

COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, September 2, 2015; 5:30 PM

Council Chambers, City Hall

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Community Development

1. Public Hearing for the Ordinance for Case No. REZ15-12 being the petition of Diamond Builders/TW Development for the rezoning of approximately 14.88 acres, more or less, of real property located at 4823 Jersey Ridge Road, from "R-1" Low Density Dwelling District to "R-2 PUD" Low Density Dwelling District Planned Unit Development to facilitate residential development of attached and detached single family homes. [6th Ward]

THE PROTEST RATE IS 32.7%. (REQUIRES EIGHT VOTES FOR PASSAGE, THREE-FOURTHS VOTE IF ABSTENTION FOR CONFLICT OF INTEREST)

B. Public Works

1. Public hearing on the plans and specifications for the Fairhaven Road, 29th and Lorton Storm Sewer Improvement, CIP Project #10131. [Ward 6]
2. Public hearing on the plans, specifications, form of contract and estimated cost for the Veteran's Memorial Parkway Paving Project from I-74 to Utica Ridge Road, CIP Project #10556. [Ward 6]
3. Public hearing on the plans, specifications, form of contract and estimated cost for the Forest Grove Road Paving Project from Utica Ridge Road to the east corporate limits, CIP Project #01145. [Ward 6]

VII. Presentations

A. National Senior Center Month - September 2015

B. Appointments

River Center Adler Theatre Advisory Board

Brad Lewis (new appointment)

Gwen Tomberg (new appointment)

- C. Upper Mississippi River Conference, Tim Chambers, River Action
- D. City Administrator Recruitment Committee Update (Rory Washburn)

VIII. Petitions and Communications from Council Members and the Mayor

IX. Action items for Discussion

COMMUNITY DEVELOPMENT

Bill Boom, Chairman; Jason Gordon, Vice Chairman

I. COMMUNITY DEVELOPMENT

1. Second Consideration: Ordinance for Case No. REZ15-10 being the petition of Tim Shaffer at 3830 West Locust Street to rezone the property from nonconforming R-3 Moderate Density Dwelling District to C-2 General Commercial District. The property is the site of a nonconforming automobile repair facility. [1st Ward]
2. First Consideration: Ordinance for Case No. REZ15-12 being the petition of Diamond Builders/TW Development for the rezoning of approximately 14.88 acres, more or less, of real property located at 4823 Jersey Ridge Road, from "R-1" Low Density Dwelling District to "R-2 PUD" Low Density Dwelling District Planned Unit Development to facilitate residential development of attached and detached single family homes. [6th Ward]

THE PROTEST RATE IS 32.7%. (REQUIRES EIGHT VOTES FOR PASSAGE, THREE-FOURTHS VOTE IF ABSTENTION FOR CONFLICT OF INTEREST)

II. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Mike Matson, Chairman; Kerri Tompkins, Vice Chairman

III. PUBLIC SAFETY

1. First Consideration: Ordinance amending Schedule VII of Chapter 10.96 entitled "No Parking" by adding East 11th Street along the south side from Judson Street to Spring Street. [Ward 5]
2. Resolution closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor events.
3. Motion approving noise variance request(s) for various events on the listed dates at the listed times.

Roadrunners Roadhouse Benefit, 3803 Rockingham Road, October 3rd, 3PM - 10 PM, Over 50 dBa, Ward 1

4. Motion approving beer and liquor license applications.

A. New license, new owner, temporary permit, temporary outdoor area, location

transfer, etc. (as noted):

Ward 1

Thirsty's on Third LLC (Thirsty's on Third) - 2202 West 3rd St. - Outdoor Area
September 11-13, 2015 - Univ. of IA Children's Benefit - License Type: C Liquor

Ward 3

Analog Arcade Bar (Analog LLC) - 302 Brady St. - License Type: C Liquor

Hilltop Campus Village (Hilltop Campus Village Corporation) - 1423 Harrison St. -
Outdoor Area September 19, 2015 - License Type: Beer/Wine

Ward 5

Rookie's Sports Bar (Rookies Inc.) - 2818 Brady St. - Outdoor Area September 19-
20, 2015 - Annual SAU Homecoming - License Type: C Liquor

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Ray Ambrose, Chairman; Rick Dunn, Vice Chairman

V. PUBLIC WORKS

1. Resolution approving the plans and specifications for the Fairhaven Road, 29th and Lorton Storm Sewer Improvement, CIP #10131. [Ward 6]
2. Resolution authorizing the Mayor to execute the necessary documents to convey Lot 10 of McIntosh's 2nd Addition to Mount Olive Church of God in Christ, Inc. [Ward 3]
3. Resolution approving the plans, specifications, form of contract and estimated cost for Veteran's Memorial Parkway Paving Project from I-74 to Utica Ridge Road, CIP Project #10556. [Ward 6]
4. Resolution approving the plans, specifications, form of contract and estimated cost for the Forest Grove Road Paving Project from Utica Ridge Road to the east corporate limits, CIP Project #01145. [Ward 6]
5. Motion to accept a grant from the Iowa Department of Transportation, Office of Aviation in the amount of \$95,311 for the Davenport Municipal Airport Pavement Maintenance Program, CIP Project #10484. [Ward 8]
6. Motion to award the contract for the fuel modernization project to Acterra Group, Inc. of Marion, IA in the amount of \$587,735.44. [Ward 8]

VI. Motion recommending discussion or consent for Public Works items

FINANCE

Jeff Justin, Chairman; Bill Edmond, Vice Chairman

VII. FINANCE

1. Motion approving the purchase a Godwin Dri-Prime Diesel Pump with accessories off of a General Services Administration (GSA) contract from Xylem of Bridgeport, NJ in the amount of \$106,234.24. [All Wards]

VIII. Motion recommending discussion or consent for Finance items

X. PURCHASES OF \$10,000 TO \$50,000 (For Information Only)

1. Allied Construction Services - Emergency repair of plaster ceiling at Adler Theatre - Amount: \$38,750
2. The Schebler Co. - Asphalt drum mixer repairs - Amount: \$19,600
3. Physio-Control, Inc. - Defibrillator annual maintenance agreement - Amount: \$17,960
4. RealEyes Connect LLC - Adobe annual maintenance agreement - Amount: \$11,076

XI. Other Ordinances, Resolutions and Motions

XII. Public with Business

XIII. Reports of City Officials

XIV. Adjourn

City of Davenport

Agenda Group: Committee of the Whole
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743
Wards: 6th

Action / Date
CD9/2/2015

Subject:

Public Hearing for the Ordinance for Case No. REZ15-12 being the petition of Diamond Builders/TW Development for the rezoning of approximately 14.88 acres, more or less, of real property located at 4823 Jersey Ridge Road, from "R-1" Low Density Dwelling District to "R-2 PUD" Low Density Dwelling District Planned Unit Development to facilitate residential development of attached and detached single family homes. [6th Ward]

THE PROTEST RATE IS 32.7%. (REQUIRES EIGHT VOTES FOR PASSAGE, THREE-FOURTHS VOTE IF ABSTENTION FOR CONFLICT OF INTEREST)

Recommendation:

Findings:

- The development is in full conformance with the comprehensive plan "RL" Residential Limited designation.
- The rezoning promotes infill development and promotes efficient city service delivery.
- Additional traffic shall not negatively impact the capacity of Jersey Ridge Road, an arterial street.

Recommendation: Staff recommends the Plan and Zoning Commission forward Case No. REZ15-12 to the City Council for approval subject to the following conditions:

1. The street shown to intersect Jersey Ridge Road just south of 47th Street should be realigned across from 47th Street or be moved further south to near mid-block.
2. Ownership and access rights should be shown for the unincorporated triangle in the northeast corner of the property.
3. Sidewalk will need to be extended along the frontage of outlots.
4. A minimum low water entry elevation (being 1-foot above the 100-year storm elevation) should be provided for any lot which abuts a drainage easement or detention area.
5. Note number 5 should more clearly state that the homeowner's association shall own and shall be responsible for maintenance of all outlots and all detention basins.
6. As a minimum the utility easement described in Note number 4 is to be 15 foot wide.
7. Grading and erosion control plans will need to be submitted and approved and permits issued prior to any site clearing or grading occurring.
8. Stormwater management plans will need to be submitted and approved prior to any site clearing or grading begins.
9. A tree preservation plan, including any fencing and protective measures indicated, for the tree line along the north, east and south will need to be submitted and approved by the City Arborist prior any site clearing or grading occurring. If certain species or individual trees are in the opinion of the City Arborist needing to be removed these may be removed though replacements may be required.
10. That approval of the final plat along with associated plans shall constitute approval of the final development plan.

The Commission vote was 9-yes and 0-no with 0-abstention.

Relationship to Goals:
Neighborhood Improvement
Be more welcoming of investment

Background:

Protests: While the protest rate is over 20-percent it is comprised of 5-properties out of 31 total. One of which comprises 18-percent of the area. In reading the protests and talking with the objectors only 2 are opposed to any development, the remaining have ancillary concerns which are still important but are not objecting to the development per se. These concerns are the condition of Hanlin's Creek, stormwater and flooding in the area, and screening of an adjacent property to keep future pets from roaming onto the objector's property.

Proposal: The developer is proposing the rezoning to facilitate residential development of single family detached and attached residences. A total of 66-units is proposed with a mixture of attached and detached units, though likely with a majority of attached units.

This is an example of infill development which is encouraged by the comprehensive plan and as a result makes efficient use of City services.

For further background information please refer to the background materials.

ATTACHMENTS:

Type	Description
Backup Material	Public Hearing notice
Backup Material	REZ15-12_Background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	8/27/2015 - 2:35 PM
Community Development Committee	Berger, Bruce	Approved	8/27/2015 - 2:35 PM
City Clerk	Admin, Default	Approved	8/27/2015 - 2:57 PM

TO BE PUBLISHED IN THE AUGUST 26, 2015 ADDITION OF THE QUAD CITY TIMES, HAVING THE NOTICE BILLED TO PO NO. 1602585 AND RECEIVING THE PROOF OF PUBLICATION PRIOR TO THE PUBLIC HEARING

TO WHOM IT MAY CONCERN:

There is on file in the Community Planning and Economic Development Department of the City of Davenport, the following petitions:

Case No. REZ15-12: Petition of Diamond Builders/TW Development for the rezoning of approximately 14.88 acres, more or less, of real property located at 4823 Jersey Ridge Road, from "R-1" Low Density Dwelling District to "R-2 PUD" Low Density Dwelling District Planned Unit Development to facilitate residential development of attached and detached single family homes.

The property has the following legal description:

Part of the Southwest Quarter of the Southeast Quarter of Section 7, Township 78 North, Range 04 East of the 5th P.M. being more particularly described as follows:

Commencing at the Northwest Corner of the Southwest Quarter of the Southeast Quarter Section 7, Township 78 North, Range 04 East of the 5th P.M.; thence North 87 degrees-17'-34" East along the north line of the Southwest Quarter of the Southeast Quarter of said Section 7 a distance of 40.00 feet to a point on the easterly right-of-way line of Jersey Ridge Road, said point also being the point of beginning for the tract described herein;

Thence continuing along said north line of the Southwest Quarter of the Southeast Quarter of said Section 7 87 degrees-17'-34" East, a distance of 455.63 feet to the Center of a creek;

thence following the sinuosity of the center line of the creek South 50 degrees-18'-42" East a distance of 54.34 feet; thence South 62 degrees-59'-04" East a distance of 50.00 feet; thence South 60 degrees-10'-58" East, a distance of 115.01 feet; thence South 67 degrees-28'-25" East, a distance of 61.00 feet; thence South 52 degrees-55'-00" East, a distance of 95.00 feet; thence South 62 degrees-48'-55" East, a distance of 131.00 feet; thence South 51 degrees-43'-12" East to a point on the easterly line of Quint City Baptist Temple First Addition, a distance of 92.00 feet; thence leaving the centerline of said creek and continuing along said easterly line South 01 degree-47'-43" East to a point on the southerly of Quint City Baptist Temple First Addition, a distance of 699.68 feet; thence continuing along said southerly line South 87 degrees-22'-17" West, a distance of 646.96 feet; thence North 82 degrees-10'-20" West, a distance of 53.27 feet; thence North 52 degrees-47'-58" West to a point on the easterly right-of-way line of Jersey Ridge Road, a distance of 322.21 feet; thence along the easterly right-of-way line of said Jersey Ridge Road North 01 degrees-59'-02" West, a distance of 144.74 feet; thence South 88 degrees-57'-00" East, a distance of 466.52 feet; thence North 02 degrees-01'-44" East, a distance of 489.07 feet; thence South 89 degrees-45'-02" West to a point on the easterly right-of-way line of said Jersey Ridge Road, a distance of 465.74 feet; thence continuing along the easterly line of said Jersey Ridge Road North 01 degree-59'-02" West, a

distance of 194.98 feet to the point of beginning. Said tract contains 14.885 acres, more or less and is subject to easements of record.

The City Plan and Zoning Commission forwards Case No. REZ15-10 to the City Council with a recommendation for approval subject to the following conditions:

1. The street shown to intersect Jersey Ridge Road just south of 47th Street should be realigned across from 47th Street or be moved further south to near mid-block.
2. Ownership and access rights should be shown for the un-included triangle in the northeast corner of the property.
3. Sidewalk will need to be extended along the frontage of outlots.
4. A minimum low water entry elevation (being 1-foot above the 100-year storm elevation) should be provided for any lot which abuts a drainage easement or detention area.
5. Note number 5 should more clearly state that the homeowner's association shall own and shall be responsible for maintenance of all outlots and all detention basins.
6. As a minimum the utility easement described in note number 4 is to be 15 foot wide.
7. Grading and erosion control plans will need to be submitted and approved and permits issued prior to any site clearing or grading begins.
8. Stormwater management plans will need to be submitted and approved prior to any site clearing or grading begins.
9. A tree preservation plan, including any fencing and protective measures indicated, for the tree line along the north, east and south will need to be submitted and approved by the City Arborist prior any site clearing or grading occurring. If certain species or individual trees are in the opinion of the City Arborist needing to be removed these may be removed though replacements may be required.
10. That approval of the final plat along with associated plans shall constitute approval of the final development plan.

A public hearing on this ordinance will be held before the Committee of the Whole in the Council Chambers, City Hall, Davenport, Iowa on Wednesday, September 02, 2015, 2014 at 5:30 p.m. At the hearing interested parties may appear and be heard regarding the proposed ordinances. PO NO. 1602585.

Department of Community Planning & Economic Development

Phone: (563) 326-7765

Email: planning@ci.davenport.ia.us



August 19, 2015

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of August 18, 2015, the City Plan and Zoning Commission considered Case No. REZ15-12 being the petition of Diamond-Builders/TW Development Inc. for the rezoning of 16.6 acres, more or less, of real property located at 4823 Jersey Ridge Road from "R-1" Low Density Dwelling District to "R-2 PUD" Moderate Density Dwelling District Planned Unit Development to facilitate residential development of single family detached and attached residences.

Findings:

- The development is in full conformance with the comprehensive plan "RL" Residential Limited designation.
- The rezoning promotes infill development and promotes efficient city service delivery.
- Additional traffic shall not negatively impact the capacity of Jersey Ridge Road, an arterial street.

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. REZ15-12 to the City Council for approval subject to the following conditions:

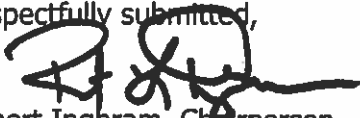
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in the opinion of the City Arborist needing to be removed these may be removed though replacements may be required.

10. That approval of the final plat along with associated plans shall constitute approval of the final development plan.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. Inghram', written over the text 'Respectfully submitted,'.

Robert Inghram, Chairperson
City Plan and Zoning Commission

APPROVED									
Name:	Roll Call	REZ15-12 Diamond Builders- TW Development							
Connell		Y							
D'Autremont	P	Y							
Elgatian	P	Y							
Hepner	P	Y							
Inghram	P								
Kelling	P	Y							
Lammers	P	Y							
Maness	P	Y							
Martin	P	Y							
Martinez	P	Y							
Tallman	EX								
		9-YES 0-NO 0-ABSTAIN							



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

PLAN AND ZONING COMMISSION

Meeting Date: 08-18-15
Request: Zoning Map Amendment (Rezoning) from R-1 to R-2PUD
Address: 4823 Jersey Ridge Road
Case No.: REZ15-12
Applicant: Diamond-Builders/TW Development Inc

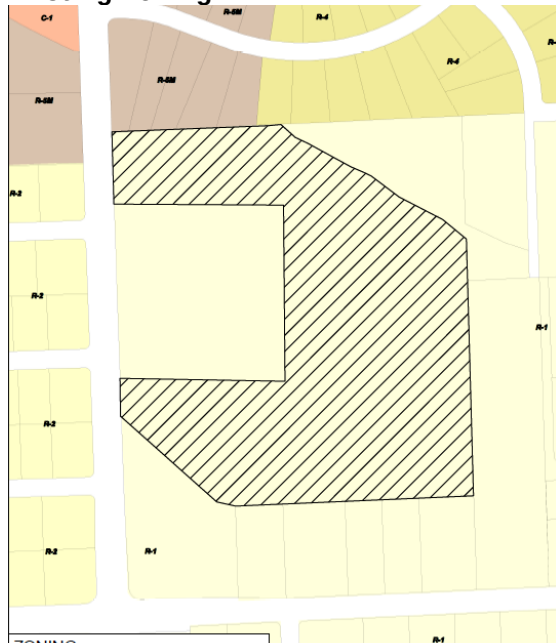
INTRODUCTION

Petition of Diamond-Builders/TW Development Inc. for the rezoning of 16.6 acres, more or less, of real property located at 4823 Jersey Ridge Road from "R-1" Low Density Dwelling District to "R-2 PUD" Moderate Density Dwelling District Planned Unit Development to facilitate residential development of single family detached and attached residences.

Recommendation: Staff recommended the Plan and Zoning Commission forward Case No. REZ15-12 to the City Council for approval subject to the listed conditions.

AREA CHARACTERISTICS:

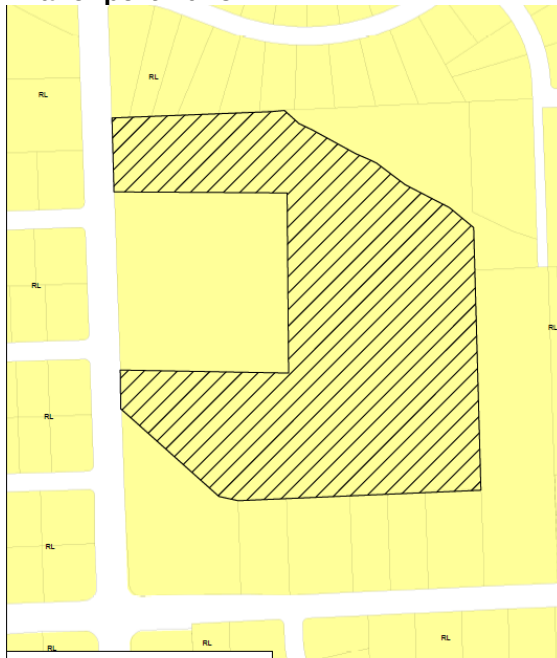
Existing Zoning: R-1



ZONING
R-1 & R-2 Low Density Dwelling
R-4 Moderate Density Dwelling
R-5M Medium Density Dwelling
C-1 Neighborhood Shopping

0 100 200 400 Feet
N
W E
S

Davenport 2025: RL



**DAVENPORT 2025
LAND USE**
RL Residential Limited

0 100 200 400 Feet
N
W E
S

Aerial Photos:



AERIAL PHOTO





Bing bird's eye view from south to north

BACKGROUND

Comprehensive Plan:

Within Urban Service Area: Yes

Proposed Land Use Designation: Residential Limited (RL)

Descriptions:

Residential Limited (RL) designates neighborhoods that are composed primarily of residential uses... These uses are illustrated by "stand-alone subdivisions and neighborhoods."

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.*
 - d. *Increase the number of mixed-use neighborhoods and districts.*
2. *Identify and reserve land for current and future development.*
 - a. *Develop land use policies that permit development with a wide variety of building types, uses, and densities.*

Technical Review:

Streets. The subject rezoning area is located along the east side of Jersey Ridge Road (an arterial street) north of East 46th Street (a collector street). The developer is proposing the dedication of the internal streets as public right-of-way. Public Works has indicated that the southerly street access shown to intersect Jersey Ridge Road just south of 47th Street should either align with (across from)

47th Street on the west or be moved further south to near mid-block. Aligning with 47th Street would be feasible since the church could also share this as their main access point. Moving the street access to the south would encroach upon the drainage easement. Extension of the culvert already underneath Jersey Ridge Road could allow the street to be moved further south. The reasoning is that with the cross streets barely off-set opposing left turning traffic will block each other. The intersection just north of 48th Street is acceptable since opposing left turns are offset in a beneficial direction. There does not appear to be vision problems regarding the grade changes and street intersections.

Storm Water. The stormwater infrastructure is located in Jersey Ridge Road. Hanlin's Creek is located along the northeasterly boundary of the development and an un-named tributary to Pheasant Creek is located along the southwesterly boundary of the development. There are two drainage easements: one along Hanlin's Creek which is 170 feet wide and the other along the drainage way in the southwest which is 115 feet wide. These two drainage easements were established with the final plat of Quint City Baptist Temple First Addition and were designed to carry the 100-year storm as determined in 2002. Neither of these drainage ways are within Federal Emergency Management Agency (FEMA) designated floodplains. Public Works has indicated that it is the owner's responsibility to remove debris from the creek. A recent inspection (a few weeks ago) saw the log jams. These types of log jams are beneficial to the creek/drainage way in that they slow the water movement thereby reducing erosion and increasing sediment control.

Sanitary Sewer. Sanitary sewer service is located along Hanlin's Creek (15-inch) to the northeast, the un-named tributary (8-inch) to the southwest and in the west side of Jersey Ridge Road (8-inch) which connects to the un-named tributary line.

Other Utilities. This is an urban area and normal utility services are available. According to information received there are no issues with respect to gas, electric or water services. Sewer and drainage easements cross the property along the drainage ways.

Emergency Services. The property is located approximately $\frac{3}{4}$ mile from Fire Station No. 8, which is located at 2802 E. 53rd Street.

Parks/Open Space. The transportation section of Davenport 2025 indicates a community requested greenway trail along Hanlin's Creek.

PUBLIC INPUT & ANALYSIS

Neighborhood meeting:

The neighborhood meeting was held Thursday July 30th. Notices were sent to the 27 owners of property within the 200 foot notice area. Approximately 18 residents/owners were in attendance. Concerns raised by the surrounding property owners were sale/rental, does low density mean low income, maintaining the tree lines, and concerns about stormwater. One owner did indicate the creek way was filling with trash and debris.

The developer indicated they sell the units and that if a subsequent owner rents the tenant is usually a quality tenant in that the starting price per unit is \$259,900. In another of his projects some of the owners are corporate entities that bring in people for longer term stays. He indicated that there is no set ratio but a mixture of attached and detached though the market is now swinging back to more single family. The developer indicated they do not allow fences in that it makes the project not part of

the neighborhood. The first phase would be the outer ring, though interest in the project is high and depends on sales. They would likely begin moving dirt this fall once the project is approved.

Public hearing & written comments:

Comments made at the public hearing centered on three issues: stormwater and the drainage way, screening and the existing tree lines, and wanting to keep the open space. Written comments also emphasize these three issues.

With respect to keeping the open space one comment was they “liked their bit of country in the city”. The operative phrase here is “in the city”. As such one should expect that open space adjacent to them, owned by a third party and not the city, to eventually develop. This site is an example of infill development, something which the Davenport 2025, the current comprehensive plan, moves toward developing rather than the leap frog of past sprawl development which strains the service capabilities of the City. This is a site with all utilities services available and within existing City service routes.

With respect to stormwater, the current City ordinance requires the volume of detention necessary to handle the 100-year rainfall. The volume of retention required is necessary to handle the first 1.25 inch of rainfall in a 24 hour event. Retention means this water does not leave the site but is infiltrated back into the ground through such best management practices as bio-swales. Also existing or native top soils are to remain or be restored in areas not covered by impervious surfaces. The retention or enhancement of natives or existing soils allows for healthier plant growth, grass and trees reducing the need for excessive fertilizer and pesticide use. Scarification of the subsoil below the top soil layer also allows better rainfall absorption.

