

COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, September 1, 2021; 5:30 PM

City Hall | 226 West 4th Street | Council Chambers

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Finance

1. Public Hearing on the proposed conveyance of City-owned parcels F0047-03 and F0047-28 to Kenneth Wilmington of 519 East 9th Street and former owner of parcel F0047-03. [Ward 3]

VII. Petitions and Communications from Council Members and the Mayor

VIII. Action items for Discussion

COMMUNITY DEVELOPMENT

Kyle Gripp, Chair; Judith Lee, Vice Chair

I. COMMUNITY DEVELOPMENT

1. Resolution approving Case F21-06 being the request of Diamond W Two, LLC for a final plat of a 3-lot subdivision on 21.95 acres located on Lot 1 of North Welcome Way Subdivision. [Ward 8]
2. Resolution approving Case F21-08 being the request of S.J. Russell, L.C. on behalf of Sophie Foster Revocable Trust for a final plat of Birchwood South First Addition, a 6-lot subdivision on 17.92 acres located at 4607 East 53rd Street. [Ward 6]
3. Resolution approving Case F21-09 being the request of Dan Dolan Homes on behalf of Sophie Foster Revocable Trust for a final plat of Birchwood Grove for a 15-lot subdivision on 20 acres located at 4607 East 53rd Street. [Ward 6]
4. Resolution approving Case P21-04 being the request of Origin Design on behalf of Russell Construction for a preliminary plat of Russell-Frye/Armstrong Industrial Park First Addition for a 3-lot subdivision on 95 acres, located at 8730 Northwest Boulevard. [Ward 2]

II. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Ben Jobgen, Chair; Maria Dickmann, Vice Chair

III. PUBLIC SAFETY

1. Third Consideration: Ordinance amending Schedule XI of Chapter 10.96 entitled "Resident Parking Only" by adding 12th Street along the south side in front of 1701 East 12th Street. [Ward 5]
2. Resolution approving street, lane, or public ground closures on the listed dates and times to hold outdoor events.

Jimmie O's Saloon; Jimmie O's Saloon Street Fest; 2735 Telegraph Road; Saturday, September 11, 2021 12:00 p.m. - 11:00 p.m.; **Closure:** Rolff Street from Telegraph Road to north of the alley. [Ward 1]

Joshua Sherrod; TBK Quad Cities Marathon; Sunday, September 26, 2021; 5:00 a.m. - 1:00 p.m.; **Closures:** Riverfront Trail from East City Limits to Marquette Street; Beiderbecke Drive from Marquette Street to Gaines Street; Gaines Street from Beiderbecke Drive to River Drive; River Drive from Brown Street to Scott Street; Western Avenue from 2nd Street to River Drive; southernmost parking and travel lane on 2nd Street from Gaines Street to the Arsenal Bridge on-ramp; easternmost northbound lane on Centennial Bridge with 2nd Street exit closed. [Wards 3, 5, & 6]

3. Motion approving noise variance requests for events on the listed dates and times.

Jimmie O's Saloon; Jimmie O's Saloon Street Fest; 2735 Telegraph Road; Saturday, September 11, 2021 5:00 p.m. - 10:00 p.m.; Outdoor music/band, 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

Jimmie O's Saloon (Oldham Enterprises, LLC) - 2735 Telegraph Rd - "Jimmie O's Saloon Street Fest" September 11 - License Type: Class C Liquor

Ward 3

Front Street Brewery (Front Street Brewery, Inc) - 421 W River Dr - Temporary Extended Outdoor Area - September 13-15 - License Type: Class C Liquor

Palmer College of Chiropractic (Palmer College Foundation) – 1005 Brady St Welcome Center Parking Lot – Temporary Outdoor Event – "Closing Festival" September 18 – License Type: Beer/Wine

Palmer College of Chiropractic (Palmer College Foundation) – 115 W 7th St Vicki Anne Palmer Hall – Temporary Event – "25th Reunion Cocktail Party" September 16

– License Type: Beer/Wine

Palmer College of Chiropractic (Palmer College Foundation) – 1000 Brady St BJ Palmer Hall, Clinic Gardens and West Hall Courtyard – Temporary Event with Outdoor Area – “Courtyard Talent Show” and “Donor Event” September 15 “Founder’s Circle Reception” September 18 – License Type: Beer/Wine

B. Annual license renewals (with outdoor area as noted):

Ward 3

Express Lane Gas & Food Mart (Expresslane Inc) - 1139 Brady St - License Type: Class C Beer

Frick's Tap (LBLN, LLC) - 1402 W 3rd St - Outdoor Area - License Type: Class C Liquor

Ruby's (Infamous, LLC) - 429 E 3rd St - Outdoor Area - License Type: Class C Liquor

Ward 4

Hy-Vee #5 (Hy-Vee, Inc) - 2351 W Locust - License Type: Class E Liquor

Ward 6

Cabos Cantina and Grill 2, LLC (Cabos Cantina and Grill 2, LLC) - 5717 Elmore Ave - License Type: Class C Liquor

Ward 7

Hooters of Davenport (HOA Restaurant Holder, LLC) - 110 E Kimberly Rd - Outdoor Area - License Type: Class C Liquor

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Rick Dunn, Chair; Matthew Dohrmann, Vice Chair

V. PUBLIC WORKS

1. Resolution approving a preconstruction agreement with the Iowa Department of Transportation for the bridge deck repair on Division Street over Interstate 80. [Ward 8]
2. Resolution awarding a one-year contract for the 2021-2022 Long-Line Painting project to Ostrom Painting & Sandblasting Inc of Rock Island, Illinois in the amount of \$185,556. [All Wards]
3. Resolution awarding the contract for the Emeis ADA Access Improvements project to

Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$197,396.25, CIP #34071. [Ward 1]

4. Resolution awarding the contract for the Hillandale Road and Research Parkway RISE RMX-1827(690)-9D-82 project to Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$512,923, subject to review and approval of the Iowa Department of Transportation, CIP #35053. [Ward 8]
5. Resolution accepting work completed under the Kaiserslautern Square Upgrade project by Tricon General Construction of Dubuque, Iowa in the amount of \$862,643.48, CIP #64049. [Ward 3]

VI. Motion recommending discussion or consent for Public Works items

FINANCE

JJ Condon, Chair; Joseph Miller, Vice Chair

VII. FINANCE

1. Resolution authorizing the conveyance of City-owned parcels F0047-03 and F0047-28 to Kenneth Wilmington of 519 East 9th Street and former owner of parcel F0047-03. [Ward 3]
2. Resolution approving the purchase of closed circuit televising cameras and crawlers for sewer televising from Macqueen Equipment LLC of Ankeny, Iowa in the amount of \$325,311 using State of Minnesota contract #S-986(5), CIP #35058. [All Wards]
3. Resolution adopting the FY 2023 Budget Policies. [All Wards]

VIII. Motion recommending discussion or consent for Finance items

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

1. MacQueen Equipment Inc | sewer TV camera repair | Amount: \$11,260.63
2. RACOM Corporation | emergency lights and warning packages | Amount: \$11,651
3. Daupler Inc | after hours incident response answering service | Amount: \$11,700
4. Martin Equipment of IA-IL Inc | transmission repair & center pins for E654 | Amount: \$18,207.56
5. OCLC Online Computer Library Center Inc | cataloging | Amount: \$21,695.38
6. Tri City Electric Co | Redstone Ramp security cameras installation | Amount: \$23,480

X. Other Ordinances, Resolutions and Motions

XI. Public with Business

PLEASE NOTE: At this time individuals may address the City Council on any matters of City business not appearing on this agenda. This is not an opportunity to discuss issues with the Council members or get information. In accordance with Open Meetings law, the Council cannot take action on any complaint or suggestions tonight, and cannot respond to any allegations at this time.

Please state your Name and Ward for the record. There is a five (5) minute time limit.
Please end your comments promptly.

XII. Reports of City Officials

XIII. Adjourn

City of Davenport

Department: Finance
Contact Info: Mike Atchley | 563-327-5149

Action / Date
9/1/2021

Subject:

Public Hearing on the proposed conveyance of City-owned parcels F0047-03 and F0047-28 to Kenneth Wilmington of 519 East 9th Street and former owner of parcel F0047-03. [Ward 3]

Recommendation:

Hold the Hearing.

Background:

Mr. Kenneth Wilmington, resident of 519 East 9th Street, is petitioning the City of Davenport to convey City-owned parcels F0047-03 and F0047-28 to him for \$100.00 for each parcel for a total of \$200.00. These parcels are developable but hold no value for the operations of the City. Mr. Kenneth Wilmington lost parcel F0047-03 to tax sale in 2008 when he was unable to meet the tax obligations due to health issues. The health issues have been resolved. A letter was sent July 9, 2021 to Keith March, the owner of 509 East 9th Street, the property adjacent to the east of City-owned parcels F0047-03 and F0047-28, asking if he is interested in all purchasing City parcels F0047-03 and F0047-28 and to state said interest before August 4th. As of August 9 staff had not received a response from Keith March.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Aerial
▣ Cover Memo	Public Hearing Notice

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	8/12/2021 - 9:34 AM
Finance Committee	Merritt, Mallory	Approved	8/12/2021 - 9:36 AM
City Clerk	Admin, Default	Approved	8/24/2021 - 4:56 PM



NOTICE OF A PUBLIC HEARING REGARDING THE CONVEYANCE OF CITY OWNED PARCELS F0047-03 and F0047-2828 to Kenneth Wilmington, 519 East 9th Street and former owner of parcel F0047-03.

Notice is hereby given that there is on file in the office of the City Attorney, City Hall, Davenport, Iowa a RESOLUTION authorizing the Mayor and City Clerk, to execute the necessary documents to convey city owned parcels F0047-03 and F0047-2828 to Kenneth Wilmington, 519 East 9th Street. The parcels are described as follows:

F0047-03, described as part of Lot 10 in Block 85 in LeClaire's 7th Addition to the City of Davenport, Scott County, Iowa, more particularly described as follows; Beginning as the Northwest Corner of said Lot 10, Block 85; thence South along the East line of LeClaire Street 72 feet; thence East 24 feet; thence South 13 feet; thence East 40 feet more or less, to the East line of said Lot 10; thence North 85 feet more or less, to the Northeast Corner of said Lot 10; thence West 64 feet, more or less, to the Northwest Corner of Lot 10; and to the place of beginning.

F0047-28, described as part of Lot 10 in Block 85 in LeClaire's 7th Addition to the City of Davenport, Scott County, Iowa, more particularly described as follows; Beginning at a point 72 feet South of the Northwest Corner of said Lot 10, Block 85; thence South along the East line of LeClaire Street 78.5 feet, more or less to the North line of the Public Alley; thence East 64 feet to the Southeast Corner of said Lot 10; thence North along the East line of said Lot 10 to a point 85 feet South of the Northeast Corner of said Lot 10; thence West parallel with the North line of said Lot 10, 40 feet; thence North 13 feet; thence West 24 feet to the point of beginning. Also a perpetual easement to maintain, renew and repair water a water supply line the runs from 9th Street to the parcel above described. Also, an easement for a driveway for ingress and egress over the East 12 feet of the North 85 feet of said Lot 10 having an address of 817 LeClaire Street.

This Resolution will come on for a public hearing before the Davenport City Council, City Hall, Davenport, Iowa, on the 1st day of September, 2021, commencing at 5:30 P.M., Local Time, or as soon thereafter as the matter can be considered. At said hearing; interested persons may appear and be heard for or against said Resolution.

Brian J. Krup
Deputy City Clerk

Davenport, Iowa
August 26th, 2021

Publish once August 26th, 2021
QUAD-CITY TIMES

City of Davenport

Department: City Clerk
Contact Info: Laura Berkley | 563-888-3553

Action / Date
9/8/2021

Subject:

Resolution approving Case F21-06 being the request of Diamond W Two, LLC for a final plat of a 3-lot subdivision on 21.95 acres located on Lot 1 of North Welcome Way Subdivision. [Ward 8]

Recommendation:

Adopt the Resolution.

Background:

The purpose of the final plat is to divide the undeveloped 21.95 acre property into 3 lots. The site is being divided for a warehouse facility development on Lot 2. The entirety of the site exceeds the needs of the proposed user. The Plan and Zoning Commission reviewed Case F21-06 at its July 6, 2021 meeting with a recommendation for approval subject to the following listed findings and conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The plat (with conditions recommended by City Staff) would achieve consistency with subdivision requirements.

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Add a 15' recreation trail easement along the railroad track frontage for a future "Eldridge Trail Corridor". This is in addition to the existing 15' utility easement.
4. Add 15' utility easements along all street frontages.
5. Rename the "Chicago, Milwaukee, St. Paul & Pacific Railroad" to "Canadian Pacific Railway".
6. Include the owner's address.
7. Detention is to be located within an easement, include an access easement if necessary.
8. After the subdivision name "being a replat of Lot 1..." should be included since this is a replat.
9. Label city limits on the plat.
10. All driveway access points to Brady Street shall be reviewed and approved by Scott County.
11. Add a note stating, "Stormwater and water quality will be required for this subdivision per City Code Section 13.34 Stormwater Management. Details and required easements shall be provided upon development."
12. Add known stormwater detention and water quality easements to the plat.

Comprehensive Plan:

- Within Existing Urban Service Area: Yes
- Within Urban Service Area 2035: Yes

- Future Land Use Designation: Industry (I)
- Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.
- The proposed Final Plat would comply with the Davenport +2035 proposed land use section.

Zoning:

The lots will remain zoned I-1 Light Industrial District.

Technical Review:

Streets: The site is on the boundary of City limits. Brady Street in this area is within unincorporated Scott County. Any driveway access onto Brady Street shall be coordinated with Scott County. No new streets are proposed as part of this subdivision.

Stormwater: Developments within this subdivision will be required to provide stormwater detention and water quality.

Sanitary Sewer: Sewer does not extend to this location. The need to extend sewer will be determined by the needs of specific developments.

Other Utilities: Iowa American Water has a 16" DI watermain on the east side of Brady Street from the curve of Research Parkway south to East 90th Street to the north.

Public Input:

No public hearing is required for a final plat.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	Resolution
▢ Backup Material	Final Plat
▢ Backup Material	Zoning and Future Land Use Map
▢ Backup Material	Application

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	8/26/2021 - 9:26 AM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case F21-06 being the request of Diamond W Two, LLC for a Final Plat of a 3 lot subdivision on 21.95 acres located on Lot 1 of North Welcome Way Subdivision. [Ward 8]

WHEREAS, the Plan and Zoning Commission reviewed Case F21-06 at the July 6, 2021 regularly scheduled meeting with a recommendation for approval subject to twelve conditions; and

WHEREAS, the the conditions have been met are are provided; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Final Plat of North Welcome Way Second Addition, an addition to the City of Davenport, Scott County, Iowa as filed with the Deputy City Clerk by Diamond W Two, LLC be the same is hereby approved and accepted; and dedication for public street purposes and the granting of easements as shown on said plat are accepted and confirmed by the Mayor and Deputy City Clerk of said City be and;

and the Mayor and Deputy City Clerk are hereby authorized and directed to certify to the adoption of this resolution on said plat as required by law.

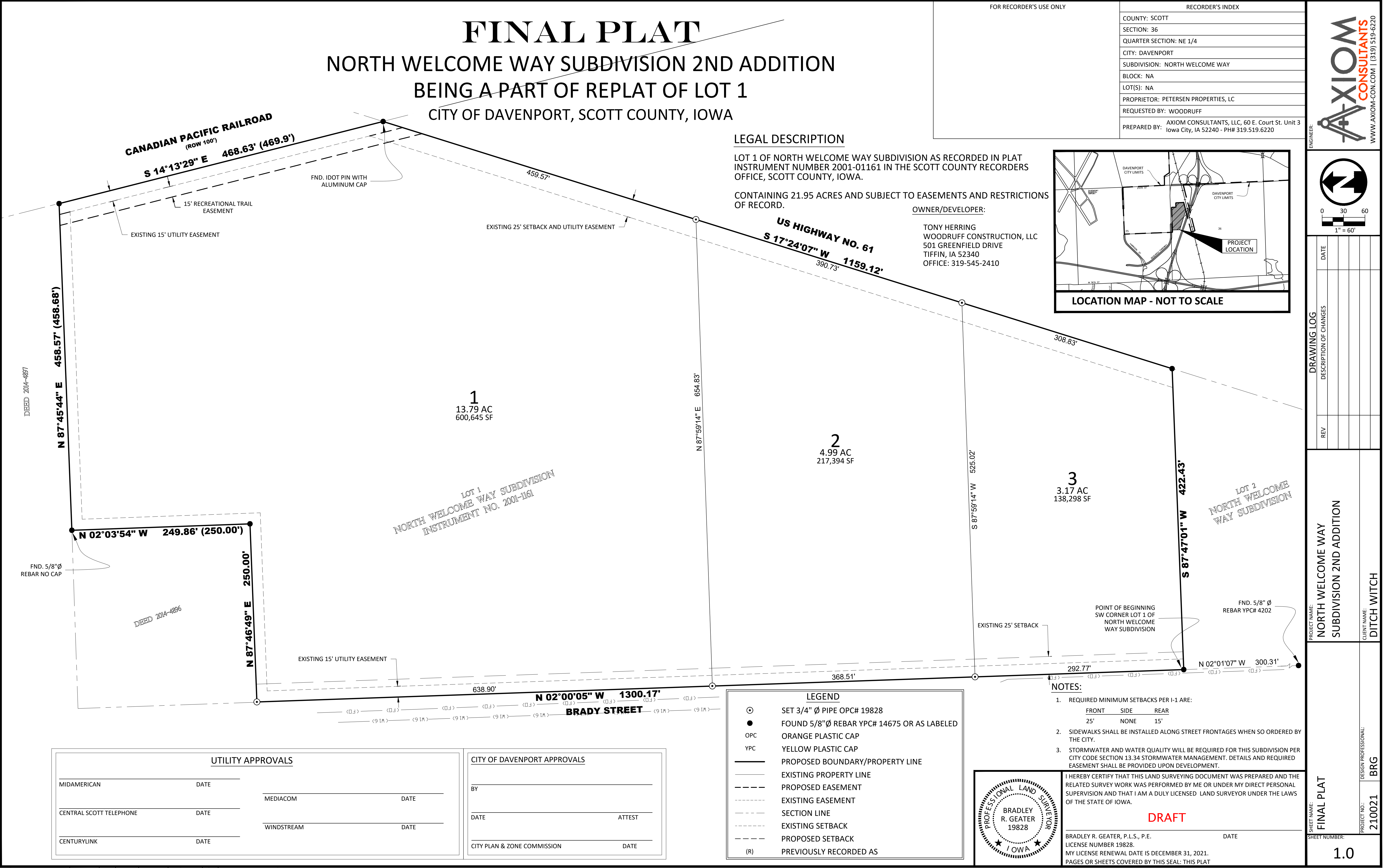
Passed and approved this ____ day of September, 2021.

Approved:

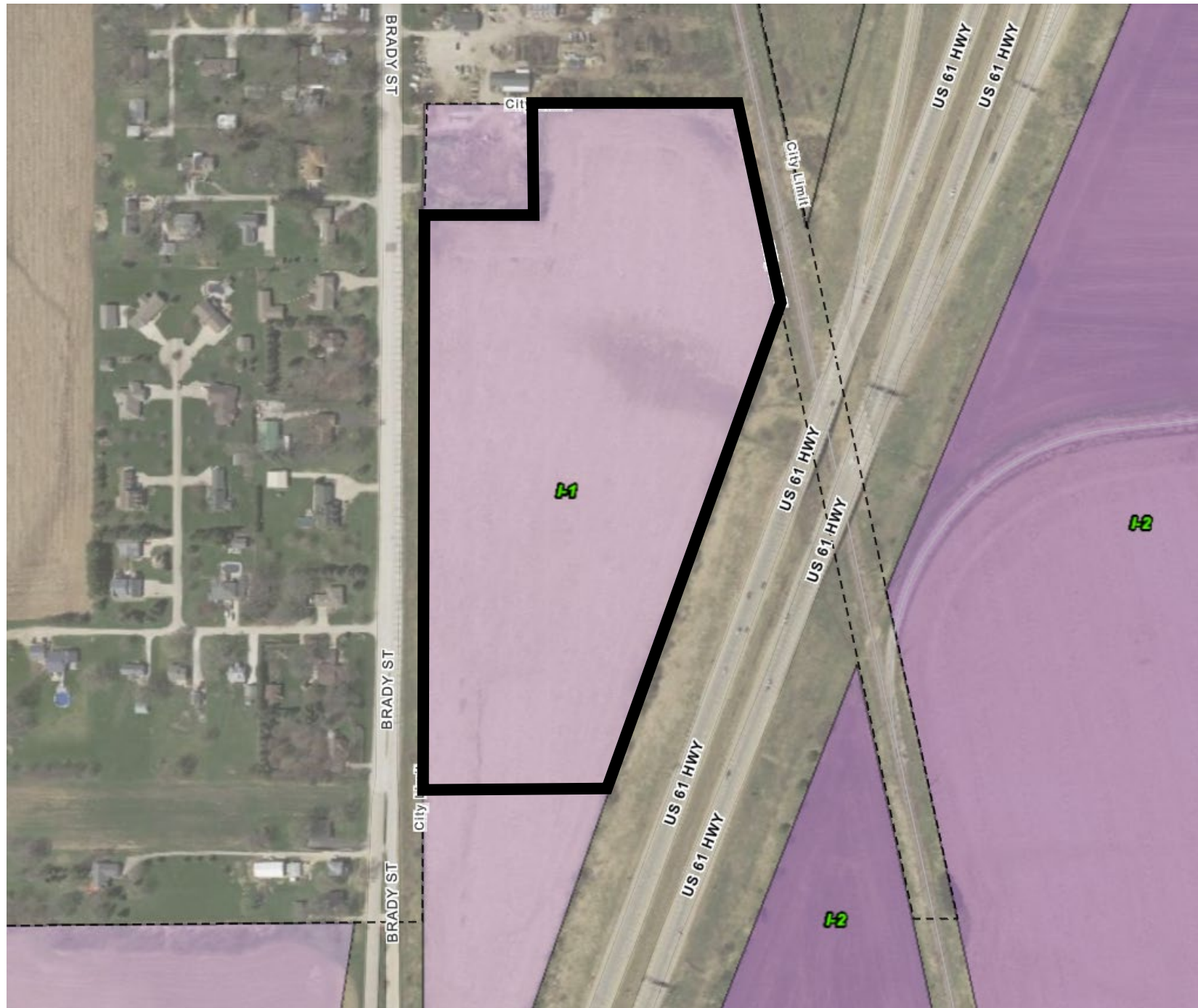
Attest:

Mike Matson
Mayor

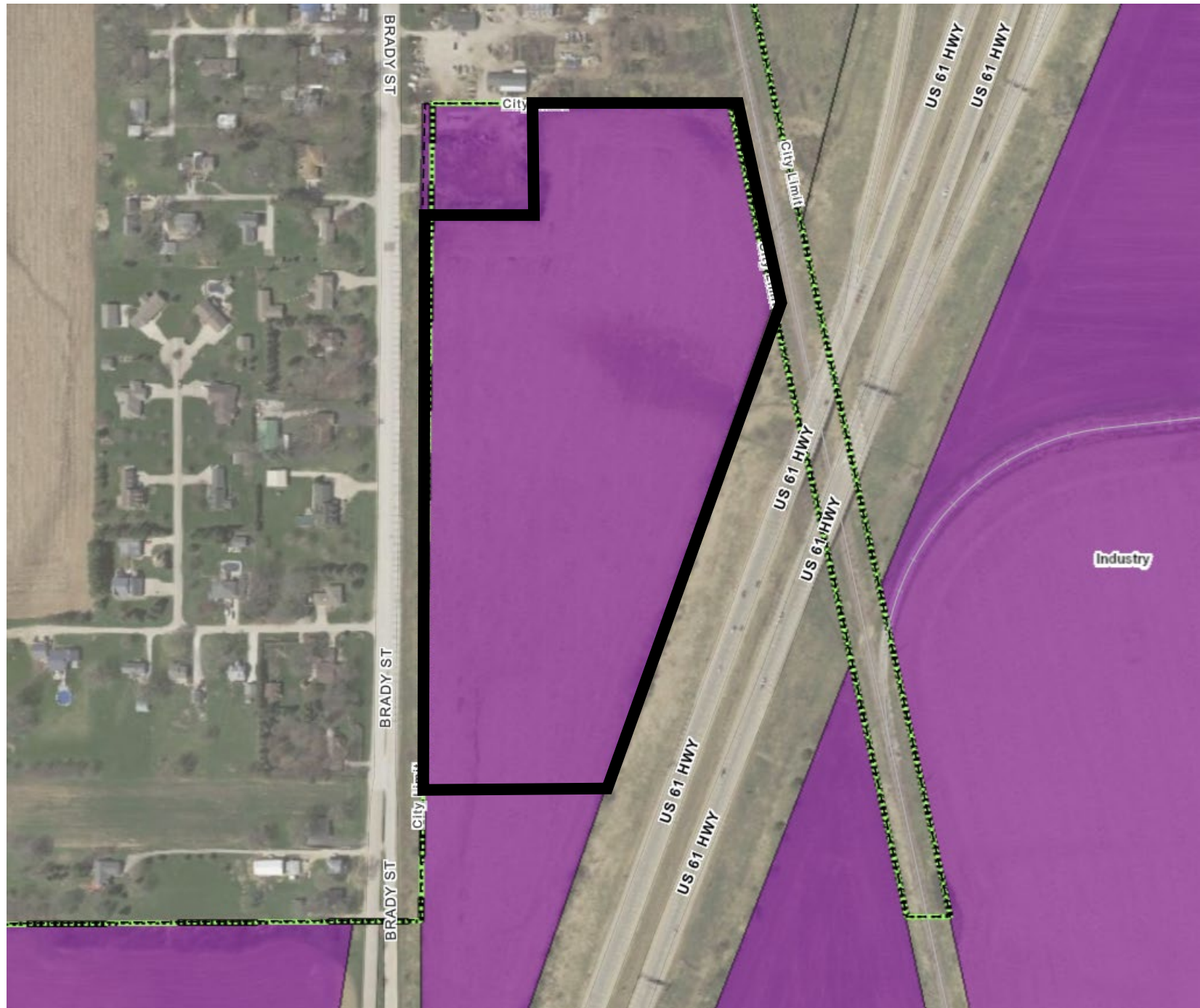
Brian Krup
Deputy City Clerk



Case F21-06: North Welcome Way Subdivision 2nd Addition Zoning Map



Case F21-06: North Welcome Way Subdivision 2nd Addition Future Land Use Map





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

Property Address*

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

Applicant (Primary Contact)

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

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

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

Zoning Board of Adjustment

Zoning Appeal
Special Use
Hardship Variance

Design Review Board

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

Engineer (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

Architect (if applicable)

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

Administrative

Administrative Exception
Health Services and Congregate
Living Permit

Attorney (if applicable)

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

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

Property Location:

Total Land Area:

Total Number of Lots:

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
Ten or fewer lots - \$400 plus \$25 per lot.
Eleven to twenty-five lots - \$700 plus \$25 per lot.
More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed plat at a scale of not less than one inch per one hundred feet, which depicts the following:
 - The location of existing property lines, section lines, easements, corporate limits and other legally established districts, streets, buildings, watercourses, tree masses and other existing features within the area to be subdivided and similar facts regarding existing conditions on the land.
 - The proposed location and width of streets, alleys, lots, building setback lines and easements.
 - Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet shall be indicated in a general way upon the plat.
 - Proposed name of the subdivision (which shall not duplicate any previously filed plat), the name of the land owner, land developer, and land surveyor.
 - The names and adjoining boundaries of all adjacent subdivisions and the names of record owners of adjoining parcels of unsubdivided land.
 - Existing contours with intervals of five feet or less.
 - North point, scale and date.
 - A vicinity sketch showing the proposed subdivision in relationship to surrounding development and street systems.

Final Plat – Required for subdivisions of two lots or more.

Property Location:

Total Land Area:

Total Number of Lots:

Linear Feet of Streets Added:

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
 - Ten or fewer lots - \$400 plus \$25 per lot.
 - Eleven to twenty-five lots - \$700 plus \$25 per lot.
 - More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed final plat at a scale of not less than one inch per one fifty feet, which depicts the following:
 - The boundary lines of the area being subdivided with accurate distances and bearings.
 - The lines of all proposed streets and alleys with their width and names.
 - The accurate outline of any property which is offered for dedication for public use.
 - The lines of all adjoining lands and the lines of adjacent streets and alleys with their width and names.
 - All lot lines and an identification system for lots and blocks.
 - Building lines and easements for any right-of-way provided for public use, services or utilities, or excess storm water passageways with figures showing their dimensions.
 - All dimensions, both linear and angular, necessary for locating subdivision boundaries, lots, streets, alleys, and of any other areas for public or private use. The linear dimensions are to be expressed in feet and decimals of a foot.
 - Radii, arcs and chords, points of tangency, central angles for all curvilinear streets, and radii and tangents for all rounded corners.
 - All survey monuments and bench marks together with their descriptions.
 - Name of subdivision and description of property subdivided showing its location by distance and bearing to the nearest quarter section monument; points of compass; graphic scale of map; and name and address of owner or owners or the subdivider, or in the case of corporate ownership, the name and address of the registered agent of said corporation shall also appear on the plat;
- Prior to forwarding the proposed final plat to City Council:
 - One full size copy of corrected final plat with the original mylar/sepia and one reduced copy signed/stamped by the utility companies.
 - Executed platting certificates acceptable to the City of Davenport:
 - Acceptance by the City of Davenport.
 - Hold Harmless Agreement.
 - Assessment waiver (sidewalks and subdivision improvements).
 - Dedication of Owner.
 - Consent to platting where applicable.
 - Certificate of Attorney.
 - Surveyor's Certificate.
 - Certificate of County Treasurer.
 - Certificate of Subdivision Name by Scott County Auditor.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Preliminary Plat:

- (1) Application:
 - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Plan and Zoning Commission's consideration of the proposed preliminary plat:
 - Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
 - The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (3) City Council's consideration of the proposed preliminary plat:
 - The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Final Plat:

- (1) Application:
 - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Plan and Zoning Commission's consideration of the proposed final plat:
 - Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
 - The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (3) City Council's consideration of the final plat:
 - Prior to forwarding the petition to the City Council, the following must be provided to the Community Planning and Economic Development Department:
 - One full size copy of the corrected final plat and one reduced copy of the corrected final plat signed/stamped by the utility companies.
 - Executed platting certificate.
 - The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.
- (4) Recordation:
 - After the Mayor signs the approved final plats and Acceptance by the City of Davenport, the final will be released to the Surveyor to obtain and return 21 full size copies to the Community Planning and Economic Development Department.
 - After the 21 copies are returned, two copies of the final plat and platting certificates will be released to the petitioner.
 - It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.

Petitioner:

Date:

By typing your name, you acknowledge and agree to the aforementioned procedure and requirements.

Received by:

Date:

Planning staff

Date of Plan and Zoning Commission Public Hearing:

Plan and Zoning Commission meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

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

Signature(s)

State of _____ ,
County of _____ .
Sworn and subscribed to before me

This day of 20

Form of Identification

Notary Public

My Commission Expires:

2020 DEVELOPOMENT CALENDAR

CITY PLAN & ZONING COMMISSION SCHEDULE

CITY COUNCIL SCHEDULE

<u>REZONING & ROW VACATION</u> SUBMITTAL DEADLINE	<u>SUBDIVISION & DEV. PLAN</u> SUBMITTAL DEADLINE	PLAN & ZONING PUBLIC HEARING (Preview for plats/plans)	PLAN & ZONING COMMISSION MEETING	COUNCIL ITEMS SUBMITTAL DEADLINE	COMMITTEE OF THE WHOLE (PUBLIC HEARING)	CITY COUNCIL MEETING
12:00 PM - Monday	12:00 PM - Monday	5:00 PM - Tuesday	5:00 PM - Tuesday	12:00PM - Friday	5:30 PM - Wednesday	5:30 PM - Wednesday
11/19/19	12/02/19	12/10/19	12/24/19	12/27/19	01/08/20	01/15/20
12/02/19	12/16/19	12/24/19	01/07/20	01/10/20	01/22/20	01/29/20
12/17/19	12/28/19	01/07/20	01/21/20	01/24/20	02/05/20	02/12/20
12/27/19	01/13/20	01/21/20	02/04/20	02/07/20	02/19/20	02/26/20
01/13/20	01/27/20	02/04/20	02/18/20	02/21/20	03/04/20	03/11/20
01/27/20	02/10/20	02/18/20	03/03/20	03/06/20	03/18/20	03/25/20
02/10/20	02/24/20	03/03/20	03/17/20	03/20/20	04/01/20	04/08/20
02/24/20	03/09/20	03/17/20	03/31/20	04/03/20	04/15/20	04/22/20
03/09/20	03/23/20	03/31/20	04/21/20	04/24/20	05/06/20	05/13/20
03/30/20	04/13/20	04/21/20	05/05/20	05/08/20	05/20/20	05/27/20
04/13/20	04/27/20	05/05/20	05/19/20	05/22/20	06/03/20	06/10/20
04/27/20	05/11/20	05/19/20	06/02/20	06/05/20	06/17/20	06/24/20
05/11/20	05/22/20	06/02/20	06/16/20	06/19/20	07/01/20	07/08/20
05/22/20	06/08/20	06/16/20	06/30/20	07/03/20	07/15/20	07/22/20
06/08/20	06/22/20	06/30/20	07/14/20	07/24/20	08/05/20	08/12/20
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07/13/20	07/27/20	08/04/20	08/18/20	08/21/20	09/02/20	09/09/20
07/27/20	08/10/20	08/18/20	09/01/20	09/04/20	09/16/20	09/23/20
08/10/20	08/24/20	09/01/20	09/22/20	09/25/20	10/07/20	10/14/20
08/31/20	09/14/20	09/22/20	10/06/20	10/09/20	10/21/20	10/28/20
09/14/20	09/28/20	10/06/20	10/20/20	10/22/20	11/04/20	11/10/20
09/28/20	10/12/20	10/20/20	11/03/20	11/05/20	11/18/20	11/24/20
10/12/20	10/26/20	11/03/20	11/17/20	11/20/20	12/02/20	12/09/20
10/26/20	11/09/20	11/17/20	12/01/20	cancelled due to holiday		
11/09/20	11/23/20	12/01/20	12/15/20	12/11/20	12/30/20	01/06/21
11/23/20	12/07/20	12/15/20	12/29/20	12/23/20	01/13/21	01/20/21
12/07/20	12/21/20	12/29/20	01/05/21	01/08/21	01/27/21	02/03/21
12/14/20	12/28/20	01/05/21	01/26/21	01/22/21	02/10/21	02/17/21

- SUBMISSION & MEETING DATES MAY BE CHANGED DUE TO HOLIDAY **MARKED IN RED**
- ORDINANCES REQUIRE THREE CONSIDERATIONS BEFORE CITY COUNCIL
- DATES SUBJECT TO CGHHANE DUE TO HOLIDAYS **MARKED IN RED**
- DELAYS MAY OCCUR UPON THE PETITION REACHING THE CITY COUNCIL'S AGENDA

City of Davenport

Department: City Clerk
Contact Info: Laura Berkley | 563-888-3553

Action / Date
9/8/2021

Subject:

Resolution approving Case F21-08 being the request of S.J. Russell, L.C. on behalf of Sophie Foster Revocable Trust for a final plat of Birchwood South First Addition, a 6-lot subdivision on 17.92 acres located at 4607 East 53rd Street. [Ward 6]

Recommendation:

Adopt the Resolution.

Background:

The request is for a final plat for a 6-lot subdivision on 17.92 acres of property to facilitate commercial development. Russell Construction is proposing six developable commercial lots. There are two outlots at the southwest and southeast corners of the site for stormwater management. All roads will be dedicated as public right-of-way. City Council approved the preliminary plat on June 9, 2021. The Plan & Zoning Commission reviewed Case F21-08 at its August 17, 2021 regularly scheduled meeting with a recommendation for approval subject to the following listed findings and conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The plat (with conditions recommended by City Staff) would achieve consistency with subdivision requirements.

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Remove 'Zoning' note #2 and #3 from the final plat.
4. Under the 'Zoning' notes, individually list applicable conditions from Ordinance 2021-105.
5. Include the word 'sewer' in the 15' easement description along the north lot line.
6. All easements that contain public sewer should include in the description "sewer." Update the easement on the south of East 52nd Street to include "sewer" in the description.
7. Include the central angle shown for all curves.
8. Add a 15' utility easement on the north side of 52nd Street.
9. Add Metronet as a utility signatory.

Comprehensive Plan:

- Within Existing Urban Service Area: Yes
- Within Urban Service Area 2035: Yes
- Future Land Use Designation: Regional Commercial (RC)
- Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.
- The proposed Final Plat complies with the Davenport +2035 proposed land use section.

Zoning:

The City Council adopted Ordinance No. 2021-105 rezoning the northern 17.92 acres abutting 53rd Street to C-2 Corridor Commercial District and the southern 20 acres to R-MF Multi-Family Residential District. The Ordinance 2021-105 is attached as background material.

Technical Review:

Streets: The plat proposes adding 1,241 linear feet of streets. Lakeview Parkway will extend south. A new street to the east, Ravenwood Lane, will also extend south. East 52nd Street will connect Lakeview Parkway to the proposed Ravenwood Lane. Sidewalks are required along all City right-of-way. There is a multi-use trail that will extend to the west along East 53rd Street. The be consistent with the additional sections of the trail. The multi-use trail will be dedicated as public right-of-way. An intersection will be created at the intersection of Ravenwood Lane and 53rd Street with a private drive to the north. No signal is recommended at this time; however a left turn lane for westbound 53rd Street will be required at the proposed Ravenwood Lane.

Storm Water: Storm water infrastructure associated with this development will connect into the City of Bettendorf storm sewer on the east and drain into Stafford Creek on the west. This subdivision is over 5 acres with over 10,000 square feet of hard surface so it will require detention and water quality. Storm detention is planned in Lots A and B. Access must be provided for maintenance of detention areas and any drainage ways must be maintained to provide for the proper flow of water.

Sanitary Sewer: Sanitary sewer service is located to the south in the proposed Birchwood Grove subdivision. Sanitary sewer will be extended along the proposed public streets.

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

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

Public Input: No Public Hearing is required for a final plat.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	Final Plat
▣ Backup Material	Zoning and Future Land Use Map
▣ Backup Material	Ordinance No. 2021-105

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	8/26/2021 - 9:07 AM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving Case F21-08 being the request of S.J. Russell, L.C. on behalf of Sophie Foster Revocable Trust for a final plat of Birchwood South First Addition, a 6-lot subdivision on 17.92 acres located at 4607 East 53rd Street.

WHEREAS, the Plan and Zoning Commission reviewed Case F21-08 at the August 17, 2021 regularly scheduled meeting with a recommendation for approval subject to nine conditions.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Final Plat of Birchwood South First Addition, an addition to the City of Davenport, Scott County, Iowa as filed with the City Clerk by S.J. Russell, L.C. be the same is hereby approved and accepted; and dedication for public street purposes and the granting of easements as shown on said plat are accepted and confirmed by the Mayor and Deputy City Clerk of said City be; and be it

FURTHER RESOLVED that the Mayor and Deputy City Clerk are hereby authorized and directed to certify to the adoption of this Resolution on said plat as required by law.

Passed and approved this 8th day of September, 2021.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M., IN SCOTT COUNTY, IOWA

1. THIS SUBDIVISION CONTAINS 17.921 ACRES MORE OR LESS OF WHICH 2.630 ACRES ARE DEDICATED TO THE CITY OF DAVENPORT FOR RIGHT-OF-WAY PURPOSES.
2. SIDEWALKS WILL BE CONSTRUCTED ALONG ALL PUBLIC STREET FRONTAGES. INSTALLATION OF SIDEWALKS SHALL OCCUR WHEN THE ABUTTING PROPERTY IS DEVELOPED OR WHEN SO ORDERED BY THE CITY.

GENERAL NOTES

1. LOTS A & B SHALL HAVE BLANKET ACCESS, UTILITY, STORM SEWER, DRAINAGE, SANITARY SEWER, AND WATER EASEMENTS AND BE OWNED AND MAINTAINED BY THE OWNER'S ASSOCIATION.
2. OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS STORMWATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF STRUCTURES, SWIMMING POOLS, FENCES, FILL, BUSHES, TREES, OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF WATER.
3. RIGHT-OF-WAY SHALL BE DEDICATED TO THE CITY UPON RECORDING OF THE PLAT.
4. NO LOTS SHALL HAVE DIRECT ACCESS TO 53RD STREET.
5. A TRAFFIC SIGNAL WILL BE REQUIRED AT THE INTERSECTION OF LAKEVIEW PARKWAY AND EAST 53RD STREET.
6. SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPERS OF INDIVIDUAL LOTS. MAINTENANCE OF SIDEWALKS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

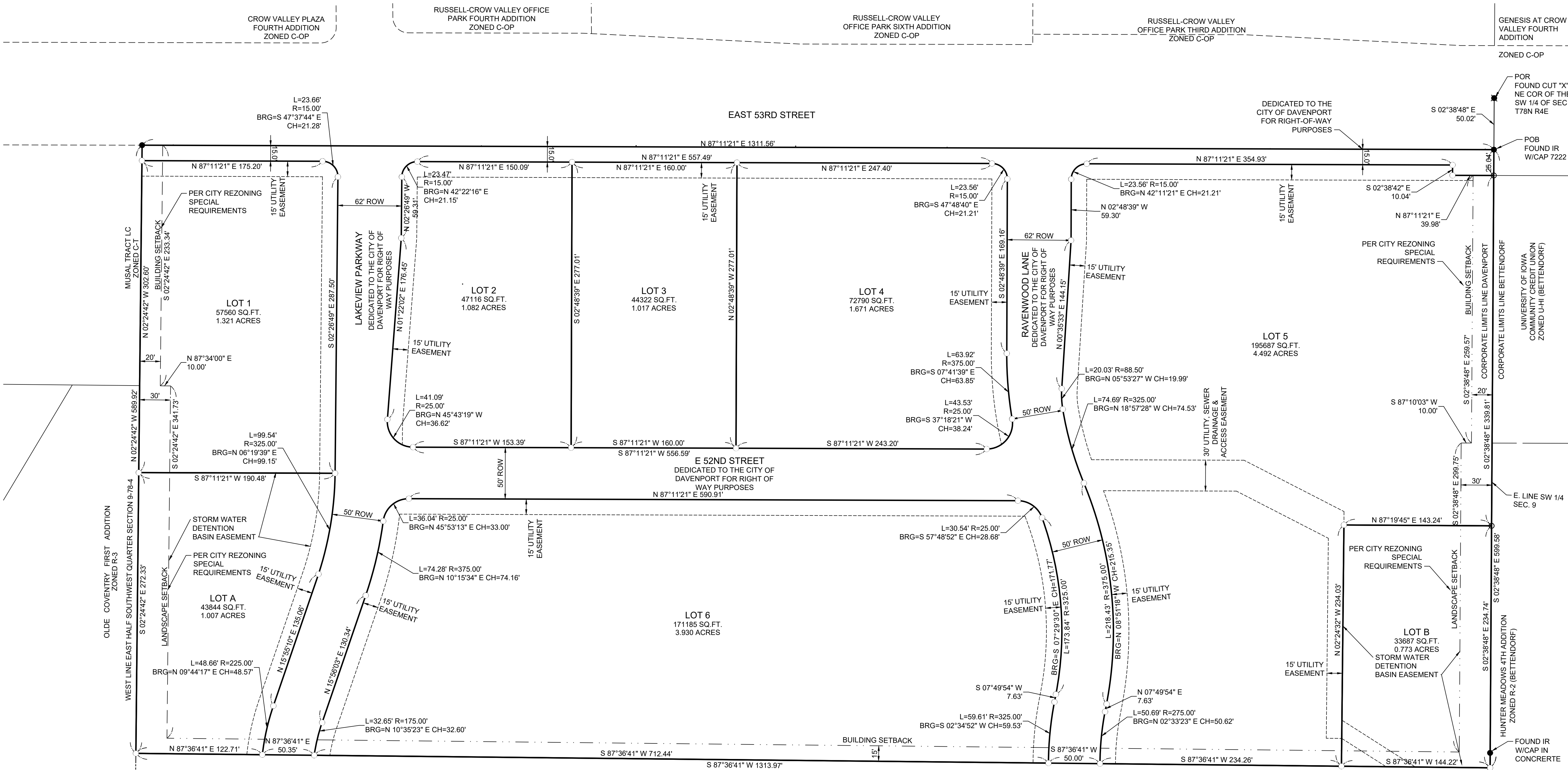
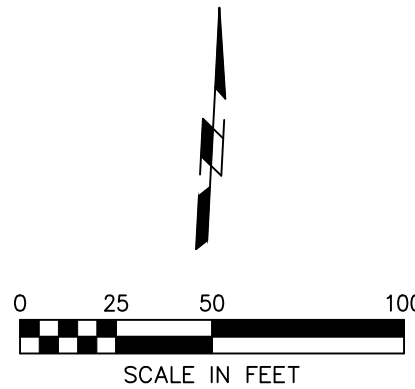
OWNER
SOPHIE FOSTER REVOCABLE TRUST
6590 GOLF COURSE RD
BETTENDORF, IA 52722

DEVELOPER
S.J. RUSSELL, L.C.
4700 E 53RD ST
DAVENPORT, IA 52805

ZONING

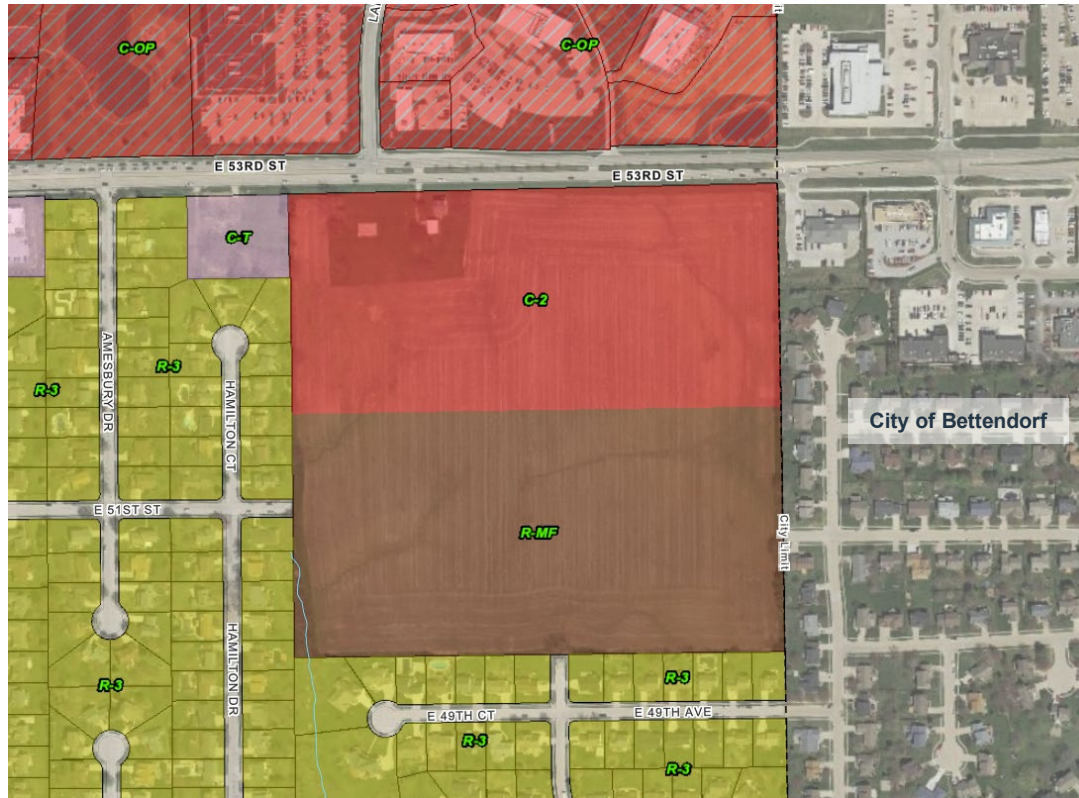
THIS PARCEL IS LOCATED WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON FLOOD INSURANCE RATE MAP, MAP NUMBER 19163CO360G DATED MARCH 23, 2021.

