

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, AUGUST 16, 2022; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

A. Consideration of the July 19, 2022 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 F22-09: Request of Beckett Place Development, LLC for a Final Plat of Beckett Place for a 51 lot subdivision on 25.8 acres located south of Veterans Memorial Parkway and east of Interstate 74. [Ward 6]

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch 563.888.2221

Date
5/3/2022

Subject:
Consideration of the July 19, 2022 meeting minutes.

Recommendation:
Staff recommend approval of the July 19, 2022 meeting minutes.

Background:
The July 19, 2022 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 7-19-22

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	8/11/2022 - 4:09 PM

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, JULY 19, 2022; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

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

II. Report of the City Council Activity

Berkley provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the July 5, 2022 meeting minutes.

Motion by Hepner, second by Tallman to approve the July 5, 2022 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

- i. Case REZ22-04: Request of SCI Iowa Funeral Services Inc. to rezone 1200 East 39th Street from S-OS Open Space District to C-1 Neighborhood Commercial District. [Ward 7]

Werderitch provided an overview of the proposed rezoning request. The purpose of the rezoning request is to allow a change in building function from a funeral home to a reception facility. Cunnick-Collins Mortuary & Cremation Service currently operates a funeral home at 1200 East 39th Street. The owners intend to expand the business beyond funeral services by renting the gathering spaces for other reception activities.

The applicant, Travis Rigdon-Market Manager for SCI Iowa Funeral Services Inc., was in attendance to explain the rezoning request. The intention is to utilize the existing building for celebration of life events.

Commissioners were generally supportive of celebration of life events and understand the demand to provide services that do not follow traditional norms. However, a rezoning to C-1 Neighborhood Commercial was generally not favored by the Commission as the best option to achieve the applicant's request.

Staff recommended Case REZ22-04 be forwarded to the City Council with a recommendation for denial.

Findings:

1. The proposed rezoning to C-1 Neighborhood Commercial District is inconsistent with the Comprehensive Plan and adopted land use policies, which identifies the site as Parks and Recreation. Amending the property to a commercial zoning district is considered spot zoning.
2. The petition is not compatible with the zoning and land uses of nearby property.
3. The rezoning request is not compatible with the established neighborhood character, which includes cemeteries and multi-family residential dwellings.
4. The proposed amendment may be detrimental to the public health, safety, and welfare of the City.
5. Rezoning the property to C-1 Neighborhood Commercial District does not create any nonconformities.

Motion by Tallman, second by Hepner, to approve staff recommendation for denial of Case REZ22-04 in accordance with the listed findings. Motion to approve staff recommendation for denial was approved by a roll call vote (6-1. Commissioner Schneider voting against).

VI. Subdivision Activity

B. Old Business

C. New Business

VII. Future Business

VIII. Communications

Matt Flynn, Senior Planning Manager, announced his retirement from the City of Davenport. The Commission thanked Mr. Flynn for his years of service and expertise.

IX. Other Business

A. Election of Officers

Motion by Reinartz, second by Hepner, to retain the existing officers in their current positions (Chairperson: Robert Inghram; Vice-Chairperson: Barbara Maness; Secretary: David Tallman). Motion for the current officers to retain their positions was approved by a roll call vote (8-0).

X. Adjourn

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

The meeting adjourned at 5:35 pm.

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
8/16/2022

Subject:

Case F22-09: Request of Beckett Place Development, LLC for a Final Plat of Beckett Place for a 51 lot subdivision on 25.8 acres located south of Veterans Memorial Parkway and east of Interstate 74. [Ward 6]

Recommendation:

Staff recommends the Plan and Zoning Commission forward F22-09 to City Council with a recommendation for approval subject to the following findings and conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. A variance to Section 16.24.040C is warranted due to topographical challenges and safety concerns.
4. The final plat (with conditions and variance previously approved on the preliminary plat) would achieve consistency with subdivision requirements.

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. A signature shall be added for Metronet.
4. A variance to Section 16.24.040C for a cul-de-sac exceeding maximum length is granted for Madelyn Court.
5. Standard Plat Notes shall be added.
6. Relabel "Common Space #1" and "Common Space #2" as "Outlot 1" and "Outlot 2".
7. Common Space #1 shall be labelled as a stormwater detention easement.
8. Add a note stating, "On-street parking shall be limited to one side of the street. No parking will be permitted within the cul-de-sac."
9. Add a note stating, "Sidewalks shall be constructed along all street frontages prior to the completion of residential construction for each lot, or as so ordered by the City of Davenport."
10. Add a note stating, "Stormwater detention and water quality treatment are required for this subdivision and shall be owned and maintained by the owner or home owners association.
11. All easements shall be a minimum width of 15 feet or twice the depth of the utility line, whichever is greater. All drainage easements shall be a minimum width of 20 feet.
12. Provide full easement widths on Lots 5, 9, 10, and 11.
13. Add allowable low entry elevations to each lot adjacent to drainage ways and the pond.

Background:

Discussion:

The Plan and Zoning Commission approved a preliminary plat for this subdivision at their November 30, 2021 meeting. Due to site and topography challenges, the Commission approved a variance for the Madelyn Court cul-de-sac to exceed the maximum allowed length of 600 feet. The applicant is returning

with a final plat that is consistent with the preliminary plat. Council approved the preliminary plat on January 12, 2022.