One owner complained that the stream crossing his property has become deeper and wider over time and is eroding more of his lot. Streams want to meander and erosion/deposition is a natural function of a stream. When the Jersey Heights Addition was platted Public Works indicated their concerns with the lots along the south side of 50th Street and that this drainage ditch could be a problem. A minimum easement of 60 feet was suggested and that as platted the drainage ditch was close to homes. This open water course would likely cause erosion endangering land and structures.



From the above aerial photo the owners of the apartment units have paved into the drainage easement which increases the erosive power of run-off. Another impact of trying to control this type of channel through filling or maintaining a pristine bank is the stream will become incised (cut-downward) creating steep banks which will continue to erode/fail. Naturally vegetative stream buffers mitigate a number of these problems.

With respect to screening and tree line comments, the developer has indicated the existing tree lines will be maintained. As these tree lines are located within the rear yard areas of proposed lots this is likely to occur. The City will require protective fencing of these trees during at least the grading phase of development. One adjacent owner indicated they have lived in the area for a number of decades and has enjoyed the open view but does not want neighboring pets on his property. He has been fortunate that the neighboring property has been owned by a church, though it is my understanding that the church has been interested in selling for some time. Ample opportunity has existed for a planting screen to have been developed, even in parts so that over time it would have now reached maturity. If this were a disparate land use (such as office or other commercial) a fence of buffer screen could be warranted. It is not fair to put this burden on another residential development.

DISCUSSION

According to the concept plan, the petitioner is proposing a mixture of detached and attached single family residences though the majority would be attached single family. The development proposes a total of 66 dwelling units. While an R-2 zoning would allow for the number of units the Planned Unit Development (PUD) designation allows the attached single family units.

Density comparison:		site allows
R-1 Low Density Dwelling-----	2.18 units / acre	36.19 units
R-1 PUD-----	2.29	38.01
R-2 Low Density Dwelling-----	4.36	72.38
R-2 PUD-----	5.23	86.82

Several detail items will be handled through the subdivision process

STAFF RECOMMENDATION

Findings:

- The development is in full conformance with the comprehensive plan “RL” Residential Limited designation.
- The rezoning promotes infill development and promotes efficient city service delivery.
- Additional traffic shall not negatively impact the capacity of Jersey Ridge Road, an arterial street.

Recommendation:

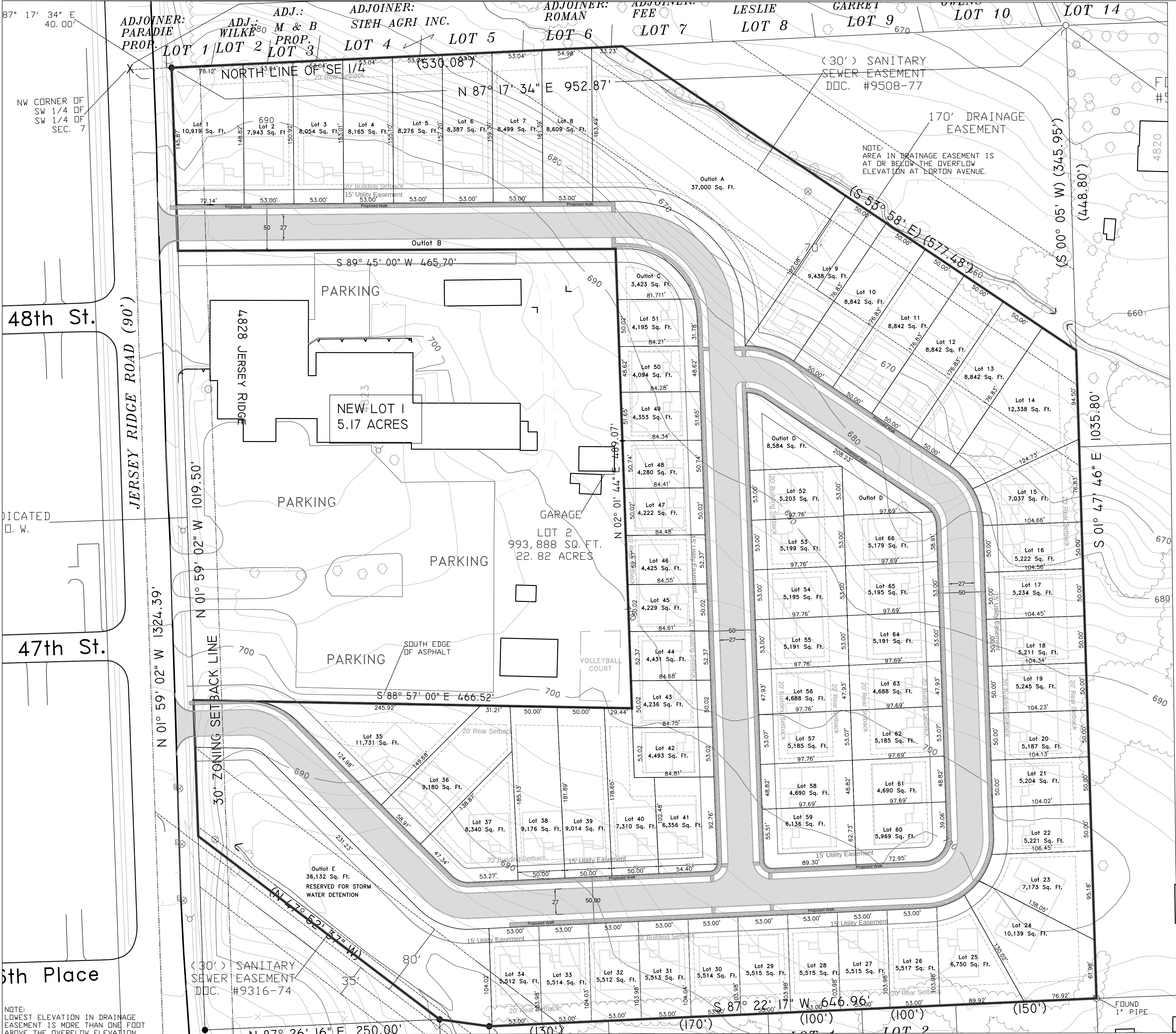
Staff recommends the Plan and Zoning Commission forward Case No. REZ15-12 to the City Council for approval subject to the following conditions:

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2. Ownership and access rights should be shown for the un-included triangle in the northeast corner of the property.
3. Sidewalk will need to be extended along the frontage of outlots.

4. A minimum low water entry elevation (being 1-foot above the 100-year storm elevation) should be provided for any lot which abuts a drainage easement or detention area.
5. Note number 5 should more clearly state that the homeowner's association shall own and shall be responsible for maintenance of all outlots and all detention basins.
6. As a minimum the utility easement described in note number 4 is to be 15 foot wide.
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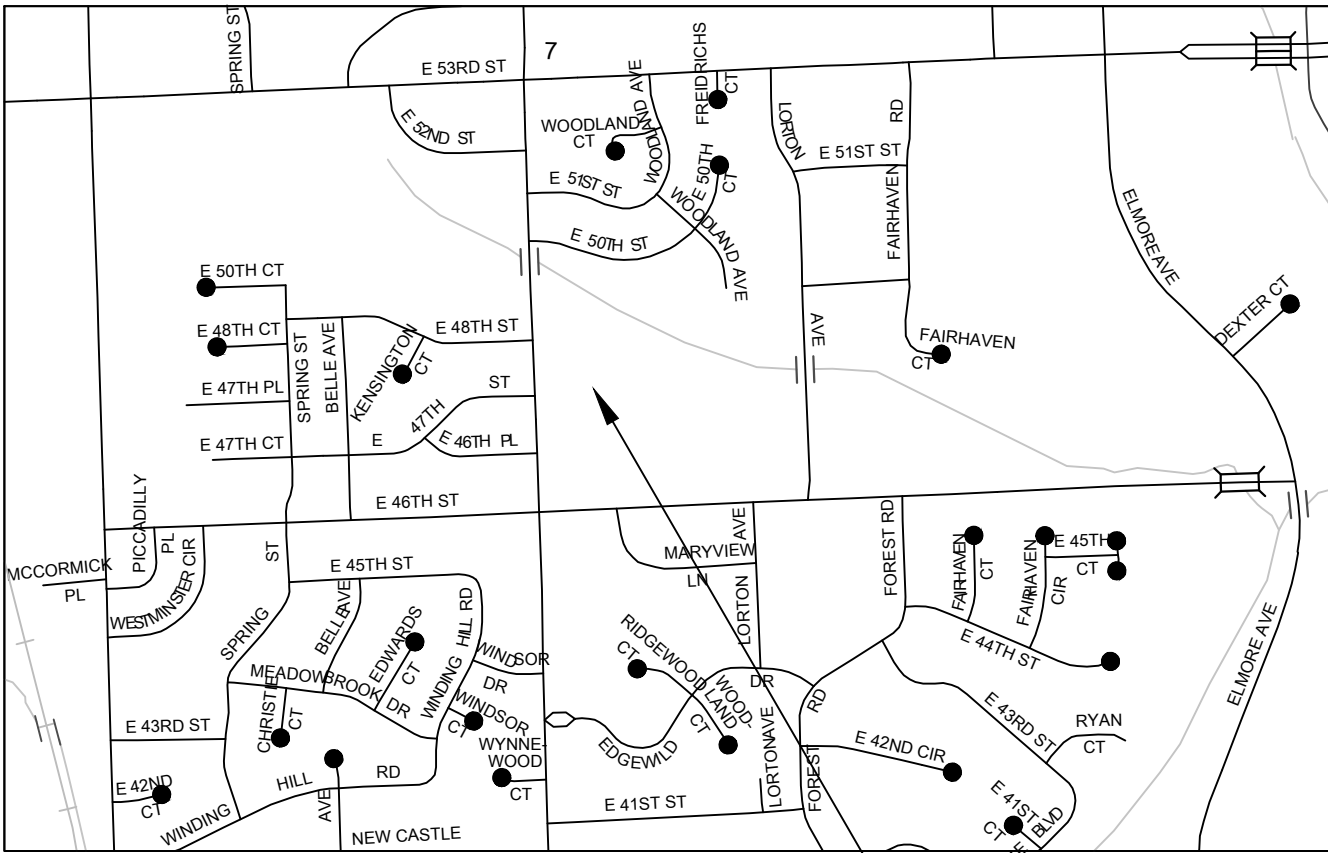
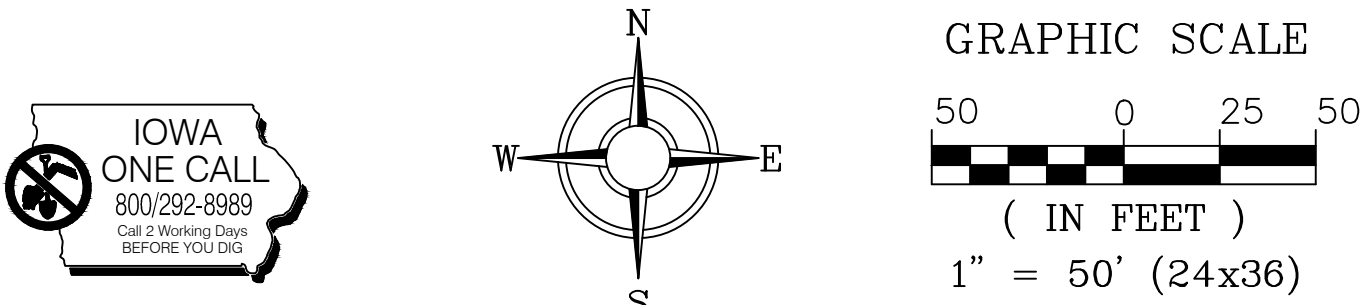
Prepared by:

Wayne Wille, CFM
Planner II
Community Planning Division



PLANNED UNIT DEVELOPMENT
DIAMOND BUILDERS ADDITION

DAVENPORT, IOWA



LOCATION MAP – NOT TO SCALE

LEGAL DESCRIPTION OF PROPERTY:
LOT 2 OF QUINT CITY BAPTIST TEMPLE FIRST ADDITION EXCEPT
PART TO MONTESSORI SCHOOL PER DOCUMENTS #06–32103
AND #13–29192, ALL IN THE CITY OF DAVENPORT, SCOTT
COUNTY, IOWA.

- NOTES
1. ALL STREET RIGHTS OF WAY TO BE DEDICATED TO THE CITY OF DAVENPORT.
 2. SIDEWALKS WILL BE INSTALLED ON THE FRONT OF SHOWN LOTS AT THE TIME A HOME IS PLACED ON THE LOT.
 3. ALL LOTS WILL BE CONNECTED TO THE PUBLIC WATER SUPPLY SYSTEM OF DAVENPORT, AND TO THE PUBLIC SANITARY SEWER SYSTEM OF DAVENPORT.
 4. AN UNDERGROUND UTILITY EASEMENT ACROSS THE FRONT OF ALL LOTS TO BE GRANTED TO THE CITY OF DAVENPORT, IOWA AND TO OTHER PUBLIC UTILITY COMPANIES
 5. BLANKET UNDERGROUND EASEMENTS GRANTED TO RESPECTIVE UTILITY COMPANY FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED. BLANKET EASEMENTS FOR STREET LIGHTING WITHIN THE SUBDIVISION.
 6. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF DAVENPORT STANDARD SPECIFICATIONS.
 7. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEROF.
 8. IT WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION TO MAINTAIN THE STORM WATER DETENTION BASINS WITHIN THE SUBDIVISION BOUNDARIES THROUGH EASEMENTS AND/OR OUTLOTS GRANTED TO THE HOMEOWNER'S ASSOCIATION.
 9. NO HOME ON THESE LOTS SHALL DISCHARGE SUMP PUMP WATER ONTO CITY STREETS.
 10. SUBDIVISION CURRENTLY ZONED R-1, SHALL BE PLANNED UNIT DEVELOPMENTS WITH BUILDING SETBACKS AS SHOWN ON PLAT, SIDEYARDS SHALL BE SETBACK 5 FEET.

1. Area of Subdivision-
Total: 14.899 Acres +/-
Lots 1-66: 11.709 Acres +/-
R.O.W.: 3.190 Acres +/-
3. Surveyor:
Larry Lindemann
1011 South Elsie
Davenport, Iowa 52802
Ph: (563) 340-5880

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

I hereby certify that this Engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Christopher R. Townsend, P.E. License number: 14864
My license renewal date is December 31, 2016
Pages or Sheets covered by this seal: 1



DATE: 07/15/2015
TE PROJECT NO: 563
386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KRZ
CHECKED BY: CRT
DRAWING LOCATION
C:\S drive\DIABLDERS\Jersey Ridge.dwg

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT 4814 Jersey Ridge
Subdivision Concept
Planned Unit Development
Davenport, Iowa

DEVELOPER DIAMOND BUILDERS
6711 Double Eagle Drive
Davenport, Iowa 52804

SHEET NO.
1 OF 1

[illegible]

CUSTOMER APPROVAL

WE APPROVE THE PLASTER WORK
INCURRED AND PAY TO ELEGANT
OWNERS WILL BE MADE ONCE APPROVED.

SIGNED _____
Customer's Signature

Dated this ____ day of ____.

☐ Certified signed and sealed from drawings for
the state of _____ will be required for
permitting purposes prior to placement of home.

PLEASE SIGN
AND RETURN
THIS COPY
TO AMWOOD

Qust. No.	6635
P.O. No.	6628
Job No.	MOC-505

ENCLOSURE TWO

2007-2008

(detach here)

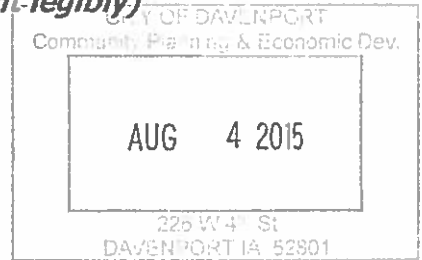
The undersigned opposes / does not oppose (circle one) Petition of Diamond Builders-TW Development (REZ15-11)

Comments: 1) No plans have been expressed regarding new, excessive runoff to the North of the property. The existing creek cannot handle storm runoff now, flooding frequently?
2) I don't believe the builder is aware of large concrete fill on the North side or the fact that water is close to the surface on parts of the property.

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801
Email to: Planning@ci.davenport.ia.us

NAME Ronald Roman
ADDRESS 2517 E. 50th Street
DATE 8/4/2015
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS



(detach here)

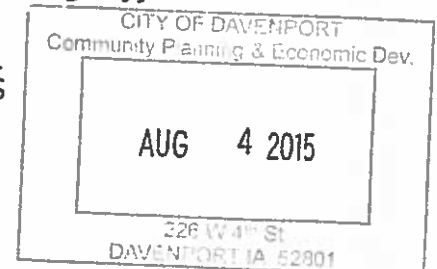
The undersigned opposes / does not oppose (circle one) Petition of Diamond Builders-TW Development (REZ15-11)

Comments: I'm concerned about the change in topography and of the neighborhood

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801
Email to: Planning@ci.davenport.ia.us

NAME Ronald L. Brune
ADDRESS 2506 E. 46th St, Dav IA
DATE Aug 3rd, 2015 52807
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS



To whom it may concern:

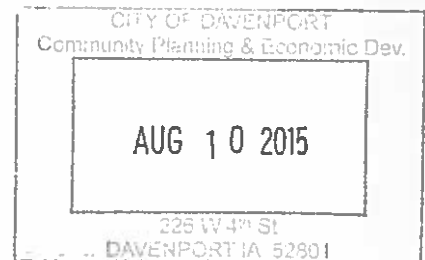
I am opposed to the rezoning of 4823 Jersey Ridge Road from an R-1 to an R-2 Dwelling district for a number of reasons. First, there are already several recently rezoned areas in our area. These greenspaces have become medical facilities, a Toyota dealership, and housing developments similar to what is being proposed for our neighborhood. This "progress" has affected individuals and infrastructure. I was raised on Staten Island, New York. I visited 'the Island' this summer to find that it has changed dramatically and is becoming a mini-version of Brooklyn. Every square inch is being developed and being an Island there is no urban sprawl. Soon I was homesick for Iowa and the open spaces especially the one behind our lot. I have seen firsthand what development for its own sake has done to my hometown. I think that city planning should allow for some greenspace and that not all commercial development is progress. We cannot go back to the way things were but we can keep some open spaces intact. One of those open spaces is the lot behind my home.

We would like to enjoy the lot and its habitat for many native animals and plants for years to come.

Sincerely,

Lynn Boelger Bloom
Lynn Boelger Bloom

2542 E. 46th St
Davenport, Iowa 52807
563-210-8456



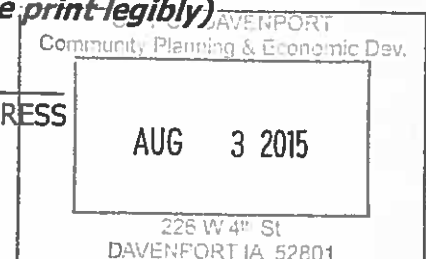
The undersigned opposes (detach here) **does not oppose** (circle one) Petition of Diamond Builders-TW Development (REZ15-11)

Comments: We do not want our neighborhood to change this way. We will not accept this at all

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801
Email to: Planning@ci.davenport.ia.us

NAME Lynn Boelger and Leroy Bloom
ADDRESS 2542 E. 46th Street, DAVIA
DATE August 3, 2015
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS



(detach here)
The undersigned ²⁷ opposes / does not oppose (circle one) Petition of Diamond Builders-TW Development (REZ15-11)

CONCERN: Comments: Sensitive to Residential ENCROACHMENT ON the Neighborhood

SENSITIVE to mandate that PROPERTY OWNER is RESPONSIBLE to PAY 1/2 (center of the creek) the cost to "clean" the creek. The undersigned owns over 500' of creek border line.

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801
Email to: Planning@ci.davenport.ia.us

NAME JIMMIE L. LIVERMORE
ADDRESS 4821 Woodland Avenue
DATE 08.04.2015 Davenport Iowa 52807.1252
(please print legibly)

Jimmie Livermore

(detach here)
The undersigned opposes / does not oppose (circle one) Petition of Diamond Builders-TW Development (REZ15-11)

Comments: I do oppose the proposal But there again it is much better than a bunch of condos. We as neighbors will desire it not. Just as long as my property isn't taken to be a dog run on a play area, everything will be fine. I think anyone who lives approx 300' of property facing this project would be opposed to it.

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801
Email to: Planning@ci.davenport.ia.us

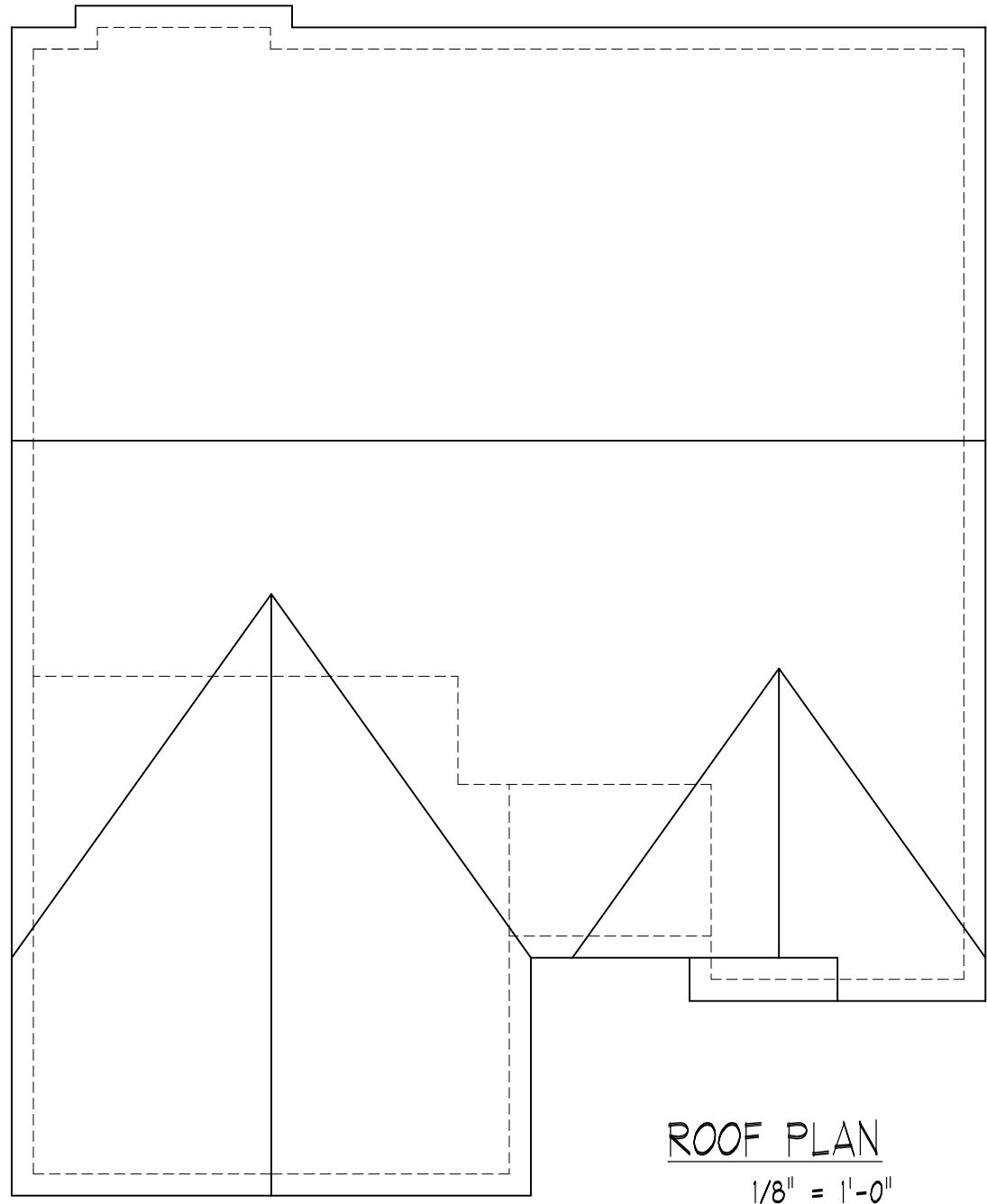
NAME ROLAND E NELSON
ADDRESS 2625 E 46TH ST.
DATE 2-8-15

(please print legibly) OF DAVENPORT
Community Planning & Economic Dev.

