PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, SEPTEMBER 19, 2023; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. New Business

A. Public Hearing for Case REZ23-05: Request of Anthony Properties to rezone the 10.17 acres of Lot 1 of Phoenix Centre 6th Addition in the 5600 Block of Tremont Avenue (Parcel X1203-01) from I-1 Light Industrial to R-MF Multi-Family Residential District. [Ward 8]

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

A. Consideration of the September 5, 2023 meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

i. Case REZ23-04: Request of Jason Cousineau to rezone approximately 1.19 acres of land generally located southeast of the Grand Avenue and E. 46th Street intersection at 801 E. 46th Street from R-MF Multi-Family Residential District to I-1 Light Industrial Zoning District. [Ward 7]

VI. Subdivision Activity

A. Old Business

B. New Business

i. Case F23-13: Request of Calvin Bolkema for a final plat West Silver Creek 2nd Addition. The two-lot agricultural subdivision is located at 5605 Wisconsin Avenue containing 4.25 acres [Ward 2]

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Laura Berkley | 563-888-3553 **9/19/2023**

Subject:
Public Hearing for Case REZ23-05: Request of Anthony Properties to rezone the 10.17 acres of Lot 1 of Phoenix Centre 6th Addition in the 5600 Block of Tremont Avenue (Parcel X1203-01) from I-1 Light Industrial to R-MF Multi-Family Residential District. [Ward 8]

Recommendation:
Hold the Public Hearing.

Background:
A note regarding re-zonings: Re-zonings are intended to determine if the district itself is appropriate and compatible with surrounding districts and development. Any submitted concept plans or proposed designs are for reference only, but can be useful in visualizing potential development.

Discussion:
The vacant site is a greenfield site and has never been developed. The most intensive use of the property has been row-cropping/ag use.

Anthony Properties, petitioner for REZ23-05, has proposed approximately 112 to 132 units in 4 apartment buildings for the subject property. For comparison, the existing Reserve development on Brady Street has 196 units in seven (7) apartment buildings.
See the attached Vicinity Map, Zoning Map, and Davenport 2035+ Land Use Map.

Comprehensive Plan:
Within Existing Urban Service Area: Yes
Within Urban Service Area 2035: Yes

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:
Existing: I-1 Light Industrial District
Proposed: R-MF Multiple-Family Dwelling District

Purpose Statement I-1 Light Industrial
The I-1 Light Industrial Zoning 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

Purpose Statement R-MF Multi-Family Residential
The R-MF Multi-Family Residential Zoning District is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types including single-family dwellings, semi-detached dwellings, two-family dwellings, townhomes and multi-family dwellings.

Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-MF District.

Technical Review:
Technical review comments have been requested and will be shared with the final staff report.

Public Input:
Property owners within 200 feet of the property have been notified and a sign has been placed on the property as of September 7th. A Public Hearing Notice was published in the September 9th Quad City Times per State of Iowa rezoning requirements.

To date, staff has received two letters of opposition from surroundings. The letters have been included in the background information. The main concerns leading to opposition is traffic on Tremont, increased crime that is affecting their businesses, and erosion.

ATTACHMENTS:

	Type	Description
🗋	Exhibit	Application & Concept Plans
🗋	Exhibit	Apartment Complex Exterior Photos
🗋	Exhibit	Vicinity Map
🗋	Exhibit	Davenport 2035+ Land Use
🗋	Exhibit	Zoning Map
🗋	Backup Material	Protest Letter - Siether & Cherry
🗋	Backup Material	Protest Letter - JERICO Tool Company
🗋	Backup Material	Public Notice

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berkley, Laura	Approved	9/15/2023 - 3:15 PM

CITY OF DAVENPORT
Development & Neighborhood Services – Planning
1200 E. 46th ST
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

REZONING

(MAP AMENDMENT)

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING
	8/22/23	9/19/23

PROJECT TITLE
Expansion of the Reserve @ City's Edge

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION
Lot 1 Phoenix Centre 6th Addn

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

ZONING DISTRICTS	EXISTING	PROPOSED	SQ. AREA
	I1	R-MF	10.17 acres

APPLICANT INFORMATION

Applicant Name
ANTHONY PROPERTIES

Address
12770 COIT RD, STE 970

City | State | Zip
DALLAS, TX 75251

Phone
(214) 432-9514

Secondary Phone

E-Mail Address
BRIAN@ANTHONYPROPERTIES.COM

Acceptance of Applicant

I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for attendance at each meeting on the public hearing/zoning calendar. The City reserves the right to require further site studies as necessary, such as a traffic study.

BRIAN SHIU
Type Applicant's Name

Applicant's Signature

08/22/2023
Date

DEVELOPMENT TEAM

Property Owner
HUMANE SOCIETY OF SCOTT COUNTY

Address
2802 W CENTRAL PARK AVE DAVENPORT IA

Phone
(563) 388-6655

Secondary Phone

E-Mail Address

Project Manager/Other
THOMAS J. PASTRNAK (ATTORNEY)

Address
313 W 3RD ST DAVENPORT, IA 52801

Phone
(563) 323-7737

Secondary Phone

E-Mail Address
TPASTRNAK@PASTRNAK.COM

COMPLETE SUBMITTALS SHALL INCLUDE:

	SUBMITTED
Concept/Development Plan	☐
Authorization to Act as Applicant* *only needed if the Applicant is different than the owner	☑
Legal Description* (bearing & distance) * shall include a MS Word or Text file	☑
Legal Description Dimensioned Sketch	☑
Application Fee* (REQUIRED) * (check payable to 'City of Davenport')	☐

Rezoning Fee Schedule

Land Area	Fee
Less than 1 acre	$400
1 to less than 10 acres	$750 plus $25/acre
10 acres or more	$1,000 plus $25/acre

1 to 3 site notice signs are required based on lot size; $10 each

PROJECT NARRATIVE: (submit separate sheet if needed)

The purpose for the rezoning would be to develop a second phase of The Reserve at City's Edge, which is on the property immediately west of the subject property. The Reserve is a highly successful multi-family community and building a second phase would allow us to accommodate the significant demand for additional units. The second phase would be very similar in nature to the first phase and would consist of approximately 4 buildings and a clubhouse.

Submit the first two pages of this form to Planning Staff at: planning@davenportiowa.com or contact staff with any questions or requests for additional information.

Authorization to Act as Applicant

I/We, Humane Society of Scott County
[as property owner(s)]

authorize Brian Shiu of Anthony Properties
[the above person(s)]

to act as applicant, representing me/us before the following board: Plan & Zoning Commission *

for the property located at Parcel X1203-01.

Signature(s)*

*Please note: original signature(s) are required signed in front of a Notary.

Notarization: 8.22.23
Date

State of Iowa,

County of Scott,

Sworn and subscribed before me known personally
[Identification type]

this 22 day of August, 2023

DAVI BELL
Commission Number 839302
Notary Public
My Commission Expires
MAY 10, 2025

---

* *Application Form by Board Type*

Plan and Zoning Commission
Zoning Map Amendment (Rezoning)
Planned Unit Development
Zoning Ordinance Text Amendment
Right-of-way or Easement Vacation

Zoning Board of Adjustment
Special Use
Hardship Variance
Zoning Appeal
Nonconforming Use Exception

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

LEGAL DESCRIPTION

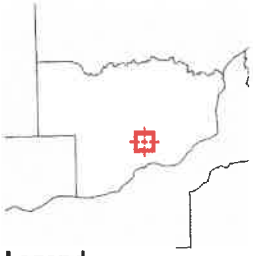
PARCEL X1203-01

Lot 1 in Phoenix Centre Sixth Addition to the City of Davenport, Scott County, Iowa

Scott County / City of Davenport, Iowa



Overview



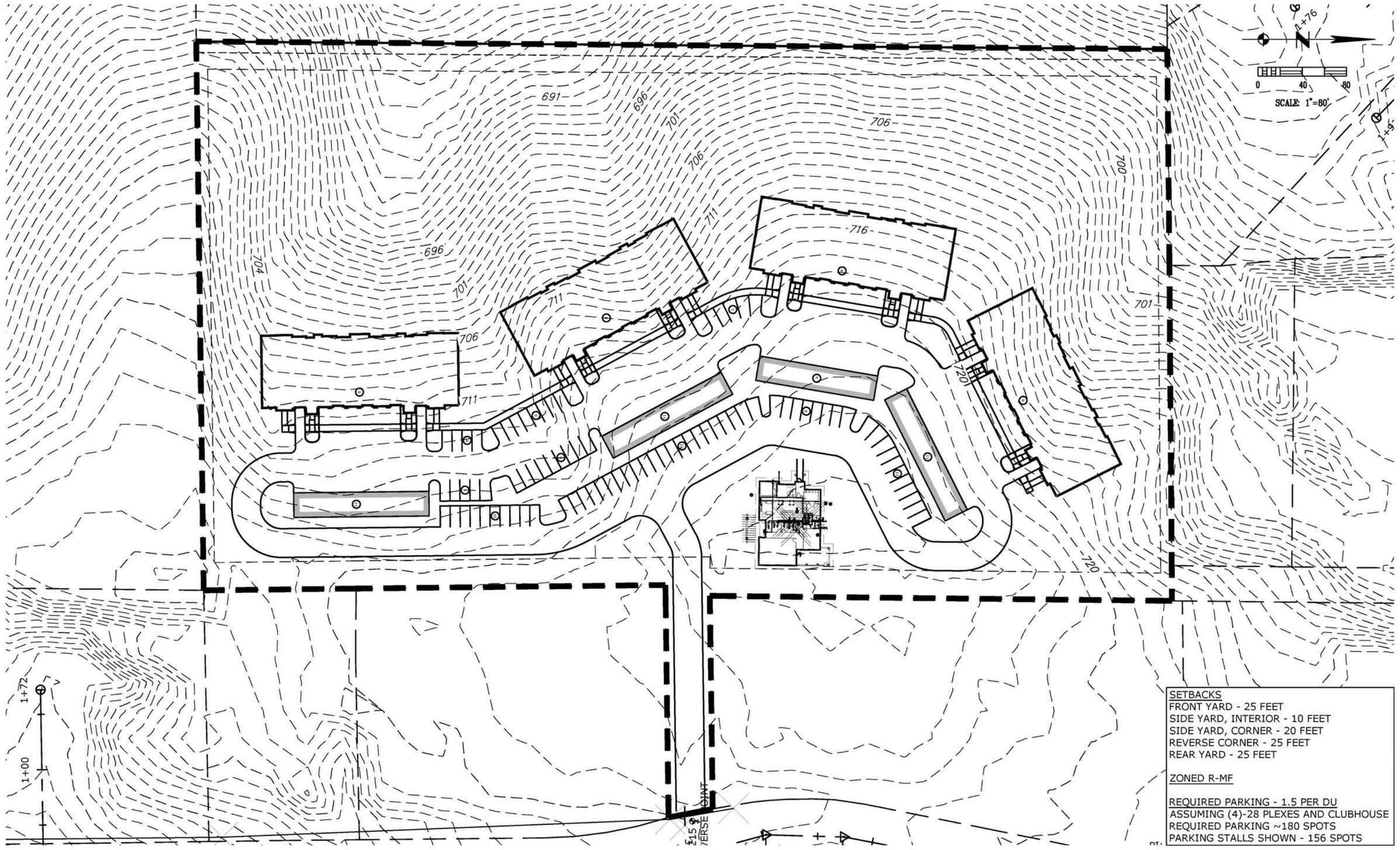
Legend

- **Political Township**
- **County Boundary**
- **Railroad**
- **All Roads**
  - Interstate
  - US Highway
  - State Highway
  - County Route
  - Major road
  - Local roads
  - Ramp
  - Alleyway/Access Road
  - Bike/Pedestrian Trail
  - Driveway
- **Rights of Way**
- **Major Rivers and Streams**
  - River Centerline
  - River Boundary
  - Major Stream
- **Minor Streams, Other**
  - Minor Stream
  - Small Lake/Pond
  - Drainageways, etc
  - Island
- **Major Rivers and Lakes**
  - Lake
  - Major Stream
  - River
- **Minor Lakes and Ponds**
- **Parcels**
- **Parcel Point**

