

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, AUGUST 20, 2019; 5:00 PM

COUNCIL CHAMBERS CITY HALL 226 WEST 4TH STREET

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity: None

III. Secretary's Report

A. Consideration of the August 6, 2019 meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Request F19-13 of IIW, P.C. for final plat Sheldon Industrial Park on 1.33 acres, being a replat of Lots 5, 6, & 7 of Brady Eighty Industrial Park 1st Addition at 419 E. 59th St. containing 2 lots zoned light industrial (I-1). [Ward 8]
- ii. Case F19-14: Request of Montgomery LC for a final plat for a 2 lot subdivision on 3.4 acres more or less of property located on the north side of East 53rd Street approximately 155 feet east of Belle Avenue. [Ward 8]

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Matt Flynn, 563-888-2286

Date
8/20/2019

Subject:
Consideration of the August 6, 2019 meeting minutes.

ATTACHMENTS:

Type	Description
▢ Backup Material	8-6-19

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	8/16/2019 - 11:59 AM

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, AUGUST 6, 2019; 5:00 PM

COUNCIL CHAMBERS CITY HALL 226 WEST 4TH STREET

REGULAR MEETING MINUTES

I. Roll Call Present: Tallman, Lammers, Schneider, Medd, Hepner, Reinartz, Maness.
Excused: Inghram, Johnson, Brandsgard, Connell. Staff: Flynn, Melton, Longlett

II. Report of the City Council Activity

III. Secretary's Report

A. Consideration of the July 16, 2019 Meeting Minutes. Minutes were approved following a motion by Hepner and a second by Maness.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business: None

B. New Business: None

VI. Subdivision Activity

A. Old Business: None

B. New Business

i. Case F19-12: Request of Premier Commercial Condos for a final plat for a 3 lot subdivision on 3.88 acres more or less of property located on the north side of West 83rd Street and the east side of North Fairmount Street. [Ward 8] Melton gave the staff report.

Motion by Medd, seconded by Maness for forward Case No. F19-12 to the City Council with a recommendation for approval.

Findings:

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

Staff recommends the Plan and Zoning Commission accepted the listed findings and forward Case F19-08 to the City Council with a recommendation for approval subject to the following twelve conditions:

1. That the surveyor signs the plat;
2. That the utility providers sign the plat when their easement needs have been met;
3. That the plat is tied to two quarter corners both labeled with description or two previously established lot corners both labeled with description of each corner;
4. That a note be added indicating "Sidewalks shall be constructed at such time as requested by the City";
5. That Iowa American Water Company sign off as a utility;
6. That building setback lines be depicted on the plat be depicted for the I-1 Light Industrial Zoning District;
7. That old lot numbers and new be made more easily discernible;
8. That a 15' utility easement be depicted rather than 10' currently shown;
9. That all existing easements be shown whether remaining or vacating;
10. That all stormwater easements be dedicated and a maintenance agreement be completed;
11. That dedicated access be provided to stormwater management area/easements;
12. That the title indicate that this is a re-plat of Truckland Industrial Park 1st Addition.

VII. Future Business

A. Case REZ19-010: Request of Larry Whitty of behalf of KJTLJ, LLC to rezone .73 acres, more or less, of property located at the southeast corner of West Locust Street and Ripley Street from R-4C Single-Family and Two-Family Central Residential Zoning District to C-2 Corridor Commercial District. [Ward 4]

VIII. Communications

IX. Other Business

X. Adjourn The meeting adjourned at 5:05 PM

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Scott Koops, Planner II, AICP
sek@ci.davenport.ia.us

Date
8/20/2019

Subject:

Request F19-13 of IIW, P.C. for final plat Sheldon Industrial Park on 1.33 acres, being a replat of Lots 5, 6, & 7 of Brady Eighty Industrial Park 1st Addition at 419 E. 59th St. containing 2 lots zoned light industrial (I-1). [Ward 8]

Recommendation:

Findings:

1. The plat conforms to the comprehensive plan Davenport+2035; and
2. The plat has achieved consistency with subdivision requirements.

Recommendation:

Staff recommends the City Plan and Zoning Commission forward F19-13 to the City Council with a recommendation for approval as proposed.

Background:

Comprehensive Plan:

Within Urban Service Area (USB35): Yes

Future Land Use Designation: Industry/Commercial Corridor

Technical Review:

Streets. No new streets are proposed with this request.