The request is for a 51 lot subdivision on 25.8 acres of property to facilitate single-family residential development. The site, located south of Veterans Memorial Parkway and east of Interstate 74, is currently undeveloped and has been historically used for farming. The final plat prepares the land for low-density residential housing that is consistent with the adjacent neighborhoods.

All roads will be dedicated as public right-of-way with the recording of a final plat. The proposed street network curves Lakehurst Drive east to connect with Thomas Pointe Road. A new street, Madelyn Court, branches north from Lakehurst Drive, terminating in a cul-de-sac. In addition, an east-west street, Natalee Way, will connect Whispering Pine Drive with Lakehurst Drive.

There are two proposed outlots used for drainage and stormwater management. Given the topography of the site, a detention pond with a walking path is located at the center of the subdivision.

Variance Review:

The Plan and Zoning Commission approved a variance request to exceed the maximum length of a cul-de-sac for Madelyn Court on the preliminary plat. Staff's variance analysis from the November 30, 2021 meeting is attached. Staff continues to support the variance to exceed the maximum length of a cul-de-sac on Madelyn Court.

Comprehensive Plan:

1. Within Existing Urban Service Area: Yes
2. Within Urban Service Area 2035: Yes
3. 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:

R-2 Single-Family Residential District: This district is intended to accommodate low-density single-family neighborhoods of a more urban character than the R-1 District. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-2 District.

Technical Review:

1. Streets: The standard specifications call for parking on only one side of the street where street width is 27 feet or less. Sidewalks are required along all city right-of-way.
2. Storm Water: The site requires stormwater detention and shall meet water quality criteria in

the Iowa Storm Water Management Manual. Storm detention is proposed in Common Areas 1 and 2, which should be relabeled as outlots. Access must be provided for maintenance of detention areas and any drainage ways must be maintained to provide for the proper flow of water. The full extent of the trail must be located within an access easement.

3. Sanitary Sewer: Existing sanitary sewer infrastructure is available at Lakehurst Drive, Whispering Pine Drive, Thomas Pointe Road, and Veteran's Memorial Parkway. Sanitary Sewer will be extended throughout the subdivision as development occurs.
4. Parks/Open Space: The proposed plat does not impact any existing or planned parks or public open space. Open space is provided on the site via a walking path surrounding the detention basin at the center of the subdivision.
5. Other: This is an urban area and normal utility services are available.

Public Input: No public hearing is required for a Final Plat.

ATTACHMENTS:

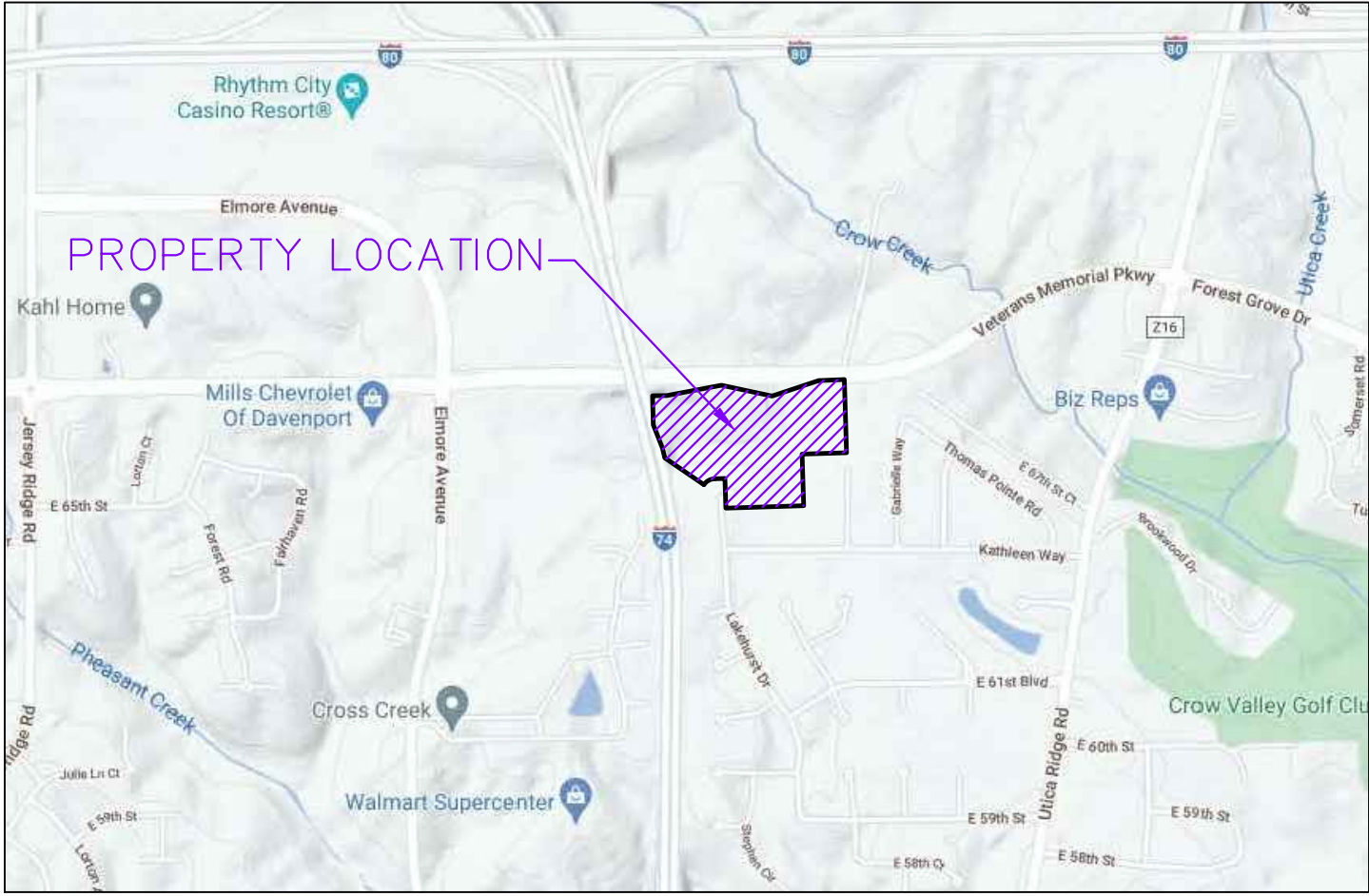
Type	Description
▢ Backup Material	Final Plat of Beckett Place
▢ Backup Material	Maps-Vicinity, Zoning, & Future Land Use
▢ Backup Material	Variance Analysis
▢ Backup Material	Application