Parcel ID	X1203-01	**Alternate ID**	X23017A	**Owner Address**	HUMANE SOCIETY OF SCOTT COUNTY
Sec/Twp/Rng	n/a	**Class**	A		2802 W CENTRAL PARK AV
Property Address		**Acreage**	10.17		DAVENPORT IA 52804
		Graphic Acres	10.161		

District	DADA
Brief Tax Description	PHOENIX CENTRE 6TH ADD Lot: 001 PHOENIX CENTRE 6THADD (Note: Not to be used on legal documents)

Date created: 8/22/2023
Last Data Uploaded: 8/22/2023 7:08:07 AM



DRAWN BY: JCF				
CHECKED BY: BWJ				
APPROVED BY: BWJ				
DATE: 07-18-2023				
FIELD BOOK: ---	NO.	REVISION DESCRIPTION	APPROVED	DATE

HALL & HALL ENGINEERS, INC.
Leaders in Land Development Since 1953
1860 BOYSON ROAD, HIAWATHA, IOWA 52233
PHONE: (319) 362-9548 FAX: (319) 362-7595
CIVIL ENGINEERING ● LANDSCAPE ARCHITECTURE
LAND SURVEYING ● LAND DEVELOPMENT PLANNING
www.halleng.com

DAVENPORT
PHASE 2

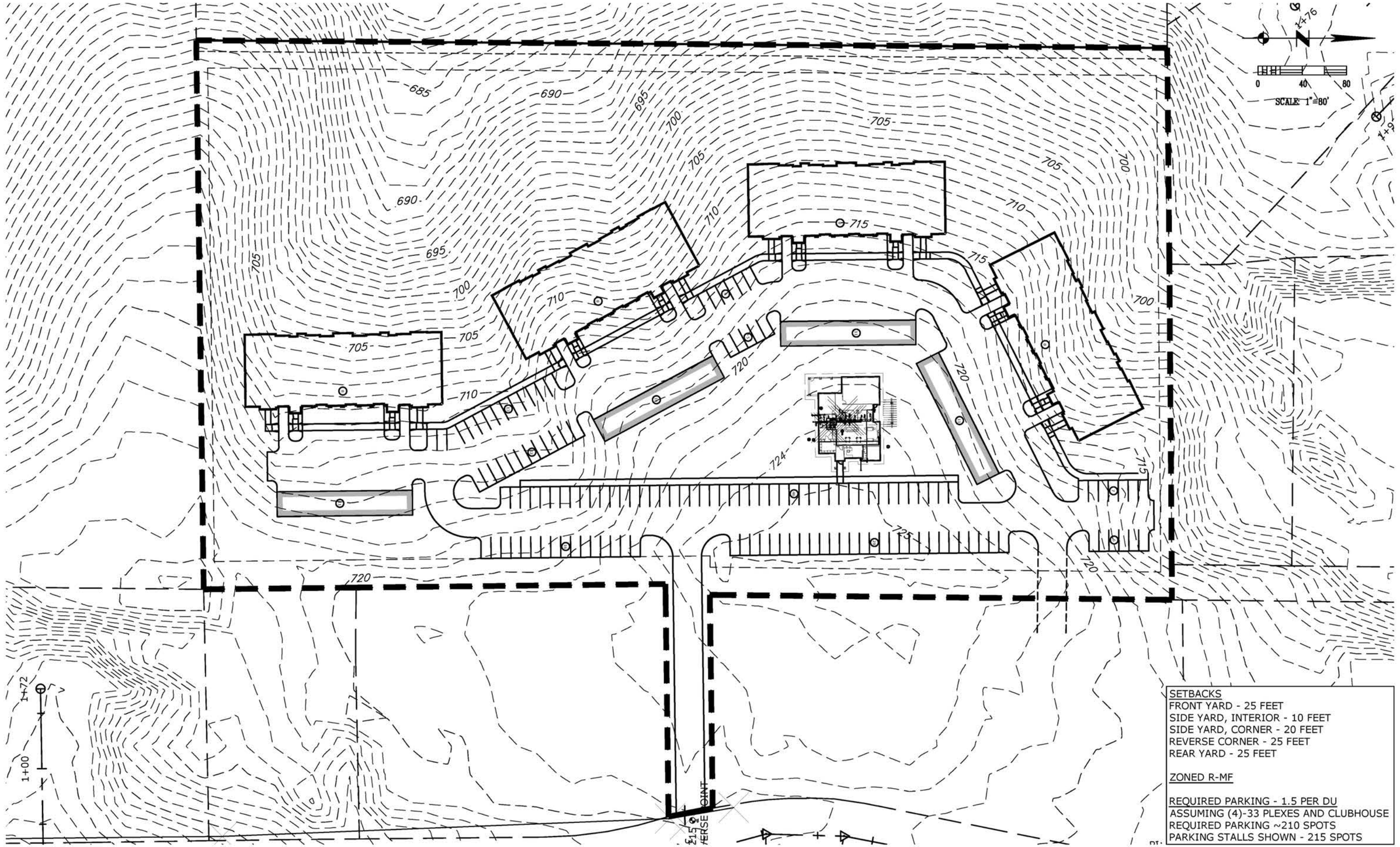
CONCEPT PLAN #1

SCALE: 1" = 80'

PROJECT NO: 10563-6

SHEET
1/2

CAD File: I:\projects\Jackman\Anthony Prop\BaseInfo\DAV PH 2 CONCEPT2.dwg Date Plotted: Tuesday, July 18, 2023 3:19:28 PM Plotted By: Josh Feldmann



DRAWN BY: JCF				
CHECKED BY: BWJ				
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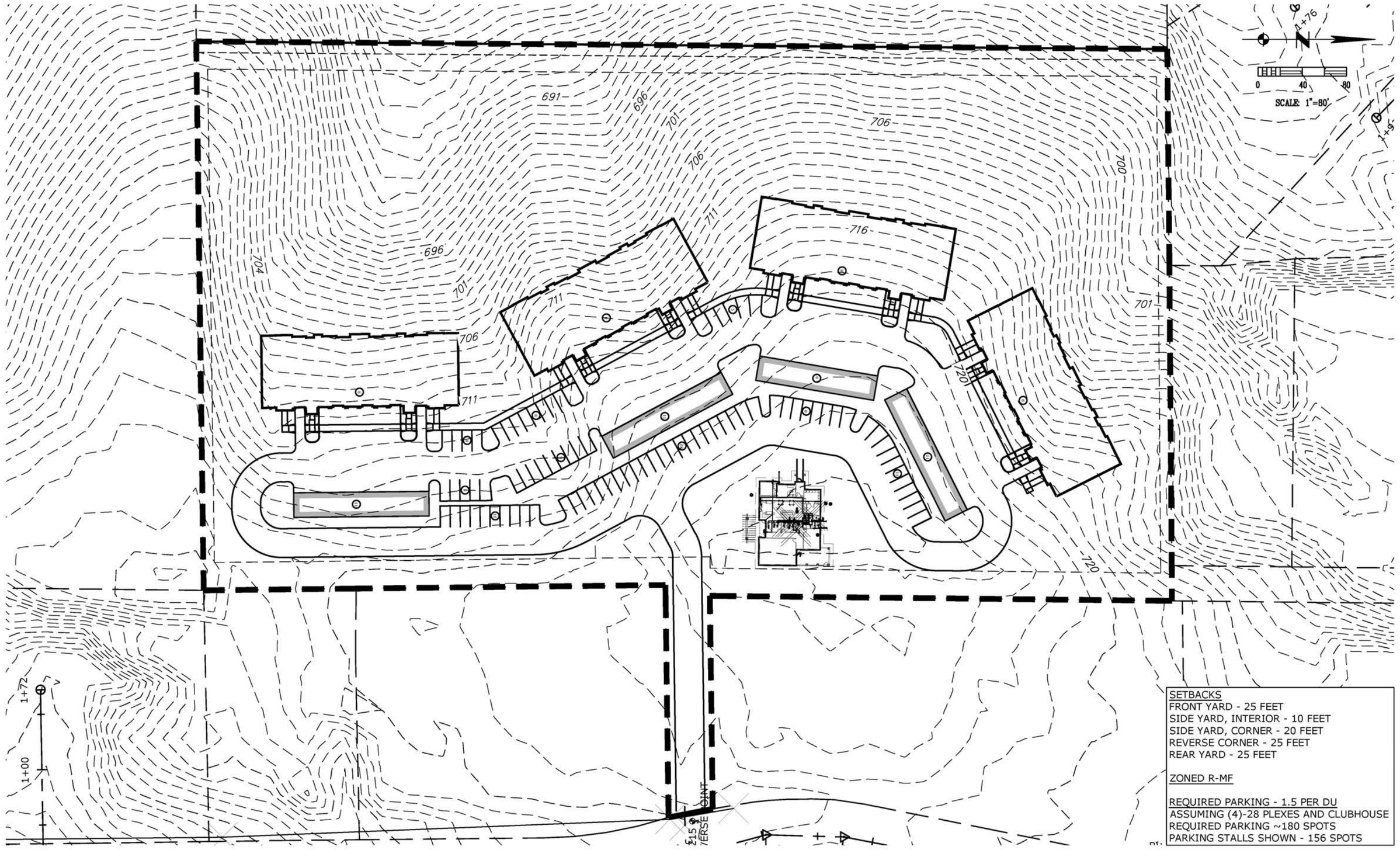
CONCEPT PLAN #2

SCALE: 1" = 80'