Storm Water. The plat will need to conform to any requirements of the City of Davenport Natural Resources Division.

Sanitary Sewer. Sanitary sewer service is located along the street. No new service will be required.

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

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

DISCUSSION

Planning Staff has reviewed this plat and confirmed that the plat conforms to the requirements of the subdivision code.

ATTACHMENTS:

Type	Description
▣ Backup Material	Staff Report
▣ Exhibit	Plat
▣ Exhibit	Contacts

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
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City Clerk

Koops, Scott

Approved

8/13/2019 - 11:30 AM



City of Davenport
Community Planning & Economic Development Department
STAFF REPORT

PLAN AND ZONING COMMISSION

DESCRIPTION

Request F19-13 of IIW, P.C. for final plat Sheldon Industrial Park on 1.33 acres, being a replat of Lots 5, 6, & 7 of Brady Eighty Industrial Park 1st Addition at 419 E. 59th St. containing 2 lots zoned light industrial (I-1). [Ward 8]

Recommendation: Staff recommends the City Plan and Zoning Commission accept the listed findings and forward F19-13 to the City Council with a recommendation for approval subject to the listed conditions.

Aerial Photo:



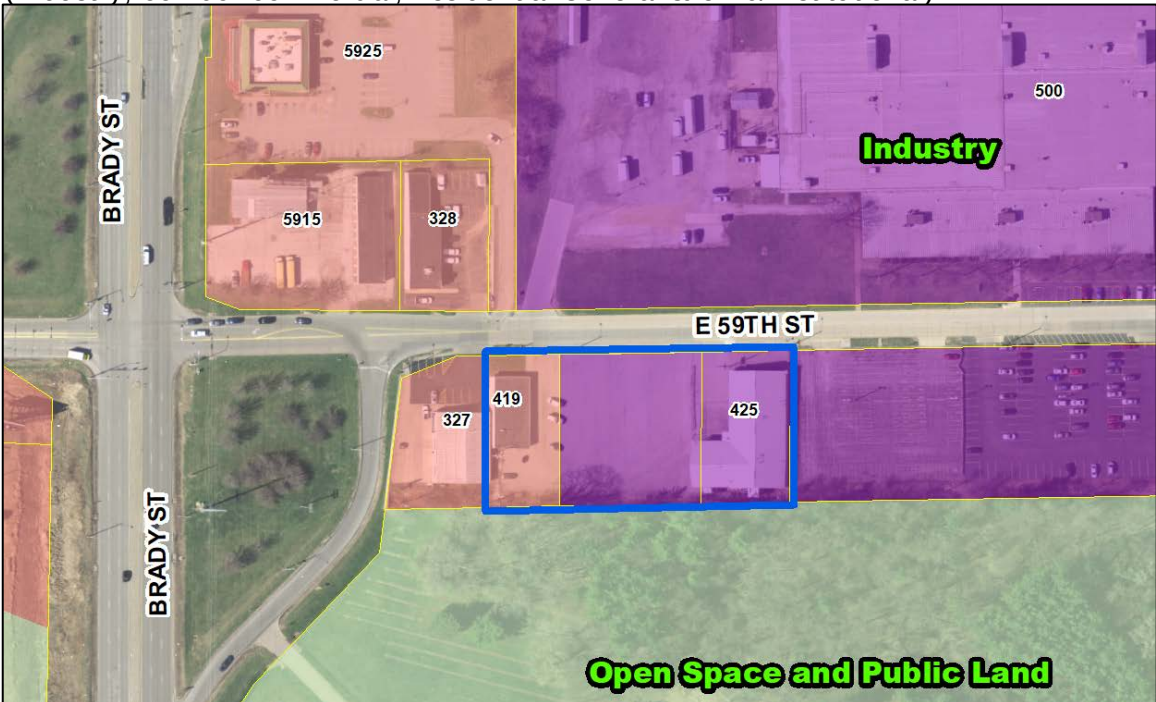
Zoning

("I-1" Light Industrial, "C-2" Corridor Commercial, "R-MF" Multiple Family)



Land Use 2035

(Industry, Corridor Commercial, Residential General & Civic/Institutional)

