"E	77.63
C14	78.30	245.00	18.31	N29° 16' 27"E	77.97
C15	79.53	245.00	18.60	N10° 49' 06"E	79.18
C16	43.14	245.00	10.09	N3° 31' 35"W	43.09
C17	52.43	315.00	9.54	S3° 48' 10"E	52.37
C18	136.13	315.00	24.76	S13° 20' 47"W	135.08
C19	135.21	315.00	24.59	S38° 01' 25"W	134.17
C20	531.07	316.00	96.29	N39° 34' 27"E	470.74
C21	75.28	315.00	13.69	S80° 52' 22"W	75.10
C22	44.76	365.00	7.03	S84° 12' 23"W	44.73
C23	72.23	365.00	11.34	S75° 01' 26"W	72.11
C24	71.64	365.00	11.25	S63° 43' 54"W	71.53
C25	63.20	365.00	9.92	S53° 08' 53"W	63.12
C26	20.05	365.00	3.15	S46° 36' 49"W	20.05
C27	78.99	365.00	12.40	S38° 50' 26"W	78.83
C28	82.37	365.00	12.93	S26° 10' 34"W	82.19
C29	115.96	290.00	22.91	S31° 45' 08"W	115.19
C30	81.89	290.00	16.18	S12° 12' 27"W	81.62
C31	83.79	365.00	13.15	S13° 08' 07"W	83.60
C32	19.07	110.00	9.93	N9° 05' 08"E	19.05
C33	51.70	110.00	26.93	N27° 31' 02"E	51.22
C34	18.18	110.00	9.47	N45° 43' 02"E	18.16
C35	64.56	110.00	33.63	N67° 16' 04"E	63.64
C36	20.20	110.00	10.52	N89° 20' 40"E	20.18
C37	68.21	110.00	35.53	S67° 37' 42"E	67.13
C38	15.70	110.00	8.18	S45° 46' 30"E	15.68
C39	74.88	365.00	11.75	S0° 40' 55"W	74.75
C40	21.51	365.00	3.38	S6° 52' 59"E	21.50

C41	123.30	195.00	36.23	N9° 32' 37"E	121.26
C42	180.26	195.00	52.97	N54° 08' 30"E	173.91
C43	84.21	195.00	24.74	S87° 00' 13"E	83.56
C44	31.84	475.00	3.84	N76° 33' 08"W	31.84
C45	70.71	475.00	8.53	N82° 44' 14"W	70.64
C46	39.58	475.00	4.77	N89° 23' 20"W	39.57
C47	31.23	20.00	89.45	S47° 02' 57"E	28.15
C48	90.16	225.00	22.96	N13° 48' 09"W	89.56
C49	71.33	225.00	18.16	N34° 21' 52"W	71.03
C50	85.46	225.00	21.76	N54° 19' 38"W	84.94
C51	84.74	155.00	31.32	S49° 32' 47"E	83.68
C52	32.70	130.00	14.41	S26° 40' 43"E	32.62
C53	172.87	155.00	63.90	S12° 28' 44"W	164.05
C54	108.19	155.00	39.99	S64° 25' 30"W	106.00
C55	57.88	50.00	66.33	N62° 24' 57"W	54.70
C56	26.54	60.00	25.34	S41° 55' 24"E	26.32
C57	57.45	60.00	54.86	S82° 01' 33"E	55.28
C58	50.44	60.00	48.17	N46° 27' 32"E	48.97
C59	151.71	190.00	45.75	N1° 07' 24"E	147.72
C60	47.52	60.00	45.38	N0° 18' 58"W	46.29
C61	20.78	190.00	6.27	N24° 53' 09"W	20.77
C62	42.41	60.00	40.50	S7° 46' 05"E	41.54
C63	47.02	60.00	44.90	N45° 27' 34"W	45.83
C64	54.89	60.00	52.41	S85° 52' 52"W	52.99
C65	14.04	50.00	16.09	N67° 43' 00"E	13.99
C66	18.37	50.00	21.05	N86° 17' 00"E	18.26
C67	67.55	205.00	18.88	S87° 22' 00"W	67.25
C68	75.52	205.00	21.11	S67° 22' 22"W	75.10
C69	75.75	205.00	21.17	S46° 14' 02"W	75.32
C70	75.35	205.00	21.06	S25° 07' 06"W	74.93
C71	62.56	205.00	17.48	S5° 50' 45"W	62.32
C72	71.23	205.00	19.91	S12° 51' 04"E	70.88
C73	33.69	230.00	8.39	S27° 00' 09"E	33.66
C74	73.44	205.00	20.53	S41° 27' 42"E	73.05
C75	48.24	205.00	13.48	S58° 27' 58"E	48.13
C76	57.29	175.00	18.76	N55° 49' 45"W	57.04
C77	137.85	175.00	45.13	N23° 53' 00"W	134.32
C78	26.54	20.00	76.02	N36° 41' 38"E	24.63
C79	75.64	109.18	39.69	S54° 51' 26"W	74.13
C80	25.36	109.18	13.31	S81° 21' 30"W	25.30