PROJECT NO: 10563-6

SHEET
2/2

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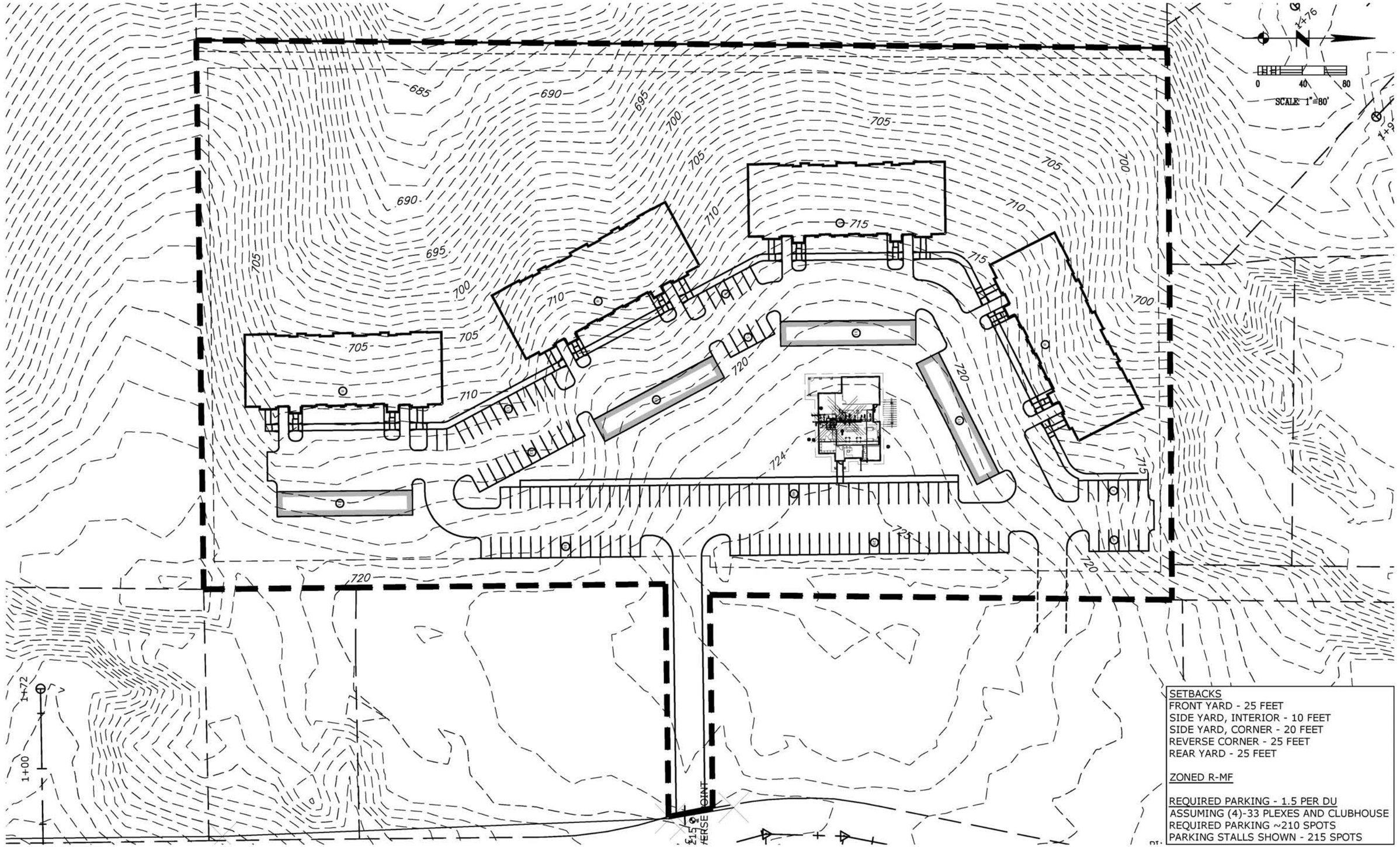
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DAVENPORT
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2/2

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THE RESERVE AT CITY'S EDGE

5705 Brady Street

Davenport, IA 52806





THE RESERVE AT CITY'S EDGE



THE RESERVE AT CITY'S EDGE



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THE RESERVE AT CITY'S EDGE

THE CITY OF DAVENPORT
IOWA | USA

Vicinity Map
REZ23-05

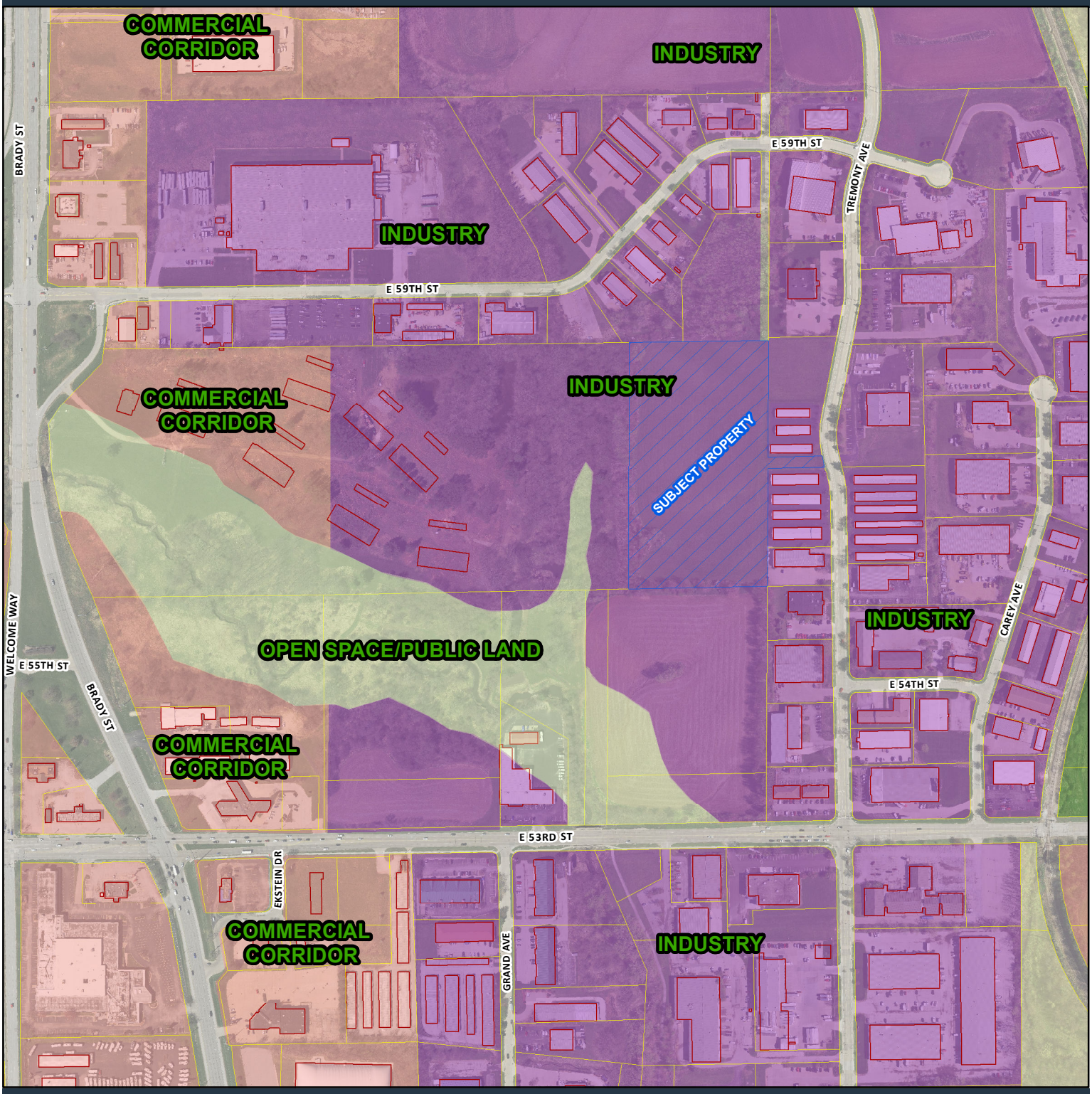


Rezone I-1 to R-MF

0 100 200 400 Feet

THE CITY OF DAVENPORT
IOWA | USA

Davenport 2035+
REZ23-05

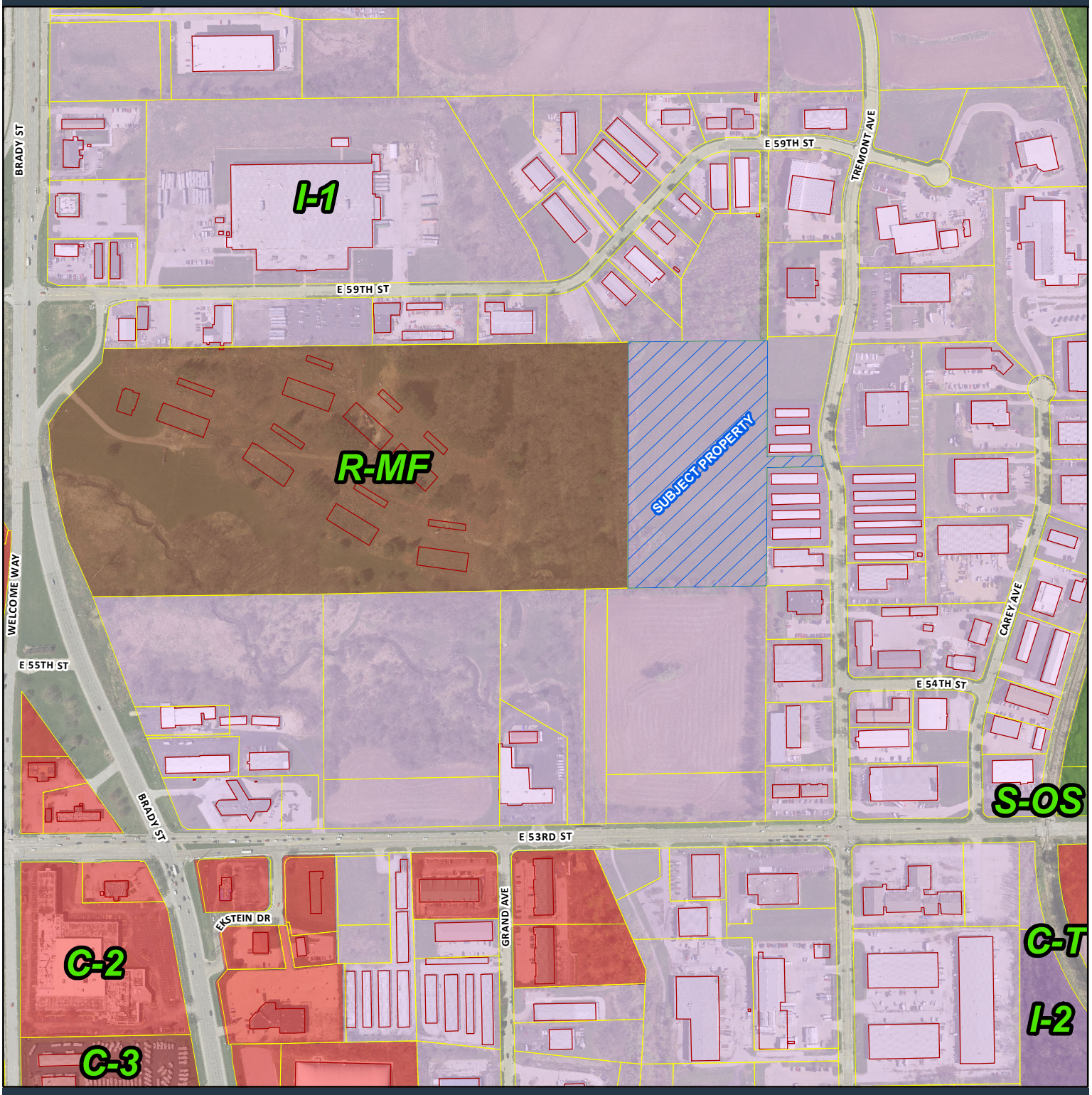


Rezone I-1 to R-MF

0 100 200 400 Feet

THE CITY OF DAVENPORT
IOWA | USA

Zoning Map
REZ23-05



Rezone I-1 to R-MF

0 100 200 400 Feet

Seither & Cherry • Quad Cities, Inc.

