

ZONING BOARD OF ADJUSTMENT MEETING

CITY OF DAVENPORT, IOWA

THURSDAY, OCTOBER 13, 2022; 4:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

THE ZONING BOARD OF ADJUSTMENT HOLDS PUBLIC HEARINGS TO CONSIDER
HARDSHIP VARIANCES, SPECIAL USES, AND INTERPRETATION APPEALS.

I. Call to Order

II. Secretary's Report

A. Consideration of the 2022-09-22 Zoning Board of Adjustment meeting minutes.

III. Old Business

A. Request SU22-01 of Kunes Development Properties LLC to operate a Vehicle Dealership with Outdoor Storage/Display at 3812 Harrison Street. Table 17.08-1 requires a Special Use for a Vehicle Dealership with Outdoor Storage/Display on property zoned C-3 General Commercial District. [Ward 7]

IV. New Business

A. Request SU22-02 of Caliber Collision Centers to operate a Major Vehicle Repair (body shop) business at 3210 E. Kimberly RD. Table 17.08-1 requires a Special Use for Major Vehicle Repair on property zoned C-3 General Commercial District. [Ward 6]

V. Other Business

VI. Adjourn

City of Davenport
Zoning Board of Adjustment

Department: DNS
Contact Info: ScottKoops@davenportiowa.com

Date
10/13/2022

Subject:
Consideration of the 2022-09-22 Zoning Board of Adjustment meeting minutes.

ATTACHMENTS:

Type	Description
▣ Exhibit	Minutes 2022-10-13



MINUTES
Zoning Board of Adjustment
September 22, 2022



By this reference all reports, documents, presentations, videos and the hearing's video recording are incorporated into the minutes.
See the following link: <https://www.youtube.com/user/DavenportToday/videos>

I. Call to Order:

Vice Chair Boyd-Carlson called the Zoning Board of Adjustment (ZBA) meeting to order in City Hall Council Chambers, Davenport, Iowa at approximately 4:15 p.m.

Board Members present (4): Quinn, Boyd-Carlson, and Gallart

Excused: Darland & Loebach

Staff present: Koops, Berkley, staff Attorney Bagby

II. Secretary's Report:

Minutes were approved for the 2022-06-23 (as amended) and the 2022-09-11 ZBA Hearings by voice-vote (3-0).

III. Old Business:

None.

IV. New Business:

Request SU22-01 of Kunes Development Properties LLC to operate a Vehicle Dealership with Outdoor Storage/Display at 3812 Harrison Street. Table 17.08-1 requires a Special Use for a Vehicle Dealership with Outdoor Storage/Display on property zoned C-3 General Commercial District. [Ward 7]

The applicant, Kunes Development Properties LLC did not have a representative present at the hearing. Per by-law procedures, the item was tabled for one cycle to the 2022-10-13 Zoning Board of Adjustment public hearing.

Motion

Quinn moved to table request SU22-01, Gallart seconded the motion and the motion carried unanimously. (3-0)

Gallart yes; Quinn yes; and Boyd-Carlson yes.

V. Other Business

None.

VI. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:21 p.m.

City of Davenport
Zoning Board of Adjustment

Department: DNS
Contact Info: ScottKoops@davenportiowa.com

Date
9/22/2022

Subject:

Request SU22-01 of Kunes Development Properties LLC to operate a Vehicle Dealership with Outdoor Storage/Display at 3812 Harrison Street. Table 17.08-1 requires a Special Use for a Vehicle Dealership with Outdoor Storage/Display on property zoned C-3 General Commercial District. [Ward 7]

ATTACHMENTS:

Type	Description
▣ Executive Summary	Staff Report
▣ Exhibit	Site Plan
▣ Exhibit	Public Hearing Notice
▣ Exhibit	Application
▣ Exhibit	Notice List

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	10/6/2022 - 10:28 AM



**Zoning Board of Adjustment
Planning Staff Report
3812 Harrison Street | Vehicle Dealership Outdoor Display
October 13, 2022**

Description

Request SU22-01 of Kunes Development Properties LLC to operate a Vehicle Dealership with Outdoor Storage/Display at 3812 Harrison Street. Table 17.08-1 requires a Special Use for a Vehicle Dealership with Outdoor Storage/Display on property zoned C-3 General Commercial District. [Ward 7]

Background

The 2019 Zoning Ordinance requires a Special Use for an outdoor vehicle dealership when located in the C-3 General Commercial Zoning District. For contextual purposes, Special Uses are required for any outdoor dealership located in the C-3, C-E, and I-1 districts. Only the I-MU Industrial Mixed Use District does not require a Special Use.

There are no Principle Use Standards applicable for this use, therefore only the standards that must be adhered to are the usual Special Use approval standards of 17.14.050.E.

Zoning District Use Matrix:

TABLE 17.08-1: USE MATRIX																	
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2
Vehicle Dealership - With Outdoor Storage/Display										S					S	S	P

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

Special Use Approval Standards per 17.14.050.E.:

E. Approval Standards

The listing of a use as a special use within a zoning district does not constitute an assurance or presumption that such special use will be approved. Rather, each special use must be evaluated on an individual basis, in relation to all applicable standards of this Ordinance. Such evaluation will determine whether approval of the special use is appropriate at the particular location and in the particular manner proposed. The decision of the Zoning Board of Adjustment must make findings to support each of the following conclusions:

1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.
3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and adopted land use policies.

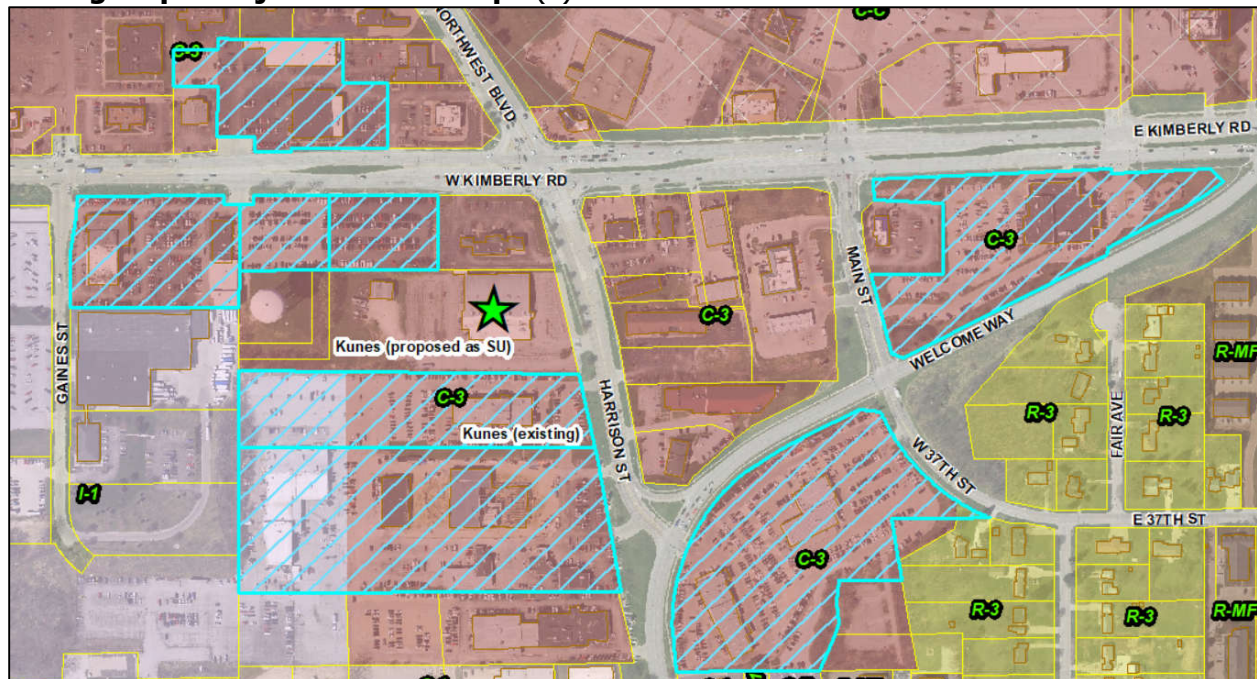
Vehicle Dealership with Outdoor storage/display is defined as:

An establishment that sells or leases new or used automobiles, vans, motorcycles, and/or all-terrain vehicles (ATV) vehicles, or other similar motorized transportation vehicles with outdoor display of vehicles. A motor vehicle dealership may maintain an inventory of the vehicles for sale or lease either on-site or at a nearby location, and may provide on-site facilities for the repair and service of the vehicles sold or leased by the dealership.

