PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, JULY 18, 2023; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

# REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

A. Consideration of the June 20, 2023 meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

i. Case REZ23-02: Request of RIVALDD FARMS, INC. to rezone approximately 231.26 acres of land located south of Slopertown Road and west of Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]

VI. Subdivision Activity

A. Old Business

B. New Business

i. Case ROW23-03: Request of William Taylor to vacate unimproved right-of-way on Emerald Drive [Ward 1]

ii. Case P23-02: Request of Splendor Homes LLC for a preliminary plat of Splendor Estates. The 118-lot subdivision is located at 2448 and 2460 East 60th Street on 27.94 acres [Ward 8]

iii. Case F23-08: Request of Johnson School Properties LLC for a final plat of Johnson School Homes. The 3-lot subdivision is located at 1730 Wilkes Avenue on 2.5 acres. [Ward 4]

iv. Case F23-09: Request of Shamrock Properties LC for a final plat of Tralee Farms. The 2-lot subdivision comprises 104.57 acres and is bounded by Veterans Memorial Parkway, Eastern Avenue, Interstate 80, and Jersey Ridge Road. [Ward 8]

VII. Future Business

VIII. Communications

IX. Other Business

A. Election of Officers

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

**Date**
**7/18/2023**

Subject:
Consideration of the June 20, 2023 meeting minutes.

Recommendation:
Staff recommends the City Plan and Zoning Commission approve the June 20, 2023 meeting minutes.

Background:
The June 20, 2023 meeting minutes are attached.

ATTACHMENTS:

| | Type | Description |
|---|---|---|
| | Backup Material | Meeting Minutes 6-20-23 |

Staff Workflow Reviewers

REVIEWERS:

| Department | Reviewer | Action | Date |
|---|---|---|---|
| City Clerk | Werderitch, Matt | Approved | 7/10/2023 - 10:59 AM |

**MINUTES**
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, JUNE 20, 2023; 5:00 PM
CITY HALL| 226 WEST 4TH STREET | COUNCIL CHAMBERS

**COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS**

**PUBLIC HEARING AGENDA**

I. New Business

A. Case REZ23-02: Request of RIVALDD FARMS, INC. to rezone approximately 231.26 acres of land located south of Slopertown Road and west of Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]

Staff introduced the rezoning petition. The subject properties were recently annexed into the City of Davenport and are currently zoned S-AG Agricultural District. The property owner is requesting a rezoning to I-1 Light Industrial District. The purpose of the request is to market the site for future industrial development. The combined area of the rezoning request is 231.26 acres.

A member of the ownership group addressed the Commission and explained the rationale for the rezoning petition.

Valerie Widmeyer, 13860 Slopertown Road, spoke in opposition to the rezoning request. She cited the following concerns: preservation of productive agricultural land, traffic impacts, and noise pollution caused by potential industrial development.

With no additional comments, the public hearing closed.

B. Case ROW23-03: Request of William Taylor to vacate unimproved right-of-way on Emerald Drive [Ward 1]

Staff provided an overview of the unimproved Emerald Drive right-of-way. No properties utilize the subject right-of-way for access. Vacating the right-of-way is connected to a proposed Final Plat of Crystal Creek Ninth Addition. This plat will not move forward until City Council has acted upon the vacation. The owner intends to subdivide the properties to the north into four residential lots. Vacating the unimproved Emerald Drive right-of-way will better facilitate development of the site.

The applicant, William Taylor, was in attendance to answer questions.

With no additional comments, the public hearing closed.

## REGULAR MEETING AGENDA

I. Roll Call

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

II. Report of the City Council Activity

Staff provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the June 6, 2023 meeting minutes.

Motion by Tallman, second by Johnson, to approve the June 6, 2023 meeting minutes. Motion to approve was unanimous by voice vote (7-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

i. Case F23-07: Request of Loren and Lisa Rathjen for a Final Plat of West Wind Hills. The 4-lot subdivision is located at the southwest corner of 145th Street and 110th Avenue on 15.428 acres of land in unincorporated Scott County. [Adjacent to Ward 1]

Werderitch introduced the final plat and explained the City's review authority of subdivision within Scott County. Staff believed the residential subdivision would not have any adverse effects to the City of Davenport.

Loren and Lisa Rathjen were in attendance to answer questions.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F23-07 to the City Council with a recommendation for approval.

Findings:
1. The location of the development is outside the urban service area.
2. The final plat prepares the area for future development.
3. The final plat will achieve consistency with subdivision requirements.

Motion by Tallman, second by Maness, to approve staff recommendation. Motion was approved by a roll call vote (7-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:22 pm.

City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **7/18/2023**

Subject:
Case REZ23-02: Request of RIVALDD FARMS, INC. to rezone approximately 231.26 acres of land located south of Slopertown Road and west of Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]

Recommendation:
Staff recommends Case REZ23-02 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

Findings:
1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Industry.
2. The proposed zoning map amendment to I-1 Light Industrial District is compatible with the zoning of nearby developed property.
3. The proposed zoning map amendment enables the subject property to be developed in a manner consistent with the surrounding area.
4. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities following development.

Background:
The subject properties were recently annexed into the City of Davenport and are currently zoned S-AG Agricultural District. The property owner is requesting a rezoning to I-1 Light Industrial District. The purpose of the request is to market the site for future industrial development. The combined area of the rezoning request is 231.26 acres.

**Why is a Zoning Map Amendment Required?**
The land is currently being used for agriculture, but is being marketed as a shovel-ready site suitable for industrial development. This is part of an overall strategy to promote industrial development north of Interstate-80. The owner intends to continue farming the land until the property can be sold.

**Comprehensive Plan:**
The City of Davenport initiated an amendment to the Future Land Use Map to better prepare for future development of this substantial growth area. At its June 6, 2023 meeting, the Plan and Zoning Commission forwarded a recommendation to City Council amending the subject properties from Urban Fringe to Industry. In addition, the Urban Service Boundary was recommended to extend north to Slopertown Road.

