

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, SEPTEMBER 19, 2017; 5:00 PM

CITY COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

- A. Case No. SNC17-01: Request of the City of Davenport (Public Works Department) to change the name of a segment of Forest Grove Drive east of Utica Ridge Road to Forest Grove Court.
- B. Case No. SNC17-02: Request of the City of Davenport (Public Works Department) to change the name of a segment of Veterans Memorial Parkway (old 67th Street) located between the new Veterans Memorial Parkway and Utica Ridge Road back to East 67th Court.
- C. Case No. ROW17-06: Request of the City of Davenport for the right-of-way vacation (abandonment) of 10,370 more or less, of public right-of-way south of the west terminus of Dugan Court and north of the west terminus of the right-of-way south of Dugan Court.

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Authority

- A. September 13, 2017 Council Meeting

III. Secretary's Report

- A. September 05, 2017 meeting minutes

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

- i. Case No. REZ17-05: Request of Steven and Merideth Hirsch for the rezoning of 0.65 acre (28,340 sqft), more or less, of real property located at the 5135 Marquette Street (south of West 53rd Street and east of Marquette Street) from R-1 Low Density Dwelling District to R-3 PUD Planned Unit Development to facilitate development of multiple residences; two 2-unit buildings. **This case remains tabled (no action necessary).**

- ii. Case No. REZ17-08: Request of Aaron Christopher on behalf of Palmer College of Chiropractic to rezone 38.65 acres, more or less, generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: “R-4” Moderate Density Dwelling District, “R-6M” High Density Dwelling District, “C-O” Office-Shop District, “C-1” Neighborhood Commercial District, “C-2” General Commercial District, “C-4” Central Business District and “M-1” Light Industrial District to “PID” Planned Institutional District. **This case remains tabled (no action necessary).**

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case No. ROW17-05: Request of Genesis Health Systems at 3200 West Kimberly Road (corner of Kimberly Rd Elsie Ave) to vacate a portion of a sanitary sewer easement which would be located under the proposed medical building. Existing facilities located in the area to be vacated will be located adjacent to the proposed building in the remaining portion of the sanitary sewer easement.
- ii. Case No. F17-17: Final plat of Richard Pierce Second Subdivision, being a replat of Lot 1 of Richard Pierce Subdivision, located north of Telegraph Road and East of Vermont Avenue (405 N Vermont Ave) containing 3 agricultural lots.

VII. Future Business

- A. Preview of items for the October 03, 2017 public hearing and/or regular meeting (note-not all items to be heard may be listed):
- B. Case No. F17-18: Final plat of Landon Prairie, being a replat of part of Lot 2 of Victory Acres, located north of Kimberly Road and west of Marquette Street (1366 West Kimberly Road), containing three (3) lots.
- C. Case No. REZ17-10: Request of Women in Spiritual Hope Ministries, Inc. to rezone 7,841 square feet, more or less, of property located at 5210 North Division Street from “R-4” Moderate Density Dwelling District to “C-O” Office-Shop District.
- D. Case No. REZ17-09: Request by Michael R. Leep, Sr. for the rezoning of 13.435 acres from C-1 Neighborhood Commercial District to C-2 General Commercial District

VIII. Communications

- A. (Time open for citizens wishing to address the Commission on matters not on the established agenda)

IX. Other Business

X. Adjourn

- A. Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city code if the Commission does not act and report on this item within 30 days' time this agenda item is to be construed as approved by the Commission.

Note: The Plan and Zoning Commission meeting is not a public hearing. It is time for the commission to discuss the issue(s) with City staff and if questions rise, with the developer.

A rezoning or ordinance text amendment has a second public hearing before the City Council at its Committee of the Whole meeting. Notification of that meeting will be sent to surrounding owners following the Plan and Zoning Commission meeting.

Next Public Hearing/Regular Plan & Zoning Meeting: Tuesday, October 03, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
9/19/2017

Subject:

PUBLIC HEARING AGENDA

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	9/14/2017 - 1:57 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
9/19/2017

Subject:

Case No. SNC17-01: Request of the City of Davenport (Public Works Department) to change the name of a segment of Forest Grove Drive east of Utica Ridge Road to Forest Grove Court.

ATTACHMENTS:

Type	Description
▣ Cover Memo	SNC17-01 PH Report
▣ Cover Memo	SNC17-01 Background

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	9/14/2017 - 1:57 PM



City of Davenport
Community Planning & Economic Development Department
PUBLIC HEARING REPORT

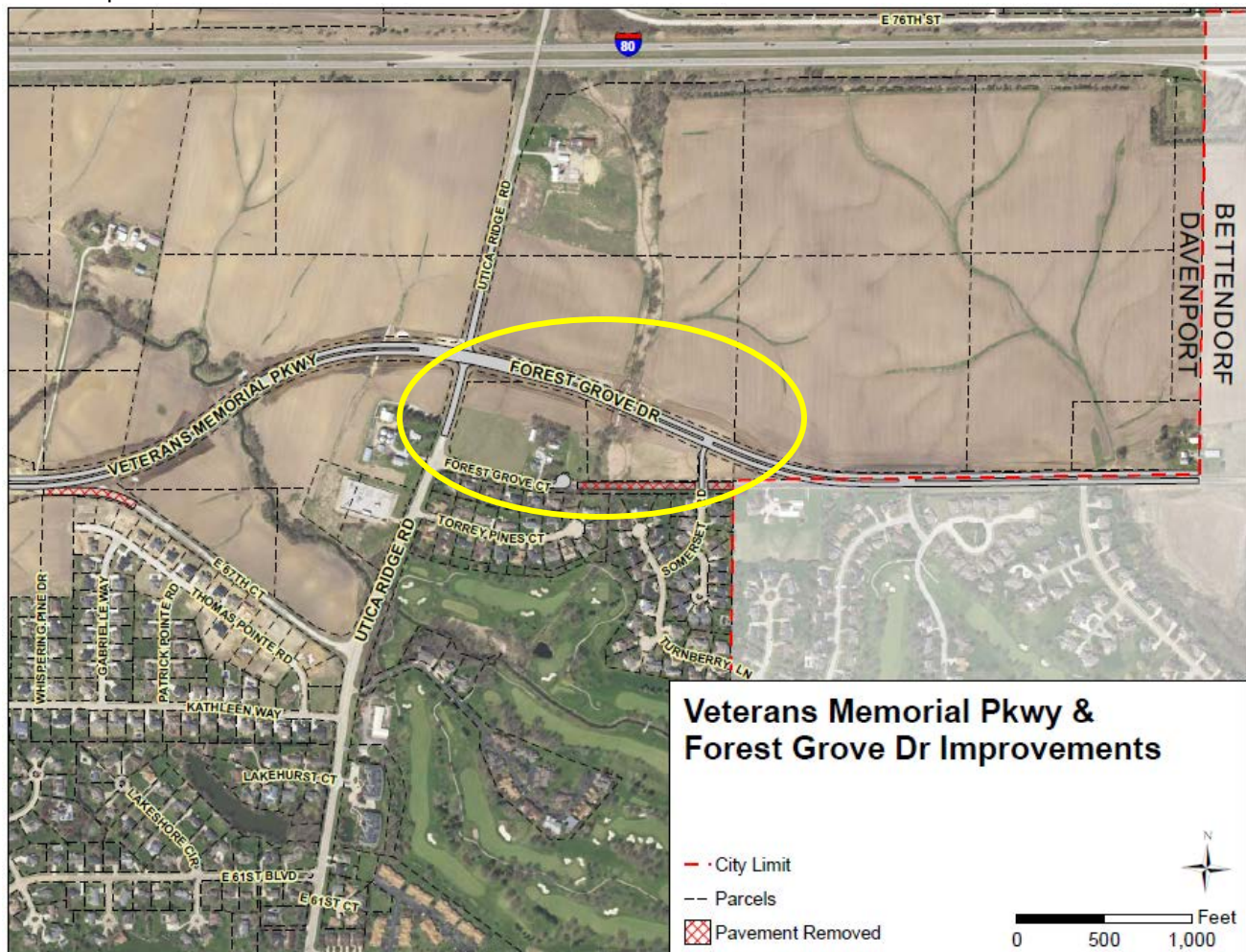
Meeting Date: September 19, 2017
Request: Street Name Change – to Forest Grove Ct
Location: East of Utica Ridge Rd
Case No.: SNC17-01
Applicant: City of Davenport – Public Works Department

Recommendation:
No recommendation at this time

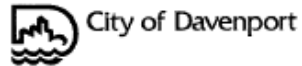
Introduction:
Request of the City of Davenport – Public Works Department to change the name of a portion of Forest Grove Drive/Forrest Grove Drive/Forest Grove Rd extending approximately 750 feet east from Utica Ridge Road.

AREA CHARACTERISTICS:

Aerial Map



Background:



August 28, 2017

Plan and Zoning Commission
City Hall
Davenport, IA 52801

Plan and Zoning Commission:

With the extension of Veteran's Memorial Parkway, a new alignment of Forest Grove Drive was made and the current street was dead-ended with a cul-de-sac. The alignment of VMP/67th St. was also changed and the current 1,500 foot section that connected to Utica Ridge Road was dead-ended. To address the new VMP alignment and avoid confusion with previous sections, Public Works recommends the following:

- 1) The section of old Veteran's Memorial Parkway that dead-ends approximately 1,500 feet west of Utica Ridge be renamed to East 67th Court.
- 2) The newly built section of street that extends from Utica Ridge and connects to Bettendorf's Forest Grove Drive be named Forest Grove Drive.
- 3) The section of street from Utica Ridge running east, ending in a cul-de-sac, that was named Forrest Grove Drive/Forest Grove Drive/Forest Grove Road be renamed Forest Grove Court – to indicate the new terminus.



A map is attached that lays out the proposed changes.

A notice was sent to the seven (7) property owners currently living on Forest Grove Road/Forest Grove Drive/Forrest Grove Drive with one objection to the name change, stating the difficulty of changing legal paperwork and confusion that may result.

The current name of Forest Grove Drive is actually platted two different ways – Forest Grove Drive and Forrest Grove Drive and the original resolution states the name as Forest Grove Road. Changing it to Forest Grove Court will remedy the current confusion.

Please schedule the necessary action for the renaming of the three street sections.

Sincerely,

A handwritten signature in black ink that reads "Nicole Gleason".

Nicole Gleason,
Public Works Director

Public Input:

The public hearing is scheduled for Tuesday, September 19th and notices have been sent to the 19 owners of property within 200 feet of the portion of street subject to the change in name. The Public Works Department has previously sent a notice to the seven (7) owners addressed along this segment of Forest Grove Drive.

Discussion:

The alignment of Veterans Memorial Parkway was established in 2015 though discussions go back to at least 2006 when three alignments first proposed and discussed at public meetings. According to the Public Works Department, the current Forest Grove Drive has three different names: Forest Grove Drive, Forrest Grove Drive and Forest Grove Road.

- The original resolution states the name as "Forest Grove Road".
- The Commission's letter dated 10-13-1976 conditioned the approval of the plat on the name being "Forest Grove Drive"; and
- The adopted plat has the name listed as "Forrest Grove Drive".

The alignment of Veterans Memorial Parkway (VMP) creates a new intersection with Utica Ridge Road north of the old Forest Grove Drive/Forrest Grove Drive/Forest Grove Road intersection. East of Utica Ridge Road this new roadway, aligning with VMP, will be called Forest Grove Drive which will continue easterly and reconnect with the existing Forest Grove Drive in Bettendorf. The old Forest Grove Drive/Forrest Grove Drive/Forest Grove Road will terminate in a cul-de-sac and be named Forest Grove Court. This should resolve the three different name/spelling issue of this segment of roadway.

Staff Recommendation

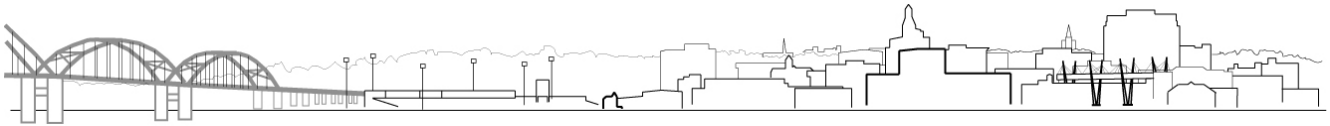
No recommendation is made at this time.

Prepared by:

Wayne Wille, CFM – Planner II
Community Planning Division



**PUBLIC HEARING NOTICE
PLAN AND ZONING COMMISSION
CITY OF DAVENPORT**



Public Hearing Details:

Date: 9/19/2017
Time: 5:00 PM
Location: Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa
Subject: Public hearing for a street name change before the Plan and Zoning Commission
Case #: SNC17-01

To: All property owners within 200 feet of the subject property located at: **Forest Grove Drive between 4705 to 4905 Forest Grove Drive.**

What is this All About?

This notice is being sent to inform you that a public hearing will be held for a street name change. The purpose of the street name change is to change the name of a street.

Request Description

SNC17-01: Request of the City of Davenport (Public Works Department) to change the name of a segment of Forest Grove Drive east of Utica Ridge Road to Forest Grove Court.

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.

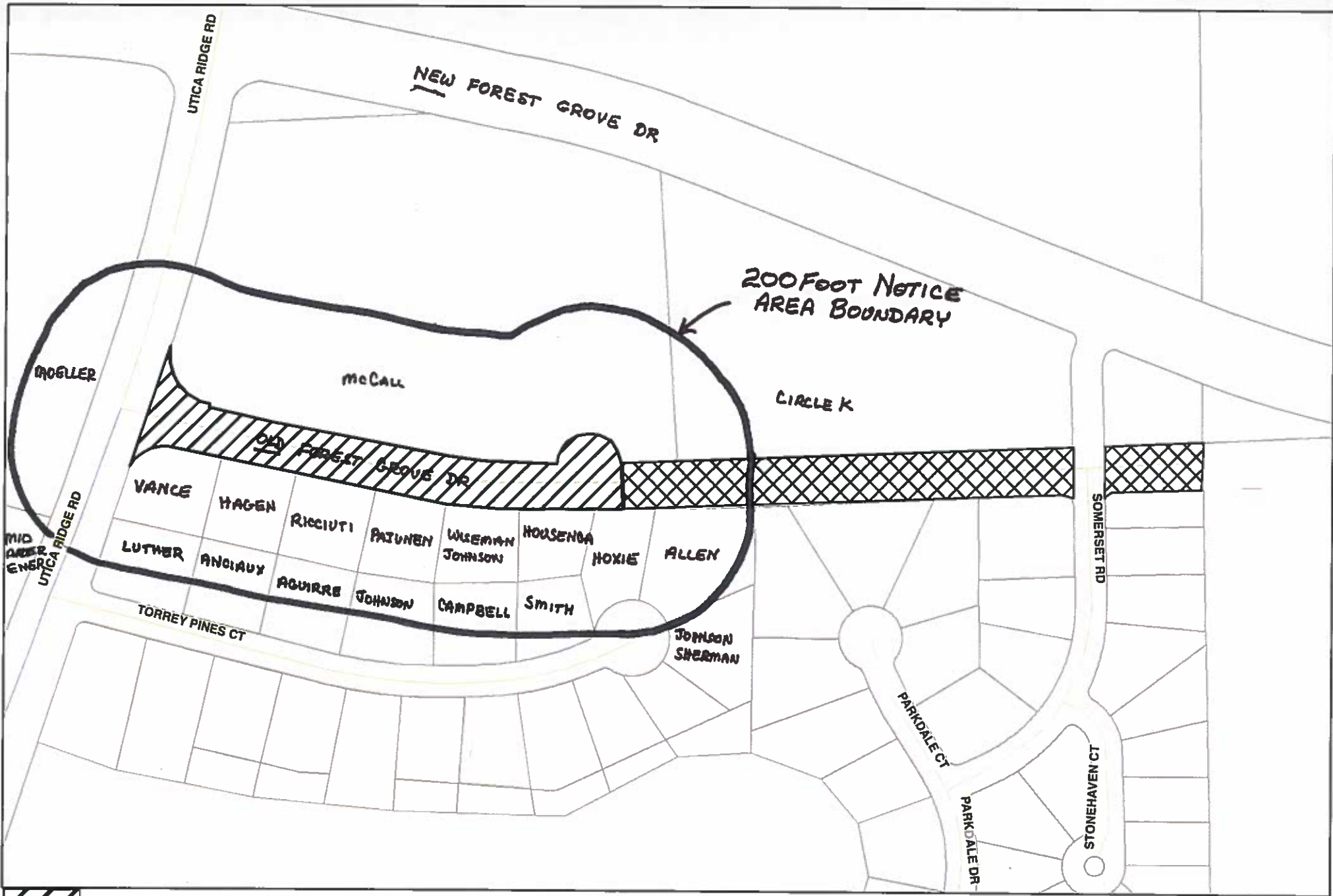
Would You Like to Submit an Official Comment?

As a neighboring property owner, you may have an interest in commenting on the proposed request either in writing/email or in person at the public hearing. If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the public hearing. Send comments to planning@ci.davenport.ia.us or CPED, 226 W 4th St, Davenport IA 52801.

Do You Have Any Questions?

If you have any questions on this request, or if ADA/special accommodations are needed, please contact Wayne Wille, CFM, the case planner assigned to this project at wtw@ci.davenport.ia.us or 563-326-6172.