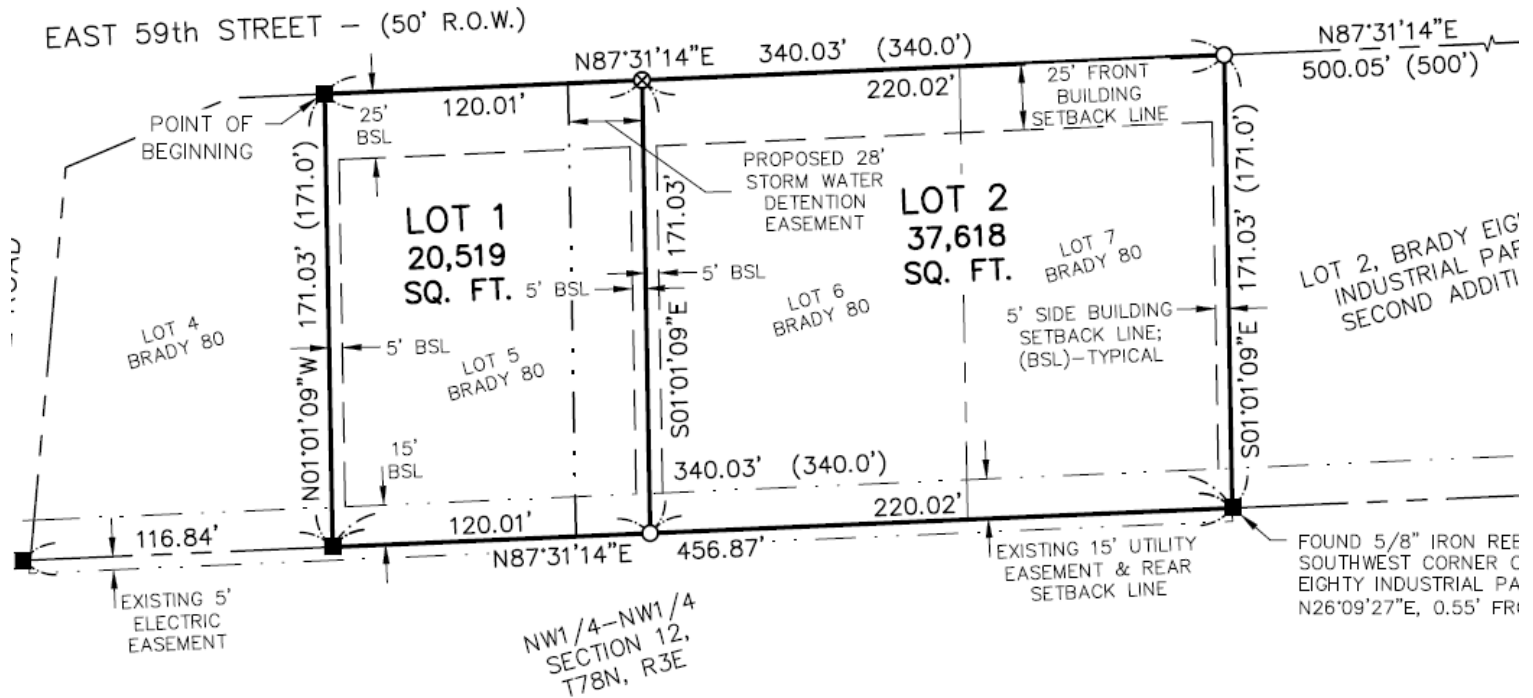


Plat

FINAL PLAT

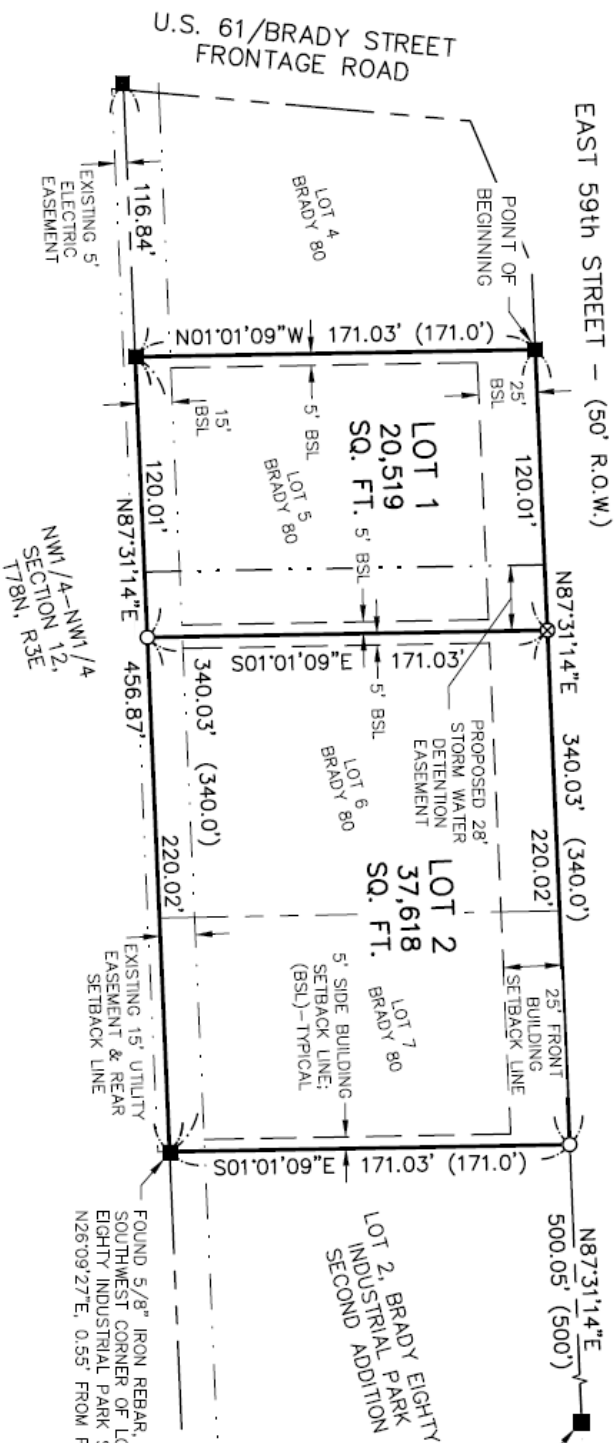
LOT 1 & LOT 2 OF SHELDON INDUSTRIAL PARK
IN THE CITY OF DAVENPORT, IOWA
COMPRISED OF LOTS 5, 6 & 7 OF BRADY EIGHTY INDUSTRIAL PARK
FIRST ADDITION IN THE NW1/4 OF SECTION 12, T78N, R3E
OF THE 5th P.M. SCOTT COUNTY, IOWA

IF SURVEY:
27, 2019
EA SURVEYED:
QUARE FEET
ACRES



FINAL PLAT
LOT 1 & LOT 2 OF SHELDON INDUSTRIAL PARK
IN THE CITY OF DAVENPORT, IOWA
COMPRISED OF LOTS 5, 6 & 7 OF BRADY EIGHTY INDUSTRIAL PARK
FIRST ADDITION IN THE NW1/4 OF SECTION 12, T78N, R3E
OF THE 5th P.M. SCOTT COUNTY, IOWA

NOTE
THIS SURVEY IS SUBJECT TO
EASEMENTS, RESERVATIONS,
RESTRICTIONS AND
RIGHTS-OF-WAY OF RECORD
AND NOT OF RECORD.



FOUND 5/8" IRON REBAR
WITH RED MARKED PLASTIC
CAP AT THE NORTHEAST
CORNER OF LOT 2, BRADY
EIGHTY INDUSTRIAL PARK
SECOND ADDITION



LEGEND

PROPERTY BOUNDARY
LOT/B.O.W. LINE

COI/N.O.W. DIV.

BUILDING SETBACK LINE

RIGHT-OF-WAY

PARK FIRST ADDITION

RECORDED AND
INDEXED 4 20 11

MARKED PLASTIC CAP OR AS NOTED

RED PLASTIC CAP NO. 12631

SEI MAG NAIL

ER MY ▶

INTEGR

DRAWN

CHECK

17
P: 19

GRAPHIC SCALE
60
1" = 60'

DRAWING MAY HAVE BEEN REDUCED



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 QUALIFIED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.



IWA P.C.