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REVISIONS

NO.	DESCRIPTION	DATE

Landmark

ENGINEERING GROUP

3440 38TH AVENUE, SUITE 4
(319) 755-9400
FAX (319) 755-5522

CIVIL ENGINEERING AND LAND SURVEYING

PRELIMINARY PLAT

BECKETT PLACE

DAVENPORT, IOWA

DATE: 9/27/2021

DRAWN BY: HLG

CHECKED BY: MRS

2

01-21-1601

Variance Request Review

Code Section 16.32.010 states:

“Whenever the tract to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of the requirements contained in the regulations would result in real difficulties and substantial hardships or injustice, the City Plan & Zoning Commission may vary or modify such requirements so that the subdivider is allowed to develop his property in a reasonable manner, but so, at the same time, the public welfare and interests of the City and surrounding area are protected and the general intent and spirit of these regulations are preserved.”

Exceeding Maximum Cul-de-Sac Length of 600 feet

Code Section: 16.24.040(C) states:

“Cul-de-sac turnarounds shall be provided at the end of all permanently closed streets. No Cul-de-sac shall exceed 600 feet in length as measured from the centerline of the intersecting street to the termination of the right-of-way.”

1. Madelyn Way: Approximately 900 linear feet from the centerline of Lakehurst Drive.
2. Whispering Pine Drive: Approximately 713 linear feet from the centerline of Kathleen Way.

Developer Explanation for Request:

Similar variances have been provided for cul-de-sacs in the same neighborhood in the past and more specifically Lakeshore Circle which is approximately 750' measured from the centerline of E 61st Boulevard to the ROW termination and Stephens Court which is approximately 720' measured from the centerline of E 59th Court to the ROW termination.

Staff Analysis:

According to a preliminary plat for Lake Meadow Estates Addition from 2002, Whispering Pine was proposed to connect to Thomas Pointe while 14 lots would have two points of access to 67th Street. Since 2002, 67th Street has been converted from a seal coat road into Veterans Memorial Parkway. In addition the preliminary plat for Lake Meadows Estates did not take into consideration stormwater detention. Whispering Pine Drive was constructed without a cul-de-sac at its terminus, indicating that the street was not intended to be permanently closed.

1. Madelyn Way – The topography of the site provides a natural detention area that would cause a hardship to provide an additional east/west road connection within the subdivision. Connection to Veterans Memorial Parkway would cause a significant safety concern due to traffic volume, limited visibility, speed, and proximity to the I-74 overpass. The City also wishes to limit the number of connection to Veterans Memorial Parkway. As a result, staff believes a variance from 16.24.040C is warranted.
2. Whispering Pine Drive – Sufficient evidence has not been provided for staff to support a variance. Staff believes extending Whispering Pine Drive to Thomas Pointe will further the goals of the City's comprehensive plan, improve neighborhood connectivity and enhance overall city operations. Staff recommends denial of the request for a variance.

Exceeding Maximum Block Length of 1,000 feet

Code Section 16.24.070 states:

“No block shall be longer than 1,000 feet between intersecting streets, except where existing conditions such as topography justify a variation from this requirement. It may be required that a ten-foot walkway easement be provided in the center of extremely long blocks where access is needed to certain facilities such as a park or school.”

The block length on Thomas Pointe between the centerlines of Madelyn Way to Gabrielle Way is approximately 1,680 linear feet.