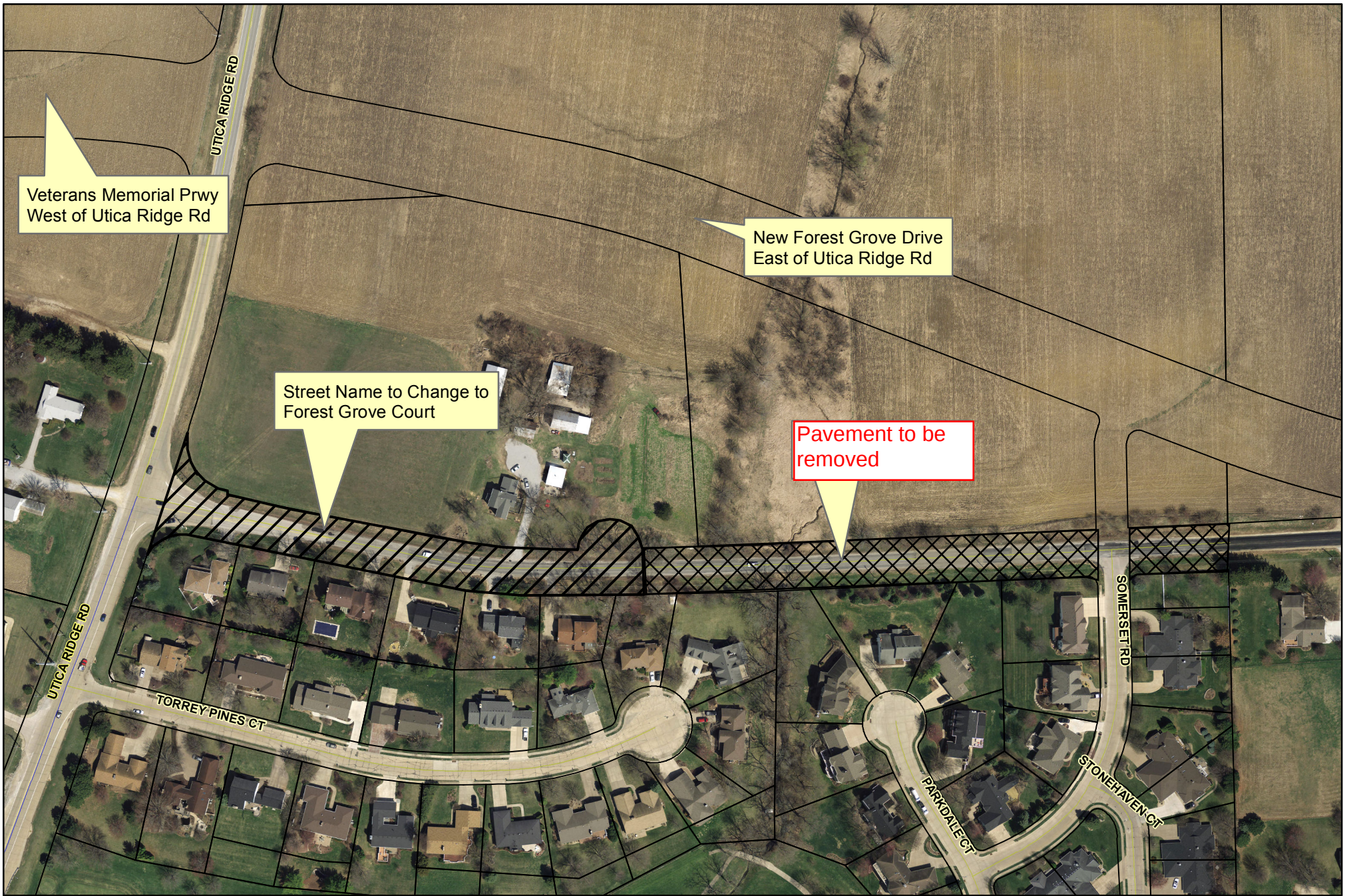
Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the applicant. If you choose to attend the hearing, you may wish to contact Community Planning prior to your departure to learn of any changes to the agenda.



 STREET NAME CHANGE
 STREET VACATION (ABANDONMENT)

0 100 200 400
Feet



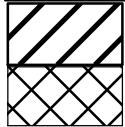


Veterans Memorial Prwy
West of Utica Ridge Rd

New Forest Grove Drive
East of Utica Ridge Rd

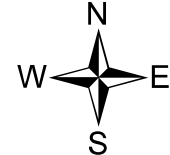
Street Name to Change to
Forest Grove Court

Pavement to be
removed



STREET NAME CHANGE

STREET VACATION (ABANDONMENT)



Owner		Address	CSZ
Glen Moeller	Kathleen Moeller	28140 - 162nd Ave	Long Grove IA 52756
MidAmerican Energy		666 Grand Ave - PO Box 657	Des Moines IA 50303-657
Virginia McCall Trust		4820 Forest Grove Dr	Davenport IA 52807
Circle K Properties LLC		4820 Forest Grove Dr	Davenport IA 52807
Michael J Vance	Jessica J Vance	4705 Forest Grove Dr	Davenport IA 52807
George L Hagen	Gwendolyn A Hagen	4714 Forest Grove Dr	Davenport IA 52807
Paul J Ricciutti	Erin Ricciutti	4803 Forest Grove Dr	Davenport IA 52807
William J Pajunen	Melissa K Pajunen	4815 Forest Grove Dr	Davenport IA 52807
Kimberly S Wiseman	Mark Johnson	4825 Forest Grove Dr	Davenport IA 52807
Nathan J Housenga		4905 Forest Grove Dr	Davenport IA 52807
Horton M Hoxie Jr	Loretta K Hoxie	4928 Torrey Pines Ct	Davenport IA 52807
Drew P Allen	Ellen C Allen	4932 Torrey Pines Ct	Davenport IA 52807
Elisabeth A Johnson	Ricky J Sherman	4931 Torrey Pines Ct	Davenport IA 52807
Dennis J Smith	Marlene J Smith	4916 Torrey Pines Ct	Davenport IA 52807
James R Campbell		4904 Torrey Pines Ct	Davenport IA 52807
Kurt Johnson	Sue Johnson	4820 Torrey Pines Ct	Davenport IA 52807
Hartman Aguirre	Amber Aguirre	4806 Torrey Pines Ct	Davenport IA 52807
Susan C Anciaux	Christine M Anciaux	4722 Torrey Pines Ct	Davenport IA 52807
Lance B Luther II		4708 Torrey Pines Ct	Davenport IA 52807
Ald Meeker		226 W 4th St	Davenport IA 52801

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
9/19/2017

Subject:

Case No. SNC17-02: Request of the City of Davenport (Public Works Department) to change the name of a segment of Veterans Memorial Parkway (old 67th Street) located between the new Veterans Memorial Parkway and Utica Ridge Road back to East 67th Court.

ATTACHMENTS:

Type	Description
▣ Cover Memo	SNC17-02 Report
▣ Backup Material	SNC17-02 Background

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	9/14/2017 - 1:58 PM



City of Davenport
Community Planning & Economic Development Department
PUBLIC HEARING REPORT

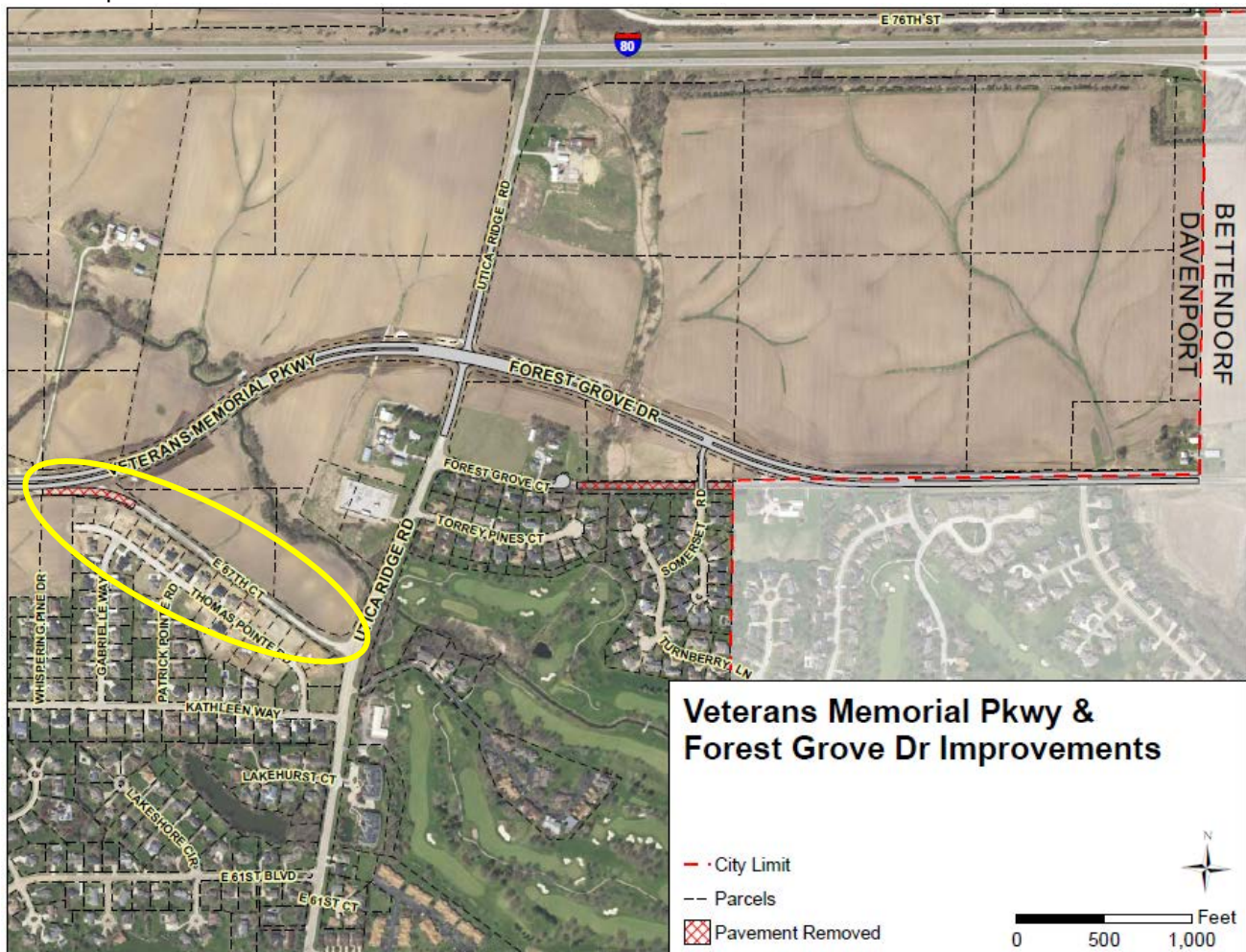
Meeting Date: September 19, 2017
Request: Street Name Change – to East 67th Court
Location: West of Utica Ridge Rd
Case No.: SNC17-02
Applicant: City of Davenport – Public Works Department

Recommendation:
No recommendation at this time

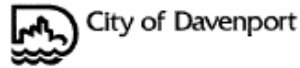
Introduction:
Request of the City of Davenport – Public Works Department to change the name of a portion of Veterans Memorial Parkway (old alignment) west of Utica Ridge Road abutting Walsh Pointe Third Addition to East 67th Court.

AREA CHARACTERISTICS:

Aerial Map



Background:



August 28, 2017

Plan and Zoning Commission
City Hall
Davenport, IA 52801

Plan and Zoning Commission:

With the extension of Veteran's Memorial Parkway, a new alignment of Forest Grove Drive was made and the current street was dead-ended with a cul-de-sac. The alignment of VMP/67th St. was also changed and the current 1,500 foot section that connected to Utica Ridge Road was dead-ended. To address the new VMP alignment and avoid confusion with previous sections, Public Works recommends the following:

- 1) The section of old Veteran's Memorial Parkway that dead-ends approximately 1,500 feet west of Utica Ridge be renamed to East 67th Court.
- 2) The newly built section of street that extends from Utica Ridge and connects to Bettendorf's Forest Grove Drive be named Forest Grove Drive.
- 3) The section of street from Utica Ridge running east, ending in a cul-de-sac, that was named Forrest Grove Drive/Forest Grove Drive/Forest Grove Road be renamed Forest Grove Court – to indicate the new terminus.



A map is attached that lays out the proposed changes.

A notice was sent to the seven (7) property owners currently living on Forest Grove Road/Forest Grove Drive/Forrest Grove Drive with one objection to the name change, stating the difficulty of changing legal paperwork and confusion that may result.

The current name of Forest Grove Drive is actually platted two different ways – Forest Grove Drive and Forrest Grove Drive and the original resolution states the name as Forest Grove Road. Changing it to Forest Grove Court will remedy the current confusion.

Please schedule the necessary action for the renaming of the three street sections.

Sincerely,

A handwritten signature in black ink that reads "Nicole Gleason".

Nicole Gleason,
Public Works Director

Public Input:

The public hearing is scheduled for Tuesday, September 19th and notices have been sent to the 20 owners of property within 200 feet of the portion of street subject to the change in name. One phone call has been received asking what is being proposed for the road.

Discussion:

The alignment of Veterans Memorial Parkway (VMP) was established in 2015 though discussion goes back to at least 2006 when three alignments first proposed and discussed at public meetings. The Veterans Memorial Parkway (VMP) name was established in 2009 when 65th/67th Street from Brady Street to Utica Ridge Road was renamed. With the new alignment for VMP this segment will be renamed to East 67th Court. A section of pavement will be removed adjacent to the new alignment (pavement) of VMP.

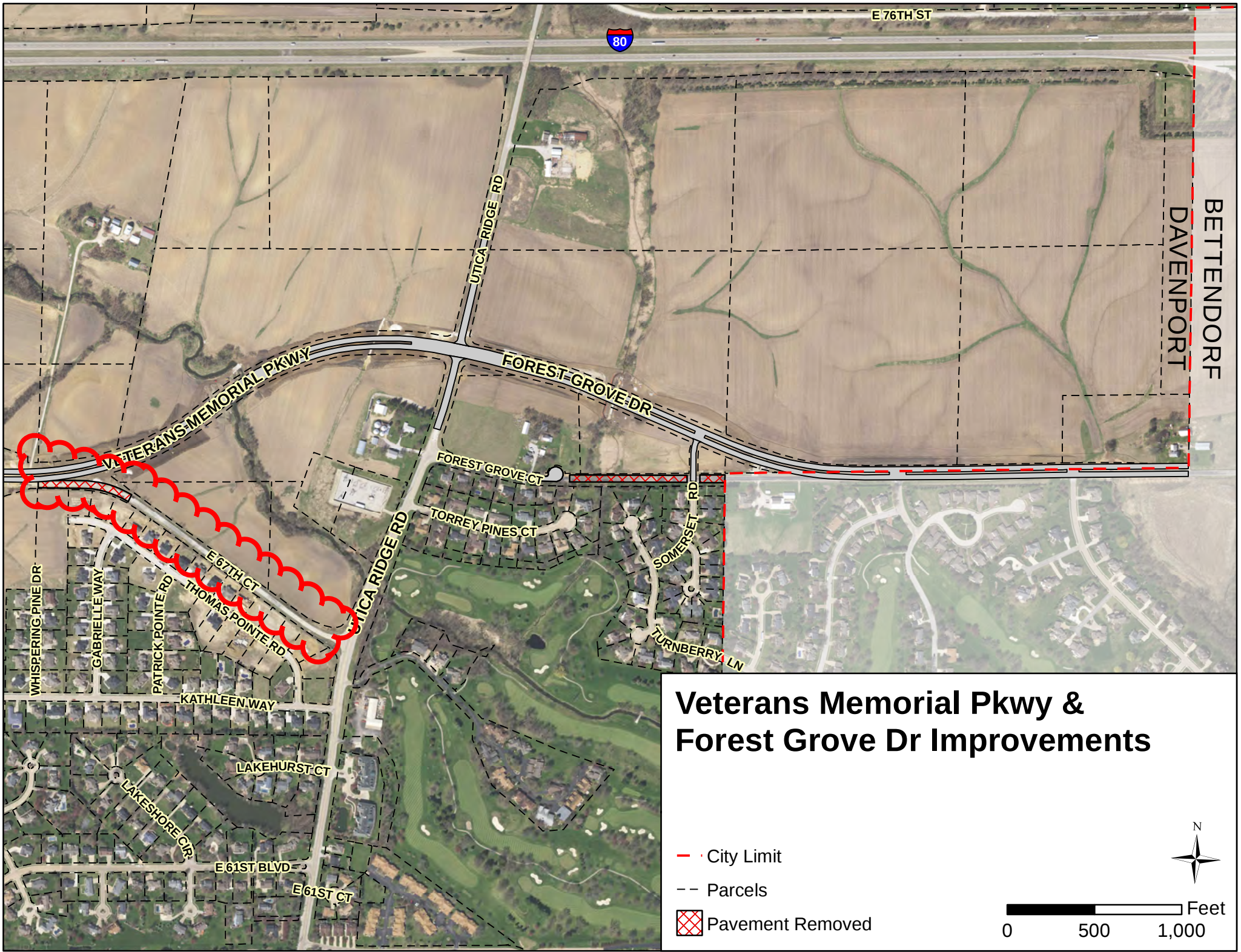
No properties are addressed from this segment of roadway.

Staff Recommendation

No recommendation is made at this time.

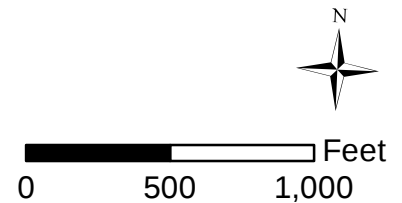
Prepared by:

Wayne Wille, CFM – Planner II
Community Planning Division

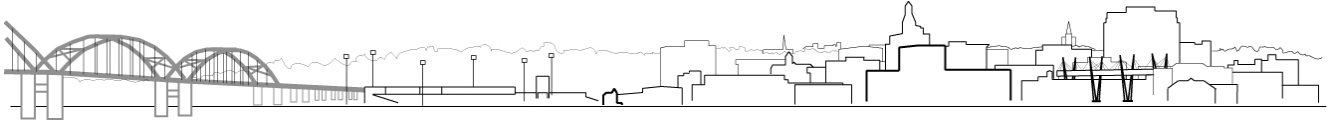


Veterans Memorial Pkwy & Forest Grove Dr Improvements

- City Limit
- Parcels
- ▨ Pavement Removed



**PUBLIC HEARING NOTICE
PLAN AND ZONING COMMISSION
CITY OF DAVENPORT**



Public Hearing Details:

Date: 9/19/2017
Time: 5:00 PM
Location: Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa
Subject: Public hearing for a street name change before the Plan and Zoning Commission
Case #: SNC 17-02

To: All property owners within 200 feet of the subject property located at: **Veterans Memorial Parkway between Utica Ridge Road and the new Veterans Memorial Parkway.**

What is this All About?

This notice is being sent to inform you that a public hearing will be held for a street name change. The purpose of the street name change is to change the name of a street.

Request Description

SNC17-02: Request of the City of Davenport (Public Works Department) to change the name of a segment of Veterans Memorial Parkway (old 67th Street) located between the new Veterans Memorial Parkway and Utica Ridge Road back to East 67th Court.

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.