ARCHITECTURE
CIVIL ENGINEERING
CONSTRUCTION SERVICES
ENVIRONMENTAL ENGINEERING
LAND SURVEYING
MUNICIPAL ENGINEERING

DRAWN **DMK** **PLAT NO.** **Final Plat**

CHECKED	JMT	PROJ. NO.	19101
DATE	7-17-19	SHEET	1 of 3

BACKGROUND

Comprehensive Plan:

Within Urban Service Area (USB35): Yes

Future Land Use Designation: Industry/Commercial Corridor

Technical Review:

Streets. No new streets are proposed with this request.

Storm Water. The plat will need to conform to any requirements of the City of Davenport Natural Resources Division.

Sanitary Sewer. Sanitary sewer service is located along the street. No new service will be required.

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

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

DISCUSSION

Planning Staff has reviewed this plat and confirmed that the plat conforms to the requirements of the subdivision code.

STAFF RECOMMENDATION

Findings:

1. The plat conforms to the comprehensive plan Davenport+2035; and
2. The plat has achieved consistency with subdivision requirements.

Recommendation:

Staff recommends the City Plan and Zoning Commission forward F19-13 to the City Council with a recommendation for approval as proposed.

Prepared by:



Scott Koops, AICP – Planner II
Community Planning

Index Legend

Location:

LOTS 5, 6 & 7
BRADY EIGHTY INDUSTRIAL PARK FIRST ADDITION
CITY OF DAVENPORT
SECTION 12, T78N, R3E
SCOTT COUNTY, IOWA

Proprietor:

SHELDON HOLDINGS, LLC

Requestor:

KEITH SHELDON

Surveyor:

JOHN M. TRANMER

Surveyor Company:

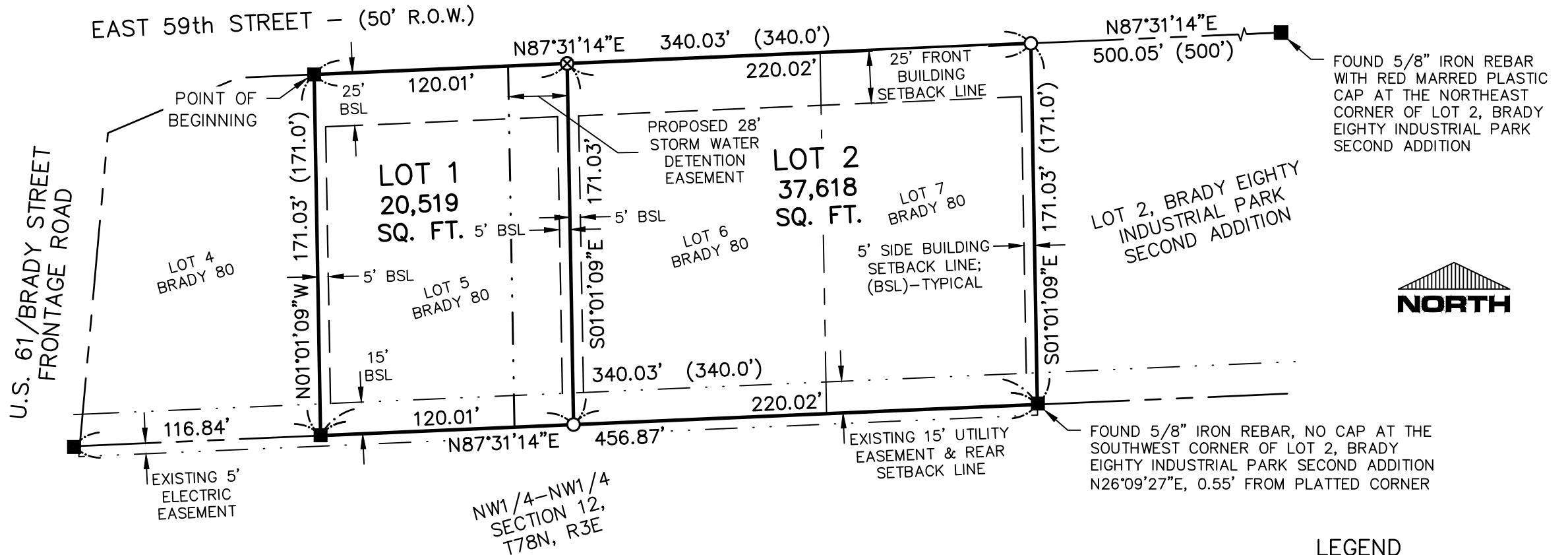
IIW, P.C., 4155 PENNSYLVANIA AVE
DUBUQUE, IOWA 52002-2628
PHONE: (563)556-2464