City Council approved this map amendment at its June 28, 2023 meeting.

**Future Land Use Designation:**

1. **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.

**Zoning:**
The subject properties are currently zoned **S-AG Agricultural District**. This district is intended to address existing agricultural land uses. The standards of the S-AG District promote the continuation of farming, and protect agricultural land uses from encroachment of incompatible developments.

The applicant is requesting a rezoning to **I-1 Light Industrial Zoning District**. This district is intended to provide for a variety of light manufacturing, fabricating, processing, distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity uses with minimal, if any, outside impacts.

**Technical Review:**
City Departments reviewed the proposed Zoning Map Amendment Application for compliance with city ordinances and impacts to regional systems.

**Approval Standards for Map Amendments (Chapter 17.14.040)**
The Plan and Zoning Commission recommendation and the City Council decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Plan and Zoning Commission and the City Council must consider the following standards. The approval of amendments is based on a balancing of these standards.

**a. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.**

Staff Response: As a result of voluntary annexations, the City of Davenport has expanded its corporate limits to Slopertown Road. To better prepare for future growth, the City initiated an amendment to the Future Land Use Map.

At its June 6, 2023 meeting, the Plan and Zoning Commission forwarded a recommendation to City Council amending the subject properties from Urban Fringe to Industry. In addition, the Urban Service Boundary was recommended to extend north to Slopertown Road. City Council approved this map amendment at its June 28, 2023 meeting.

It is staff's opinion the proposed amendment is consistent with the Comprehensive Plan and adopted land use policies.

**b. The compatibility with the zoning of nearby property.**

Staff Response: The surrounding land north of Interstate-80 is zoned I-1 Light Industrial District. The only exception is the 25.84 acre property at the southwest corner of Slopertown Road and Hillandale Road. Similar to the subject property, this tract of land was recently annexed into the City in 2022 and zoned S-AG Agricultural District.

Despite being largely undeveloped, the adjacent properties are being marketed as shovel-ready sites suitable for industrial development.

The Zoning Ordinance does not factor adjacent jurisdiction's zoning classifications when determining compatibility. However, the abutting land in the City of Eldridge is zoned SA-Suburban Agriculture District. Scott County classifies the surrounding property as Ag-Preservation District.

It is staff's opinion the proposed zoning amendment to I-1 Light Industrial District is compatible with the zoning of nearby property.

**c. The compatibility with established neighborhood character.**

Staff Response: The established neighborhood character south of Slopertown Road, within City limits, consists of developed industrial properties as well as land planted in row crops. Large manufacturing facilities include Fair Oaks Foods, Kraft Heinz, and Sterilite Corporation.

This 231.26 acre tract of land is currently used for farming. There are no structures on the subject property. However, the owner is marketing the site for future industrial development. Staff anticipate the land will continue to be farmed until the land is sold for development.

It is staff's opinion the proposed zoning district is compatible with the established neighborhood character.

**d. The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.**

Staff Response: Permitted principal uses in the I-1 Light Industrial District consist of light manufacturing, fabricating, processing, distributing, and warehousing. The Zoning Ordinance requires businesses to be enclosed, low-intensity uses that have minimal, if any, outside impacts.

The industrial district dimensional standards regulate building height and setbacks to mitigate any negative impacts onto adjacent properties. There are also façade, roof, and site design standards in City Code that applies to new development.

To date, a potential industrial use has not been identified for the site. However, staff believe the existing zoning requirements will ensure new development complies with City standards.

Given the vast acreage of the subject property, staff anticipate the land being further subdivided to facilitate orderly development. The Plan and Zoning Commission will have additional opportunities to address street connectivity and impacts to the regional transportation network.

It is staff's opinion that the proposed zoning map amendment will promote the public health, safety, and welfare of the City.

**e. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.**

Staff Response: The City of Davenport has processed three voluntary annexation petitions from

2022-2023. The subject property is approximately 231.26 acres located south of Slopertown Road, adjacent to Hillandale Road. Upon annexation, land is zoned S-AG Agricultural District, which is intended to address existing agricultural land uses.

The land is currently being used for agriculture, but is being marketed as a shovel-ready site suitable for industrial development. This is part of an overall strategy to promote industrial development north of Interstate-80. A rezoning to a light industrial district will enable the property to be built-out at a scale more aligned with the surrounding industrial park.

It is staff's opinion that the proposed zoning map amendment will enable the area to be developed in a manner consistent with Davenport's industrial developments.

**f. The extent to which the proposed amendment creates nonconformities.**

Staff Response: The undeveloped site is currently being used for farming. If rezoned to an industrial district, the agricultural use will be considered nonconforming until the site is subdivided and developed. In addition, there are no structures on the subject property.

Dimensional standards, such as lot area, lot width, setbacks, building coverage, and impervious surface will be addressed during the subdivision and development process.

It is staff's opinion that the proposed amendment will not create any nonconformities following development.

**Public Input:**
Letters were sent to property owners within 200 feet of the proposed request notifying them of the June 20, 2023 Plan and Zoning Commission Public Hearing. The property owner at 13860 Slopertown Road spoke at the public hearing in opposition to the request. She cited the following concerns: preservation of productive agricultural land, traffic impacts, and noise pollution caused by potential industrial development.

Staff received a comment from an abutting property owner located at the southwest corner of Slopertown Road and Hillandale Road. The owner expressed interest in also rezoning their farmland from S-AG Agricultural District to I-1 Light Industrial District for the same purposes.

Staff will apprise the Commission of any additional correspondence at the July 18, 2023 Plan and Zoning Commission meeting.

