

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, SEPTEMBER 4, 2018; 5:00 PM

CITY COUNCIL CHAMBERS

I. Next Public Hearing

- A. Tuesday, September 18, 2018 at 5:00 P.M. in the Council Chambers of Davenport City Hall – Council Chambers - 226 West 4th Street - Davenport, Iowa 52801.

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Authority

- A. 1. Third Consideration: Ordinance for Case No. REZ18-08 being the request of William Torchia on behalf of WCT Investments Davenport Series, LLC for a rezoning on 6.5 acres, more or less, located along the south of East 53rd Street and east of Lorton Avenue from “R-1 Low Density Dwelling District to “PDD” Planned Development District to facilitate commercial development. [Ward 6]
ADOPTED 2018-364
2. Third Consideration: Ordinance for Case No. ROW18-01 being the request of William Torchia on behalf of WCT Investments Davenport Series, LLC for the vacation (abandonment) of 0.34 acre (14,812 square feet), more or less, of right-of-way known as Fairhaven Road extending approximately 285 feet south from East 53rd Street to facilitate commercial development. [Ward 6]
ADOPTED 2018-36
3. Resolution approving Case No. FDP18-03 being the request of William Torchia on behalf of WCT Investments Davenport Series, LLC for a PDD Planned Development District Final Development Plan on property located on the south side of East 53rd Street approximately 385 feet east of Lorton Avenue. [Ward 6]
ADOPTED 2018-366
4. Resolution approving Case No. CP18-02 being the request of the City of Davenport to amend the Davenport 2035 Future Land Use Map Designation from “RG” Residential General to Commercial Corridor on 6.5 acres of property, more or less, located along the south side of East 53rd Street east of Lorton Avenue. [Ward 6] **ADOPTED 2018-370**

III. Secretary's Report

- A. Consideration of the August 14, 2018 meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

- i. Case REZ18-12: Request of Chris Townsend on behalf of Jimmy Holt, to rezone 1.43 acres, more or less, of property located at 3730 West Locust Street from “C-1” Neighborhood Commercial and “R-3” Moderate Density Dwelling District to “PDD” Planned Development District. [Ward 1]
- ii. Request REZ18-13 of Hawkeye Paving for the rezoning of 30.7 acres, more or less, of real property located at 8228 N. Fairmount Street (former Wacky Waters site) from A-1 Agricultural District to M-1 Light Industrial District to facilitate development of contractor headquarters, shop and equipment storage. [Ward: 2]

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Request ROW18-02 of City of Davenport for the vacation (abandonment) of public right-of-way along the 5000 block of Forest Grove Ct east to the corporate limits, containing 1.47 acres, more or less. [Ward 6]
- ii. Case P18-05: Request of Kerry Condon on behalf of Pine Partners LLC for a Preliminary Plat for a 63 lot subdivision located west of Division Street and north of West 55th Street.

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

CITY PLAN AND ZONING COMMISSION
Public Hearing and Regular Meeting Minutes

Tuesday, August 14, 2018 at 5:00 PM

Council Chambers
226 West 4th Street
City of Davenport, Iowa 52801

PUBLIC HEARING AGENDA

Roll Call of the Membership

Present: Ingram, Connell, Tallman, Hepner, Lammers, Reinartz, Johnson, Quinn.

Excused: Maness, Medd.

Staff Present: Flynn, Rusnak, Koops, Heyer

OLD BUSINESS

None.

NEW BUSINESS

1. Case REZ18-12: Request of Chris Townsend on behalf of Jimmy Holt, to rezone 1.43 acres, more or less, of property located at 3730 West Locust Street from "C-1" Neighborhood Commercial and "R-3" Moderate Density Dwelling District to "PDD" Planned Development District. [Ward 1]

Rusnak provided an overview.

Chris Townsend and Jimmy Holt provided comments.

No other comments were presented.

The public hearing was closed.

2. Case REZ18-13: Request of Hawkeye Paving to rezone 30.7 acres, more or less, of real property located at 8228 N. Fairmount Street (former Wacky Waters site) from "A-1" Agricultural District to "M-1" Light Industrial District to facilitate development of a new Contractor headquarters, shop and equipment storage. [Ward 2]

Scott Koops provided an overview.

Bill Perkins from Hawkeye Paving provided comments.

No other comments were presented.

The public hearing was closed.

3. Case ROW18-02: Request of the City of Davenport for the vacation (abandonment) of public right-of-way along the 5000 block of Forest Grove Ct east to the corporate limits, containing 1.47 acres, more or less. [Ward 6]

Scott Koops provided an overview.

No other comments were presented.

The public hearing was closed.

Next Public Hearing:

Tuesday, September 4, 2018 at 5:00 P.M. in the Council Chambers of Davenport City Hall – 226 West 4th Street.

REGULAR MEETING AGENDA

- I. **Roll Call of the Membership** Present: Ingram, Connell, Tallman, Hepner, Lammers, Reinartz, Johnson, Quinn. Excused: Maness, Medd. Staff Present: Flynn, Rusnak, Koops, Heyer

- II. **Report of the City Council Activity**

1. Third Consideration: Ordinance for Case No. REZ18-06 being the request of Tim Shaffer of Shaffer Automotive Service LLC dba Dales Service for a rezoning (map amendment) on 4,380 square feet (0.10) acre of property known as 1909 North Zenith Avenue. The rezoning is from "R-3" Moderate Density Dwelling District to "C-2" General Commercial District to provide parking for the associated business Dales Service Center. [Ward 1] **ADOPTED 2018-348**
2. Third Consideration: Ordinance for Case No. REZ18-07 being the request of Tim Shaffer of Shaffer Automotive Service LLC dba Dales Service for a rezoning (map amendment) on 6,000 square feet, more or less, of property known as 3816 West Locust Street located north of West Locust Street and east of North Zenith Avenue. The rezoning is from "R-3" Moderate Density Dwelling District to "C-2" General Commercial District to provide parking for the associated business Dales Service Center. [Ward 1] **ADOPTED 2018-349**

- III. **Secretary's Report**

Consideration of the July 31, 2018 meeting minutes.

- IV. **Report of the Comprehensive Plan Committee** Flynn gave an update on the zoning ordinance revisions.

- V. **Zoning Activity**

- A. **Old Business**

None.

- B. **New Business**

VI. Subdivision Activity

A. Old Business

None.

B. New Business

VII. Other Business

None.

VIII. Future Business

Preview of items for the September 4, 2018 public hearing and/or regular meeting (*note- not all items to be heard may be listed*):

1. Case REZ18-14: Request of Dan Elias to rezone 1.49 acres, more or less, of property located at 4435 East 53rd Street from "R-2" Low Density Dwelling District to "PDD" Planned Development District. [Ward 6]
2. Case REZ18-15: Request of Stacey Kiser-Willey with Vera French Housing, petitioner to rezone 1.3 acres, more or less, of property located on Main Street south of West 65th Street from "R-1" Low Density Dwelling District to "R-5M" Moderate Density Dwelling District. [Ward 8].
3. Case P18-05: Request of Kerry Condon on behalf of Pine Partners LLC for a Preliminary Plat for a 63 lot subdivision located west of Division Street and north of West 55th Street.

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

Flynn announced the hiring of Brandon Melton as Planner II. He starts August 27th.

X. Adjourn

The meeting adjourned at 5:15 pm.

- *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 4, 2018 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 and Economic Development
Department
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Date
9/4/2018

Subject:

Case REZ18-12: Request of Chris Townsend on behalf of Jimmy Holt, to rezone 1.43 acres, more or less, of property located at 3730 West Locust Street from "C-1" Neighborhood Commercial and "R-3" Moderate Density Dwelling District to "PDD" Planned Development District. [Ward 1]

Recommendation:

Finding:

The use of the property would achieve consistency with the Residential General Davenport 2035 Future Land Use designation because the proposed design and conditions recommended by City staff would adequately safeguard surrounding residential development. Staff recommends the Plan and Zoning Commission accept the listed finding and forward Case REZ18-12 to the City Council with a recommendation for approval subject to the following conditions:

1. That a six foot high fence be installed along the east, north and west property lines surrounding the self-storage unit development.
2. That no self-storage unit overhead doors face West Locust Street;
3. That a six foot high fence be installed along the east, north and west property lines surrounding the self-storage unit development.

Background:

Please see attached staff report for background information.

ATTACHMENTS:

Type	Description
▢ Backup Material	Final Staff Report
▢ Backup Material	Land Use Plan
▢ Backup Material	Public Engagement Summary

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	8/30/2018 - 4:27 PM



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

Meeting Date: September 4, 2018
Request: Rezoning from "C-1" Neighborhood Commercial and "R-3" Moderate Density Dwelling District to "PDD" Planned Development District.
Address: 3730 West Locust Street.
Case: REZ18-12
Applicant: Chris Townsend on behalf of Jimmy Holt

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed finding and forward Case REZ18-12 to the City Council with a recommendation for approval subject to the three conditions.