Telephone 563/388-9508 • FAX 563/388-9622

9/12/2023

To: Planning and Zoning Commission

Related Property: Owned by SCQC Building Company

Legal Description of related property: Brady 80 IND Park 6th Addition Davenport City Lot: 1

Parcel ID of related property: X1203-26

Objection to:

> Case REZ23-05: Request of Anthony Properties to rezone the 10.17 acres of Lot 1 of Phoenix Centre 6th Addition in the 5600 Block of Tremont Avenue (Parcel X1203-01) from I-1 Light Industrial to R-MF Multi-Family Residential District. [Ward 8]

We object to this rezoning as the area is all Light Industrial. We do not want to have residents in the middle of any industrial park. Furthermore, it would not be wise or prudent to have housing and/or children in the middle of an industrial area, where semis and heavy equipment are constantly moving on the roads.

Sincerely,

Keith Hoste

Vice President and

Director for SCQC Building Company

(319) 388-9193
FAX (319) 388-9209

JERICO Tool Company

SPECIAL FORM TOOLS - CARBIDE & HIGH SPEED

721 E. 59TH STREET
DAVENPORT, IOWA 52807

09/15/2023

RE: Case REZ23-05

Our Location: Brady 80 IND Park 6th Addition Lot 2
Jerome Sheridan Trust - AKA: Jerico Tool Company

We strongly object to this rezoning. Labeled Light Industrial for a reason. Tremont is a dangerous Road to travel since it was connected to Veterans Memorial Park. You have to be careful coming off of 59th with cross traffic going at high rate of speed.
Semis have a hard time navigating the curves since the bike lanes were added. It's a tight squeeze.
There are semis blocking the road backing up to businesses.
Another concern is the erosion that will occur. There is quite a difference in elevation from Tremont to 59th St. We are now experiencing this from the Seven Hill construction done earlier this year.
That we of course were not notified about, and no survey was done ahead of time to address this.

We were told that when The Reserve was built they were to be sold to higher income families, which As far as I know that has happened.
But, crime has increased, since that complex was built. It's like dangling a carrot in front of criminals.
Bringing them to the area and the businesses behind are the residual.
I'm expecting it to be two fold if another residence is stuck in the middle of commercial industries.

It's an industrial park we have very few of them left in Davenport. Which Davenport should be behind and help out. They are what built this city.
Leave us be.

Cordially,

Cynthia Sheridan

Cynthia Sheridan
President

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Public Hearing Notice | Plan & Zoning Commission

Date: 9/19/2023 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 5:00:00 PM **Subject:** Hearing for rezoning request | Plan & Zoning Commission

THE RESERVE DAVENPORT LLC
9200 ANDERMATT DR
LINCOLN NE 68526

To: All property owners within 200' of the subject property: **5600 Block Tremont AVE:**

What is this About?

This notice is being sent to inform you that a public hearing will be held for a rezoning request. The purpose of the rezoning request is to change the property's allowed uses by changing the zoning classification.

Request/Case Description

Case REZ23-05: Request of Anthony Properties to rezone the 10.17 acres of Lot 1 of Phoenix Centre 6th Addition in the 5600 Block of Tremont Avenue (Parcel X1203-01) from I-1 Light Industrial to R-MF Multi-Family Residential District. [Ward 8]

What are the Next Steps after the Public Hearing?

This public hearing is the first step in the review/approval process. The Commission's recommendation from this public hearing 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 as you received this notice. 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 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?

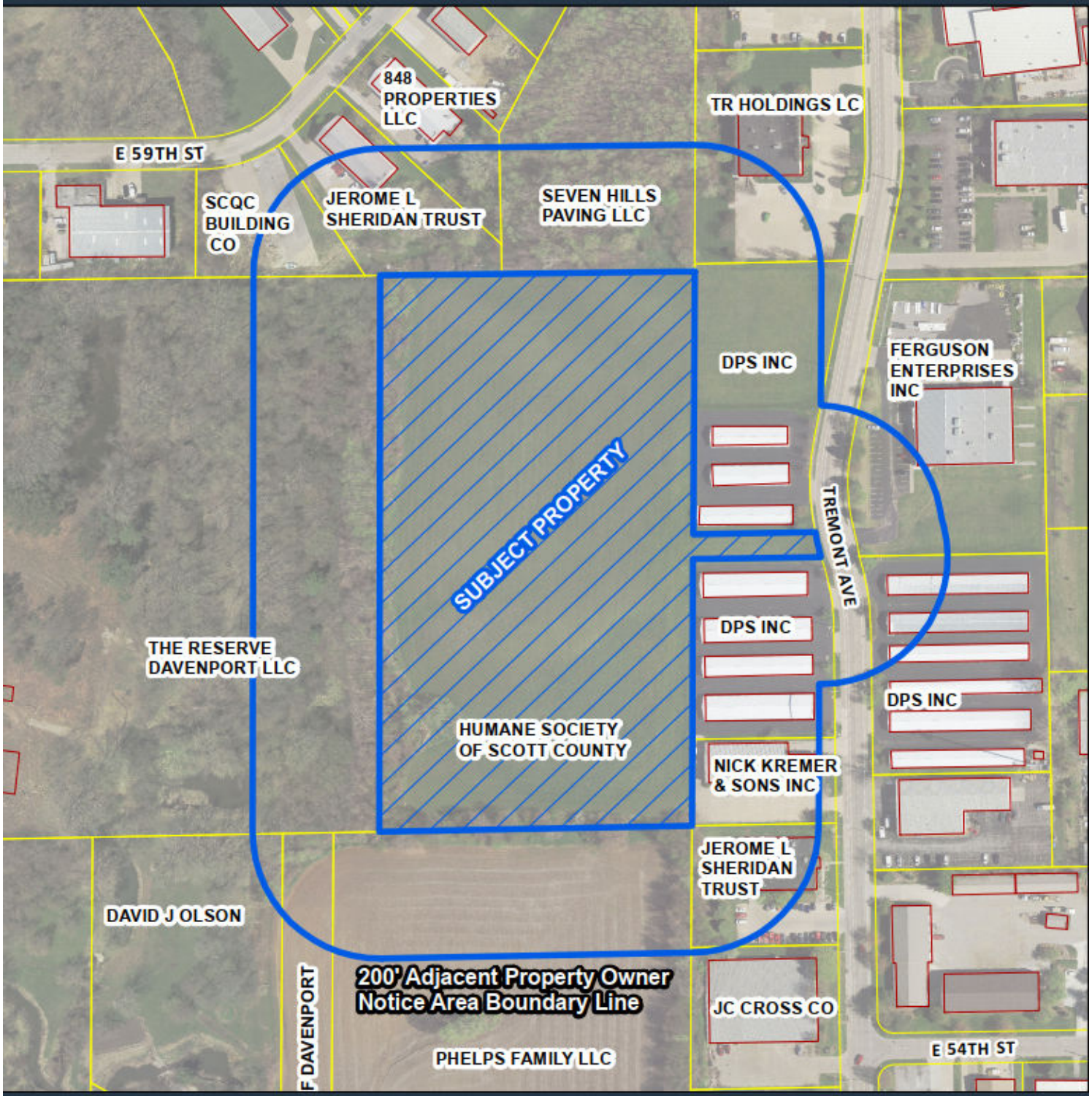
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Scott Koops, AICP) at scott.koops@davenportiowa.com or 563-328-6701 . Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: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

THE CITY OF DAVENPORT
IOWA | USA

Rezoning Notice Map
REZ23-05

Adjacent Property Owner Notice Area



Rezone I-1 to R-MF

0 100 200 400 Feet

City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Laura Berkley | 563-888-3553 **9/19/2023**

Subject:
Consideration of the September 5, 2023 meeting minutes.

Recommendation:
Staff recommends the City Plan & Zoning Commission approve the September 5, 2023 meeting minutes.

Background:
The September 5, 2023 meeting minutes are attached.

ATTACHMENTS:

	Type	Description
	Backup Material	Meeting Minutes 9-5-23

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	9/15/2023 - 1:51 PM

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, SEPTEMBER 5, 2023; 5:00 PM
CITY HALL| 226 WEST 4TH STREET | COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

Public Hearing REZ23-04: Request of Jason Cousineau to rezone approximately 1.19 acres of land generally located southeast of the Grand Avenue and E. 46th Street intersection at 801 E. 46th Street from R-MF Multi-Family Residential District to I-1 Light Industrial Zoning District. [Ward 7]

Koops provided an overview of the rezoning request which is to facilitate development of the site for garage storage/flex space, which is an I-1 Light Industrial use.

Tallman asked for clarification on whether the rezoning would be required to be accompanied with a comprehensive plan land use amendment. Berkley stated that consultation with the Legal Department confirmed that the an amendment would not necessary be required, but that City Council could request an amendment should they so desire.

Jason Cousineau was in attendance to present the request and answer questions. The petitioner stated that the site will meet Fire Department standards for truck turning radii and ingress/egress. The units will be plumbed for water and sewer.

No Members of the public spoke in favor or against the request.
With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

Present: Hepner, Eikleberry, Reinartz, Johnson, Tallman, Inghram, Maness, Garrington, and Schneider.
Excused: Tallman; Absent: Stelk.
Staff: Berkley, Koops, and Vondera.

II. Report of the City Council Activity

Staff provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the August 15, 2023 meeting minutes.

Motion by Hepner, second by Tallman, to approve the July 18, 2023 meeting minutes. Motion to approve was unanimous by voice vote (8-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business: None.

B. New Business
1) Case REZ23-03: Request of 53rd Luxury, LLC on behalf of Ed Speer Construction, Inc. and Sheila M Speer Living Trust to rezone approximately 16 acres of land generally located southeast of 53rd Street and Spring Street (Speer Commercial Park 1st and 2nd Addition) from C-2 Corridor Commercial District and R-MF Multi-Family Residential District to C-3 General Commercial District. [Ward 8]
2) Case ROW23-04: Request of 53rd Luxury, LLC to vacate the unimproved Spring Street right-of-way located south of East 53rd Street. [Ward 8]

Both items were discussed at the same time as they are related to the same development.