1. THIS PARCEL IS ZONED C-2, CORRIDOR COMMERCIAL ZONING DISTRICT, DAVENPORT, IOWA JURISDICTION
2. BUILDING SETBACKS FOR C-2 ARE AS FOLLOWS:
FRONT YARD SETBACK = NONE
SIDE YARD SETBACK = NONE (EXCEPT WHEN ADJOINING RESIDENTIAL DISTRICT, THEN 10')
REAR YARD SETBACK = NONE (EXCEPT WHEN ADJOINING RESIDENTIAL DISTRICT THEN 15')
HEIGHT RESTRICTION = 45'
3. ADDITIONAL SETBACKS SHOWN PER CITY COUNCIL REZONING SPECIAL REQUIREMENTS.

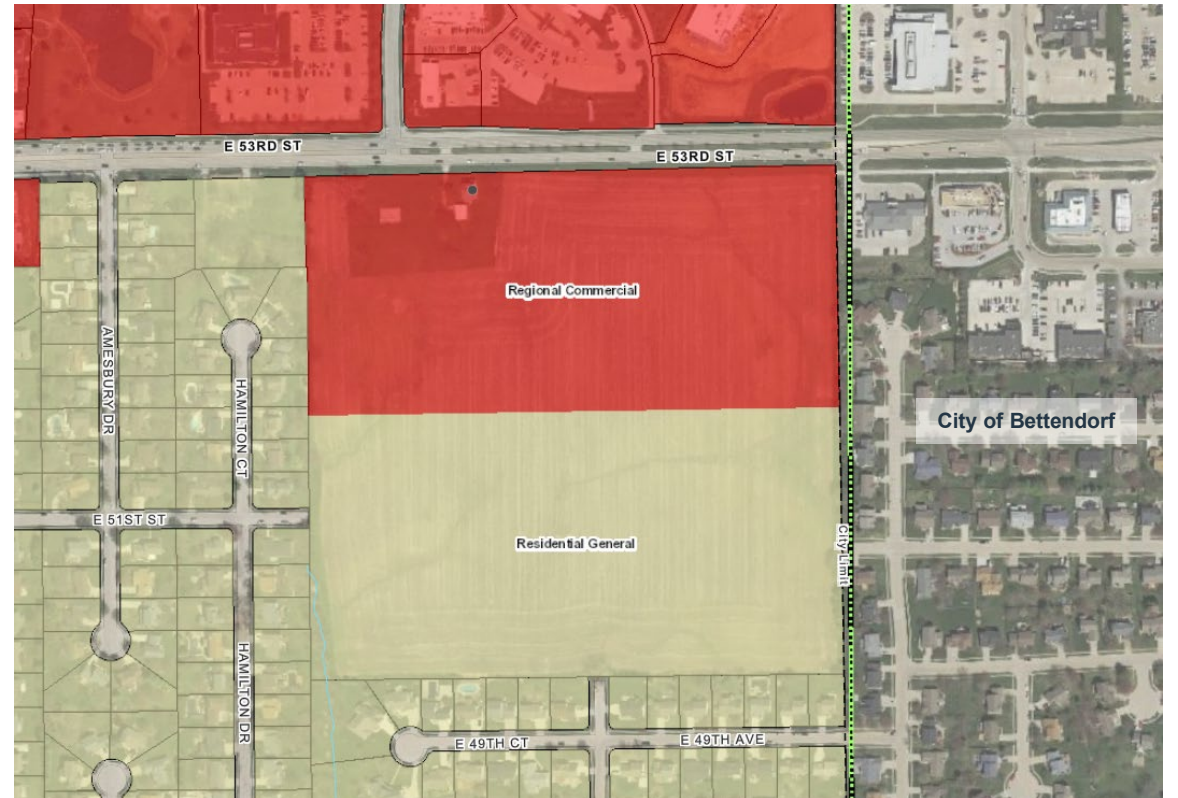


BIRCHWOOD GROVE
PRELIMINARY PLAT
ZONED R-MF

Maps



Zoning Map



Future Land Use Map

ORDINANCE NO. 2021-105

ORDINANCE for Case REZ20-09 being the request of S.J. Russell, L.C. on behalf of Sophie Foster Revocable Trust to rezone the property located at 4607 East 53rd Street to C-2 Corridor Commercial District and R-MF Multi-Family Residential District.

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 to "C-2 Corridor Commercial District" and "R-MF Multi-Family Residential District."

Legal Description of the C-2 Corridor Commercial District Portion of Property:

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DAVENPORT, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 4 EAST, OF THE 5TH PRINCIPAL MERIDIAN;

THENCE SOUTH 00°09'16" WEST 50.00 FEET ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 53RD STREET AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°09'16" WEST 599.44 FEET ALONG THE SAID EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE WESTERLY LINE OF HUNTER MEADOW 4TH ADDITION TO A LINE PARALLEL TO THE NORTHERLY LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9;

THENCE NORTH 90°00'00" WEST 1314.08 FEET ALONG THE SAID LINE PARALLEL TO THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 TO THE WESTERLY LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE EASTERLY LINE OF OLD COVENTRY 1ST ADDITION;

THENCE NORTH 00°23'41" EAST 590.30 FEET ALONG THE SAID WESTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE EASTERLY LINE OF OLD COVENTRY 1ST ADDITION TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 53RD STREET;

THENCE NORTH 90°00'00" EAST 1311.59 FEET ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF 53RD STREET TO THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 17.928 ACRES MORE OR LESS.

(FOR PURPOSES OF THIS DESCRIPTION, THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 IS ASSUMED TO BEAR NORTH 90°00'00" EAST).

Legal Description of the R-MF Multi-Family Residential Portion of Property:

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DAVENPORT, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 4 EAST, OF THE 5TH PRINCIPAL MERIDIAN;

THENCE SOUTH 00°09'16" WEST 50.00 FEET ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 53RD STREET; THENCE CONTINUING SOUTH 00°09'16" WEST 599.44 FEET ALONG THE SAID EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE WESTERLY LINE OF HUNTER MEADOW 4TH ADDITION TO A LINE PARALLEL TO THE NORTHERLY LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°09'16" WEST 662.27 FEET ALONG THE SAID EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE WESTERLY LINE OF HUNTER MEADOW 3RD AND 4TH ADDITIONS TO THE NORTHERLY LINE OF O'SELL'S ADDITION;

THENCE NORTH 89°36'03" WEST 1316.85 FEET ALONG THE SAID NORTHERLY LINE OF O'SELL'S ADDITION TO THE WESTERLY LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE EASTERLY LINE OF OLD COVENTRY 1ST ADDITION;

THENCE NORTH 00°23'41" EAST 662.26 FEET ALONG THE SAID WESTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE EASTERLY LINE OF OLD COVENTRY 1ST ADDITION TO A LINE PARALLEL TO THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF 53RD STREET;

THENCE NORTH 90°00'00" EAST 1314.08 FEET ALONG THE SAID LINE PARALLEL TO THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF 53RD STREET TO THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE WESTERLY LINE OF HUNTER MEADOW 4TH ADDITION AND THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 20.000 ACRES MORE OR LESS.

(FOR PURPOSES OF THIS DESCRIPTION, THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 IS ASSUMED TO BEAR NORTH 90°00'00" EAST).

Section 2. That the following findings and conditions are hereby imposed upon said rezoning:

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Regional Commercial (RC) along the 53rd Street corridor and Residential General (RG) on the southern portion of the site.
2. The proposed C-2 Corridor Commercial District is compatible with the zoning of nearby property on 53rd Street. However, the proposed R-MF Multi-Family Residential District creates a higher density than the surrounding neighborhoods, which are zoned R-3 Single-Family and Two-Family Residential District. Therefore, conditions requiring enhanced landscaping buffers and a reduction in the maximum building height are needed to mitigate potential impacts between land uses.
3. Special consideration must be given to the increased density the proposed rezoning petition. A traffic study is required to address increased traffic demand on the major arterial roadway and local streets. Requiring a traffic signal on 53rd Street and a public north-south road through the development site will aid in mitigating traffic and emergency response concerns.
4. Rezoning the property to C-2 Corridor Commercial District and R-MF Multi-Family Residential District does not create any nonconformities.

Conditions:

1. The City Council is requested to pass a resolution amending the Regional Commercial (RC) and Residential General (RG) land use boundaries on the Davenport +2035 Future Land Use Map.
2. A traffic study is required and additional traffic safety measures may be required as development occurs.
3. A traffic signal shall to be required at the intersection of Lakeview Parkway and East 53rd Street.
4. A second ingress/egress point to East 53rd Street shall be required.
5. Street connections to East 51st Street, Eastbury Estates Drive, and Hawk Drive shall be prohibited.
6. The multi-purpose trail shall be extended to the west property line.
7. A 20-foot setback on the eastern and western-most property lines in the C-2 zoning district shall be required where abutting commercial zoning districts.
8. A 30-foot landscaped setback shall be required on the eastern, western and southern-most property lines of the subject property where abutting residential districts.
9. The height of structures in the R-MF zoning district shall be no greater than 35 feet.
10. Upon vacation by the City of a portion of Eastbury Estates just to the south of the subject property, Petitioners, jointly and severally, shall be responsible for paying for or executing the work specified by the City of Davenport for reconfiguring/redesigning/reconstructing the northern terminus of Eastbury Estates in the area abutting the southern boundary of the subject property. The City is to provide plans, including a site plan and landscaping plan to Petitioners.
11. Townhouses and Multi-Family units shall be prohibited where the property abuts existing single-family residential.

12. The requirement under Section 16.24.040C of the City Code stating no cul-de-sac shall exceed 600 feet in length as measured from the center line of the intersecting street to the termination of the right-of-way shall be waived, if the Petitioner provides secondary access via private ingress/egress easement to 53rd Street.
13. Carwashes and gas stations shall be prohibited west of Lakeview Parkway.
14. The fence associated with the required buffer between residential and commercial shall be installed after final grading has been completed.
15. Buildings within 100 feet of the west property, abutting existing residential line shall be limited to 35 feet in height.

Section 3. At its February 2, 2021 meeting, the Plan and Zoning Commission voted to forward the case to the City Council with a recommendation for approval subject to the listed findings and conditions.

Section 4. The approval of this ordinance amends and replaces the prior conditions on the real estate as set forth in Sections 17.17.010G and 17.17.010H from the City Code; per the repealer clause.

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.

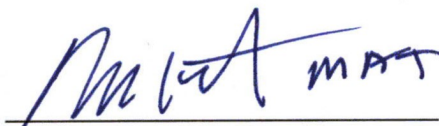
First Consideration February 24, 2021

Second Consideration March 10, 2021

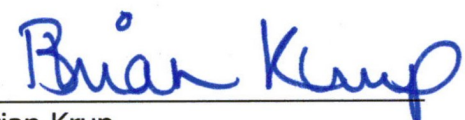
Approved March 24, 2021

Published in the *Quad City Times* on April 1, 2021

Attest:


Mike Matson
Mayor




Brian Krup
Deputy City Clerk

City of Davenport

Department: City Clerk
Contact Info: Laura Berkley | 563-888-3553

Action / Date
9/8/2021

Subject:

Resolution approving Case F21-09 being the request of Dan Dolan Homes on behalf of Sophie Foster Revocable Trust for a final plat of Birchwood Grove for a 15-lot subdivision on 20 acres located at 4607 East 53rd Street. [Ward 6]

Recommendation:

Adopt the Resolution.

Background:

The request is for a final plat for a 15-lot subdivision on 20 acres of property to facilitate residential development. City Council approved the preliminary plat on June 9, 2021. The Plan and Zoning Commission reviewed Case F21-09 at its August 17, 2021 meeting with a recommendation for approval subject to the following findings and conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The plat (with conditions recommended by City Staff) would achieve consistency with subdivision requirements.

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. "Lot C" shall be renamed to "Lot 15".
4. Ensure all rezoning conditions from the adopted Ordinance No. 2021-105 are listed as a note on the plat. Revise Note #4 to state, "The height of structures in the R-MF zoning district shall be no greater than 35 feet.
5. Pedestrian access to existing sidewalks on East 51st Street, Eastbury Estates Drive, and Hawk Drive shall be depicted as pedestrian easement with a note stating that the landowner must maintain 5 ft. wide pedestrian sidewalk for the appropriate lot numbers.
6. The "30' Landscape Buffer" shall continue along the entire eastern, western, and southern-most property lines in the renamed Lot 15.
7. Include a note stating, "The 30' landscape buffer shall be planted prior to the issuance of any certificates of occupancy."
8. Drainage easements shall be separated from landscape buffers.
9. Add the following statement to the last line of General Note #10, "or so order by the City of Davenport."
10. Lakeview Parkway and Ravenwood Lane require hammerheads/turnarounds constructed at their ends within an access easement.
11. All easements containing public sewer are to have "sewer" included in the description.
12. Include a note regarding stormwater detention and water quality requirements that reads, "Stormwater detention and water quality treatment are required with this subdivision and will be subject to the applicable ordinances in place at the time of development."

13. Provide Stormwater and detention easements on Lot A and B.

Comprehensive Plan:

- Within Existing Urban Service Area: Yes
- Within Urban Service Area 2035: Yes
- Future Land Use Designation: Residential General (RG)
- Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.
- The proposed final plat complies with the Davenport +2035 proposed land use section.

•

Zoning:

The City Council adopted Ordinance No. 2021-105 rezoning the northern 17.92 acres abutting 53rd Street to C-2 Corridor Commercial District and the southern 20 acres to R-MF Multi-Family Residential District. The Ordinance 2021-105 is attached as background material.

Technical Review:

Streets: During the rezoning process, it was indicated that the sidewalks within the subdivision would connect to existing sidewalks along E. 51st Street, Eastbury Estates Drive, and Hawk Drive.

Storm Water: Storm water infrastructure associated with this development will connect into the City of Bettendorf storm sewer on the east and drain into Stafford Creek on the west. This subdivision is over 5 acres with over 10,000 square feet of hard surface so it will require detention and water quality. Storm detention is planned in Lots A and B. Access must be provided for maintenance of detention areas and any drainage ways must be maintained to provide for the proper flow of water.

Sanitary Sewer: Sanitary sewer service is located in the southwest corner of the proposed subdivision. Sanitary sewer will be extended along the proposed public streets.

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

Parks/Open Space: The proposed plat does not impact any existing or planned parks or public open space. Lot 11 of the final plat contains private greenspace for the multi-family residential units.

Public Input: No Public Hearing is required for a final plat. The City of Bettendorf has been notified.

ATTACHMENTS:

Type	Description
☐ Resolution Letter	Resolution
☐ Backup Material	Final Plat
☐ Backup Material	Zoning and Future Land Use Map
☐ Backup Material	Ordinance No. 2021-105
☐ Backup Material	Application

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	8/26/2021 - 9:09 AM

Resolution No. _____

Resolution offered by Alderman Gripp

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case F21-09 being the request of Dan Dolan Homes on behalf of Sophie Foster Revocable Trust for a Final Plat of Birchwood Grove for a 15-lot subdivision on 20 acres located at 4607 East 53rd Street. [Ward 6]

WHEREAS, the Plan and Zoning Commission reviewed Case F21-09 at the August 17, 2021 regularly scheduled meeting with a recommendation for approval subject to thirteen conditions; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the subdivision plat of Birchwood Grove to the City of Davenport, Iowa as filed with the City Clerk be the same and is hereby approved and accepted ; that the granting of easements as shown on said plat and the dedication for public street purposes are accepted and confirmed;

and the Mayor and Deputy City Clerk are hereby authorized and directed to certify to the adoption of this resolution on said plat as required by law.

Passed and approved this ____ day of September, 2021.

Approved:

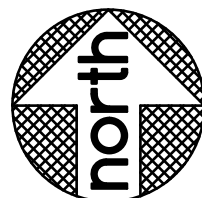
Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

BIRCHWOOD GROVE

FINAL PLAT
PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH,
RANGE 4 EAST OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY, IOWA



BASIS OF BEARINGS
IOWA REGIONAL COORDINATE SYSTEM
ZONE 11

R4E

LOT TABLE		
LOT #	ACRES	SQ. FT.
1	0.10	4,262
2	0.10	4,252
3	0.10	4,252
4	0.10	4,253
5	0.10	4,265
6	0.10	4,325
7	0.10	4,442
8	0.11	4,615
9	0.11	4,645
10	0.12	5,135

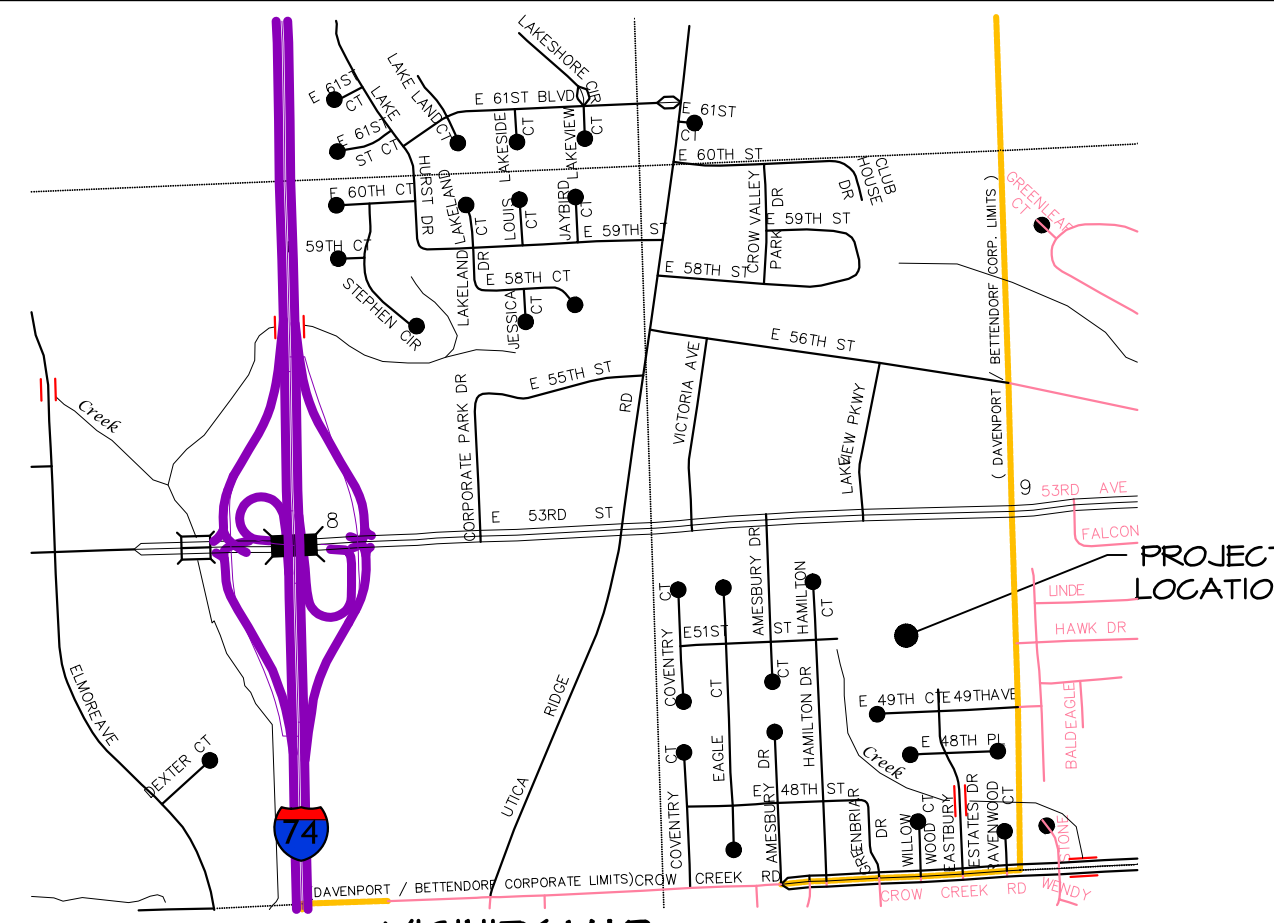
The utility easements as shown are acceptable to the following utilities:

CENTURYLINK, LC	Title	Date
MEDIACOM	Title	Date
IOWA-AMERICAN WATER COMPANY	Title	Date
MID-AMERICAN ENERGY CO.	Title	Date

CITY OF DAVENPORT, IOWA

	Title	Date
	Attest	Date
PLANNING AND ZONING COMMISSION	Title	Date

CENTER OF SEC. 9
T78N, R4E
DOC. #2020-1732



VICINITY MAP
NOT TO SCALE

ZONING
R-MF MULTI-FAMILY RESIDENCE DISTRICT

SETBACKS

R-MF RESIDENTIAL/TOWNHOME
FRONT YARD: 25'
SIDE YARD: 5'
REAR YARD: 25'*
MAX BLDG HT: 35'

*25' OR 20% OF SITE DEPTH

AREA

GROSS = 20.00 ACRES
NET = 19.09 ACRES
R.O.W. = 0.91 ACRES

DEVELOPER

DAN DOLAN HOMES
2660 E. 53RD STREET, SUITE 7
DAVENPORT, IOWA 52807

OWNER

SOPHIE FOSTER
REVOCABLE TRUST
6540 GOLF COURSE RD.
BETTENDORF, IA 52122

SURVEY NOTES

- IT SHOULD BE NOTED THAT IN THE PERFORMANCE OF THIS SURVEY, THE COURSES AND DISTANCES OF THE SURVEY MAY VARY FROM THE RECORDED CALLS, BASED ON THE EXISTENCE OF FOUND MONUMENTATION, OCCUPATION OR OTHER CONTROLLING CALLS OR CONDITIONS THAT HAVE OCCURRED IN THE SURVEY OF THIS PROPERTY.
- ALL MONUMENTS SHOWN HAVE BEEN FOUND OR WILL BE SET BY DECEMBER 31ST, 2022.
- SEE SHEET 2 FOR LINE TABLE DATA, CURVE TABLE DATA AND ADDITIONAL NOTES.