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	8/12/2022 - 12:25 PM

PROPERTY LOCATION MAP



FINAL PLAT

BECKETT PLACE

DAVENPORT, IOWA

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 5
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M.
CITY OF DAVENPORT, IOWA SCOTT COUNTY

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	66.81	50.00	076°33'41"	N08°32'00"E	61.95
C2	48.93	50.00	056°04'31"	N57°44'51"W	47.01
C3	38.30	50.00	043°53'11"	S72°16'18"W	37.37
C4	10.56	50.00	012°05'48"	S44°16'39"W	10.54
C5	47.99	55.00	049°59'41"	N63°13'35"E	46.48
C6	41.66	165.00	014°27'55"	S81°12'11"W	41.55
C7	56.06	165.00	019°27'57"	S64°14'15"W	55.79
C8	109.68	165.00	038°05'15"	S69°23'31"W	107.68
C9	54.83	165.00	019°02'24"	S44°59'04"W	54.58
C10	53.84	165.00	018°41'45"	S26°06'59"W	53.60
C11	51.91	165.00	018°01'29"	S07°45'22"W	51.69
C12	21.42	13.50	090°53'45"	N46°19'42"E	19.24
C13	114.09	315.00	020°45'10"	N09°29'46"E	113.47
C14	100.43	315.00	018°16'05"	N29°00'24"E	100.01
C15	100.83	315.00	018°20'22"	N47°18'38"E	100.40
C16	102.00	315.00	018°33'13"	N65°45'25"E	101.56
C17	69.74	315.00	012°41'08"	N81°22'36"E	69.60
C18	44.76	365.00	007°01'32"	S84°12'24"W	44.73
C19	72.23	365.00	011°20'19"	S75°01'28"W	72.11
C20	71.64	365.00	011°14'47"	S63°43'56"W	71.53
C21	73.24	365.00	011°29'47"	S52°21'39"W	73.11
C22	86.62	365.00	013°35'50"	S39°48'50"W	86.42
C23	84.75	365.00	013°18'13"	S26°21'48"W	84.56
C24	76.66	365.00	012°02'00"	S13°41'41"W	76.52
C25	59.99	365.00	009°25'00"	S02°58'12"W	59.92
C26	21.20	13.50	089°57'44"	S43°14'34"W	19.09
C27	60.56	175.00	019°49'45"	N08°10'34"E	60.26
C28	72.84	175.00	023°50'56"	N30°00'55"E	72.32
C29	72.28	175.00	023°39'59"	N53°46'22"E	71.77
C30	69.05	175.00	022°36'24"	N76°54'34"E	68.60
C31	196.24	125.00	089°57'04"	S43°14'14"W	176.70
C32	119.16	363.17	018°47'56"	N30°52'54"E	118.62
C33	81.89	290.00	016°10'44"	N12°12'27"E	81.62
C34	31.21	20.00	089°25'07"	S47°04'45"E	28.14

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C35	89.98	225.00	022°54'45"	N13°49'34"W	89.38
C36	71.33	225.00	018°09'50"	N34°21'52"W	71.03
C37	85.46	225.00	021°45'41"	N54°19'38"W	84.94
C38	102.13	155.00	037°45'09"	N46°19'54"W	100.29
C39	275.26	155.00	101°45'00"	N23°25'10"E	240.49
C40	27.39	155.00	010°07'34"	S79°21'27"W	27.36
C41	57.88	50.00	066°19'37"	S62°24'57"E	54.70
C42	33.44	60.00	031°55'56"	S45°13'06"E	33.01
C43	55.11	60.00	052°37'18"	S87°29'43"E	53.19
C44	51.01	60.00	048°42'28"	N41°50'24"E	49.48
C45	45.71	60.00	043°38'57"	N04°20'18"W	44.61
C46	48.27	60.00	046°05'27"	N49°12'31"W	46.98
C47	50.34	60.00	048°04'20"	S83°42'35"W	48.88
C48	29.09	50.00	033°19'58"	N76°20'24"E	28.68
C49	3.32	50.00	003°48'00"	N85°05'36"W	3.32
C50	67.55	205.00	018°52'47"	S87°22'00"W	67.25
C51	75.52	205.00	021°06'28"	S67°22'22"W	75.10
C52	75.75	205.00	021°10'13"	S46°14'02"W	75.32
C53	75.35	205.00	021°03'38"	S25°07'06"W	74.93
C54	62.56	205.00	017°29'06"	S05°50'45"W	62.32
C55	71.23	205.00	019°54'32"	S12°51'04"E	70.88
C56	30.03	205.00	008°23'36"	S27°00'09"E	30.00
C57	73.44	205.00	020°31'32"	S41°27'42"E	73.05
C58	48.24	205.00	013°29'00"	S58°27'58"E	48.13
C59	57.29	175.00	018°45'27"	S55°49'45"E	57.04
C60	137.50	175.00	045°01'06"	S23°56'28"E	133.99
C62	24.87	107.50	013°15'28"	S81°31'41"W	24.82
C63	530.85	340.00	089°27'28"	S42°59'26"W	478.55
C64	235.49	150.00	089°57'04"	N43°14'14"E	212.04
C65	226.64	200.00	064°55'37"	S32°44'40"E	214.70
C66	542.67	180.00	172°44'09"	S21°09'36"W	359.28
C67	75.92	107.50	040°27'44"	S54°40'05"W	74.35
C69	148.61	165.00	051°36'16"	S24°32'45"W	143.64
C71	26.72	20.00	076°33'00"	N36°50'35"E	24.78

