

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, OCTOBER 4, 2022; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

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

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

- A. Consideration of the September 20, 2022 meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

- i. Case REZ22-05: Request of E&A Enterprises, LLC on behalf of Circle K Properties, LLC to rezone approximately 51 acres of land bounded by Forest Grove Drive, Interstate-80, the City Limit, and Utica Ridge Road from S-AG Agricultural District to R-3 Single-Family and Two-Family Residential District and R-MF Multi-Family Residential District. [Ward 6]

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case F22-12: Request of CF Caiman DVN, LLC for a final plat of Scrabble Addition for a 1-lot subdivision on 158.12 acres, located west of Division Street and north of Interstate-80. [Ward 8]

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch 563.888.2221

Date
10/4/2022

Subject:

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

Recommendation:

Hold the Public Hearing.

A formal staff recommendation will be provided at the October 18, 2022 Plan and Zoning Commission Meeting.

Background:

Background:

The petitioner is requesting a rezoning from C-1 Neighborhood Commercial District to I-1 Light Industrial District. There are two vacant commercial buildings on the subject property, which will be demolished. The purpose of the rezoning request is to redevelop the site for a light industrial user.

Why is a Zoning Map Amendment Required?

The Zoning Ordinance does not permit light industrial uses in a commercial district. The Zoning Ordinance defines "Industrial-Light" as:

Research and development activities, and the manufacture, fabrication, processing, reduction, and/or destruction of any article, substance, or commodity, or any other treatment thereof in such a manner as to change the form, character, and/or appearance, where such activities are conducted wholly within an enclosed building. A light industrial use may also include a showroom, ancillary sales of products related to the items manufactured or stored on-site, and/or ancillary outdoor storage.

Comprehensive Plan:

Within Urban Service Area 2035: Yes

Future Land Use Designations:

The subject property is designated Regional Commercial in the Davenport +2035 Land Use Plan. The land immediately adjacent to the west is designated as Industry.

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

2. **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.

Zoning:

The property is currently zoned **C-1 Neighborhood Commercial District**. This district is intended to provide for commercial uses that predominantly serve the needs of nearby residential neighborhoods, and that are compatible in scale and character with the surrounding residential area. Low intensity mixed-use is encouraged.

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

Technical Review:

City Departments are reviewing the proposed Zoning Map Amendment Application. Further comments will be provided at the October 18, 2022 Plan and Zoning Commission meeting.

Public Input:

Letters were sent to property owners within 200 feet of the proposed request notifying them of the October 4, 2022 Plan and Zoning Commission Public Hearing.

To date, staff has not received any written responses from adjacent property owners.

Staff will apprise the Commission of any correspondence at the October 18, 2022 Plan and Zoning Commission meeting.

ATTACHMENTS:

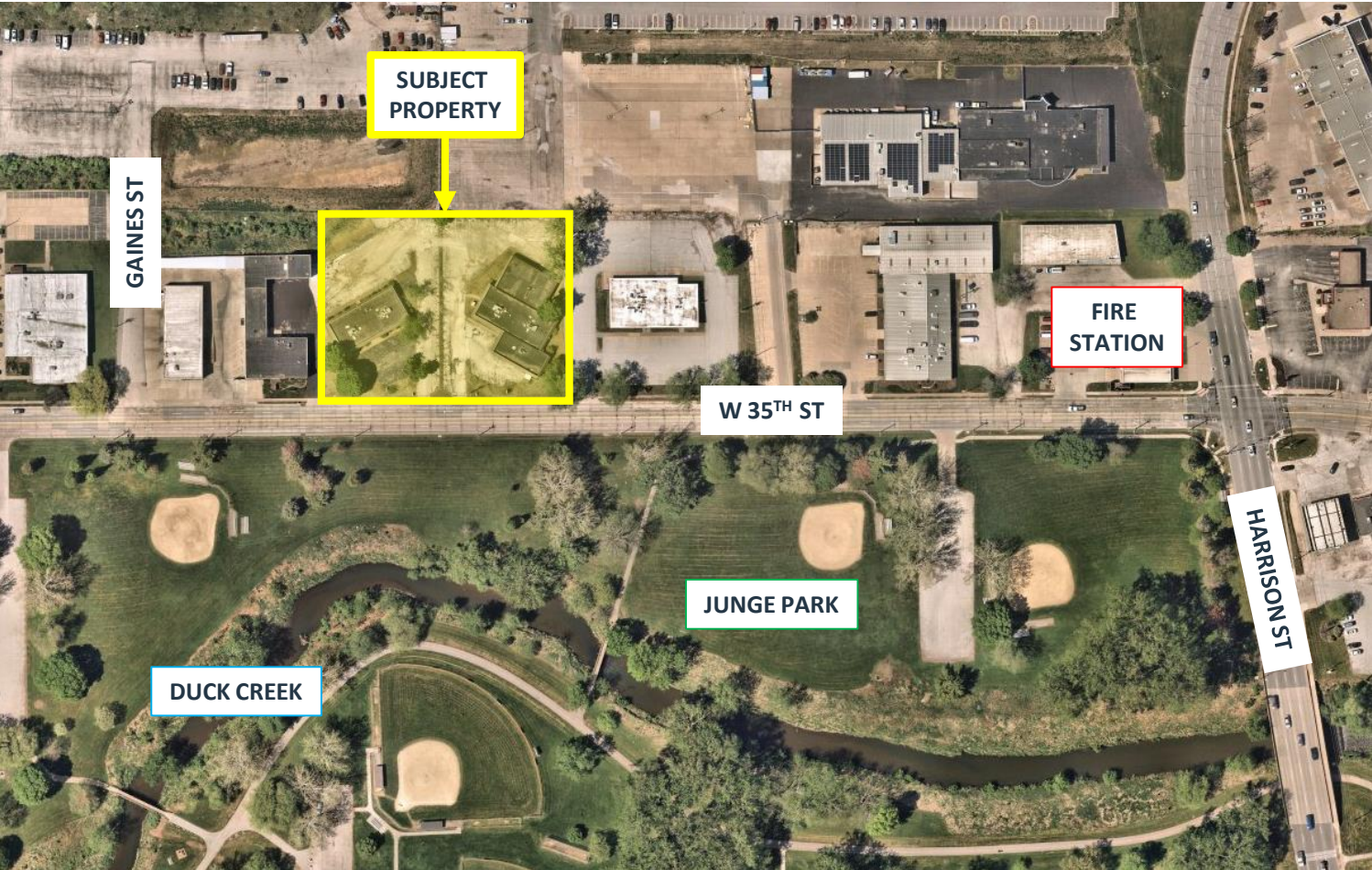
Type	Description
▢ Backup Material	Zoning & Future Land Use Map
▢ Backup Material	Application
▢ Backup Material	Legal Description
▢ Backup Material	Public Notice

Staff Workflow Reviewers

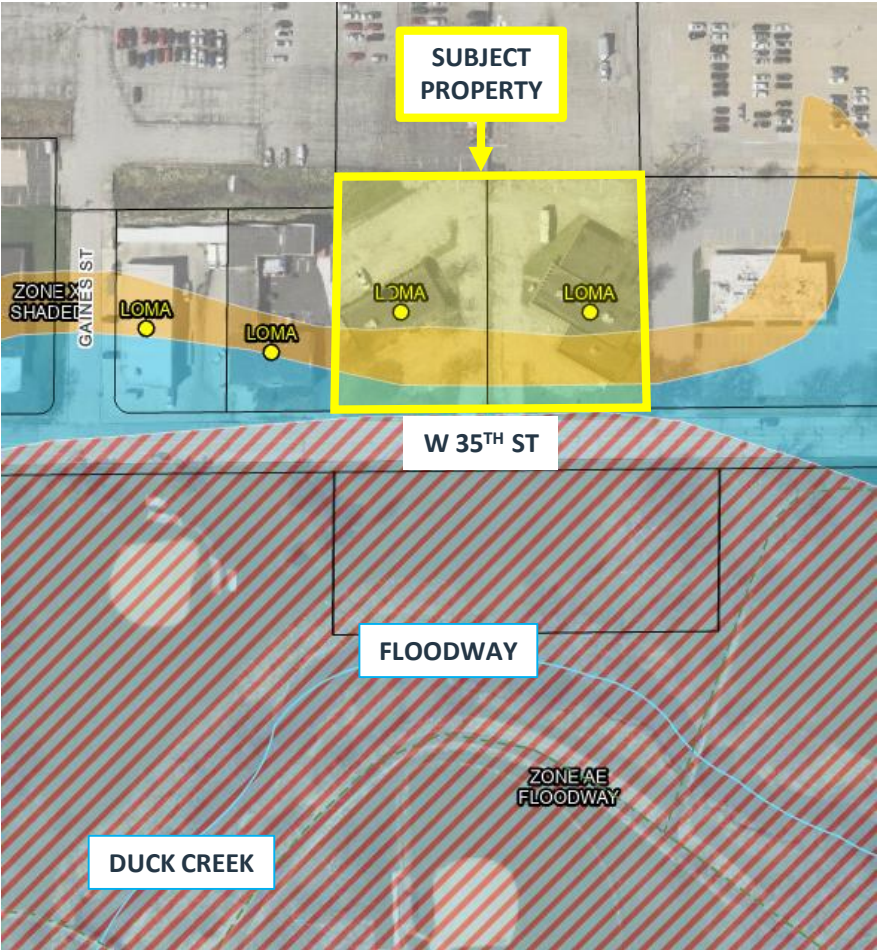
REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	9/29/2022 - 1:53 PM