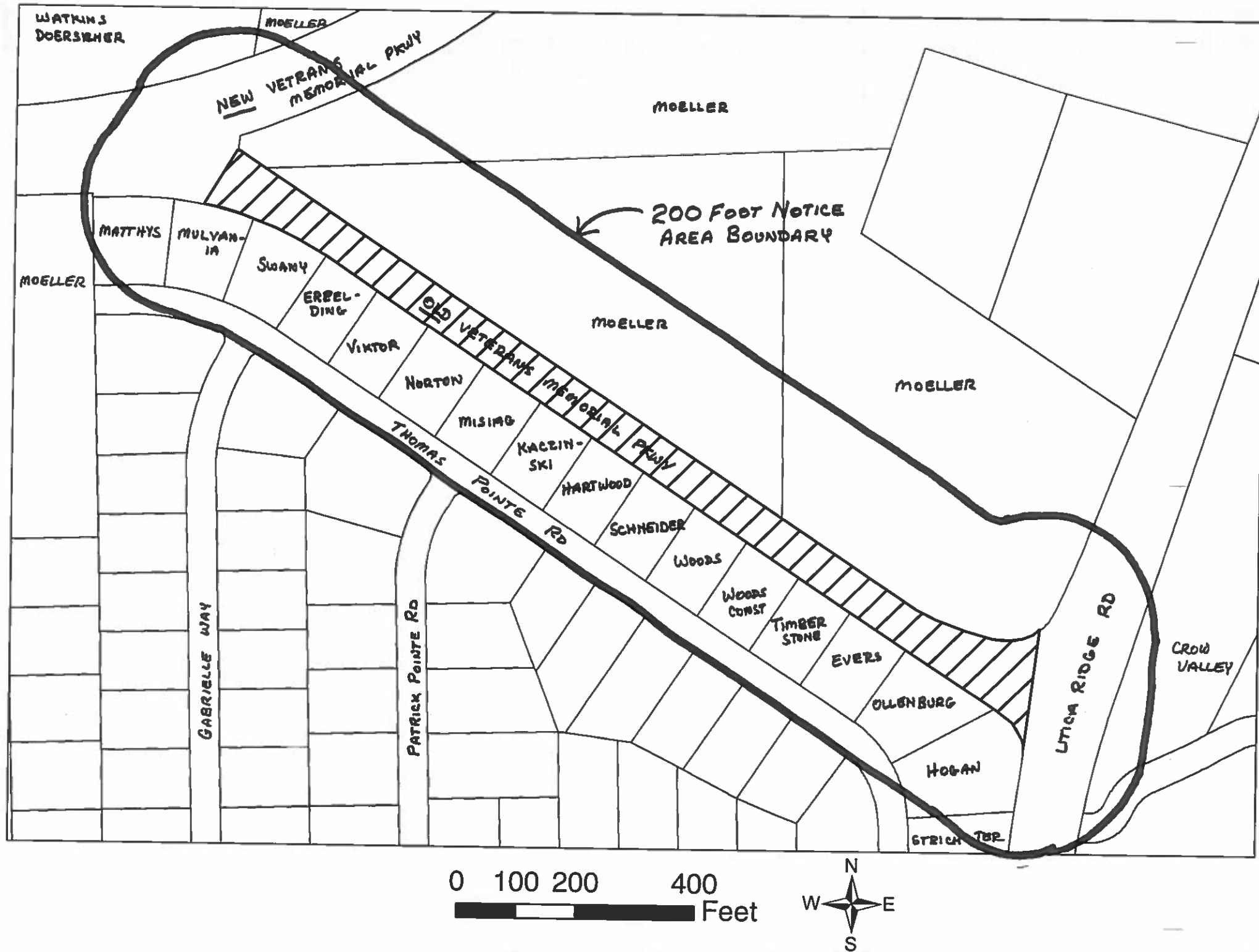
Would You Like to Submit an Official Comment?

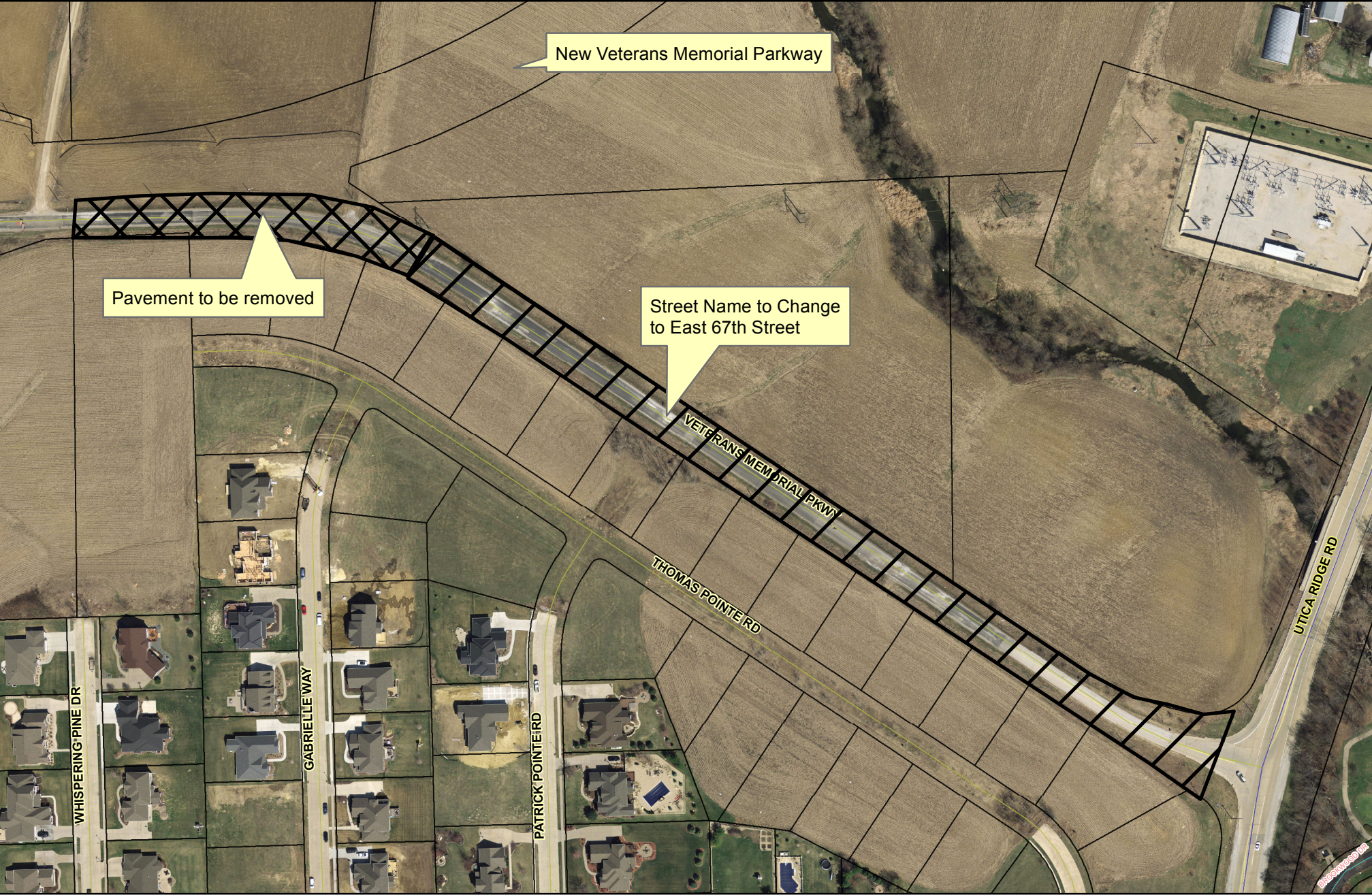
As a neighboring property owner, you may have an interest in commenting on the proposed request either in writing/email or in person at the public hearing. If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the public hearing. Send comments to planning@ci.davenport.ia.us or CPED, 226 W 4th St, Davenport IA 52801.

Do You Have Any Questions?

If you have any questions on this request, or if ADA/special accommodations are needed, please contact Wayne Wille, CFM, the case planner assigned to this project at wtw@ci.davenport.ia.us or 563-326-6172.

Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the applicant. If you choose to attend the hearing, you may wish to contact Community Planning prior to your departure to learn of any changes to the agenda.





Owner		Adress	C-S-Z
Karen J Watkins	Alane Watkins	2844 - 365th Ave	Comanche IA 52730
Kevin Watkins	Merle E Doersher Revocable Trust	2844 - 365th Ave	Comanche IA 52730
Glen A Moeller	Kathleen A Moeller	28140 - 162nd Ave	Long Grove IA 52756
Crow Valley Golf Club		4315 E 60th St	Davenport IA 52807-9735
Brian P Strichter	Heather M Strichter	4040 Kathleen Way	Davenport IA 52807
Mathew Hogan	Nannah Hogan	320 E 29th St Apt A2	Davenport IA 52803
Steven J Ollenburg	LeeAnn M Ollenburg	4032 Thomas Pointe Rd	Davenport IA 52807
Karen L Evers Trust		4028 Thomas Pointe Rd	Davenport IA 52807
Timber Stone Inc		17128 Rte 5 & 92	East Moline IL 61244
Woods Construction & Development Inc		4016 Thomas Pointe Rd	Davenport IA 52807
Seth Woods		4016 Thomas Pointe Rd	Davenport IA 52807
Gordon Schneider	Julie A Schneider	4012 Thomas Pointe Rd	Davenport IA 52807
Hardtwood Properties LLC		PO Box 181	Bettendorf IA 52722
Jeff Kaczinski	Hayne Kaczinski	4004 Thomas Pointe Rd	Davenport IA 52807
Joshua Misiag	Ashlee Misiag	4000 Thomas Pointe Rd	Davenport IA 52807
Norton Living Trust		3936 Thomas Pointe Rd	Davenport IA 52807
Brook J Viktor	Shawna S Viktor	3924 Thomas Pointe Rd	Davenport IA 52807
Andrew R Erpelding	Tara L Erpelding	3912 Thomas Pointe Rd	Davenport IA 52807
Swany Development LLC		4555 Utica Ridge Rd	Bettendorf IA 52722
Barry A Mulvania	Genni M Mulvania	3838 Thomas Pointe Rd	Davenport IA 52807
David A Matthys	Kelly R Matthys	3826 Thomas Pointe Rd	Davenport IA 52807
Ald Meeker			

City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak (563) 888-2022
rrusnak@ci.davenport.ia.us

Date
9/19/2017

Subject:

Case No. ROW17-06: Request of the City of Davenport for the right-of-way vacation (abandonment) of 10,370 more or less, of public right-of-way south of the west terminus of Dugan Court and north of the west terminus of the right-of-way south of Dugan Court.

Recommendation:

There is no recommendation at this time.

Relationship to Goals:

Strengthen the Existing Built Environment.

Background:

See attached staff report.

ATTACHMENTS:

Type	Description
▣ Backup Material	Public Hearing Staff Report
▣ Backup Material	Public Hearing Notice to Surrounding Property Owners

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	9/14/2017 - 5:06 PM



City of Davenport
Community Planning & Economic Development Department
PUBLIC HEARING STAFF REPORT

Meeting Date: September 19, 2017
Request: Right-of-way vacation (abandonment) of 10,370 square feet, more or less of right-of-way.
Location: south of the west terminus of Dugan Court and north of the west terminus right-of-way south of Dugan Court
Case No.: ROW17-06
Applicant: City of Davenport

Recommendation:

There is no recommendation at this time.

Introduction:

The City of Davenport is seeking to vacate (abandon) the unused right-of-way south of the west terminus of Dugan Court and north of the west terminus right-of-way south of Dugan Court.

LOCATION:



 Subject Property



Background:**Comprehensive Plan:**

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Zoning:

The adjacent properties are zoned "R-4" Moderate Density Dwelling District.

Technical Review:

Streets. The right-of-way is currently unimproved. The City does not intend to improve this right-of-way.

Storm Water. There is no stormwater infrastructure within the right-of-way.

Sanitary Sewer. There is sanitary infrastructure within the right-of-way.

Other Utilities. There are no other utilities within the right-of-way.

Emergency Services. There should be no change in emergency access.

Parks/Open Space. There is no impact on existing or proposed greenspaces.

Public Input:

Notices were sent to properties within 200 feet of the proposed right-of-way vacation. To date, staff has not received any objections.

Discussion:

The City of Davenport is seeking to vacate (abandon) the unused right-of-way south of the west terminus of Dugan Court and north of the west terminus right-of-way south of Dugan Court.

Staff Recommendation:

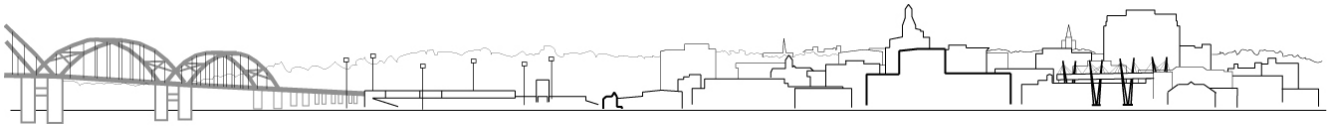
There is no recommendation at this time.

Prepared by:

A handwritten signature in blue ink, appearing to read "Ryan Rusnak", with a stylized flourish at the end.

Ryan Rusnak, AICP
Planner III

**PUBLIC HEARING NOTICE
PLAN AND ZONING COMMISSION
CITY OF DAVENPORT**



Public Hearing Details:

Date: 9/19/2017
Time: 5:00 PM
Location: Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa
Subject: Public hearing for a right-of-way vacation (abandonment) before the Plan and Zoning Commission
Case #: ROW17-06

To: All property owners within 200 feet of the subject property located at: **The right-of-way south of the west terminus of Dugan Court and north of the west terminus of the right-of-way south of Dugan Court (see map on the other side).**

What is this All About?

This notice is being sent to inform you that a public hearing will be held for a right-of-way vacation (abandonment). The purpose of the right-of-way vacation (abandonment) is to remove portions of public right-of-way from public use.

Request Description

Request of the City of Davenport for the right-of-way vacation (abandonment) of 10,370 more or less, of public right-of-way south of the west terminus of Dugan Court and north of the west terminus of the right-of-way south of Dugan Court.

What are the Next Steps after the Public Hearing?

The 9/19/2017 public hearing is the first step in the review/approval process. The Plan and Zoning will meet on 10/3/2017 to vote (provide its recommendation) on the request. 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.

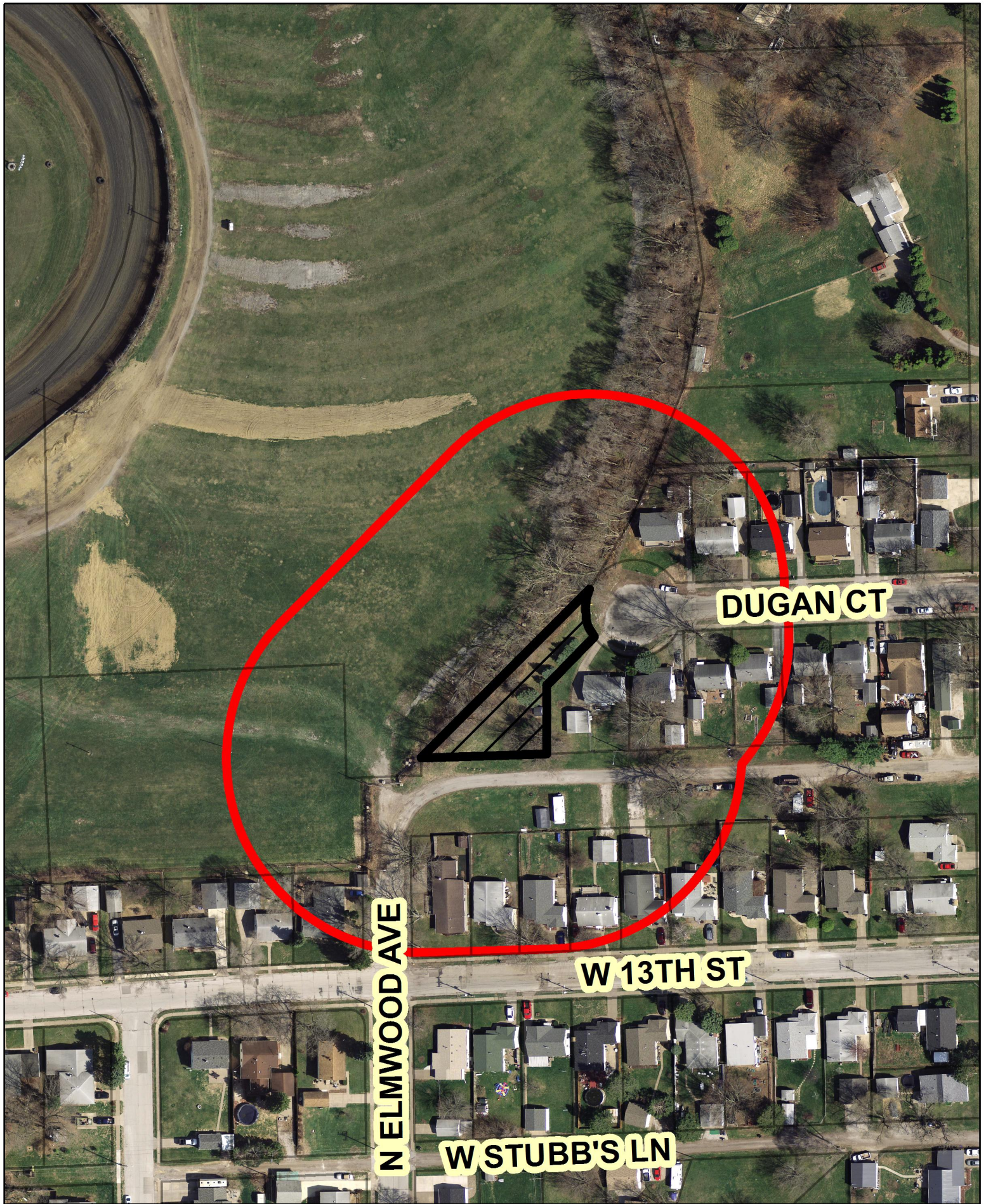
Would You Like to Submit an Official Comment?

As a neighboring property owner, you may have an interest in commenting on the proposed request either in writing/email or in person at the public hearing. If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the public hearing. Send comments to planning@ci.davenport.ia.us or CPED, 226 W 4th St, Davenport IA 52801.