Line Table		
Line #	Direction	Length
L1	N88°13'26"E	20.54
L2	S88°12'46"W	19.98
L3	S01°44'18"E	4.73
L4	S01°44'18"E	34.06
L5	N24°23'38"W	41.16
L6	N88°12'46"E	6.91
L8	N47°30'34"W	15.21
L9	S62°32'40"W	30.00
L10	N28°48'56"E	30.00
L11	N01°15'23"W	19.51
L14	N67°00'31"W	34.28
L15	N87°43'10"E	187.45
L16	S01°44'18"E	106.54
L17	N88°12'46"E	186.91
L18	S86°42'15"W	99.99
L19	S02°06'29"E	39.71
L20	S88°13'26"W	350.45
L21	S88°12'46"W	60.63
L22	S88°12'46"W	80.60
L23	N88°36'11"E	56.13
L24	N86°49'26"E	8.59
L25	N01°44'17"W	54.73
L26	N01°44'18"W	72.54
L27	N01°44'18"W	34.01
L28	S01°29'12"E	32.97

LEGAL DESCRIPTION

A PARCEL LOCATED IN THE SOUTHEAST QUADRANT OF THE VETERANS MEMORIAL PARKWAY AND INTERSTATE HIGHWAY 74 INTERSECTION, BEING PART OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DAVENPORT, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED WITH THE FOLLOWING METES AND BOUNDS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 5, SAID TOWNSHIP 78 NORTH; THENCE NORTH 87° 43' 22" EAST, 1.80 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 02° 16' 38" EAST, 100.00 FEET TO A POINT ON VETERANS MEMORIAL PARKWAY RIGHT OF WAY AND ALSO BEING THE POINT OF BEGINNING:

THENCE ALONG SAID PARKWAY RIGHT OF WAY NORTH 87° 43' 22" EAST, 132.00 FEET; THENCE NORTH 79° 15' 15" EAST, 415.38 FEET; THENCE SOUTH 77° 54' 40" EAST, 407.75 FEET; THENCE NORTH 71° 35' 36" EAST, 385.16 FEET; THENCE NORTH 87° 43' 22" EAST, 204.31 FEET TO THE NORTHWEST CORNER OF THE WALSH POINTE 3RD ADDITION SUBDIVISION; THENCE LEAVING SAID PARKWAY RIGHT OF WAY SOUTH 01° 29' 12" EAST, 575.46 FEET WITH THE WEST LINE OF SAID WALSH POINTE 3RD ADDITION AND WALSH POINTE 2ND ADDITION SUBDIVISIONS TO THE NORTHEAST CORNER OF LAKE MEADOWS ESTATES; THENCE WITH THE BOUNDARY OF SAID LAKE MEADOWS ESTATES, LAKE MEADOWS ESTATES 1ST ADDITION, AND ITS LAKEHURST DRIVE PLATTED STREET RIGHT OF WAY LINES THE FOLLOWING COURSES AND DISTANCES:

SOUTH 88° 13' 26" WEST, 349.34 FEET; SOUTH 01° 43' 47" EAST, 406.25 FEET; THENCE SOUTH 88° 14' 49" WEST, 612.09 FEET; NORTH 01° 44' 17" WEST, 233.51 FEET TO THE NORTH LINE OF LAKEHURST DRIVE RIGHT OF WAY LINE; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 88° 12' 46" WEST, 80.60 FEET TO A TANGENTIAL RADIUS CURVE CONCAVE SOUTHEASTERLY HAVING A LENGTH OF 107.50 FEET, A CHORD BEARING SOUTH 61° 17' 49" WEST WITH A CHORD LENGTH OF 97.14 FEET; THENCE LEAVING SAID LAKEHURST DRIVE RIGHT OF WAY LINE NORTH 55° 39' 50" WEST, 372.49 FEET TO A POINT ON INTERSTATE HIGHWAY 74 EAST RIGHT OF WAY LINE; THENCE NORTH 03° 46' 54" WEST, 40.30 FEET (STA. 7023+07.30, 160.00' RT.); THENCE NORTH 17° 12' 29" WEST, 237.73 FEET (STA. 7025+45.00, 156.00' RT.); THENCE NORTH 05° 25' 26" WEST, 223.20 FEET (STA. 8029+18.0 +/- TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SAID VETERANS MEMORIAL PARKWAY, AND ALSO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 24.985 ACRES, 1,088,356 SQUARE FEET, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS OF RECORD.