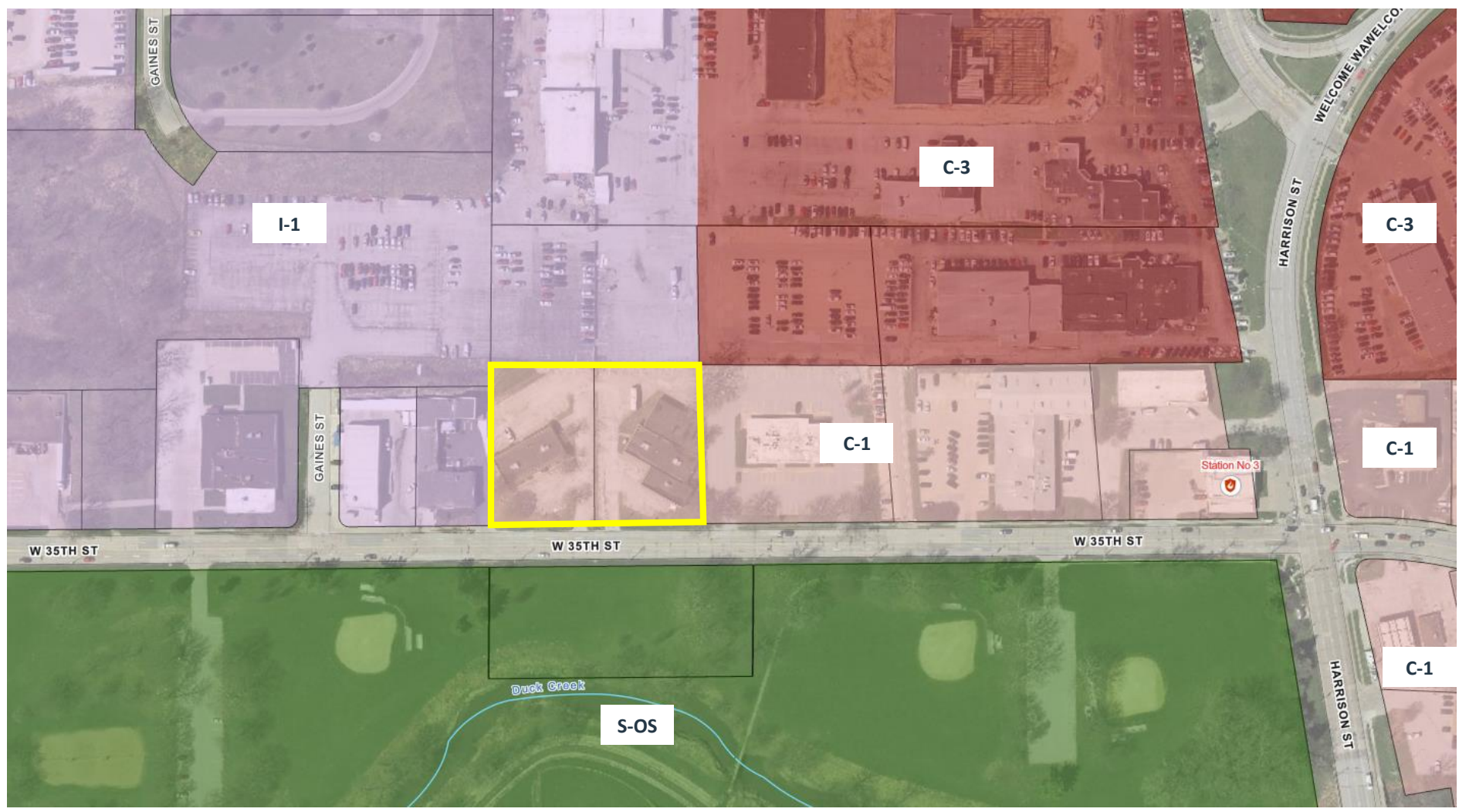
Vicinity Map



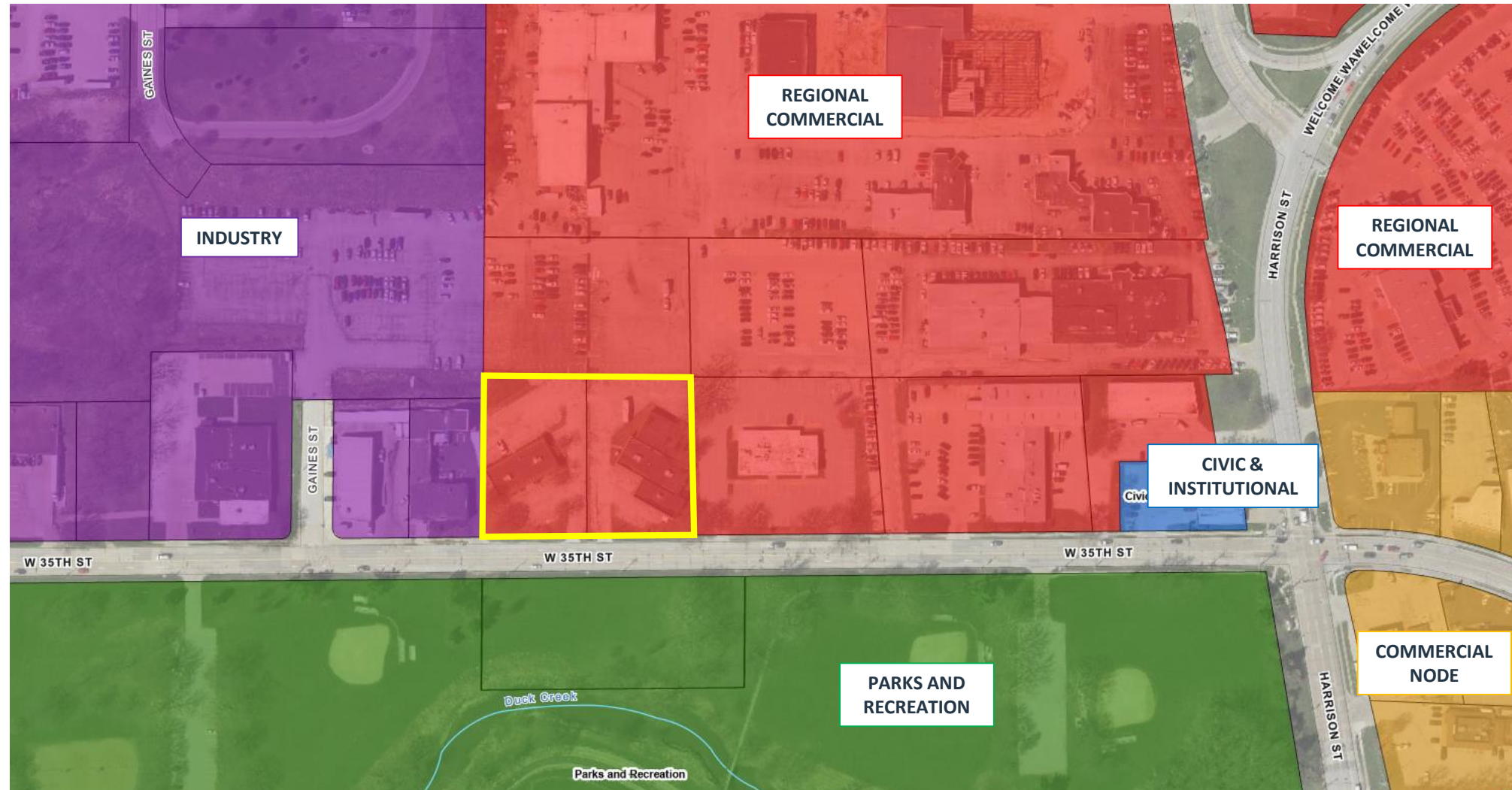
DAVENPORT
IOWA | USA



Zoning Map



Future Land Use Map





226 West 4th Street
Davenport, Iowa 52801
(563) 326-7765
Planning@ci.davenport.ia.us

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

Property Address*

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

Applicant (Primary Contact)**

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

Owner (if different from Applicant)

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

Engineer (if applicable)

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

Architect (if applicable)

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

Attorney (if applicable)

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

Application Form Type:

Plan and Zoning Commission

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

Zoning Board of Adjustment

- Zoning Appeal ☐
Special Use ☐
Hardship Variance ☐

Design Review Board

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

Historic Preservation Commission

- Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Administrative

- Administrative Exception ☐
Health Services and Congregate Living Permit ☐

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

Request:Existing Zoning: C1-NEIGHBORHOOD COMMERCIALProposed Zoning Map Amendment: T1 LIGHT INDUSTRIAL

Purpose of the Request:

Request is to demo the existing dilapidated vacant buildings and rebuild new functional buildings. This property v

Total Land Area: 1.866 Acres ☐Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☐ Yes ☒ No**Submittal Requirements:**

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

Formal Procedure:

(1) Application:

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

(2) Plan and Zoning Commission public hearing:

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

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

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

Formal Procedure (continued):

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

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

Applicant: Ryan Scriven

Date: 09/01/2022

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

Received by: Matt Wardenitch
Planning staff

Date: 9-1-22

Date of the Public Hearing:

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

Authorization to Act as Applicant

I, Ryan Scriven

authorize myself

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

Signature(s)

State of _____,

County of _____.

Sworn and subscribed to before me

This _____ day of _____ 20____

Form of Identification

Notary Public

My Commission Expires:

Date of this notice: 05-12-2016

Employer Identification Number:
81-2608374

Form: SS-4

Number of this notice: CP 575 G

AHHE COATINGS
RYAN H SCRIVEN SOLE MBR
1412 W 63RD ST
DAVENPORT, IA 52806

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 81-2608374. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is AHHE. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

TRACT I. Part of the S.E. 1/4 of Section 14, Township 78 North, Range 3 East of the 5th P.M., Scott County, Iowa, more particularly described as follows: Commencing at the Southwest corner of the S.E. 1/4 of said Section 14; thence North 00 degrees, 04'23" West 1097.79 feet along the West line of the S.E. 1/4 of said Section 14 to a point on the North line of 35th Street, said point being the point of beginning; thence continuing North 00 degrees 04'23" West 431.94 feet; thence North 89 degrees 48'37" East 99.09 feet; thence South 00 degrees 31' East 430.73 feet to a point on the North line of said 35th Street; thence South 89 degrees 03'39" West 102.33 feet along the North line of 35th Street to the point of beginning, containing 0.997 acres, more or less.

AND

Part of the Southeast Quarter of Section 14, Township 78 North, Range 3 East of the 5th P.M., Davenport, Scott County, Iowa, more particularly described as follows:

The West 17 feet of Tract II as described in W.D. 2019-04312. Containing 3,922 square feet, more or less. Subject to easements and restrictions of record.

AND

TRACT II. Part of the S.E. 1/4 of Section 14, Township 78 North, Range 3 East of the 5th P.M., Scott county, Iowa, more particularly described as follows: Commencing at the Southwest corner of the S.E. 1/4 of said Section 14; thence North 00 degrees 04'23" West 1097.79 feet along the West line of the S.E. 1/4 of said Section 14 to a point on the North line of 35th Street; thence North 89 degrees 03'39" East 102.33 feet along the North line of 35th Street to the point of beginning; thence North 00 degrees 31' West 430.73 feet; thence North 89 degrees 48'37" East 198.19 feet; thence South 01 degrees 23' East 428.14 feet to a point on the North line of 35th Street; thence South 89 degrees 03'39" West 204.66 feet along the North line of 35th Street to the point of beginning, containing 1.99 acres, more or less.

EXCEPT

Part of the Southeast Quarter of Section 14, Township 78 North, Range 3 East of the 5th P.M., Davenport, Scott County, Iowa, more particularly described as follows:

The West 17 feet of Tract II as described in W.D. 2019-04312. Containing 3,922 square feet, more or less. Subject to easements and restrictions of record.

FURTHER EXCEPTING THEREFROM:

Part of the Southeast Quarter of Section 14, Township 78 North, Range 3 East of the 5th P.M., Davenport, Scott County, Iowa, more particularly described as follows: Commencing as a Point of Reference the Southwest Corner of the Southeast Quarter of said Section 14; thence North 00°04'23" West 1,097.79 feet along the West line of said Southeast Quarter of said Section 14 to the Northerly line of 35th Street (for purposes of this description, the said West line is assumed to bear North 00°04'23" West); thence continuing North 00°04'23" West 232.13 feet to Point A which is also the Point of Beginning of the parcel herein described; thence continuing North 00°04'23" West 200.00 feet; thence North 89°53'20" East 296.44 feet; thence South 01°27'40" East 200.05 feet; thence South 89°53'20" West 301.28 feet to the Point of Beginning. This parcel contains 1.37 acres more or less.



PUBLIC HEARING NOTICE | Plan and Zoning Commission

Date: 10/4/2022

Location: Council Chambers | City Hall | 226 W. 4th ST.

Time: 5:00 PM

Subject: Public Hearing for a Rezoning Request

To: All property owners within 200 feet of the subject property located at 516 West 35th Street

What is this About?

This notice is being sent to inform you that a public hearing will be held for a Rezoning Request. The subject property is currently zoned C-1 Neighborhood Commercial District. The property owner is requesting a rezoning to I-1 Light Industrial District to redevelop the site for an industrial business.

Request/Case Description

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

What are the Next Steps after the Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on October 4, 2022. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on October 18, 2022. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?

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

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

Do You Have Any Questions?