LEGEND

- SET 1/2" X 36" REBAR W/ORANGE CAP #15481
- FOUND 1/2" REBAR
- FOUND 1/2" REBAR W/CAP #7222
- FOUND "X" IN CONCRETE
- FOUND 3/4" IRON PIPE
- FOUND CONCRETE MONUMENT
- (NAME) ADJACENT PROPERTY OWNER(S)

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

Matthew W. Krause
Date _____ Reg. No. 15981
My license renewal date is December 31, 2021
Pages or sheets covered by this seal: 2



SURVEY COMPANY / RETURN TO: Martin & Whitacre Surveyors & Engineers, Inc. 1508 BIDWELL ROAD, MUSCATINE, IOWA 52761 INFO@MARTIN-WHITACRE.COM (563)263-7691	
SURVEYOR: MATTHEW W. KRAUSE PROPRIETOR(S): SOPHIE FOSTER REVOCABLE TRUST REQUESTOR: DAN DOLAN HOMES LOCATION: NE 1/4 - SW 1/4 OF SEC. 9, T78N, R4E IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA SURVEY TYPE: FINAL PLAT	
FILE DAVENPORT REV: 0	BOOK #0630 SCALE 1"=60' DRN TJB CHK'D MNC DATE 8/24/21 JOB NO. 063021 SHEET 1 OF 2

GENERAL NOTES

1. LOTS A AND B SHALL HAVE BLANKET ACCESS, UTILITY, STORM SEWER, STORMWATER DETENTION, DRAINAGE, SANITARY SEWER, AND WATER EASEMENTS & BE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. LOTS 11-13 SHALL HAVE BLANKET ACCESS, UTILITY, STORM SEWER, DRAINAGE, SANITARY SEWER, PEDESTRIAN ACCESS, AND WATER EASEMENTS OVER ALL AREAS NOT OCCUPIED BY A BUILDING FOOTPRINT.
2. LOTS B, B & 9 SHALL HAVE A PEDESTRIAN ACCESS EASEMENT AS SHOWN AND OWNERS OF SAID LOTS MUST MAINTAIN A 5 FOOT WIDE PEDESTRIAN SIDEWALK.
3. BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, GAS SERVICE, WATER SERVICE, SEWER LATERAL, TELEPHONE SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.
4. THE OWNERS OF LOTS WITH DRAINAGE EASEMENTS SHALL MAINTAIN A STORM WATER PASSAGEWAY WITHIN THE AREA PLATTED AS A "DRAINAGE EASEMENT". THIS AREA SHALL BE MAINTAINED AS A LAWN FREE OF STRUCTURES, BUSHES, TREES AND OTHER LANDSCAPING THAT WOULD IMPEDE THE SURFACE FLOW OF STORM WATER. FUTURE VARIANCES SHALL NOT BE GIVEN TO SUCH STRUCTURES. FENCES SHALL NOT BE ALLOWED WITHIN ANY DRAINAGE EASEMENT OR DRAINAGE-WAY.
5. NO LOTS SHALL HAVE DRIVEWAY ACCESS OFF OF HAWK DRIVE, EASTBURY ESTATES DRIVE, OR E. 51ST ST. LOTS A & B SHALL HAVE MAINTENANCE ACCESS FROM ANY ADJACENT RIGHT OF WAY OR ACCESS EASEMENT.
6. ALL LANDSCAPING WILL BE COMPLIANT WITH CITY OF DAVENPORT LANDSCAPE ORDINANCE, AND SHALL BE INSTALLED PRIOR TO CITY COUNCIL ACCEPTANCE OF SUBDIVISION IMPROVEMENTS.
7. THIS PLATTED AREA SHALL DRAIN INTO THE STORM WATER WET DETENTION PONDS (LOTS A & B). DETENTION OVERFLOWS MUST BE DIRECTED ONTO HAWK DRIVE OR STAFFORD CREEK.
8. STORM SEWER & SANITARY SEWER SHALL BE OWNED AND MAINTAINED BY CITY OF DAVENPORT, IOWA ALONG LAKEVIEW PARKWAY & RAVENWOOD LANE. STORM SEWER & SANITARY ON LOTS 11-13 SHALL BE PRIVATELY OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALL WATER MAINS AND APPURTENANCES SHALL BE OWNED & MAINTAINED BY IOWA-AMERICAN WATER CO.
9. RIGHTS OF WAY FOR "LAKEVIEW PARKWAY" & "RAVENWOOD LANE" SHALL BE DEDICATED TO THE CITY OF DAVENPORT WITH THE RECORDING OF THIS FINAL PLAT.
10. SIDEWALKS ADJACENT TO AND IN SINGLE FAMILY LOTS SHALL BE CONSTRUCTED BY THE HOME BUILDER AT TIME OF INDIVIDUAL LOT DEVELOPMENT. ALL OTHER SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER OF EACH MULTIFAMILY LOT IN CONJUNCTION WITH STREET AND PARKING IMPROVEMENTS OR WHEN SO ORDERED BY THE CITY OF DAVENPORT.
11. ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF A CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.
12. PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT AT ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHERMORE, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE RE-PLATTED.
13. THE LANDSCAPE BUFFER SHALL BE PLANTED PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
14. STORMWATER DETENTION AND WATER QUALITY TREATMENT ARE REQUIRED WITH THIS SUBDIVISION AND WILL BE SUBJECT TO THE APPLICABLE ORDINANCES IN PLACE AT THE TIME OF DEVELOPMENT.
15. THE FOLLOWING REZONING CONDITIONS WERE ADOPTED BY ORDINACE NO. 2021-105 AND MAY APPLY TO THIS PLATTED AREA:

- THE CITY COUNCIL IS REQUESTED TO PASS A RESOLUTION AMENDING THE REGIONAL COMMERCIAL (RC) AND RESIDENTIAL GENERAL (RG) LAND USE BOUNDARIES ON THE DAVENPORT +2035 FUTURE LAND USE MAP
- A TRAFFIC STUDY IS REQUIRED AND ADDITIONAL TRAFFIC SAFETY MEASURES MAY BE REQUIRED AS DEVELOPMENT OCCURS.
- A TRAFFIC SIGNAL SHALL BE REQUIRED AT THE INTERSECTION OF LAKEVIEW PARKWAY AND EAST 53RD STREET.
- A SECOND INGRESS/EGRESS POINT TO EAST 53RD STREET SHALL BE REQUIRED.
- STREET CONNECTIONS TO EAST 51ST STREET, EASTBURY ESTATES DRIVE, AND HAWK DRIVE SHALL BE PROHIBITED.
- THE MULTI-PURPOSE TRAIL SHALL BE EXTENDED TO THE WEST PROPERTY LINE.
- A 20-FOOT SETBACK ON THE EASTERN AND WESTERN-MOST PROPERTY LINES IN THE C-2 ZONING DISTRICT SHALL BE REQUIRED WHERE ABUTTING COMMERCIAL ZONING DISTRICTS.
- A 30-FOOT LANDSCAPED SETBACK SHALL BE REQUIRED ON THE EASTERN, WESTERN AND SOUTHERN-MOST PROPERTY LINES OF THE SUBJECT PROPERTY WHERE ABUTTING RESIDENTIAL DISTRICTS.
- THE HEIGHT OF STRUCTURES IN THE R-MF ZONING DISTRICT SHALL BE NO GREATER THAN 35 FEET.
- UPON VACATION BY THE CITY OF A PORTION OF EASTBURY ESTATES DRIVE JUST TO THE SOUTH OF THE SUBJECT PROPERTY, PETITIONERS, JOINTLY AND SEVERALLY, SHALL BE RESPONSIBLE FOR PAYING FOR OR EXECUTING THE WORK SPECIFIED BY THE CITY OF DAVENPORT FOR RECONFIGURING/REDESIGNING/RECONSTRUCTING THE NORTHERN TERMINUS OF EASTBURY ESTATES DRIVE IN THE AREA ABUTTING THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY. THE CITY IS TO PROVIDE PLANS, INCLUDING A SITE PLAN AND LANDSCAPING PLAN TO PETITIONERS.
- TOWNHOUSES AND MULTI-FAMILY UNITS SHALL BE PROHIBITED WHERE THE PROPERTY ABUTS EXISTING SINGLE-FAMILY RESIDENTIAL.
- THE REQUIREMENT UNDER SECTION 16.24.040C OF THE CITY CODE STATING NO CUL-DE-SAC SHALL EXCEED 600 FEET IN LENGTH AS MEASURED FROM THE CENTER LINE OF THE INTERSECTING STREET TO THE TERMINATION OF THE RIGHT-OF-WAY SHALL BE WAIVED, IF THE PETITIONER PROVIDES SECONDARY ACCESS VIA PRIVATE INGRESS/EGRESS EASEMENT TO 53RD STREET.
- CARWASHES AND GAS STATIONS SHALL BE PROHIBITED WEST OF LAKEVIEW PARKWAY.
- THE FENCE ASSOCIATED WITH THE REQUIRED BUFFER BETWEEN RESIDENTIAL AND COMMERCIAL SHALL BE INSTALLED AFTER FINAL GRADING HAS BEEN COMPLETED.
- BUILDINGS WITHIN 100 FEET OF THE WEST PROPERTY, ABUTTING EXISTING RESIDENTIAL LINE SHALL BE LIMITED TO 35 FEET IN HEIGHT.

CURVE DATA					
CURVE #	DELTA	RADIUS	ARC	BEARING	CHORD
C1	5°57'07"	225.00	23.37'	S 02°30'30" W	23.36'
C2	20°37'45"	775.00	274.04'	S 10°46'56" E	277.53'
C3	16°44'44"	125.00	36.72'	S 24°30'34" E	36.58'
C4	20°37'45"	725.00	261.03'	S 10°46'56" E	254.63'
C5	7°34'14"	175.00	23.38'	S 03°21'36" W	23.36'
C6	0°14'44"	775.00	3.32'	S 00°35'26" E	3.32'
C7	2°35'14"	775.00	35.02'	S 02°00'28" E	35.01'
C8	2°35'40"	775.00	35.04'	S 04°35'57" E	35.04'
C9	2°36'21"	775.00	35.25'	S 07°11'58" E	35.24'
C10	2°37'21"	775.00	35.47'	S 04°48'44" E	35.47'
C11	2°38'43"	775.00	35.78'	S 12°26'51" E	35.78'
C12	2°40'24"	775.00	36.18'	S 15°06'27" E	36.17'
C13	4°34'07"	775.00	62.42'	S 18°46'15" E	62.41'
C14	0°23'47"	725.00	5.02'	S 20°53'55" E	5.02'
C15	8°43'06"	725.00	110.32'	S 16°20'28" E	110.21'
C16	11°30'51"	725.00	145.70'	S 06°13'24" E	145.45'
C17	1°31'07"	125.00	3.31'	S 00°04'24" W	3.31'
C18	6°34'14"	175.00	20.07'	S 03°54'08" W	20.06'

LINE DATA		
LINE #	BEARING	DISTANCE
L1	N 84°31'56" E	121.50'
L2	N 84°31'56" E	121.50'
L3	N 84°31'56" E	121.50'
L4	N 84°31'56" E	121.51'
L5	N 84°31'56" E	122.45'
L6	N 84°31'56" E	124.48'
L7	N 84°31'56" E	124.11'
L8	N 84°31'56" E	134.87'

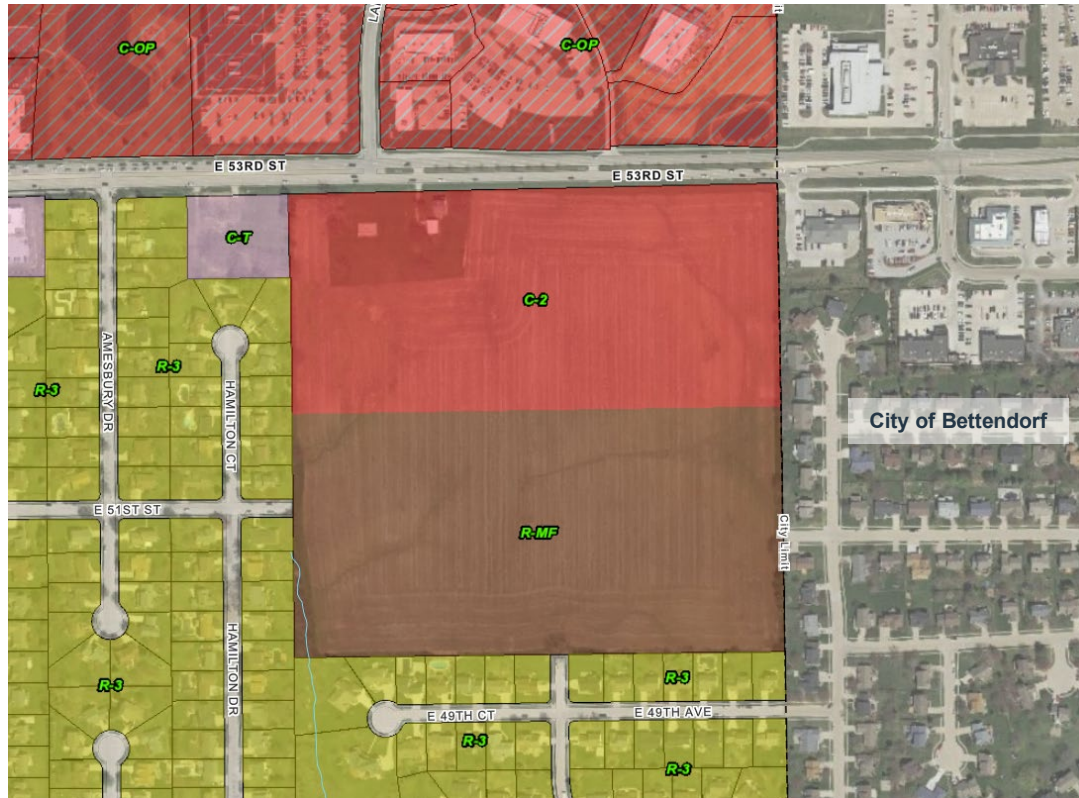
LINE DATA		
LINE #	BEARING	DISTANCE
L9	N 84°31'56" E	142.24'
L10	N 84°31'56" E	151.44'
L11	S 00°28'04" E	113.32'
L12	N 00°28'04" W	113.32'
L13	S 00°28'04" E	11.65'
L14	S 00°28'04" E	35.00'
L15	S 00°28'04" E	35.00'
L16	S 00°28'04" E	31.68'

LAND DESCRIPTION -

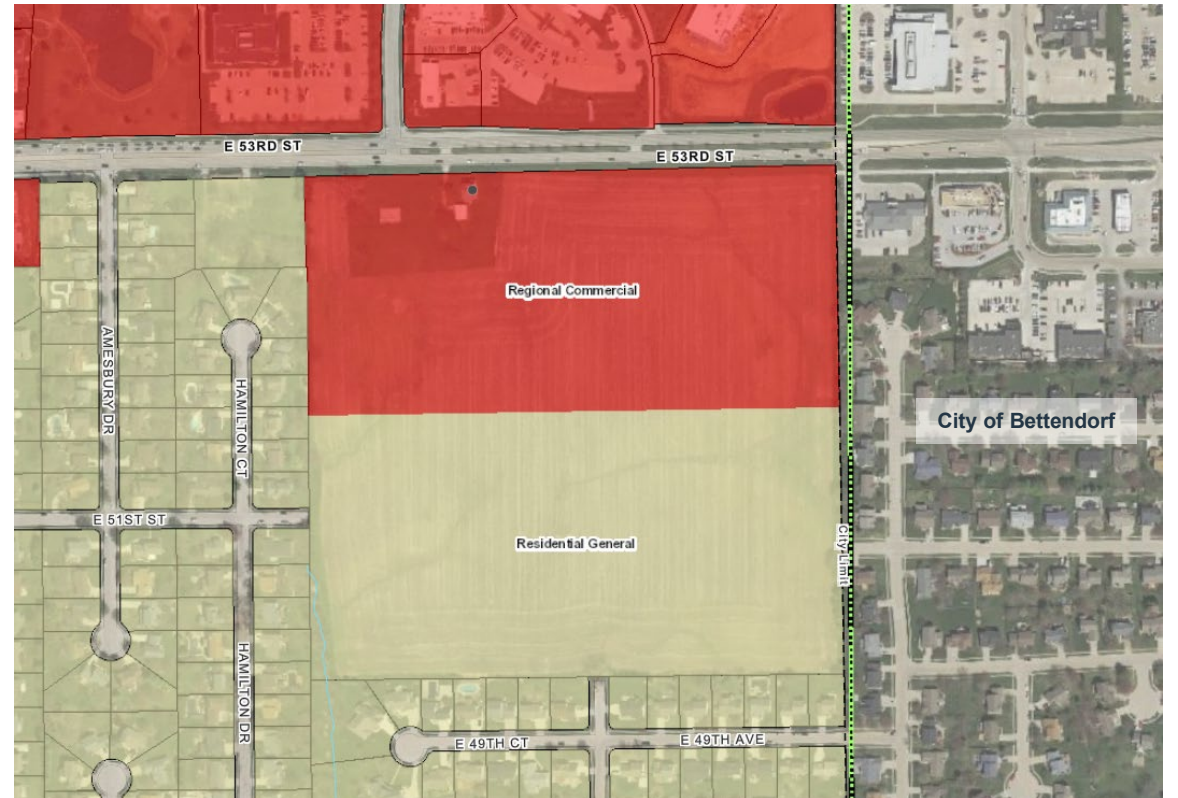
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA. COMMENCING AT THE CENTER OF SECTION 9; THENCE SOUTH 00°42'17" EAST 649.60 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 9 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°42'17" EAST 662.36 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF O'SELL'S ADDITION TO THE CITY OF DAVENPORT; THENCE SOUTH 89°33'12" WEST 1316.71 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF OLDE COVENTRY FIRST ADDTION TO THE CITY OF DAVENPORT; THENCE NORTH 00°28'04" WEST 662.35 FEET ALONG SAID EAST LINE; THENCE NORTH 89°33'12" EAST 1313.97 FEET TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES.

SURVEY COMPANY / RETURN TO: Martin & Whitacre Surveyors & Engineers, Inc. 1508 BIDWELL ROAD, MUSCATINE, IOWA 52761 INFO@MARTIN-WHITACRE.COM (563)263-7691							
SURVEYOR: MATTHEW W. KRAUSE							
PROPRIETOR(S): SOPHIE FOSTER REVOCABLE TRUST							
REQUESTOR: DAN DOLAN HOMES							
LOCATION: NE ¼ - SW ¼ OF SEC. 9, T18N, R4E IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA							
SURVEY TYPE: FINAL PLAT							
FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.	
DAVENPORT	#6630	1"=60'	TJB	MWK	8/24/21	063021	
REV:	0	0630 FINAL PLAT.DWG			SHEET	2 OF	2

Maps



Zoning Map



Future Land Use Map

ORDINANCE NO. 2021-105

ORDINANCE for Case REZ20-09 being the request of S.J. Russell, L.C. on behalf of Sophie Foster Revocable Trust to rezone the property located at 4607 East 53rd Street to C-2 Corridor Commercial District and R-MF Multi-Family Residential District.

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 to "C-2 Corridor Commercial District" and "R-MF Multi-Family Residential District."

Legal Description of the C-2 Corridor Commercial District Portion of Property:

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DAVENPORT, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 4 EAST, OF THE 5TH PRINCIPAL MERIDIAN;

THENCE SOUTH 00°09'16" WEST 50.00 FEET ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 53RD STREET AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°09'16" WEST 599.44 FEET ALONG THE SAID EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE WESTERLY LINE OF HUNTER MEADOW 4TH ADDITION TO A LINE PARALLEL TO THE NORTHERLY LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9;

THENCE NORTH 90°00'00" WEST 1314.08 FEET ALONG THE SAID LINE PARALLEL TO THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 TO THE WESTERLY LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE EASTERLY LINE OF OLD COVENTRY 1ST ADDITION;

THENCE NORTH 00°23'41" EAST 590.30 FEET ALONG THE SAID WESTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE EASTERLY LINE OF OLD COVENTRY 1ST ADDITION TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 53RD STREET;

THENCE NORTH 90°00'00" EAST 1311.59 FEET ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF 53RD STREET TO THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 17.928 ACRES MORE OR LESS.

(FOR PURPOSES OF THIS DESCRIPTION, THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 IS ASSUMED TO BEAR NORTH 90°00'00" EAST).

Legal Description of the R-MF Multi-Family Residential Portion of Property:

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DAVENPORT, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 4 EAST, OF THE 5TH PRINCIPAL MERIDIAN;

THENCE SOUTH 00°09'16" WEST 50.00 FEET ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 53RD STREET; THENCE CONTINUING SOUTH 00°09'16" WEST 599.44 FEET ALONG THE SAID EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE WESTERLY LINE OF HUNTER MEADOW 4TH ADDITION TO A LINE PARALLEL TO THE NORTHERLY LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°09'16" WEST 662.27 FEET ALONG THE SAID EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE WESTERLY LINE OF HUNTER MEADOW 3RD AND 4TH ADDITIONS TO THE NORTHERLY LINE OF O'SELL'S ADDITION;

THENCE NORTH 89°36'03" WEST 1316.85 FEET ALONG THE SAID NORTHERLY LINE OF O'SELL'S ADDITION TO THE WESTERLY LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE EASTERLY LINE OF OLD COVENTRY 1ST ADDITION;

THENCE NORTH 00°23'41" EAST 662.26 FEET ALONG THE SAID WESTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE EASTERLY LINE OF OLD COVENTRY 1ST ADDITION TO A LINE PARALLEL TO THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF 53RD STREET;

THENCE NORTH 90°00'00" EAST 1314.08 FEET ALONG THE SAID LINE PARALLEL TO THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF 53RD STREET TO THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE WESTERLY LINE OF HUNTER MEADOW 4TH ADDITION AND THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 20.000 ACRES MORE OR LESS.

(FOR PURPOSES OF THIS DESCRIPTION, THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 IS ASSUMED TO BEAR NORTH 90°00'00" EAST).

Section 2. That the following findings and conditions are hereby imposed upon said rezoning:

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Regional Commercial (RC) along the 53rd Street corridor and Residential General (RG) on the southern portion of the site.
2. The proposed C-2 Corridor Commercial District is compatible with the zoning of nearby property on 53rd Street. However, the proposed R-MF Multi-Family Residential District creates a higher density than the surrounding neighborhoods, which are zoned R-3 Single-Family and Two-Family Residential District. Therefore, conditions requiring enhanced landscaping buffers and a reduction in the maximum building height are needed to mitigate potential impacts between land uses.
3. Special consideration must be given to the increased density the proposed rezoning petition. A traffic study is required to address increased traffic demand on the major arterial roadway and local streets. Requiring a traffic signal on 53rd Street and a public north-south road through the development site will aid in mitigating traffic and emergency response concerns.
4. Rezoning the property to C-2 Corridor Commercial District and R-MF Multi-Family Residential District does not create any nonconformities.

Conditions:

1. The City Council is requested to pass a resolution amending the Regional Commercial (RC) and Residential General (RG) land use boundaries on the Davenport +2035 Future Land Use Map.
2. A traffic study is required and additional traffic safety measures may be required as development occurs.
3. A traffic signal shall to be required at the intersection of Lakeview Parkway and East 53rd Street.
4. A second ingress/egress point to East 53rd Street shall be required.
5. Street connections to East 51st Street, Eastbury Estates Drive, and Hawk Drive shall be prohibited.
6. The multi-purpose trail shall be extended to the west property line.
7. A 20-foot setback on the eastern and western-most property lines in the C-2 zoning district shall be required where abutting commercial zoning districts.
8. A 30-foot landscaped setback shall be required on the eastern, western and southern-most property lines of the subject property where abutting residential districts.
9. The height of structures in the R-MF zoning district shall be no greater than 35 feet.
10. Upon vacation by the City of a portion of Eastbury Estates just to the south of the subject property, Petitioners, jointly and severally, shall be responsible for paying for or executing the work specified by the City of Davenport for reconfiguring/redesigning/reconstructing the northern terminus of Eastbury Estates in the area abutting the southern boundary of the subject property. The City is to provide plans, including a site plan and landscaping plan to Petitioners.
11. Townhouses and Multi-Family units shall be prohibited where the property abuts existing single-family residential.

