

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, AUGUST 17, 2021; 5:00 PM

COUNCIL CHAMBERS CITY HALL , 226 WEST 4TH STREET

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

A. Consideration of the August 3, 2021 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. Case F21-08: Request of S.J. Russell, L.C. on behalf of Sophie Foster Revocable Trust for a Final Plat of Birchwood South First Addition for a 6-lot subdivision on 17.92 acres located at 4607 East 53rd Street. [Ward 6]
- ii. Case F21-09: 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]
- iii. Case P21-04: 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 8730 Northwest Boulevard. [Ward 2]

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
8/17/2021

Subject:
Consideration of the August 3, 2021 meeting minutes.

Recommendation:
Approve the minutes.

ATTACHMENTS:

Type	Description
▣ Backup Material	Meeting Minutes 8-3-21

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	8/9/2021 - 12:15 PM

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, AUGUST 3, 2021; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Johnson, Tallman, Inghram, Brandsgard, Maness, Garrington, Stelk
Excused: Lammers, Hepner, Reinartz
Staff: Berkley, Werderitch

II. Report of the City Council Activity

Berkley updated the Commission on the status of the following cases:

1. Case REZ21-01: Parcel P1304-02C (Rock Church Ministries Inc.): Tabled for one meeting cycle
2. Case F21-05: Interstate 80 Airport Industrial Park 12th Addition: Final Plat Approved by City Council.

III. Secretary's Report

- A. Consideration of the July 20, 2021 meeting minutes.

Motion by Tallman, second by Maness to approve the July 20, 2021 meeting minutes. Motion to approve was unanimous by voice vote (7-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

- A. Old Business
- B. New Business

VI. Subdivision Activity

- A. Old Business
- i. Case F21-07: Request of Palmer College Foundation for a Final Plat of a 3 lot subdivision on 5.56 acres located south of 12th Street, between Perry Street and Pershing Avenue. [Ward 3]

Werderitch provided an overview of the proposed institutional subdivision.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F21-07 to the City Council with a recommendation for approval subject to the listed 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 15' utility easements along all street frontages.
4. Provide a 15' utility easement along the former 11th Street right-of-way to accommodate a water main.
5. Include the curve central angles in the table.
6. Modify setback lines shown on the plat for conformance with the building footprints approved by City Council in Ordinance 2021-106.
7. Add a note stating, "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."
8. Revise the last Surveyor's Note to read, "Blanket access easements are granted to the City of Davenport for inspection of underground storm water detention easements."
9. Include a note stating, "The development associated with this plat is subject to the Palmer College of Chiropractic Campus Master Plan as amended in Ordinance 2021-106."
10. Add a note stating, "The vacated 11th Street right-of-way is subject to conditions in Ordinance 2018-107".

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.

Garrington sought additional information on the proposed underground storm water detention on Lot 2. Jason Holdorf, IMEG Corp., was in attendance to answer questions.

Motion by Tallman, second by Johnson to approve Case F21-07 subject to conditions. Motion to approve was unanimous by a roll call vote (7-0).

B. New Business

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Tallman, second by Johnson to adjourn the meeting. Motion to adjourn was unanimous by voice vote (7-0).

The meeting adjourned at 5:15 pm.

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
8/17/2021

Subject:

Case F21-08: Request of S.J. Russell, L.C. on behalf of Sophie Foster Revocable Trust for a Final Plat of Birchwood South First Addition for a 6-lot subdivision on 17.92 acres located at 4607 East 53rd Street. [Ward 6]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F21-08 to the City Council with a recommendation for approval subject to the listed 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.

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.

Background:

The request is for a Final Plat for a six lot subdivision on 17.92 acres of property to facilitate commercial development. The Plan and Zoning Commission approved a preliminary plat for this site at their May 18, 2021 meeting date. City Council approved the preliminary plat on June 9, 2021.

Russell Construction is proposing six developable commercial lots. There are two outlots at the southwest and southeast corners of the site for stormwater management. A concept plan for proposed development has not been provided at this time.

All roads will be dedicated as public right-of-way. There will be two forms of ingress/egress to the development, with a traffic signal installed at the intersection of Lakeview Parkway and 53rd Street.

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Regional Commercial (RC) – Are the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses. Connectivity to nearby neighborhoods is desirable but less important.

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 following conditions have been placed on the property:

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 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.

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 E. 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 Preliminary Plat. The City of Bettendorf has been notified and included in the technical review.

ATTACHMENTS:

Type	Description
▢ Backup Material	Final Plat
▢ Backup Material	Zoning and Future Land Use Map
▢ Backup Material	Technical Review Letter
▢ Backup Material	Ordinance No. 2021-105

Staff Workflow Reviewers**REVIEWERS:**

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berkley, Laura	Approved	8/13/2021 - 4:04 PM

BY: _____

DATE: _____

BY: _____
ATTEST: _____
DATE: _____

BY: _____

DATE: _____

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.

BY: _____

DATE: _____

BY: _____

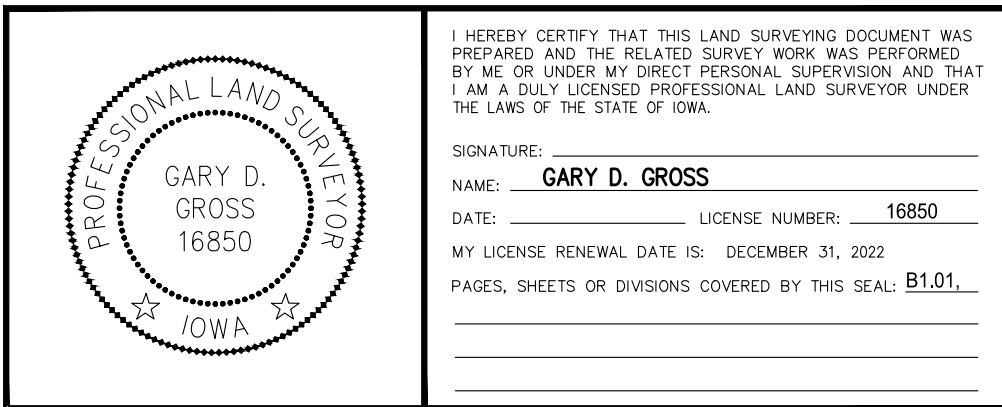
DATE: _____

BY: _____

DATE: _____

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.

LEGEND	
SURVEY	
PLAN MARK	DESCRIPTION
●	IRON ROD - FOUND
○	IRON ROD - SET W/CAP 16850
✱	X CUT FOUND
00	MEASURED BEARING/DISTANCE
POB	POINT OF BEGINNING
POR	POINT OF REFERENCE