Do You Have Any Questions?

If you have any questions on this request, or if ADA/special accommodations are needed, please contact Ryan Rusnak, AICP, the case planner assigned to this project at rrusnak@ci.davenport.ia.us or 563-888-2022.

Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the applicant. If you choose to attend the hearing, you may wish to contact Community Planning prior to your departure to learn of any changes to the agenda.

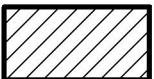


N ELMWOOD AVE

DUGAN CT

W 13TH ST

W STUBB'S LN



Subject Property



FID	Parcel	Address	Acreage	Deed1_Name	Deed1_Addr	Deed1_CSZ
0	I0004D03	2601 W LOCUST ST	15.08	MISSISSIPPI VALLEY FAIR INC NIGEL HIBBERT	2815 W LOCUST ST	DAVENPORT IA 52804
1	I0005A01	1305 N ELMWOOD AV	0.171	KEVA STEADMAN	1444 14TH ST	BETTENDORF IA 52722
2	I0005A02	2450 W 13TH ST	0.145	JCY PROPERTIES LLC	852 STONEBRIDGE CR	ELDRIDGE IA 52748
3	I0005A03	2446 W 13TH ST	0.145	STEPHANIE NOLTING RUSSELL ANDERSON	2446 W 13TH ST	DAVENPORT IA 52804
4	I0005A04	2440 W 13TH ST	0.145	CHERYL ANDERSON HAROLD SEALS	2440 W 13TH ST	DAVENPORT IA 52804
5	I0005A05	2436 W 13TH ST	0.145	CLARA SEALS ROBERT FULLER	2436 W 13TH ST	DAVENPORT IA 52804
6	I0005A06	2430 W 13TH ST	0.145	KIMBERLY FULLER	2430 W 13TH ST	DAVENPORT IA 52804-3406
7	I0005A07	2424 W 13TH ST	0.145	LILLIAN RILEY	2424 W 13TH ST	DAVENPORT IA 52804
8	I0005A15	2417 DUGAN CT	0.138	JOSHUA MCANINCH	2417 DUGAN CT	DAVENPORT IA 52804-3319
9	I0005A16	2423 DUGAN CT	0.138	DONNA MORITZ DEREK M PETERSEN	4613 W 14TH ST	DAVENPORT IA 52804-3319
10	I0005A17	2427 DUGAN CT	0.138	PETERSEN MICHAEL D LAURIE BRIBRIESCO	2427 DUGAN CT	DAVENPORT IA 52804
11	I0005A18	2433 DUGAN CT	0.149	THOMAS BRIBRIESCO JR LARRY JASPER	2433 DUGAN CT	DAVENPORT IA 52804
12	I0005A19	2437 DUGAN CT	0.124	GAY LYNN JASPER	2437 DUGAN CT	DAVENPORT IA 52804-3319
13	I0005A20	2434 DUGAN CT	0.172	THOMAS SNYDER	2434 DUGAN CT	DAVENPORT IA 52804
14	I0005A21	2428 DUGAN CT	0.147	MIRIAM BURKS	2428 DUGAN CT	DAVENPORT IA 52804
15	I0005A22	2422 DUGAN CT	0.147	MYRA VALLADARES	2422 DUGAN CT	DAVENPORT IA 52804-3319
16	I0005A26	1426 N LINCOLN AV	0.608	SHIRLEY PLUMB	1426 N LINCOLN AVE	DAVENPORT IA 52804
17	I0006-01		7.94	MISSISSIPPI VALLEY FAIR INC	2815 W LOCUST ST	DAVENPORT IA 52804
18	I0006B09	2510 W 13TH ST	0.139	FRED REMLEY	14654 FERN AV	DAVENPORT IA 52804
19	I0006B10	1304 N ELMWOOD AV	0.15	JEAN MARIE MCCLURE	1304 N ELMWOOD AV	DAVENPORT IA 52804

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
9/19/2017

Subject:
September 13, 2017 Council Meeting

ATTACHMENTS:

Type	Description
Backup Material	Report of Council Activity

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	9/14/2017 - 1:58 PM

Report of City Council Activity

September 13, 2017 Meeting –

Resolution 2017-384 approving Case No. F17-05 the final plat of Villas at Pheasant Creek Second Addition being a replat of part of Lot 25 of Villas of Pheasant Creek First Addition located east of Jersey Ridge Road and north of East 46th Street containing 35 single family lots. [Ward 6]

Resolution 2017-385 approving Case No. F17-07 being the final plat of Lampton 1st Addition, located east of Spring Street and north of Kirkwood Boulevard, containing 3.37 acres, more or less, and two (2) residentially zoned lots. [Ward 5]

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
9/19/2017

Subject:
September 05, 2017 meeting minutes

ATTACHMENTS:

Type	Description
Backup Material	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	9/14/2017 - 1:58 PM

**CITY PLAN AND ZONING COMMISSION
CITY OF DAVENPORT, IOWA**

**TUESDAY SEPTEMBER 05, 2017 • 5:00 PM
COUNCIL CHAMBERS – DAVENPORT CITY HALL
226 W 4TH STREET DAVENPORT, IA**

MINUTES

By this reference all reports, documents, presentations and the meeting video record are made a part of the minutes.

PUBLIC HEARING AGENDA

The public hearing was opened at 5:00 P.M. and the following public hearing was held:

OLD BUSINESS –

NEW BUSINESS –

- **Case No. ROW17-05:** Request of Genesis Health Systems at 3200 West Kimberly Road (corner of Kimberly Rd Elsie Ave) to vacate a portion of a sanitary sewer easement which would be located under the proposed medical building. Existing facilities located in the area to be vacated will be located adjacent to the proposed building in the remaining portion of the sanitary sewer easement.

Next Public Hearing:

Tuesday, September 19, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall – 226 West 4th Street.

REGULAR MEETING AGENDA

The regular meeting was called to order at 5:05P.M., following the public hearing.

I. Roll Call of the Membership

Present: Connell, Hepner, Inghram, Maness, Martinez, Medd, Quinn, Reinartz and Tallman

Excused: Kelling and Lammers,

Absent: None

Staff: Flynn, Heyer, Koops, Leabhart, Rusnak, Statz and Wille.

II. Report of the City Council Activity – as presented

III. Secretary's Report August 01, 2017 meeting minutes were approved as presented; no minutes for 08-15-17 since meeting cancelled due to lack of quorum.

IV. Report of the Comprehensive Plan Committee – Flynn stated that the consultants are working on a first draft and that staff should be receiving portions of the ordinance to review soon. It is anticipated that a full first draft should be available by the end of the year.

V. Zoning Activity

A. Old Business –

1. **Case No. REZ17-05:** Request of Steven and Merideth Hirsch for the rezoning of 0.65 acre (28,340 sqft), more or less, of real property located at the 5135 Marquette Street (south of West 53rd Street and east of Marquette Street) from R-1 Low Density Dwelling District to R-3 PUD Planned Unit Development to facilitate development of multiple residences; two 2-unit buildings.

This case remains tabled (no action necessary).

Note: Staff indicated there is a condition in the Commission's by-laws for a timely review. Staff also indicated that the applicant's engineer is working on a concept layout.

B. New Business -

1. Case No. REZ17-06: Request of David A. Parochetti dba David A. Parochetti Revocable Trust to remove conditions of City Ordinance 1999-569 on 0.70 acre located at the northwest corner of West Kimberly Road and Sturdevant Street (1616 West Kimberly Road and 3910 Sturdevant Street). The previous development was to be a Schnucks grocery store. Removal of the conditions would allow development of a quick service restaurant.

Findings:

The reason for the ordinance conditions is no longer in place and refers to property not under the petitioner's control.

The City proposed improvements should reduce the perceived traffic concerns at this intersection.

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. REZ17-06 to the City Council for approval subject to the following conditions:

1. That the conditions be removed from City Ordinance No. 99-569 as they relate to the proposed development;
2. That downcast luminaries and LED lighting be used;
3. That if the proposed development causes the need for signalization the developer will pay for one-fourth (25%) of the cost;
4. That the City make the intersection improvements as proposed in the email from Gary Statz dated August 09, 2017 as follows:
 - Parking be removed on the west side of Sturdevant to 300 feet north of Kimberly;
 - Add a painted lane and centerline near the intersection to separate southbound traffic on Sturdevant;
 - New traffic counts be used to determine if the criteria have been met for signalization (the Taco Bell proposed counts will also be used) (see condition No.3)

On a motion by Tallman, seconded by Connell, the Plan and Zoning Commission forwarded Case No. REZ17-06 to the City Council for approval subject to the above stated conditions on a unanimous vote of 8-yes, 0-no and 0-abstention.

2. Case No. REZ17-08: Request of Aaron Christopher on behalf of Palmer College of Chiropractic to rezone 38.65 acres, more or less, generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: “R-4” Moderate Density Dwelling District, “R-6M” High Density Dwelling District, “C-O” Office-Shop District, “C-1” Neighborhood Commercial District, “C-2” General Commercial District, “C-4” Central Business District and “M-1” Light Industrial District to “PID” Planned Institutional District.

Recommendation:

Staff recommends that the Plan and Zoning Commission table the REZ17-08 until a disparate impact analysis has been completed.

A motion by Medd, seconded by Tallman to table the request was unanimously approved on a vote of 8-yes, 0-no and 0-abstention.

Prior to the motion to table a motion was made (Tallman) and seconded (Connell) for discussion purposes. Staff indicated that there was a concern raised regarding a potential disparate impact proposed by the rezoning and subsequent demolition of housing units. The City has received responses from a Request for Proposals (RFP) but does not expect an report within the next two weeks. The representative from Palmer also spoke that they agree with the tabling and look forward to this report.

3. Case No. FDP17-07: Request of Legacy Design Group on behalf of My Place Hotel for a PDD final development plan for offices on 1.5 acres, more or less, being Lot 1 and part of Lot 2 of Terrace Ridge Park 8th Addition located west of Utica Ridge Road and north of Crow Creek Road.

Staff recommends the Plan and Zoning Commission forward Case No. FDP17-07 to the City Council for approval subject to the following condition:

1. That the development comply with Chapter 13.34 entitled Stormwater Management

On a motion by Tallman, seconded by Connell, the Plan and Zoning Commission forwarded Case No. FDP17-07 to the City Council for approval subject to the above stated condition on a unanimous vote of 8-yes, 0-no and 0-abstention.

VI. Subdivision Activity

A. Old Business –

1. Case No. F17-14: Final plat of Falcon Pointe First Addition, being a replat of Lot 3 of Eagle’s Crest First Addition, located south of West Locust Street and west of Emerald Drive, containing 39 residential lots and 1 outlot on 22.16 acres, more or less. Revised location for detention.

Staff recommends the Plan and Zoning Commission accepts the findings and forward Case No. F17-14 to the City Council for approval subject to the following conditions:

1. It shall be noted on the plat (in some manor) that the ROW and easements shown are dedicated with the platting;
2. “Lot A” shall be titled “Outlot A” and the owner of should be noted;

3. Lot A (Outlot A) should be dedicated as a detention easement and the outlet works should be included within the easement;
4. A note shall be added to the plat regarding the gas pipeline easement stipulating that there shall be no permanent or temporary structures in the easement including but not limited to houses, garages, sheds, pool, and fencing; and
5. A note shall be added regarding absolute minimum cover over the gas line which shall be no less than 3' (which can include the depth of rock and concrete of the road).
6. The plat shall be reviewed and signed by the utility companies;
7. The surveyor shall sign the plat after all comments have been address; and
8. Construction plans have been submitted for review; pending completion of that review additional changes may be need to the plat.

On a motion by Maness, seconded by Connell, the Plan and Zoning Commission forwarded Case No. F17-14 to the City Council for approval subject to the above stated condition on a unanimous vote of 8-yes, 0-no and 0-abstention.

B. New Business –

VII. Other Business – Information only: Updated plan goals, local hazard scoring and revised action items for inclusion in the update to the Scott County Multi-Jurisdiction Local Hazard Mitigation Plan

VIII. Future Business – Preview of items for the September 19th public hearing and/or regular meeting (*note-not all items to be heard may be listed*):

- Case No. SNC17-01: Request of the City of Davenport (Public Works Department) to change the name of a segment of Forest Grove Drive east of Utica Ridge Road to Forest Grove Court.
- Case No. SNC17-02: Request of the City of Davenport (Public Works Department) to change the name of a segment of Veterans Memorial Parkway (old 67th Street) located between the new Veterans Memorial Parkway and Utica Ridge Road back to East 67th Court.
- Case No. F17-17: Final plat of Richard Pierce Second Subdivision, being a replat of Lot 1 of Richard Pierce Subdivision, located north of Telegraph Road and East of Vermont Avenue (405 N Vermont Ave) containing 3 agricultural lots.
- Case No. ROW17-07: Request of the City of Davenport for the right-of-way vacation (abandonment) of 10,370 more or less, of public right-of-way south of the west terminus of Dugan Court and north of the west terminus of the right-of-way south of Dugan Court.

VIII. Communications (Time open for citizens wishing to address the Commission on matters not on the established agenda)

IX. Adjourn – the meeting was adjourned at 5:20 P.M.

- *Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city*

code if the Commission does not act and report on this item within 30 days' time this agenda item is to be construed as approved by the Commission.

- *Note: The Plan and Zoning Commission meeting is not a public hearing. It is time for the commission to discuss the issue(s) with City staff and if questions rise, with the developer.*
- *A rezoning or ordinance text amendment has a second public hearing before the City Council at its Committee of the Whole meeting. Notification of that meeting will be sent to surrounding owners following the Plan and Zoning Commission meeting.*

Next Public Hearing/Regular Plan & Zoning Meeting:

Tuesday, September 19, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
9/19/2017

Subject:

Case No. REZ17-05: Request of Steven and Merideth Hirsch for the rezoning of 0.65 acre (28,340 sqft), more or less, of real property located at the 5135 Marquette Street (south of West 53rd Street and east of Marquette Street) from R-1 Low Density Dwelling District to R-3 PUD Planned Unit Development to facilitate development of multiple residences; two 2-unit buildings.

This case remains tabled (no action necessary).

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	9/14/2017 - 6:03 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
9/19/2017

Subject:

Case No. REZ17-08: Request of Aaron Christopher on behalf of Palmer College of Chiropractic to rezone 38.65 acres, more or less, generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: "R-4" Moderate Density Dwelling District, "R-6M" High Density Dwelling District, "C-O" Office-Shop District, "C-1" Neighborhood Commercial District, "C-2" General Commercial District, "C-4" Central Business District and "M-1" Light Industrial District to "PID" Planned Institutional District. **This case remains tabled (no action necessary).**

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	9/14/2017 - 6:03 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-2286

Date
9/19/2017

Subject:

Case No. ROW17-05: Request of Genesis Health Systems at 3200 West Kimberly Road (corner of Kimberly Rd Elsie Ave) to vacate a portion of a sanitary sewer easement which would be located under the proposed medical building. Existing facilities located in the area to be vacated will be located adjacent to the proposed building in the remaining portion of the sanitary sewer easement.

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward Case ROW17-05 to the City Council with a recommendation for approval subject to the listed conditions.

ATTACHMENTS:

Type	Description
▣ Backup Material	Application
▣ Backup Material	Easement
▣ Backup Material	Notice Map

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	9/14/2017 - 1:57 PM

**CITY OF DAVENPORT
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
REQUEST FOR PUBLIC RIGHT-OF-WAY VACATION**

PETITIONER: Name: Genesis Health System
Address: 1227 E. Rusholme Street, Davenport, IA 52803
Phone: 563-421-2791 FAX: 563-421-2795
Mobile Phone: _____ Email: sharpm@genesishhealth.com
Interest in land: X title holder _____ other**
** if petitioner is other than title holder (i.e., lessee), documentation will be required to show prior approval for site development plans by owner.

CONTACT PERSON: Name: Brett R. Marshall
Address: 220 N. Main Street, Ste. 600, Davenport, IA 52801
Phone: 563-324-3246 FAX: 563-324-1616
Mobile Phone: _____ Email: bmarshall@l-wlaw.com

LOCATION (DESCRIPTIVE): A portion of sanitary sewer easement located on Lot 1, Genesis West Kimberly Medical Office Building 1st Addition.

LEGAL DESCRIPTION: See attached legal description.

AREA: (in square feet) 2,460, more or less

REASON FOR REQUEST: As a condition to approval of the site plan, the City has requested that the portion of the sanitary sewer easement within the proposed building footprint be vacated. This application is to comply with this condition.

*(The applicant MUST be as detailed and specific as possible in completing this section. Complete and descriptive information is vital to the timely submission of the petitioner's request. Incomplete applications may delay the application process.)