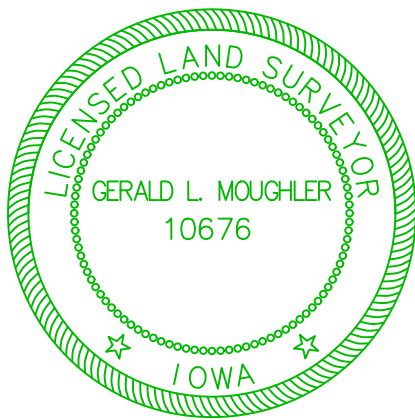
PROJECT TEAM

DEVELOPER: BECKETT PLACE, LLC
700 4TH STREET WEST
MILAN, IL 61246

CONTACT: MR. TERRY BRANDT
PHONE: (309) 787-4644

ENGINEER:  **Landmark**
ENGINEERING GROUP
3440 38TH STREET, SUITE 4
MOLINE, IL 61265

CONTACT: MR. MICHAEL SHAMSIE, P.E.
PHONE: (309) 755-3400



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 PROFESSIONAL LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.


GERALD L. MOUGHLER P.L.S.
LICENSE NUMBER 10676
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL: 2 sheet

7/19/2022

DATE: 7/19/2022
DRAWN BY: HLG
CHECKED BY: MRS

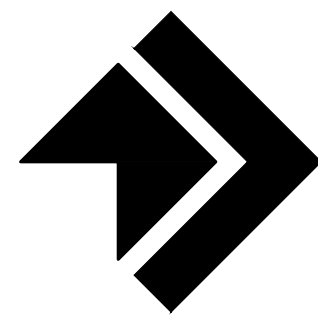
FP1

01-21-1601

FINAL PLAT

BECKETT PLACE
DAVENPORT, IOWA

Landmark
ENGINEERING GROUP
3440 38TH AVENUE, SUITE 4
MOLINE, IL 61265
(309) 755-3400
CIVIL ENGINEERING AND LAND SURVEYING



REVISIONS

DESCRIPTION

NO.

DATE

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CITY OF DAVENPORT, IOWA

IOWA—AMERICAN WATER CO.

CENTURYLINK, INC.