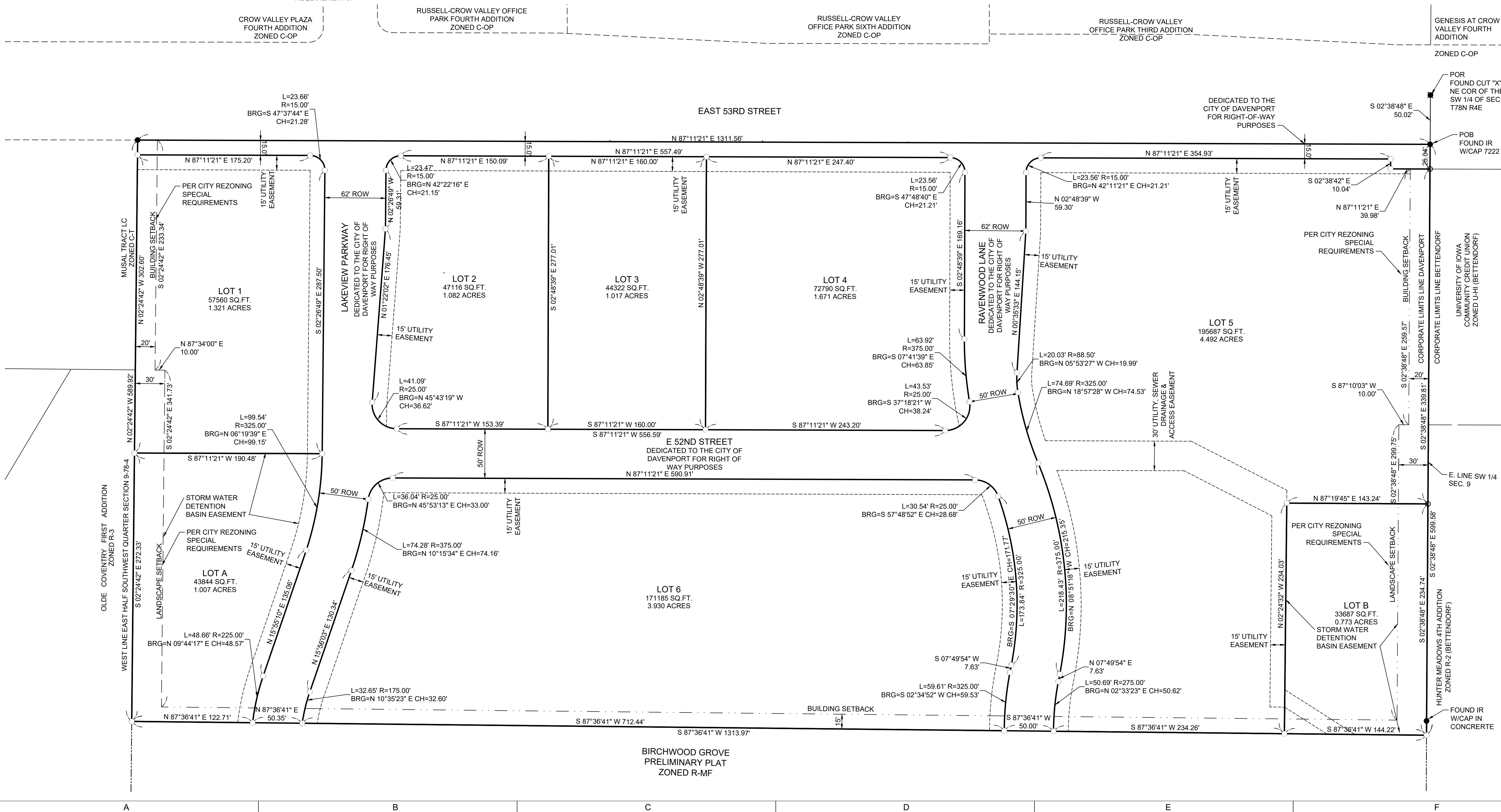
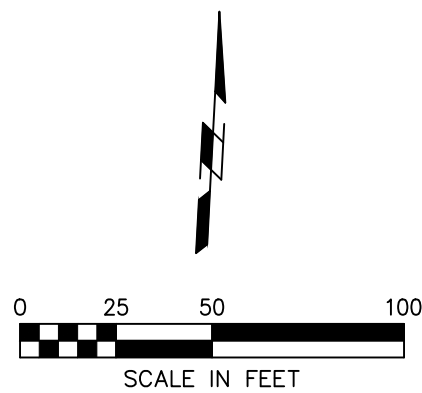


1. THIS SUBDIVISION CONTAINS 17.921 ACRES MORE OR LESS OF WHICH 2.630 ACRES ARE DEDICATED TO THE CITY OF DAVENPORT FOR RIGHT-OF-WAY PURPOSES.
2. SIDEWALKS WILL BE CONSTRUCTED ALONG ALL PUBLIC STREET FRONTAGES. INSTALLATION OF SIDEWALKS SHALL OCCUR WHEN THE ABUTTING PROPERTY IS DEVELOPED OR WHEN SO ORDERED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

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.

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M., IN SCOTT COUNTY, IOWA

DEVELOPER
S.J. RUSSELL, L.C.
4700 E 53RD ST
DAVENPORT, IA 52807



BIRCHWOOD SOUTH FIRST ADDITION

FINAL PLAT

B101

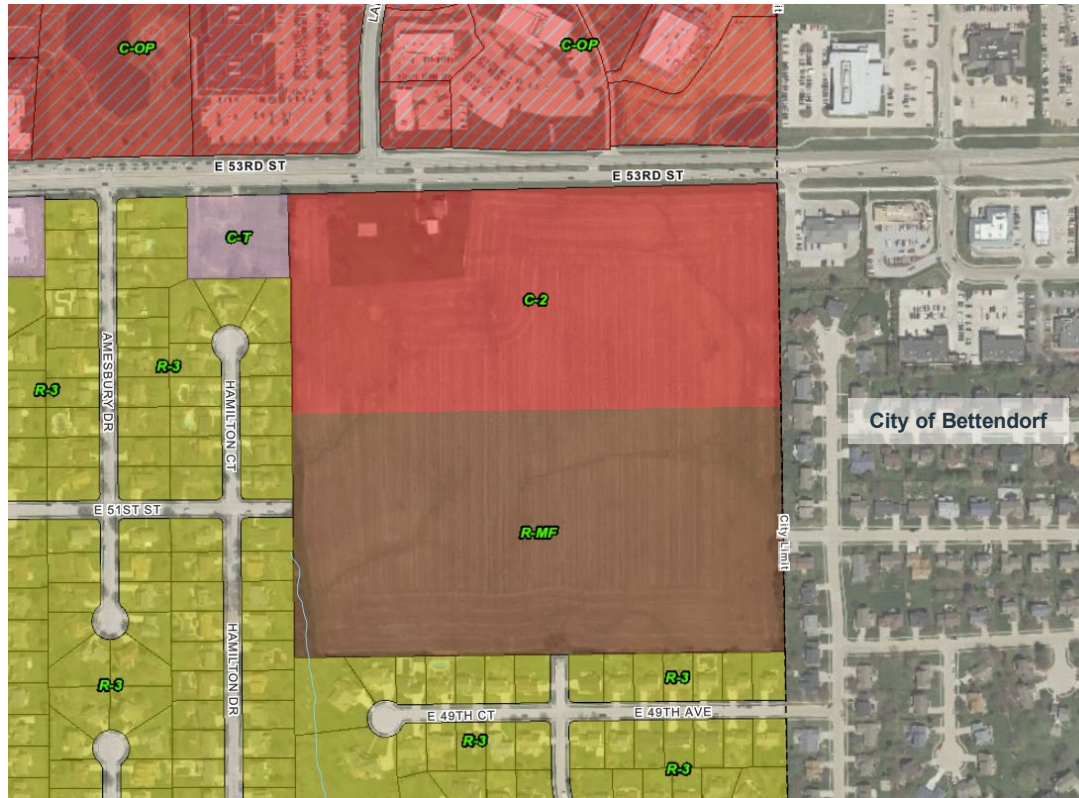
SHIVEHATTERY
ARCHITECTURE+ENGINEERING

1701 River Drive, Suite 200 | Moline, Illinois 61265
309.764.7650 | www.shivehattery.com
owa | Illinois | Indiana | Nebraska