ATTACHMENTS:

| | Type | Description |
|---|---|---|
| 🗋 | Backup Material | Zoning & Future Land Use Map |
| 🗋 | Backup Material | Application |
| 🗋 | Backup Material | Public Hearing Notice |
| 🗋 | Backup Material | Protest Petition-13860 Slopertown Rd |

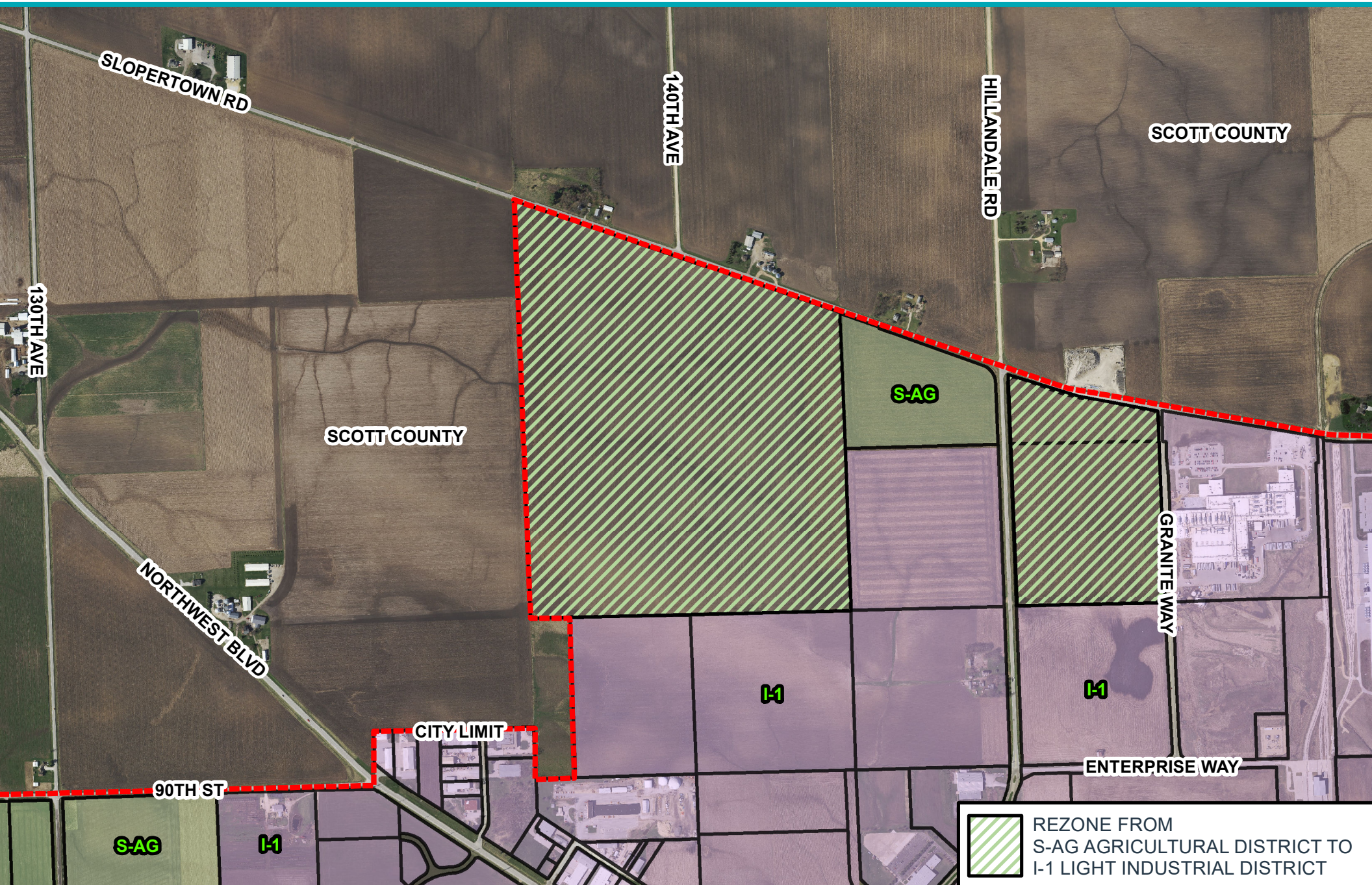
Staff Workflow Reviewers

REVIEWERS:

| Department | Reviewer | Action | Date |
|---|---|---|---|
| City Clerk | Berkley, Laura | Approved | 7/14/2023 - 12:13 PM |

