

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, JULY 31, 2018; 5:00 PM

CITY COUNCIL CHAMBERS, 226 WEST 4TH STREET, DAVENPORT, IOWA 52801

COMBINED PUBLIC HEARING & REGULAR MEETING

I. Next Public Hearing

A. August 14, 2018

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Authority

III. Secretary's Report

A. Consideration of the July 17, 2018 meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

- i. Case No. REZ18-10: Request Jessica Tuttle on behalf of Thompson Thrift Development Company, Inc., to rezone 24.27 acres, more or less, of property located south of east 53rd Street and west of the Bettendorf City Border from "R-2 PUD" Low Density Residential District Planned Unit Development and "PDD" Planned Development District to "R-5M PUD" Medium Density Dwelling District Planned Unit Development. [Ward 6]
- ii. Case No. REZ18-11: Request Kevin Koellner on behalf of Build to Suit to rezone 13 acres, more or less, of property located south of East 53rd Street immediately west of the Bettendorf City Border from "R-2PUD" Low Density Residential District Planned Unit Development and "PDD" Planned Development District" to all PDD with a new Land Use Plan. Kevin Koellner, Build to Suit, petitioner. [Ward 6]
- iii. Case No. FDP18-02: Request of Jessica Tuttle, Thompson Thrift Company, Inc. for a final development on 24.27 acres of property, more or less, located south of East 53rd Street and west of the Bettendorf City Limits. Proposed development is a 304 unit apartment complex with clubhouse and outdoor pool. [Ward 6]
- iv. Case No. FDP18-03: Request of William Torchia on behalf of WCT Investments Davenport Series, LLC for a "PDD" Planned Development District

final development plan for an 8,964 square foot drive-through restaurant on 2.2 acres, more or less located on the south side of East 53rd Street approximately 385 feet east of Lorton Avenue. [Ward 6]

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case No. F18-10: Request of Riverstone Group Inc. for a final plat of Crow Valley Plaza Twelfth Addition on 14.67 acres, more or less, being a replat of Lot 1 of Crow Valley Plaza Tenth Addition located along the north side of East 56th Street and north of Lakeview Parkway containing two (2) lots. [Ward 6]
- ii. Case No. P18-04: Request of Build To Suit, Inc. for a preliminary plat of Watermark First Addition on 37.92 acres, more or less, property is located at 4607 E 53rd Street, parcel number N0910-01, containing four (4) lots. [Ward 6]
- iii. Case No. F18-11: Request of Speer Development for a final plat of Speer Commercial Park 1st Addition on 31.64 acres, more or less, located at the southeast corner of East 53rd Street and Eastern Avenue. [Ward 6]

VII. Future Business

- A. Case No. REZ18-12: Request of Chris Townsend on behalf of Jimmy Holt, to rezone 1.43 acres, more or less, of property located at 3730 West Locust Street from "C-1" Neighborhood Commercial and "R-3" Moderate Density Dwelling District to "PDD" Planned Development District. [Ward 1]
- B. Case No. REZ18-13: Request of Hawkeye Paving to rezone 30.7 acres, more or less, of real property located at 8228 N. Fairmount Street (former Wacky Waters site) from "A-1" Agricultural District to "M-1" Light Industrial District to facilitate development of a new Contractor headquarters, shop and equipment storage.
- C. Case No. ROW18-02: Request of the City of Davenport for the vacation (abandonment) of public right-of-way along the 5000 block of Forest Grove Ct east to the corporate limits, containing 1.47 acres, more or less. [Ward 6]

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

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

Date
7/31/2018

Subject:
Consideration of the July 17, 2018 meeting minutes.

Recommendation:
Approve the minutes.

ATTACHMENTS:

Type	Description
▣ Backup Material	7-17-2018 Plan and Zoning Commission meeting minutes

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	7/27/2018 - 11:49 AM

**CITY PLAN AND ZONING COMMISSION
CITY OF DAVENPORT, IOWA**

MONDAY JULY 17, 2018 • 5:00 PM

**COUNCIL CHAMBERS – DAVENPORT CITY HALL
226 W 4TH STREET DAVENPORT, IA**

PUBLIC HEARING AND REGULAR MEETING MINUTES

PUBLIC HEARING AGENDA

The Public Hearing was called to order at 5:00 P.M.

I. Roll Call of the Membership

Present: Connell, Inghram, Johnson, Kelling, Maness, Medd, Quinn, Reinartz and Tallman

Excused: Hepner, Lammers

Absent: None

Staff: Longlett and Rusnak

II. OLD BUSINESS

None.

III. NEW BUSINESS

1. Case No. REZ18-10: Request Jessica Tuttle on behalf of Thompson Thrift Development Company, Inc., to rezone 24.5 acres, more or less, of property located south of east 53rd Street and west of the Bettendorf City Border from "R-2 PUD" Low Density Residential District Planned Unit Development and "PDD" Planned Development District to "R-5M PUD" Medium Density Dwelling District Planned Unit Development. [Ward 6]

Rusnak summarized the request.

Jessica Tuttle provided Company background and provided further description of the request.

Six residents spoke in opposition of the request.

Commission members asked questions regarding stormwater and why the property has been vacant since the last rezoning.

Eric Longlett answered questions pertaining to the City's Stormwater Ordinance. Jessica Tuttle surmised that the previous cost of the land made development difficult.

2. Case No. REZ18-11: Request Kevin Koellner on behalf of Build to Suit to rezone 13 acres, more or less, of property located south of East 53rd Street immediately west of the Bettendorf City Border from “R-2PUD” Low Density Residential District Planned Unit Development and “PDD” Planned Development District” to all PDD with a new Land Use Plan. Kevin Koellner, Build to Suit, petitioner. [Ward 6]

Rusnak summarized the request.

Kevin Koellner provided further description of the request.

The Public Hearing ended at approximately 5:55 p.m.

REGULAR MEETING AGENDA

I. Roll Call of the Membership

Present: Connell, Inghram, Johnson, Kelling, Maness, Medd, Quinn, Reinartz and Tallman

Excused: Hepner, Lammers

Absent: None

Staff: Longlett and Rusnak

II. Report of the City Council Activity

Rusnak stated there was nothing to report.

III. Secretary’s Report

Consideration of the July 2, 2018 meeting minutes.

A motion by Tallman, seconded by Connell to approve the July 2, 2018 meeting minutes. Vote to approve was unanimous by voice vote.

IV. Report of the Comprehensive Plan Committee

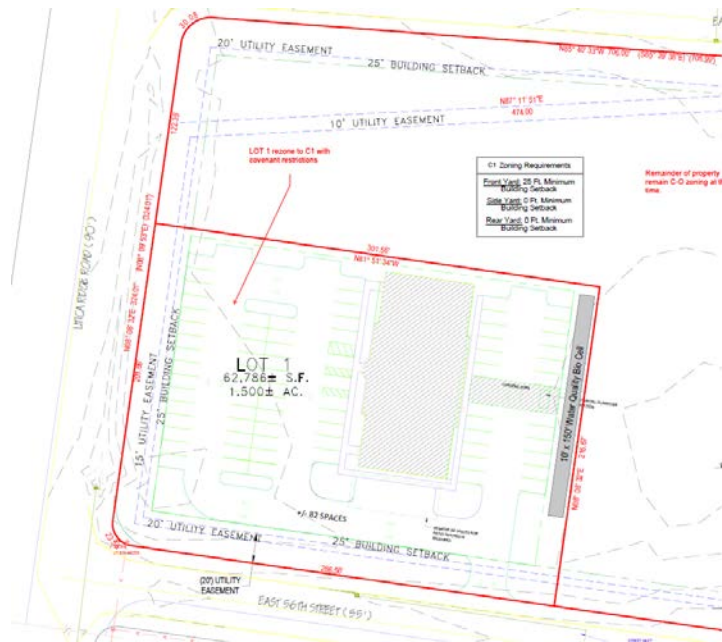
Rusnak discussed the upcoming open houses regarding the draft Zoning Ordinance and Map.

V. Zoning Activity

A. Old Business

1. Case No. REZ18-09: Request of Jerod Engler on behalf of McCarthy Improvement Co. for the rezoning of 8.83 acres, more or less, located along the north side of East 56th Street east of Utica Ridge Road from “C-O” Office Shop District to “C-2” General Commercial District to facilitate commercial development. [Ward 6]

Rusnak stated that the applicant amended the request to rezoning to “C-1” and only on proposed Lot 1 (see map below). The applicant also provide a list of use restrictions.



Findings:

1. Rezoning only Lot 1 to C-1 allows the development to proceed and protects the neighborhood by maintaining C-O zoning adjacent to the residential properties.
2. The proposed rezoning is consistent with the Comprehensive Plan in that it allows a limited node of neighborhood commercial north of an adjacent regional commercial center and provides a “step down” in land use intensity to the north and east.
3. Rezoning Lot 1 to C-1 does not guarantee or imply future rezonings on land included in the original proposal. Future rezoning petitions will be considered on their own merit.

Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. REZ18-09 to the City Council with a recommendation to rezone only proposed Lot 1 to “C-1” Neighborhood Shopping District subject to the following conditions:

1. The following uses are not allowed on proposed Lot 1:
 - a. Filling station
 - b. Messenger or telegraph service station
 - c. Public garage
 - d. Used car lot
 - e. Garage, storage, and parking lot
 - f. Laundry and dry cleaning
 - g. Theater
 - h. Drive-in theater
 - i. Motel/hotel
 - j. Undertaking establishment
 - k. Service station
 - l. Coin operated laundry
 - m. Open animal kennels or yards

Some residents spoke in favor of the request. Some spoke in opposition of request, but suggested if the Commission were to vote to recommend approval to add additional use restrictions.

A motion by Tallman, seconded by Connel to accept the findings and forward Case No. REZ18-09 to the City Council with a recommendation to rezone only proposed Lot 1 to "C-1" Neighborhood Shopping District subject to the use prohibitions recommended by City staff.

Vote for approval was 3-yes, 4-no and 1-abstention.

Vote for approval failed. Therefore, the Plan and Zoning Commission recommends denial of the request.

B. New Business

None.

VI. Subdivision Activity

A. Old Business

None.

B. New Business

1. Case No. F18-09: Request of O'Bros. LLC a final plat of Eastern Avenue Farms Fifth Addition located generally north of East 60th Street between Eastern Avenue and Jersey Ridge Road containing 47 residential lots on 18.39 acres, more or less. The property is zoned "R-2" Low Density Dwelling District.

Rusnak summarized the request.

Findings:

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

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward Case No. F18-09 to the City Council with a recommendation for approval subject to the following conditions:

1. That the surveyor signs the plat;
2. That the utility companies sign the plat when their easement needs have been met;
3. That the plat is tied to two quarter corners both labeled with description or two previously established lot corners both labeled with description of each corner; and
4. That a note be added to the plat stating that sidewalks shall be installed along street frontages when so ordered by the City; and
5. All easements shall be a minimum 15 feet in width.

A motion by Tallman, seconded by Connel to accept the findings and forward Case No. Case No. F18-09 to the City Council with a recommendation for approval subject to the conditions recommended by City Staff.

Vote for approval was 8-yes, 0-no and 0-abstention.

VII. Other Business

None.

VII. Future Business

Preview of items for the July 31, 2018 public hearing and/or regular meeting (*note-not all items to be heard may be listed*):

1. Case No. F18-10 Request of Riverstone Group Inc. for a final plat of Crow Valley Plaza Twelfth Addition on 14.67 acres, more or less, being a replat of Lot 1 of Crow Valley Plaza Tenth Addition located along the north side of East 56th Street and north of Lakeview Parkway containing two (2) lots. [Ward 6]
2. Case No. P18-04 Request of Build To Suit, Inc. for a preliminary plat of Watermark First Addition on 37.92 acres, more or less, property is located at 4607 E 53rd Street, parcel number N0910-01, containing four (4) lots. [Ward 6]
3. Case No. F18-11 Request of Speer Development for a final plat of Speer Commercial Park 1st Addition on 31.64 acres, more or less, located at the southeast corner of East 53rd Street and Eastern Avenue. [Ward 6]
4. Case No. FDP18-02: Request of Jessica Tuttle, Thompson Thrift Company, Inc. for a final development on 24.27 acres +/- located south of East 53rd Street and west of the Bettendorf City Limits. Proposed development is a 294 unit apartment complex with clubhouse and outdoor pool. [Ward 6]
5. Case No. FDP18-03: Request of William Torchia on behalf of WCT Investments Davenport Series, LLC for a "PDD" Planned Development District final development plan for an 8,964 square foot drive-through restaurant on 2.2 acres, more or less located on the south side of East 53rd Street approximately 385 feet east of Lorton Avenue. [Ward 6]

IV. Communications (Time open for citizens wishing to address the Commission on matters not on the established agenda)

No one from the audience spoke.

V. Adjourn

The meeting adjourned at approximately 6:30 pm.

City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Department
Contact Info: Matt Flynn 563.888.2286
matt.flynn@ci.davenport.ia.us

Date
7/31/2018

Subject:

Case No. REZ18-10: Request Jessica Tuttle on behalf of Thompson Thrift Development Company, Inc., to rezone 24.27 acres, more or less, of property located south of east 53rd Street and west of the Bettendorf City Border from "R-2 PUD" Low Density Residential District Planned Unit Development and "PDD" Planned Development District to "R-5M PUD" Medium Density Dwelling District Planned Unit Development. [Ward 6]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings forward Case No. REZ18-10 to the City Council with a recommendation for approval subject to the listed conditions.

Relationship to Goals:

Strengthen the Existing Built Environment.

Background:

Please see attached staff report for background information.

ATTACHMENTS:

Type	Description
▢ Backup Material	Final Staff Report
▢ Backup Material	Concept Plan
▢ Backup Material	Traffic Impact Study
▢ Backup Material	2011 Adopted PDD Land Use Plan
▢ Backup Material	2011 Adopted PDD Rezoning Ordinance - Commercial Portion
▢ Backup Material	2011 Adopted PDD Rezoning Ordinance - Residential Portion
▢ Backup Material	Written Protests
▢ Backup Material	Developer Presentation - 7-17-2018 Plan and Zoning Commission Public Hearing
▢ Backup Material	Application

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	7/26/2018 - 12:58 PM



PLAN AND ZONING COMMISSION

Meeting Date: July 31, 2018
Request: Request to rezone 24.27 acres, more or less, of property located south of East 53rd Street immediately west of the Bettendorf City Border from “R-2 PUD” Low Density Residential District Planned Unit Development and “PDD” Planned Development District to “R-5M PUD” Medium Density Dwelling District Planned Unit Development
Case No.: REZ18-10
Applicant: Jessica Tuttle, Thompson Thrift Development Company, Inc.
Ward: Ward 6
Contact: Matthew G. Flynn, AICP
Senior Planning Manager
matt.flynn@ci.davenport.ia.us
563-888-2286

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case No. REZ18-10 to the City Council with a recommendation for approval subject to the listed conditions.

Introduction:

Case No. REZ18-10: Request Jessica Tuttle on behalf of Thompson Thrift Development Company, Inc., to rezone 24.5 acres, more or less, of property located south of east 53rd Street and west of the Bettendorf City Border from “R-2 PUD” Low Density Residential District Planned Unit Development and “PDD” Planned Development District to “R-5M PUD” Medium Density Dwelling District Planned Unit Development. [Ward 6]

AREA CHARACTERISTICS:



Background:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: *Residential General and Regional Commercial*

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.

Regional Commercial (RC) - Designates 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 with connectivity to nearby neighborhoods being less important.

Discussion:

Proposed Concept Plan.

“PUD” Planned Unit Development requires approval of the zoning and associated Concept Plan and subsequent (or corresponding) approval of a Final Development Plan.

At a minimum, the Concept Plan for the project shall show the intended use of land, location and use of proposed structures, areas to be used for vehicular circulation, parking, and public uses such as schools, playgrounds, and parks.

The request proposes 304 apartment units in 19 two story buildings. Proposed residential density would be 12.53 units/acre. The development would be served by two private streets through the proposed commercial development to access East 53rd Street. No access is proposed from the three existing streets.

The Zoning Ordinance measures building height as the vertical distance from the grade to the mean height level between eaves and ridge for gable, hip and gambrel roofs. As such, building height is proposed to be slightly less than 27' 2". Measurement from the grade to the top of the roof is proposed to be 34' 6".

Proposed buildings would be set back at least 100 feet from the east, south and west property lines.

The request proposes 567 parking spaces. Parking would be over 100 feet from the east and west property lines and at least 37 feet from the south property lines. Please note that the Zoning Ordinance requires 2 parking spaces per residential unit, so required parking is 608 parking spaces. The applicant would need to obtain a Special Exception from the Zoning Board of Adjustment to reduced required parking. The new Zoning Ordinance, which is anticipated being adopted in Fall 2018 would require 1.5 parking spaces per residential unit.

Landscape buffering is shown surrounding the development. A six foot high fence would surround the development and entrances would be gated, granting only restricted access to residents and their guests.

In this case, the Final Development Plan is acting as the rezoning Concept Plan. It is staff's opinion that the Concept Plan achieves consistency with "PUD" Ordinance submittal requirements. The Concept Plan would compel the applicant to develop the property in this manner.

Rezoning history.

The subject and adjacent property was rezoned in 2011 to PDD and R-2(PUD). The residential component was envisioned as a single family residential subdivision that would not exceed the R-2(PUD) maximum density of 5.23 units per acre. The Concept Plan depicted 46 single-family residential home sites. The three streets that terminate at the edges of this property were proposed to be continued and serve individual lots within the future development. One roadway access to East 53rd Street was depicted.

The commercial portion of the subject property was controversial. Please see discussion as part of REZ18-11.

Proposed Traffic Impact from the Development.

The applicant hired Missman, Inc., which completed a traffic study for the proposed residential and commercial portions of the subject property on May 2, 2018. A summary of the results are as follows:

The purpose of utilizing PM peak time measurements is because that is the time period, which the most cars will travel the roadway.

A traffic signal is already required to be installed at the intersection of East 53rd Street and Lakeview Parkway. The traffic study indicates that the development (residential and commercial) would warrant a signal at the intersection of East 53rd Street and Lakeview Parkway at 75% build out of the development. Assignment of cost is being discussed. The proposed development (residential and commercial) would warrant a right turn lane on East 53rd Street at Lakeview Parkway at 27% buildout of the development and a left turn lane on East 53rd Street at Lakeview Parkway at 35% build out. The traffic study indicated that right and left turn lanes would not be warranted at the eastern entrance.

The City Traffic Engineer has reviewed the traffic study and agrees with the conclusion of the study, however, has requested that right and left turn lanes be installed on East 53rd Street at both entrances during initial construction of the development. The signal would be installed when warranted.

Proposed Storm Water from the Development.

Storm water detention and water quality treatment would be required with the proposed development. The Unified Sizing Criteria from the water quality volume up to the Extreme Flood Protection determines the volumes for stormwater detention. The release rate of the 100 year event shall not exceed the runoff rate from a pre-developed two-year frequency using the runoff coefficient of 0.15. As developed, the 100 year storm event release rate would be the equivalent of a 2 year rain event running off a prairie meadow.

Additionally, the water quality volume would provide 100% retention, infiltration or abstraction of the 1.25"/24 hour rainfall.

In order to achieve consistency with these requirements, the development would contain two storm water detention systems. One system would outfall to the south and east and one system would outfall to the west and south. Stormwater, which outfalls into the City of Bettendorf would need to be reviewed and approved by the Engineering Department.

Public Input:

Public meetings have been held on May 24, 2018 and June 21, 2018. Approximately 65-70 people attended each meeting. The June 21 meeting was intended to address issues that arose at the first meeting. Those concerns included building elevations, access, proximity of buildings to the property lines, stormwater management and the demand for higher end apartments in this area.

The City posted five signs were posted on June 26, 2018.

The City mailed 78 notices to surrounding property owners notifying them of the July 17, 2018 Plan and Zoning Commission public hearing. The Plan and Zoning Commission held a public hearing on July 17, 2018. Similar concerns from the surrounding property owners were raised. To date, staff has received 18 written protests.

The protest rate is less than 20%.

Recommendation:

Consistency of the request with Davenport 2035.

As mentioned, the Davenport 2035 Future Land Use Designation are *Residential General and Regional Commercial*. Staff underlined language for emphasis, which will be discussed below the definitions.

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.

Regional Commercial (RC) - Designates 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 with connectivity to nearby neighborhoods being less important.

It is staff's opinion that the proposed development would be consistent with the RG Future Land Use Map designation because it would be its own neighborhood, which is designated as a whole. The rationale is that the proposed development would be served by two private streets through the proposed commercial development to East 53rd Street and that there would be no access from the three existing streets. Furthermore, landscape buffering is shown surrounding the development. A six foot high fence would surround the development and entrances would be gated, granting only restricted access to residents and their guests.

It is staff's opinion that the proposed development would be consistent with the RC Future Land Use map designation because it permits "although some residential, service and institutional uses may also be located within RC". This would be an enclosed, higher density residential development adjacent to a commercial development.

Notably, prior to the Davenport 2035 Land Use Plan Update in 2016, the portion of the property designed Regional Commercial was designed Neighborhood Commercial on Davenport 2025. The 2016 Regional Commercial designation was reflection of the East 53rd Street corridor improvements, which facilitate commercial development and the adjacent commercial development to the east.

If the rezoning is approved, staff may initiate an amendment to the Davenport 2035 Future Land Use Map to reflect the actual development of the property.

Compatibility of the proposed development with the surrounding area.

It is staff's opinion that the scale of the development and additional setbacks allow the development to be compatible with the surrounding residential property to west, south and east. As mentioned, the Zoning Ordinance measures building height as the vertical distance from the grade to the mean height level between eaves and ridge for gable, hip and gambrel roofs. As such, building height is proposed to be slightly less than 27' 2". Measurement from the grade to the top of the roof is proposed to be 34' 6". The majority of the homes surrounding the development are two-stories in height.

Additionally, buildings within the proposed development would be set back at least 100 feet from the east, south and west property lines.

Proposed Traffic Impact from the Development.

The City Traffic Engineer has reviewed the submitted traffic study and agrees with its findings, which concludes that East 53rd Street would maintain an acceptable level of service with signalization and left and right turns lanes at the intersection of East 53rd Street and Lakeview Parkway. The City Traffic Engineer is requesting that right and left turn lanes be constructed at the eastern entrance even though the traffic study found they were not warranted.

Findings:

Proposed Storm Water from the Development.

The release rate of the 100 year event shall not exceed the runoff rate from a pre-developed two-year frequency using the runoff coefficient of 0.15. As developed, the 100 year storm event release rate would be the equivalent of a 2 year rain event running off a prairie meadow. To summarize, the stormwater release rate would be comparable to the release rate of the property as currently developed.

Findings:

1. The residential use of the property would comply with the Davenport 2035 Residential General Future Land Use Map designation because it would be its own neighborhood, which is designated as a whole. Additionally, the residential use of the property would comply with the Davenport 2035 Regional Commercial Future Land Use Map designation it allows for limited uses.
2. The design and scale of the proposed residential use of the property as depicted on the "PUD" Planned Unit Development Concept Plan would help mitigate potential any negative impacts to surrounding residential property owners; and
3. The traffic impact study demonstrates that with right and left turn lanes at the entrances to the development and signalization at East 53rd Street and Lakeview Parkway additional traffic caused by the proposed development would not significantly impact East 53rd Street.

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case No. REZ18-10 to the City Council with a recommendation for approval subject to the following conditions:

1. That the property be substantially developed in accordance with the "PUD" Planned Unit Development Concept Plan;
2. That right and left turn lanes be constructed on East 53rd Street at both entrances during the initial phase of construction;
3. That a Special Exception be obtained from the Zoning Board of Adjustment to reduce the provided number of parking spaces below the minimum Zoning Ordinance required parking spaces; and
4. In the event that the "R-5M" Medium Density Dwelling District Planned Unit Development is supplanted by new zoning ordinance classifications and regulations, the City shall rezone the property to a classification most consistent with the proposed development. Undeveloped portions of the property shall adhere to the new zoning ordinance classification and regulations. Existing portions of the property rendered non-conforming by the new zoning ordinance classifications and regulations shall be considered legally established non-conformities.

PRELIMINARY ENGINEERING PLANS

WATERMARK - DAVENPORT

SWC OF E. 53RD ST. AND 18TH ST.
DAVENPORT, IOWA 52722



UTILITY AND GOVERNING AGENCY CONTACTS

DAVENPORT COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
228 WEST FOURTH STREET
DAVENPORT, IA 52801
TEL: (563) 326-7729

DAVENPORT PUBLIC WORKS DEPARTMENT
1200 E. 46TH ST.
DAVENPORT, IA 52807
TEL: (563) 326-7729
CONTACT: TOM LEABHART
TITLE: ENGINEERING DIVISION, CHIEF OF DESIGN
TEL: (563) 888-2107
CONTACT: WILLIAM FISHER
TITLE: NATURAL RESOURCES DIVISION, URBAN CONSERVATIONIST
TEL: (563) 327-5172
CONTACT: JAKE RALFS
TITLE: BUILDING INSPECTION DIVISION, PLANS EXAMINER

FIRE DEPARTMENT
331 SCOTT STREET
DAVENPORT, IA 52801
TEL: (563) 326-7910
CONTACT: JIM MORRIS
TITLE: FIRE MARSHAL

PROJECT TEAM

DEVELOPER
WATERMARK RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1600
INDIANAPOLIS, IN 46204
TEL: (317) 853-5456
CONTACT: PAT SMITH

BUILD TO SUIT, INC.
1805 STATE STREET, SUITE 101
BETTENDORF, IA 52722
TEL: (563) 529-4753
CONTACT: KEVIN KOELLNER

GEOTECH
TERRACON CONSULTANTS, INC.
870 40TH AVE.
BETTENDORF, IA 52722
TEL: (563) 355-0702

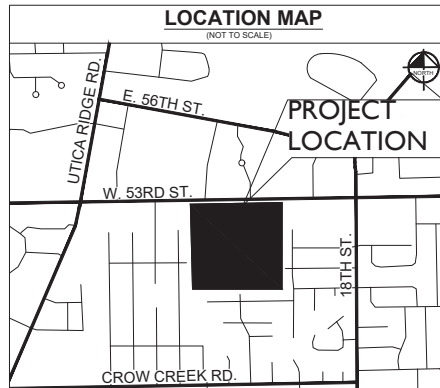
TRAFFIC ENGINEER
MISSMAN, INC.
120 S. 1ST ST.
ROCKFORD, IL 61104
TEL: (815) 965-6400
CONTACT: SOPHIE FOSTER

ENVIRONMENTAL ENGINEER
TERRACON CONSULTANTS, INC.
870 40TH AVE.
BETTENDORF, IA 52722
TEL: (563) 355-0702

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE RD, SUITE 350
LISLE, IL 60532
TEL: (630) 487-5569
EMAIL: DREW.WALKER@KIMLEY-HORN.COM
CONTACT: DREW WALKER, P.E.

LANDSCAPE ARCHITECT
KEITH DEMCHINSKI
KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE RD, SUITE 350
LISLE, IL 60532
TEL: (630) 487-3450
CONTACT: KEITH DEMCHINSKI

SURVEYOR
VERBEKE-MEYER CONSULTING ENGINEERS, P.C.
4111 EAST 60TH STREET
DAVENPORT, IL 52807
TEL: (563) 359-1348
CONTACT: STEVE KOPP



SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
C2.0	SITE DIMENSION PLAN COMMERCIAL
C2.1	SITE DIMENSION PLAN RESIDENTIAL
C2.2	FIRETRUCK TURN EXHIBIT
C3.0	UTILITY PLAN COMMERCIAL
C3.1	UTILITY PLAN RESIDENTIAL
C4.0	GRADING AND DRAINAGE PLAN COMMERCIAL
C4.1	GRADING AND DRAINAGE PLAN RESIDENTIAL
C4.2	EXISTING DRAINAGE PLAN
L1.0	LANDSCAPE PLAN

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, T78N, R4E, OF THE 5TH P.M., 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, T78N, R4E, OF THE 5TH P.M. THENCE SOUTH 00°-09'-16" WEST 50.00 FEET ALONG THE EAST 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 OF THE PARCEL HEREIN DESCRIBED (FOR PURPOSES OF THIS DESCRIPTION OF THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 IS ASSUMED TO BEAR NORTH 90°-00'-00" EAST);

THENCE SOUTH 00°-09'-16" WEST 1261.71 FEET ALONG THE EAST LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE WESTERLY LINE OF HUNTER MEADOWS 3RD AND 4TH ADDITIONS TO THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA;

THENCE NORTH 89°-36'-03" WEST 1316.85 FEET TO THE WEST LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE EASTERLY LINE OF OLDE COVENTRY FIRST ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA;

THENCE NORTH 00°-23'-41" EAST 1252.56 FEET ALONG THE SAID WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE EASTERLY LINE OF OLDE COVENTRY FIRST ADDITION TO THE SAID 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 POINT OF BEGINNING.

ORIGINAL ISSUE:
07/09/18
KHA PROJECT NO.
168507004
SHEET NUMBER
C1.0

WATERMARK -
DAVENPORT
SWC OF E. 53RD ST. AND 18TH ST.
DAVENPORT, IA 52722

COVER SHEET

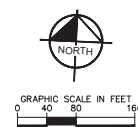
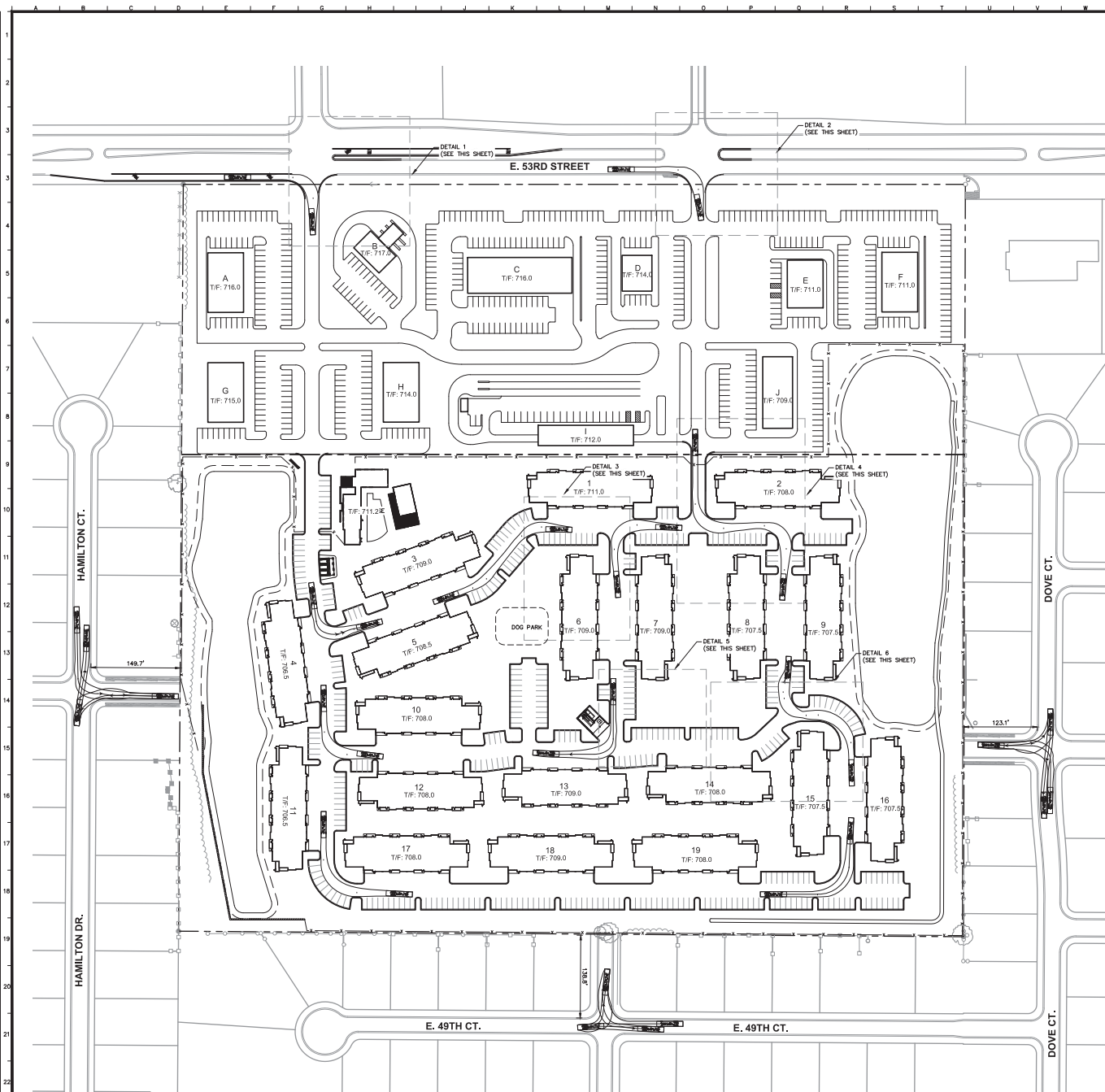
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CHECKED BY: MKK

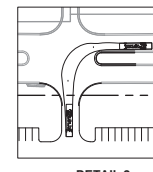
Kimley-Horn
KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE ROAD, SUITE 350
LISLE, IL 60532
PHONE: (630) 487-5569
WWW.KIMLEY-HORN.COM

NO. REVISIONS
DATE BY

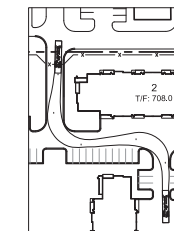




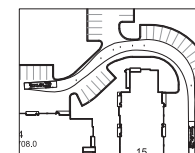
	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8



DETAIL 2



DETAIL 4



DETAIL 6

No.	REVISIONS	DATE	BY
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GRADING NOTES

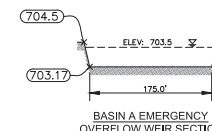
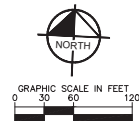
1. ALL PAYMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR OUTSIDE CURB AND GUTTER SHOULD TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPict FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH ELEVATIONS AND/OR LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAYMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENFORCE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
3. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
4. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
5. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 8% ON GRASS SLOPE AND SHALL NOT EXCEED 5% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
6. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN BEHIND FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TORSLO THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT THICKNESS FOR DRIVEWAYS AND AREAS TO BE PROPOSED ADEQUATE CUTOFF TO ESTABLISH SUBGRADE ELEVATIONS.
3. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
4. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
5. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
6. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

TP = TOP OF PAVEMENT		PROPOSED CONTOUR
EP = EDGE OF PAVEMENT		EXISTING CONTOUR
FL = FLOW LINE		RIDGE LINE
TC = TOP OF CURB		SLOPE AND FLOW DIRECTION
ME = MATCH ELEVATION		100-YEAR OVERLAND OVERFLOW ROUTE
TR = TOP OF FOUNDATION		DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
R = RM ELEVATION		PROPOSED SWALE
TRW = TOP OF WALL		PROPOSED RETAINING WALL
FO = FINISHED GRADE		REVERSED PITCH CURB AND GUTTER
TS = TOP OF STAIRS		
BS = BOTTOM OF STAIRS		

- | | | |
|------------------------|---|--|
| TP = TOP OF PAVEMENT | —XXX— | PROPOSED CONTOUR |
| EP = EDGE OF PAVEMENT | —XXX— | EXISTING CONTOUR |
| FL = FLOW LINE |  | ROD LINE |
| TC = TOP OF CURB |  | SLOPE AND FLOW DIRECTION |
| ME = MATCH ELEVATION |  | 100-YEAR OVERLAND OVERFLOW ROUTE |
| TF = TOP OF FOUNDATION |  | DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE |
| R = RIM ELEVATION |  | PROPOSED SEAL WALL |
| TW = TOP OF WALL |  | PROPOSED RETAINING WALL |
| FG = FINISHED GRADE |  | REVERSED PITCH CURB AND GUTTER |
| TS = TOP OF STAIRS | | |
| BS = BOTTOM OF STAIRS | | |



Inflow Area = 15.734 ac, 60.69% impervious, Inflow Depth = 4.54" for 100YR-006HR event
Inflow = 115.48 cfs @ 3.23 hrs, Volume = 5.955 af
Outflow = 2.32 cfs @ 6.27 hrs, Volume = 4.771 af, Abten= 98%, Lags= 182.5 min
Primary = 2.32 cfs @ 6.27 hrs, Volume = 4.771 af

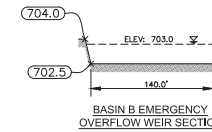
Routing by StorInd method, Time Span= 130-72.00 hrs, dt= 0.05 hrs
Peak Elev= 703.17 @ 6.27 hrs Surf Area= 1.323 ac Storage= 5.374 af

Plug-Flow detention time= 943.2 min calculated for 4.767 af (60% of inflow)
Center-of-Mass det. time= 926.2 min (1,140.0 - 214.8)

Volume	Invert	Avail. Storage	Storage Description
#1	697.00	7,267.41	Custom Stage Data (Prismatic) Listed below
Elevation (feet)	Surf Area (SQUARE FEET)	Inc. Store (acre-feet)	Curr. Store (acre-feet)
697.00	0.438	0.000	0.000
698.00	0.958	0.497	0.497
699.00	0.701	0.629	1.126
700.00	0.884	0.793	1.919
701.00	0.992	0.938	2.857
702.00	1.142	1.067	3.924
703.00	1.296	1.219	5.143
704.00	1.405	1.375	6.518
704.50	1.541	0.749	7.267

Device	Routing	Invert	Outlet Devices
#1	Primary	699.00'	6.7" Vert. OfficeGate C=0.500

Primary Outflow Max=2.32 cfs @ 6.27 hrs HW=703.17' (Free Discharge)
 #1-OfficeGate (Office Controls 2.32 cfs @ 9.49 fps)



Inflow Area = 22,180 ac. 65.75% impervious. Inflow Depth = 4.65" for 100YR-00GRH event
Inflow = 155.62 cfs @ 3.23 hrs. Volume = 8,597 af
Outflow = 2.99 cfs @ 6.30 hrs. Volume = 6,010 af. Attn= 98%, Lags= 183.8 min
Primary = 2.99 cfs @ 6.30 hrs. Volume = 6,010 af

Routing by StorInd method. Time Span= 1:00-72:00 hrs. dt= 0.05 hrs
Peak Elev= 702.50' @ 6.30 hrs. Surf Area= 1,771 ac. Storage= 7,870 af

Plug-Flow detention time= 977.8 min calculated for 6,010 af (70% of inflow)
Center-of-Mass det time= 953.1 min (1,167.2 - 214.1)

Volume	Insert	Asst Storage	Storage Description
#1	697.00	11,57.0	Custom Size Data (Prismatic) Listed below (Recalc)
Elevation	Surf Area (ac-ft)	In-Store (ac-ft)	Cum.Store (ac-ft)
697.00	1.104	0.000	0.000
698.00	1.220	1.182	1.182
699.00	1.338	1.279	2.461
700.00	1.458	1.398	3.859
701.00	1.581	1.519	5.378
702.00	1.707	1.644	7.023
703.00	1.836	1.772	8.774
704.00	1.969	1.902	10.677
704.65	2.037	1.951	11.628

Device	Routing	Invert	Outlet Devices
#1	Primary	699.00'	8.0' Vert. OfficeGrate C=0.600

Primary Outflow: Max=2.99 cfs @ 6.30 hrs H/W=702.50' (Free Discharge)
 †-1-OfficeGrate (Office Controls 2.99 cfs @ 8.57 fps)

1. ALL WATER LINES $\geq 3"$ SHALL BE DUCTILE IRON PIPE, CLASS 52.
2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING ASTM D-3034 SDR 35 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN. THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
3. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
4. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
5. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
6. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.

	EX. WATER LINE
	EX. HYDRANT
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. STORM DRAIN LINE
	EX. STORM CATCH BASIN
	EX. STORM AREA DRAIN
	EX. STORM BEEHIVE
	EX. STORM FLARED END SECTION
	EX. GAS LINE
	EX. POWER POLE
	EX. OVERHEAD ELECTRIC LINE
	PROPOSED UNDERGROUND ELECTRIC LINE
	GAS LINE (BY GAS COMPANY)
	PROPOSED PHONE LINE
	PROPOSED STORM SEWER LINE
	PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NENHAK R-2240) (GRASS USE NENHAK R-4440-B BEEHIVE)
	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NENHAK R-1772) (GRASS USE NENHAK R-1790)
	PROPOSED OPEN LID CURB STRUCTURE (B6.12 C&G USE NENHAK R-3281-A)
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
	RIP RAP (SEE DETAILS)

ORIGINAL ISSUE: 07/09/18
KHA PROJECT NO. 168507004
SHEET NUMBER

C3.1

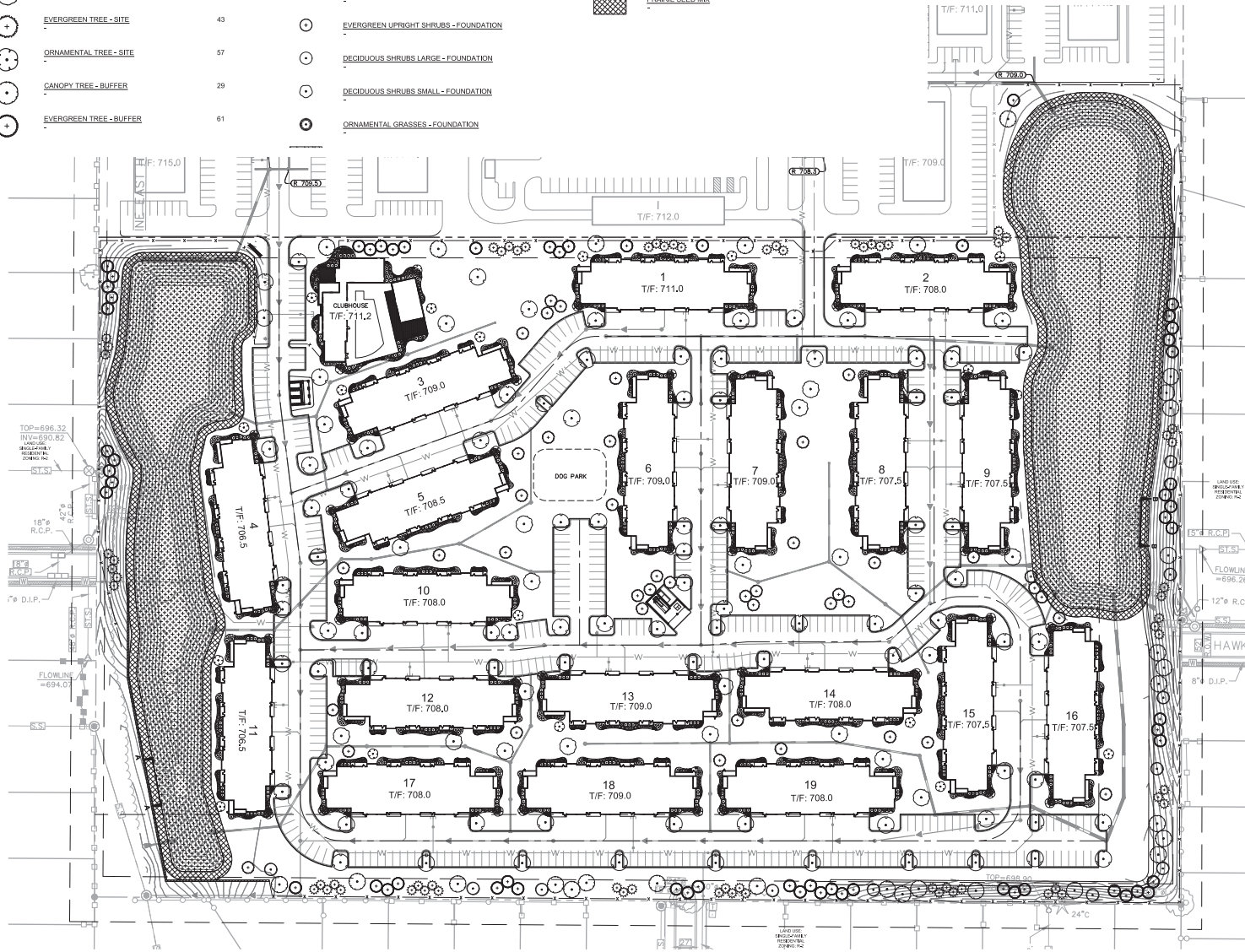
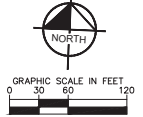
CONCEPT PLANT SCHEDULE

- CANOPY TREE - PARKING LOT 91
- CANOPY TREE - SITE 20
- EVERGREEN TREE - SITE 43
- ORNAMENTAL TREE - SITE 57
- CANOPY TREE - BUFFER 29
- EVERGREEN TREE - BUFFER 61

- EVERGREEN TREE SMALL - BUFFER 66
- ORNAMENTAL TREE - BUFFER 12
- EVERGREEN SHRUBS - FOUNDATION
- EVERGREEN UPRIGHT SHRUBS - FOUNDATION
- DECIDUOUS SHRUBS LARGE - FOUNDATION
- DECIDUOUS SHRUBS SMALL - FOUNDATION
- ORNAMENTAL GRASSES - FOUNDATION

- PERENNIAL PLANTS
- DETENTION BASIN SEED MIX
- PRAIRIE SEED MIX

Call Before You Dig
811
 1-800-892-0123



NOTE: FINAL PLANT LOCATIONS AND BEDLINES SUBJECT TO CHANGE AS BUILDING ARCHITECTURE PROGRESSES. THIS PLAN REPRESENTS THE GENERAL DESIGN INTENT THAT WILL BE ADVANCED.

Kimley-Horn 1001 W. MAIN STREET, SUITE 200 DAVENPORT, IA 52722 PH: 319.399.5500 WWW.KIMLEY-HORN.COM	SCALE: AS NOTED DESIGNED BY: MKK DRAWN BY: MKK CHECKED BY: MM	NO. _____ REVISIONS _____ DATE _____
	PRELIMINARY LANDSCAPE PLAN	
	WATERMARK - DAVENPORT S.W. OF E. 53RD ST. AND 18TH ST. DAVENPORT, IA 52722	
ORIGINAL ISSUE: 07/09/18 KHA PROJECT NO. 168507004 SHEET NUMBER L1.0		



Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Jump	Number Labels	Reference	Comments Per Label	Light Loss Factor	Wattage
	SA	21	WLS-CORING SYSTEMS	WLS-CLM-S6-LED-50-800	LED AREA LIGHT, TYPE V DISTRIBUTION, 800K, MOUNTED ON 2X4 FRAIL	LED	1	WLS-CLM-S6-LED-50-800-IES	100000	0.95	180.2
	SB	10	WLS-CORING SYSTEMS	WLS-WM6L-VT-LED-30-500-WT	LED WALL LIGHT, WIDE DISTRIBUTION, 800K	LED	1	WLS-WM6L-VT-LED-30-500-WT-IEC-40	27000	0.95	34

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	0.4 ft	4.3 ft	0.0 ft	N/A	N/A
Overstory L gap	+	0.0 ft	0.2 ft	0.0 ft	N/A	N/A

[illegible]

LIGHT FIXTURE TYPE 'SA'

[illegible]

LIGHT FIXTURE TYPE 'SB'

[illegible]

WATERMARK - DAVENPORT, IA

WATERMARK RESIDENTIAL
DAVENPORT, IA

PHOTOMETRIC PLAN

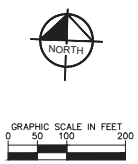
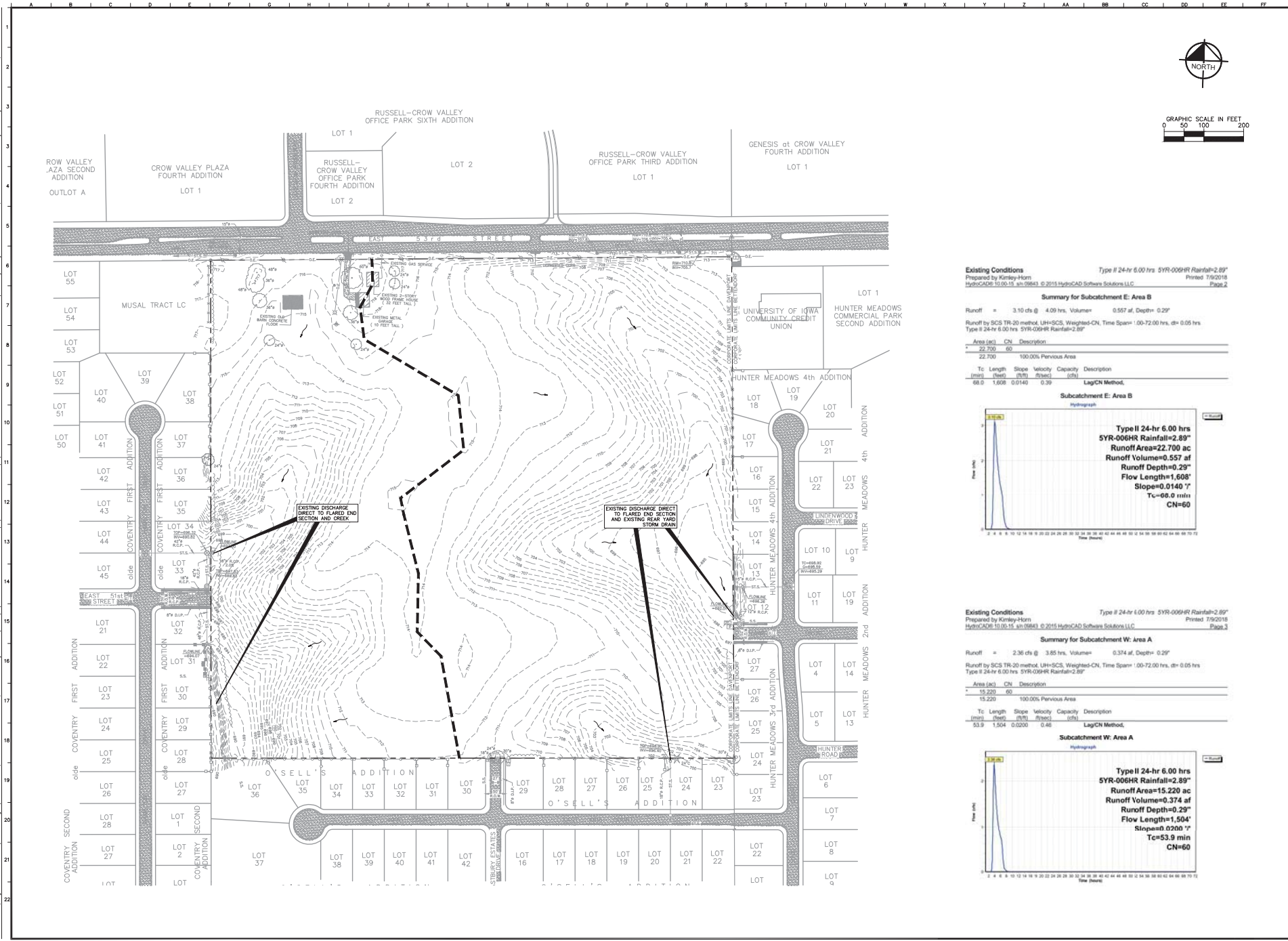
DATE 07/05/18

PROJECTNAME

DRAWING NO.
E0.04

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Drawn using: A:\GIS\DWG\4607004-Watermark-Davenport.dwg, 11/09/2016, 2:46pm, by: Taylor, E. This document is for informational purposes only. It is not to be used for any other purpose without the express written consent of the engineer of record. The engineer of record is not responsible for any errors or omissions in this document.

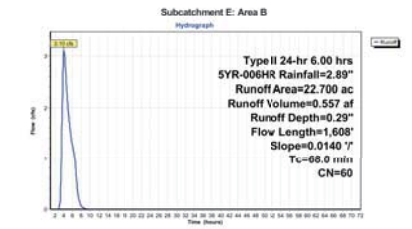


Existing Conditions
Prepared by Kimley-Horn
HydroCAD 11.00-15, 11/09/2016, 2:46pm, by: Taylor, E.

Summary for Subcatchment E: Area B
Type II 24-hr 6.00 hrs SYR-006HR Rainfall=2.89"
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span=1.00-72.00 hrs, d=0.05 hrs
Type II 24-hr 6.00 hrs SYR-006HR Rainfall=2.89"

Area (ac)	Length (ft)	Slope (ft/ft)	Velocity (ft/s)	Capacity (cfs)	Description
22.700	60	0.0140	0.39	0.557	100.00% Pervious Area

LogCN Method:

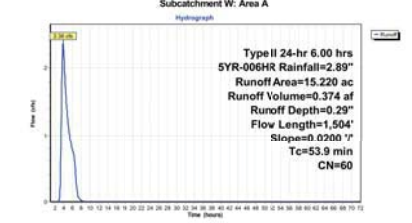


Existing Conditions
Prepared by Kimley-Horn
HydroCAD 11.00-15, 11/09/2016, 2:46pm, by: Taylor, E.

Summary for Subcatchment W: Area A
Type II 24-hr 6.00 hrs SYR-006HR Rainfall=2.89"
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span=1.00-72.00 hrs, d=0.05 hrs
Type II 24-hr 6.00 hrs SYR-006HR Rainfall=2.89"

Area (ac)	Length (ft)	Slope (ft/ft)	Velocity (ft/s)	Capacity (cfs)	Description
15.220	60	0.0200	0.48	0.374	100.00% Pervious Area

LogCN Method:



NO.	REVISIONS	DATE	BY

Kimley-Horn
1001 MARSHALL ROAD, SUITE 300
DAVENPORT, IA 52722
WWW.KIMLEY-HORN.COM

Watermark
ENGINEERS & ARCHITECTS

EXISTING DRAINAGE PLAN

WATERMARK - DAVENPORT
S.W. OF E. 53RD ST. AND 18TH ST.
DAVENPORT, IA 52722

ORIGINAL ISSUE:
07/09/18
KHA PROJECT NO.
168507004
SHEET NUMBER
C4.2



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION (2 BR)



SIDE ELEVATION (3 BR)

















Sophie Foster Traffic Study
E 53rd St and Lakeview Pkwy
Traffic Data Development
May 2, 2018

I. Introduction

A private developer is considering development of a multi-tenant complex in Davenport, IA on a mostly agricultural parcel. The parcel, as shown in Figure A, is situated on East 53rd Street between Amesbury Drive and the east city limit (Dove Court). The posted speed on E. 53rd St. is 45mph. For the purpose of this study the assumption is the multi-tenant development will consist of a car wash & detail center, retail, sit-down and drive-thru restaurants, drive-in bank, 3 single tenant 1-story office buildings and completion of the multi-family apartment subdivision to the south. Refer to Exhibit A for a depiction of the proposed multi-tenant development.

The result of this study finds that a right turn lane for eastbound 53rd to southbound Lakeview Parkway (West Entrance) is warranted at 27% build out of the development. In addition, a left turn deceleration lane for westbound E. 53rd St. to southbound Lakeview Parkway (West Entrance) is warranted at 35% build out of the development. Finally, a warrant check for traffic signals according the Federal Highway Administration Manual on Uniform Traffic Control Devices (MUTCD) finds that the West Entrance improvements meet the warrant for traffic signals for both Warrant 1, Eight-Hour Volume and Warrant 3 Peak Hour Volume. These warrants would be met at roughly 76% build-out.

Furthermore, similar calculations find that no left-turn or right-turn are required at the proposed East Entrance, nor are signals warranted.

II. Traffic Forecasts

Projected traffic for the site was estimated using rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, 2017, traffic counts taken in October of 2016 and ADT data from the Iowa Department of Transportation (IADOT) website.

Exhibit B

30th maximum hour (Peak Hr) is traditionally identified as a weekday in May or October. No seasonal adjustment to the counts was therefore required. A comparison of the IADOT counts and Bi-State counts found that both the 2010 and the 2014 ADT coincided on 53rd Street between Utica Ridge and 18th Street. Counts were taken for the turning movements on Amesbury Drive and Lakeview Parkway in order to complete a Traffic Map of all the existing movements along E. 53rd St. through the study area. Refer to Exhibit B for the Traffic Map.



Exhibit C

Exhibit B traffic was then projected forward to the expected construction year of the development of 2018. To determine the percent increase per year, a comparison of 2005 to 2010 IADOT counts and 2010 to 2014 IADOT counts was considered. The percent increase ranged from 1.5% to 3.6% from 2005 to 2010 and 1.5% to 6.0% from 2010 to 2014. For this study a 3% increase per year was used. Exhibit C shows the resulting traffic project forward to 2018.

Exhibit D

After all existing traffic has been projected forward to 2018, we considered the new vehicle trips that will be generated by the proposed mixed-use development.

Figure B shows the total vehicle trips that will be generated using data from the publication Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, 2017. This data is included in the Appendix.

According to the ITE Manual, this falls within the parameters of a mixed-use development. Therefore, deductions were considered for internal capture of trips. Figure C demonstrates this mixed-use Internal capture.

Figure D then demonstrates the assumptions made for distribution of the new traffic to and from the development from all connecting streets. Based on the 2014 ADT (See Appendix), 55% of the existing traffic is west of the development and 45% east. We further assumed 2% of the 55% western volume is from/to Lakeview Parkway and 1% of the 45% eastern volume is from/to the private drive directly north of the proposed east entrance to the development.

Figure E applies the assumptions to the trips shown in Figure D to the volumes from Figure C.

Exhibit D then shows the trip ends from Figure E.

Exhibit E is then the resulting traffic projections along the corridor of E. 53rd St. in 2018 after all considerations, combining Exhibits B & C).

III. Conclusion

West Entrance

With a posted speed of 45mph and four lanes of traffic, E. 53rd St. will be considered a four-lane expressway with a design speed of 50mph. In accordance with the Iowa DOT Office of Design, Design Manual, a right turn lane may be warranted if the right turn traffic flow is greater than 30vph measured over a minimum of 15 minutes and approach volume is greater than 400 vehicles per hour. The right turn movement forecasted volume at Lakeview Pkwy is 108 a.m. and 103 p.m. as shown on Exhibit E. The approach volume is 978 a.m. and 1,125 p.m. Therefore, the right turn is warranted at full build out of the development.

Furthermore, the right turn lane will would be warranted at 27% build out of the development, $(30\text{vph} / 108\text{vph} = 27\%)$.

Similarly, a left turn deceleration lane may be warranted if left turning traffic flow rate is greater than 30 vehicles per hour measured over a minimum of 15 minutes and approach volume is greater than 400 vehicles per hour. The left turn movement forecasted volume at Lakeview Pkwy is 82 a.m. and 86 p.m. as shown on Exhibit E. The approach volume is 1,317 a.m. and 1,787 p.m. Therefore, the left turn deceleration lane is warranted at full build out of the development.

Furthermore, the left turn deceleration lane will would be warranted at 35% build out of the development, $(30\text{vph} / 86\text{vph} = 35\%)$.

East Entrance

Right-turn and left-turn deceleration lanes are not required since the turning volume in both cases will be lower than 30vph at full build-out (25 rights and 22 lefts).

FIGURE A



Google Earth



FIGURE B

**TRIP GENERATION
Sophie Foster Development
5/2/2018**

ITE LAND- USE CODE	TYPE	SIZE (SQFT)	EACH	AVE TRIP GENERATIO N AM RATE	AVE TRIP GENERATIO N PM RATE	AM DIST		PM DIST		AM PEAK HOUR			PM PEAK HOUR		
						IN	OUT	IN	OUT	IN	OUT	TOTAL	IN	OUT	TOTAL
220	MULTIFAMILY HOUSE (LOW RISE)	10	28	0.46	0.56	23%	77%	63%	37%	30	99	129	99	58	157
715	SINGLE TENANT OFFICE	6,000	3	1.78	1.71	89%	11%	15%	85%	29	4	33	5	26	31
815	DISCOUNT STORE	10,500	1	1.17	4.83	69%	31%	50%	50%	8	5	13	25	26	51
912	DRIVE-IN BANK	2,400	1	9.50	20.45	58%	42%	50%	50%	13	10	23	25	25	50
932	HIGH-TURNOVER (SIT-DOWN) RESTAURANT	3,000	1	9.94	9.77	55%	45%	62%	38%	16	14	30	18	12	30
932	HIGH-TURNOVER (SIT-DOWN) RESTAURANT	6,000	1	9.94	9.77	55%	45%	62%	38%	33	27	60	36	23	59
934	FAST FOOD WITH DRIVE-THRU	6,000	1	40.19	32.67	51%	49%	52%	48%	123	119	242	102	95	197
945	GAS/SERVICE W/CONVENIENCE MARKET	4,800	1	90.61	78.73	50%	50%	50%	50%	217	218	435	189	189	378
949	CAR WASH AND DETAIL CENTER	3	1	8.60	13.60	63%	37%	49%	51%	16	10	26	20	21	41
	TOTAL TRIPS GENERATED									485	506	991	519	475	994

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Sophie Foster Development	Organization:	IMEG
Project Location:	Davenport, IA	Performed By:	CJS
Scenario Description:		Date:	5/1/2018
Analysis Year:	2019	Checked By:	
Analysis Period:	AM Street Peak Hour	Date:	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office	715	6,000	1000 sf GFA	33	29	4
Retail	815	10,500	1000 sf GFA	13	8	5
Restaurant	932	15,000	1000 sf GFA	332	172	160
Cinema/Entertainment				0		
Residential	220	280	DU	129	30	99
Hotel				0		
All Other Land Uses ²	912,945,949	7,200	1000 sf GFA	484	246	238
				991	485	506

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		1	2	0	0	0
Retail	1		1	0	1	0
Restaurant	4	1		0	2	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	1	20	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	991	485	506
Internal Capture Percentage	7%	7%	7%
External Vehicle-Trips ⁵	921	450	471
External Transit-Trips ⁵	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	21%	75%
Retail	38%	60%
Restaurant	13%	4%
Cinema/Entertainment	N/A	N/A
Residential	10%	22%
Hotel	N/A	N/A

¹ Land Use Codes (LUCs) from <i>Trip Generation Manual</i> , published by the Institute of Transportation Engineers.
² Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.
³ Enter trips assuming no transit or non-motorized trips (as assumed in ITE <i>Trip Generation Manual</i>).
⁴ Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.
⁵ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.
⁶ Person-Trips
*Indicates computation that has been rounded to the nearest whole number.
Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	Sophie Foster Development
Analysis Period:	AM Street Peak Hour

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	29	29	1.00	4	4
Retail	1.00	8	8	1.00	5	5
Restaurant	1.00	172	172	1.00	160	160
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	30	30	1.00	99	99
Hotel	1.00	0	0	1.00	0	0

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		1	3	0	0	0
Retail	1		1	0	1	0
Restaurant	50	22		0	6	5
Cinema/Entertainment	0	0	0		0	0
Residential	2	1	20	0		0
Hotel	0	0	0	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		3	40	0	0	0
Retail	1		86	0	1	0
Restaurant	4	1		0	2	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	1	34	0		0
Hotel	1	0	10	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	6	23	29	23	0	0
Retail	3	5	8	5	0	0
Restaurant	23	149	172	149	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	3	27	30	27	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	246	246	246	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	3	1	4	1	0	0
Retail	3	2	5	2	0	0
Restaurant	7	153	160	153	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	22	77	99	77	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	238	238	238	0	0

¹ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A
² Person-Trips
³ Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator
*Indicates computation that has been rounded to the nearest whole number.

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Sophie Foster Development	Organization:	IMEG
Project Location:	Davenport, IA	Performed By:	CJS
Scenario Description:		Date:	5/1/2018
Analysis Year:	2019	Checked By:	
Analysis Period:	PM Street Peak Hour	Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office	715	6,000	1000 sf GFA	31	5	26
Retail	815	10,500	1000 sf GFA	51	25	26
Restaurant	932	15,000	1000 sf GFA	286	156	130
Cinema/Entertainment				0		
Residential	220	280	DU	157	99	58
Hotel				0		
All Other Land Uses ²	912,945,949	7,200	1000 sf GFA	469	234	235
				994	519	475

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		500	250		700	
Retail					1000	
Restaurant					1000	
Cinema/Entertainment						
Residential		1000	1000			
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		2	1	0	1	0
Retail	0		8	0	6	0
Restaurant	1	13		0	16	0
Cinema/Entertainment	0	0	0		0	0
Residential	2	2	9	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	994	519	475
Internal Capture Percentage	12%	12%	13%
External Vehicle-Trips ⁵	872	458	414
External Transit-Trips ⁵	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	60%	15%
Retail	68%	54%
Restaurant	12%	23%
Cinema/Entertainment	N/A	N/A
Residential	23%	22%
Hotel	N/A	N/A

¹ Land Use Codes (LUCs) from <i>Trip Generation Manual</i> , published by the Institute of Transportation Engineers.
² Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.
³ Enter trips assuming no transit or non-motorized trips (as assumed in ITE <i>Trip Generation Manual</i>).
⁴ Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made.
⁵ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.
⁶ Person-Trips
*Indicates computation that has been rounded to the nearest whole number.
Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	Sophie Foster Development
Analysis Period:	PM Street Peak Hour

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	5	5	1.00	26	26
Retail	1.00	25	25	1.00	26	26
Restaurant	1.00	156	156	1.00	130	130
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	99	99	1.00	58	58
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		5	1	0	1	0
Retail	1		8	1	6	1
Restaurant	4	53		10	22	9
Cinema/Entertainment	0	0	0		0	0
Residential	2	19	9	0		2
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		2	3	0	4	0
Retail	2		45	0	46	0
Restaurant	2	13		0	16	0
Cinema/Entertainment	0	1	5		4	0
Residential	3	2	17	0		0
Hotel	0	1	8	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	3	2	5	2	0	0
Retail	17	8	25	8	0	0
Restaurant	18	138	156	138	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	23	76	99	76	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	234	234	234	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	4	22	26	22	0	0
Retail	14	12	26	12	0	0
Restaurant	30	100	130	100	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	13	45	58	45	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	235	235	235	0	0

¹ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P
² Person-Trips
³ Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator
*Indicates computation that has been rounded to the nearest whole number.