Staff recommends Case REZ23-03 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 Commercial Corridor and Residential General.
2. The proposed zoning map amendment to C-3 General Commercial District is compatible with the zoning and uses of nearby developed property.
3. With the proposed conditions recommended by staff, the zoning map amendment will enable the area to be developed in a manner consistent with the surrounding area.
4. With conditions requiring transportation improvements, 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 with future development.

Conditions:

1. A traffic study shall be required prior to approval of any development. Any traffic safety measures installed as a result of the development of the subject property shall be installed at the developer's expense.
2. A buffer yard shall be established commensurate with the depth of the established buffer yard to the west of the subject property along the north property line of the Stone Gate development.
3. Any non-residential use development south of the northern boundary of the Stone Gate development extended, a fifty-foot buffer yard shall be established as required by code. Any multi-family development shall provide buffer yards as required by code.
4. The buffer yard shall be landscaped with a density commensurate to the established buffer yard to the west of the subject property. If the minimum landscaping required by code is installed, a certificate of occupancy may be granted via performance bond for the remaining landscaping which must be installed within the next growing season.
5. Lighting shall consist of LED Dark Sky compliant fixtures not higher than thirty-five feet. The level of lighting shall be reduced to a level necessary to provide security lighting only within one half-hour after of the close of business.
6. Routine use of PA systems or similar devices outside of buildings on the property shall not be permitted.
7. Car washes on the property shall not be located closer than one-hundred twenty-five feet from residential districts, and operate only when the dealership is open for business.
8. Billboards shall be prohibited.
9. In addition to ancillary Auto Dealer uses granted in the C-3 district by Special Use, only C-3 uses which are allowed in the C-T Commercial Transitional Zoning District are permitted south of the northern boundary of the Stone Gate development extended.

Berkley remined the Commission that the Vehicle Dealer shall require a Special Use from the Zoning Board of Adjustment should this request be approved by Council.

Reinartz asked about truck unloading zones and noise associated with the cleaning of vehicles. Berkely stated that the Special Use will address the unloading of vehicles and that existing noise ordinances regulate the noise generated by the site.

Inghram asked when the traffic study would be ready. Berkley stated that the study is being worked on currently by the applicant.

John W. Hofmeyer address the Commission on behalf of the applicant. He confirmed that the applicant not resisting the proposed conditions, and that they are actively working with the City's traffic engineers on the traffic study.

There were no comments in favor or opposition to the proposed request.

Without any further comments, Secretary Tallman commenced roll call vote for REZ23-03.

A motion to approve staff recommendation and conditions of request REZ23-03 was made by Hepner, seconded by Johnson. Eikleberry, yes; Reinartz, yes; Johnson, yes; Tallman, yes; Maness, yes; Garrington, yes; Schneider, yes; and Hepner, yes. The motion carried unanimously (8-0).

VI. Subdivision Activity

A. Old Business

B. New Business

1. Case ROW23-04: Request of 53rd Luxury, LLC to vacate the improved Spring Street right-of-way located south of East 53rd Street. [Ward 8]

Staff recommends the City Plan and Zoning Commission accept the listed findings to vacate the improved right-of-way of Spring Street in Case ROW23-03 to the City Council with a recommendation for approval, subject to the following findings and condition:

Findings:

1. The existing public right-of-way is not required for city purposes.
2. A utility easement would preserve the rights for utility providers to maintain existing and future infrastructure.

Condition:

1. All existing utilities located in the Right-of-Way which are subject to vacation shall be granted a blanket utility and access easement for the maintenance of such utilities.

Motion by Reinartz, second by Eikleberry, to approve staff recommendation and conditions for ROW23-03. Motion was approved by a roll call vote (8-0).

2. Case F23-12: Request of Orville J. Birkestrand for a final plat of Daniel Churchill's 2nd Addition. The 2-lot subdivision is at 1203 Jersey Ridge Road on 0.40 acres. [Ward 5]

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F23-12 to the City Council with a recommendation for approval subject to the listed conditions:

<u>Findings</u>:

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. That Fulton Street shall be changed to Fulton Avenue.
4. That the buildings shall comply with the 2015 IBC/IRC exterior wall fire ratings.

Motion by Reinartz, second by Maness, to approve staff recommendation and conditions for F23-12. Motion was approved by a roll call vote (6-1; Johnson abstain; Reinartz, no).

VII. Future Business: REZ23-05 Public Hearing, REZ23-04 Recommendation, and F23-13.

VIII. Communications

IX. Other Business

X. Adjourn

Motion to adjourn was unanimous by voice vote (7-0).

The meeting adjourned at approximately 5:44 pm.

City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Laura Berkley | 563-888-3553 **9/19/2023**

Subject:
Case REZ23-04: Request of Jason Cousineau to rezone approximately 1.19 acres of land generally located southeast of the Grand Avenue and E. 46th Street intersection at 801 E. 46th Street from R-MF Multi-Family Residential District to I-1 Light Industrial Zoning District. [Ward 7]

Recommendation:
Staff recommends Case REZ23-04 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

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 I-1 Light Industrial District is compatible with the zoning and uses of nearby developed property.
3. The zoning map amendment will enable the area to be developed in a manner consistent with the surrounding area.
4. The proposed zoning map amendment does not hinder the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities with future development.

Background:
A note regarding re-zonings: Re-zonings are intended to determine if the district itself is appropriate and compatible with surrounding districts and development. Any submitted concept plans or proposed designs are for reference only, but can be useful in visualizing potential development.

Discussion:

In 2018, City Council approved a previous request to rezone this property; being Case REZ18-01 (Tom Swanwick, petitioner) which rezoned the property from C-2 General Commercial to R-6M High Density Residential District (under the "1983" Zoning Code) for a proposed 10-unit townhouse development with 'fee simple title'. The project never came to fruition and the property has remained vacant to present day.

Jason Cousineau, petitioner for REZ23-04, has proposed upscale flex storage units/garage units for the subject property. This storage use requires, at a minimum, I-1 Light Industrial zoning.

Background:

See the attached Vicinity Map, Zoning Map, and Davenport 2035+ Land Use Map.

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

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:
Existing: R-MF Multiple-Family Dwelling District
Proposed: I-1 Light Industrial District

Purpose Statement R-MF Multi-Family Residential
The R-MF Multi-Family Residential Zoning District is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types including single-family dwellings, semi-detached dwellings, two-family dwellings, townhomes and multi-family dwellings. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-MF District.

Purpose Statement I-1 Light Industrial
The I-1 Light Industrial Zoning 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:

Technical review comments have been received and no concerns have been identified; Site Plan review shall require compliance with all development codes.

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 rezoning (map amendment) with the Comprehensive Plan and any adopted land use policies.

Staff Response: The property is designated Residential General (RG) which provides for neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible services. 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.

It is staff's opinion that the proposed rezoning can be considered compatible to the adjacent area with regards to the Comprehensive Plan and adopted land use policies even if the specific property is, at a cursory level, different from the specific nature of the Residential General designation. Staff would prefer to maintain the existing RG classification to direct future uses, even though this rezoning would allow for industrial uses.

b. The compatibility with the zoning of nearby property.

Staff Response: The surrounding zoning is I-1 Light Industrial to the north and low intensity commercial to the west and southwest, with open space to the south.

It is staff's opinion that the proposed rezoning is compatible with the zoning of nearby property due to the large industrial area to the north.

c. The compatibility with established neighborhood character.

Staff Response: The area is characterized predominately with industrial uses and some apartment uses. These existing uses have been situated as such for nearly 20 years without incident or recorded complaints. There should be little or no conflicts between the low intensity cemeteries to the south and the industrial use which would be permitted in the I-1 Light Industrial District.

It is staff's opinion that the proposed amendment is compatible with the established neighborhood character.

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

Staff Response: It is staff's opinion that the proposed zoning map amendment will not hinder the public health, safety, and welfare of the City.

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 property is presently zoned R-MF Multiple-Family Residential District. Developments of these types have been found to be compatible with the adjacent industrial and commercial uses. Development opportunities would exist for uses under the current zoning district, similar to those that would existing under the proposed district.

It is staff's opinion that the proposed zoning map amendment will enable the area to be developed in a manner consistent with the surrounding neighborhood.

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

Staff Response: It is staff's opinion that the proposed zoning map amendment will not create any nonconformities.

Public Input:

Property owners within 200 feet of the property have been notified and a sign has been placed on the property. A Public Hearing Notice was published in the Quad City Times per State of Iowa rezoning requirements. The Public Hearing before the Plan and Zoning Commission was held on September 5th, details of which are in the attached minutes for that meeting.

No official comments have been received regarding this request.

ATTACHMENTS:

	Type	Description
🗋	Exhibit	Background Maps
🗋	Exhibit	Application & Concept Plans
🗋	Exhibit	Public Hearing Notice & Affidavit of Publication
🗋	Exhibit	Notice List