12. The requirement under Section 16.24.040C of the City Code stating no cul-de-sac shall exceed 600 feet in length as measured from the center line of the intersecting street to the termination of the right-of-way shall be waived, if the Petitioner provides secondary access via private ingress/egress easement to 53rd Street.
13. Carwashes and gas stations shall be prohibited west of Lakeview Parkway.
14. The fence associated with the required buffer between residential and commercial shall be installed after final grading has been completed.
15. Buildings within 100 feet of the west property, abutting existing residential line shall be limited to 35 feet in height.

Section 3. At its February 2, 2021 meeting, the Plan and Zoning Commission voted to forward the case to the City Council with a recommendation for approval subject to the listed findings and conditions.

Section 4. The approval of this ordinance amends and replaces the prior conditions on the real estate as set forth in Sections 17.17.010G and 17.17.010H from the City Code; per the repealer clause.

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.

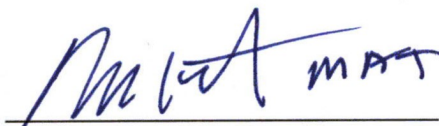
First Consideration February 24, 2021

Second Consideration March 10, 2021

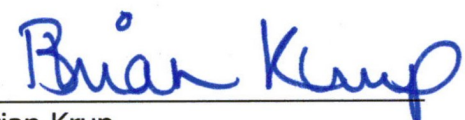
Approved March 24, 2021

Published in the *Quad City Times* on April 1, 2021

Attest:


Mike Matson
Mayor




Brian Krup
Deputy City Clerk



Complete application can be emailed to planning@davenportiowa.com

Property Address* See legal description

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

Applicant (Primary Contact)

Name: Kevin Dolan
Company: Dan Dolan Homes
Address: 2660 E. 53rd Street
City/State/Zip: Davenport, IA 52807
Phone: 563-381-4088
Email: kevin@dandolanhomes.com

Owner (if different from Applicant)

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

Engineer (if applicable)

Name: Mike Janecek, P.E.
Company: Martin & Whitacre Surv. & Eng., Inc.
Address: 1508 Bidwell Road
City/State/Zip: Muscatine, IA 52761
Phone: 309-314-3600
Email: mjanecek@martin-whitacre.com

Architect (if applicable)

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

Attorney (if applicable)

Name: Doug Lindstrom, Jr.
Company: Lane & Waterman, L.L.P.
Address: 220 North Main Street, Suite 600
City/State/Zip: Davenport, IA 52801
Phone: 563-333-6629
Email: dlindstrom@l-wlaw.com

Application Form Type:

Plan and Zoning Commission

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

Zoning Board of Adjustment

Zoning Appeal ☐
Special Use ☐
Hardship Variance ☐

Design Review Board

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

Historic Preservation Commission

Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Administrative

Administrative Exception ☐
Health Services and Congregate Living Permit ☐

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

Property Location:

South of 53rd Street, east of Hamilton Court, North of E. 49th Avenue, and west of Dove Court.

Total Land Area: 20.0 Acres

Total Number of Lots: 17

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☒ Yes ☐ No

Submittal Requirements:

- The completed application form.
- Required fee:
 - Ten or fewer lots - \$400 plus \$25 per lot.
 - Eleven to twenty-five lots - \$700 plus \$25 per lot.
 - More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed plat at a scale of not less than one inch per one hundred feet, which depicts the following:
 - The location of existing property lines, section lines, easements, corporate limits and other legally established districts, streets, buildings, watercourses, tree masses and other existing features within the area to be subdivided and similar facts regarding existing conditions on the land.
 - The proposed location and width of streets, alleys, lots, building setback lines and easements.
 - Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet shall be indicated in a general way upon the plat.
 - Proposed name of the subdivision (which shall not duplicate any previously filed plat), the name of the land owner, land developer, and land surveyor.
 - The names and adjoining boundaries of all adjacent subdivisions and the names of record owners of adjoining parcels of unsubdivided land.
 - Existing contours with intervals of five feet or less.
 - North point, scale and date.
 - A vicinity sketch showing the proposed subdivision in relationship to surrounding development and street systems.

Final Plat – Required for subdivisions of two lots or more.

Property Location:

South of 53rd Street, east of Hamilton Court, North of E. 49th Avenue, and west of Dove Court.

Total Land Area: Acres

Total Number of Lots:

Linear Feet of Streets Added:

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☒ Yes ☐ No

Submittal Requirements:

- The completed application form.
- Required fee:
 - Ten or fewer lots - \$400 plus \$25 per lot.
 - Eleven to twenty-five lots - \$700 plus \$25 per lot.
 - More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed final plat at a scale of not less than one inch per one fifty feet, which depicts the following:
 - The boundary lines of the area being subdivided with accurate distances and bearings.
 - The lines of all proposed streets and alleys with their width and names.
 - The accurate outline of any property which is offered for dedication for public use.
 - The lines of all adjoining lands and the lines of adjacent streets and alleys with their width and names.
 - All lot lines and an identification system for lots and blocks.
 - Building lines and easements for any right-of-way provided for public use, services or utilities, or excess storm water passageways with figures showing their dimensions.
 - All dimensions, both linear and angular, necessary for locating subdivision boundaries, lots, streets, alleys, and of any other areas for public or private use. The linear dimensions are to be expressed in feet and decimals of a foot.
 - Radii, arcs and chords, points of tangency, central angles for all curvilinear streets, and radii and tangents for all rounded corners.
 - All survey monuments and bench marks together with their descriptions.
 - Name of subdivision and description of property subdivided showing its location by distance and bearing to the nearest quarter section monument; points of compass; graphic scale of map; and name and address of owner or owners or the subdivider, or in the case of corporate ownership, the name and address of the registered agent of said corporation shall also appear on the plat;
- Prior to forwarding the proposed final plat to City Council:
 - One full size copy of corrected final plat with the original mylar/sepia and one reduced copy signed/stamped by the utility companies.
 - Executed platting certificates acceptable to the City of Davenport:
 - Acceptance by the City of Davenport.
 - Hold Harmless Agreement.
 - Assessment waiver (sidewalks and subdivision improvements).
 - Dedication of Owner.
 - Consent to platting where applicable.
 - Certificate of Attorney.
 - Surveyor's Certificate.
 - Certificate of County Treasurer.
 - Certificate of Subdivision Name by Scott County Auditor.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Preliminary Plat:

(1) Application:

- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Plan and Zoning Commission's consideration of the proposed preliminary plat:

- Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the proposed preliminary plat:

- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Final Plat:

(1) Application:

- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Plan and Zoning Commission's consideration of the proposed final plat:

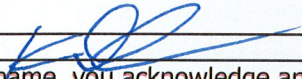
- Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the final plat:

- Prior to forwarding the petition to the City Council, the following must be provided to the Community Planning and Economic Development Department:
 - One full size copy of the corrected final plat and one reduced copy of the corrected final plat signed/stamped by the utility companies.
 - Executed platting certificate.
- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

(4) Recordation:

- After the Mayor signs the approved final plats and Acceptance by the City of Davenport, the final will be released to the Surveyor to obtain and return 21 full size copies to the Community Planning and Economic Development Department.
- After the 21 copies are returned, two copies of the final plat and platting certificates will be released to the petitioner.
- It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.

Petitioner: 

Date: 7/19/21

By typing your name, you acknowledge and agree to the aforementioned procedure and requirements.

Received by: _____

Date: _____

Planning staff

Date of Plan and Zoning Commission Public Hearing: _____

Plan and Zoning Commission meetings are held the Tuesday prior to City Council Committee of the Whole meetings at 5:00 p.m. in City Hall Council Chambers, 226 West 4th Street, Davenport, Iowa.

City of Davenport

Department: City Clerk
Contact Info: Laura Berkley | 563-888-3553

Action / Date
9/8/2021

Subject:

Resolution approving Case P21-04 being the request of Origin Design on behalf of Russell Construction for a preliminary plat of Russell-Frye/Armstrong Industrial Park First Addition for a 3-lot subdivision on 95 acres, located at 8730 Northwest Boulevard. [Ward 2]

Recommendation:

Adopt the Resolution.

Background:

The purpose of the the Russell Frye-Armstrong Industrial Park First Addition preliminary plat is for a 3-lot subdivision to facilitate future development. Planning Staff has reviewed this plat for conformance to the subdivision code. The plat meets (or shall meet as conditioned) code requirements.

At its August 17, 2021 regularly scheduled meeting, the Plan & Zoning Commission voted to recommend approval of Case P21-04 subject to the following findings and conditions (7-0).

Findings:

- 1. The preliminary plat conforms to the comprehensive plan Davenport+2035; and
 2. The preliminary plat will achieve consistency with subdivision requirements with the proposed conditions.

Conditions:

- 1. An additional 20 feet of Utility Easement shall be added to the existing 10 foot easement along the south lot line.
 2. All sewer easements shall be either 15 feet wide or twice the depth of the sewer, whichever is greater.
 3. The legal description, utility note, and preparer's contact info shall be removed.
 4. A total of 70 feet of right-of-way shall be required along West 83rd Street.
 5. Standard Plat Notes shall be added.
 6. Corporate limits shall be shown on the plat.
 7. Lot three shall not have any direct access to Northwest Boulevard.
 8. Additional storm and sanitary sewer easements shall be required based on preliminary engineering of conceptual plans including service drainage of the property to the west.
 9. Provide 30 feet of right-of-way radii at the intersection of Northwest Boulevard & Zenith Avenue.
 10. Lots A, B, and C shall be labeled as outlots and shall be shown with stormwater detention easements.

Comprehensive Plan:

Within Urban Service Area (USB35): Yes
Future Land Use Designation: Industry (I)

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

Zoning: I-1 Light Industrial

Technical Review:

Streets: 1,340 linear feet of new streets are proposed with this request. All access points onto Northwest Blvd will require IA DOT approval and Lot 3 shall not have direct access to Northwest Blvd due to the proximity to the interstate. Any access onto W. 90th Street will require review from Scott County. The final plat for the first phase of development will require an access easement at the end of Zenith Avenue to accommodate turnaround of vehicles. A future final plat will require additional right-of-way along 83rd Street to meet ROW width requirements. Sidewalks will be required along the future Zenith Avenue. Northwest Blvd. currently has a rural cross section, therefore sidewalks will not be required at this time.

Storm Water: The plat will need to conform to any requirements of the City of Davenport Natural Resources Division; see the condition in the recommendation.

Sanitary Sewer: Sanitary sewer will be extended to this subdivision.

Other Utilities: Normal utility services are available in this developed area.

Parks/Open Space: No park shall be required with this infill development.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Exhibit	Plat
▣ Exhibit	Concept Plan
▣ Exhibit	Zoning & Future Land Use Maps

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	8/26/2021 - 9:09 AM

Resolution No. _____

Resolution offered by Alderman Gripp

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case P21-04 being the request of Origin Design on behalf of Russell Construction for a preliminary plat of Russell-Frye/Armstrong Industrial Park 1st Addition for a 3-lot subdivision on 95 acres, located at 8730 Northwest Boulevard. [Ward 2]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the preliminary plat of Russell Frye-Armstrong Industrial Park 1st Addition to the City of Davenport, Iowa be the same and is hereby approved and accepted subject to all conditions as stated in the August 17, 2021 Plan and Zoning Commission's recommendation for approval.

Passed and approved this ____ day of September, 2021.

Approved:

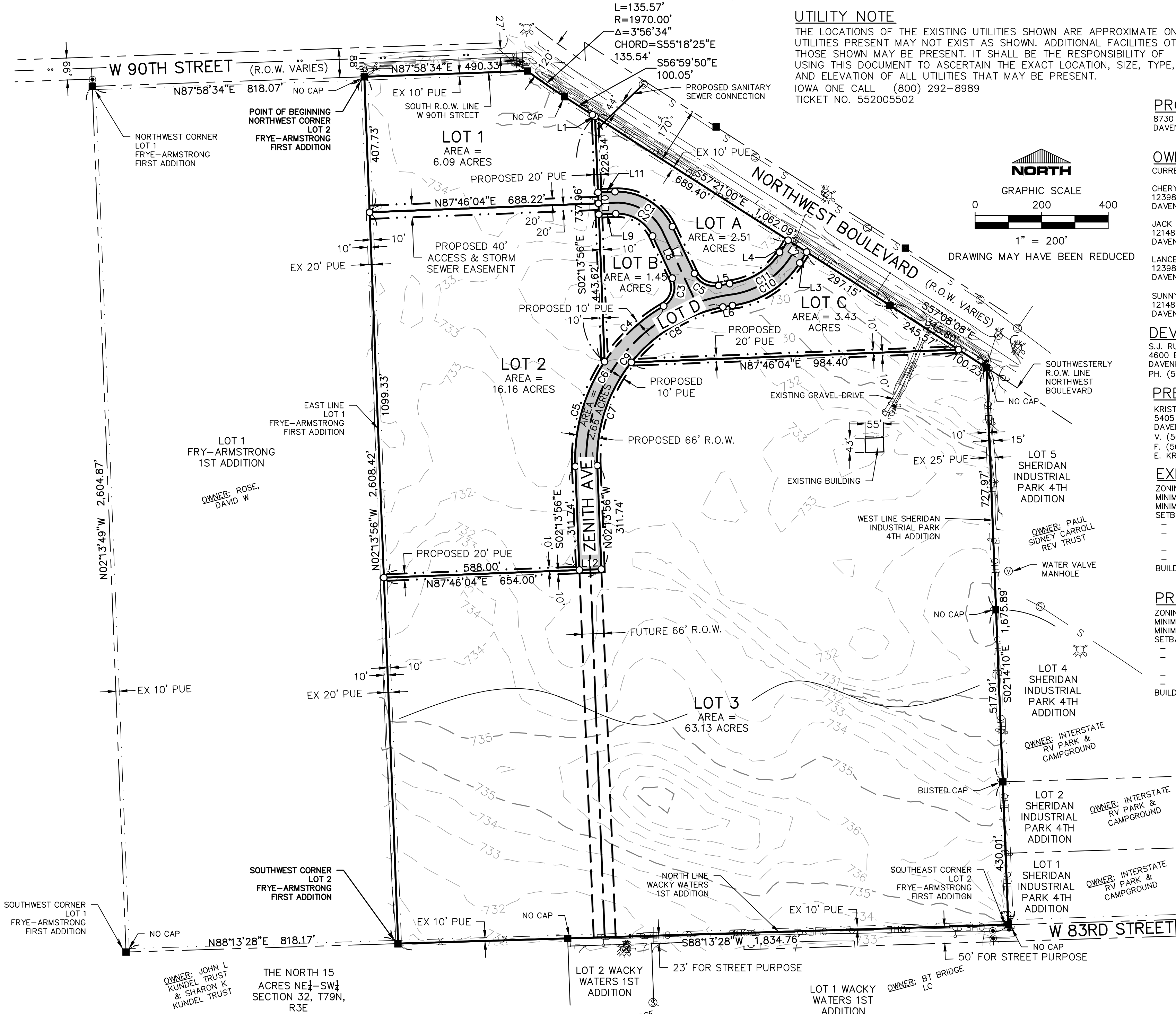
Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

PRELIMINARY PLAT

RUSSELL-FRYE/ARMSTRONG INDUSTRIAL PARK FIRST ADDITION, LYING WITHIN LOT 2 FRYE-ARMSTRONG FIRST ADDITION AND THE NORTH HALF OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA



LEGAL DESCRIPTION: RUSSEL-FRYE/ARMSTRONG FIRST ADDITION

LOT 2 OF FRYE-ARMSTRONG FIRST ADDITION TO THE CITY OF DAVENPORT, IOWA, BEING PART OF THE NORTH HALF OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2 OF FRYE-ARMSTRONG FIRST ADDITION;

THENCE NORTH 87 DEGREES 58 MINUTES 34 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE WEST 90TH STREET, 490.33 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NORTHWEST BOULEVARD;

THENCE SOUTHEASTERLY ALONG LAST SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES: 135.57 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1970.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 56 MINUTES 34 SECONDS, AND WHOSE CHORD BEARS SOUTH 55 DEGREES 18 MINUTES 25 SECONDS EAST, 135.54 FEET; THENCE SOUTH 56 DEGREES 59 MINUTES 50 SECONDS EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 100.05 FEET; THENCE SOUTH 57 DEGREES 21 MINUTES 00 SECONDS EAST, 1,062.09; 345.80 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 40387.25 FEET, A CENTRAL ANGLE OF 00 DEGREES 29 MINUTES 26 SECONDS, AND WHOSE CHORD BEARS SOUTH 57 DEGREES 08 MINUTES 08 SECONDS EAST, 345.80 FEET TO THE NORTHWEST CORNER OF LOT 5 OF SHERIDAN INDUSTRIAL PARK FOURTH ADDITION TO THE CITY OF DAVENPORT, IOWA;

THENCE SOUTH 02 DEGREES 14 MINUTES 10 SECONDS EAST ALONG THE WEST LINE OF SAID SHERIDAN INDUSTRIAL PARK FOURTH ADDITION, 1,675.89 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE SOUTH 88 DEGREES 13 MINUTES 28 SECONDS WEST ALONG THE NORTH LINE OF WACKY WATERS FIRST ADDITION TO THE CITY OF DAVENPORT, IOWA, 1,834.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 02 DEGREES 13 MINUTES 56 SECONDS WEST ALONG THE EAST LINE OF LOT 1 OF SAID FRYE-ARMSTRONG FIRST ADDITION, 2,608.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 95.44 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHT-OF-WAY RECORD AND NOT OF RECORD.

UTILITY SIGNATURES

MID AMERICAN ENERGY CO.	PLANNING AND ZONING	IOWA-AMERICAN WATER CO.
BY: _____	BY: _____	BY: _____
DATE: _____	DATE: _____	DATE: _____
MEDIACOM	METRONET	
BY: _____	BY: _____	
DATE: _____	DATE: _____	
CENTURY LINK	CITY OF DAVENPORT	
BY: _____	BY: _____	
DATE: _____	DATE: _____	

AREA TABLE		
LOT	AREA (SQ FT)	AREA (ACRES)
1	265,178	6.09
2	704,138	16.16
3	2,749,899	63.13
A	109,410	2.51
B	63,124	1.45
C	149,491	3.43
D	115,985	2.66
TOTAL	4,157,225	95.44

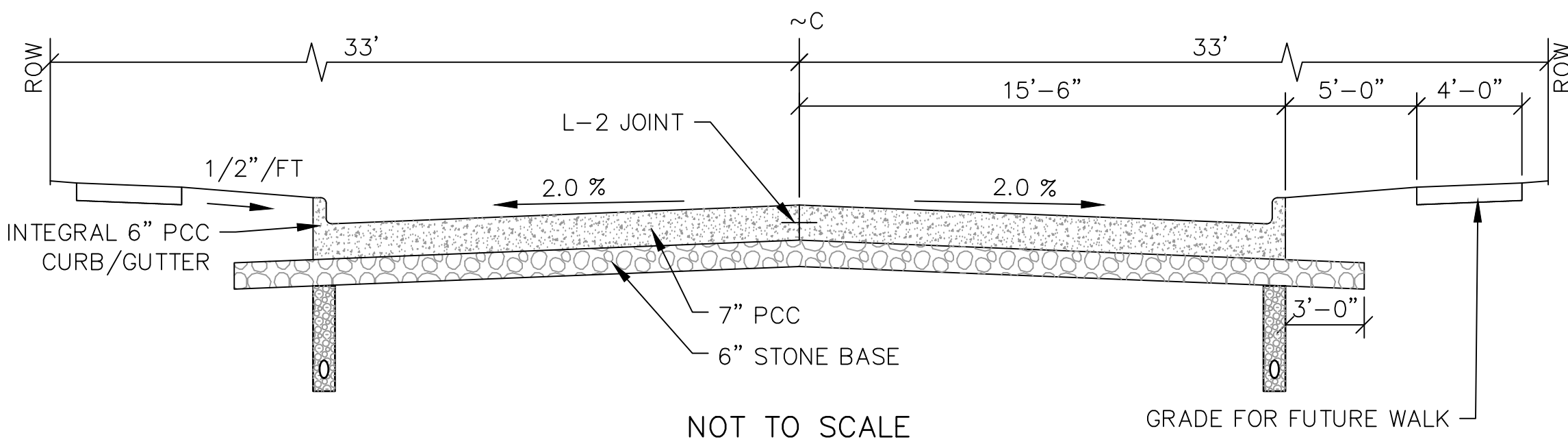
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S57° 21' 00"E	9.53'
L2	S57° 21' 00"E	66.00'
L3	N32° 37' 49"E	39.07'
L4	S32° 37' 49"W	38.70'
L5	S80° 43' 17"W	34.99'
L6	N80° 43' 17"E	32.86'
L7	N25° 10' 25"W	155.83'
L8	S25° 10' 25"E	140.23'
L9	N87° 46' 04"E	50.95'
L10	N2° 13' 56"W	33.00'
L11	S87° 46' 04"W	50.95'
L12	S87° 46' 04"W	66.00'

CURVE TABLE					
CURVE	DISTANCE	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	214.21'	182.87'	67° 06' 54"	N58° 42' 13"W	202.17'
C2	136.90'	117.23'	66° 54' 50"	S58° 42' 13"E	129.26'
C3	96.53'	65.00'	85° 05' 23"	S17° 22' 16"W	87.90'
C4	246.11'	533.00'	26° 27' 20"	S46° 41' 17"W	243.92'
C5	86.39'	64.22'	77° 04' 47"	N63° 10' 00"W	80.02'
C5	332.03'	533.00'	35° 41' 33"	S15° 36' 51"W	326.69'
C6	578.14'	533.00'	62° 08' 53"	N28° 50' 31"E	550.21'
C7	333.74'	467.00'	40° 56' 45"	N18° 14' 26"E	326.68'
C8	326.04'	466.28'	40° 03' 44"	N58° 42' 46"E	319.43'
C9	659.83'	466.71'	81° 00' 14"	N38° 14' 23"E	606.24'
C10	245.63'	283.78'	49° 35' 36"	N57° 29' 58"E	238.03'
C11	189.31'	216.18'	50° 10' 30"	S57° 36' 59"W	183.32'

EROSION CONTROL

1. PRIOR TO BEGINNING GRADING, EXCAVATION OR CLEARING AND GRUBBING OPERATIONS, SILT FENCE SHALL BE PLACED ALONG THE PERIMETER OF ALL AREAS TO BE DISTURBED AT ANY LOCATION WHERE RUNOFF CAN MOVE OFFSITE.
2. VEGETATION IN AREAS NOT INCLUDED IN THE CONSTRUCTION AREA SHALL BE PRESERVED.
3. AS AREAS REACH THEIR FINAL GRADE, THE LOCATION OF EROSION CONTROLS MAY NEED TO BE CHANGED OR ADDITIONAL CONTROLS MAY NEED TO BE PLACED.
4. OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED. ROADWAYS ADJACENT TO THE PROJECT SITE SHALL BE CLEANED OF SEDIMENT DAILY.
5. STABILIZATION PRACTICES, INCLUDING TEMPORARY OR PERMANENT SEEDING AND/OR MULCHING SHALL BE INITIATED IMMEDIATELY ON ALL DISTURBED AREAS IF CONSTRUCTION ACTIVITY WILL NOT RESUME IN THOSE AREAS WITHIN 14-DAYS.
6. CONTRACTOR DISPOSAL OF UNUSED CONSTRUCTION MATERIALS AND CONSTRUCTION MATERIAL WASTES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS.
7. STOCKPILE AREAS WHICH REMAIN FOR MORE THAN 7 DAYS SHALL BE SEEDED, MULCHED AND ENCLOSED BY SILT FENCE.
8. SLOPES STEEPER THAN 10:1 AND LONGER THAN 20 FEET SHALL BE PROTECTED BY A SHORT TERM EROSION CONTROL BLANKET.
9. DUST CONTROL MEASURES SHALL BE EMPLOYED IF DUST IS CREATED AND THERE IS POTENTIAL FOR AIR AND/OR WATER POLLUTION FROM DUST TRANSPORTED BY WINDS. DUST CONTROL MEASURES SUCH AS SPRINKLING/IRRIGATION, MULCHING, OR OTHER APPROPRIATE MEASURES SHALL BE EMPLOYED AS NECESSARY.
10. THE CONTRACTOR SHALL PLACE ANY OTHER CONTROLS CONSISTENT WITH CURRENT BMP'S AS DEEMED NECESSARY TO CONTROL RUNOFF FROM EXPOSED SITES.
11. THE WORK WILL BE COMPLETED WITH THE ESTABLISHMENT OF PERMANENT PERENNIAL VEGETATION WITH A DENSITY OF 70% OR EQUIVALENT STABILIZATION MEASURES ON ALL DISTURBED AREAS.