FIGURE C
Table 7.1
Sophie Foster Development

Table 7.1a Adjusted Internal Trip Capture Rates for Trip Origins within a Multi-Use Development			
Land Use Pairs		Weekday	
		AM Peak Hour	PM Peak Hour
From OFFICE	To Office	0.0%	0.0%
	To Retail	28.0%	18.2%
	To Restaurant	63.0%	3.9%
	To Cinema/Entertainment	0.0%	0.0%
	To Residential	1.0%	2.0%
	To Hotel	0.0%	0.0%
From RETAIL	To Office	29.0%	2.0%
	To Retail	0.0%	0.0%
	To Restaurant	13.0%	29.0%
	To Cinema/Entertainment	0.0%	4.0%
	To Residential	14.0%	24.2%
	To Hotel	0.0%	5.0%
From RESTAURANT	To Office	31.0%	3.0%
	To Retail	14.0%	41.0%
	To Restaurant	0.0%	0.0%
	To Cinema/Entertainment	0.0%	8.0%
	To Residential	4.0%	16.7%
	To Hotel	3.0%	7.0%
From CINEMA/ENTERTAINMENT	To Office	0.0%	2.0%
	To Retail	0.0%	21.0%
	To Restaurant	0.0%	31.0%
	To Cinema/Entertainment	0.0%	0.0%
	To Residential	0.0%	8.0%
	To Hotel	0.0%	2.0%
From RESIDENTIAL	To Office	2.0%	4.0%
	To Retail	1.0%	31.9%
	To Restaurant	20.0%	16.0%
	To Cinema/Entertainment	0.0%	0.0%
	To Residential	0.0%	0.0%
	To Hotel	0.0%	3.0%
From HOTEL	To Office	75.0%	0.0%
	To Retail	14.0%	16.0%
	To Restaurant	9.0%	68.0%
	To Cinema/Entertainment	0.0%	0.0%
	To Residential	0.0%	2.0%
	To Hotel	0.0%	0.0%

FIGURE C
Table 7.2
Sophie Foster Development

Table 7.2a Adjusted Internal Trip Capture Rates for Trip Destinations within a Multi-Use Development			
Land Use Pairs		Weekday	
		AM Peak Hour	PM Peak Hour
To OFFICE	From Office	0.0%	0.0%
	From Retail	4.0%	31.0%
	From Restaurant	14.0%	30.0%
	From Cinema/Entertainment	0.0%	6.0%
	From Residential	3.0%	57.0%
	From Hotel	3.0%	0.0%
To RETAIL	From Office	32.0%	7.3%
	From Retail	0.0%	0.0%
	From Restaurant	8.0%	50.0%
	From Cinema/Entertainment	0.0%	4.0%
	From Residential	17.0%	7.6%
	From Hotel	4.0%	2.0%
To RESTAURANT	From Office	23.0%	2.0%
	From Retail	50.0%	29.0%
	From Restaurant	0.0%	0.0%
	From Cinema/Entertainment	0.0%	3.0%
	From Residential	20.0%	10.6%
	From Hotel	6.0%	5.0%
To CINEMA/ENTERTAINMENT	From Office	0.0%	1.0%
	From Retail	0.0%	26.0%
	From Restaurant	0.0%	32.0%
	From Cinema/Entertainment	0.0%	0.0%
	From Residential	0.0%	0.0%
	From Hotel	0.0%	0.0%
To RESIDENTIAL	From Office	0.0%	4.0%
	From Retail	2.0%	46.0%
	From Restaurant	5.0%	16.0%
	From Cinema/Entertainment	0.0%	4.0%
	From Residential	0.0%	0.0%
	From Hotel	0.0%	0.0%
To HOTEL	From Office	0.0%	0.0%
	From Retail	0.0%	17.0%
	From Restaurant	4.0%	71.0%
	From Cinema/Entertainment	0.0%	1.0%
	From Residential	0.0%	12.0%
	From Hotel	0.0%	0.0%

FIGURE D

TRIP END DISTRIBUTION
Sophie Foster Development

Date: 5/2/2018

LEGEND

IN
OUT

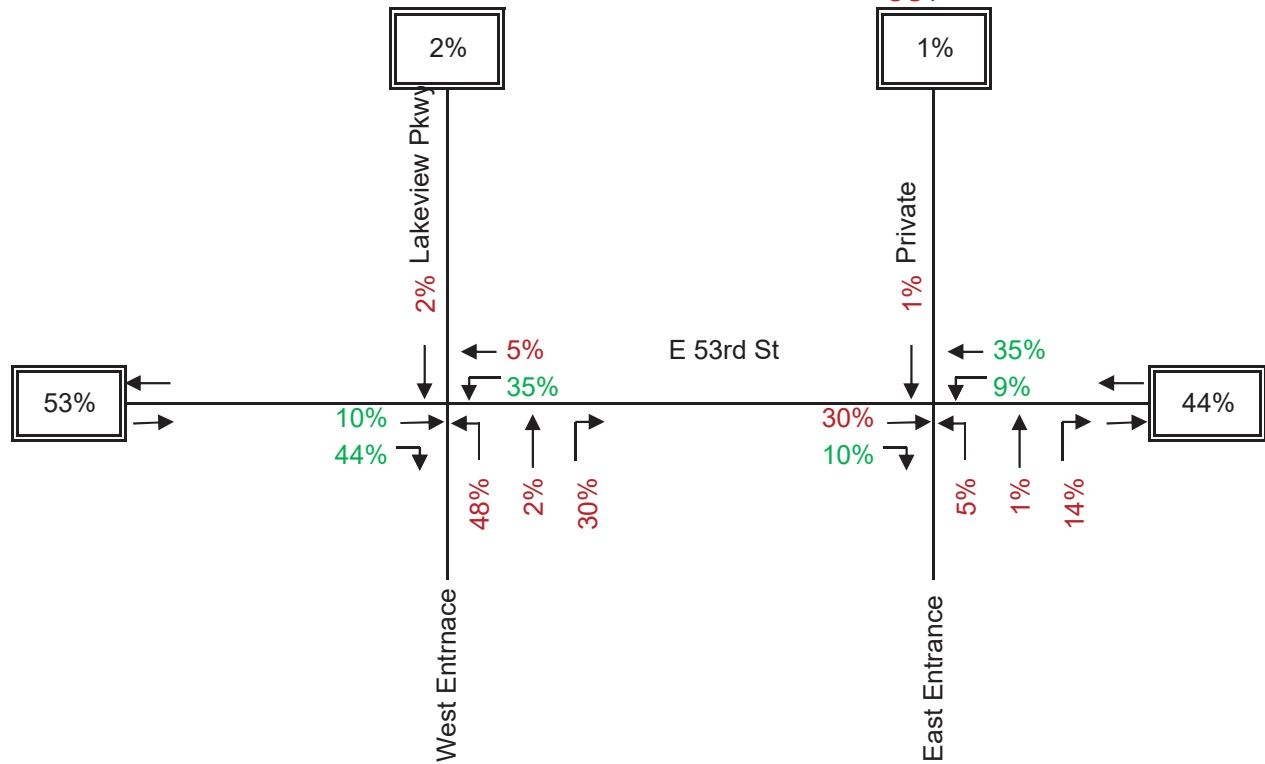


FIGURE E

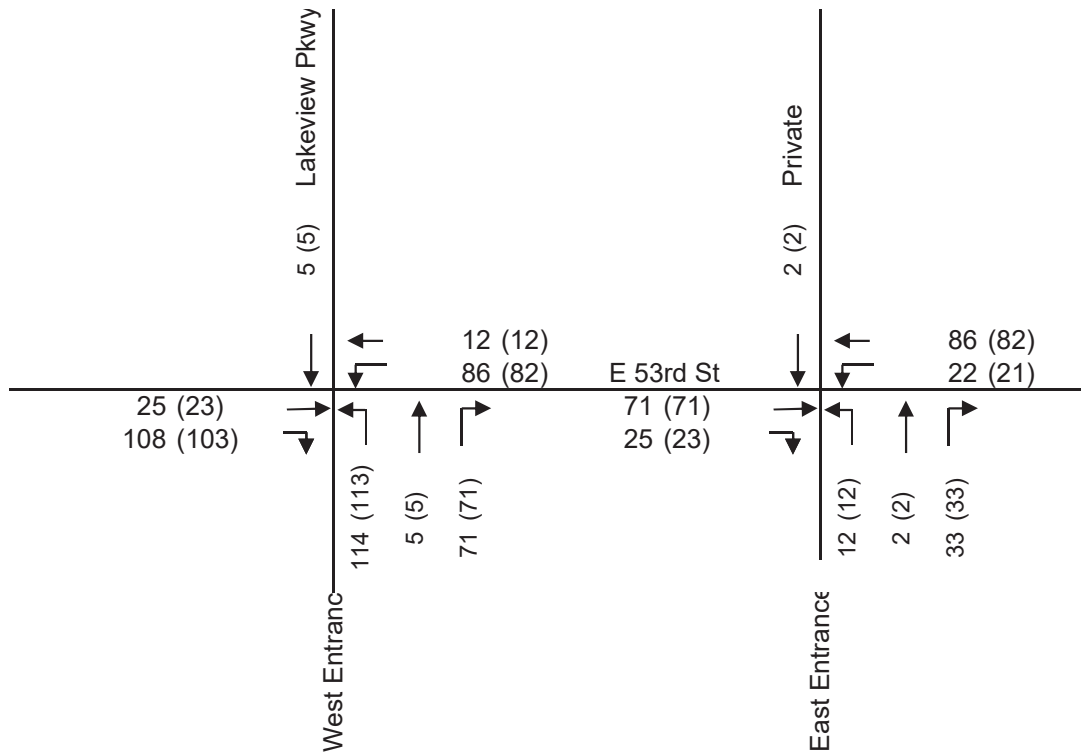
TRIP END DISTRIBUTION Sophie Foster Development

After Deduction for Internal Capture

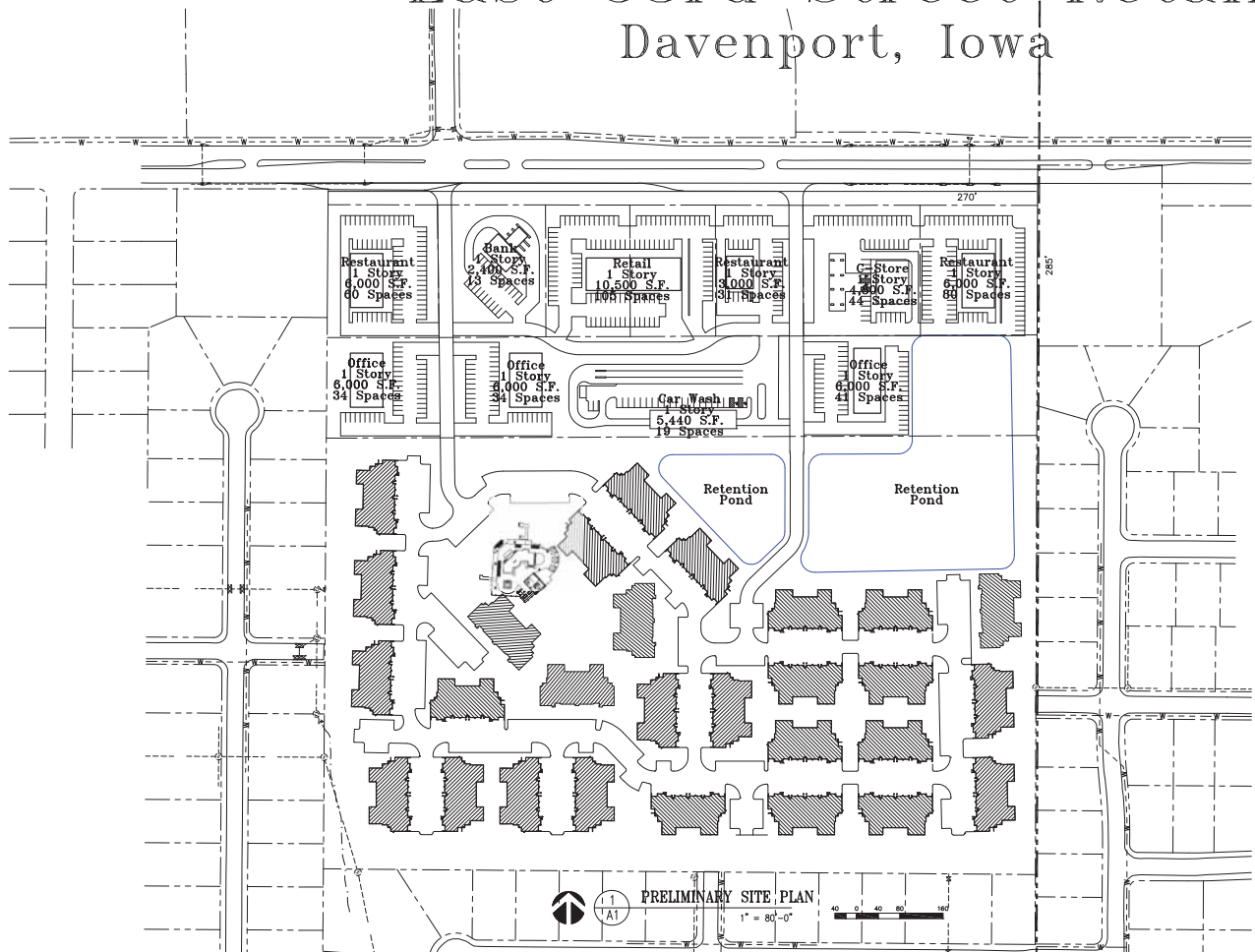
Date: 5/2/2018

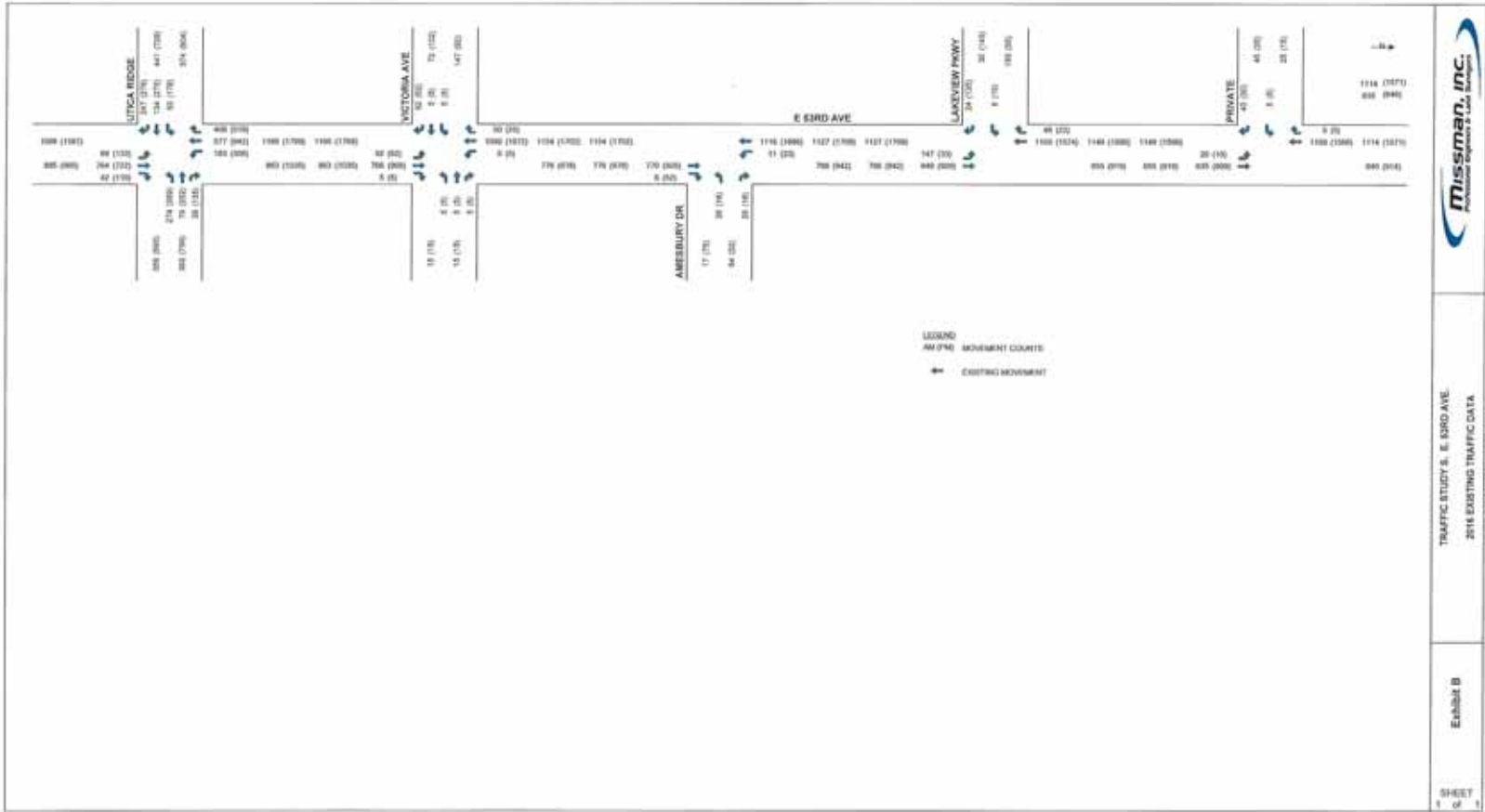
	IN	OUT
AM	246	238
PM	234	235

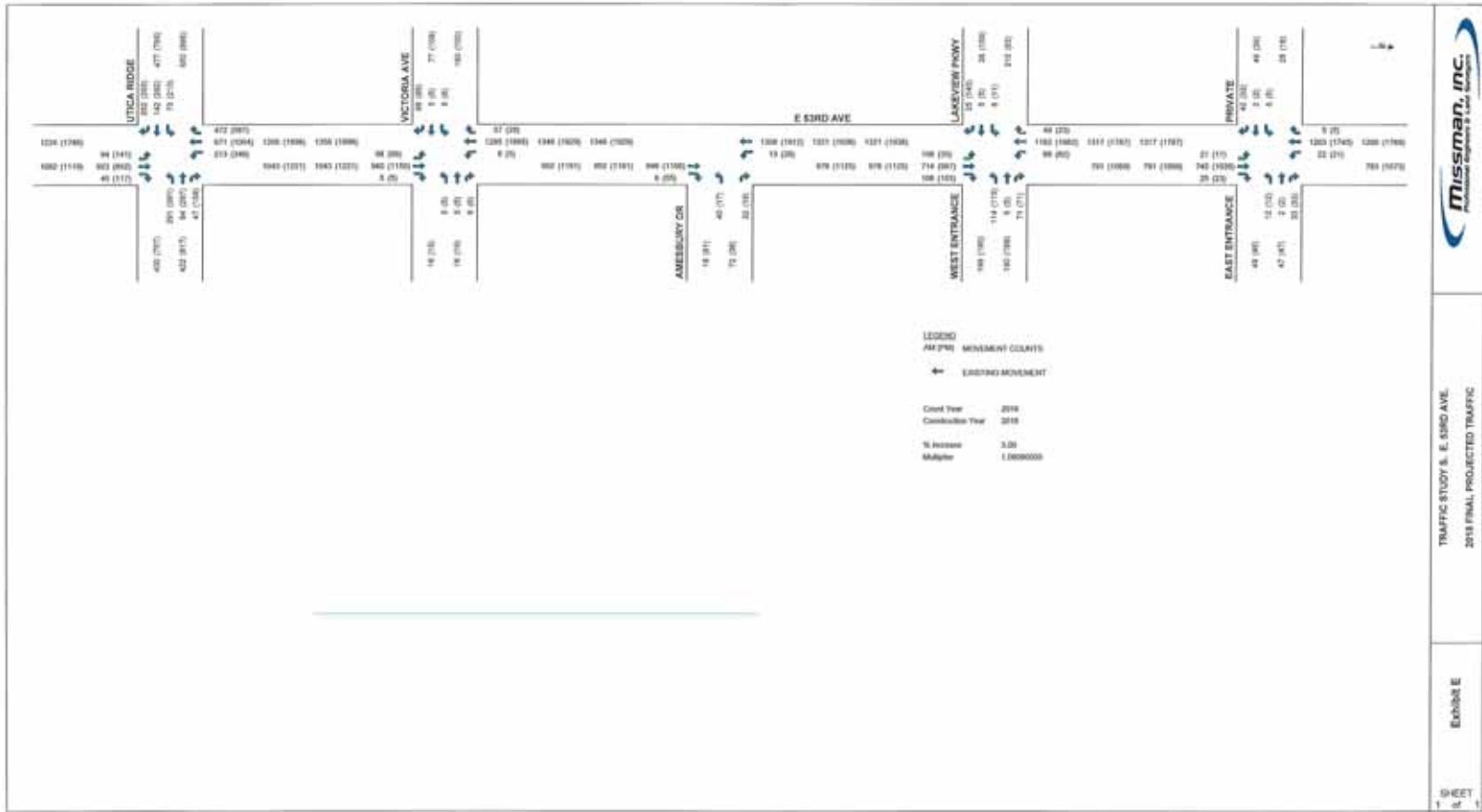
LEGEND
AM (PM)



East 53rd Street Retail Davenport, Iowa









APPENDIX



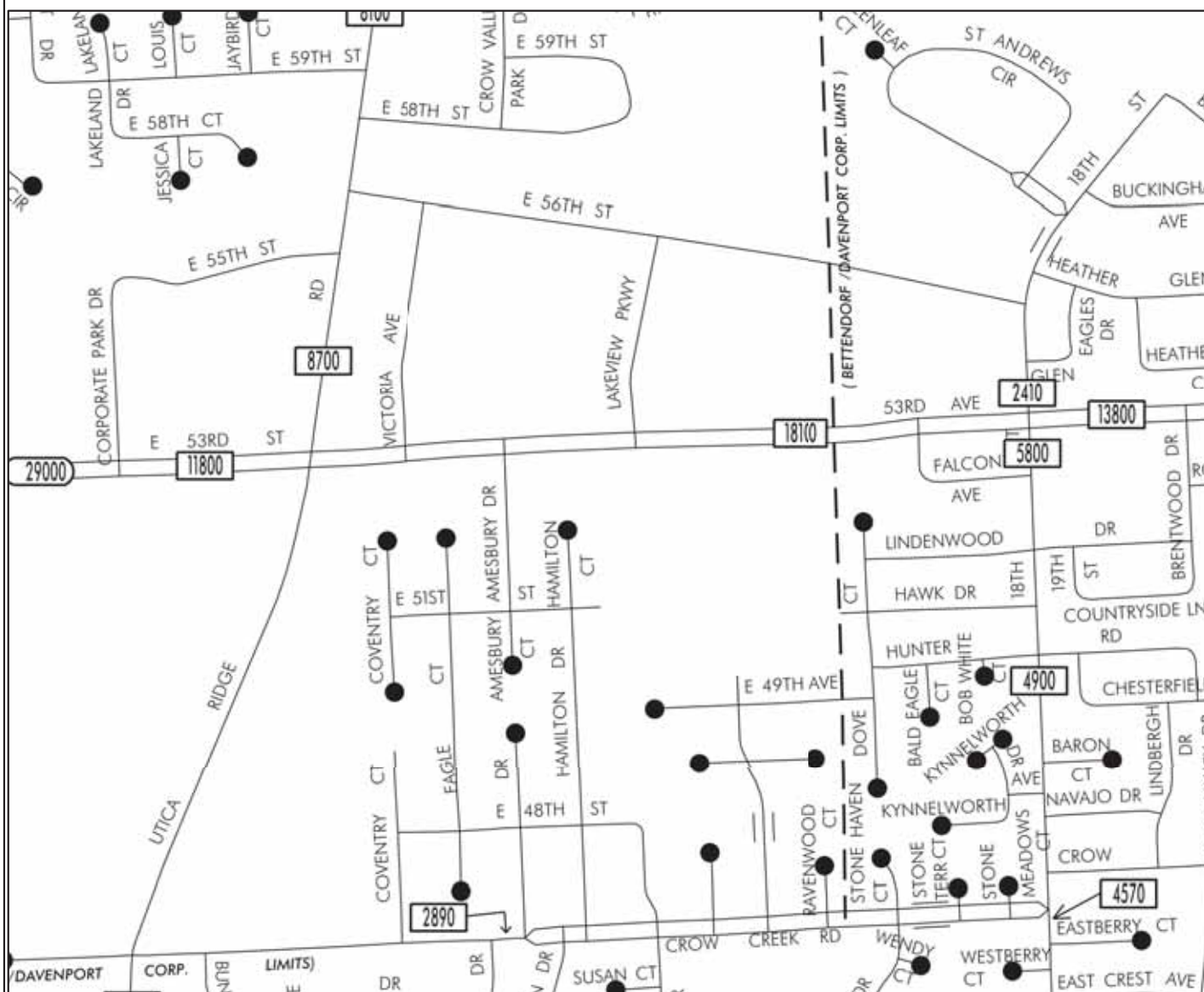
Iowa Department
of Transportation

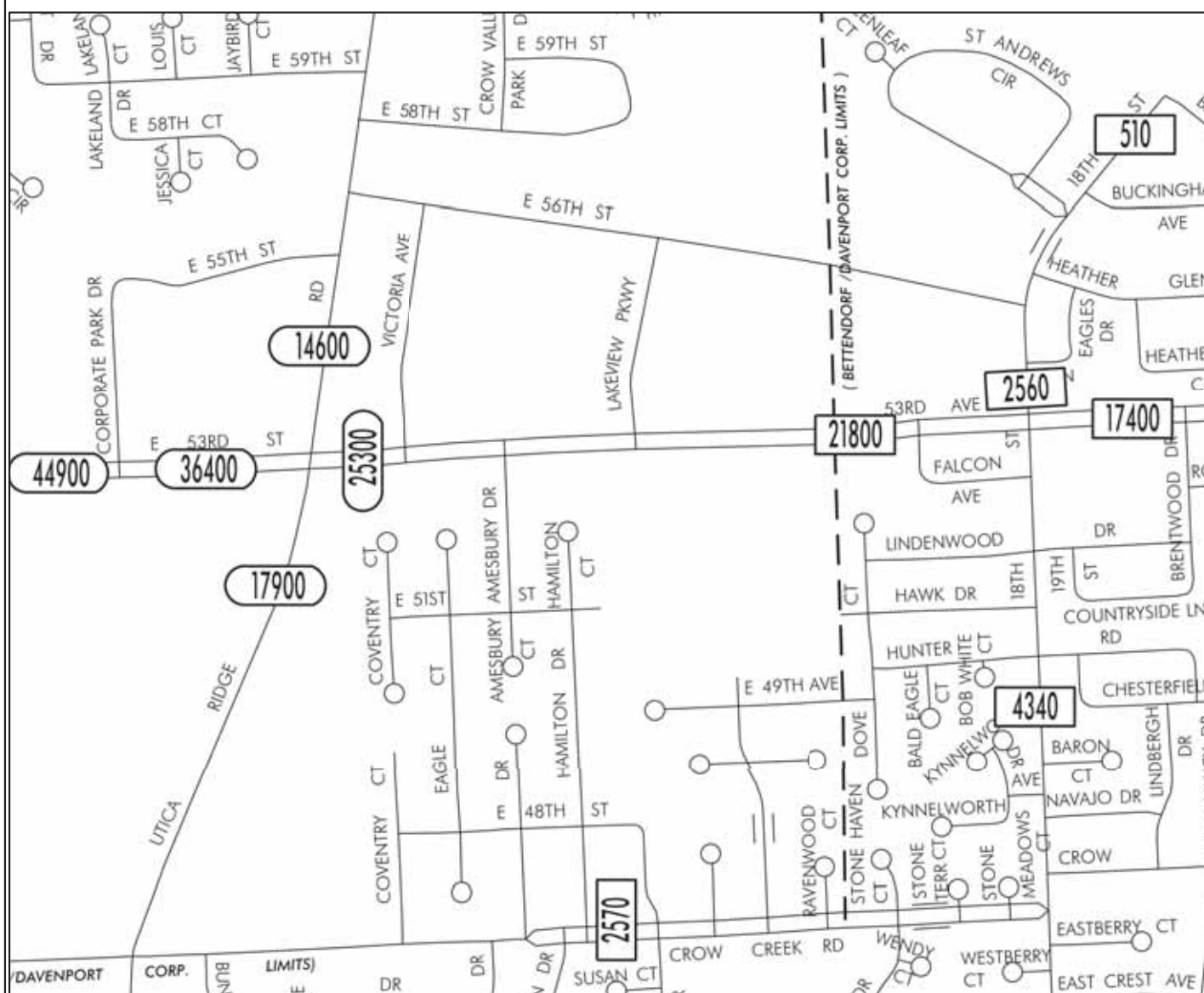
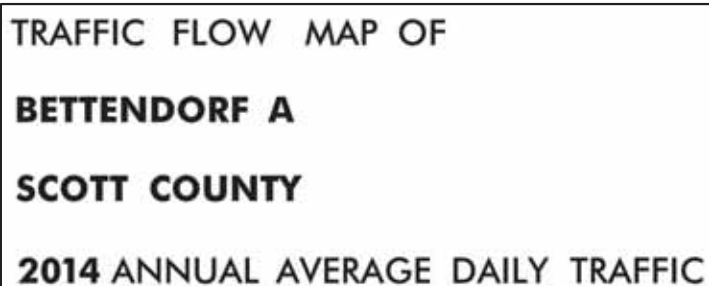
TRAFFIC FLOW MAP OF

BETTENDORF A

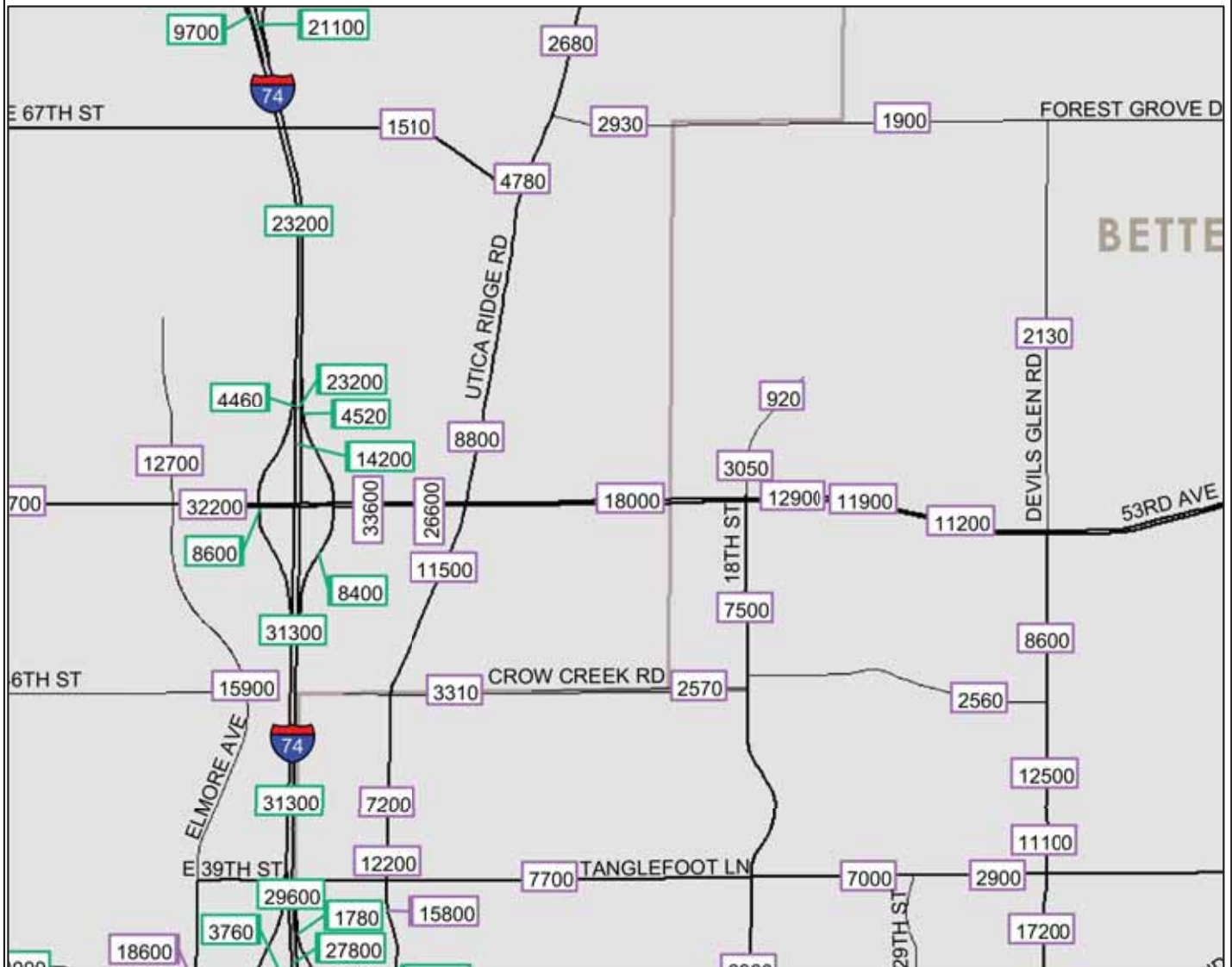
SCOTT COUNTY

2010 ANNUAL AVERAGE DAILY TRAFFIC





QUAD CITIES METROPOLITAN AREA Annual Average Daily Traffic Count



Legend

Traffic Count Symbols

12345 Illinois 2008	12345 Iowa 2008
12345 Illinois 2007	12345 Iowa 2006
12345 Illinois 2006	12345 Rock Island Arsenal November 2005

Other Symbols

	Rivers/Water Bodies
	Corporate Boundaries
	County Boundaries

Map prepared by Bi-State Regional Commission, February 2010

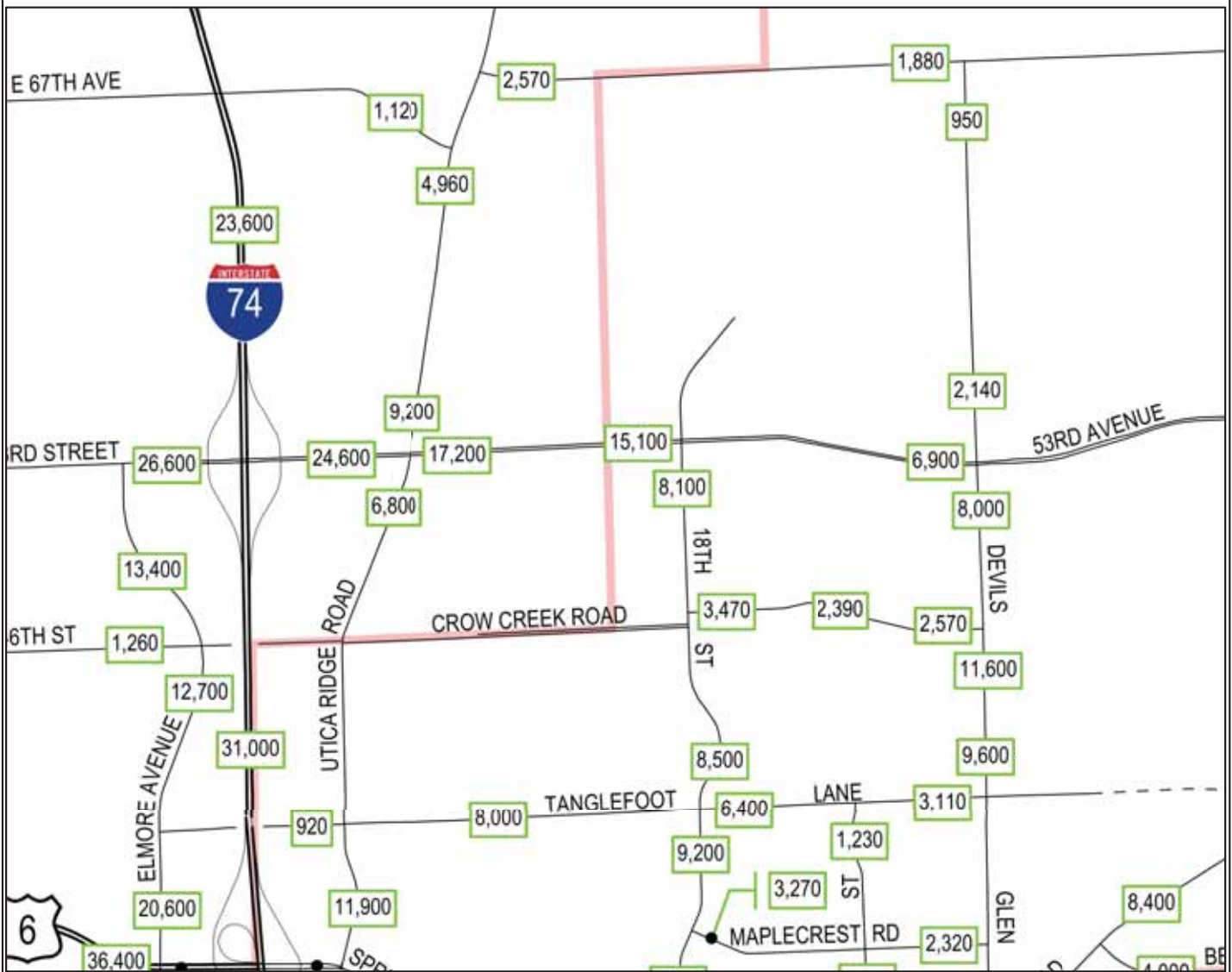
Data Sources: Illinois Department of Transportation;
Iowa Department of Transportation;
Rock Island Arsenal.

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



1504 Third Avenue, P.O. Box 3368
Rock Island, IL 61204-3368
Phone: (309) 793-6300 • Fax: (309) 793-6305
Website: <http://www.bistateonline.org>

QUAD CITIES METROPOLITAN AREA
Annual Average Daily Traffic Volume



LEGEND

5,000 - 2003 AADT, Illinois DOT

5,000 - 2002 AADT, Iowa DOT

5,000 - 2001 AADT, Illinois DOT

5,000 - 1998 AADT, Iowa DOT

Map Prepared by Bi-State Regional Commission, June 2005

DATA SOURCE: Illinois Department of Transportation; Iowa Department of Transportation

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



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Website: <http://www.bistateonline.org>

Iowa Department of Transportation

Turning Movement Traffic Count Summary

Annualized Daily Traffic For All Vehicles

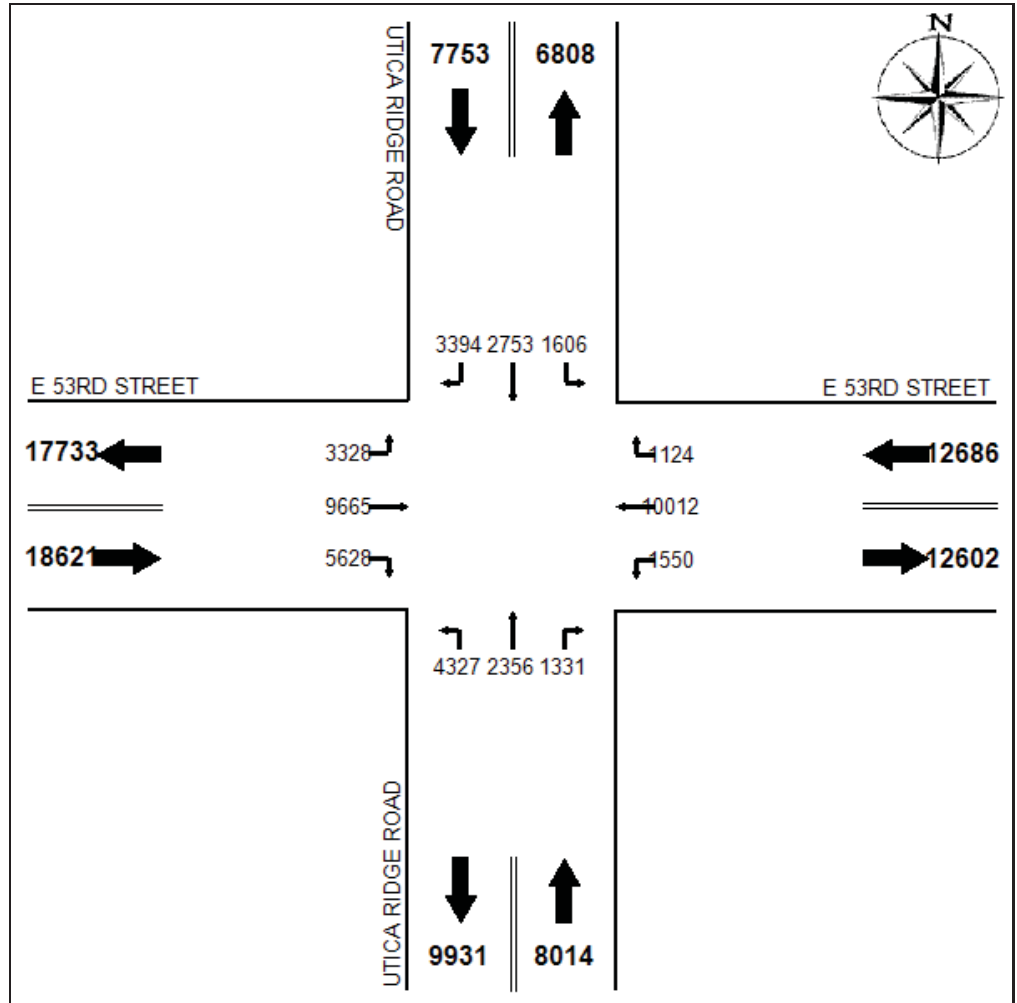
Station Number:
82147332099

Count Date:
Thursday, July 24, 2014

County:
Scott

Location Description:
E 53rd St & Utica Ridge Road

Volume Factor: 1.980
Pass Class Factor: 2.001
SU Class Factor: 1.908
Combo Class Factor: 1.716



Raw Data-All Vehicles:

	N Leg			E Leg			S Leg			W Leg		
	L	T	R	L	T	R	L	T	R	L	T	R
07:00	56	126	232	83	720	39	258	74	36	172	543	382
08:00	54	147	195	109	624	52	242	84	63	189	537	391
11:00	117	180	235	113	667	85	324	205	90	239	612	348
12:00	142	226	282	127	780	101	341	207	134	259	709	389
15:00	131	208	238	99	718	90	301	183	100	273	658	348
16:00	137	231	258	119	821	93	352	188	116	246	891	469
17:00	167	259	260	125	680	103	347	237	127	290	887	489

Iowa Department of Transportation
Turning Movement Traffic Count Summary
 Vehicle Type: Passenger Vehicles

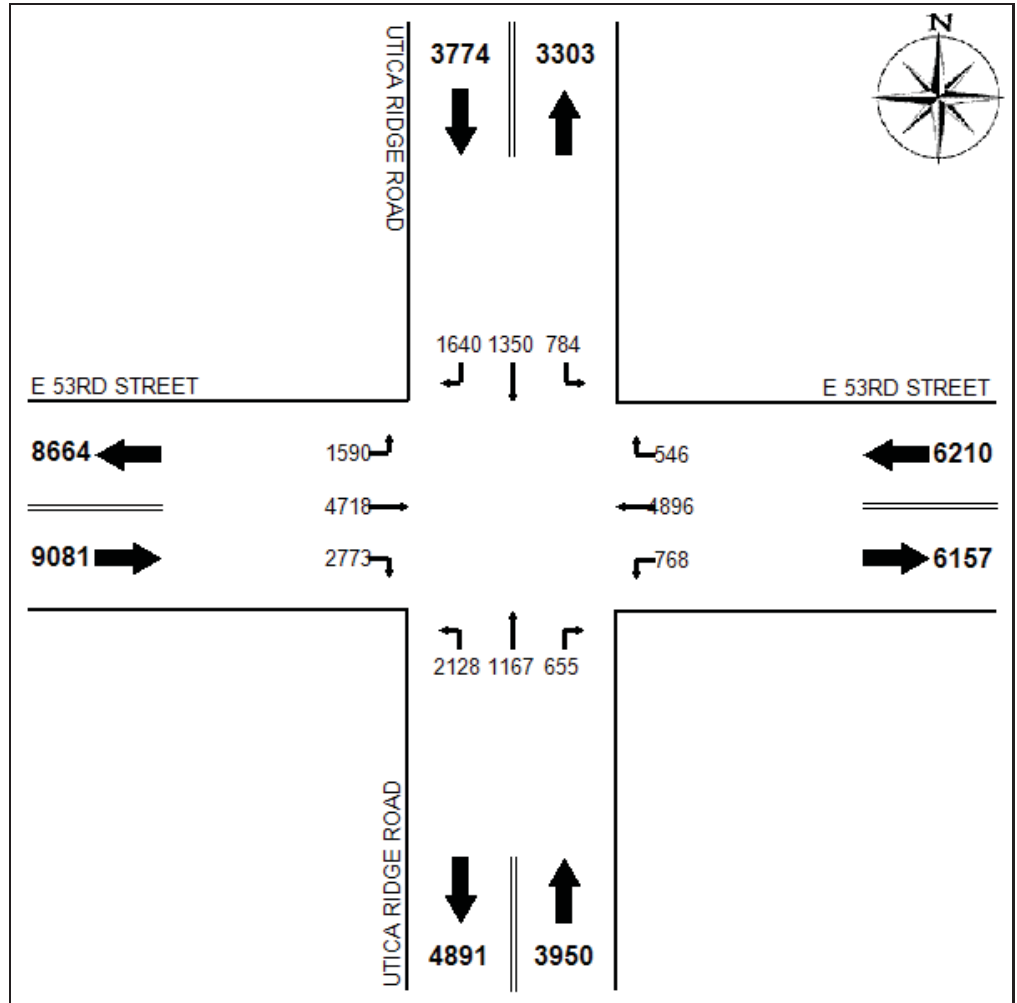
Station Number:
82147332099

Count Date:
Thursday, July 24, 2014

County:
Scott

Location Description:
E 53rd St & Utica Ridge Road

Volume Factor: N/A
Pass Class Factor: N/A
SU Class Factor: N/A
Combo Class Factor: N/A



Raw Data-Passenger Vehicles:

	N Leg			E Leg			S Leg			W Leg		
	L	T	R	L	T	R	L	T	R	L	T	R
07:00	55	121	228	83	707	39	256	73	35	159	526	375
08:00	49	144	186	105	603	49	231	84	63	171	502	383
11:00	113	177	220	111	653	82	318	200	88	222	588	338
12:00	137	223	272	126	751	96	334	205	131	249	694	385
15:00	129	204	234	99	702	88	296	182	99	265	647	344
16:00	137	226	246	119	810	91	349	187	113	237	880	465
17:00	164	255	254	125	670	101	344	236	126	287	881	483

Iowa Department of Transportation
Turning Movement Traffic Count Summary
 Vehicle Type: Single-Unit Trucks

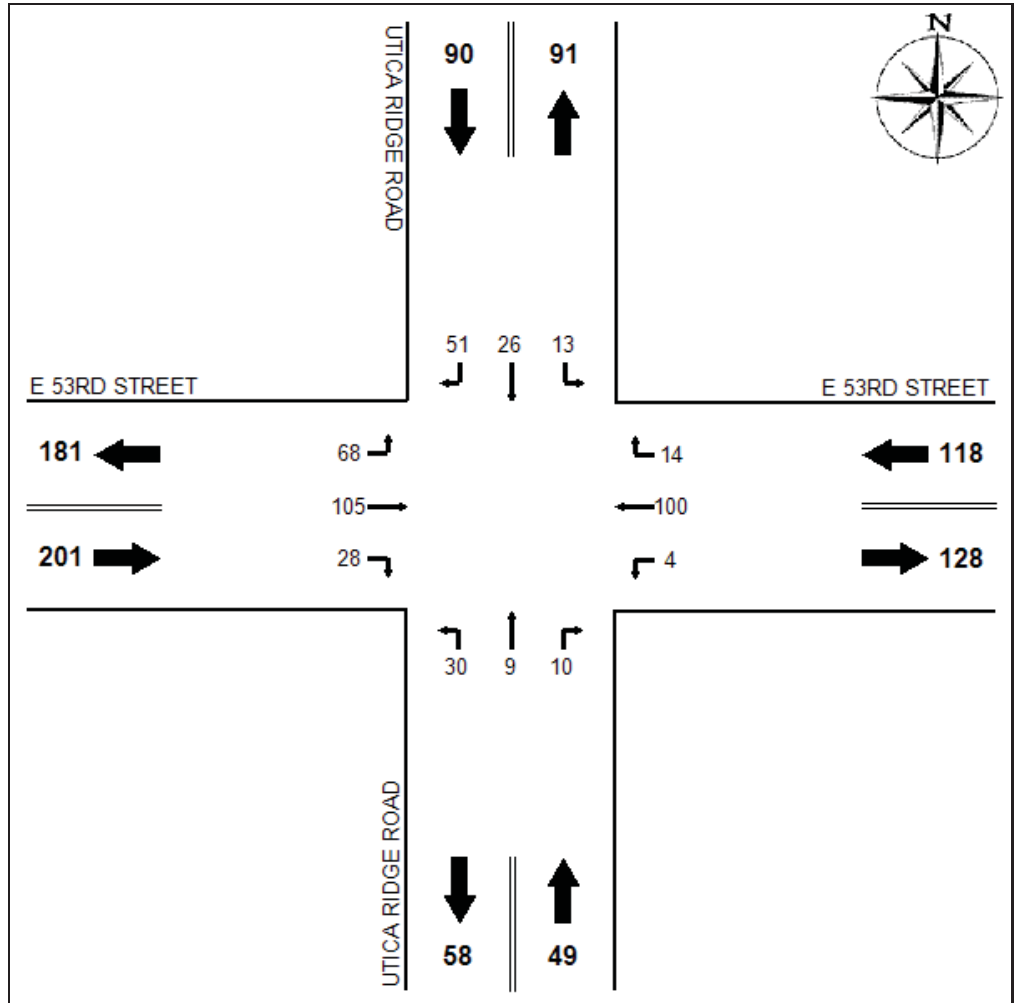
Station Number:
82147332099

Count Date:
Thursday, July 24, 2014

County:
Scott

Location Description:
E 53rd St & Utica Ridge Road

Volume Factor: N/A
Pass Class Factor: N/A
SU Class Factor: N/A
Combo Class Factor: N/A



Raw Data-Single-Unit Trucks:

	N Leg			E Leg			S Leg			W Leg		
	L	T	R	L	T	R	L	T	R	L	T	R
07:00	0	4	1	0	12	0	2	0	1	11	16	3
08:00	3	3	9	1	19	1	9	0	0	16	31	5
11:00	4	3	13	2	12	3	5	4	2	14	20	6
12:00	2	3	10	1	25	4	5	2	3	10	14	3
15:00	2	4	3	0	13	2	4	1	1	8	10	4
16:00	0	5	9	0	11	2	3	1	2	6	9	2
17:00	2	4	6	0	8	2	2	1	1	3	5	5

Iowa Department of Transportation
Turning Movement Traffic Count Summary
 Vehicle Type: Combination Trucks

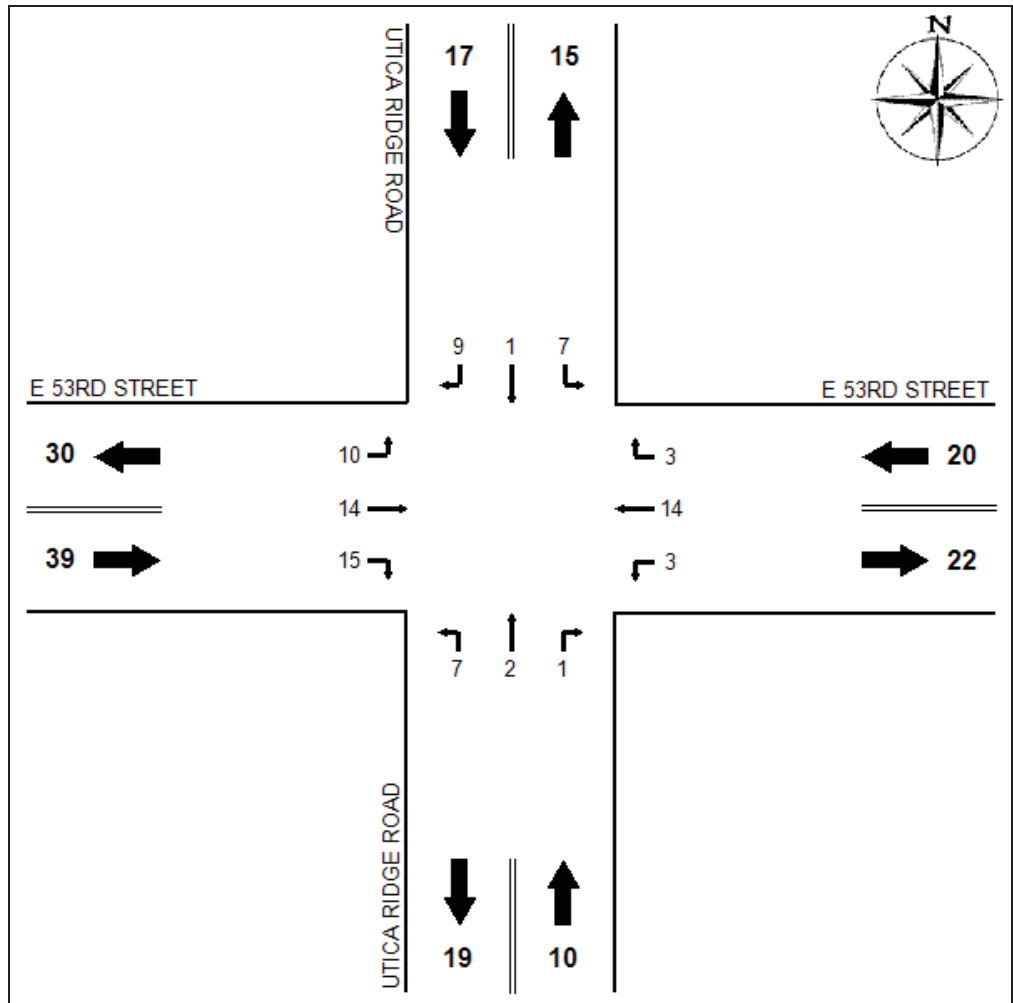
Station Number:
82147332099

Count Date:
Thursday, July 24, 2014

County:
Scott

Location Description:
E 53rd St & Utica Ridge Road

Volume Factor: N/A
Pass Class Factor: N/A
SU Class Factor: N/A
Combo Class Factor: N/A



Raw Data-Combination Trucks:

	N Leg			E Leg			S Leg			W Leg		
	L	T	R	L	T	R	L	T	R	L	T	R
07:00	1	1	3	0	1	0	0	1	0	2	1	4
08:00	2	0	0	3	2	2	2	0	0	2	4	3
11:00	0	0	2	0	2	0	1	1	0	3	4	4
12:00	3	0	0	0	4	1	2	0	0	0	1	1
15:00	0	0	1	0	3	0	1	0	0	0	1	0
16:00	0	0	3	0	0	0	0	0	1	3	2	2
17:00	1	0	0	0	2	0	1	0	0	0	1	1

YEAR 2014: E 53RD STREET AT UTICA RIDGE ROAD													
	SOUTHBOUND			WESTBOUND			NORTHBOUND			EASTBOUND			
	L	T	R	L	T	R	L	T	R	L	T	R	
7:00 AM	56	126	232	83	720	39	258	74	36	172	543	382	2721
8:00 AM	54	147	195	109	624	52	242	84	63	189	537	391	2687
11:00 AM	117	180	235	113	667	85	324	205	90	239	612	348	3215
12:00 PM	142	226	282	127	780	101	341	207	134	259	709	389	3697
3:00 PM	131	208	238	99	718	90	301	183	100	273	658	348	3347
4:00 PM	137	231	258	119	821	93	352	188	116	246	891	469	3921
5:00 PM	167	259	260	125	680	103	347	237	127	290	887	489	3971

AM PEAK	414	842	368	1097
		812		

	804	1377	1700	775	5010	563	2165	1178	666	1668	4837	2816
2.001	1609	2755	3402	1551	10025	1127	4332	2357	1333	3338	9679	5635

PM PEAK	686	908	711	1666
ADT	7753	12668	8014	18621
% OF ADT	11.30174927	13.95154185	11.27144866	11.17707083
		974		

YEAR 2016: E 53RD STREET AT UTICA RIDGE ROAD @ 3% GROWTH RATE													
	SOUTHBOUND			WESTBOUND			NORTHBOUND			EASTBOUND			
	L	T	R	L	T	R	L	T	R	L	T	R	
7:00 AM	60	134	247	89	764	42	274	79	39	183	577	406	2894
8:00 AM	58	156	207	116	663	56	257	90	67	201	570	415	2856
11:00 AM	125	191	250	120	708	91	344	218	96	254	650	370	3417
12:00 PM	151	240	300	135	828	108	362	220	143	275	753	413	3928
3:00 PM	139	221	253	106	762	96	320	195	107	290	699	370	3558
4:00 PM	146	246	274	127	871	99	374	200	124	261	946	498	4166
5:00 PM	178	275	276	133	722	110	369	252	135	308	942	519	4219

Wednesday October 19th - Amesbury Drive AM

	1 - Left Out	2 - Right Out	3 - Left In	4 - Right In	
6:00 - 6:15	5	2	0	1	
6:16 - 6:30	1	0	1	0	
6:31 - 6:45	6	4	0	1	
6:46 - 7:00	9	9	5	1	45
7:01 - 7:15	15	3	0	1	56
7:16 - 7:30	6	7	2	3	72
7:31 - 7:45	8	7	4	1	81
7:46 - 8:00	5	6	4	3	75
8:01 - 8:15	4	3	1	2	66
8:16 - 8:30	3	5	1	4	61
8:31 - 8:45	7	4	0	3	55
8:46 - 9:00	2	6	0	6	51

Wednesday October 19th - Amesbury Drive PM

	1 - Left Out	2 - Right Out	3 - Left In	4 - Right In	
3:00 - 3:15	1	4	5	6	
3:16 - 3:30	4	4	3	4	
3:31 - 3:45	3	3	3	8	
3:46 - 4:00	5	1	4	8	66
4:01 - 4:15	3	1	6	7	67
4:16 - 4:30	1	5	3	15	76
4:31 - 4:45	2	5	9	15	90
4:46 - 5:00	6	4	4	11	97
5:01 - 5:15	7	2	7	11	107
5:16 - 5:30	3	1	3	13	103
5:31 - 5:45	8	4	3	12	99
5:46 - 6:00	3	3	5	4	89

Wednesday October 19th - Lakeview Parkway AM

	1 - Right Out	2 - Left Out	3 - Right In	4 - Left In	
6:00 - 6:15	5	0	4	9	
6:16 - 6:30	3	2	10	17	
6:31 - 6:45	6	2	7	11	
6:46 - 7:00	2	2	13	40	133
7:01 - 7:15	6	1	8	20	150
7:16 - 7:30	7	1	11	45	182
7:31 - 7:45	9	2	14	42	223
7:46 - 8:00	9	0	20	69	264
8:01 - 8:15	6	0	8	39	282
8:16 - 8:30	13	2	9	25	267
8:31 - 8:45	16	2	4	24	246
8:46 - 9:00	9	2	9	17	185

Wednesday October 19th - Lakeview Parkway PM

	1 - Right Out	2 - Left Out	3 - Right In	4 - Left In	
3:00 - 3:15	18	5	4	12	
3:16 - 3:30	20	1	2	9	
3:31 - 3:45	15	4	3	15	
3:46 - 4:00	13	2	11	5	139
4:01 - 4:15	34	2	3	4	143
4:16 - 4:30	23	4	8	5	151
4:31 - 4:45	47	2	7	11	181
4:46 - 5:00	30	3	5	11	199
5:01 - 5:15	35	1	2	6	200
5:16 - 5:30	18	1	8	8	195
5:31 - 5:45	14	2	7	17	168
5:46 - 6:00	8	1	4	6	138

Iowa DOT and Bi-State compare well 2010 vs 2010

2005-2010 % increase/year 1.5 - 3.6

2010-2014 % increase/year 1.5 - 6.0

use 3% increase per year

PREDICTING PERCENT INCREASE IN TRAFFIC

Bi-State	Year	ADT	Year	ADT	Year	ADT	Year	ADT	Year	ADT
Original Count	2005	24600	2005	17200	2005	8000	2005	6800	2005	15100
New Count	2010	26600	2010	18000	2010	8600	2010	11500	2010	18000
	5	1.0813	5	1.04651	5	1.075	5	1.69118	5	1.19205
% Increase		1.57558		0.91339		1.45692		11.0805		3.57599
IowaDOT	Year	ADT	Year	ADT	Year	ADT	Year	ADT	Year	ADT
Original Count	2010	18100	2010	2410	2010	13800				
New Count	2014	21800	2014	2560	2014	17400				
	4	1.20442	4	1.06224	4	1.26087				
% Increase		4.75976		1.52096		5.96624				

Use 3% increase per year

PEAK HOUR SPLITS ON E. 53rd ST.
USING UTICA IADOT COUNTS AS COMPARISON

ADT 25,300 $\times$ 0.10 = 2,530 VPH PEAK HOUR

45/55 SPLIT @ EAST LEG OF UTICA

←

→

2014-2016 $(1.03)^2 = 1.0609$

2016 ADT

$25,300 (1.0609) = 26,840$

AM

PM

← 1,166 1,769 40/60

→ 863 1,035 42/58

2,029 2,804

0.0756 0.1045

58

65

—

—

42

35

WEST OF
FALCON AVE
2014 ADT

2016: $21,800 \times (1.0609) = 23,128$

← 1014 1571

→ 735 846

1,749 2,417

Land Use: 220

Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have one or two levels (floors). Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), and off-campus student apartment (Land Use 225) are related land uses.

Additional Data

In prior editions of *Trip Generation Manual*, the low-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:45 and 5:45 p.m., respectively. For the one site with Saturday data, the overall highest vehicle volume was counted between 9:45 and 10:45 a.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 11:45 a.m. and 12:45 p.m.

For the one dense multi-use urban site with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:00 and 8:00 a.m. and 6:15 and 7:15 p.m., respectively.

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

The average numbers of person trips per vehicle trip at the five general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.13 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.21 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN). California. District of Columbia. Florida. Georgia. Illinois. Indiana. Maine. Maryland. Minnesota, New Jersey, New York, Ontario, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Utah, Virginia, and Washington.

It is expected that the number of bedrooms and number of residents are likely correlated to the number of trips generated by a residential site. Many of the studies included in this land use did not indicate the total number of bedrooms. To assist in the future analysis of this land use, it is important that this information be collected and included in trip generation data submissions.

Source Numbers

168, 187, 188, 204, 211, 300, 305, 306, 319, 320, 321, 357, 390, 412, 418, 525, 530, 571, 579, 583, 864, 868, 869, 870, 896, 903, 918, 946, 947, 948, 951

Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 42

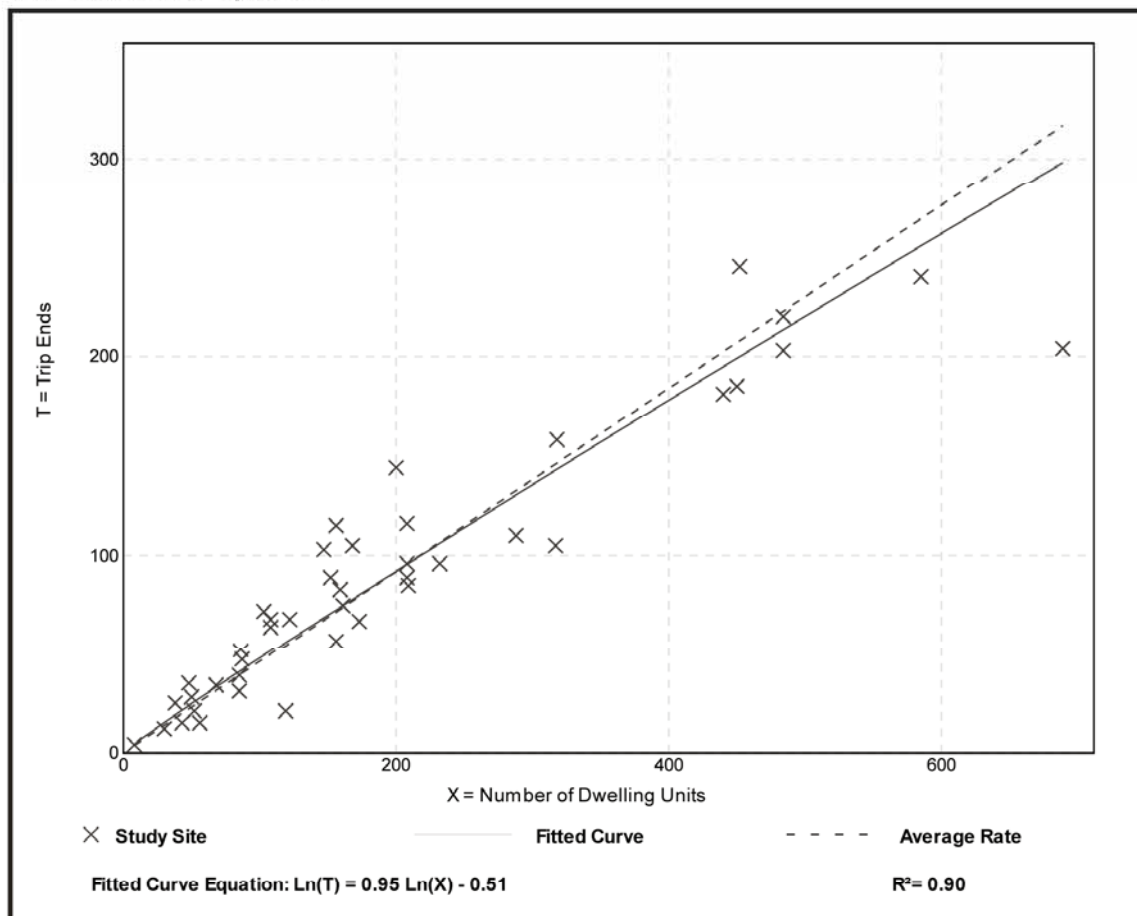
Avg. Num. of Dwelling Units: 199

Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 50

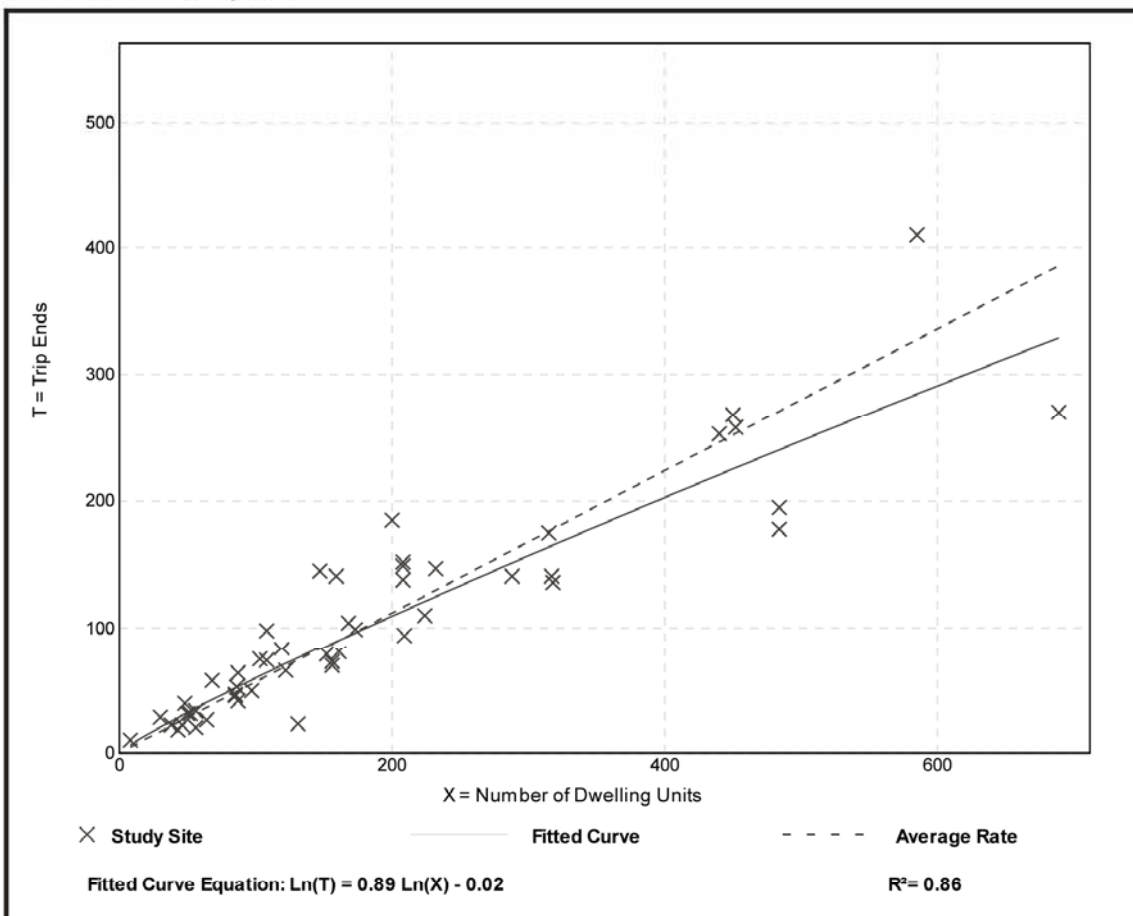
Avg. Num. of Dwelling Units: 187

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

Data Plot and Equation



Land Use: 715

Single Tenant Office Building

Description

A single tenant office building generally contains offices, meeting rooms, and space for file storage and data processing of a single business or company and possibly other service functions including a restaurant or cafeteria. General office building (Land Use 710), small office building (Land Use 712), corporate headquarters building (Land Use 714), office park (Land Use 750), research and development center (Land Use 760), and business park (Land Use 770) are related uses.

Additional Data

The sites were surveyed in the 1980s, the 1990s, and the 2000s in California, Kansas, Maryland, Missouri, New Jersey, New York, Pennsylvania, and Virginia.