MAYOR: _____

BY: _____

BY: _____

DATE: _____

DATE: _____

DATE: _____

ATTEST: _____

MID AMERICAN ENERGY CO.
SUBJECT TO ENCUMBRANCES OF RECORD

QWEST COMMUNICATIONS

PLAN AND ZONING COMMISSION

BY: _____

BY: _____

BY: _____

DATE: _____

DATE: _____

DATE: _____

MEDIACOM

AT&T

ATTEST: _____

BY: _____

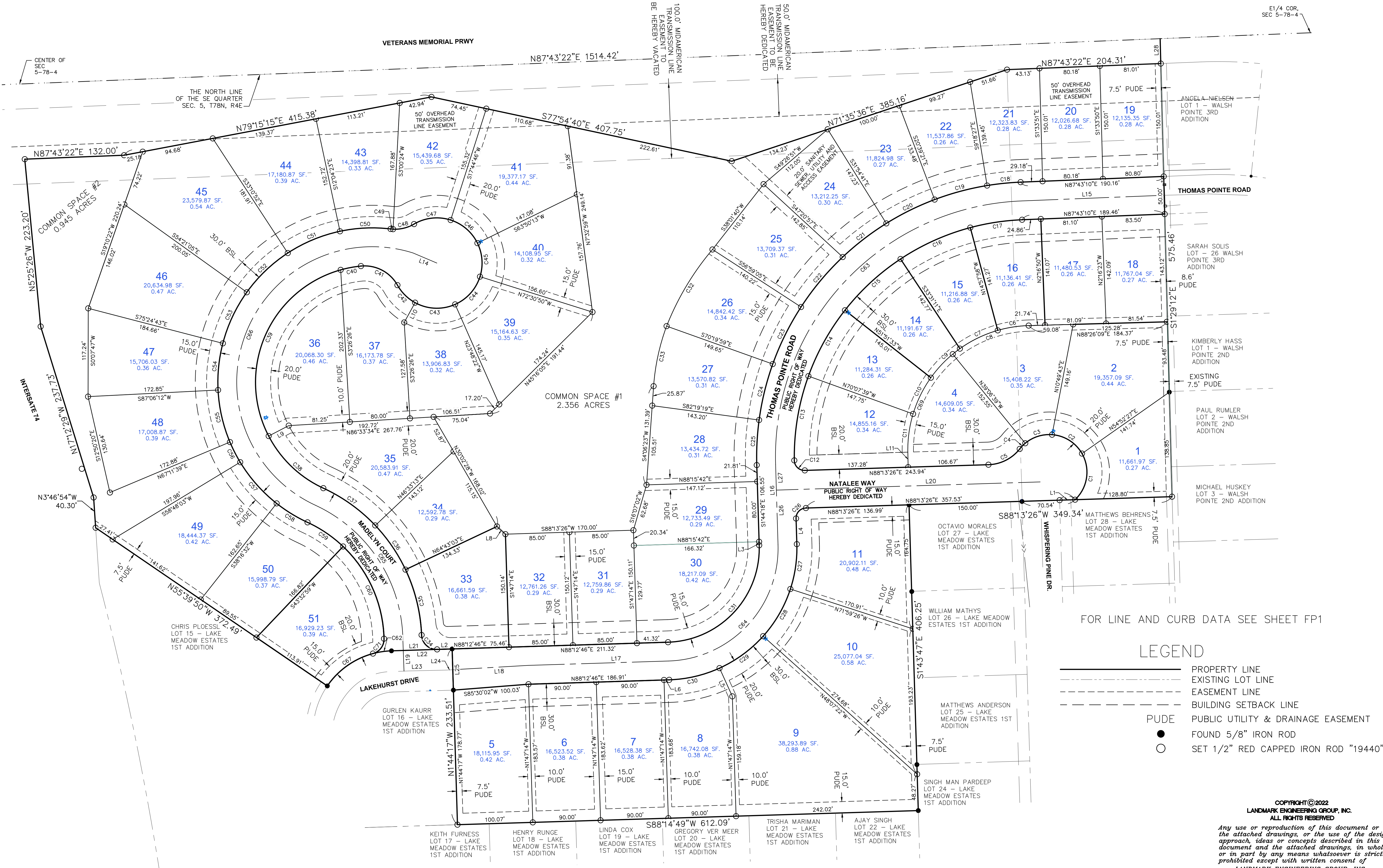
BY: _____

DATE: _____

DATE: _____

FINAL PLAT
BECKETT PLACE
DAVENPORT, IOWA

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 5
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M.
CITY OF DAVENPORT, IOWA SCOTT COUNTY



FOR LINE AND CURB DATA SEE SHEET FP1

LEGEND

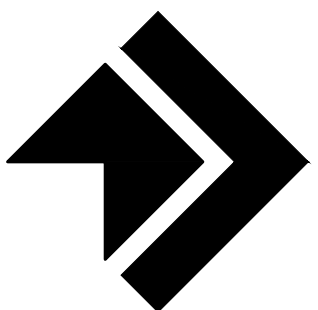
- PROPERTY LINE
- EXISTING LOT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT
- FOUND 5/8" IRON ROD
- SET 1/2" RED CAPPED IRON ROD "19440"

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NO.	REVISIONS	DESCRIPTION	DATE

Landmark
ENGINEERING GROUP
3440 38TH AVENUE, SUITE 4
MOLINE, IL 61265
(309) 755-3400
FAX (309) 755-5522
CIVIL ENGINEERING AND LAND SURVEYING