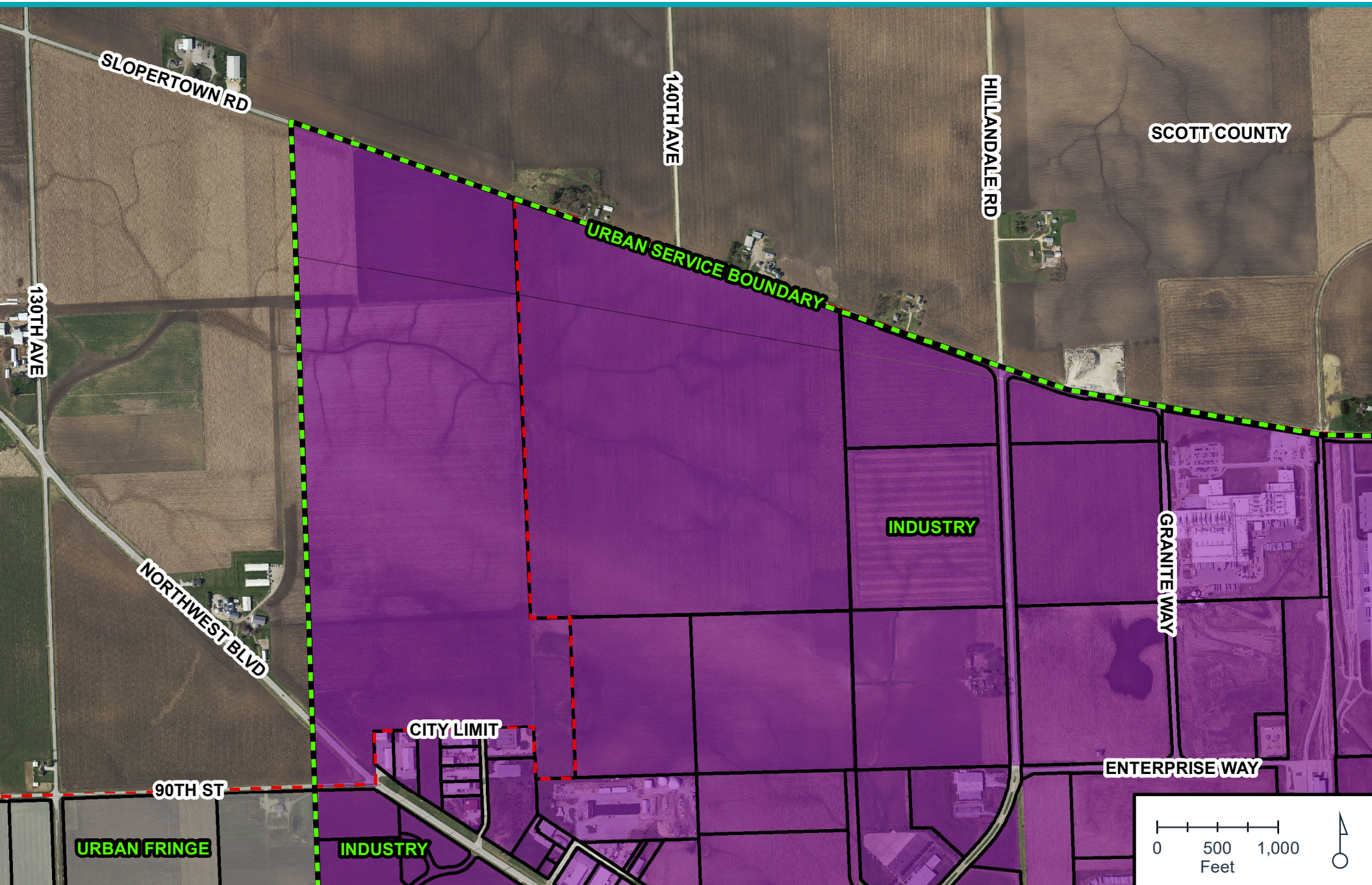
THE CITY OF DAVENPORT
IOWA | USA

# ZONING MAP: CASE REZ23-02



THE CITY OF DAVENPORT
IOWA | USA

# DAVENPORT +2035
# FUTURE LAND USE MAP



CITY OF DAVENPORT
Development & Neighborhood Services – Planning
1200 W. 46th ST
Davenport, IA 52807

**Office** 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

# REZONING

(MAP AMENDMENT)

| DATES: PRE-APP | SUBMITTAL | PUBLIC HEARING |
|---|---|---|
| | | |

PROJECT TITLE

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION
See Attached

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

| ZONING DISTRICTS | EXISTING | PROPOSED | SQ. AREA |
|---|---|---|---|
| | Ag. | I-1 | 230.26A. |

## APPLICANT INFORMATION

Applicant Name
RIVALDO FARMS Inc.

Address
1310 Wisconsin AVE.

City | State | Zip
Davenport, Iowa 52804

Phone
(563) 579-7282

Secondary Phone

E-Mail Address
RIVALDO FARMS@Icloud.com

***Acceptance of Applicant***

I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for attendance at each meeting on the public hearing/zoning calendar. The City reserves the right to require further site studies as necessary, such as a traffic study.

Dennis R. KAY Pres.
Type Applicant's Name

Applicant's Signature

05/19/2023
Date

## DEVELOPMENT TEAM

***Property Owner***
S/A

Address

Phone | Secondary Phone

E-Mail Address

***Project Manager/Other***
S/A

Address

Phone | Secondary Phone

E-Mail Address

| COMPLETE SUBMITTALS SHALL INCLUDE: | SUBMITTED |
|---|---|
| Concept/Development Plan | ☐ |
| Authorization to Act as Applicant* *only needed if the Applicant is different than the owner | ☐ |
| Legal Description* (bearing & distance) * shall include a MS Word or Text file | ☐ |
| Legal Description Dimensioned Sketch | ☐ |
| Application Fee* (REQUIRED) * (check payable to 'City of Davenport') | ☐ |

**Rezoning Fee Schedule**

| Land Area | Fee |
|---|---|
| Less than 1 acre | $400 |
| 1 to less than 10 acres | $750 plus $25/acre |
| 10 acres or more | $1,000 plus $25/acre |

1 to 3 site notice signs are required based on lot size; $10 each

***PROJECT NARRATIVE:*** (submit separate sheet if needed)

Submit the first two pages of this form to Planning Staff at: planning@davenportiowa.com or contact staff with any questions or requests for additional information.

Property South of Slopertown -
West of Hillandale Rd.

+/- 16.35 Acres / Parcel ID 932907002 (Partial)

40 Acres / Parcel ID 932923001

40 Acres / Parcel ID 932939001

40 Acres / Parcel ID 932833001

45 Acres / Parcel ID 93281-7002

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+/- 181.35 Total Acres at 0 Slopertown Rd. Davenport, Iowa (Exhibit Attached)

Property South of Sloper Town Rd
East of Hillandale Rd.

48.91 Acres Parcel # 932821007
Parcel # 932837002

DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

# PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

**To: All property owners within 200 feet of the subject properties located south of Slopertown Road and west of Hillandale Road.**

**Plan & Zoning Commission Public Hearing Meeting**
Date: 6/20/2023 Time: 5:00 PM Location: Council Chambers | City Hall | 226 West 4th Street

**What is this About?**
This notice is being sent to inform you that a public hearing will be held for a Rezoning Request. The subject properties were recently annexed into the City of Davenport and are currently zoned S-AG Agricultural District. The property owner is requesting a rezoning to I-1 Light Industrial District. The purpose of the request is to market the site for future industrial development.