Source Numbers

212, 262, 273, 279, 303, 304, 322, 323, 324, 327, 407, 510, 701

Single Tenant Office Building (715)

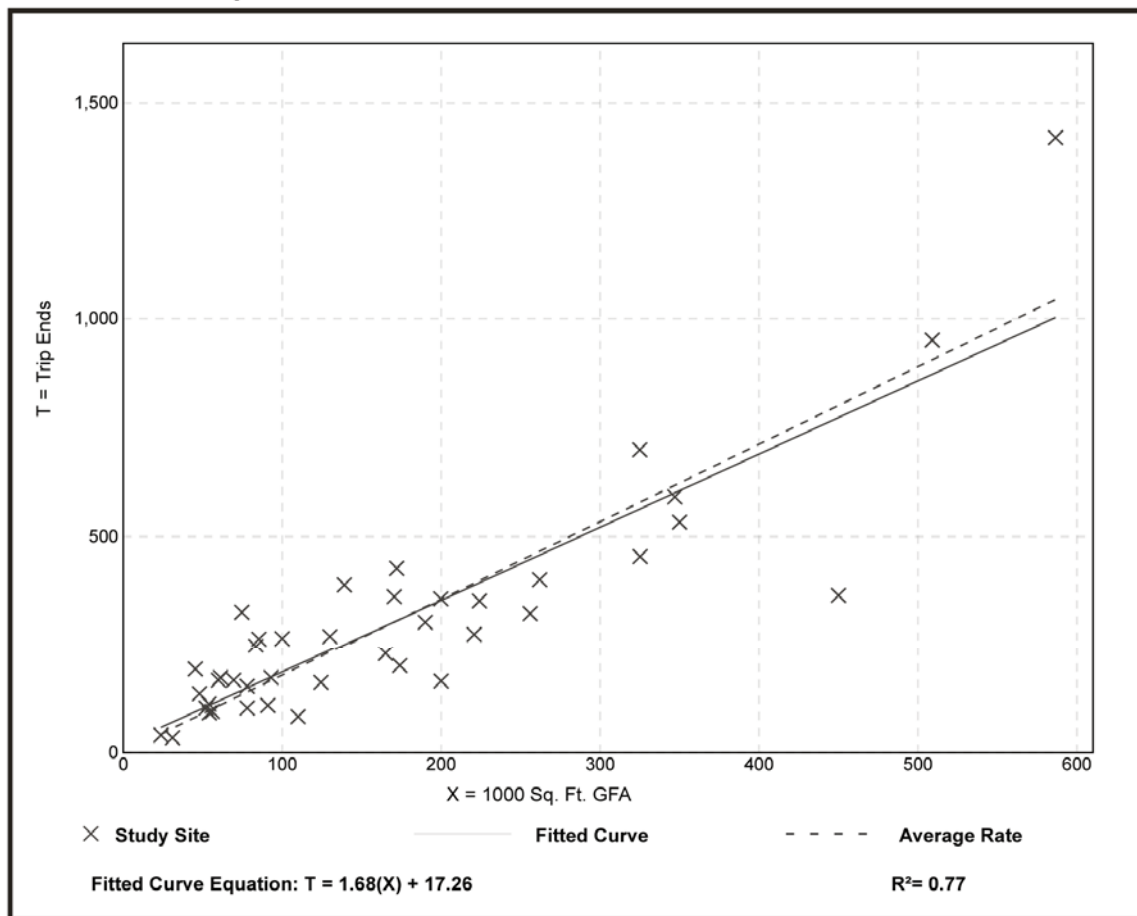
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 41
1000 Sq. Ft. GFA: 168
Directional Distribution: 89% entering, 11% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.78	0.75 - 4.37	0.67

Data Plot and Equation



Single Tenant Office Building (715)

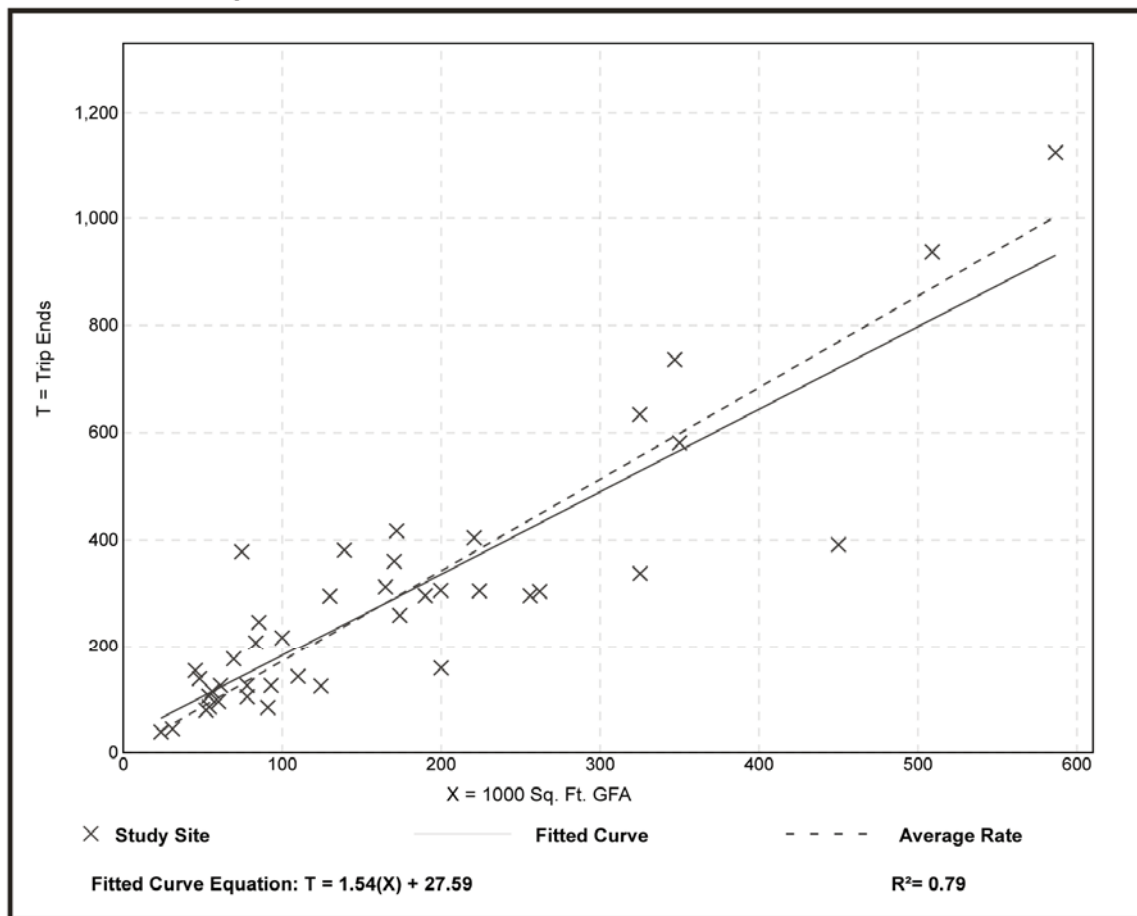
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 41
1000 Sq. Ft. GFA: 168
Directional Distribution: 15% entering, 85% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.71	0.79 - 5.07	0.64

Data Plot and Equation



Land Use: 815

Free-Standing Discount Store

Description

A discount store is similar to a free-standing discount superstore described in Land Use 813 with the exception that it does not contain a full-service grocery department. It is also similar to a department store described in Land Use 875 with the exception that it generally offers centralized cashiering and sells products that are advertised at discount prices. Discount stores offer a variety of customer services and typically maintain long store hours 7 days a week. The stores included in this land use are often the only ones on the site, but they can also be found in mutual operation with a related or unrelated garden center and/or service station. Free-standing discount stores are also sometimes found as separate parcels within a retail complex, with or without their own dedicated parking. Free-standing discount superstore (Land Use 813), variety store (Land Use 814) and department store (Land Use 875) are related uses.

Additional Data

Time-of-day data are limited for this land use. For the sites with vehicle counts over a several hour period, the weekday site peak hour ranged between 11:00 a.m. and 5:00 p.m. and the Saturday site peak hour ranged between 11:00 a.m. and 4:00 p.m.

Garden centers contained within the principal outside faces of the exterior building walls were included in the gross square floor areas reported. Outdoor or fenced-in areas outside the principal outside faces of the exterior building walls were excluded.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Connecticut, Delaware, Florida, Maryland, Massachusetts, Minnesota, New Hampshire, New Jersey, New York, Oregon, Pennsylvania, South Dakota, and Wisconsin.

To assist in the future analysis of this land use, it is important to collect and include information on the presence and size of garden centers, outdoor fenced-in space and service stations in trip generation data submissions.

Source Numbers

305, 340, 353, 358, 376, 386, 417, 504, 528, 579, 588, 595, 630, 735, 842, 946, 960

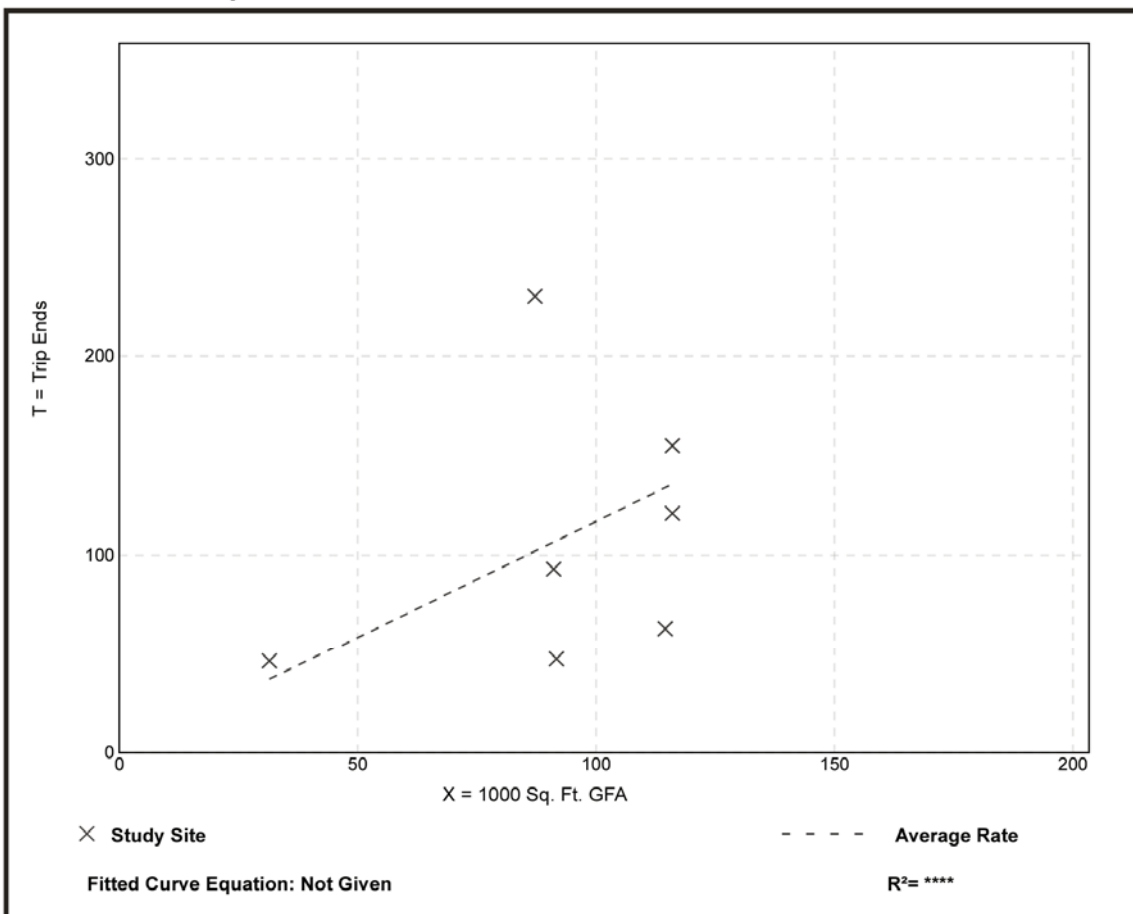
Free-Standing Discount Store (815)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 7
 1000 Sq. Ft. GFA: 93
 Directional Distribution: 69% entering, 31% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.17	0.51 - 2.64	0.71

Data Plot and Equation



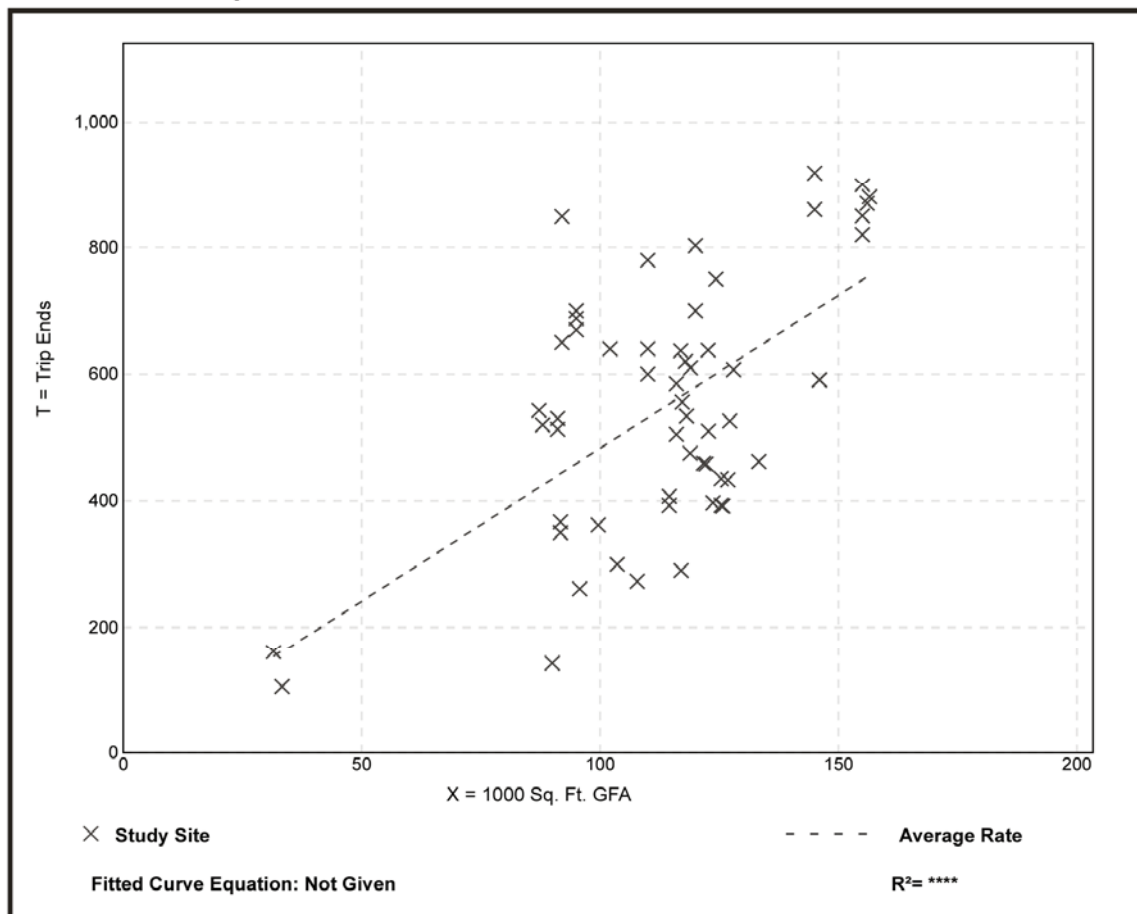
Free-Standing Discount Store (815)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 57
 1000 Sq. Ft. GFA: 114
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.83	1.57 - 9.23	1.44

Data Plot and Equation



Land Use: 912

Drive-in Bank

Description

A drive-in bank provides banking facilities for motorists who conduct financial transactions from their vehicles; many also serve patrons who walk into the building. The drive-in lanes may or may not provide automatic teller machines (ATMs). Walk-in bank (Land Use 911) is a related use.

Additional Data

The independent variable, drive-in lanes, refers to all lanes at a banking facility used for financial transactions, including ATM-only lanes.

Time-of-day distribution data for this land use are presented in Appendix A. For the 18 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 12:15 and 1:15 p.m., respectively. For the one center city core site with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:15 a.m. and 12:15 p.m. and 12:45 and 1:45 p.m., respectively.

The sites were surveyed in the 2000s and the 2010s in Colorado, Kentucky, Minnesota, Nebraska, New Jersey, New York, Oregon, Pennsylvania, Texas, Vermont, Virginia, Washington, and Wisconsin.

To assist in the future analysis of this land use, it is important that Friday data be collected and reported separately from weekday data. It is also important to specify the date and month of the data collection period and the number of drive-through lanes that are open at the time of the study.

Source Numbers

535, 539, 553, 555, 573, 577, 600, 624, 626, 629, 630, 637, 656, 657, 710, 724, 728, 866, 869, 883, 884, 927, 935, 961

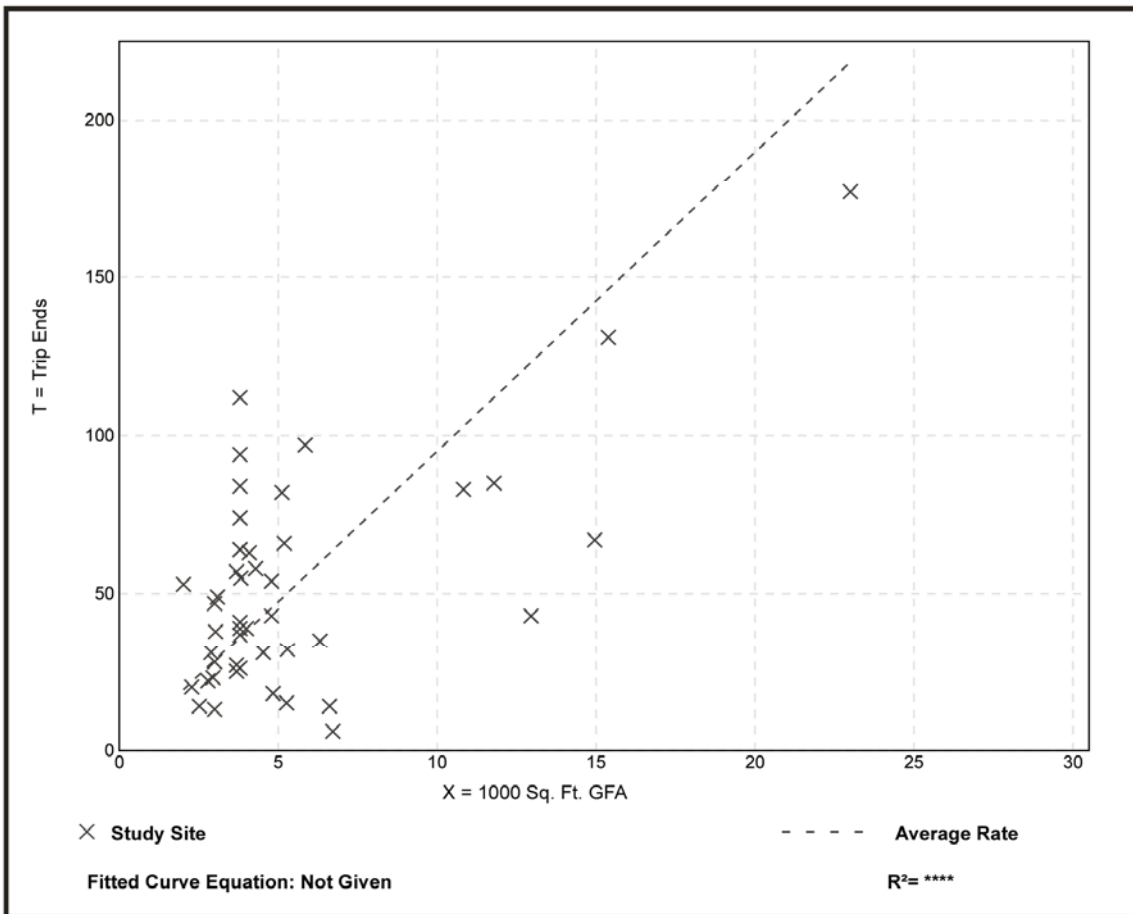
Drive-in Bank (912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 46
 1000 Sq. Ft. GFA: 5
 Directional Distribution: 58% entering, 42% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.50	0.89 - 29.47	5.85

Data Plot and Equation



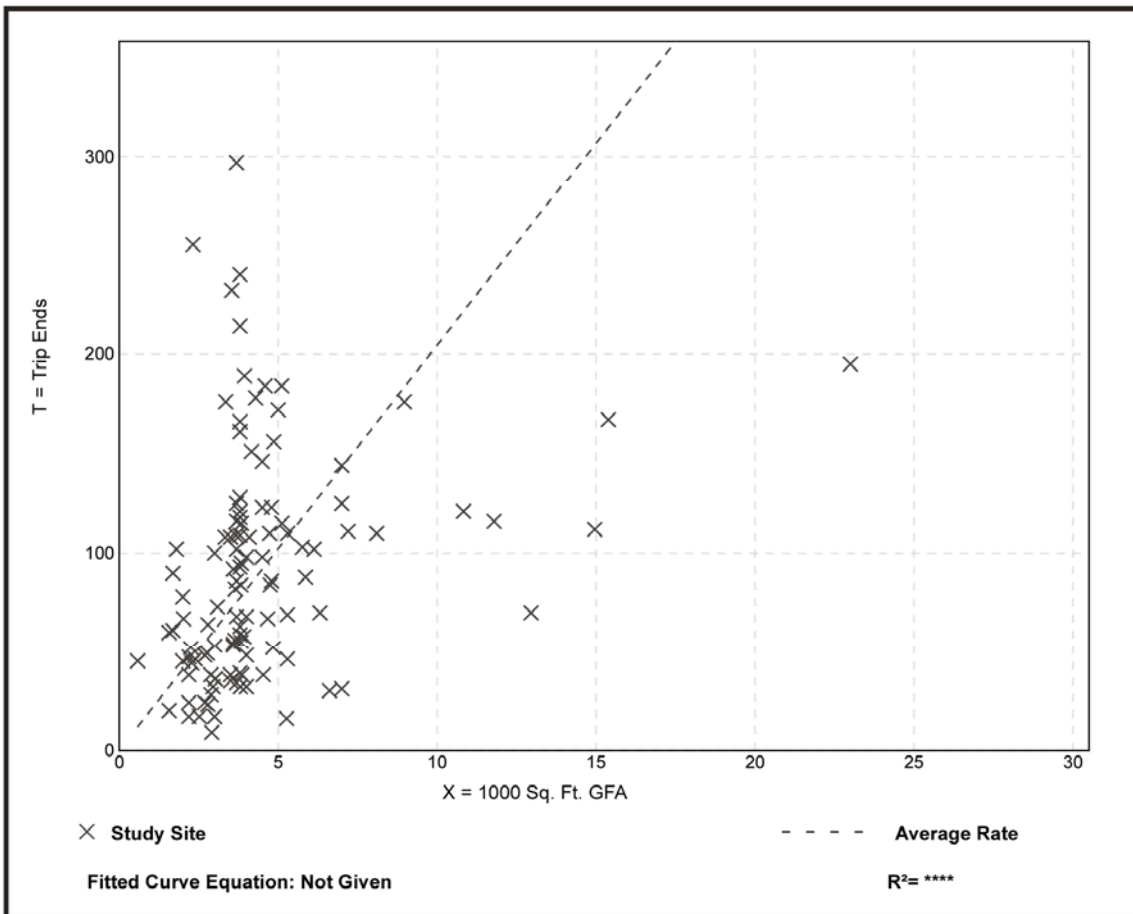
Drive-in Bank (912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 115
 1000 Sq. Ft. GFA: 4
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
20.45	3.04 - 109.91	15.01

Data Plot and Equation



Land Use: 932

High-Turnover (Sit-Down) Restaurant

Description

This land use consists of sit-down, full-service eating establishments with typical duration of stay of approximately one hour. This type of restaurant is usually moderately priced and frequently belongs to a restaurant chain. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours a day. These restaurants typically do not take reservations. Patrons commonly wait to be seated, are served by a waiter/waitress, order from menus and pay for their meal after they eat. Some facilities contained within this land use may also contain a bar area for serving food and alcoholic drinks. Fast casual restaurant (Land Use 930), quality restaurant (Land Use 931), fast-food restaurant without drive-through window (Land Use 933), fast-food restaurant with drive-through window (Land Use 934), and fast-food restaurant with drive-through window and no indoor seating (Land Use 935) are related uses.

Additional Data

Users should exercise caution when applying statistics during the AM peak periods, as the sites contained in the database for this land use may or may not be open for breakfast. In cases where it was confirmed that the sites were not open for breakfast, data for the AM peak hour of the adjacent street traffic were removed from the database.

The outdoor seating area is not included in the overall gross floor area. Therefore, the number of seats may be a more reliable independent variable on which to establish trip generation rates for facilities having significant outdoor seating.

Time-of-day distribution data for this land use for a weekday, Saturday, and Sunday are presented in Appendix A. For the 38 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 12:00 and 1:00 p.m., respectively.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Florida, Georgia, Indiana, Kentucky, Massachusetts, Minnesota, New Hampshire, New Jersey, New York, Ohio, Oklahoma, Oregon, Pennsylvania, South Dakota, Texas, Vermont, and Wisconsin.

Source Numbers

126, 269, 275, 280, 300, 301, 305, 338, 340, 341, 358, 384, 424, 432, 437, 438, 444, 507, 555, 577, 589, 617, 618, 728, 868, 884, 885, 903, 927, 944, 961, 962, 977

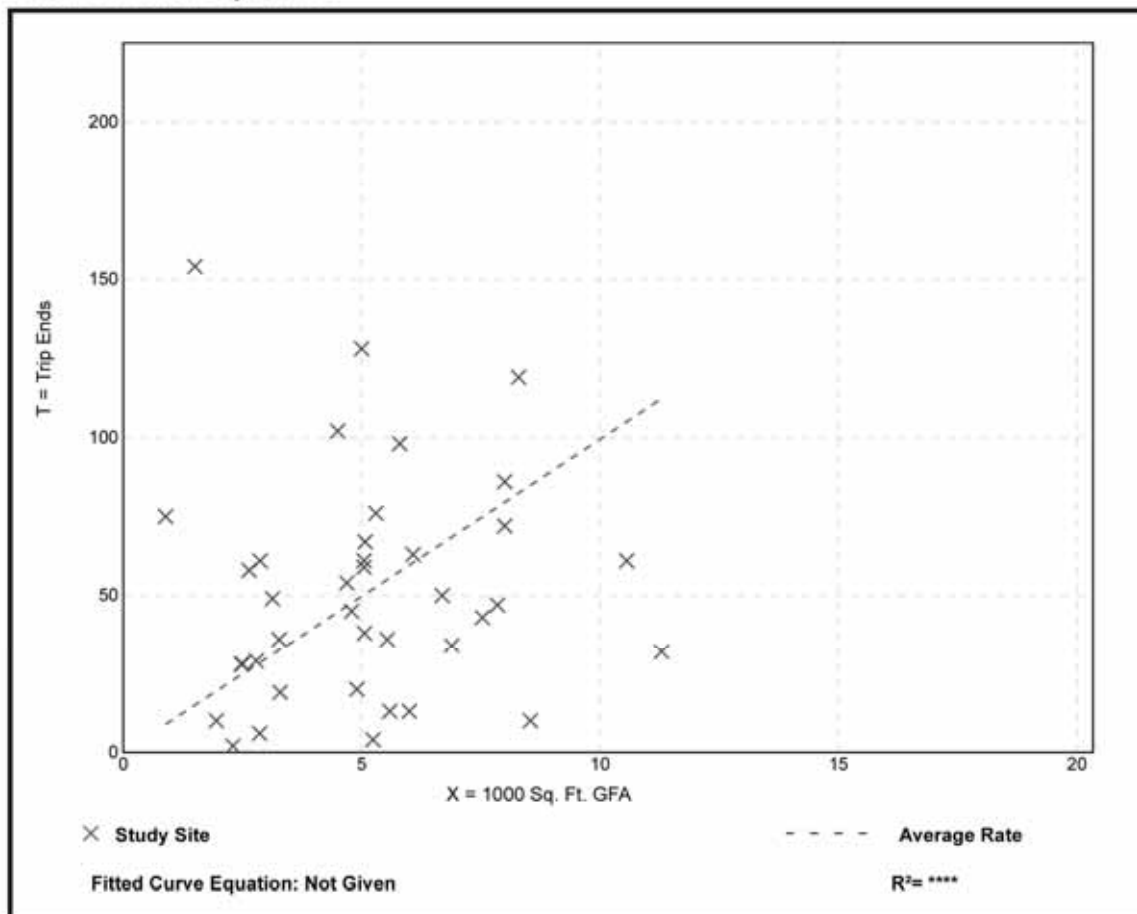
High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 39
 1000 Sq. Ft. GFA: 5
 Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.94	0.76 - 102.39	11.33

Data Plot and Equation



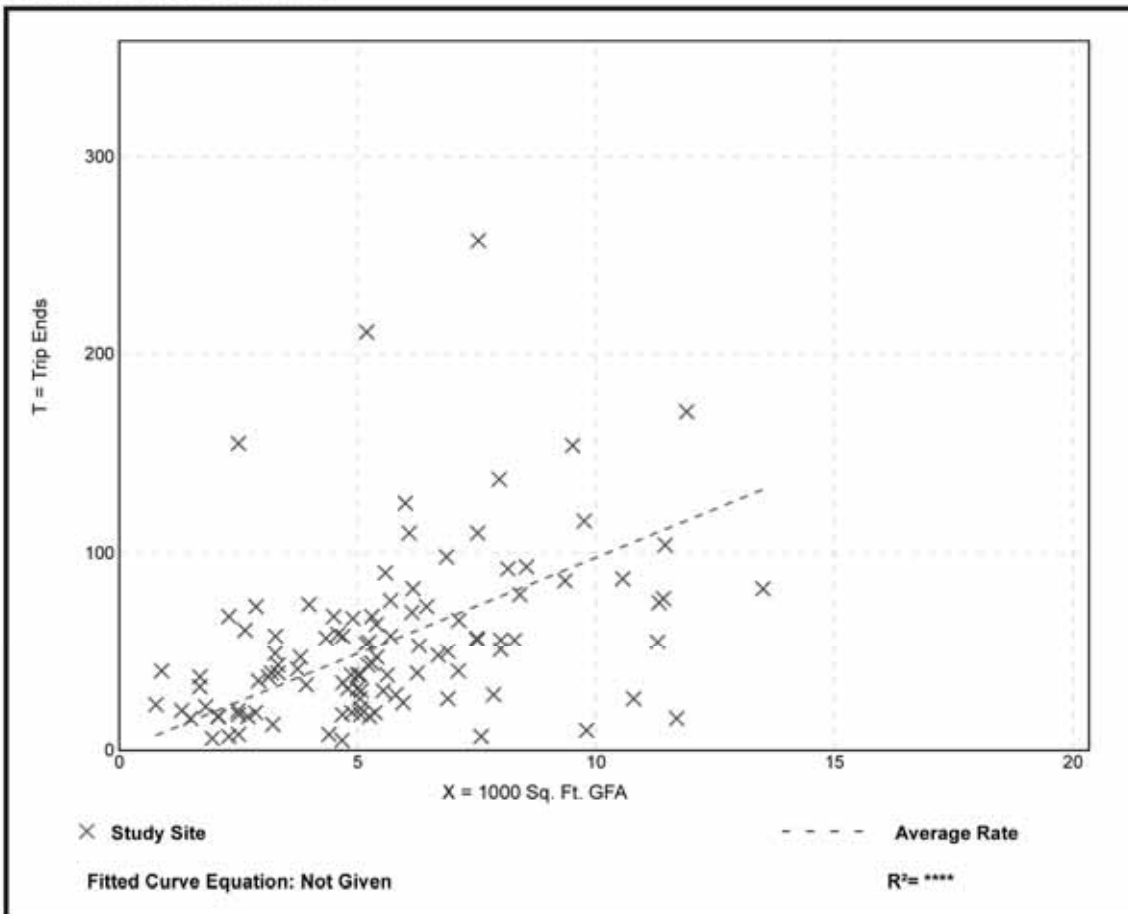
High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 107
 1000 Sq. Ft. GFA: 6
 Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.77	0.92 - 62.00	7.37

Data Plot and Equation



Land Use: 934

Fast-Food Restaurant with Drive-Through Window

Description

This category includes fast-food restaurants with drive-through windows. This type of restaurant is characterized by a large drive-through clientele, long hours of service (some are open for breakfast, all are open for lunch and dinner, some are open late at night or 24 hours a day) and high turnover rates for eat-in customers. These limited-service eating establishments do not provide table service. Non-drive-through patrons generally order at a cash register and pay before they eat. Fast casual restaurant (Land Use 930), high-turnover (sit-down) restaurant (Land Use 932), fast-food restaurant without drive-through window (Land Use 933), and fast-food restaurant with drive-through window and no indoor seating (Land Use 935) are related uses.

Additional Data

Users should exercise caution when applying statistics during the AM peak periods, as the sites contained in the database for this land use may or may not be open for breakfast. In cases where it was confirmed that the sites were not open for breakfast, data for the AM peak hour of the adjacent street traffic were removed from the database.

The outdoor seating area is not included in the overall gross floor area. Therefore, the number of seats may be a more reliable independent variable on which to establish trip generation rates for facilities having significant outdoor seating.

Time-of-day distribution data for this land use for a weekday, Saturday, and Sunday are presented in Appendix A. For the 46 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 12:00 and 1:00 p.m., respectively. For the one dense multi-use urban site with data, the same AM and PM peak hours were observed.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alaska, Alberta (CAN), California, Colorado, Florida, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Hampshire, New Jersey, New York, North Carolina, Ohio, Pennsylvania, South Dakota, Texas, Vermont, Virginia, Washington, and Wisconsin.

Source Numbers

163, 164, 168, 180, 181, 241, 245, 278, 294, 300, 301, 319, 338, 340, 342, 358, 389, 438, 502, 552, 577, 583, 584, 617, 640, 641, 704, 715, 728, 810, 866, 867, 869, 885, 886, 927, 935, 962, 977

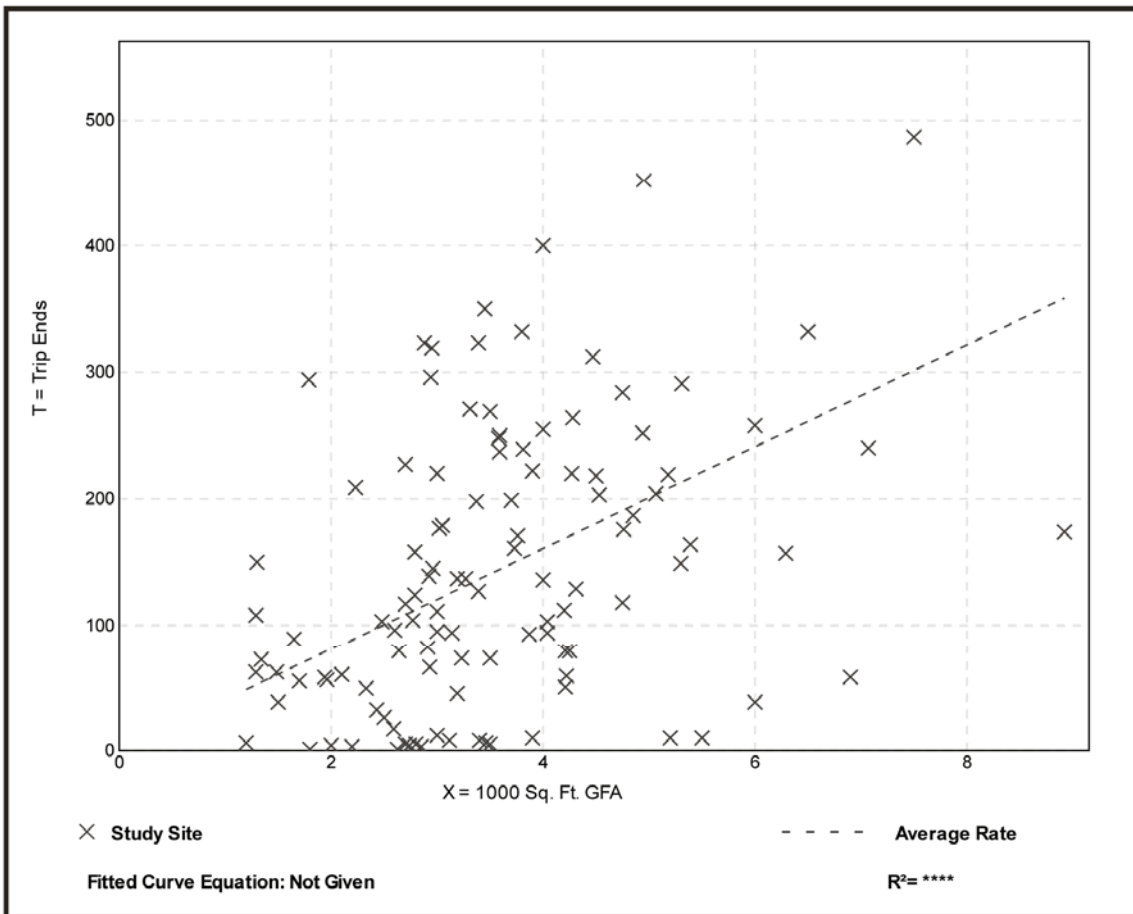
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 111
 1000 Sq. Ft. GFA: 4
 Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
40.19	0.38 - 164.25	28.78

Data Plot and Equation



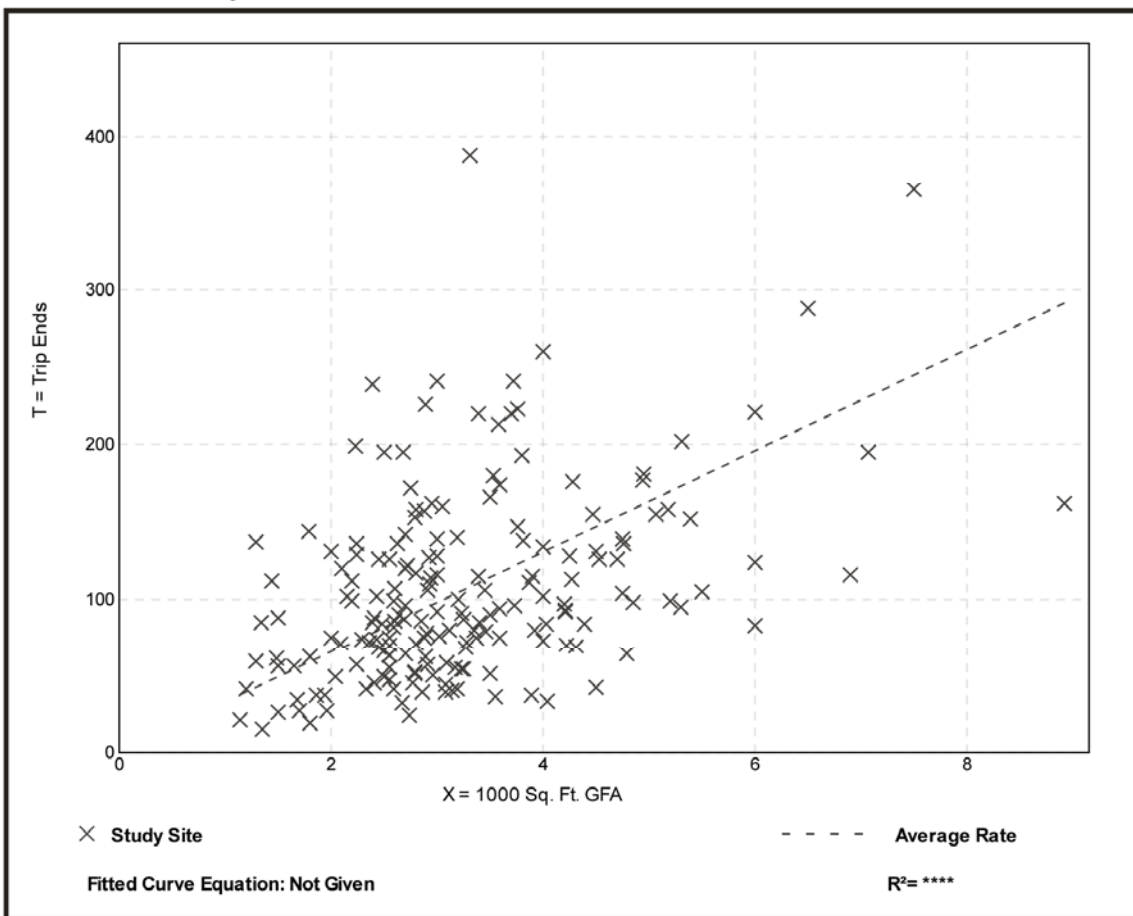
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 185
 1000 Sq. Ft. GFA: 3
 Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
32.67	8.17 - 117.22	17.87

Data Plot and Equation



Land Use 945: Gasoline/Service Station with Convenience Market

Description

This land use includes gasoline/service stations with convenience markets where the primary business is the fueling of motor vehicles. These service stations may also have ancillary facilities for servicing and repairing motor vehicles and may have a car wash. Some commonly sold convenience items are newspapers, coffee or other beverages, and snack items that are usually consumed in the car. The sites included in this land use category have the following two specific characteristics:

- The number of vehicle fueling positions divided by the gross floor area of the convenience market (in 1,000s of square feet) is greater than a value of 4.0
- The gross floor area of the convenience market is between 2,000 and 6,000 gross square feet

Convenience market (Land Use 851), convenience market with gasoline pumps (Land Use 853), gasoline/service station (Land Use 944), truck stop (Land Use 950), and super convenience market/gas station (Land Use 960) are related uses.

Additional Data

The independent variable, vehicle fueling positions, is defined as the maximum number of vehicles that can be fueled simultaneously.

Gasoline/service stations in this land use include “pay-at-the-pump” and traditional fueling stations. The weekday peak hours of the generator typically coincided with the peak hours of the adjacent street traffic.

Time-of-day distribution data for this land use are presented in Appendix A. For the 14 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:30 and 8:30 a.m. and 3:30 and 4:30 p.m., respectively.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CA), California, Connecticut, Florida, Indiana, Iowa, Kentucky, Maryland, Minnesota, New Hampshire, New Jersey, Pennsylvania, South Dakota, Texas, Utah, and Wisconsin.

Source Numbers

221, 245, 274, 340, 350, 351, 359, 385, 440, 617, 813, 844, 850, 864, 865, 882, 883, 888, 938, 954, 960, 962, 977

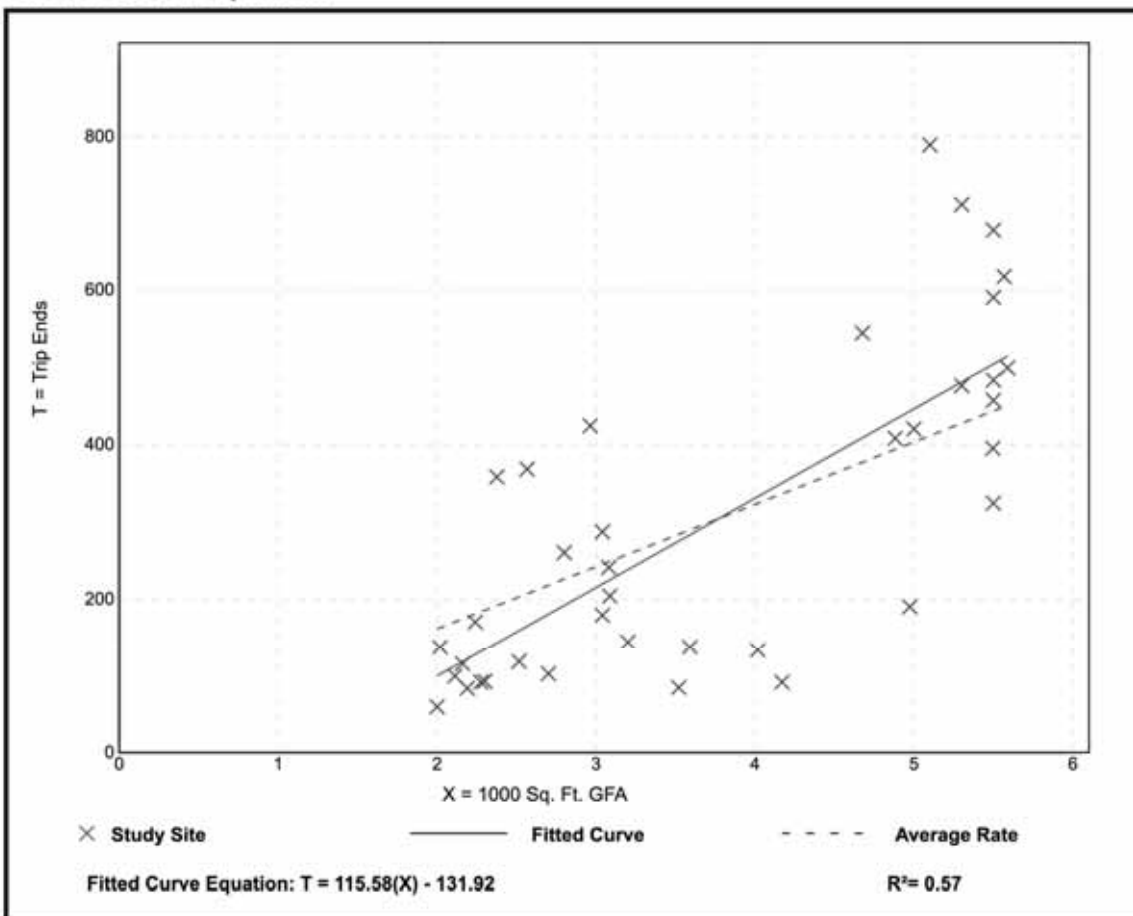
Gasoline/Service Station With Convenience Market (945)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 38
 1000 Sq. Ft. GFA: 4
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
80.61	21.82 - 154.71	37.09

Data Plot and Equation



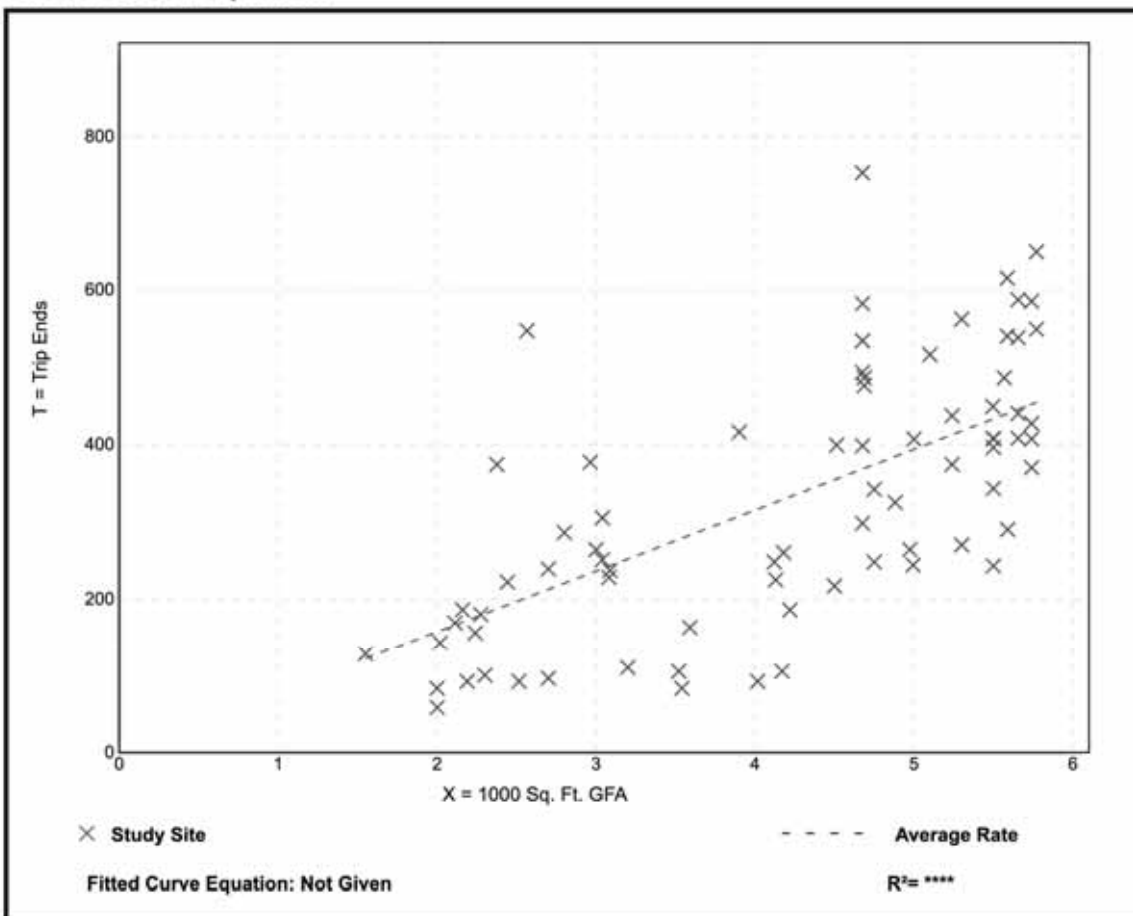
Gasoline/Service Station With Convenience Market (945)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 76
 1000 Sq. Ft. GFA: 4
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
78.73	22.90 - 213.17	30.46

Data Plot and Equation



Land Use: 949

Car Wash and Detail Center

Description

A car wash and detail center is a facility that provides for the manual cleaning of the exterior of vehicles as well as interior car-detailing services. Self-service car wash (Land Use 947) and automated car wash (Land Use 948) are related uses.

Additional Data

Time-of-day distribution data for this land use are presented in Appendix A. For the one general urban/suburban site with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:00 a.m. and 12:00 p.m. and 2:15 and 3:15 p.m., respectively.

The site was surveyed in the 2010s in Minnesota.

Source Number

866

Car Wash and Detail Center (949)

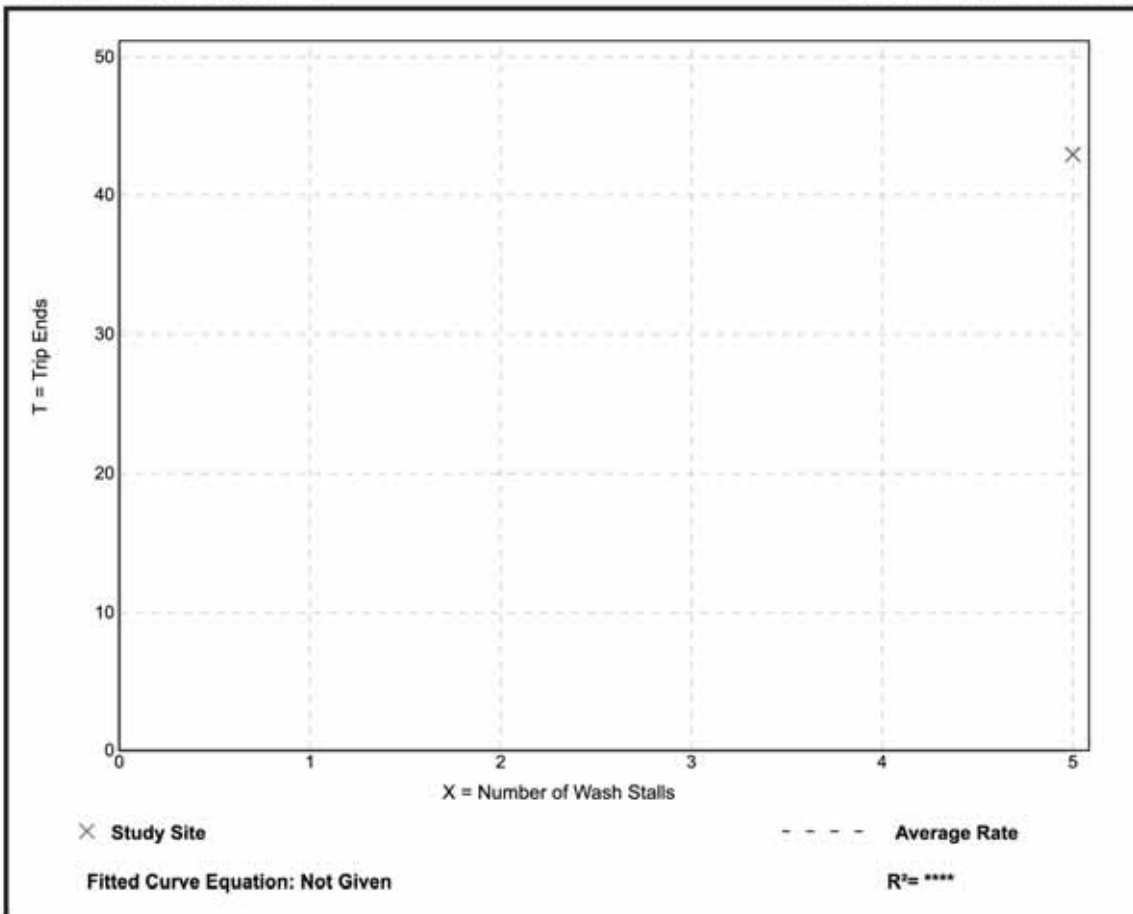
Vehicle Trip Ends vs: Wash Stalls
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 1
 Avg. Num. of Wash Stalls: 5
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Wash Stall

Average Rate	Range of Rates	Standard Deviation
8.60	8.60 - 8.60	*

Data Plot and Equation

Caution – Small Sample Size



Car Wash and Detail Center (949)

Vehicle Trip Ends vs: Wash Stalls
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.

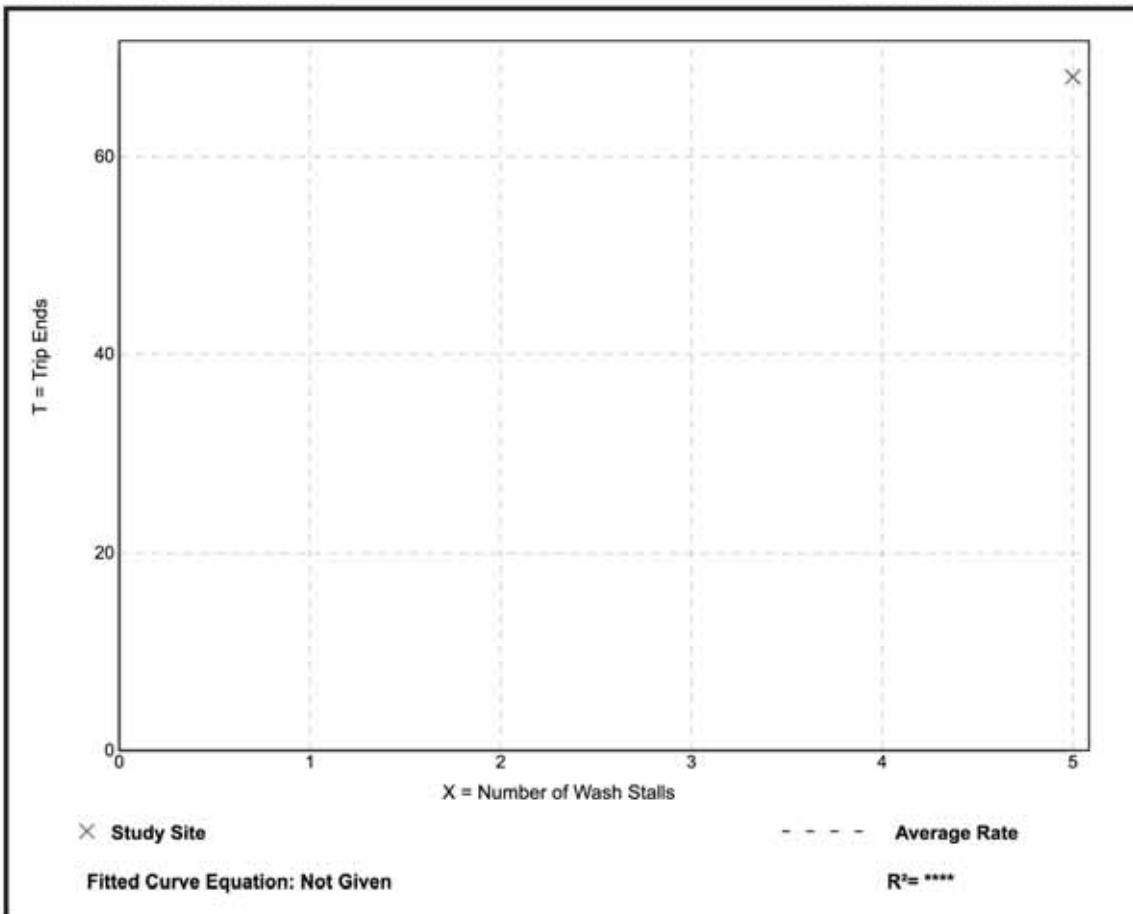
Setting/Location: General Urban/Suburban
 Number of Studies: 1
 Avg. Num. of Wash Stalls: 5
 Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per Wash Stall

Average Rate	Range of Rates	Standard Deviation
13.60	13.60 - 13.60	*

Data Plot and Equation

Caution – Small Sample Size



WEST ENTRANCE

E. 53RD ST POSTED SPEED OVER 40 MPH: USE 70% COLUMN

PEAK HOUR 778 + 137 = 2295
AM 888 + 1293 = 2231
PM 1125 + 1787 = 2912
1010 + 1690 = 2700

8TH MAX HOUR = 55% OF PEAK HOUR

AM 55(2231) = 1,227 1,262
PM 55(2700) = 1,485 1,602
2912

LAKEVIEW

NB

AM PEAK 93 190
PM PEAK 388 189

AM 8TH MAX HOUR = 0.55(93) = 52 105
PM 8TH MAX HOUR = 0.55(388) = 214 104
189

WARRANT 1, Eight-hour Vehicle

CONDITION A Met in PM AT 76% Build-out
A Met in AM AT 76% Build-out

80/105 = 76
80/104 = 76

WARRANT 3 PEAK HOUR

A. PM TWSC DELAY 500.7
6234.35 / Veh = 8.34
60 sec / hr = 103 veh/hr = MET

e 87% 1 Met 8 vehicles
Build-out 2 Met Rt & Lt Turners > 100 hr
100 vph = 5% 3 Met Total entering Traffic = 3,128 > 800
171 vph 3,200

B. Fgna 4C > 40 MPH ON MAJOR STREET

AM / PM AM-PM WARRANT MET e 38% Build-out
95%

80/214 = 38%
100/105 = 95%

PM

100/104 = 95%

EAST ENTRANCE

E. 53rd St.

PEAK HOUR

$$\text{AM } 791 + 1290 = 2,081$$

$$\text{PM } 1069 + 1769 = 2,838$$

8TH MAX HOUR = 55% OF PEAK HOUR

$$\text{AM: } .55(2,081) = 1,145$$

$$\text{PM: } .55(2,838) = 1,561$$

EAST ENTRANCE

NB

AM PEAK 47

PM PEAK 47

$$\text{AM 8TH HR} = 0.55(47) = 26$$

$$\text{PM 8TH HR} = 0.55(47) = 26$$

WARRANT 1, EIGHT-HOUR VEHICULAR

NOT MET $\Rightarrow$ LESS THAN 60 vph

WARRANT 3, PEAK HOUR

NOT MET $\Rightarrow$ LESS THAN 75 vph

WEST ENTRANCE

Right-turn warrants

Per Chapter 6 of the Iowa DOT design manual

$$30 \text{ vph} / 108 \text{ vph at full buildout} = 27\%$$

$\therefore$ @ 27% build out the right-turn is warranted.

LEFT-TURN WARRANT

Per Chapter 6

$$30 \text{ vph} / 86 \text{ vph at full buildout} = 35\%$$

$\therefore$ @ 35% buildout the left-turn lane is warranted

EAST ENTRANCE

Right-turn warrant

30 vph min. ^{AM PM} 25 (23) ACTUAL $\therefore \Rightarrow$ NOT MET

Left-turn warrant

30 vph min. 22 (21) Actual $\therefore$ NOT MET

HCS7 Two-Way Stop-Control Report

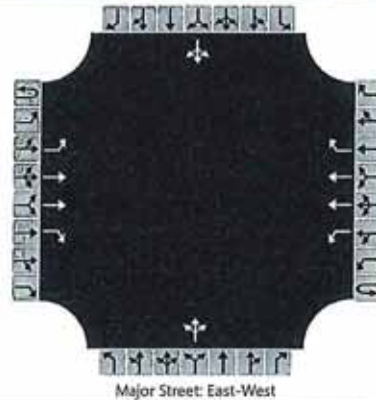
General Information

Analyst	CJS
Agency/Co.	Devenport, IA
Date Performed	5/2/18
Analysis Year	2018
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	Sophie Foster Development

Site Information

Intersection	53rd Street and Lakeview
Jurisdiction	Devenport, IA
East/West Street	E. 53rd Street
North/South Street	Lakeview Pkwy
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

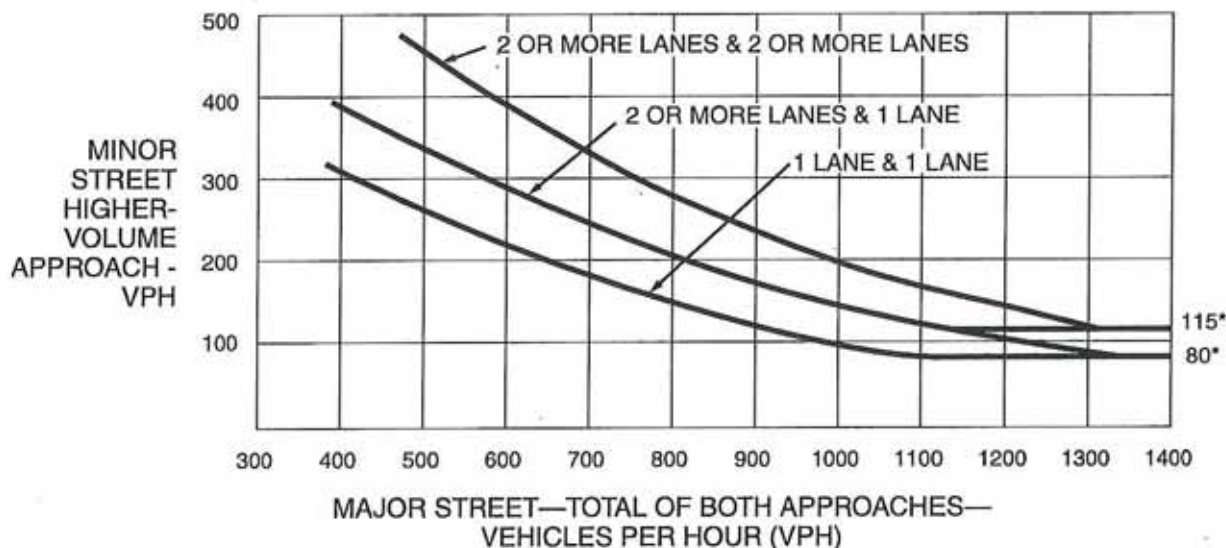
Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	1	0	1	2	1		0	1	0		0	1	0
Configuration		L	T	R		L	T	R			LTR				LTR	
Volume, V (veh/h)		35	987	103		86	1182	49		113	5	71		6	5	25
Percent Heavy Vehicles (%)		1				1				1	1	1		1	1	1
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.12				4.12				7.52	6.52	6.92		7.52	6.52	6.92
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.21				2.21				3.51	4.01	3.31		3.51	4.01	3.31

Delay, Queue Length, and Level of Service

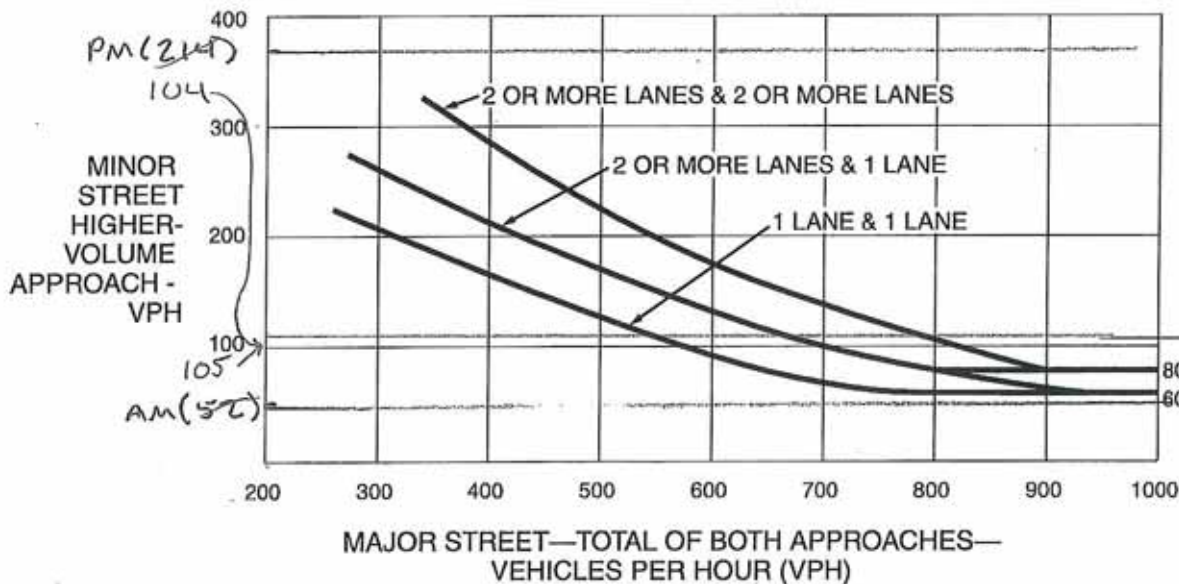
Flow Rate, v (veh/h)		38				93				205				39		
Capacity, c (veh/h)		517				591				108				81		
v/c Ratio		0.07				0.16				1.89				0.48		
95% Queue Length, Q ₉₅ (veh)		0.2				0.6				16.7				2.0		
Control Delay (s/veh)		12.5				12.2				500.7				85.5		
Level of Service, LOS		B				B				F				F		
Approach Delay (s/veh)	0.4				0.8				500.7				85.5			
Approach LOS									F				F			

Figure 4C-1. Warrant 2, Four-Hour Vehicular Volume

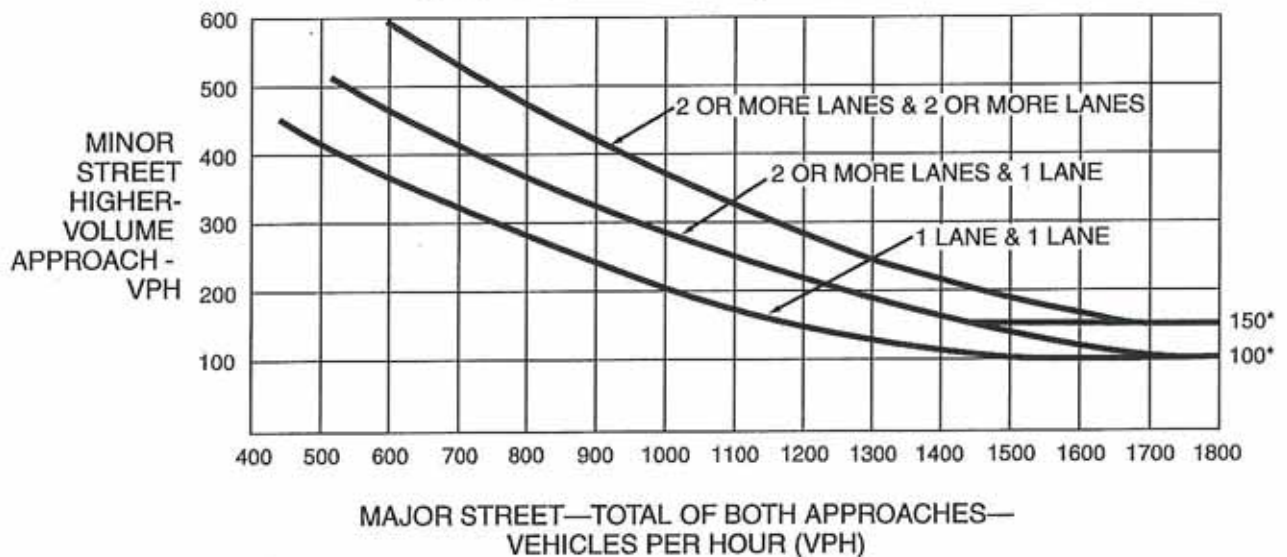
*Note: 115 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor-street approach with one lane.

Figure 4C-2. Warrant 2, Four-Hour Vehicular Volume (70% Factor)

(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET)



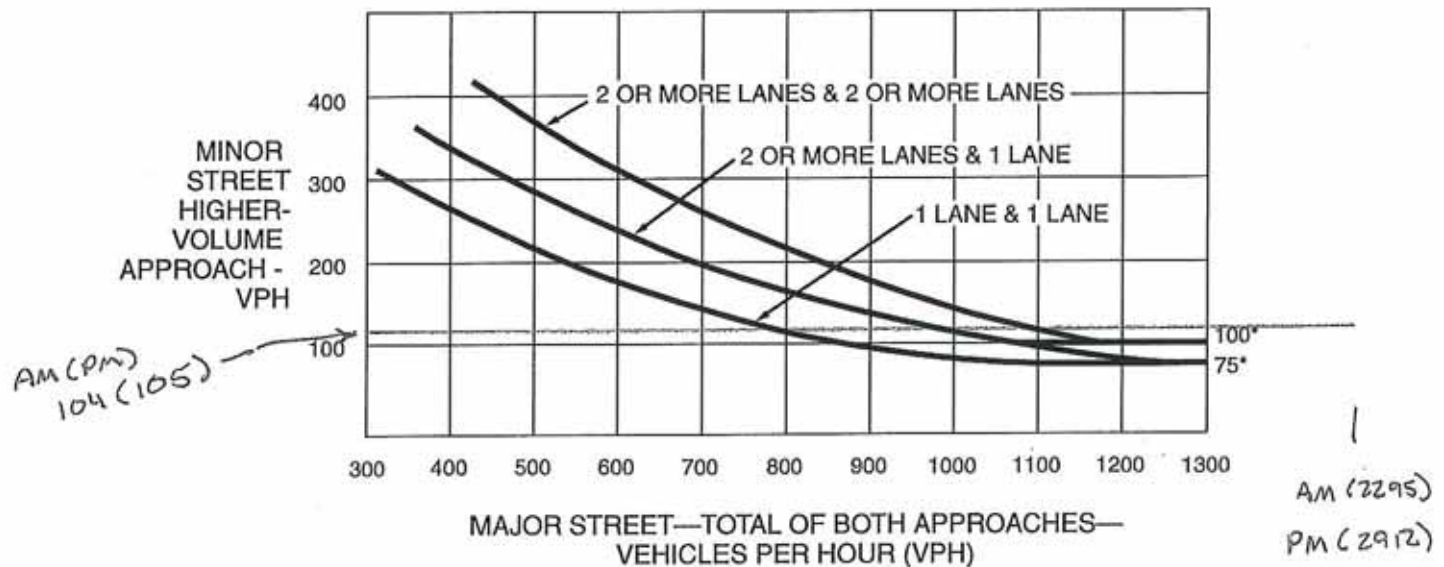
*Note: 80 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 60 vph applies as the lower threshold volume for a minor-street approach with one lane.

Figure 4C-3. Warrant 3, Peak Hour

*Note: 150 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 100 vph applies as the lower threshold volume for a minor-street approach with one lane.

Figure 4C-4. Warrant 3, Peak Hour (70% Factor)

(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET)



*Note: 100 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor-street approach with one lane.



Four-Lane Expressway Turn Lanes

Design Manual
Chapter 6
Geometric Design

Originally Issued: 01-04-02
Revised: 06-18-04

This section discusses warrants and design for four-lane expressway turn lanes for both existing intersections and intersections that are in the design process. The warrants apply to unsignalized intersections located in rural areas with stop control on the side road and mainline operating speeds of 55 mph or higher. These warrants should not be used at urban intersections, intersections on transitional highways (where speeds are slowing down or speeding up as a rural roadway transitions to or from an urban or more congested environment), or at signalized intersections.