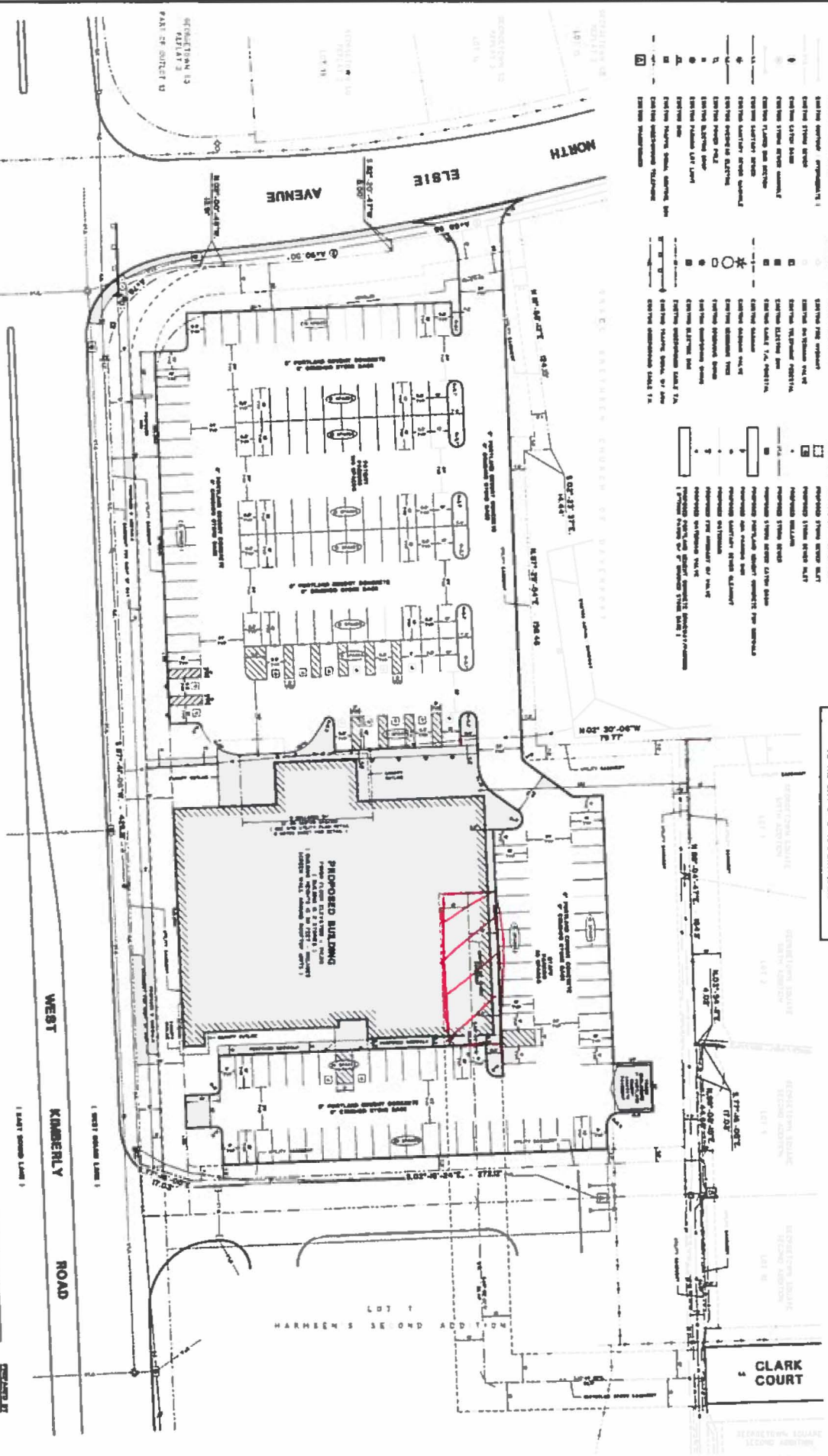
SIGNATURE OF PETITIONER:  DATE: 8/14/2017
Brett R. Marshall

PROCESSING FEE: \$400.00 DATE PAID: _____

Category	Item	Value
Category 1	Item 1	100
Category 2	Item 2	200
Category 3	Item 3	300
Category 4	Item 4	400
Category 5	Item 5	500
Category 6	Item 6	600
Category 7	Item 7	700
Category 8	Item 8	800
Category 9	Item 9	900
Category 10	Item 10	1000

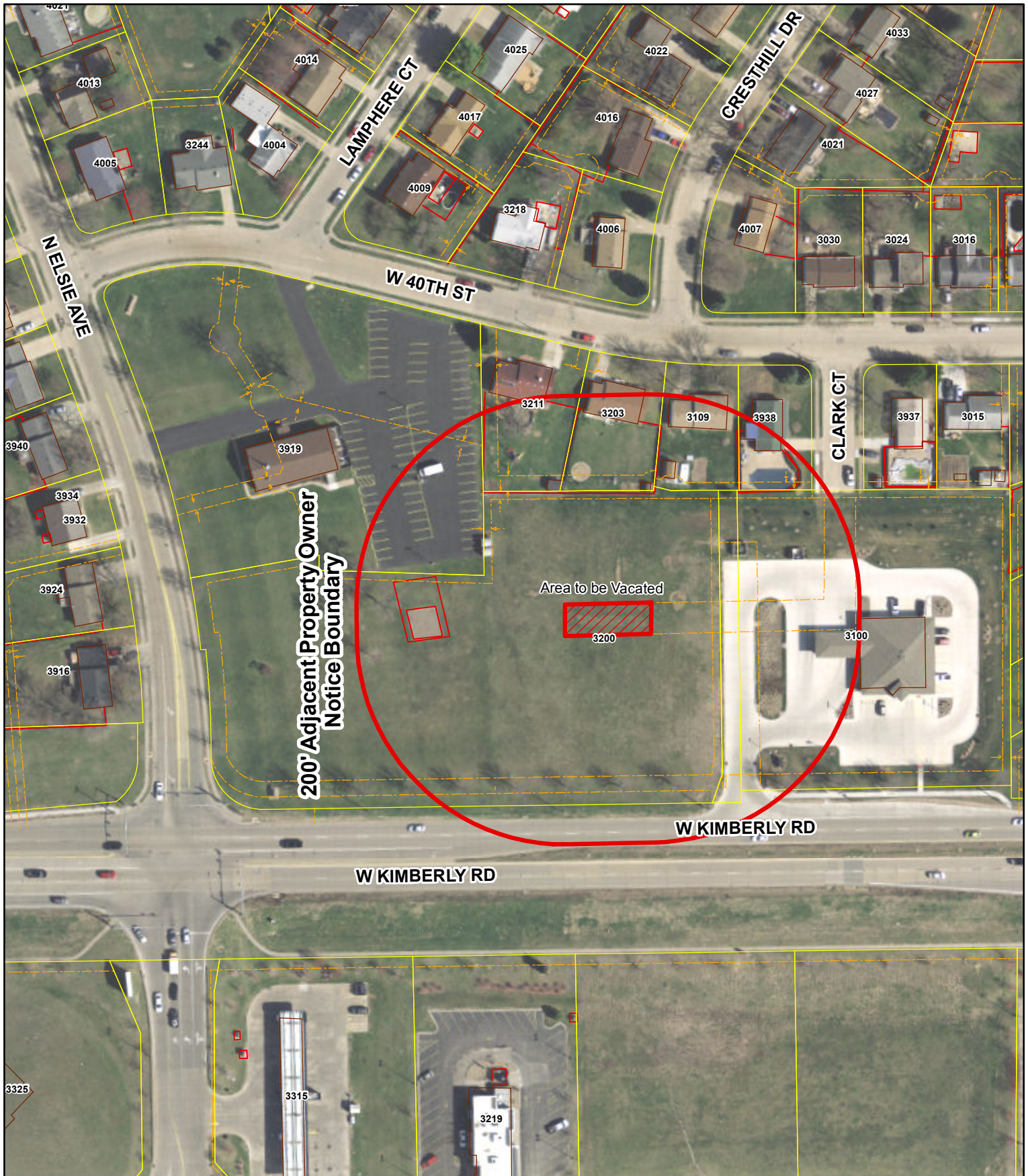
Current employee	Old TA	SLAC	Current CR/SLAC	1 month SLAC
60.60	60.42-61.00	79.60	64.42-65.40	66.60
60.60-61.00	61.00-61.40	80.40	65.40-66.40	67.40
61.00-61.40	61.40-61.80	81.20	66.40-67.40	68.20
61.40-61.80	61.80-62.20	82.00	67.40-68.40	69.00
61.80-62.20	62.20-62.60	82.80	68.40-69.40	69.80
62.20-62.60	62.60-63.00	83.60	69.40-70.40	70.60
62.60-63.00	63.00-63.40	84.40	70.40-71.40	71.40
63.00-63.40	63.40-63.80	85.20	71.40-72.40	72.20
63.40-63.80	63.80-64.20	86.00	72.40-73.40	73.00
63.80-64.20	64.20-64.60	86.80	73.40-74.40	73.80
64.20-64.60	64.60-65.00	87.60	74.40-75.40	74.60
64.60-65.00	65.00-65.40	88.40	75.40-76.40	75.40
65.00-65.40	65.40-65.80	89.20	76.40-77.40	76.20
65.40-65.80	65.80-66.20	90.00	77.40-78.40	77.00
65.80-66.20	66.20-66.60	90.80	78.40-79.40	77.80
66.20-66.60	66.60-67.00	91.60	79.40-80.40	78.60
66.60-67.00	67.00-67.40	92.40	80.40-81.40	79.40
67.00-67.40	67.40-67.80	93.20	81.40-82.40	80.20
67.40-67.80	67.80-68.20	94.00	82.40-83.40	81.00
67.80-68.20	68.20-68.60	94.80	83.40-84.40	81.80
68.20-68.60	68.60-69.00	95.60	84.40-85.40	82.60
68.60-69.00	69.00-69.40	96.40	85.40-86.40	83.40
69.00-69.40	69.40-69.80	97.20	86.40-87.40	84.20
69.40-69.80	69.80-70.20	98.00	87.40-88.40	85.00
69.80-70.20	70.20-70.60	98.80	88.40-89.40	85.80
70.20-70.60	70.60-71.00	99.60	89.40-90.40	86.60
70.60-71.00	71.00-71.40	100.00	90.40-91.40	87.40

Lot 1 of
Section West
Tract 1
to the City of
Dayton



VERSARKE - MEYER
CONSULTING ENGINEERS, P.C.
470 EAST 90th STREET
ALBANY, N.Y. 12206
PHONE: (518) 486-1000 FAX: (518) 486-1001
TELEX: 250000 - MEYER 2

Plan & Zoning Commission: Adjacent Property Owner Notice Area Request for a Easement/Right-of-Way Vacation



Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

0 25 50 100 150 200 Feet



City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
9/19/2017

Subject:

Case No. F17-17: Final plat of Richard Pierce Second Subdivision, being a replat of Lot 1 of Richard Pierce Subdivision, located north of Telegraph Road and East of Vermont Avenue (405 N Vermont Ave) containing 3 agricultural lots.

ATTACHMENTS:

Type	Description
▣ Cover Memo	F17-17 SR Packet

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	9/14/2017 - 2:00 PM



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

PLAN AND ZONING COMMISSION

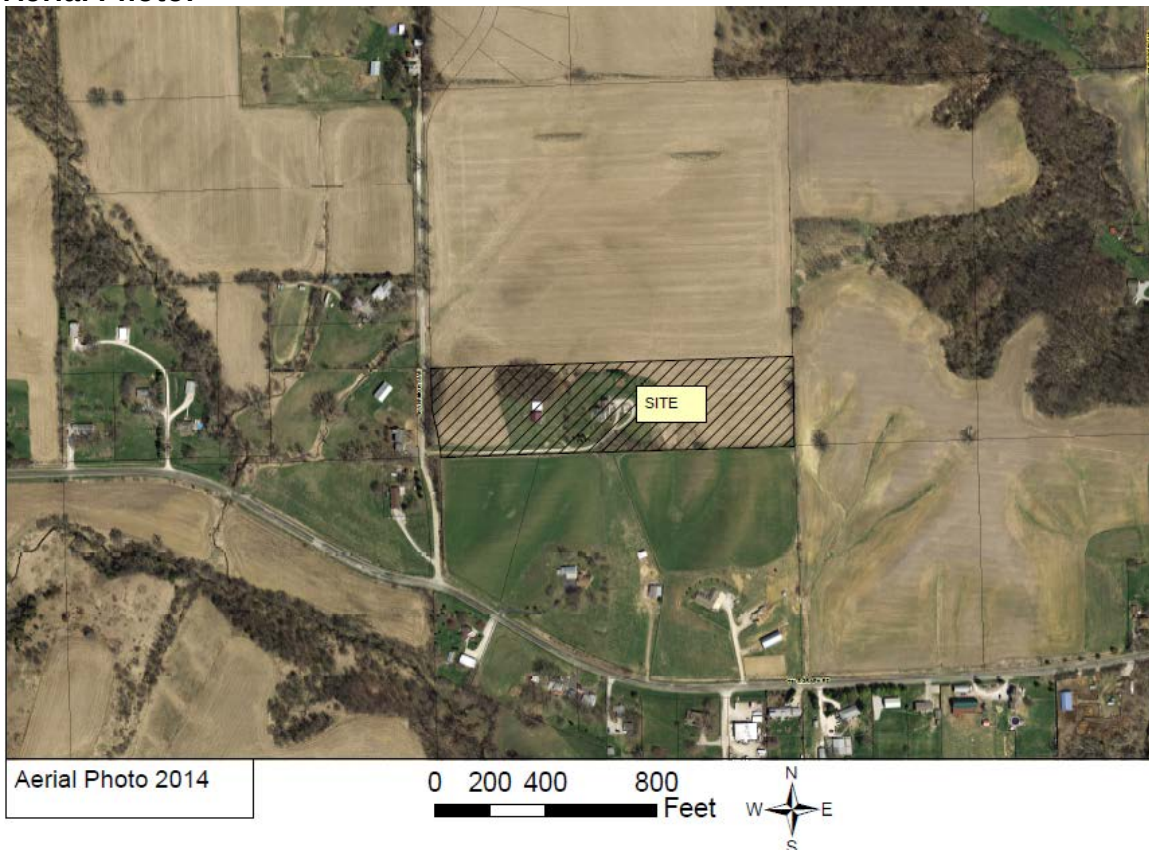
Preview Date: September 19, 2017
Request: Final Plat Richard Pierce Second Subdivision
Address: 405 N Vermont (N of Telegraph Rd & E of Vermont Ave)
Case No.: F17-17
Applicant: Richard Pierce

INTRODUCTION

Request of Richard Pierce for a three (3) lot final plat on 9.64 acres, more or less, located north of Telegraph Road and east of Vermont Avenue (405 N Vermont Ave). The proposed addition replats one lot into three lots. The property is currently zoned "A-1" Agricultural District.

Recommendation: Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F17-17 to the City Council for approval subject to the stated conditions.

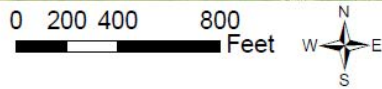
Aerial Photo:



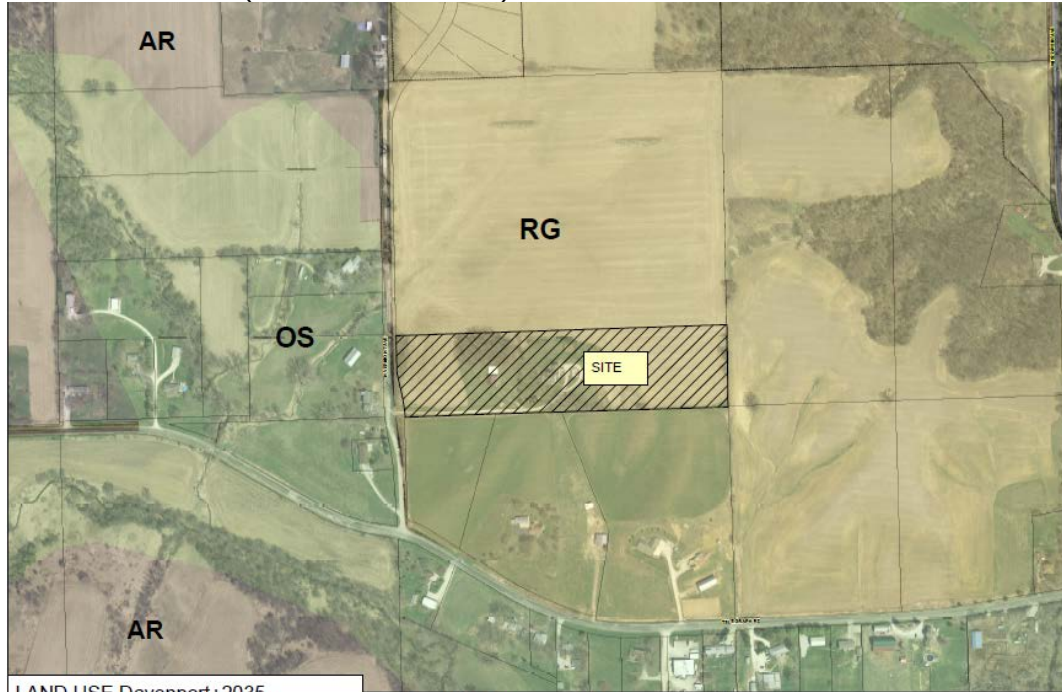
Zoning (R-4 Moderate Density Dwelling District)



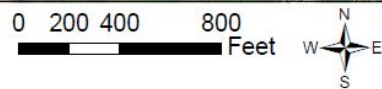
ZONING
A-1 Agricultural
R-1 & R-2 Low Density Dwelling

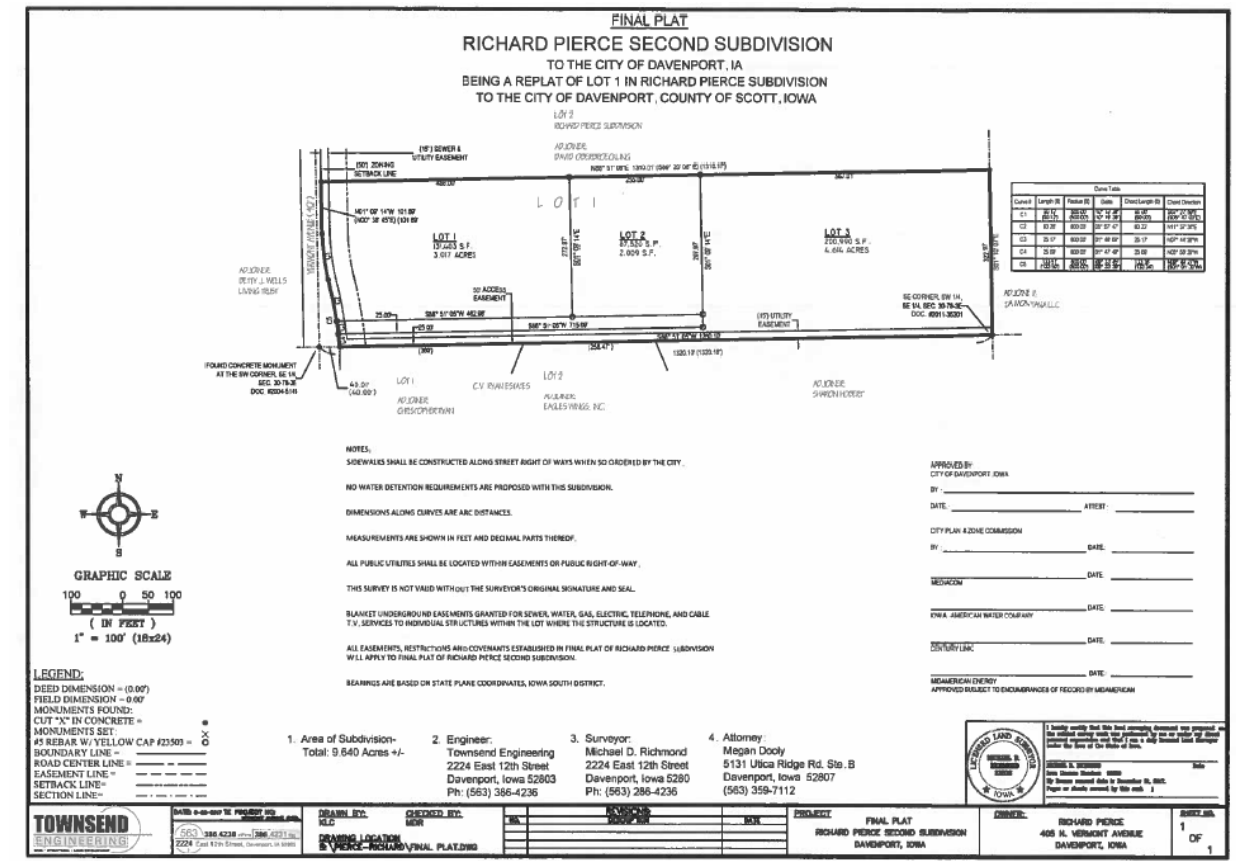


Land Use 2035 (Residential General)



LAND USE Davenport+2035
RG Residential General
OS Opens Space/Public Land





BACKGROUND

Comprehensive Plan:

Within Urban Service Area (+2035): Yes

Within Existing Service Area (2025): No

Proposed Land Use Designation: Residential General - RG

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

Relevant *Davenport 2025* Goals and Objectives:

1. *Strengthen the existing built environment.*
 - b. *Reduce the number of underoccupied, abandoned, or vacant buildings / properties through adaptive reuse and infill.*

Technical Review:

Streets. No new public streets are proposed with this request. An access easement will serve the three pan-handle (flag) lots. The right-of-way width of Vermont Avenue needs to be corrected; the 40-foot shown is from the Quarter Section Line west and does not indicate the total width. At the northwest corner of the first subdivision additional right-of-way was dedicated (10-feet at the northwest corner).