FOR RECORDER USE

DATE OF SURVEY:
JUNE 27, 2019
TOTAL AREA SURVEYED:
58,137 SQUARE FEET
1.33 ACRES

FINAL PLAT
LOT 1 & LOT 2 OF SHELDON INDUSTRIAL PARK
IN THE CITY OF DAVENPORT, IOWA
COMPRISED OF LOTS 5, 6 & 7 OF BRADY EIGHTY INDUSTRIAL PARK
FIRST ADDITION IN THE NW1/4 OF SECTION 12, T78N, R3E
OF THE 5th P.M. SCOTT COUNTY, IOWA

NOTE
THIS SURVEY IS SUBJECT TO
EASEMENTS, RESERVATIONS,
RESTRICTIONS AND
RIGHTS-OF-WAY OF RECORD
AND NOT OF RECORD.



MIDAMER-GAS

BY: _____

DATE: _____

CENTRAL SCOTT TELEPHONE

BY: _____

DATE: _____

CITY OF DAVENPORT

BY: _____

ATTEST: _____

DATE: _____

PLANNING AND ZONING

BY: _____

DATE: _____

MIDAMER-ELEC

BY: _____

DATE: _____

GENESEO COMMUNICATIONS

BY: _____

DATE: _____

CENTURYLINK

BY: _____

DATE: _____

IOWA AMERICAN WATER COMPANY

BY: _____

DATE: _____

MEDIACOM COMMUNICATIONS CORP

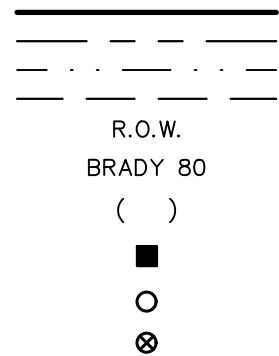
BY: _____

DATE: _____

WINDSTREAM COMMUNICATIONS

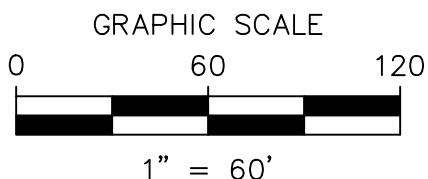
BY: _____

DATE: _____

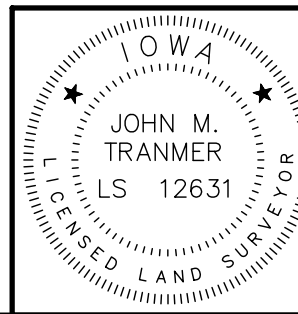


LEGEND

PROPERTY BOUNDARY
LOT/R.O.W. LINE
EASEMENT LINE
BUILDING SETBACK LINE
RIGHT-OF-WAY
BRADY EIGHTY INDUSTRIAL
PARK FIRST ADDITION
RECORDED AS
FOUND 1/2" IRON REBAR WITH RED
MARRED PLASTIC CAP OR AS NOTED
SET 5/8" IRON REBAR WITH
RED PLASTIC CAP NO. 12631
SET MAG NAIL



DRAWING MAY HAVE BEEN REDUCED



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED
AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY
DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND
SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA

FOR IIW, P.C.

JOHN M. TRANMER _____ DATE _____

LICENSE NO. 12631 MY LICENSE RENEWAL DATE IS 12/31/2020

PAGES OR SHEETS COVERED BY THIS SEAL _____ THIS SHEET ONLY

IIW, P.C.

INTEGRITY.EXPERTISE.SOLUTIONS

www.iiw.com • 563.556.4401

ARCHITECTURE
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CONSTRUCTION SERVICES
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LAND SURVEYING
MUNICIPAL ENGINEERING
STRUCTURAL ENGINEERING
TRANSPORTATION ENGINEERING

DRAWN	DMK	PLAT NO.	Final Plat
CHECKED	JMT	PROJ. NO.	19101
DATE	7-17-19	SHEET	1 of 3
P:\19\101\DRAWINGS\SURVEY\19101 PLAT			



Project Information

Project Name Sheldon Holdings, LLC - Final Plat
Project ID PRJ-1184
Alternate ID
Site Address 419 East 59th Street Davenport, IA, 52807

1: 7/29/2019 (Open) ▼

Reviewer Due Date 8/12/2019
Review Cycle Due Date 8/14/2019

Contacts

Engineer

IIW, P.C.