TYPICAL PCC ROAD SECTIONS



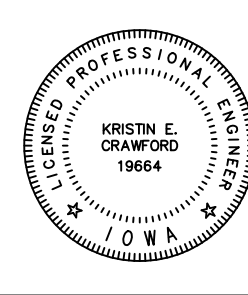
NOT TO SCALE

GRADE FOR FUTURE WALK

LEGEND

- SUBJECT PROPERTY LINE
- LOT/RIGHT-OF-WAY LINE
- EASEMENT LINE
- CONTOUR LINE
- STORM SEWER
- SANITARY SEWER
- WATER LINE
- WIRE FENCE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- SECTION LINE
- BUILDING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- SIGN
- FENCE POST
- SANITARY MANHOLE
- AREA INTAKE
- STORM MANHOLE
- CATCH BASIN
- GUY ANCHOR
- UTILITY POLE

- LIGHT POLE
- TRAFFIC SIGNAL
- UTILITY MANHOLE
- UTILITY PEDESTAL
- GAS VALVE
- WATER VALVE
- WELL
- YARD HYDRANT
- FIRE HYDRANT
- RECORD DIMENSION
- SET 5/8" IRON ROD W/ RED PLASTIC CAP NO. 12631
- FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP NO. 5080 7222 OR AS NOTED
- EXISTING
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- BSL BUILDING SETBACK LINE



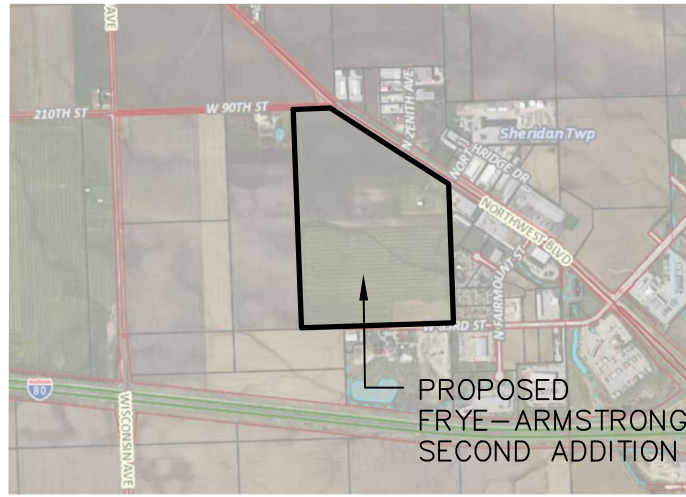
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA

FOR ORIGIN DESIGN, INC.

KRISTIN E. CRAWFORD
RE 19864
LICENSE #
PAGES OR SHEETS COVERED BY THIS CERTIFICATION:

DATE 12/21/2021
CHECKED JMT
DATE 7-22-21
PROJ. NO. 21152
SHEET 1 of 1

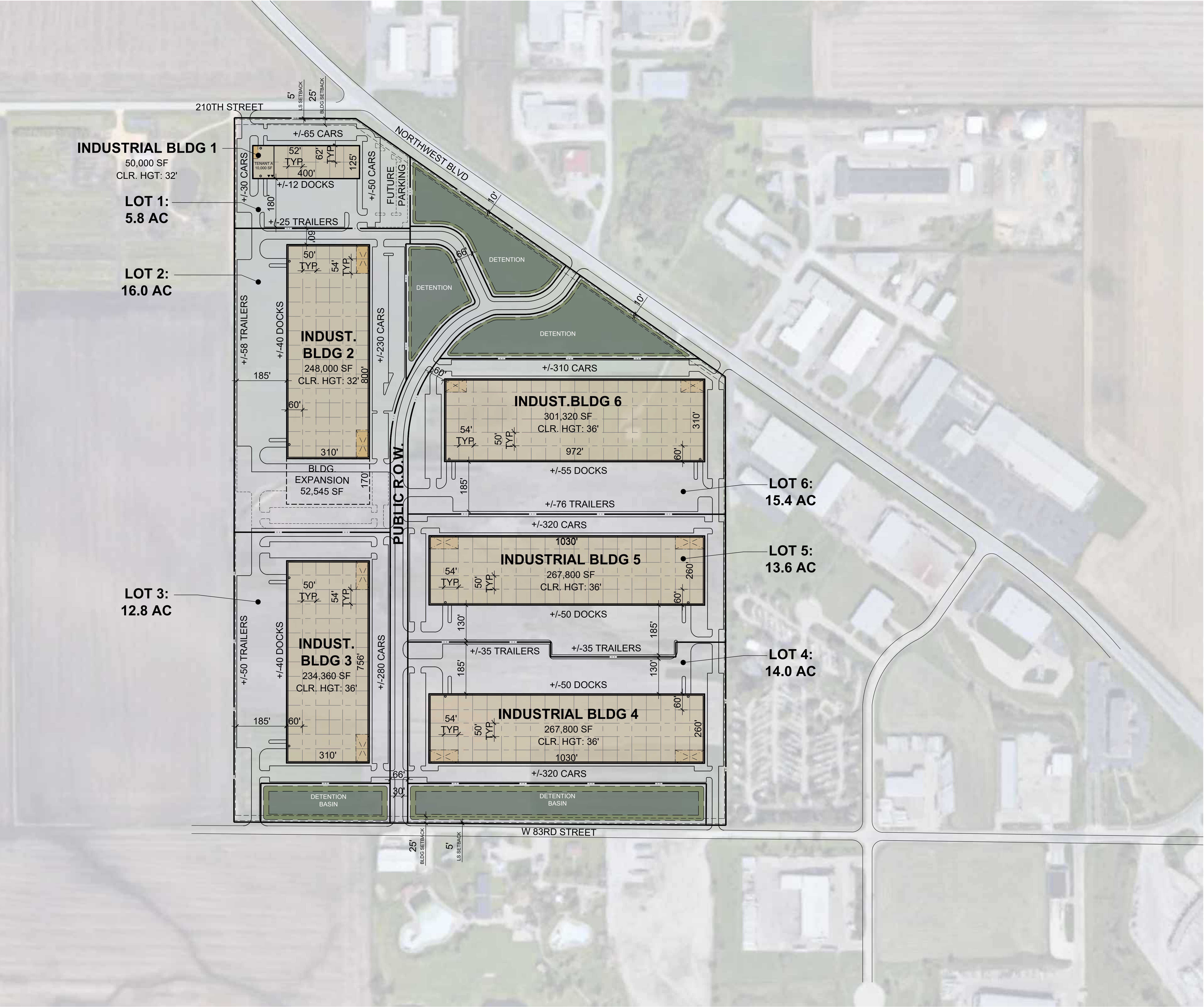
LOCATION MAP



NOT TO SCALE

origin design
800 556-4491
origindesign.com

DRAWN DMK
CHECKED JMT
DATE 7-22-21
PROJ. NO. 21152
SHEET 1 of 1



PROJECT DATA:

SITE AREA:

GROSS:

95.44 AC

4,157,346 SF

DETENTION:

PUBLIC R.O.W.

NET:

@ 12%

488,818 SF

257,175 SF

78.31 AC

3,411,353 SF

BUILDING AREA:

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

BUILDING 5

BUILDING 6

TOTAL FOOTPRINT:

50,000 SF

248,000 SF

234,360 SF

267,800 SF

267,800 SF

301,320 SF

1,369,280 SF

PARKING REQUIREMENTS

WAREHOUSE

OFFICE

0

1/500

SF

SF

COVERAGE:

GROSS:

NET:

33%

40%

BUILDING 1

▲ DOCK-HIGH DOORS

● GRADE-LEVEL DOORS

REQ. PARKING @ 5% OFFICE

AUTO PARKING

12

2

7 STALLS

145 STALLS

@2.9/1000 SF

5 STALLS

25 STALLS

REQ. ACCESSIBLE

TRAILER STALLS

7 STALLS

BUILDING 2

▲ DOCK-HIGH DOORS

● GRADE-LEVEL DOORS

REQ. PARKING @ 5% OFFICE

AUTO PARKING

40

2

33 STALLS

230 STALLS

@0.93/1000 SF

7 STALLS

58 STALLS

REQ. ACCESSIBLE

TRAILER STALLS

7 STALLS

BUILDING 3

▲ DOCK-HIGH DOORS

● GRADE-LEVEL DOORS

REQ. PARKING @ 5% OFFICE

AUTO PARKING

40

2

31 STALLS

280 STALLS

@1.19/1000 SF

7 STALLS

50 STALLS

REQ. ACCESSIBLE

TRAILER STALLS

8 STALLS

BUILDING 4

▲ DOCK-HIGH DOORS

● GRADE-LEVEL DOORS

REQ. PARKING @ 5% OFFICE

AUTO PARKING

50

2

35 STALLS

320 STALLS

@1.19/1000 SF

8 STALLS

35 STALLS

REQ. ACCESSIBLE

TRAILER STALLS

8 STALLS

BUILDING 5

▲ DOCK-HIGH DOORS

● GRADE-LEVEL DOORS

REQ. PARKING @ 5% OFFICE

AUTO PARKING

50

2

35 STALLS

320 STALLS

@1.19/1000 SF

8 STALLS

35 STALLS

REQ. ACCESSIBLE

TRAILER STALLS

8 STALLS

DEVELOPMENT STANDARDS:

ZONING:

I-1

MAX. F.A.R.:

TBD

MAX. COVERAGE:

TBD

MAX. HEIGHT:

90 FT

BUILDING SETBACKS:

FRONT:

SIDE:

REAR:

25 FT

5 FT

15 FT

LANDSCAPE SETBACKS:

FRONT:

SIDE:

REAR:

5 FT

0 FT

0 FT

LANDSCAPE REQ.:

10%

OFF-STREET PARKING:

STANDARD:

COMPACT:

COMPACT %:

DRIVE AISLE:

FIRE LANE:

OVERHANG:

TREE WELL:

8.5X18

TBD

TBD

24 FT

26 FT

TBD

8.5 FT

REQ. PARKING RATIO BY USE:

WAREHOUSE:

MANUF

OFFICE:

1/30,000 SF

1/1000 SF

1/500 SF

NOTES:

1 Industrial - Light; 1 per 1,000sf GFA up to 40,000sf, then 1 per 2,500sf for additional GFA above 40,000sf (excludes any outdoor storage).

2 1 tree per 15 stalls.

A PORTION OF THE ZONING INFORMATION IS UNKNOWN AT THIS TIME AND REQUIREMENTS MAY DIFFER THAN WHAT IS SHOWN IN THE SITE PLAN.

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design: AVERAGE REGIONAL REQUIRED PROVIDED

Boundary Source: GIS MAP & AERIAL IMAGE

1"=150'

0

75

150

300

750

NORTH

RUSSELL

scheme: 13

Conceptual Site Plan

8730 Northwest BD
Davenport, IA

WARE MALCOMB

CHI19-0224-00
06.21.2021

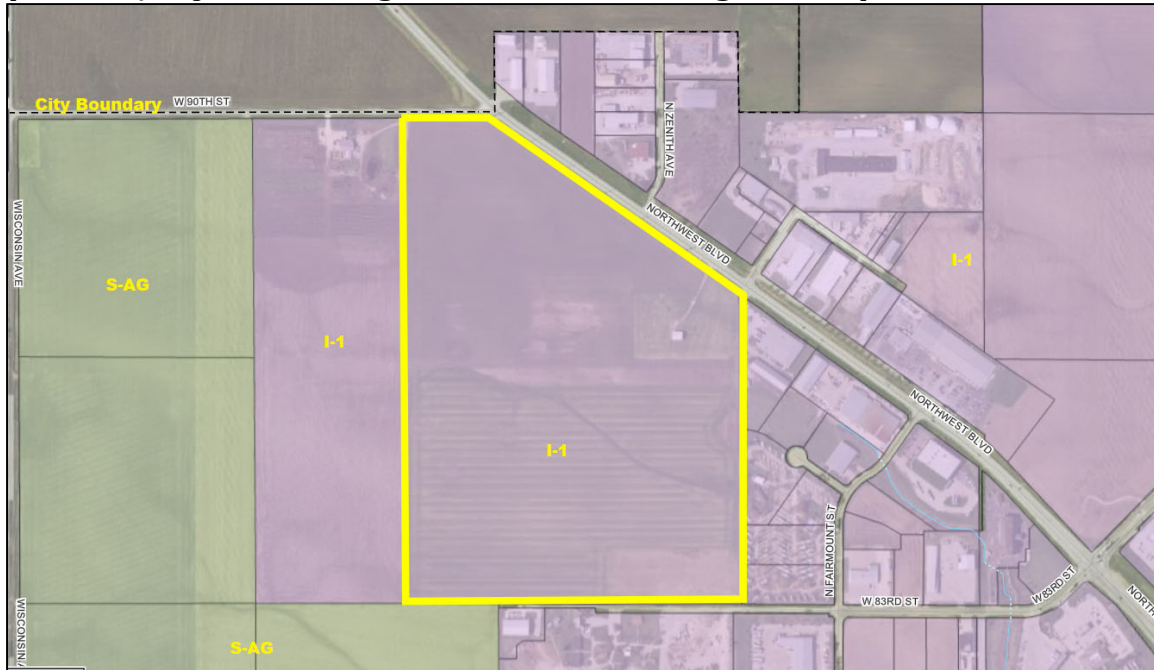
SHEET
1

Exhibits

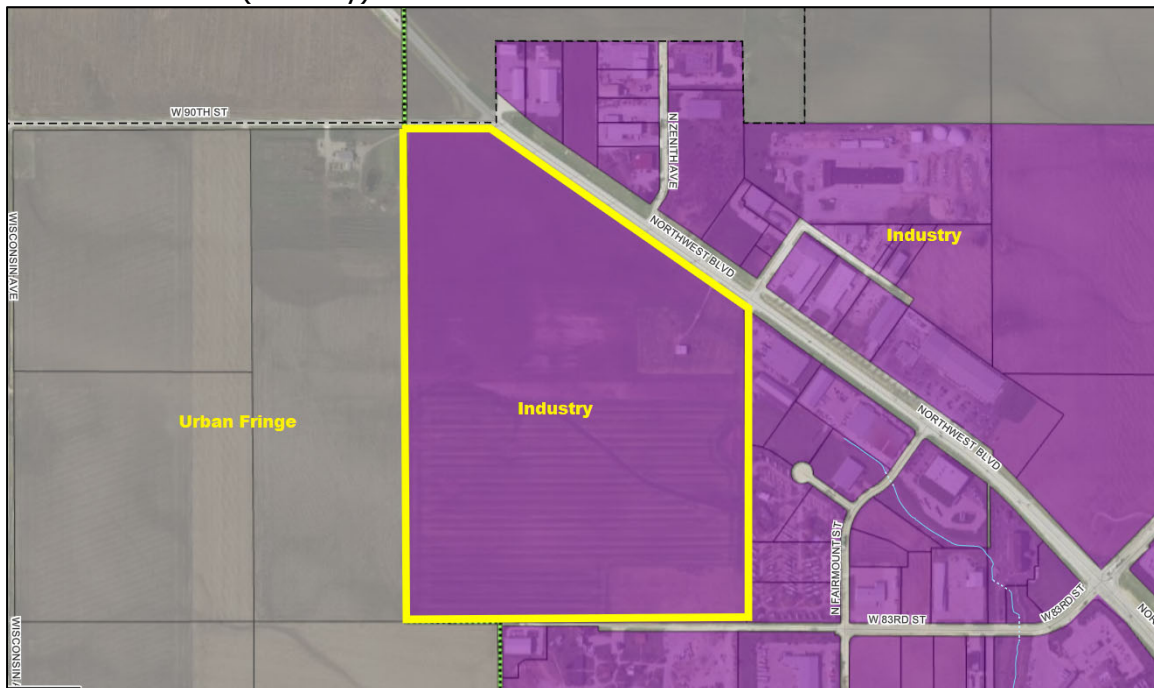
P21-04 Preliminary Plat
August 17, 2021

Aerial Photo & Zoning Map

(Site: I-1; adjacent: I-1 light industrial & S-AG agriculture):



Land Use 2035: (Industry)



DRAWN	DATE	PLAT NO.	PAGE NO.
HC/HC	MT	PLAT NO.	21/22
DATE	7-22-20	HEET	1 of 1

City of Davenport

Department: Public Safety
Contact Info: Gary Statz | 563-326-7754

Action / Date
9/8/2021

Subject:

Third Consideration: Ordinance amending Schedule XI of Chapter 10.96 entitled "Resident Parking Only" by adding 12th Street along the south side in front of 1701 East 12th Street. [Ward 5]

Recommendation:

Adopt the Ordinance.

Background:

The residents at 1701 East 12th Street have no off-street parking available. There are 6 townhouses and a few other apartments across the street that have a small amount of off-street parking. The residents and the guests of those rental properties will often park in front of 1701 and force those residents to park further down the block away from their home. There is plenty of available frontage for everyone so creating this resident parking only zone will not be a hardship to those who live in the townhomes and apartments. This zone would be about 60 feet long but there would still be 190 feet available along the south side of 12th Street between the zone and Judson Street that is available to anybody.

ATTACHMENTS:

Type	Description
▢ Ordinance	PS_ORD_1701 E 12th RPO_pg 2
▢ Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	7/28/2021 - 10:41 AM
Public Works Committee	Moses, Trish	Approved	7/28/2021 - 10:41 AM
City Clerk	Admin, Default	Approved	7/28/2021 - 11:00 AM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE XI RESIDENT PARKING ONLY THERETO BY ADDING 12TH STREET ALONG THE SOUTH SIDE IN FRONT OF 1701 E 12TH STREET

Section 1. That Schedule XI Resident Parking Only of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by adding the following:

12th Street along the south side in front of 1701 E 12th 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 _____

Mike Matson
Mayor

Attest: _____
Brian Krup
Deputy City Clerk

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE XI "RESIDENT PARKING ONLY" THERETO BY ADDING 12TH STREET ALONG THE SOUTH SIDE IN FRONT OF 1701 EAST 12TH STREET

Section 1. That Schedule XI "Resident Parking Only" of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by adding the following:

12th Street along the south side in front of 1701 East 12th 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 _____

Published in the *Quad City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Safety
Contact Info: Brian Krup | 563-326-6163

Action / Date
9/8/2021

Subject:

Resolution approving street, lane, or public ground closures on the listed dates and times to hold outdoor events.

Jimmie O's Saloon; Jimmie O's Saloon Street Fest; 2735 Telegraph Road; Saturday, September 11, 2021 12:00 p.m. - 11:00 p.m.; **Closure:** Rolff Street from Telegraph Road to north of the alley. [Ward 1]

Joshua Sherrod; TBK Quad Cities Marathon; Sunday, September 26, 2021; 5:00 a.m. - 1:00 p.m.; **Closures:** Riverfront Trail from East City Limits to Marquette Street; Beiderbecke Drive from Marquette Street to Gaines Street; Gaines Street from Beiderbecke Drive to River Drive; River Drive from Brown Street to Scott Street; Western Avenue from 2nd Street to River Drive; southernmost parking and travel lane on 2nd Street from Gaines Street to the Arsenal Bridge on-ramp; easternmost northbound lane on Centennial Bridge with 2nd Street exit closed. [Wards 3, 5, & 6]

Recommendation:

Adopt the Resolution.

Background:

Per the City's Special Events Policy, City Council will approve, street, lane, and public ground closures based on the recommendation of the Special Events Committee.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	Jimmie O's Saloon Map
▣ Backup Material	Jimmie O's Saloon Street Closure Petition
▣ Backup Material	QC Marathon Half Marathon Map
▣ Backup Material	QC Marathon Full Marathon Map

REVIEWERS:

Department	Reviewer	Action	Date
Public Safety	Admin, Default	Approved	8/25/2021 - 4:06 PM

Resolution No. _____

Resolution offered by Alderman Jobgen.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving street, lane, or public ground closures on the listed dates and times to hold outdoor events.

WHEREAS, the City, through its Special Events Policy, has accepted the following applications to hold outdoor events on the following dates; and

WHEREAS, upon review of the applications it has been determined that the streets, lanes, or public grounds on the dates and times listed below will need to be closed.