Storm Water. There is no existing stormwater infrastructure in the local street system, stormwater flow is overland. This subdivision will require detention and most likely infiltration. As these BMP's are required to be located within an easement, it is probably a good idea for the developer to lay that out now and have it recorded with the plat.

Sanitary Sewer. There is no existing sanitary sewer infrastructure in the area with existing homes on septic systems. The Scott County Health Department handles private sanitary (septic) systems.

Other Utilities. Most other normal utility services are available (gas and electric). According to Iowa American Water Company, this addition will require a water main extension north on Vermont from Telegraph (there is no existing water main) and then long services (laterals) to the individual lots.

Parks/Open Space. The proposed plat does not impact any existing or planned parks or public open spaces.

PUBLIC INPUT This is a subdivision plat. No notification is required.

DISCUSSION

The original Richard Pierce Subdivision occurred in 2011 when the owner split the 40-acres parcel by selling the north 30-acres to the lessee farmer. This plat splits that remaining 10-acre lot into three lots (*Note: acreage is approximate*). The owner/developer currently resides on the property; what is to become Lot 2. Note: This is one of the original farmsteads in the area according to the 1930's aerial photo.

The intent of the owner/developer is to eventually downsize and construct a smaller home along Vermont Avenue within Lot 1 (no immediate timeframe). The existing residence would be sold and may or may not be combined with the third lot. Prior to the construction of the new residence on Lot 1 a portion of that lot containing the residence will need to be zoned for residential use. Lot 2 may also need to be rezoned dependent upon the owner and relationship to the farming of the area.

The area is a mixture of residential and agricultural uses. The area was annexed into the City in 1959. An "R-1" zoning abutting the plat occurred in 2006 for similar reasons.

STAFF RECOMMENDATION

Findings:

The plat conforms to the comprehensive plan (RG designated & within the 2035+USA)

Recommendation:

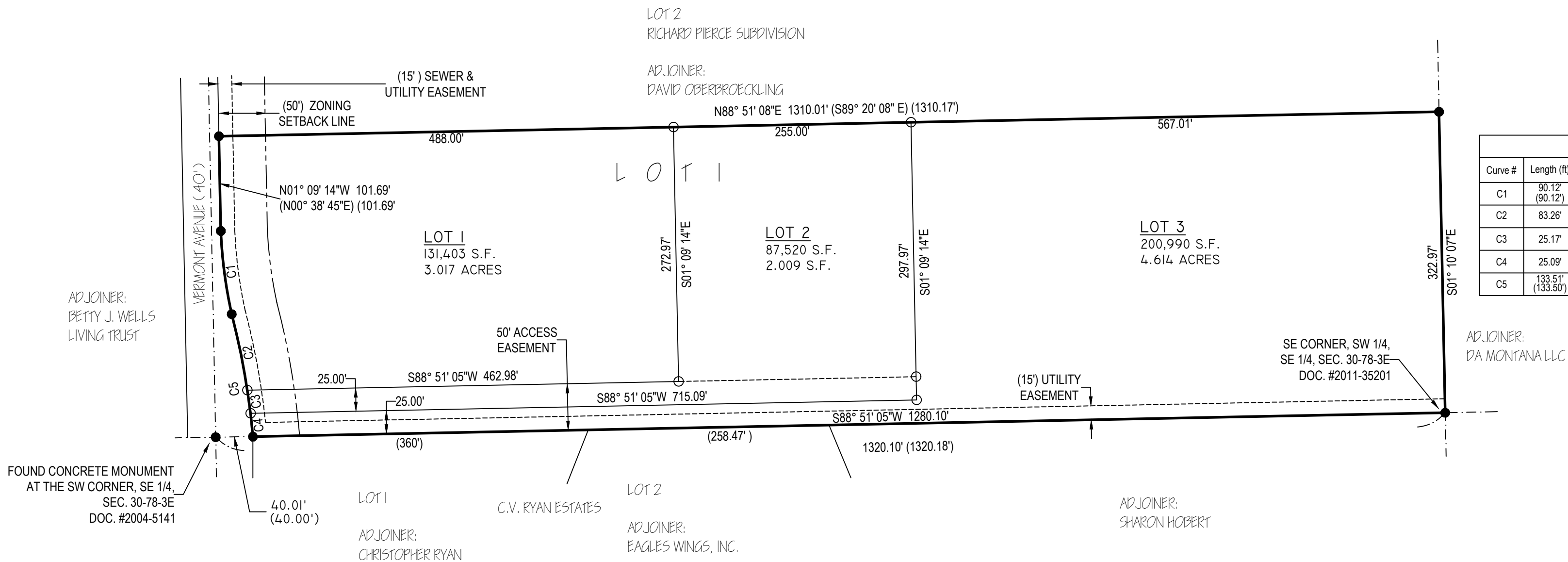
Staff recommends the Plan and Zoning Commission forward Case No. F17-17 to the City Council for approval subject to the following conditions:

1. That a rezoning the residential lots will be required prior to construction of a new residence.
2. That the width of Vermont Avenue be clarified (corrected).

Prepared by:

Wayne Wille, CFM- Planner II
Community Planning Division

FINAL PLAT
RICHARD PIERCE SECOND SUBDIVISION
TO THE CITY OF DAVENPORT, IA
BEING A REPLAT OF LOT 1 IN RICHARD PIERCE SUBDIVISION
TO THE CITY OF DAVENPORT, COUNTY OF SCOTT, IOWA



Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	90.12' (90.12')	500.00' (500.00')	10° 19' 38" (10° 19' 38")	90.00' (90.00')	S07° 27' 58"E (S05° 40' 00"E)
C2	83.26'	800.00'	05° 57' 47"	83.22'	N11° 37' 36"E
C3	25.17'	800.00'	01° 48' 09"	25.17'	N07° 44' 28"W
C4	25.09'	800.00'	01° 47' 49"	25.09'	N05° 56' 29"W
C5	133.51' (133.50')	800.00' (800.00')	09° 33' 45" (09° 33' 39")	133.36' (133.34')	N09° 49' 27"W (S01° 01' 30"W)

NOTES:
SIDEWALKS SHALL BE CONSTRUCTED ALONG STREET RIGHT OF WAYS WHEN SO ORDERED BY THE CITY.

NO WATER DETENTION REQUIREMENTS ARE PROPOSED WITH THIS SUBDIVISION.

DIMENSIONS ALONG CURVES ARE ARC DISTANCES.

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

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

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

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

ALL EASEMENTS, RESTRICTIONS AND COVENANTS ESTABLISHED IN FINAL PLAT OF RICHARD PIERCE SUBDIVISION WILL APPLY TO FINAL PLAT OF RICHARD PIERCE SECOND SUBDIVISION.

BEARINGS ARE BASED ON STATE PLANE COORDINATES, IOWA SOUTH DISTRICT.

APPROVED BY:
CITY OF DAVENPORT, IOWA

BY: _____

DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION

BY: _____ DATE: _____

DATE: _____

MEDIACOM

DATE: _____

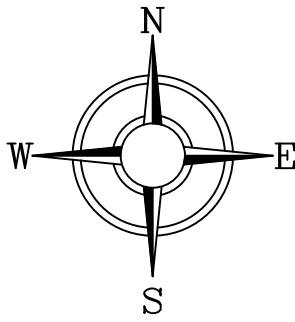
IOWA - AMERICAN WATER COMPANY

DATE: _____

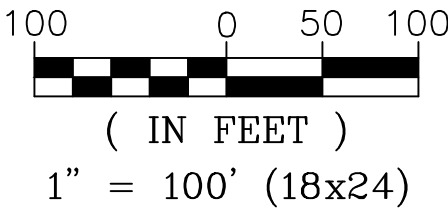
CENTURY LINK

DATE: _____

MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN



GRAPHIC SCALE



LEGEND:

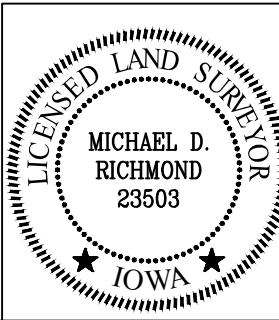
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
CUT "X" IN CONCRETE = ●
MONUMENTS SET: ○
#5 REBAR W/ YELLOW CAP #23503 = ✕
BOUNDARY LINE = _____
ROAD CENTER LINE = _____
EASEMENT LINE = _____
SETBACK LINE = _____
SECTION LINE = _____

1. Area of Subdivision-
Total: 9.640 Acres +/-

2. Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236

3. Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 5280
Ph: (563) 286-4236

4. Attorney:
Megan Dooly
5131 Utica Ridge Rd. Ste. B
Davenport, Iowa 52807
(563) 359-7112



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.

MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewal date is December 31, 2017.
Pages or sheets covered by this seal: 1



DATE: 8-22-2017 TE PROJECT NO:
VERMONT AVENUE SUBD.
563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC
CHECKED BY: MDR
DRAWING LOCATION
S: \PIERCE-RICHARD\FINAL PLAT.DWG

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT
FINAL PLAT
RICHARD PIERCE SECOND SUBDIVISION
DAVENPORT, IOWA

OWNER:
RICHARD PIERCE
405 N. VERMONT AVENUE
DAVENPORT, IOWA

SHEET NO.
1
OF
1

From: [Fisher, William \(Billy\)](#)
To: [Wille, Wayne](#)
Cc: [Sim, Nicholas](#); [Kay, Amy](#); [Ackerland, Brittany](#)
Subject: RE: Pierce 2nd Addn
Date: Monday, September 11, 2017 7:23:05 AM
Attachments: [image001.png](#)
[image002.png](#)

Wayne,

This subdivision will require detention and most likely infiltration. As these BMP's are required to be located within an easement, it is probably a good idea for the developer to lay that out now and have it recorded with the plat.

Thank you,
[Billy Fisher, CPMSM](#)
Urban Conservationist
City of Davenport
Ph - 563-888-2107
Fax - 563-327-5182

From: Wille, Wayne
Sent: Thursday, September 07, 2017 8:32 AM
To: Berger, Bruce; Cox, David; 'Driskill, Amy'; 'DuBois Julie'; Fisher, William (Billy); Flynn, Matt; 'Glessner, Antonio '; Hayman, Michael; Heyer, Brian; Hock, Scott; Jacobsen, Henry; Johnson, Christopher T.; 'Johnson, Joy '; Jones, Todd; Kay, Amy; Koops, Scott E.; Lacey, Latrice; Leabhart, Tom; Longlett, Eric; McGee, Mike; 'Morris, Kathy'; Peterson, Zach; Ralfs, Jacob; Schadt, Brian; Scheible, Kurt; Sim, Nicholas; Statz, Gary; 'Tate, Art'; Wille, Wayne
Subject: Pierce 2nd Addn

Please review and have comments back by Tuesday September 12th. Thank you.

Wayne Wille, CFM - Planner II
Community Planning Division
226 W 4th St - Davenport IA 52801
563-326-6172 - wtw@ci.davenport.ia.us
563-326-7765 - planning@ci.davenport.ia.us

E Plan is now live. Click [here](#) for more information.



[Click here for more information about the Zoning Ordinance Rewrite.](#) **Spread the Word!**



From: [Julie S Allender](#)
To: [Wille, Wayne](#)
Cc: [David A Kull](#)
Subject: RE: Pierce 2nd Addn
Date: Thursday, September 07, 2017 10:08:25 AM
Attachments: [image001.png](#)
[image002.png](#)

Wayne,

This addition will require a water main extension north on Vermont from Telegraph (there is no existing water main) and then long services to the flag lots.

Julie S. Allender
Senior Engineering Tech
Iowa American Water
Phone 563-468-9222
Cell 563-343-6118

From: Wille, Wayne [mailto:wtw@ci.davenport.ia.us]

Sent: Thursday, September 07, 2017 8:32 AM

To: Berger, Bruce ; Cox, David ; 'Driskill, Amy' ; Julie S Allender ; Fisher, William (Billy) ; Flynn, Matt ; 'Glessner, Antonio ' ; Hayman, Michael ; Heyer, Brian ; Hock, Scott ; Jacobsen, Henry ; Johnson, Christopher T. ; 'Johnson, Joy ' ; Jones, Todd ; Kay, Amy ; Koops, Scott E. ; Lacey, Latrice ; Leabhart, Tom ; Longlett, Eric ; McGee, Mike ; 'Morris, Kathy' ; Peterson, Zach ; Ralfs, Jacob ; Schadt, Brian ; Scheible, Kurt ; Sim, Nicholas ; Statz, Gary ; 'Tate, Art' ; Wille, Wayne

Subject: Pierce 2nd Addn

EXTERNAL EMAIL - "Think before you click!"

Please review and have comments back by Tuesday September 12th. Thank you.

Wayne Wille, CFM - Planner II
Community Planning Division
226 W 4th St – Davenport IA 52801
563-326-6172 - wtw@ci.davenport.ia.us
563-326-7765 – planning@ci.davenport.ia.us

E Plan is now live. Click [here](#) for more information.



[Click here for more information about the Zoning Ordinance Rewrite.](#) **Spread the Word!**



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CITY OF DAVENPORT
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT (CPED)
SUBDIVISION REFERENCE FILE

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

SUBDIVISION NAME: Richard Pierce Second Subdivision
LOCATION: Post SE 1/4, Sec 30-78-3E, 5th P.M.

DEVELOPER: Name: _____
Address: _____
Phone: _____ FAX: _____
Mobile Phone: _____ Email: _____

ENGINEER: Name: Townsend Engineering
Address: 2224 E. 12th Str. Davenport, Ia 52803
Phone: 386-4236 FAX: _____
Mobile Phone: _____ Email: Kevin@Townsendengineering.net

ATTORNEY: Name: Megan Dooly
Address: 5131 41st Ridge Rd.
Phone: 359-7112 FAX: _____
Mobile Phone: _____ Email: _____

OWNER: Name: Richard Pierce
Address: 405 N. Vermont Ave. Davenport, Ia
Phone: _____ FAX: _____
Mobile Phone: (224) 392-7904 Email: _____

NUMBER OF LOTS: 3 ACRES: _____
SF 2F MF & EST. UNITS COMM IND

STREETS ADDED: N/A LINEAR FEET

Does the plat contain a drainage way or floodplain area: ____ Yes ____ No

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

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

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
9/19/2017

Subject:

Preview of items for the October 03, 2017 public hearing and/or regular meeting (note-not all items to be heard may be listed):

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	9/14/2017 - 1:59 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
9/19/2017

Subject:

Case No. F17-18: Final plat of Landon Prairie, being a replat of part of Lot 2 of Victory Acres, located north of Kimberly Road and west of Marquette Street (1366 West Kimberly Road), containing three (3) lots.