Turn lanes function to maintain smooth mainline traffic flow and facilitate turning movements. Thus both turning and mainline traffic are involved in the warranting process and should be considered in the design of turn lanes. Since each intersection is unique, the warrants and designs discussed in this section should be regarded as guidelines rather than rules. The designer will need to examine each intersection carefully to determine when turn lanes are warranted and, if so, the appropriate design.

Right Turn Lanes

When a right turn lane is warranted, it should be designed as a deceleration lane, see Figure 1, rather than a storage lane, and should normally be designed as a parallel lane.

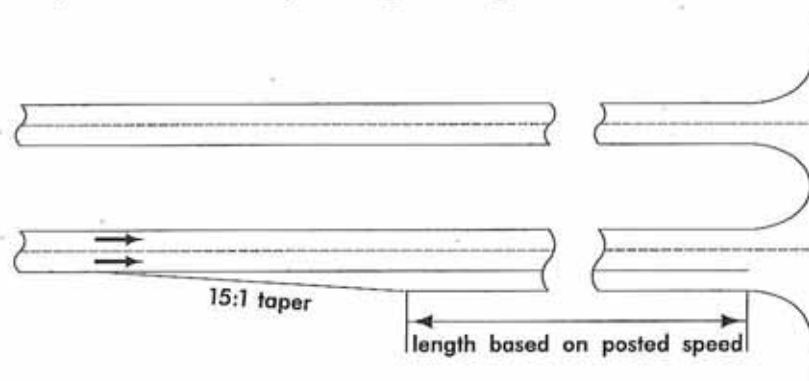


Figure 1: Deceleration right turn lane.

Right Turn Lane Warrants

The basic guidelines for when right turn lanes are warranted involve turning and approach (mainline) volume, and intersection location.

Turning and approach volumes

A right turn lane may be warranted if right turning traffic flow rate is greater than 30 vehicles per hour measured over a minimum of 15 minutes and either:

- approach volume is greater than 400 vehicles per hour, or
- approach truck traffic volume is greater than 20 vehicles per hour.

WEST ENTRANCE
Exhibit E
AM (PM)
08 (103) MET
EAST ENTRANCE
AM (PM)
25 (23)
NOT MET

Intersection location

Intersection location may warrant a right turn lane even if turning and approach volumes don't. Local observations in the past have indicated that at some intersections on four-lane expressways within 5 miles (8 kilometers) of some urban areas with a population of 20,000 or greater, drivers have used the granular shoulders as right turn lanes. Therefore, areas similar to these should seriously be considered for right turn lanes even if volume warrants are not met.

Right turn lanes should be provided at all school locations regardless of turning and approach volumes. Other locations where right turn lanes may be judged to be warranted by the Project Management Team (PMT) include main entrances for towns, shopping areas, housing developments, attraction locations such as recreational areas, and locations that would have special users such as truck traffic or campers. Special attention should be given to intersections serving locations that attract elderly drivers such as drug stores, grocery stores, retirement developments, medical facilities, nursing homes, etc. Intersections with paved side roads should also be considered for right turn lanes.

Right Turn Lane Design

Right turn lanes should be designed as deceleration lanes with a 15:1 taper. The length of the parallel portion of the deceleration lane will normally depend on posted mainline speed and return radius. The posted mainline speed is used as the design speed for the parallel portion of the turn lane. Geometric design of an intersection determines the return radius. If a compound curve is used for the return radius, use the smallest of the radii for determining deceleration lane length. For example, given a mainline posted speed of 65 mph (110 km/h) and a turning radius of 90 feet (25 meters), the length of the parallel portion of the deceleration lane should be 520 feet (170 meters). This was determined in the following manner. The posted mainline speed is 65 mph (110 km/h) and this is used as the design speed for the parallel portion of the deceleration lane. Using Table 2 in Section 6A-1 of this manual, a 90-foot (25-meter) radius with a 65 mph (110 km/h) design speed corresponds to a 520-foot (170-meter) deceleration lane length. The length of the lane may need to be adjusted for grade, see Table 3 in Section 6A-1 of this manual.

To assist drivers on a sideroad determine the proper stopping point at an intersection, stop sign islands are placed at all paved sideroad approaches unless the sideroad ADT is less than 100 vpd, in which case an island is optional.

Offset Right Turn Lanes

When right turn lane warrants are met, offset (tapered) lanes, see Figure 2, may be considered in areas where sightline difficulties may occur, such as:

- at the base of a long or steep decline (grade = 5% or larger) or
- at the crest of a hill with a minimum K value.

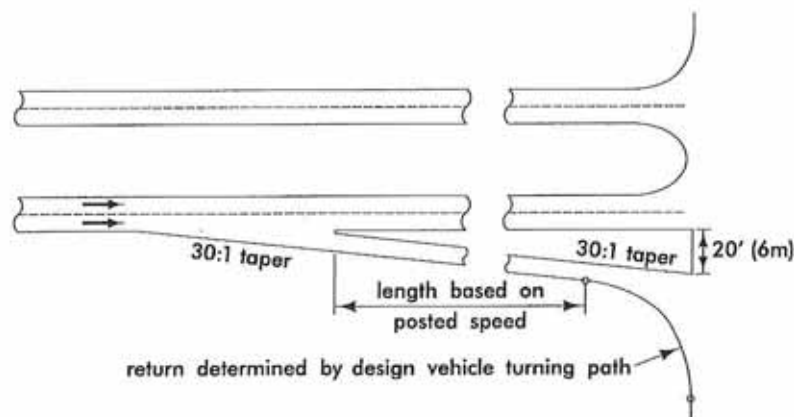


Figure 2: Offset right turn lane

Left Turn Lanes

Left turn lanes provide storage in the median for left-turning vehicles, or when warranted, deceleration outside of the through traffic lanes for left-turning vehicles. All Type "A" and high volume Type "B" entrances should have left turn lanes provided, see Section 3E-2 of this manual. If a left turn deceleration is not warranted, a left turn storage lane should be provided. Normally, left turn lanes are designed as parallel lanes.

Left Turn Deceleration Lane Warrants

The basic guidelines for when left turn deceleration lanes are warranted involve mainline turning and approach volume, and intersection location.

Turning and approach volume

A left turn deceleration lane may be warranted if left turning traffic flow rate is greater than 30 vehicles per hour measured over a minimum of 15 minutes and either:

- approach volume is greater than 400 vehicles per hour, or
- approach truck traffic volume is greater than 40 vehicles per hour.

Intersection location

Intersection location may warrant a left turn deceleration lane even if turning and approach volumes do not. To improve operational efficiency, left turn deceleration lanes should be considered for intersections located within approximately 5 miles (8 kilometers) of an urban area with a population of 20,000 or greater. Other locations where left turn deceleration lanes may be judged to be warranted by the PMT include schools, main entrances for towns, shopping areas, housing developments, attraction locations such as recreational areas, and locations that would have special users such as truck traffic or campers. Special attention should be given to intersections serving locations that attract elderly drivers such as drug stores, grocery stores, retirement developments, medical facilities, nursing homes, etc.

Left Turn Lane Design

Left turn storage lanes

Left turn storage lanes, see Figure 3, should be designed with a 10:1 taper. Turning volume determines left turn storage lane length (see Figure 2 in Section 6A-1 of this manual), but a minimum length of 150 feet (45 meters) is required.

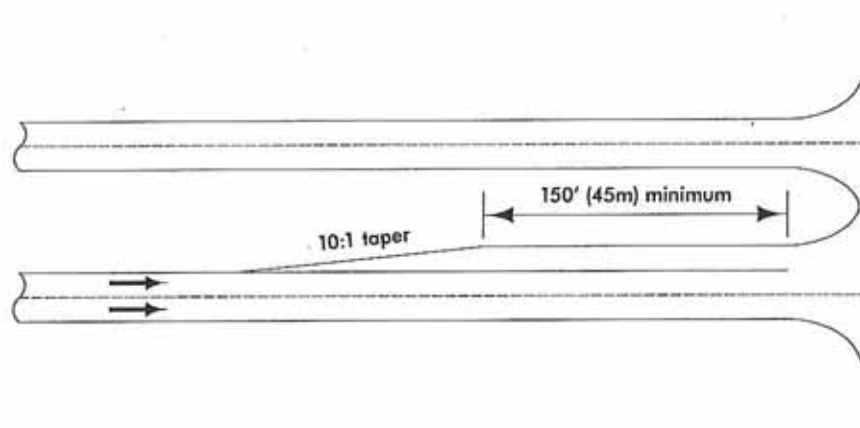


Figure 3: Left turn storage lane.

Left turn deceleration lanes

Left turn deceleration lanes, see Figure 4, should be designed with a 15:1 taper. The length of the parallel portion of a deceleration lane is determined using the posted mainline speed and a stop condition. Exhibit 10-73 in *A Policy on Geometric Design of Highways and Streets* (2001) provides deceleration lengths for various highway design speeds. For example, given a posted mainline speed of 65 mph (110 km/h) and using a stop condition the parallel portion of a left turn deceleration lane should be 570 feet (180 meters). This was determined by using the posted mainline speed of 65 mph (110 km/h) as the highway design speed in Exhibit 10-73 and finding the deceleration length that corresponds with a stop condition. The length of the lane may need to be adjusted for grade, see Table 3 in Section 6A-1 of this manual.

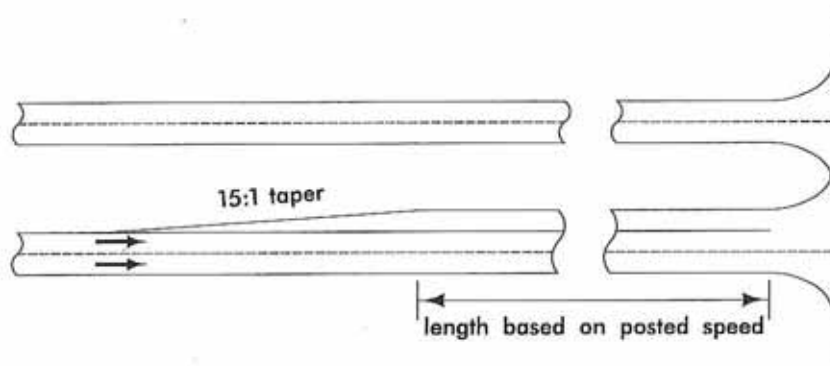


Figure 4: Left turn deceleration lane.

Offset Left Turn Lanes

The use of offset (tapered) left turn lanes should be limited on rural intersections. They should be considered only if:

- traffic signals will likely be installed or
- opposing left-turning vehicles create a significant sight distance problem.

If offset lanes are used, the median width should be reduced to 30 feet (9 meters), as shown in Figure 5. Potential median drainage issues should be addressed before offset turn lanes are incorporated.

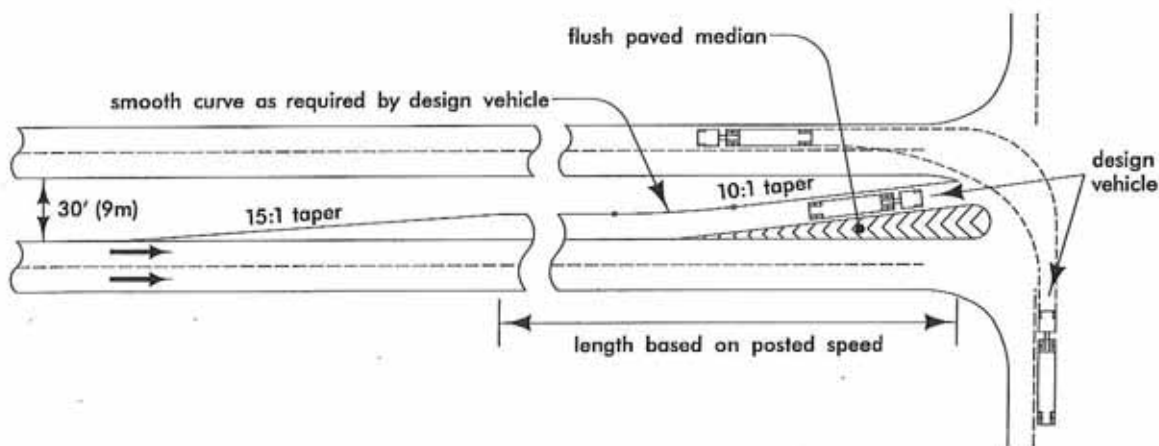


Figure 5: Offset left turn lane.

The rezoning is to allow commercial development. The rezoning has the following special conditions:

1. That the Proposed Future Land Use Map of the Comprehensive Plan be amended to show a node of NC, Neighborhood Commercial, along 53rd street.
2. That prior to or in conjunction with the first final development plan, preliminary or final plat the developer shall submit to the Engineering Division and/or the Natural Resources Division of the Public Works Department the following:
 - stormwater calculations for the entire 38 acre parcel based on full development;
 - if required, plans for and designs of stormwater retention facilities based on the capture (retention) of the first one & one-half (1-1/2) inch of rainfall utilizing best management practices as per the Iowa Stormwater Management Manual, or with assistance from the Natural Resources Division of Public Works;
 - sanitary sewer design flows which must conform to the limits of the Davenport/Bettendorf agreement;
 - construction plans for public streets, storm sewers and sanitary sewers;
 - plans for the intersection improvements for Lakeview Parkway and East 53rd Street including but not limited to turn lanes, signalization and right-o-way dedication as determined by the City's Traffic Engineer;
3. That prior to any site clearance, grading or any permits being issued for any portion of the 38 acres parcel, the developer shall submit for review and approval to the Natural Resources Division of the Public Works Department grading, drainage and erosion control plans along with a copy of the developer's NPDES General Permit No. 2;
4. That with each final development plan, preliminary or final plat provision be made for the dedication of right-of-way for: the easterly extension of East 51st Street to Hawk Drive; the northerly extension of Eastbury Estates Drive to East 51st Street; the southerly extension of Lakeview Parkway to East 51st Street; and a northerly connection from East 51st Street to the northerly development site. Review of this connection and any necessary traffic calming measures shall be done in conjunction with the review and approval of the associated development plan or subdivision platting. With the exception of Lakeview Parkway abutting the entrances to the commercial area the street pavement width will be the allowed minimum of 27 feet for the residential areas;
5. That infiltration practices similar to those required for the development be utilized with and along the proposed streets both with the commercial and residential portion of the development should used in the right of way of the new paving on East 51st Street, Eastbury Estates Drive, Lakeview Parkway, and the center of the cul-de-sacs off of East 51st Street.
6. That proposed uses be limited to professional offices and residential uses;
7. That building height restrictions be reviewed at the development plan phase with lower height building (step-down) being located along the perimeter of the development area;
8. That the impervious surface of the development be restricted to no more than fifty percent coverage (equates to a Class VI office land use according to Section 17.56.040 of the Davenport City Code entitled "Site Plans – Table of Land Use Intensity";
9. That at minimum, a buffer yard of fifty feet containing an undulating five to six foot berm be established along and within the commercially zoned area and that this buffer yard be developed with plantings similar in number to a Class "E" buffer as shown in Chapter

- 17.56.040 of the Davenport City Code entitled Site Plans – Table of Bufferyard Requirements". This buffer yard and berm shall be established upon approval of the rezoning request by City Council and prior to any final development plan request;
10. That with a reduction in the detention facilities due to required retention and bio-infiltration, these areas devoted for detention should be designed as amenities to the existing residential and proposed residential/commercial areas. These areas should be developed for dual use and contain passive and possibly active recreation uses.
 11. Development shall be subject to the requirements of Chapter 17.41 and 17.56 of the Davenport Municipal Code entitled "HCOD Highway Corridor Overlay District" and "Site Plans.
 12. 275 foot building set back line on both the east and west boundaries on the PDD (no buildings allowed in setback area for both east and west side setbacks other than residential lots on west side i.e., houses to be built on residential lots).
 13. A maximum of six buildings on the PDD.
 14. A maximum commercial foot print 160,000 square feet on the PDD.
 15. A maximum commercial total square feet of 240,000 square feet on the PDD.
 16. A maximum of two story height on the commercial buildings.
 17. An effective tree line/berm buffering both existing residential lots on both Dove Ct and Lakeview Parkway located as shown by attached drawing.
 18. Residential lots where possible along Lakeview Parkway (7 lots) drainage areas to remain open for water detention.
 19. Any commercial buildings located on the approximate southerly 40% of the PDD area can be no higher than one story above finished grade on the interior face per the attached drawing with the line indicating the restriction.
 20. A tree line is required but is delayed and is subject to an amendment by an approved landscaping plan to provide a visual barrier between the lots along 51st Street and the PPD area with the berms. The intent of the parties is to assure a visual barrier even if the residential lots north side of 51st are never developed. Said landscaping plan would be required to be submitted at the time of final building review for the proposed commercial buildings.
 21. The lot located in the Northwest corner of the subject property, which is designated as green space in the development plan, shall be utilized only as green space by Petitioner or any purchaser or successor in interest to Petitioner now and at any time in the future. The development of this lot with buildings, parking lots, or habitable structures of any kind is expressly prohibited. Notwithstanding the foregoing, Petitioner or its successors in interest shall be allowed to erect entry signage or related improvements on the lots, consistent with customary practice and subject to compliance with all applicable City rules, permits, and standards.

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.

1. That prior to or in conjunction with the first final development plan, preliminary or final plat the developer shall submit to the Engineering Division and/or the Natural Resources Division of the Public Works Department the following:
 - a. stormwater calculations for the entire 38 acre parcel based on full development;
 - b. plans for and designs of the stormwater detention facilities;
 - c. plans for and designs of stormwater retention facilities based on the capture (retention) of the first one (1) inch of rainfall (utilizing best management practices);
 - d. sanitary sewer design flows which must conform to the limits of the Davenport/Bettendorf agreement;
 - e. construction plans for public streets, storm sewers and sanitary sewers;
 - f. plans for the intersection improvements for Lakeview Parkway and East 53rd Street including but not limited to turn lanes, signalization and right-of-way dedication as determined by the City's Traffic Engineer;
2. That prior to any site clearance, grading or any permits being issued for any portion of the 38 acres parcel, the developer shall submit for review and approval to the Natural Resources Division of the Public Works Department grading, drainage and erosion control plans along with a copy of the developer's NPDES General Permit No. 2;
3. That with each final development plan, preliminary or final plat provision be made for the dedication of right-of-way for: the easterly extension of East 51st Street to Hawk Drive; the northerly extension of Eastbury Estates Drive to East 51st Street; the southerly extension of Lakeview Parkway to East 51st Street; and a northerly connection from East 51st Street to the northerly development site. Review of this connection and any necessary traffic calming measures shall be done in conjunction with the review and approval of the associated development plan or subdivision platting;
4. That at least fifty percent of the residential development be single family detached housing and said detached housing be located abutting the existing single family development.

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

January 26, 2011

Second Consideration

January 26, 2011



City of Davenport

Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com

**NOTICE
PUBLIC HEARING
TUESDAY, JULY 17, 2018, 5:00 PM
CITY OF DAVENPORT PLAN AND ZONING COMMISSION
CITY HALL, 226 WEST 4TH STREET, DAVENPORT, IOWA 52801**

Please be aware of possible zoning changes that may impact your property or neighborhood.

Case No. REZ18-10: Request by Jessica Tuttle, Thompson Thrift Development Company, to rezone 24.27 acres, more or less, of property located south of East 53rd Street and west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to R-5M(PUD) (Medium Density Dwelling District Planned Unit Development) [Ward 6](See map of the affected property on reverse side of this notice).

If successful, this rezoning could result in the construction of an approximately 294 unit apartment development.

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If you have any questions regarding the proposal, please contact the Community Planning Division.

Case No. REZ18-10

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-10

I/we BRIAN & DENISE BERTSON who own property located at (be specific as possible)
5136 HAMILTON ST. DAVENPORT, IA 52807

Hereby protest the proposed: REZ18-10

Signed:

[Signature]

Denise Bertson

Date:

17 JUL 18

Please return this form to the email address above or mail/drop off at CPED, 226 West 4th Street, Davenport, IA 52801



City of Davenport

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EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

Please fill out and return this form if you elect the protest the proposed Rezoning Case No. REZ18-10

I/we David & Stephanie Cleveland who own property located at (be specific as possible)
5027 Hamilton Dr. Davenport IA 52807

Hereby protest the proposed: REZ18-10

Signed: Stephanie Cleveland

Date: 7-9-18

Please return this form to the email address above or mail/drop off at CPED, 226 West 4th Street, Davenport, IA 52801



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EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-10

☒ Jimmie & Mary Clifford who own property located at (be specific as possible)
4530 East 49th Court
Davenport, IA 52807

Hereby protest the proposed: REZ18-10

Signed:

Jimmie Clifford

Mary M. Clifford

Date:

10 July 2018

Please return this form to the email address above or mail/drop off at CPED, 226 West 4th Street, Davenport, IA 52801



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Case No. REZ18-10

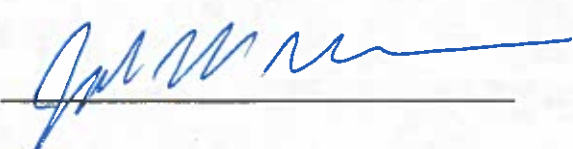
EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-10

I/we Andrew + Julia Galvan who own property located at (be specific as possible)
4649 E 49th Ct, Davenport, IA

Hereby protest the proposed: REZ18-10

Signed:  

Date: 10-July-2018

Please return this form to the email address above or mail/drop off at CPED, 226 West 4th Street, Davenport, IA 52801

Rusnak, Ryan

From: Jo Go <jgosn22@gmail.com>
Sent: Tuesday, July 17, 2018 8:11 AM
To: Planning Division – CPED
Subject: REZ18-10

I Josh Gosnell who own property located at 5035 Hamilton Drive adjacent and due west of the proposed rezoning parcel Hereby protest the proposed: REZ18-10.

Josh Gosnell
7/17/2018

5035 Hamilton Drive
Davenport, IA 52807
563-320-7365



**NOTICE
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Case No. REZ18-10

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-10

I/we Grampp Realty who own property located at (be specific as possible)
4760 E 49th Ave Davenport, IA 52807

Hereby protest the proposed: REZ18-10

Signed: J.V. Grampp

Date: July 9, 2018

Please return this form to the email address above or mail/drop off at CPED, 226 West 4th Street, Davenport, IA 52801



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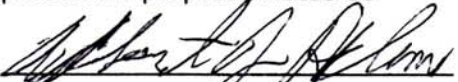
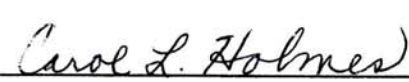
Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-10

I/we Albert J + Carol L Holmes who own property located at (be specific as possible)

4919 HAMILTON DR, DAVENPORT 52807

DIST/PARCEL NO916B08

Hereby protest the proposed: REZ18-10

Signed:  

Date: 7-16-18

Please return this form to the email address above or mail/drop off at CPED, 226 West 4th Street, Davenport, IA 52801

Rusnak, Ryan

From: clholmes49@aol.com
Sent: Monday, July 16, 2018 1:31 PM
To: Planning Division – CPED
Subject: rezoning protest
Attachments: img012.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Attached is our signed form to protest the proposed Rezoning Case No. REZ18-10.

In addition, there are a few points we would like to express.

1. A creek runs between the west side of the proposed rezone and along the east side of homes along Hamilton Drive. Usually this creek, known as Stafford Creek, is dry or just a trickle. However, in a heavy downpour, that docile creek turns into at least 40 feet wide of raging water. Building nearly 300 apartments in the rezone area will create more runoff and could potentially flood homes in the area.
2. Apartments in that area will negatively effect property values.
3. From the map sent to us, it is not clear as to how traffic will access the proposed apartment complex. Running them through the current residential streets will cause safety and congestion concerns.
4. That number of apartments will generate a large amount of trash, etc. which will necessitate industrial dumpsters. Those dumpsters will cause considerable noise and odor.
5. Building nearly 300 apartments bordered by all residential homes is not the best use of the land. Single family homes and/or stand alone villas/condos would certainly fit better with the neighborhoods.

Thank you in advance for considering these points before making a decision.
Carol & A. John Holmes



City of Davenport

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Case No. REZ18-10

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-10

I/we James T. Hughes who own property located at (be specific as possible)
5143 Hamilton Ct
Davenport IA 52807

Hereby protest the proposed: REZ18-10

Signed: James T. Hughes

Date: 7/9/2018

Please return this form to the email address above or mail/drop off at CPED, 226 West 4th Street, Davenport, IA 52801



City of Davenport

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EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

Please fill out and return this form if you elect the protest the proposed Rezoning Case No. REZ18-10

I/we Scott & Lori Hughes who own property located at (be specific as possible)
5129 Hamilton Ct. Davenport IA 52807

Hereby protest the proposed: REZ18-10

Signed: _____

Date: _____

July 10, 2018

Please return this form to the email address above or mail/drop off at CPED, 226 West 4th Street, Davenport, IA 52801



City of Davenport

I/we Brent & Sara Husser who own property located at (be specific as possible)

4550 E 49 Ct. Davenport IA 52807

Hereby protest the proposed: REZ18-10

Signed:

Sara Husser

Brent Husser

Date:

7-9-18

Please return this form to the email address above or mail/drop off at CPED, 226 West 4th Street, Davenport, IA 52801

* You need to listen to us lifelong residents instead of some out of town developer!



City of Davenport

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EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

Please fill out and return this form if you elect the protest the proposed Rezoning Case No. REZ18-10

I/we Ken & Courtney Legendre who own property located at (be specific as possible)
5128 Hamilton Ct Davenport IA 52807

Hereby protest the proposed: REZ18-10

Signed: C Legendre

[Signature]

Date: 7/8/18

Please return this form to the email address above or mail/drop off at CPED, 226 West 4th Street, Davenport, IA 52801

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-10

I/we Jim & Sue Long who own property located at (be specific as possible)

@ 4996 DOVE CT BETTENDORF 52722 - THIS AREA SHOULD
HAVE HOUSES THE SAME AS ON 3 SIDES OF IT

Hereby protest the proposed: REZ18-10

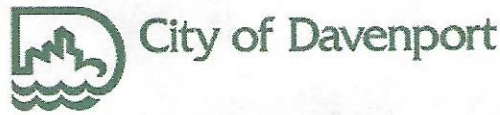
Signed:

Jim Long Sue Long

Date:

7-8-2018

Please return this form to the email address above or mail/drop off at CPED, 226 West 4th Street, Davenport, IA 52801



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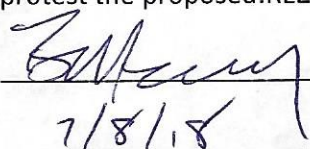
EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

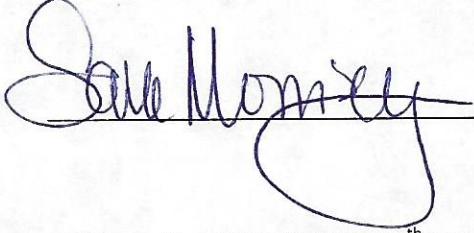
Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-10

I/we BRIAN & SARA MORRISSEY who own property located at (be specific as possible)
5137 HAMILTON CT DAVENPORT IA 52807

Hereby protest the proposed: REZ18-10

Signed: 

Date: 7/8/18



Please return this form to the email address above or mail/drop off at CPED, 226 West 4th Street, Davenport, IA 52801



City of Davenport

Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com

**NOTICE
PUBLIC HEARING**

**TUESDAY, JULY 17, 2018, 5:00 PM
CITY OF DAVENPORT PLAN AND ZONING COMMISSION
CITY HALL, 226 WEST 4TH STREET, DAVENPORT, IOWA 52801**

Please be aware of possible zoning changes that may impact your property or neighborhood.

Case No. REZ18-11: Request by Kevin Koellner, Build to Suit, Inc. to rezone 14.48 acres, more or less, of property located south of East 53rd Street west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to all PDD with a new Land Use Plan [Ward 6]

If successful, this rezoning could result in the construction retail and office development.

A public hearing will be held on the matter by the Plan and Zoning Commission at the location, date and time listed above. At the public hearing, the Commission will hear comments for and against the proposal, and field questions. As a property owner within 200 feet of the proposed rezoning, you have the opportunity to formally protest the action. To do so, please fill out and return the form below. You may also send an email to the Community Planning Division Staff, and your protest will be registered.

If you have any questions regarding the proposal, please contact the Community Planning Division.

Case No. REZ18-11

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-11

I/we Brian & Sara Morrissey who own property located at (be specific as possible)
5137 Hamilton Court, Davenport, IA 52807

Hereby protest the proposed: REZ18-11

Signed: Brian Morrissey

Date: 7/8/18

Sara Morrissey

Please return this form to the email address above or mail/drop off at CPED, 226 West 4th Street, Davenport, IA 52801

I/we David + Julie Sheets who own property located at (be specific as possible)

5105 Hamilton Court

Davenport, IA 52807

Hereby protest the proposed: REZ18-10

Signed: David Sheets

Julie Sheets

Date : 7/9/18

Please return this form to the email address above or mail/drop off at CPED, 226 West 4th Street, Davenport, IA 52801

Rusnak, Ryan

From: David Sheets <wx4sheets@q.com>
Sent: Wednesday, July 25, 2018 11:28 AM
To: Planning Division – CPED
Cc: Clewell, Rich
Subject: Comments and Concerns on REZ18-10

Sirs,

I originally sent this to Mr Flynn, but received an auto response stating that he would be on vacation through the 30th.

Thus, I am passing this along to your department. Please ensure it is recorded and distributed to the appropriate people.

Thanks,

David Sheets

Mr Flynn,

I was unable to attend the Planning and Zoning Meeting on July 17th regarding rezoning request REZ18-10 and wanted to pass along my comments and concerns regarding this proposed rezoning. My wife and I have already submitted our formal protest vote.

My address is 5105 Hamilton Court, which is on the west end of the field on the corner of 51st and Hamilton Court, where my family and I have lived for 17 years. I attended the previous neighborhood meetings and was heavily involved in the rezoning that took place back in 2010.

Here are my concerns:

1) A compromise was already made in the 2010 rezoning that was a mutual agreement between the neighbors, landowner and city. Many of the same issues addressed then are now being readdressed. What has changed many have asked? Here are some of the changes that further negate this proposed

-Traffic has dramatically increased and will continue to increase as Bettendorf continues to develop and add both single family and multiple family housing to the east. This is the only major route to I-74 from this side of town and the new Veterans Memorial Parkway does not connect with I-74. Many of the residents to the east utilize I-74 for their daily commute. As your more recent studies should show, traffic is already beyond capacity and additional travel lanes on 53rd will be needed in this area. There is grid lock from here westward during the peak morning and afternoon/evening hours. Additional stoplights exiting the proposed development would extend this gridlock past Amesbury, our primary entry point to this neighborhood, impacting public safety and property values.

-Schools: The neighborhood schools already have waiting lists due to the changing demographic in this area and new students now have to be bused or driven to distant schools. Watermark's presentation stated that the number of students per 100 units in apartments is lower than 100 units of single family developments, which

makes sense. However, this lot would not contain anywhere close to 100 residential units if developed as originally planned. Thus, this rezoning and development would add more students into the system.

2) Property Values/Development as Neighbors:

-**The statistics** referencing increased property values (of single family next to mutli-family units) in the developer's presentation were based on national studies carried out 20 years ago and not relevant to this region or neighborhood. I am concerned property values will drop due to this development.

-**Track Record:** Of the roughly 30 Watermark developments around the country, referenced in their supplied material, none of them were similar to this proposed development. Only a few were bordered by existing neighborhoods and of those, all were sited only along one edge of the development. Most were developed in commercial areas or bordered by large, sparse suburban lots. This proposed development would have 3 sides of established neighborhoods. With no similar development, there is no way to predict the impact this development would have on existing neighborhoods or property values.

3) Siting Issues

- **Site Terrain:** This lot is sloped, quite heavily up against existing neighborhoods, especially to the west. The development plan would require moving massive amounts of earth, and lead to excessively steeped terrain behind existing properties. The proposed drainage area on the west, and especially northwest edge of the lot is on an existing 15 foot plus ridge built into neighboring backyards. Creating drainage ponds at this site would require abrupt, unsafe, drop-offs behind existing lots.
- **Aspect:** Because of the site's unique slopes, units on this site would tower over neighbors to the west, even with the proposed 140 ft setback. The nearly 35 foot tall units, set atop a hill east of my home would tower over my back yard. The only respectable way to develop this portion of the site would be to have single story units as a buffer zone. Because of the terrain and building heights, it would not be possible to screen the proposed development using fencing or vegetation.
- **Storm Drainage:** These issues were discussed extensively in the previous rezoning meetings. I understand this site is required to hold something like a 100 year rainfall and discharge at a 2 year rate. Having measured rain at this site for 17 years, I have seen many 2 to 3 inch rainfalls in less than 3 hours on several occasions and witnessed the runoff from the existing permeable farm field. On several instances, I have witnessed the storm drains become overwhelmed, resulting in overland runoff along the flood easement zone along my east property line. I would ask that the engineers consider updated point precipitation frequency estimates, as referenced in NOAA Atlas 14, to ensure that the drainage plan is compatible.

Sincerely,

David Sheets

I/we Steve + Jan Slade who own property located at (be specific as possible)
4956 Dove Ct, Bettendorf, IA 52722

Hereby protest the proposed: REZ18-10

Signed: Steve Slade Jan Slade

Date: 7/18/18

Please return this form to the email address above or mail/drop off at CPED, 226 West 4th Street, Davenport, IA 52801



City of Davenport

Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
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**NOTICE
PUBLIC HEARING**

**TUESDAY, JULY 17, 2018, 5:00 PM
CITY OF DAVENPORT PLAN AND ZONING COMMISSION
CITY HALL, 226 WEST 4TH STREET, DAVENPORT, IOWA 52801**

Please be aware of possible zoning changes that may impact your property or neighborhood.

Case No. REZ18-10: Request by Jessica Tuttle, Thompson Thrift Development Company, to rezone 24.27 acres, more or less, of property located south of East 53rd Street and west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to R-5M(PUD) (Medium Density Dwelling District Planned Unit Development) [Ward 6](See map of the affected property on reverse side of this notice).

If successful, this rezoning could result in the construction of an approximately 294 unit apartment development.

A public hearing will be held on the matter by the Plan and Zoning Commission at the location, date and time listed above. At the public hearing, the Commission will hear comments for and against the proposal, and field questions. As a property owner within 200 feet of the proposed rezoning, you have the opportunity to formally protest the action. To do so, please fill out and return the form below. You may also send an email to the Community Planning Division Staff, and your protest will be registered.

If you have any questions regarding the proposal, please contact the Community Planning Division.

Case No. REZ18-10

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-10

I/we Janel Stout who own property located at (be specific as possible)

5034 Hamilton Dr.

Dav, IA 52807

Hereby protest the proposed: REZ18-10

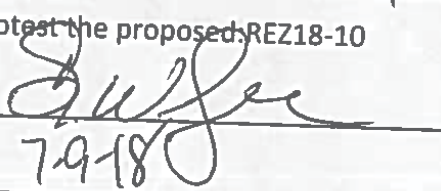
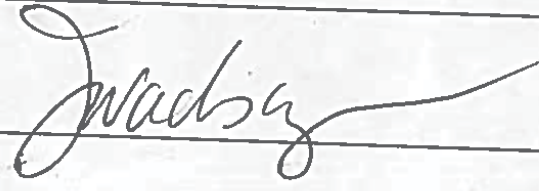
Signed: Janel Stout

Date: 7/12/18

Please return this form to the email address above or mail/drop off at CPED, 226 West 4th Street, Davenport, IA 52801

I/we Scott + Janet Wadsager who own property located at (be specific as possible)
4610 E. 49th Cr
Davenport IA 52807

Hereby protest the proposed REZ18-10

Signed:  

Date: 7-9-18

Please return this form to the email address above or mail/drop off at CPED, 226 West 4th Street, Davenport, IA 52801

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-10

I/we Brian & Valerie Wales who own property located at (be specific as possible)
4835 E 49th Ave
Davenport, IA 52817

Hereby protest the proposed: REZ18-10

Signed:

Brian Wales

Valerie Wales

Date:

7/8/18

Please return this form to the email address above or mail/drop off at CPED, 226 West 4th Street, Davenport, IA 52801

I/we Barry & Kristin Winkler who own property located at (be specific as possible)

4978 Dove Ct Bettendorf IA 52722

which borders ~~the~~ the property subject to this rezoning request

Hereby protest the proposed: REZ18-10

Signed: Barry Winkler

Kristin A Winkler

Date: 7/8/18

Please return this form to the email address above or mail/drop off at CPED, 226 West 4th Street, Davenport, IA 52801

From: [Barry Winkler](#)
To: [Planning Division – CPED](#)
Subject: Case No. REZ18-10
Date: Sunday, July 08, 2018 1:05:29 PM

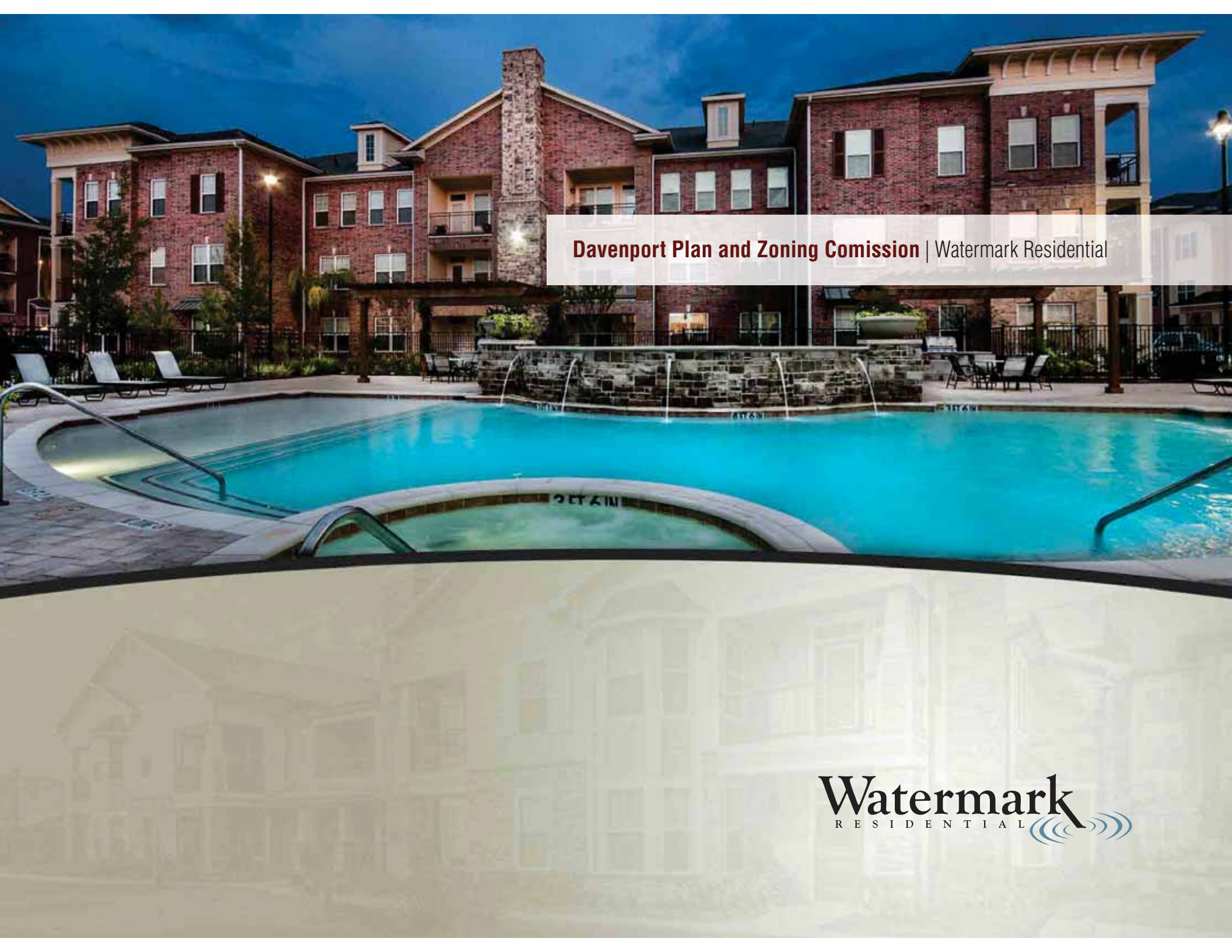
To the Community Planning Division:

I am formally submitting my protest to the proposed rezoning of the property located south of 53rd St. and west of the Bettendorf city border. My property is adjacent to this property and would have a negative impact on the value and enjoyment of my home.

Thanks,

Barry Winkler

4978 Dove Ct
Bettendorf IA 52722



Davenport Plan and Zoning Comission | Watermark Residential

Watermark
RESIDENTIAL

Paul Thrift

Principal
Thompson Thrift & Watermark Residential
812.242.1151
pthrift@thompsonthrift.com

Josh Purvis

Managing Partner
Watermark Residential
317.454.8021
jpurvis@watermarkapartments.com

Brian Southworth

Vice President of Acquisitions
Watermark Residential
317.454.8027
bsouthworth@watermarkapartments.com

Michael W. Margason

Director of Acquisitions, West Region
Watermark Residential
317.454.8023
mmargason@watermarkapartments.com

Dave Englert, CCIM

Director of Acquisitions, Midwest Region
Watermark Residential
317.454.8018
denglert@watermarkapartments.com

Tyler Sauerteig

Director of Acquisitions, Southeast Region
Watermark Residential
317.454.8019
tsauerteig@watermarkapartments.com

Carrie Thrift LaFay

Vice President of Corporate Development
Thompson Thrift & Watermark Residential
317.454.8016
clafay@watermarkapartments.com

Table of Contents

Watermark Residential: Company Overview 1

Preliminary Floor Plans 8

Addressing Neighborhood Concerns 38

Preliminary Site Plan: Overall Site 46

Preliminary Site Plan: Watermark 47

Site Line Cross-Sections 48

WATERMARK RESIDENTIAL: COMPANY OVERVIEW

Thompson Thrift Development: Watermark's Parent Company

Watermark's parent company, Thompson Thrift Development, was established in 1986 by John Thompson and Paul Thrift as a locally-focused real estate development company. Since then, we have grown into an integrated, full-service development company with national scope.

Watermark Residential

Established in 2008, Watermark Residential, our multifamily development division, focuses on the construction and operation of Class "A" apartment developments in affluent suburban locations in the Midwest, Southwest and Southeast, and has since earned recognition as one of the nation's top multifamily builders.

In creating Watermark, John Thompson and Paul Thrift brought together the resources necessary to build a premier multifamily development company. Their unique combination of expertise and experience in the areas of multifamily development, construction and management has provided the company with a foundation for success. As a result, Watermark's multifamily communities epitomize the company's commitment to quality and value and exhibit meticulous attention to detail. Innovative and aesthetically pleasing designs complement their respective community's surroundings and care is taken to ensure that amenity packages and individual apartment homes are superior.

From the beginning, Thompson Thrift has sought projects that will have a positive and transformative impact on the communities in which they are located. Our main focus is quality. This commitment to quality is grounded in a solid foundation of basic values and fundamentals, and is made possible by providing a full array of in-house development and construction services and dedicated staff.



John Thompson and Paul Thrift

THE WATERMARK TEAM

Watermark team members bring to the company an impressive and wide-ranging record of success in the multifamily industry. Their considerable experience is reflected in the various roles they fill with Watermark. These include:

- Brokerage
- Development
- Finance
- Construction
- Site Selection
- Leasing
- Property Management
- Legal
- Accounting



Josh Purvis
Managing Partner

Josh has spent his entire career in the apartment development industry, with over 40 projects built to date. He oversees the daily activities of Watermark Residential, with emphasis on cost controls and lease up.



Brian Southworth
Vice President of Acquisitions

Brian leads a team of underwriters and analysts who identify sub-markets across the country meeting Watermark's selection criteria, using an extensive network of brokers to identify sites. Once Brian gains site control, his team tracks occupancy and financial performance of nearby apartment communities throughout the life of the project. One of Brian's principal responsibilities is to maintain the project proforma.



Carrie Thrift LaFay
Vice President of
Corporate Development

Carrie has over 10 years of experience at Thompson Thrift, with involvement across all our companies and product types. She is responsible for developing, implementing and managing our equity funding strategy and investor relations program.



Steve Shaver
Vice President of Construction

Steve's group represents the interests of the project ownership throughout the construction process. His team is made of seasoned construction professionals who interact with the general contractor, government inspectors and utility service providers to deliver projects within the schedule and financial goals, without sacrificing quality.

THE WATERMARK TEAM



Aimee O'Connor
Vice President of
Property Management

Aimee oversees the lease up and tenant retention efforts for Watermark. A veteran of the industry, Aimee makes it a point to visit every property on a bi-weekly schedule. Aimee manages two regional property managers (Watermark staff) who interact daily with on-site leasing staff. Most of Watermark's properties are managed by national property management groups.



Greg Buckhout
Vice President of
Capital Services

Greg is a former commercial banker and is responsible for the procurement and debt financing of all Thompson Thrift Development projects. His principal focus is to maintain relations with our current lenders and grow banking partnerships.



Cindy Gordon
Chief Financial Officer

Cindy has over 30 years in the accounting field. With more than 18 years at Thompson Thrift Development, Cindy oversees all financial aspects of project development and disposition, responsible for all accounting, financial reporting and treasury management. Cindy oversees our accounting and finance staff.



Brian Fritts
General Counsel

Brian's legal practice has focused on the real estate development and construction industries for over 15 years, with experience both as outside and in-house counsel to multiple national developers. Brian oversees all legal aspects of a project's development, from due diligence through disposition. He oversees the Law Department and focuses on ensuring that legal risks are adequately identified and mitigated.

WATERMARK RESIDENTIAL BUSINESS MODEL

Watermark Residential

Watermark Residential, our multifamily development division, focuses on the construction and operation of Class “A” apartment developments in affluent suburban locations in the Midwest, West and Southeast.

Established in 2008, Watermark emerged as a national leader in the development and construction of upscale multifamily communities. Since its founding, the company has steadily expanded its presence to include projects across the country. In the process, Watermark earned recognition as one of the nation’s top multifamily builders.

In creating Watermark, John Thompson and Paul Thrift brought together the resources necessary to build a premier multifamily development company. Their unique combination of expertise and experience in the areas of multifamily development, construction and management has provided the company with a foundation for success. As a result, Watermark’s multifamily communities epitomize the company’s commitment to quality and value and exhibit meticulous attention to detail. Innovative and aesthetically pleasing designs complement their respective community’s surroundings and care is taken to ensure that amenity packages and individual apartment homes are superior.

The Watermark Business Model

Watermark is committed to developing high-end apartment communities in strong submarkets that demonstrate a high barrier to entry and a proximity to new retail, upscale single family homes and employment centers – while being visible and accessible from major thoroughfares. This disciplined business model reduces risk and maximizes returns.

After a suitable location is found, a full due diligence package is created. The current and future multifamily supplies are determined. Every project is exhaustively phone and physically shopped. City officials are queried about building permits that have been submitted or are anticipated. The development team, including in-house counsel and the capital group, analyzes the project for potential development and construction risks before proceeding further.

Watermark desires to create multifamily communities that exemplify its commitment to quality and style. To this end, each market is studied and project attributes are chosen that harmonize with the surrounding environment. Care is taken to ensure that Watermark’s amenity package and units are on par with or superior to others in the market. Overall rental rates are determined on the basis of current market conditions. Rents are not trended in the first-year analysis. Ultimately, if the project does not meet established return parameters based on current economic conditions, it will not move forward.

The Market Site Selection Process

Watermark follows a methodical and thorough market selection process in order to achieve its goal of creating desirable, high-end multifamily housing that produces superior risk-adjusted returns.

The first step in the process is to identify sites in growth markets or markets with a need for additional multifamily housing. Each year this exercise begins with an assessment of more than 100 markets throughout the United States. The resultant rankings are based on 15 criteria, which include Macro MSA supply-and-demand analysis and various quality-of-life indices.

Ultimately, these rankings provide a strong foundation for identifying the best-possible markets and deciding which of them to pursue. By not setting geographical barriers for its expansion, Watermark can choose from among the most stable growth markets in the country. While it is conducting this facet of the evaluation process, the Watermark team continues to consult its database of more than 1,000 investment real estate and land brokers nationwide to help identify other strong markets.

Once the team identifies a suitable macro market, efforts begin to locate the area's submarket that best meets Watermark's standards.

The site criteria for Watermark projects include:

Easily accessible and visible from major roads and highways. Exposure to major traffic counts increases walk-through traffic in a project and helps maximize lease-up.

Near places of employment. Convenience to his or her workplace is a major factor in a resident's decision to lease at a given location.

Near new retail growth. Beyond adding convenience for residents, this factor represents an easily recognizable indicator of growth in a submarket. Watermark confirms the submarket's growth through its own analysis.

Near high-end housing. Residents want to live in an area that is considered exclusive based on the presence of well-kept, high-end homes in low-crime areas.

High barriers to entry. Watermark seeks to develop sites in markets with high administrative and geographic barriers to entry that limit the amount of new competition.

Watermark Residential was ranked 15th on MFE magazine's 2014 Top 25 Developers list.



WATERMARK PROJECT LOCATIONS

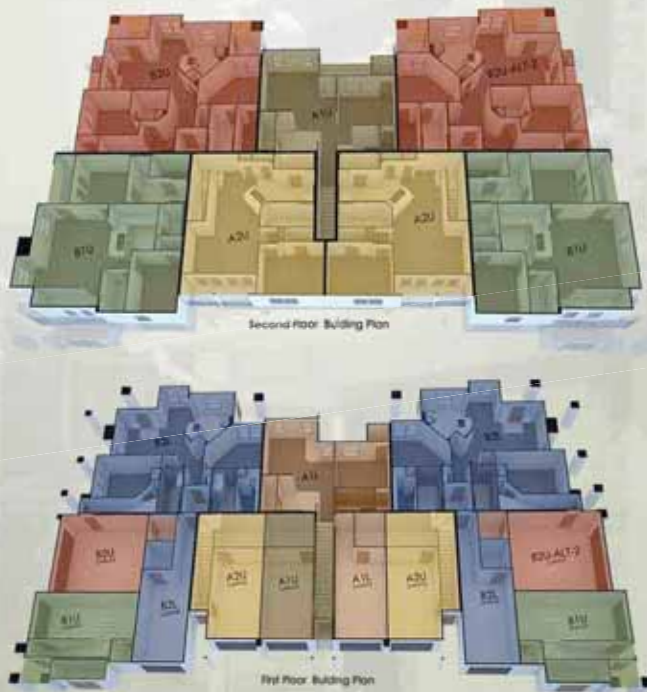
Watermark Residential has earned national recognition as one of the nation's top multifamily builders, placing 15th on MFE magazine's Top 25 Developers list. We focus on the construction and operation of Class "A" multifamily developments in affluent suburban locations in the Midwest, Southeast and Southwest. Since closing on our first land site in 2010, we have developed, or are in the process of developing, more than 35 projects totaling over 8,000 units. Watermark's corporate office is in Indianapolis, IN.



BIG HOUSE® DESIGN FEATURES

Over the last decade, multifamily housing has been trending toward apartments that have the amenities, privacy, space and convenience of single-family homes but without the mortgage and the maintenance. At the forefront of this movement is the “Big House®” concept created by Dallas-based Humphreys and Partners Architects.

- Each home has its own private front door, avoiding common corridors
- Most homes have direct access to their own attached garage with detached garages available
- Enclosed private stairs for all upper units
- Walk-out balcony or porch in each unit
- Aesthetic appearance and design
- Premium interior finishes
- Great community atmosphere
- Updated design features all rear-entry garages, which minimizes “seas of parking” visible from roadways



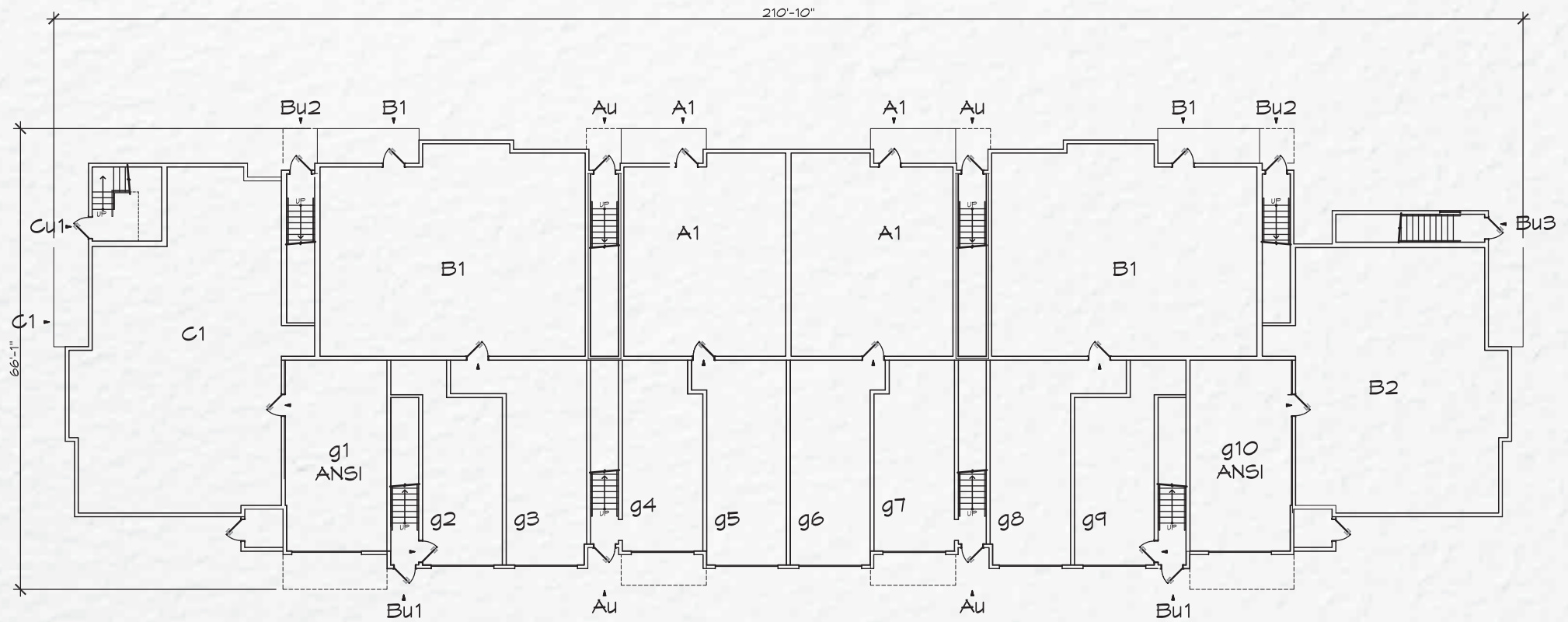
BIG HOUSE® DESIGN



The Villas at Sienna Plantation • Missouri City, Texas

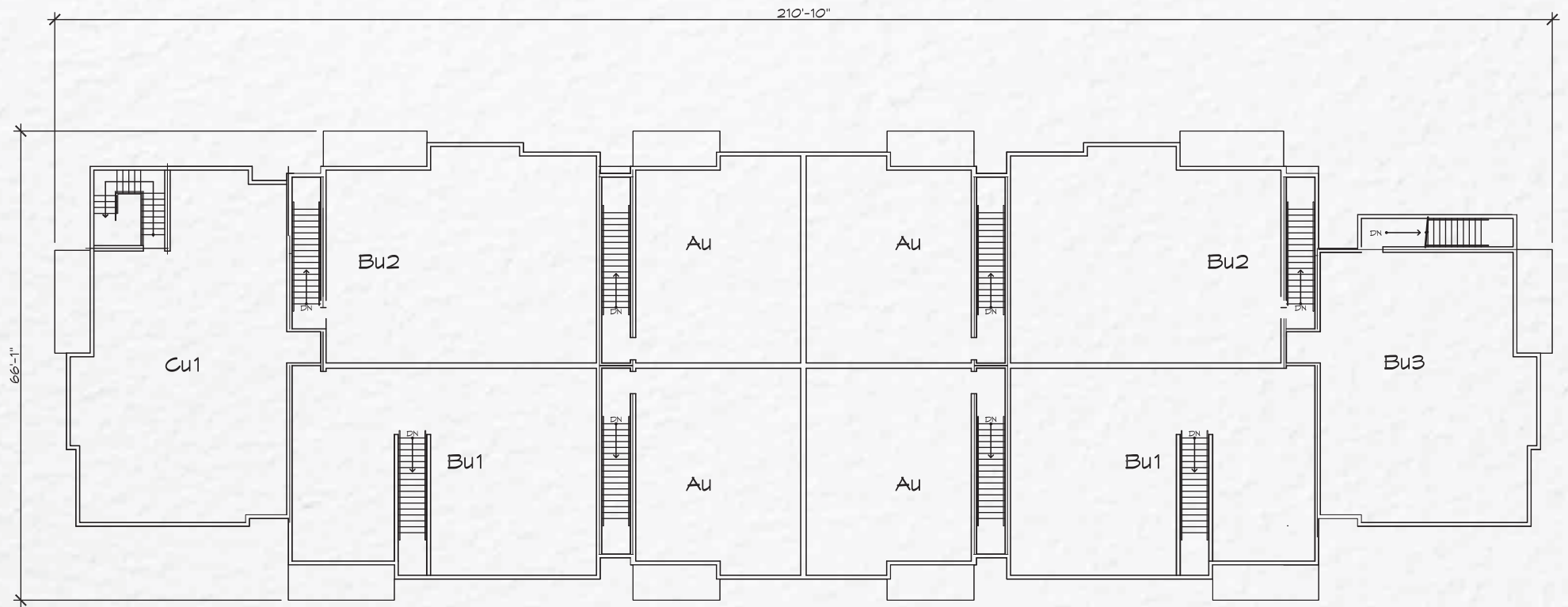
Preliminary Floor Plans

FIRST FLOOR



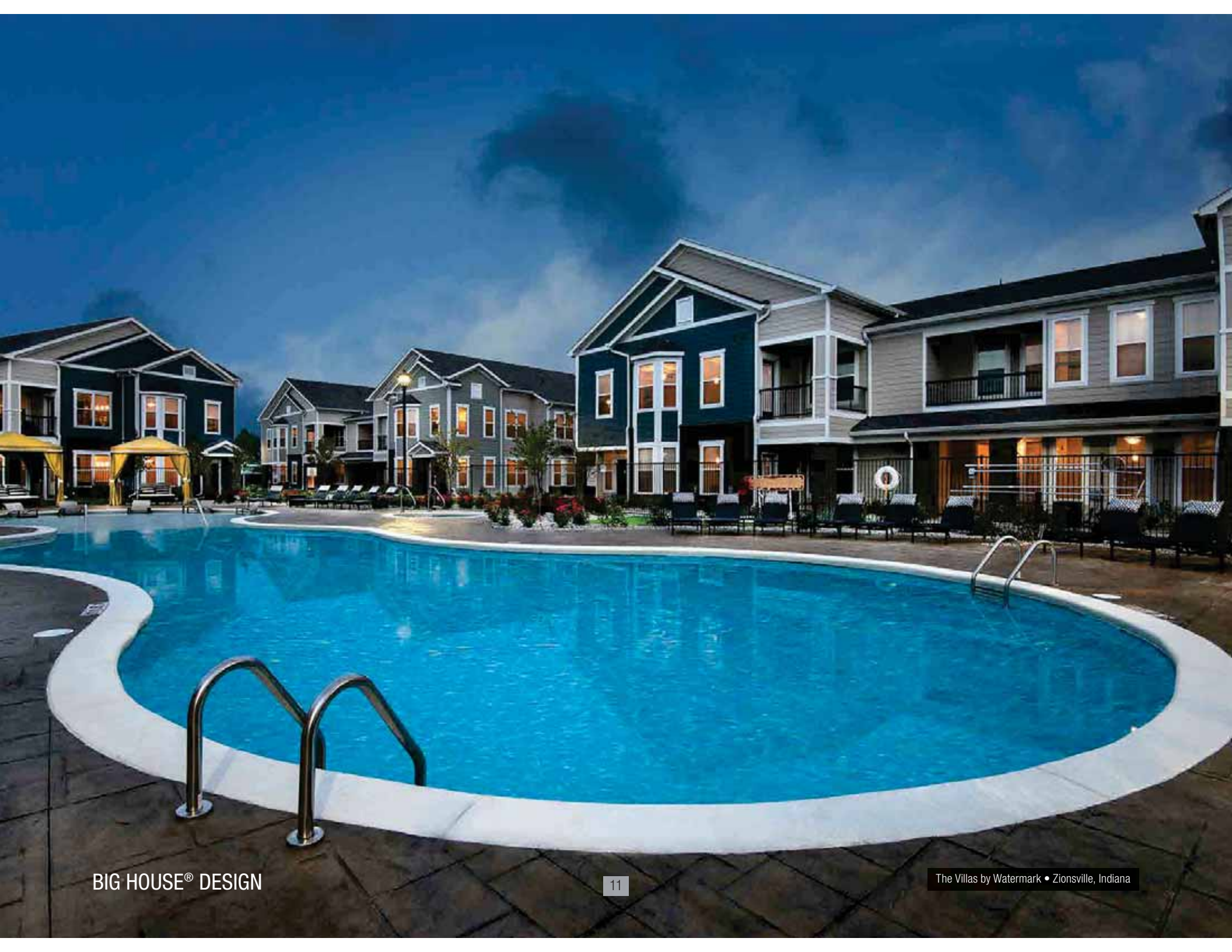
Preliminary Floor Plans

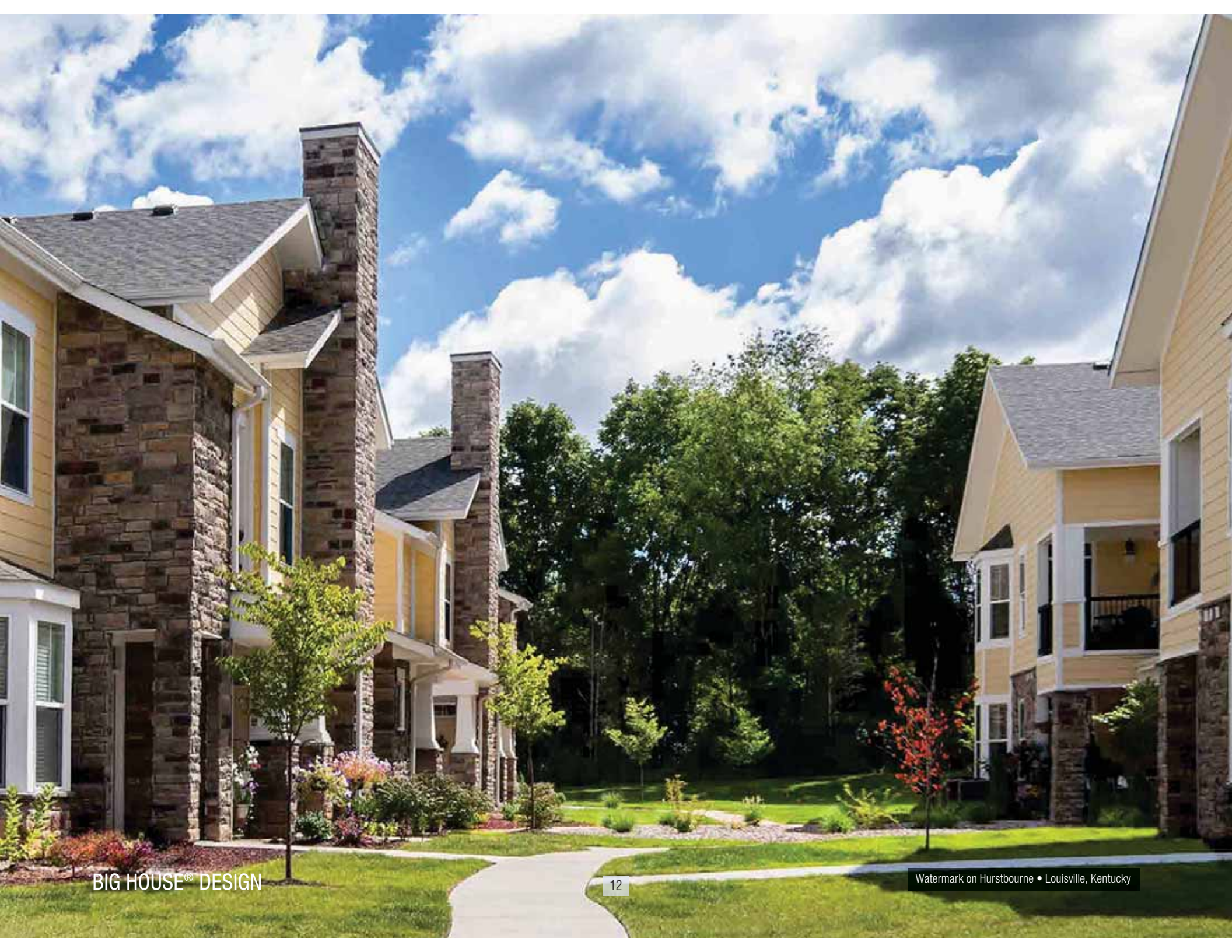
SECOND FLOOR

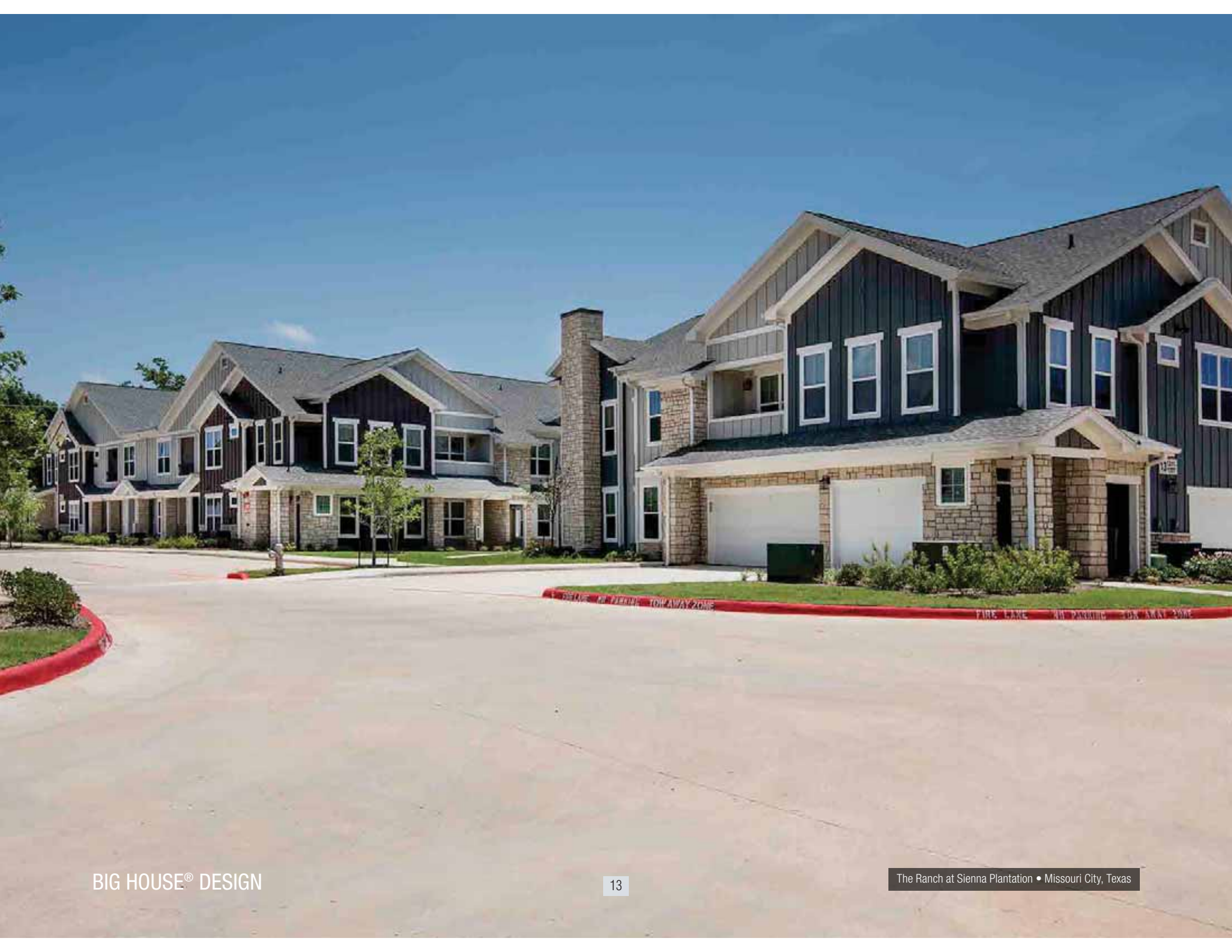


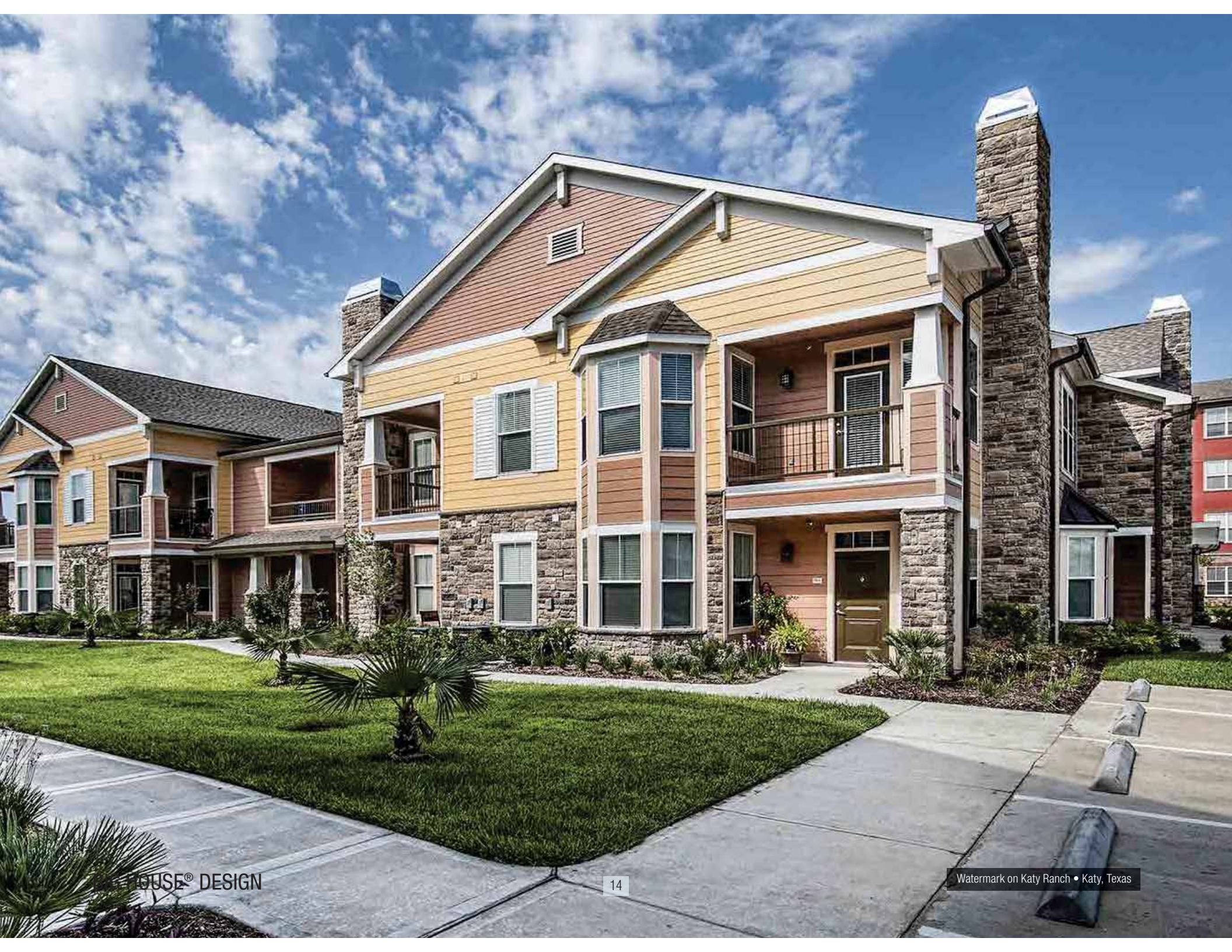
Preliminary Renderings













EXAMPLE OF WATERMARK'S UNIQUE SITE PLANS



Every Watermark community begins with a study by Watermark's architectural and engineering staff to create a liveable community which respects the environment around it. Here is an example of the unique site plans which distinguish Watermark projects.