NOW, THEREFORE, BE IT RESOLVED that the City Council approves and directs staff to proceed with the temporary closure of the following streets, lanes, or public grounds on the following dates and times:

*Jimmie O's Saloon; Jimmie O's Saloon Street Fest; 2735 Telegraph Road; Saturday, September 11, 2021 12:00 p.m. - 11:00 p.m.; **Closure:** Rolff Street from Telegraph Road to north of the alley. [Ward 1]*

*Joshua Sherrod; TBK Quad Cities Marathon; Sunday, September 26, 2021; 5:00 a.m. - 1:00 p.m.; **Closures:** Riverfront Trail from East City Limits to Marquette Street; Beiderbecke Drive from Marquette Street to Gaines Street; Gaines Street from Beiderbecke Drive to River Drive; River Drive from Brown Street to Scott Street; Western Avenue from 2nd Street to River Drive; southernmost parking and travel lane on 2nd Street from Gaines Street to the Arsenal Bridge on-ramp; easternmost northbound lane on Centennial Bridge with 2nd Street exit closed. [Wards 3, 5, & 6]*

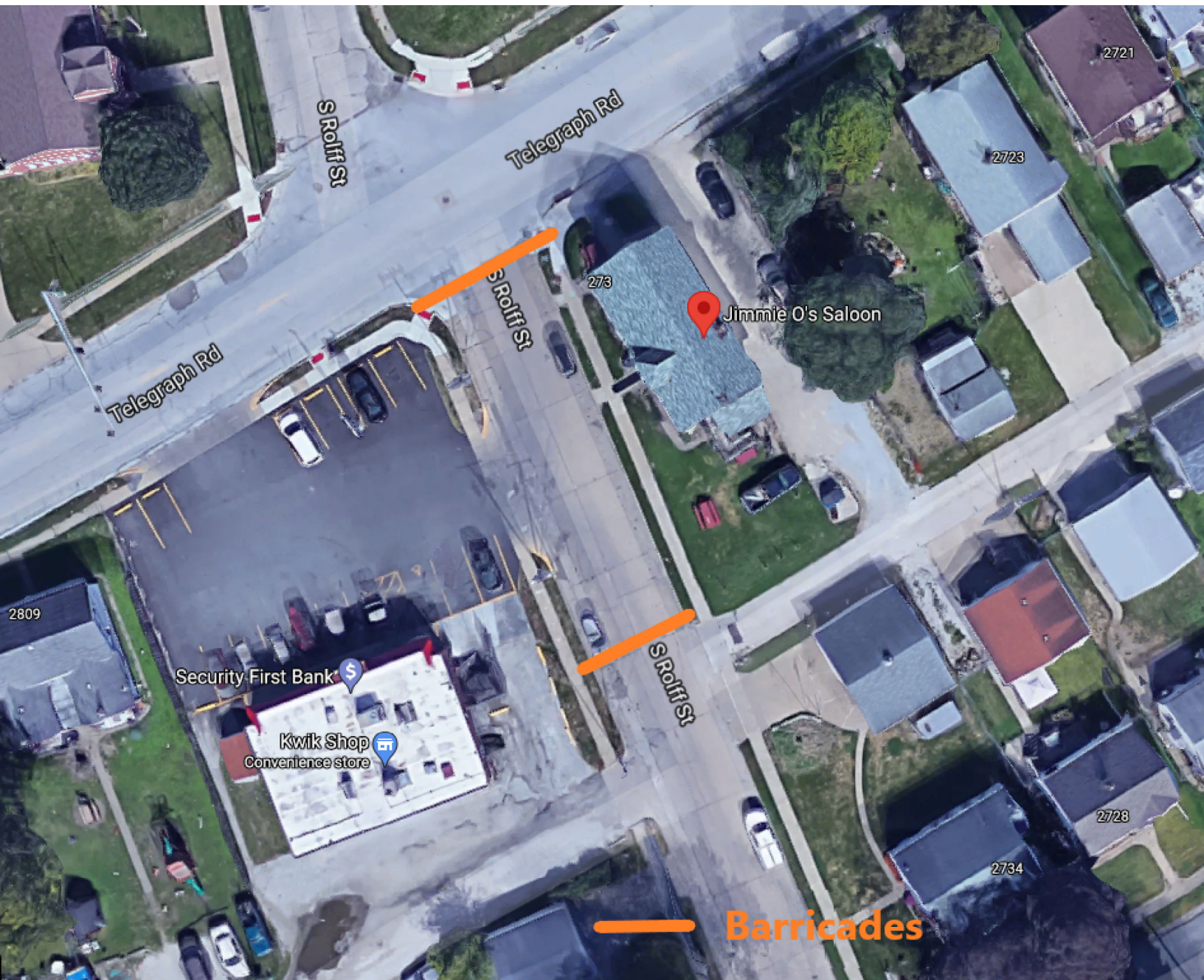
Passed and approved this 8th day of September, 2021.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk





CITY OF DAVENPORT

STREET CLOSING AND NOISE VARIANCE PETITION FOR SPECIAL EVENTS

On the 11 day of September, 2021 during the hours of 6^{PM} - 10^{PM}
there is proposed a street closing with outdoor music/band/performance, requested by
James O'Sullivan, which will require the closing of Rolf Street
between Telegraph Rd and White Wood.

*Please sign your name and print address below and indicate whether you are in favor of the street closure, opposed to the street closure, or not concerned (mark one).

NAME AND ADDRESS

IN FAVOR

OPPOSED

NOT CONCERNED

Nicholas Bartholomew
2735 1/2 Telegraph/Rolf

Mike Jones
2713 Redwood Ave

BRAD KLOUDA

Bethany Camp

DAN HAVEN

Andrew Devlin 222 S Rolf St

Matt Devlin

Sam Anderson

Rich L. Keller

Richard Serech 2732 Telegraph Rd

Stan Cleaves 2715 Redwood Ave

Broughton 2708 White Wood

* If more space is needed, please use additional sheets.

* If you are unable to make contact with a resident/business, please indicate the date(s) and time(s) you attempted.

James E. O'Sullivan
Signature of Applicant

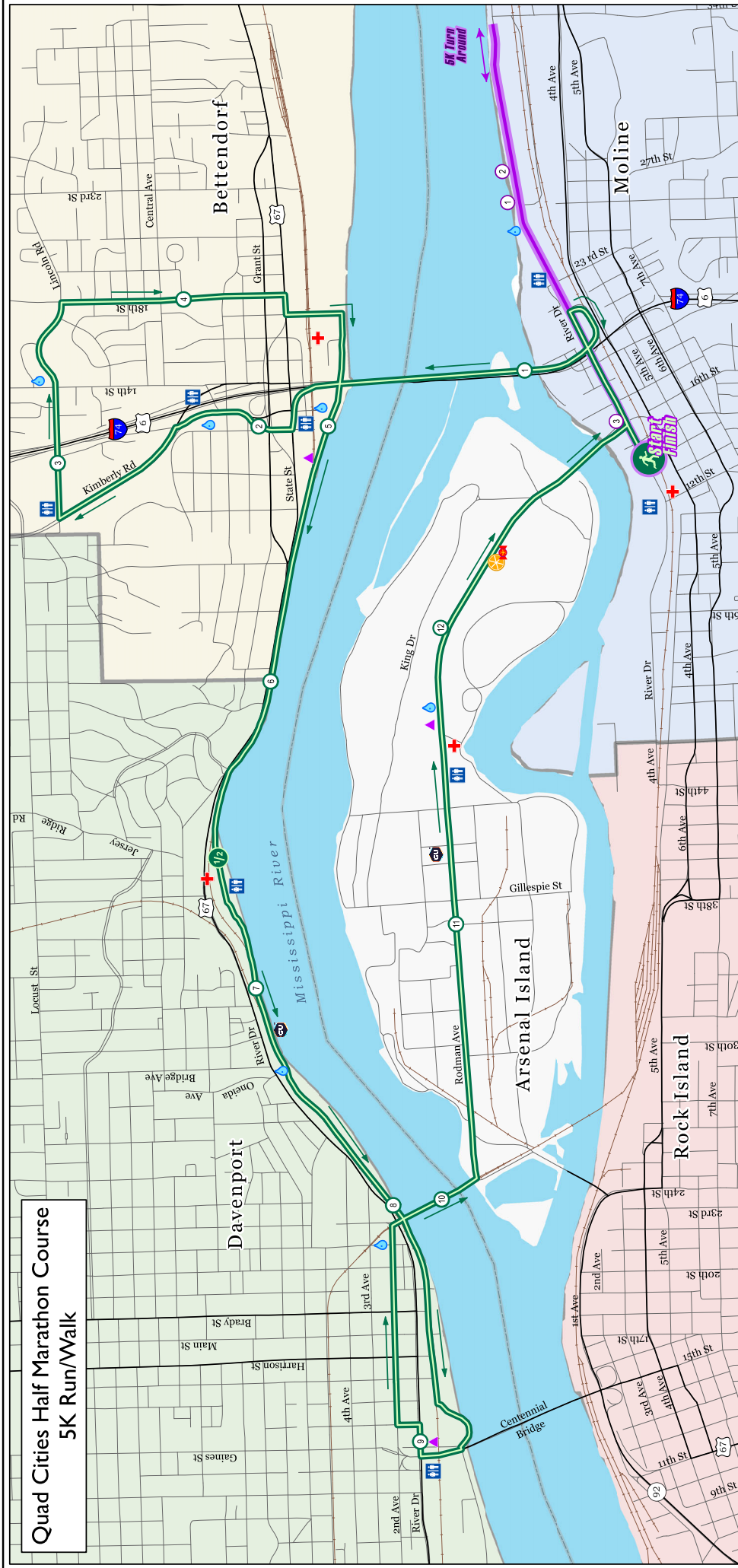
9-11-21
Date

Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: Brian.Krup@davenportiowa.com

Quad Cities Half Marathon Course 5K Run/Walk



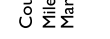
All Courses



Half Marathon

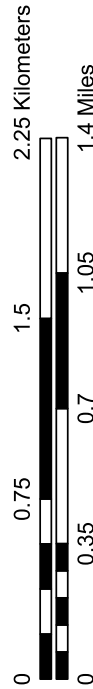


5K



Amenities & Points

- Water
- Medical
- Sport Drink
- GU Energy Gel
- Sponge
- Portable Toilet
- Fruit & Candy



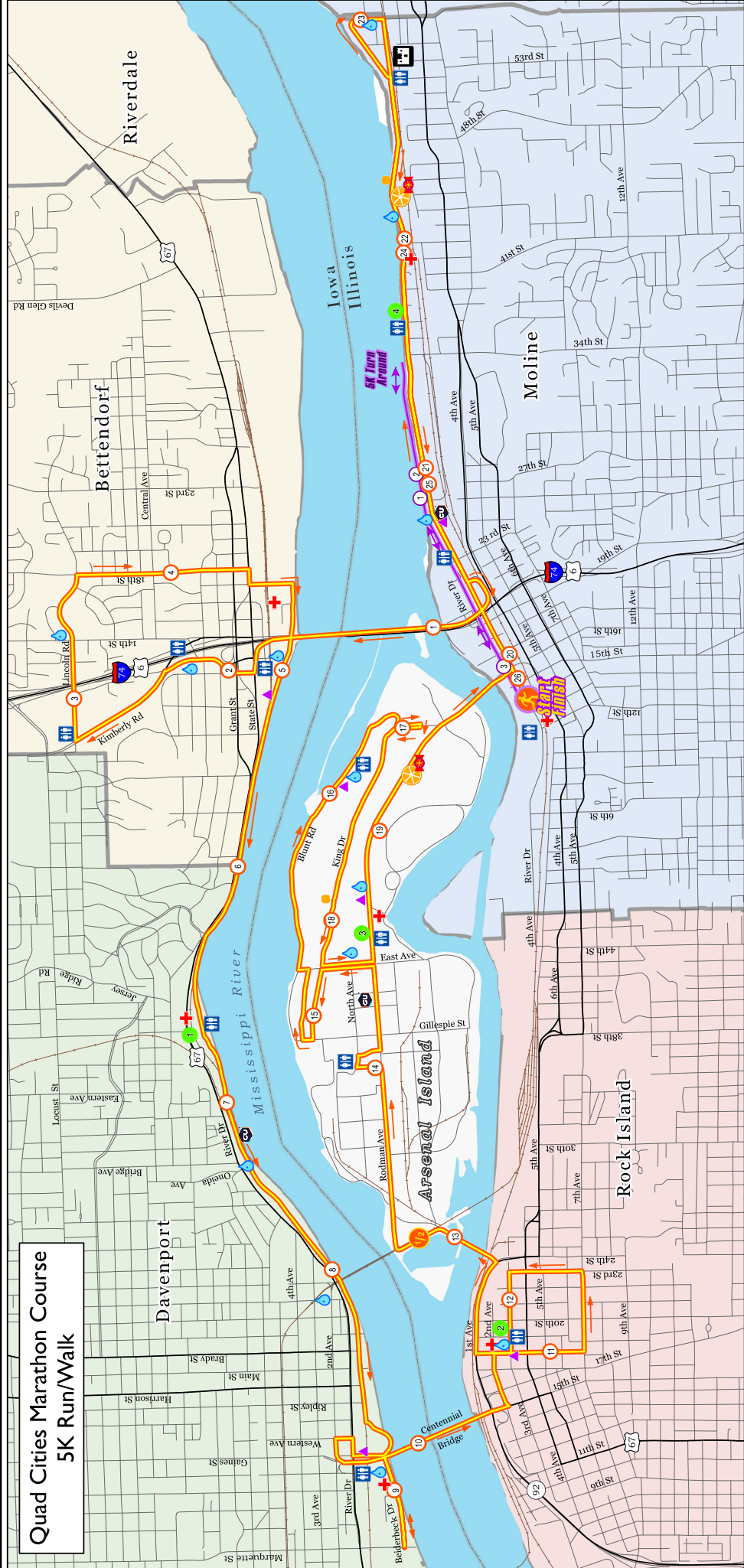
Map prepared by:



Disclaimer: This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. Bi-State Regional Commission disclaims all responsibility for the accuracy or completeness of the data shown herein.

September 2019

Quad Cities Marathon Course 5K Run/Walk

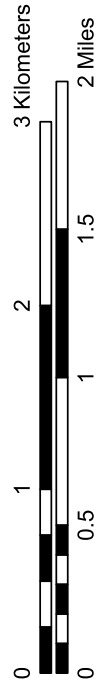


All Courses

Full Marathon

5K

Amenities & Points



Disclaimer: This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. Bi-State Regional Commission disclaims all responsibility for the accuracy or completeness of the data shown herein.

City of Davenport

Department: City Clerk
Contact Info: Brian Krup | 563-326-6163

Action / Date
9/8/2021

Subject:

Motion approving noise variance requests for events on the listed dates and times.

Jimmie O's Saloon; Jimmie O's Saloon Street Fest; 2735 Telegraph Road; Saturday, September 11, 2021 5:00 p.m. - 10:00 p.m.; Outdoor music/band, over 50 dBA. [Ward 1]

Recommendation:

Pass the Motion.

Background:

The following requests for noise variances have been received pursuant to the Davenport Municipal Code Chapter 8.19 Noise Abatement, Section 8..19.090 Special Variances.

ATTACHMENTS:

Type	Description
Backup Material	Jimmie O's Saloon Noise Variance Petition

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	8/25/2021 - 4:07 PM



CITY OF DAVENPORT

STREET CLOSING AND NOISE VARIANCE PETITION FOR SPECIAL EVENTS

On the 11 day of September, 2021 during the hours of 6^{pm} - 10^{pm}
there is proposed a street closing with outdoor music/band/performance, requested by
Travis O'Sullivan, which will require the closing of Rolf Street
between Telegraph Rd and White Wood.

*Please sign your name and print address below and indicate whether you are in favor of the street closure, opposed to the street closure, or not concerned (mark one).

NAME AND ADDRESS

IN FAVOR

OPPOSED

NOT CONCERNED

Nicholas Bartholomew
2735 1/2 Telegraph/Rolf

X

Mike Jones
2713 Redwood Ave

X

BRAD KLOUDA

X

Bethany Camp

X

DAN HAVEN

X

Andrew Devlin 222 S Rolf St

X

Matt Devlin

X

Sam Anderson

X

Rich L. Keller

X

Richard Sweeney 2732 Telegraph Rd

X

Stan Cleaves 2715 Redwood Ave

X

Broughton 2708 White Wood

X

* If more space is needed, please use additional sheets.

* If you are unable to make contact with a resident/business, please indicate the date(s) and time(s) you attempted.

Signature of Applicant

Date

Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: Brian.Krup@davenportiowa.com

City of Davenport

Department: Public Safety Committee
Contact Info: Jamie Swanson | 563-326-7795

Action / Date
9/8/2021

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

Jimmie O's Saloon (Oldham Enterprises, LLC) - 2735 Telegraph Rd - "Jimmie O's Saloon Street Fest" September 11 - License Type: Class C Liquor

Ward 3

Front Street Brewery (Front Street Brewery, Inc) - 421 W River Dr - Temporary Extended Outdoor Area - September 13-15 - License Type: Class C Liquor

Palmer College of Chiropractic (Palmer College Foundation) – 1005 Brady St Welcome Center Parking Lot – Temporary Outdoor Event – “Closing Festival” September 18 – License Type: Beer/Wine

Palmer College of Chiropractic (Palmer College Foundation) – 115 W 7th St Vicki Anne Palmer Hall – Temporary Event – “25th Reunion Cocktail Party” September 16 – License Type: Beer/Wine

Palmer College of Chiropractic (Palmer College Foundation) – 1000 Brady St BJ Palmer Hall, Clinic Gardens and West Hall Courtyard – Temporary Event with Outdoor Area – “Courtyard Talent Show” and “Donor Event” September 15 “Founder’s Circle Reception” September 18 – License Type: Beer/Wine

B. Annual license renewals (with outdoor area as noted):

Ward 3

Express Lane Gas & Food Mart (Expresslane Inc) - 1139 Brady St - License Type: Class C Beer

Frick's Tap (LBLN, LLC) - 1402 W 3rd St - Outdoor Area - License Type: Class C Liquor

Ruby's (Infamous, LLC) - 429 E 3rd St - Outdoor Area - License Type: Class C Liquor

Ward 4

Hy-Vee #5 (Hy-Vee, Inc) - 2351 W Locust - License Type: Class E Liquor

Ward 6

Cabos Cantina and Grill 2, LLC (Cabos Cantina and Grill 2, LLC) - 5717 Elmore Ave - License Type: Class C Liquor

Ward 7

Hooters of Davenport (HOA Restaurant Holder, LLC) - 110 E Kimberly Rd - Outdoor Area - License Type: Class C Liquor

Recommendation:
Pass the Motion.

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

REVIEWERS:

Department	Reviewer	Action	Date
Public Safety Committee	Admin, Default	Approved	8/25/2021 - 4:21 PM

City of Davenport

Department: Public Works - Engineering
Contact Info: Brian Schadt | 563-326-7786

Action / Date
9/8/2021

Subject:

Resolution approving a preconstruction agreement with the Iowa Department of Transportation for the bridge deck repair on Division Street over Interstate 80. [Ward 8]

Recommendation:

Adopt the Resolution.

Background:

This project includes bridge deck repairs to be completed to the Division Street Bridge over Interstate 80. This bridge is owned and maintained by the Iowa Department of Transportation (IDOT). The project will be designed and constructed by IDOT. All funding for design and construction of the project will be borne by IDOT. This work is being completed to preserve the bridge capacity through the winter. IDOT still plans to replace the bridge during next construction season.

The project is scheduled to be completed before this winter.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	Preconstruction Agreement

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	8/18/2021 - 1:41 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving a preconstruction agreement with the Iowa Department of Transportation for the bridge deck repair on Division Street over Interstate 80.

WHEREAS, the DOT proposes to establish or make improvements to Division Street Bridge over Interstate 80 within Scott County, Iowa; and

WHEREAS, The DOT and the LPA are willing to jointly participate in said project, in the manner hereinafter provided; and

WHEREAS, all funding for design and construction of the project will be borne by IDOT. This work is being completed in support of the improvements proposed on Division Street for the future Amazon development in the Eastern Iowa Industrial Center.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport that the preconstruction agreement with the Iowa Department of Transportation is hereby approved.

Passed and approved this 8th day of September, 2021.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

**IOWA DEPARTMENT OF TRANSPORTATION
Preconstruction Agreement
For Primary Road Project**

County	Scott
City	Davenport
Project No.	MBIN-080-6(509)294--0M-82
Iowa DOT	
Agreement No.	2022-9-008
Staff Action No.	N/A

This Agreement, is entered into by and between the Iowa Department of Transportation, hereinafter designated the "DOT", and the city of Davenport, Iowa, a Local Public Agency, hereafter designated the "LPA" in accordance with Iowa Code Chapters 28E, 306, 306A and 313.4 as applicable;

The DOT proposes to establish or make improvements to Interstate 80 within Scott County, Iowa; and

The DOT and the LPA are willing to jointly participate in said project, in the manner hereinafter provided; and

This Agreement reflects the current concept of this project which is subject to modification by mutual agreement between the LPA and the DOT; and

Therefore, it is agreed as follows:

1. Project Information

- a. The DOT will design, let, and inspect construction of the following described project in accordance with the project plans and DOT standard specifications:

Bridge repair on Division Street over Interstate 80. See Exhibit A for location.

2. Project Costs

- a. The DOT will bear all costs except those allocated to the LPA under other terms of this Agreement.

3. Traffic Control

- a. Interstate 80 through-traffic will be maintained during the construction.
- b. It will be necessary to temporarily close LPA side road, Division Street, during construction, the DOT will furnish and install the required barricades and signing for the closure at project cost and shall remove same upon completion of the project also at no expense or obligation to the LPA. The DOT will work in close cooperation with the LPA and the contractor to accommodate emergency services and local access across the project during construction. Any detours which may be necessary for project related LPA road closures will be the responsibility of the LPA all at no expense or obligation to the DOT.
- c. If this project causes the temporary closure of a road during construction, the DOT shall meet with the LPA to determine whether said closure(s) will cause increased traffic on other LPA roads. The DOT and the LPA shall determine a plan, and the costs thereof, for the LPA to perform dust control on said LPA roads with increased traffic, should dust control become necessary. In that event, the LPA shall inform the DOT prior to performing said dust control. The DOT shall reimburse the LPA for the cost of

said dust control measures following the receipt of a bill for the agreed upon costs (see Iowa Code section 313.4 subsection 1.b.).

4. Right of Way and Permits

- a. Subject to the provisions hereof, the LPA in accordance with 761 Iowa Administrative Code Chapter 150.3(1)c and 150.4(2) will remove or cause to be removed (within the corporate limits) all encroachments or obstructions in the existing primary highway right of way. The LPA will also prevent the erection and/or placement of any structure or obstruction on said right of way or any additional right of way which is acquired for this project including but not limited to private signs, buildings, pumps, and parking areas.
- b. The DOT will be responsible for the coordination of utility facility adjustments for the primary road project.
- c. The LPA agrees to relocate all city-owned utilities necessary for construction which are located within the existing street or alley right of way, subject to the approval of and without expense to the DOT and in accordance with 761 Iowa Administrative Code Chapter 150.4(5) and the DOT Utility Accommodation Policy.
- d. With the exception of service connections no new or future utility occupancy of project right of way, nor any future relocations of or alterations to existing utilities within said right of way will be permitted or undertaken by the LPA without the prior written approval of the DOT. All work will be performed in accordance with the Utility Accommodation Policy and other applicable requirements of the DOT.

5. Construction & Maintenance

- a. Upon completion of the project, no changes in the physical features thereof will be undertaken or permitted without the prior written approval of the DOT.
- b. Future maintenance of the primary highway within the project area will be carried out in accordance with the terms and conditions contained in 761 Iowa Administrative Code Chapter 150.
- c. Structures built by the DOT over or under a primary road will be maintained structurally sound by the DOT, including repairs to floors and railing and painting. For structures serving roadways which are not on the primary road system, the cleaning and removal of snow, debris and foreign objects from local road traffic lanes, sidewalks or walkways within the project limits (if any) including pedestrian overpasses or underpasses will be the responsibility of the LPA.

6. General Provisions

- a. If the LPA has completed a Flood Insurance Study (FIS) for an area which is affected by the proposed Primary Highway project and the FIS is modified, amended or revised in an area affected by the project after the date of this Agreement, the LPA shall promptly provide notice of the modification, amendment or revision to the DOT. If the LPA does not have a detailed Flood Insurance Study (FIS) for an area which is affected by the proposed Primary Highway project and the LPA does adopt an FIS in an area affected by the project after the date of this Agreement, the LPA shall

promptly provide notice of the FIS to the DOT.

- b. The LPA will comply with all provisions of the equal employment opportunity requirements prohibiting discrimination and requiring affirmative action to assure equal employment opportunity as required by Iowa Code Chapter 216. No person will, on the grounds of age, race, creed, color, sex, sexual orientation, gender identity, national origin, religion, pregnancy, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which State funds are used.
- c. It is the intent of both parties that no third party beneficiaries be created by this Agreement.
- d. If any section, provision, or part of this Agreement shall be found to be invalid or unconstitutional, such finding shall not affect the validity of the Agreement as a whole or any section, provision, or part thereof not found to be invalid or unconstitutional, except to the extent that the original intent of the Agreement cannot be fulfilled.
- e. This Agreement may be executed in (two) counterparts, each of which so executed will be deemed to be an original.
- f. This Agreement, as well as the unaffected provisions of any previous agreement(s), addendum(s), and/or amendment(s); represents the entire Agreement between the LPA and DOT regarding this project. All previously executed agreements will remain in effect except as amended herein. Any subsequent change or modification to the terms of this Agreement will be in the form of a duly executed amendment to this document.

July 2014

IN WITNESS WHEREOF, each of the parties hereto has executed Agreement No. 2022-9-008 as of the date shown opposite its signature below.