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

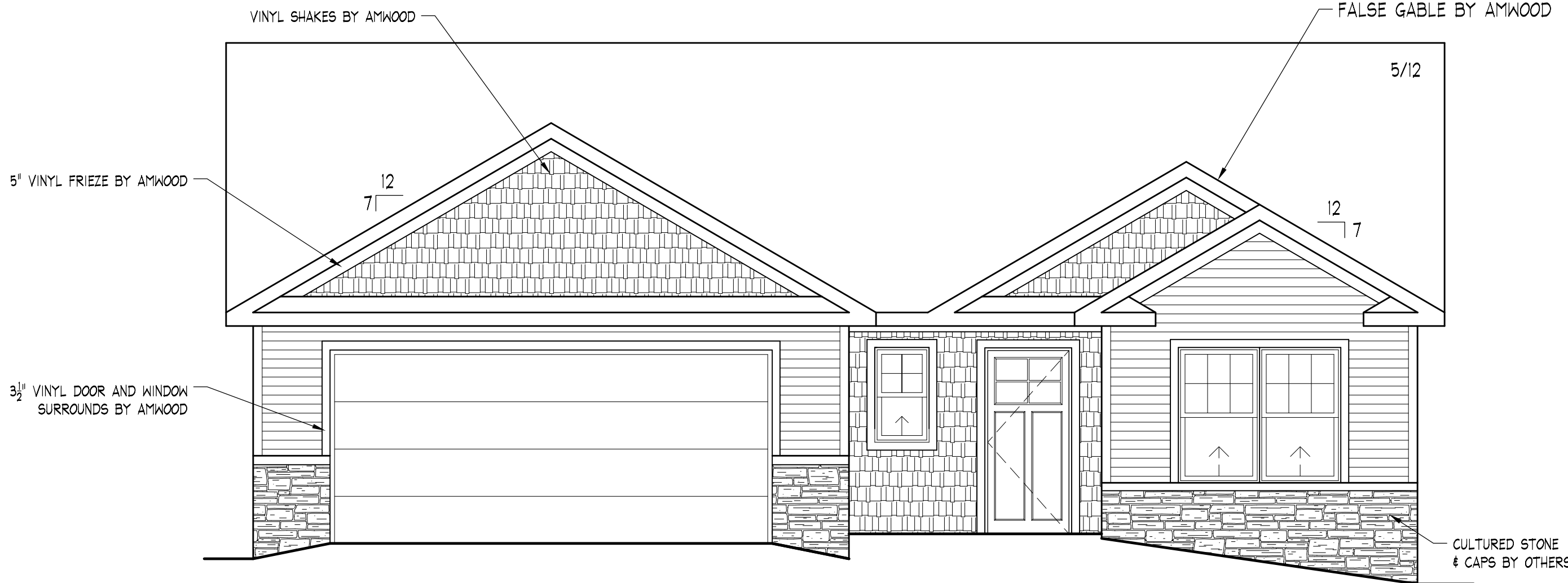
AUG 4 2015

226 W 4th St
DAVENPORT IA 52801

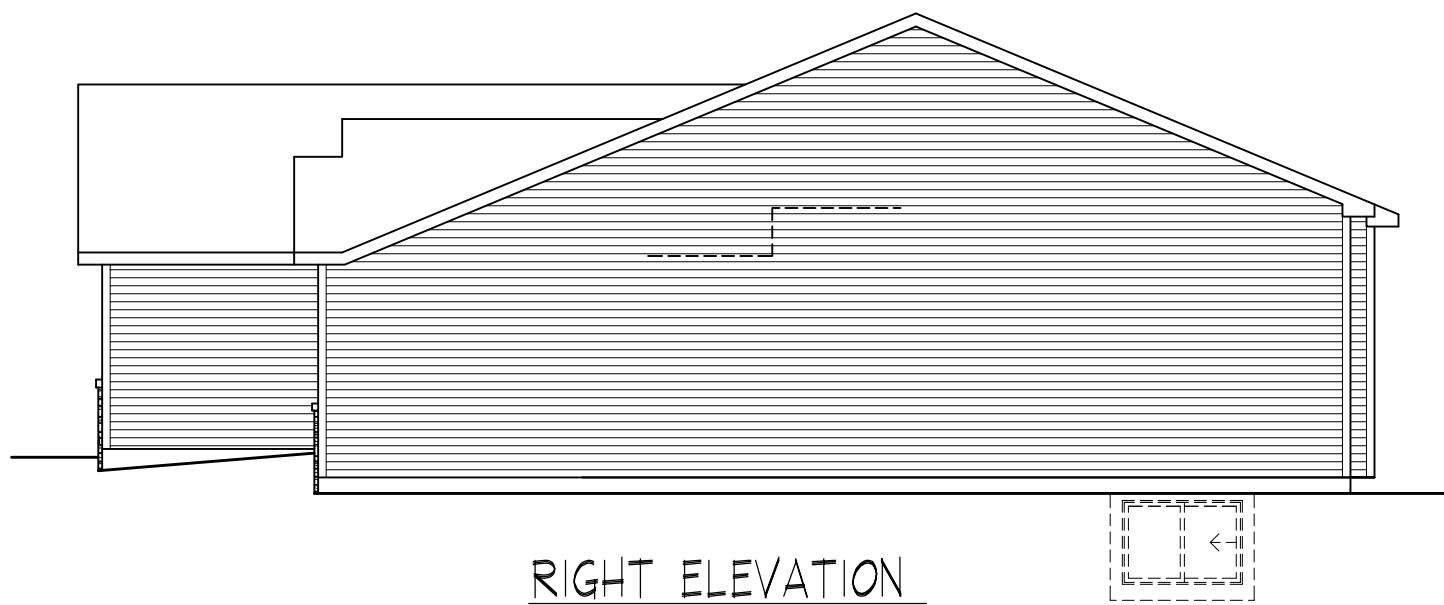


ROOF PLAN
1/8" = 1'-0"

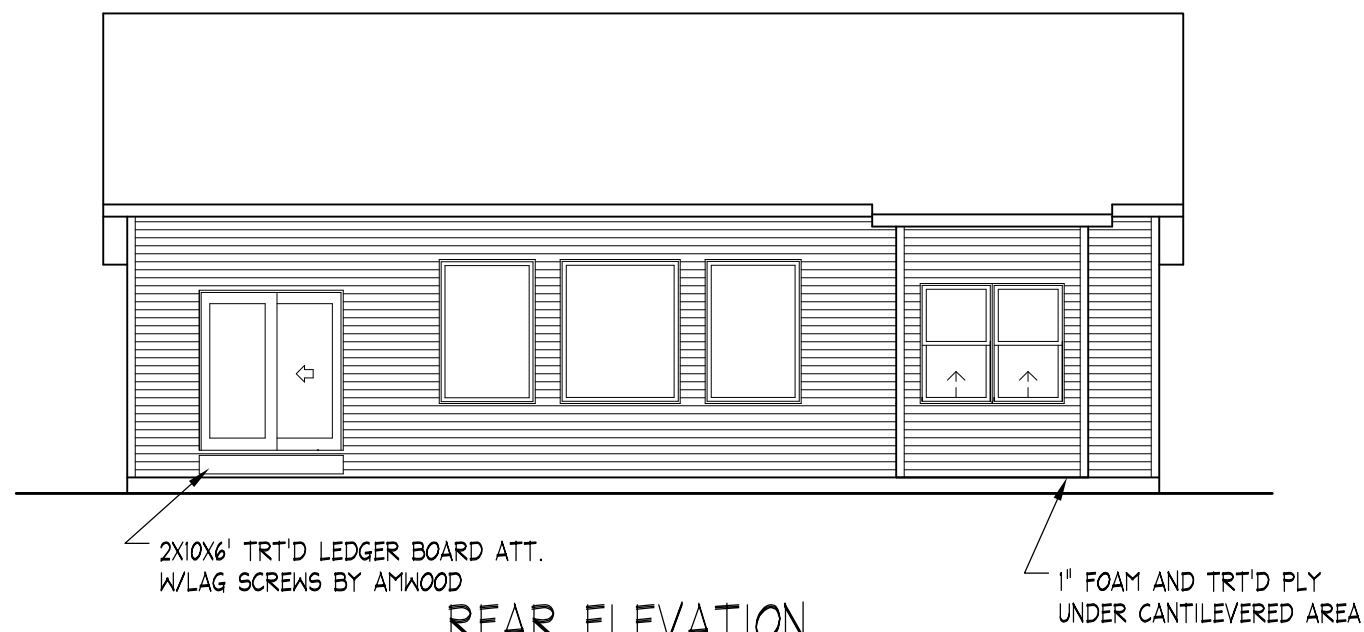
PITCH - OVERHANG - HEEL				
5/12	-	12	-	7"
7/12	-	12	-	6 7/16" @ GARAGE
TRUSS SCREWS				



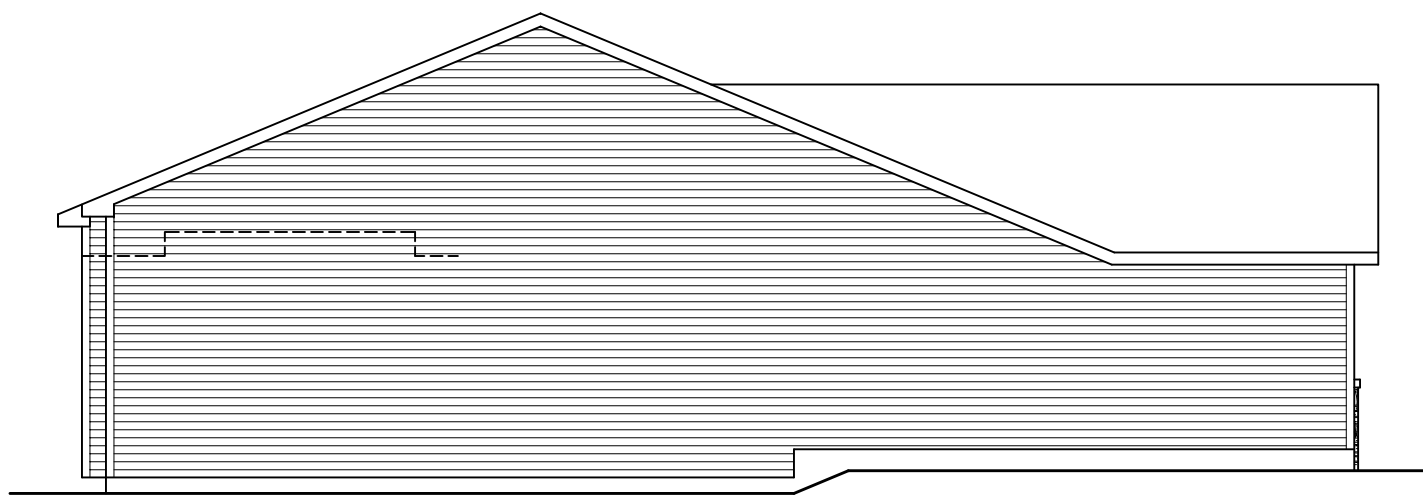
FRONT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



LEFT ELEVATION
1/8" = 1'-0"

1st FLOOR HOUSE VENTILATION CALCULATIONS			
AREA IN SQUARE INCHES OF UPPER ROOF VENTING	AREA	1589 SQ. FT.	381 SQ. IN.
RIDGE/VENT REQUIRED @ 11 SQ. IN. OF VENTING PER FOOT	35 FEET		
RIDGE LENGTH TOTAL	57 FEET		
OR			
RIDGE POTS REQUIRED @ 50 SQ. IN. OF VENTING PER POT	8 COUNT		
GARAGE VENTILATION CALCULATIONS			
AREA IN SQUARE INCHES OF UPPER ROOF VENTING	AREA	515 SQ. FT.	124 SQ. IN.
RIDGE/VENT REQUIRED @ 11 SQ. IN. OF VENTING PER FOOT	11 FEET		
RIDGE LENGTH TOTAL	27 FEET		
OR			
RIDGE POTS REQUIRED @ 50 SQ. IN. OF VENTING PER POT	2 COUNT		

CHECKED BY

Amwood

CUSTOM HOMES

Your Best Investment

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608-756-2369 • Fax 608-756-3443

www.amwoodhomes.com

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GENERAL NOTATIONS:

- * This plan and/or set has been made in preparing these plans, and checking them for accuracy, the contractor must check all dimensions and details and must be responsible for same.
- * This print and/or set is the property of Amwood Homes, Inc., and use of this print is prohibited without the written consent of Amwood Homes, Inc.
- * Amwood Homes, Inc. and/or its dealer shall have construction lien rights for use of their blueprints, drawings, plans and/or specifications.

TITLE: DAYMOND BUILDERS OF THE QC, INC. / VILLA OF JERSEY			
CODE	BY	DATE	DATE
Plan / Custom	JAD	7/6/15	
Revision			
Revision			
Revision			

Cust. No.	8835
F.O. No.	8808
Job No.	MQC-505

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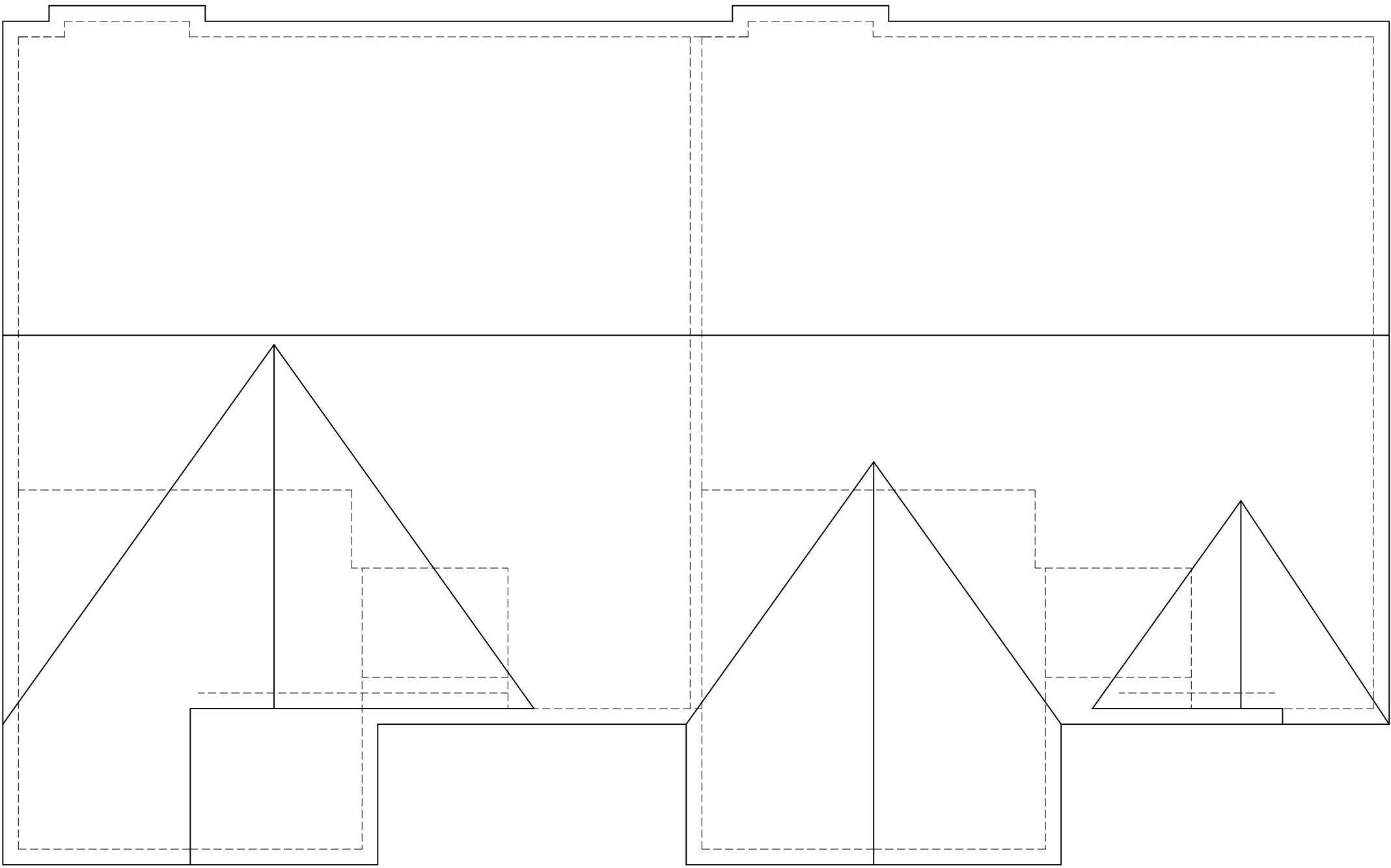
CUSTOMER APPROVAL

WE APPROVE THIS PLAN AS SHOWN,
AND UNDERSTAND THAT NO STRUCTURAL
CHANGES WILL BE MADE ONCE APPROVED.

SIGNED: _____ DATE: _____
Customer's Signature

☐ Check Below if Applicable
Certified signed and sealed truss drawings for
the state of _____ will be required for
permitting purposes prior to shipment of home.

ELEVATIONS



ROOF LAYOUT
1/8" = 1'-0"

CUSTOMER APPROVAL

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AND UNDERSTAND THAT NO STRUCTURAL
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SIGNED: _____ DATE: _____
Customer's Signature

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☐ Certified signed and sealed truss drawings for
the state of _____ will be required for
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TO AMWOOD

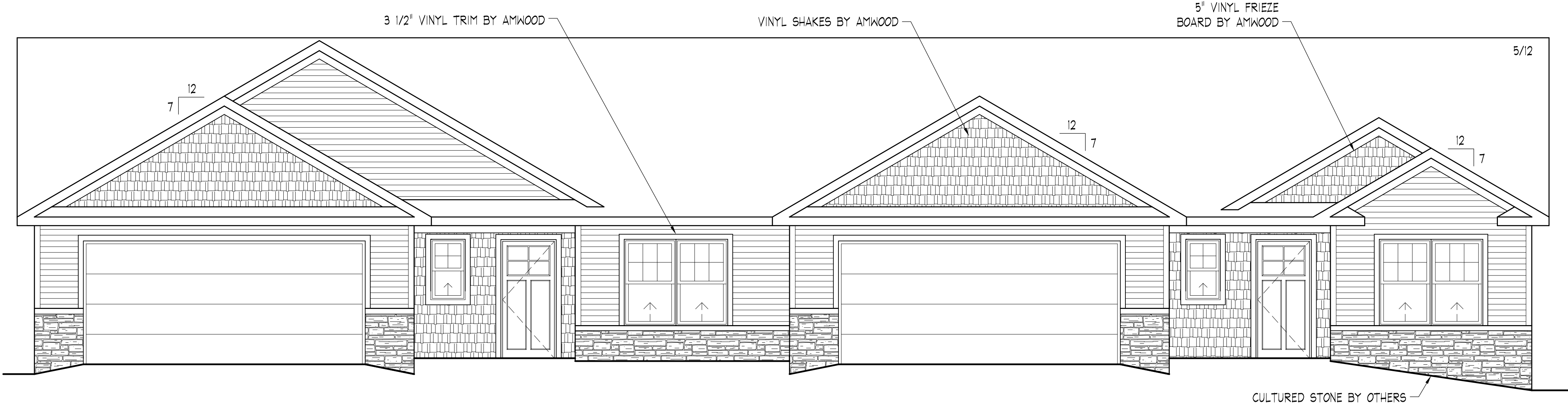
1st FLOOR HOUSE VENTILATION CALCULATIONS

AREA	3253	SQ. FT.
AREA IN SQUARE INCHES OF UPPER ROOF VENTING	781	SQ. IN.
RIDGEVENT REQUIRED @ 11 SQ. IN. OF VENTING PER FOOT	71	FEET
RIDGE LENGTH TOTAL	99	FEET
OR		
RIDGE POTS REQUIRED @ 50 SQ.IN. OF VENTING PER POT	16	COUNT

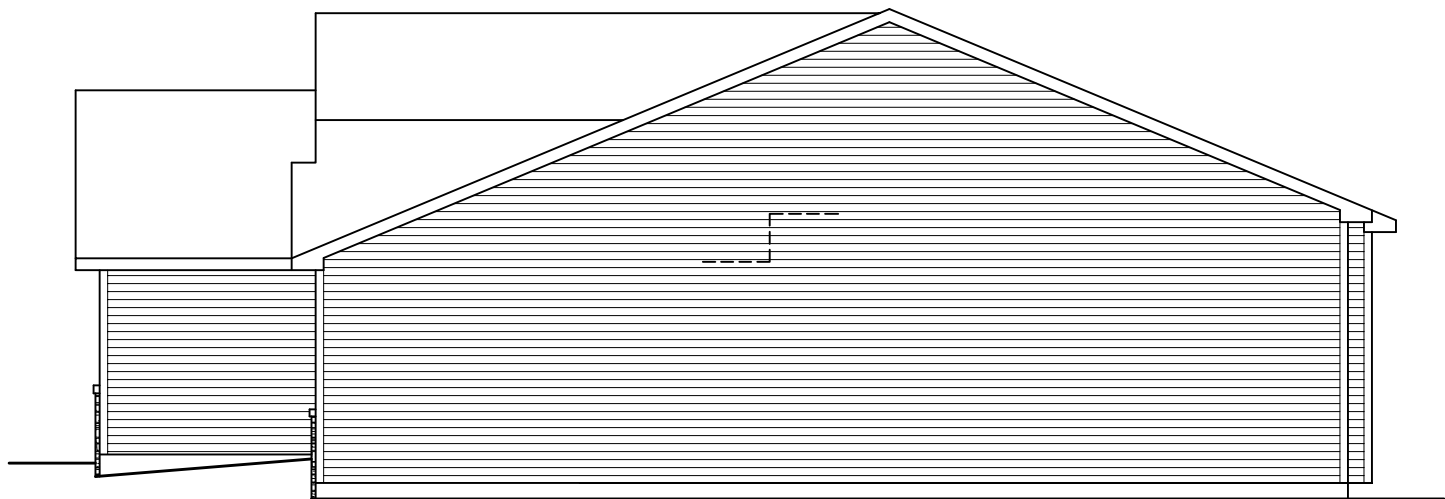
GARAGE VENTILATION CALCULATIONS

AREA	1039	SQ. FT.
AREA IN SQUARE INCHES OF UPPER ROOF VENTING	249	SQ. IN.
RIDGEVENT REQUIRED @ 11 SQ. IN. OF VENTING PER FOOT	23	FEET
RIDGE LENGTH TOTAL	56	FEET
OR		
RIDGE POTS REQUIRED @ 50 SQ.IN. OF VENTING PER POT	5	COUNT

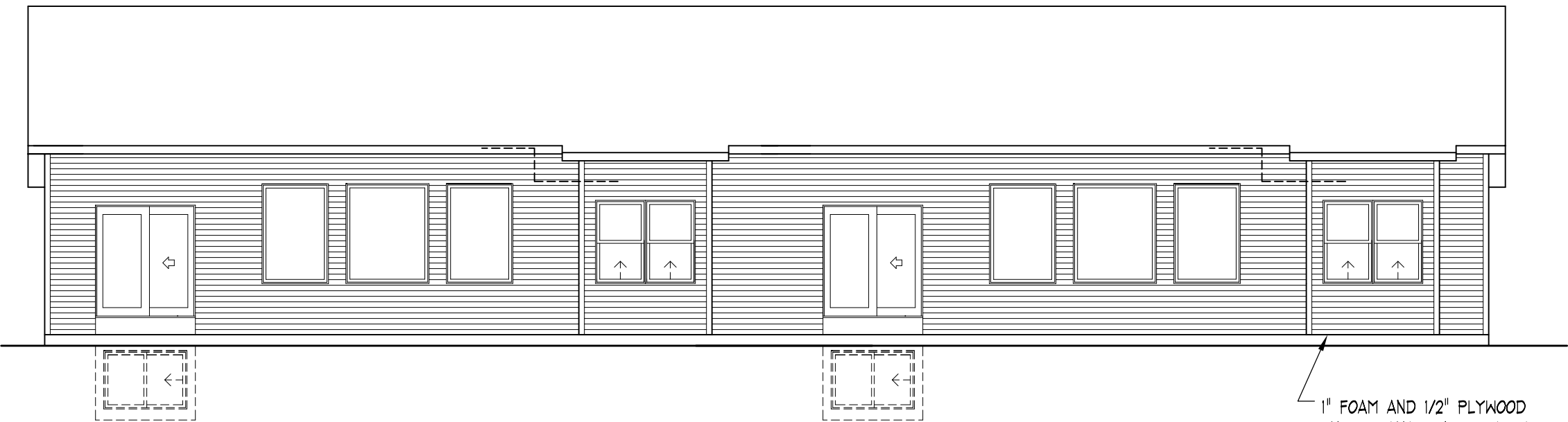
	PITCH	-	OVERHANG	-	HEEL
5/12	-	12	-	7"	
7/12	-	12	-	6 7/16" @ GARAGE	
TRUSS SCREWS					