West 76th St
Davenport
IA
52806
Business: 5638230192

Geoffry Blandin

West 76th St
Davenport
IA
52806
Business: 5638230192
Cell:
Email: g.blandin@iiwengr.com

City of Davenport
Plan and Zoning Commission

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

Date
8/20/2019

Subject:

Case F19-14: Request of Montgomery LC for a final plat for a 2 lot subdivision on 3.4 acres more or less of property located on the north side of East 53rd Street approximately 155 feet east of Belle Avenue. [Ward 8]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F19-14 to the City Council with a recommendation for approval subject to the four listed conditions.

Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

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

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

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

Zoning:

The property is currently zoned C-2 Corridor Commercial Zoning District.

Technical Review:

Streets.

The property would have access to Belle Avenue.

Storm Water.

The development will need to comply with the City's stormwater requirements.

Sanitary Sewer.

There is sanitary sewer adjacent to the property.

Other Utilities.

Other normal utility services are available.

Public Input:

No public hearing is required for a Final Plat.

Discussion:

The request is for a Final Plat for a 2 lot subdivision on 3.4 acres of property.

Lot 2 is currently developed with a strip commercial development.

City staff is unaware of any development proposals for lot 1.

Recommendation:

Findings:

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

Staff recommends the Plan and Zoning Commission accepted the listed findings and forward Case F-19-14 to the City Council with a recommendation for approval subject to the following conditions:

1. That the surveyor signs the plat;
2. That the utility providers sign the plat when their easement needs have been met;
3. That the zoning district information be removed from the plat; and
4. That a note be added to the plat that sidewalks shall be installed when so ordered by the city.

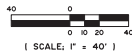
ATTACHMENTS:

Type	Description
▣ Backup Material	Final Plat
▣ Backup Material	Zoning Map
▣ Backup Material	Land Use Map

Staff Workflow Reviewers

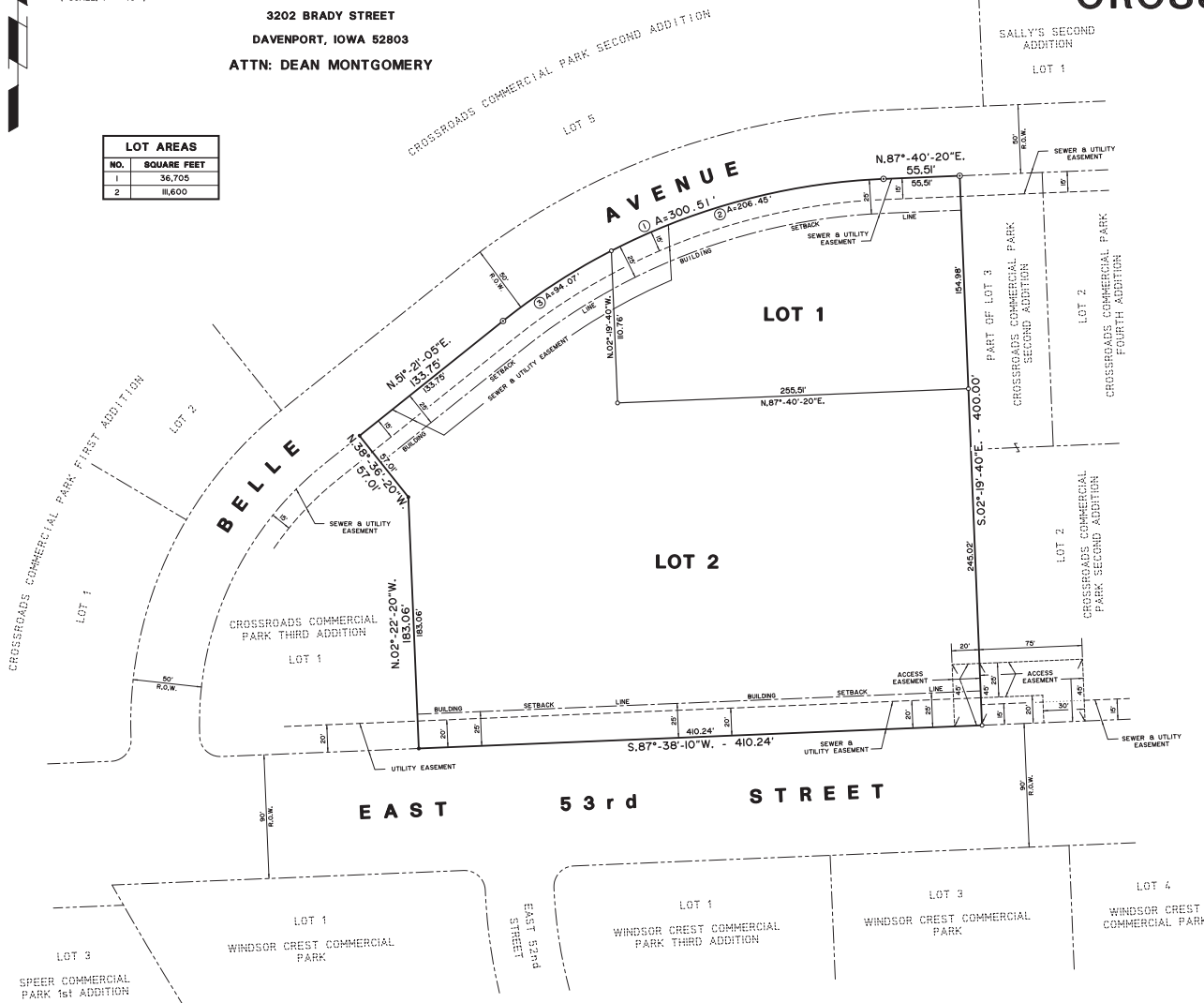
REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	8/15/2019 - 10:16 AM