Introduction:

The applicant is requesting to rezone to "PDD" Planned Development District to facilitate development of the property for self-storage units.

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

Davenport 2035 Future Land Use Designation: Residential General

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.

Technical Review:

Streets. The development is proposed to only have access to West Locust Street.

Storm Water. The elevation of the property falls from south to north. It is unclear as to the location of the stormwater outfall. The development of the property would need to comply with the City stormwater ordinance.

Sanitary Sewer. No sanitary sewer is proposed with this development.

Other Utilities. Other normal utility services are available.

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

Public Input:

A neighborhood meeting was held on August 6, 2018 Plan and Zoning Commission. Approximately 15 residents attended. The developer was present to answer questions concerning the proposed development. Members in the audience appeared supportive of the request.

City staff has received a few phone calls inquiring about the proposed development.

Discussion:**Request Summary:**

The applicant is requesting to rezone to "PDD" Planned Development District to facilitate development of the property for self-storage units.

Comprehensive Plan:

Davenport 2035 currently designates the subject property *Residential General*.

Davenport 2035 Residential General reads in part,

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.

The purpose of this language is to adequately safeguard surrounding residential development.

It is staff's opinion that West Locust Street is an edge where higher intensity may be considered. However, the development would extend approximately 620 feet north of West Locust Street, which would be further than an "edge".

It is staff's opinion that the use of the property would achieve consistency with the Residential General Future Land Use designation because the proposed design and conditions recommended by City staff would adequately safeguard surrounding residential development.

Proposed Land Use Plan:

"PDD" Planned Development District requires approval of the zoning and associated Land Use Plan and subsequent approval of a Final Development Plan.

The "PDD" Planned Development District requires a Land Use Plan to including the following (Section 17.32.050 of the Davenport City Code):

- A. *A drawing or set of drawings and other materials that include, but may not be limited to, the following:*
- 1. The existing land use and zoning surrounding the proposed development and the distance from the subject property line to the nearest structures on all abutting properties within two hundred feet of the perimeter of the site.*

Staff commentary: The proposed PDD Land Use Plan depicts the existing land use and zoning surrounding the proposed development.

- 2. The location of existing services, including: water, sanitary and storm sewer, electric, gas, streets, the capacity of those services and the service requirements of the development.*

Staff commentary: The proposed PDD Land Use Plan depicts the location of existing services. City staff waived the requirement that the capacity of those services and the service requirements of the development be provided as this will be reviewed during administrative site plan review.

- 3. The site constraints including:*
 - a. Slopes in excess of ten percent;*

Staff commentary: There are no slopes in excess of 10 percent.

- b. Drainage ways that carry water from abutting properties, drainage ways that drain areas on the site in excess of one acre and any area designated as a flood plain or floodway as defined in Chapter 15.44*

Staff commentary: The proposed PDD Land Use Plan depicts the drainage basin of the proposed development. Consistency with the City's stormwater ordinance would be reviewed during administrative site plan review.

- c. Soils that are unsuitable or require special treatment to support urban development as determined by the Soil Conservation Service Soil Survey. If unsuitable conditions are indicated field testing may be required.*

Staff commentary: A soils maps has not been provided. City staff waived the requirement that unsuitable soils been identified as this will be reviewed during administrative site plan review.

- 4. The total area in square feet of uses proposed for the site and the percentage of the site that is to be used for parking and building (impervious surface).*

Staff commentary: The proposed PDD Land Use Plan contains total area in square feet of uses proposed for the site and the percentage of the site that is to be used for parking and building as are as follows:

1. Storage units: 14,040 square feet
2. Parking and impervious surface area: 18,371 square feet
3. Greenspace and pervious surface area: 29,959 square feet

- 5. A two foot interval topographic map of the site on a scale base of one inch equals fifty feet or other scale as approved by the development official.*

Staff commentary: The proposed PDD Land Use Plan contains topographic data.

- 6. A traffic study which analyzes the aggregate trip generation to and from the site and the ability of the existing street system to accommodate the anticipated generation. Specific improvements should be proposed if the development causes the projected level of service to be less than level "C," as defined by the most recent version of the Highway Capacity Manual by the Transportation Research Board of The National Safety Research Council.*

Staff commentary: A traffic study has not been provided. City staff waived the requirement for a traffic study because the proposed use would generate a low amount of traffic.

The city council delegates authority to the city staff's development official to waive, at his or her discretion, any of the required submissions stated in Section 17.32.052A, 1 through Section 17.32.052A, 6 if the scale of the project, topography of the site or other reasons make them unnecessary. The city plan and zoning commission will be notified of any requirements that have been waived.

Staff Recommendation

Finding:

The use of the property would achieve consistency with the Residential General Davenport 2035 Future Land Use designation because the proposed design and conditions recommended by City staff would adequately safeguard surrounding residential development.

Staff recommends the Plan and Zoning Commission accept the listed finding and forward Case REZ18-12 to the City Council with a recommendation for approval subject to the following conditions:

1. That no self-storage units be located within 150 feet of the West Locust Street right-of-way;
2. That no self-storage unit overhead doors face West Locust Street;
3. That a six foot high fence be installed along the east, north and west property lines surrounding the self-storage unit development.

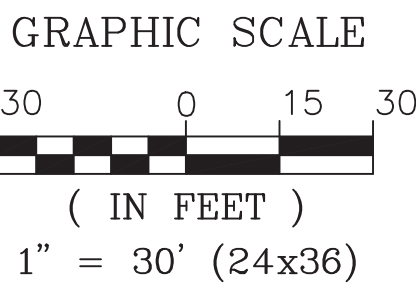
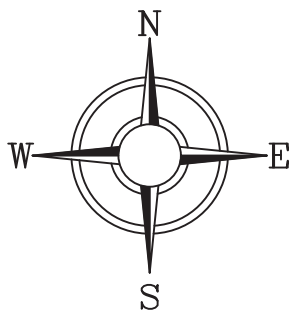
Prepared by:

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

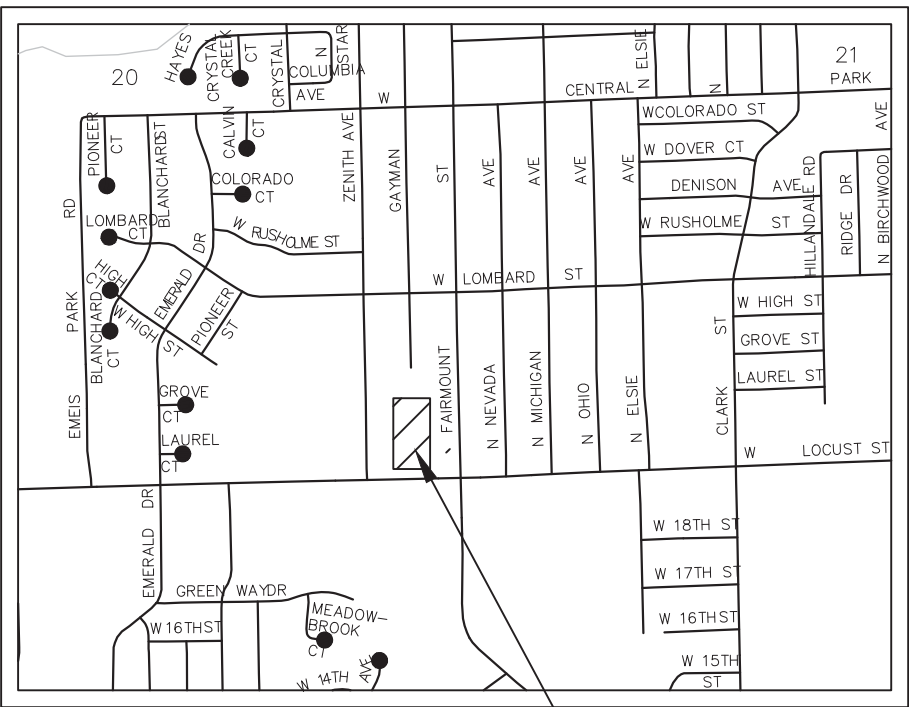
Ryan Rusnak, AICP
Planner III

ZONING EXHIBIT

WRS CONSTRUCTION
W. LOCUST ST STORAGE
TO THE CITY OF DAVENPORT, IA



SITE LOCATION MAP

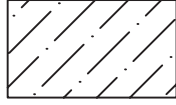


GENERAL NOTES

1. LEGAL DESCRIPTION OF PROPERTY:

PART OF THE EAST HALF OF THE SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 20, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 30 FEET NORTH AND 231 FEET WEST OF THE SOUTH EAST CORNER OF THE SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SAID SECTION 20; THENCE NORTH 630 FEET; THENCE WEST 99 FEET; THENCE SOUTH 630 FEET; THENCE EAST 99 FEET TO THE PLACE OF BEGINNING, CONTAINING APPROXIMATELY 1.4 ACRES.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF DAVENPORT BY DEED AND CONSTRUCTION EASEMENT FILED MAY 20, 1987 AND RECORDED AS DOCUMENT #9623-87, IN THE OFFICE OF THE RECORDER OF SCOTT COUNTY, IOWA, SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

-  PROPOSED P.D.D. ZONING
-  EXISTING R-3 ZONING
-  EXISTING C-1 ZONING

-  EXISTING DRAINAGE AREA

TOTAL AREA OF SITE = 62,370 SQ.FT.