**Request/Case Description**
**Case REZ23-02: Request of RIVALDD FARMS, INC. to rezone approximately 231.26 acres of land located south of Slopertown Road and west of Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]**

**What are the Next Steps after the Neighborhood Meeting and Public Hearing?**
The Plan and Zoning Commission will hold a formal public hearing at their meeting on June 20, 2023. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on July 18, 2023. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the case planner below.

**Would You Like to Submit an Official Comment?**
As a neighboring property owner you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

All documents related to the meeting (agenda included) are at "Search Minutes & Agendas": www.cityofdavenportiowa.com/boards Mondays before the meeting/public hearing.

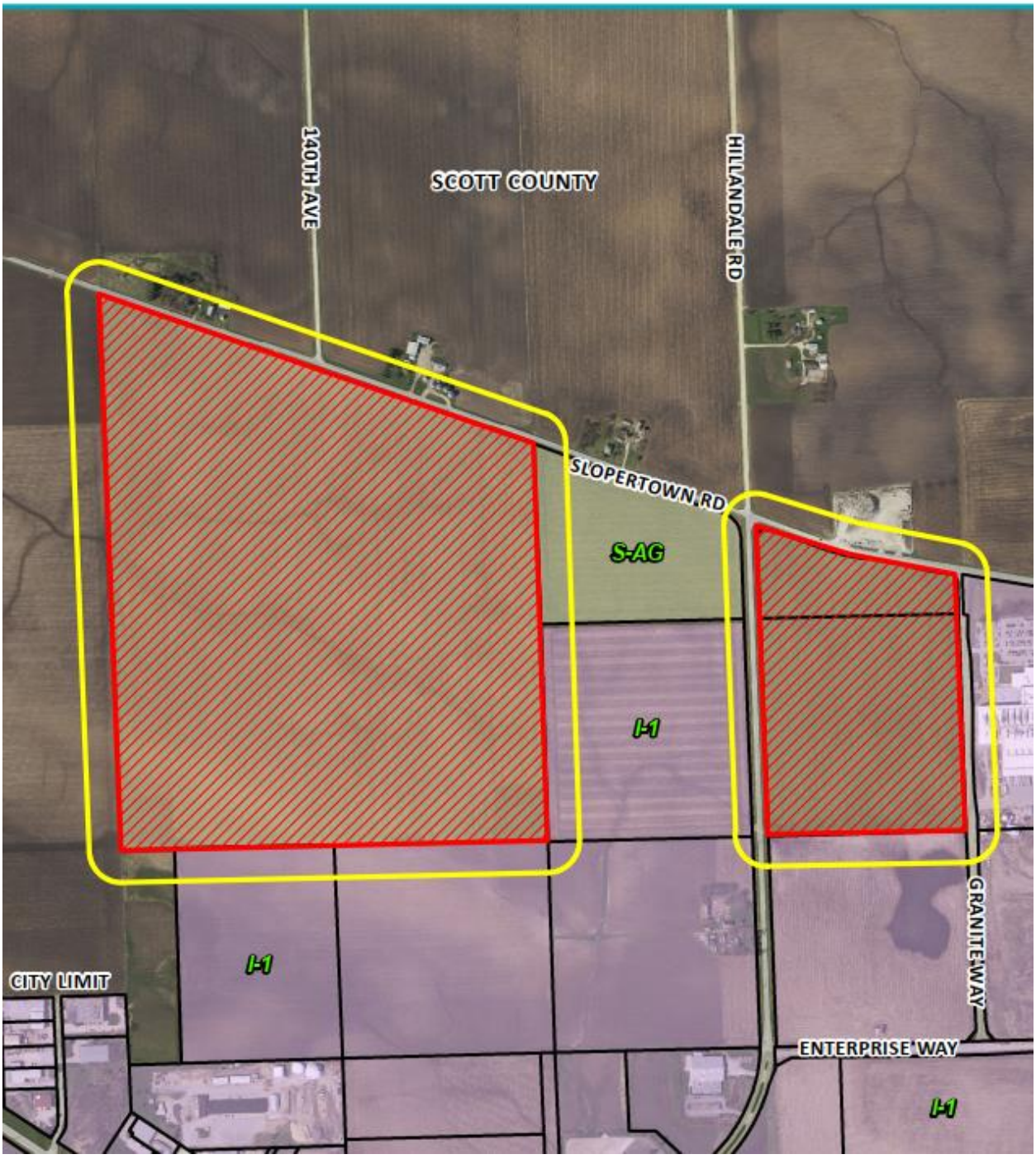
**Do You Have Any Questions?**
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

**Rezoning Request | Public Hearing Notice**

Case REZ23-02:
Rezone from S-AG Agricultural District to I-1 Light Industrial District

Subject Property
200' Notification Boundary
0 750 1,500
Feet




**Development and Neighborhood Services**
1200 East 46th St. Davenport, Iowa 52807

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS

LETTER OF OPPOSITION
Case REZ23-02

Valerie Widmeyer
723 Grant St.,
Bettendorf, IA 52720

July 17, 2023

Dear Planning and Zoning Commission:

Hello. I am writing this letter in opposition to the rezoning of this land to light industrial. My husband and I own 13860 Slopertown Rd, the home and 6 acres to the north of this land and west of 140th Ave. This property has been in my family since 1875 and we are in the process of renovating for our family to live there. Half of the land in question was purchased from my grandparent's estate after their death in 2003. It was a Century Farm, zoned as Agricultural Preservation and hoped it would stay that way. I realize we no longer own this land and have no say on what happens to it. I also know that this is already in the works and it doesn't matter what I say, but I want to make our concerns known in hopes that you can limit the disturbance to our future home and the other properties that border it.

Other than losing more beautiful, rich Iowa farmland for an already large industrial park, our two biggest concerns are traffic and noise. As far as traffic, we hope that access for any future businesses will come from extending Research Parkway from Hillandale Rd. and will not have any access onto Slopertown Rd, especially if there are businesses with semi trucks coming in and out.