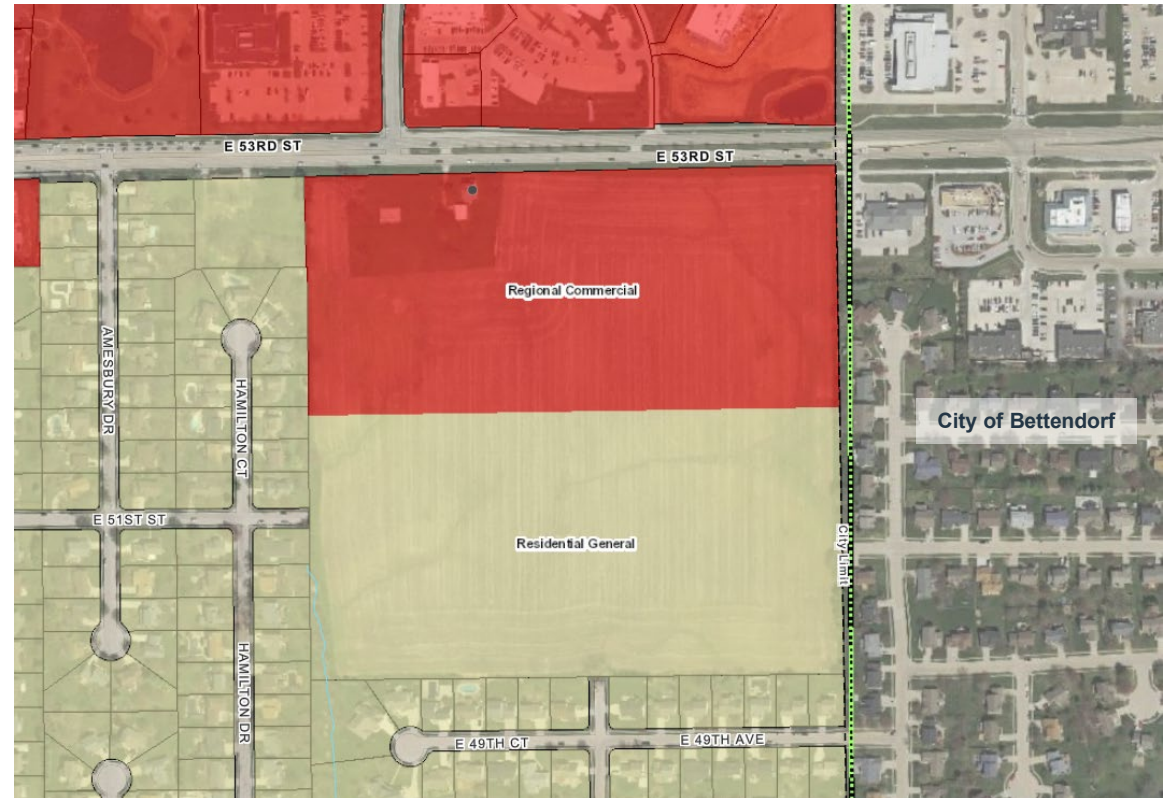
DAVENPORT, IOWA

DRAWN:	JJB
APPROVED:	GD
ISSUED FOR:	RE
DATE:	7/1
PROJECT NO:	320
FIELD BOOK:	655
CLIENT NO:	---

Maps



Zoning Map



Future Land Use Map



DAVENPORT

E PLAN

Thursday, August 12, 2021

Re: PRJ-2511

Dear Applicant,

The plans and specifications for the project: **PRJ-2511** have been reviewed by the City of Davenport Building and Land Development Services. At this time the project is not approved. Please address the following comments and resubmit your project:

General Project Comments

Remove 'Zoning' note #2 and #3.

Under the 'Zoning' notes, list the following rezoning conditions from Ordinance 2021-105:

1. A second ingress/egress point to East 53rd Street shall be required.
2. Street connections to East 51st Street, Eastbury Estates Drive, and Hawk Drive shall be prohibited.
3. The multi-purpose trail shall be extended to the west property line.
4. 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.
5. A 30-foot landscaped setback shall be required on the eastern, western, and southern-most property lines of the subject property were abutting residential.
6. Townhouses and Multi-Family units shall be prohibited where the property abuts existing single-family residential.
7. Carwashes and gas stations shall be prohibited west of Lakeview Parkway.
8. The fence associated with the required buffer between residential and commercial shall be installed after final grading has been completed.

9. Buildings within 100 feet of the west property, abutting existing residential lines shall be limited to 35 feet in height.

Engineering Comments

The 15' easement that runs on the north should contain the word "sewer" in the description.

All easements that contain public sewers should include in the description, "sewer". Even though they're in the ROW, update the easement on the south of E 52nd to include "sewer" in the description.

All curves also need the central angle shown.

Add Metro Link signature block.

Add a 15' utility easement on the north side of 52nd Street.

Planning Comments

Add Metronet as a utility signatory.

Please login to the portal at www.davenportiowa.com/eplan to access *Review Documents*. **Please note that revised files shall have the exact same name.**

Sincerely,

Building and Land Development Services
1200 East 46th Street
EPlanCoordinator@davenportiowa.com

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.

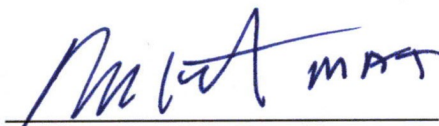
First Consideration February 24, 2021

Second Consideration March 10, 2021

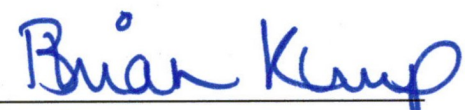
Approved March 24, 2021

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

Attest:


Mike Matson
Mayor




Brian Krup
Deputy City Clerk

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
8/17/2021

Subject:

Case F21-09: 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:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F21-09 to the City Council with a recommendation for approval subject to the listed 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.

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.

Background:

The request is for a Final Plat for a 15 lot subdivision on 20 acres of property to facilitate a residential development. The Plan and Zoning Commission approved a preliminary plat for this site at their May 18, 2021 meeting.

Dan Dolan Homes has provided a concept plan showing owner occupied single-family semi-detached structures on the periphery lots abutting neighboring single-family homes, townhomes north of Lakeview Court, and townhouse style rental units along the northern portion of the R-MF District. All roads will be dedicated as public right-of-way.

A stormwater detention pond is located on the southwest corner, adjacent to Stafford Creek. A second stormwater detention facility is along the eastern property line between the rental townhouse style units and the City of Bettendorf.

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 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 following conditions have been placed on the property:

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 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.

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
▢ Backup Material	Final Plat
▢ Backup Material	Application
▢ Backup Material	Zoning and Future Land Use Map
▢ Resolution Letter	Technical Review Letter
▢ Backup Material	Ordinance No. 2021-105

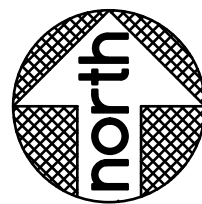
Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berkley, Laura	Approved	8/13/2021 - 4:02 PM