Site Aerial Photo:



Zoning Map & Adjacent dealerships (5):



Discussion

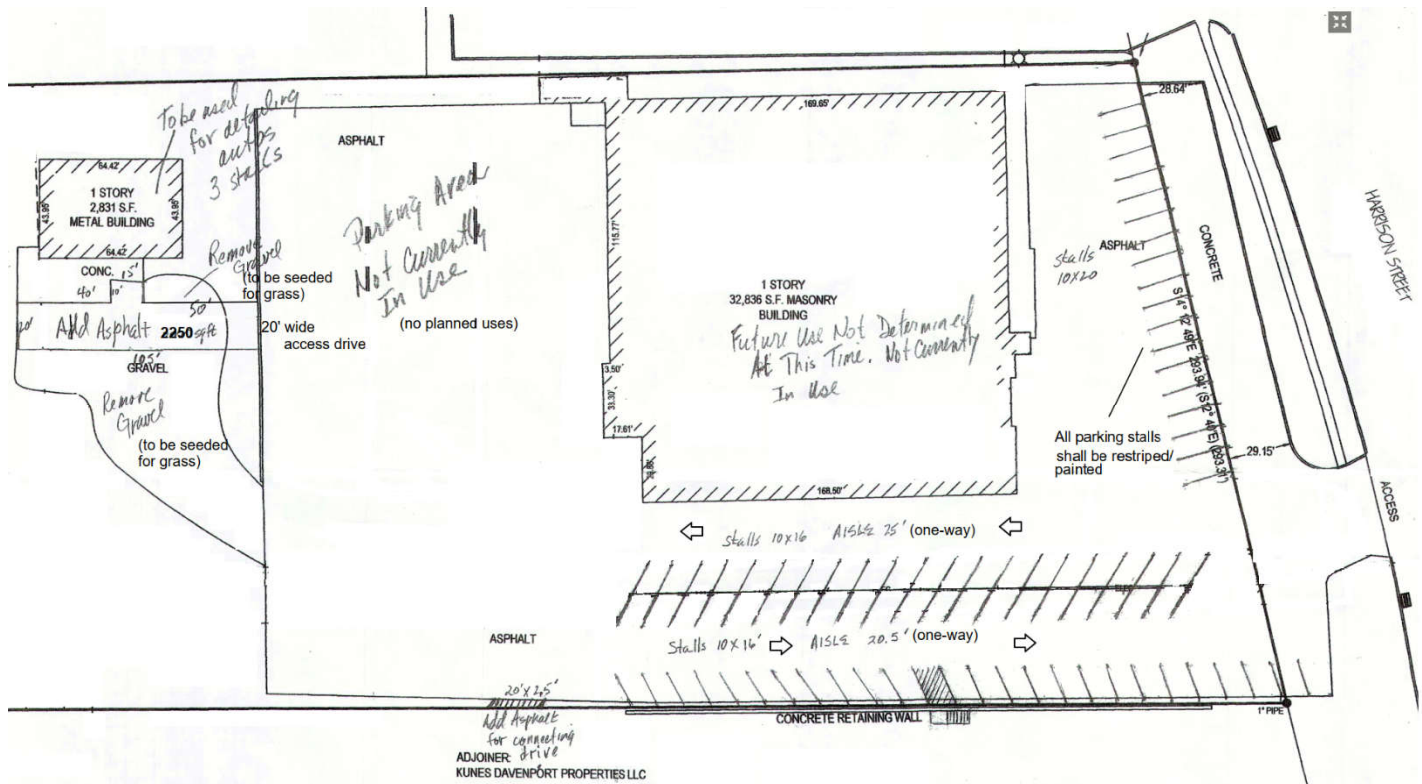
Kunes auto sales wishes to utilize the former bowling site at 3812 Harrison Street as an inventory lot for additional vehicle display area and to use the rear building for a detail shop. The site will serve the adjacent property to the south which is operated by Kunes Nissan auto sales. The existing building on the site was damaged by fire. The petitioner has no plans to utilize the former bowling alley building at this time.

This site is located adjacent to five (5) other new car dealerships and one (1) used car dealership. These dealership are located in the C-3 General Commercial District; some of these dealership having been operated since at least the late 1960's.

Staff in general supports the use of this property as an auto dealer. This site is property zoned for auto sales, and the adjacent sites have been operating for more than 50 years while demonstrating compatibility with adjacent land uses.

The sites will be connected for pedestrian access via path and staircase on the common property line. The site will be able to be accessed from Harrison Street and also via a newly proposed common access drive between the lots, as shown on the petitioner's site plan.

Site Plan



Approval Standards

1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.

The proposed use meets code requirements for a dealership. The site should have minimal, if any, impact on adjacent property.

2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

The plans meet code requirements and the site is properly designed to have minimal, if any, impact on adjacent property as proposed.

3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and adopted land use policies.

Land use policy has been met along with all code requirements, as properly conditioned.

Recommendation & Findings

Findings:

1. The petitioner's proposed location/design meets Special Use requirements
2. This use is compatible with adjacent land uses and type of development
3. The proposed Special Use is in accordance with the criteria for Special Use approval.

Recommendation:

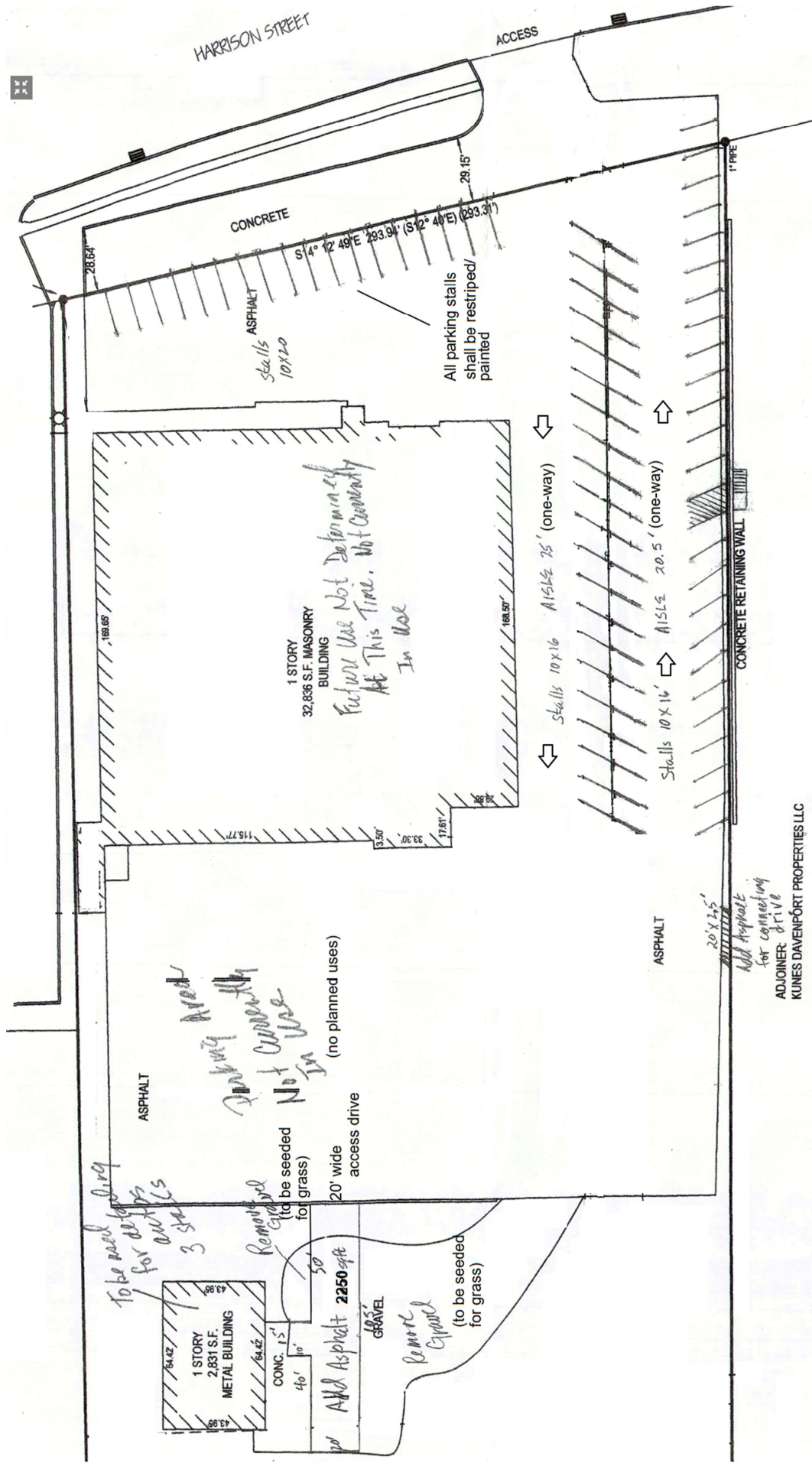
Staff recommends that Board adapt staff's findings and approve request SU22-01 subject to the following conditions:

1. The submitted Site Plan from the Oct. 13 2022 Public Hearing packet shall be binding;
2. Prior to occupancy the stairway pedestrian connection shall be completed;
3. Prior to occupancy the gravel areas shall be removed completely from the site and new asphalt or concrete paving installed as per the site plan with a 20' wide driveway;
4. Prior to occupancy all parking spaces to be utilized shall be repainted and one-way arrows painted as appropriate at each ends of each drive aisle;
5. Use of the principal structure (former bowling alley) shall be prohibited without a modification to the Special Use;
6. The use of flags, pennants, tinsel, balloons or other similar attention-getting devices shall be prohibited at 3812 Harrison Street.
7. Should complaints arise due to noncompliance of these conditions, and/or if staff is aware of infractions to these conditions and/or any other code violations, or if ownership or management companies change, a rehearing of the Special Use shall be scheduled per Davenport Municipal Code specifications for Zoning Board of Adjustment Special Use public hearings; at which the Special Use may be modified, re-approved or revoked.

Prepared by: 

Scott Koops, AICP
Planner II

Attachments: Map, Site Plan, Application, Notification Map, Exhibits



ADJOINER DRIVE
KUNES DAVENPORT PROPERTIES LLC



Public Hearing Notice | Zoning Board of Adjustment

Date: 9/22/2022 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 4:00:00 PM **Subject:** Hearing for Speical Use | Zoning Board of Adjustment

[Mailing Address]
Ward 7
11 Notices Sent

To: All property owners within 200' of the subject property **3812 Harrison Street:**

What is this About?

This notice is being sent to inform you that a public hearing will be held for a Speical Use. The purpose of the Speical Use is to authorize certain special/conditional uses of property which are allowed but require special consideration.

Request/Case Description

Case SU22-01: Request of Kunes Development Properties LLC to operate a Vehicle Dealership – With Outdoor Storage/Display at 3812 Harrison Street. Table 17.08-1 requires a Special Use for a Vehicle Dealership – With Outdoor Storage/Display on property zoned C-3 General Commercial District. [Ward 7]

What are the Next Steps after the Public Hearing?

For approved ZBA requests, the ruling is effective immediately. Rulings of the Zoning Board of adjustment are final. The applicant may request reconsideration at the next public hearing, and aggrieved parties may file a writ of centauri with the district court.

Would You Like to Submit an Official Comment?

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

Do You Have Any Questions?

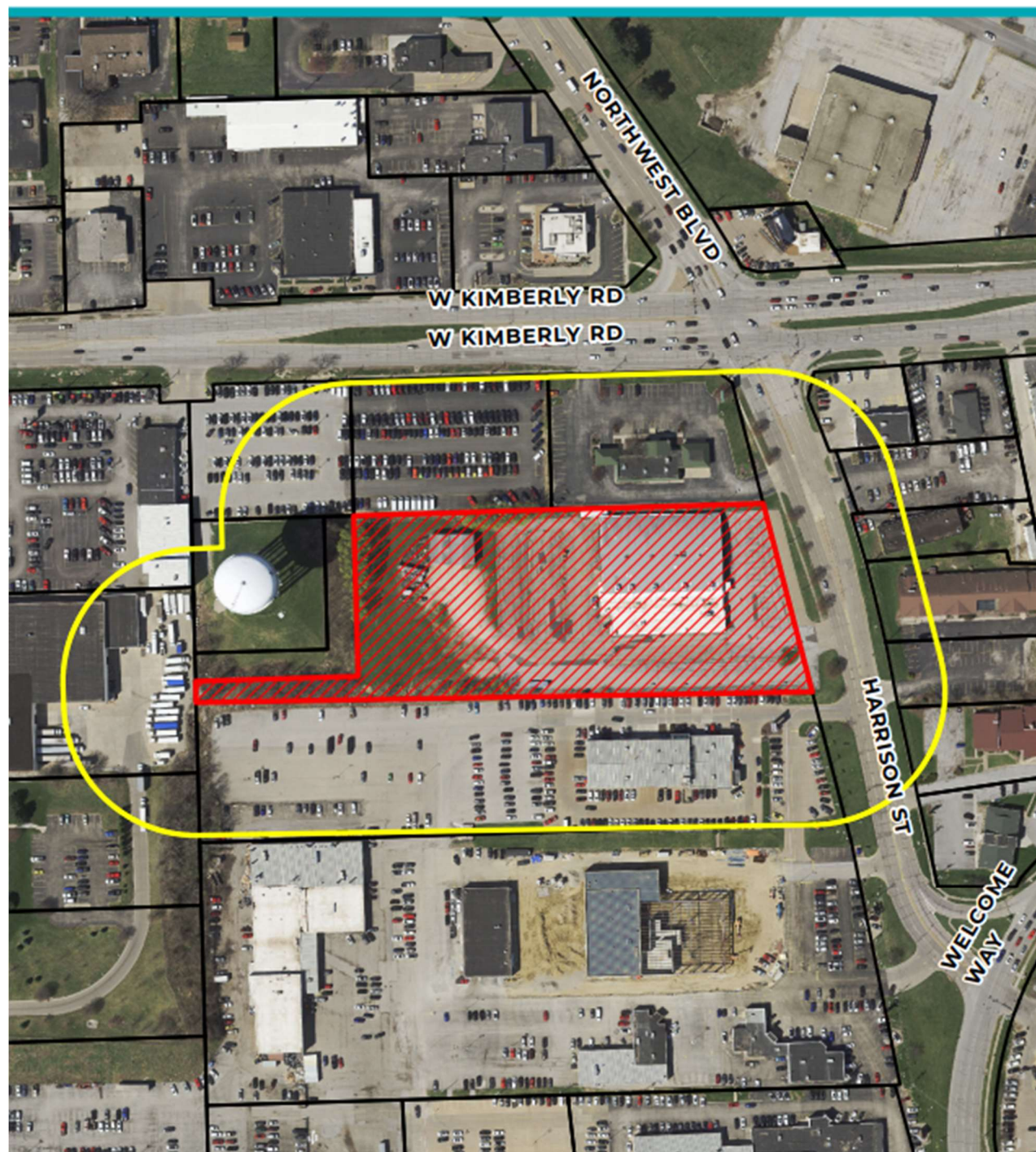
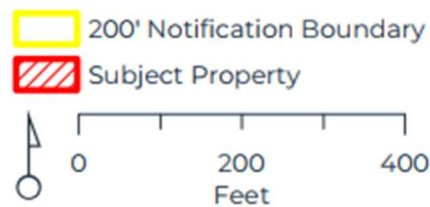
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Scott Koops, AICP) at scott.koops@davenportiowa.com or 563-328-6701. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