Developer Explanation of Request:

We have provided a pedestrian crossing within the roadway section at the trail to the common area at 920' from the pavement connection with Lakehurst Drive and 435' from the pavement with Thomas Pointe Drive.

Staff Analysis:

The information provided by the Developer does not provide an explanation of a difficulty, hardship, or injustice. This variance is not needed if a street connection to Whispering Pine Drive is provided to Thomas Pointe Drive. Staff recommends denial of the request for a variance.



Landmark Engineering Group, Inc.

September 27th 2021

Laura Berkley, CFM

Development & Planning Administrator

City of Davenport

1200 East 46th Street, Davenport, IA 52807

Re: Beckett Place Subdivision Development – Cul-de-sac Maximum Length
Landmark Engineering Group Project #01-21-1601

Ms. Laura;

On behalf of Beckett Place Development, LLC, I am hereby submitting the request with respect to the following Ordinance requirement;

16.24.040. Streets. [Ord. 2004-320 § 1; Ord. 92-529 § 1 (part)]

Section C. Cul-de-sac turnarounds shall be provided at the end of all permanently closed streets. No cul-de-sac shall exceed 600 feet in length as measured from the center line of the intersecting street to the termination of the right-of-way.

Our proposed development plan involves a cul-de-sac at the existing termination of Whispering Pines. **We are requesting a waiver of the maximum Cul-de-sac length requirement for Whispering Pines which is approximately 713' in length measured from intersection of Kathleen Way to the proposed ROW termination of the Cul-de-sac.**

Similar variance has been provided for Cul-de-sacs in the same neighborhood in the past and more specifically for Lake Shore Circle which is approximately 750' measured from the centerline of E 61st Street Boulevard to the ROW termination and Stephens Court which is approximately 720' measured from the centerline of E 59st Street Court to the ROW termination.

If you need additional information, please don't hesitate to contact me at (309) 755.3400 extension 102.

Respectfully Submitted,

Michael Shamsie, PE, CFM, CPESC
Landmark Engineering Group, Inc.





Landmark Engineering Group, Inc.

September 27th 2021

Laura Berkley, CFM
Development & Planning Administrator
City of Davenport
1200 East 46th Street, Davenport, IA 52807

Re: Beckett Place Subdivision Development – Maximum Block Length
Landmark Engineering Group Project #01-21-1601

Ms. Laura;

On behalf of Beckett Place Development, LLC, I am hereby submitting the request with respect to the following Ordinance requirement;

16.24.070. Blocks. [Ord. 92-529 § 1 (part)]

No block shall be longer than 1,000 feet between intersecting streets, except where existing conditions such as topography justify a variation from this requirement. It may be required that a ten-foot walkway easement be provided in the center of extremely long blocks where access is needed to certain facilities such as a park or school.

We are requesting a waiver of the maximum Block length requirement for the extension from Lakehurst Drive to Thomas Pointe Drive. We have provided a pedestrian crossing within the roadway section at the trail to the common area at 920' from the pavement connection with Lakehurst Drive and 435' from the pavement connection Thomas Point Drive.

If you need additional information, please don't hesitate to contact me at (309) 755.3400 extension 102.

Respectfully Submitted,

Michael Shamsie, PE, CFM, CPESC
Landmark Engineering Group, Inc.



PRELIMINARY PLAT
LAKE MEADOW ESTATES ADDITION

Part of the SE 1/4 of Section 5, T. 78 N., R. 4 E. of the 5th P.M.
DAVENPORT, IOWA

0' 50' 100' 200'
SCALE: 1" = 100'

NOTE:
This Ground is Located In Zone C of
The City Of Davenport FIRM "MAP"
Community Panel No. 190242 0003A And
Is Outside The 500 Year Flood Area

OWNER AND DEVELOPER:

CORNERSTONE DEVELOPMENT CORP., LLC
2395 TECH DRIVE SUITE 2
BETTENDORF, IOWA 52722

LEGEND:

X - Exist. Fence
-o- Power Pole
FH - Fire Hydrant
MHO - Manhole
8" - SS - Sanitary Sewer Line
8" - W - Water Line
-190- Exist. Contour Line (2' Interval)
Zoning Classification Is R-2

Davenport

SITE

Elmore Cir.