As far as noise, we're concerned about businesses that will be open 24 hours a day, have trucks that are loading/unloading, or if there is access to Slopertown Rd. where these vehicles will be leaving and entering the park. That will create noise at all hours and be a big nuisance not only for us but for the homes on the east and west of us.

Thank you for giving me the opportunity to hear our concerns on this matter. We ask that you do not let this rezoning move forward and please preserve this farmland. Thank you.

Sincerely,

Valerie Widmeyer

Valerie Widmeyer

City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **7/18/2023**

Subject:
Case ROW23-03: Request of William Taylor to vacate unimproved right-of-way on Emerald Drive [Ward 1]

Recommendation:
Staff recommends the City Plan and Zoning Commission accept the listed findings to vacate the unimproved right-of-way on Emerald Drive in Case ROW23-03 to the City Council with a recommendation for approval, subject to the following conditions:

Findings:
1. The existing public right-of-way is not required for city purposes.
2. A utility easement would preserve the rights for utility providers to maintain existing and future infrastructure.

Conditions:
1. Vacating the public right-of-way is contingent upon the approval of a final plat.
2. No more than four lots shall be platted north of Emerald Drive.
3. All existing utilities located in the Right-of-Way which are subject to vacation shall be granted a blanket utility and access easement for the maintenance of such utilities.

Background:
The petitioner has requested a vacation of the unimproved Emerald Drive right-of-way, located north of West 30th Street. No properties utilize the subject right-of-way for access.

Vacating the right-of-way is connected to a proposed Final Plat of Crystal Creek Ninth Addition. This plat will not move forward until City Council has acted upon the vacation. The owner intends to subdivide the properties to the north into four residential lots. Vacating the unimproved Emerald Drive right-of-way will better facilitate development of the site. Once vacated, access to each lot will be provided through a 20 foot access and utility easement.

A legal description has been submitted by the applicant. The area to be vacated is approximately 5,060 square feet (.12 acres).

The vacation of public right-of-way is a two step process:
1. Determine if the right-of-way is needed for public purposes.
2. Negotiate and determine terms of conveyance to adjacent property owners. (No Plan and Zoning Commission action is required.)

**Comprehensive Plan:**
Within Existing Urban Service Area: Yes
Within Urban Service Area 2035: Yes

**Abutting Future Land Use Designation:**

The abutting properties are designated Residential General and Parks and Recreation in the Davenport +2035 Future Land Use Map.

1. **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.
2. **Parks and Recreation (PR) -** Designates major developed parks, recreation areas, golf courses, cemeteries, etc. Park or recreation properties can be located in any zoning district. Smaller parks may not appear on the map because of the more general nature and scale of the map. But, it is implied in Residential General (RG) that small neighborhood parks are included.

**Abutting Zoning:**
The abutting properties are zoned **R-3 Single-Family Residential District**. This district is intended to accommodate residential neighborhoods in the City of Davenport consisting of single-family and two-family homes in a moderately dense urban development pattern. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-3 District.

**Technical Review:**
The following technical review comments were received from City Departments and Utility Companies:

- Streets: If vacated, Emerald Drive will terminate at its existing location. The property owner intends to further subdivide the land north of the subject right-of-way into four single-family lots. Access to each lot will be provided via a private driveway connecting to the Emerald Drive stub. Currently, no developed properties require the right-of-way for access. If more than four lots are proposed during a subdivision, a street will be required to be constructed and dedicated prior to development.
- Natural Resources/Storm Water: No issues with the proposed vacation. Stormwater management may be required upon future development of the site.
- Sanitary Sewer: There is no sewer infrastructure within the subject right-of-way. Future residential development north of Emerald Drive will be served by private septic systems. Structures located more than 200 feet from a sanitary main are not required to connect.
- Iowa American Water Company: Water service will be provided by private well systems.
- Other Utilities: There are no utilities within the subject right-of-way.

**Public Input:**
Letters were sent to property owners within 200 feet of the proposed request notifying them of the June 20, 2023 Plan and Zoning Commission Public Hearing.

To date, staff have not received any comments from abutting property owners. Staff will apprise the Commission of any additional correspondence at the July 18, 2023 Plan and Zoning Commission meeting.

ATTACHMENTS:

| | Type | Description |
|---|---|---|
| 🗋 | Backup Material | Application |
| 🗋 | Backup Material | Maps-Vicinity, Zoning, & Future Land Use |
| 🗋 | Backup Material | Final Plat-Crystal Creek 9th Addition |
| 🗋 | Backup Material | Public Hearing Notice |

## Staff Workflow Reviewers

REVIEWERS:

| Department | Reviewer | Action | Date |
|---|---|---|---|
| City Clerk | Berkley, Laura | Approved | 7/14/2023 - 12:22 PM |

**CITY OF DAVENPORT**
Development & Neighborhood Services – Planning
1200 W. 46th ST
Davenport, IA 52807

**Office** 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

# RIGHT-OF-WAY VACATION

(EASEMENT ABANDONMENT)

| DATES: PRE-APP | SUBMITTAL | PUBLIC HEARING |
|---|---|---|
| | | |

PROJECT TITLE
Crystal Creek Ninth Addition

GENERAL LOCATION DESCRIPTION
North Dead End of Emerald Drive

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

| AREA OF VACATION | EXISTING USE | PROPOSED USE | SQUARE AREA |
|---|---|---|---|
| | | | |

## APPLICANT INFORMATION

Applicant Name
William Taylor

Address
12480 95th Ave.

City | State | Zip
Blue Grass, IA 52726

Phone
(563) 370-5733

Secondary Phone

E-Mail Address
blt.56@icloud.com

***Acceptance of Applicant***

I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for attendance at each meeting on the public hearing/zoning calendar. The City reserves the right to require further site studies as necessary, such as a traffic study.