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

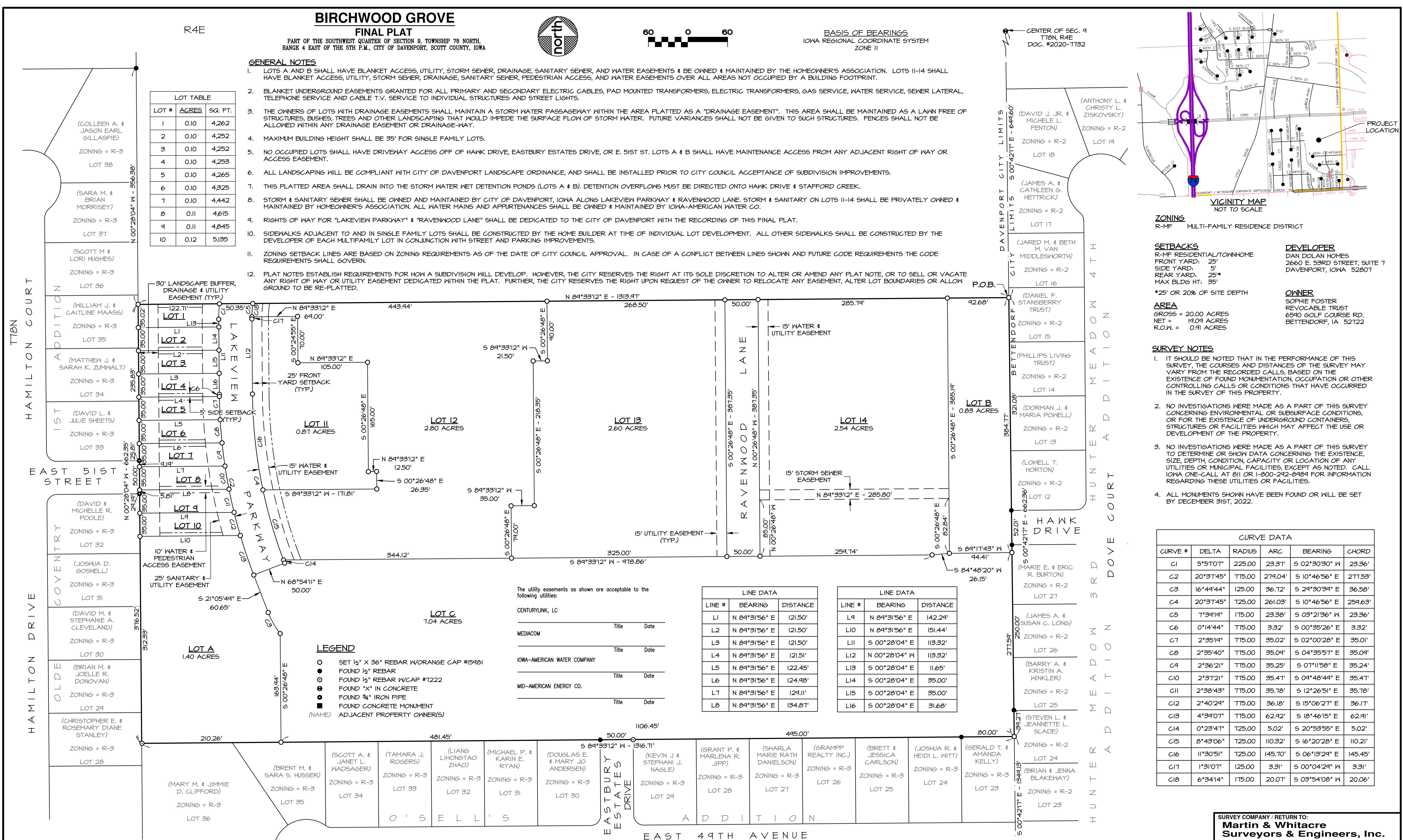


BASIS OF BEARINGS
IOWA REGIONAL COORDINATE SYSTEM
ZONE II

GENERAL NOTES

1. LOTS 1 AND B SHALL HAVE BLANKET ACCESS, UTILITY, STORM SEWER, DRAINAGE, SANITARY SEWER, AND WATER EASEMENTS & BE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. LOTS 11-14 SHALL HAVE A BLANKET ACCESS, UTILITY, STORM SEWER, DRAINAGE, SANITARY SEWER, PEDESTRIAN ACCESS, AND WATER EASEMENTS OVER ALL AREAS NOT OCCUPIED BY A BUILDING FOOTPRINT.
2. 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.
3. 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".
4. MAXIMUM BUILDING HEIGHT SHALL BE 35' FOR SINGLE FAMILY LOTS.
5. NO OCCUPIED 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 & STAFFORD CREEK.
8. STORM & SANITARY SEWER SHALL BE OWNED AND MAINTAINED BY CITY OF DAVENPORT, IOWA ALONG LAKEVIEW PARKWAY & RAVENWOOD LANE. STORM & SANITARY ON LOTS 11-14 SHALL BE PRIVATELY OWNED & MAINTAINED BY 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.
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. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE RE-PLATTED.

LOT TABLE		
LOT #	<u>ACRES</u>	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	4,845
10	0.12	5,135



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 ADDITION 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.

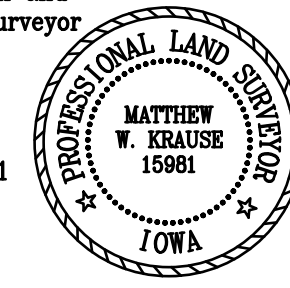
CITY OF DAVENPORT, IOWA

	Title	Date
	Attest	Date
PLANNING AND ZONING COMMISSION		
	Title	Date

SOUTH 1/4 CORNE
SEC. 9, T78N, R4
FILE #0837-91

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. 1598
My license renewal date is December 31, 2021
Pages or sheets covered by this seal: 1



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 DOAN HOMES

LOCATION: NE ¼ - SW ¼ OF SEC. 9, T78N, R4E IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA

SURVEY TYPE: FINAL PLAT						
FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
DAVENPORT	#8630	1"=60'	TJB	MWK	7/21/21	8630.21
REV.		8630 FINAL PLAT DWG			SHEET	OF



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:

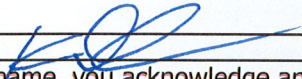
- Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to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