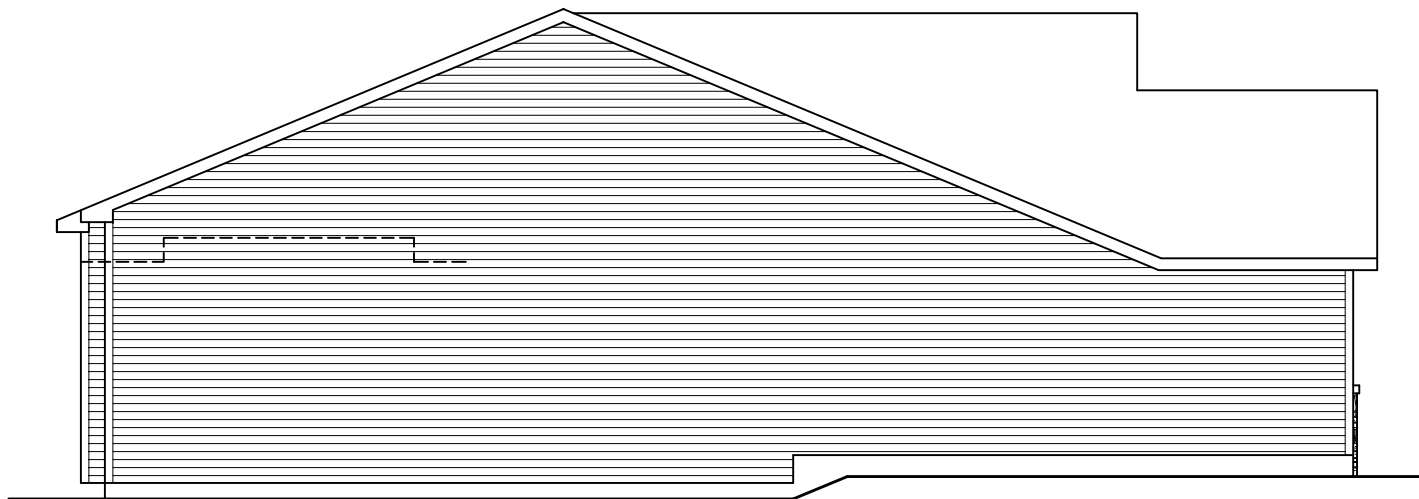
FRONT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"

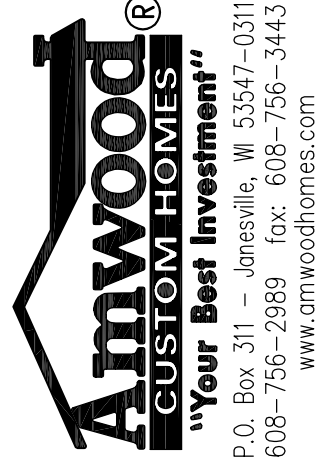


REAR ELEVATION
1/8" = 1'-0"



LEFT ELEVATION
1/8" = 1'-0"

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GENERAL NOTATIONS:
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TITLE: DAYOND BUILDERS OF THE QC, INC. / V OF J DUPLEX			
CODE	BY	DATE	DATE
Plan / Custom	JAD		8/5/15
Revision			
Revision			
Revision			

Cust. No.	8853
F.O. No.	8826
Job No.	MQC-508

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ELEVATIONS

City of Davenport

Agenda Group: Public Works
Department: Engineering
Contact Info: Lesley Eastlick; (563) 326-7729
Wards: 6

Action / Date
PW9/2/2015

Subject:

Public hearing on the plans and specifications for the Fairhaven Road, 29th and Lorton Storm Sewer Improvement, CIP Project #10131. [Ward 6]

Recommendation:

Hold the hearing.

Relationship to Goals:

Upgraded City Infrastructure and Public Facilities.

Background:

This project reduces flooding by increasing the hydraulic capacity of the existing storm system in the area.

Design was done by Strand Associates, Inc. Construction management will be done by City Engineering Staff. The project letting is proposed for Winter 2015 with construction in Spring 2016, pending property acquisition.

To maximize the amount of work that will be done, the project will be let with a base bid and one alternate. Inclusion of the alternate bid will be dependent upon the budget.

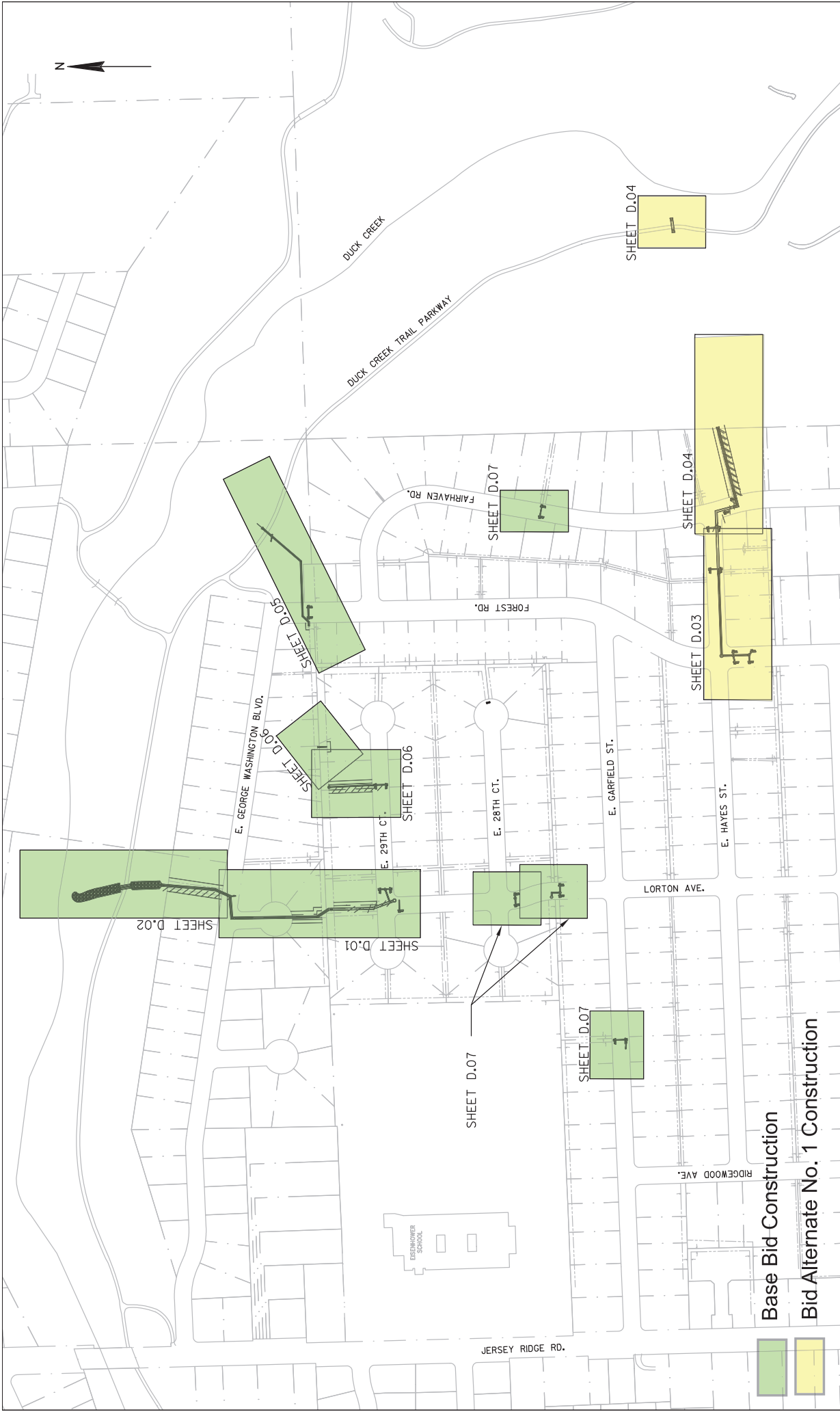
Funds for the Fairhaven Road, 29th and Lorton Storm Sewer Improvement Project are budgeted through CIP #10131, and include design, property acquisition and construction for a total of \$974,000.

ATTACHMENTS:

Type	Description
□ Backup Material	Fairhaven Project Overview

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	8/26/2015 - 3:30 PM
Public Works Committee	Lechvar, Gina	Approved	8/27/2015 - 1:27 PM
City Clerk	Admin, Default	Approved	8/27/2015 - 2:57 PM



Base Bid Construction
 Bid Alternate No. 1 Construction

SHEET OVERVIEW

		City of Davenport, Iowa Engineering Division 1200 E. Washington Davenport, IA 52607 Phone: (563) 327-5187 Fax: (563) 327-5185		DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____ DATE: _____ SCALE: H: 1"=250' V: 1"=250'		PROJECT NUMBER 29TH, LORTON, AND FAIRHAVEN DRAINAGE IMPROVEMENTS - OVERVIEW -		PROJECT NUMBER 7		SHEET TOTAL 7 G.02	
--	--	--	--	---	--	--	--	---------------------	--	-----------------------------	--

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Tom Leabhart; 563-326-7729
Wards: 6

Action / Date
PW9/2/2015

Subject:

Public hearing on the plans, specifications, form of contract and estimated cost for the Veteran's Memorial Parkway Paving Project from I-74 to Utica Ridge Road, CIP Project #10556. [Ward 6]

Recommendation:

Hold the public hearing.

Relationship to Goals:

Upgraded City Infrastructure & Public Facilities.

Background:

Design has been completed by IIW, Inc. of Davenport. The project is partially funded by a Federal Surface Transportation Program grant. Federal aid will reimburse the City for up to 80% of the eligible costs. The estimated cost of the project is \$7,315,500, \$5,852,400 (80%) funded by the Iowa Department of Transportation and \$1,463,100 (20%) budgeted in CIP Project #10556.

Right of Way acquisition, construction plans and specifications have been completed and approved by the Iowa Department of Transportation (DOT). The DOT is scheduled to advertise for and receive bids in November of 2015. Construction will begin as weather permits in the spring of 2016 with the new street open by the end of the 2016 construction season.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	8/27/2015 - 1:15 PM
Public Works Committee	Lechvar, Gina	Approved	8/27/2015 - 1:28 PM
City Clerk	Admin, Default	Approved	8/27/2015 - 2:58 PM

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Tom Leabhart; 563-326-7729
Wards: 6

Action / Date
PW9/2/2015

Subject:

Public hearing on the plans, specifications, form of contract and estimated cost for the Forest Grove Road Paving Project from Utica Ridge Road to the east corporate limits, CIP Project #01145. [Ward 6]

Recommendation:

Hold the public hearing.

Relationship to Goals:

Upgraded City Infrastructure & Public Facilities.

Background:

This is a joint project with the City of Bettendorf, Davenport being the lead agency. A design contract has been awarded to Missman, Inc. of Bettendorf, IA. The estimated cost of the project is \$6,200,000, \$4,960,000 (80%) funded by Federal Surface Transportation Program grant and \$1,240,000 (20%) funded in CIP #01145.

Right of Way acquisition, construction plans and specifications have been completed and approved by the Iowa Department of Transportation (DOT). The DOT is scheduled to advertise for and receive bids in November 2015. Construction will begin as weather permits in the spring of 2016 with the new street open by the end of the 2016 construction season.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	8/27/2015 - 1:04 PM
Public Works Committee	Lechvar, Gina	Approved	8/27/2015 - 1:27 PM
City Clerk	Admin, Default	Approved	8/27/2015 - 2:58 PM

City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic Development
Contact Info: Matt Flynn
Wards: Ward 1

Action / Date
COW8/19/2015

Subject:

Second Consideration: Ordinance for Case No. REZ15-10 being the petition of Tim Shaffer at 3830 West Locust Street to rezone the property from nonconforming R-3 Moderate Density Dwelling District to C-2 General Commercial District. The property is the site of a nonconforming automobile repair facility. [1st Ward]

Recommendation:

The City Plan and Zoning Commission finds that:

The zoning complies with the future land use map of the comprehensive plan. The City Plan and Zoning Commission accepted the listed findings and forwards Case No. REZ15-10 to the City Council for approval. There are no special conditions. The Commission vote was 9-yes and 0-no (with 0 abstentions). THE PROTEST RATE IS 0.0%.

Relationship to Goals:

Neighborhood Improvements

Background:

The purpose of the proposed rezoning is to zone the property to the appropriate zoning district for the existing use (auto repair center). Removing the nonconforming status allows the petitioner to make signs changes, or other potential future changes to the intensity of the use, without the need for hardship variance requests before the Zoning Board of Adjustment.

For further background information please refer to the background materials.

ATTACHMENTS:

Type	Description
□ Ordinance	ORD REZ15-10
□ Backup Material	REZ15-10 background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	8/27/2015 - 9:57 AM

ORDINANCE NO.

An ORDINANCE (Case No REZ15-10) for the rezoning of 3,980 square feet, more or less, of real property located at 3830 West Locust Street from R-3 Moderate Density Dwelling District to C-2 General Commercial District. The property is the site of a nonconforming automobile repair facility. [1st Ward]

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned. The property has the following legal description:

Part of the southeast quarter of Southeast Quarter Section 20 of Township 78 North, Range 3 East of the 51/1 Principal Meridian in the City of Davenport, Scott County, Iowa, more particularly described as follows: Commencing at the southeast corner of said quarter section, thence west along the south line of said quarter section a distance of 562', thence North 35' to the point of beginning, thence North 60', thence West to the easterly ROW line of North Zenith Avenue 81.5', thence South 60' to the northerly line of the West Locust Street ROW line, thence East 81.5' to the point of beginning. Subject to roadway and other easements of record. This parcel contains 3,980 square feet (0.0913 acres), more or less.

The City Plan and Zoning Commission accepted the listed findings and forwards Case No. REZ15-10 to the City Council for approval. There are no special conditions.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

William E. Gluba
Mayor

Attest: _____

Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on _____

		TABLED	APPROVED	DENIED	APPROVED				
Name:	Roll Call	REZ15-08 Dolan's 53rd St amend ord	REZ15-10 Shaffer	REZ15-11 L&G Properties	F15-14 Crow Valley Office Pk 9th				
Connell		Y	Y	Y	Y				
D'Autremont	P	Y	Y	Y	Y				
Elgatian	P	Y	Y	Y	Y				
Hepner	P	Y	Y	Y	Y				
Inghram	P								
Kelling	P	Y	Y	N	Y				
Lammers	P	Y	Y	Y	Y				
Maness	EX								
Martin	P	Y	Y	Y	Y				
Martinez	P	Y	Y	Y	Y				
Tallman	P	Y	Y	Y	Y				
		9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN	8-YES 1-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN				

PUBLIC HEARING NOTICE
DAVENPORT PLAN & ZONING COMMISSION
TUESDAY – July 14, 2015 5:00 P.M.
COUNCIL CHAMBERS - CITY HALL
226 WEST 4TH STREET – DAVENPORT, IOWA

Case No. REZ15-10: Petition of Tim Shaffer at 3830 West Locust Street to rezone the property from nonconforming R-3 Moderate Density Dwelling District to C-2 General Commercial District. The property is the site of a nonconforming automobile repair facility.

The City Plan and Zoning Commission will conduct a public hearing concerning this matter at **5:00 p.m., Tuesday July 14, 2015** in the **Council Chambers of Davenport City Hall at 226 West 4th Street**, Davenport, Iowa.

This public hearing is the first step in the review/approval process. The City Plan and Zoning Commission will consider (vote on a recommendation) the petition at its regular meeting on Tuesday August 4, 2014, after having conducted the Public Hearing. The Commission's report and recommendation will then be forwarded to the City Council. The City Council will then hold its own public hearing, as required by state law. You should also receive a notice of the City Council's public hearing. For the ordinance to be approved, it must be read/considered at three (3) separate City Council meetings. For the specific dates and times of subsequent meetings, please call the phone number below.

It is your privilege to submit written comments on this petition or to attend the public hearing to express your views, or both. All protests within the 200 foot notice area or the area being considered must be made in writing to be valid. Any written comments to be reported at the Commission's public hearing should be received in the office of Community Planning, City Hall, not later than 12:00 noon, on the day of the public hearing, though protests may be received up through the City Council's public hearing.

Office of Community Planning
Department of Community Planning & Economic Development
Phone: (563) 326-7765 Email: Planning@ci.davenport.ia.us

(detach here)

The undersigned – **opposes / does not oppose (circle one)** the petition of Tim Shaffer **REZ15-10**

Comments: _____

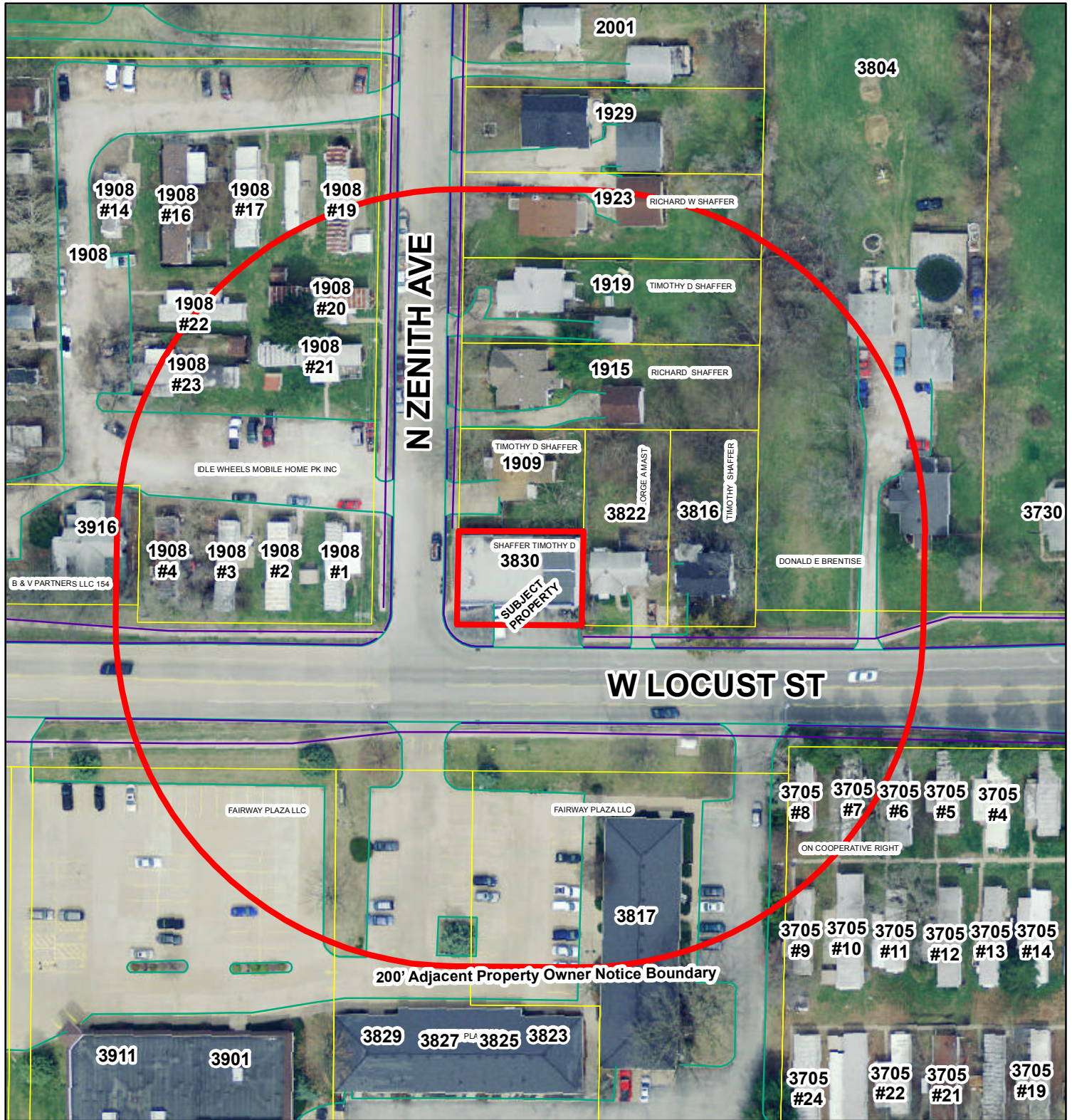
Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801

NAME _____
ADDRESS _____
DATE _____

(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

Plan & Zoning Commission: Adjacent Property Owner Notice Area Request for a Zoning Map Amendment (Rezoning)



1 inch = 80 feet



REZONING REQUEST NO. _____
OFFICE OF PLANNING AND LAND USE
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT
CITY OF DAVENPORT

City Hall * Second floor
Phone: (563) 326-7765
Fax: (563) 328-6714

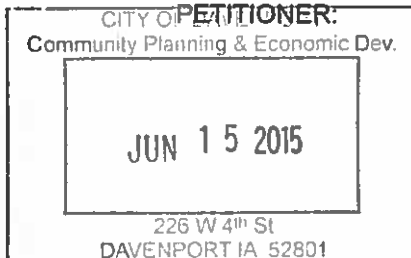
Legal Description:

ADDRESS OF PROPERTY: 3830 W. LOCUST ST

EXISTING ZONING: R-3

REQUESTED ZONING: C-2

TOTAL AREA: _____



PETITIONER:
Name: Tim Shaffer
Address: 12023 70th Ave Blue Grass IA 52726
Phone: 563 381-9021 FAX: 563 388 0536
Mobile Phone: 563-940-6114 Email: tim@dalesgc.com
Interest in land: 100% title holder 100 other **

** if petitioner is other than title holder, documentation will be required to show control of property – accepted offer to purchase, offer, option, etc.

TITLE HOLDER:

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

CONTACT PERSON:

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

EXPLANATION OF REZONING (for Public Hearing Notice) TO CONVERT A NON-CONFORMING USE TO A CONFORMING USE.

Does the property contain a drainageway or floodplain area: Yes ☒ No

Signature of Petitioner: [Signature] Date: 6-14-15

Rezoning Fee Schedule:

Land Area	Fee
Less than 1 acre (< 1 acre)	\$400
One acre to less than ten acres ($\geq$ acre < 10 acres)	\$750 plus \$25/acre *
Ten acres or more ($\geq$ 10 acres)	\$1,000 plus \$25/acre *

* plus \$5.00 per sign; 1 to 3 signs required depending upon the size of the subject property

Honorable Mayor and City Council
City Hall
Davenport, Iowa 52801-1308

Honorable Mayor and City Council:

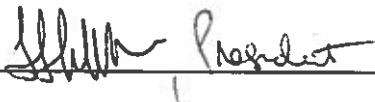
The undersigned, hereby petitions your honorable body to amend the Zoning Ordinance of 1981
of the City of Davenport, Iowa by changing the zoning classification

from R-3

to C-2

for the following legally described real property:

Respectfully submitted,

 President

Date: 6-14-15

City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic Development
Contact Info: Matt Flynn326-7743
Wards: 6th

Action / Date
9/2/2015

Subject:

First Consideration: Ordinance for Case No. REZ15-12 being the petition of Diamond Builders/TW Development for the rezoning of approximately 14.88 acres, more or less, of real property located at 4823 Jersey Ridge Road, from "R-1" Low Density Dwelling District to "R-2 PUD" Low Density Dwelling District Planned Unit Development to facilitate residential development of attached and detached single family homes. [6th Ward]

THE PROTEST RATE IS 32.7%. (REQUIRES EIGHT VOTES FOR PASSAGE, THREE-FOURTHS VOTE IF ABSTENTION FOR CONFLICT OF INTEREST)

Recommendation:

Findings:

The development is in full conformance with the comprehensive plan "RL" Residential Limited designation.

The rezoning promotes infill development and promotes efficient city service delivery.

Additional traffic shall not negatively impact the capacity of Jersey Ridge Road, an arterial street.

Recommendation: The Plan and Zoning Commission forwards Case No. REZ15-12 to the City Council for approval subject to the following conditions: 1. The street shown to intersect Jersey Ridge Road just south of 47th Street should be realigned across from 47th Street or be moved further south to near mid-block.

2. Ownership and access rights should be shown for the unincorporated triangle in the northeast corner of the property.

3. Sidewalk will need to be extended along the frontage of outlots.

4. A minimum low water entry elevation (being 1-foot above the 100-year storm elevation) should be provided for any lot which abuts a drainage easement or detention area.

5. Note number 5 should more clearly state that the homeowner's association shall own and shall be responsible for maintenance of all outlots and all detention basins.