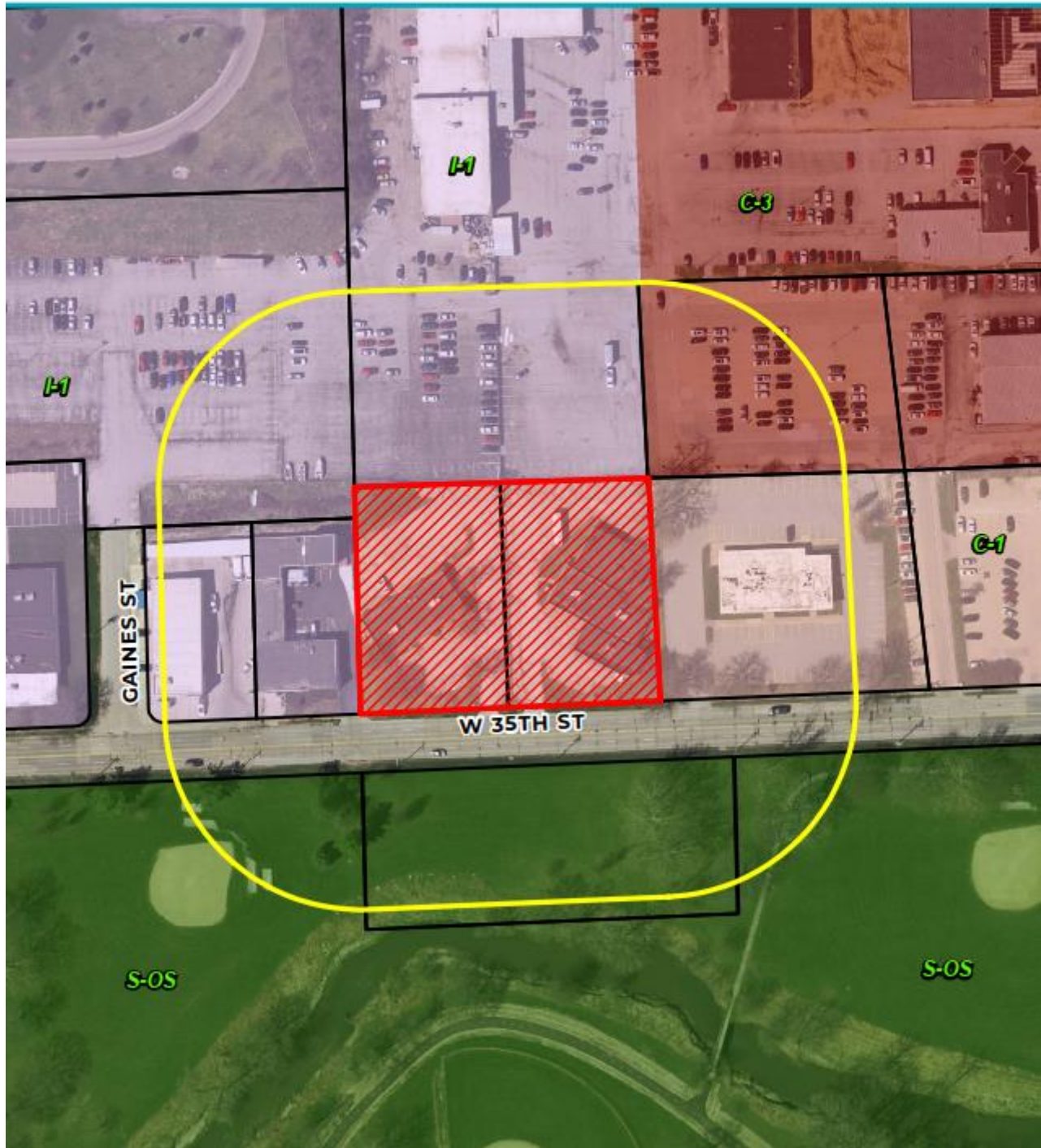
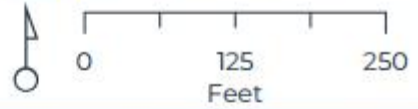
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

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

Rezoning Request | Public Hearing Notice

Case REZ22-06: Rezone from
C-1 Neighborhood Commercial District to
I-1 Light Industrial District

 Subject Property
 200' Notification Boundary



City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
10/4/2022

Subject:
Consideration of the September 20, 2022 meeting minutes.

Recommendation:
Staff recommends the City Plan and Zoning Commission approve the September 20, 2022 meeting minutes.

Background:
The September 20, 2022 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 9-20-22

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	9/26/2022 - 11:45 AM

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, SEPTEMBER 20, 2022; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

- A. Case REZ22-05: Request of E&A Enterprises, LLC on behalf of Circle K Properties, LLC to rezone approximately 51 acres of land bounded by Forest Grove Drive, Interstate-80, the City Limit, and Utica Ridge Road from S-AG Agricultural District to R-3 Single-Family and Two-Family Residential District and R-MF Multi-Family Residential District. [Ward 6]

Werderitch provided an overview of the proposed rezoning request. The purpose of the rezoning request is to continue the residential subdivision in Bettendorf west into the City of Davenport. The applicant intends to develop the northern 24.3 acres for multi-family residential and the southern 26.7 acres for single-family and two-family homes. This is consist with the adjacent Forest Grove Crossings subdivision. Staff updated the Commission on comments made during the neighborhood meeting.

Commissioners inquired about road connectivity and housing types. No members of the public were in attendance.

Mike Richmond, Townsend Engineering, spoke on behalf of the property owner. He stated the intent is to mirror the adjacent Forest Grove Crossings subdivision directly to the east in Bettendorf.

With no additional comments, the public hearing closed.

II. Next Public Hearing: October 4, 2022

REGULAR MEETING AGENDA

I. Roll Call

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

II. Report of the City Council Activity

Berkley provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the September 6, 2022 meeting minutes.

Motion by Maness, second by Garrington to approve the September 6, 2022 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

VI. Subdivision Activity

- A. Old Business
- B. New Business

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:10 pm.

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
9/20/2022

Subject:

Case REZ22-05: Request of E&A Enterprises, LLC on behalf of Circle K Properties, LLC to rezone approximately 51 acres of land bounded by Forest Grove Drive, Interstate-80, the City Limit, and Utica Ridge Road from S-AG Agricultural District to R-3 Single-Family and Two-Family Residential District and R-MF Multi-Family Residential District. [Ward 6]

Recommendation:

Staff recommends that the southern 26.7 acres be rezoned to R-2 Single-Family Residential District in place of the requested R-3 Single and Two-Family Residential District.

With the change to R-2 Single-Family Residential District, Staff recommends Case REZ22-05 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 property as Residential General.
2. The proposed zoning map amendment to R-2 Single-Family Residential District and R-MF Multi-Family Residential District is compatible with the zoning of nearby developed property.
3. The proposed zoning map amendment will enable the area to be developed in a manner consistent with the adjacent Forest Grove Crossing subdivision in Bettendorf.
4. With conditions requiring street connectivity and preserving the existing tree buffer along Interstate-80, the proposed zoning map amendment will promote the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities following development.

Conditions:

1. A traffic study is required and additional traffic safety measures may be required as development occurs.
2. Street connections shall be platted to align with the public right-of-way of Eagle Ridge Road, Shane's Way, and Charissa's Place in the City of Bettendorf.
3. A minimum of three street connections shall be platted to the west lot line of the subject site for the purpose of continuing development westward.
4. A street connection to Forest Grove Drive shall be constructed as part of the first phase of development and shall provide connectivity to the entire development.
5. A minimum of .25 acres shall be reserved as a pocket park.
6. No lot shall be platted to contain more than one zoning district.
7. Submit a tree survey from a certified arborist for the northernmost 40 feet of the property. Existing trees over six inches in diameter at breast height and in good condition shall be preserved to the maximum extent practicable to act as buffers between adjoining development and Interstate-80. When tree removal is necessary, replace one tree for every one tree removed.

Background:

Background:

The petitioner is requesting a rezoning from S-AG Agricultural District to R-3 Single-Family and Two-Family Residential District and R-MF Multi-Family Residential District. The subject site has historically been used for farming, but has seen development interest given the residential growth in Bettendorf.

The purpose of the rezoning request is to continue the residential subdivision in Bettendorf west into the City of Davenport. The applicant intends to develop the northern 24.3 acres for multi-family residential and the southern 26.7 acres for single-family and two-family homes. This is consistent with the adjacent Forest Grove Crossings subdivision.

A survey of the property has been provided by the applicant delineating the land to be rezoned.

Why is a Zoning Map Amendment Required?

The Zoning Ordinance does not permit residential subdivisions in an agricultural district. Pending approval of the rezoning by City Council, the applicant will return for approval of a preliminary and final plat.

Comprehensive Plan:

Within Urban Service Area 2035: Yes

Future Land Use Designations:

City Council adopted a resolution on June 22, 2022 amending the future land use designation for this area from Urban Fringe to Residential General and Open Space & Public Land. In addition, the Urban Service Boundary was expanded to encompass the approximately 200 acres of land bounded by I-80, Forest Grove Drive, Utica Ridge Road, and the city limit to the east.

- The subject property is designated Residential General in the Davenport +2035 Land Use Plan.

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

Zoning:

The property is currently zoned **S-AG Agricultural District**. This district is intended to address existing agricultural land uses. The standards of the S-AG District promote the continuation of farming, and protect agricultural land uses from encroachment of incompatible developments.

The applicant is requesting to rezone the southern 26.7 acres of land to **R-3 Single-Family and Two-Family Residential District**. This district is intended to accommodate residential neighborhoods in the City of Davenport consisting of single-family and two-family homes in a moderately dense urban development pattern. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-3 District.

In addition, the request is to rezone the northern 24.3 acres of land to **R-MF Multi-Family Residential District**. This district is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types including semi-detached dwellings, two-family dwellings, townhomes and multi-family dwellings. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-MF District.

Technical Review:

City Departments reviewed the proposed Zoning Map Amendment Application for compliance with city ordinances and impacts to regional systems. City staff coordinated technical review with planning staff at the City of Bettendorf to ensure continuity between the two municipalities.

Approval Standards for Map Amendments (Chapter 17.14.040)

The Plan and Zoning Commission recommendation and the City Council decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Plan and Zoning Commission and the City Council must consider the following standards. The approval of amendments is based on a balancing of these standards.

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

Staff Response: The property is designated as Residential General (RG) in the Davenport +2035 Land Use Plan. City Council adopted a resolution in June 2022 amending the subject property from Urban Fringe to Residential General in anticipation of future development. Furthermore, the Urban Service Boundary was expanded to encompass the approximately 200 acres of land bounded by I-80, Forest Grove Drive, Utica Ridge Road, and the city limit to the east.

There has been increased development interest in this area of Davenport given the adjacent residential neighborhoods emerging along the City Limit shared with Bettendorf. The proposed amendment to residential zoning districts is consistent with the surrounding land uses to the east and south of Forest Grove Drive.

It is staff's opinion the proposed amendment is consistent with the Comprehensive Plan and adopted land use policies.

b. The compatibility with the zoning of nearby property.

Staff Response: The subject property is located on a developing corridor of mostly residential uses, spanning both the City of Davenport and the City of Bettendorf. Within the Davenport city limits, the zoning is agricultural. Therefore, this rezoning petition will establish a precedent for future map amendments extending west to Utica Ridge Road.

- Rezoning the southern 26.7 acres to R-2 Single-Family Residential District will better align with the dimensional standards of the adjacent Forest Grove Crossings subdivision in the City of Bettendorf. The adjacent single-family lots to the east are approximately .25 acres in area and 80 feet in width. Davenport's R-2 District has a minimum lot area of .23 acres and a minimum lot width of 60 feet. While under a different jurisdiction, the R-2 District is compatible with the zoning of nearby property.

The multi-family development along the interstate in Bettendorf consists of a mix of four-unit and three-unit buildings. Davenport's R-MF District is the only residential zoning classification that permits this style and density of housing. While the applicant can develop at a higher density, the R-MF District is the most compatible district with the adjacent neighborhood.

The boundary of the R-MF District aligns with the northern right-of-way line of Charissa's Place. During the subdivision process, it is anticipated Charissa's Place will be extended to the west lot line of the subject site and serve as a clear delineation between multi-family and single-family zoning districts. Staff are recommending a condition that no lot may contain more than one zoning classification.

It is staff's opinion the proposed zoning amendment to R-2 Single-Family Residential District and R-MF Multi-Family Residential District is compatible with the zoning of nearby developed property.

c. The compatibility with established neighborhood character.

Staff Response: The 200 acres of land bounded by I-80, Forest Grove Drive, Utica Ridge Road, and the city limit to the east is currently being used for farming. Therefore, there is no established neighborhood character for this growth area within the municipal limits.

However, the petitioner has stated the intention is develop the site for residential development that is consistent with the abutting subdivision in Bettendorf. The Forest Grove Crossing neighborhood contains single-family homes on the southern portion of the site. The single-family lots are approximately .25 acres in area. The character of the subdivision increases in density north of Charissa's Place. Multi-family dwellings are situated along the northern section abutting Interstate-80.

The applicant's proposal for two different zoning districts with varying densities is aligned with the new subdivision in Bettendorf. A rezoning to R-2 Single-Family Residential District most closely aligns with the lot dimensions in the surrounding Bettendorf neighborhoods.