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	9/15/2023 - 3:15 PM

THE CITY OF DAVENPORT
IOWA | USA

VICINITY MAP



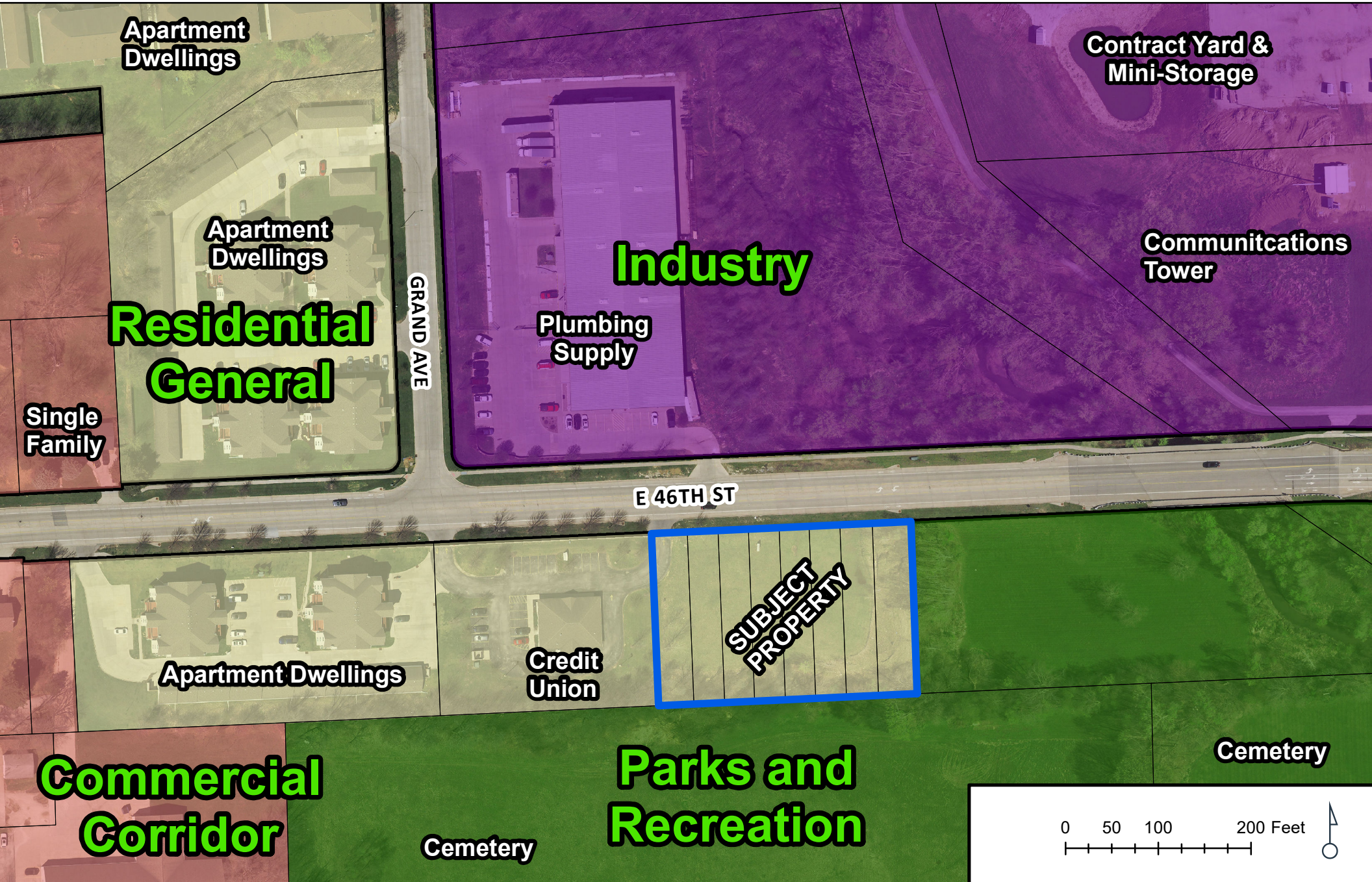
THE CITY OF DAVENPORT
IOWA | USA

ZONING MAP



THE CITY OF DAVENPORT
IOWA | USA

DAVENPORT +2035
FUTURE LAND USE MAP



CITY OF DAVENPORT
Development & Neighborhood Services – Planning
1200 E. 46th ST
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

REZONING

(MAP AMENDMENT)

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING

PROJECT TITLE

APPLICANT INFORMATION

Applicant Name

Address

City | State | Zip

Phone

Secondary Phone

E-Mail Address

Acceptance of Applicant

I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for attendance at each meeting on the public hearing/zoning calendar. The City reserves the right to require further site studies as necessary, such as a traffic study.

Type Applicant's Name

Applicant's Signature

Date

DEVELOPMENT TEAM

Property Owner

Address

Phone | Secondary Phone

E-Mail Address

Project Manager/Other

Address

Phone | Secondary Phone

E-Mail Address

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

ZONING DISTRICTS	EXISTING	PROPOSED	SQ. AREA

COMPLETE SUBMITTALS SHALL INCLUDE: ***SUBMITTED***

Concept/Development Plan

Authorization to Act as Applicant*
*only needed if the Applicant is different than the owner

Legal Description* (bearing & distance)
* shall include a MS Word or Text file

Legal Description Dimensioned Sketch

Application Fee* (REQUIRED)
* (check payable to 'City of Davenport')

Rezoning Fee Schedule	
Land Area	**Fee**
Less than 1 acre	$400
1 to less than 10 acres	$750 plus $25/acre
10 acres or more	$1,000 plus $25/acre

***PROJECT NARRATIVE*:** (submit separate sheet if needed)

Submit the first two pages of this form to Planning Staff at: planning@davenportiowa.com or contact staff with any questions or requests for additional information.

Authorization to Act as Applicant

I/We, FOREST VIEW LLC BY TOM SWARWICK
[as property owner(s)]

authorize Jason Cousineau
[the above person(s)]

to act as applicant, representing me/us before the following board: Plan & Zoning Commission *

for the property located at Lot 3 Ryde Hgts 2ND Addn (Exc E 28') P1215-03D

Signature(s)*

*Please note: original signature(s) are required signed in front of a Notary.

8/9/23
Date

Notarization:

State of Iowa,

County of Scott,

Sworn and subscribed before me

this 9 day of August, 2023

Drivers License
[identification type]

Notary Public

My Commission Expires:

NOTARIAL SEAL IOWA
MONICA LINEBURG
COMMISSION NUMBER 746353
MY COMMISSION EXPIRES
April 10th 2025

---

* *Application Form by Board Type*

Plan and Zoning Commission
Zoning Map Amendment (Rezoning)
Planned Unit Development
Zoning Ordinance Text Amendment
Right-of-way or Easement Vacation

Zoning Board of Adjustment
Special Use
Hardship Variance
Zoning Appeal
Nonconforming Use Exception

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

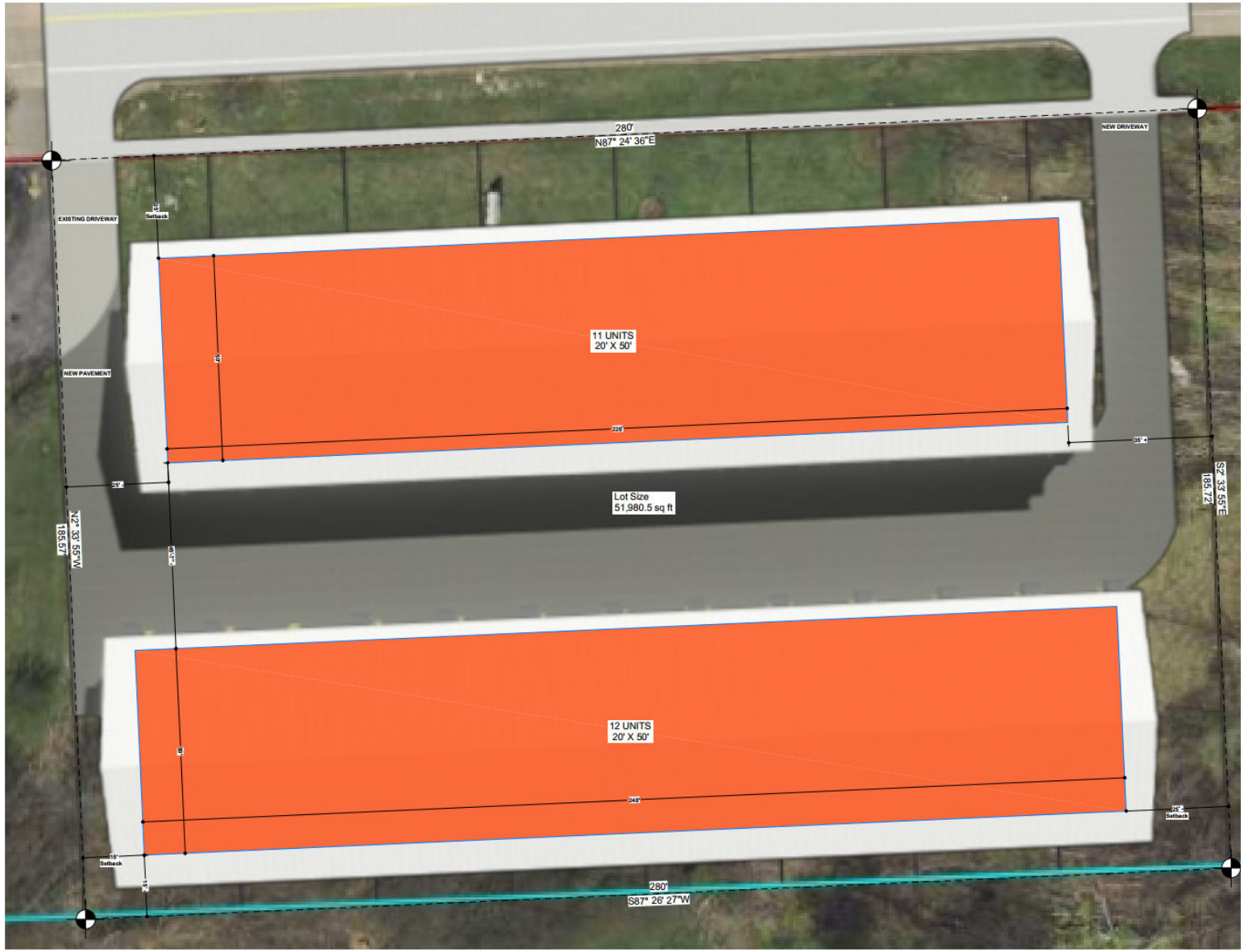
LEGAL DESCRIPTION

Beginning at a point, said point bearing the POINT OF BEGINNING; thence N02°33’55”W., a distance of 185.57 feet; thence N87°24’35”E., a distance of 280 feet; thence S02°33’55”E., a distance of 185.72 feet; thence S87°26’25”W., a distance of 280’ to the POINT OF BEGINNING.

Containing 51,980.50 square feet or 1.1933 acres, more or less.

END OF DESCRIPTION

Site Plan (E. 46th St is at the top of the page and is north of the site)



Overhead View (view facing southeast; E. 46th St is on the left)



Overhead View (view facing northeast; E. 46th St is on the left)



Drive Aisle (view facing west)



East Drive (view facing west; E. 46th St is on the right)



DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Public Hearing Notice | Plan & Zoning Commission

Date: 9/5/2023 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 5:00:00 PM **Subject:** Hearing for rezoning request | Plan & Zoning Commission

EXAMPLE NOTICE
LETTER
4 NOTICES SENT

To: All property owners within 200' of the subject property **801 E. 46th ST:**

What is this About?

This notice is being sent to inform you that a public hearing will be held for a rezoning request. The purpose of the rezoning request is to change the property's allowed uses by changing the zoning classification.

Request/Case Description

Case REZ23-04: Request of Jason Cousineau to rezone approximately 1.19 acres of land generally located southeast of the Grand Avenue and E. 46th Street intersection at 801 E. 46th Street from R-MF Multi-Family Residential District to I-1 Light Industrial Zoning District. [Ward 7]

What are the Next Steps after the Public Hearing?

This public hearing is the first step in the review/approval process. The Commission's recommendation from this public hearing 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 as you received this notice. 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 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?