6. As a minimum the utility easement described in Note number 4 is to be 15 foot wide.

7. Grading and erosion control plans will need to be submitted and approved and permits issued prior to any site clearing or grading occurring.

8. Stormwater management plans will need to be submitted and approved prior to any site clearing or grading begins.

9. A tree preservation plan, including any fencing and protective measures indicated, for the tree line along the north, east and south will need to be submitted and approved by the City Arborist prior any site clearing or grading occurring. If certain species or individual trees are in the opinion of the City Arborist needing to be removed these may be removed though replacements may be required.

10. That approval of the final plat along with associated plans shall constitute approval of the final development plan.

The Commission vote was 9-yes and 0-no with 0-abstention.

Relationship to Goals:
Neighborhood Improvement
Be more welcoming to investment

Background:

Protests: While the protest rate is over 20-percent it is comprised of 5-properties out of 31 total. One of which comprises 18-percent of the area. In reading the protests and talking with the objectors only 2 are opposed to any development, the remaining have ancillary concerns which are still important but are not objecting to the development per se. These concerns are the condition of Hanlin's Creek, stormwater and flooding in the area, and screening of an adjacent property to keep future pets from roaming onto the objector's property.

Proposal: The developer is proposing the rezoning to facilitate residential development of single family detached and attached residences. A total of 66-units is proposed with a mixture of attached and detached units, though likely with a majority of attached units.

This is an example of infill development which is encouraged by the comprehensive plan and as a result makes efficient use of City services.

For further background information please refer to the background materials.

ATTACHMENTS:

Type	Description
▣ Ordinance	REZ15-12 Ordinance
▣ Backup Material	REZ15-12_Background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	8/27/2015 - 2:34 PM
Community Development Committee	Berger, Bruce	Approved	8/27/2015 - 2:34 PM
City Clerk	Admin, Default	Approved	8/27/2015 - 2:57 PM

ORDINANCE NO.

ORDINANCE for Case No. REZ15-12 being the petition of Diamond Builders/TW Development for the rezoning of approximately 14.88 acres, more or less, of real property located at 4823 Jersey Ridge Road, from "R-1" Low Density Dwelling District to "R-2 PUD" Low Density Dwelling District Planned Unit Development to facilitate residential development of attached and detached single family homes. [6th Ward]

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned. The property has the following legal description:

Part of the Southwest Quarter of the Southeast Quarter of Section 7, Township 78 North, Range 04 East of the 5th P.M. being more particularly described as follows:

Commencing at the Northwest Corner of the Southwest Quarter of the Southeast Quarter Section 7, Township 78 North, Range 04 East of the 5th P.M.; thence North 87 degrees-17'-34" East along the north line of the Southwest Quarter of the Southeast Quarter of said Section 7 a distance of 40.00 feet to a point on the easterly right-of-way line of Jersey Ridge Road, said point also being the point of beginning for the tract described herein;

Thence continuing along said north line of the Southwest Quarter of the Southeast Quarter of said Section 7 87 degrees-17'-34" East, a distance of 455.63 feet to the Center of a creek; thence following the sinuosity of the center line of the creek South 50 degrees-18'-42" East a distance of 54.34 feet; thence South 62 degrees-59'-04" East a distance of 50.00 feet; thence South 60 degrees-10'-58" East, a distance of 115.01 feet; thence South 67 degrees-28'-25" East, a distance of 61.00 feet; thence South 52 degrees-55'-00" East, a distance of 95.00 feet; thence South 62 degrees-48'-55" East, a distance of 131.00 feet; thence South 51 degrees-43'-12" East to a point on the easterly line of Quint City Baptist Temple First Addition, a distance of 92.00 feet; thence leaving the centerline of said creek and continuing along said easterly line South 01 degree-47'-43" East to a point on the southerly of Quint City Baptist Temple First Addition, a distance of 699.68 feet; thence continuing along said southerly line South 87 degrees-22'-17" West, a distance of 646.96 feet; thence North 82 degrees-10'-20" West, a distance of 53.27 feet; thence North 52 degrees-47'-58" West to a point on the easterly right-of-way line of Jersey Ridge Road, a distance of 322.21 feet; thence along the easterly right-of-way line of said Jersey Ridge Road North 01 degrees-59'-02" West, a distance of 144.74 feet; thence South 88 degrees-

57'-00" East, a distance of 466.52 feet; thence North 02 degrees-01'-44" East, a distance of 489.07 feet; thence South 89 degrees-45'-02" West to a point on the easterly right-of-way line of said Jersey Ridge Road, a distance of 465.74 feet; thence continuing along the easterly line of said Jersey Ridge Road North 01 degree-59'-02" West, a distance of 194.98 feet to the point of beginning. Said tract contains 14.885 acres, more or less and is subject to easements of record.

The City Plan and Zoning Commission forwards Case No. REZ15-10 to the City Council with a recommendation for approval subject to the following conditions:

1. The street shown to intersect Jersey Ridge Road just south of 47th Street should be realigned across from 47th Street or be moved further south to near mid-block.
2. Ownership and access rights should be shown for the unincorporated triangle in the northeast corner of the property.
3. Sidewalk will need to be extended along the frontage of outlots.
4. A minimum low water entry elevation (being 1-foot above the 100-year storm elevation) should be provided for any lot which abuts a drainage easement or detention area.
5. Note number 5 should more clearly state that the homeowner's association shall own and shall be responsible for maintenance of all outlots and all detention basins.
6. As a minimum the utility easement described in Note number 4 is to be 15 foot wide.
7. Grading and erosion control plans will need to be submitted and approved and permits issued prior to any site clearing or grading occurring.
8. Stormwater management plans will need to be submitted and approved prior to any site clearing or grading begins.
9. A tree preservation plan, including any fencing and protective measures indicated, for the tree line along the north, east and south will need to be submitted and approved by the City Arborist prior any site clearing or grading occurring. If certain species or individual trees are in the opinion of the City Arborist needing to be removed these may be removed though replacements may be required.
10. That approval of the final plat along with associated plans shall constitute approval of the final development plan.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

William E. Gluba
Mayor

Attest: _____

Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on _____



August 19, 2015

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of August 18, 2015, the City Plan and Zoning Commission considered Case No. REZ15-12 being the petition of Diamond-Builders/TW Development Inc. for the rezoning of 16.6 acres, more or less, of real property located at 4823 Jersey Ridge Road from "R-1" Low Density Dwelling District to "R-2 PUD" Moderate Density Dwelling District Planned Unit Development to facilitate residential development of single family detached and attached residences.

Findings:

- The development is in full conformance with the comprehensive plan "RL" Residential Limited designation.
- The rezoning promotes infill development and promotes efficient city service delivery.
- Additional traffic shall not negatively impact the capacity of Jersey Ridge Road, an arterial street.

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. REZ15-12 to the City Council for approval subject to the following conditions:

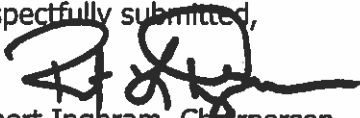
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9. A tree preservation plan, including any fencing and protective measures indicated, for the tree line along the north, east and south will need to be submitted and approved by the City Arborist prior any site clearing or grading occurring. If certain species or individual trees are



in the opinion of the City Arborist needing to be removed these may be removed though replacements may be required.

10. That approval of the final plat along with associated plans shall constitute approval of the final development plan.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. Inghram', written over the printed name.

Robert Inghram, Chairperson
City Plan and Zoning Commission

APPROVED									
Name:	Roll Call	REZ15-12 Diamond Builders- TW Development							
Connell		Y							
D'Autremont	P	Y							
Elgatian	P	Y							
Hepner	P	Y							
Inghram	P								
Kelling	P	Y							
Lammers	P	Y							
Maness	P	Y							
Martin	P	Y							
Martinez	P	Y							
Tallman	EX								
		9-YES 0-NO 0-ABSTAIN							



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

PLAN AND ZONING COMMISSION

Meeting Date: 08-18-15
Request: Zoning Map Amendment (Rezoning) from R-1 to R-2PUD
Address: 4823 Jersey Ridge Road
Case No.: REZ15-12
Applicant: Diamond-Builders/TW Development Inc

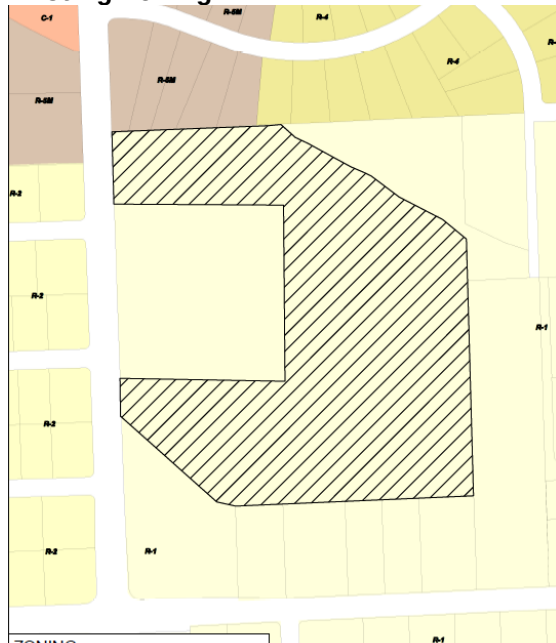
INTRODUCTION

Petition of Diamond-Builders/TW Development Inc. for the rezoning of 16.6 acres, more or less, of real property located at 4823 Jersey Ridge Road from "R-1" Low Density Dwelling District to "R-2 PUD" Moderate Density Dwelling District Planned Unit Development to facilitate residential development of single family detached and attached residences.

Recommendation: Staff recommended the Plan and Zoning Commission forward Case No. REZ15-12 to the City Council for approval subject to the listed conditions.

AREA CHARACTERISTICS:

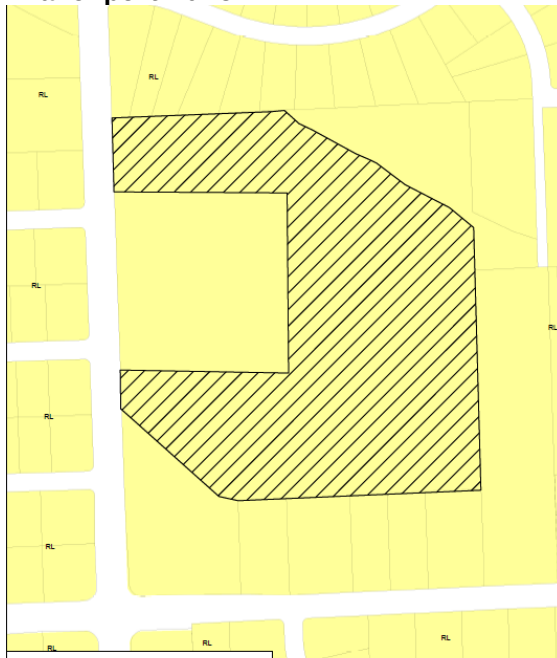
Existing Zoning: R-1



ZONING
R-1 & R-2 Low Density Dwelling
R-4 Moderate Density Dwelling
R-5M Medium Density Dwelling
C-1 Neighborhood Shopping

0 100 200 400 Feet
N
W E
S

Davenport 2025: RL



**DAVENPORT 2025
LAND USE**
RL Residential Limited

0 100 200 400 Feet
N
W E
S

Aerial Photos:



AERIAL PHOTO





Bing bird's eye view from south to north

BACKGROUND

Comprehensive Plan:

Within Urban Service Area: Yes

Proposed Land Use Designation: Residential Limited (RL)

Descriptions:

Residential Limited (RL) designates neighborhoods that are composed primarily of residential uses... These uses are illustrated by "stand-alone subdivisions and neighborhoods."

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.*
 - d. *Increase the number of mixed-use neighborhoods and districts.*
2. *Identify and reserve land for current and future development.*
 - a. *Develop land use policies that permit development with a wide variety of building types, uses, and densities.*

Technical Review:

Streets. The subject rezoning area is located along the east side of Jersey Ridge Road (an arterial street) north of East 46th Street (a collector street). The developer is proposing the dedication of the internal streets as public right-of-way. Public Works has indicated that the southerly street access shown to intersect Jersey Ridge Road just south of 47th Street should either align with (across from)

47th Street on the west or be moved further south to near mid-block. Aligning with 47th Street would be feasible since the church could also share this as their main access point. Moving the street access to the south would encroach upon the drainage easement. Extension of the culvert already underneath Jersey Ridge Road could allow the street to be moved further south. The reasoning is that with the cross streets barely off-set opposing left turning traffic will block each other. The intersection just north of 48th Street is acceptable since opposing left turns are offset in a beneficial direction. There does not appear to be vision problems regarding the grade changes and street intersections.

Storm Water. The stormwater infrastructure is located in Jersey Ridge Road. Hanlin's Creek is located along the northeasterly boundary of the development and an un-named tributary to Pheasant Creek is located along the southwesterly boundary of the development. There are two drainage easements: one along Hanlin's Creek which is 170 feet wide and the other along the drainage way in the southwest which is 115 feet wide. These two drainage easements were established with the final plat of Quint City Baptist Temple First Addition and were designed to carry the 100-year storm as determined in 2002. Neither of these drainage ways are within Federal Emergency Management Agency (FEMA) designated floodplains. Public Works has indicated that it is the owner's responsibility to remove debris from the creek. A recent inspection (a few weeks ago) saw the log jams. These types of log jams are beneficial to the creek/drainage way in that they slow the water movement thereby reducing erosion and increasing sediment control.

Sanitary Sewer. Sanitary sewer service is located along Hanlin's Creek (15-inch) to the northeast, the un-named tributary (8-inch) to the southwest and in the west side of Jersey Ridge Road (8-inch) which connects to the un-named tributary line.

Other Utilities. This is an urban area and normal utility services are available. According to information received there are no issues with respect to gas, electric or water services. Sewer and drainage easements cross the property along the drainage ways.

Emergency Services. The property is located approximately $\frac{3}{4}$ mile from Fire Station No. 8, which is located at 2802 E. 53rd Street.

Parks/Open Space. The transportation section of Davenport 2025 indicates a community requested greenway trail along Hanlin's Creek.

PUBLIC INPUT & ANALYSIS

Neighborhood meeting:

The neighborhood meeting was held Thursday July 30th. Notices were sent to the 27 owners of property within the 200 foot notice area. Approximately 18 residents/owners were in attendance. Concerns raised by the surrounding property owners were sale/rental, does low density mean low income, maintaining the tree lines, and concerns about stormwater. One owner did indicate the creek way was filling with trash and debris.

The developer indicated they sell the units and that if a subsequent owner rents the tenant is usually a quality tenant in that the starting price per unit is \$259,900. In another of his projects some of the owners are corporate entities that bring in people for longer term stays. He indicated that there is no set ratio but a mixture of attached and detached though the market is now swinging back to more single family. The developer indicated they do not allow fences in that it makes the project not part of

the neighborhood. The first phase would be the outer ring, though interest in the project is high and depends on sales. They would likely begin moving dirt this fall once the project is approved.

Public hearing & written comments:

Comments made at the public hearing centered on three issues: stormwater and the drainage way, screening and the existing tree lines, and wanting to keep the open space. Written comments also emphasize these three issues.

With respect to keeping the open space one comment was they “liked their bit of country in the city”. The operative phrase here is “in the city”. As such one should expect that open space adjacent to them, owned by a third party and not the city, to eventually develop. This site is an example of infill development, something which the Davenport 2025, the current comprehensive plan, moves toward developing rather than the leap frog of past sprawl development which strains the service capabilities of the City. This is a site with all utilities services available and within existing City service routes.

With respect to stormwater, the current City ordinance requires the volume of detention necessary to handle the 100-year rainfall. The volume of retention required is necessary to handle the first 1.25 inch of rainfall in a 24 hour event. Retention means this water does not leave the site but is infiltrated back into the ground through such best management practices as bio-swales. Also existing or native top soils are to remain or be restored in areas not covered by impervious surfaces. The retention or enhancement of natives or existing soils allows for healthier plant growth, grass and trees reducing the need for excessive fertilizer and pesticide use. Scarification of the subsoil below the top soil layer also allows better rainfall absorption.

One owner complained that the stream crossing his property has become deeper and wider over time and is eroding more of his lot. Streams want to meander and erosion/deposition is a natural function of a stream. When the Jersey Heights Addition was platted Public Works indicated their concerns with the lots along the south side of 50th Street and that this drainage ditch could be a problem. A minimum easement of 60 feet was suggested and that as platted the drainage ditch was close to homes. This open water course would likely cause erosion endangering land and structures.



From the above aerial photo the owners of the apartment units have paved into the drainage easement which increases the erosive power of run-off. Another impact of trying to control this type of channel through filling or maintaining a pristine bank is the stream will become incised (cut-downward) creating steep banks which will continue to erode/fail. Naturally vegetative stream buffers mitigate a number of these problems.

With respect to screening and tree line comments, the developer has indicated the existing tree lines will be maintained. As these tree lines are located within the rear yard areas of proposed lots this is likely to occur. The City will require protective fencing of these trees during at least the grading phase of development. One adjacent owner indicated they have lived in the area for a number of decades and has enjoyed the open view but does not want neighboring pets on his property. He has been fortunate that the neighboring property has been owned by a church, though it is my understanding that the church has been interested in selling for some time. Ample opportunity has existed for a planting screen to have been developed, even in parts so that over time it would have now reached maturity. If this were a disparate land use (such as office or other commercial) a fence of buffer screen could be warranted. It is not fair to put this burden on another residential development.

DISCUSSION

According to the concept plan, the petitioner is proposing a mixture of detached and attached single family residences though the majority would be attached single family. The development proposes a total of 66 dwelling units. While an R-2 zoning would allow for the number of units the Planned Unit Development (PUD) designation allows the attached single family units.

Density comparison:		site allows
R-1 Low Density Dwelling-----	2.18 units / acre	36.19 units
R-1 PUD-----	2.29	38.01
R-2 Low Density Dwelling-----	4.36	72.38
R-2 PUD-----	5.23	86.82

Several detail items will be handled through the subdivision process

STAFF RECOMMENDATION

Findings:

- The development is in full conformance with the comprehensive plan “RL” Residential Limited designation.
- The rezoning promotes infill development and promotes efficient city service delivery.
- Additional traffic shall not negatively impact the capacity of Jersey Ridge Road, an arterial street.

Recommendation:

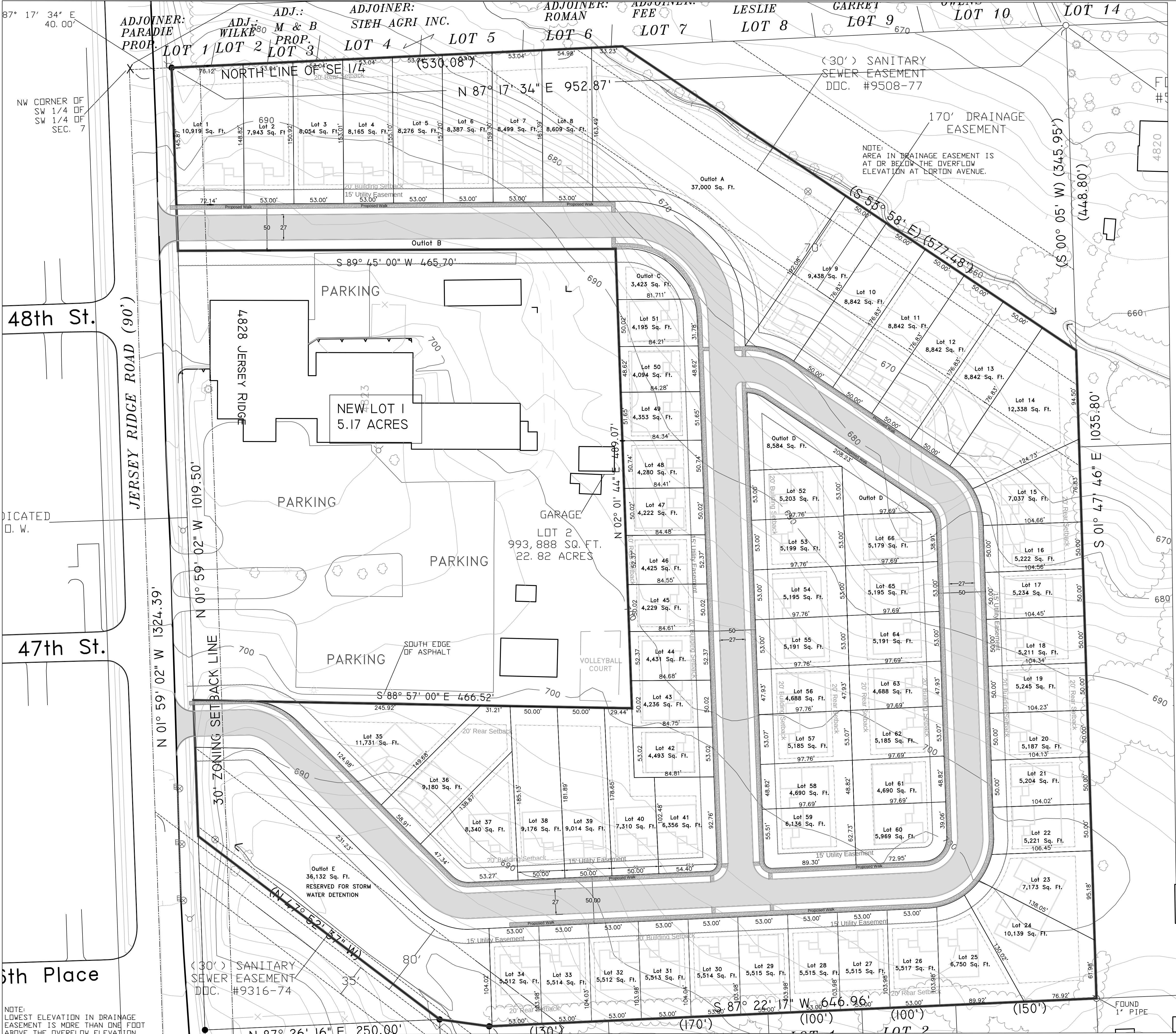
Staff recommends the Plan and Zoning Commission forward Case No. REZ15-12 to the City Council for approval subject to the following conditions:

1. The street shown to intersect Jersey Ridge Road just south of 47th Street should be realigned across from 47th Street or be moved further south to near mid-block.
2. Ownership and access rights should be shown for the un-included triangle in the northeast corner of the property.
3. Sidewalk will need to be extended along the frontage of outlots.

4. A minimum low water entry elevation (being 1-foot above the 100-year storm elevation) should be provided for any lot which abuts a drainage easement or detention area.
5. Note number 5 should more clearly state that the homeowner's association shall own and shall be responsible for maintenance of all outlots and all detention basins.
6. As a minimum the utility easement described in note number 4 is to be 15 foot wide.
7. Grading and erosion control plans will need to be submitted and approved and permits issued prior to any site clearing or grading begins.
8. Stormwater management plans will need to be submitted and approved prior to any site clearing or grading begins.
9. A tree preservation plan, including any fencing and protective measures indicated, for the tree line along the north, east and south will need to be submitted and approved by the City Arborist prior any site clearing or grading occurring. If certain species or individual trees are in the opinion of the City Arborist needing to be removed these may be removed though replacements may be required.
10. That approval of the final plat along with associated plans shall constitute approval of the final development plan.