E. 53rd St.

Stephen Cir.

E. 55th St.

E. 59th St.

E. 60th St.

E. 61st St.

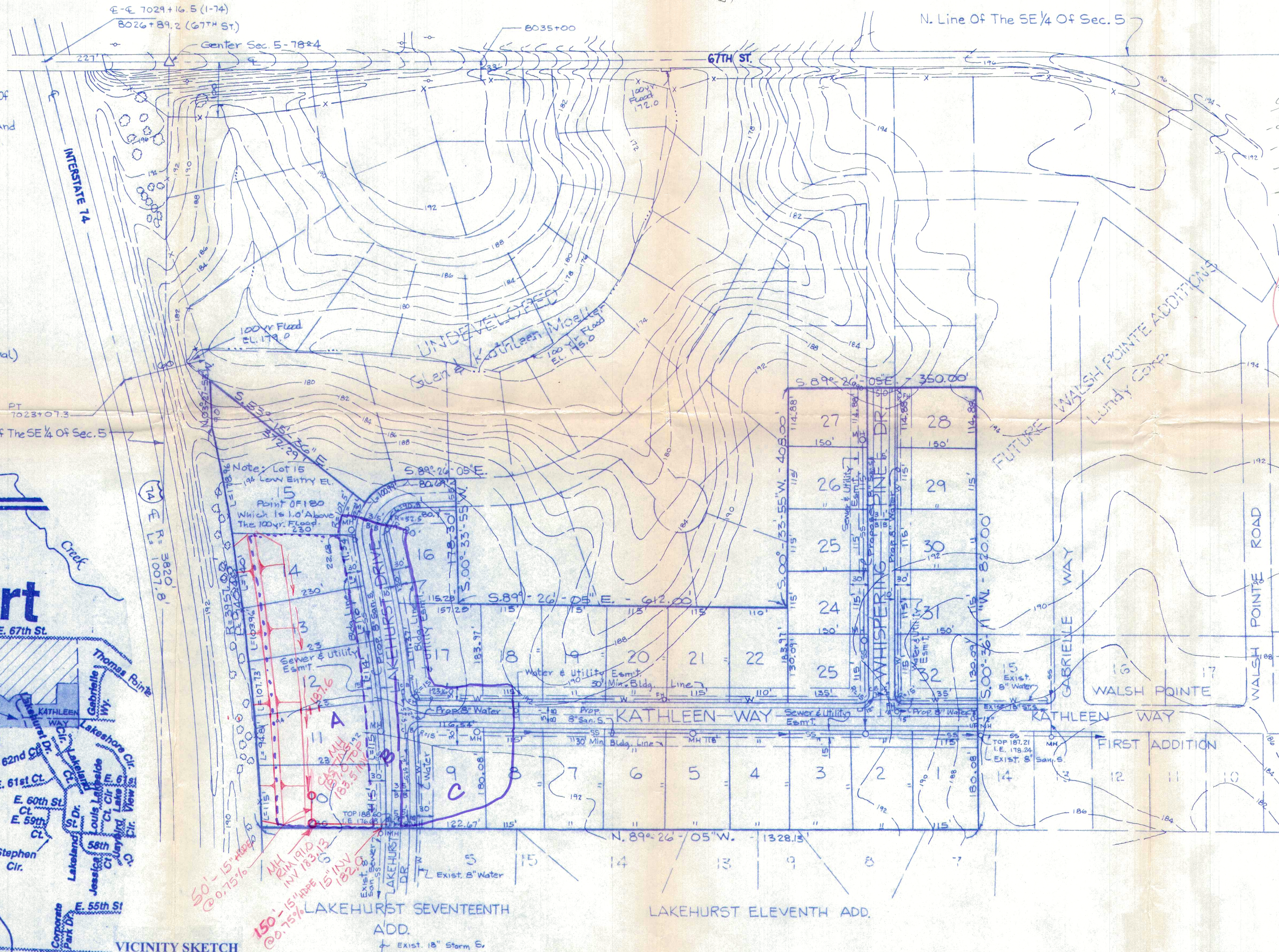
E. 62nd St.