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

Special Use Permit | Public Hearing Notice

Case SU22-01: 3812 Harrison Street

Request to Operate a Vehicle Dealership
With Outdoor Storage/Display





DAVENPORT

DEVELOPMENT AND
NEIGHBORHOOD SERVICES

Completed application shall be emailed to planning@davenportiowa.com

FEE: \$400

Property Address* 3812 N. Harrison St PIN: P1411-18A

*If no property address, please submit the Scott County Iowa PIN (parcel identification number(s))

Applicant (Primary Contact)**

Name: Gregg E. Kunes
Company: Kunes Davenport Properties
Address: P.O. Box 546
City/State/Zip: Delavan, WI 53115
Phone: 262-215-2373
Email: r.forkorst@kunes.com
Curtis.welch@kunes.com

Zoning Board of Adjustment Form Type:

Hardship Variance ☐
Special Use ☒
Zoning Appeal ☐

Owner (if different from Applicant)

Name: Kunes Davenport Properties, LLC
Company:
Address: 3738 N. Harrison St
City/State/Zip: Davenport, IA 52806
Phone: 262-215-2373
Email: r.forkorst@kunes.com

For completion by Office Staff:

Received by:
Date Received:
Public Hearing Date:

**Applicants purchasing property subject to ZBA approval shall submit the contract for purchase and shall complete the "Authorization to Act as Applicant" section below or submit an accepted email correspondence from the property owner to city staff. All correspondence shall be sent to the primary contact.

Request: Describe the special use requested (include the days and hours of operation)

Applicant/Owner owns and operates Kunes Nissan of Davenport on the property adjoining to the south. A/O requests special use to expand onto this property. Initially the special use is requested for display of autos for sale on the blacktop area and detailing in the metal building on the west side of the property. Use of the bowling alley building is undetermined at this time. Operation will be same as the dealership: M-Th 9:00 AM - 8:00 PM F 9:00 AM - 6:00 PM Sat 9:00 AM - 5:00 PM

Existing Zoning: C-3 General Commercial

Applicant: Gregg E. Kunes Date: July 29, 2022

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

Authorization to Act as Applicant

I,
authorize
to act as applicant, representing me/us before the Zoning Board of Adjustment
for the property located at:

Signature(s)*

Date: July 29, 2022

*please note that original signature(s) are required

Provide description and evidence that demonstrates consistency with the following criteria listed in Section 17.14.050 E. of the Davenport Municipal Code:

#1 The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.

The special use requested is for the expansion of an existing business on the adjoining property which is the similar to several other businesses (ie auto dealerships) in the immediate vicinity. See attached survey indicating proposed uses.

#2 The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

There are six existing auto dealerships, an auto repair and an auto rental business on adjacent properties or within 300 feet of the Property.

#3 The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and adopted land use policies.

The special use requested is consistent with adjoining and surrounding uses and is consistent with the spirit and intent of the zoning ordinance and adopted land use policies of the City of Davenport.

ParcelId	OwnerName	OwnerAddress1	OwnerCityStZip
P1410-01	A D HUESING BOTTLING WORKS INC	3809 GAINES ST	DAVENPORT IA 52804
P1411-01D	AFS II CORP	13459 CROSBY RD	MORRISON IL 61270
P1411-02C	COURTESY REALTY IOWA LLC	625 W KIMBERLY RD	DAVENPORT IA 52806
P1411-21	GRAPE ROAD LLC	5201 N GRAPE RD	MISHAWAKA IN 46545
P1411-01C	GREAT SOUTHERN BANK	218 S GLENSTONE AVE	SPRINGFIELD MO 65802
P1411-07	ICONIUM CORPORATION LLC	2877 PARADISE ROAD #2204	LAS VEGAS NV 89109
P1411-06A	ICONIUM CORPORATION LLC		
P1411-01	IOWA AMERICAN WATER COMPANY	PO BOX 5627	CHERRY HILL NJ 08034
P1410-01A	JOHNSON PARTNERS	PO BOX 2770	DAVENPORT IA 52809
P1410-01	JOHNSON PARTNERS LP		
P1410-01B	KIMBERLY REALTY	625 W KIMBERLY RD	DAVENPORT IA 52806
P1411-18A	KUNES DAVENPORT PROPERTIES LLC	1234 E GENEVA ST	DELAVAN WI 53115
P1411-17A	KUNES DAVENPORT PROPERTIES LLC		
P1411-22	TERRY L SMITH & WENDY D SMITH REV TR	625 W KIMBERLY RD	DAVENPORT IA 52806
P1411-04	TGS LLC	6405 WOODLAND CT	DAVENPORT IA 52807
P1411-07A	TGS LLC		

City of Davenport
Zoning Board of Adjustment

Department: DNS
Contact Info: ScottKoops@davenportiowa.com

Date
10/13/2022

Subject:

Request SU22-02 of Caliber Collision Centers to operate a Major Vehicle Repair (body shop) business at 3210 E. Kimberly RD. Table 17.08-1 requires a Special Use for Major Vehicle Repair on property zoned C-3 General Commercial District. [Ward 6]

ATTACHMENTS:

Type	Description
▣ Executive Summary	Staff Report
▣ Exhibit	Application
▣ Exhibit	Site Plan
▣ Exhibit	Notice List
▣ Exhibit	Public Hearing Notice



**Zoning Board of Adjustment
Planning Staff Report
3210 E Kimberly | Vehicle Repair - Major
October 13, 2022**

Description

Request SU22-02 of Caliber Collision Centers to operate a Major Vehicle Repair (body shop) business at 3210 E. Kimberly RD. Table 17.08-1 requires a Special Use for Major Vehicle Repair on property zoned C-3 General Commercial District. [Ward 6]

Background

The subject property is home to Green Buick/GMC Dealership at 3210E Kimberly. Currently Green operates their own in-house auto body shop. Green no longer desires to manage their own body shop, however they do wish to provide one on site in the same location as the existing body shop. Caliber Collision has been sought as a buyer to body shop business and would lease the space to operate the auto body (Major Vehicle Repair) business in a manner similar to the existing use.