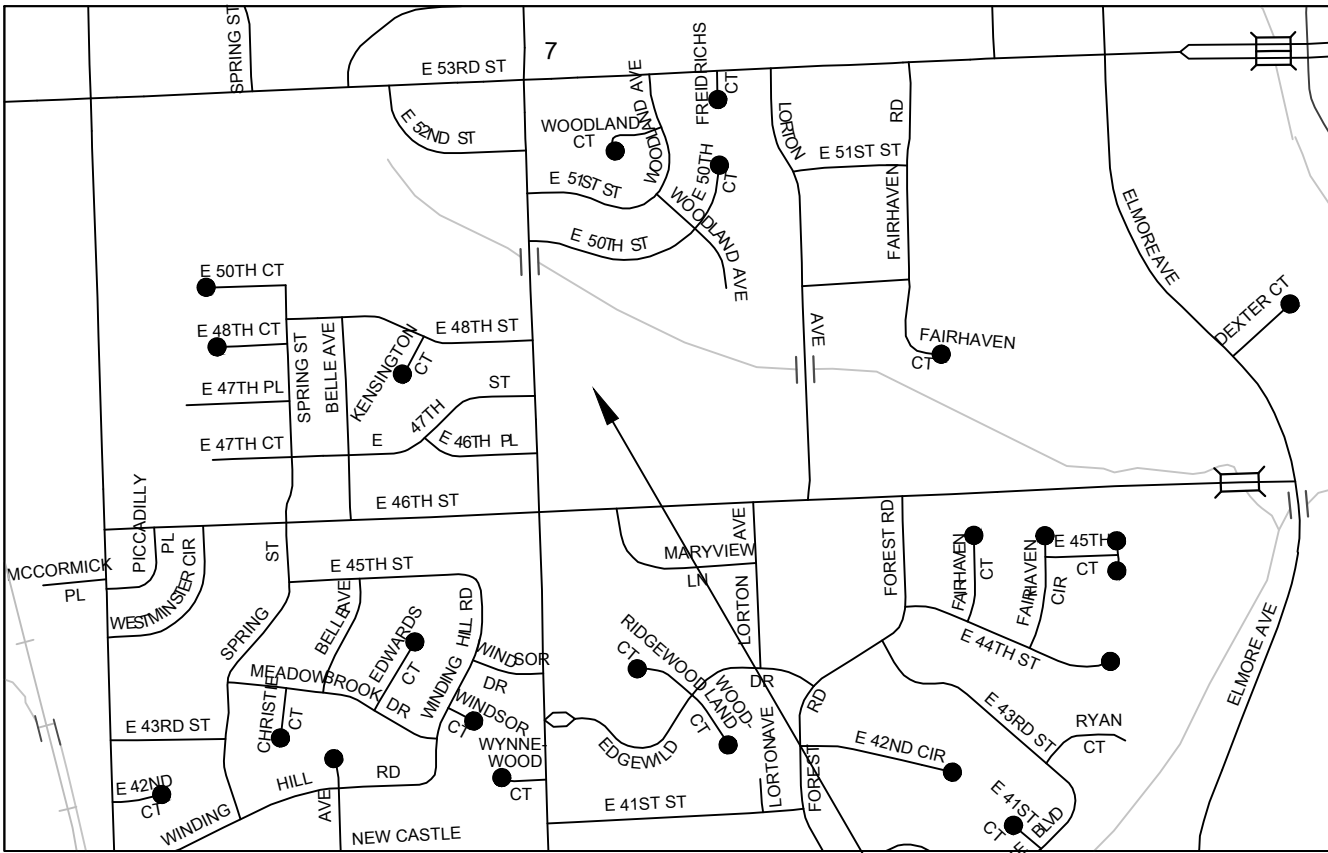
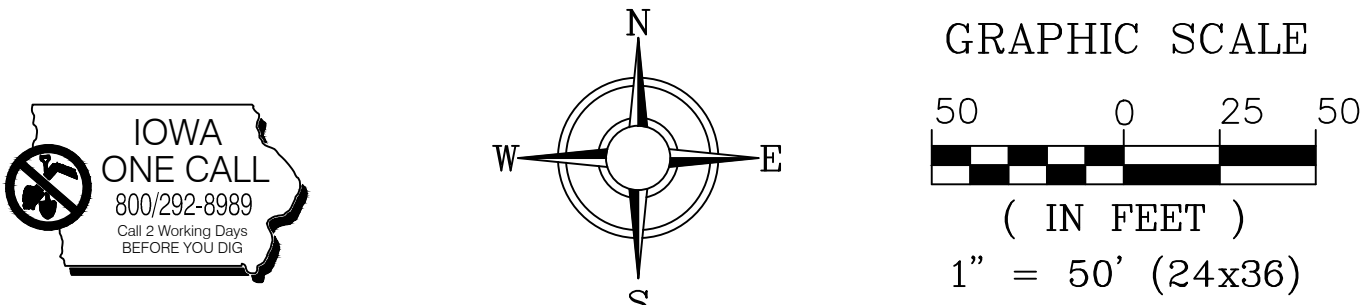
Prepared by:

Wayne Wille, CFM
Planner II
Community Planning Division



PLANNED UNIT DEVELOPMENT
DIAMOND BUILDERS ADDITION

DAVENPORT, IOWA



LOCATION MAP – NOT TO SCALE

LEGAL DESCRIPTION OF PROPERTY:
LOT 2 OF QUINT CITY BAPTIST TEMPLE FIRST ADDITION EXCEPT
PART TO MONTESSORI SCHOOL PER DOCUMENTS #06–32103
AND #13–29192, ALL IN THE CITY OF DAVENPORT, SCOTT
COUNTY, IOWA.

- NOTES
1. ALL STREET RIGHTS OF WAY TO BE DEDICATED TO THE CITY OF DAVENPORT.
 2. SIDEWALKS WILL BE INSTALLED ON THE FRONT OF SHOWN LOTS AT THE TIME A HOME IS PLACED ON THE LOT.
 3. ALL LOTS WILL BE CONNECTED TO THE PUBLIC WATER SUPPLY SYSTEM OF DAVENPORT, AND TO THE PUBLIC SANITARY SEWER SYSTEM OF DAVENPORT.
 4. AN UNDERGROUND UTILITY EASEMENT ACROSS THE FRONT OF ALL LOTS TO BE GRANTED TO THE CITY OF DAVENPORT, IOWA AND TO OTHER PUBLIC UTILITY COMPANIES
 5. BLANKET UNDERGROUND EASEMENTS GRANTED TO RESPECTIVE UTILITY COMPANY FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED. BLANKET EASEMENTS FOR STREET LIGHTING WITHIN THE SUBDIVISION.
 6. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF DAVENPORT STANDARD SPECIFICATIONS.
 7. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEROF.
 8. IT WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION TO MAINTAIN THE STORM WATER DETENTION BASINS WITHIN THE SUBDIVISION BOUNDARIES THROUGH EASEMENTS AND/OR OUTLOTS GRANTED TO THE HOMEOWNER'S ASSOCIATION.
 9. NO HOME ON THESE LOTS SHALL DISCHARGE SUMP PUMP WATER ONTO CITY STREETS.
 10. SUBDIVISION CURRENTLY ZONED R-1, SHALL BE PLANNED UNIT DEVELOPMENTS WITH BUILDING SETBACKS AS SHOWN ON PLAT, SIDEYARDS SHALL BE SETBACK 5 FEET.

1. Area of Subdivision-
Total: 14.899 Acres +/-
Lots 1-66: 11.709 Acres +/-
R.O.W.: 3.190 Acres +/-
3. Surveyor:
Larry Lindemann
1011 South Elsie
Davenport, Iowa 52802
Ph: (563) 340-5880

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

I hereby certify that this Engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Christopher R. Townsend, P.E.
License number: 14864
My license renewal date is December 31, 2016
Pages or Sheets covered by this seal: 1



DATE: 07/15/2015
TE PROJECT NO: 563
386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KRZ
CHECKED BY: CRT
DRAWING LOCATION
C:\S drive\DIABLD\Jersey Ridge.dwg

REVISIONS:		DATE
NO.	DESCRIPTION	

PROJECT 4814 Jersey Ridge
Subdivision Concept
Planned Unit Development
Davenport, Iowa

DEVELOPER DIAMOND BUILDERS
6711 Double Eagle Drive
Davenport, Iowa 52804

SHEET NO.
1 OF 1

[illegible]

CUSTOMER APPROVAL

WE APPROVE THE PLATE ABOVE
 INCIDENT AND PAY TO EXCHANGE
 OWNERS WILL BE MADE ONCE APPROVED

 Customer Signature

 SEAT

☐ Credit card and contactless device for
 the state of _____ will be required for
 purchasing personal plate to protect all home.

PLEASE SIGN
AND RETURN
THIS COPY
TO AMWOOD

Qust. No.	6635
P.O. No.	6628
Job No.	MC-505

[illegible]

2007-2008

(detach here)

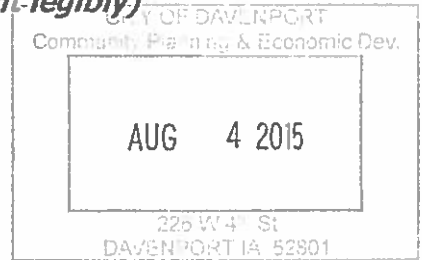
The undersigned opposes / does not oppose (circle one) Petition of Diamond Builders-TW Development (REZ15-11)

Comments: 1) No plans have been expressed regarding new, excessive runoff to the North of the property. The existing creek cannot handle storm runoff now, flooding frequently?
2) I don't believe the builder is aware of large concrete fill on the North side or the fact that water is close to the surface on parts of the property.

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801
Email to: Planning@ci.davenport.ia.us

NAME Ronald Roman
ADDRESS 2517 E. 50th Street
DATE 8/4/2015
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS



(detach here)

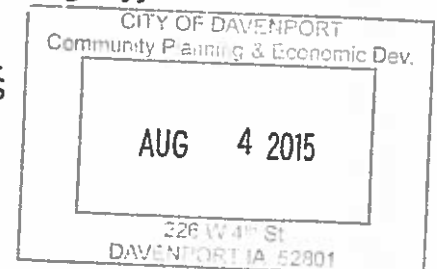
The undersigned opposes / does not oppose (circle one) Petition of Diamond Builders-TW Development (REZ15-11)

Comments: I'm concerned about the change in topography and of the neighborhood

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801
Email to: Planning@ci.davenport.ia.us

NAME Ronald L. Brune
ADDRESS 2506 E. 46th St, Dav IA
DATE Aug 3rd, 2015 52807
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS



To whom it may concern:

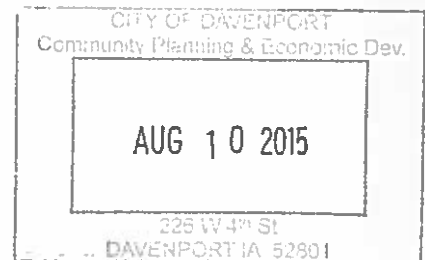
I am opposed to the rezoning of 4823 Jersey Ridge Road from an R-1 to an R-2 Dwelling district for a number of reasons. First, there are already several recently rezoned areas in our area. These greenspaces have become medical facilities, a Toyota dealership, and housing developments similar to what is being proposed for our neighborhood. This "progress" has affected individuals and infrastructure. I was raised on Staten Island, New York. I visited 'the Island' this summer to find that it has changed dramatically and is becoming a mini-version of Brooklyn. Every square inch is being developed and being an Island there is no urban sprawl. Soon I was homesick for Iowa and the open spaces especially the one behind our lot. I have seen firsthand what development for its own sake has done to my hometown. I think that city planning should allow for some greenspace and that not all commercial development is progress. We cannot go back to the way things were but we can keep some open spaces intact. One of those open spaces is the lot behind my home.

We would like to enjoy the lot and its habitat for many native animals and plants for years to come.

Sincerely,

Lynn Boelger Bloom
Lynn Boelger Bloom

2542 E. 46th St
Davenport, Iowa 52807
563-210-8456



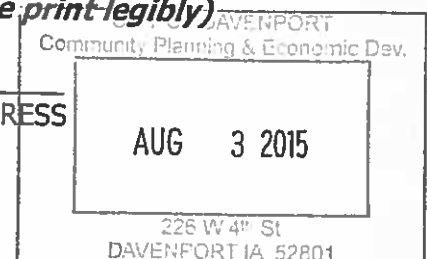
The undersigned opposes (detach here) **does not oppose** (circle one) Petition of Diamond Builders-TW Development (REZ15-11)

Comments: We do not want our neighborhood to change this way. We will not accept this at all

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801
Email to: Planning@ci.davenport.ia.us

NAME Lynn Boelger and Leroy Bloom
ADDRESS 2542 E. 46th Street, DAVIA
DATE August 3, 2015
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS



(detach here)
The undersigned ¹⁷ opposes / does not oppose (circle one) Petition of Diamond Builders-TW Development (REZ15-11)

CONCERN: Comments: Sensitive to Residential ENCROACHMENT ON the Neighborhood

SENSITIVE to mandate that PROPERTY OWNER is RESPONSIBLE to PAY 1/2 (center of the creek) the cost to "Clean" the Creek. The undersigned owns over 500' of creek border LINE.

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801
Email to: Planning@ci.davenport.ia.us

NAME JIMMIE L. LIVERMORE
ADDRESS 4821 Woodland Avenue
DATE 08.04.2015 Davenport Iowa 52807.1252
(please print legibly)

Jimmie Livermore

(detach here)
The undersigned opposes / does not oppose (circle one) Petition of Diamond Builders-TW Development (REZ15-11) *atmty*

Comments: I do oppose the proposal But there again it is much better than a bunch of condos. We as neighbors will desire it not. Just as long as my property isn't taken to be a dog run on a play area, everything will be fine. I think anyone who lives approx 300' of property facing this project would be opposed to it.

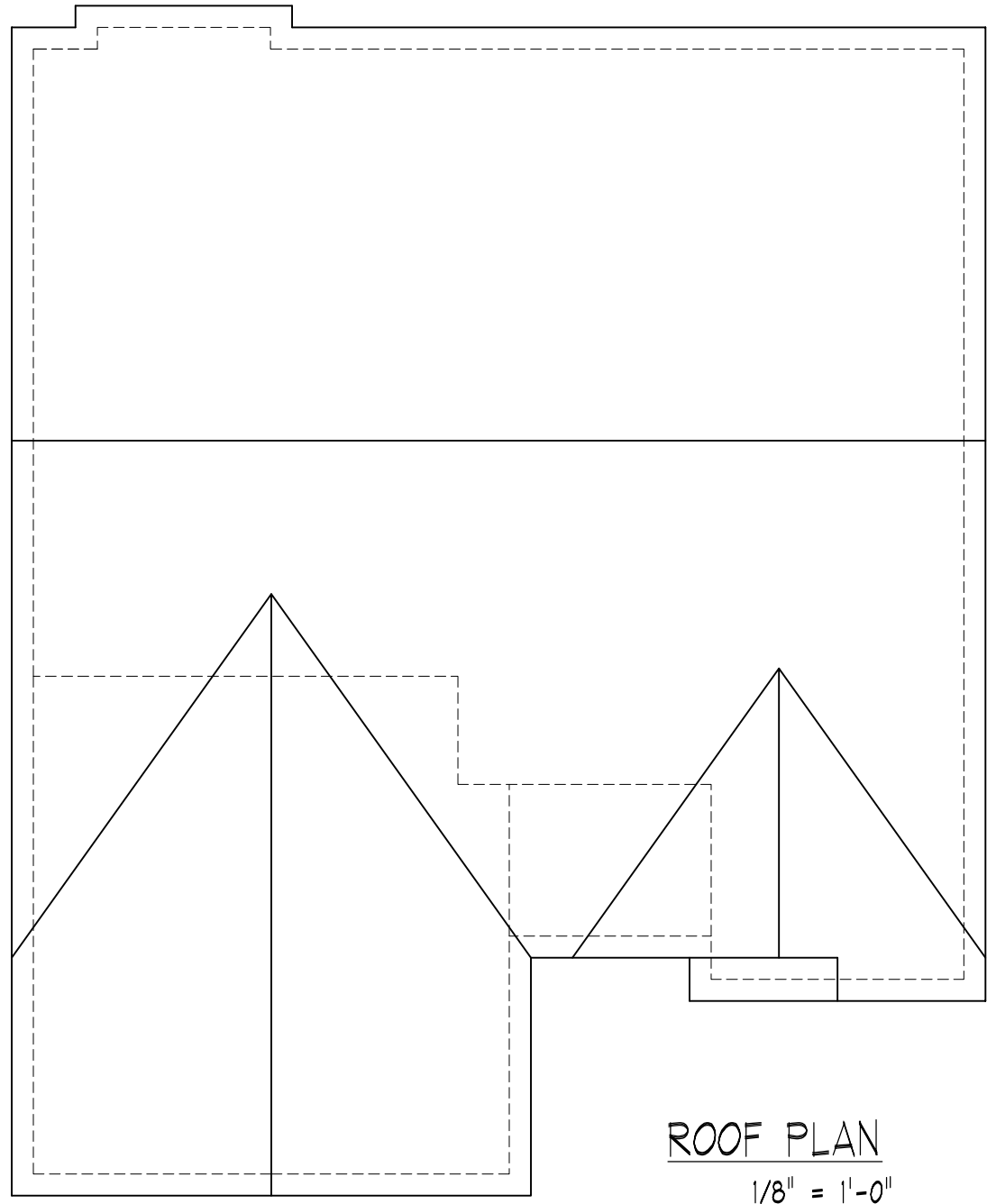
Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801
Email to: Planning@ci.davenport.ia.us

NAME ROLAND E NELSON
ADDRESS 2625 E 46TH ST.
DATE 2-8-15

(please print legibly) OF DAVENPORT
Community Planning & Economic Dev.

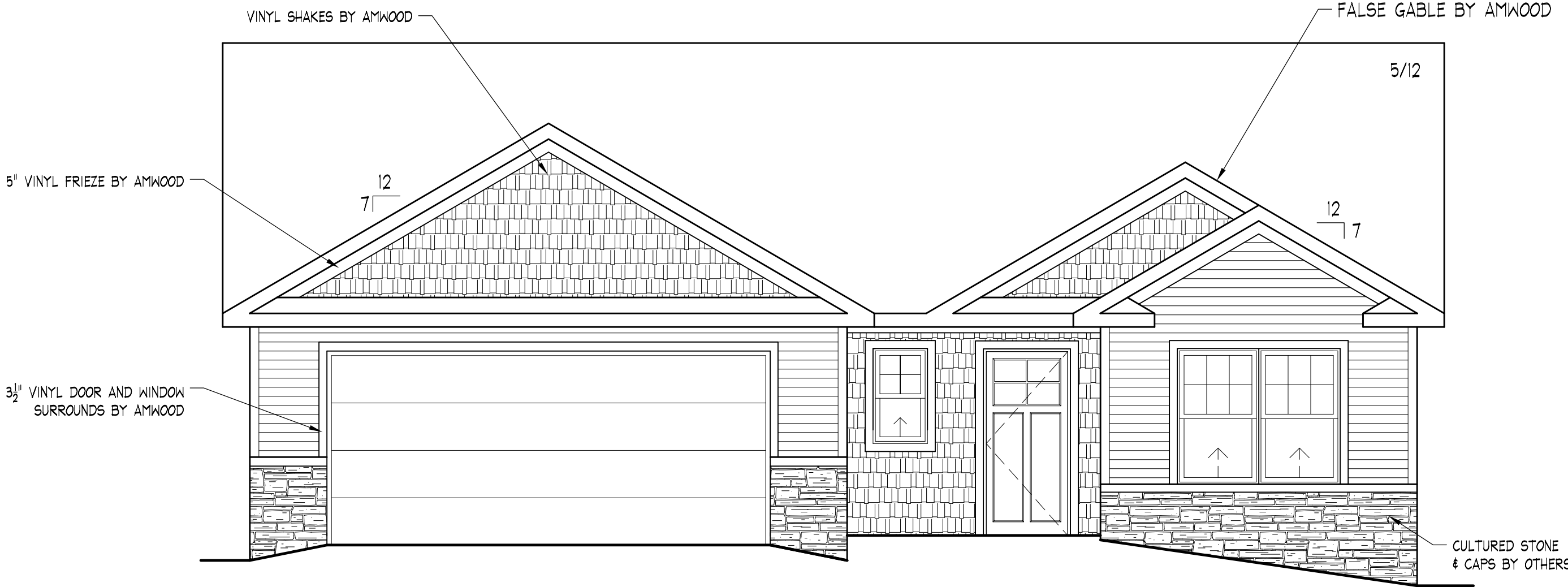
ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

AUG 4 2015
226 W 4th St
DAVENPORT IA 52801

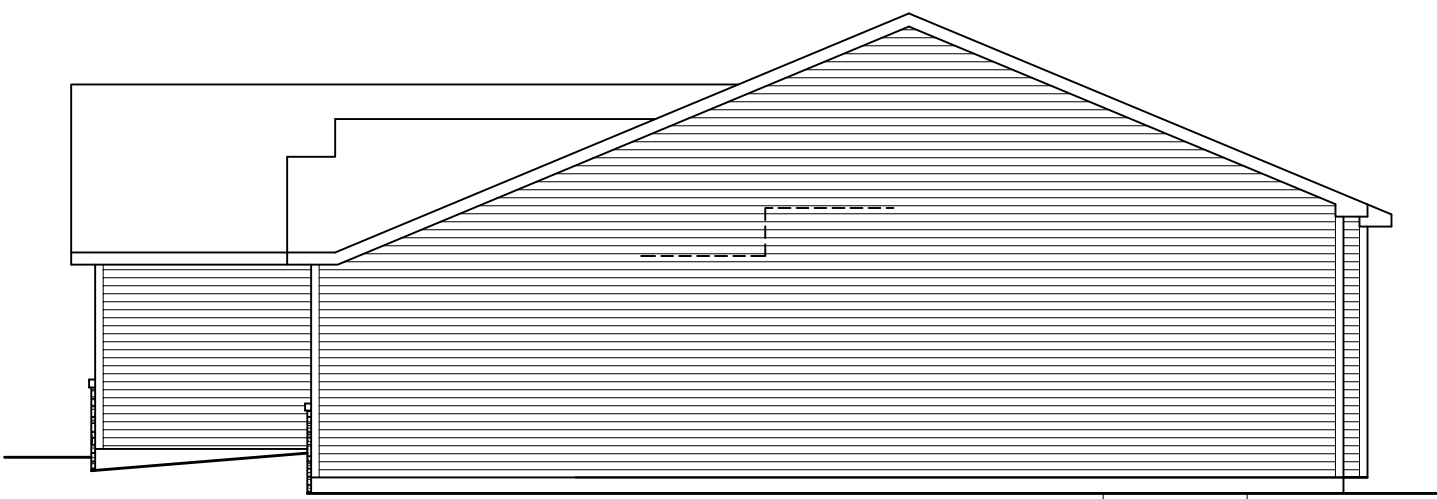


ROOF PLAN
1/8" = 1'-0"

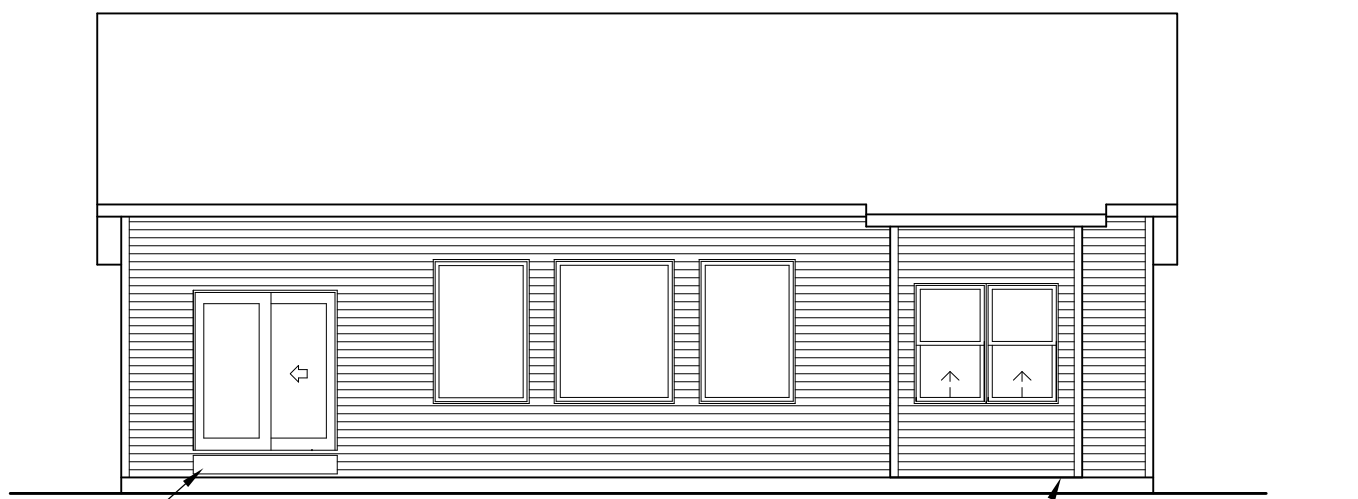
PITCH - OVERHANG - HEEL				
5/12	-	12	-	7"
7/12	-	12	-	6 7/16" @ GARAGE
TRUSS SCREWS				