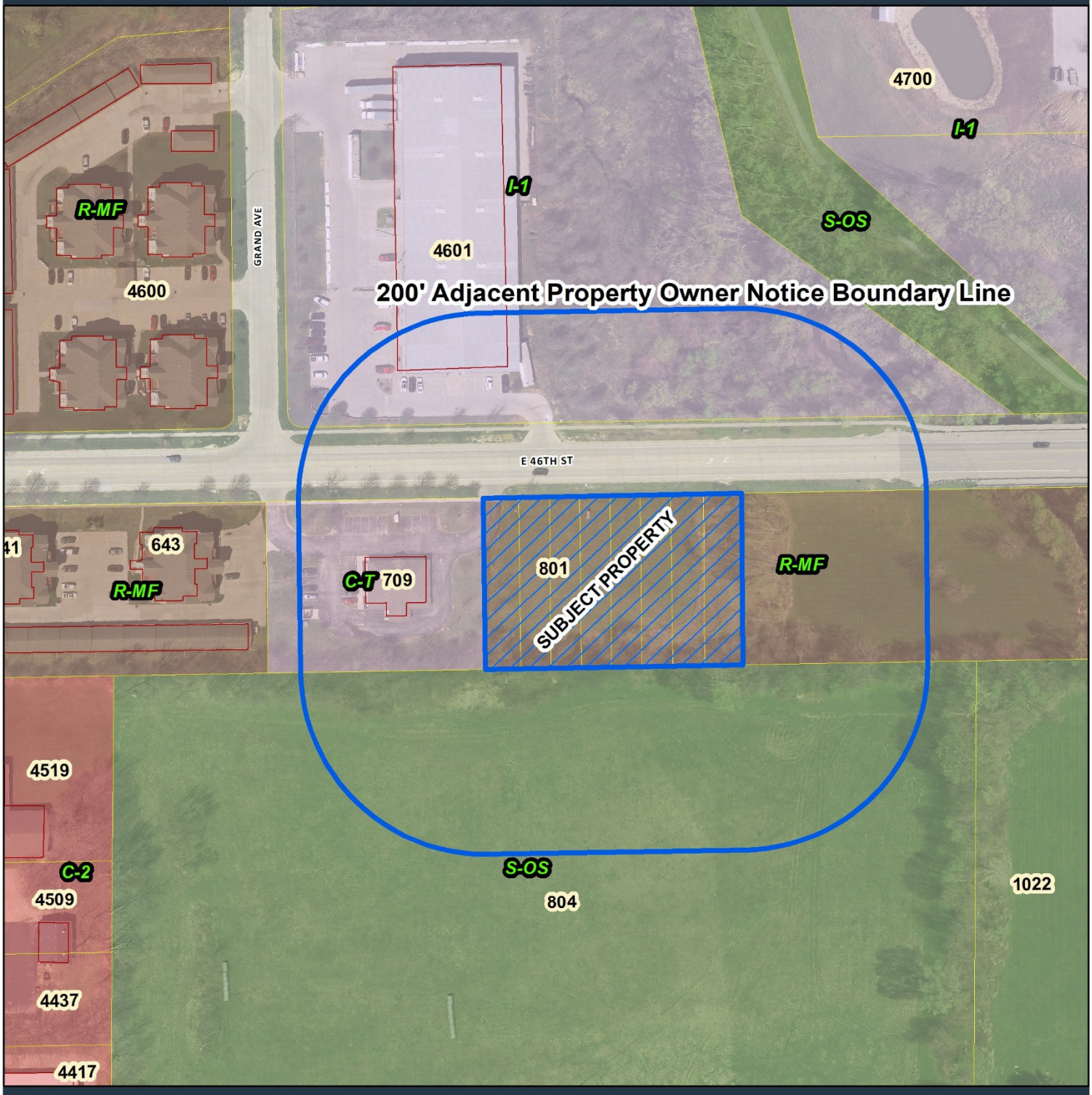
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Scott Koops, AICP) at scott.koops@davenportiowa.com or 563-328-6701 . Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: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

THE CITY OF DAVENPORT
IOWA | USA

Rezoning Notice Map
REZ23-04

Adjacent Property Owner Notice Area



Rezone R-MF to I-1

0 50 100 200 Feet

*** Proof of Publication ***

STATE OF IOWA
SCOTT COUNTY, } ss.

The undersigned, being first duly sworn, on oath does say that he/she is an authorized employee of THE QUAD-CITY TIMES, morning edition, a daily newspaper printed and published by Lee Enterprises, Incorporated, in the City of Davenport, Scott County, Iowa, and that a notice, a printed copy of which is made a part of this affidavit, was published in said THE QUAD-CITY TIMES, on the dates listed below.

CITY OF DAVENPORT

226 W 4TH ST
DAVENPORT, IA 52801

ORDER NUMBER 162732

NOTICE OF PUBLIC HEARING
Tuesday, September 5, 2023 – 5:00 P.M.
City of Davenport Plan and Zoning Commission
Council Chambers – Davenport City Hall
226 W. 4th Street – Davenport, Iowa

There is on file in the Development & Neighborhood Services (DNS), on behalf of the Plan and Zoning Commission, the following request(s):

Case REZ23-04: Request of Jason Cousineau to rezone approximately 1.19 acres of land generally located southeast of the Grand Avenue and E. 46th Street intersection at 801 E. 46th Street from R-MF Multi-Family Residential District to I-1 Light Industrial Zoning District for storage unit use. [Ward 7]

The public hearing on the above matter is scheduled for 5:00 p.m. on September 5, 2023 in the Council Chambers of Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit comments with written signatures regarding the above item and/or attend the public hearing to express your views; only signed written comments from property-owners within the notice area will be used for official protest determination. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145. Any written comments to be reported at the public hearing should be received in the Development & Neighborhood Services Department at the Public Works Building, 1200 E. 46th Street, Davenport, Iowa 52807, no later than 12:00 noon on the day of the public hearing. PO# 2401784
Phone: 563-326-6198

The affiant further deposes and says that all of the facts set forth in the foregoing affidavit are true as he/she verily believes.

Section: Notices & Legals
Category: 2627 Miscellaneous Notices
PUBLISHED ON: 08/26/2023

TOTAL AD COST:	47.14
FILED ON:	8/28/2023

Subscribed and sworn to before me by said affiant this 28 day of August 2023

Notary Public in and for Scott County, Iowa

NOTARIAL SEAL IOWA
CHERYL LOU SCHEMMEL
Commission Number 815098
My Commission Expires
February 4, 2025

REZ23-04 - Jason Cousineau 801 E 46TH ST - Adjacent Owner Notice List

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Subject Property:	801 E 46th ST	JASON COUSINEAU OBO FOREST VIEW LLC		
Ward/Aldreman:	7TH WARD	CORNETTE		NOTICES SENT: 4
P1215-04	4601 GRAND AVE	PLUMB SUPPLY CO LLC	PO BOX 4558	DES MOINES IA 50305
P1215AOLA	-	MT CALVERY HOLY FAMILY	614 MAIN ST	DAVENPORT IA 52803
P1306-01C	1022 E 39TH ST	DAVENPORT MEMORIAL PARK	1022 E 39TH ST	DAVENPORT IA 52807
P1307-01	804 E 39TH ST	ST MARGUERITE'S CEMETERY ASS'N	614 MAIN ST	DAVENPORT IA 52803

City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Laura Berkley | 563-888-3553 **9/19/2023**

Subject:
Case F23-13: Request of Calvin Bolkema for a final plat West Silver Creek 2nd Addition. The two-lot agricultural subdivision is located at 5605 Wisconsin Avenue containing 4.25 acres [Ward 2]

Recommendation:
Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F23-13 to City Council with a recommendation for approval subject to the listed conditions:

Findings:
1. The final plat conforms with the comprehensive plan Davenport 2035+.
2. The final plat accommodates efficient use of the properties.
3. The final plan, as conditioned, will achieve consistency with subdivision requirements.

Conditions:
1. Surveyor shall sign the plat.
2. Utility provider shall sign the plat after easement needs are met.

Background:
The property owner submitted a final plat to subdivide approximately 4.65 acres of land on Wisconsin Avenue, north of Kimberly Road. The property is zoned S-AG Agricultural and currently contains a farmed area and two agricultural buildings to the rear. The applicant wishes for the the one lot to be divided into two separate lots for management of the property.

Comprehensive Plan:
1. Within Existing Urban Service Area: No
2. Within Urban Service Area 2035:No

Future Land Use Designation:
The subject property is designated as **Urban Fringe (UF)** in the Davenport +2035 Future Land Use Map. This land use category is area that are currently outside of the Urban Service Boundary but may be considered for inclusion later within the planning timeframe. Appropriate land use categories should be determined at that time.

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 **S-AG Agricultural District**. This district is intended to address existing agricultural land uses and promote the continuation of farming, and project agricultural land uses from encroachment of incompatible developments.
Technical Review:

1. Zoning: The S-AG Agricultural District minimum lot area is one acre for agricultural uses.
2. Streets: No new streets are proposed.
3. Storm Water: No new development is proposed with this subdivision.
4. Other Utilities: This property is currently on a septic system. If public sanitary sewer is constructed in the future, any house or building within 200 feet of any public sewer will be required to connect.
5. Parks/Open Space: There are no impacts to parks/open space

Public Input:
No public hearing or public notification is required for a Final Plat.

ATTACHMENTS:

	Type	Description
🗋	Exhibit	Application
🗋	Exhibit	Plat
🗋	Exhibit	Vicinity Map
🗋	Exhibit	Zoning Map
🗋	Exhibit	Davenport 2035+ Land Use

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berkley, Laura	Approved	9/15/2023 - 3:15 PM

CITY OF DAVENPORT
Development & Neighborhood Services – Planning
1200 W. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

SUBDIVISON PLAT

(LAND DIVISION)

SUBDIVISION NAME		
West Silver Creek 2nd Addition		
LOCATION DESCRIPTION		SUBMITTED
5605 Wisconsin Ave.		08/24/2023
NUMBER OF LOTS BY USE TYPE	ACRES	STREETS ADDED
2	4.25	0

APPLICANT INFORMATION

Applicant Name
Calvin Bolkema

Address
5805 Wisconsin Ave.

City | State | Zip
Davenport, IA 52806

Phone
(563) 210-1339

Secondary Phone

E-Mail Address
cal@silvercreekcommodities.com

Acceptance of Applicant

I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for all development review costs, including but not limited to a traffic study.

Calvin Bolkema
Print Applicant's Name

Applicant's Signature

08/24/2023
Date

PLAT TYPE SUBMITTED:

PRELIMINARY PLAT: §16.16 Requirements ☐
FINAL PLAT: §16.20 Requirements ☐

PRELIMINARY PLAT REQUIREMENTS:
Preliminary Plat ☐
Contours (2') & Infrastructure (pre/post) ☐

FINAL PLAT REQUIREMENTS:
Platting Certificates per §354.11 State Code ☑
Final Plat ☑

GENERAL REQUIREMENTS:
Authorization to Act as Applicant, if needed ☐
Application Fee (REQUIRED) ☐

Subdivision Platting Fee Schedule	
Number of Lots	**Fee**
1 lot to 10 lots	$400 plus $25/lot
11 to 25 lots	$700 plus $25/lot
26 or more lots	$1,000 plus $25/lot

Submit this form, and any questions, to DNS Planning Division at planning@davenportiowa.com .