ATTACHMENTS:

Type	Description
▣ Backup Material	F17-18 Landon Prairie

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	9/14/2017 - 1:59 PM



City of Davenport
Community Planning & Economic Development Department
PREVIEW REPORT

PLAN AND ZONING COMMISSION

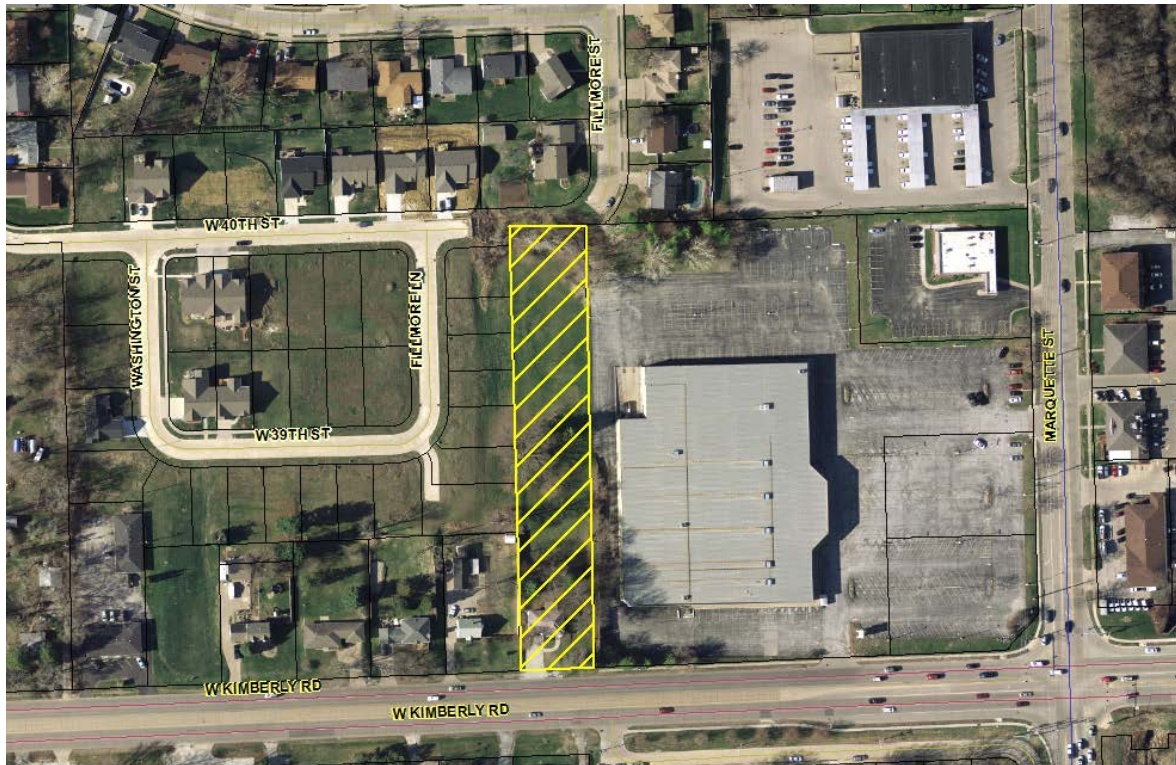
Preview Date: September 19, 2017
Request: Final Plat Landon Prarie
Address: N of Kimberly Rd & W of Marquette St (1366 W Kimberly Rd)
Case No.: F17-18
Applicant: Bradford & Jackie Benson

INTRODUCTION

Request of Bradford and Jackie Benson for a three (3) lot final plat on 1.37 acre, more or less, located north of West Kimberly Road and west of Marquette Street (1366 West Kimberly Rd). The proposed subdivision replats one lot into three lots. The property is currently zoned "R-3" Moderate Density Dwelling District.

Recommendation: This is a preview report. No recommendation is made at this time.

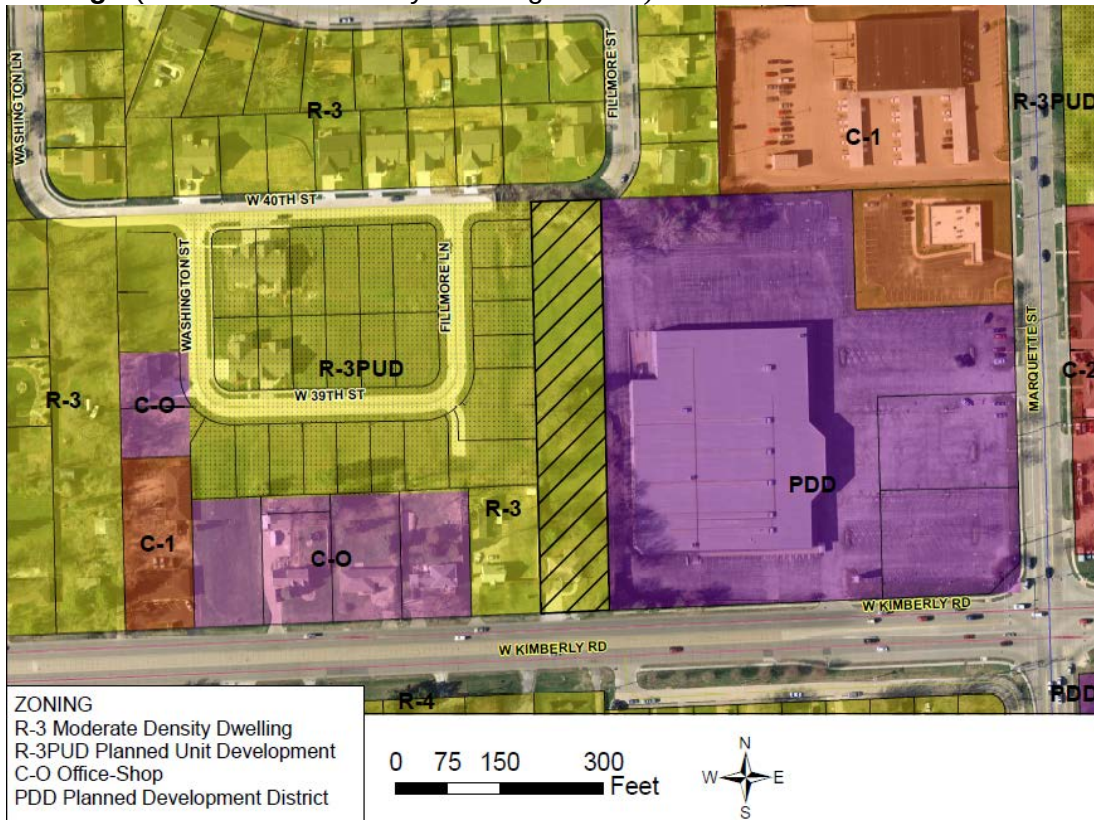
Aerial Photo:



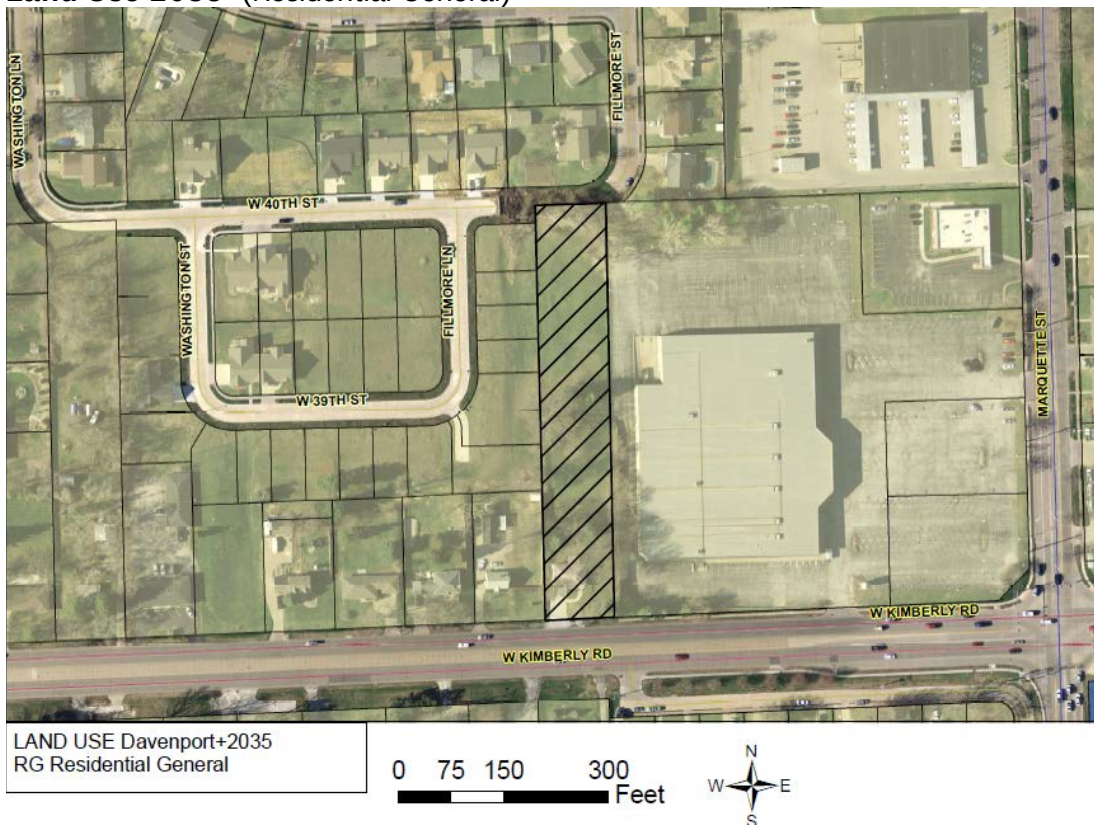
0 75 150 300
Feet



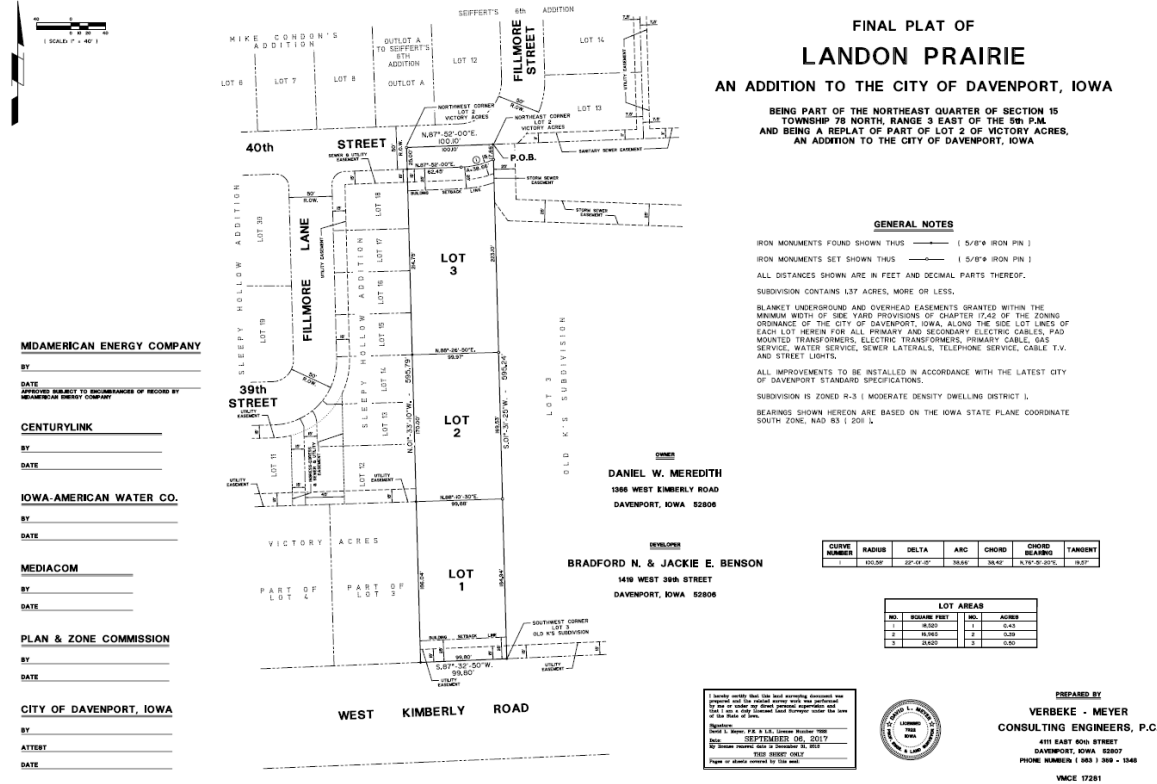
Zoning (R-3 Moderate Density Dwelling District)



Land Use 2035 (Residential General)



Plat



BACKGROUND

Comprehensive Plan:

Within Urban Service Area (+2035): Yes

Proposed Land Use Designation: Residential General - RG

Residential General (RG) - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc generally oriented along Urban Corridors (UC).

Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Relevant *Davenport 2025* Goals and Objectives:

1. *Strengthen the existing built environment.*

b. *Reduce the number of underoccupied, abandoned, or vacant buildings / properties through adaptive reuse and infill.*

Technical Review:

Streets. No new public streets are proposed with this request.

Storm Water. Existing stormwater infrastructure is located at the north and south of the proposed plat.

Sanitary Sewer. Existing sanitary sewer infrastructure is located to the north and across Kimberly Road to the south.

Other Utilities. This is an urbanized area and other normal utility services are available.

Parks/Open Space. The proposed plat does not impact any existing or planned parks or public open spaces.

PUBLIC INPUT This is a subdivision plat. No notification is required.

DISCUSSION

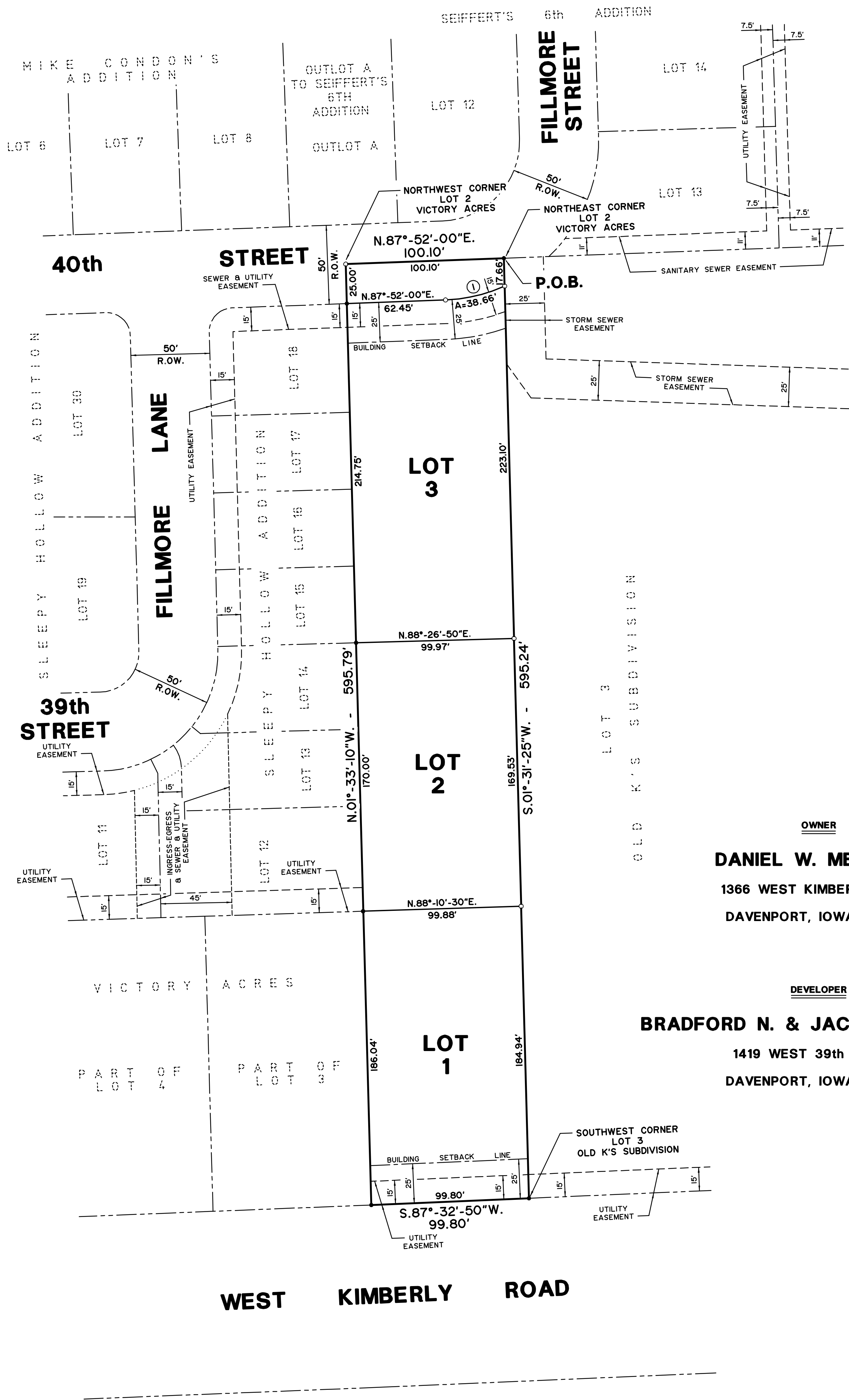
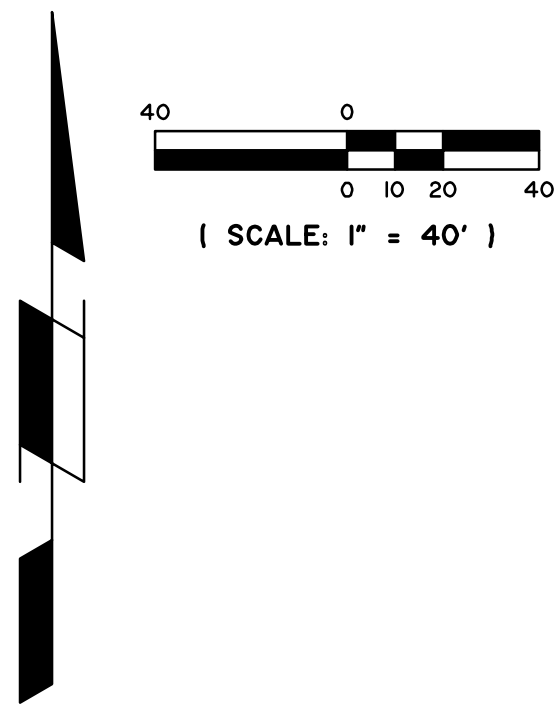
The plat splits the property into three lots. The developer is a resident abutting to the west and is proposing the plat to add area to a buffer area to their lot. The current owner of the parcel would be located in Lot 1. Lot 2 would be landlocked and would be the buffer for the applicant/developer of the plat. Lot 3 would be available to the owners to the north for the same buffer purpose, though Lot 3 has frontage on public right-of-way and could be developed with residential uses.

STAFF RECOMMENDATION

This is a preview report. No recommendation is made at this time.

Prepared by:

Ryan Rusnak, AICP - Planner III
Community Planning Division



FINAL PLAT OF
LANDON PRAIRIE
AN ADDITION TO THE CITY OF DAVENPORT, IOWA

BEING PART OF THE NORTHEAST QUARTER OF SECTION 15
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5th P.M.
AND BEING A REPLAT OF PART OF LOT 2 OF VICTORY ACRES,
AN ADDITION TO THE CITY OF DAVENPORT, IOWA

GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THUS (5/8"φ IRON PIN)

IRON MONUMENTS SET SHOWN THUS (5/8"φ IRON PIN)

ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 1.37 ACRES, MORE OR LESS.

BLANKET UNDERGROUND AND OVERHEAD EASEMENTS GRANTED WITHIN THE MINIMUM WIDTH OF SIDE YARD PROVISIONS OF CHAPTER 17.42 OF THE ZONING ORDINANCE OF THE CITY OF DAVENPORT, IOWA, ALONG THE SIDE LOT LINES OF EACH LOT HEREIN FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE, CABLE T.V. AND STREET LIGHTS.