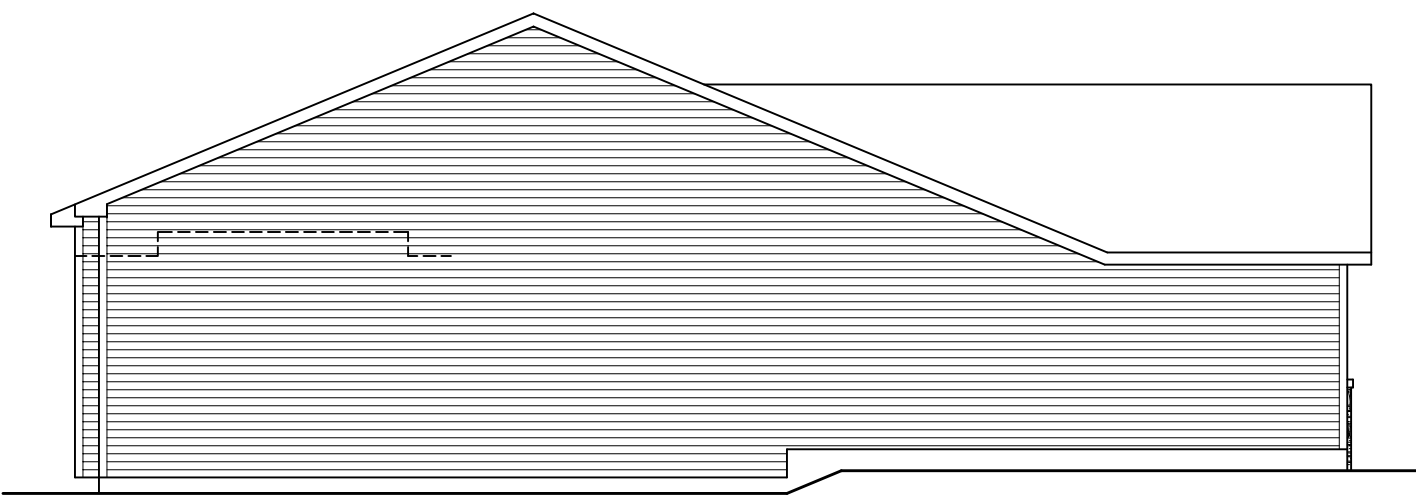
FRONT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"



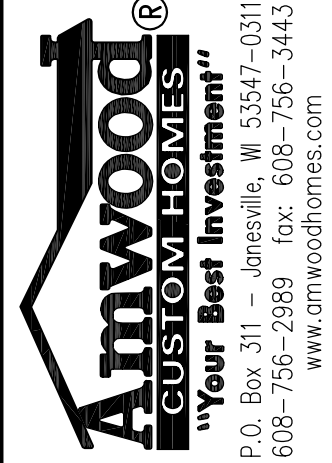
REAR ELEVATION
1/8" = 1'-0"



LEFT ELEVATION
1/8" = 1'-0"

1st FLOOR HOUSE VENTILATION CALCULATIONS			
AREA IN SQUARE INCHES OF UPPER ROOF VENTING	AREA	1589 SQ. FT.	381 SQ. IN.
RIDGEVENT REQUIRED @ 11 SQ. IN. OF VENTING PER FOOT	35 FEET		
RIDGE LENGTH TOTAL	57 FEET		
OR			
RIDGE POTS REQUIRED @ 50 SQ.IN. OF VENTING PER POT	8 COUNT		
GARAGE VENTILATION CALCULATIONS			
AREA IN SQUARE INCHES OF UPPER ROOF VENTING	AREA	515 SQ. FT.	124 SQ. IN.
RIDGEVENT REQUIRED @ 11 SQ. IN. OF VENTING PER FOOT	11 FEET		
RIDGE LENGTH TOTAL	27 FEET		
OR			
RIDGE POTS REQUIRED @ 50 SQ.IN. OF VENTING PER POT	2 COUNT		

CHECKED BY



THIS PLAN IS THE PROPERTY OF:

GENERAL NOTATIONS:
* This plan and/or set has been made in preparing these plans, and checking them for accuracy, the contractor must check all dimensions and details and must be responsible for same.
* This print and/or set is the property of Amwood Homes, Inc., and use of this print is prohibited without the written consent of Amwood Homes, Inc.
* Amwood Homes, Inc. and/or its dealer shall have construction ten rights for use of their blueprints, drawings, plans and/or specifications.

TITLE: DAYMOND BUILDERS OF THE QC, INC. / VILLA OF JERSEY			
CODE	BY	DATE	DATE
Plan / Custom	JAD	7/6/15	
Revision			
Revision			
Revision			

Cust. No.	8835
F.O. No.	8808
Job No.	MQC-505

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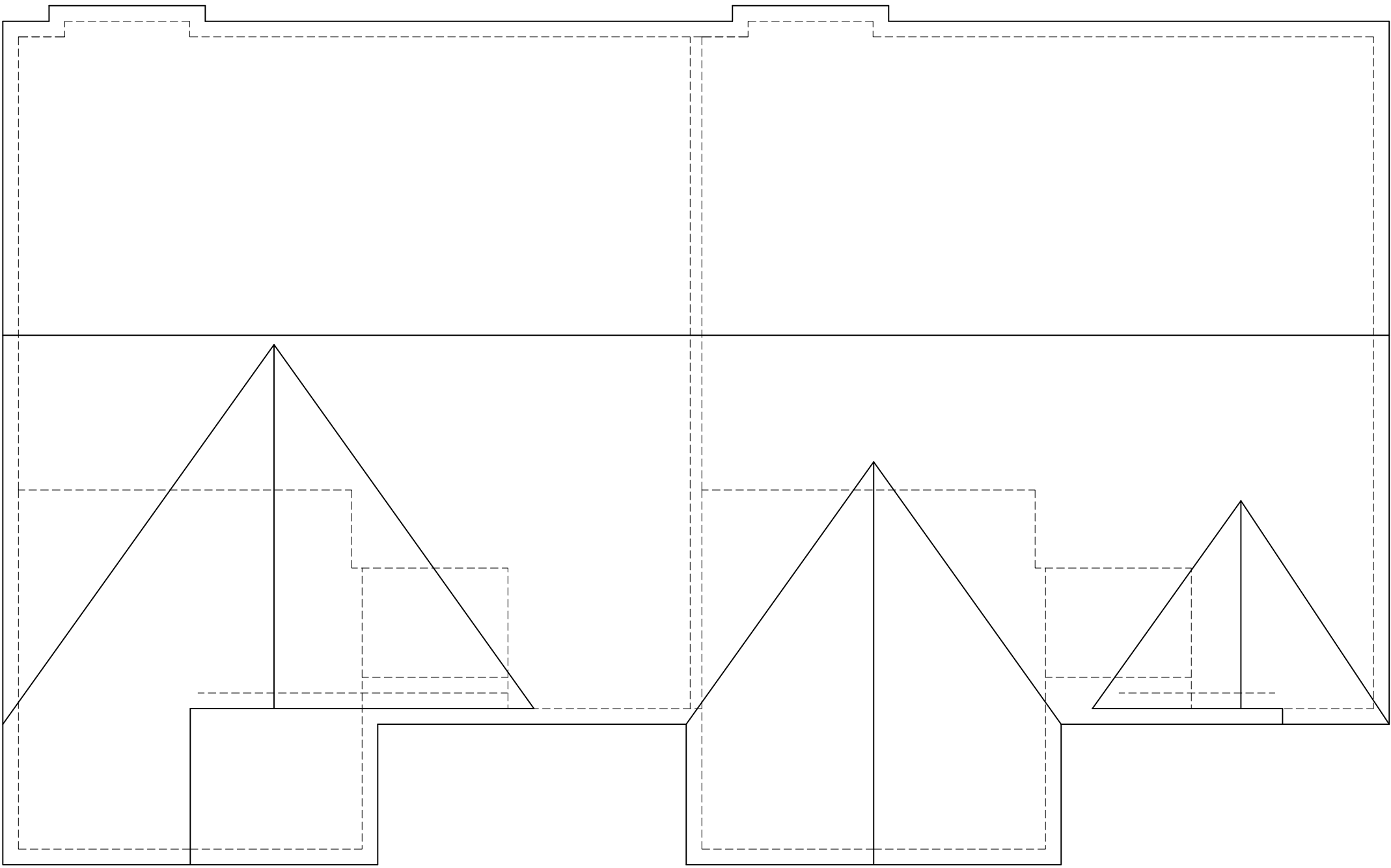
CUSTOMER APPROVAL

WE APPROVE THIS PLAN AS SHOWN,
AND UNDERSTAND THAT NO STRUCTURAL
CHANGES WILL BE MADE ONCE APPROVED.

SIGNED: _____ DATE: _____
Customer's Signature

Check Below if Applicable
☐ Certified signed and sealed truss drawings for
the state of _____ will be required for
permitting purposes prior to shipment of home.

ELEVATIONS



ROOF LAYOUT
1/8" = 1'-0"

CUSTOMER APPROVAL

WE APPROVE THIS PLAN AS SHOWN,
AND UNDERSTAND THAT NO STRUCTURAL
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SIGNED: _____ DATE: _____
Customer's Signature

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☐ Certified signed and sealed truss drawings for
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PLEASE SIGN
AND RETURN
THIS COPY
TO AMWOOD

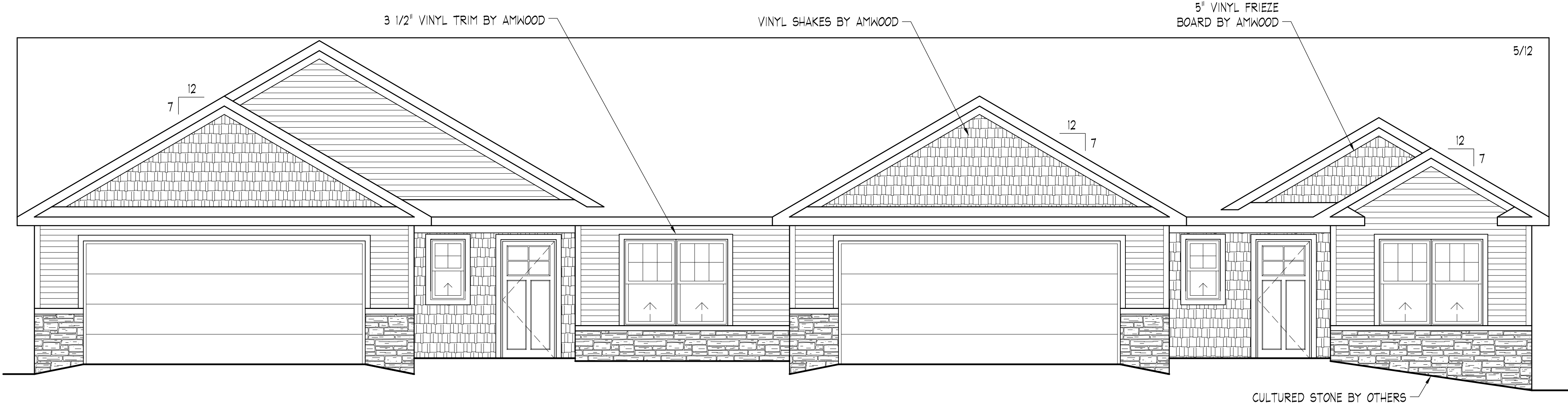
1st FLOOR HOUSE VENTILATION CALCULATIONS

AREA IN SQUARE INCHES OF UPPER ROOF VENTING	AREA	3253	50	FT.
		781	50	IN.
RIDGEVENT REQUIRED @ 11 SQ. IN. OF VENTING PER FOOT		71	FEET	
RIDGE LENGTH TOTAL		99	FEET	
OR				
RIDGE POTS REQUIRED @ 50 SQ.IN. OF VENTING PER POT		16	COUNT	

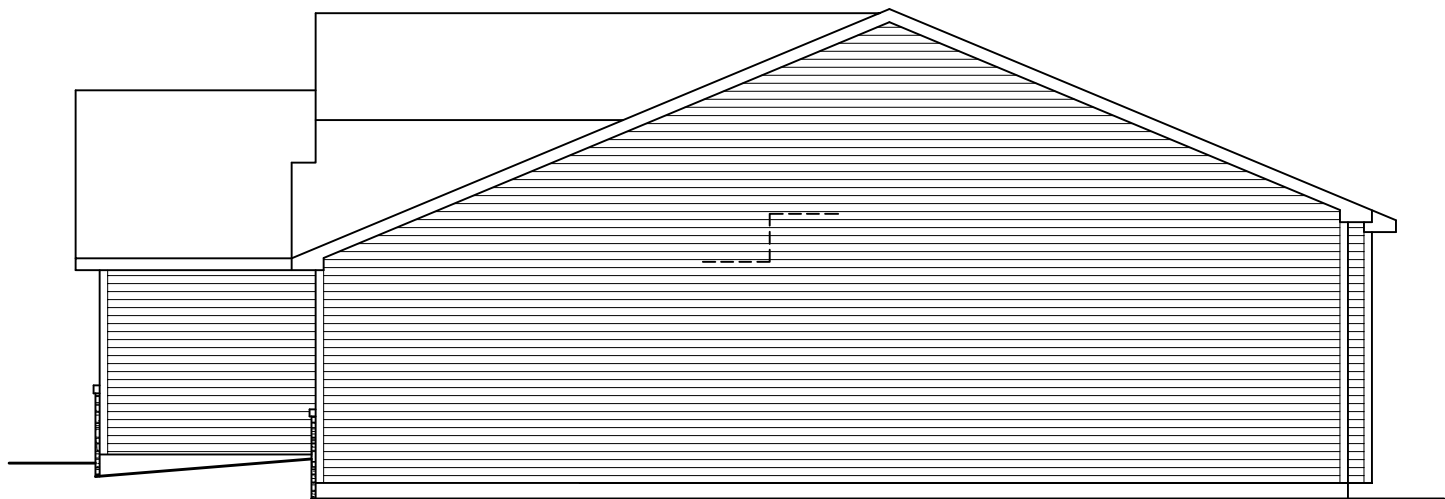
GARAGE VENTILATION CALCULATIONS

AREA IN SQUARE INCHES OF UPPER ROOF VENTING	AREA	1039	50	FT.
		249	50	IN.
RIDGEVENT REQUIRED @ 11 SQ. IN. OF VENTING PER FOOT		23	FEET	
RIDGE LENGTH TOTAL		56	FEET	
OR				
RIDGE POTS REQUIRED @ 50 SQ.IN. OF VENTING PER POT		5	COUNT	

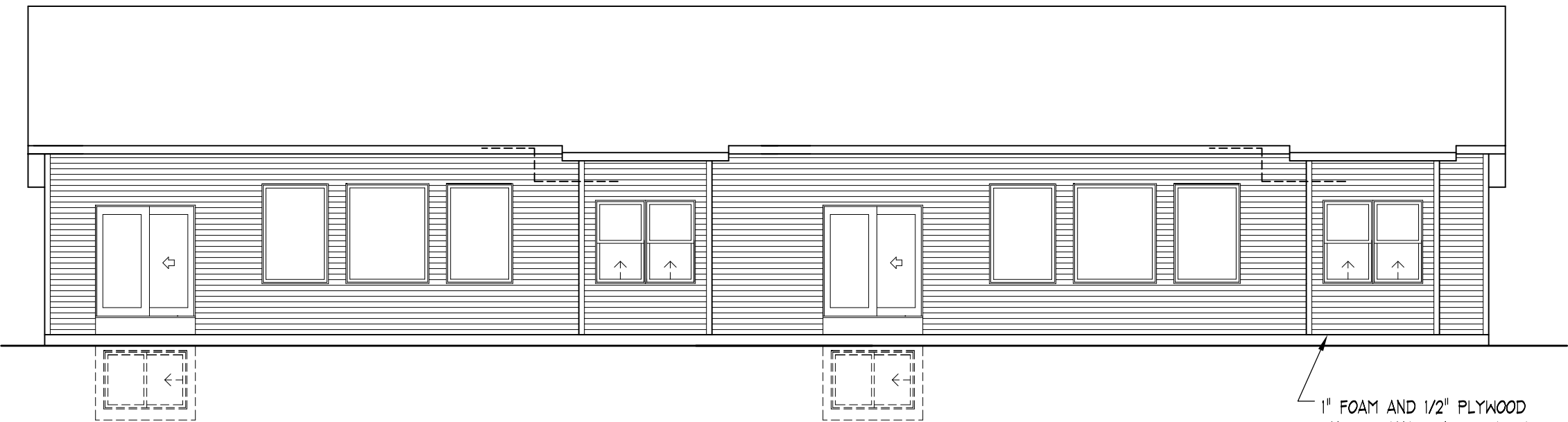
	PITCH	-	OVERHANG	-	HEEL
5/12	-	12	-	7"	
7/12	-	12	-	6 7/16" @ GARAGE	
TRUSS SCREWS					



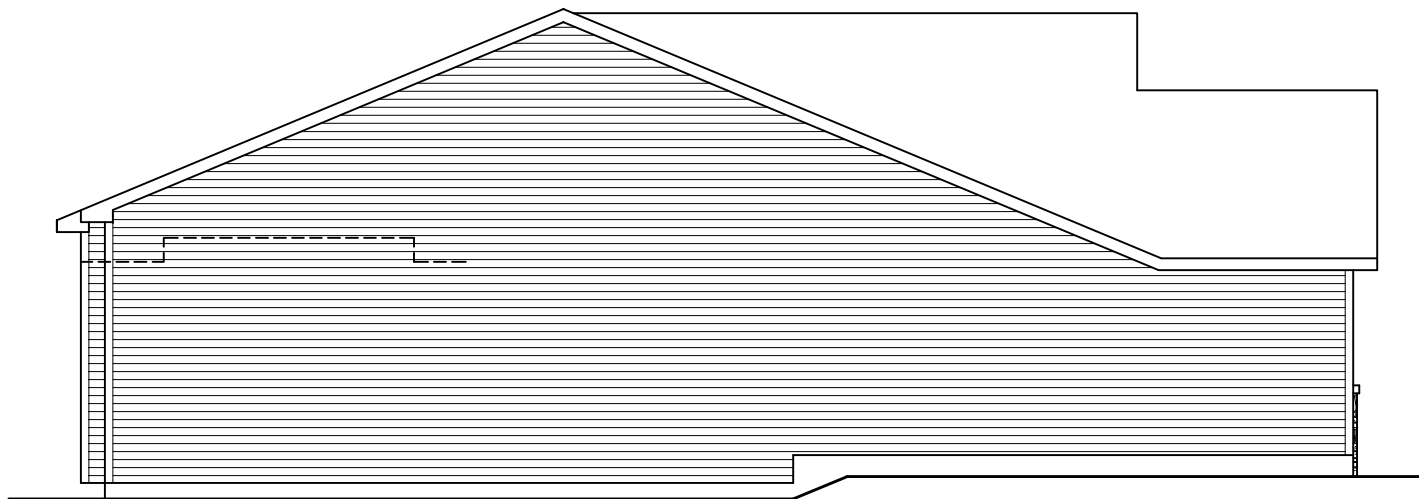
FRONT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"

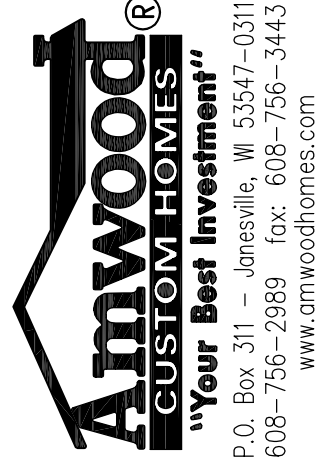


REAR ELEVATION
1/8" = 1'-0"



LEFT ELEVATION
1/8" = 1'-0"

CHECKED BY



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GENERAL NOTATIONS:
* All dimensions have been made in preparing these plans, and checking them for accuracy, the contractor must check all dimensions and details and must be responsible for same.
* This print and/or set is the property of Amwood Homes, Inc., and use of this print is prohibited without the written consent of Amwood Homes, Inc.
* Amwood Homes, Inc. and/or its dealer shall have construction lien rights for use of their blueprints, drawings, plans and/or specifications.

TITLE: DAYMOND BUILDERS OF THE QC, INC. / V OF J DUPLEX			
CODE	BY	DATE	DATE
Plan / Custom	JAD		8/5/15
Revision			
Revision			
Revision			

Cust. No.	8853
F.O. No.	8826
Job No.	MQC-508

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ELEVATIONS

City of Davenport

Agenda Group: Public Safety
Department: Public Works
Contact Info: Gary Statz
Wards: 5

Action / Date
PS9/2/2015

Subject:

First Consideration: Ordinance amending Schedule VII of Chapter 10.96 entitled “No Parking” by adding East 11th Street along the south side from Judson Street to Spring Street. [Ward 5]

Recommendation:

Adopt the ordinance.

Relationship to Goals:

Revitalized Neighborhoods & Corridors.

Background:

East 11th Street is 24' wide between Judson and Spring Streets. It is difficult to drive through this area with cars parked on both sides of the street. Residential homes are on the north side and Children's Village at Hoover is along the south side. This would eliminate on-street parking in front of Hoover. The school district accepts the parking removal because Hoover has a parking lot.

ATTACHMENTS:

Type	Description
▣ Ordinance	PS_ORD_No Parking east 11

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	8/26/2015 - 12:07 PM
Public Works Committee	Lechvar, Gina	Approved	8/27/2015 - 1:27 PM
City Clerk	Admin, Default	Approved	8/27/2015 - 2:58 PM

ORDINANCE NO.

Ordinance side from Judson Street to Spring Street.

Be it enacted by the amending Schedule VII of Chapter 10.96 entitled "No Parking" by adding East 11th Street along the south City Council of the City of Davenport, Iowa:

Section 1. That Schedule VII No Parking of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by adding the following:

East 11th Street along the south side from Judson Street to Spring Street.

Severability Clause. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Effective Date. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

William E. Gluba
Mayor

Attest: _____

Jackie Holecek, CMC
Deputy City Clerk

Published in the Quad City Times on _____

City of Davenport

Agenda Group: Public Safety
Department: Office of the City Clerk
Contact Info: Jackie Holecek
Wards: Various

Action / Date
COW9/2/2015

Subject:
Resolution closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor events.

Recommendation:
Approve the resolution.

Relationship to Goals:

Background:

ATTACHMENTS:

Type	Description
▣ Cover Memo	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	8/25/2015 - 2:57 PM

RESOLUTION NO. 2015-

Resolution offered by Alderman Matson

Resolution closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s).

RESOLVED by the City Council of the City of Davenport.

Whereas, the City through its Special Events Policy has accepted the following application(s) to hold an outdoor event(s) on the following date(s), and

Whereas, upon review of the application(s) it has been determined that the street(s), lane(s) or public grounds listed below will need to be closed, and

NOW, THEREFORE, BE IT RESOLVED that the City Council approves and directs the staff to proceed with the temporary closure of the following street(s), lane(s) or public grounds on the following date(s) and time(s):

Entity: Hilltop Campus Village Corp

Event: Music Festival

Date: Saturday, September 19

Time: Noon to 9 PM

Closure Location: 15th Street between Harrison east to the alley

Ward: 5

Entity: Jeff Walker

Event: Benefit @ Roadrunners Roadhouse

Date: Saturday, October 3

Time: 3:00 – 10:00 pm

Closure Location: Gayman Street between Rockingham Road and Johnson Avenue

Ward: 1

Entity: West High School Student Senate

Event: Parade

Date: October 1st

Time: 5:30 – 6:30 pm

Closure Location: Locust St to Jebens to Lombard to Fairmount returning to West parking lot

Ward: 1

Entite: West High School Student Senate

Event: Fun Run for Hunger Drive

Date: October 24th

Time: 9 – 10 a.m.

Closure Location: West High School to Nevada St to Lombard to Elsie to Locust to YMCA parking lot

Ward: 1

Entity: Quad City Arts

Event: Festival of Trees Holiday Parade

Date: Saturday, November 21

Time: Friday (November 20th) at 5:30 PM; Saturday (November 21st) at 9 AM until parade end

Closure Location: Friday (November 20th) at 5:30 PM closing 3^d Street between Pershing and LeClaire Street and Iowa Street between 2nd and 4th Streets; Saturday (November 21st) at 9 AM closing Second and Third Street from Pershing to Scott Street; all north/south streets will be closed between River Drive and 4th Street until parade end

Ward: 3

Entity: City of Davenport

Event: Annual Halloween Parade

Date: Saturday, October 31st

Time: 10:00 AM– 4:00 PM (Staging area: Third at River Dr to Brady and north/south streets between 2nd and 4th Street closed at 10:00 AM)

Closure Location/Route: Third Street from LeClaire Street to Scott Street, Scott Street from Third Street to Second Street, Second Street from Scott to Iowa, Pershing Avenue from Second to Fourth Streets and Iowa Street from Second to Fourth Streets

Ward: 3

Entity: Scott County Family Y

Event: Turkey Trot

Date: November 26, 2015

Time: 5:30 AM - Noon

Closure Location: 2nd Street between Gaines and Main Streets; Main Street to Lombard to Brady Street to Central Park, to VanderVeer Park Road, to Central Park, south on Harrison to Lombard and south on Main Street to 2nd Street Finish.