FINAL PLAT
BECKETT PLACE
DAVENPORT, IOWA

DATE: 7/19/2022
DRAWN BY: HLG
CHECKED BY: MRS

FP2

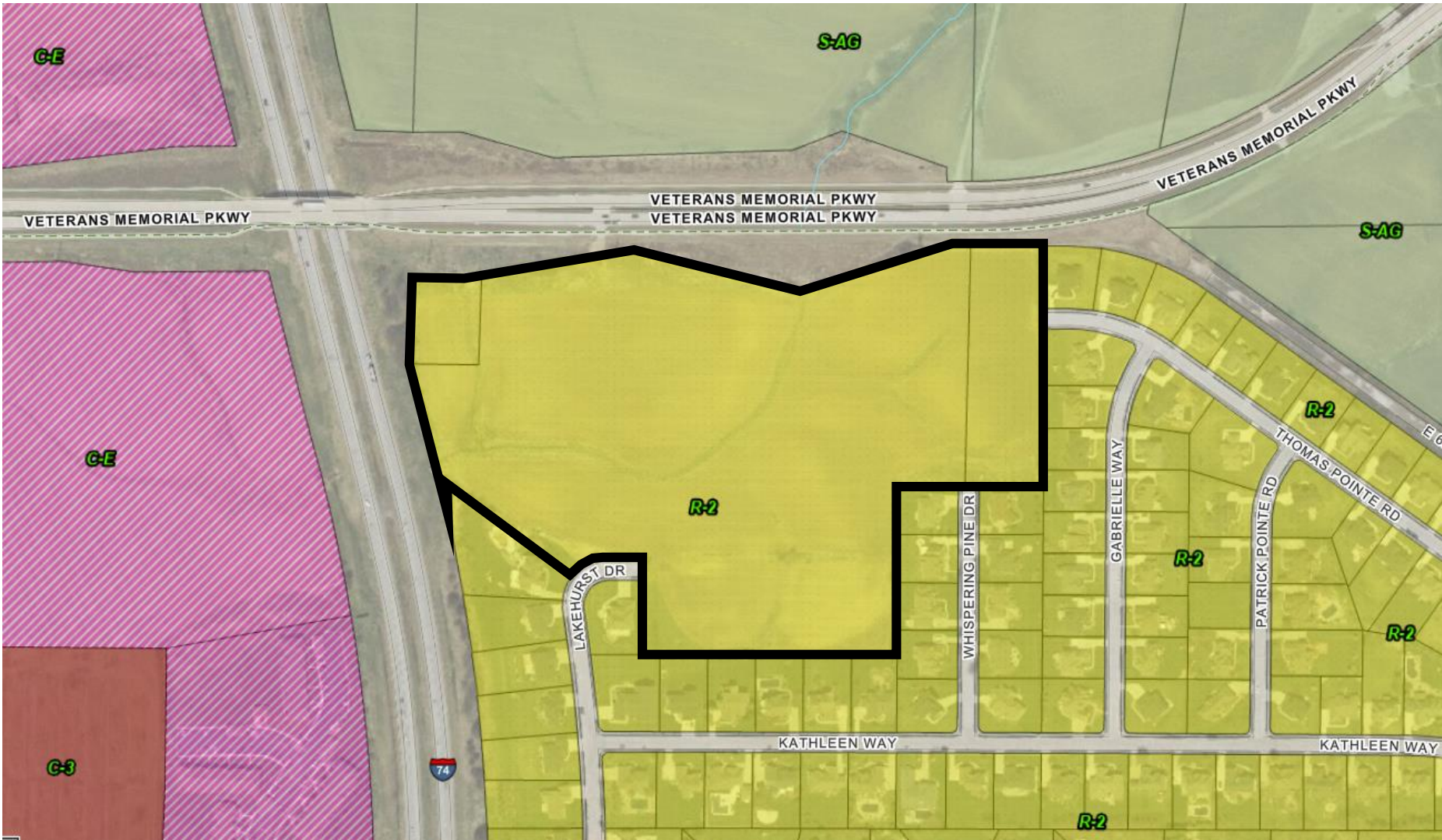
01-21-1601

Vicinity Map

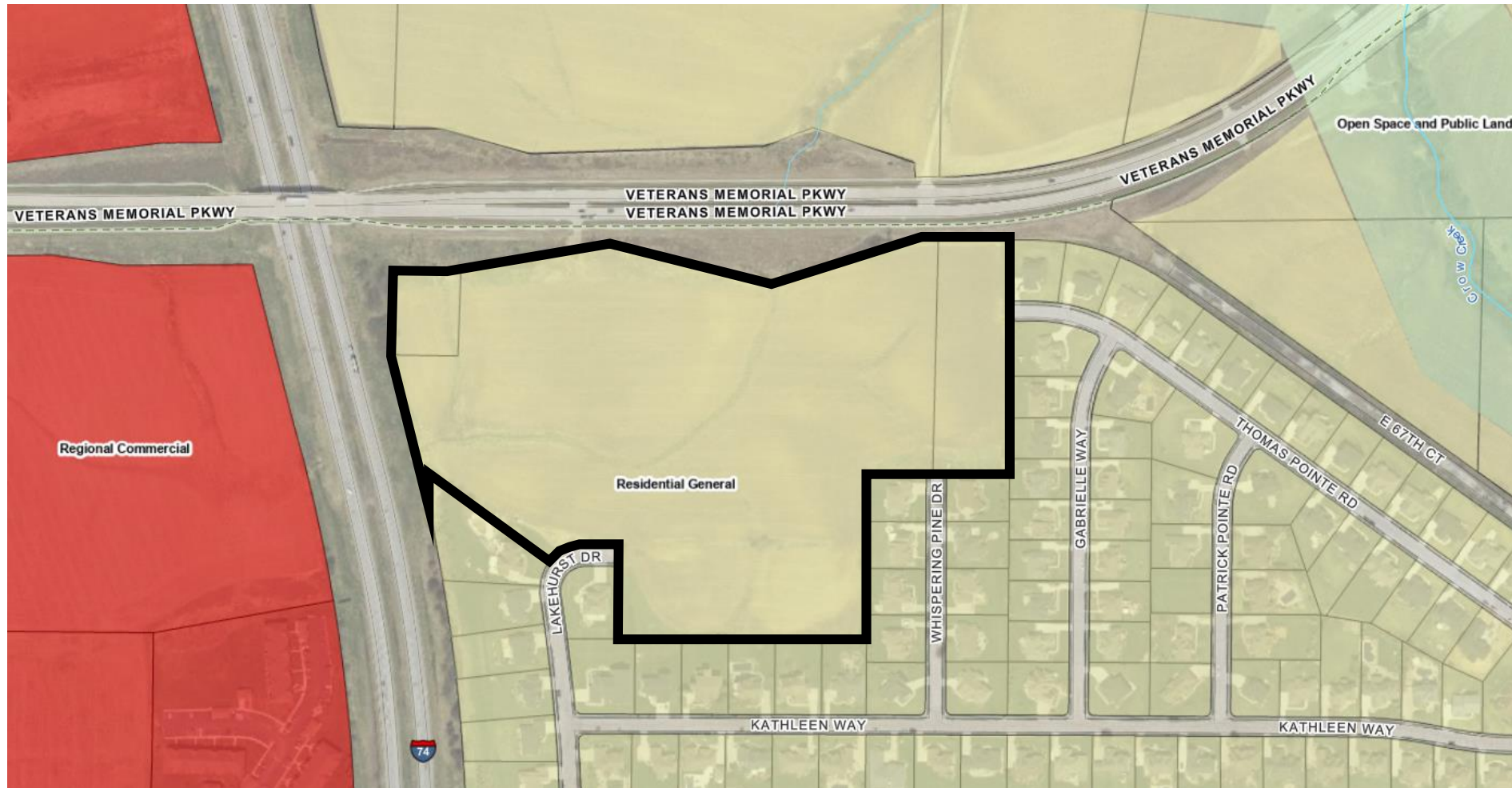
DAVENPORT
IOWA | USA



Zoning Map



Future Land Use Map



Variance Request Review

Code Section 16.32.010 states:

“Whenever the tract to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of the requirements contained in the regulations would result in real difficulties and substantial hardships or injustice, the City Plan & Zoning Commission may vary or modify such requirements so that the subdivider is allowed to develop his property in a reasonable manner, but so, at the same time, the public welfare and interests of the City and surrounding area are protected and the general intent and spirit of these regulations are preserved.”