It is staff's opinion the proposed zoning districts and boundaries are compatible with the established neighborhood character.

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

Staff Response: The proposed residential zoning will significantly increase the density of the existing agricultural property. Development of the site requires a traffic study to ensure appropriate infrastructure is in place to address the projected increase in traffic volume on Forest Grove Drive and the surrounding residential neighborhoods.

In addition, staff recommend access to future development be provided through the platting of a street network that aligns with Eagle Ridge Road, Shane's Way, and Charissa's Place in the City of Bettendorf. The connection to Forest Grove Drive should be constructed as part of the first phase of development to ensure access is provided within the city limits.

To accommodate future development westward, a minimum of three street connections shall be platted to the west lot line of the subject site. This will ensure orderly development and an efficient

transportation network north of Forest Grove Drive. Internal road connectivity is also required to ensure emergency response times and service standards. The final placement of streets will be reviewed during the subdivision process.

Given the proximity to the interstate, the applicant has expressed a desire to preserve the existing trees and vegetation along the north property line to mitigate noise and light pollution. Busy roadways, such as I-80, are also associated with higher concentrations of air pollutants, which create a hazard to public health. Preserving trees and maintaining the existing buffer may reduce the concentration of these harmful airborne particles. A condition requiring a landscape buffer will benefit existing neighborhoods as well as new construction on the site.

Staff believes adding conditions to the rezoning request can address and mitigate the impacts to the regional transportation network and public health. It is staff's opinion that the proposed zoning map amendment will promote the public health, safety, and welfare of the City with the recommended conditions for street connectivity and tree preservation.

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

Staff Response: The existing S-AG Agricultural Zoning District is intended to promote the continuation of farming. A residence on an agricultural site may only be established if the property is a minimum of 38 acres. Given the petition to rezoned 51 acres, only one single-family home may be constructed under the existing zoning classification.

A rezoning to R-2 Single-Family Residential District and R-MF Multi-Family Residential District will enable the property to be developed at a density that is more aligned with the adjacent Forest Grove Crossings subdivision in Bettendorf and the neighborhoods south of Forest Grove Drive.

It is staff's opinion that the proposed zoning map amendment will enable the area to be developed in a manner consistent with the adjacent Forest Grove Crossing subdivision in Bettendorf.

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

Staff Response: The undeveloped 51 acre site is currently being used for farming. If rezoned to a residential zoning district, the agricultural use will be considered nonconforming until the site is subdivided and developed.

Dimensional standards, such as lot area, lot width, setbacks, building coverage, and impervious surface will be addressed during the subdivision and development process.

It is staff's opinion that the proposed amendment will not create any nonconformities following development.

Public Input:

Letters were sent to property owners within 200 feet of the proposed request notifying them of the neighborhood meeting and September 20, 2022 Plan and Zoning Commission Public Hearing. Two adjacent property owners attended the neighborhood meeting at Eastern Avenue Library.

Topics discussed included density, housing types, road connectivity, stormwater management, and noise from interstate-80. No members of the public were in attendance at the September 20th Plan and Zoning Commission public hearing.

To date, staff has not received any written responses from adjacent property owners. The City of Bettendorf has been notified.

Staff will apprise the Commission of any correspondence at the October 4, 2022 Plan and Zoning Commission meeting.

ATTACHMENTS:

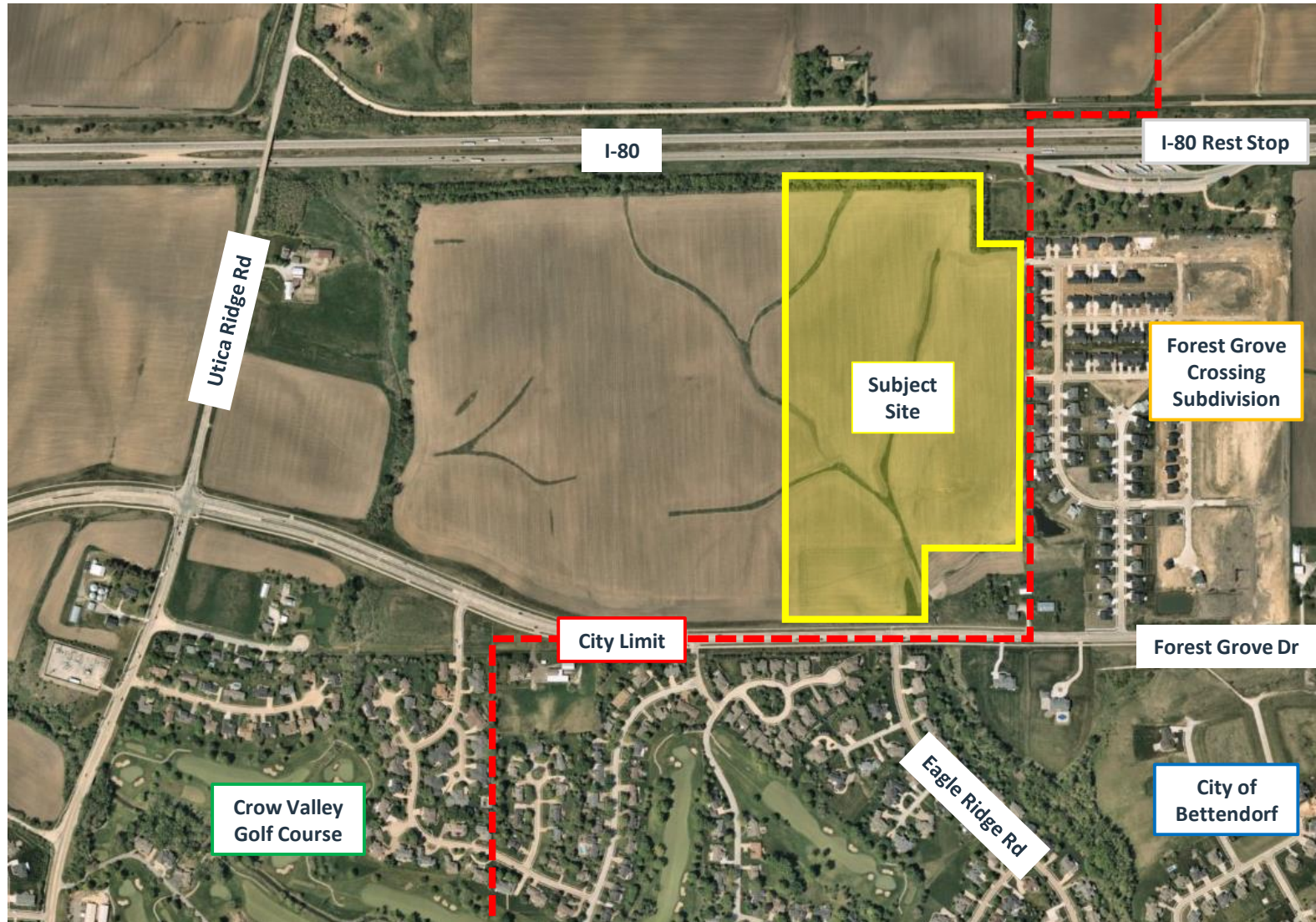
Type	Description
▢ Backup Material	Zoning & Future Land Use Map
▢ Backup Material	Application
▢ Backup Material	Legal Descriptions
▢ Backup Material	Public Notice

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	9/30/2022 - 12:00 PM

Vicinity Map



Zoning Map

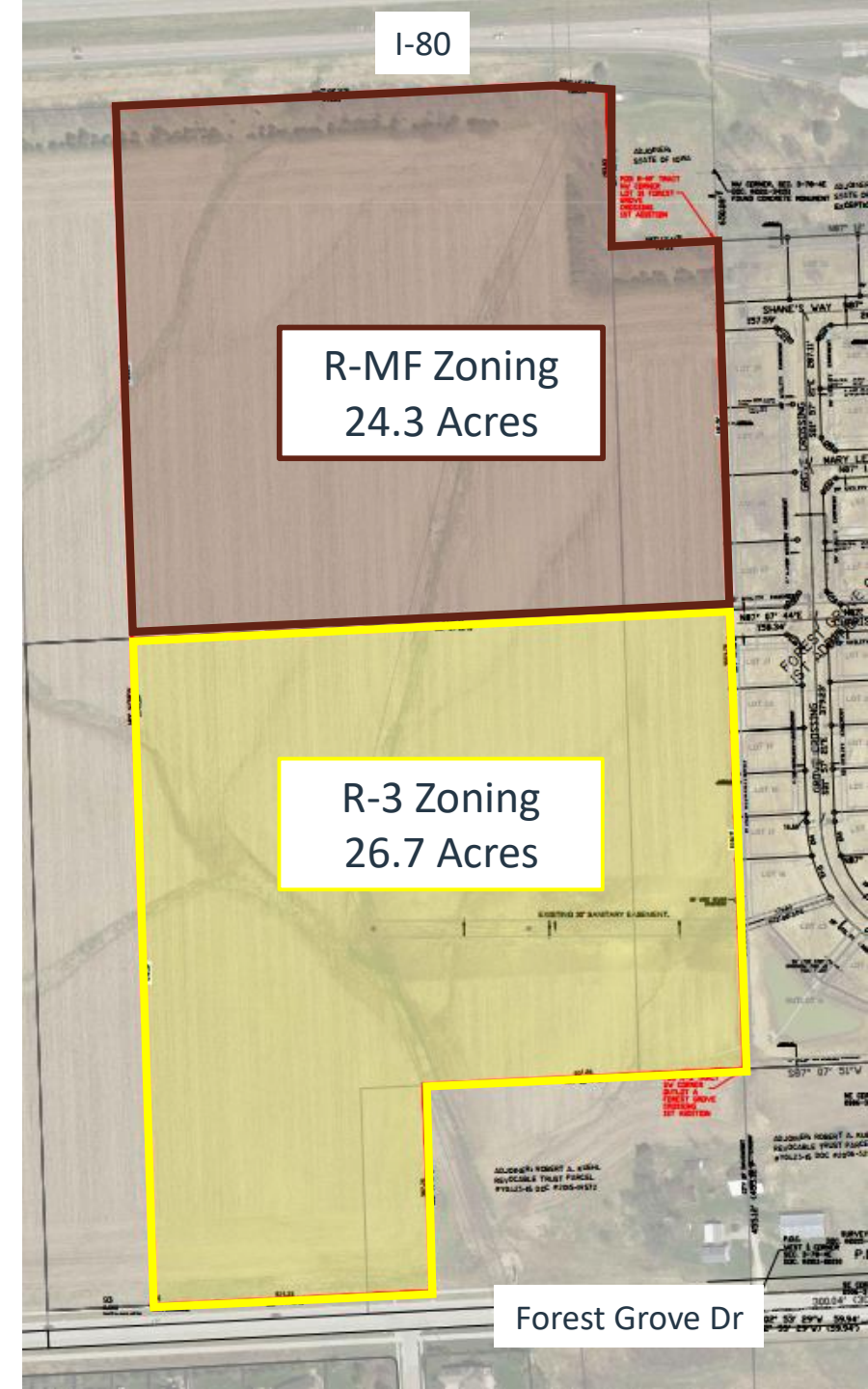


Future Land Use Map



Purpose of the Request

- Expand the Forest Grove Crossing subdivision in Bettendorf west into Davenport.
- Multi-Family Development: Northern 24.3 Acres
- Single & Two-Family Homes: Southern 26.7 Acres





1200 E 46th St
Davenport, Iowa 52807
(563) 326-6198
Planning@davenportiowa.com

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 ☐

Design Review Board

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

Engineer (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Architect (if applicable)

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

Administrative

Administrative Exception ☐
Health Services and Congregate Living Permit ☐

Attorney (if applicable)

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

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

Request:Existing Zoning: Proposed Zoning Map Amendment:

Purpose of the Request:

Please see attached.

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

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

Formal Procedure:

(1) Application:

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

(2) Plan and Zoning Commission public hearing:

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

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

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

Formal Procedure (continued):

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

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

Applicant:

R. V. 

Date:

8/25/2022

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

Received by:

Planning staff

Date:

Date of the Public Hearing:

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

Authorization to Act as Applicant

I, Virginia L Kuehl McCall
authorize E & A Enterprises
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council.