Zoning District Use Matrix:

TABLE 17.08-1: USE MATRIX																	
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2
Vehicle Repair/Service - Major										S					P	P	S

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

Special Use Approval Standards per 17.14.050.E.:

E. Approval Standards

The listing of a use as a special use within a zoning district does not constitute an assurance or presumption that such special use will be approved. Rather, each special use must be evaluated on an individual basis, in relation to all applicable standards of this Ordinance. Such evaluation will determine whether approval of the special use is appropriate at the particular location and in the particular manner proposed. The decision of the Zoning Board of Adjustment must make findings to support each of the following conclusions:

1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.
3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and adopted land use policies.

Vehicle Repair/Service – Major is defined as:

A business that provides services in major reconditioning of worn or damaged motor vehicles, motorcycles, all-terrain vehicles (ATV), recreational vehicles and trailers, towing and collision service, including body, frame, or fender straightening or repair, painting of motor vehicles, interior (upholstery, dashboard, etc.) reconstruction and/or repairs, and restoration services. A major vehicle repair business may also include minor vehicle repair services.

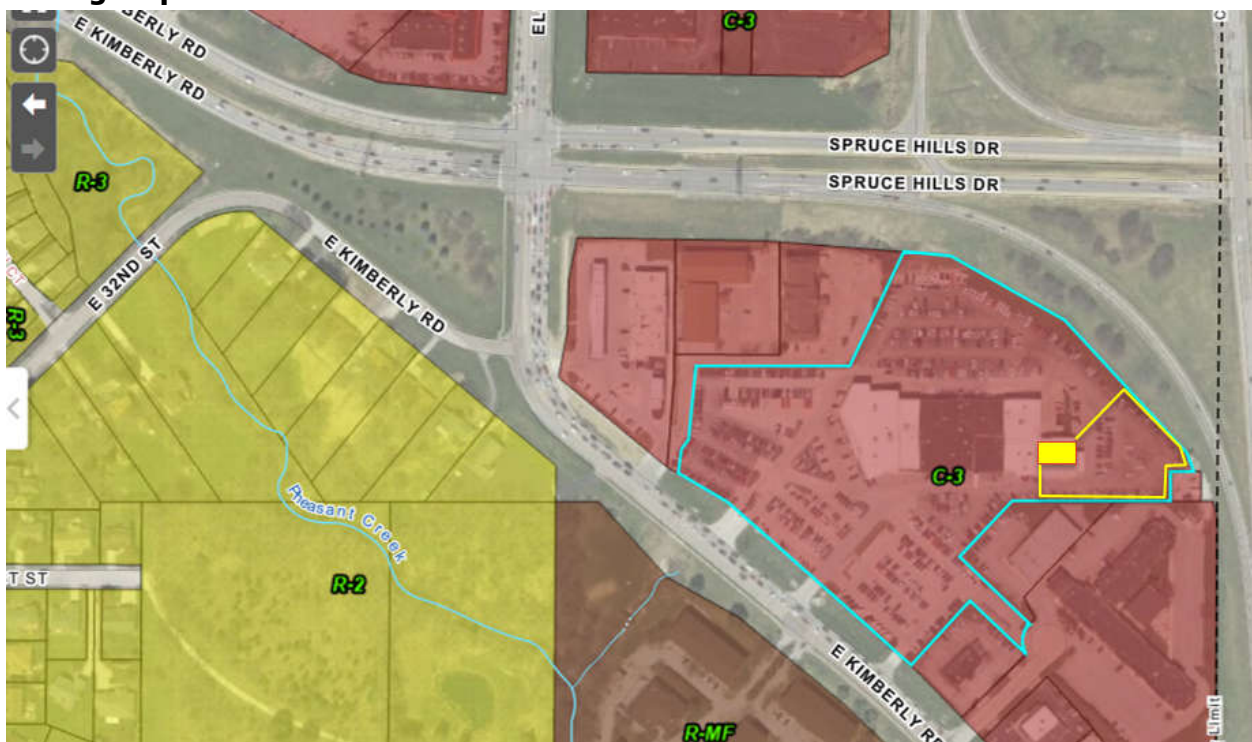
Site Aerial Photo:



Building Area (yellow outline) & Parking Areas (red highlight)



Zoning Map:

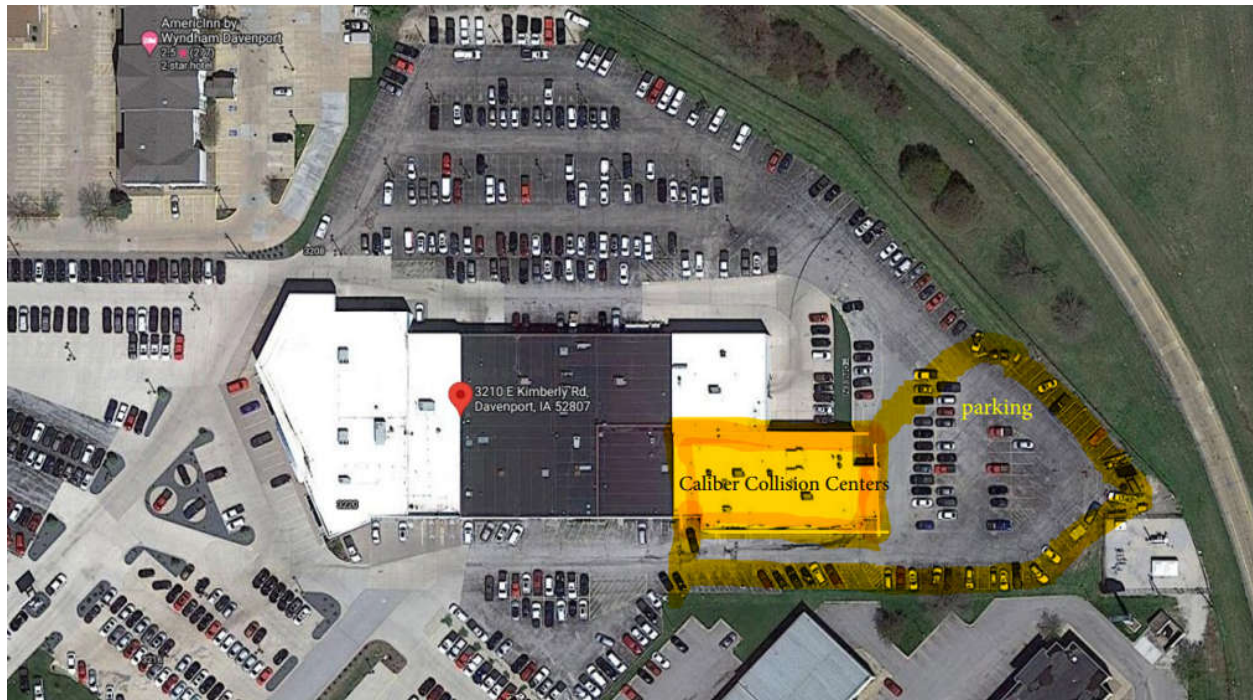


Discussion

The site at 3210E Kimberly currently has a Buick/GMC Green Dealership. As stated, Green wishes to sell the auto body portion of their business. Caliber Collision will operate the auto body (Major Vehicle Repair) business in a manner commensurate with the existing operation and in conformance to required City Codes.

Staff in general supports the use of this property for Vehicle Repair – Major. This site is properly zoned for the use, and is safe distanced, and buffered, from adjacent residential land uses.

Site Plan



3210 East Kimberly Rd.Davenport IA 52807

Approval Standards

1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.