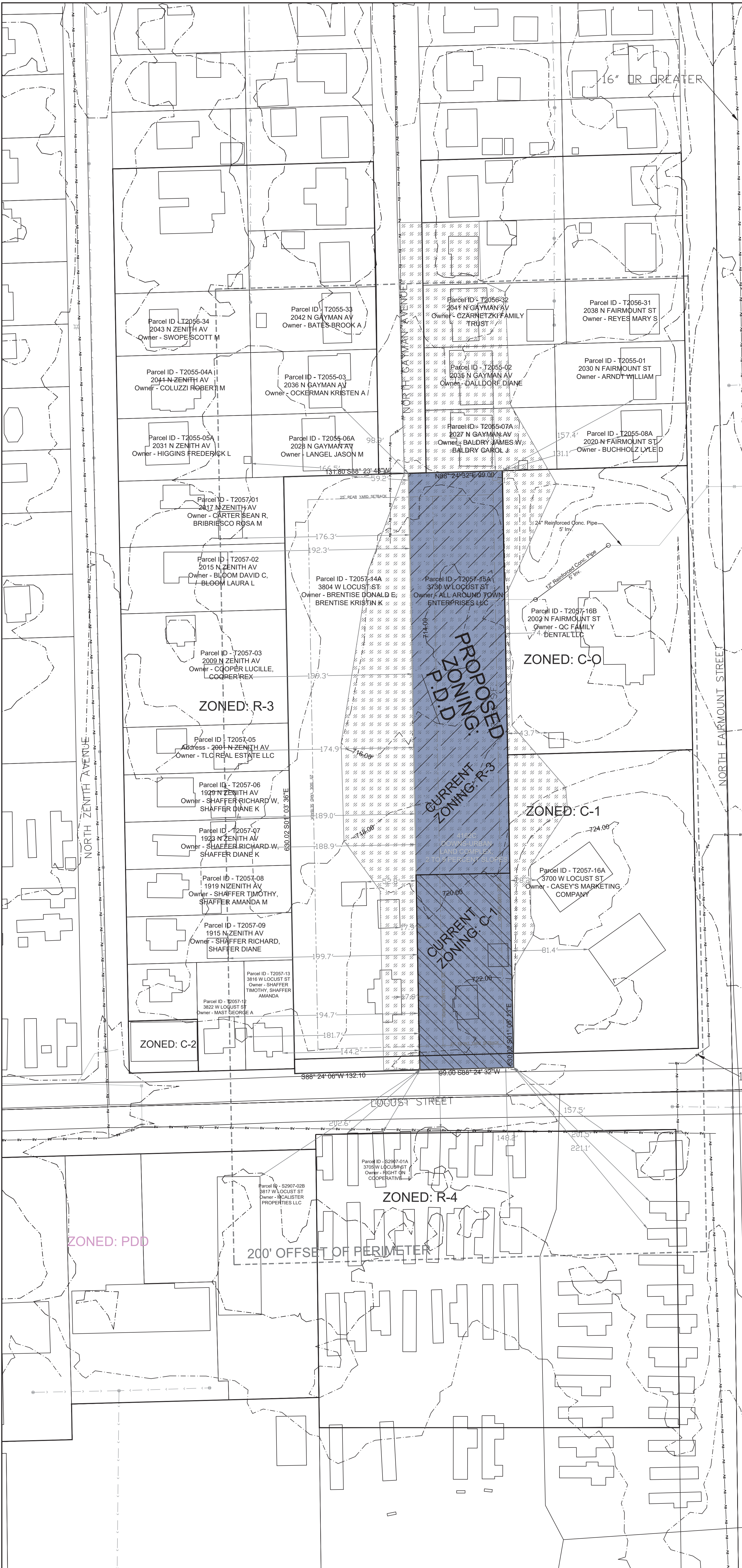
AREA OF PROPOSED USES:

1. STORAGE UNITS (BUILDINGS) = 14,040 SQ.FT.
2. PARKING & ACCESS (IMPERVIOUS) = 18,371 SQ.FT.
3. GREENSPACE (DETENTION & LANDSCAPING) = 29,959 SQ.FT.

PERCENTAGE OF SITE TO BE USED FOR PROPOSED USES:

1. STORAGE UNITS (BUILDINGS) = 22.51%
2. PARKING & ACCESS (IMPERVIOUS) = 29.46%
3. GREENSPACE (DETENTION & LANDSCAPING) = 48.03%

TOTAL PERCENTAGE OF SITE TO BE USED FOR PROPOSED USES = 51.97%



NO.	REVISIONS: DESCRIPTION	DATE



*Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com*

NOTICE
NEIGHBORHOOD MEETING – PROPOSED REZONING
MONDAY, AUGUST 6th 2018 – 6:00 P.M.
DAVENPORT PUBLIC LIBRARY – EASTERN BRANCH, 6000 EASTERN
AVENUE

You are invited to a neighborhood meeting regarding the following request:

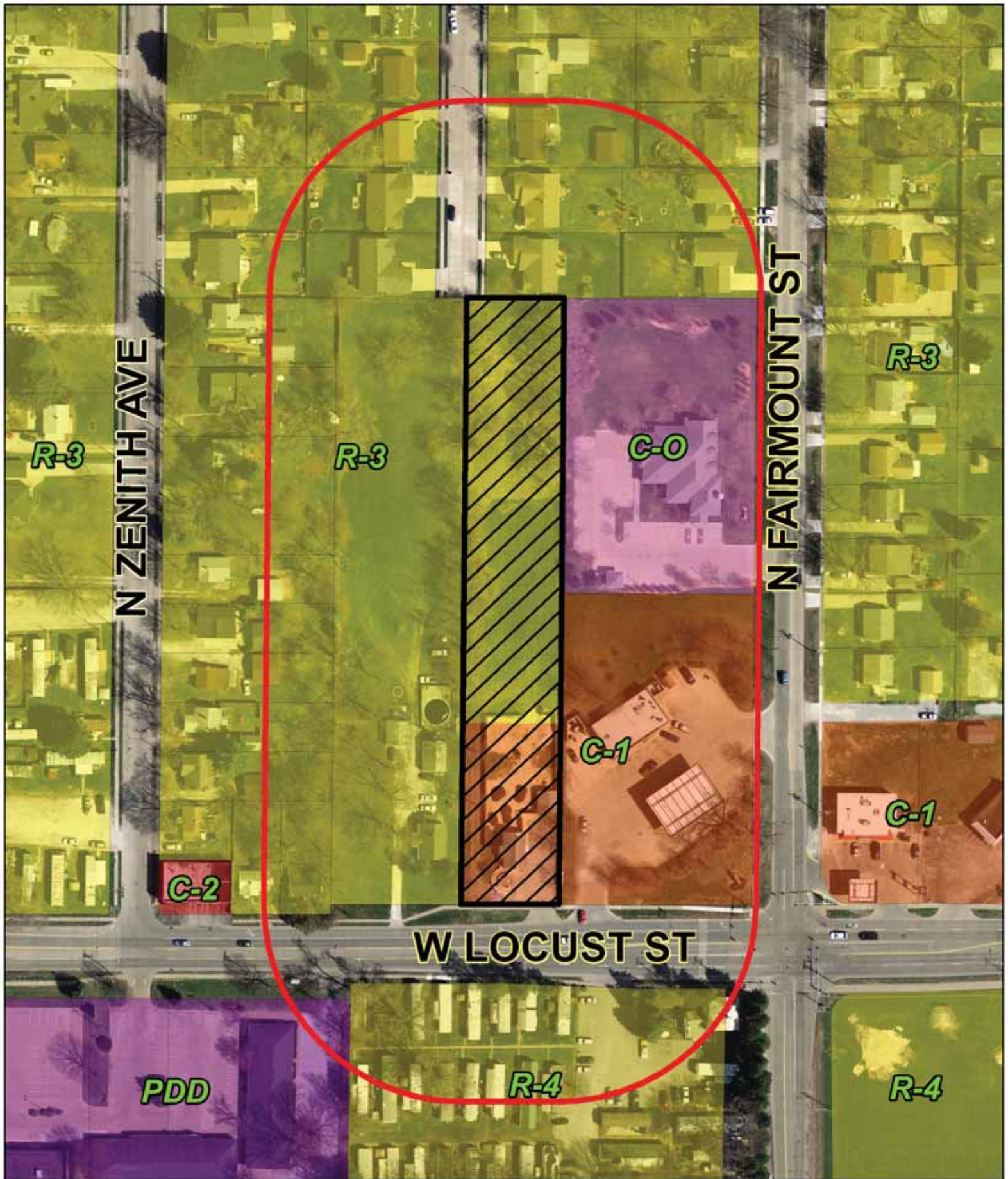
Case No. REZ18-12: Request of Chris Townsend on behalf of Jimmy Holt, to rezone 1.43 acres, more or less, of property located at 3730 West Locust Street from “C-1” Neighborhood Commercial and “R-3” Moderate Density Dwelling District to “PDD” Planned Development District. [Ward 1]

Please see map on the back for the location of the proposed development.