William Taylor
Type Applicant's Name

Applicant's Signature

05/10/2023
Date

## DEVELOPMENT TEAM

***Surveyor***
Jerry D. Rogers of Townsend Engineering

Address
2224 E. 12th St., Davenport, IA 52803

Phone
(563) 386-4236

Secondary Phone

E-Mail Address
kevin@townsendengineering.net

***Attorney/Other***
Michael Gorsline

Address
5119 Utica Ridge Rd., Davenport, IA 52807

Phone
(563) 324-0441

Secondary Phone

E-Mail Address

| ***COMPLETE SUBMITTALS SHALL INCLUDE:*** | ***SUBMITTED*** |
|---|---|
| Concept/Development Plan, if applicable | ☐ |
| Authorization to Act as Applicant | ☐ |
| Legal Description* (bearing & distance)<br>* shall include a MS Word or Text file | ☐ |
| Legal Description Dimensioned Sketch | ☐ |
| Application Fee: (REQUIRED) **$400***<br>* check payable to 'City of Davenport' | ☐ |

***PROJECT NARRATIVE***: (submit separate sheet if needed)

ROW Vacation requested to allow for drive access directly off of Emerald Drive to the 4 new lots created out of Lot 1 of Crystal Creek 8th Addition.

Submit the first page of this form to Planning Staff at: planning@davenportiowa.com or contact staff with any questions or requests for additional information.

# Authorization to Act as Applicant

I/We, William Taylor
[as property owner(s)]

authorize Townsend Engineering
[the above person(s)]

to act as applicant, representing me/us before the following board: Plan & Zoning Commission *

for the property located at Crystal Creek 8th Addition Lot 1.

Signature(s)*

*Please note: original signature(s) are required signed in front of a Notary.

Notarization:

05/10/2023
Date

State of Iowa,

County of Scott,

Sworn and subscribed before me

Drivers License
[ identification type ]

this 10th day of May, 2023.

Notary Public

My Commission Expires:

NOTARIAL SEAL IOWA

HELENE ROBERTS
Commission Number 809697
My Commission Expires
March 27, 2024

---

* *Application Form by Board Type*

**Plan and Zoning Commission**
Zoning Map Amendment (Rezoning)
Planned Unit Development
Zoning Ordinance Text Amendment
Right-of-way or Easement Vacation

**Zoning Board of Adjustment**
Special Use
Hardship Variance
Zoning Appeal
Nonconforming Use Exception

**Design Review Board**
Design Approval
Demolition Request in the Downtown
Demolition Request in the Village of East Davenport

**Historic Preservation Commission**
Certificate of Appropriateness
Landmark Nomination
Demolition Request

# CONVEYANCE PROCEDURE:
# CITY COUNCIL POLICY ON SALE OF PUBLIC PROPERTY

P&Z STAFF SHALL HOLD A PUBLIC HEARING AND PREPARE A REPORT BEFORE THE PLAN AND ZONING COMMISSION REGARDING REQUESTS FOR R.O.W VACATION; THE COMMISSION SHALL PROVIDE A RECOMMENDATION TO CITY COUNCIL.

SHOULD CITY COUNCIL APPROVE THE R.O.W. VACATION THE FOLLOWING PROCEDURE WILL COMMENCE FOR THE CONVEYANCE (SALE) OF LAND TO ADJACENT PROPERTY OWNERS NEAR THE VACATED R.O.W.

APPLICANTS SHALL WORK WITH THE CITY LEGAL DEPARTMENT AT 563.326.7735 TO COMPLETE THE LAND CONVEYANCE OF VACATED R.O.W. PRIOR TO USE OF THE LAND

WHEREAS, THE Davenport City Council wishes to establish an orderly and efficient process for the conveyance and disposal of real property, including lots and abandoned streets and alleys, the following procedures are hereby established to facilitate the sale of real property:

1. The Petitioner files an application for conveyance and pays a one-time, non-refundable $400.00 filing fee. The application shall include a statement of intended use, a legal description and location of the property, the square feet of the land, plat drawing of the property and must be signed by the Petitioner.
2. If the petition involves public right-of-way, the matter shall be referred to the City Plan and Zoning Commission.
3. Staff shall review the following factors in determining what constitutes fair market value for the property:

    a. the location, size, shape, grade and zoning of the land;
    b. the assessed valuation of adjacent or contiguous property;
    c. recent sales of land in the same area.

4. In the event staff deems it advisable or necessary, the City shall request the Petitioner, at Petitioner's expense, to provide a fair market value appraisal of the property.
5. Staff shall determine a price per square foot based upon the above stated factors. In any event, the minimal fee on any land conveyed shall be $400.00.
6. Council may approve, by motion, a request from staff to proceed to dispose of parcels of real property either by offer or at auction. If the property is offered and accepted by the purchaser, the price will be as agreed between City and purchaser. In the event the auction process is used, the sale price of these properties shall be determined solely by the auction's bidding procedures. In either case, there shall also be no application fee assessed to the purchaser.