The proposed use meets code requirements for a vehicle repair – major land use (body shop). The site should have minimal, if any, impact on adjacent property as the business has been operated on the site since nearly the beginning of the auto dealers presence at 3210 E. Kimberly RD.

2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

The plans meet code requirements and the site is properly designed to have minimal, if any, impact on adjacent property as proposed.

3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and adopted land use policies.

Land use policy has been met along with all code requirements, as properly conditioned.

Recommendation & Findings

Findings:

1. The petitioner's proposed location/design meets Special Use requirements
2. This use is compatible with adjacent land uses and type of development
3. The proposed Special Use is in accordance with the criteria for Special Use approval.

Recommendation:

Staff recommends that Board adapt staff's findings and approve request SU22-01 subject to the following conditions:

1. The submitted Site Plan from the Oct. 13, 2022 Public Hearing packet shall be binding;
2. Completed/Repaired vehicles cannot be stored outdoors more than 15 days;
3. Outdoor repairs and outdoor storage of merchandise, auto parts, and supplies is prohibited;
4. Storage of discarded, junked, or partially dismantled/parted out vehicles shall not be permissible (vehicles under repair are not considered 'stored' vehicles);
5. Should complaints arise due to noncompliance of these conditions, and/or if staff is aware of infractions to these conditions and/or any other code violations, or if ownership or management companies change, a rehearing of the Special Use shall be scheduled per Municipal Code specifications for Zoning Board of Adjustment Special Use public hearings; at which the Special Use may be modified, re-approved or revoked.

Prepared by:



Scott Koops, AICP
Planner II



FEE: \$400

Special Uses shall require a Site Plan review and approval prior to placement on the schedule.
Completed application shall be emailed to planning@davenportiowa.com

Property Address*

*If no property address, please submit the [Scott County Iowa PIN](#) (parcel identification number(s))

Applicant (Primary Contact) **

Name:

Company:

Address:

City/State/Zip:

Phone:

Email:

Zoning Board of Adjustment Form Type:

Hardship Variance

Special Use

Zoning Appeal

Owner (if different from Applicant)

Name:

Company:

Address:

City/State/Zip

Phone:

Email:

For completion by Office Staff:

Received by:

Date Received:

Public Hearing Date:

****Applicants purchasing property subject to ZBA approval shall submit the contract for purchase and shall complete the "Authorization to Act as Applicant" section below or submit an accepted email correspondence from the property owner to city staff. All correspondence shall be sent to the primary contact.**

Request: Describe the special use requested (include the days and hours of operation)

Existing Zoning:

Applicant:

Date:

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

Authorization to Act as Applicant

I,

authorize

to act as applicant, representing me/us before the Zoning Board of Adjustment
for the property located at:

Signature(s)*

Date:

*please note that original signature(s) are required

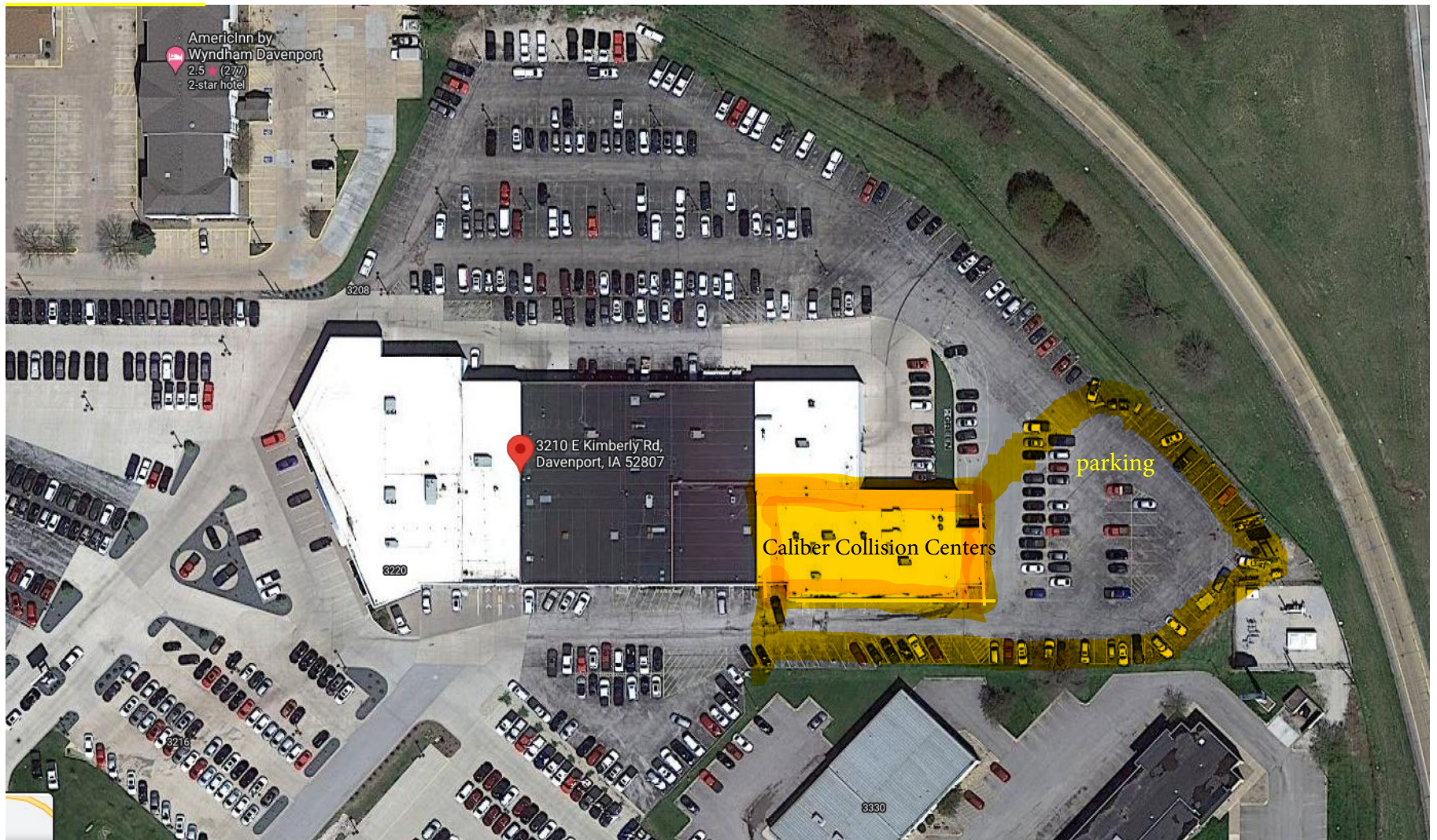
Provide description and evidence that demonstrates consistency with the following criteria listed in Section 17.14.050 E. of the Davenport Municipal Code:

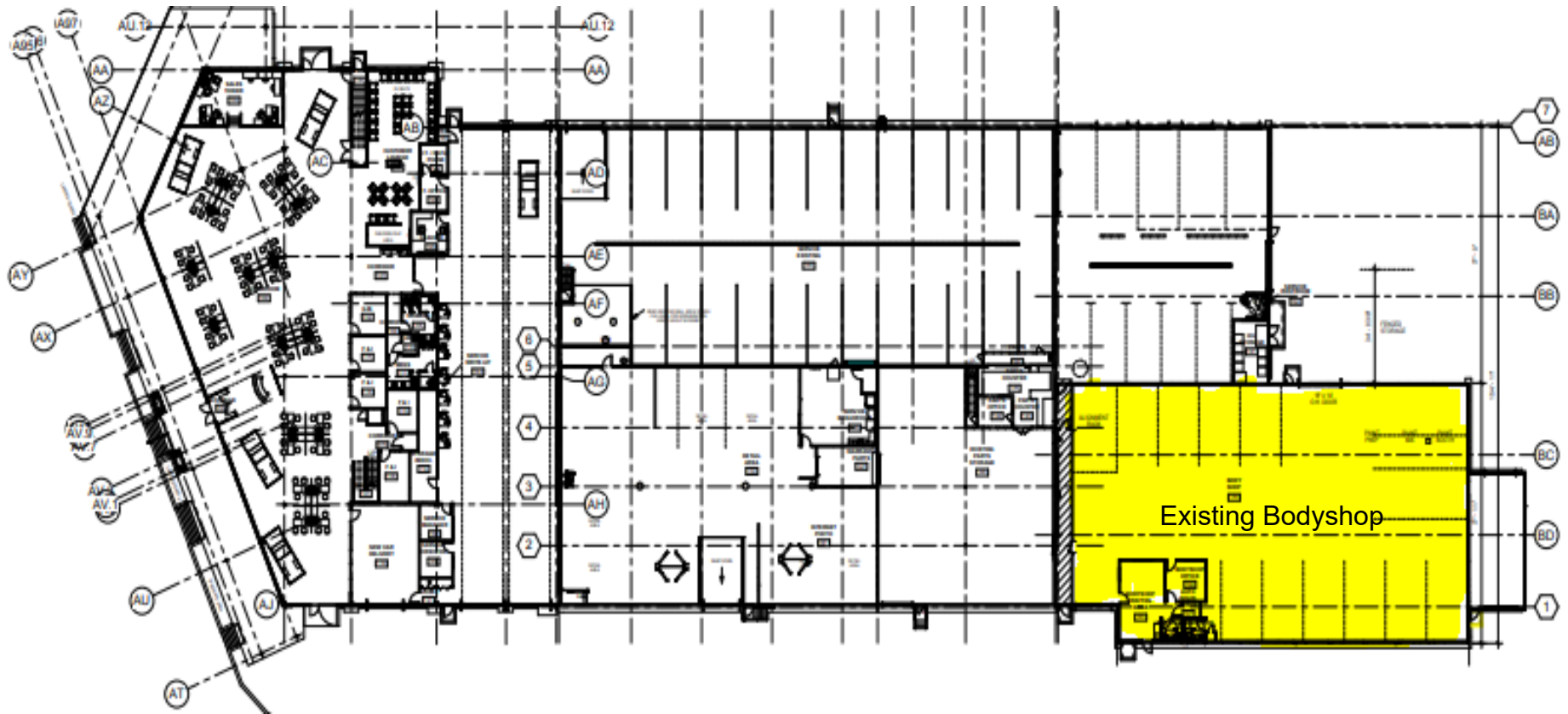
#1 The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.

#2 The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

#3 The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and adopted land use policies.

Caliber Collision Centers @
3210 E. Kimberly Rd. Davenport IA 52807





3210 East Kimberly Rd.Davenport IA 52807

CALIBER COLLISION

RESTORING THE RHYTHM OF YOUR LIFE

September 16, 2022

Business Plan of Operations

Name of proposed business: Caliber Holdings LLC, dba Caliber Collision Centers
EIN#33-0730794

Caliber Collision Centers is the Nation's largest independently owned Collision Repair company. We have an unyielding commitment to our customers, our communities, our culture and providing the highest quality of service. It's a commitment that began when our company was founded in 1997 and has continued to be strong to this day. It is our honor to purchase the collision business of Green Buick GMC Inc. at 3210 East Kimberly Rd. Davenport IA 52807 effective 10/24/2022.

Caliber Collision will be a tenant in the building, occupying the dealership's existing body shop and the property will still be owned by Jill A Green Trust.

The operation will continue with the existing auto body repair at this site and all the current employees who wish to remain will do so.

Our business repairs collision damaged passenger vehicles. We do not repair RV's, boats, etc. Our hours of business will be 7:30 am to 5:30pm Monday through Friday. Our business has 3 main production departments, Body Repair, Refinish, and Detail. All our operations pass EPA and OSHA regulations with voluntary quarterly inspections from safety certification company GMG Envirosafe. Our painting operations will be regulated by Iowa DNR Air Quality Bureau and our noise exposure is governed by OSHA standard 1910.95. All our painting operations take place in an enclosed spray booth. Vehicles will be washed and vacuumed in the detail stall prior to delivery. The office area will be used to prepare repair estimates for customers and to accept payment for completed repairs. All other administrative functions such as accounting, HR, marketing, etc. will take place at our corporate office headquarters in Lewisville Texas.

Thank you,



Dorothy DesBrisay

Authorized Representative for Caliber Collision Centers

IntegrationLicensing@CaliberCollision.com

CALIBER COLLISION

RESTORING THE RHYTHM OF YOUR LIFE

September 16, 2022

At Caliber, the word "**commitment**" is rooted in our DNA. It is the cornerstone upon which we have built our business and our relationships. Our purpose is to restore our customers to the rhythm of their lives. Our vision is to be the company that improves the image of the collision repair experience. Our mission is to become the collision repair provider of choice in every community we serve. The only way to achieve this is through our steadfast commitment to the communities that we serve and to our business partners in our communities.

Health, safety, and environmental protection are of the utmost importance to Caliber Collision Centers®. That is why we make certain our repair processes end equipment meets the highest standards. We never stop searching for the best ways to interact with the environment while also leading the rest of the industry by example.

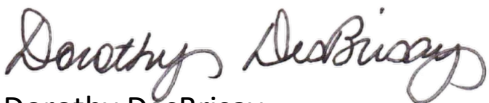
Here are just a few of the things Caliber does to protect our employees, customers, and the environment in every community we serve:

- We have pioneered the use of water-based paint versus solvent-based paint for significant reductions in Volatile Organic Compounds (VOCs) and Hazardous Air Pollutants.
- Our technicians are ASE Refrigerant Recovery and Recycling Certified to exceed industry standards and regulatory requirements for refrigerant recovery and recycling. Our vacuum-assist sanding removes over 90% of the dust from today's sanding and finishing processes.
- Every center utilizes the latest spray booth technology, enabling the capture of 98% of all paint particulates during both the spray and bake cycles.
- All Caliber painters are provided with Grade D breathable, air-supplied respirators to ensure the safest possible work environment.
- We utilize High Volume Low Pressure (HVLP) equipment for maximum coating application efficiency.

Our commitment to the community we serve includes:

- Helping families and individuals with support by gifting vehicles to veterans, active-duty service members and first responders through our Recycled Rides program.
- We host an annual food drive that supports the local food banks in the communities we serve.
- Caliber Collision Centers also proudly supports our Veterans and Active-Duty service members transition out of active duty and into a collision/auto body industry career through a program called "Changing Lanes".

Thank you,



Dorothy DesBrisay

Authorized Representative for Caliber Collision Centers

IntegrationLicensing@CaliberCollision.com

CALIBER COLLISION

RESTORING THE RHYTHM OF YOUR LIFE

September 16, 2022

At Caliber, the word "**commitment**" is rooted in our DNA. It is the cornerstone upon which we have built our business and our relationships. Our purpose is to restore our customers to the rhythm of their lives. Our vision is to be the company that improves the image of the collision repair experience. Our mission is to become the collision repair provider of choice in every community we serve. The only way to achieve this is through our steadfast commitment to the communities that we serve and to our business partners in our communities.