Approved this 9th day of September, 2015.



William E. Gluba, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

City of Davenport

Agenda Group: Public Safety
Department: Office of the City Clerk
Contact Info: Jackie E. Holecek
Wards: Various

Action / Date
PS9/2/2015

Subject:
Motion approving noise variance request(s) for various events on the listed dates at the listed times.

Roadrunners Roadhouse Benefit, 3803 Rockingham Road, October 3rd, 3PM - 10 PM, Over 50 dBa, Ward 1

Recommendation:

Relationship to Goals:

Background:

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	8/25/2015 - 3:01 PM

City of Davenport

Agenda Group: Public Safety
Department: Finance/Revenue
Contact Info: Sherry Eastman 326-7795
Wards: Various

Action / Date
PS9/2/2015

Subject:
Motion approving beer and liquor license applications.

A. New license, new owner, temporary permit, temporary outdoor area, location transfer, etc. (as noted):

Ward 1

Thirsty's on Third LLC (Thirsty's on Third) - 2202 West 3rd St. - Outdoor Area September 11-13, 2015 - Univ. of IA Children's Benefit - License Type: C Liquor

Ward 3

Analog Arcade Bar (Analog LLC) - 302 Brady St. - License Type: C Liquor

Hilltop Campus Village (Hilltop Campus Village Corporation) - 1423 Harrison St. - Outdoor Area September 19, 2015 - License Type: Beer/Wine

Ward 5

Rookie's Sports Bar (Rookies Inc.) - 2818 Brady St. - Outdoor Area September 19-20, 2015 - Annual SAU Homecoming - License Type: C Liquor

Recommendation:
Consider the license applications.

Relationship to Goals:
Support local businesses.

Background:
The following applications have been reviewed by the Police, Fire and Zoning Departments.

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	8/27/2015 - 12:02 PM
Finance Committee	Watson-Arnould, Kathe	Approved	8/27/2015 - 12:02 PM
City Clerk	Admin, Default	Approved	8/27/2015 - 12:08 PM

City of Davenport

Agenda Group: Public Works
Department: Engineering
Contact Info: Lesley Eastlick; (563) 326-7729
Wards: 6

Action / Date
PW9/2/2015

Subject:

Resolution approving the plans and specifications for the Fairhaven Road, 29th and Lorton Storm Sewer Improvement, CIP #10131. [Ward 6]

Recommendation:

Approve the Resolution.

Relationship to Goals:

Upgraded City Infrastructure and Public Facilities.

Background:

This project reduces flooding by increasing the hydraulic capacity of the existing storm system in the area.

Design was done by Strand Associates, Inc. Construction management will be done by City Engineering Staff. The project letting is proposed for Winter 2015 with construction in Spring 2016, pending property acquisition.

To maximize the amount of work that will be done, the project will be let with a base bid and one alternate. Inclusion of the alternate bid will be dependent upon the budget.

Funds for the Fairhaven Road, 29th and Lorton Storm Sewer Improvement Project are budgeted through CIP #10131, and include design, property acquisition and construction for a total of \$974,000.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW_RES pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	8/26/2015 - 4:54 PM
Public Works Committee	Lechvar, Gina	Approved	8/27/2015 - 1:27 PM
City Clerk	Admin, Default	Approved	8/27/2015 - 2:59 PM

Resolution No. _____

RESOLUTION offered by Alderman Ambrose.

RESOLVED by the City Council of the City of Davenport.

Resolution approving the plans and specifications for the Fairhaven Road, 29th and Lorton Storm Sewer Improvement, CIP #10131.

WHEREAS, plans, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa, for the Fairhaven Road, 29th and Lorton Storm Sewer Improvement.

WHEREAS, Notice of Hearing on plans, specifications and form of contract was published as required by law:

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that, said plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract and estimate of cost for the Fairhaven Road, 29th and Lorton Storm Sewer Improvement.

Passed and approved this 9th day of September, 2015.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Mike Atchley; (563) 327-5149
Wards: 3

Action / Date
PW9/2/2015

Subject:

Resolution authorizing the Mayor to execute the necessary documents to convey Lot 10 of McIntosh's 2nd Addition to Mount Olive Church of God in Christ, Inc. [Ward 3]

Recommendation:

Approve the resolution.

Relationship to Goals:

Financially Responsible City Government.

Background:

The City acquired Parcel G0038-16, Lot 10 of McIntosh's 2nd Addition located on the northeast corner of West 10th Street and Ripley Street, from the county at no cost for a potential stormwater practice.

The city was unable to gain control of surrounding parcels and by itself Lot 10 is too small for a stormwater practice. Mount Olive Church of God in Christ, Inc. has petitioned the city for this parcel to build a parking lot to address their parking needs.

Mount Olive Church of God in Christ, Inc. proposes to acquire the property from the City for \$1.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Res for Convey pg2
▣ Cover Memo	Aerial of G0038-16

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Admin, Default	Approved	8/3/2015 - 3:48 PM
Public Works Committee	Lechvar, Gina	Approved	8/13/2015 - 11:19 AM
City Clerk	Admin, Default	Approved	8/13/2015 - 12:11 PM

Resolution No. _____

Resolution offered by Alderman Ambrose.

Resolved by the City Council of the City of Davenport.

Resolution authorizing the Mayor to execute the necessary documents to convey Lot 10 of McIntosh's 2nd Addition to Mount Olive Church of God in Christ, Inc.

WHEREAS, The City acquired this parcel from the county in 2014 at no cost for a potential stormwater practice. The city was unable to gain control of surrounding parcels and by itself Lot 10 is too small for a stormwater practice. Mount Olive Church of God in Christ, Inc. has petitioned the city for this parcel to build a parking lot to address their parking needs. Mount Olive Church of God in Christ, Inc. proposes to acquire the property from the City for \$1.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Mayor and City Clerk are authorized to execute all documents necessary to convey the above real estate to Mount Olive Church of God in Christ, Inc.

Passed and approved this 26th day of August, 2015

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, City Clerk



City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Tom Leabhart; 563-326-7729
Wards: 6

Action / Date
PW9/2/2015

Subject:

Resolution approving the plans, specifications, form of contract and estimated cost for Veteran's Memorial Parkway Paving Project from I-74 to Utica Ridge Road, CIP Project #10556. [Ward 6]

Recommendation:

Pass the resolution.

Relationship to Goals:

Upgraded City Infrastructure & Public Facilities.

Background:

Design has been completed by IIW, Inc. of Davenport. The project is partially funded by a Federal Surface Transportation Program grant. Federal aid will reimburse the City for up to 80% of the eligible costs. The estimated cost of the project is \$7,315,500, \$5,852,400 (80%) funded by the Iowa Department of Transportation and \$1,463,100 (20%) budgeted in CIP Project #10556.

Right of Way acquisition, construction plans and specifications have been completed and approved by the Iowa Department of Transportation (DOT). The DOT is scheduled to advertise for and receive bids in November of 2015. Construction will begin as weather permits in the spring of 2016 with the new street open by the end of the 2016 construction season.

Passage of this resolution will allow the project to proceed.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW_RES_VMP

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	8/27/2015 - 1:25 PM
Public Works Committee	Lechvar, Gina	Approved	8/27/2015 - 1:28 PM
City Clerk	Admin, Default	Approved	8/27/2015 - 2:59 PM

Resolution No. _____

Resolution offered by Alderman Ambrose

Resolution approving the plans, specifications, form of contract and estimated cost for Veteran's Memorial Parkway Paving Project from I-74 to Utica Ridge Road, CIP Project #10556.

WHEREAS, on the 25th day of August, 2015, plans, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa, for Veteran's Memorial Parkway Paving Project from I-74 to Utica Ridge Road, CIP Project #10556.

WHEREAS, Notice of Hearing on plans, specifications and form of contract was published as required by law:

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that, subject to review of the Iowa Department of Transportation, said plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract and estimate of cost for said Veteran's Memorial Parkway Paving Project from I-74 to Utica Ridge Road.

Passed and approved this 9th day of September, 2015.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Tom Leabhart 563-326-7729
Wards: 6

Action / Date
PW9/2/2015

Subject:

Resolution approving the plans, specifications, form of contract and estimated cost for the Forest Grove Road Paving Project from Utica Ridge Road to the east corporate limits, CIP Project #01145. [Ward 6]

Recommendation:

Pass the resolution.

Relationship to Goals:

Upgraded City Infrastructure & Public Facilities.

Background:

This is a joint project with the City of Bettendorf, Davenport being the lead agency. A design contract has been awarded to Missman, Inc. of Bettendorf, IA. The estimated cost of the project is \$6,200,000, \$4,960,000 (80%) funded by Federal Surface Transportation Program grant and \$1,240,000 (20%) funded in CIP #01145.

Right of Way acquisition, construction plans and specifications have been completed and approved by the Iowa Department of Transportation (DOT). The DOT is scheduled to advertise for and receive bids in November 2015. Construction will begin as weather permits in the spring of 2016 with the new street open by the end of the 2016 construction season.

Passage of this resolution will allow the project to proceed.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW_RES_Forest Grove

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	8/27/2015 - 1:19 PM
Public Works Committee	Lechvar, Gina	Approved	8/27/2015 - 1:28 PM
City Clerk	Admin, Default	Approved	8/27/2015 - 2:58 PM

Resolution No. _____

Resolution offered by Alderman Ambrose

Resolution approving the plans, specifications, form of contract and estimated cost for the Forest Grove Road Paving Project from Utica Ridge Road to the east corporate limits, CIP Project #01145.

WHEREAS, on the 25th day of August, 2015, plans, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa, for the Forest Grove Road Paving Project from Utica Ridge Road to the east corporate limits, CIP Project #01145.

WHEREAS, Notice of Hearing on plans, specifications and form of contract was published as required by law:

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that, subject to review of the Iowa Department of Transportation, said plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract and estimate of cost for said Forest Grove Road Paving Project from Utica Ridge Road to the east corporate limits.

Passed and approved this 9th day of September, 2015.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Thomas Vesalga; 563-326-7783
Wards: 8

Action / Date
PW9/2/2015

Subject:

Motion to accept a grant from the Iowa Department of Transportation, Office of Aviation in the amount of \$95,311 for the Davenport Municipal Airport Pavement Maintenance Program, CIP Project #10484. [Ward 8]

Recommendation:

Approve the motion.

Relationship to Goals:

Upgrade City Infrastructure and Public Facilities.

Background:

The runway and taxiway at the Davenport Airport must be maintained to a serviceable and safe condition. This project will remove and replace damaged concrete sections around the airport to return those affected areas to a minimum safe condition through full depth patching. The total project cost is approximately \$136,158, \$95,311 (70%) funded by State Grants and \$40,847 (30%) funded from CIP# 10484.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	8/27/2015 - 1:04 PM
Public Works Committee	Lechvar, Gina	Approved	8/27/2015 - 1:27 PM
City Clerk	Admin, Default	Approved	8/27/2015 - 2:58 PM

City of Davenport

Agenda Group: Public Works
Department: Public Works - Airport
Contact Info: Tom Vesalga - 326-7783
Wards: 8

Action / Date
PW9/2/2015

Subject:

Motion to award the contract for the fuel modernization project to Acterra Group, Inc. of Marion, IA in the amount of \$587,735.44. [Ward 8]

Recommendation:

Approve the motion.

Relationship to Goals:

Financially responsible City government.

Background:

A Request for Bids was issued on August 12, 2015 and was sent to 30 contractors. On August 26, 2015 the Purchasing Division recieved and opened two responsive and responsible bids. See attached bid tab.

The project includes the following: removal of existing underground fuel tanks and install four (4) above ground storage tanks, a fuel management dispensing system, and a spill containment pad. The plans and specifications were prepared by McClure Engineering of Clive, IA.

A public hearing was held on June 17, 2015 and was passed at a subsequent meeting.

Funding for this project comes partially from a State of Iowa grant in the amount of \$250,000 and CIP 10102 with an available balance of \$599,941.82.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	8/28/2015 - 10:23 AM
Public Works Committee	Lechvar, Gina	Approved	8/28/2015 - 10:24 AM
City Clerk	Admin, Default	Approved	8/28/2015 - 10:26 AM

City of Davenport

Agenda Group: Finance
Department: Public Works
Contact Info: Jon Meeks - 326-7922
Wards: All

Action / Date
FIN9/2/2015

Subject:

Motion approving the purchase a Godwin Dri-Prime Diesel Pump with accessories off of a General Services Administration (GSA) contract from Xylem of Bridgeport, NJ in the amount of \$106,234.24. [All Wards]

Recommendation:

Approve the motion.

Relationship to Goals:

Financially responsible City government.

Background:

The pump will be a replacement for a Crisafulli PTO driven pump that is used primarily during floods. The bid was administered by the Federal GSA. See attached quote.

Funding for this purchase is from 51102060-530302 with an available amount of \$722,447. The source of funding is from sewer fees.

ATTACHMENTS:

Type	Description
▣ Backup Material	Xylem Quote

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	8/27/2015 - 12:04 PM
Finance Committee	Watson-Arnould, Kathe	Approved	8/27/2015 - 12:05 PM
City Clerk	Admin, Default	Approved	8/27/2015 - 12:07 PM

SALE QUOTATION

GSA QUOTE | City of Davenport, IA | DPC300 JD 6068HC93 iT4 Skid w/GL10

ITEM	QTY	DESCRIPTION	UNIT PRICE	SALE TOTAL
Contract Items:				
A	1	Godwin Dri-Prime DPC300 Diesel Pump 12" 150# Flange Suction and Discharge - John Deere 6068HC93 IT4 Diesel Engine - Includes PrimeGuard Engine Controller - Skid-mounted	\$ 83,098.60	\$ 83,098.60
B	1	CD250/DPC300/HL5M GL10 Trailer (5705) Base Options - Stabilizer Jack - Spare Tire	6,125.60 201.50 274.04	6,125.60 403.00 274.04
C	2	12" x 10' Black Water Suction Hose with Godwin QD Fittings	1,512.00	3,024.00
D	1	12" One Piece Suction Screen with Female Godwin QD Fittings	381.00	381.00
E	10	12" x 10' Godwin QD Pipe	771.00	7,710.00
F	2	12" 90 Degree Godwin QD Bend	617.00	1,234.00
G	2	12" 45 Degree Godwin QD Bend	617.00	1,234.00
Open Market Item:				
D	1	DELIVERY MOTOR FRT BR 090 FULL LOAD Freight amount is an ESTIMATE only. Actual freight charge may be higher or lower. INCOTERMS 2010: FCA-Bridgeport, NJ 08014.	\$ 2,750.00	\$ 2,750.00

Est. Lead Time: 6-8 Weeks After Receipt of Order
INCOTERMS 2010: FCA- Bridgeport, NJ 08014
GSA Contract Quote

NET SALE TOTAL

\$ 106,234.24

Please note all sale pricing is in U.S. Dollars. The price does not include freight, export boxing, duties, taxes, or any other items not specifically mentioned.

This pricing information is for internal use only. We ask that these items and terms be kept confidential. All applicable tax and freight charges will be added to invoices. All quotations are subject to credit approval. All quotations are valid for 90 days. All prices quoted in US dollars.

SUPPLEMENTAL CONTRACT TERMS AND CONDITIONS

Lessor/Supplier and Customer agree that the terms and conditions printed below are material elements of this contract (the "Contract").

OWNERSHIP: FOR RENTED GOODS, RIGHTS AND TITLE SHALL REMAIN WITH THE LESSOR AT ALL TIMES. FOR SALE GOODS, RIGHTS AND TITLE SHALL PASS TO CUSTOMER ON THE EARLIER OF SUPPLIER'S RECEIPT OF PAYMENT IN FULL OR CUSTOMER'S RECEIPT OF GOODS AT THE FOB POINT SPECIFIED IN THIS CONTRACT.

ACCEPTANCE/MODIFICATION: Customer's notice to proceed or possession of the goods shall be deemed agreement to and acceptance of the Contract. Any purchase order or other document submitted by Customer with differing terms or conditions applicable to the goods is hereby rejected. This Contract contains the entire agreement between the Lessor/Supplier and the Customer. No modification of this Contract shall be binding upon Lessor/Supplier unless such modifications are in writing and signed by both parties.

SHIPMENT: Customer shall obtain goods at Lessor's/Supplier's facility unless Lessor/Supplier agrees to ship goods or to make delivery. If goods are to be shipped or delivered by Lessor/Supplier, prices are exclusive of the costs thereof, and unless different terms are stated by Lessor/Supplier in this Contract, all prices are F.O.B. Supplier's facility.

REMOVAL: Customer agrees not to remove rented goods from the original delivery location without the prior written consent of the Lessor, which shall not be unreasonably withheld.

RENTAL CHARGES: Customer will be charged rental from delivery date up to and including date Customer obtains an Off Rent Call Confirmation Number from Lessor. All rental charges are based on an eight hour working day, 48 hour working week, or 28 day month, and no reduction in rental charges will be made for any time the goods are not used while in Customer's possession and control. Customer agrees to report and pay for any overtime use of the goods in any day, or week or month, at the proportional rental charge specified in this Contract. If no time is fixed for rental period, or if rental is extended beyond the fixed period of time, the Customer agrees to give the Supplier four (4) full business days notice of termination of rental in writing. The rented goods are furnished F.O.B. Lessor's facility and all handling and transportation charges to and from Lessor's facility, unless otherwise specified herein, shall be paid by Customer.

CREDIT/PAYMENT TERMS: Credit terms are subject to the approval of Supplier's credit department. If credit terms are not approved, sale will be C.O.D. Rentals shall be payable in advance for each rental period, and, after the expiration of the minimum guaranteed rental period, rents shall be payable per the Contract until the rented goods are returned by Customer. Standard terms of payment are net 30 days from date of invoice. A late fee of 1½ percent per month shall be charged on all balances over 30 days. Customer agrees to pay all costs, including reasonable attorneys' fees, incurred as a result of Customer's breach of this Contract including the failure to pay any amounts due hereunder.

INSURANCE: Customer must maintain specific insurance coverages when renting goods from Supplier: Statutory Workers' Compensation and Employers' Liability in compliance with state laws; Automobile Liability including owned, hired, and non-owned vehicles; and Commercial General Liability on a primary and non-contributory basis including broad form contractual liability coverage. Minimum per occurrence limits of \$1MM must be per location/job and defense cost must be supplementary payments. Claims-made policies are not acceptable. Rented/leased equipment must be covered by a Contractor's Equipment policy for the full replacement value of the equipment. Customer must provide a Certificate of Insurance with endorsements naming Supplier as the Certificate Holder and must state that Lessor is named as additional insured and loss payee. Expiration dates, limits, and deductibles for each policy must also be noted, along with a provision for notice of cancellation, non renewal, or material change to the certificate holder of not less than 30 days. Customer shall provide a Certificate of Insurance with endorsements as evidence of coverage before Supplier will release the goods. Failure to maintain adequate insurance will result in an additional automatic surcharge of 15% to the total equipment charge and Customer shall remain subject to the Loss/Damages provisions herein whether insured or not.

LOSS/DAMAGES: Customer shall be responsible for all loss or damage to rented goods occurring in excess of ordinary wear and tear, or by theft or fault, negligence or shortages up to the full replacement value of the goods. Lessor's pick-up receipt for rental goods shall not be construed as Lessor's final clearance to Customer. Customer may be invoiced separately for loss or damages to goods.

OPERATION/INSPECTION: Customer agrees to operate the equipment in accordance with the manufacturer's manuals and instructions. Customer further agrees to place a competent operator in charge of the equipment. The operator shall be responsible for conducting a personal inspection of the equipment to reveal any apparent defects in the equipment and shall immediately notify Lessor of such defects to allow for repair or replacement of the equipment at Lessor's sole discretion. Customer shall operate the equipment at Customer's own risk.

SERVICE/MAINTENANCE: Customer shall be responsible for all fuel and add oils necessary to operate the equipment, and to check same daily to ensure proper operation of the equipment. Normal equipment maintenance is completed after 250 hours of running time, which can be provided by Lessor/Supplier for an additional charge. For rentals, Lessor shall have the right to enter the premises where the rental equipment is located and be given free access thereto and afforded necessary services and facilities for safely and readily inspecting it. Lessor reserves the right to conduct equipment maintenance if Customer has not completed maintenance by a qualified individual. Customer expressly agrees to maintain rental equipment and return it in the same condition as when received, normal wear and tear accepted, or to pay for any repairs that may be necessary, including cleaning.

WARRANTY: EXCEPT FOR WRITTEN WARRANTIES ON GOODS SOLD, LESSOR/SUPPLIER MAKES NO WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING AS TO MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE.

INDEMNIFICATION: TO THE FULLEST EXTENT PERMITTED BY LAW, CUSTOMER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS LESSOR/SUPPLIER FROM AND AGAINST ANY AND ALL POTENTIAL CLAIMS, LIABILITIES, DEMANDS, SUITS, JUDGMENTS, AND THE ASSOCIATED COSTS AND EXPENSE (INCLUDING REASONABLE ATTORNEYS' FEES) , WHICH LESSOR/SUPPLIER MAY INCUR, BECOME RESPONSIBLE FOR OR PAY OUT AS A RESULT OF DEATH OR PERSONAL INJURY TO ANY PERSON OR DESTRUCTION OR DAMAGE TO ANY PROPERTY, CAUSED IN WHOLE OR IN PART, BY THE OPERATION, MAINTENANCE, HANDLING OR TRANSPORTATION OF THE EQUIPMENT, LOSS OF USE, BUSINESS INTERRUPTION OR EXTRA EXPENSE DUE TO EQUIPMENT BREAKDOWN WHILE IN THE CUSTOMER'S CARE, CUSTODY OR CONTROL, OR WHILE IT IS BEING USED FOR CUSTOMER'S WORK. THESE PROVISIONS SHALL SURVIVE TERMINATION OR EXPIRATION OF THE CONTRACT.

LIMITATION OF LIABILITY: LESSOR/SUPPLIER LIABILITY, IF ANY, SHALL BE LIMITED TO THE VALUE OF THIS CONTRACT OR \$100, WHICHEVER IS GREATER. UNDER NO CIRCUMSTANCES SHALL LESSOR/SUPPLIER BE LIABLE TO CUSTOMER OR ANY THIRD-PARTY FOR ANY INDIRECT, SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES WHETHER BASED ON CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE.

DEFAULT/DAMAGES: If Customer is in breach of or default in any terms and conditions of this Contract, Lessor/Supplier may terminate this Contract and without demand or notice take immediate possession of, and remove any or all of, the equipment and return it to Lessor's/Supplier's facility, without liability for damages in trespass or otherwise, and without thereby waiving any claim Lessor/Supplier may have against Customer. Customer shall be responsible for all direct and indirect costs along with general and consequential damages, including reasonable attorney's fees and court costs, from Customer's breach of or default in any of the terms and conditions of this Contract.

JURISDICTION/VENUE: This Contract shall be governed by the laws of the State of New Jersey, without regard to its principles of conflicts of laws. Any action against Lessor/Supplier shall be filed in the Federal or State Courts of the State of New Jersey. Lessor/Supplier, at its option, may prosecute collections where debts accrue.

WAIVER: Lessor's/Supplier's waiver of any right under this agreement shall not affect future application of any such provision or any other provision.

SEVERABILITY: The provisions of this contract shall be severable so that the invalidity, unenforceability or waiver of any provision shall not affect the remaining provisions.

City of Davenport

Agenda Group: Finance
Department: Finance/Purchasing
Contact Info: Kristi Keller 888-2077
Wards: All

Action / Date
FIN9/2/2015

Subject:

1. Allied Construction Services - Emergency repair of plaster ceiling at Adler Theatre - Amount: \$38,750
2. The Schebler Co. - Asphalt drum mixer repairs - Amount: \$19,600
3. Physio-Control, Inc. - Defibrillator annual maintenance agreement - Amount: \$17,960
4. RealEyes Connect LLC - Adobe annual maintenance agreement - Amount: \$11,076

Recommendation:

Relationship to Goals:

Background:

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	8/27/2015 - 1:54 PM
Finance Committee	Watson-Arnould, Kathe	Approved	8/27/2015 - 1:55 PM
City Clerk	Admin, Default	Approved	8/27/2015 - 2:57 PM