Circle K Properties, LLC
* Virginia L. Kuehl McCall
member.
manager
^ _____
Signature(s)

State of Iowa,

County of Scott.

Sworn and subscribed to before me

This 25th day of August 2022

Personally Known to me
Form of Identification

Terrri Stewart
Notary Public

My Commission Expires: 2/19/24



Authorization to Act as Applicant

I, Calla Parochetti
authorize E & A Enterprises
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council.

Good City Bank & Trust Company
by: Calla Parochetti

X Calla Parochetti, VP Trust
Signature(s)

State of Illinois,
County of Rock Island.
Sworn and subscribed to before me

This 25th day of August 2022 drivers license
Form of Identification

Mary K. Cullison
Notary Public

My Commission Expires: 8/13/2025



SECOND OWNER*

ROBERT A KUEHL & ELAINE M KUEHL REV TRUST

3551 7TH ST STE 100

MOLINE, IL 61265

*NOTE: The property controlled by this Owner is wholly within the proposed R-3 zoning category.

Authorization to Act as Applicant

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

Signature(s)

State of ,
County of .

Sworn and subscribed to before me

This day of 20

Form of Identification

Notary Public

My Commission Expires:

PURPOSE OF THE REQUEST:

Per the attached exhibit, the southerly 26.7 acres would be re-zoned to R-3 to facilitate single family and/or single family semi-detached residential development. The northerly 24.3 acres would be re-zoned to facilitate multi-family residential development. This development would not take the form of apartment buildings but more likely 4-plex or 6-plex townhome style structures. The development would be similar in concept to the highly successful Forest Grove Crossing subdivision which adjoins the property to the east.

An aerial photograph of a large, rectangular agricultural field, primarily brown and tan in color, indicating harvested crops. A red line outlines the property boundaries. In the center of the field, the text "R-MF ZONING 24.3 AC" is overlaid in large, bold, red capital letters. The top boundary of the field is marked with a red line and labeled with the bearing "N87° 08' 21\"

[illegible]

CITY OF DAVIS COUNTY, UTAH

45512' (45511')

P.O.C. WEST 1/4 CORNER SEC. 3-78-4E DOC. #2011-00210

SURVEYED DOC. #2015-00010

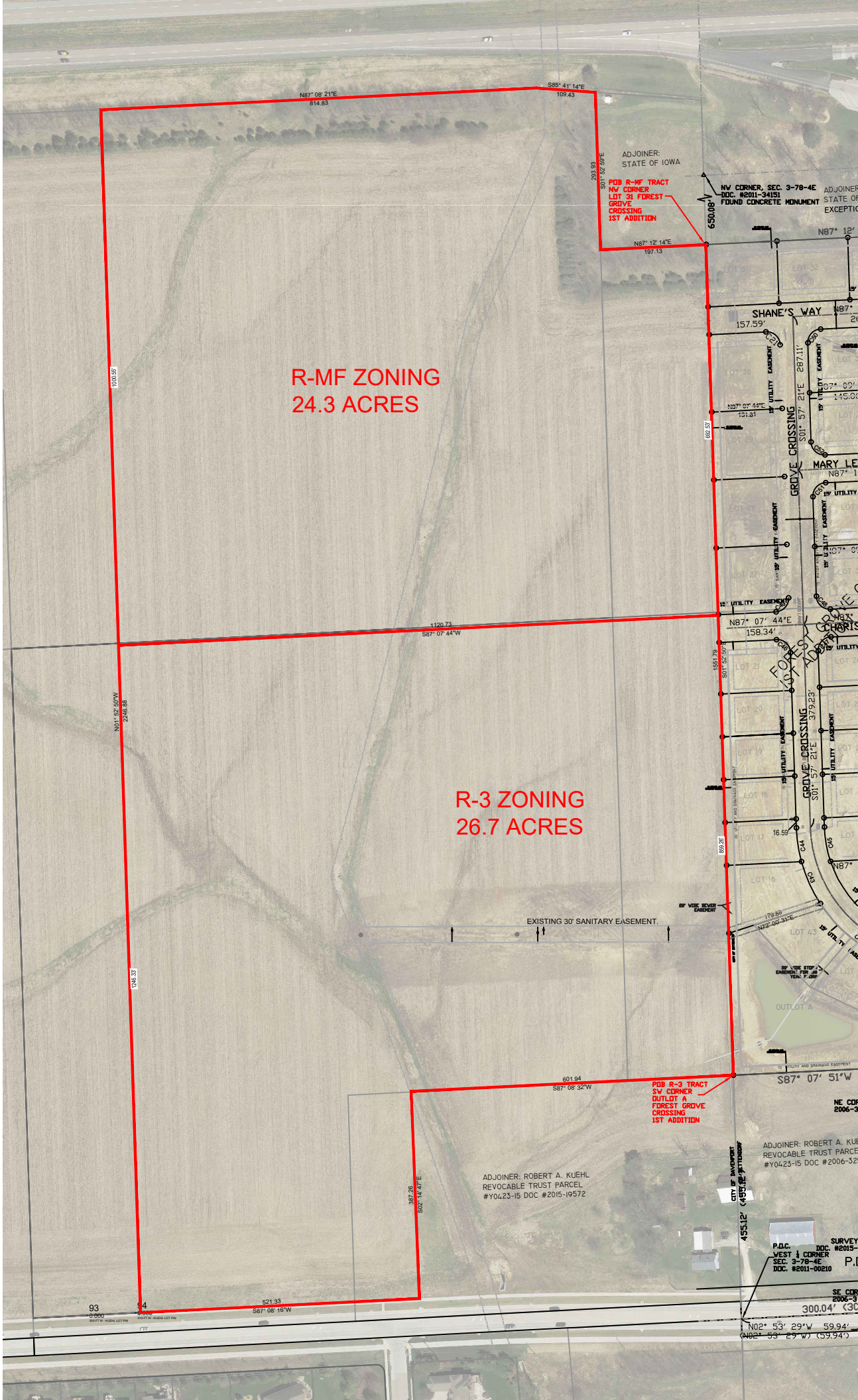
P.

SE CORNER 2006-3

300.04' (300.04')

N02° 53' 29"W 59.94'

(N02° 53' 29"W) (59.94')



R-MF ZONING
24.3 ACRES

R-3 ZONING
26.7 ACRES

POB R-MF TRACT
NW CORNER
LOT 31 FOREST
GROVE
CROSSING
1ST ADDITION

NV CORNER, SEC. 3-78-4E
DOC. #2011-34151
ADJOINER: STATE OF IOWA
FOUND CONCRETE MONUMENT
EXCEPTION

SHANE'S WAY

MARY L. E.

FOREST GROVE CROSSING

FOREST GROVE CROSSING

FOREST GROVE CROSSING

FOREST GROVE CROSSING

FOREST GROVE CROSSING

FOREST GROVE CROSSING

FOREST GROVE CROSSING

FOREST GROVE CROSSING

FOREST GROVE CROSSING

FOREST GROVE CROSSING

ADJOINER: ROBERT A. KUEHL
REVOCABLE TRUST PARCEL
#Y0423-15 DOC #2015-19572

POB R-3 TRACT
SW CORNER
OUTLOT A
FOREST GROVE
CROSSING
1ST ADDITION

ADJOINER: ROBERT A. KUEHL
REVOCABLE TRUST PARCEL
#Y0423-15 DOC #2006-320

P.O.C. SURVEY
WEST 1/4 CORNER
SEC. 3-78-4E
DOC. #2011-00210

SE COR
2006-3
300.04' (300.04')

N02° 53' 29" W 59.94'
N02° 53' 29" W (59.94')



PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of the subject property bounded by Forest Grove Drive, Interstate-80, the City Limit, and Approximately Utica Ridge Road.

«Owner_Name»

«Owner_Street»

«Owner_CityStateZip»

Neighborhood Meeting

Date: 9/19/2022

Time: 6:30-7:30 PM

Location: Eastern Avenue Library | 6000 Eastern Avenue

Plan & Zoning Commission Public Hearing Meeting

Date: 9/20/2022

Time: 5:00 PM

Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?

This notice is being sent to inform you that a neighborhood meeting and a public hearing will be held for a Rezoning Request. The subject property is currently zoned S-AG Agricultural District. The property owner is requesting a rezoning to R-3 Single-Family and Two-Family Residential District and R-MF Multi-Family Residential District to allow for residential development.

Request/Case Description

Case REZ22-05: Request of E&A Enterprises, LLC on behalf of Circle K Properties, LLC to rezone approximately 51 acres of land bounded by Forest Grove Drive, Interstate-80, the City Limit, and Utica Ridge Road from S-AG Agricultural District to R-3 Single-Family and Two-Family Residential District and R-MF Multi-Family Residential District. [Ward 6]

What are the Next Steps after the Neighborhood Meeting and Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on September 20, 2022. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on October 4, 2022. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?

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

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

Do You Have Any Questions?

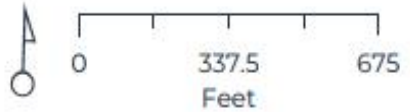
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

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

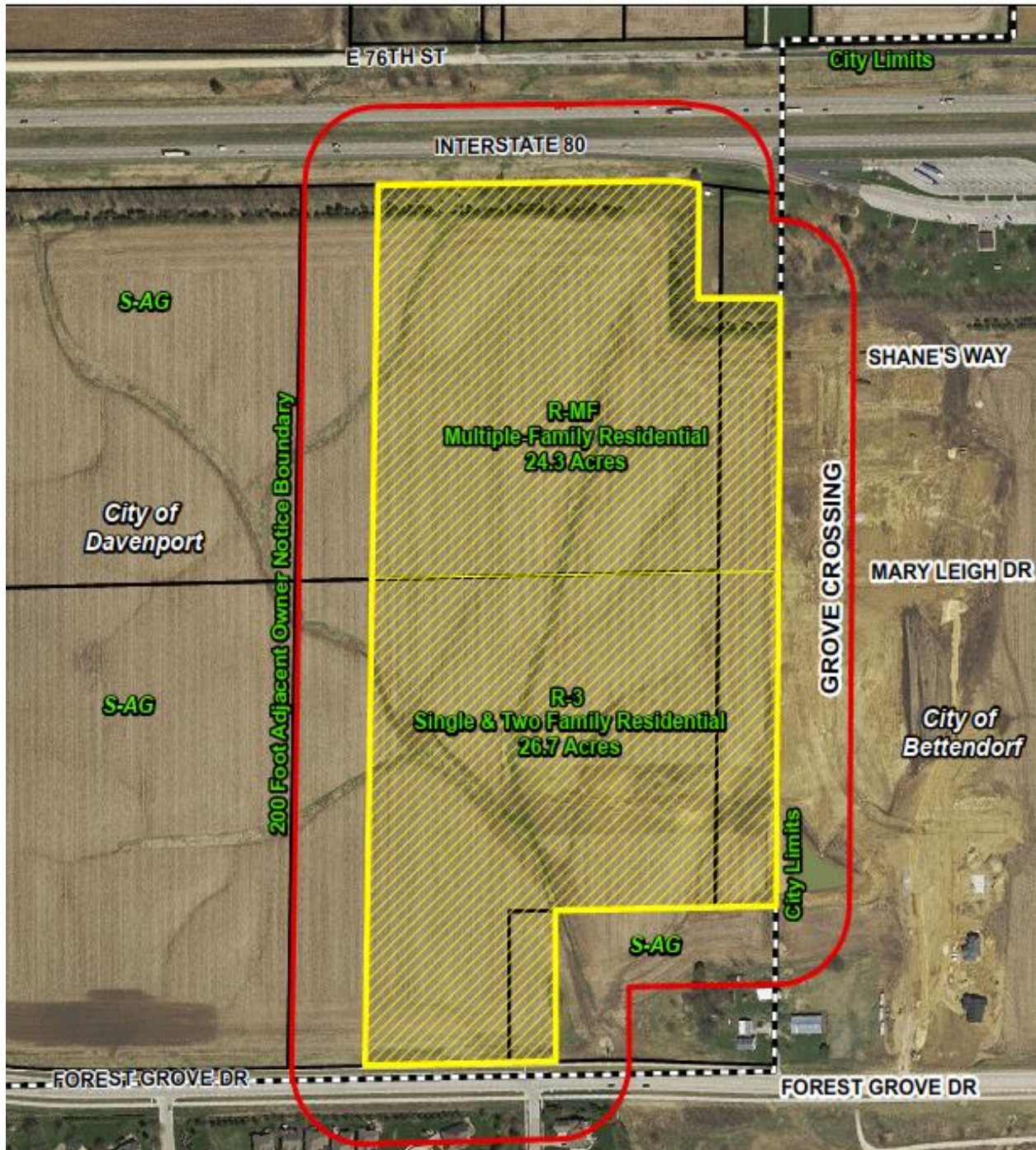
Rezoning Request | Public Hearing Notice