E. 67th St.

E. 67th St.

VICINITY SKETCH

NOT TO SCALE



REVISIONS	BY
Added dimensions changed Bldg. & dimensions, etc. (see callouts)	RBC
	2-17-08

PREPARED BY:
EGGER ENGINEERING AND LAND SURVEYING, P.C.

2395 TECH DRIVE SUITE #2
BETTENDORF, IOWA 52722
563-332-6330

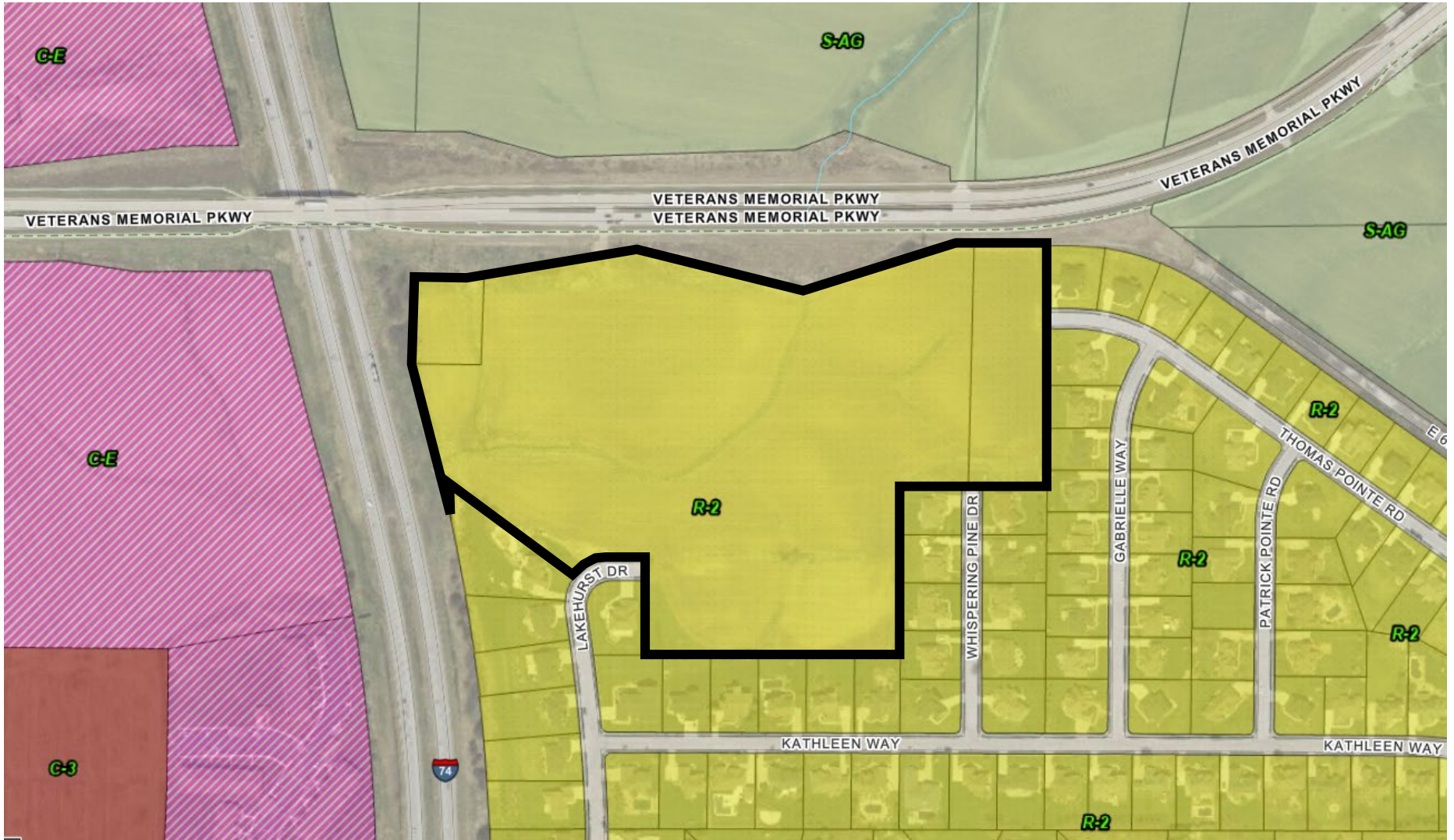
PRELIMINARY PLAT
LAKE MEADOW ESTATES ADDITION
DAVENPORT, IOWA

DRAWN RBC
CHECKED JLE
DATE Dec. 19, 2002
SCALE 1" = 100'
JOB NO.
SHEET
OF SHEETS

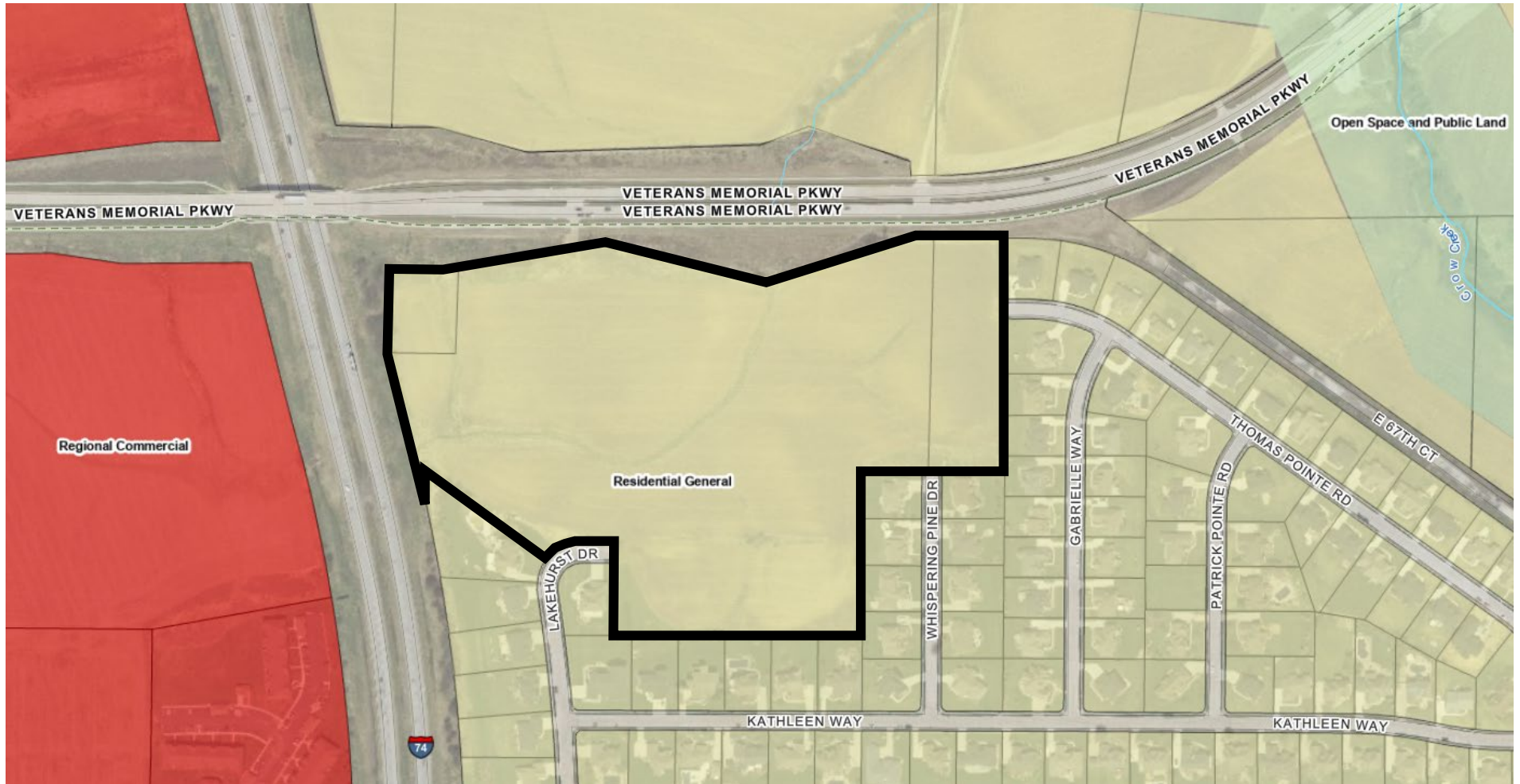
**Case P21-05: Beckett Place
Vicinity Map**