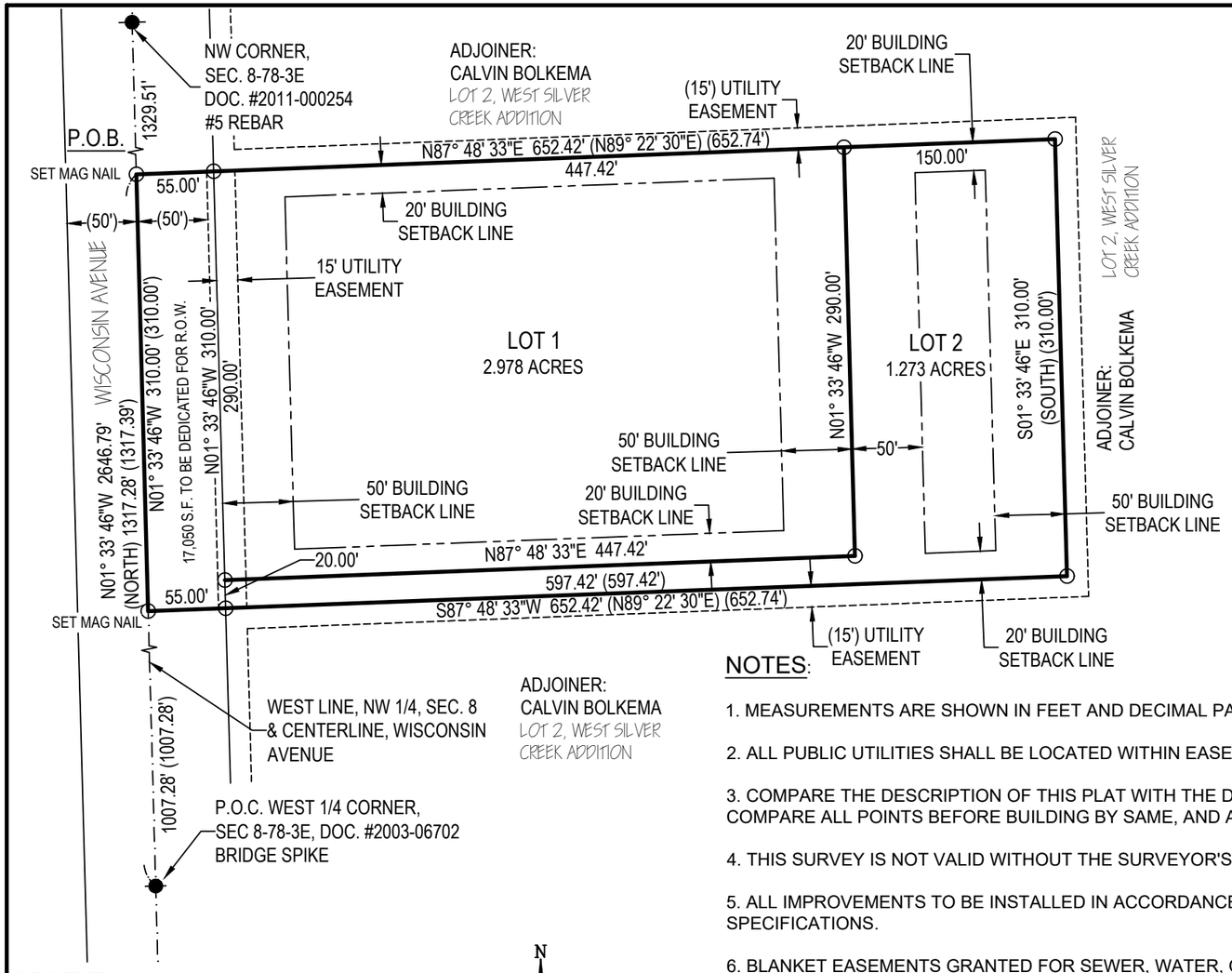
DEVELOPMENT TEAM

Developer / Project Manager
Calvin Bolkema
Address
5805 Wisconsin Ave., Davenport, IA 52806
Phone: (563) 210-1339 | Secondary Phone:
E-Mail Address
cal@silvercreekcommodities.com

Engineer
Chris Townsend of Townsend Engineering
Address
2224 E. 12th St., Davenport, IA 52803
Phone: (563) 386-4236 | Secondary Phone:
E-Mail Address
chris@townsendengineering.net

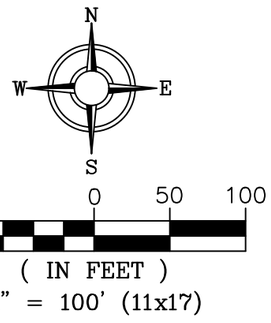
Owner
Calvin Bolkema
Address
5805 Wisconsin Ave., Davenport, IA 52806
Phone: (563) 210-1339 | Secondary Phone:
E-Mail Address
cal@silvercreekcommodities.com

Attorney
Mike Gorsline, 5119 Utica Ridge Rd., Dav., IA 52807
Address
Mike Gorsline, 5119 Utica Ridge Rd., Dav., IA 52807
Phone: (563) 324-0441 | Secondary Phone:
E-Mail Address
mike@vb-law.com



LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED =
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 =
BOUNDARY LINE =
FENCE LINE =
EASEMENT LINE =
SETBACK LINE=
SECTION LINE=



FINAL PLAT

WEST SILVER CREEK 2ND ADDITION

TO THE CITY OF DAVENPORT, IOWA,
BEING PART OF THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 78 NORTH,
RANGE 3 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA

Owner:
Calvin Bolkema
5605 Wisconsin Avenue
Davenport, IA 52806

Surveyor:
Jerry D. Rogers
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236

Attorney:
Michael Gorsline
5119 Utica Ridge Road
Davenport, Iowa 52807
Ph: (563) 324-0441

THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE US STATE PLANE COORDINATE SYSTEM, IOWA SOUTH ZONE (1402) GEOID 12A, NAD 83 (2011) EPOCH 2010.00.

APPROVAL SIGNATURES:

MAYOR DATE:

CITY CLERK DATE:

CHAIRMAN PLAN & ZONE DATE:

CENTURY LINK DATE:

IOWA - AMERICAN WATER COMPANY DATE:

MEDIACOM DATE:

MIDAMERICAN ENERGY DATE:
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

METRONET DATE:

NOTES:

1. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

2. ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.

3. COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.

4. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.

5. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.

6. BLANKET EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

7. THE SUBJECT PROPERTY IS ZONED S-AG, AGRICULTURAL DISTRICT.

8. NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0370G EFFECTIVE DATE MARCH 23, 2021.

9. NO SITE DEVELOPMENT IS PROPOSED WITH THIS SUBDIVISION.

10. STORMWATER DETENTION AND WATER QUALITY TREATMENT WILL NOT BE REQUIRED FOR THIS SUBDIVISION BUT WILL BE REQUIRED UPON FURTHER DEVELOPMENT OF THE PROPERTY.

LICENSED LAND SURVEYOR
JERRY D. ROGERS
8860
IOWA

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

JERRY D. ROGERS Date
Iowa License Number: 8860
My license renewal date is December 31, 2023
Pages or sheets covered by this seal: 1

TOWNSEND ENGINEERING
CIVIL • STRUCTURAL • LAND DEVELOPMENT
563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DATE: 8/23/2023
DRAWN BY: KLC
CHECKED BY: JDR
DRAWING LOCATION
S:\BOLKEMA-CALVIN

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
FINAL PLAT
WEST SILVER CREEK 2ND ADDITION
DAVENPORT, IOWA

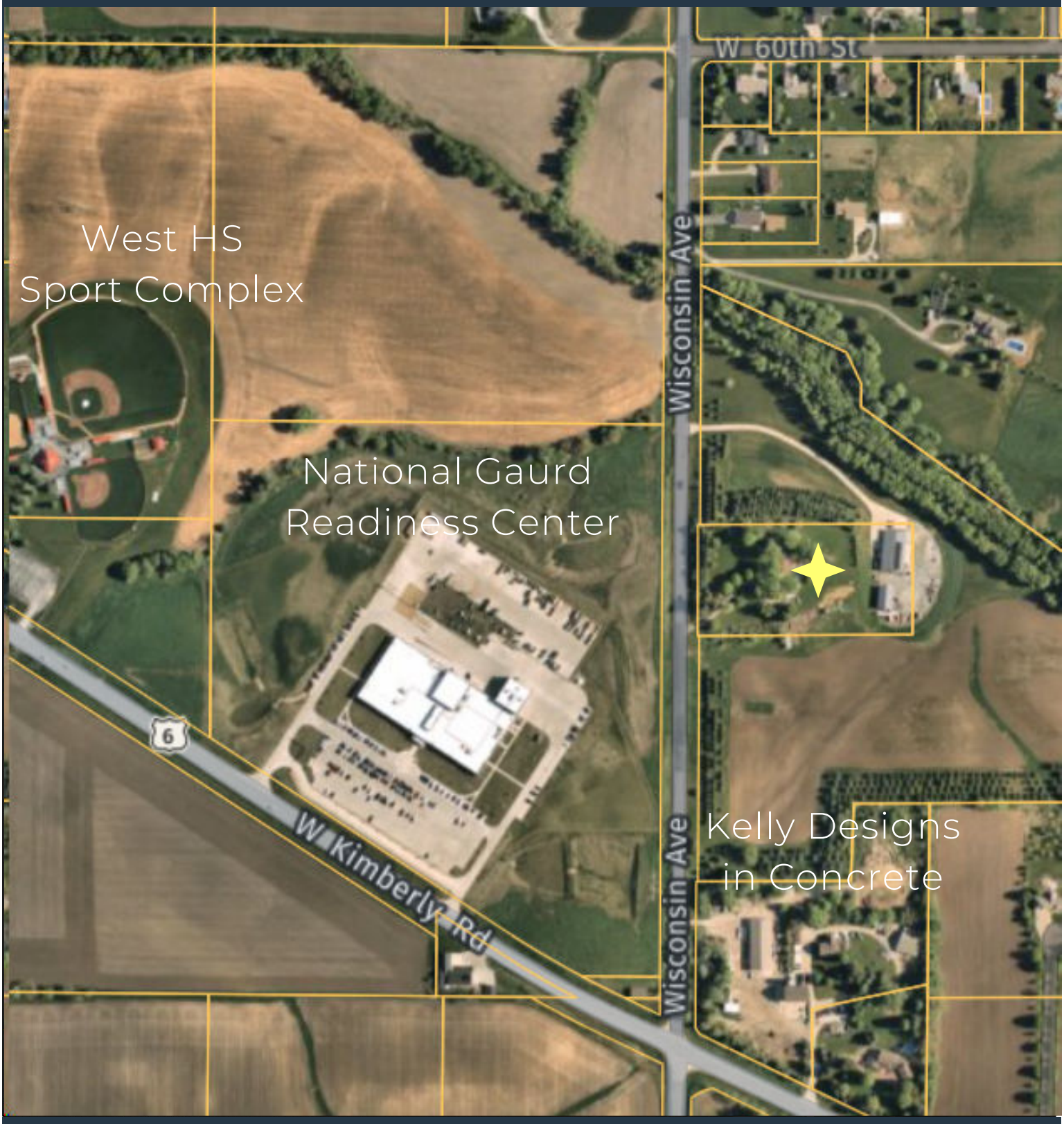
OWNER:
CALVIN BOLKEMA
5605 WISCONSIN AVENUE
DAVENPORT, IA 52806

SHEET NO. 1 OF 1

PREPARED BY / RETURN TO: Townsend Engineering, 2224 E. 12th Street, Davenport, Iowa 52803 (563) 386-4236

THE CITY OF DAVENPORT
IOWA | USA

Vivinity Map
F23-13



THE CITY OF DAVENPORT
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Zoning Map
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THE CITY OF DAVENPORT
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Davenport 2035+
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