Example Big House® Site Plan

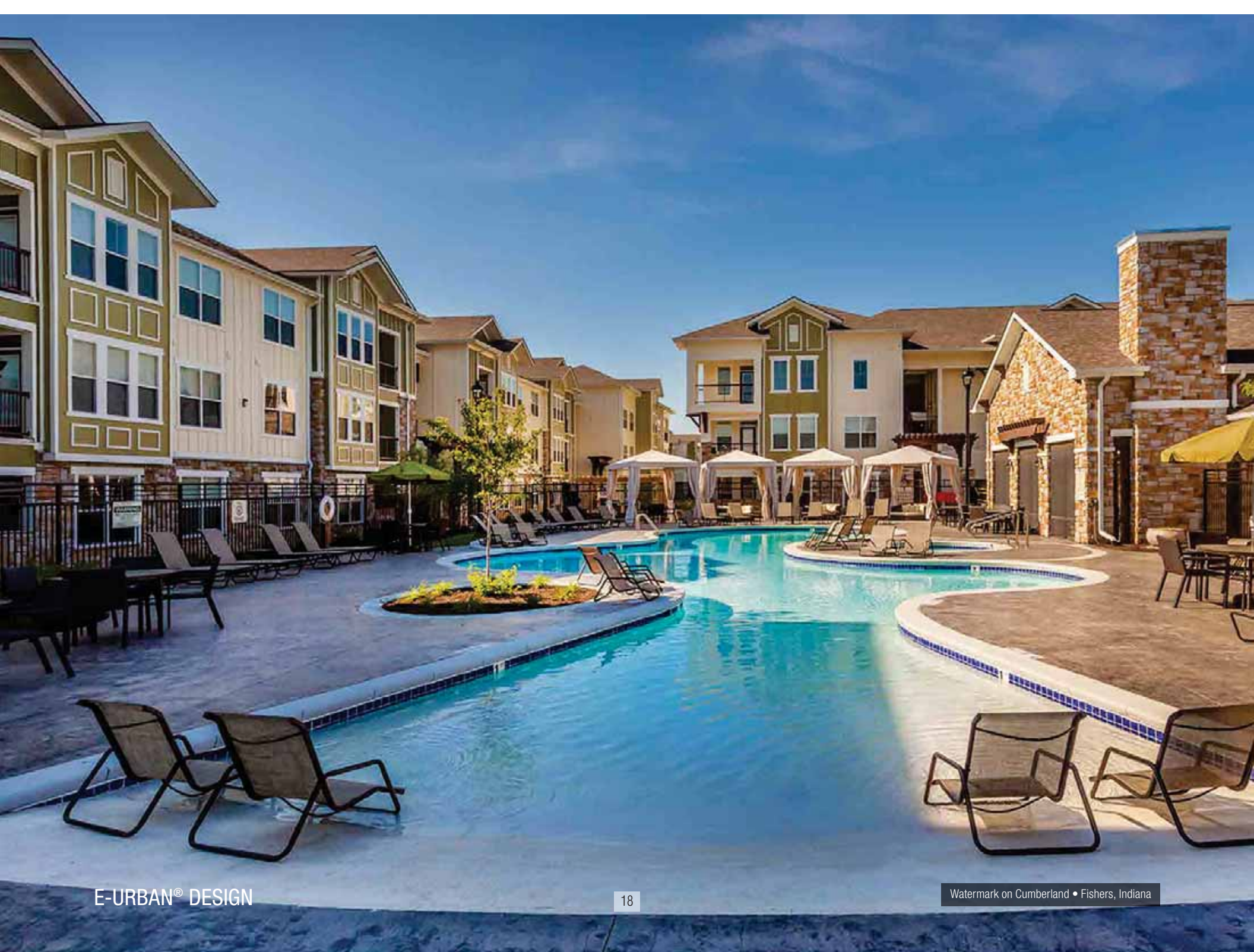
E-URBAN® DESIGN FEATURES

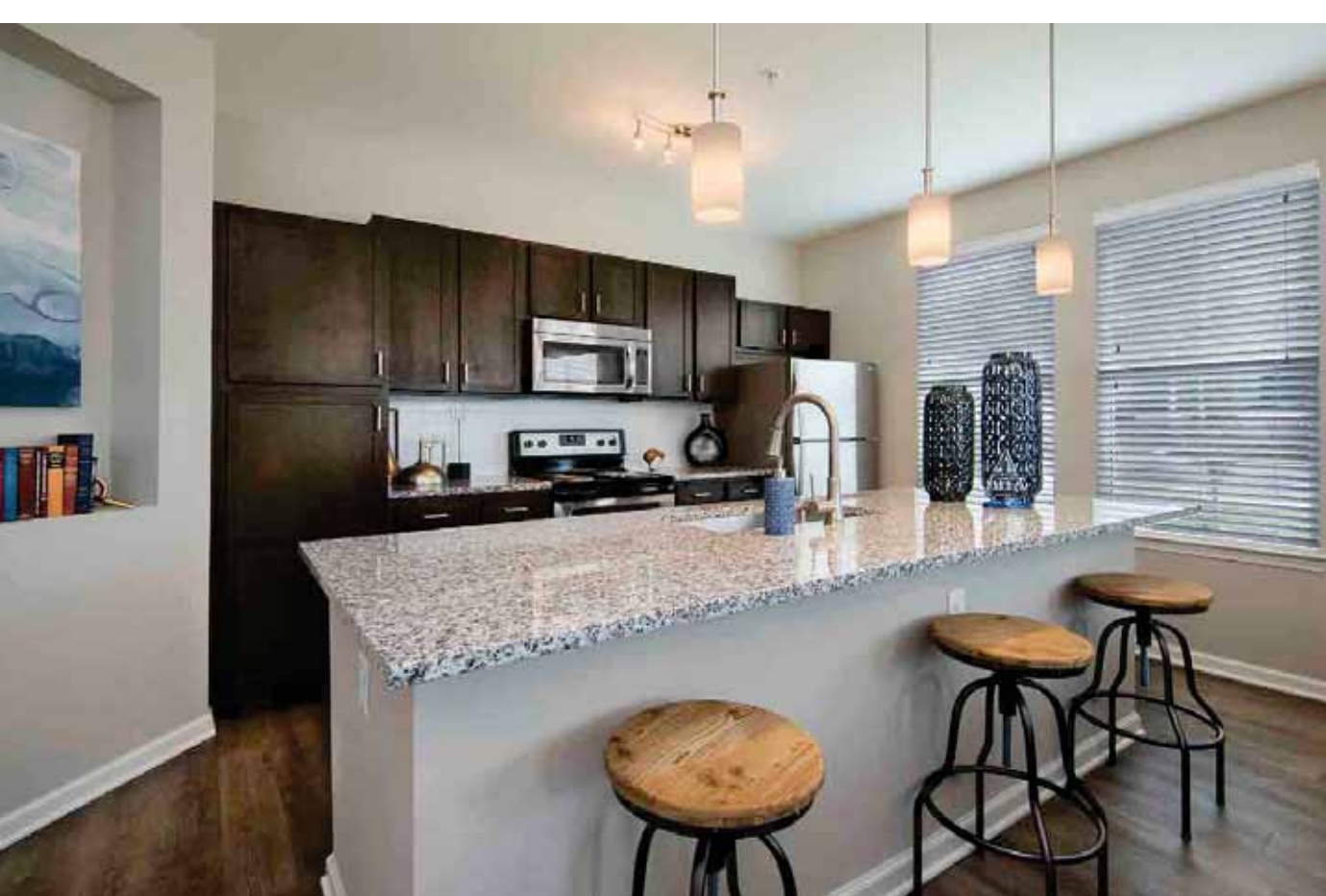


Award-winning Humphreys & Partners Architects revolutionized the mid-rise multifamily development through the creation of the nationally acclaimed “e-Urban®” design. With multiple lobbies in each building, short corridors and in some cases, elevators, residents enjoy style and convenience with a focus on luxury.

- Spacious, open floor plans
- Stylish interiors
- Multiple lobbies and short corridors
- Elevators in some buildings
- Walk-out balconies or porches
- Attractive courtyards and common areas







INTERIOR FEATURES

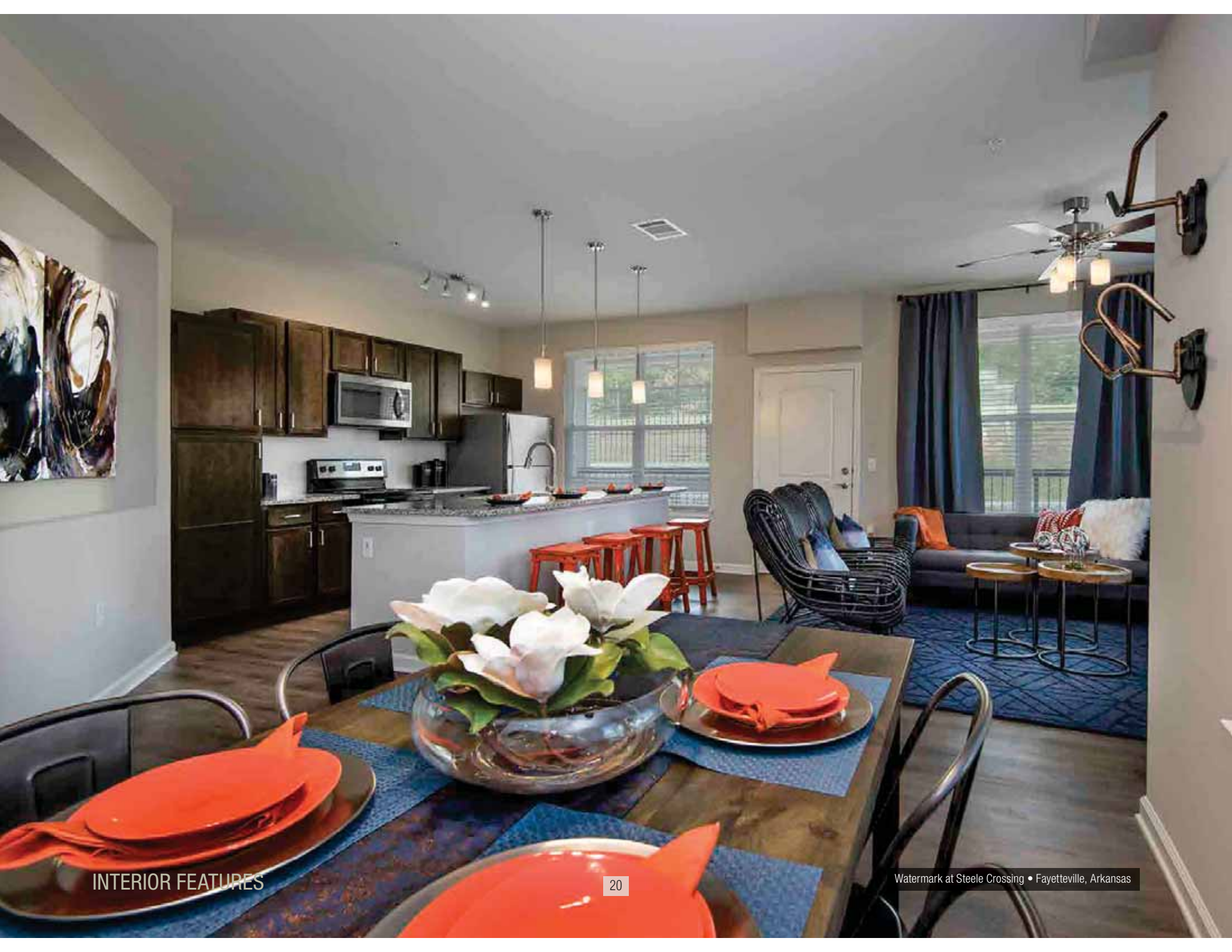
Interior Features

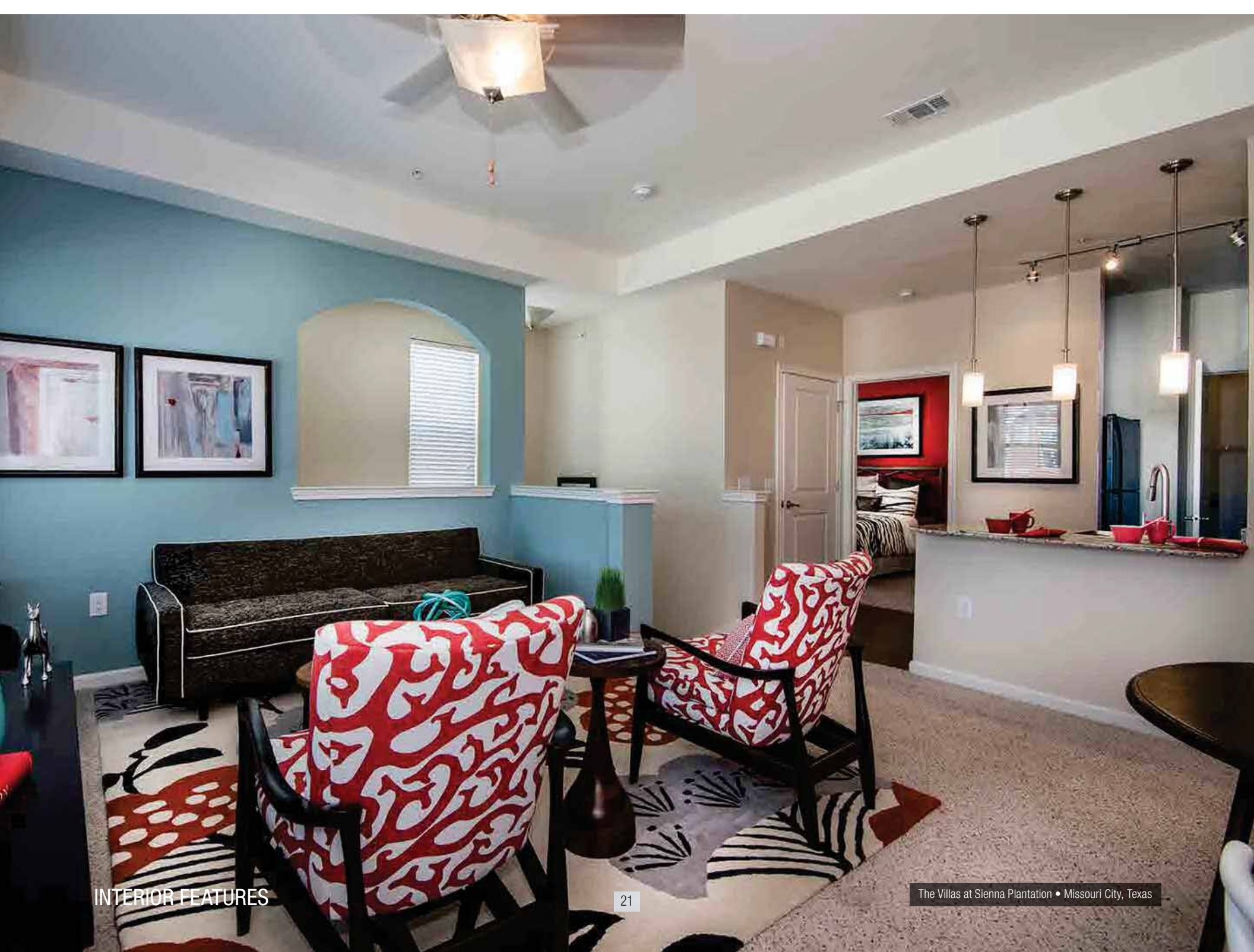
Our apartment homes include class "A" premium interior finishes, creating a lifestyle experience focused on luxury. Spacious, open floor plans and superior amenities demonstrate Watermark's dedication to quality.

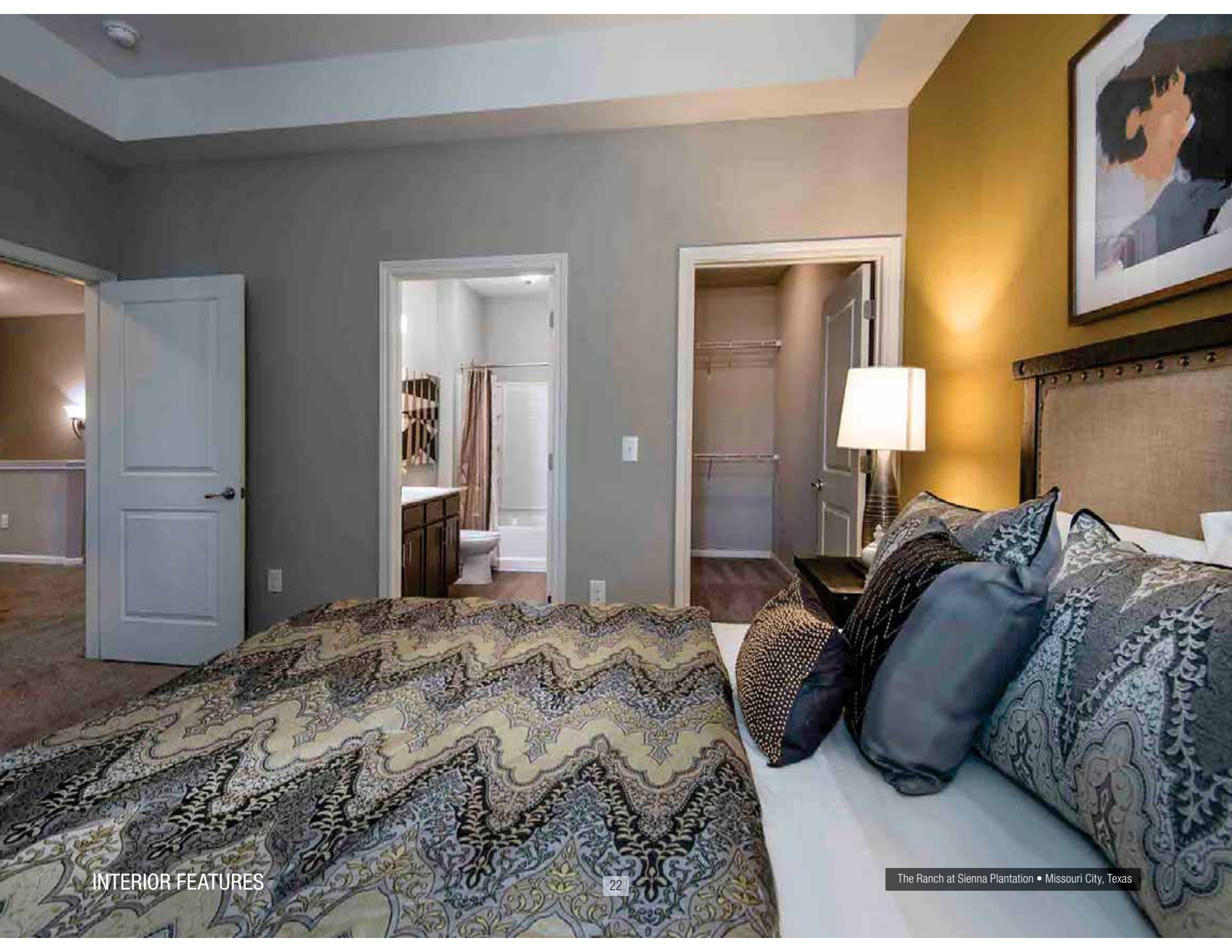
- Gourmet bar-kitchens with 3cm-thick granite or quartz countertops, tile backsplashes
- Stainless steel appliances: smooth glass cooktop stoves and side-by-side refrigerators
- Granite or quartz countertops and framed mirrors in bathrooms
- Nine-foot ceilings with designer light fixtures
- Walk-in closets and garden tubs
- Full-size washers and dryers included in each unit
- Private balconies and patios

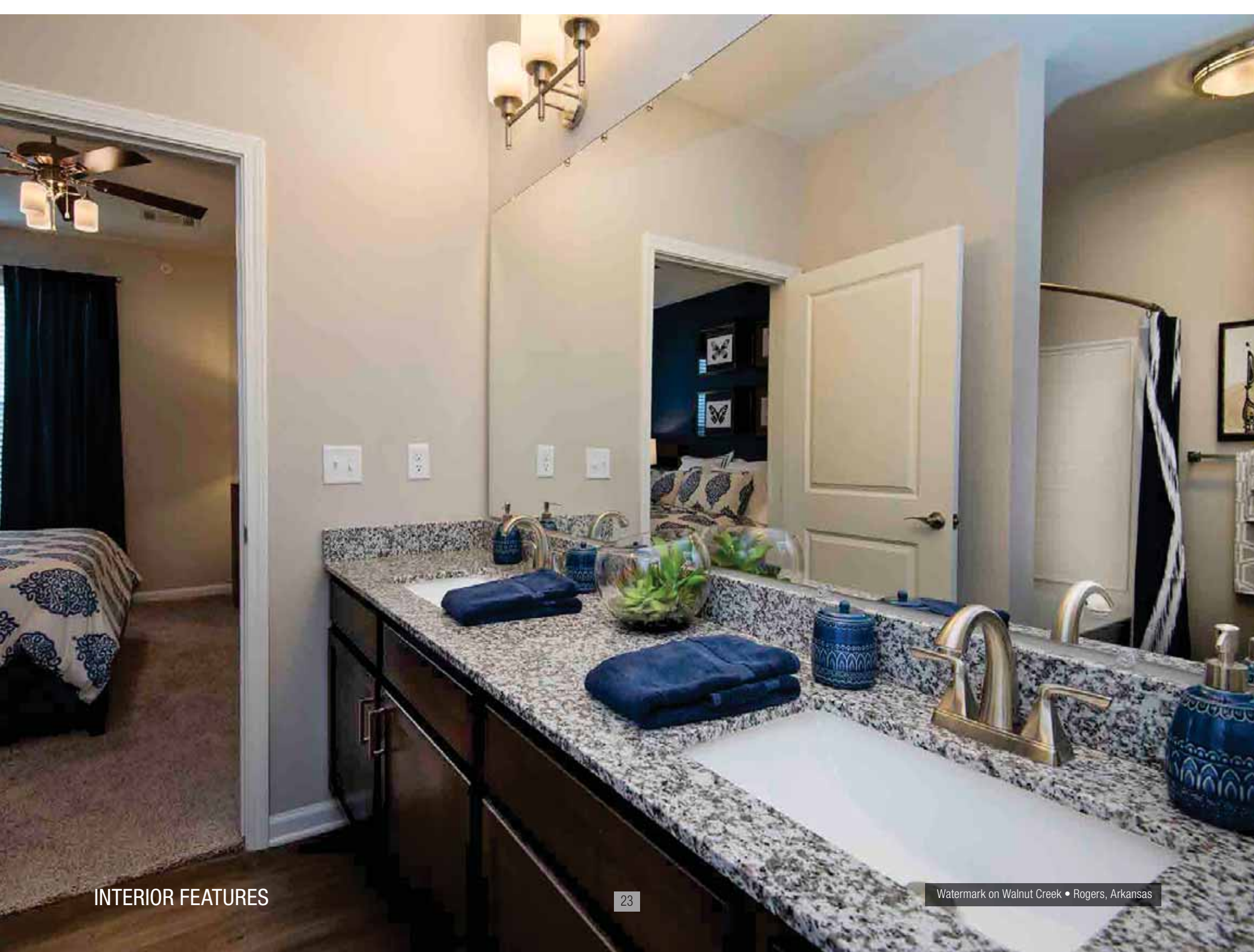


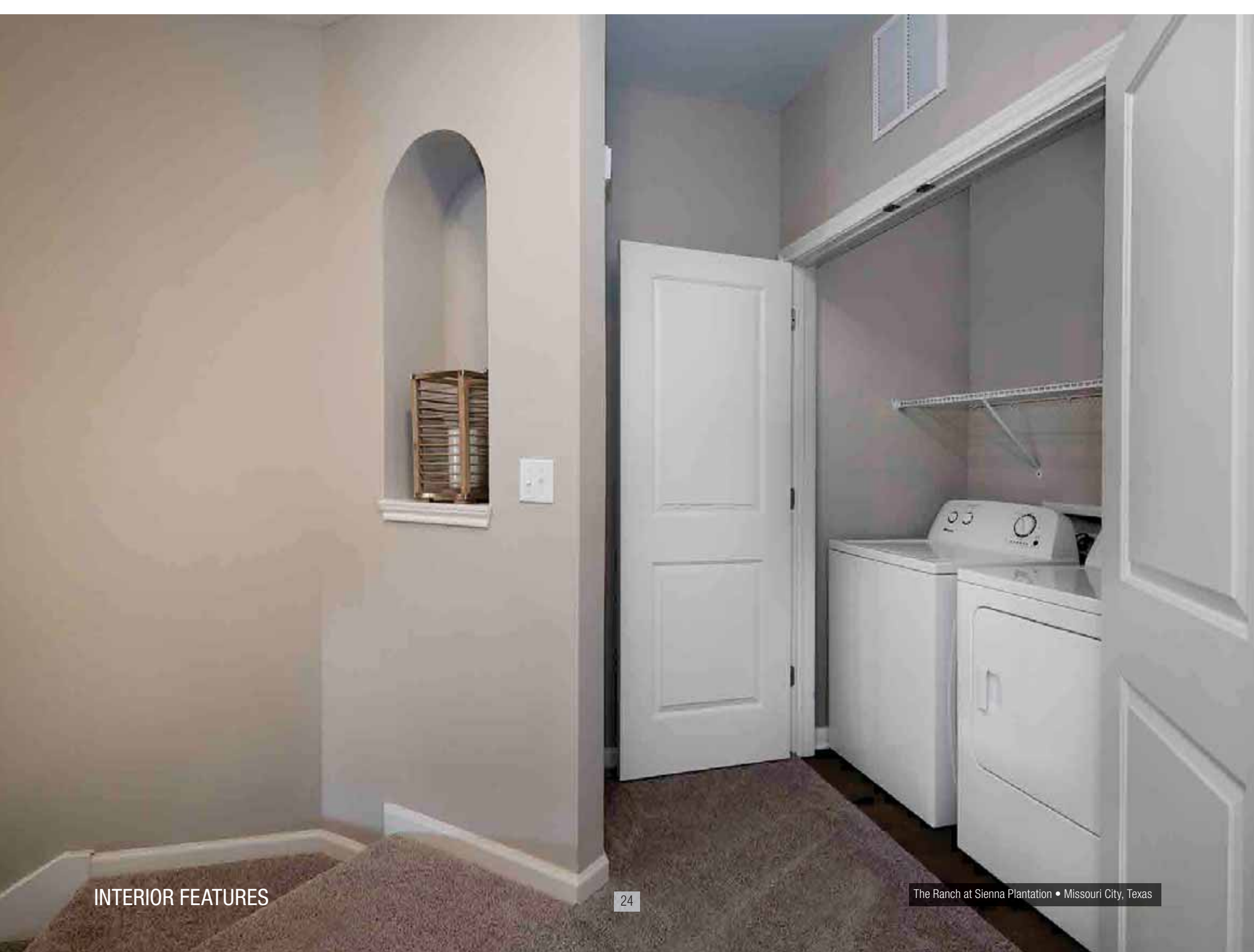
INTERIOR FEATURES













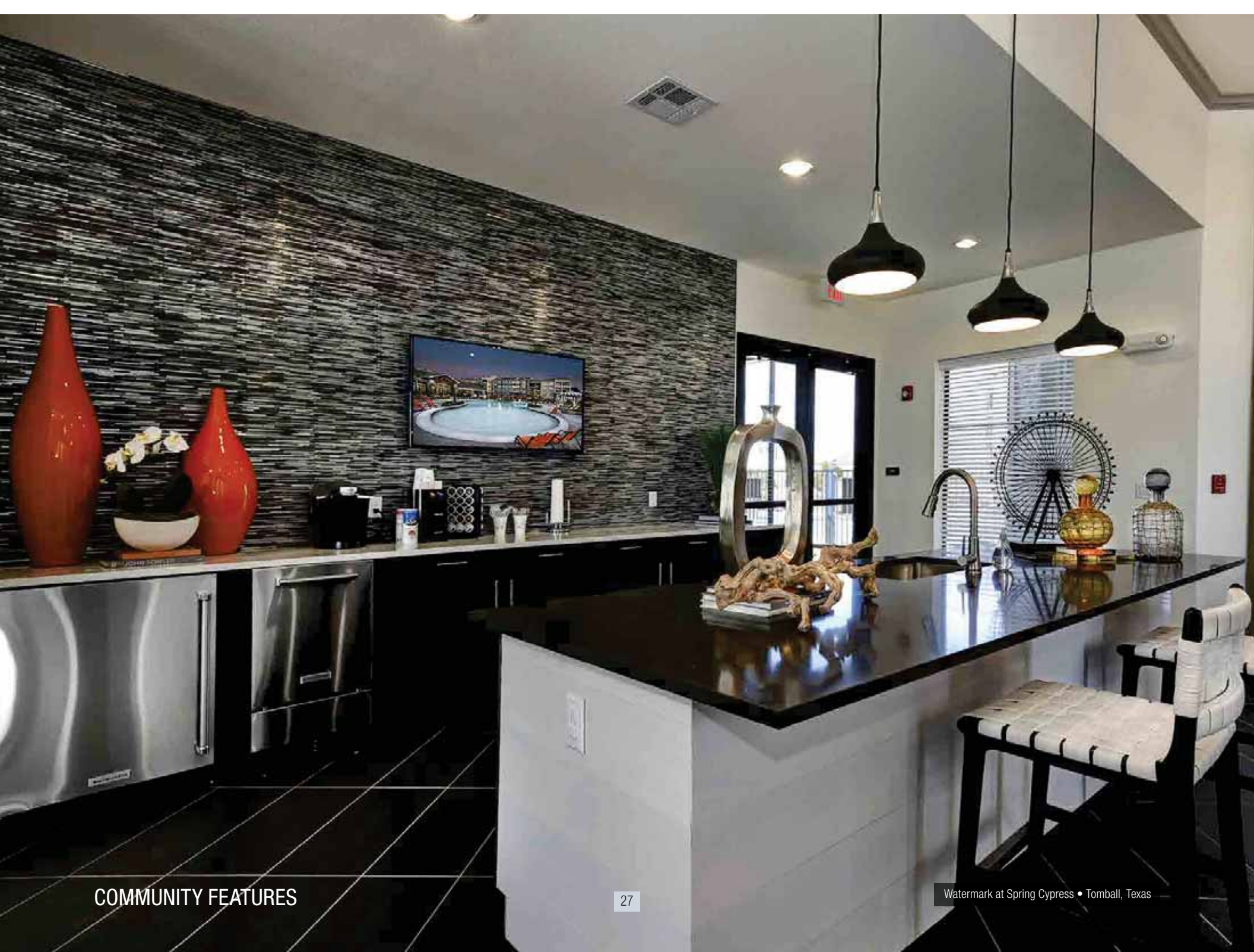
COMMUNITY FEATURES

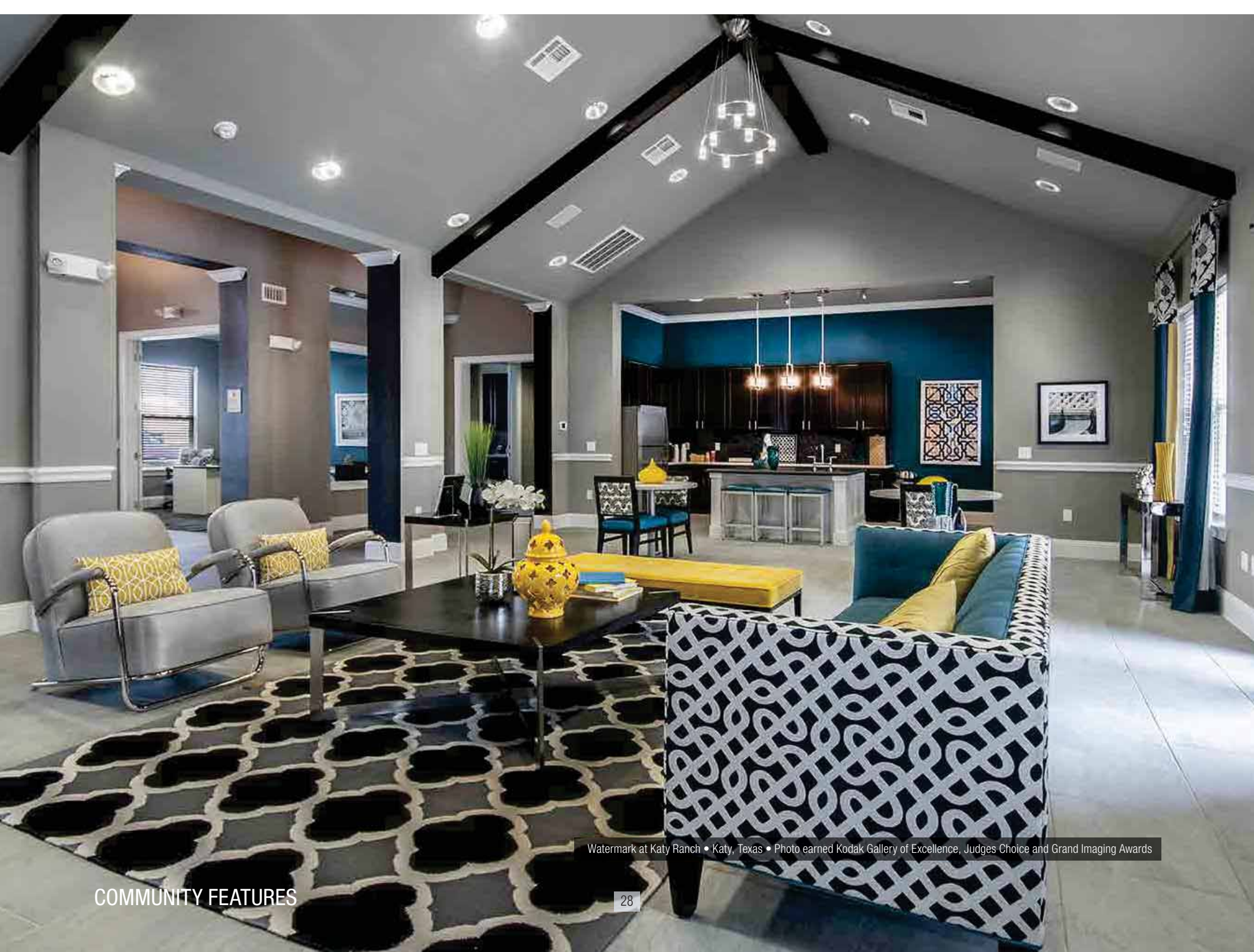
Community amenities:

Watermark's commitment to providing the highest amenities in the market go as far as concierge trash removal, state-of-the-art fitness centers and WiFi surrounding the clubhouse. Various combinations of the following features are enjoyed at our properties:

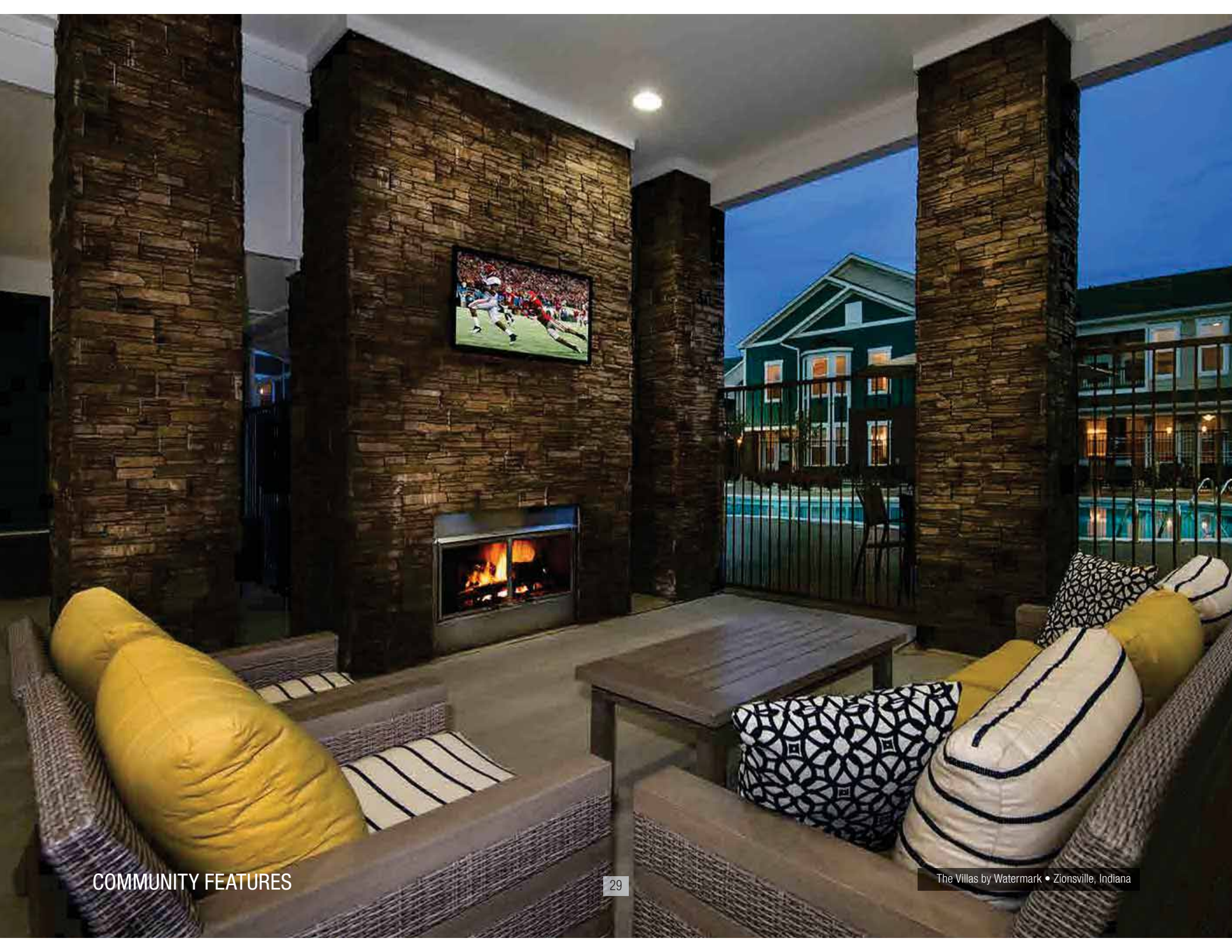
- Professionally-decorated clubhouses with TVs, kitchens, conference rooms, technology centers, coffee bars, gaming dens, movie lounges and screened-in porches
- WiFi hot spots throughout clubhouse and pool area
- 24-hour fitness centers with state-of-the-art cardiovascular, free weight, circuit and core training, Fitness On Demand™ virtual training kiosks, spinning rooms and kids' play areas
- Resort-style swimming pools with cabanas, poolside hammocks, entertainment areas with gas grills, sand volleyball courts, fire pits
- Courtyards with water features
- Pet-friendly with Bark Parks and Doggie Spas
- Bike repair shops and bike parking plazas
- Community gardens
- Fitness trails, boulder climbers, sport courts, sandpits and playgrounds
- Gated access
- 24-hour emergency maintenance
- Valet trash and recycling service

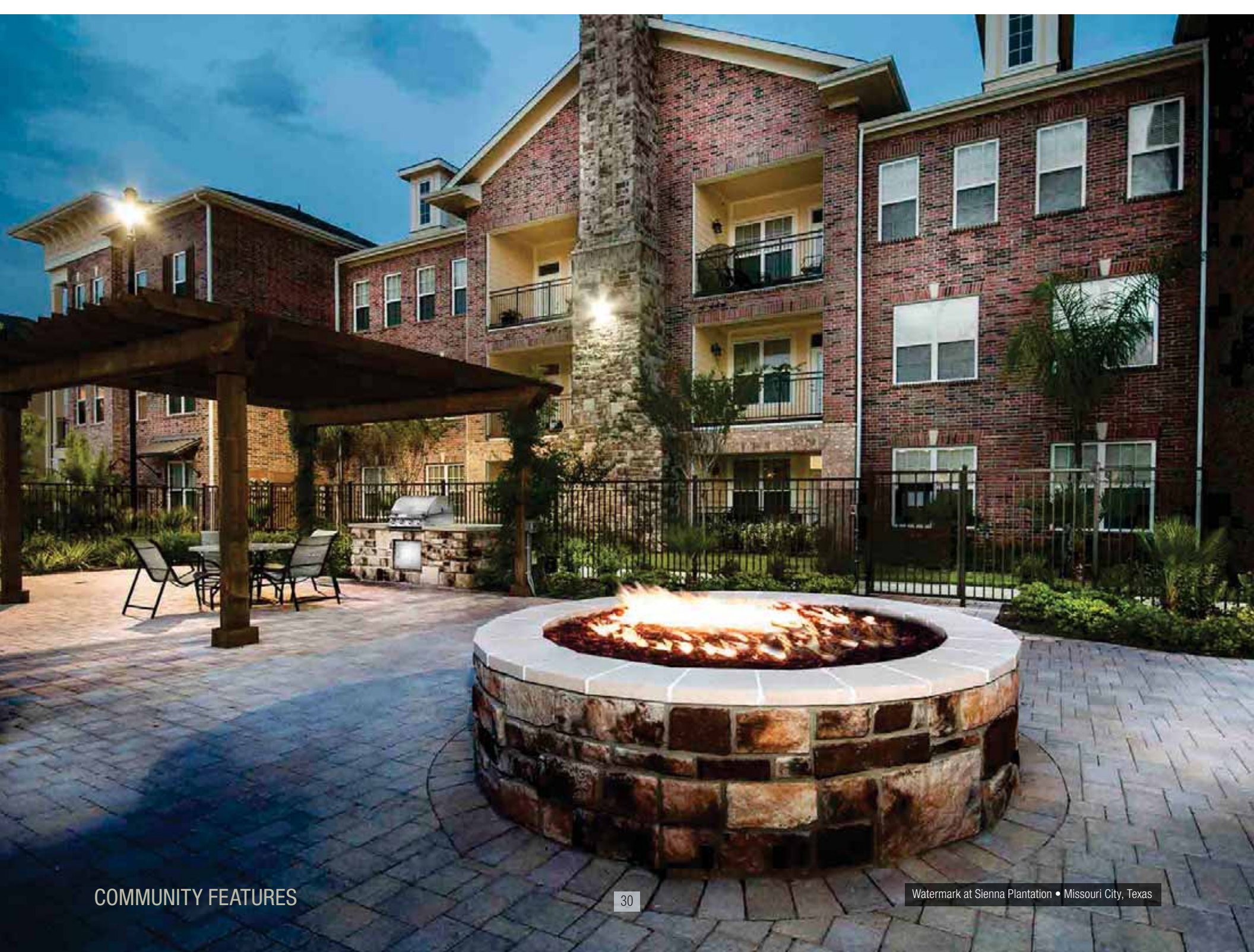




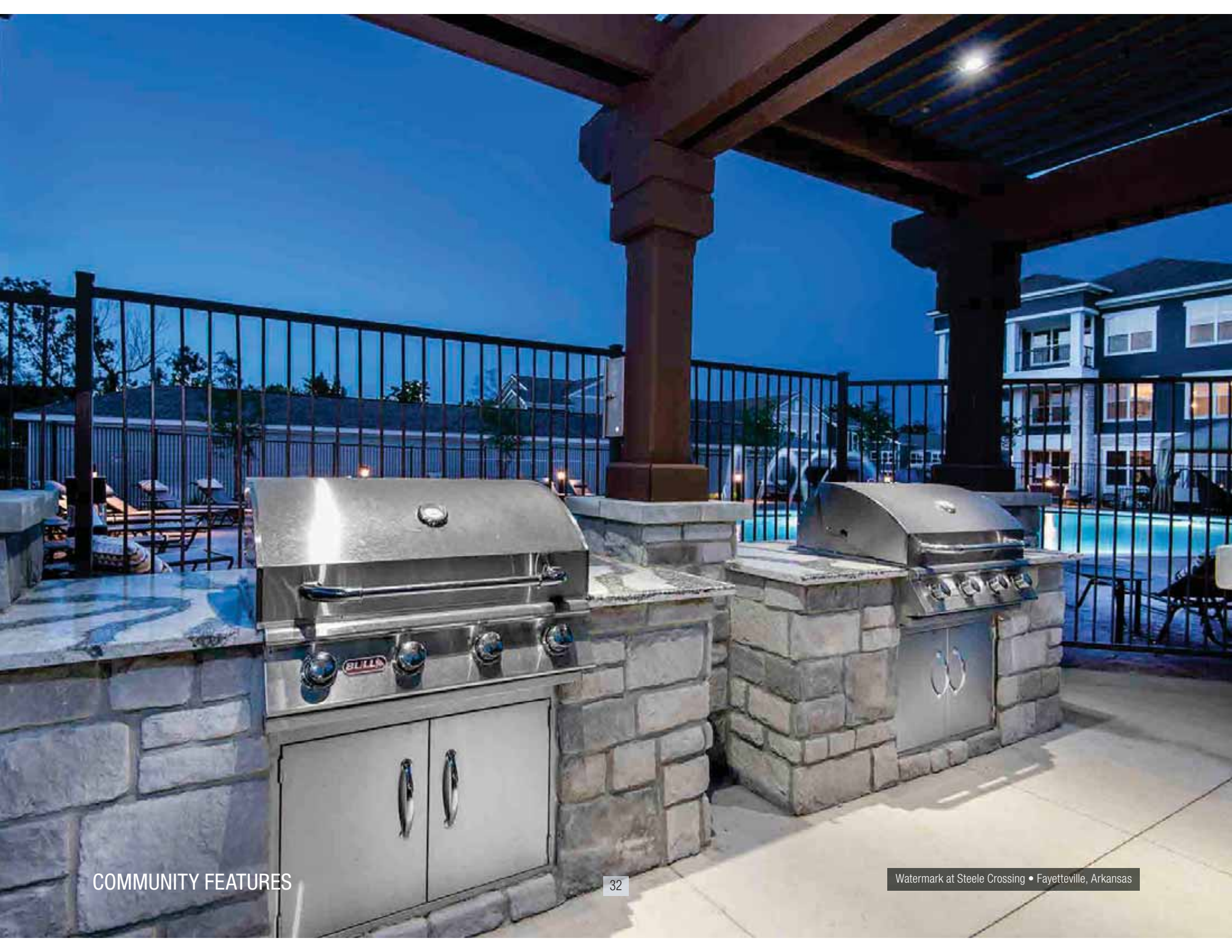


Watermark at Katy Ranch • Katy, Texas • Photo earned Kodak Gallery of Excellence, Judges Choice and Grand Imaging Awards



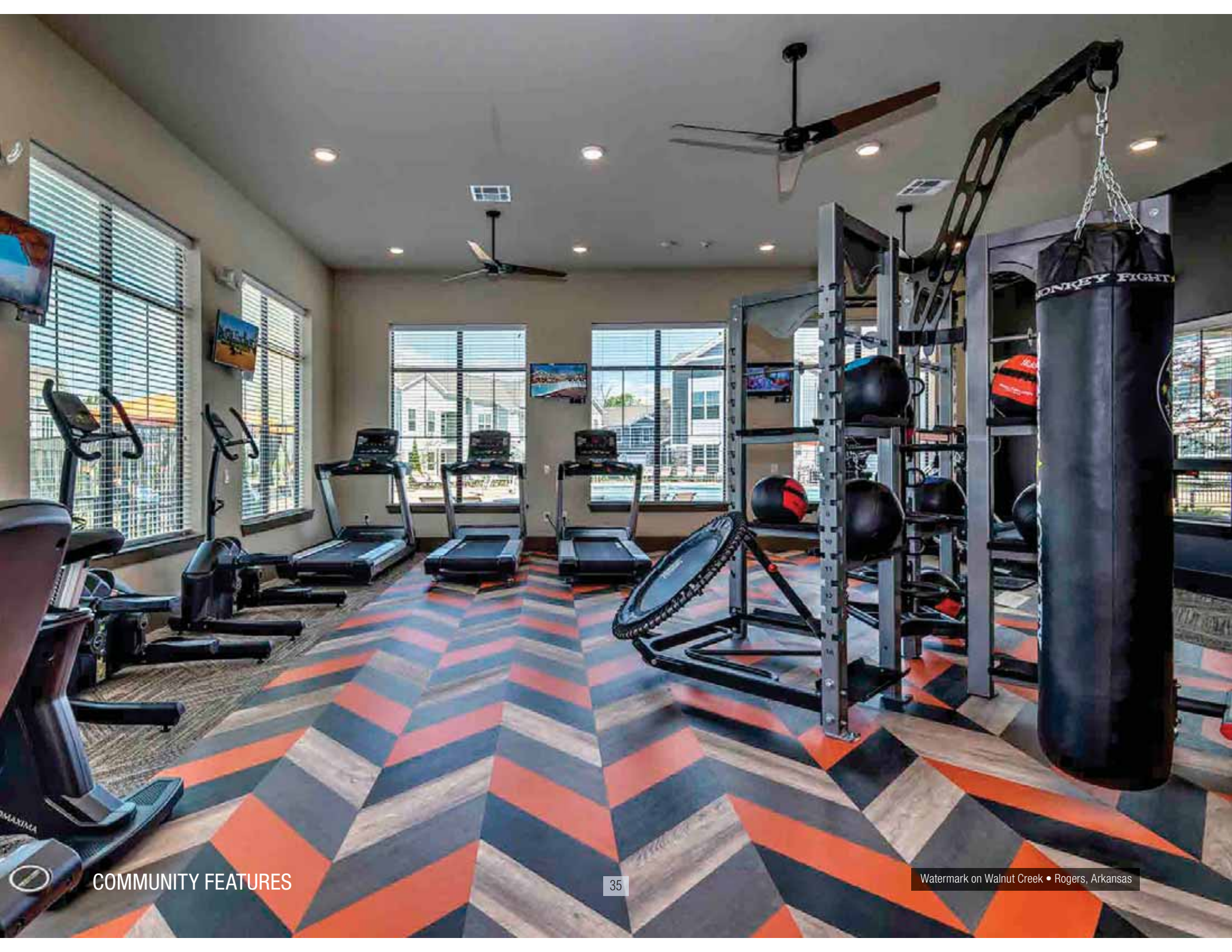


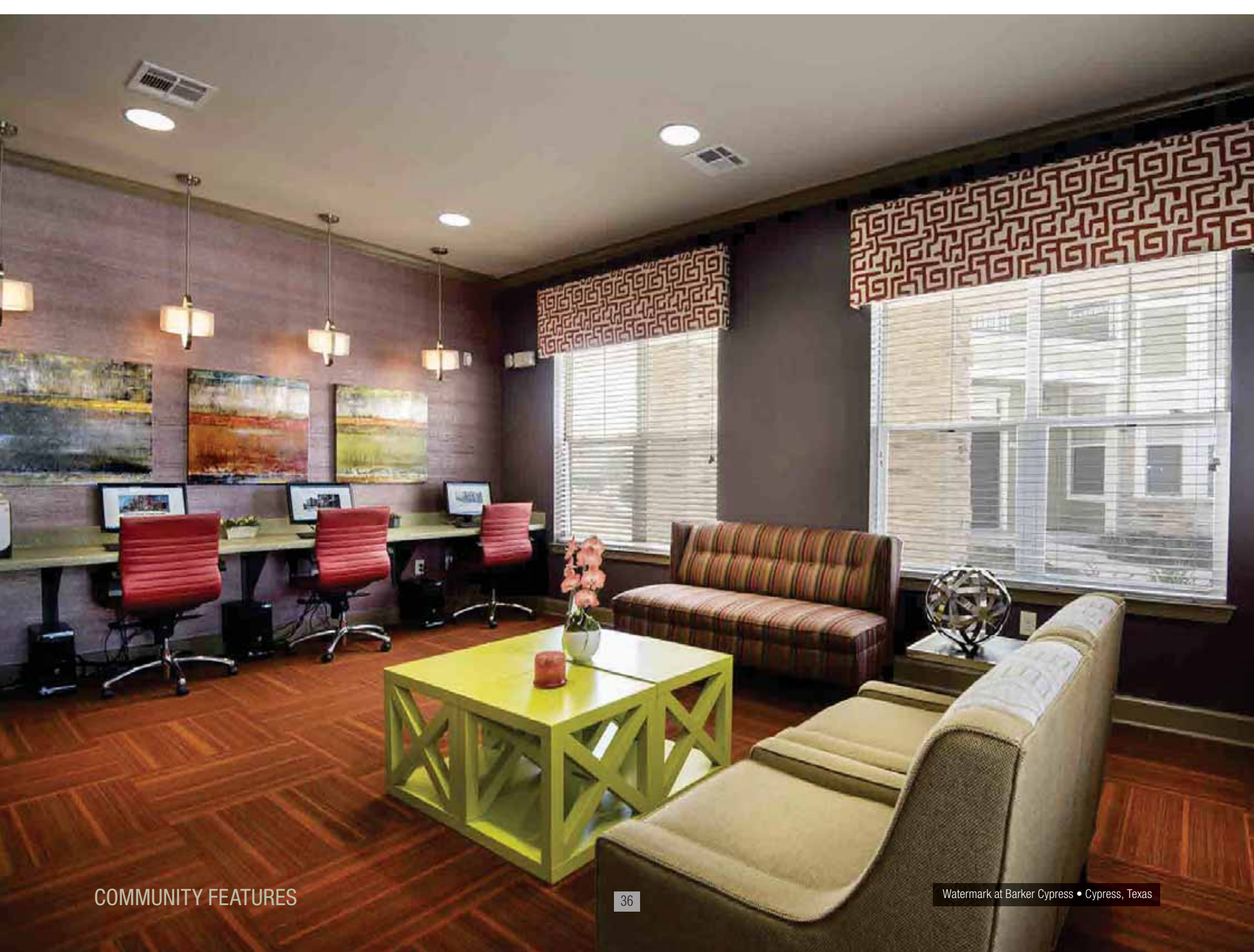


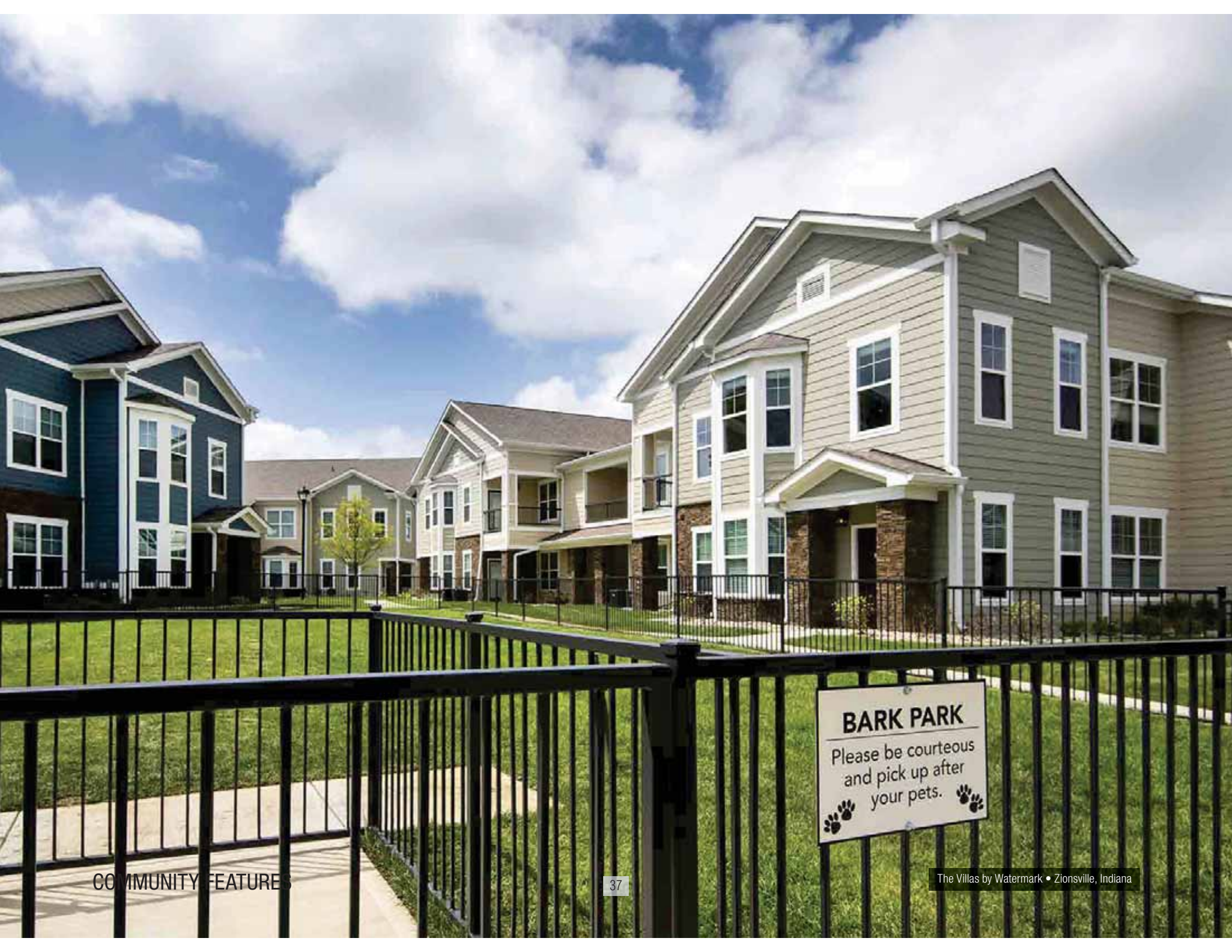












BARK PARK

Please be courteous
and pick up after
your pets.



Addressing Neighborhood Concerns

1. How will a multifamily development benefit the City?
2. School capacity
3. Traffic
4. Property values
5. Rental rates and the need for apartments
6. Are we good neighbors?

1. How will a multifamily development benefit the City?

Multifamily development

- **Attracts new employers and helps existing employers in their recruiting efforts**
 - John Deere, Genesis Healthcare and Rock Island have responded favorably to our project
- **Aids in creating a younger demographic**
 - Watermark residents will remain Citizens in Davenport and strengthen the community's economic stability
 - New multifamily will make Davenport more attractive than nearby communities with fewer housing choices
 - New multifamily increases the pool of potential buyers for existing owners when they decide to sell
- **Generates more tax revenue for schools and other public services than single family homes**
 - Watermark uses less public services
 - Private trash service
 - On-site full time maintenance staff
 - On-site security and property management

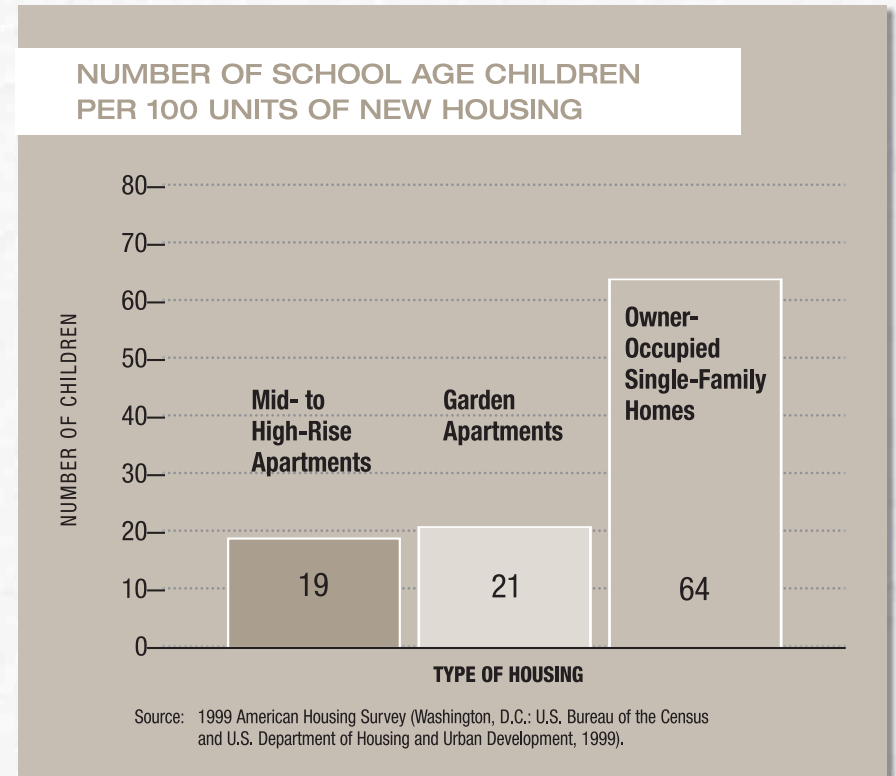
2. School capacity

MYTH:

Higher-density development overburdens public schools and other public services and requires more infrastructure support systems.

FACT:

The nature of who lives in higher-density housing – fewer families with children – puts less demand on schools and other public services than low-density housing. Moreover, the compact nature of higher-density development requires less extensive infrastructure to support it.



FACT: the Bettendorf Community Schools Superintendent, Michael Raso, has reviewed our project and confirmed there are no capacity issues at any grade level.

3. Traffic



4. Property values

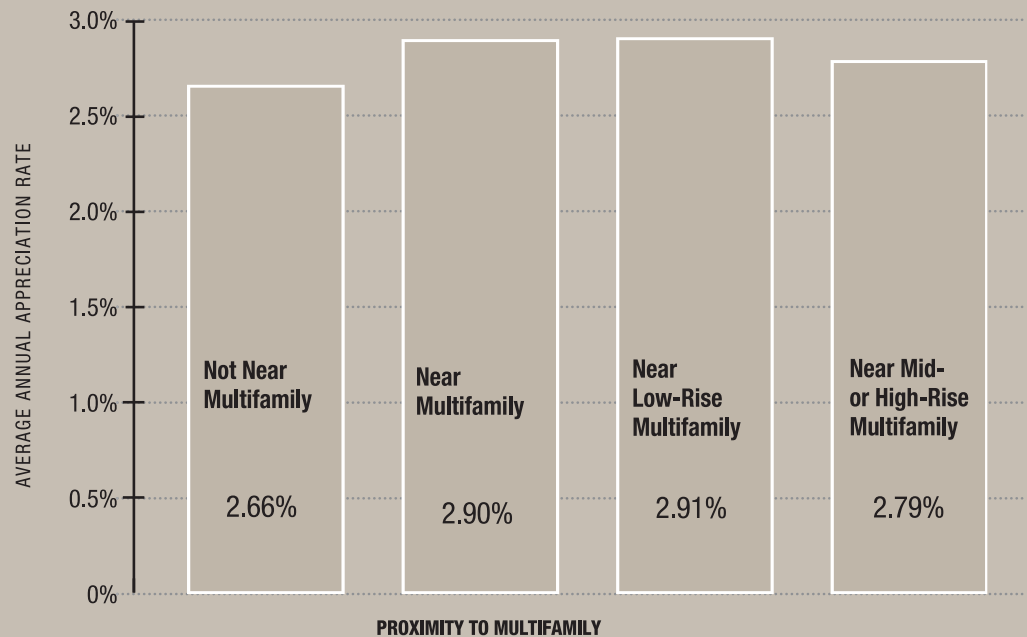
MYTH:

**Higher-density development
lower property values in
surrounding areas.**

FACT:

**No discernible difference
exists in the appreciation rate
of properties located near
higher-density development
and those that are not. Some
research even shows that
higher-density development
can increase property values.**

AVERAGE ANNUAL APPRECIATION FOR SINGLE-FAMILY
DETACHED HOMES BY NEARNESS TO MULTIFAMILY BUILDINGS



Source: NAHB computations based on data in the American Housing Survey: 1997 and 1999
(Washington, D.C.: U.S. Bureau of the Census and U. S. Department of Housing and Urban Development, 1997 and 1999.)

4. Property values

Not only is there compelling evidence that increased density does not hurt property values of nearby neighbors: researchers at Virginia Tech University have concluded that over the long run, well-placed market-rate apartments with attractive design and landscaping actually increases the overall value of detached houses nearby. They cite three possible reasons.