Case P21-05: Beckett Place Zoning Map



Case P21-05: Beckett Place Future Land Use Map





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

Property Address* Parcels YO537-33B; YO539-34A

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

Applicant (Primary Contact)

Name:	Terry Brandt
Company:	Beckett Place Development, LLC
Address:	700 4th Street West
City/State/Zip:	Milan, IL 61264
Phone:	309-787-4644
Email:	tbrandt@brandtconstructionco.com

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

Name:	Glen & Kathy Moeller
Company:	
Address:	28140 162nd Avenue
City/State/Zip:	Long Grove, Iowa 52756
Phone:	563.370.3101
Email:	sam082622@hotmail.com

Zoning Board of Adjustment

Zoning Appeal ☐
 Special Use ☐
 Hardship Variance ☐

Engineer (if applicable)

Name:	Michael Shamsie, PE
Company:	Landmark Engineering Group, Inc
Address:	3440 38th Avenue, Suite 4
City/State/Zip:	Moline, IL 61265
Phone:	309.755.3400
Email:	mike.shamsie@landgroup.biz

Design Review Board

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

Architect (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness ☐
 Landmark Nomination ☐
 Demolition Request ☐

Attorney (if applicable)

Name:	Clemens A. Werner, Jr.
Company:	Stanley, Lande & Hunter
Address:	201 W. 2nd Street, Suite 1000
City/State/Zip:	Davenport, Iowa 52801
Phone:	
Email:	

Administrative

Administrative Exception ☐
 Health Services and Congregate Living Permit ☐

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

Property Location:

N of Lake Meadows Estates Subdivision; West of Walsh Point Subdivision; East of I-74 & S of Veteran's Pkwy

Total Land Area: 25 Acres

Total Number of Lots: 53

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

Submittal Requirements:

- The completed application form.
- Required fee:
Ten or fewer lots - \$400 plus \$25 per lot.
Eleven to twenty-five lots - \$700 plus \$25 per lot.
More than twenty-five lots - \$1,000 plus \$25 per lot. $\$1,000 + (53)(\$25/\text{lot}) = \$2,325^{00}$
- A PDF of the proposed plat at a scale of not less than one inch per one hundred feet, which depicts the following:
 - The location of existing property lines, section lines, easements, corporate limits and other legally established districts, streets, buildings, watercourses, tree masses and other existing features within the area to be subdivided and similar facts regarding existing conditions on the land.
 - The proposed location and width of streets, alleys, lots, building setback lines and easements.
 - Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet shall be indicated in a general way upon the plat.
 - Proposed name of the subdivision (which shall not duplicate any previously filed plat), the name of the land owner, land developer, and land surveyor.
 - The names and adjoining boundaries of all adjacent subdivisions and the names of record owners of adjoining parcels of unsubdivided land.
 - Existing contours with intervals of five feet or less.
 - North point, scale and date.
 - A vicinity sketch showing the proposed subdivision in relationship to surrounding development and street systems.

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

(1) Application:

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

(2) Plan and Zoning Commission's consideration of the proposed preliminary plat:

- Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the proposed preliminary plat:

- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

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

(1) Application:

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

(2) Plan and Zoning Commission's consideration of the proposed final plat:

- Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the final plat:

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

(4) Recordation:

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

Surveyor's
Certificate of Acceptance

Surveyor's
Certificate of Acceptance

Petitioner: Michael Sherman

Date: August 19, 2021

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

Received by: _____

Date: _____

Planning staff

Date of Plan and Zoning Commission Public Hearing: _____

Plan and Zoning Commission meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I, Glen Moeller, owner of the property described herein, authorize Terry Brandt and/or Michael Shamsie to act as applicant, representing me/us before the Plan and Zoning Commission and City Council.

25 Acres +/- North of Lake Meadows Estates Subdivision, West of Walsh Pointe Subdivision, East of I-74 and south of Veteran's Memorial Parkway for the proposed Beckett Place Subdivision in the City of Davenport, Iowa

Glen Moeller
Signature(s)

State of Iowa
County of Scott
Sworn and subscribed to before me

This 19th day of August 2021

Driver's License
Form of Identification

Margaret M. Moeller
Notary Public

My Commission Expires: 4.27.2023