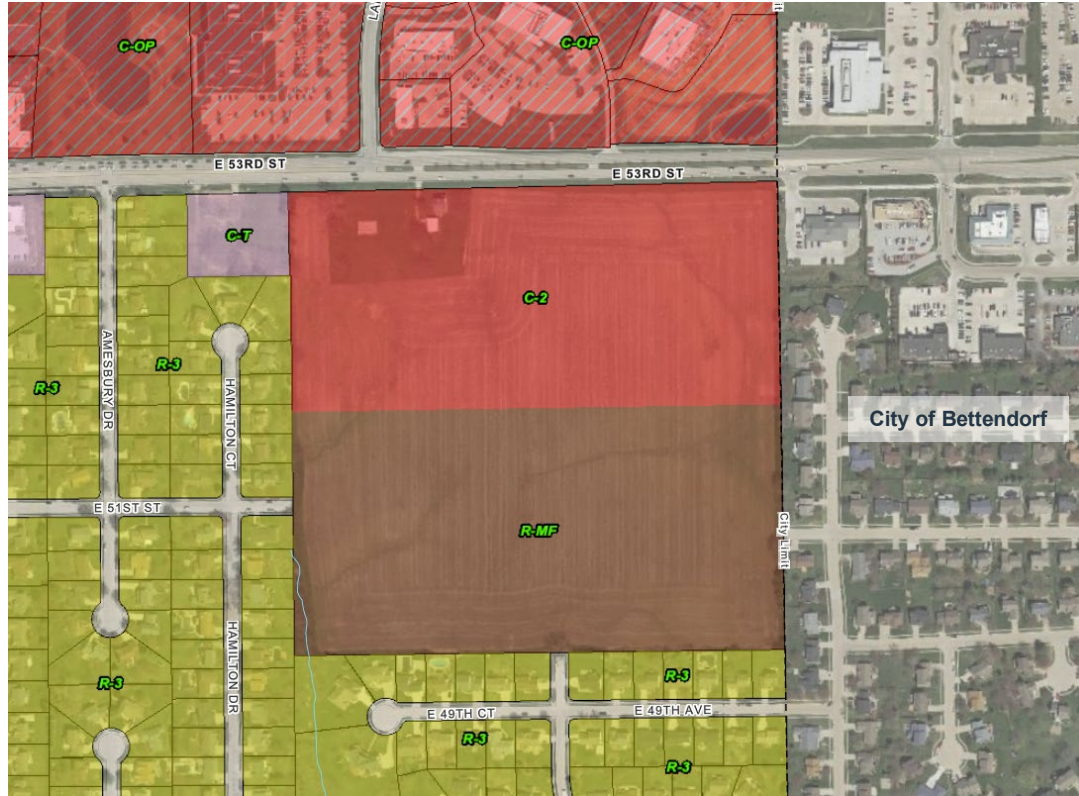
Date: _____

Planning staff

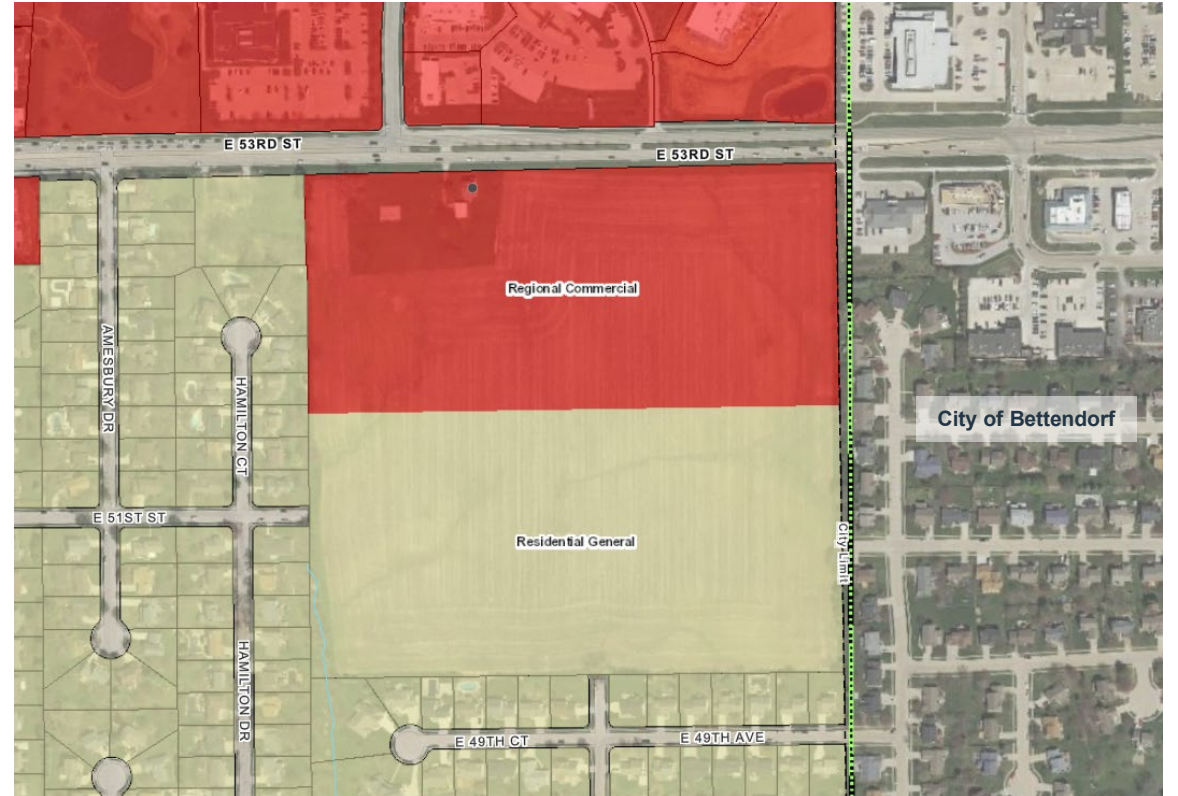
Date of Plan and Zoning Commission Public Hearing: _____

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.

Maps



Zoning Map



Future Land Use Map



DAVENPORT

E PLAN

Thursday, August 12, 2021

Re: PRJ-2505

Dear Applicant,

The plans and specifications for the project: **PRJ-2505** have been reviewed by the City of Davenport Building and Land Development Services. At this time the project is not approved. Please address the following comments and resubmit your project:

General Project Comments

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.

Drainage easements shall be separated from landscape buffers.

All rezoning conditions from the adopted Ordinance No. 2021-105 shall be listed as a note on the plat.

"Lot C" shall be renamed to "Lot 15".

The "30' Landscape Buffer" shall continue along the entire eastern, western, and southern-most property lines.

Include a note stating, "The 30' landscape buffer shall be planted prior to the issuance of any certificates of occupancy."

Revise Note #4 to state, "The height of structures in the R-MF zoning district shall be no greater than 35 feet."

Add a note stating, "Upon vacation by the City of a portion of Eastbury Estates, 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."

Include a note stating, "Townhouses and Multi-Family units shall be prohibited where the property abuts existing single-family residential."

Engineering Comments

General Note 10: Add to the last line, "or so order by the City of Davenport."

The proposed sanitary sewer, "SA12" from the plans, at the south of lot B there will need to be at least 7.5' from the sewer to the property line or an additional easement will need added to lot C. The other option would be to move SA12 slightly north.

Lakeview and Ravenwood will need hammerheads/turnarounds constructed at their ends as an easement will be need to allow space for these.

All easements containing public sewer are to have "sewer" included in the description.

If pedestrian access is to be provided to Hawk Drive a sidewalk or access easement is required.

Remove Survey Notes Nos. 2 and 3.

The "Land Description" is not needed on the plat, removal would provide less clutter.

Natural Resources Comments

Although you have identified the location of stormwater provisions (thank you), please also 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. " BA

Lot A and B also need to be stormwater detention easements. AK

The landscape buffer easement and drainage easement on the westerly lots must be separate. Landscaping is not allowed within overland flow drainage easements. AK

Please login to the portal at www.davenportiowa.com/eplan to access *Review Documents*. **Please note that revised files shall have the exact same name.**

Sincerely,

Building and Land Development Services
1200 East 46th Street
EPlanCoordinator@davenportiowa.com

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.

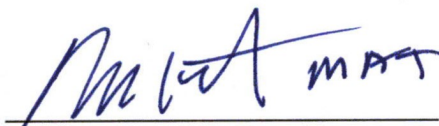
First Consideration February 24, 2021

Second Consideration March 10, 2021

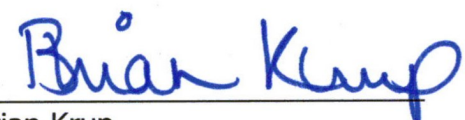
Approved March 24, 2021

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

Attest:


Mike Matson
Mayor




Brian Krup
Deputy City Clerk

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Laura Berkley, CFM, Development & Planning
Administrator

Date
8/17/2021

Subject:

Case P21-04: 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 8730 Northwest Boulevard. [Ward 2]

Recommendation:

Staff recommends the Plan and Zoning Commission forward P21-04 to City Council with a recommendation for approval subject to the following 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.

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.

Background:

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.

DISCUSSION

Planning Staff has reviewing this plat for conformance to the subdivision code. The plat meets (or shall meet as conditioned) code requirements.

ATTACHMENTS:

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

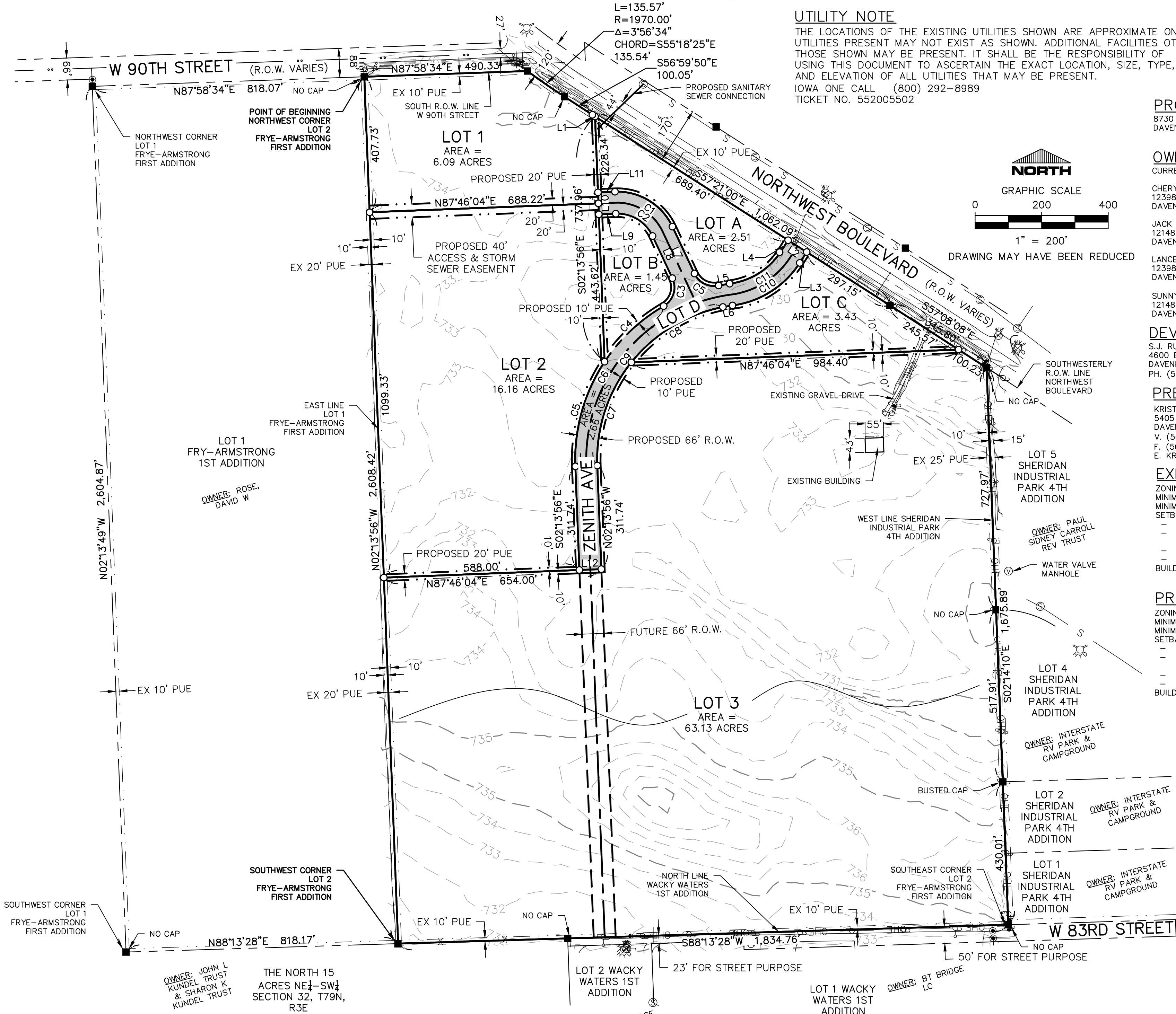
Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Koops, Scott	Approved	8/13/2021 - 12:46 PM