- First, the new apartments could themselves be an indicator that an area's economy is vibrant and growing.**
- Second, multifamily housing may increase the pool of potential future homebuyers, creating more possible buyers for existing owners when they decide to sell their houses.
- Third, new multifamily housing, particularly as part of mixed-use development, often makes an area more attractive than nearby communities that have fewer housing and retail choices.**

5. Rental rates

Rent Comparables			
Property	One Bedroom Price per Square Foot	Two Bedrooms Price per Square Foot	Three Bedrooms Price per Square Foot
The Springs at Bettendorf	\$1.45 to \$1.50	\$1.07 to \$1.38	\$1.18 to \$1.44
The Bridges Lofts	\$1.54 to \$1.78	\$1.33 to \$1.52	N/A
Watermark	\$1.42 to \$1.73	\$1.19 to \$1.43	\$1.07 to \$1.36

6. Are we good neighbors?

Yard Setbacks

Yard Setbacks	
Required	Provided
Side: 5 feet	100+ feet (100+ feet to the buildings)
Rear: 30 feet	40 feet (104 feet to the buildings)

Drainage

- Dry ponds are proposed to eliminate safety concerns

Fencing

- Upgrading to a 6-foot opaque vinyl fence to screen the property

Landscaping

- Increased yard setbacks are proposed to give room for berms and landscaping that will screen the property

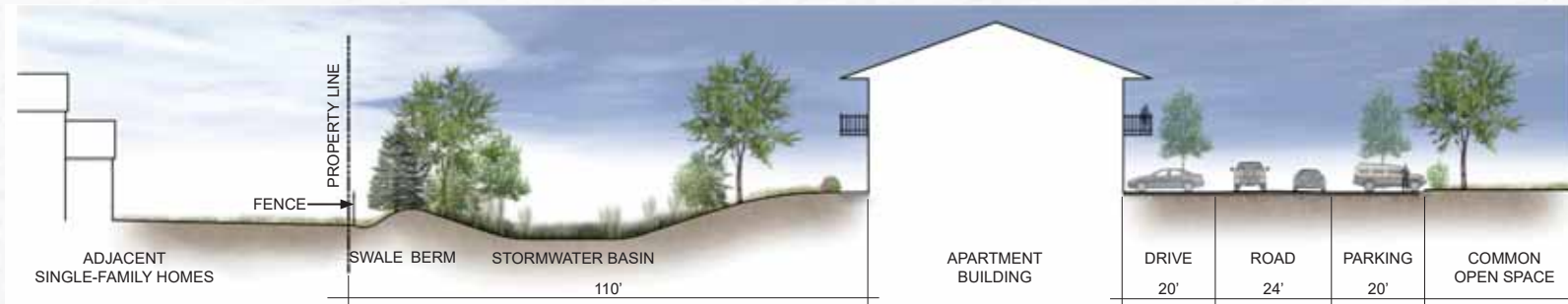
Preliminary Site Plan: Overall Site



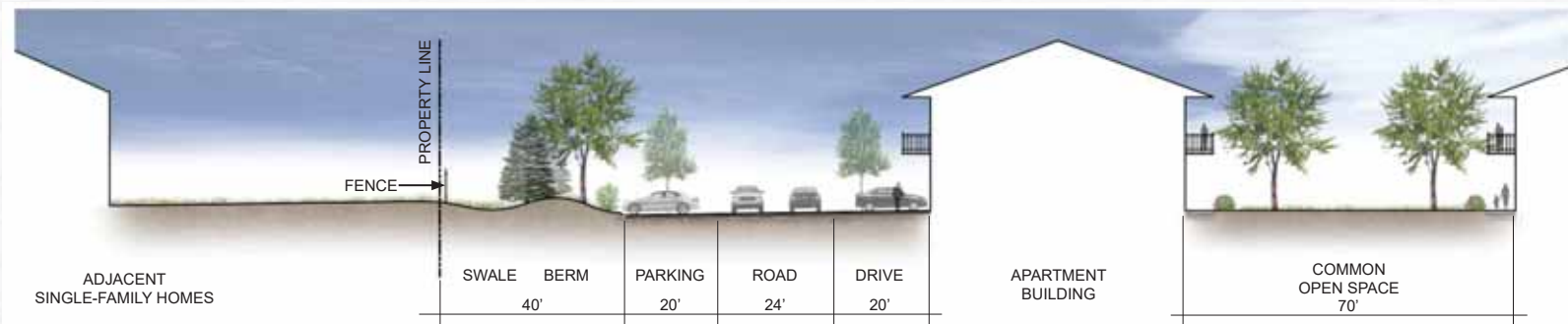
Preliminary Site Plan: Watermark



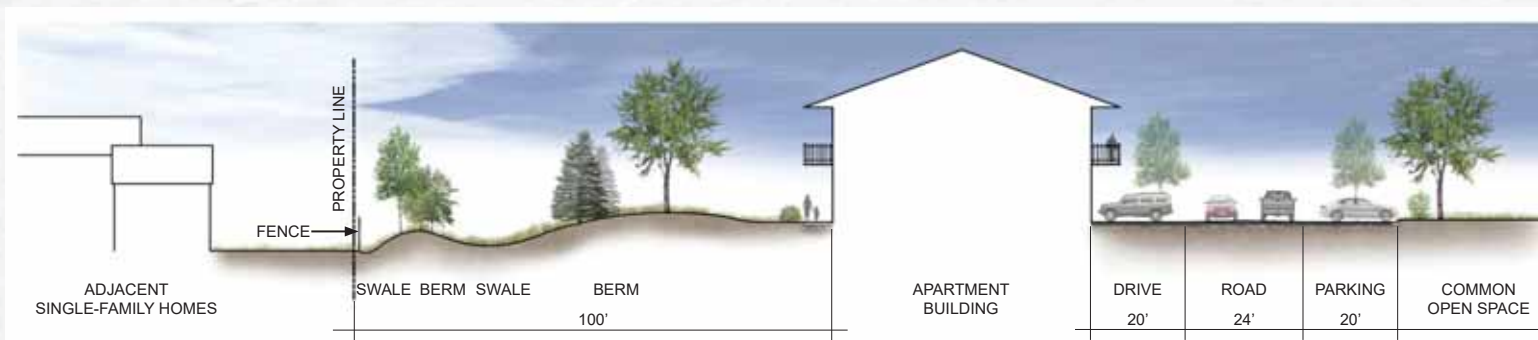
Site Line Cross-Sections



WEST SECTION

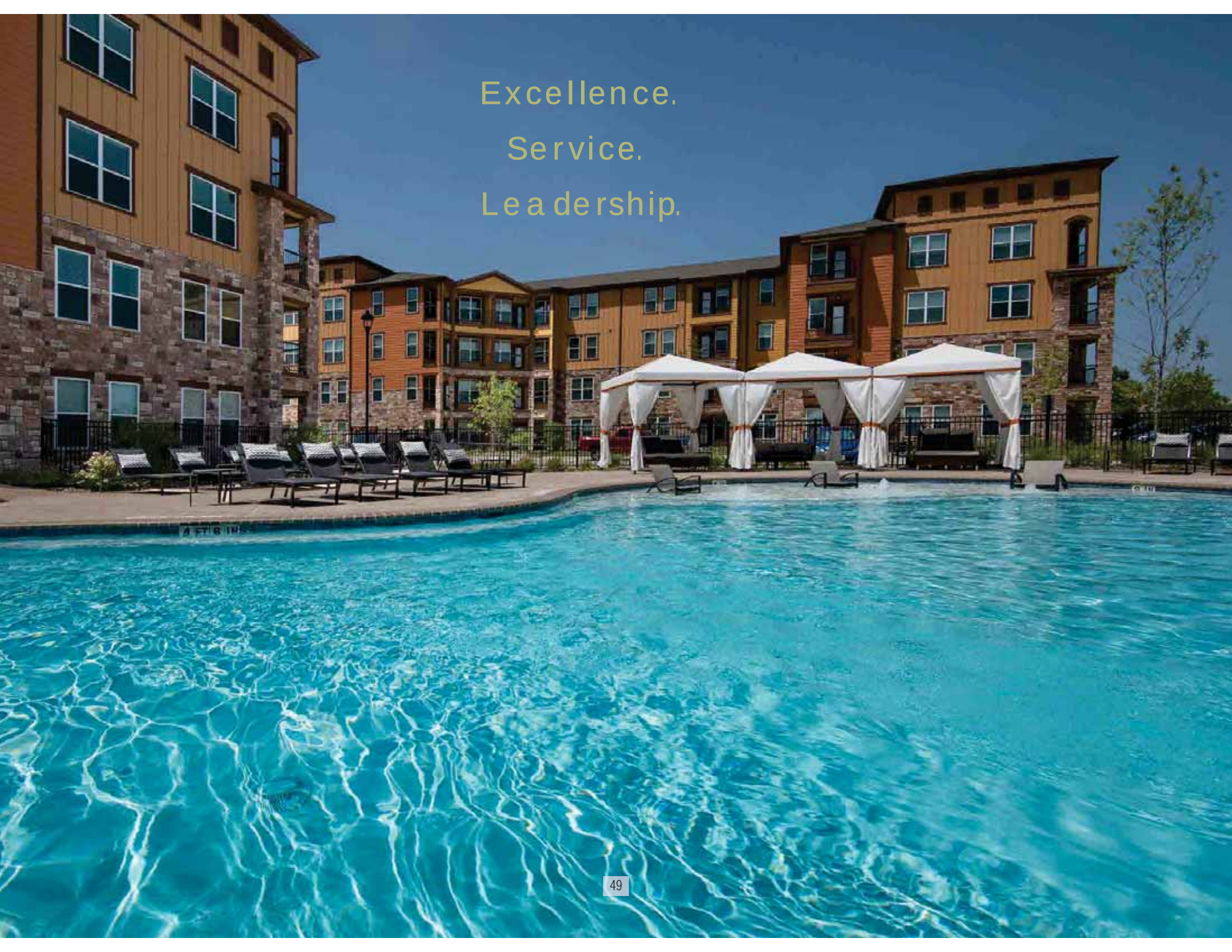


SOUTH SECTION



EAST SECTION

Excellence.
Service.
Leadership.





Zoning Map Amendment Application

226 West 4th Street
Davenport, Iowa 52801
(563) 326-7765
Planning@ci.davenport.ia.us

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Property Address* 4607 East 53rd Street, Davenport, Iowa

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

Applicant (Primary Contact)**

Name: Jessica Tuttle
Company: Thompson Thrift Development, Inc.
Address: 111 Monument Circle, Suite 1600
City/State/Zip: Indianapolis, IN 46204
Phone: 317-853-5459
Email: jtuttle@watermarkapartments.com

Owner (if different from Applicant)

Name: Sophie Foster
Company: SOPHIE FOSTER REVOC TRUST
Address: 6590 GOLF COURSE RD
City/State/Zip: BETTENDORF IA 52722
Phone: 563-355-3048
Email: NA

Engineer (if applicable)

Name: Drew Walker
Company: Kimley-Horn
Address: 1001 Warrenville Road, Suite 350
City/State/Zip: Lisle, IL 60532
Phone: 630-487-5569
Email: jtuttle@watermarkapartments.com

Architect (if applicable)

Name: Dan Moriarity
Company: Studio M
Address: 2 West Main Street
City/State/Zip: Carmel, IN 46032
Phone: (317) 810-1502
Email: dmoriarity@studiomarchitecture.net

Attorney (if applicable)

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

Application Form Type:

Plan and Zoning Commission

Rezoning (Zoning Map Amendment) ☒
Zoning Ordinance Text Amendment ☐
Right-of-way or Easement Vacation ☐
Final Development Plan ☒
Voluntary Annexation ☐
Subdivision ☒

Zoning Board of Adjustment

Appeal from an Administrative Decision ☐
Special Use Permit - New Cell Tower ☐
Home Occupation Permit ☐
Special Exception ☐
Special Use Permit ☐
Hardship Variance ☐

Design Review Board

Certificate of Design Approval ☐
Demolition Request in the Downtown ☐

Historic Preservation Commission

Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Administrative

Floodplain Development ☐
Cell Tower Co-Location ☐
Identification Signs ☐
Site Plan ☐

****If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Request:Existing Zoning: Proposed Zoning Map Amendment: Total Land Area: Acres Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☒ Yes ☐ No**Submittal Requirements:**

- The following items should be submitted to Planning@ci.davenport.ia.us for review:
- The completed application form. ✓
- Recorded warranty deed or accepted contract for purchase. ✓
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation. ✓
- A legal description of the request if not easily described on the deed or contract for purchase. ✓
- Required fee:
 - Zoning Map Amendment is less than 1 acre - \$400.
 - Zoning Map Amendment is one acre but less than 10 acres - \$750 plus \$25/acre.
 - Zoning Map Amendment is 10 acres or more - \$1,000 plus \$25/acre.
 - \$5.00 per sign; more than one sign may be required depending upon the area of the request.

Formal Procedure:

(1) Application:

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- 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) Public Notice for the Plan and Zoning Commission public hearing:

- After submitting the application the applicant shall post notification sign(s) supplied by the City on property at least two weeks prior to the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request. Failure to post signs as required may result in a delay of the request.
- The applicant shall hold a neighborhood meeting as per the attached meeting guidelines.
- Planning staff will send a public hearing notice to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the request:

- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will hold a public hearing on the request. Subsequently, 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.

(4) City Council's consideration of the request:

- Planning staff will send a public hearing notice to surrounding property owners.
- The Committee of the Whole (COW) will hold a public hearing on the request. Subsequently, the City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant: Jessica Tuttle

Date: 06/19/2018

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by: Matt Flynn

Date: 6/19/2018

Planning staff

Date of the Public Hearing: 7/19/2018

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I, Ms. Sophie Foster
authorize Thompson Thrift Development, Inc. d/b/a Watermark Apartments
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the
property located at 4607 East 53rd Street, Davenport, Iowa.

Sophie Foster

Signature(s)*

*Please note: original signature(s) required.

City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Department
Contact Info: Matt Flynn 563.888.2286
matt.flynn@ci.davenport.ia.us

Date
7/31/2018

Subject:

Case No. REZ18-11: Request Kevin Koellner on behalf of Build to Suit to rezone 13 acres, more or less, of property located south of East 53rd Street immediately west of the Bettendorf City Border from "R-2PUD" Low Density Residential District Planned Unit Development and "PDD" Planned Development District" to all PDD with a new Land Use Plan. Kevin Koellner, Build to Suit, petitioner. [Ward 6]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings forward Case No. REZ18-11 to the City Council with a recommendation for approval subject to the listed conditions.

Relationship to Goals:

Strengthen the Existing Built Environment.

For information related to the traffic study, please refer to background information in Case No. REZ18-10.

Background:

Please see attached staff report for background information

ATTACHMENTS:

Type	Description
▢ Backup Material	Final Staff Report
▢ Backup Material	PDD Land Use Plan
▢ Backup Material	2011 Adopted PDD Land Use Plan
▢ Backup Material	2011 Adopted PDD Rezoning Ordinance - Commercial Portion
▢ Backup Material	2011 Adopted PDD Rezoning Ordinance - Residential Portion
▢ Backup Material	Written Protests
▢ Backup Material	Application

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	7/26/2018 - 1:30 PM



PLAN AND ZONING COMMISSION

Meeting Date: July 31, 2018
Request: Request to rezone 13 acres, more or less, of property located south of East 53rd Street immediately west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to all PDD with a new Land Use Plan
Case No.: REZ18-11
Applicant: Kevin Koellner, Build to Suit
Ward: Ward 6
Contact: Matthew G. Flynn, AICP
Senior Planning Manager
matt.flynn@ci.davenport.ia.us
563-888-2286

Recommendation:

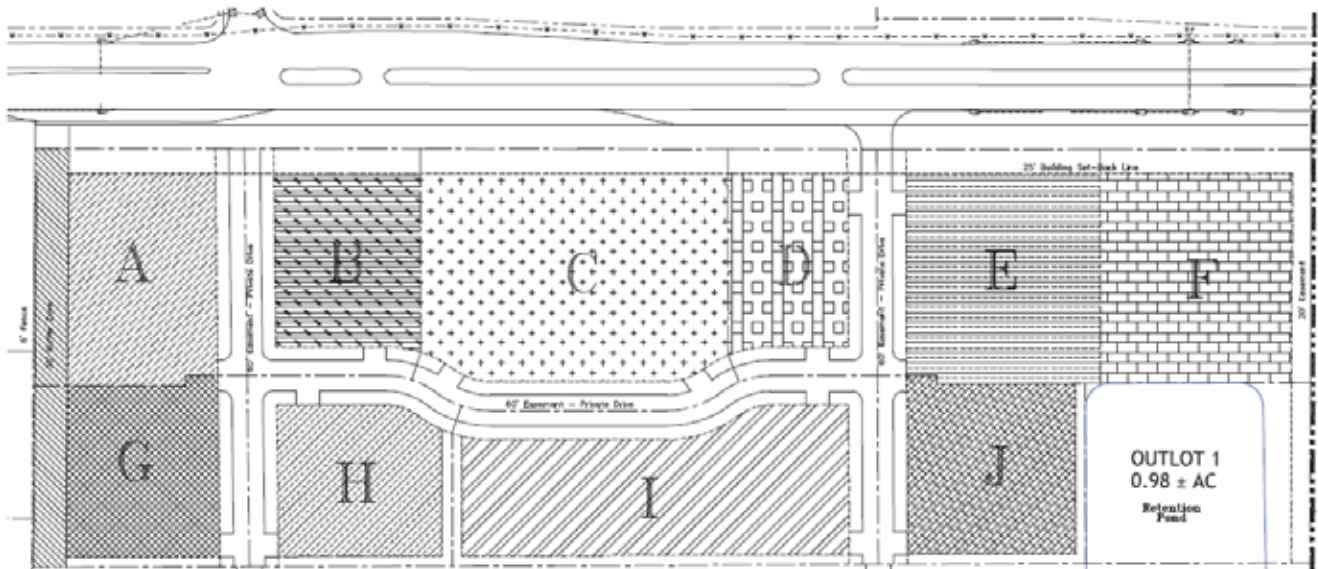
Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case No. REZ18-11 to the City Council with a recommendation for approval subject to the listed conditions.

Introduction:

Case No. REZ18-11: Request Kevin Koellner on behalf of Build to Suit to rezone 13 acres, more or less, of property located south of East 53rd Street immediately west of the Bettendorf City Border from “R-2PUD” Low Density Residential District Planned Unit Development and “PDD” Planned Development District” to all PDD with a new Land Use Plan. Kevin Koellner, Build to Suit, petitioner. [Ward 6]

AREA CHARACTERISTICS:





The Land Use Plan identifies a list of allowable uses, building/impervious surface area and maximum height for of each building site.

SITE DATA			
ADDRESS:	EAST 53RD STREET DAVENPORT, IOWA		
SITE AREA:	562,225 S.F. (12.91 ACRES)		
BUILDING SITES:			
A = 1 STORY, GROUPS – A2, B, M 5,500 SF, 55 PARKING SPACES (EXCLUDING CAR WASH)	52,469 S.F. 75% IMPERVIOUS	G = 1 STORY, GROUP – B 6,000 SF, 30 PARKING SPACES (PROFESSIONAL OR CLINIC – OUTPATIENT ONLY)	42,021 SF 80% IMPERVIOUS
B = 2 STORY, GROUPS – A2, B, M 3,000 SF, 30 PARKING SPACES	41,917 SF 75% IMPERVIOUS	H = 2 STORY, GROUPS – A2, B, M 6,000 SF, 30 PARKING SPACES	40,588 SF 75% IMPERVIOUS
C = 2 STORY, GROUPS – A2, B, M 10,500 SF, 105 PARKING SPACES	83,993 SF 80% IMPERVIOUS	I = 2 STORY, GROUPS – A2, B, M 9,000 SF, 90 PARKING SPACES	75,498 SF 75% IMPERVIOUS
D = 1 STORY, GROUPS – A2, B, M 3,000 SF, 30 PARKING SPACES	35,754 SF 80% IMPERVIOUS	J = 2 STORY, GROUPS – A2, B, M 7,000 SF, 35 PARKING SPACES	40,099 SF 80% IMPERVIOUS
E = 2 STORY, GROUPS – A2, B, M 4,800 SF, 48 PARKING SPACES	54,755 SF 80% IMPERVIOUS	OUTLOT 1:	42,894 SF 80% RETENTION POND
F = 2 STORY, GROUPS – A2, B, M 6,500 SF, 65 PARKING SPACES	52,094 SF 80% IMPERVIOUS		

NOTE PER INTERNATIONAL BUILDING CODE CHAPTER 3:

GROUP A2 – BANQUET HALL, NIGHT CLUB, RESTAURANT, TAVERN & BAR

GROUP B = AMBULATORY HEALTH CARE, ANIMAL HOSPITAL KENNEL & POUND, BANK, BARBER/BEAUTY SHOP, CAR WASH, CIVIC ADMINISTRATION, CLINIC – OUTPATIENT, DRY CLEANING/LAUNDRY, EDUCATION ABOVE 12TH GRADE, ELECTRONIC DATA PROCESSING, LABORATORIES: TESTING & RESEARCH, MOTOR VEHICLE SHOWROOM, POST OFFICE, PRINT SHOP, PROFESSIONAL SERVICES, RADIO & TELEVISION STUDIO, TELEPHONE EXCHANGE, TRAINING & SKILL DEVELOPMENT

GROUP M = DEPARTMENT STORES, DRUG STORES, MARKETS, MOTOR FUEL-DISPENSING FACILITIES
RETAIL OR WHOLESALE STORES, SALES ROOMS

The “PDD” Planned Development District requires a Land Use Plan to including the following (Section 17.32.050 of the Davenport City Code):

- A. *A drawing or set of drawings and other materials that include, but may not be limited to, the following:*
- 1. The existing land use and zoning surrounding the proposed development and the distance from the subject property line to the nearest structures on all abutting properties within two hundred feet of the perimeter of the site.*

Staff commentary: Surrounding land use and zoning surrounding the proposed development has not been provided. City staff waived the requirement because zoning and land use information is readily available.

- 2. The location of existing services, including: water, sanitary and storm sewer, electric, gas, streets, the capacity of those services and the service requirements of the development.*

Staff commentary: The proposed PDD Land Use Plan depicts the location of existing services. City staff waived the requirement that the capacity of those services and the service requirements of the development be provided as this will be reviewed during administrative site plan review.

3. *The site constraints including:*
a. *Slopes in excess of ten percent;*

Staff commentary: A contour map has been provided.

- b. *Drainage ways that carry water from abutting properties, drainage ways that drain areas on the site in excess of one acre and any area designated as a flood plain or floodway as defined in Chapter 15.44*

Staff commentary: The proposed PDD Land Use Plan depicts the location of drainage ways that will carry stormwater from the development.

- c. *Soils that are unsuitable or require special treatment to support urban development as determined by the Soil Conservation Service Soil Survey. If unsuitable conditions are indicated field testing may be required.*

Staff commentary: A soils maps has not been provided. City staff waived the requirement that unsuitable soils been identified as this will be reviewed during administrative site plan review.

4. *The total area in square feet of uses proposed for the site and the percentage of the site that is to be used for parking and building (impervious surface).*

Staff commentary: The proposed PDD Land Use Plan contains total area in square feet of uses proposed for the site and the percentage of the site that is to be used for parking and building.

5. *A two foot interval topographic map of the site on a scale base of one inch equals fifty feet or other scale as approved by the development official.*

Staff commentary: The proposed PDD Land Use Plan contains a contour map.

6. *A traffic study which analyzes the aggregate trip generation to and from the site and the ability of the existing street system to accommodate the anticipated generation. Specific improvements should be proposed if the development causes the projected level of service to be less than level "C," as defined by the most recent version of the Highway Capacity Manual by the Transportation Research Board of The National Safety Research Council.*

Staff commentary: The applicant hired Missman, Inc., which completed a traffic study for the proposed residential and commercial portions of the subject property on May 2, 2018. A summary of the results are as follows:

The purpose of utilizing PM peak time measurements is because that is the time period, which the most cars will travel the roadway.

A traffic signal is already required to be installed at the intersection of East 53rd Street and Lakeview Parkway. The traffic study indicates that the development (residential and commercial) would warrant a signal at the intersection of East 53rd Street and Lakeview Parkway at 75% build out of th development. Assignment of cost is being discussed. The proposed development (residential and commercial) would warrant a right turn lane on East 53rd Street at Lakeview Parkway at 27% buildout of the development and a left turn lane on East 53rd Street at Lakeview Parkway at 35% build out. The traffic study indicated that right and left turn lanes would not be warranted at the eastern entrance.

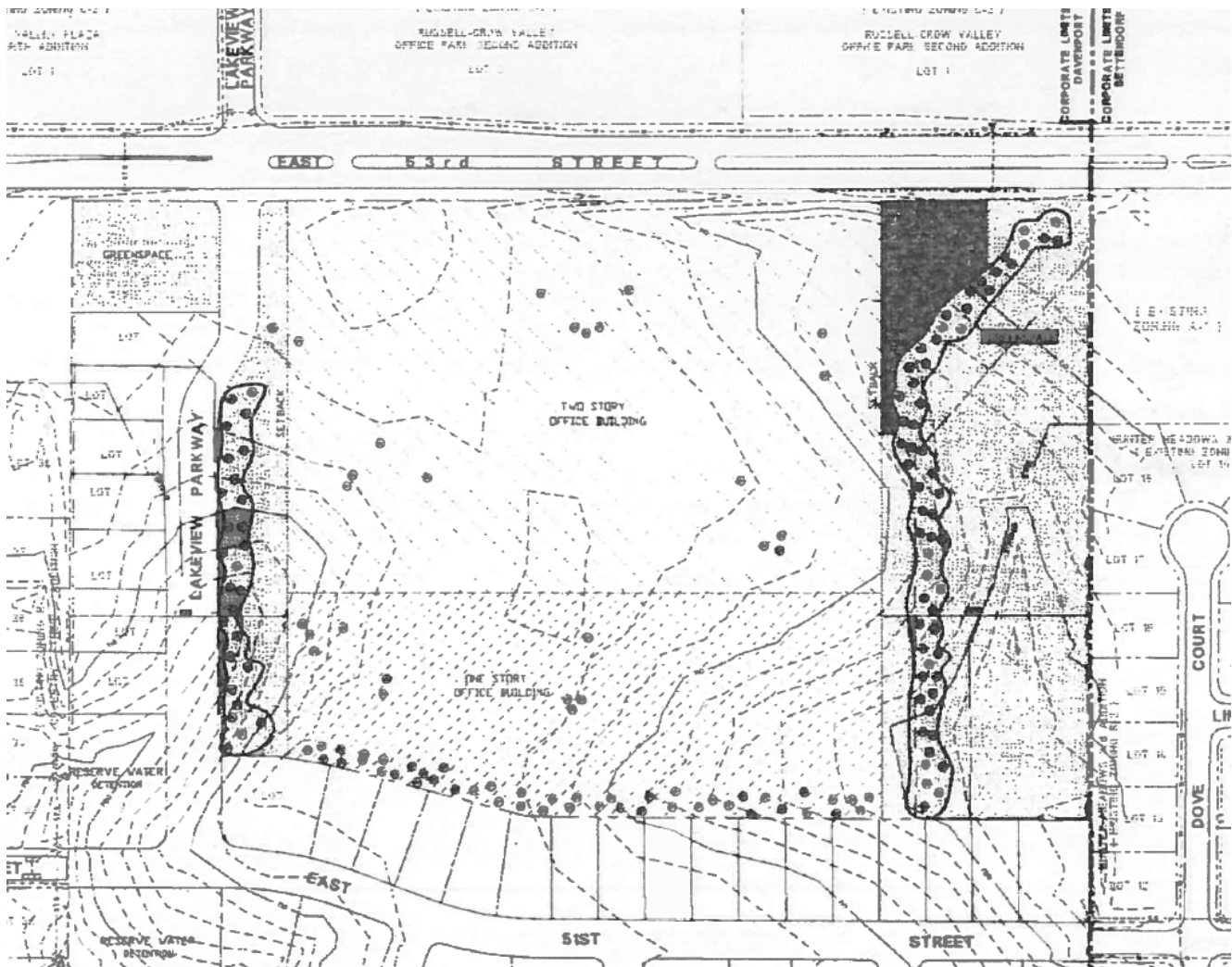
The City Traffic Engineer has reviewed the traffic study and agrees with the conclusion of the study, however, has requested that right and left turn lanes be installed on East 53rd Street at both entrances during initial construction of the development. The signal would be installed when warranted.

The city council delegates authority to the city staff's development official to waive, at his or her discretion, any of the required submissions stated in Section 17.32.052A, 1 through Section 17.32.052A, 6 if the scale of the project, topography of the site or other reasons make them unnecessary. The city plan and zoning commission will be notified of any requirements that have been waived.

Rezoning history.

The subject and adjacent property was rezoned in 2011 to PDD and R-2(PUD). The residential component was envisioned as a single family residential subdivision that would not exceed the R-2(PUD) maximum density of 5.23 units per acre. The three streets that terminate at the edges of this property were proposed to be continued and serve individual lots within the future development. One roadway access to East 53rd Street was depicted.

The commercial portion of the subject property was controversial. Ultimately, the PDD Land Use Plan for the commercial development was approved for one and two story office development.



Proposed Traffic Impact from the Development.

The applicant hired Missman, Inc., which completed a traffic study for the proposed residential and commercial portions of the subject property on May 2, 2018. A summary of the results are as follows:

The purpose of utilizing PM peak time measurements is because that is the time period, which the most cars will travel the roadway.

A traffic signal is already required to be installed at the intersection of East 53rd Street and Lakeview Parkway. The traffic study indicates that the development (residential and commercial) would warrant a signal at the intersection of East 53rd Street and Lakeview Parkway at 75% build out of the development. Assignment of cost is being discussed. The proposed development (residential and commercial) would warrant a right turn lane on East 53rd Street at Lakeview Parkway at 27% buildout of the development and a left turn lane on East 53rd Street at Lakeview Parkway at 35% build out. The traffic study indicated that right and left turn lanes would not be warranted at the eastern entrance.

The City Traffic Engineer has reviewed the traffic study and agrees with the conclusion of the study, however, has requested that right and left turn lanes be installed on East 53rd Street at both entrances during initial construction of the development. The signal would be installed when warranted.

Proposed Storm Water from the Development.

Storm water detention and water quality treatment would be required with the proposed development. The Unified Sizing Criteria from the water quality volume up to the Extreme Flood Protection determines the volumes for stormwater detention. The release rate of the 100 year event shall not exceed the runoff rate from a pre-developed two-year frequency using the runoff coefficient of 0.15. As developed, the 100 year storm event release rate would be the equivalent of a 2 year rain event running off a prairie meadow.

Additionally, the water quality volume would provide 100% retention, infiltration or abstraction of the 1.25"/24 hour rainfall.

In order to achieve consistency with these requirements, the development would contain two storm water detention systems. One system would outfall to the south and east and one system would outfall to the west and south. Stormwater, which outfalls into the City of Bettendorf would need to be reviewed and approved by the Engineering Department.

Public Input:

Public meetings have been held on May 24, 2018 and June 21, 2018. Approximately 65-70 people attended each meeting. Those concerns included building elevations, access, proximity of buildings to the property lines and stormwater management.

The City posted five signs were posted on June 26, 2018.

The City mailed 25 notices to surrounding property owners notifying them of the July 17, 2018 Plan and Zoning Commission public hearing. The Plan and Zoning Commission held a public hearing on July 17, 2018. To date, staff has received 4 written protests.

The protest rate is less than 20%.

Recommendation:

Consistency of the request with Davenport 2035.

As mentioned, the Davenport 2035 Future Land Use Designation are *Residential General and Regional Commercial*. Staff underlined language for emphasis, which will be discussed below the definitions.

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.

Regional Commercial (RC) - Designates 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 with connectivity to nearby neighborhoods being less important.

Davenport 2035 Future Land Use Map designation for a small portion of the property is Residential General. Staff has concluded that the proposed commercial use of the property would comply with the Davenport 2035 Future Land Use Map designation. This is due to the proposed scale of the development (west side) and the location of the stormwater detention area (east side) as depicted on the "PDD" Planned Development District Land Use Plan.

Davenport 2035 Residential General reads in part,

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.

It is staff's opinion that East 53rd Street is an edge where higher intensity may be considered. Higher intensity contemplates commercial development. If only residential development were contemplated along an edge, the language would read, "higher density may be considered".

It is staff's opinion that the proposed development would be consistent with the Davenport 2035 RC Future Land Use map designation because it permits "...some residential, service and institutional uses..." This would be an enclosed higher density residential development adjacent to a commercial development.

Notably, prior to the Davenport 2035 Land Use Plan Update in 2016, the portion of the property designed Regional Commercial was designed Neighborhood Commercial on Davenport 2025. The 2016 Regional Commercial designation was reflection of the East 53rd Street corridor improvements, which facilitate commercial development and the adjacent commercial development to the east.

Compatibility of the proposed development with the surrounding area.

It is staff's opinion that the scale of the development and additional setback/landscape buffer allow the development to be compatible with the residential property to west. A 6 foot high fence would be located along the west property line. The development would be compatible with the commercial development to the east, which has been developing since 2011.

Proposed Traffic Impact from the Development.

The City Traffic Engineer has reviewed the submitted traffic study and agrees with its findings, which concludes that East 53rd Street would maintain an acceptable level of service with signalization and left and right turns lanes at the intersection of East 53rd Street and Lakeview Parkway. The City Traffic Engineer is requesting that right and left turn lanes be constructed at the eastern entrance even though the traffic study found they were not warranted.

Findings:

Proposed Storm Water from the Development.

The release rate of the 100 year event shall not exceed the runoff rate from a pre-developed two-year frequency using the runoff coefficient of 0.15. As developed, the 100 year storm event release rate would be the equivalent of a 2 year rain event running off a prairie meadow. To summarize, the stormwater release rate would be comparable to the release rate of the property as currently developed.

Findings:

1. The commercial use of the property would comply with the Davenport 2035 Regional Commercial Future Land Use Map designation because the property would service boundaries that extend beyond the City limits of Davenport and is located along a major street with good access to interstate and other highways. The commercial use of the property would comply with Davenport 2035 Residential General Future Land Use Map designation because it would be located at an edge (East 53rd Street), where higher intensity may be considered
2. The design and scale of the proposed commercial use and additional setback/buffering/fencing as depicted on the "PDD" Planned Development District Land Use Plan help mitigate potential any negative impacts to the adjacent residential property owners to the west; and
3. The traffic impact study demonstrates that with right and left turn lanes at the entrances to the development and signalization at East 53rd Street and Lakeview Parkway additional traffic caused by the proposed development would not significantly impact East 53rd Street.

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case No. REZ18-11 to the City Council with a recommendation for approval subject to the following conditions:

1. That the property be substantially developed in accordance with the "PDD" Planned Development District Land Use Plan;
2. That right and left turn lanes be constructed on East 53rd Street at both entrances during the initial phase of construction; and
3. In the event that the "PDD" Planned Development District and "HCOD" Highway Corridor Overlay District is supplanted by new zoning ordinance classifications and regulations, the City shall rezone the property to a classification most consistent with the proposed development. Undeveloped portions of the property shall adhere to the new zoning ordinance classification and regulations. Existing portions of the property rendered non-conforming by the new zoning ordinance classifications and regulations shall be considered legally established non-conformities.

SITE DATA

ADDRESS:	EAST 53RD STREET DAVENPORT, IOWA		
SITE AREA:	562,225 S.F. (12.91 ACRES)		
BUILDING SITES:			
A = 1 STORY, GROUPS - A2, B, M 5,500 SF, 55 PARKING SPACES (EXCLUDING CAR WASH)	52,469 S.F. 75% IMPERVIOUS	G = 1 STORY, GROUP - B 6,000 SF, 30 PARKING SPACES (PROFESSIONAL OR CLINIC - OUTPATIENT ONLY)	42,021 SF 80% IMPERVIOUS
B = 2 STORY, GROUPS - A2, B, M 3,000 SF, 30 PARKING SPACES	41,917 SF 75% IMPERVIOUS	H = 2 STORY, GROUPS - A2, B, M 6,000 SF, 30 PARKING SPACES	40,588 SF 75% IMPERVIOUS
C = 2 STORY, GROUPS - A2, B, M 10,500 SF, 105 PARKING SPACES	83,993 SF 80% IMPERVIOUS	I = 2 STORY, GROUPS - A2, B, M 9,000 SF, 90 PARKING SPACES	75,498 SF 75% IMPERVIOUS
D = 1 STORY, GROUPS - A2, B, M 3,000 SF, 30 PARKING SPACES	35,754 SF 80% IMPERVIOUS	J = 2 STORY, GROUPS - A2, B, M 7,000 SF, 35 PARKING SPACES	40,099 SF 80% IMPERVIOUS
E = 2 STORY, GROUPS - A2, B, M 4,800 SF, 48 PARKING SPACES	54,755 SF 80% IMPERVIOUS		
F = 2 STORY, GROUPS - A2, B, M 6,500 SF, 65 PARKING SPACES	52,094 SF 80% IMPERVIOUS	OUTLOT 1:	42,894 SF 80% RETENTION POND

East 53rd St. Retail Davenport, Iowa

NOTE PER INTERNATIONAL BUILDING CODE CHAPTER 3:

GROUP A2 = BANQUET HALL, NIGHT CLUB, RESTAURANT, TAVERN & BAR

GROUP B = AMBULATORY HEALTH CARE, ANIMAL HOSPITAL KENNEL & POUND, BANK, BARBER/BEAUTY SHOP, CAR WASH, CIVIC ADMINISTRATION, CLINIC - OUTPATIENT, DRY CLEANING/LAUNDRY, EDUCATION ABOVE 12TH GRADE, ELECTRONIC DATA PROCESSING, LABORATORIES: TESTING & RESEARCH, MOTOR VEHICLE SHOWROOM, POST OFFICE, PRINT SHOP, PROFESSIONAL SERVICES, RADIO & TELEVISION STUDIO, TELEPHONE EXCHANGE, TRAINING & SKILL DEVELOPMENT

GROUP M = DEPARTMENT STORES, DRUG STORES, MARKETS, MOTOR FUEL-DISPENSING FACILITIES
RETAIL OR WHOLESALE STORES, SALES ROOMS

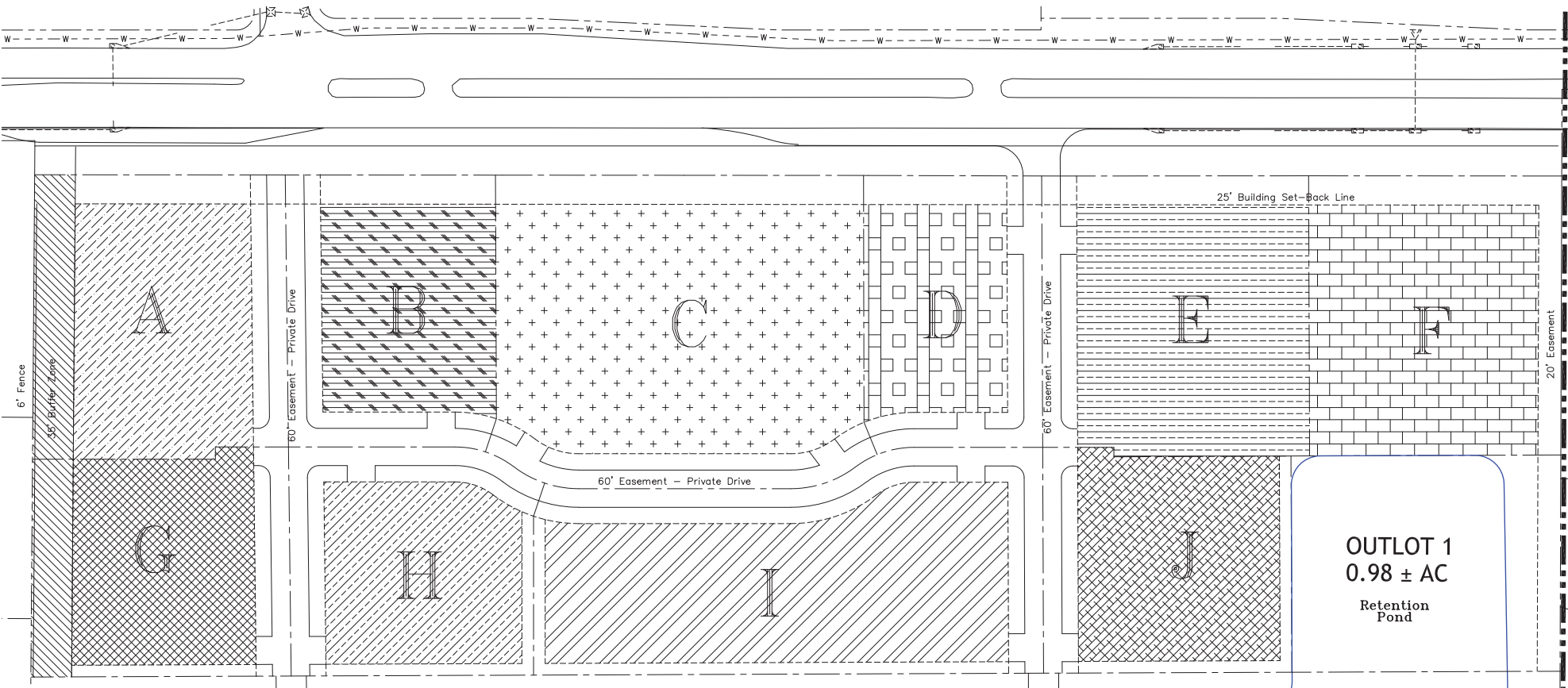
Joseph Architectural Group, P.C.
1000 10th Avenue, Suite 200
Davenport, Iowa 52601
Phone: 319.251.9000
Fax: 319.251.9001

REVISIONS
1
2
3

Preliminary Site Plan for:
East 53rd Street Retail
Davenport, Iowa

PRELIMINARY
SITE PLAN
DATE:
12 July 2018

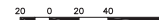
A1
PROJECT NO.
W01716

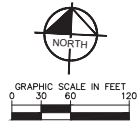
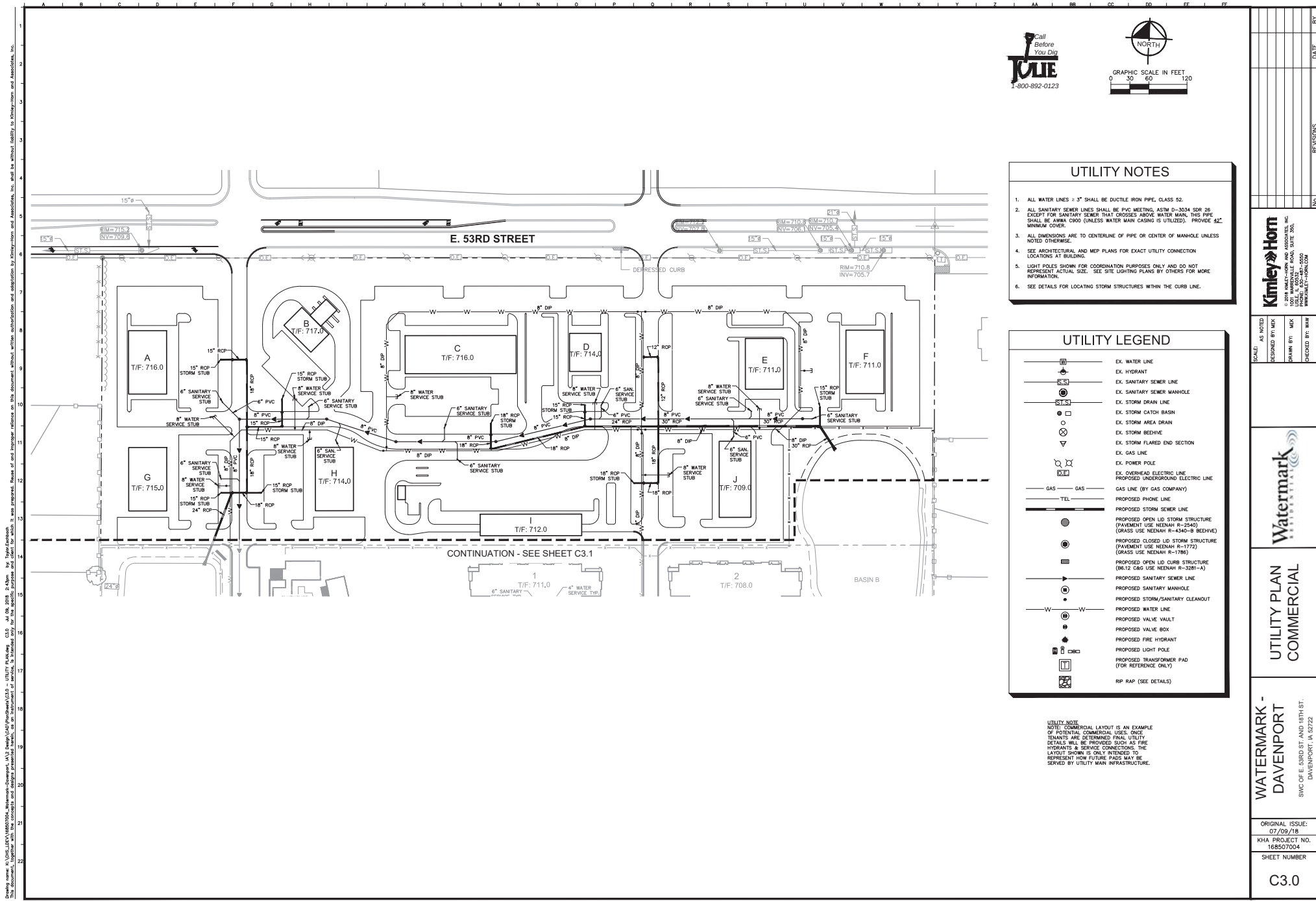


1
A1

PRELIMINARY SITE PLAN

1" = 40'-0"





- ### UTILITY NOTES
1. ALL WATER LINES $\geq 3"$ SHALL BE DUCTILE IRON PIPE, CLASS 52.
 2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN. THIS PIPE SHALL BE ARMA CORR (UNLESS WATER MAIN CAGING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
 3. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
 4. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
 5. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLAN FOR MORE INFORMATION.
 6. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.

UTILITY LEGEND

	EX. WATER LINE
	EX. HYDRANT
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. STORM DRAIN LINE
	EX. STORM CATCH BASIN
	EX. STORM AREA DRAIN
	EX. STORM BEEHIVE
	EX. STORM FLARED END SECTION
	EX. GAS LINE
	EX. POWER POLE
	EX. OVERHEAD ELECTRIC LINE
	PROPOSED UNDERGROUND ELECTRIC LINE
	GAS LINE (BY GAS COMPANY)
	TEL
	PROPOSED PHONE LINE
	PROPOSED STORM SEWER LINE
	PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1790)
	PROPOSED OPEN LID CURB STRUCTURE (B6.12 C&G USE NEENAH R-3281-A)
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
	RP RAP (SEE DETAILS)

UTILITY NOTE:
NOTES: COMMERCIAL LAYOUT IS AN EXAMPLE OF POTENTIAL COMMERCIAL USE. ONCE TENANTS ARE DETERMINED FINAL UTILITY DETAILS WILL BE PROVIDED SUCH AS FIRE HYDRANTS & SERVICE CONNECTIONS. THE LAYOUT SHOWN IS ONE INTENDED TO REPRESENT HOW FUTURE PADS MAY BE SERVED BY UTILITY MAIN INFRASTRUCTURE.

 KIMLEY-HORN 1001 MAIN STREET, SUITE 300 DAVENPORT, IA 52722 PH: 319.335.1500 WWW.KIMLEY-HORN.COM	SCALE: AS NOTED	DESIGNED BY: MKK	DRAWN BY: MKK	CHECKED BY: MKK	
	 WATERMARK				
	UTILITY PLAN COMMERCIAL				
WATERMARK - DAVENPORT SVC OF E. 53RD ST. AND 18TH ST. DAVENPORT, IA 52722					
ORIGINAL ISSUE: 07/09/18 KHA PROJECT NO. 168507004 SHEET NUMBER C3.0					

COMMERCIAL CONCEPT PLAN SOPHIE FOSTER PROPERTY

DAVENPORT, IOWA

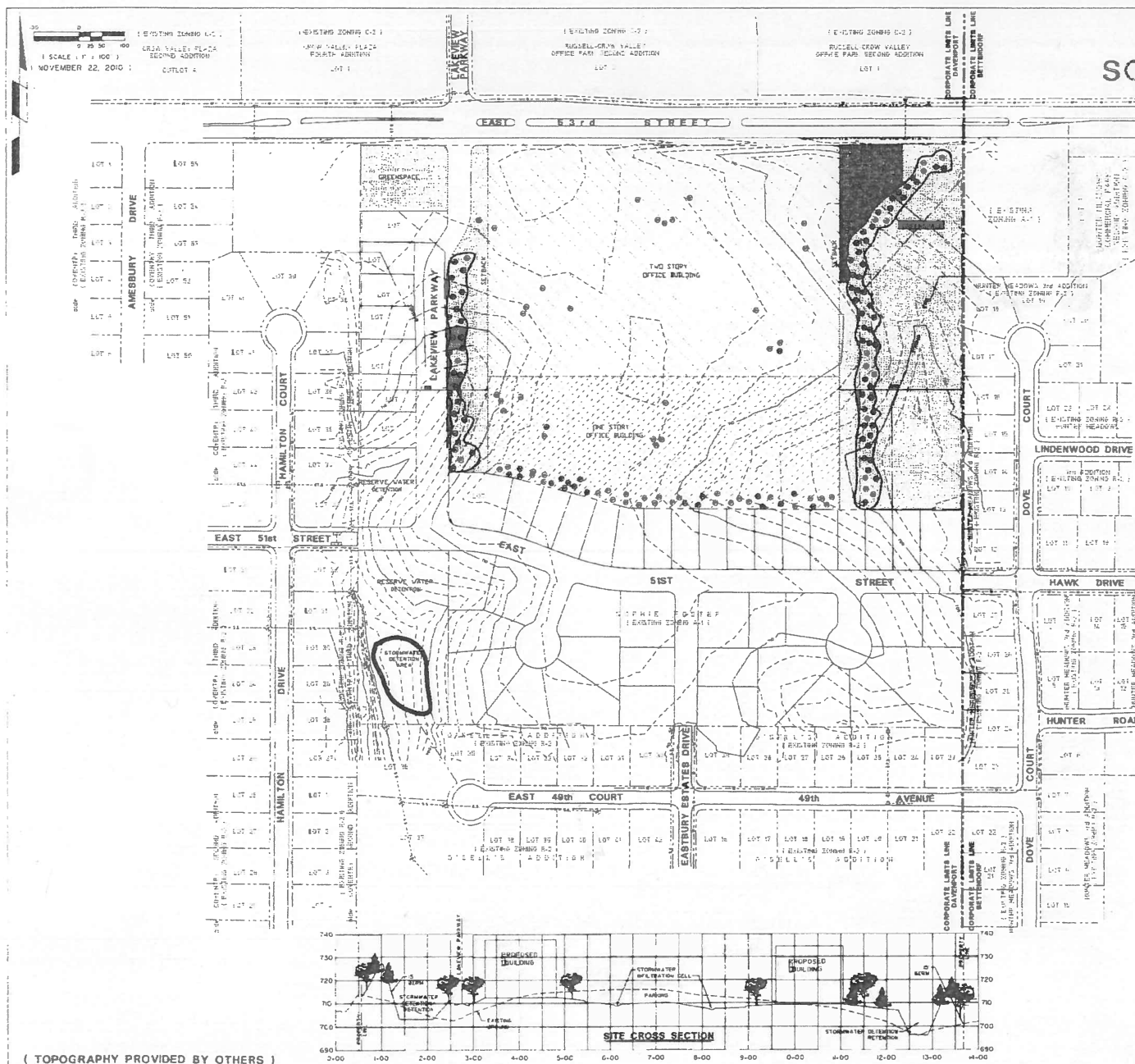
PREPARED FOR
SOPHIE FOSTER
6590 GOLF COURSE ROAD
BETTENDORF, IOWA 52722
01-11-11
CONCEPT 15

LEGEND

- S—S— SANITARY SEWER
- S—S— SANITARY SEWER MANHOLE
- S—S— STORM SEWER
- S—S— STORM SEWER CATCH BASIN
- S—S— STORM SEWER MANHOLE
- S—S— STORM SEWER FLARED END SECTION
- S—S— WATERMAIN
- S—S— INDEX CONTOUR
- S—S— INTERMEDIATE CONTOUR

REVISED
1.12.11

PREPARED BY
VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.
DAVENPORT, IOWA
VMCE 10241-CC3



(TOPOGRAPHY PROVIDED BY OTHERS)

The rezoning is to allow commercial development. The rezoning has the following special conditions:

1. That the Proposed Future Land Use Map of the Comprehensive Plan be amended to show a node of NC, Neighborhood Commercial, along 53rd street.
2. That prior to or in conjunction with the first final development plan, preliminary or final plat the developer shall submit to the Engineering Division and/or the Natural Resources Division of the Public Works Department the following:
 - stormwater calculations for the entire 38 acre parcel based on full development;
 - if required, plans for and designs of stormwater retention facilities based on the capture (retention) of the first one & one-half (1-1/2) inch of rainfall utilizing best management practices as per the Iowa Stormwater Management Manual, or with assistance from the Natural Resources Division of Public Works;
 - sanitary sewer design flows which must conform to the limits of the Davenport/Bettendorf agreement;
 - construction plans for public streets, storm sewers and sanitary sewers;
 - plans for the intersection improvements for Lakeview Parkway and East 53rd Street including but not limited to turn lanes, signalization and right-o-way dedication as determined by the City's Traffic Engineer;
3. That prior to any site clearance, grading or any permits being issued for any portion of the 38 acres parcel, the developer shall submit for review and approval to the Natural Resources Division of the Public Works Department grading, drainage and erosion control plans along with a copy of the developer's NPDES General Permit No. 2;
4. That with each final development plan, preliminary or final plat provision be made for the dedication of right-of-way for: the easterly extension of East 51st Street to Hawk Drive; the northerly extension of Eastbury Estates Drive to East 51st Street; the southerly extension of Lakeview Parkway to East 51st Street; and a northerly connection from East 51st Street to the northerly development site. Review of this connection and any necessary traffic calming measures shall be done in conjunction with the review and approval of the associated development plan or subdivision platting. With the exception of Lakeview Parkway abutting the entrances to the commercial area the street pavement width will be the allowed minimum of 27 feet for the residential areas;
5. That infiltration practices similar to those required for the development be utilized with and along the proposed streets both with the commercial and residential portion of the development should used in the right of way of the new paving on East 51st Street, Eastbury Estates Drive, Lakeview Parkway, and the center of the cul-de-sacs off of East 51st Street.
6. That proposed uses be limited to professional offices and residential uses;
7. That building height restrictions be reviewed at the development plan phase with lower height building (step-down) being located along the perimeter of the development area;
8. That the impervious surface of the development be restricted to no more than fifty percent coverage (equates to a Class VI office land use according to Section 17.56.040 of the Davenport City Code entitled "Site Plans – Table of Land Use Intensity";
9. That at minimum, a buffer yard of fifty feet containing an undulating five to six foot berm be established along and within the commercially zoned area and that this buffer yard be developed with plantings similar in number to a Class "E" buffer as shown in Chapter

- 17.56.040 of the Davenport City Code entitled Site Plans – Table of Bufferyard Requirements". This buffer yard and berm shall be established upon approval of the rezoning request by City Council and prior to any final development plan request;
10. That with a reduction in the detention facilities due to required retention and bio-infiltration, these areas devoted for detention should be designed as amenities to the existing residential and proposed residential/commercial areas. These areas should be developed for dual use and contain passive and possibly active recreation uses.
 11. Development shall be subject to the requirements of Chapter 17.41 and 17.56 of the Davenport Municipal Code entitled "HCOD Highway Corridor Overlay District" and "Site Plans.
 12. 275 foot building set back line on both the east and west boundaries on the PDD (no buildings allowed in setback area for both east and west side setbacks other than residential lots on west side i.e., houses to be built on residential lots).
 13. A maximum of six buildings on the PDD.
 14. A maximum commercial foot print 160,000 square feet on the PDD.
 15. A maximum commercial total square feet of 240,000 square feet on the PDD.
 16. A maximum of two story height on the commercial buildings.
 17. An effective tree line/berm buffering both existing residential lots on both Dove Ct and Lakeview Parkway located as shown by attached drawing.
 18. Residential lots where possible along Lakeview Parkway (7 lots) drainage areas to remain open for water detention.
 19. Any commercial buildings located on the approximate southerly 40% of the PDD area can be no higher than one story above finished grade on the interior face per the attached drawing with the line indicating the restriction.
 20. A tree line is required but is delayed and is subject to an amendment by an approved landscaping plan to provide a visual barrier between the lots along 51st Street and the PPD area with the berms. The intent of the parties is to assure a visual barrier even if the residential lots north side of 51st are never developed. Said landscaping plan would be required to be submitted at the time of final building review for the proposed commercial buildings.
 21. The lot located in the Northwest corner of the subject property, which is designated as green space in the development plan, shall be utilized only as green space by Petitioner or any purchaser or successor in interest to Petitioner now and at any time in the future. The development of this lot with buildings, parking lots, or habitable structures of any kind is expressly prohibited. Notwithstanding the foregoing, Petitioner or its successors in interest shall be allowed to erect entry signage or related improvements on the lots, consistent with customary practice and subject to compliance with all applicable City rules, permits, and standards.

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.

1. That prior to or in conjunction with the first final development plan, preliminary or final plat the developer shall submit to the Engineering Division and/or the Natural Resources Division of the Public Works Department the following:
 - a. stormwater calculations for the entire 38 acre parcel based on full development;
 - b. plans for and designs of the stormwater detention facilities;
 - c. plans for and designs of stormwater retention facilities based on the capture (retention) of the first one (1) inch of rainfall (utilizing best management practices);
 - d. sanitary sewer design flows which must conform to the limits of the Davenport/Bettendorf agreement;
 - e. construction plans for public streets, storm sewers and sanitary sewers;
 - f. plans for the intersection improvements for Lakeview Parkway and East 53rd Street including but not limited to turn lanes, signalization and right-of-way dedication as determined by the City's Traffic Engineer;
2. That prior to any site clearance, grading or any permits being issued for any portion of the 38 acres parcel, the developer shall submit for review and approval to the Natural Resources Division of the Public Works Department grading, drainage and erosion control plans along with a copy of the developer's NPDES General Permit No. 2;
3. That with each final development plan, preliminary or final plat provision be made for the dedication of right-of-way for: the easterly extension of East 51st Street to Hawk Drive; the northerly extension of Eastbury Estates Drive to East 51st Street; the southerly extension of Lakeview Parkway to East 51st Street; and a northerly connection from East 51st Street to the northerly development site. Review of this connection and any necessary traffic calming measures shall be done in conjunction with the review and approval of the associated development plan or subdivision platting;
4. That at least fifty percent of the residential development be single family detached housing and said detached housing be located abutting the existing single family development.

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

January 26, 2011

Second Consideration

January 26, 2011



City of Davenport

Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com

**NOTICE
PUBLIC HEARING**

**TUESDAY, JULY 17, 2018, 5:00 PM
CITY OF DAVENPORT PLAN AND ZONING COMMISSION
CITY HALL, 226 WEST 4TH STREET, DAVENPORT, IOWA 52801**

Please be aware of possible zoning changes that may impact your property or neighborhood.

Case No. REZ18-11: Request by Kevin Koellner, Build to Suit, Inc. to rezone 14.48 acres, more or less, of property located south of East 53rd Street west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to all PDD with a new Land Use Plan [Ward 6]

If successful, this rezoning could result in the construction retail and office development.

A public hearing will be held on the matter by the Plan and Zoning Commission at the location, date and time listed above. At the public hearing, the Commission will hear comments for and against the proposal, and field questions. As a property owner within 200 feet of the proposed rezoning, you have the opportunity to formally protest the action. To do so, please fill out and return the form below. You may also send an email to the Community Planning Division Staff, and your protest will be registered.

If you have any questions regarding the proposal, please contact the Community Planning Division.

Case No. REZ18-11

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

Please fill out and return this form if you elect the protest the proposed Rezoning Case No. REZ18-11

I/we BRIAN & DENISE BEANTON who own property located at (be specific as possible)

5136 HAMILTON CT, DAVENPORT, IOWA 52807

Hereby protest the proposed: REZ18-11

Signed:

Brian Beanton

Denise Beanton

Date: 17 Jul 18

Please return this form to the email address above or mail/drop off at CPED, 226 West 4th Street, Davenport, IA 52801



City of Davenport

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Case No. REZ18-11

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-11

I/we Laurie Hughes who own property located at (be specific as possible)

5143 Hamilton Ct
Davenport, IA 52807

Hereby protest the proposed: REZ18-11

Signed: Laurie Hughes

Date: 7-9-18

Please return this form to the email address above or mail/drop off at CPED, 226 West 4th Street, Davenport, IA 52801



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If you have any questions regarding the proposal, please contact the Community Planning Division.

Case No. REZ18-11

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-11

I/we Ken + Courtney Legendre who own property located at (be specific as possible)
5128 NAMUR ST, DAVENPORT, IA 52807

Hereby protest the proposed: REZ18-11

Signed: Courtney Legendre [Signature]

Date: 7/8/18

Please return this form to the email address above or mail/drop off at CPED, 226 West 4th Street, Davenport, IA 52801



City of Davenport

Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com

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If you have any questions regarding the proposal, please contact the Community Planning Division.

Case No. REZ18-11

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-11

I/we Brian & Sara Morrissey who own property located at (be specific as possible)
5137 Hamilton Court, Davenport, IA 52807

Hereby protest the proposed: REZ18-11

Signed: Brian Morrissey

Date: 7/8/18

Sara Morrissey

Please return this form to the email address above or mail/drop off at CPED, 226 West 4th Street, Davenport, IA 52801

Zoning Map Amendment Application

226 West 4th Street
Davenport, Iowa 52801
(563) 326-7765
Planning@ci.davenport.ia.us

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Property Address* 1607 EAST 53RD STREET DAVENPORT

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

Applicant (Primary Contact)**

Name: KEVIN KOELLEN
Company: BUILD TO SUIT
Address: 1805 STATE ST. SUITE 101
City/State/Zip: BETTENDORF, IA 52722
Phone: 563-335-2022
Email: kevin@buildtosuitinc.com

Application Form Type:

Plan and Zoning Commission

Rezoning (Zoning Map Amendment) ☒
Zoning Ordinance Text Amendment ☐
Right-of-way or Easement Vacation ☐
Final Development Plan ☐
Voluntary Annexation ☐
Subdivision ☒

Owner (if different from Applicant)

Name: SOPHIE FOSTON
Company: SOPHIE FOSTON RECREATION
Address: 6590 GOLF COURSE RD
City/State/Zip: BETTENDORF, IA 52722
Phone: 563-355-3048
Email: N/A

Zoning Board of Adjustment

Appeal from an Administrative Decision ☐
Special Use Permit - New Cell Tower ☐
Home Occupation Permit ☐
Special Exception ☐
Special Use Permit ☐
Hardship Variance ☐

Engineer (if applicable)

Name: DREW WILSON
Company: WILSON-HARDY
Address: 1001 WINDSHIRE ROAD #1030
City/State/Zip: LISLE, IL 60532
Phone: 630-487-5569
Email: drew.wilson@wilsonhardy.com

Design Review Board

Certificate of Design Approval ☐
Demolition Request in the Downtown ☐

Architect (if applicable)

Name: JOSEPH GUSSE/VAUGHAN
Company: JOSEPH ARCHITECTURAL
Address: 4510 62ND AVE
City/State/Zip: ROCKLAND, IL 62261
Phone: 309-786-9920
Email: joseph@jag-architects.com

Historic Preservation Commission

Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Administrative

Floodplain Development ☐
Cell Tower Co-Location ☐
Identification Signs ☐
Site Plan ☐

Attorney (if applicable)

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

**If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.

Request:Existing Zoning: R2 PUD + PDDProposed Zoning Map Amendment: PDDTotal Land Area: 13.16439 Please SelectDoes the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☐ Yes ☒ No**Submittal Requirements:**

- The following items should be submitted to Planning@ci.davenport.ia.us for review:
- The completed application form.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
 - Zoning Map Amendment is less than 1 acre - \$400.
 - Zoning Map Amendment is one acre but less than 10 acres - \$750 plus \$25/acre.
 - Zoning Map Amendment is 10 acres or more - \$1,000 plus \$25/acre.
 - \$5.00 per sign; more than one sign may be required depending upon the area of the request.

Formal Procedure:

- (1) Application:
 - Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
 - 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) Public Notice for the Plan and Zoning Commission public hearing:
 - After submitting the application the applicant shall post notification sign(s) supplied by the City on property at least two weeks prior to the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request. Failure to post signs as required may result in a delay of the request.
 - The applicant shall hold a neighborhood meeting as per the attached meeting guidelines.
 - Planning staff will send a public hearing notice to surrounding property owners.
- (3) Plan and Zoning Commission's consideration of the request:
 - Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
 - The Plan and Zoning Commission will hold a public hearing on the request. Subsequently, 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.
- (4) City Council's consideration of the request:
 - Planning staff will send a public hearing notice to surrounding property owners.
 - The Committee of the Whole (COW) will hold a public hearing on the request. Subsequently, the City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant: Karin Keaton

Date: 6/24/18

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by: Matt Flynn

Date: 6/24/2018

Planning staff

Date of the Public Hearing: 7/17/2018

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I, Ms. Sophie Foster
authorize Thompson Thrift Development, Inc. d/b/a Watermark Apartments
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the
property located at 4607 East 53rd Street, Davenport, Iowa.

Sophie Foster

Signature(s)*

*Please note: original signature(s) required.

City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Department
Contact Info: Matt Flynn 563.888.2286
matt.flynn@ci.davenport.ia.us

Date
7/31/2018

Subject:

Case No. FDP18-02: Request of Jessica Tuttle, Thompson Thrift Company, Inc. for a final development on 24.27 acres of property, more or less, located south of East 53rd Street and west of the Bettendorf City Limits. Proposed development is a 304 unit apartment complex with clubhouse and outdoor pool. [Ward 6]

Recommendation:

Staff recommends that the Plan and Zoning Commission accept the listed findings and forward Case No. FDP18-02 to the City Council with a recommendation for approval subject to the conditions listed in the staff report.

Relationship to Goals:

Strengthen the Existing Built Environment.

Background:

Please see attached staff report for background information.

ATTACHMENTS:

Type	Description
▣ Backup Material	Final Staff Report
▣ Backup Material	Final Development Plan
▣ Backup Material	Application

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	7/26/2018 - 4:08 PM



PLAN AND ZONING COMMISSION

Meeting Date: July 31, 2018
Request: Proposed Final Development Plan on 24.27 acres, more or less, of property located south of East 53rd Street immediately west of the Bettendorf City Border
Case No.: FDP18-02
Applicant: Jessica Tuttle, Thompson Thrift Development Company, Inc.
Ward: Ward 6

Contact: Matthew G. Flynn, AICP
Senior Planning Manager
matt.flynn@ci.davenport.ia.us
563-888-2286

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case No. FDP18-02 to the City Council with a recommendation for approval subject to the listed conditions.

Introduction:

Case No. FDP18-02: Request of Jessica Tuttle, Thompson Thrift Company, Inc. for a final development on 24.27 acres located south of East 53rd Street and west of the Bettendorf City Limits. Proposed development is a 304 unit apartment complex with clubhouse and outdoor pool. [Ward 6]

AREA CHARACTERISTICS:



Background:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: *Residential General and Regional Commercial*

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.

Regional Commercial (RC) - Designates 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 with connectivity to nearby neighborhoods being less important.

Discussion:

Final Development Plan

“PUD” Planned Unit Development requires approval of the zoning and associated Concept Plan and subsequent (or corresponding) approval of a Final Development Plan.

The request proposes 304 apartment units in 19 two story buildings. Proposed residential density would be 12.53 units/acre. The development would be served by two private streets through the proposed commercial development to access East 53rd Street. No access is proposed from the three existing streets.

The Zoning Ordinance measures building height as the vertical distance from the grade to the mean height level between eaves and ridge for gable, hip and gambrel roofs. As such, building height is proposed to be slightly less than 27' 2". Measurement from the grade to the top of the roof is proposed to be 34' 6".

Proposed buildings would be set back at least 100 feet from the east, south and west property lines.

The request proposes 567 parking spaces. Parking would be over 100 feet from the east and west property lines and at least 37 feet from the south property lines. Please note that the Zoning Ordinance requires 2 parking spaces per residential unit, so required parking is 608 parking spaces. The applicant would need to obtain a Special Exception from the Zoning Board of Adjustment to reduced required parking. The new Zoning Ordinance, which is anticipated being adopted in Fall 2018 would require 1.5 parking spaces per residential unit.

Landscape buffering is shown surrounding the development. A six foot high fence would surround the development and entrances would be gated, granting only restricted access to residents and their guests.

Section 17.50.040 of the Davenport City Code reads,

Final development plans shall be submitted in compliance with the approved concept plans. If the city council approves the plans, building permits and certificates of occupancy may be issued even though the use of land and the location of the buildings to be erected in the area, and the yards, roadways and the open spaces contemplated by the plan, do not conform in all respects to the regulations of the district in which it is located.

It is staff's opinion that the Final Development Plan would achieve consistency with the Concept Plan.

Rezoning history.

The subject and adjacent property was rezoned in 2011 to PDD and R-2(PUD). The residential component was envisioned as a single family residential subdivision that would not exceed the R-2(PUD) maximum density of 5.23 units per acre. The Concept Plan depicted 46 single-family residential home sites. The three streets that terminate at the edges of this property were proposed to be continued and serve individual lots within the future development. One roadway access to East 53rd Street was depicted.

The commercial portion of the subject property was controversial. Please see discussion as part of REZ18-11.

Proposed Traffic Impact from the Development.

The applicant hired Missman, Inc., which completed a traffic study for the proposed residential and commercial portions of the subject property on May 2, 2018. A summary of the results are as follows:

The purpose of utilizing PM peak time measurements is because that is the time period, which the most cars will travel the roadway.

A traffic signal is already required to be installed at the intersection of East 53rd Street and Lakeview Parkway. The traffic study indicates that the development (residential and commercial) would warrant a signal at the intersection of East 53rd Street and Lakeview Parkway at 75% build out of the development. Assignment of cost is being discussed. The proposed development (residential and commercial) would warrant a right turn lane on East 53rd Street at Lakeview Parkway at 27% buildout of the development and a left turn lane on East 53rd Street at Lakeview Parkway at 35% build out. The traffic study indicated that right and left turn lanes would not be warranted at the eastern entrance.

The City Traffic Engineer has reviewed the traffic study and agrees with the conclusion of the study, however, has requested that right and left turn lanes be installed on East 53rd Street at both entrances during initial construction of the development. The signal would be installed when warranted.

Proposed Storm Water from the Development.

Storm water detention and water quality treatment would be required with the proposed development. The Unified Sizing Criteria from the water quality volume up to the Extreme Flood Protection determines the volumes for stormwater detention. The release rate of the 100 year event shall not exceed the runoff rate from a pre-developed two-year frequency using the runoff coefficient of 0.15. As developed, the 100 year storm event release rate would be the equivalent of a 2 year rain event running off a prairie meadow.

Additionally, the water quality volume would provide 100% retention, infiltration or abstraction of the 1.25"/24 hour rainfall.