CITY OF DAVENPORT:

By: _____ Date _____, 20____.
Title: Mayor

I, _____, certify that I am the Clerk of the City, and that
_____, who signed said Agreement for and on behalf of
the City was duly authorized to execute the same on the ____ day of _____, 20____.

Signed: _____
City Clerk of Davenport, Iowa

IOWA DEPARTMENT OF TRANSPORTATION:

By: _____ Date _____, 20____.
James R. Schnoebelen, P.E.
District Engineer
District 6

BRIDGE REPAIR
MBIN-080-6(509)294--OM-82

LETTING DATE
07-20-21

SCOTT COUNTY

Latitude 41° 36' 00"
Longitude -90° 35' 45"



Highway Division

PLANS OF PROPOSED IMPROVEMENT ON THE

INTERSTATE ROAD SYSTEM

SCOTT COUNTY

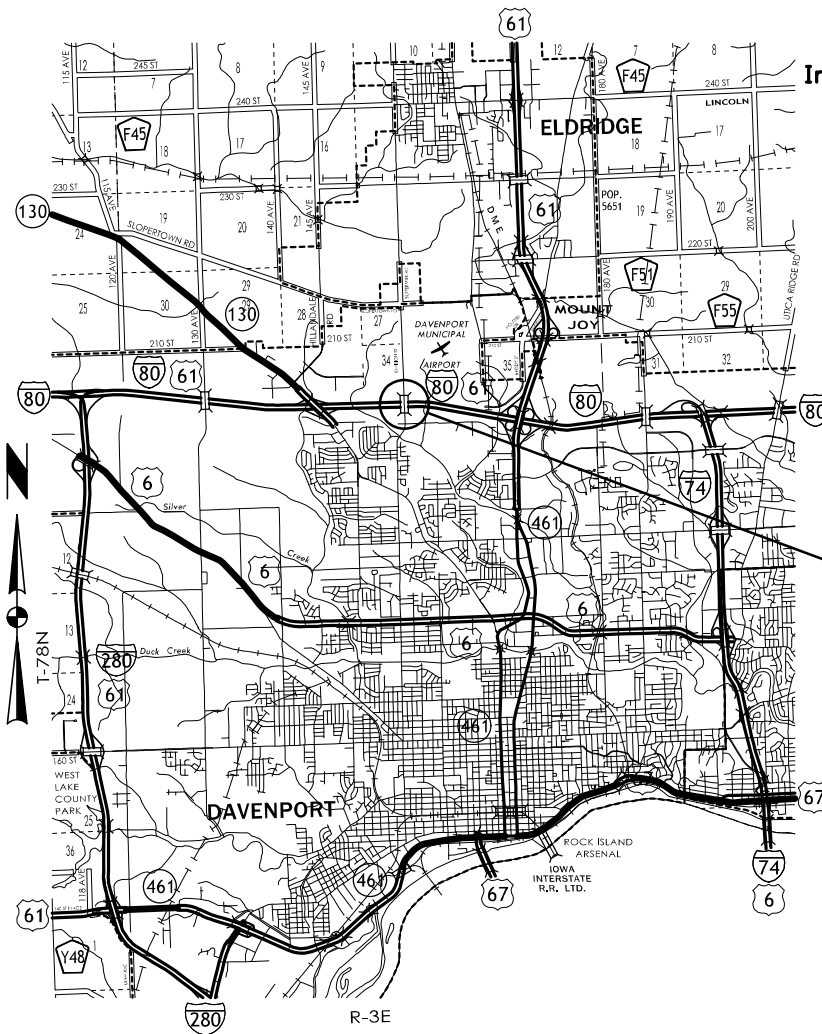
BRIDGE REPAIR

In Davenport, on Division Street over I-80

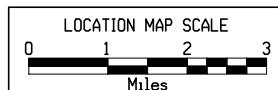
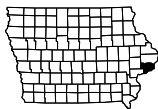
SCALES: As Noted

Refer to the Proposal Form for list of applicable specifications.

Value Engineering Saves. Refer to Article 1105.14 of the Specifications.



Project Location
FHWA 47520
Milepost 294.1



FILE NO.

ENGLISH

DESIGN TEAM **Walton/Storey/Holub**

SCOTT COUNTY

PROJECT

8:03:39 AM 4/19/2021 rholub W:\Highway\District6\Design\MP\FY22Projects\BridgeRepair\180\82080509a01.sht

City of Davenport

Department: Public Works - Admin
Contact Info: Nicole Gleason | 563-326-7734

Action / Date
9/8/2021

Subject:

Resolution awarding a one-year contract for the 2021-2022 Long-Line Painting project to Ostrom Painting & Sandblasting Inc of Rock Island, Illinois in the amount of \$185,556. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

An Invitation to Bid was issued on August 9, 2021 and sent to contractors. On August 20, 2021, the Purchasing Division opened and read one bid. See bid tab attached.

This work includes City street long-line painting and portions of Iowa Department of Transportation roads including River Drive, Harrison Street, Brady Street, Welcome Way, and Kimberly Road within City limits. The State of Iowa will reimburse the City for their portion.

Funding for this contract is from the Public Works Traffic Engineering Road Use Tax budget, account 54702131 520298.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	Resolution
▢ Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	8/25/2021 - 1:34 PM
Public Works Committee	Moses, Trish	Approved	8/25/2021 - 1:35 PM
City Clerk	Admin, Default	Approved	8/25/2021 - 8:24 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION awarding a one-year contract for the 2021-2022 Long-Line Painting project to Ostrom Painting & Sandblasting Inc of Rock Island, Illinois in the amount of \$185,556.

WHEREAS, the City needs to contract for the 2021-2022 Long-Line Painting project; and

WHEREAS, Ostrom Painting & Sandblasting was the lowest responsive and responsible bidder submitting a bid.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Davenport, Iowa that the one-year contract for the 2021-2022 Long-Line Painting project is hereby awarded to Ostrom Painting & Sandblasting Inc of Rock Island, Illinois in the amount of \$185,556.

Passed and approved this 8th day of September, 2021.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: LONG-LINE PAINTING 2021-2022

BID NUMBER: #22-18

OPENING DATE: AUGUST 20, 2021

GL ACCOUNT NUMBER: 54702131 520298

RECOMMENDATION: AWARD THE CONTRACT TO OSTROM PAINTING &
SANDBLASTING COMPANY INC OF ROCK ISLAND IL

<u>VENDOR NAME</u>	<u>BID AMOUNT</u>
Ostrom Painting & Sandblasting Inc of Rock Island IL	\$185,556

Approved By Kristi Keller 8-24-2021
Purchasing Date

Approved By Nicole Gleason aug 24, 2021
Dept. Director Date

Approved By [Signature] 8-24-2021
Budget/CIP Date

Approved By Walter J. Wernitt 08/24/2021
Assistant City Administrator/CFO Date

City of Davenport

Department: Public Works - Admin
Contact Info: Nicole Gleason | 563-326-7734

Action / Date
9/8/2021

Subject:

Resolution awarding the contract for the Emeis ADA Access Improvements project to Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$197,396.25, CIP #34071. [Ward 1]

Recommendation:

Adopt the Resolution.

Background:

An Invitation to Bid was issued and sent to contractors on August 6, 2021. On August 23, 2021, the Purchasing Division opened and read four (4) bids. See bid tab attached.

This work includes the installation of ADA compliant sidewalk to connect infrastructure (dugouts, parking lots, etc.) at Emeis Park.

Hawkeye Paving Corporation was the lowest responsive and responsible bidder. They have performed this type of work successfully for the City in the past.

Funding for this project is from CIP 64071 Park Amenity ADA Access Program. These funds are available from the sale of General Obligation Bonds.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	8/25/2021 - 1:35 PM
Public Works Committee	Moses, Trish	Approved	8/25/2021 - 1:35 PM
City Clerk	Admin, Default	Approved	8/25/2021 - 8:25 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION awarding the contract for the Emeis ADA Access Improvements project to Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$197,396.25, CIP #34071.

WHEREAS, the City needs to contract for the Emeis ADA Access Improvements project; and

WHEREAS, Hawkeye Paving Corporation was the lowest responsive and responsible bidder submitting a bid.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the contract for the Emeis ADA Access Improvements project is hereby awarded to Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$197,396.25.

Passed and approved this 8th day of September, 2021.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: EMEIS ADA ACCESS IMPROVEMENTS

BID NUMBER: 22-15

OPENING DATE: AUGUST 23 2021

FUNDING: CIP 64071 PARK AMENITY ADA ACCESS PROGRAM
REPAIR

RECOMMENDATION: AWARD THE CONTRACT TO HAWKEYE PAVING
CORPORATION OF DAVENPORT

<u>VENDOR NAME</u>	<u>PRICE</u>
Hawkeye Paving Corporation of Davenport IA	\$197,396.25
Langman Construction Inc of Rock Island IL	\$197,776.85
Americore LLC of Blue Grass IA	\$215,167.00
Kelly Construction of Davenport IA	\$242,959.53

Approved By Kurt Keller 8-24-2021
Purchasing Date

Approved By Nicole Gleason Aug 24, 2021
Dept Director Date

Approved By Brandi Cox 8-24-21
Budget/CIP Date

Approved By Wally S. Merritt 08/24/2021
Assist. City Administrator/ CFO Date

City of Davenport

Department: Public Works - Admin
Contact Info: Nicole Gleason | 563-326-7734

Action / Date
9/8/2021

Subject:

Resolution awarding the contract for the Hillandale Road and Research Parkway RISE RMX-1827(690)-9D-82 project to Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$512,923, subject to review and approval of the Iowa Department of Transportation, CIP #35053. [Ward 8]

Recommendation:

Adopt the Resolution.

Background:

On August 6, 2021, an Invitation to Bid was issued and sent to contractors. On August 23, 2021, the Purchasing Division opened and read three (3) bids. See bid tab attached.

This award is subject to the review and approval of the Iowa Department of Transportation. The City of Davenport has received RISE money from the state.

Project work includes the furnishing of all labor, materials, equipment, and services necessary for the Hillandale Road and Research Parkway Intersection, involving the extension of the westbound Research Parkway left turn lane and installation of traffic signals and other related construction.

Hawkeye Paving Corporation of Davenport has successfully performed this type of work for the City in the past. They were the lowest responsive and responsible bidder.

Funding for this project is from CIP #35053 High Volume Street Repair and from the RISE grant from the State of Iowa and the sale of General Obligation Bonds.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	8/25/2021 - 1:36 PM
Public Works Committee	Moses, Trish	Approved	8/25/2021 - 1:36 PM
City Clerk	Admin, Default	Approved	8/25/2021 - 8:25 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION awarding the contract for the Hillandale Road and Research Parkway RISE RMX-1827(690)-9D-82 project to Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$512,923, subject to review and approval of the Iowa Department of Transportation, CIP #35053.

WHEREAS, the City needs to contract for the Hillandale Road and Research Parkway RISE RM-1827(689)-9D-82 project; and

WHEREAS, Hawkeye Paving Corporation was the lowest responsive and responsible bidder submitting as bid;

NOW THEREFORE, IT IS RESOLVED by the City Council of the City of Davenport, Iowa that the contract for the Hillandale Road and Research Parkway RISE RMX-1827(690)-9D-82 project is hereby awarded to Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$512,923, subject to review and approval of the Iowa Department of Transportation.

Passed and approved this 8th day of September, 2021.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: HILLANDALE RD & RESEARCH PKWY RISE NO.
RMX-1827(689)-9D-82

BID NUMBER: 22-14

OPENING DATE: AUGUST 23 2021

FUNDING: 70077682 530350 35053 HIGH VOLUME STREET REPAIR

RECOMMENDATION: AWARD THE CONTRACT TO HAWKEYE PAVING
CORPORATION OF DAVENPORT

<u>VENDOR NAME</u>	<u>PRICE</u>
Hawkeye Paving Corporation of Davenport IA	\$512,923.00
Langman Construction Inc of Rock Island IL	\$548,784.77
Brandt Construction Co. of Milan IL	\$629,958.59

Approved By Krista Keller 8-24-2021
Purchasing Date

Approved By Nicole Gleason Aug 24, 2021
Dept Director Date

Approved By Bradi Coz 8-24-21
Budget/CIP Date

Approved By Mallory R. Yemitt 08/24/2021
Assist. City Administrator/ CFO Date

City of Davenport

Department: Public Works - Engineering
Contact Info: Sandy Doran | 563-326-7756

Action / Date
9/8/2021

Subject:

Resolution accepting work completed under the Kaiserslautern Square Upgrade project by Tricon General Construction of Dubuque, Iowa in the amount of \$862,643.48, CIP #64049. [Ward 3]

Recommendation:

Approve the resolution.

Background:

This project consisted of the site improvements to the Kaiserslautern Square upgrades which included addition of gabion & pre-cast concrete walls, decomposed granite walkways, storm sewer and detention, site lighting and electrical work, new water feature, landscaping, site furniture and flagpoles.

This project was a combined effort by the City of Davenport Public Works Division and Davenport Parks and Recreation Division. City of Davenport provided construction inspections for the project per City of Davenport permit requirements.

Work has been satisfactorily completed by Tricon General Construction, Dubuque, Iowa. The final cost for the project was \$862,643.48.

ATTACHMENTS:

Type	Description
▯ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	8/25/2021 - 1:38 PM
Public Works Committee	Moses, Trish	Approved	8/25/2021 - 1:38 PM
City Clerk	Admin, Default	Approved	8/25/2021 - 8:26 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION accepting work completed under the Kaiserslautern Square Upgrade project by Tricon General Construction of Dubuque, Iowa in the amount of \$862,643.48, CIP #64049.

WHEREAS, the City of Davenport entered into a contract with Tricon General Construction for the Kaiserslautern Square Upgrade project; and

WHEREAS, work on the project has been satisfactorily completed

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa that the work completed under the Kaiserslautern Square Upgrade project by Tricon General Construction of Dubuque, Iowa in the amount of \$862,643.48 is hereby accepted.

Passed and approved this 8th day of September, 2021.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Finance
Contact Info: Mike Atchley | 563-327-5149

Action / Date
9/8/2021

Subject:

Resolution authorizing the conveyance of City-owned parcels F0047-03 and F0047-28 to Kenneth Wilmington of 519 East 9th Street and former owner of parcel F0047-03. [Ward 3]

Recommendation:

Adopt the Resolution.

Background:

Mr. Kenneth Wilmington, resident of 519 East 9th Street is petitioning the City of Davenport to convey city property, parcels F0047-03 and F0047-28, to him for \$100.00 for each parcel totaling \$200.00. These parcels are developable but hold no value for the operations of the City. Mr. Kenneth Wilmington lost parcel F0047-03 to tax sale in 2008 when he was unable to meet the tax obligations due to health issues. The health issues have been resolved.

A letter was sent July 9, 2021 to Keith March, owner of 509 East 9th Street, the property adjacent to the east of City parcels F0047-03 and F0047-28, asking if he is interested in purchasing City parcels F0047-03 and F0047-28 and to state said interest before August 4. As of August 9 staff had not received a response from Keith March.

Per Iowa law, a city must hold a Public Hearing prior to conveying its interest in real property. Said Hearing was held at the September 1, 2021 Committee of the Whole Meeting.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	Aerial

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	8/12/2021 - 9:35 AM
Finance Committee	Merritt, Mallory	Approved	8/12/2021 - 9:35 AM
City Clerk	Admin, Default	Approved	8/24/2021 - 11:06 AM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION authorizing the conveyance of City-owned parcels F0047-03 and F0047-28 to Kenneth Wilmington of 519 East 9th Street and former owner of parcel F0047-03.

WHEREAS, the City of Davenport owns parcels F0047-03 and F0047-28 described as follows:

F0047-03, described as part of Lot 10 in Block 85 in LeClaire's 7th Addition to the City of Davenport, Scott County, Iowa, more particularly described as follows; Beginning as the Northwest Corner of said Lot 10, Block 85; thence South along the East line of LeClaire Street 72 feet; thence East 24 feet; thence South 13 feet; thence East 40 feet more or less, to the East line of said Lot 10; thence North 85 feet more or less, to the Northeast Corner of said Lot 10; thence West 64 feet, more or less, to the Northwest Corner of Lot 10; and to the place of beginning.

F0047-28, described as part of Lot 10 in Block 85 in LeClaire's 7th Addition to the City of Davenport, Scott County, Iowa, more particularly described as follows; Beginning at a point 72 feet South of the Northwest Corner of said Lot 10, Block 85; thence South along the East line of LeClaire Street 78.5 feet, more or less to the North line of the Public Alley; thence East 64 feet to the Southeast Corner of said Lot 10; thence North along the East line of said Lot 10 to a point 85 feet South of the Northeast Corner of said Lot 10; thence West parallel with the North line of said Lot 10, 40 feet; thence North 13 feet; thence West 24 feet to the point of beginning. Also a perpetual easement to maintain, renew and repair water a water supply line the runs from 9th Street to the parcel above described. Also, an easement for a driveway for ingress and egress over the East 12 feet of the North 85 feet of said Lot 10 having an address of 817 LeClaire Street; and

WHEREAS, Community and Economic Development, Public Works, Parks and Recreation, and the Davenport Fire Department have no need for this parcel; and

WHEREAS, removing this parcel from the mowing and snow removal contracts will reduce operating costs.

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 City-owned parcels F0047-03 and F0047-28 to Kenneth Wilmington of 519 East 9th Street.

Passed and approved this 8th day of September, 2021.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk



City of Davenport

Department: Public Works - Admin
Contact Info: Nicole Gleason | 563-326-7734

Action / Date
9/8/2021

Subject:

Resolution approving the purchase of closed circuit televising cameras and crawlers for sewer televising from Macqueen Equipment LLC of Ankeny, Iowa in the amount of \$325,311 using State of Minnesota contract #S-986(5), CIP #35058. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

The State of Minnesota Department of Administrative Services issued a bid for Equipment for Sewer and Pipeline Inspection. Macqueen Equipment LLC of Ankeny, Iowa was awarded the contract for the purchase of closed circuit televising cameras and crawlers for sewer televising. The City of Davenport is authorized to make purchases using this bid.

These systems are critical to making pipe assessments and identifying defective lines. The current cameras and crawlers are nearing the end of functional life. Repairs on these are frequent and expensive. New equipment requiring fewer repairs will be more cost effective. The City was able to trade in its 2013 EnviroSight camera system for a credit of \$25,000.

Funding for this purchase is from CIP #30058 for Street Improvements. These funds are from the sale of General Obligation Bonds.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	8/25/2021 - 1:39 PM
Public Works Committee	Moses, Trish	Approved	8/25/2021 - 1:39 PM
City Clerk	Admin, Default	Approved	8/25/2021 - 6:07 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving the purchase of closed circuit televising cameras and crawlers for sewer televising from Macqueen Equipment LLC of Ankeny, Iowa in the amount of \$325,311 using State of Minnesota contract #S-986(5), CIP #35058.

WHEREAS, the City needs to purchase new closed circuit televising cameras and crawlers; and

WHEREAS, MacQueen Equipment was awarded the bid from the State of Minnesota Department of Administrative Services and the City of Davenport can piggy-back off that bid;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that the purchase of closed circuit televising cameras and crawlers for sewer televising from Macqueen Equipment LLC of Ankeny, Iowa in the amount of \$325,311 using State of Minnesota contract #S-986(5) is approved.

Passed and approved this 8th day of September, 2021.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Finance
Contact Info: Mallory Merritt | 563-326-7792

Action / Date
9/8/2021

Subject:
Resolution adopting the FY 2023 Budget Policies. [All Wards]

Recommendation:
Adopt the Resolution.

Background:

The Government Finance Officers Association (GFOA) of the United States and Canada recommends that governmental entities include budget guidelines in the budget document that serve as a coherent statement of organization-wide financial and programmatic policies and goals that address both long- and short-term concerns and issues. These policies serve as parameters for staff and the City Council in the preparation of the annual budget. They also provide a framework for staff to link goals and objectives with resources in the budget document.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	Budget Policies

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	8/26/2021 - 1:44 PM
Finance Committee	Merritt, Mallory	Approved	8/26/2021 - 1:44 PM
City Clerk	Thorndike, Tiffany	Approved	8/26/2021 - 2:59 PM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION adopting the FY 2023 Budget Policies.

WHEREAS, the Government Finance Officers Association of the United States and Canada recommends that governmental entities include budget guidelines in the budget document to serve as a coherent statement of organization-wide financial and programmatic policies and goals that address long-term concerns and issues; and

WHEREAS, these policies serve as parameters for staff and Council in the preparation of the annual budget; and

WHEREAS, these policies provide a framework for staff to link goals and objectives with resources in the budget document.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport that the attached document entitled Fiscal Year 2023 Budget Policies is hereby adopted.

Passed and approved this 8th day of September, 2021.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

FY 2023 BUDGET POLICIES

Policy Overview & Purpose

The City's annual budget process is part of an overall policy framework that guides service delivery decisions and determines core functions and priorities of the City of Davenport. The budget serves as an important role in the policy framework by allocating financial resources to deliver and execute the City's core competencies. The budget document serves as a financial plan, an operating guide, a communications device, a statement of values, and a policy document to guide current and future decision-making.

Scope

City Council, City Administrator, Chief Financial Officer, Department Directors, Finance Department, CIP Technical Committee

FY 2023 Budget Policies

1. The FY 2023 Budget development process will be framed by the 2020 community survey results, various forms of public input, City Council goals, and the City Administrator's workplan, along with current service levels. As in prior years, departmental strategies and initiatives will align with the City Administrator's workplan as developed by the City Administrator and guided by the City Council.
2. Two-year budget plans will continue. The FY 2023 Budget will be the first year of a two-year budget plan adopted for FY 2023 and concluding in FY 2024.
3. Budgeted expenditures will be linked to goals and performance-related results. Performance measures will be utilized, monitored, and reported in department budgets.
4. The goal of the City's budgeting process is to minimize the tax burden on Davenport citizens, while meeting demand for City services. To this end, the City will first address budgetary gaps through strategic departmental expenditure reductions that minimize reductions in service levels. If necessary to provide a structurally balanced budget, revenue options will be explored after expenditure reductions.
5. Cities are greatly affected by state and federal codes and regulations, property tax rollback amounts, and state-mandated employee pension contributions. Every effort shall be made to maintain the existing levy rate of \$16.78 per \$1,000 taxable value.
6. User fee increases will be enacted when necessary to maintain cost recovery rates or to diversify revenue as needed. Where possible, fees will be reviewed with the goal of diversifying General Fund revenues.

7. Existing fees shall be evaluated from time to time for their overall cost-recovery percentage rate, comparisons with other peer entities, and cost delivery for the service area that the fee supports. Recommendations for fee modifications will be brought forward for review by the City Council as part of the budget development process.
8. The budget will be presented as balanced with projected expenditures not-to-exceed recurring revenues. The FY 2023 Budget will be structured such that actual results are realistically anticipated to meet financial policy targets and goals set forth by the City Council.
9. One-time revenues will be used to support one-time expenses where practical and not utilized to support ongoing operations of the City.
10. The budget shall provide a basis for revenue and expenditure projections and shall consider long-range operating implications of any increase over current service levels.
11. The Capital Improvement Budget and the six-year capital improvement plan (CIP) will include projects that are funded within projected available resources. This program of projects is based on the City's comprehensive planning process, community needs, and the individual proposals of departments, boards, and commissions of local government. The CIP Budget will be predicated on the allotment of a variety of resources and an annual evaluation of the City's debt service model. The CIP Technical Committee shall include representatives from all direct-service and necessary support departments.
12. The City of Davenport will continue to eliminate its reliance on property tax backfill dollars from the State of Iowa for operating expenses.
13. The Finance Department will provide ongoing, monthly financial reporting of the budget upon commencement of the budget year. The reports will be readily available to the City Council, City Leadership, and the public.