The purpose of the meeting is to allow the developer to describe the proposed development, answer any questions you have and hear any concerns about the proposed development.

The City of Davenport will send additional notices informing you of the date, time and location of public hearings for the rezoning request.

City of Davenport
Community Planning and Economic Development Department
Phone 563-326-7765, email planning@ci.davenport.ia.us



-  Property Requested to be Rezoned
-  200 Foot Notification Radius



Neighborhood Meeting Attendance List

Case: 202-18-12

Date: 8/6/2018

Name	Address	Phone	Email
1. Drake Dallhoff	2035 N. Gayman	309-738-3019	dallhoff43@aol.com
2. KATHY CZARNETZKI	2041 N. GAYMAN	563-349-2982	CZARS69@hotmail.com
3. CAROL + Jim BALDREY	2027 N GAYMAN	5633863667	cabald38@gmail.com
4. Mike Richmond	Townsend Engineering	5633864236	mrichm@townsend-engineering.com
5. J.D. Moon	2002 N Fairmount	563-381-2412	
6. Rick Dunn			
7. Bob Ingham		563.349.0341	
8. Amanda Pennack	2028 N Gayman Ave	563-357-3738	apennack@gmail.com
9. Bill & Rene Arndt	2030 N Fairmount St.	563-940-486	
10. Jason Langel	2028 N. Gayman Ave.	563-590-6997	Arndt2003@gmail.com jessh-angel@gmail.com
11. Mary Wilenka	2038 N Fairmount	563-514-4933	1960 Mary Sruys@gmail.com
12. David Bloom	2045 N. ZEPHYR	224-407-8316	OUR3SONS21@gmail.com
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**PUBLIC HEARING NOTICE
PLAN AND ZONING COMMISSION
CITY OF DAVENPORT**



Public Hearing Details:

Date: 8/14/2018 Ward: **1st**
Time: 5:00 PM
Location: 226 West 4th Street in City Hall Council Chambers.
Subject: Public hearing to rezone property located at 3730 West Locust Street from "C-1" Neighborhood Shopping District and "R-3" Moderate Density Dwelling District to "PDD" Planned Development District.
Case #: REZ18-12

To: All property owners within 200 feet of the subject property.

What is this All About?

This notice is being sent to inform you that a public hearing will be held for a request to rezone property. The purpose of the request is to facilitate development of the property as commercial.

Request Description:

Case No. REZ18-12: Request of Chris Townsend on behalf of Jimmy Holt, to rezone 1.43 acres, more or less, of property located at 3730 West Locust Street from "C-1" Neighborhood Shopping District and "R-3" Moderate Density Dwelling District to "PDD" Planned Development District. [Ward 1]

What are the Next Steps after the Public Hearing?

The 8/14/2018 public hearing is the first step in the review/approval process. The Plan and Zoning will meet on 9/4/2018 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.

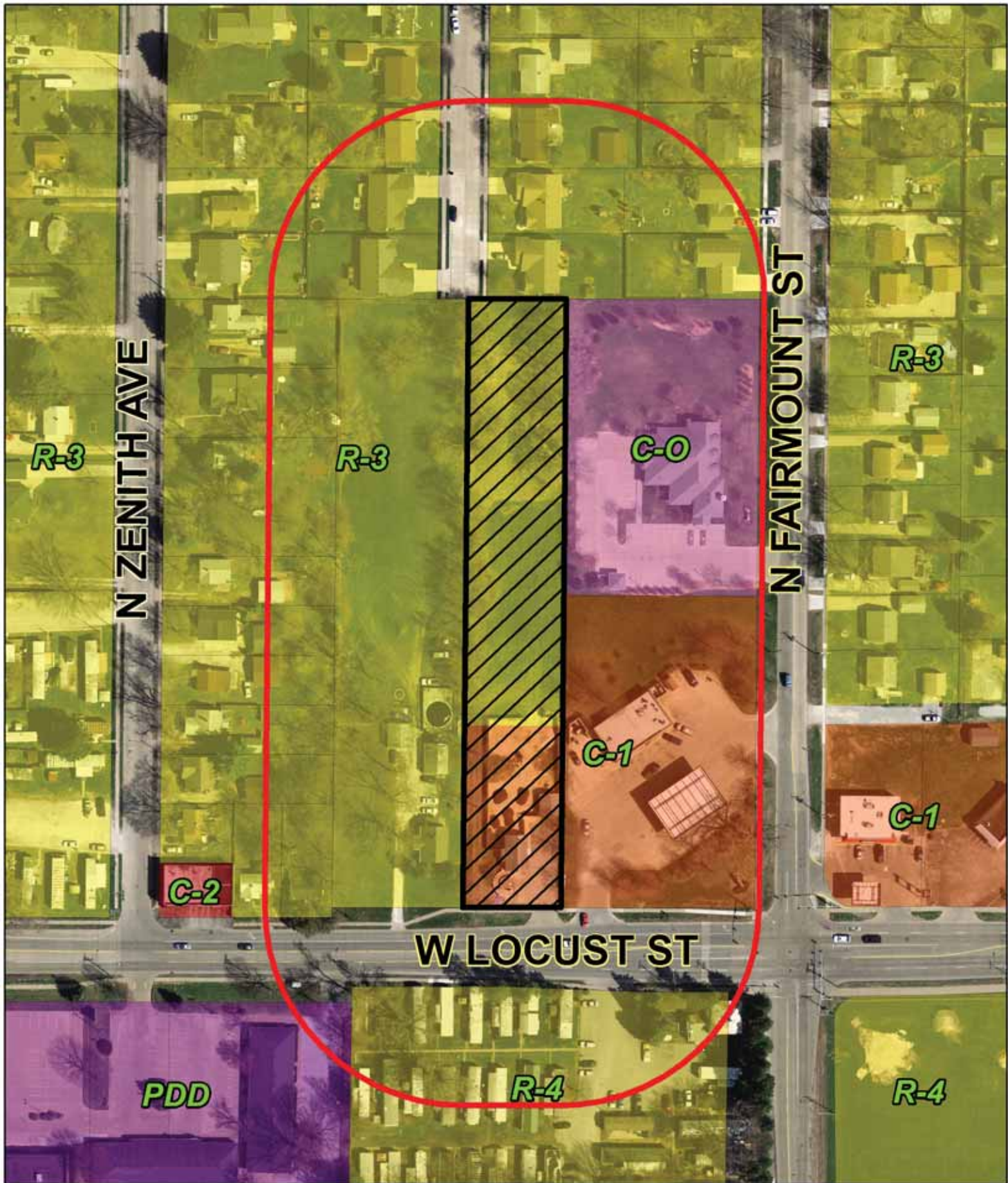
Would You Like to Submit an Official Comment?

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. Please note that for a protest to be official, it needs to be in writing. 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 you need accommodations for any reason, please contact Ryan Rusnak, AICP, the case planner assigned to this project at rrusnak@ci.davenport.ia.us or 563-888-2022. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the Petitioner or Commission/Board. If you are interested in the current schedule and outcome of this case, please contact the Community Planning Office at 563-326-7765 or planning@ci.davenport.ia.us for updates.



-  Property Requested to be Rezoned
-  200 Foot Notification Radius



City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Matt Flynn, 888-2286

Date
9/4/2018

Subject:

Request REZ18-13 of Hawkeye Paving for the rezoning of 30.7 acres, more or less, of real property located at 8228 N. Fairmount Street (former Wacky Waters site) from A-1 Agricultural District to M-1 Light Industrial District to facilitate development of contractor headquarters, shop and equipment storage. [Ward: 2]

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case REZ18-13 to the City Council for approval.