In order to achieve consistency with these requirements, the development would contain two storm water detention systems. One system would outfall to the south and east and one system would outfall to the west and south. Stormwater, which outfalls into the City of Bettendorf would need to be reviewed and approved by the Engineering Department.

Public Input:

Public meetings have been held on May 24, 2018 and June 21, 2018. Approximately 65-70 people attended each meeting. The June 21 meeting was intended to address issues that arose at the first meeting. Those concerns included building elevations, access, proximity of buildings to the property lines, stormwater management and the demand for higher end apartments in this area.

The City posted five signs were posted on June 26, 2018.

The City mailed 78 notices to surrounding property owners notifying them of the July 17, 2018 Plan and Zoning Commission public hearing. The Plan and Zoning Commission held a public hearing on July 17, 2018. Similar concerns from the surrounding property owners were raised. To date, staff has received 18 written protests.

The protest rate is less than 20%.

Recommendation:

Consistency of the request with Davenport 2035.

As mentioned, the Davenport 2035 Future Land Use Designation are *Residential General and Regional Commercial*. Staff underlined language for emphasis, which will be discussed below the definitions.

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.

Regional Commercial (RC) - Designates 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 with connectivity to nearby neighborhoods being less important.

It is staff's opinion that the proposed development would be consistent with the RG Future Land Use Map designation because it would be its own neighborhood, which is designated as a whole. The rationale is that the proposed development would be served by two private streets through the proposed commercial development to East 53rd Street and that there would be no access from the three existing streets. Furthermore, landscape buffering is shown surrounding the development. A six foot high fence would surround the development and entrances would be gated, granting only restricted access to residents and their guests.

It is staff's opinion that the proposed development would be consistent with the RC Future Land Use map designation because it permits "although some residential, service and institutional uses may also be located within RC". This would be an enclosed, higher density residential development adjacent to a commercial development.

Notably, prior to the Davenport 2035 Land Use Plan Update in 2016, the portion of the property designed Regional Commercial was designed Neighborhood Commercial on Davenport 2025. The 2016 Regional Commercial designation was reflection of the East 53rd Street corridor improvements, which facilitate commercial development and the adjacent commercial development to the east.

If the rezoning is approved, staff may initiate an amendment to the Davenport 2035 Future Land Use Map to reflect the actual development of the property.

Compatibility of the proposed development with the surrounding area.

It is staff's opinion that the scale of the development and additional setbacks allow the development to be compatible with the surrounding residential property to west, south and east. As mentioned, the Zoning Ordinance measures building height as the vertical distance from the grade to the mean height level between eaves and ridge for gable, hip and gambrel roofs. As such, building height is proposed to be slightly less than 27' 2". Measurement from the grade to the top of the roof is proposed to be 34' 6". The majority of the homes surrounding the development are two-stories in height.

Additionally, buildings within the proposed development would be set back at least 100 feet from the east, south and west property lines.

Proposed Traffic Impact from the Development.

The City Traffic Engineer has reviewed the submitted traffic study and agrees with its findings, which concludes that East 53rd Street would maintain an acceptable level of service with signalization and left and right turns lanes at the intersection of East 53rd Street and Lakeview Parkway. The City Traffic Engineer is requesting that right and left turn lanes be constructed at the eastern entrance even though the traffic study found they were not warranted.

Findings:

Proposed Storm Water from the Development.

The release rate of the 100 year event shall not exceed the runoff rate from a pre-developed two-year frequency using the runoff coefficient of 0.15. As developed, the 100 year storm event release rate would be the equivalent of a 2 year rain event running off a prairie meadow. To summarize, the stormwater release rate would be comparable to the release rate of the property as currently developed.

Findings:

1. The design and scale of the proposed residential use of the property as depicted on the Final Development would help mitigate potential any negative impacts to surrounding residential property owners; and
2. The final development plan would achieve consistency with the adopted "PUD" Planned Unit Development Concept Plan.

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case No. FDP18-02 to the City Council with a recommendation for approval subject to the following condition:

1. That the City Council approves Case No. REZ18-10 by adopting the rezoning Ordinance and associated "PUD" Planned Unit Development Concept Plan.

Call
Before
You Drive
JOHN
1-800-892-01

UTILITY AND GOVERNING AGENCY CONTACTS

DAVENPORT PUBLIC WORKS DEPARTMENT
1200 E. 46TH ST.
DAVENPORT, IA 52807
TEL: (563) 326-7729
CONTACT: TOM LEABHART
TITLE: ENGINEERING DIVISION, CHIEF OF
DESIGN
TEL: (563) 888-2107
CONTACT: WILLIAM FISHER
TITLE: NATURAL RESOURCES DIVISION,
URBAN CONSERVATIONIST
TEL: (563) 327-5172
CONTACT: JAKE RALFS
TITLE: BUILDING INSPECTION DIVISION,
PLANS EXAMINER

FIRE DEPARTMENT
331 SCOTT STREET
DAVENPORT, IA 52801
TEL: (563) 326 -7910
CONTACT: JIM MORRIS
TITLE: FIRE MARSHAL

PROJECT TEAM

DEVELOPER
WATERMARK RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1600
INDIANAPOLIS, IN 46204
TEL: (317) 853-5456
CONTACT: PAT SMITH

BUILD TO SUIT, INC.
1805 STATE STREET, SUITE 101
BETTENDORF, IA 52722
TEL: (563) 529-4753
CONTACT: KEVIN KOELLNER

GEOTECH
TERRACON CONSULTANTS, INC.
870 40TH AVE.
BETTENDORF, IA 52722
TEL: (563) 355-0702

TRAFFIC ENGINEER
MISSMAN, INC.
120 S. 1ST ST.
ROCKFORD, IL 61104
TEL: (815) 965-6400
CONTACT: SOPHIE FOSTER

ENVIRONMENTAL ENGINEER
TERRACON CONSULTANTS, INC.
870 40TH AVE.
BETTENDORF, IA 52722
TEL: (563) 355-0702

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE RD, SUITE 350
Lisle, IL 60532
TEL: (630) 487-5569
EMAIL: DREW.WALKER@KIMLEY-HORN.COM
CONTACT: DREW WALKER, P.E.

LANDSCAPE ARCHITECT
KEITH DEMCHINSKI
KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE RD, SUITE 350
LISLE, IL 60532
TEL: (630) 487-3450
CONTACT: KEITH DEMCHINSKI

SURVEYOR
VERBEKE-MEYER CONSULTING ENGINEERS, P.C.
4111 EAST 60TH STREET
DAVENPORT, IL 52807
TEL: (563) 359-1348
CONTACT: STEVE KOPP

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, T78N, R4E, OF THE 5TH P.M.,
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, T78N, R4E, OF THE 5TH PM. THENCE SOUTH 00°-09'-16" WEST 50.00 FEET ALONG THE EAST 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 OF THE PARCEL HEREIN DESCRIBED (FOR PURPOSES OF THIS DESCRIPTION OF THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 IS ASSUMED TO BEAR NORTH 90°-00'-00" EAST);

THENCE SOUTH 00°-09'-16" WEST 1261.71 FEET ALONG THE EAST LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE WESTERLY LINE OF HUNTER MEADOWS 3RD AND 4TH ADDITIONS TO THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA;

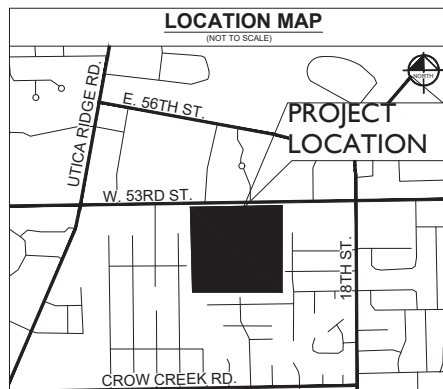
THENCE NORTH 89°-36'-03" WEST 1316.85 FEET TO THE WEST LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE EASTERLY LINE OF OLDE COVENTRY FIRST ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA;

THENCE NORTH 00°-23'-41" EAST 1252.56 FEET ALONG THE SAID WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE EASTERLY LINE OF OLDE COVENTRY FIRST ADDITION TO THE SAID 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 POINT OF BEGINNING.

LOCATION MAP

(NOT TO SCALE)



SHEET LIST TABLE

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
C2.0	SITE DIMENSION PLAN COMMERCIAL
C2.1	SITE DIMENSION PLAN RESIDENTIAL
C2.2	FIRETRUCK TURN EXHIBIT
C3.0	UTILITY PLAN COMMERCIAL
C3.1	UTILITY PLAN RESIDENTIAL
C4.0	GRADING AND DRAINAGE PLAN COMMERCIAL
C4.1	GRADING AND DRAINAGE PLAN RESIDENTIAL
C4.2	EXISTING DRAINAGE PLAN
L1.0	LANDSCAPE PLAN

SCALE:	AS NOTED
DESIGNED BY:	MEK
DRAWN BY:	MEK
CHECKED BY:	WAW

Kimley»Horn
2018 KIMLEY-HORN AND ASSOCIATES, INC.
1111 14TH STREET, SUITE 200, BOULDER, CO 80502
(303) 440-9000

Watermark

COVER SHEET

**WATERMARK -
DAVENPORT**

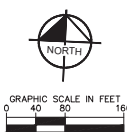
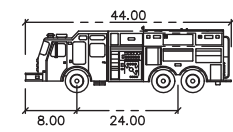
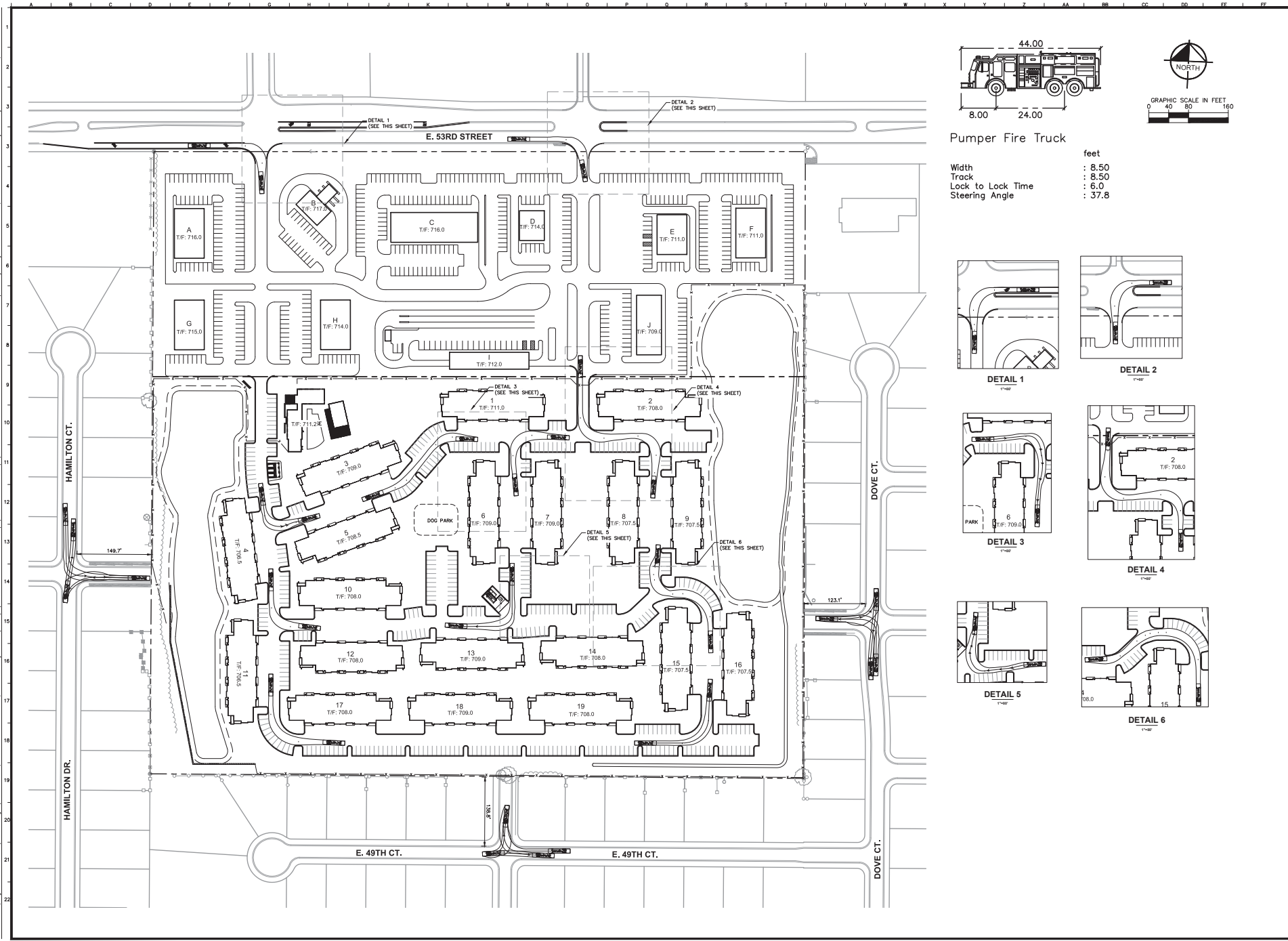
ORIGINAL ISSUE: 07/09/18
KHA PROJECT NO 168507004
SHEET NUMBER

C1.0

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 together with the contents and factors presented herein as an instrument of service. It is intended only for the specific purpose and client for which it was prepared. Bases of and increase reliance on this document without authorizing the Professional and Associates Inc. shall be without liability to the Professional and Associates Inc.

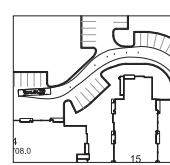
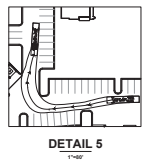
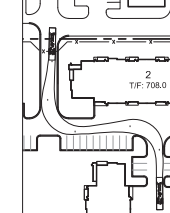
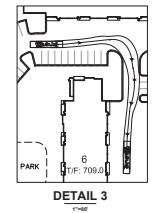
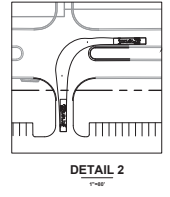
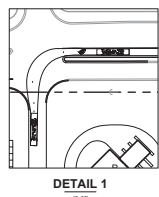


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This document, together with the exhibits and design presented herein, is an instrument of service, to be retained only for the specific purpose and client for which it was prepared. Reason of and improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. and its without liability to Kimley-Horn and Associates, Inc.



Pumper Fire Truck

Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8



KIMLEY-HORN & ASSOCIATES, INC. 1001 WASHINGTON ROAD, SUITE 300 DALLAS, TEXAS 75241 PHONE: 214-634-1000 WWW.KIMLEY-HORN.COM	
SCALE: AS NOTED	DATE: 06/26/18
DESIGNED BY: MK	REVISIONS:
DRAWN BY: MK	NO.
CHECKED BY: MM	DATE
WATERMARK - DAVENPORT SVC OF E. 53RD ST AND 18TH ST. DAVENPORT, IA 52722	
ORIGINAL ISSUE: 06/26/18 KHA PROJECT NO. 168507004 SHEET NUMBER C2.2	

No.	REVISIONS	DATE	BY
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GRADING NOTES

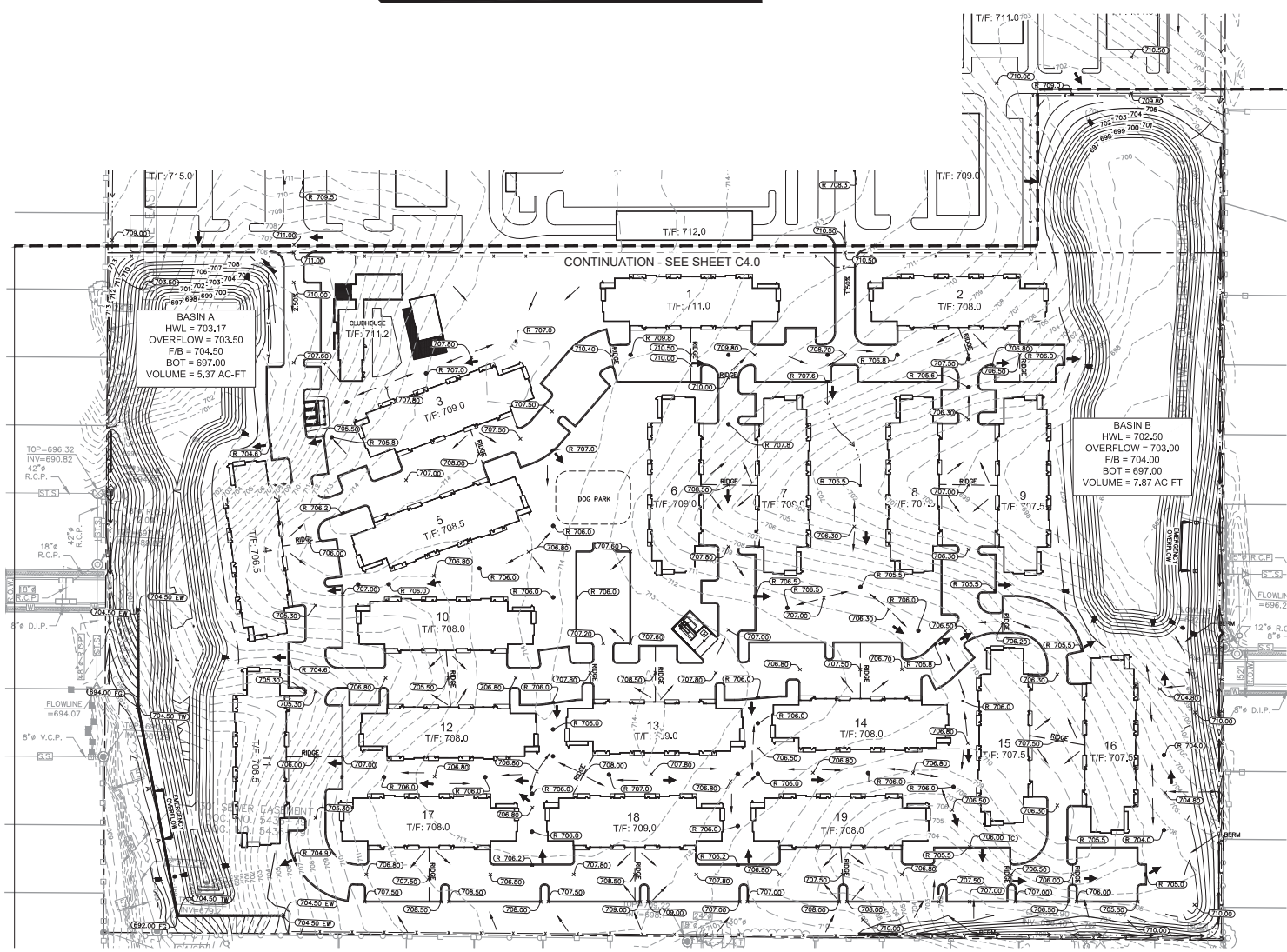
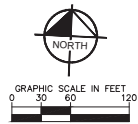
1. ALL PAYMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR OUTSIDE CURB AND GUTTER SHOULD TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPict FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR MUST COORDINATE WITH ELEVATIONS AND/OR PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAYMENT SECTION THICKNESS FOR PARKED AREAS TO PROPERLY ENOUGH ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
3. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
4. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
5. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 8% ON CROSS SLOPE AND SHALL NOT EXCEED 15% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
6. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN depict FINISHED GRADE UNLESS OTHERWISE NOTED.
3. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ELEVATIONS.
4. NO HARTSHORN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

TP = TOP OF PAVEMENT		PROPOSED CONTOUR
EP = EDGE OF PAVEMENT		EXISTING CONTOUR
FL = FLOW LINE		RIDGE LINE
TC = TOP OF CURB		SLOPE AND FLOW DIRECTION
ME = MATCH ELEVATION		100-YEAR OVERLAND OVERFLOW ROUTE
TR = TOP OF FOUNDATION		DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
R = RM ELEVATION		PROPOSED SWALE
TRW = TOP OF WALL		PROPOSED RETAINING WALL
FO = FINISHED GRADE		REVERSED PITCH CURB AND GUTTER
TS = TOP OF STAIRS		
BS = BOTTOM OF STAIRS		

- | | | |
|------------------------|---|---|
| TP = TOP OF PAVEMENT | —XXX— | PROPOSED CONTOUR |
| EP = EDGE OF PAVEMENT | - - - - - | EXISTING CONTOUR |
| FL = FLOW LINE | <u>XXXX</u> | RIDGE LINE |
| TC = TOP OF CURB | <u>XXXX</u> | SLOPE AND FLOW DIRECTION |
| ME = MATCH ELEVATION | <u>XXXX</u> | 100-YEAR OVERLAND OVERFLOW ROUTE |
| TF = TOP OF FOUNDATION |  | DETENTION BASIN 100-YEAR EMERGENCY OVERFLOW ROUTE |
| R = RIM ELEVATION |  | PROPOSED SWALE |
| TW = TOP OF WALL | —XXX— | PROPOSED RETAINING WALL |
| FG = FINISHED GRADE |  | REVERSED PITCH CURB AND GUTTER |
| TS = TOP OF STAIRS |  | |
| GS = BOTTOM OF STAIRS |  | |



704.5

ELEV. 703.5

703.17

175.0'

BASIN A EMERGENCY OVERFLOW WEIR SECTION

Inflow Area = 15.734 ac. 60.69% impervious, Inflow Depth = 4.54" for 100YR-009R event
Inflow = 115.48 cfs @ 3.23 hrs, Volume = 5,995 af
Outflow = 2.32 cfs @ 6.27 hrs, Volume = 4.77 af, Attenu = 98%, Lag = 182.5 min
Primary = 2.32 cfs @ 6.27 hrs, Volume = 4.77 af

Routing by Stor-Ind method, Time Span = 130-72.00 hrs, dt = 0.05 hrs
Peak Elev = 703.17 @ 6.27 hrs, Surf Area = 1,323 ac, Storage = 5,374 af

Plug-Flow detention time = 943.2 min calculated for 4.767 af (80% of inflow)
Center-of-Mass det. time = 925.2 min (1,140.0 - 214.8)

Volume #1	Invert	Aslt Storage	Storage Description
	7.267	41	Custom Size Data (Pneumatic) Listed below
Elevation	Surf Area (acres)	Inc Store (acre-feet)	Curr Store (acre-feet)
697.00	0.436	0.000	0.000
698.00	0.558	0.487	0.487
699.00	0.701	0.629	1.126
700.00	0.884	0.793	1.919
701.00	0.992	0.938	2.957
702.00	1.142	1.087	3.824
703.00	1.296	1.219	5.518
704.00	1.455	1.375	5.143
704.00	1.541	1.749	7.267

Device	Routing	Invert	Outlet Devices
#1	Primary	699.00'	6.7" Vert. OfficeGrate C=0.500

Primary Outflow Man=2.32 cfs @ 6.27 hrs H/W=703.17' (Free Discharge)
 1-OfficeGrate (Office Controls 2.32 cfs @ 9.49 tps)

BASIN B EMERGENCY OVERFLOW WEIR SECTION

Inflow Area = 22.41 ac, 65.75% impervious, Inflow Depth = .465' for 100YR-005H-rf
 Inflow = 165.62 cfs @ 3.23 hrs, Volume = 6.897 ac-ft
 Outflow = 2.99 cfs @ 6.30 hrs, Volume = 6.010 ac-ft, Attenu = 98%, Lag = 183.8 min
 Primary = 2.99 cfs @ 6.30 hrs, Volume = 6.010 ac-ft

Routing by Stor-Ind method, Time Span= 1.00-72.00 hrs, dt=.05 hrs
 Peak Elev= 702.50' @ 6.30 hrs, SurfArea= 1.771 ac, Storage= 7.870 ac-ft

Plug-Flow detention time= 877.8 min calculated for 6.010 ac-ft (70% of inflow)
 Center-of-Mass det time= 953.1 min (1,167.2-214.1)

Volume	Invent	Actual Storage	Storage Description	
#1	697.00	11,575.0	Custom Storage Data (Pneumatic) Listed below (Recall)	
	Elevation (feet)	Surf Area (acres)	Inc.Stor. (acre-feet)	Cum.Stor. (acre-feet)
	1154	0.000	0.000	0.000
	698.0	1.220	1.162	1.162
	699.0	1.338	1.279	2.441
	700.0	1.458	1.398	3.839
	701.0	1.581	1.519	5.358
	702.0	1.707	1.644	7.003
	703.0	1.836	1.772	8.774
	704.0	1.969	1.902	10.677
	704.5	2.037	1.001	11.678

Device	Routing	Invert	Outlet Devices
#1	Primary	699.00'	8.0" Vert. OrificeGate C= 0.600

Primary Outflow Max=2.99 cfs @ 6.30 hrs HW=702.50' (Free Discharge)
 T=1-OrificeGate (Orifice Controls 2.99 cfs @ 8.57 fps)

Drawing name: K:\CHS_LDEV\168507004_Watermark-Dewaterport_1A\2 Design\CAD\PlanSheets\C4.0 - GRADING AND DRAINAGE PLAN.dwg C4.1 Jul 09, 2018 2:44pm by Taylor.Eubach
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared.

[illegible]

1. ALL WATER LINES $\geq 3"$ SHALL BE DUCTILE IRON PIPE, CLASS 52.
2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING ASTM D-3034 SDR 35 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN. THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
3. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
4. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
5. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
6. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.

	EX. WATER LINE
	EX. HYDRANT
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. STORM DRAIN LINE
	EX. STORM CATCH BASIN
	EX. STORM AREA DRAIN
	EX. STORM BEEHIVE
	EX. STORM FLARED END SECTION
	EX. GAS LINE
	EX. POWER POLE
	EX. OVERHEAD ELECTRIC LINE
	PROPOSED UNDERGROUND ELECTRIC LINE
	GAS LINE (BY GAS COMPANY)
	PROPOSED PHONE LINE
	PROPOSED STORM SEWER LINE
	PROPOSED OPEN LD STORM STRUCTURE (PAVEMENT USE NEENAH R-2540)
	(GRASS USE NEENAH R-434C-B BEHIVE)
	PROPOSED CLOSED LD STORM STRUCTURE (PAVEMENT USE NEENAH R-1772)
	(GRASS USE NEENAH R-1780)
	PROPOSED OPEN LD CURB STRUCTURE (06.12 C&G USE NEENAH R-3281-A)
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
	RP RAP (SEE DETAILS)

ORIGINAL ISSUE: 07/09/18
KHA PROJECT NO. 168507004
SHEET NUMBER

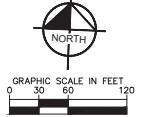
CONCEPT PLANT SCHEDULE

- CANOPY TREE - PARKING LOT 91
- CANOPY TREE - SITE 20
- EVERGREEN TREE - SITE 43
- ORNAMENTAL TREE - SITE 57
- CANOPY TREE - BUFFER 29
- EVERGREEN TREE - BUFFER 61

- EVERGREEN TREE SMALL - BUFFER 66
- ORNAMENTAL TREE - BUFFER 12
- EVERGREEN SHRUBS - FOUNDATION
- EVERGREEN UPRIGHT SHRUBS - FOUNDATION
- DECIDUOUS SHRUBS LARGE - FOUNDATION
- DECIDUOUS SHRUBS SMALL - FOUNDATION
- ORNAMENTAL GRASSES - FOUNDATION

- PERENNIAL PLANTS
- DETENTION BASIN SEED MIX
- PRAIRIE SEED MIX

Call Before You Dig
811
 1-800-892-0123



NOTE: FINAL PLANT LOCATIONS AND BEDLINES SUBJECT TO CHANGE AS BUILDING ARCHITECTURE PROGRESSES. THIS PLAN REPRESENTS THE GENERAL DESIGN INTENT THAT WILL BE ADVANCED.

Kimley-Horn 1001 W. MAIN STREET, SUITE 200 DAVENPORT, IA 52722 PHONE: 319-399-5500 WWW.KIMLEY-HORN.COM	SCALE: AS NOTED DESIGNED BY: MKK DRAWN BY: MKK CHECKED BY: MM	NO. _____ REVISIONS _____ DATE _____
	PRELIMINARY LANDSCAPE PLAN	
	WATERMARK - DAVENPORT S.W. OF E. 53RD ST. AND 18TH ST. DAVENPORT, IA 52722	
ORIGINAL ISSUE: 07/09/18 KHA PROJECT NO. 168507004 SHEET NUMBER L1.0		



Schedule											
Symbol	Label	Quantity	Manufacturer	Existing Number	Description	Jump	Number Latches	Remarks	Lighting Fix Lamp	Light Loss Factor	Usage
	SA	21	WEL LIGHTING SYSTEMS	WEL-CLM-56-LED-35-90	20 AREA LIGHT - TYPE V DISTRIBUTION, 4000K, MOUNTED ON 20 FT POLE	3.0		WEL-CLM-56-LED-35-90-165		0.90	100.2
	SB	21	WEL LIGHTING SYSTEMS	WEL-WALL-W-LED-35-90-165	20 WALL LIGHT - TYPE V DISTRIBUTION, 4000K	3.0	1	WEL-WALL-W-LED-35-90-165-AC	270K	0.90	50

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	0.4 ft	4.2 ft	0.0 ft	N/A	N/A
Overstory L gap	+	0.0 ft	0.2 ft	0.0 ft	N/A	N/A

[illegible]

LIGHT FIXTURE TYPE 'SA'

[illegible]

LIGHT FIXTURE TYPE 'SB'

ISSUE	NO.	DATE	BY/CHKD
ISSUE FOR REVIEW		07.05.18	PER

WATERMARK - DAVENPORT, IA

WATERMARK RESIDENTIAL
DAVENPORT, IA

PHOTOMETRIC PLAN

PROJECT NAME

DRAWING NAME

DRAWING NO.
E0.04

DISCLAIMER:
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FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION (2 BR)



SIDE ELEVATION (3 BR)

















Property Address* See attached EXHIBIT A

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

Applicant (Primary Contact)**

Name: William Torchia
 Company: WCT Investments Davenport Series,
 Address: 2813 N. Main St.
 City/State/Zip: Peoria, IL 61611
 Phone: (309)696-7185
 Email: wiltorchia@aol.com

Owner (if different from Applicant)

Name: See attached EXHIBIT B
 Company:
 Address:
 City/State/Zip:
 Phone:
 Email:

Engineer (if applicable)

Name: Devin Birch
 Company: Austin Engineering Company, Inc.
 Address: 220 Emerson Place, Ste. 305
 City/State/Zip: Davenport, IA 52801
 Phone: (563) 207-4605
 Email: dbirch@austinengineeringcompany.com

Architect (if applicable)

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

Attorney (if applicable)

Name: Thomas J. Pastnak
 Company: Pastnak Law Firm, P.C.
 Address: 313 W. 3rd St.
 City/State/Zip: Davenport, IA 52801
 Phone: (563) 323-7737
 Email: tpastnak@pastnak.com

Application For Type:

Plan and Zoning Commission

Rezoning (Zoning Map Amendment)
 Subdivision
 Final Development Plan
 Right-of-way or Easement Vacation
 Voluntary Annexation
 Zoning Ordinance Text Amendment

Zoning Board of Adjustment

Hardship Variance
 Special Use Permit
 Special Use Permit - New Cell Tower
 Home Occupation Permit
 Special Exception
 Appeal from an Administrative Decision

Design Review Board

Certificate of Design Approval Demolition
 Request in the Downtown

Historic Preservation Commission

Certificate of Appropriateness
 Landmark Nomination
 Demolition Request

****If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Request:

Property is subject to rezoning from R-1 to PDD with the option to convert to C-3 (excluding HCOD requirements) when new zoning ordinance is approved.

Total Land Area: 6/5, +/- Acres

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

Submittal Requirements:

- The following items should be submitted to planning@ci.davenport.ia.us for review:
- Required fee:
 - Less than 1 acre - \$500.
 - One acre or more - \$1,000.
- A PDF, which depict the following:
 - Building pad locations with proposed building area, number of stories, overall height, a list of the proposed uses in the structure and their gross floor area.
 - Parking lot information including the extent of paving, the proposed circulation and parking layout and the number of cars to be parked.
 - The proposed landscaping and buffering to be developed in the project. The massing and density of plant and other screening materials shall be indicated. In areas where material issues have been identified in the rezoning public hearing process, or in meetings with the city plan and zoning commission, more detailed plans shall be provided.
 - The location of loading docks, receiving areas, trash pickup areas and other areas requiring screening.
 - The location and configuration of all access points with city streets and a pedestrian circulation plan.
 - A storm water management plan.
 - The location of all proposed free standing signage including circulation signs.
 - A grading plan showing final grades, the direction of storm water flow from roof drains and parking areas and the erosion control methods to be used during construction.
 - For projects involving subdivision, the approval of the development plan shall constitute the approval of a preliminary plat provided all provisions of Chapter 16.16 of the Municipal Code have been fulfilled.
 - Note: City staff may waive any of the required plan requirements if the scale of the project, topography of the site or other reasons make them unnecessary. Please specify which waivers are being sought.

The Applicant hereby acknowledges and agrees to the following procedure and requirements:**(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 meetings.

(2) Plan and Zoning Commission's consideration of the final development plan:

- Applicant or Applicant Representative must be attend the public meeting.
- Planning staff will perform a technical review of the request 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 development plan:

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



Applicant: WCT Investments Davenport Series, LLC

Date: 7/9/18

Do you acknowledge and agree to the aforementioned submittal requirements, formal procedure and understand that you must be present at scheduled meetings: Yes ☒

Received by: Ryan Rusnak

Date: 7/19/2018

Planning staff

Date of the Public Meeting: 7/31/2018

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

EXHIBIT A

Addresses:

2701 E. 53rd St.
Davenport, IA 52807

2719 E. 53rd St.
Davenport, IA 52807

2733 E. 53rd St.
Davenport, IA 52807

2745 E. 53rd St.
Davenport, IA 52807

2757 E. 53rd St.
Davenport, IA 52807

5222 Fairhaven Rd.
Davenport, IA 52807

5221 Fairhaven Rd.
Davenport, IA 52807

5207 Fairhaven Rd.
Davenport, IA 52807

5206 Fairhaven Rd.
Davenport, IA 52807

EXHIBIT B

List of Owners:

Kurt, Shana & Tina Schindler
2701 E. 53rd St.
Davenport, IA 52807

Kurt, Shana & Tina Schindler
2719 E. 53rd St.
Davenport, IA 52807

June M. Schindler
2733 E. 53rd St.
Davenport, IA 52807

Gary L. White
2745 E. 53rd St.
Davenport, IA 52807

Charlotte A. Powers
2757 E. 53rd St.
Davenport, IA 52807

Johnny S. & Ann L. Martin
5222 Fairhaven Rd.
Davenport, IA 52807

Jerry & Marcia Ludden
5221 Fairhaven Rd.
Davenport, IA 52807

Donald Smith
5207 Fairhaven Rd.
Davenport, IA 52807

Lyle & Christine Swanson
5206 Fairhaven Rd.
Davenport, IA 52807

City of Davenport
Plan and Zoning Commission

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

Date
7/31/2018

Subject:

Case No. FDP18-03: Request of William Torchia on behalf of WCT Investments Davenport Series, LLC for a "PDD" Planned Development District final development plan for an 8,964 square foot drive-through restaurant on 2.2 acres, more or less located on the south side of East 53rd Street approximately 385 feet east of Lorton Avenue. [Ward 6]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case No. FDP18-03 to the City Council with a recommendation for approval subject to the conditions listed in the staff report.

Background:

Please see attached staff report for background information.

ATTACHMENTS:

Type	Description
▣ Backup Material	Final Staff Report
▣ Backup Material	PDD Final Development Plan
▣ Backup Material	Building elevations
▣ Backup Material	Application

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	7/26/2018 - 1:41 PM



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

Meeting Date: July 31, 2018
Request: Final Development Plan for an 8,964 square foot drive-through restaurant on 2.2 acres
Address: South side of East 53rd Street approximately 385 feet east of Lorton Avenue
Case No.: FDP18-03
Applicant: William Torchia on behalf of WCT Investments Davenport Series, LLC

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case No. FDP18-03 to the City Council with a recommendation for approval subject to the listed conditions.

Introduction:

Case No. FDP18-03: Request of William Torchia on behalf of WCT Investments Davenport Series, LLC for a “PDD” Planned Development District Final Development Plan for an 8,964 square foot drive-through restaurant on 2.2 acres, more or less located on the south side of East 53rd Street approximately 385 feet east of Lorton Avenue. [Ward 6]

AREA CHARACTERISTICS:

Zoning Map



 Subject Property



Land Use Map



Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Residential General - RG

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.

It is staff's opinion that the proposed development would be consistent with the RG Future Land Use Development based on the location being adjacent to the edge (East 53rd Street), the proposed scale as depicted on the "PDD" Final Development Plan and the rezoning conditions associated with REZ18-08.

Technical Review:

Streets.

The primary driveway entrance would be at the new signalized intersection, which would be constructed in conjunction with the Costco development. A right turn into the development at the signal would be constructed and the median within East 53rd Street would be modified to allow a left turn into the development.

Storm Water.

Storm water detention and water quality treatment would be required with the proposed development. The Unified Sizing Criteria from the water quality volume up to the Extreme Flood Protection determines the volumes for stormwater detention. The release rate of the 100 year event shall not exceed the runoff rate from a pre-developed two-year frequency using the runoff coefficient of 0.15. As developed, the 100 year storm event release rate would be the equivalent of a 2 year rain event running off a prairie meadow.

Additionally, the water quality volume would provide 100% retention, infiltration or abstraction of the 1.25"/24 hour rainfall.

In order to achieve consistency with these requirements, the development would contain a sub-surface storm water detention system, which would outfall to the Fairhaven Avenue drainage way.

Sanitary Sewer. Sanitary sewer service is located within the East 53rd Street, Lorton Avenue and Fairhaven Road rights-of-way.

Other Utilities. Other utilities are located within this area.

Emergency Services. Station 8 is located to the northeast of the subject property.

Parks/Open Space. This request does not impact any existing or planned parks or public open spaces.

Public Input:

No public hearing is required for a Final Development Plan.

Discussion:

The Plan and Zoning Commission may recall that it recommended that the larger property be rezoned to "PDD" at its July 2, 2018.

The "PDD" Planned Development District requires a Development Plan to include the following (Section 17.32.062 of the Davenport City Code):

The owner or owners of a tract of land, which has an approved "PDD" land use plan, shall submit to the city plan and zoning commission a development plan for the use of all or part of such tract for the purpose stated above. The development plan shall be of a level of detail adequate to resolve concerns regarding the public safety and the logical extension of services to serve the project site, to determine the physical extent of the project - its building(s), parking, buffering, and their impact on surrounding properties. The plan shall include, but not be limited to, the following as a minimum

- A. *An update of the information required in subsection 17.32.052A, 1-5.*

Staff commentary: The development is consistent with the Land Use Plan associated with property rezoning (REZ18-08) to "PDD" Planned Development District.

- B. *Building pad locations with proposed building area, number of stories, overall height, a list of the proposed uses in the structure and their gross floor area.*

Staff commentary: The development reflects this information.

- C. *Parking lot information including the extent of paving, the proposed circulation and parking layout and the number of cars to be parked.*

Staff commentary: The development reflects this information.

- D. *The proposed landscaping and buffering to be developed in the project. The massing and density of plant and other screening materials shall be indicated. In areas where material issues have been identified in the rezoning public hearing process, or in meetings with the city plan and zoning commission, more detailed plans shall be provided.*

Staff commentary: The development reflects this information.

- E. *The location of loading docks, receiving areas, trash pickup areas and other areas requiring screening.*

Staff commentary: The development reflects this information.

- F. *The location and configuration of all access points with city streets and a pedestrian circulation plan.*

Staff commentary: The development reflects this information.

- G. *A storm water management plan.*

Staff commentary: The development reflects this information.

- H. *The location of all proposed free standing signage including circulation signs.*

Staff commentary: The development shows the freestanding sign. Staff is waiving the requirement for circulation signs as this information will be provided during review of the administrative site plan.

- I. *A grading plan showing final grades, the direction of storm water flow from roof drains and parking areas and the erosion control methods to be used during construction.*

Staff commentary: The development reflects this information.

- J. *For projects involving subdivision, the approval of the development plan shall constitute the approval of a preliminary plat provided all provisions of Chapter 16.16 of the Municipal Code have been fulfilled.*

Staff commentary: The development reflects this information.

The city council delegates authority to the city staff's development official to waive, at his or her discretion, any of the required submissions stated in Sections 17.32.062A through 17.32.062 if the scale of the project, topography of the site or other reasons make them unnecessary. The city plan and zoning commission will be notified of any requirements that have been waived and the reasons why they have been waived.

It is staff's opinion that the Final Development Plan would achieve consistency with Section 17.32.062 of the Davenport City Code.

The applicant submitted the Final Development Plan so it would be considered at City Council's third consideration of the rezoning of the larger property to "PDD" and the right-of-way vacation of a portion of Fairhaven Road. Staff is recommending that the approval of the Final Development Plan be conditioned upon the approval of the rezoning and right-of-way vacation.

Staff Recommendation

Findings:

1. The proposed development would be consistent with the RG Future Land Use Development based on the location being adjacent to the edge (East 53rd Street), the proposed scale as depicted on the "PDD" Final Development Plan and the rezoning conditions associated with REZ18-08.; and
2. The final development plan would achieve consistency with the adopted "PDD" Land Use Plan.

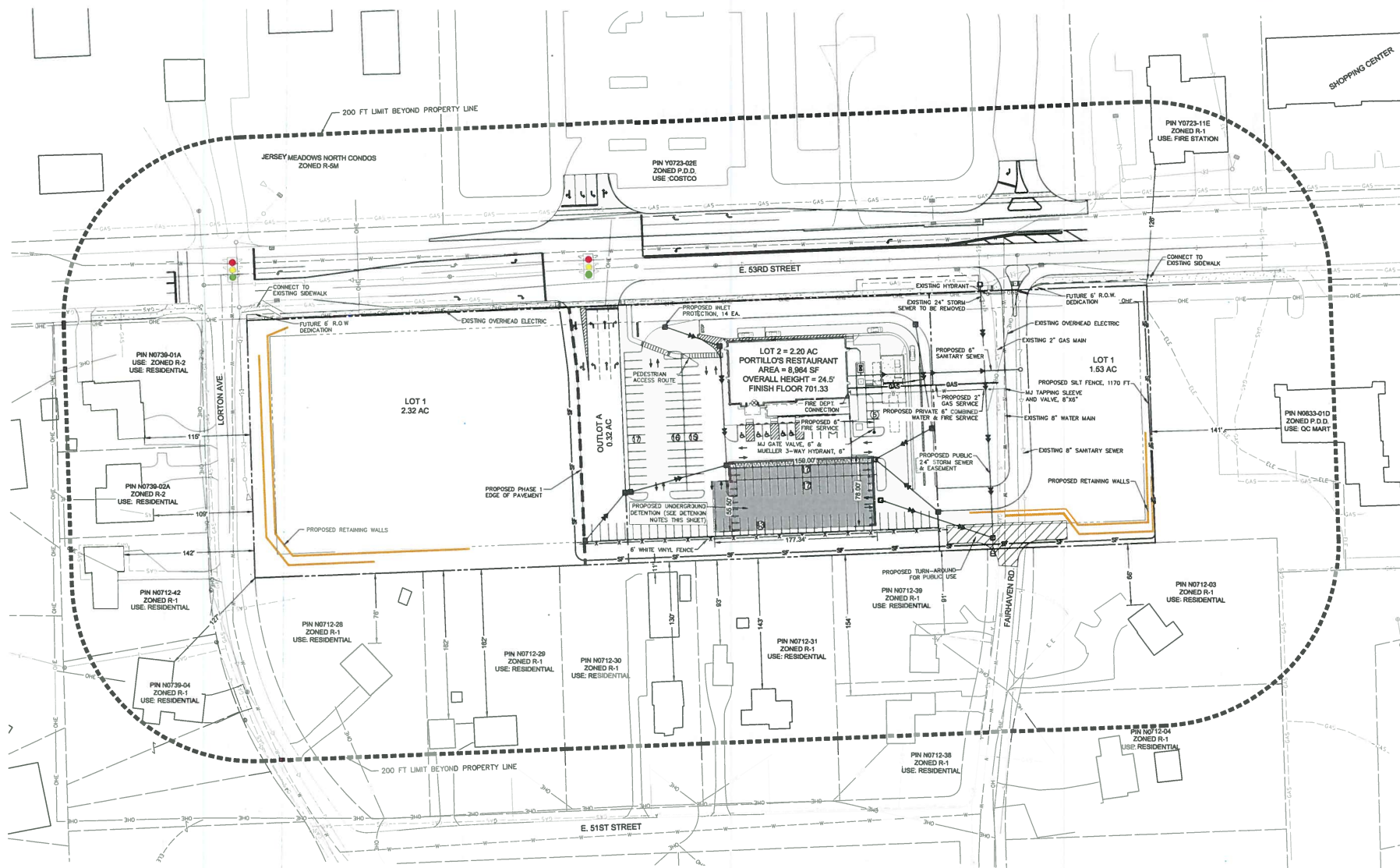
Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case No. FDP18-03 to the City Council with a recommendation for approval subject to the following conditions:

1. That the City Council approves Case No. REZ18-08 by adopting the rezoning Ordinance and associated Land Use Plan; and
2. That the City Council approves Case No. ROW18-02 by adopting the right-of-way vacation Ordinance.

Prepared by:

A handwritten signature in blue ink, appearing to read 'Ryan Rusnak', is written over a horizontal line.

Ryan Rusnak, AICP
Planner III

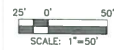


LAND USE TABLE

LOT SIZE	USES	BUILDING SF (MAX)	IMPERVIOUS SURFACE AREA	NUMBER OF STORIES
LOT 1 2.32 ACRE	RESTAURANT/RETAIL/OFFICE	15,000 SF	80,500 SF (79.7%)	1
LOT 2 2.20 ACRE	RESTAURANT	8,500 SF	76,500 SF (74.8%)	1
LOT 3 1.53 ACRE	RESTAURANT/RETAIL/OFFICE	9,000 SF	53,000 SF (79.2%)	1

DETENTION NOTES
 TOTAL DETENTION VOLUME = 48,505 CF - PHASE 1
 WATER QUALITY VOLUME = 15,588 CF - PHASE 1
 DIMENSIONS:
 LENGTH = 177.34 FT
 WIDTH = 76.00 FT
 DEPTH = 5.75 FT

- GENERAL NOTES**
- EXISTING ZONING = R-1
 - PROPOSED ZONING = PDD
 - TOTAL AREA = 6.37 ACRE
 - SOUTH R.O.W. LINE OF 53RD STREET WILL MOVE SOUTH 5 FT CONCURRENTLY WITH FUTURE INTERSECTION



- LEGEND**
- BOUNDARY LINE
 - SETBACK LINE
 - EASEMENT LINE
 - EXISTING PROPERTY LINE
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING WATER
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING GAS

AUSTIN ENGINEERING CO., INC.
 220 E. 5th Street, Suite 300
 Davenport, Iowa 52801
 Certificate No. CS131338



FINAL LAND DEVELOPMENT PLAN - PHASE 1
 WCT INVESTMENTS - DAVENPORT IOWA
 E. 53RD STREET
 DAVENPORT, IA 52807

REVISIONS

NO.	DESCRIPTION	DATE
01	PRELIMINARY	07-20-18

FINAL LAND DEVELOPMENT PLAN - PHASE UTILITY

PROJECT NO. 18-013 WCT
 DATE 07-20-18



1 WEST - PATIO ELEVATION
A-4.0 Scale: 3/16" = 1'-0"



2 SOUTH - FRONT DOOR ELEVATION
A-4.0 Scale: 3/16" = 1'-0"

MERCURY STUDIOS, INC.

MERCURY STUDIOS, INC.
2548 W. CORTEZ ST. CHICAGO, IL 60622
Ph 773-395-8216 Fw 773-395-8218 merstudios@aol.com

PROJECT

PORTILLO'S HOT DOGS
DAVENPORT, IA

SHEET TITLE

COLOR
CONCEPT
ELEVATIONS

SCALE
3/16" = 1'-0"

DATE

6-5-18

REV. 6-10-18

REV. 6-11-18

DRAWN BY

SHEET

A-4.0

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1 EAST - REAR ELEVATION
A-4.1 Scale: 3/16" = 1'-0"



2 NORTH - DRIVE THRU ELEVATION
A-4.2 Scale: 3/16" = 1'-0"

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A-4.1

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Ph 773-395-8216 Fax 773-395-8218 merstudios@aol.com

PROJECT

PORTILLO'S HOT DOGS
DAVENPORT, IA

SHEET TITLE

MATERIAL
BOARD

SCALE

DATE

6-5-18
REV. 6-10-18
REV. 6-11-18

DRAWN BY

SHEET

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DAVENPORT, IA

EXTERIOR FINISHES



(PT-3)
SW6991 "BLACK MAGIC"
WROUGHT IRON



(PT-9)
SW6979 "ARTICHOKE"
ACCENT PAINT



(PT-11)
SW6979 "ARTICHOKE"
ACCENT PAINT



UNI-CLAD
MATTE BLACK SR
ALUM. BREAK METAL



UNI-CLAD
CHARCOAL GREY SR
ALUM. BREAK METAL

CULTURED LIMESTONE



GALVANIZED ROOFING



QUILTED STAINLESS STEEL



CLEAR ALUMINUM SIDING



BR-1
SIOUX CITY BRICK - CINNAMON
IRONSPOT SMOOTH



BR-2
SIOUX CITY BRICK - BROWN
SMOOTH



BR-3
SIOUX CITY BRICK - EBONITE
SMOOTH



Property Address* See attached EXHIBIT A

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

Applicant (Primary Contact)**

Name: William Torchia
 Company: WCT Investments Davenport Series,
 Address: 2813 N. Main St.
 City/State/Zip: Peoria, IL 61611
 Phone: (309)696-7185
 Email: wiltorchia@aol.com

Owner (if different from Applicant)

Name: See attached EXHIBIT B
 Company:
 Address:
 City/State/Zip:
 Phone:
 Email:

Engineer (if applicable)

Name: Devin Birch
 Company: Austin Engineering Company, Inc.
 Address: 220 Emerson Place, Ste. 305
 City/State/Zip: Davenport, IA 52801
 Phone: (563) 207-4605
 Email: dbirch@austinengineeringcompany.com

Architect (if applicable)

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

Attorney (if applicable)

Name: Thomas J. Pastnak
 Company: Pastnak Law Firm, P.C.
 Address: 313 W. 3rd St.
 City/State/Zip: Davenport, IA 52801
 Phone: (563) 323-7737
 Email: tpastnak@pastnak.com

Application For Type:

Plan and Zoning Commission

Rezoning (Zoning Map Amendment)
 Subdivision
 Final Development Plan
 Right-of-way or Easement Vacation
 Voluntary Annexation
 Zoning Ordinance Text Amendment

Zoning Board of Adjustment

Hardship Variance
 Special Use Permit
 Special Use Permit - New Cell Tower
 Home Occupation Permit
 Special Exception
 Appeal from an Administrative Decision

Design Review Board

Certificate of Design Approval Demolition
 Request in the Downtown

Historic Preservation Commission

Certificate of Appropriateness
 Landmark Nomination
 Demolition Request

****If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Request:

Property is subject to rezoning from R-1 to PDD with the option to convert to C-3 (excluding HCOD requirements) when new zoning ordinance is approved.

Total Land Area: 6/5, +/- Acres

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

Submittal Requirements:

- The following items should be submitted to planning@ci.davenport.ia.us for review:
- Required fee:
 - Less than 1 acre - \$500.
 - One acre or more - \$1,000.
- A PDF, which depict the following:
 - Building pad locations with proposed building area, number of stories, overall height, a list of the proposed uses in the structure and their gross floor area.
 - Parking lot information including the extent of paving, the proposed circulation and parking layout and the number of cars to be parked.
 - The proposed landscaping and buffering to be developed in the project. The massing and density of plant and other screening materials shall be indicated. In areas where material issues have been identified in the rezoning public hearing process, or in meetings with the city plan and zoning commission, more detailed plans shall be provided.
 - The location of loading docks, receiving areas, trash pickup areas and other areas requiring screening.
 - The location and configuration of all access points with city streets and a pedestrian circulation plan.
 - A storm water management plan.
 - The location of all proposed free standing signage including circulation signs.
 - A grading plan showing final grades, the direction of storm water flow from roof drains and parking areas and the erosion control methods to be used during construction.
 - For projects involving subdivision, the approval of the development plan shall constitute the approval of a preliminary plat provided all provisions of Chapter 16.16 of the Municipal Code have been fulfilled.
 - Note: City staff may waive any of the required plan requirements if the scale of the project, topography of the site or other reasons make them unnecessary. Please specify which waivers are being sought.

The Applicant hereby acknowledges and agrees to the following procedure and requirements:**(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 meetings.

(2) Plan and Zoning Commission's consideration of the final development plan:

- Applicant or Applicant Representative must be attend the public meeting.
- Planning staff will perform a technical review of the request 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 development plan:

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



Applicant: WCT Investments Davenport Series, LLC

Date: 7/9/18

Do you acknowledge and agree to the aforementioned submittal requirements, formal procedure and understand that you must be present at scheduled meetings: Yes ☒

Received by: Ryan Rusnak

Date: 7/19/2018

Planning staff

Date of the Public Meeting: 7/31/2018

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

EXHIBIT A

Addresses:

2701 E. 53rd St.
Davenport, IA 52807

2719 E. 53rd St.
Davenport, IA 52807

2733 E. 53rd St.
Davenport, IA 52807

2745 E. 53rd St.
Davenport, IA 52807

2757 E. 53rd St.
Davenport, IA 52807

5222 Fairhaven Rd.
Davenport, IA 52807

5221 Fairhaven Rd.
Davenport, IA 52807

5207 Fairhaven Rd.
Davenport, IA 52807

5206 Fairhaven Rd.
Davenport, IA 52807

EXHIBIT B

List of Owners:

Kurt, Shana & Tina Schindler
2701 E. 53rd St.
Davenport, IA 52807

Kurt, Shana & Tina Schindler
2719 E. 53rd St.
Davenport, IA 52807

June M. Schindler
2733 E. 53rd St.
Davenport, IA 52807

Gary L. White
2745 E. 53rd St.
Davenport, IA 52807

Charlotte A. Powers
2757 E. 53rd St.
Davenport, IA 52807

Johnny S. & Ann L. Martin
5222 Fairhaven Rd.
Davenport, IA 52807

Jerry & Marcia Ludden
5221 Fairhaven Rd.
Davenport, IA 52807

Donald Smith
5207 Fairhaven Rd.
Davenport, IA 52807

Lyle & Christine Swanson
5206 Fairhaven Rd.
Davenport, IA 52807

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
7/31/2018

Subject:

Case No. F18-10: Request of Riverstone Group Inc. for a final plat of Crow Valley Plaza Twelfth Addition on 14.67 acres, more or less, being a replat of Lot 1 of Crow Valley Plaza Tenth Addition located along the north side of East 56th Street and north of Lakeview Parkway containing two (2) lots. [Ward 6]

Recommendation:

FINDINGS & RECOMMENDATION

Findings:

- The proposed plat facilitates the sale and proposed development of the property.
- The proposed plat generally complies with Davenport+2035: Comprehensive Plan for the City.

Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F18-10 to the City Council for approval, subject to meeting Municipal Code Chapter 13.34. Stormwater Management.

Relationship to Goals:

Relevant Davenport+2035 Goals and Objectives:

1. Strengthen the existing built environment.
2. Identify and reserve land for future development

ATTACHMENTS:

Type	Description
▢ Executive Summary	F18-10 Crow Valley Plaza 12th Final Report
▢ Exhibit	Plat
▢ Exhibit	Application

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	7/25/2018 - 11:45 AM



City of Davenport
Community Planning & Economic Development Department
FINAL REPORT

PLAN AND ZONING COMMISSION

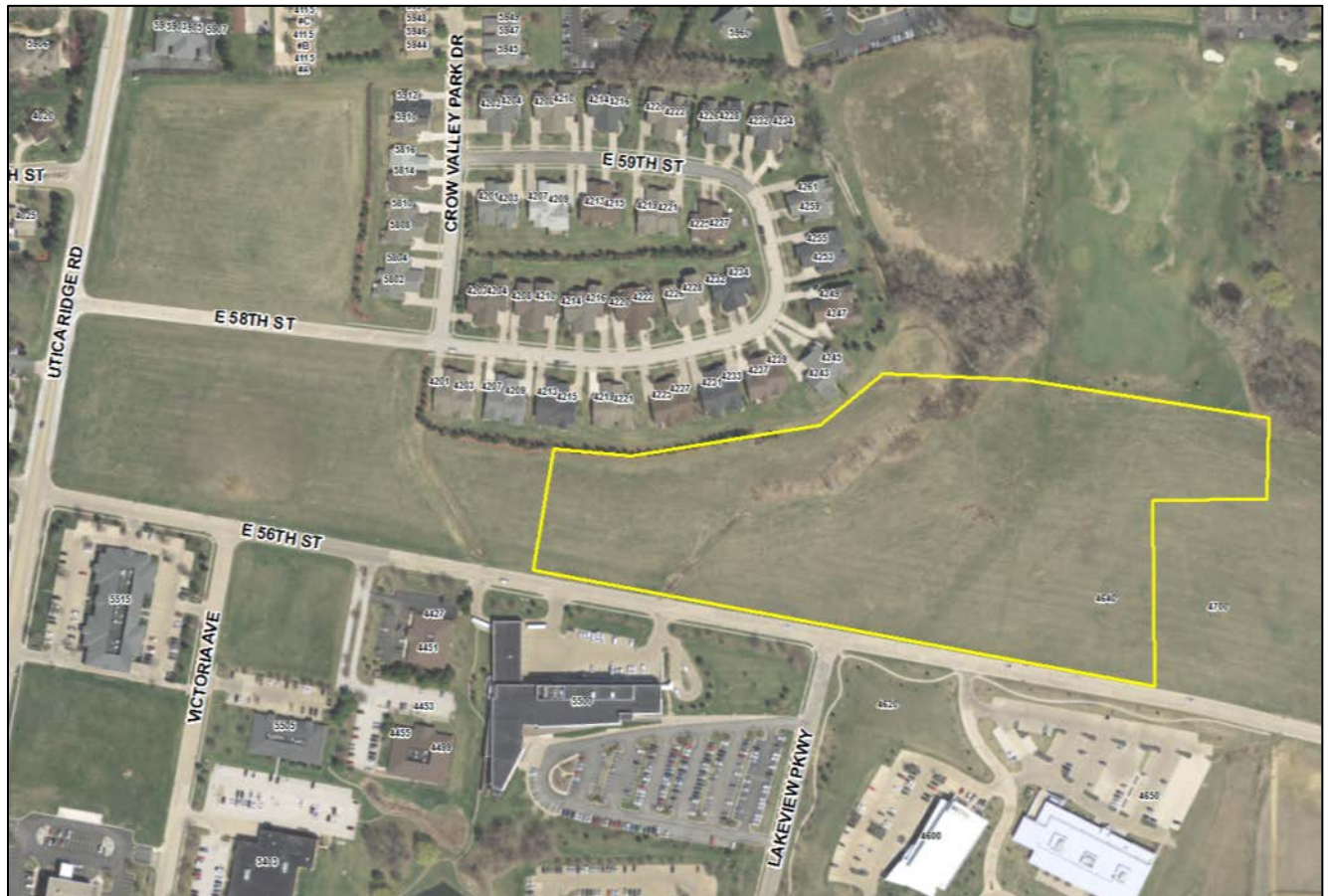
Date: July 31, 2018
Request: F18-10 Final Plat – Crow Valley Plaza Twelfth Add.
Address: 4640 E 56th Street
Applicant: Riverstone Group Inc.

DESCRIPTION

Request F18-10 of Riverstone Group Inc. for a final plat of Crow Valley Plaza Twelfth Addition on 14.67 acres, more or less, being a replat of Lot 1 of Crow Valley Plaza Tenth Addition located along the north side of East 56th Street and north of Lakeview Parkway containing two (2) lots. [Ward 6]

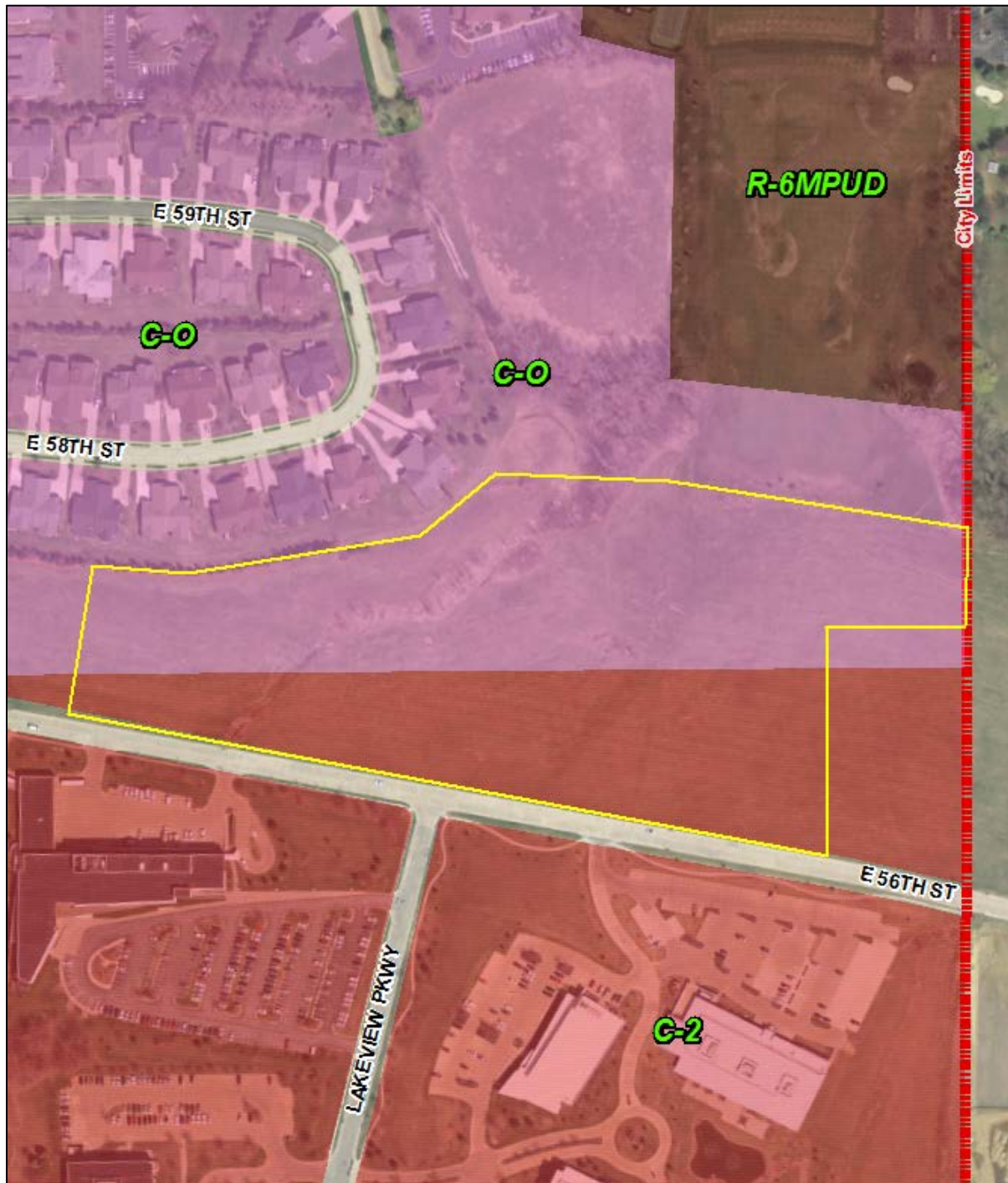
Recommendation: Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F18-10 to the City Council for approval, subject to meeting Municipal Code Chapter 13.34. Stormwater Management.

Aerial Photo:



Zoning

(C-O Office-Shop; C-2 General Commercial District; R-6MPUD High Density Planned Residential)



Land Use 2035 (Residential General & Regional Commercial)



Plat

LEGEND

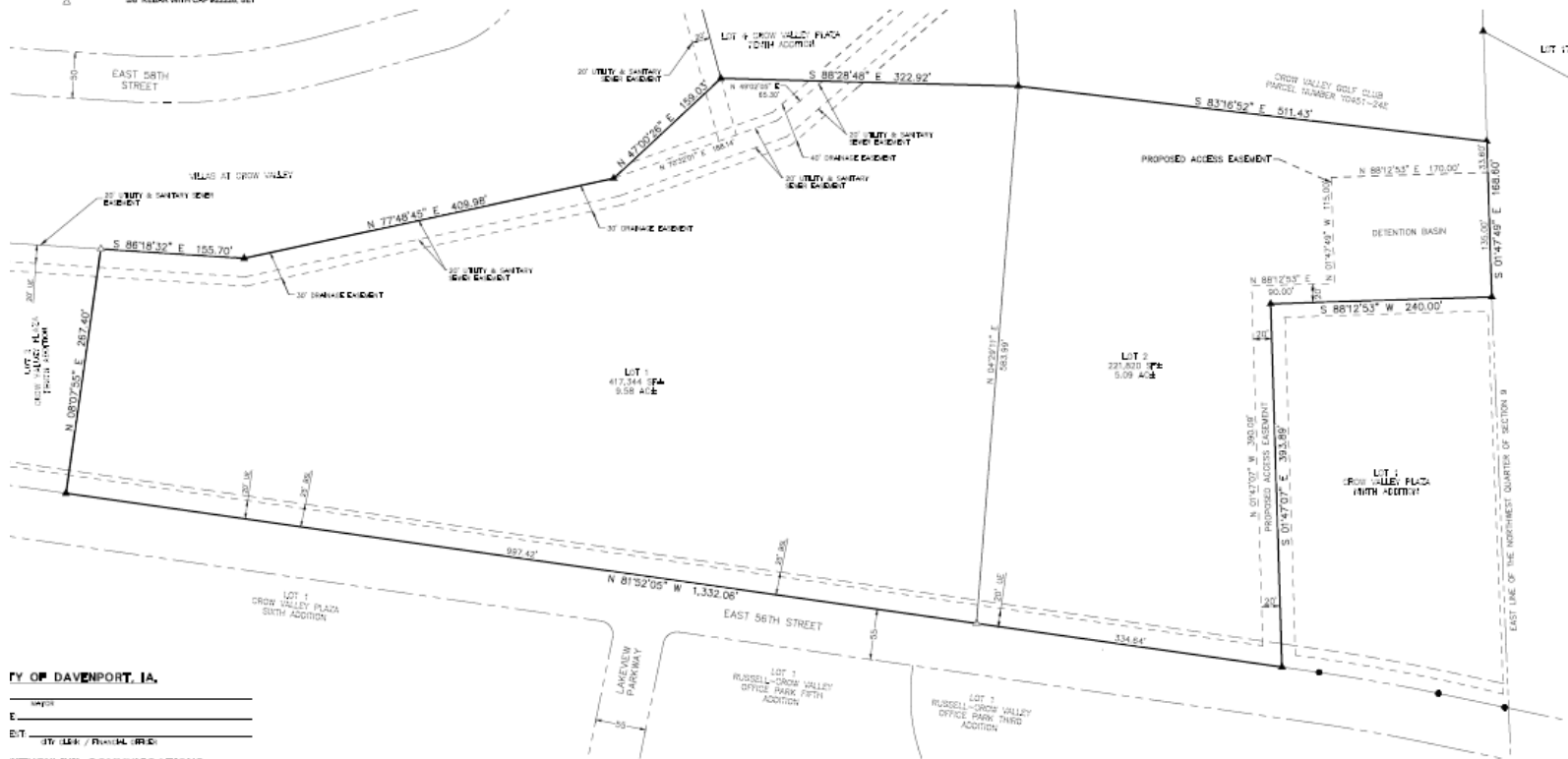
- SURVEY BOUNDARY
- - - EXISTING LOT LINE
- - - EXISTING EASEMENT LINE
- - - SECTION LINE
- - - EXISTING R.O.W. LINE
- - - EXISTING SETBACK LINE
- - - PROPOSED EASEMENT LINE
- - - PROPOSED LOT LINE
- REBAR, ROUND
- ▲ REBAR WITH CAP #..... POUND
- △ 5/8" REBAR WITH CAP #20335, SET



SCALE 1" = 60'

FINAL PLAT

OF
CROW VALLEY PLAZA TWELVETH ADDITION
BEING A REPLAT OF LOT 1 OF CROW VALLEY PLAZA TENTH
ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED ON
JULY 31, 2017 AS DOCUMENT NUMBER 2017-20314



BY OF DAVENPORT, IA,

DATE
BY
DATE

NTURYLINK COMMUNICATIONS

2017-20314

BACKGROUND

Comprehensive Plan:

Within Urban Service Area (USB35): Yes
Proposed Land Use Designation: RG - Residential General

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 *Davenport+2035* Goals and Objectives:

- 1. Strengthen the existing built environment.*
- 2. Identify and reserve land for future development*

Technical Review:

Streets. No new streets are proposed with this request.

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

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

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

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

DISCUSSION

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

FINDINGS & RECOMMENDATION

Findings:

- The proposed plat facilitates the sale and proposed development of the property.
- The proposed plat generally complies with Davenport+2035: Comprehensive Plan for the City.

Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F18-10 to the City Council for approval, subject to meeting Municipal Code Chapter 13.34. Stormwater Management.