Case REZ22-05

Rezone from S-AG Agricultural District to
R-3 Single-Family & Two-Family Residential District and
R-MF Multi-Family Residential District



 REZ22-05 Subject Property: Area to be Rezoned



City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch 563.888.2221

Date
10/4/2022

Subject:

Case F22-12: Request of CF Caiman DVN, LLC for a final plat of Scrabble Addition for a 1-lot subdivision on 158.12 acres, located west of Division Street and north of Interstate-80. [Ward 8]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F22-12 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 final plat (with conditions recommended by City Staff) will 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. Add a note to the plat referencing the FIRM panel number, flood zone, and effective date. In the same note state, "Special Flood Hazard Areas are subject to the regulations of the Flood Damage Prevention Ordinance in Section 15.44 of the City Code."
4. Provide a 15 foot utility easement on Outlot A along Research Parkway.
5. Blanket underground easements granted for sewer, water, gas, electric, telephone, and cable TV services to individual structures within the lot where the structure is located.
6. Add a note stating, "Stormwater detention and water quality treatment with this subdivision shall be owned and maintained by the property owner."

Background:

Discussion

The purpose of the final plat is to dedicate public right-of-way to the City of Davenport for the extension of Research Parkway east to connect with Division Street. The site is currently being developed for a new warehouse and distribution center. The final plat will provide right-of-way access to the new facility through the construction of three new roundabouts.

In addition, two outlots are established along the west boundary of the site. The purpose is to place the floodplain on a separate parcel from the distribution center.

Comprehensive Plan:

1. Within Existing Urban Service Area: Yes
2. Within Urban Service Area 2035: Yes

Future Land Use Designation:

The property is designated as **Industry (I)** in the Davenport +2035 Land Use Plan. Industry 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:

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

Technical Review:

1. Streets: Right-of-way will be dedicated to the City of Davenport for the purpose of extending Research Parkway through the site to connect to Division Street. Three new roundabouts will be established to provide access to the new distribution center. An additional 6.5 feet of public right-of-way will be dedicated along the east lot line to expand the overall width of Division Street. The installation of sidewalks has been deferred.
2. Storm Water: Stormwater detention and water quality treatment will be required per ordinance on each lot. The final plat establishes easements for storm water detention.
3. Sanitary Sewer: Existing infrastructure can be extended east to the future development site from Research Parkway.
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.

ATTACHMENTS:

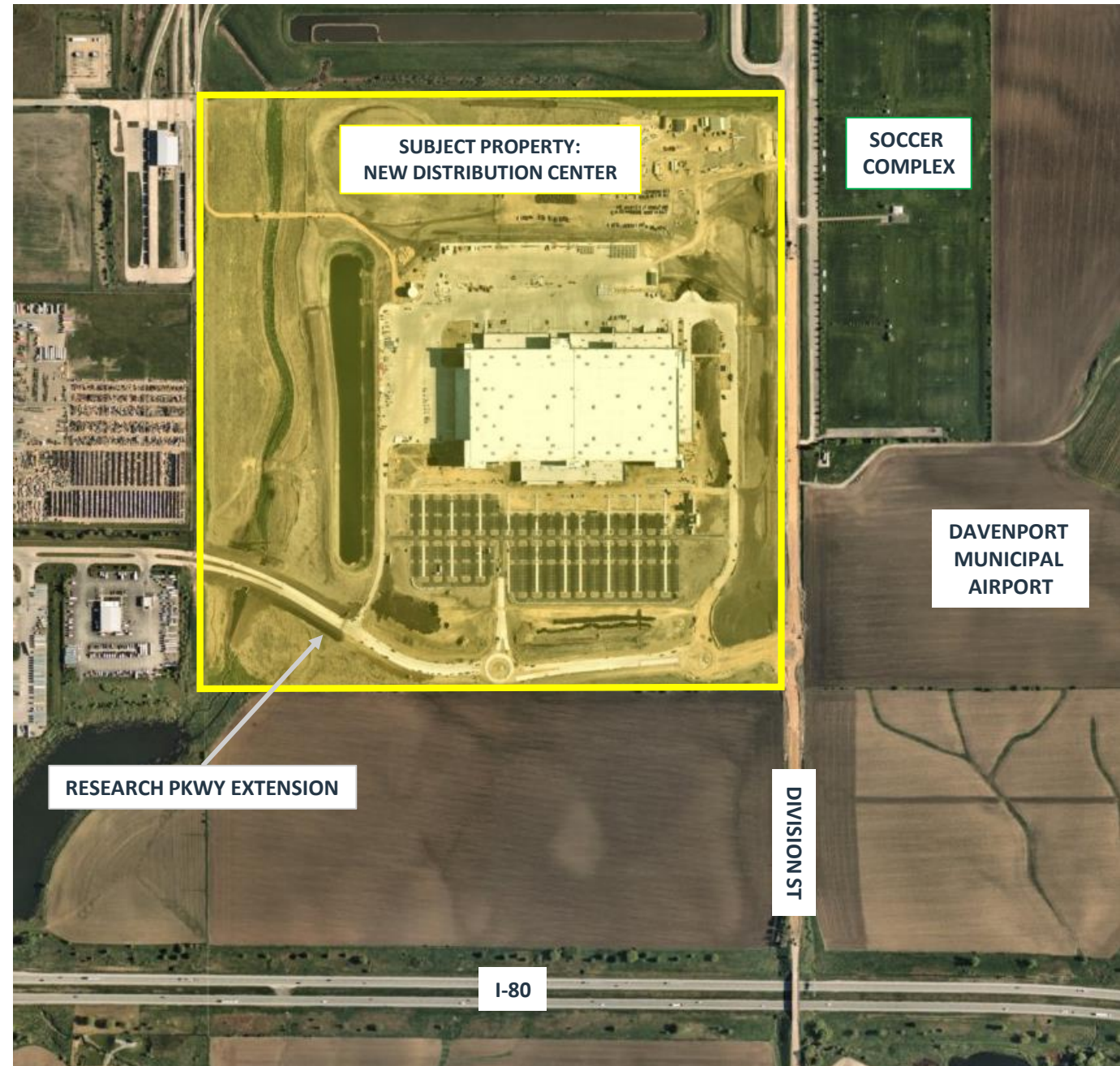
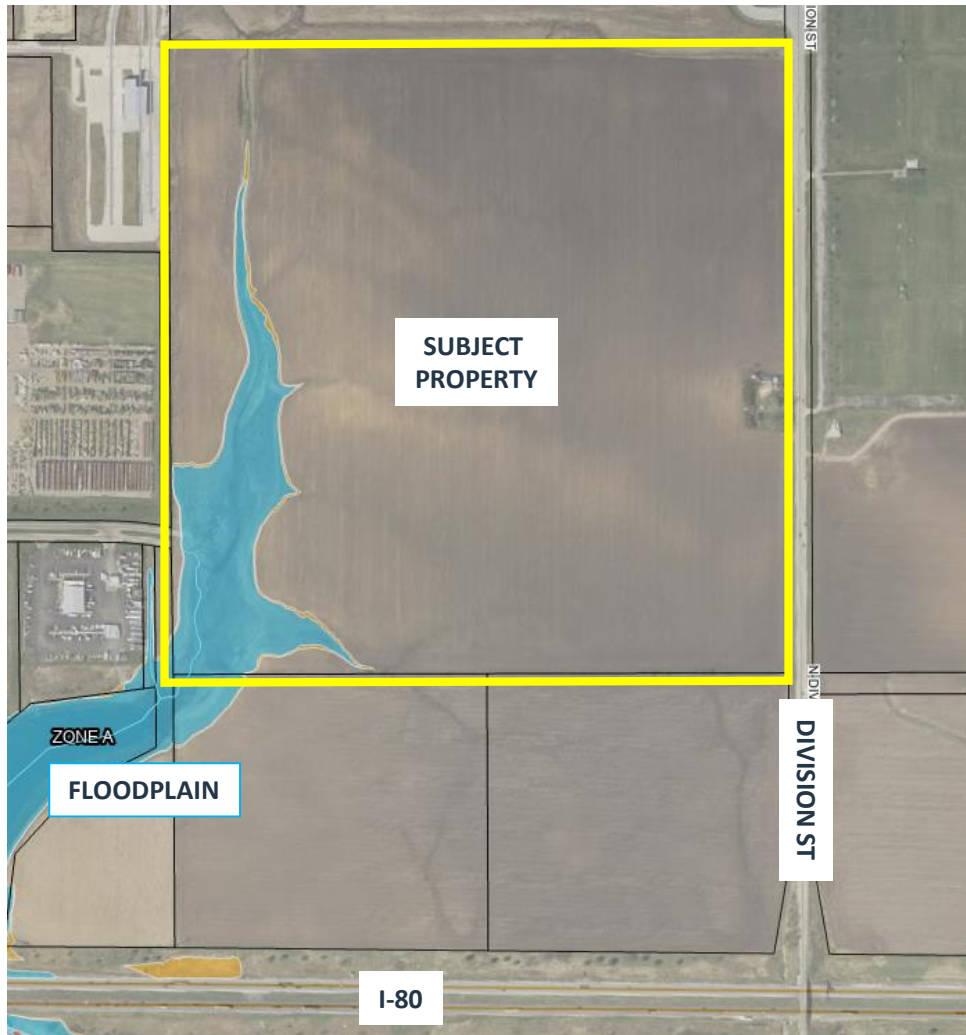
Type	Description
▢ Backup Material	Zoning & Future Land Use Map
▢ Backup Material	Scrabble Addition Final Plat
▢ Backup Material	Application