OWNER - DEVELOPER
MONTGOMERY LANDS LC
3202 BRADY STREET
DAVENPORT, IOWA 52803
ATTN: DEAN MONTGOMERY

LOT AREAS	
NO.	SQUARE FEET
1	36,705
2	18,600



FINAL PLAT OF CROSSROADS COMMERCIAL PARK FIFTH ADDITION

TO THE CITY OF DAVENPORT, IOWA

BEING PART OF THE NORTHWEST QUARTER OF SECTION 7
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.
AND BEING A REPLAT OF LOTS 2 AND 3
CROSSROADS COMMERCIAL PARK THIRD ADDITION

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	475.00'	36°14'-55"	300.5'	295.53'	N.69°31'-55"E.	155.48'
2	475.00'	24°54'-40"	206.45'	204.83'	N.75°12'-15"E.	104.88'
3	475.00'	11°20'-45"	94.07'	93.9'	N.57°04'-50"E.	47.19'

GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THUS (5/8"Ø IRON PIN CAP NO. 5080/7222)

IRON MONUMENTS FOUND SHOWN THUS (5/8"Ø IRON PIN CAP NO. 13974)

IRON MONUMENTS SET SHOWN THUS (5/8"Ø IRON PIN CAP NO. 7222)

ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 3.40 ACRES, MORE OR LESS.

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

SUBDIVISION IS ZONED C-1 (NEIGHBORHOOD SHOPPING DISTRICT).

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

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
Signature: _____
David L. Meyer, P.E. & L.S., License Number 7222
Date: JULY 25, 2019
My license renewal date is December 31, 2020
THIS SHEET ONLY
Pages or sheets covered by this seal:



PREPARED BY

**VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.**

4111 EAST 80th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348

VMCE 19193

CENTURYLINK

MIDAMERICAN ENERGY COMPANY

IOWA-AMERICAN WATER CO.

MEDIACOM

PLAN & ZONE COMMISSION

CITY OF DAVENPORT, IOWA

BY

BY

BY

BY

BY

BY

DATE

DATE

DATE

DATE

DATE

ATTEST

DATE

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY
MIDAMERICAN ENERGY COMPANY

R-3

C-2

BELLE AVE

E 53RD ST

C-T

R-MF

E 52ND ST



Subject Property

N



Residential General

**Commercial
Corridor**

BELLE AVE

E 53RD ST

**Commercial
Corridor**

**Residential
General**

E 52ND ST



Subject Property

N