Prepared by:



Scott Koops, AICP – Planner II
Community Planning

REVIEW COPY
NOT FOR RECORDING

REVISIONS	DESCRIPTION	DATE
No.		



CROW VALLEY PLAZA TWELVETH ADDITION
DAVENPORT, IOWA

FINAL PLAT

IMEG Project No:
18000200

File Name:
117.201.plat.dwg

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Field Book No: NA

Drawn By: JLR

Checked By: LDM

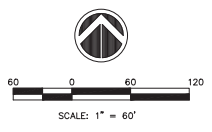
Date: 06/12/2018

PLAT-1

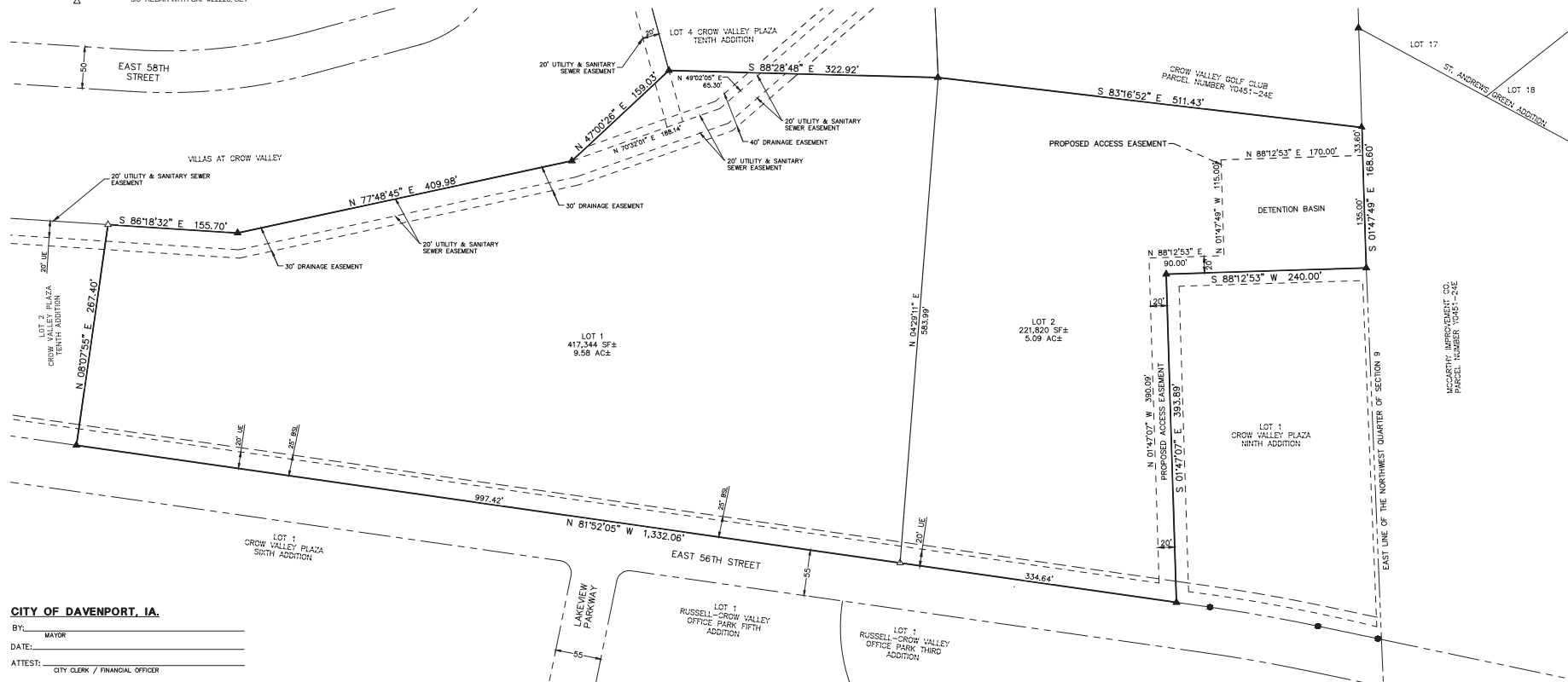
Sheet 1 of 1

LEGEND

- SURVEY BOUNDARY
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- SECTION LINE
- EXISTING R.O.W. LINE
- EXISTING SETBACK LINE
- PROPOSED EASEMENT LINE
- PROPOSED LOT LINE
- REBAR, FOUND
- REBAR WITH CAP # _____, FOUND
- 5/8" REBAR WITH CAP #22228, SET



FINAL PLAT
OF
CROW VALLEY PLAZA TWELVETH ADDITION
BEING A REPLAT OF LOT 1 OF CROW VALLEY PLAZA TENTH
ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED ON
JULY 31, 2017 AS DOCUMENT NUMBER 2017-20314



CITY OF DAVENPORT, IA.

BY: _____ MAYOR

DATE: _____

ATTEST: _____ CITY CLERK / FINANCIAL OFFICER

CENTURYLINK COMMUNICATIONS

BY: _____

DATE: _____

MEDIACOM

BY: _____

DATE: _____

IOWA AMERICAN WATER

BY: _____

DATE: _____

MID-AMERICAN ENERGY COMPANY

BY: _____

DATE: _____

PLANNING AND ZONING COMMISSION

BY: _____

DATE: _____

SURVEYOR'S NOTES

THIS FINAL PLAT WAS PREPARED AT THE REQUEST OF RIVERSTONE GROUP, INC.

IT SHOULD BE NOTED THAT IN THE PERFORMANCE OF THIS SURVEY, THE COURSES AND DISTANCES OF THE SURVEY MAY VARY FROM RECORDED CALLS, BASED ON THE EXISTENCE OF FOUND MONUMENTATION, OCCUPATION, OR OTHER CONTROLLING CALLS OR CONDITIONS THAT HAVE OCCURRED IN THE SURVEY OF THIS PROPERTY.

NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

NO INVESTIGATION WAS MADE AS A PART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITIES OR MUNICIPAL FACILITIES, EXCEPT AS NOTED. CALL IOWA ONE-CALL AT 1-800-292-8989 FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES.

DISTANCES ARE LISTED IN FEET AND DECIMAL PART OF A FOOT.

ALL MONUMENTS HAVE BEEN FOUND OR SET AS SHOWN ON THIS PLAT.

GENERAL NOTES:

1. TRACT IS CURRENTLY ZONED C-0 & C-2
2. TOTAL AREA OF ADDITION = 14.67 ACRES
3. ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC ROAD RIGHT-OF-WAY.
4. SIDEWALKS SHALL BE CONSTRUCTED ALONG THE STREET FRONTAGE OF THE LOTS.
5. DEVELOPMENT WITHIN THE ADDITION SHALL BE SUBJECT TO THE REQUIREMENTS OF CHAPTER 17.41 OF THE DAVENPORT MUNICIPAL CODE ENTITLED "HOD" HIGHWAY CORRIDOR OVERLAY DISTRICT.
6. DEVELOPMENT WITHIN THE ADDITION SHALL BE SUBJECT TO THE REQUIREMENTS OF THE MOST CURRENT CHAPTER 13.34 OF THE DAVENPORT MUNICIPAL CODE ENTITLED "STORMWATER MANAGEMENT".

WE, _____ MAYOR, AND
CITY CLERK OF THE CITY OF DAVENPORT, IOWA, DO HEREBY CERTIFY THAT THE FOLLOWING RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA, AT A REGULAR MEETING HELD ON _____, 2018:

RESOLVED BY THE CITY COUNCIL OF DAVENPORT, IOWA, THAT THE PLAT OF DEDICATION TO THE CITY OF DAVENPORT, IOWA, AS FILED WITH THE CITY CLERK BY RIVERSTONE GROUP, INC., BE THE SAME IS HEREBY APPROVED AND ACCEPTED; AND THE DEDICATION FOR PUBLIC STREET PURPOSES AND THE GRANTING OF EASEMENTS AND THE VACATION OF EXISTING EASEMENTS AS MAY BE SHOWN ON SAID PLAT ARE ACCEPTED AND CONFIRMED AND THE MAYOR AND CITY CLERK OF SAID CITY BE AND THEY HEREBY ARE AUTHORIZED AND DIRECTED TO CERTIFY THE ADOPTION OF THIS RESOLUTION ON SAID PLAT AS REQUIRED BY LAW.

DATED AT DAVENPORT, IOWA, THIS ____ DAY OF _____, 2018.

MAYOR OF THE CITY OF DAVENPORT, IOWA _____

ATTEST: _____

CITY CLERK _____

PLANNING AND ZONING COMMISSION _____

EXISTING ZONING

LOT 1 & 2: C-0 & C-2

BUILDING SETBACKS

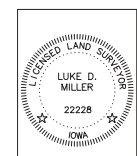
FRONT YARD=25'
SIDE YARD=0' UNLESS ADJOINING RESIDENTIAL
REAR YARD=0' UNLESS ADJOINING RESIDENTIAL
MINIMUM LOT WIDTH = N/A

ATTORNEY

STANLEY LANDE & HUNTER
CONTACT: STEVE HUNTER
SUITE 1000
201 W. SECOND STREET
DAVENPORT, IOWA 52801
563-324-1000

OWNER/DEVELOPER

RIVERSTONE GROUP, INC.
CONTACT: MIKE ELLIS
1701 FIFTH AVENUE
MOLINE, IL 61264
309-757-8250



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

Signature: _____ Luke D. Miller

Date: _____ Reg. No. 22228

My license renewal date is December 31, 2018.

Pages or sheets covered by this seal: _____

THIS SHEET ONLY



Applicant*

Name: BRIAN DOCKERY
 Company: RIVERSTONE GROUP INC.
 Address: 1701 5TH AVE.
 City/State/Zip: MOLINE IL 61265
 Phone: 309-757-8250
 Email: BDOCKERY@RIVERSTONEGROUP.COM

Owner (if different from Applicant)

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

Engineer (if applicable)

Name: BRIAN EWALT
 Company: IMEG CORP.
 Address: 4500 BLACKHAWK COMMONS DR
 City/State/Zip: ROCK ISLAND IL 61201
 Phone: 309 788-7644
 Email: BRIAN.G.EWALT@IMEGICORP.COM

Architect (if applicable)

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

Attorney (if applicable)

Name: STEVE HUNTER
 Company: STANLEY, LANDE & HUNTER
 Address: 201 W SECOND ST. STE 1000
 City/State/Zip: DAVENPORT, IA 52801
 Phone: 563-324-1000
 Email: SHUNTER@SLHLAW.COM

Application Form Type:

Plan and Zoning Commission

- Rezoning (Zoning Map Amendment) ☐
 Zoning Ordinance Text Amendment ☐
 Right-of-way or Easement Vacation ☐
 Final Development Plan ☐
 Voluntary Annexation ☐
 Subdivision ☒

Zoning Board of Adjustment

- Appeal from an Administrative Decision ☐
 Special Use Permit - New Cell Tower ☐
 Home Occupation Permit ☐
 Special Exception ☐
 Special Use Permit ☐
 Hardship Variance ☐

Design Review Board

- Certificate of Design Approval ☐
 Demolition Request in the Downtown ☐

Historic Preservation Commission

- Certificate of Appropriateness ☐
 Landmark Nomination ☐
 Demolition Request ☐

Administrative

- Floodplain Development ☐
 Cell Tower Co-Location ☐
 Identification Signs ☐
 Site Plan ☐

*If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.

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

Property Location:

1640 E. 56TH STREET, DAVENPORT / CROW VALLEY PLAZA TENTH ADDITION LOT: 1

Total Land Area: 14.57 AC Please Select

Total Number of Lots: 2

Linear Feet of Streets Added: 0

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.

Petitioner: Brian Dackery V.P. / Brian Dackery - V.P.

Date: 7-9-2018

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

Received by:

Leah Kinn

Planning staff

Date: 7-9-2018

Date of Plan and Zoning Commission Public Hearing: 7-31-19

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

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
7/31/2018

Subject:

Case No. P18-04: Request of Build To Suit, Inc. for a preliminary plat of Watermark First Addition on 37.92 acres, more or less, property is located at 4607 E 53rd Street, parcel number N0910-01, containing four (4) lots. [Ward 6]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. P18-04 to the City Council for approval.

Relationship to Goals:

Relevant Davenport+2035 Goals and Objectives:\

1. Strengthen the existing built environment.
 - b. Reduce the number of vacant properties through adaptive reuse and infill.
2. Identify and reserve land for future development

ATTACHMENTS:

Type	Description
▣ Executive Summary	P18-04 Watermark 1st Final Report
▣ Exhibit	Preliminary Plat
▣ Exhibit	Application

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	7/25/2018 - 12:25 PM



City of Davenport
Community Planning & Economic Development Department
FINAL REPORT

PLAN AND ZONING COMMISSION

Date: July 31, 2018
Request: P18-04 Preliminary Plat – Watermark First Add.
Address: 4607 E 53rd Street
Applicant: Build To Suit, Inc.

DESCRIPTION

Request P18-04 of Build To Suit, Inc. for a preliminary plat of Watermark First Addition on 37.92 acres, more or less, property is located at 4607 E 53rd Street, parcel number N0910-01, containing four (4) lots. [Ward 6]

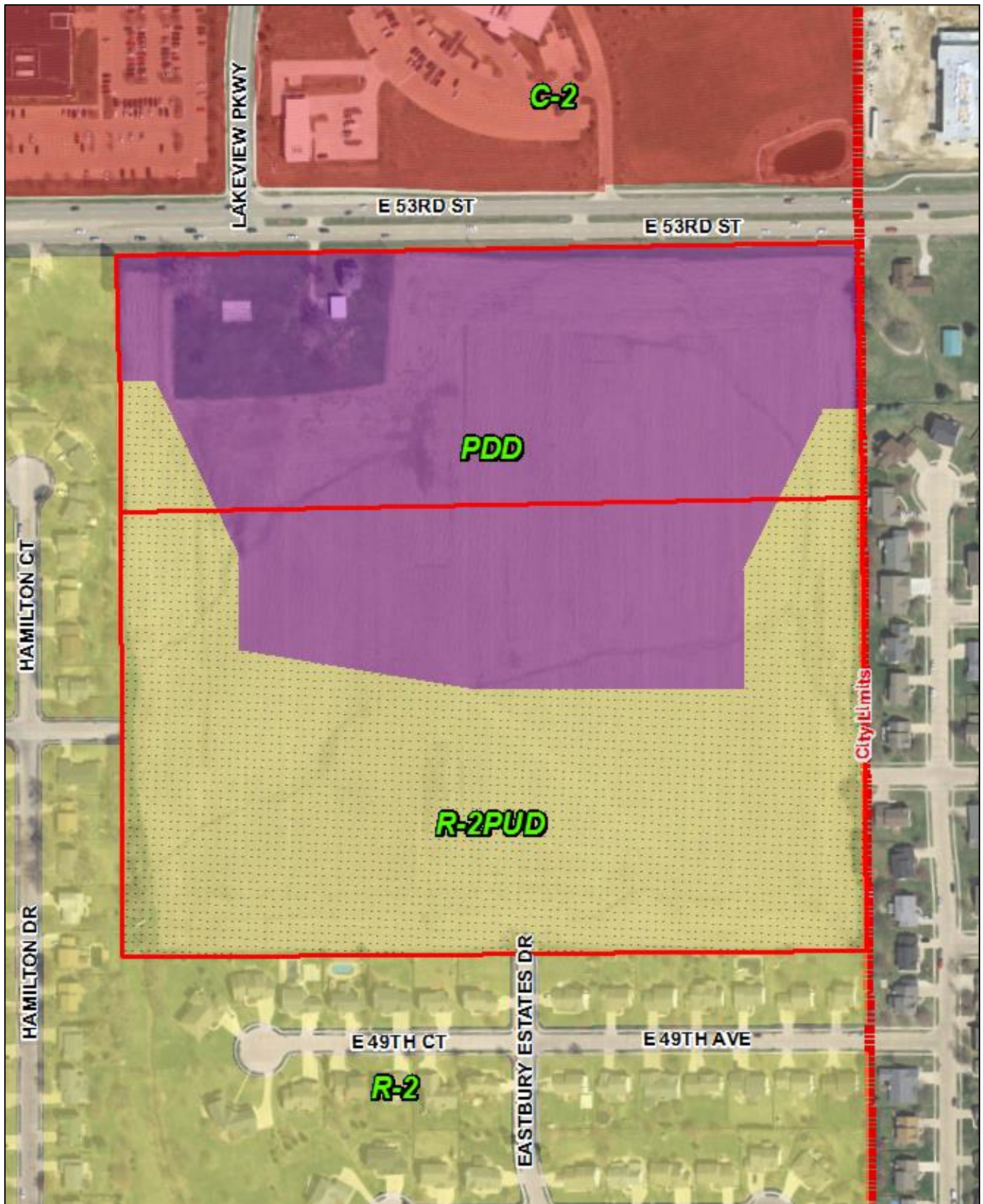
Recommendation: Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. P18-04 to the City Council for approval.

Aerial Photo:

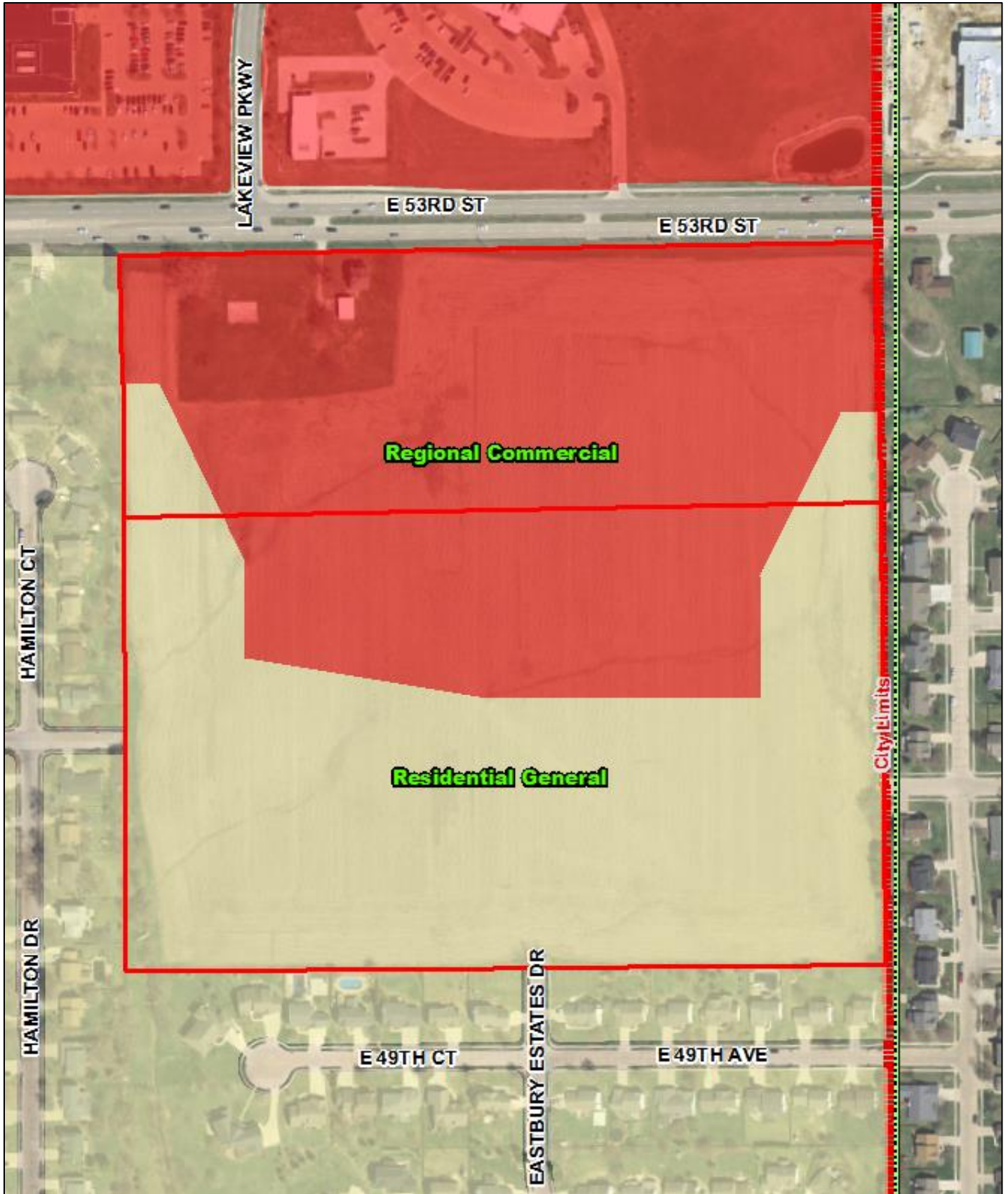


Zoning

(PDD Planned Development; C-2 General Commercial; R-2PUD Low Density Planned Residential)



Land Use 2035 (Residential General & Regional Commercial)



This is a detailed topographic map of a residential development. The map features several labeled lots, including LOT 1, LOT 2, LOT 3, LOT 4, LOT 17, LOT 18, LOT 19, LOT 24, LOT 25, LOT 26, LOT 27, LOT 28, LOT 29, LOT 30, LOT 31, LOT 32, LOT 33, LOT 34, LOT 35, LOT 36, LOT 37, and LOT 38. The map includes contour lines indicating elevation, with labels such as 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000, 1010, 1020, 1030, 1040, 1050, 1060, 1070, 1080, 1090, 1100, 1110, 1120, 1130, 1140, 1150, 1160, 1170, 1180, 1190, 1200, 1210, 1220, 1230, 1240, 1250, 1260, 1270, 1280, 1290, 1300, 1310, 1320, 1330, 1340, 1350, 1360, 1370, 1380, 1390, 1400, 1410, 1420, 1430, 1440, 1450, 1460, 1470, 1480, 1490, 1500, 1510, 1520, 1530, 1540, 1550, 1560, 1570, 1580, 1590, 1600, 1610, 1620, 1630, 1640, 1650, 1660, 1670, 1680, 1690, 1700, 1710, 1720, 1730, 1740, 1750, 1760, 1770, 1780, 1790, 1800, 1810, 1820, 1830, 1840, 1850, 1860, 1870, 1880, 1890, 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070, 2080, 2090, 2100, 2110, 2120, 2130, 2140, 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 2240, 2250, 2260, 2270, 2280, 2290, 2300, 2310, 2320, 2330, 2340, 2350, 2360, 2370, 2380, 2390, 2400, 2410, 2420, 2430, 2440, 2450, 2460, 2470, 2480, 2490, 2500, 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2590, 2600, 2610, 2620, 2630, 2640, 2650, 2660, 2670, 2680, 2690, 2700, 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780, 2790, 2800, 2810, 2820, 2830, 2840, 2850, 2860, 2870, 2880, 2890, 2900, 2910, 2920, 2930, 2940, 2950, 2960, 2970, 2980, 2990, 3000, 3010, 3020, 3030, 3040, 3050, 3060, 3070, 3080, 3090, 3100, 3110, 3120, 3130, 3140, 3150, 3160, 3170, 3180, 3190, 3200, 3210, 3220, 3230, 3240, 3250, 3260, 3270, 3280, 3290, 3300, 3310, 3320, 3330, 3340, 3350, 3360, 3370, 3380, 3390, 3400, 3410, 3420, 3430, 3440, 3450, 3460, 3470, 3480, 3490, 3500, 3510, 3520, 3530, 3540, 3550, 3560, 3570, 3580, 3590, 3600, 3610, 3620, 3630, 3640, 3650, 3660, 3670, 3680, 3690, 3700, 3710, 3720, 3730, 3740, 3750, 3760, 3770, 3780, 3790, 3800, 3810, 3820, 3830, 3840, 3850, 3860, 3870, 3880, 3890, 3900, 3910, 3920, 3930, 3940, 3950, 3960, 3970, 3980, 3990, 4000, 4010, 4020, 4030, 4040, 4050, 4060, 4070, 4080, 4090, 4100, 4110, 4120, 4130, 4140, 4150, 4160, 4170, 4180, 4190, 4200, 4210, 4220, 4230, 4240, 4250, 4260, 4270, 4280, 4290, 4300, 4310, 4320, 4330, 4340, 4350, 4360, 4370, 4380, 4390, 4400, 4410, 4420, 4430, 4440, 4450, 4460, 4470, 4480, 4490, 4500, 4510, 4520, 4530, 4540, 4550, 4560, 4570, 4580, 4590, 4600, 4610, 4620, 4630, 4640, 4650, 4660, 4670, 4680, 4690, 4700, 4710, 4720, 4730, 4740, 4750, 4760, 4770, 4780, 4790, 4800, 4810, 4820, 4830, 4840, 4850, 4860, 4870, 4880, 4890, 4900, 4910, 4920, 4930, 4940, 4950, 4960, 4970, 4980, 4990, 5000, 5010, 5020, 5030, 5040, 5050, 5060, 5070, 5080, 5090, 5100, 5110, 5120, 5130, 5140, 5150, 5160, 5170, 5180, 5190, 5200, 5210, 5220, 5230, 5240, 5250, 5260, 5270, 5280, 5290, 5300, 5310, 5320, 5330, 5340, 5350, 5360, 5370, 5380, 5390, 5400, 5410, 5420, 5430, 5440, 5450, 5460, 5470, 5480, 5490, 5500, 5510, 5520, 5530, 5540, 5550, 5560, 5570, 5580, 5590, 5600, 5610, 5620, 5630, 5640, 5650, 5660, 5670, 5680, 5690, 5700, 5710, 5720, 5730, 5740, 5750, 5760, 5770, 5780, 5790, 5800, 5810, 5820, 5830, 5840, 5850, 5860, 5870, 5880, 5890, 5900, 5910, 5920, 5930, 5940, 5950, 5960, 5970, 5980, 5990, 6000, 6010, 6020, 6030, 6040, 6050, 6060, 6070, 6080, 6090, 6100, 6110, 6120, 6130, 6140, 6150, 6160, 6170, 6180, 6190, 6200, 6210, 6220, 6230, 6240, 6250, 6260, 6270, 6280, 6290, 6300, 6310, 6320, 6330, 6340, 6350, 6360, 6370, 6380, 6390, 6400, 6410, 6420, 6430, 6440, 6450, 6460, 6470, 6480, 6490, 6500, 6510, 6520, 6530, 6540, 6550, 6560, 6570, 6580, 6590, 6600, 6610, 6620, 6630, 6640, 6650, 6660, 6670, 6680, 6690, 6700, 6710, 6720, 6730, 6740, 6750, 6760, 6770

BACKGROUND

Comprehensive Plan:

Within Urban Service Area (USB35): Yes

Proposed Land Use Designation: RG - Residential General and RC –Regional Commerical

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.

Regional Commercial (RC) - 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 with connectivity to nearby neighborhoods being less important.

Relevant *Davenport+2035* Goals and Objectives:

- 1. Strengthen the existing built environment.*
 - b. Reduce the number of vacant properties through adaptive reuse and infill.*
- 2. Identify and reserve land for future development*

Technical Review:

Streets. No new streets are proposed with this request.

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

Sanitary Sewer. Sanitary sewer service is located along the street.

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

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

DISCUSSION

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

FINDINGS & RECOMMENDATION

Findings:

- The proposed plat facilitates the sale and proposed development of the property.
- The proposed plat generally complies with Davenport+2035: Comprehensive Plan for the City.

Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. P18-04 to the City Council for approval.

Prepared by: Scott Koops, AICP – Planner II
Community Planning



100
0
0 25 50 100
(SCALE : 1" = 100')
(JUNE 29, 2016)

CROW VALLEY
PLAZA SECOND
ADDITION
OUTLOT A

CROW VALLEY
PLAZA SECOND
ADDITION
LOT 1

RUSSELL-CROW VALLEY
OFFICE PARK SIXTH ADDITION

LOT 1
LOT 2
RUSSELL-CROW VALLEY
OFFICE PARK
FOURTH ADDITION

RUSSELL-CROW VALLEY
OFFICE PARK THIRD ADDITION
LOT 1

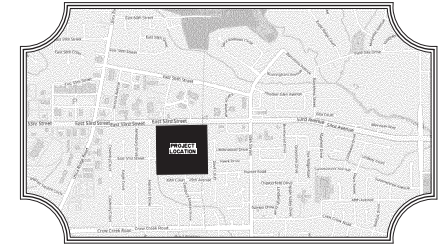
GENESIS at CROW VALLEY
FOURTH ADDITION
LOT 1

NORTHEAST CORNER
SOUTHWEST QUARTER
SECTION 9-78-4
SET OUT "4" IN CONCRETE PAVING

PRELIMINARY PLAT OF WATERMARK FIRST ADDITION DAVENPORT, IOWA

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

PRELIMINARY PLAT - NOT TO BE RECORDED



LOCATION MAP

OWNER

DEVELOPER

SOPHIE FOSTER REVOCABLE TRUST BUILD TO SUIT, INC.

6590 GOLF COURSE ROAD

1805 STATE STREET

BETTENDORF, IOWA 52722

BETTENDORF, IOWA 52722

DEVELOPER

THOMPSON THRIFT DEVELOPMENT, INC.
A DELAWARE LIMITED LIABILITY COMPANY

LEGEND

- SET 5/8" IRON PIN (7222)
- FOUND 5/8" IRON PIN
- MEASURED INFORMATION
- DEED INFORMATION
- SANITARY SEWER
- SANITARY SEWER MANHOLE
- STORM SEWER
- STORM SEWER MANHOLE
- FLARED END SECTION
- STORM SEWER MANHOLE W/ BEEHIVE
- AREA DRAIN
- OVERHEAD ELECTRIC
- POWER POLE
- LIGHT POLE
- GUY WIRE
- WIRE FENCE
- WOOD FENCE
- CHAINLINK FENCE
- VINYL FENCE
- WATERMAIN
- DECIDUOUS TREE
- YARD HYDRANT
- BOLLARD
- GAS SERVICE
- PORTLAND CEMENT CONCRETE
- GRAVEL
- CONFEROUS TREE
- PORTLAND CEMENT CONCRETE PAVING
- TREE LINE
- POWER VAULT
- CABLE T.V. PEDESTAL
- TELEPHONE PEDESTAL

ALL IMPROVEMENTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF DAVENPORT STANDARD SPECIFICATIONS AND DETAIL DRAWINGS.
ALL INTERIOR LOT DIMENSIONS ARE APPROXIMATE.
SUBDIVISION CONTAINS 37.06 ACRES, MORE OR LESS.
EXISTING ZONING IS PUD (PLANNED DEVELOPMENT DISTRICT), AND R-3 PUD LDD (PLANNED UNIT DEVELOPMENT), PROPOSED ZONING FOR LOTS 1, 2 AND 3 IS PUD (PLANNED DEVELOPMENT DISTRICT), AND FOR LOT 4 IS R-3 PUD LDD (PLANNED UNIT DEVELOPMENT).
ALL SANITARY SEWER SHALL BE 8 INCH DIAMETER DUCTILE IRON PIPE.
ALL PUBLIC WATERMAIN SHALL BE 8 INCH DIAMETER DUCTILE IRON PIPE.
ALL STORM WATER DETENTION SHALL BE DESIGNED AT THE TIME OF FINAL PLATTING OR ORDERED BY THE CITY.
ALL EASEMENTS WILL BE ADDRESSSED AT THE TIME OF FINAL PLATTING.
THE CURRENT ZONING ON THE WEST SIDE OF PROPERTY AND THE SOUTH SIDE OF THE PROPERTY IS R-2 (LOW DENSITY DWELLING DISTRICT) THE CURRENT ZONING ON THE EAST SIDE OF THE PROPERTY IS R-2 (SINGLE-FAMILY RESIDENCE DISTRICT).
BETTENDORF, IOWA. PROPERTY ON THE NORTH SIDE OF EAST 53rd STREET IS ZONED C-2 (GENERAL COMMERCIAL DISTRICT) AND C-2 (COMMUNITY SHOPPING DISTRICT) BETTENDORF, IOWA.

SURVEYOR

DAVID L. MEYER
VERBEKE - MEYER CONSULTING ENGINEERS, P.C.
4TH EAST 80th STREET
DAVENPORT, IOWA 52807

PREPARED BY

VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.

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

VMCE 18215

BEARINGS BASED ON THE IOWA STATE PLANE
COORDINATE SOUTH ZONE, NAD 83 (2011)
EPOCH 2010.00

LOT AREAS	
NO.	ACRES
1	2.10
2	6.43
3	4.49
4	24.89

SOUTHEAST CORNER
SOUTHWEST QUARTER
SECTION 9-78-4
(FOUND STANDARD CONCRETE MONUMENT)
(FILE NO. 199-0837)

**CITY OF DAVENPORT
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT (CPED)
SUBDIVISION REFERENCE FILE**

PRELIM / FINAL / PUD (circle the appropriate designation)

SUBDIVISION NAME: WATERMARK FIRST ADDITION

LOCATION: 4607 East 53rd Street, Davenport, Iowa

DEVELOPER: Name: Build To Suit, Inc.
Address: 1805 State Street, Bettendorf, IA 52722
Phone: 563-355-2202 FAX: _____
Mobile Phone: _____ Email: KevinK@buildtosuit.com

ENGINEER: Name: Verbeke-Meyer Consulting Engineers, P.C.
Address: 4111 East 60th Street, Davenport, IA 52807
Phone: 563-359-1348 FAX: 563-359-3295
Mobile Phone: _____ Email: dln@verbeke-meyer.com

ATTORNEY: Name: Joe Judge, Lane & Waterman
Address: 220 North Main Street, Davenport, IA 52801
Phone: 563-333-6660 FAX: 563-324-1616
Mobile Phone: _____ Email: JJudge@L-WLAW.com

OWNER: Name: Sophie Foster Revocable Trust
Address: 6590 Golf Course Road, Bettendorf, Iowa 52722
Phone: _____ FAX: _____
Mobile Phone: _____ Email: _____

NUMBER OF LOTS: 1 3 ACRES: 37.92
SF 2F MF & EST. UNITS COMM IND

STREETS ADDED: -0- LINEAR FEET

Does the plat contain a drainage way or floodplain area: * Yes No

Fee per Plat	Fee
Ten or fewer lots (< 10 lots)	\$400 plus \$25/lot
Eleven to twenty-five lots (≥ 11 lots ≤ 25 lots)	\$700 plus \$25/lot
More than twenty-five lots (> 25 lots)	\$1,000 plus \$25/lot
Reforestation fee (submit to Land Use Office Prior to City Council review)	\$150 per 50 feet of lineal lot frontage

NOTE: THE PLAT WILL NOT BE PROCESSED UNTIL THE FEE AND COMPLETED REFERENCE FILE ARE RECEIVED BY THE PLANNING AND LAND DEVELOPMENT OFFICE.

City of Davenport
Plan and Zoning Commission

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

Date
7/31/2018

Subject:

Case No. F18-11: Request of Speer Development for a final plat of Speer Commercial Park 1st Addition on 31.64 acres, more or less, located at the southeast corner of East 53rd Street and Eastern Avenue. [Ward 6]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case No. F18-11 to the City Council with a recommendation for approval subject to the conditions listed in the staff report.

Background:

Please see attached staff report for background information.

ATTACHMENTS:

Type	Description
▣ Backup Material	Final Staff Report
▣ Backup Material	Final Plat
▣ Backup Material	Application

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	7/26/2018 - 5:16 PM



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

Meeting Date: July 31, 2018
Request: Final Plat for a 3 lot commercial subdivision
Address: Southeast corner of East 53rd Street and Eastern Avenue
Case No.: F18-11
Applicant: Speer Development

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case No. F18-11 to the City Council with a recommendation for approval subject to the listed conditions.

Introduction:

Case No. F18-11 of Speer Development for a Final Plat of Speer Commercial Park 1st Addition on 31.64 acres, more or less, located at the southeast corner of East 53rd Street and Eastern Avenue. [Ward 6]

AREA CHARACTERISTICS:

Zoning Map



Land Use Map



Background:**Comprehensive Plan:**

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Commercial Corridor (CC) – Well-established corridors located along high-volume major streets dominated by retail and office uses that serve the greater community. Development is generally newer and redevelopment is not anticipated within the 20 year planning horizon. Improvements should focus on façade and site improvements, including pedestrian circulation systems and consolidated/updated signage.

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 use would comply with the Davenport 2035 proposed land use section.

Zoning:

The property is currently zoned “C-2” General Commercial District, “C-1” Neighborhood Shopping District and “R-5M” Medium Density Dwelling District.

Technical Review:

Streets. The property is located at the southeast corner of East 53rd Street and Eastern Avenue. The plat proposes a public street, which dead ends within the development. Davenport Public Works has indicated that the internal road be private as it only serves properties within the development.

Davenport Public Works has indicated that additional turn/deceleration lanes on East 53rd Street and/or Eastern Avenue may be required in the future depending on the scale of development for the property. Additionally, a traffic signal may be required in the future depending on the scale of the development. The requirement for improvements will be dependent on the intensity of uses developed on the lots.

Storm Water. Stormwater detention and water quality treatment are required with the proposed development. Features will need to be in easements and recorded.

Sanitary Sewer. Sanitary sewer service is located within the East 53rd Street right-of-way.

Other Utilities. Other utilities are located within this area.

Emergency Services. Station 8 is located to the .64 miles east of the subject property.

Parks/Open Space. This request does not impact any existing or planned parks or public open spaces.

Public Input:

No public hearing is required for a Final Plat.

Discussion:

Final Plat of Speer Commercial Park 1st Addition on 31.64 acres, more or less, located at the southeast corner of East 53rd Street and Eastern Avenue.

Staff Recommendation

Findings:

1. The plat conforms to the Davenport 2035 Future Land Use Map; and
2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case No. F18-11 to the City Council with a recommendation for approval subject to the following conditions:

1. That the surveyor signs the plat;
2. That the utility companies sign the plat when their easement needs have been met;
3. That the surveyor verify that chamfer at Eastern Avenue and 53rd Street is 15'x15';
4. That the proposed roadway remain a private drive;
5. That Note 2 be revised and there are two words misspelled;
6. That Note 3 be revised as Water supply is IA American Water Company is a private system, not public system of Davenport;
7. That Note 6 be revised to City of Davenport Standards (Sudas with City supplemental);
8. That a drainage easement be shown on the Final Plat for the purpose of conveying the 100 year storm event from the west side of the development to the stormwater detention basin;
9. That the drainage easement information, as noted on the utility plan, shall be included on the Final Plat;
10. That an easement be provided for municipal inspections of the stormwater detention basin. This easement shall connect to City right-of-way and not be located within any wetland; and
11. That the following note be added to the Final Plat: Owners of lots on which a stream or water course is located shall preserve a dedicated fifty (50) foot minimum vegetated buffer on both sides of the stream as measured landward horizontally on a line perpendicular to a vertical line marking the top of the existing banks of the stream or drainage way. Vegetation shall not be cut to a height of less than nine inches without authorization of the City of Davenport Natural Resources Division. In the event that any of the buffer area is established as a drainage easement and is reshaped or otherwise restricted for use as a drainage easement, the City will cause the restrictions to be removed at the expense of the parties causing the restriction.

Prepared by:



Ryan Rusnak, AICP
Planner III

FINAL PLAT OF:
**SPEER COMMERCIAL
PARK 1st ADDITION**

Part of the North Half of the Southwest Quarter of Section 7,
Township 78 North, Range 4 East of the 5th Principal
Meridian, City of Davenport, Scott County, Iowa.

NOTES

1. ALL STREET RIGHTS OF WAY TO BE DEDICATED WITH THIS PLAT TO THE CITY OF DAVENPORT.
2. SIDEWALKS SHALL BE CONSTRUCTED ALONG THE FRONTAGE OF EACH LOT WHEN THE LOT IS DEVELOPED OR WHEN SO ORDERED BY THE CITY OF DAVENPORT.
3. ALL LOTS WILL BE CONNECTED TO THE PUBLIC WATER SUPPLY SYSTEM OF DAVENPORT, AND TO THE PUBLIC SANITARY SEWER SYSTEM OF DAVENPORT.
4. AN UNDERGROUND UTILITY EASEMENT ACROSS THE FRONT OF ALL LOTS TO BE GRANTED TO THE CITY OF DAVENPORT, IOWA AND TO OTHER PUBLIC UTILITY COMPANIES.
5. BLANKET UNDERGROUND EASEMENTS GRANTED TO RESPECTIVE UTILITY COMPANY FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED. BLANKET EASEMENTS FOR STREET LIGHTING WITHIN THE SUBDIVISION.
6. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF DAVENPORT STANDARD SPECIFICATIONS.
7. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
8. OUTLOT A SHALL BE DESIGNATED FOR STORM WATER DETENTION. SAID OUTLOT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF SUBDIVISION.
9. LOT 1 CURRENTLY ZONED C-2, GENERAL COMMERCIAL DISTRICT LOT 2 CURRENTLY ZONED C-1, NEIGHBORHOOD SHOPPING DISTRICT AND LOT 3 CURRENTLY ZONED R-5M, MEDIUM DENSITY DWELLING DISTRICT.
10. OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS A STORM WATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF STRUCTURES, FENCES, FILL, BUSHES, TREES, SHRUBS OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF WATER.
11. OWNERS OF LOTS ON WHICH A WETLAND HAS BEEN ESTABLISHED SHALL NOT DISTURB FLORA, FAUNA AND/OR SOIL WITHIN DESIGNATED WETLAND BOUNDARIES.
12. OWNERS OF LOTS ON WHICH A STREAM BUFFER IS REQUIRED SHALL MAINTAIN SAID BUFFER AS A NATIVE PLANTING AREA, NOT ALLOWING VEGETATION TO BE CUT TO A HEIGHT OF LESS THAN NINE INCHES WITHOUT AUTHORIZATION OF THE CITY OF DAVENPORT NATURAL RESOURCES DIVISION. IN THE EVENT THAT THE AREA ESTABLISHED AS A DRAINAGE EASEMENT IS RESHAPED OR OTHERWISE RESTRICTED FOR USE AS A DRAINAGE EASEMENT, THE CITY WILL CAUSE THE RESTRICTIONS TO BE REMOVED AT THE EXPENSE OF THE PARTIES CAUSING THE RESTRICTION.

Line Table		
Line #	Length (ft)	Bearing
L1	28.12	N42° 57' 33"E
L2	16.81	N42° 57' 33"E
L3	10.50	S88° 17' 02"W
L4	17.00	N87° 38' 05"E
L5	52.00	N02° 21' 52"W
L6	17.00	N87° 38' 05"E
L7	52.00	S02° 21' 52"E

Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	39.27	25.00	090°00'00"	35.36	N47° 21' 54"W
C2	39.27	25.00	089°59'57"	35.36	S42° 38' 06"W
C3	75.40	48.00	089°59'57"	67.88	N42° 38' 06"E
C4	75.40	48.00	090°00'03"	67.88	S47° 21' 54"E
C5	268.71	2400.00	008°33'46"	358.37	S33° 39' 11"E
C6	754.72	2400.00	018°15'23"	761.49	S38° 29' 58"E
C7	344.39	2400.00	008°13'19"	344.10	S42° 02' 45"E
C8	61.62	2400.00	001°39'16"	61.62	S46° 53' 32"E

LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = (0.00')
MONUMENTS FOUND:
AS NOTED = ●
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 = ○
BOUNDARY LINE = ————
ROAD CENTER LINE = ————
EASEMENT LINE = - - - - -
WETLAND LINE = - - - - -
SECTION LINE = - - - - -

1. Area of Subdivision-
Total: 31.644 Acres +/-
Lots 1-3: 27.709 Acres +/-
Out Lot A: 2.696 Acres +/-
R.O.W. Spring St.: 0.596 Acre +/-
R.O.W. Dedication: 0.643 Acre +/-

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

3. Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236

4. Attorney:
Marc Gellerman
1987 Spruce Hills Drive
Bettendorf, Iowa 52722
Ph: (563) 359-3646



GRAPHIC SCALE
100 0 50 100
(IN FEET)
1" = 100' (24x36)



DATE: 5-3-18 TE PROJECT NO:
EASTERN & 53RD
563 386.4236 office 386.4231
2224 East 12th Street, Davenport, IA 52803

DRAWN BY:
KLC
CHECKED BY:
MDR
DRAWING LOCATION
S:\SPEER\EASTERN 53RD\SUBDIVISION

REVISIONS:	
NO.	DESCRIPTION

PROJECT
SUBDIVISION
EASTERN & 53RD
DAVENPORT, IOWA

PREPARED FOR:
SPEER DEVELOPMENT
2231 EAST 45th STREET
DAVENPORT, IA 52807

SHEET NO.
1 OF 1



Applicant*

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

Owner (if different from Applicant)

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

Engineer (if applicable)

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

Architect (if applicable)

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

Attorney (if applicable)

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

Application Form Type:

Plan and Zoning Commission

Rezoning (Zoning Map Amendment) ☐
 Zoning Ordinance Text Amendment ☐
 Right-of-way or Easement Vacation ☐
 Final Development Plan ☐
 Voluntary Annexation ☐
 Subdivision ☒

Zoning Board of Adjustment

Appeal from an Administrative Decision ☐
 Special Use Permit - New Cell Tower ☐
 Home Occupation Permit ☐
 Special Exception ☐
 Special Use Permit ☐
 Hardship Variance ☐

Design Review Board

Certificate of Design Approval ☐
 Demolition Request in the Downtown ☐

Historic Preservation Commission

Certificate of Appropriateness ☐
 Landmark Nomination ☐
 Demolition Request ☐

Administrative

Floodplain Development ☐
 Cell Tower Co-Location ☐
 Identification Signs ☐
 Site Plan ☐

*** If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

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

Property Location:

Part of the North Half of the Southwest Quarter of Section 7, Township 78 North. SE corner of 53rd-Eastern

Total Land Area: 31.644 Acres

Total Number of Lots: 3

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:

Part of the North Half of the Southwest Quarter of Section 7, Township 78 North. SE corner of 53rd-Eastern

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.

City of Davenport
Plan and Zoning Commission

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

Date
7/31/2018

Subject:

Case No. REZ18-12: Request of Chris Townsend on behalf of Jimmy Holt, to rezone 1.43 acres, more or less, of property located at 3730 West Locust Street from "C-1" Neighborhood Commercial and "R-3" Moderate Density Dwelling District to "PDD" Planned Development District. [Ward 1]

Recommendation:

There is no recommendation at this time.

Relationship to Goals:

Strengthen the Existing Built Environment.

Background:

Please see attached staff report for background information.

ATTACHMENTS:

Type	Description
▢ Backup Material	Preview Staff Report
▢ Backup Material	Application

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	7/26/2018 - 1:00 PM



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

Meeting Date: July 31, 2018
Request: Case No. REZ18-12: Request of Chris Townsend on behalf of Jimmy Holt, to rezone 1.43 acres, more or less, of property located at 3730 West Locust Street from “C-1” Neighborhood Commercial and “R-3” Moderate Density Dwelling District to “PDD” Planned Development District to facilitate development of the property for self-storage units. [Ward 1]

Recommendation:

There is no recommendation at this time.

Introduction:

The petitioner is requesting to rezone and partially to facilitate development of the property for self-storage units.

AREA CHARACTERISTICS:

Zoning Map



 Subject Property



Land Use Map



 Subject Property



Background:**Comprehensive Plan:**

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Residential General

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.

Technical Review:

Technical review comments will be provided in the August 14, 2018 Plan and Zoning Commission public hearing staff report.

Public Input:

A neighborhood meeting will be held in advance of the August 14, 2018 Plan and Zoning Commission.

Discussion:

The petitioner is requesting to rezone and partially to facilitate development of the property for self-storage units.

Staff Recommendation

There is no recommendation at this time.

Prepared by:

A handwritten signature in blue ink, appearing to read "Ryan Rusnak", is written over a horizontal line.

Ryan Rusnak, AICP
Planner III

Zoning Map Amendment Application

226 West 4th Street
Davenport, Iowa 52801

(563) 326-7765

Planning@ci.davenport.ia.us

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Property Address* 3730 West Locust Street Davenport, IA 52804

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

Applicant (Primary Contact)**

Name: Chris Townsend
Company: Townsend Engineering
Address: 2224 East 12th Street
City/State/Zip: Davenport, IA 52803
Phone: (563) 386-4236
Email: chris@townsendengineering.net

Owner (if different from Applicant)

Name: Jimmy Holt
Company: All Around Town Enterprises L.L.C.
Address: 4401 W. Locust Street
City/State/Zip: Davenport, IA 52804
Phone: (563) 324-6450
Email: jimmy@allaroundtownservices.com

Engineer (if applicable)

Name: Chris Townsend
Company: Townsend Engineering
Address: 2224 East 12th Street
City/State/Zip: Davenport, IA 52803
Phone: (563) 386-4236
Email: chris@townsendengineering.net

Architect (if applicable)

Name: Not applicable
Company:
Address:
City/State/Zip:
Phone:
Email:

Attorney (if applicable)

Name: Not applicable
Company:
Address:
City/State/Zip:
Phone:
Email:

Application Form Type:

Plan and Zoning Commission

Rezoning (Zoning Map Amendment) ☒
Zoning Ordinance Text Amendment ☐
Right-of-way or Easement Vacation ☐
Final Development Plan ☐
Voluntary Annexation ☐
Subdivision ☐

Zoning Board of Adjustment

Appeal from an Administrative Decision ☐
Special Use Permit - New Cell Tower ☐
Home Occupation Permit ☐
Special Exception ☐
Special Use Permit ☐
Hardship Variance ☐

Design Review Board

Certificate of Design Approval ☐
Demolition Request in the Downtown ☐

Historic Preservation Commission

Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Administrative

Floodplain Development ☐
Cell Tower Co-Location ☐
Identification Signs ☐
Site Plan ☐

****If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Request:

Existing Zoning: R-3 Moderate Density Dwelling District & C-1 Neighborhood Shopping District

Proposed Zoning Map Amendment: Planned Development District

Total Land Area: 1.43 Acres

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

Submittal Requirements:

- The following items should be submitted to Planning@ci.davenport.ia.us for review:
- The completed application form.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
 - Zoning Map Amendment is less than 1 acre - \$400.
 - Zoning Map Amendment is one acre but less than 10 acres - \$750 plus \$25/acre.
 - Zoning Map Amendment is 10 acres or more - \$1,000 plus \$25/acre.
 - \$5.00 per sign; more than one sign may be required depending upon the area of the request.

Formal Procedure:

- (1) Application:
 - Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
 - 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) Public Notice for the Plan and Zoning Commission public hearing:
 - After submitting the application the applicant shall post notification sign(s) supplied by the City on property at least two weeks prior to the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request. Failure to post signs as required may result in a delay of the request.
 - The applicant shall hold a neighborhood meeting as per the attached meeting guidelines.
 - Planning staff will send a public hearing notice to surrounding property owners.
- (3) Plan and Zoning Commission's consideration of the request:
 - Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
 - The Plan and Zoning Commission will hold a public hearing on the request. Subsequently, 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.
- (4) City Council's consideration of the request:
 - Planning staff will send a public hearing notice to surrounding property owners.
 - The Committee of the Whole (COW) will hold a public hearing on the request. Subsequently, the City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant:

Date:

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by:

Date:

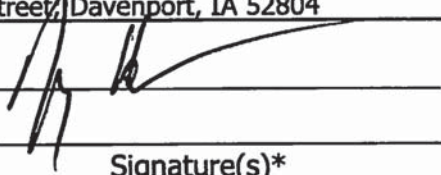
Planning staff

Date of the Public Hearing:

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I, Jimmy Holt
authorize Chris Townsend
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the
property located at 3804 West Locust Street & 3730 West Locust Street, Davenport, IA 52804.

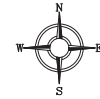


Signature(s)*

*Please note: original signature(s) required.

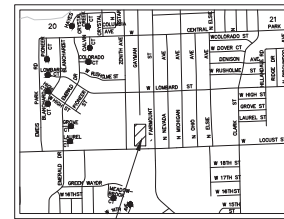
ZONING EXHIBIT

WRS CONSTRUCTION W. LOCUST ST STORAGE TO THE CITY OF DAVENPORT, IA



GRAPHIC SCALE
30 0 15 30
(IN FEET)
1" = 30' (24x36)

SITE LOCATION MAP



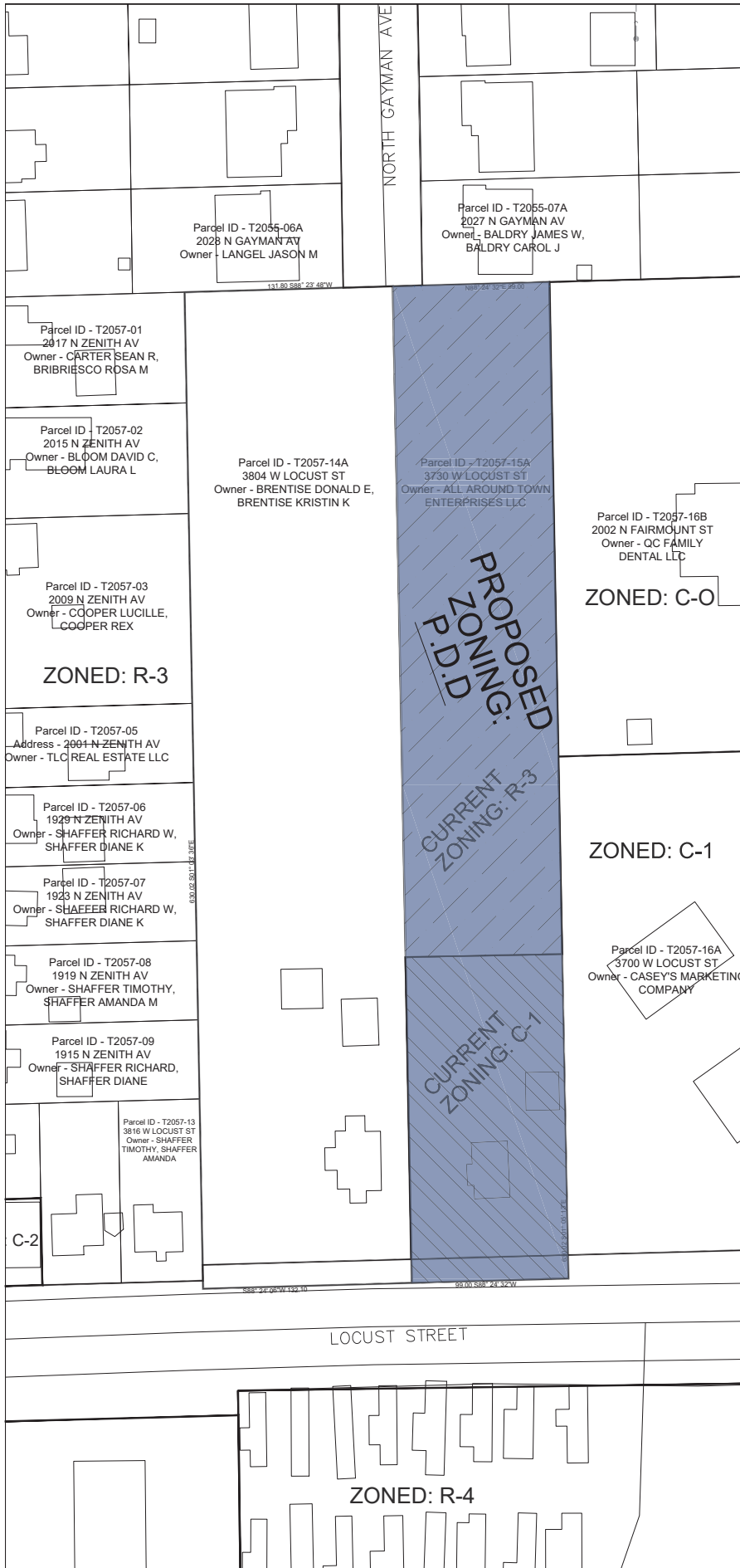
APPROXIMATE SITE LOCATION

GENERAL NOTES

1. LEGAL DESCRIPTION OF PROPERTY:

PART OF THE EAST HALF OF THE SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 20, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 30 FEET NORTH AND 231 FEET WEST OF THE SOUTH EAST CORNER OF THE SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SAID SECTION 20; THENCE NORTH 630 FEET; THENCE WEST 99 FEET; THENCE SOUTH 630 FEET; THENCE EAST 99 FEET TO THE PLACE OF BEGINNING, CONTAINING APPROXIMATELY 1.4 ACRES.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF DAVENPORT BY DEED AND CONSTRUCTION EASEMENT FILED MAY 20, 1987 AND RECORDED AS DOCUMENT #9423-BY, IN THE OFFICE OF THE RECORDER OF SCOTT COUNTY, IOWA, SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.



- PROPOSED P.D.D. ZONING
- EXISTING R-3 ZONING
- EXISTING C-1 ZONING



DATE: 7/23/2018
TE PROJECT NO: 2224
DRAWN BY: KRZ
CHECKED BY: CRT
DRAWING LOCATION: 3730 W LOCUST STORAGE

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
ZONING EXHIBIT
W. LOCUST ST STORAGE
3730 W. LOCUST ST
DAVENPORT, IA

DEVELOPER
WRS CONSTRUCTION
828 WAVERLY RD
DAVENPORT, IA

SHEET NO.
1 OF 1

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
7/31/2018

Subject:

Case No. REZ18-13: Request of Hawkeye Paving to rezone 30.7 acres, more or less, of real property located at 8228 N. Fairmount Street (former Wacky Waters site) from "A-1" Agricultural District to "M-1" Light Industrial District to facilitate development of a new Contractor headquarters, shop and equipment storage.

ATTACHMENTS:

Type	Description
▣ Executive Summary	REZ18-13 Preview

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	7/26/2018 - 11:15 AM



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

Date: July 31, 2018
Request: Rezoning (A-1 to M-1)
Address: 8228 N Fairmount St
Case No.: REZ18-13
Applicant: Hawkeye Paving

Recommendation:

There is no recommendation at this time.

Description:

Request REZ18-13 of Hawkeye Paving for the rezoning of 30.7 acres, more or less, of real property located at 8228 N. Fairmount Street (former Wacky Waters site) from A-1 Agricultural District to M-1 Light Industrial District to facilitate development of a new Contractor headquarters, shop and equipment storage. [Ward: 2]

AREA CHARACTERISTICS:

Aerial



Zoning Map



Background:

Comprehensive Plan:

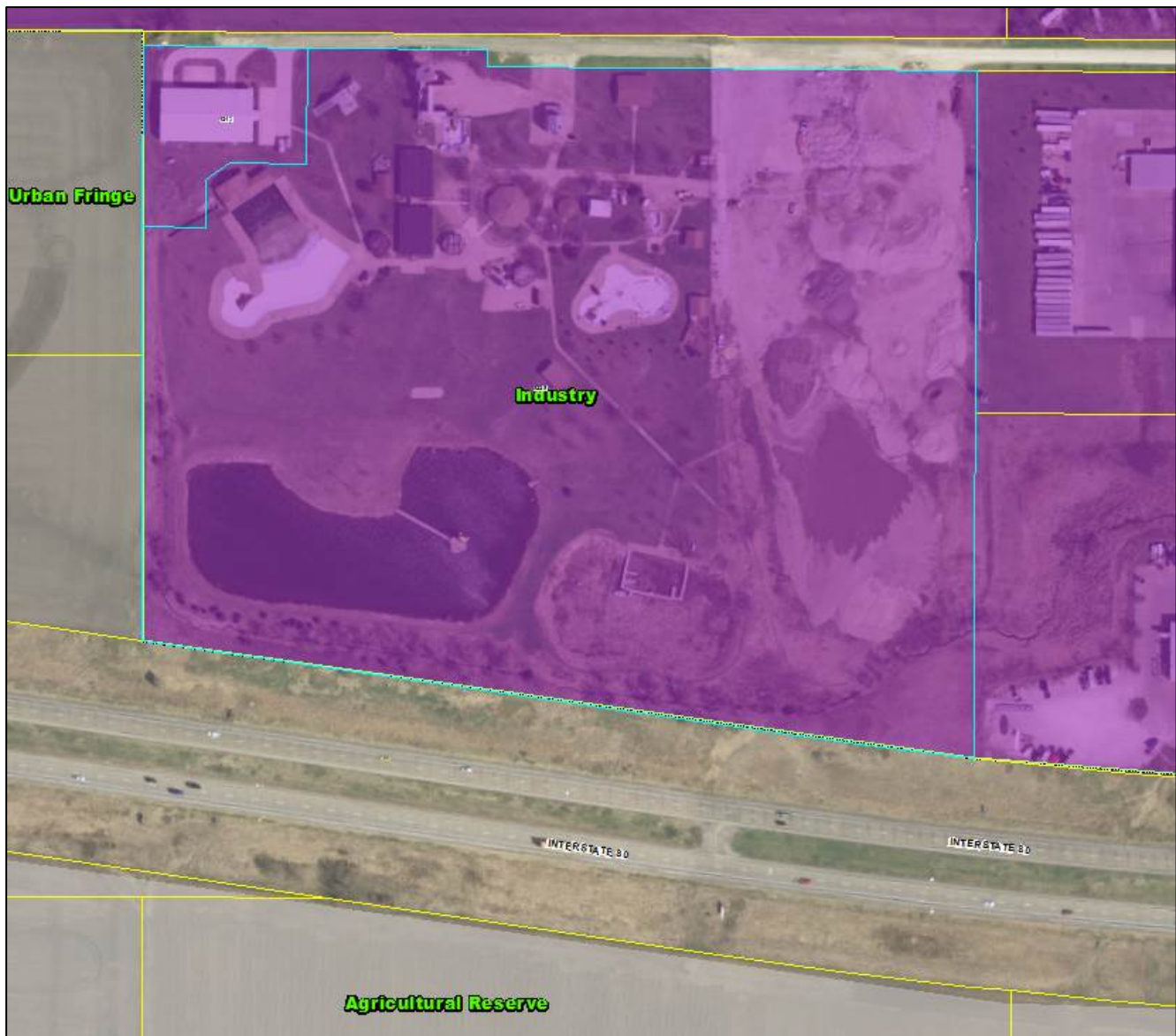
Within Existing Urban Service Area: Yes

Within Urban Service Boundary +2035: Yes

Future Land Use Designation:

Industry (I) - Designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.

Land Use



Relevant Goals to be considered in this Case:

Fiscal Vitality

Technical Review:

Streets. No new streets are proposed. Access will remain the same.

Storm Water. No comments have been received at this time.

Sanitary Sewer. Sanitary sewer service is located on the site.

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

Parks/Open Space. No impact.

Public Input:

A public hearing before the Plan and Zoning Commission is scheduled for August 14th. The neighborhood meeting has yet to be scheduled.

Discussion:

The proposed rezoning is consistent with the *Davenport+2035 Land Use Plan*, and is adjacent to other industrially zoned property.

Staff Recommendation:

There is no recommendation at this time.

Prepared by:

A handwritten signature in black ink, appearing to read "Scott Koops".

Scott Koops, AICP
Planner II

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
7/31/2018

Subject:

Case No. ROW18-02: Request of the City of Davenport for the vacation (abandonment) of public right-of-way along the 5000 block of Forest Grove Ct east to the corporate limits, containing 1.47 acres, more or less. [Ward 6]

ATTACHMENTS:

Type	Description
▣ Executive Summary	ROW18-02 - Forest Grove Rd Preview

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	7/25/2018 - 5:05 PM



City of Davenport
Community Planning & Economic Development Department
PREVIEW REPORT

PLAN AND ZONING COMMISSION

Date: July 31, 2018
Request: Public Right-of-Way Relinquishment Request
Address: 5000 Block of Forest Grove Ct east to the City Limits
Applicant: City of Davenport – Property Manager Mike Atchley

DESCRIPTION

Request ROW18-02 of City of Davenport for the vacation (abandonment) of public right-of-way along the 5000 block of Forest Grove Ct east to the corporate limits, containing 1.47 acres, more or less. [Ward 6]

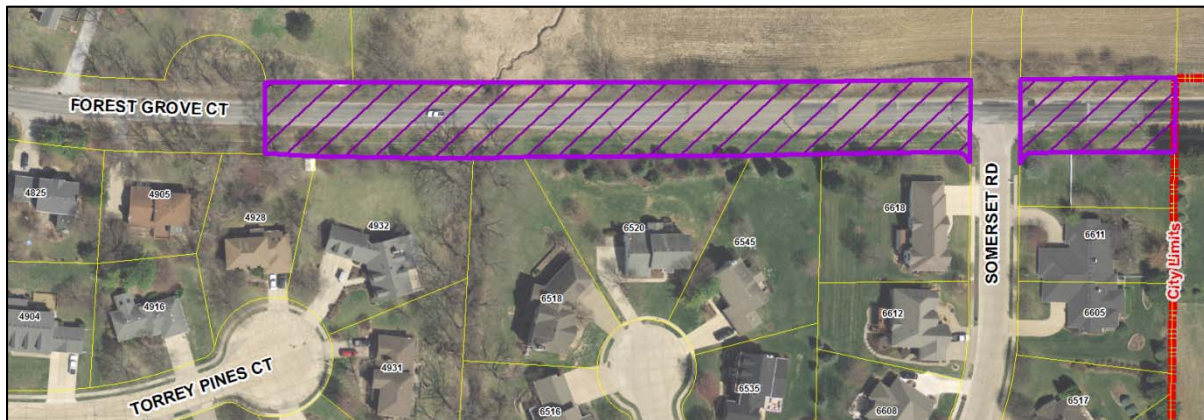
Recommendation: None at this time.

Introduction:

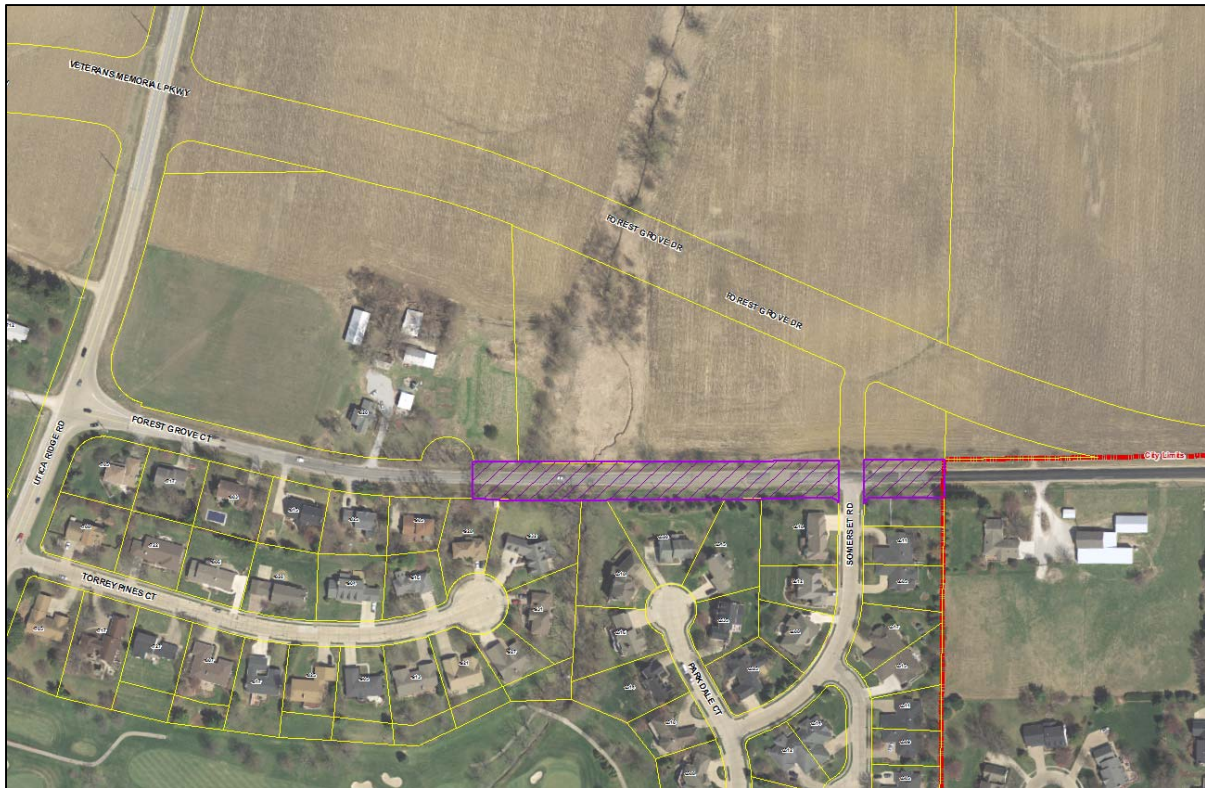
The petitioner is requesting to vacate the former Forest Grove Road which has been reconfigured and relocated to the north.

AREA CHARACTERISTICS:

Aerial Photo: (ROW area in purple crosshatching)



Road Reconfiguration



BACKGROUND

Veterans Memorial Parkway (VMP) has been extended east from Jersey Ridge, and across I-74. In the past, East 67th street crossed I-74 in this location and went south of the farmstead located just west of Utica ridge Road. Now, VMP goes around the farmstead to the north, and at the intersection of Utica Ridge and VMP, the road name changes to Forest Grove Road, where it heads further east and southeast to the corporate limits where it joins Bettendorf's Forest Grove Road. After this reconfiguration, the former Forest Grove Road was no longer need from the 5000 block eastward. The remainder of Forest Grove Road was renamed Forest Grove Court in September of 2017 (SNC17-01).

FINDINGS & RECOMMENDATION

None at this time.

Prepared by:

Scott Koops, AICP
Planner II