Exceeding Maximum Cul-de-Sac Length of 600 feet

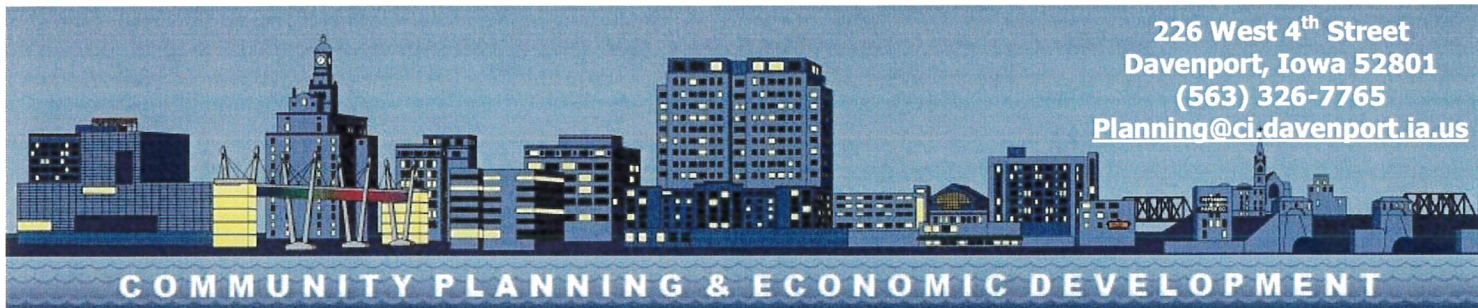
Code Section: 16.24.040(C) states:

“Cul-de-sac turnarounds shall be provided at the end of all permanently closed streets. No Cul-de-sac shall exceed 600 feet in length as measured from the centerline of the intersecting street to the termination of the right-of-way.”

Madelyn Way is approximately 900 linear feet from the centerline of Lakehurst Drive to the terminus of the cul-de-sac.

Staff Analysis:

Madelyn Way – The topography of the site provides a natural detention area that would cause a hardship to provide an additional east/west road connection within the subdivision. Connection to Veterans Memorial Parkway would cause a significant safety concern due to traffic volume, limited visibility, speed, and proximity to the I-74 overpass. The City also wishes to limit the number of connection points onto Veterans Memorial Parkway. As a result, staff believes a variance from 16.24.040C is warranted.



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

Property Address* Parcels YO537-33B; YO539-34A

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

Applicant (Primary Contact)

Name:	Terry Brandt
Company:	Beckett Place Development, LLC
Address:	700 4th Street West
City/State/Zip:	Milan, IL 61264
Phone:	309-787-4644
Email:	tbrandt@brandtconstructionco.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 ☐

Owner (if different from Applicant)

Name:	Terry Brandt
Company:	Beckett Place Development, LLC
Address:	700 4th Street West
City/State/Zip:	Milan, IL 61264
Phone:	309-787-4644
Email:	tbrandt@brandtconstructionco.com

Zoning Board of Adjustment

Zoning Appeal ☐
 Special Use ☐
 Hardship Variance ☐

Design Review Board

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

Engineer (if applicable)

Name:	Michael Shamsie, PE
Company:	Landmark Engineering Group, Inc
Address:	3440 38th Avenue, Suite 4
City/State/Zip:	Moline, IL 61265
Phone:	309.755.3400
Email:	mike.shamsie@landgroup.biz

Historic Preservation Commission

Certificate of Appropriateness ☐
 Landmark Nomination ☐
 Demolition Request ☐

Architect (if applicable)

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

Administrative

Administrative Exception ☐
 Health Services and Congregate ☐
 Living Permit ☐

Attorney (if applicable)

Name:	Tom Pastrnak
Company:	Pastrnak Law Firm, P.C.
Address:	313 West 3rd Street
City/State/Zip:	Davenport, Iowa 52801
Phone:	563.323.7737
Email:	tpastrnak@pastrnak.com

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

Property Location:

N of Lake Meadows Estates Subdivision; West of Walsh Point Subdivision; East of I-74 & S of Veteran's Pkwy

Total Land Area: 25 Acres

Total Number of Lots: 51

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:

N of Lake Meadows Estates Subdivision; West of Walsh Point Subdivision; East of I-74 & S of Veteran's Pkwy

Total Land Area: 25 Acres

Total Number of Lots: 51

Linear Feet of Streets Added: 2637.41

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

Submittal Requirements:

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

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

(1) Application:

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

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

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

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

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

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

(1) Application:

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

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

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

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

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

(4) Recordation:

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

Petitioner:

Date:

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

Received by:

Date:

Planning staff

Date of Plan and Zoning Commission Public Hearing:

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

Authorization to Act as Applicant

I, Terence L. Brandt Brandt Construction Co.
authorize _____
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council.

N. of Lake Meadows Estates Subdivision, West of Walsh Point Subdivision, East

TERENCE L. BRANDT SECRETARY

Terence L. Brandt
Signature(s)

State of ILLINOIS
County of ROCK ISLAND
Sworn and subscribed to before me

This 1st day of August 2022

Form of Identification

Wendy Seemann
Notary Public

My Commission Expires: 11-23-2022