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 1,970.00 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

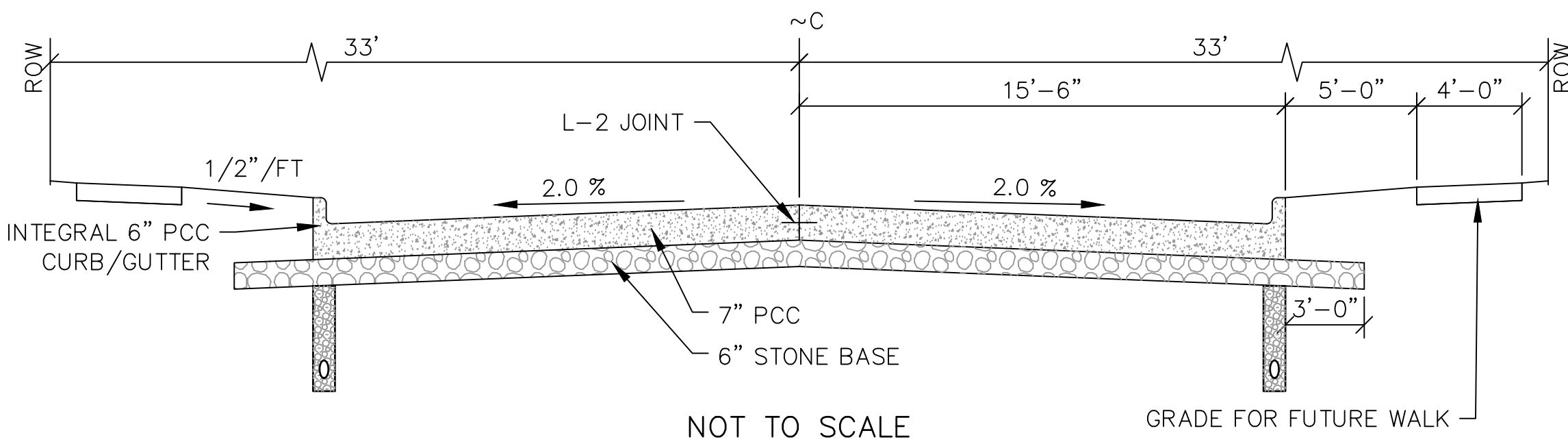
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S57° 21' 00"E	9.53'
L2	S57° 21' 00"E	66.00'
L3	N32° 37' 49"E	39.07'
L4	S32° 37' 49"W	38.70'
L5	S80° 43' 17"W	34.99'
L6	N80° 43' 17"E	32.86'
L7	N25° 10' 25"W	155.83'
L8	S25° 10' 25"E	140.23'
L9	N87° 46' 04"E	50.95'
L10	N2° 13' 56"W	33.00'
L11	S87° 46' 04"W	50.95'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

- 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.
- VEGETATION IN AREAS NOT INCLUDED IN THE CONSTRUCTION AREA SHALL BE PRESERVED.
- AS AREAS REACH THEIR FINAL GRADE, THE LOCATION OF EROSION CONTROLS MAY NEED TO BE CHANGED OR ADDITIONAL CONTROLS MAY NEED TO BE PLACED.
- OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED. ROADWAYS ADJACENT TO THE PROJECT SITE SHALL BE CLEANED OF SEDIMENT DAILY.
- 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.
- 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.
- STOCKPILE AREAS WHICH REMAIN FOR MORE THAN 7 DAYS SHALL BE SEEDED, MULCHED AND ENCLOSED BY SILT FENCE.
- SLOPES STEEPER THAN 10:1 AND LONGER THAN 20 FEET SHALL BE PROTECTED BY A SHORT TERM EROSION CONTROL BLANKET.
- 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.
- THE CONTRACTOR SHALL PLACE ANY OTHER CONTROLS CONSISTENT WITH CURRENT BMP'S AS DEEMED NECESSARY TO CONTROL RUNOFF FROM EXPOSED SITES.
- 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



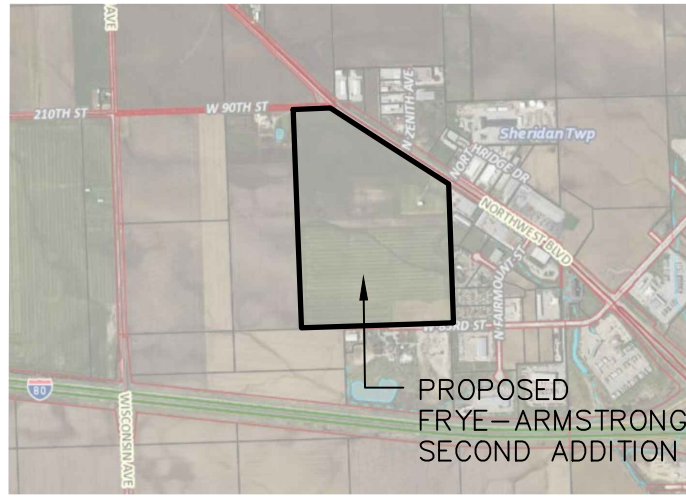
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GRADE FOR FUTURE WALK

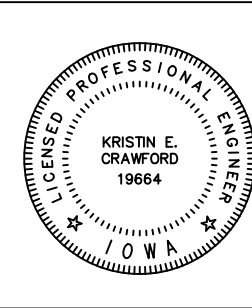
LEGEND

—	SUBJECT PROPERTY LINE	☆	LIGHT POLE
---	LOT/RIGHT-OF-WAY LINE	⊕	TRAFFIC SIGNAL
- . - . -	EASEMENT LINE	⊙	UTILITY MANHOLE
---	CONTOUR LINE	□	UTILITY PEDESTAL
---	STORM SEWER	⊗	GAS VALVE
---	SANITARY SEWER	⊗	WATER VALVE
---	WATER LINE	⊗	WELL
---	WIRE FENCE	⊗	YARD HYDRANT
---	UNDERGROUND TELEPHONE	⊗	FIRE HYDRANT
---	UNDERGROUND ELECTRIC	()	RECORD DIMENSION
---	OVERHEAD ELECTRIC	○	SET 5/8" IRON ROD W/ RED PLASTIC CAP NO. 12631
---	SECTION LINE	■	FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP NO. 5080 7222 OR AS NOTED
---	BUILDING SETBACK LINE	EX	EXISTING
---	PROPOSED RIGHT-OF-WAY	PUE	PUBLIC UTILITY EASEMENT
---	SIGN	ROW	RIGHT-OF-WAY
---	FENCE POST	BSL	BUILDING SETBACK LINE
---	SANITARY MANHOLE		
---	AREA INTAKE		
---	STORM MANHOLE		
---	CATCH BASIN		
---	GUY ANCHOR		
---	UTILITY POLE		