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

SUBDIVISION IS ZONED R-3 (MODERATE DENSITY DWELLING DISTRICT).

BEARINGS SHOWN HEREON ARE BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 (2011).

MIDAMERICAN ENERGY COMPANY

BY _____

DATE _____
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY
MIDAMERICAN ENERGY COMPANY

CENTURYLINK

BY _____

DATE _____

IOWA-AMERICAN WATER CO.

BY _____

DATE _____

MEDIACOM

BY _____

DATE _____

PLAN & ZONE COMMISSION

BY _____

DATE _____

CITY OF DAVENPORT, IOWA

BY _____

ATTEST _____

DATE _____

OWNER

DANIEL W. MEREDITH

1366 WEST KIMBERLY ROAD

DAVENPORT, IOWA 52806

DEVELOPER

BRADFORD N. & JACKIE E. BENSON

1419 WEST 39th STREET

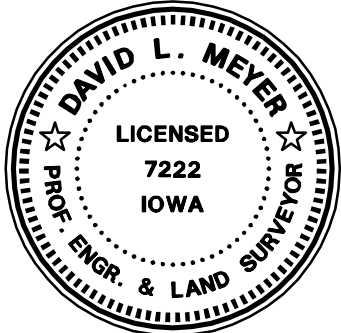
DAVENPORT, IOWA 52806

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	100.58'	22°-01'-15"	38.66'	38.42'	N.76°-51'-20"E.	19.57'

LOT AREAS			
NO.	SQUARE FEET	NO.	ACRES
1	18,520	1	0.43
2	16,965	2	0.39
3	21,620	3	0.50

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

Signature: _____
David L. Meyer, P.E. & L.S., License Number 7222
Date: **SEPTEMBER 06, 2017**
My license renewal date is December 31, 2018
THIS SHEET ONLY
Pages or sheets covered by this seal: _____



PREPARED BY

VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.

4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348

VMCE 17281

Contacts

Attorney

Stanley Lande & Hunter

Business:

Curt Oppel

Suite 1000
West Second Street
Davenport
IA
52801
Business: 563 324 - 1000
Cell:
Email: caoppel@slhlaw.com

Engineer

Verbeke-Meyer Consulting Engineer David L. Meyer

4111 East 60th Street
Davenport
IA
52807
Business: 563 359 - 1348

East 60th Street
Davenport
IA
52807
Business: 563 359 - 1348
Cell:
Email: dlm@verbeke-meyer.com

City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak (563) 888-2022
rrusnak@ci.davenport.ia.us

Date
9/19/2017

Subject:

Case No. REZ17-10: Request of Women in Spiritual Hope Ministries, Inc. to rezone 7,841 square feet, more or less, of property located at 5210 North Division Street from "R-4" Moderate Density Dwelling District to "C-O" Office-Shop District.

Background:

See attached staff report.

ATTACHMENTS:

Type	Description
Backup Material	Preview Staff Report

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	9/14/2017 - 5:37 PM



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

Meeting Date: September 19, 2017
Request: "R-4" Moderate Density Dwelling District to "C-O" Office-Shop District.
Location: 5210 North Division Street
Case No.: REZ17-10
Applicant: Women in Spiritual Hope Ministries, Inc.

Recommendation:

There is no recommendation at this time.

Introduction:

Case No. REZ17-10: Request of Women in Spiritual Hope Ministries, Inc. to rezone 7,841 square feet, more or less, of property located at 5210 North Division Street from "R-4" Moderate Density Dwelling District to "C-O" Office-Shop District.

AREA CHARACTERISTICS:

Zoning Map



 Subject Property

Land Use Map



 Subject Property

Background:**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.

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

The proposed use would comply with the Davenport 2035 proposed land use section.

Technical Review:

Technical review comments will be provided at the October 3, 2017 Plan and Zoning Commission public hearing.

Public Input:

Public hearing notices will be sent to property owners within 200 feet of the request.

Discussion:

Case No. REZ17-10: Request of Women in Spiritual Hope Ministries, Inc. to rezone 7,841 square feet, more or less, of property located at 5210 North Division Street from "R-4" Moderate Density Dwelling District to "C-O" Office-Shop District.

Staff Recommendation

There is no recommendation at this time.

Prepared by:

A handwritten signature in blue ink, appearing to read "Ryan Rusnak", with a stylized flourish at the end.

Ryan Rusnak, AICP
Planner III

City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Department
Contact Info: Matt Flynn, 888-2286

Date
9/19/2017

Subject:

Case No. REZ17-09: Request by Michael R. Leep, Sr. for the rezoning of 13.435 acres from C-1 Neighborhood Commercial District to C-2 General Commercial District

Recommendation:

No recommendation as this is a preview item.

Relationship to Goals:

Grow Tax Base

Background:

Proposed rezoning would facilitate construction of a new automotive dealership.

See link to staff report for additional information.

ATTACHMENTS:

Type	Description
 Backup Material	Staff Report and Background Information

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	9/15/2017 - 9:50 AM



PLAN AND ZONING COMMISSION

Meeting Date: September 19, 2017
Request: Proposed rezoning of 13.435, more or less, of property at the southeast corner of Eastern Avenue and East 53rd Street from C-1 Neighborhood Commercial District to C-2 General Commercial District
Case No.: REZ17-09
Applicant: Michael R. Leep, Sr.
Contact: Matthew G. Flynn, AICP
Senior Planning Manager
mflynn@ci.davenport.ia.us
563-326-7743

Recommendation:

There is no recommendation at this time.

Introduction:

This property is proposed to be developed as a car dealership/showroom including car wash.

Background:

This property was rezoned to C-1 in 1999. C-1 does not allow car dealerships, thus, a rezoning to C-2 has been applied for.

Comprehensive Plan: The Property is within the current Urban Service Boundary (USB).

Davenport+2035 designates this property as Commercial Corridor. *Commercial Corridor (CC) – Well-established corridors located along high-volume major streets dominated by retail and office uses that serve the greater community. Development is generally newer and redevelopment is not anticipated within the 20 year planning horizon. Improvements should focus on façade and site improvements, including pedestrian circulation systems and consolidated/updated signage.*

Technical Review:

Urban services to this property exist or are proposed to be extended in the near future. Technical review comments have been requested in advance of the October 4, 2017 Plan and Zoning Commission Public Hearing.

Public Input:

A sign has been posted on the property. A public meeting will be scheduled in advance of the Public Hearing. No comments have yet been received.

Staff Recommendation:

There is no recommendation at this time.

REZ17-09: SPEER - LEEP Rezoning C-1 to C-2
SURROUNDING ZONING



0 162.5 325 650 975 1,300 Feet
1 inch = 733 feet





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

Property Address* Vacant Land - Parcel No.'s N0709-01A and N0709-01B

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

Applicant (Primary Contact)**

Name: Michael R. Leep, Sr.
Company:
Address: 5201 N. Grape Road
City/State/Zip: Mishawaka, IN 46545
Phone: 574-272-2015
Email: mikeleepsr@GurleyLeep.com

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

Name: Sheila M. Speer Living Trust
Company:
Address: 2231 E. 45th Street
City/State/Zip: Davenport, IA 52807
Phone: 563-359-3646
Email: reclosers1@gmail.com

Zoning Board of Adjustment

Appeal from an Administrative Decision ☐
Special Use Permit - New Cell Tower ☐
Home Occupation Permit ☐
Special Exception ☐
Special Use Permit ☐
Hardship Variance ☐

Engineer (if applicable)

Name: Jason Holdorf
Company: Missman, Inc.
Address: 1717 State Street, Ste. 201
City/State/Zip: Bettendorf, IA 52722
Phone: 563-340-9885
Email: jasonh@missman.com

Design Review Board

Certificate of Design Approval ☒
Demolition Request in the Downtown ☐

Architect (if applicable)

Name: Renee Kobayashi
Company: Forum Architects, LLC
Address: 122 S. Michigan St., Ste. 200
City/State/Zip: South Bend, IN 46601
Phone: 574-233-2119
Email: rkobayashi@forumarchitectsllc.com

Historic Preservation Commission

Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Administrative

Floodplain Development ☐
Cell Tower Co-Location ☐
Identification Signs ☐
Site Plan ☐

Attorney (if applicable)

Name: Thomas J. Pastrnak/Gregory S. Jaeger
Company: Pastrnak Law Firm, P.C.
Address: 313 W. 3rd Street
City/State/Zip: Davenport, IA 52801
Phone: 563-323-7737
Email: tpastrnak@pastrnak.com/gjaeger@pastrnak.com

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

Request:

Existing Zoning: C-1 Neighborhood Shopping District, subject to conditions and use restrictions based on Ordinance #99-568
Proposed Zoning Map Amendment: C-2 to permit the development of a car dealership with automobile showroom to allow the sale and service (including car wash as part of such service) of new (i.e., Porsche, VW, Audi, Mercedes) and used vehicles
Total Land Area: 13.435 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.
\$5.00 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) Public Notice for the Plan and Zoning Commission public hearing:
 - After submitting the application the applicant shall post notification sign(s) supplied by the City on property at least two weeks prior to 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. Failure to post signs as required may result in a delay of the request.
 - The applicant shall hold a neighborhood meeting as per the attached meeting guidelines.
 - Planning staff will send a public hearing notice 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 hold a public hearing on the request. Subsequently, 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.
- (4) City Council's consideration of the request:
 - Planning staff will send a public hearing notice to surrounding property owners.
 - The Committee of the Whole (COW) will hold a public hearing on the request. Subsequently, 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: Thomas J. Pastrnak/Gregory S. Jager as atty for Applicant

Date: 9-8-17

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

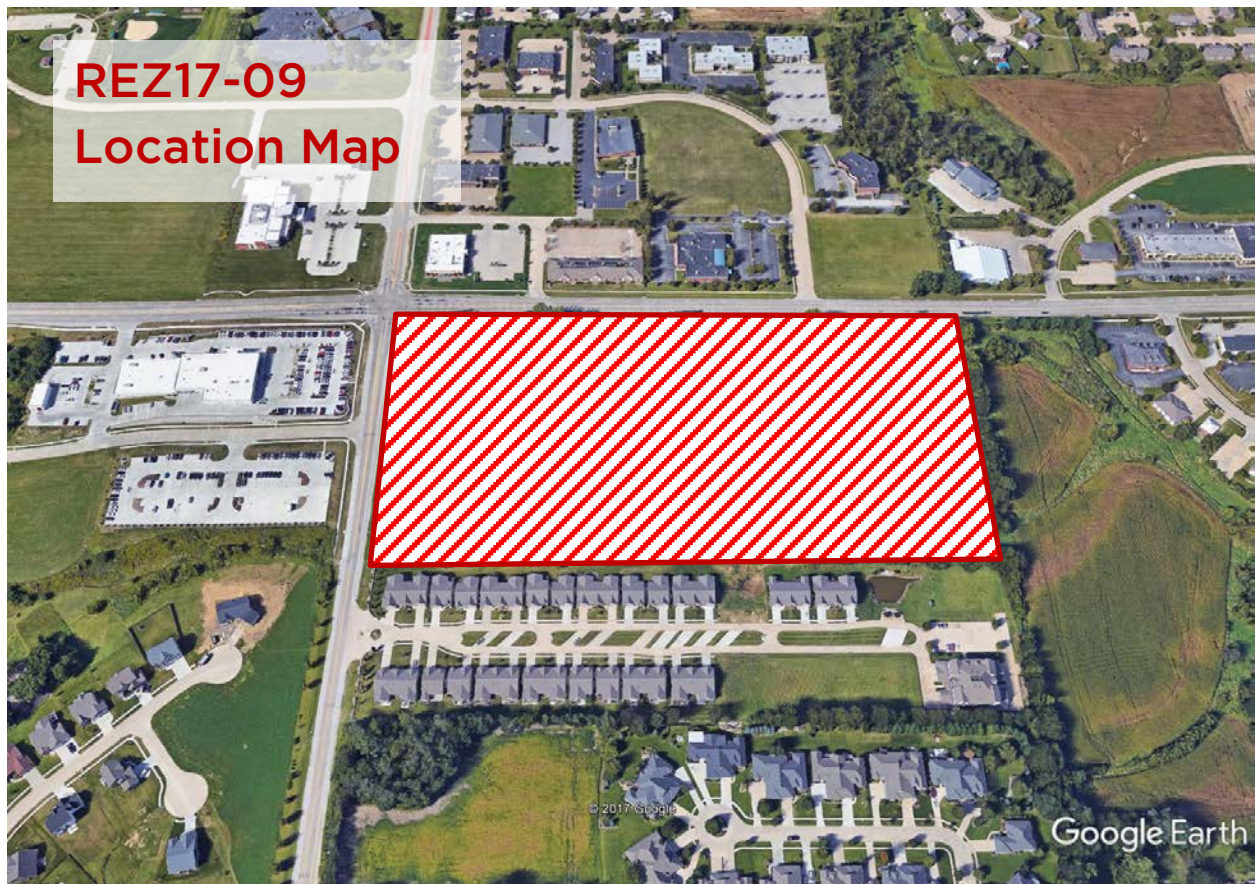
Date: Date of the Public Hearing:

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

EXHIBIT A

glanc/c/sowa/IowaPropertyOption0217/REA redline TL-TCS.doc

REZ17-09
Location Map



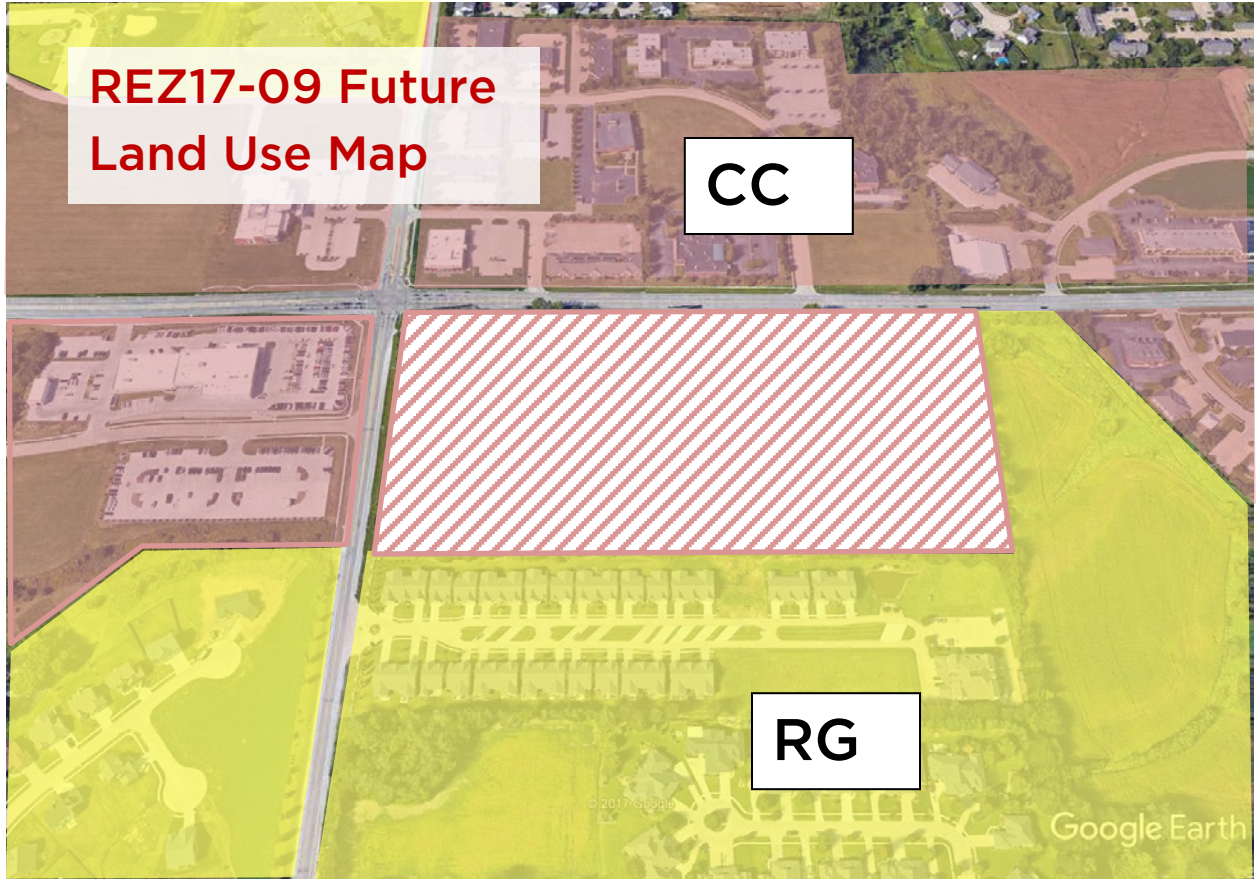
**REZ17-09 Future
Land Use Map**

CC

RG

© 2017 Google

Google Earth



TOWNSEND

DATE: 10/1/80
 DRAWN BY: J. L. BROWN
 CHECKED BY: J. L. BROWN

PROJECT: 53rd STREET
 SHEET NO. 1 OF 1

NO.	REVISION
1	ISSUED FOR PERMIT
2	REVISED
3	REVISED
4	REVISED
5	REVISED
6	REVISED
7	REVISED
8	REVISED
9	REVISED
10	REVISED

PROJECT: 53rd STREET
 SHEET NO. 1 OF 1

PROJECT: 53rd STREET
 SHEET NO. 1 OF 1

PROJECT: 53rd STREET
 SHEET NO. 1 OF 1



Owner: Sheila M. Spear
 5300 Acres
 Existing C-1 Zoning

CONCEPT PLAN
 53rd STREET &
 EASTERN AVENUE
 TO THE CITY OF DANVERS, IA



City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
9/19/2017

Subject:

(Time open for citizens wishing to address the Commission on matters not on the established agenda)

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	9/14/2017 - 1:58 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
9/19/2017

Subject:

Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city code if the Commission does not act and report on this item within 30 days' time this agenda item is to be construed as approved by the Commission.

Note: The Plan and Zoning Commission meeting is not a public hearing. It is time for the commission to discuss the issue(s) with City staff and if questions rise, with the developer. A rezoning or ordinance text amendment has a second public hearing before the City Council at its Committee of the Whole meeting. Notification of that meeting will be sent to surrounding owners following the Plan and Zoning Commission meeting.

Next Public Hearing/Regular Plan & Zoning Meeting: Tuesday, October 03, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	9/14/2017 - 1:58 PM