Staff Workflow Reviewers

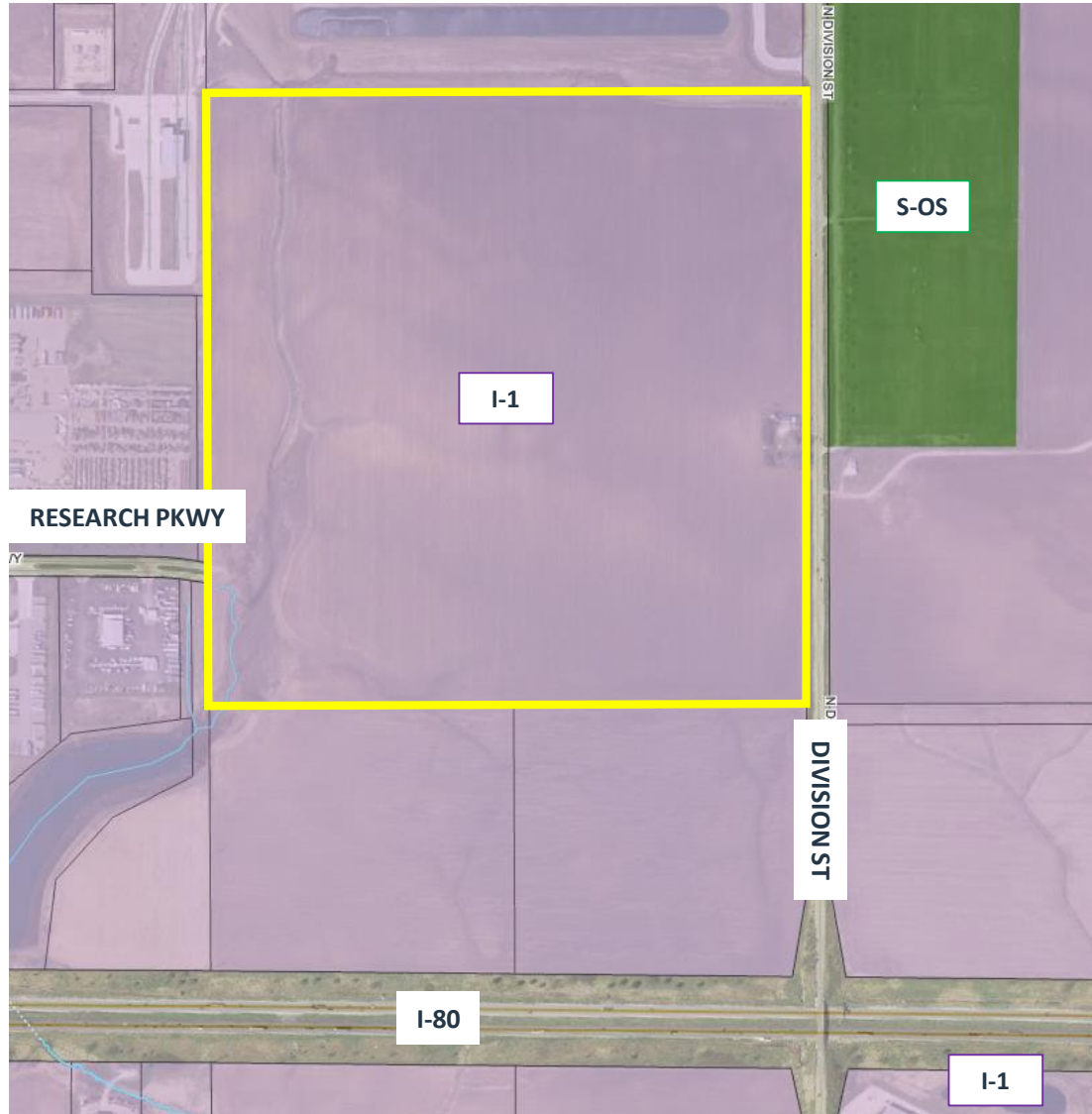
REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berkley, Laura	Approved	9/29/2022 - 1:01 PM

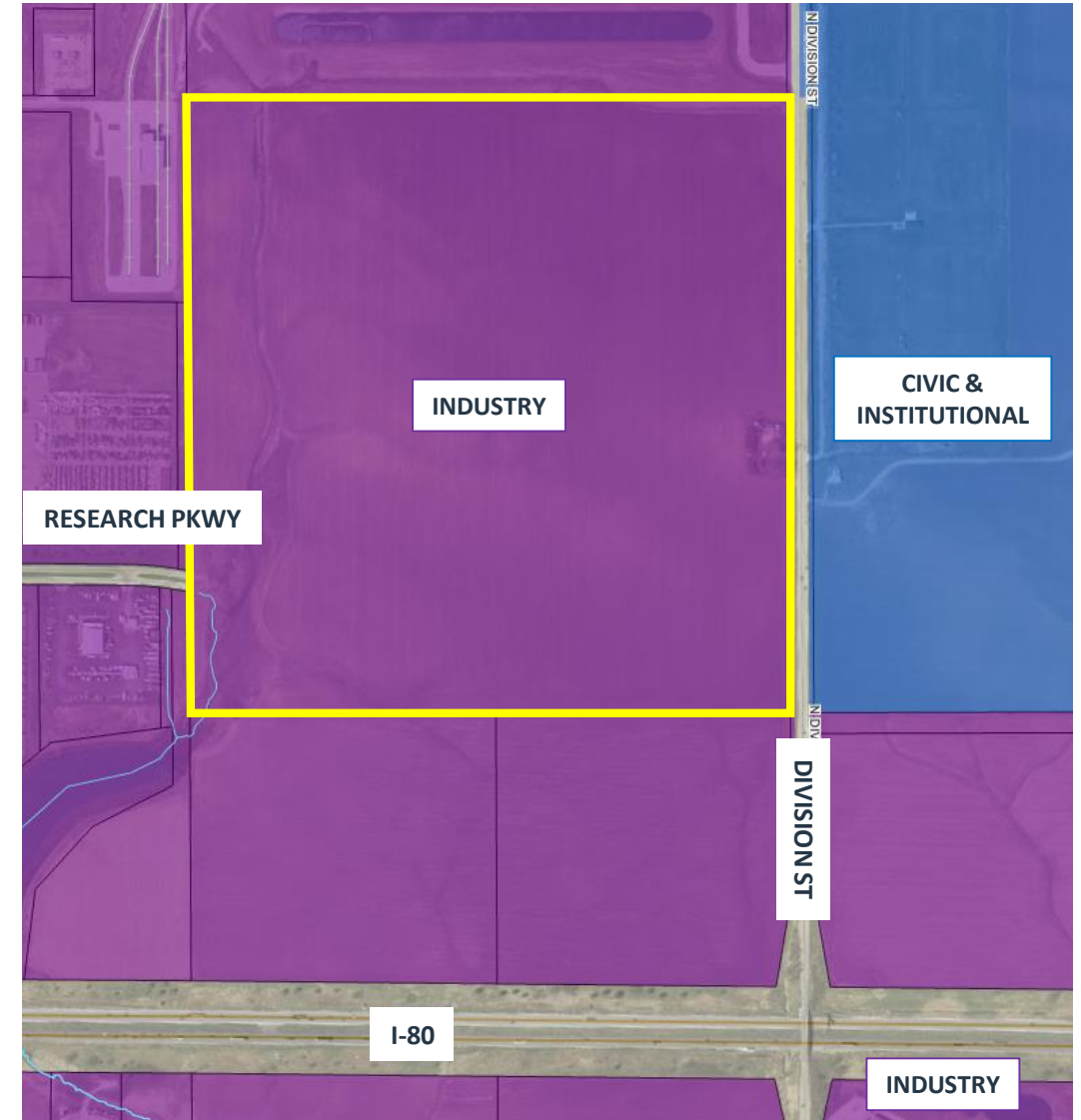
Vicinity Map



Zoning Map

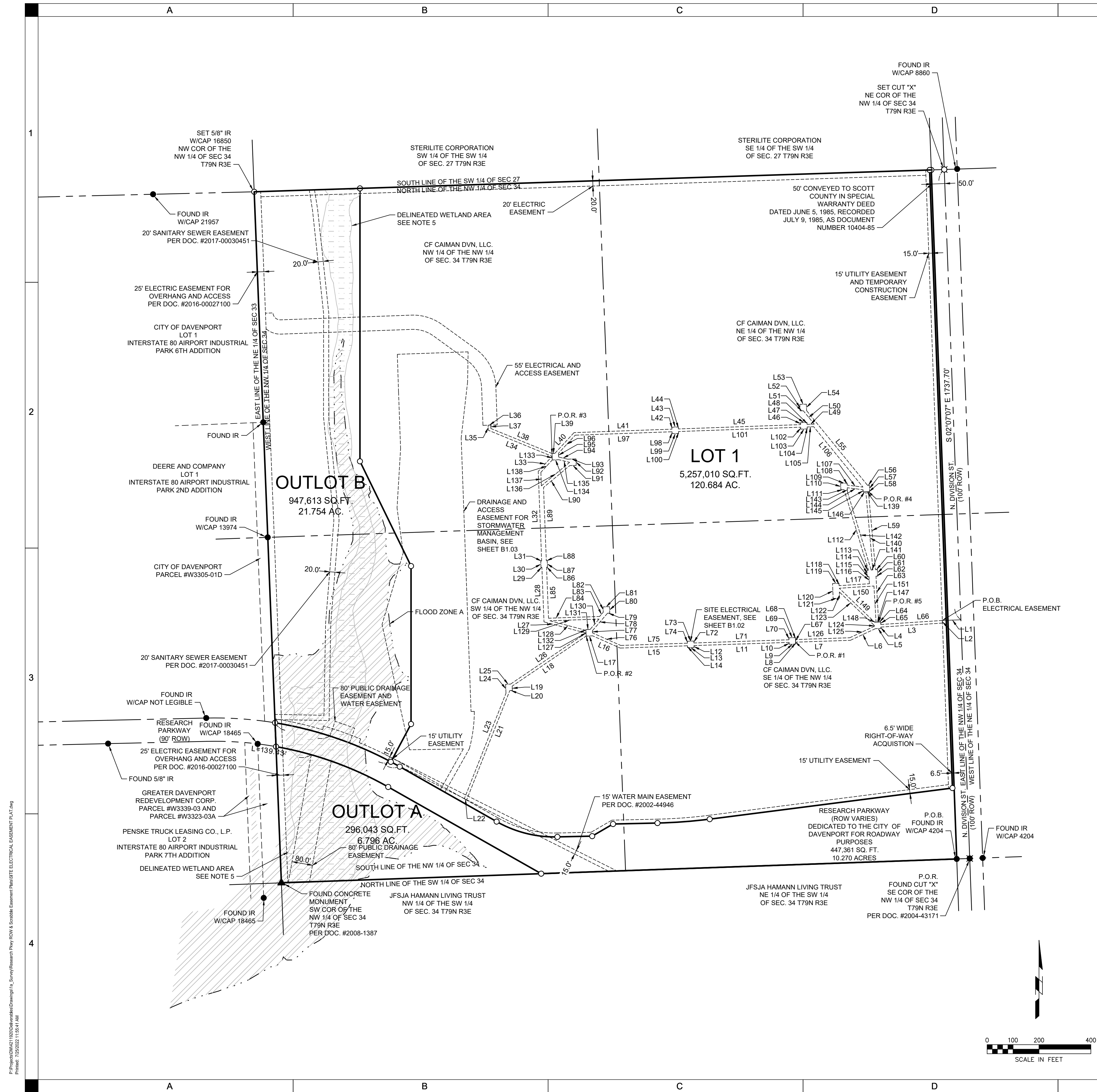


Future Land Use Map





B1.01



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	71.55'	S 87°52'59" W
L2	10.00'	S 02°07'01" E
L3	237.98'	S 86°15'30" W
L4	5.20'	S 02°15'04" E
L5	21.03'	S 87°44'56" W
L6	106.70'	S 65°04'40" W
L7	211.40'	S 88°04'20" W
L8	7.50'	S 01°55'40" E
L9	25.00'	S 88°04'20" W
L10	7.50'	N 01°55'40" W
L11	366.90'	S 88°04'20" W
L12	7.50'	S 01°55'40" E
L13	25.00'	S 88°04'20" W
L14	7.50'	N 01°55'40" W
L15	259.76'	S 88°04'20" W
L16	116.25'	N 66°05'14" W
L17	25.00'	S 87°44'56" W
L18	344.34'	S 55°53'39" W
L19	16.93'	S 02°15'04" E
L20	9.89'	S 87°44'56" W
L21	453.90'	S 21°32'00" W
L22	10.10'	N 60°27'11" W
L23	437.71'	N 21°32'00" E
L24	34.49'	N 02°15'04" W
L25	19.03'	N 87°44'56" E
L26	351.36'	N 55°55'41" E

LINE TABLE		
LINE	LENGTH	DIRECTION
L27	167.80'	N 75°06'40" W
L28	210.23'	N 02°11'10" W
L29	3.50'	S 87°48'50" W
L30	25.00'	N 02°11'10" W
L31	3.50'	N 87°48'50" E
L32	345.66'	N 02°11'10" W
L33	78.79'	N 42°44'56" E
L34	265.68'	N 67°45'34" W
L35	19.64'	N 02°03'52" E
L36	106.00'	N 87°56'08" E
L37	13.18'	S 02°03'52" E
L38	254.77'	S 67°45'34" E
L39	10.86'	N 87°44'56" E
L40	109.03'	N 42°44'56" E
L41	377.85'	N 87°58'06" E
L42	7.50'	N 02°01'54" W
L43	25.00'	N 87°58'06" E
L44	7.50'	S 02°01'54" E
L45	471.32'	N 87°58'06" E
L46	7.50'	N 02°01'54" W
L47	25.00'	N 87°58'06" E
L48	7.50'	S 02°01'54" E
L49	27.65'	N 87°58'06" E
L50	66.51'	N 39°13'22" W
L51	12.45'	S 87°58'06" W
L52	25.00'	N 02°01'54" W