ATTACHMENTS:

Type	Description
▢ Executive Summary	REZ18-13 Final Staff Report
▢ Backup Material	Background

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	8/30/2018 - 11:30 AM



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

Date: September 4, 2018
Request: Rezoning (A-1 to M-1)
Address: 8228 N Fairmount St
Case No.: REZ18-13
Applicant: Hawkeye Paving

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case REZ18-13 to the City Council for approval.

Description:

Request REZ18-13 of Hawkeye Paving for the rezoning of 30.7 acres, more or less, of real property located at 8228 N. Fairmount Street (former Wacky Waters site) from A-1 Agricultural District to M-1 Light Industrial District to facilitate development of contractor headquarters, shop and equipment storage. [Ward: 2]

AREA CHARACTERISTICS:

Aerial



Zoning Map



Background:

Comprehensive Plan:

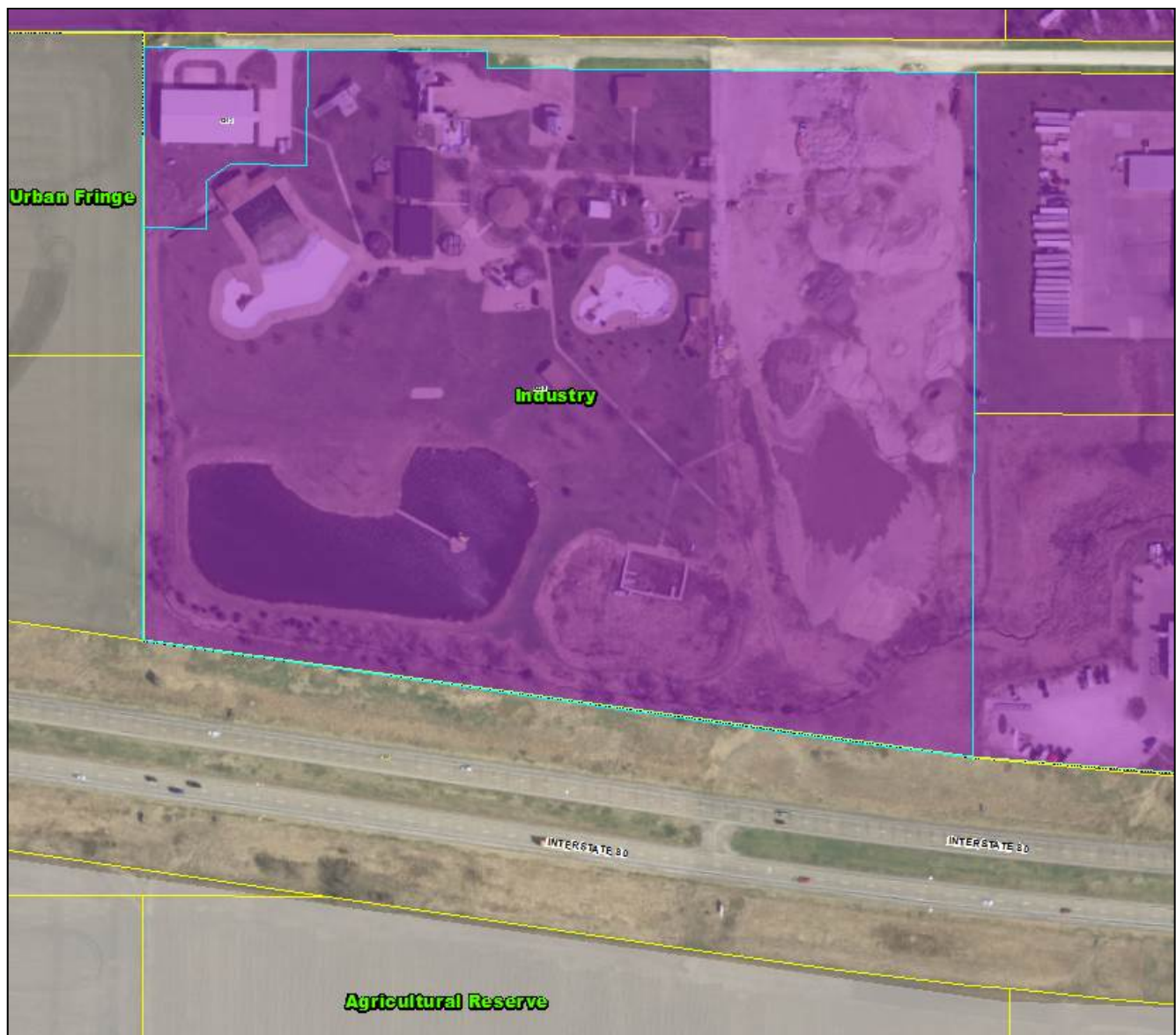
Within Existing Urban Service Area: Yes

Within Urban Service Boundary +2035: Yes

Future Land Use Designation:

Industry (I) - Designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.

Land Use



Relevant Goals to be considered in this Case:

Fiscal Vitality

Technical Review:

Streets. No new streets are proposed. Access will remain the same.

Storm Water. No impact at this time. The site plan for the proposed building will be reviewed through regular permitting processes.

Sanitary Sewer. Sanitary sewer service is located on the site.

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

Parks/Open Space. No impact.

The City technical review discovery did not ascertain any issues with the proposed rezoning or use.

Public Input:

The neighborhood meeting was held August 7, 2018. No adjacent property owner attended nor did any other general public attend. The Public Hearing for REZ18-13 was held August 14th, and no concerns were brought forward at that time.

Discussion:

The proposed rezoning (M-1) is consistent with the *Davenport+2035 Land Use Plan*, and is adjacent to other industrially zoned property. The proposed uses (contractor headquarters, shop and equipment storage) are allowed by right in the M-1 District.

Staff does not foresee any issues with the proposed rezoning that would necessitate mitigation. The proposed use and zoning are industrial which are proposed for an industrial area as it presently exists and as proposed on the Comprehensive Plan.

Staff Findings and Recommendation:**Findings:**

1. The proposed rezoning is consistent with the Comprehensive Plan.
2. The proposed use is consistent with adjacent uses/business to the north, east, and south.

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case REZ18-13 to the City Council for approval.

Prepared by:



Scott Koops, AICP
Planner II

Zoning Map Amendment Application

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

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Property Address*

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

Applicant (Primary Contact)**

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

Owner (if different from Applicant)

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

Engineer (if applicable)

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

Architect (if applicable)

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

Attorney (if applicable)

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

Application Form Type:

Plan and Zoning Commission

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

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 ☐

Design Review Board

- Certificate of Design Approval ☐
Demolition Request in the Downtown ☐

Historic Preservation Commission

- Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Administrative

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

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

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

- The following items should be submitted to Planning@ci.davenport.ia.us for review:
- 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: Beau Beaton

Date: 7/24/18

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: Scott Koops

Date: 7/24/18

Planning staff

Date of the Public Hearing: 8/14/18

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

Authorization to Act as Applicant

I, Beau Perkins
authorize IMEG Corp.
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the
property located at WAKKY WATERS SITE.



Signature(s)*

*Please note: original signature(s) required.

Hawkeye Paving Neighborhood Meeting Summary- 8/7/18- 5:30 PM

1. List of attendees
 - a. Beau Perkins- Hawkeye Paving
 - b. Tony Perkins- Hawkeye Paving
 - c. Ryan Fick- Mel Foster Co.
 - d. Scott Koops- City of Davenport
 - e. Bob Ingraham- City of Davenport
2. Summary
 - a. There were six notices sent out and no one from the public attended the meeting.



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



Public Hearing Details:

Date: 8/14/2018
Time: 5:00 PM
Location: Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa
Subject: Public hearing for a rezoning request before the Plan and Zoning Commission
Case #: REZ18-13

Ward: **2nd**

To: All property owners within 200 feet of the subject property located at **8228 N. Fairmount Street.**

What is this All 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 Description

Request REZ18-13 of Hawkeye Paving for the rezoning of 30.7 acres, more or less, of real property located at 8228 N. Fairmount Street (former Wacky Waters site) from A-1 Agricultural District to M-1 Light Industrial District to facilitate development of a new contractor headquarters, shop and equipment storage. [Ward: 2]

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 you need accommodations for any reason, please contact Scott Koops, AICP, the case planner assigned to this project at sek@ci.davenport.ia.us or 563-328-6701. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the Petitioner or Commission/Board. If you are interested in the current schedule and outcome of this case, please contact the Community Planning Office at 563-326-7765 or planning@ci.davenport.ia.us for updates.