Health, safety, and environmental protection are of the utmost importance to Caliber Collision Centers®. That is why we make certain our repair processes end equipment meets the highest standards. We never stop searching for the best ways to interact with the environment while also leading the rest of the industry by example.

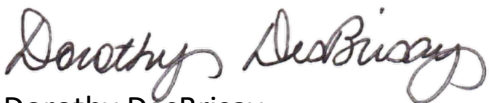
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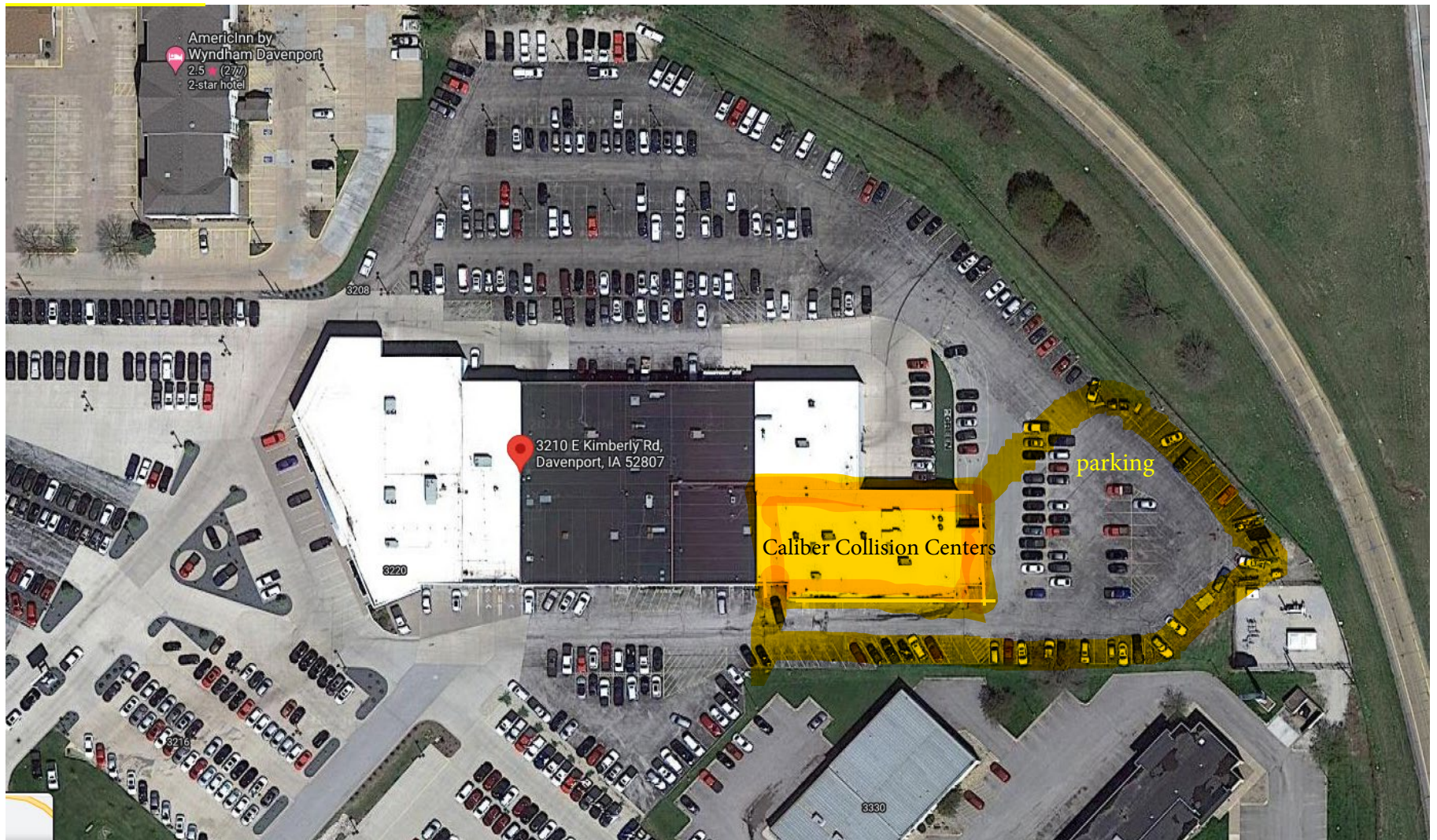


Dorothy DesBrisay

Authorized Representative for Caliber Collision Centers

IntegrationLicensing@CaliberCollision.com

Caliber Collision Centers @
3210 E. Kimberly Rd. Davenport IA 52807



3210 E Kimberly RD - Adjacent Owner Notice List.xlsx

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Petitioner:	3210 E KIMBERLY RD	Jill A Green Trust	3210 E Kimberly RD	Davneport IA 52806
Ward/Ald:	6th Ward	Jobgen	All Alderman Notified	Notices Sent: 9
N1715-01C	NONE	MID AMERICAN ENERGY	CORP TAX DEPT DMR 7	DES MOINES IA 50306
N1715-01E	3200 E KIMBERLY RD	FIRST EQUITY MANAGEMENT LC	2172 56TH AVE W	BETTENDORF IA 52722
N1715-05	3202 E KIMBERLY RD	MERCURY LLC	3202 E KIMBERLY RD	DAVENPORT IA 52807
N1715-06	3206 E KIMBERLY RD	AMARA HOTEL DAVENPORT LLC	301 JASON WAY	DAVENPORT IA 52806
N1715B01	3210 E KIMBERLY RD	JILL A GREEN TRUST	3210 E KIMBERLY RD	DAVENPORT IA 52806
N2002-02B	3330 E KIMBERLY RD	TRICITY HOSPITALITY INC	900 AUBURN LN	BARTLETT IL 60103
N2002-02J	NONE	TRICITY HOSPITALITY INC		
N2002-03	3300 E KIMBERLY RD	KIMBERLY CLUB APARTMENTS COOP	1825 WINDING HILL RD	DAVENPORT IA 52807
N2002B02	3340 E KIMBERLY RD	GURU NANAK PROPERTY IOWA INC	3403 78TH ST CT	MOLINE IL 61265
N2002B03	3320 E KIMBERLY RD	PHONG TIEN HUNG HIEP HAUH	2731 EMERALD DR	DAVENPORT IA 52806



Public Hearing Notice | Zoning Board of Adjustment

Date: 10/13/2022 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 4:00:00 PM **Subject:** Hearing for Speical Use | Zoning Board of Adjustment

Sample Notice
9 Notices Sent
Ald. Jobgen/6th Ward

To: All property owners within 200' of the subject property **3210 East Kimberly RD:**

What is this About?

This notice is being sent to inform you that a public hearing will be held for a Speical Use. The purpose of the Speical Use is to authorize certain special/conditional uses of property which are allowed but require special consideration.

Request/Case Description

Request SU22-02 of Caliber Collision Centers to operate a Major Vehicle Repair (body shop) business at 3210 E. Kimberly RD. Table 17.08-1 requires a Special Use for Major Vehicle Repair on property zoned C-3 General Commercial District. [Ward 6]

What are the Next Steps after the Public Hearing?

For approved ZBA requests, the ruling is effective immediately. Rulings of the Zoning Board of adjustment are final. The applicant may request reconsideration at the next public hearing, and aggrieved parties may file a writ of centauri with the district court.

Would You Like to Submit an Official Comment?

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

Do You Have Any Questions?

If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Scott Koops, AICP) at scott.koops@davenportiowa.com or 563-328-6701 . Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

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

**Adjacent Owner Notice Area:
Owners within 200' of the Subject Property**