LOCATION MAP

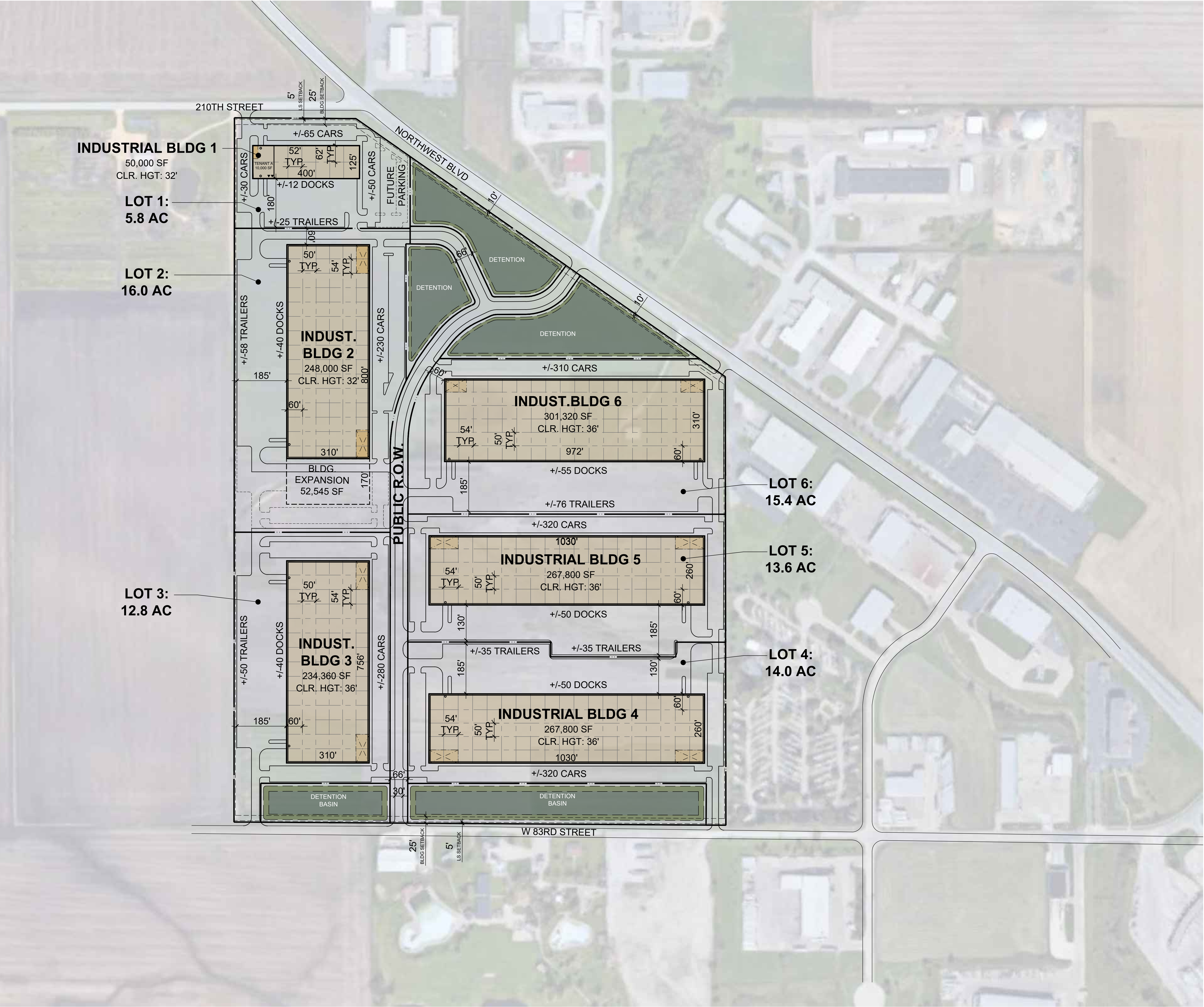


NOT TO SCALE



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 18664
DATE 12/21/2021
CHECKED JMT
LICENSE #
DATE 7-22-21
PAGES OR SHEETS COVERED BY THIS CERTIFICATION: 1 of 1
SHEET 1 of 1

origin design
800 556-4491
12/21/2021
21152
7-22-21
1 of 1
P:\21\152\DRAWINGS\21152 PRELIMINARY PLAT



PROJECT DATA:			
SITE AREA:		95.44 AC	
GROSS:		4,157,346 SF	
DETENTION:		@ 12%	488,818 SF
PUBLIC R.O.W.			257,175 SF
NET:			78.31 AC
			3,411,353 SF
BUILDING AREA:			
BUILDING 1		50,000 SF	
BUILDING 2		248,000 SF	
BUILDING 3		234,360 SF	
BUILDING 4		267,800 SF	
BUILDING 5		267,800 SF	
BUILDING 6		301,320 SF	
TOTAL FOOTPRINT:		1,369,280 SF	
PARKING REQUIREMENTS			
WAREHOUSE		0	SF
OFFICE		1/500	SF
COVERAGE:			
GROSS:		33%	
NET:		40%	
BUILDING 1			
▲	DOCK-HIGH DOORS		12
●	GRADE-LEVEL DOORS		2
REQ. PARKING	@ 5% OFFICE		7 STALLS
AUTO PARKING			145 STALLS
			@2.9/1000 SF
	REQ. ACCESSIBLE		5 STALLS
	TRAILER STALLS		25 STALLS
BUILDING 2			
▲	DOCK-HIGH DOORS		40
●	GRADE-LEVEL DOORS		2
REQ. PARKING	@ 5% OFFICE		33 STALLS
AUTO PARKING			230 STALLS
			@0.93/1000 SF
	REQ. ACCESSIBLE		7 STALLS
	TRAILER STALLS		58 STALLS
BUILDING 3			
▲	DOCK-HIGH DOORS		40
●	GRADE-LEVEL DOORS		2
REQ. PARKING	@ 5% OFFICE		31 STALLS
AUTO PARKING			280 STALLS
			@1.19/1000 SF
	REQ. ACCESSIBLE		7 STALLS
	TRAILER STALLS		50 STALLS
BUILDING 4			
▲	DOCK-HIGH DOORS		50
●	GRADE-LEVEL DOORS		2
REQ. PARKING	@ 5% OFFICE		35 STALLS
AUTO PARKING			320 STALLS
			@1.19/1000 SF
	REQ. ACCESSIBLE		8 STALLS
	TRAILER STALLS		35 STALLS
BUILDING 5			
▲	DOCK-HIGH DOORS		50
●	GRADE-LEVEL DOORS		2
REQ. PARKING	@ 5% OFFICE		35 STALLS
AUTO PARKING			320 STALLS
			@1.19/1000 SF
	REQ. ACCESSIBLE		8 STALLS

DEVELOPMENT STANDARDS:			
ZONING:		I-1	
MAX. F.A.R.:		TBD	³
MAX. COVERAGE:		TBD	³
MAX. HEIGHT:		90 FT	
BUILDING SETBACKS:			
FRONT:		25 FT	
SIDE:		5 FT	
REAR:		15 FT	
LANDSCAPE SETBACKS:			
FRONT:		5 FT	
SIDE:		0 FT	
REAR:		0 FT	
LANDSCAPE REQ.:		10%	²
OFF-STREET PARKING:			
STANDARD:		8.5X18	
COMPACT:		TBD	³
COMPACT %:		TBD	³
DRIVE AISLE:		24 FT	
FIRE LANE:		26 FT	
OVERHANG:		TBD	³
TREE WELL:		8.5 FT	
REQ. PARKING RATIO BY USE:			
WAREHOUSE:		1/30,000 SF	
MANUF		1/1000 SF	¹
OFFICE:		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).