Neighborhood Meeting and Adjacent Owner Notice List

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Petitioner:	Hawkeye Paving		801 42nd St	Bettendorf, IA 52722
P&Z Chair:	Bob Inghram		bingham@activethermal.net	
Council Clerk:	Tiffany Thorndike		tthorndike@ci.davenport.ia.us	
Neighborhood:	None			
Ward/Ald:	2nd Ward	Alderman <last name>	mdickmann@ci.davenport.ia.us	6 Notices Sent
Ward/Ald:	At-Large	Alderman Condon	jcondon@ci.davenport.ia.us	
Ward/Ald:	At-Large	Alderman Gripp	kgripp@ci.davenport.ia.us	
V3205-02	8730 NORTHWEST BD	CHERYLE L FRYE REVOCABLE TRUST	12398 210TH ST	DAVENPORT IA 52804
V3223-16	N FAIRMOUNT ST	INTERSTATE RV PARK & CAMPGROUND	8448 N FAIRMOUNT	DAVENPORT IA 52806
V3235-12		KUNDEL JOHN L	5104 EMEIS VIEW CT	DAVENPORT IA 52804
V3235-14		JOHN L KUNDEL	5104 EMEIS VIEW CT	DAVENPORT IA 52804
V3239-01	8200 N FAIRMOUNT ST	ROGER L SAVAGE	614 SPANISH PEAKS DR	MISSOULA MT 59803
V3239-03	8100 N FAIRMOUNT ST	GEOBER LLC	I-380 & AIRPORT RD PO BOX 67	CEDAR RAPIDS IA 52406

RE: Notice of a Neighborhood Meeting

Day/Time: Tuesday, August 7, 2018 – 5:30 P.M.
Address: 8228 N. Fairmount St
Location: At the Site, Midwest Center for Safety & Rescue Training
(former Wacky Waters site)

You are invited to a neighborhood meeting regarding the following rezoning request which will be before the Davenport City Plan and Zoning Commission on August 14th for a Public Hearing:

Request REZ18-13 of Hawkeye Paving for the rezoning of 30.7 acres, more or less, of real property located at 8228 N. Fairmount Street (former Wacky Waters site) from A-1 Agricultural District to M-1 Light Industrial District to facilitate development of a new contractor headquarters, shop and equipment storage. [Ward: 2]

Please see map on the back for the location of the proposed rezoning.

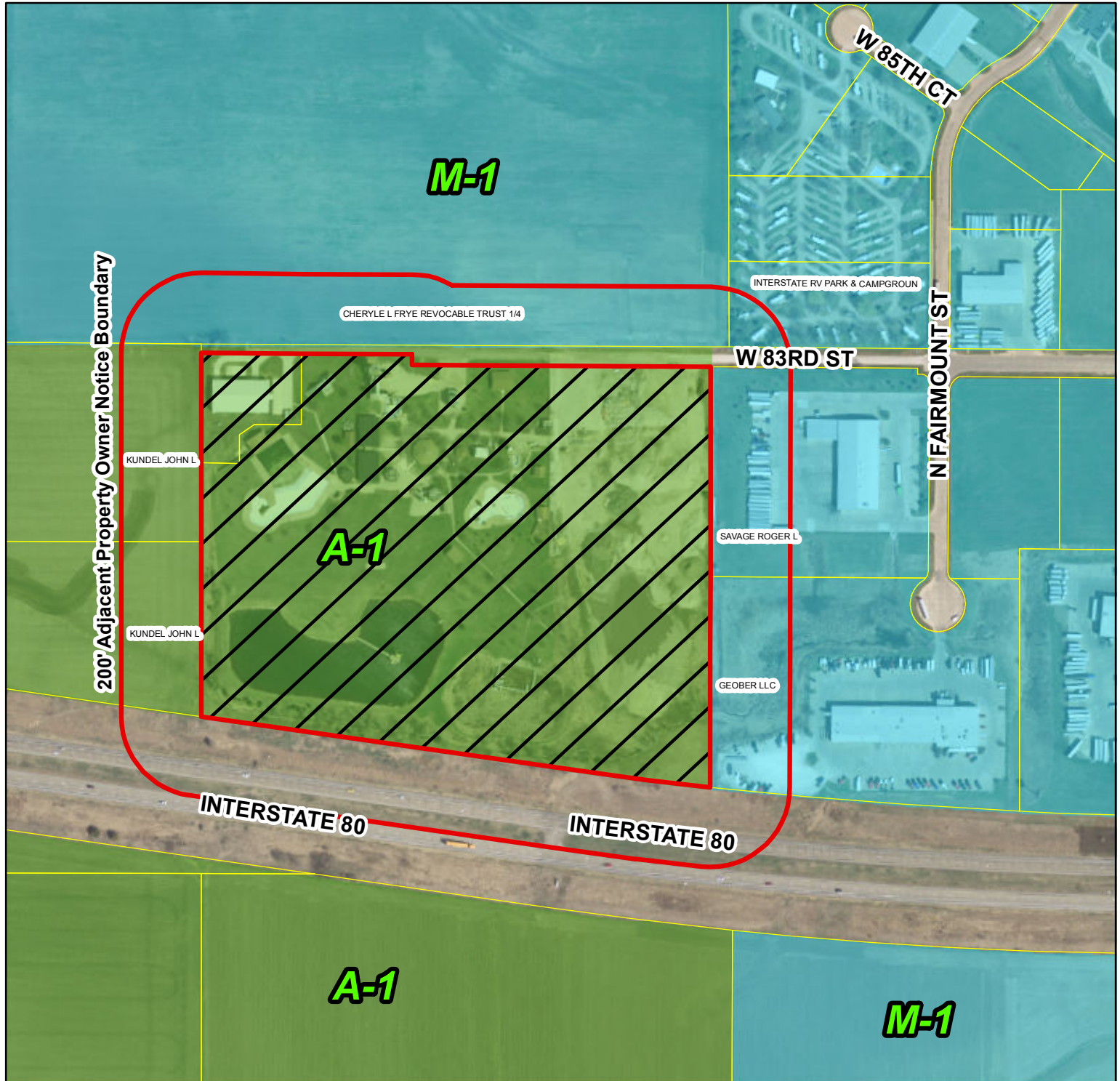
The purpose of this meeting is to provide an informal setting to allow the developer to describe the proposed development, answer any questions you have and hear any concerns about the proposed development.

The City of Davenport will send additional notices informing you of the date, time and location of public hearings for the rezoning request.

City of Davenport
Community Planning and Economic Development Department
Phone 563-326-7765, email planning@ci.davenport.ia.us

Request for a Zoning Map Amendment (Rezoning)

Plan & Zoning Commission: Adjacent Property Owner Notice Area



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.

Legend

 Subject Property

0 100 200 400 Feet

1 inch = 350 feet



Request REZ18-13 of Hawkeye Paving for the rezoning of 30.7 acres, more or less, of real property located at 8228 N. Fairmount Street (former Wacky Waters site) from A-1 Agricultural District to M-1 Light Industrial District to facilitate development of a new contractor headquarters, shop and equipment storage. [Ward: 2] Public Hearing Date: Aug. 14th, 2018



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



Public Hearing Details:

Date: 8/14/2018
Time: 5:00 PM
Location: Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa
Subject: Public hearing for a rezoning request before the Plan and Zoning Commission
Case #: REZ18-13

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City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Matt Flynn, 888-2286

Date
9/4/2018

Subject:

Request ROW18-02 of City of Davenport for the vacation (abandonment) of public right-of-way along the 5000 block of Forest Grove Ct east to the corporate limits, containing 1.47 acres, more or less. [Ward 6]

Recommendation:

Staff recommends the Plan and Zoning Commission accepts the listed findings and forward Case ROW18-02 to the City Council with a recommendation for approval subject to the recording of a public utility easement for any remaining utilities.