LINE TABLE		
LINE	LENGTH	DIRECTION
L53	25.00'	N 87°58'06" E
L54	25.00'	S 02°01'54" E
L55	371.47'	S 39°13'22" E
L56	7.28'	N 87°44'56" E
L57	25.00'	S 02°15'04" E
L58	4.63'	S 87°44'56" W
L59	302.07'	S 05°09'58" E
L60	7.68'	N 86°41'31" E
L61	25.00'	S 03°18'29" E
L62	7.29'	S 86°41'31" W
L63	177.14'	S 03°18'29" E
L64	7.89'	N 87°44'56" E
L65	9.79'	S 02°15'04" E
L66	238.01'	N 86°15'30" E
L67	10.00'	N 01°55'40" W
L68	7.50'	N 01°55'40" W
L69	25.00'	S 88°04'20" W
L70	7.50'	S 01°55'40" E
L71	366.90'	S 88°04'20" W
L72	7.50'	N 01°55'40" W
L73	25.00'	S 88°04'20" W
L74	7.50'	S 01°55'40" E
L75	257.46'	S 88°04'20" W
L76	118.87'	N 66°05'14" W
L77	8.67'	N 02°15'04" W
L78	89.09'	N 40°49'06" E

LINE TABLE		
LINE	LENGTH	DIRECTION
L79	8.61'	N 87°44'56" E
L80	25.00'	N 02°15'04" W
L81	25.00'	S 87°44'56" W
L82	20.57'	S 02°15'04" E
L83	21.48'	S 40°49'06" W
L84	197.12'	S 88°00'39" W
L85	196.89'	N 02°11'10" W
L86	3.50'	N 87°48'50" E
L87	25.00'	N 02°11'10" W
L88	3.50'	S 87°48'50" W
L89	282.78'	N 02°11'10" W
L90	131.63'	N 50°09'02" E
L91	25.00'	N 87°44'56" E
L92	25.00'	N 02°15'04" W
L93	32.09'	S 87°44'56" W
L94	35.65'	N 76°33'44" W
L95	14.61'	N 02°15'04" W
L96	94.87'	N 42°44'56" E
L97	373.69'	N 87°58'06" E
L98	7.50'	S 02°01'54" E
L99	25.00'	N 87°58'06" E
L100	7.50'	N 02°01'54" W
L101	471.32'	S 87°58'06" E
L102	7.50'	S 02°01'54" E
L103	25.00'	N 87°58'06" E
L104	7.50'	N 02°01'54" W

LINE TABLE		
LINE	LENGTH	DIRECTION
L105	25.20'	N 87°58'06" E
L106	300.51'	S 39°13'22" E
L107	61.33'	N 82°49'05" W
L108	8.12'	N 02°15'04" E
L109	25.00'	S 87°44'56" W
L110	25.00'	S 02°15'04" E
L111	12.31'	N 87°44'56" E
L112	324.42'	S 16°50'18" E
L113	6.09'	S 86°41'31" W
L114	25.00'	S 03°18'29" E
L115	6.71'	N 86°41'31" E
L116	27.56'	S 03°18'29" E
L117	116.96'	S 86°19'57" W
L118	9.12'	N 02°15'04" W
L119	25.00'	S 87°44'56" W
L120	57.50'	S 02°15'04" E
L121	25.00'	N 87°44'56" E
L122	23.98'	N 02°15'04" W
L123	186.60'	S 46°13'28" E
L124	3.29'	S 02°15'04" E
L125	104.54'	S 65°04'40" W
L126	209.37'	S 88°04'20" W
L127	22.23'	N 02°15'04" W
L128	143.47'	N 75°06'40" W
L129	189.39'	N 88°00'39" E
L130	52.91'	S 40°49'06" W

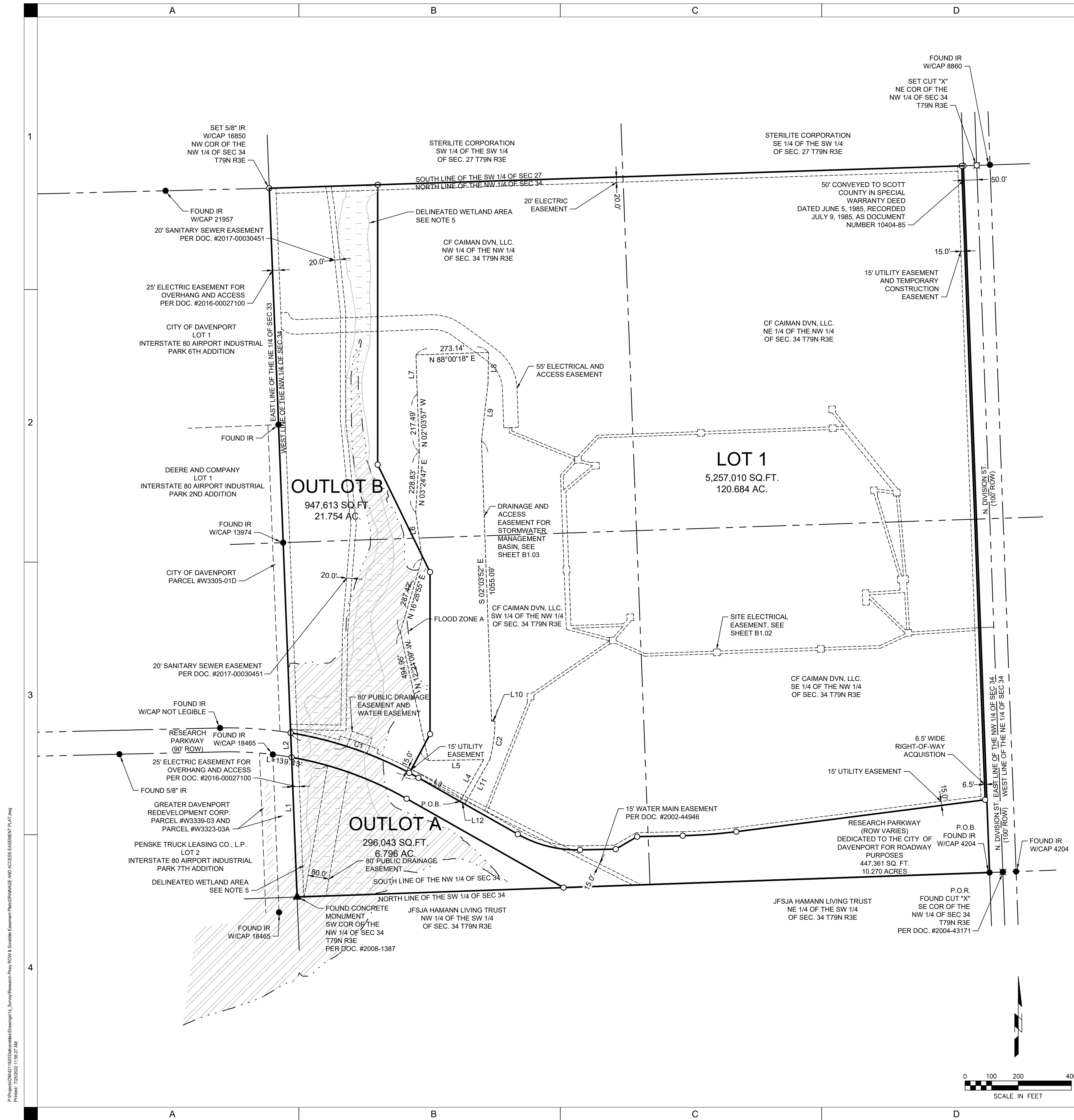
LINE TABLE		
LINE	LENGTH	DIRECTION
L131	16.16'	S 87°44'56" W
L132	2.77'	S 02°15'04" E
L133	25.00'	S 02°15'04" E
L134	25.00'	N 87°44'56" E
L135	43.02'	S 76°33'44" E
L136	141.72'	S 50°09'02" W
L137	52.29'	N 02°11'10" W
L138	64.78'	N 42°44'56" E
L139	10.01'	S 87°44'56" W
L140	302.25'	S 05°09'58" E
L141	6.93'	N 86°41'31" W
L142	314.87'	N 6°50'18" W
L143	15.79'	N 02°15'04" W
L144	61.33'	S 82°49'05" E
L145	8.47'	S 02°15'04" E
L146	10.36'	N 87°44'56" E
L147	10.00'	S 87°44'56" W
L148	5.30'	S 87°44'56" W
L149	189.21'	N 46°13'28" W
L150	134.14'	N 86°19'57" E
L151	139.50'	S 03°18'29" E

SEEFRIED PROPERTIES
DAVENPORT, IOWA

DRAWN:	JJB
APPROVED:	JSB
ISSUED FOR:	REVIEW
DATE:	07/25/2002
PROJECT NO:	421192-0
FIELD BOOK:	654
CLIENT NO:	

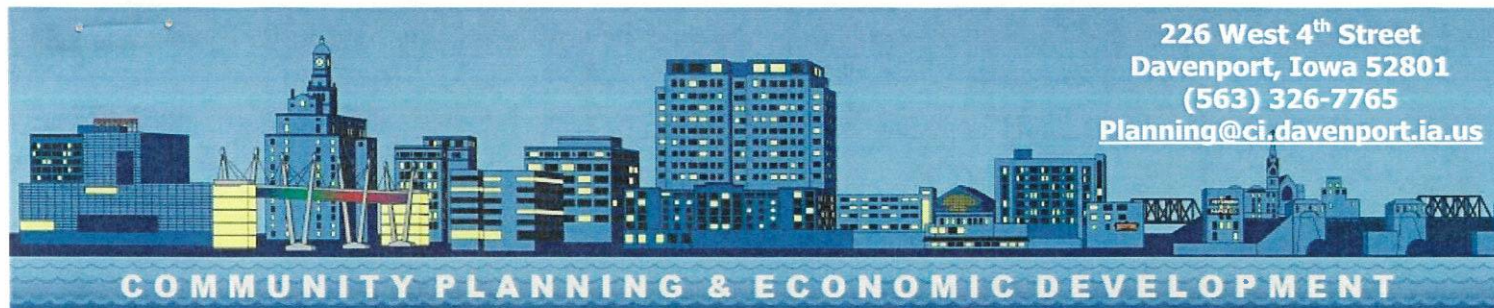
FINAL PLAI

B1.03



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	525.84'	N 02°15'04" W
L2	91.96'	N 02°15'04" W
L3	180.06'	S 06°27'11" E
L4	180.61'	S 29°23'20" E
L5	207.54'	S 89°02'29" W
L6	175.30'	N 07°46'30" W
L7	146.62'	N 01°51'55" W
L8	116.78'	S 01°01'28" W
L9	217.04'	S 06°30'33" W
L10	12.61'	N 88°42'32" E
L11	192.37'	S 29°23'20" W
L12	20.00'	N 60°27'11" W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD
C1	512.21'	1445.00'	S 70°36'29" E	509.53'
C2	145.91'	551.31'	S 07°34'21" W	145.49'



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

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 ☐

Design Review Board

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

Engineer (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness ☐
 Landmark Nomination ☐
 Demolition Request ☐

Architect (if applicable)

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

Administrative

Administrative Exception ☐
 Health Services and Congregate Living Permit ☐

Attorney (if applicable)

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

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

Property Location:

NW 1/4 Sec. 34, T 79 N, R 3 E, 5th Principal Meridian, Except Division Street right of way.

Total Land Area: 159.505 Acres

Total Number of Lots: 1

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 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:

NW 1/4 Sec. 34, T 79 N, R 3 E, 5th Principal Meridian, Except Division Street right of way.

Total Land Area: 159.505 Acres

Total Number of Lots: 1

Linear Feet of Streets Added: 2750

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.