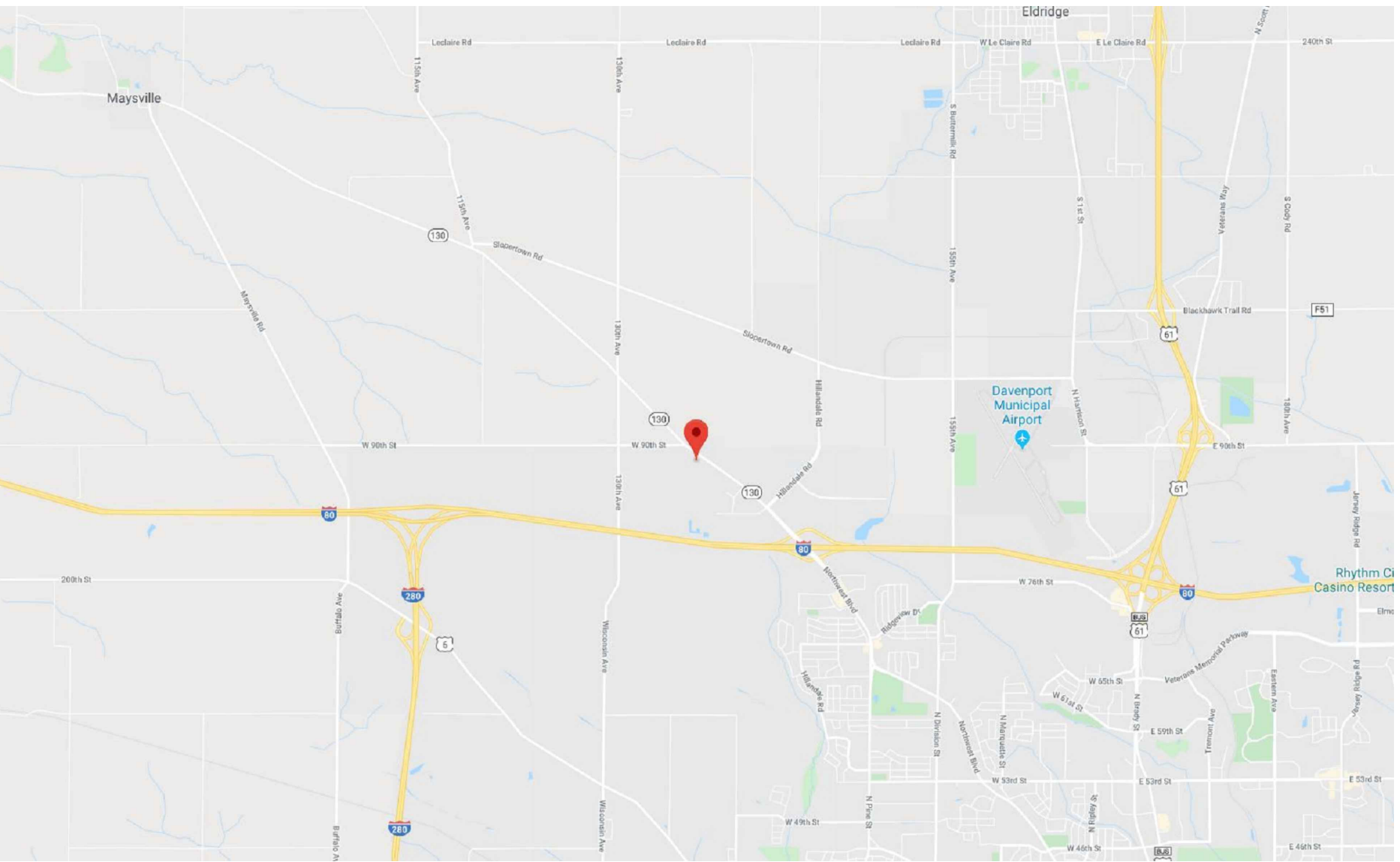
2 1 tree per 15 stalls.

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

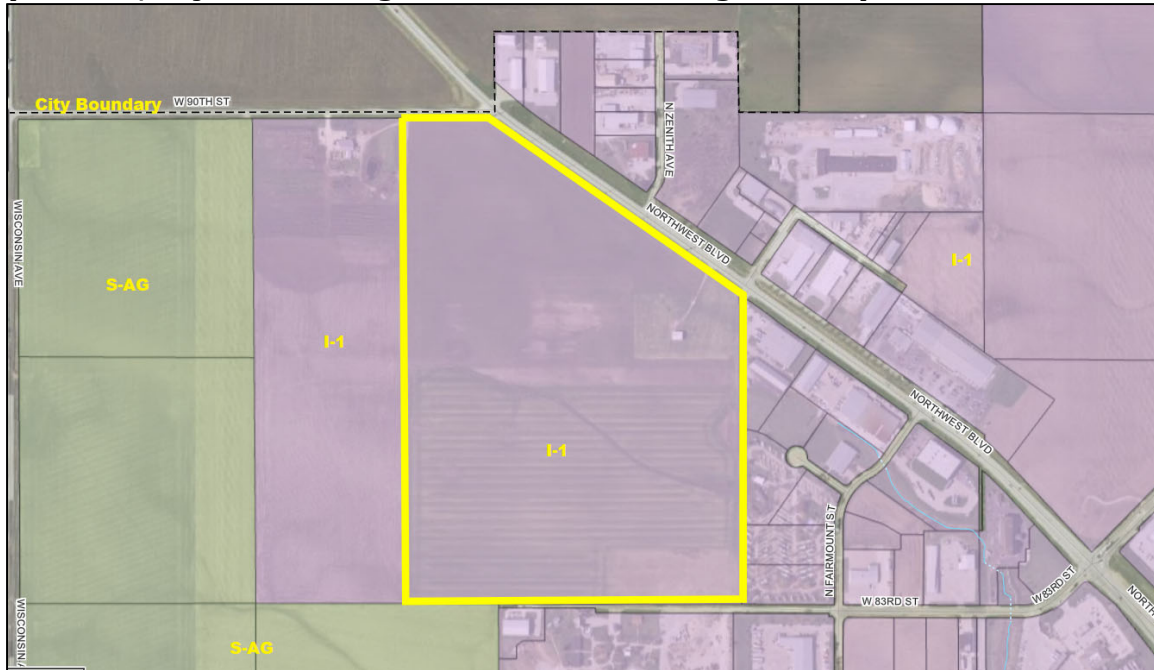


Exhibits

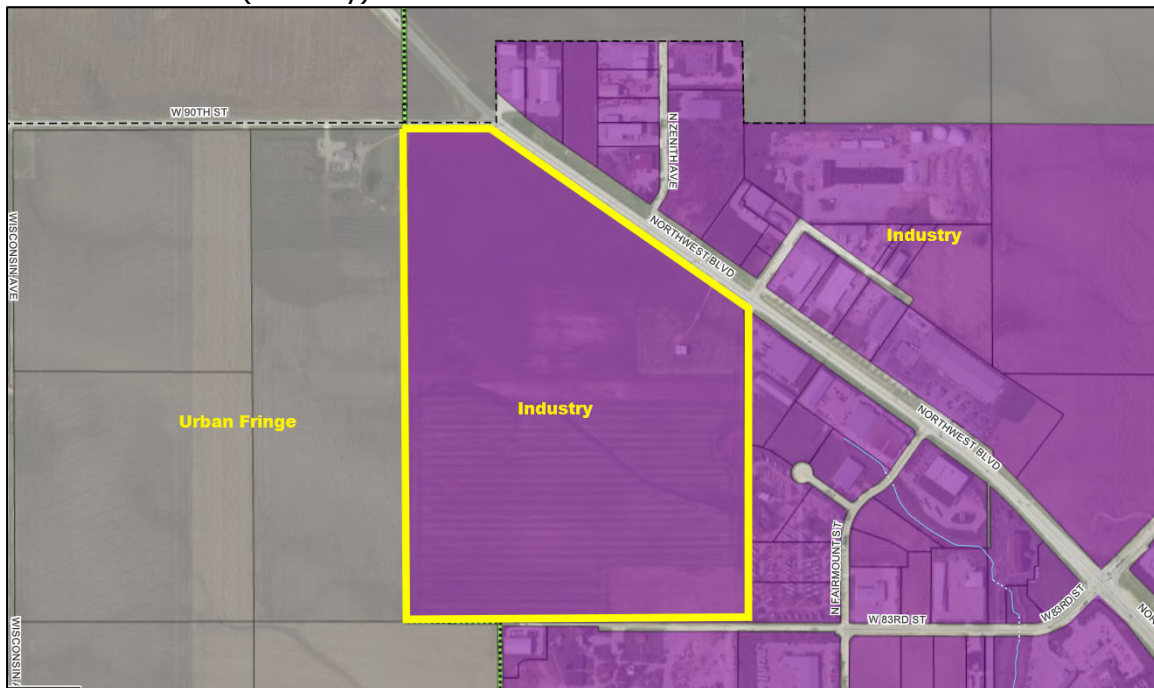
P21-04 Preliminary Plat
August 17, 2021

Aerial Photo & Zoning Map

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



Land Use 2035: (Industry)



[illegible]