ATTACHMENTS:

Type	Description
▢ Executive Summary	REZ18-02 Final Staff Report
▢ Backup Material	Area of ROW Vacation

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	8/30/2018 - 3:40 PM



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

PLAN AND ZONING COMMISSION

Date: September 4, 2018
Request: Public Right-of-Way Relinquishment Request
Address: 5000 Block of Forest Grove Ct east to the City Limits
Applicant: City of Davenport – Property Manager Mike Atchley

DESCRIPTION

Request ROW18-02 of City of Davenport for the vacation (abandonment) of public right-of-way along the 5000 block of Forest Grove Ct east to the corporate limits, containing 1.47 acres, more or less. [Ward 6]

Recommendation:

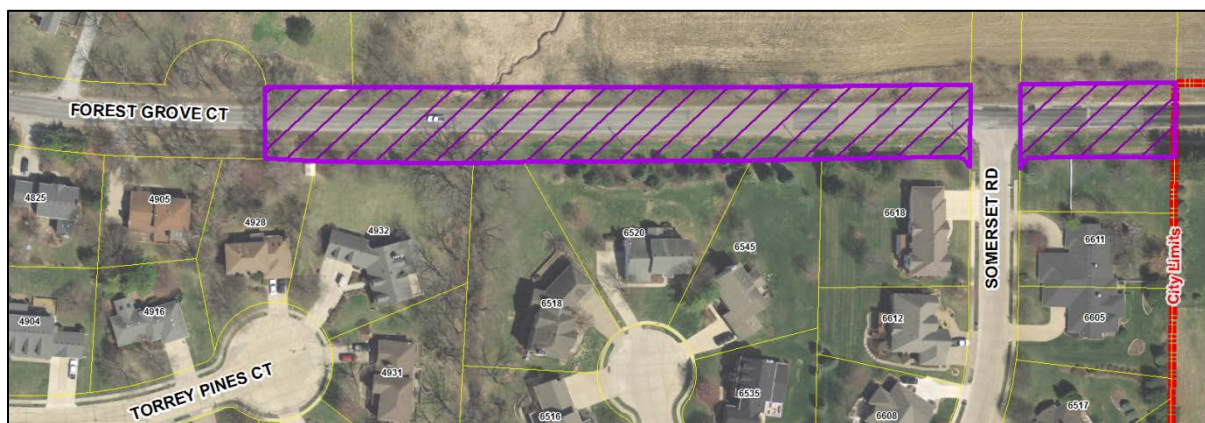
Staff recommends the Plan and Zoning Commission accepts the listed findings and forward Case ROW18-02 to the City Council with a recommendation for approval subject to the recording of a public utility easement for any remaining utilities.

Introduction:

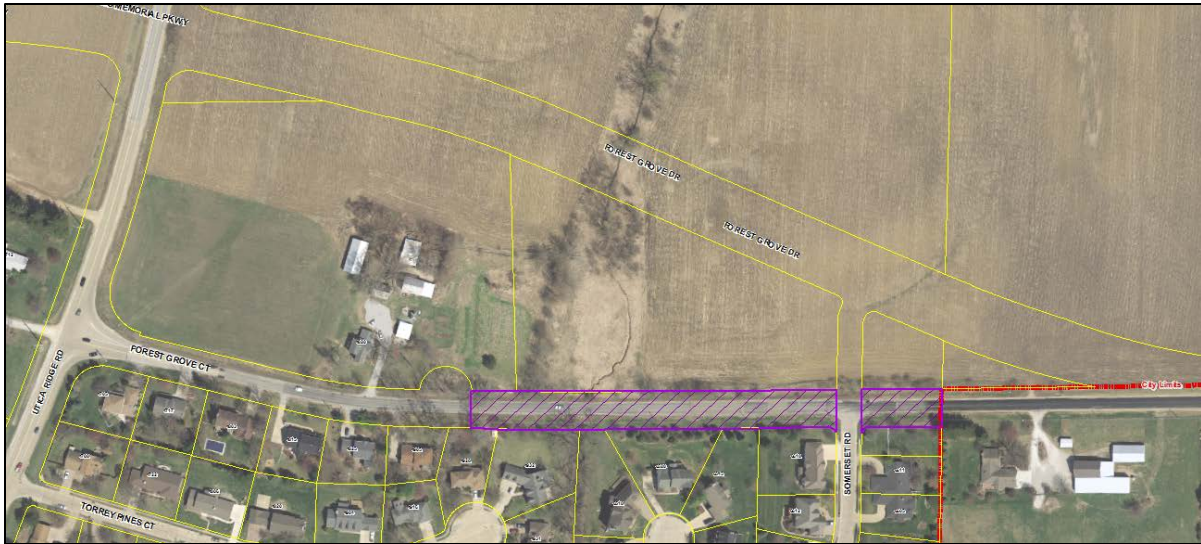
The petitioner is requesting to vacate the former Forest Grove Road which has been reconfigured and relocated to the north.

AREA CHARACTERISTICS:

Aerial Photo: (ROW area in purple crosshatching)



Road Reconfiguration



BACKGROUND

Veterans Memorial Parkway (VMP) has been extended east from Jersey Ridge, and across I-74. In the past, East 67th street crossed I-74 in this location and went south of the farmstead located just west of Utica ridge Road. Now, VMP goes around the farmstead to the north, and at the intersection of Utica Ridge and VMP, the road name changes to Forest Grove Drive, where it heads further east and southeast to the corporate limits where it joins Bettendorf's Forest Grove Drive. After this reconfiguration, the former Forest Grove Road was no longer needed from the 5000 block eastward. The remainder of Forest Grove Road was renamed Forest Grove Court in September of 2017 (SNC17-01).

DISCUSSION

The street paving, curb, and utilities have been removed from this site. The City has re-seeded and/or re-sodded this area to natural turf. The site is ready for disposition; adjacent property owners are expected to be willing purchasers of the vacated area.

FINDINGS & RECOMMENDATION

Findings:

The vacation furthers the City plans to relocate this street to the north and abandon with ROW.

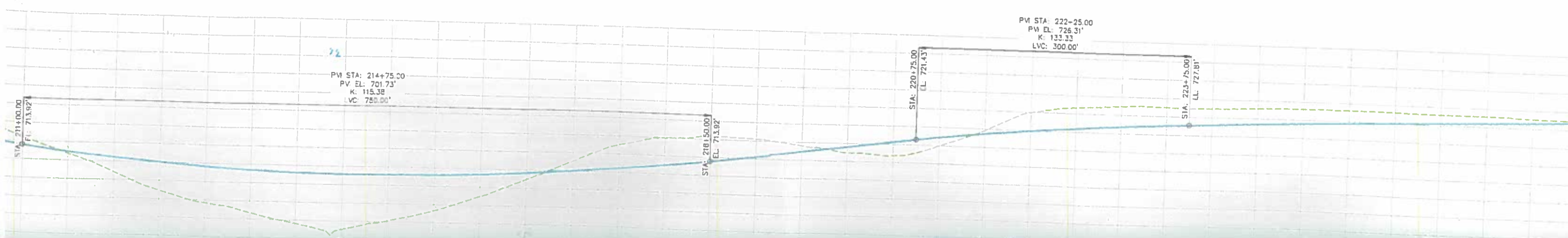
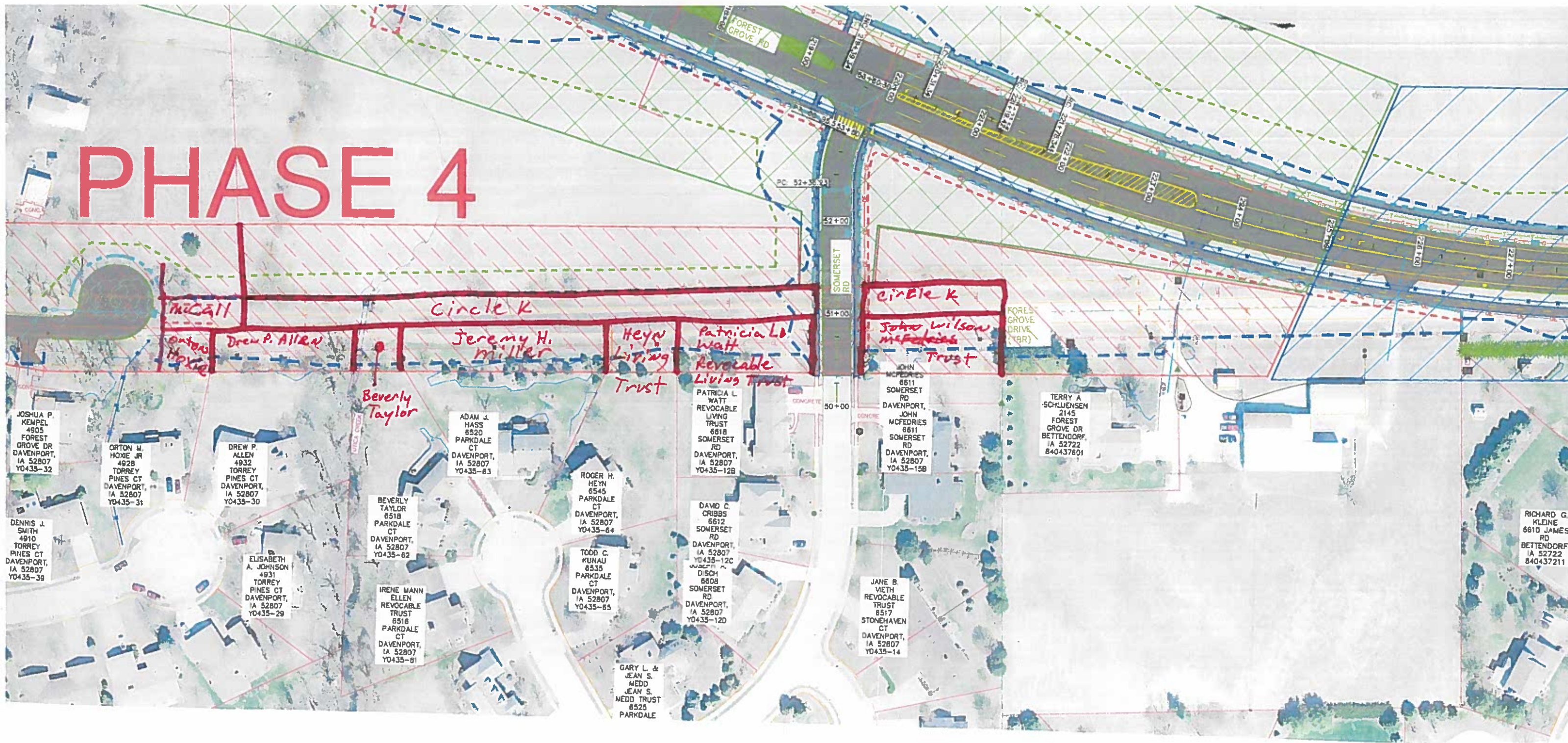
Recommendation:

Staff recommends the Plan and Zoning Commission accepts the listed findings and forward Case ROW18-02 to the City Council with a recommendation for approval subject to the recording of a public utility easement for any remaining utilities.

Prepared by:

Scott Koops, AICP
Planner II

PHASE 4



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
9/4/2018

Subject:

Case P18-05: Request of Kerry Condon on behalf of Pine Partners LLC for a Preliminary Plat for a 63 lot subdivision located west of Division Street and north of West 55th Street.

Recommendation:

Findings:

1. The plat conforms to the comprehensive plan Davenport+2035; and
2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision ordinance requirements for a preliminary plat.

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward Case No. P18-05 to the City Council with a recommendation for approval subject to the following conditions:

1. That (Quarter) Section Lines be shown on the preliminary plat;
2. That the word "proposed" be removed from 5 under Notes on the preliminary plat; and
3. That the roundabout be removed on Howell Street.

Background:

Please see attached staff report for background.

ATTACHMENTS:

Type	Description
▢ Backup Material	Final Staff Report
▢ Backup Material	Preliminary Plat

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	8/30/2018 - 4:06 PM



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

Meeting Date: September 4, 2018
Request: Preliminary Plat for a 63 lot subdivision.
Address: West of Division Street and North of West 55th Street.
Case: P18-05
Applicant: Kerry Condon on behalf of Pine Partners LLC.

Recommendation:

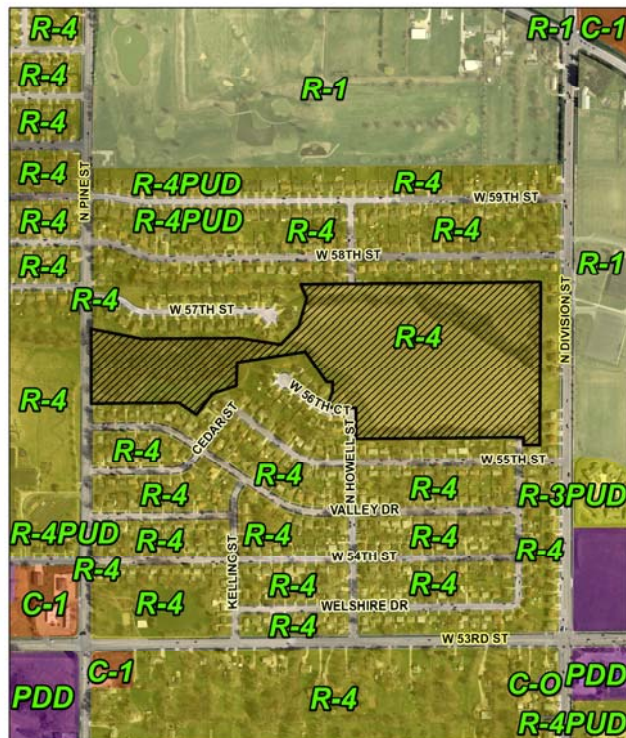
Staff recommends that the Plan and Zoning Commission accept the listed findings and forward Case P18-05 to the City Council with a recommendation for approval subject to the three conditions.

Introduction:

Case P18-05: Request of Kerry Condon on behalf of Pine Partners LLC for a Preliminary Plat for a 63 lot subdivision located west of Division Street and north of West 55th Street.

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

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

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

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

Zoning:

The property is currently zoned "R-4" Moderate Density Dwelling District.

Technical Review:

Streets. The subdivision is located west of North Division Street and north of West 55th Street.

Storm Water. The development would need to achieve consistency with the City's storm water ordinance. Considering storm sewer infrastructure will be extended throughout the development, easement widths will be verified during consideration of future Final Plats.

Sanitary Sewer. An 8 inch sanitary sewer line extends through the development. Considering sanitary sewer infrastructure will be extended throughout the development, easements widths will be verified during consideration of future Final Plats.

Other Utilities. Other utilities are located in the area.

Parks/Open Space. The proposed development has no impact on parks/open space.

Public Input:

No public hearing is required for a Preliminary Plat.

Discussion:

The request is for a Preliminary Plat for a 63 lot subdivision located west of Division Street and north of West 55th Street.

Staff Recommendation

Findings:

1. The plat conforms to the comprehensive plan Davenport+2035; and
2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision ordinance requirements for a preliminary plat.

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward Case No. P18-05 to the City Council with a recommendation for approval subject to the following conditions:

1. That (Quarter) Section Lines be shown on the preliminary plat;
2. That the word "proposed" be removed from 5 under Notes on the preliminary plat; and
3. That the roundabout be removed on Howell Street.

Prepared by:

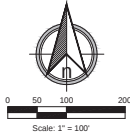
A handwritten signature in blue ink, appearing to read "Ryan Rusnak", with a stylized flourish at the end.

Ryan Rusnak, AICP
Planner III

PINE GROVE SUBDIVISION

AN ADDITION TO THE CITY OF DAVENPORT, IOWA

BEING PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4
OF THE SOUTHEAST 1/2 OF THE NORTHWEST 1/4
SECTION 7 AND PART OF THE WEST 1/2 OF THE
SECTION 10, TOWNSHIP 78 NORTH, RANGE 3 EAST OF
THE 5TH P.M. IN SCOTT COUNTY, IOWA



SITE LOCATION MAP



LEGEND

PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		FLARED END SECTION
		SANITARY MANHOLE
		STORM SEWER
		SANITARY SEWER
		WATER LINE

NOTES

1. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS AND DETAIL DRAWINGS, LATEST EDITION.
2. ALL LOT DIMENSIONS ARE APPROXIMATE.
3. TOPOGRAPHY AND SEWER LOCATIONS ARE PER CITY OF DAVENPORT G.I.S.
4. FRONT YARDS WHERE SANITARY IS SHOWN SHALL HAVE A 15 FOOT SANITARY SEWER & UTILITY EASEMENT. FRONT YARDS WITHOUT SANITARY SEWER SHALL HAVE A 15 FOOT WATERMAIN & UTILITY EASEMENT. SIDE LOT LINES WITH SANITARY SEWER AND STORM SEWER SHALL HAVE A 30 FOOT SEWER & DRAINAGE EASEMENT. SIDE YARD WITH SUMP PUMP SEWER SHALL HAVE A 10 FOOT DRAINAGE EASEMENT CENTERED ON LOT LINE.
5. PROPOSED ZONING IS R-4 (MODERATE DENSITY DWELLING DISTRICT).
6. ALL SANITARY SEWER SHALL BE 8-INCH DIAMETER.
7. ALL WATERMAIN SHALL BE 8-INCH DIAMETER.
8. ALL STORM WATER DRAINAGE AND WATER QUALITY TREATMENT SHALL BE DESIGNED AT THE TIME OF FINAL PLATTING.

OWNER | DEVELOPER

PINE PARTNERS LLC
P.O. BOX 2652
DAVENPORT, IA 52809
563.570.3995

SURVEYOR

VERBEKE-MEYER CONSULTING
ENGINEERS, P.C.
4111 E. 60TH STREET
DAVENPORT, IA 52807
563.359.1348



2550 middle road, ste. 300
bettendorf, ia 52722

www.jmcivildesign.com

[illegible]

PRELIMINARY PLAT
PINE GROVE SUBDIVISION
Davenport, Iowa
Pine Partners LLC

jmccl project no.	18-004
drawn by:	cam kdw
checked by:	baj cam
date:	08.06.2018

PRELIMINARY
PLAT

C-1