# Vicinity Map

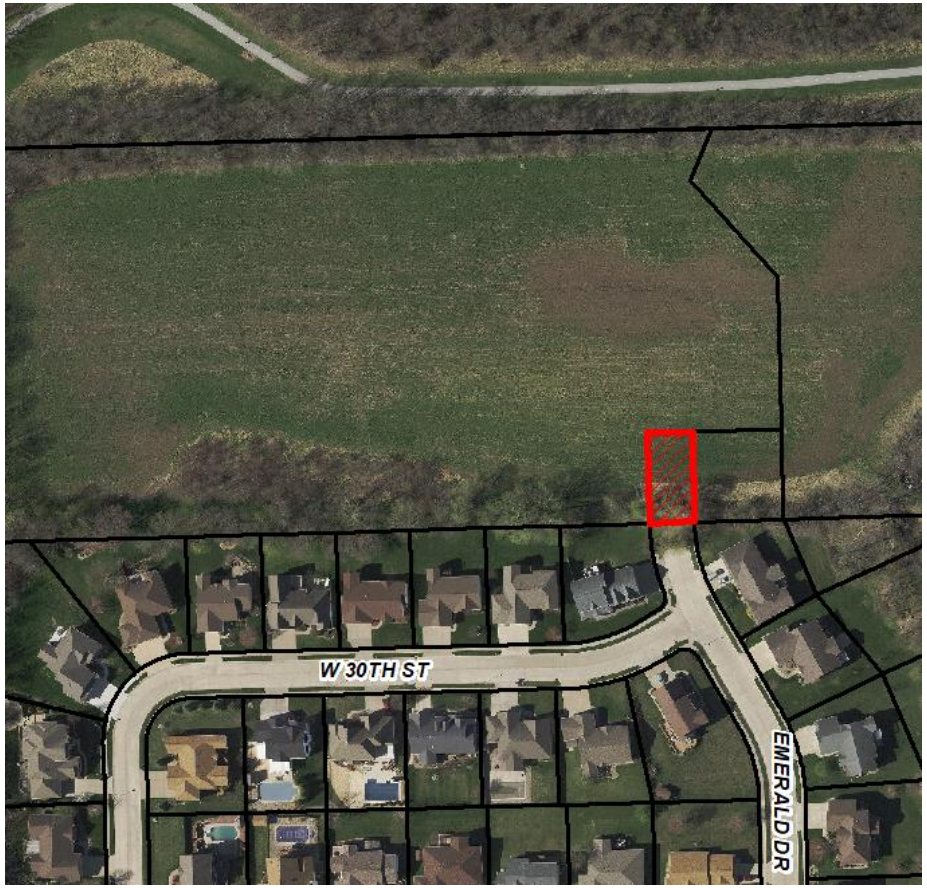
DAVENPORT
IOWA | USA



# Vicinity Map

DAVENPORT
IOWA | USA



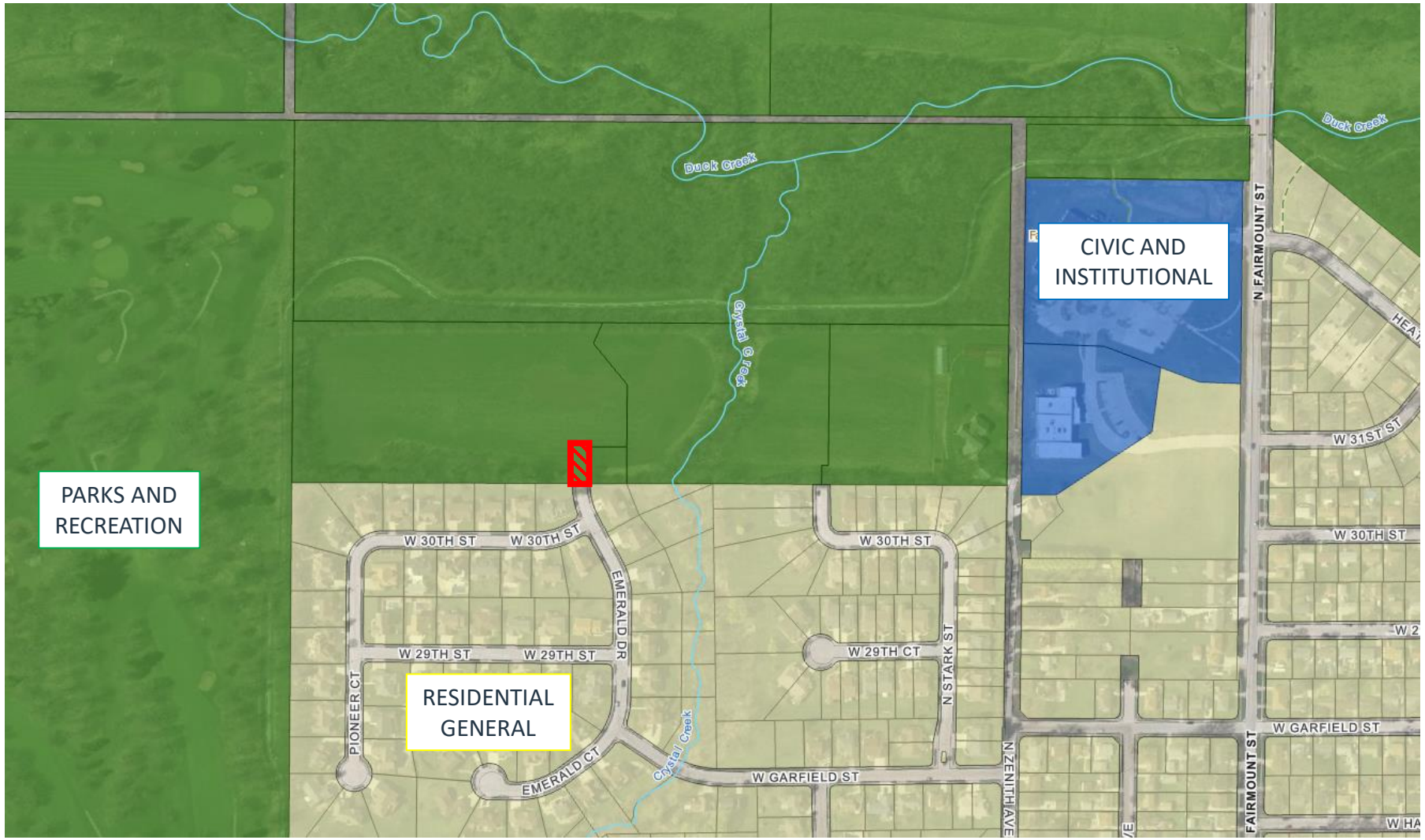

View of Emerald Drive: Northern Road Stub

# Zoning Map



# Future Land Use Map

DAVENPORT
IOWA | USA



**FINAL PLAT OF:**

# CRYSTAL CREEK NINTH ADDITION

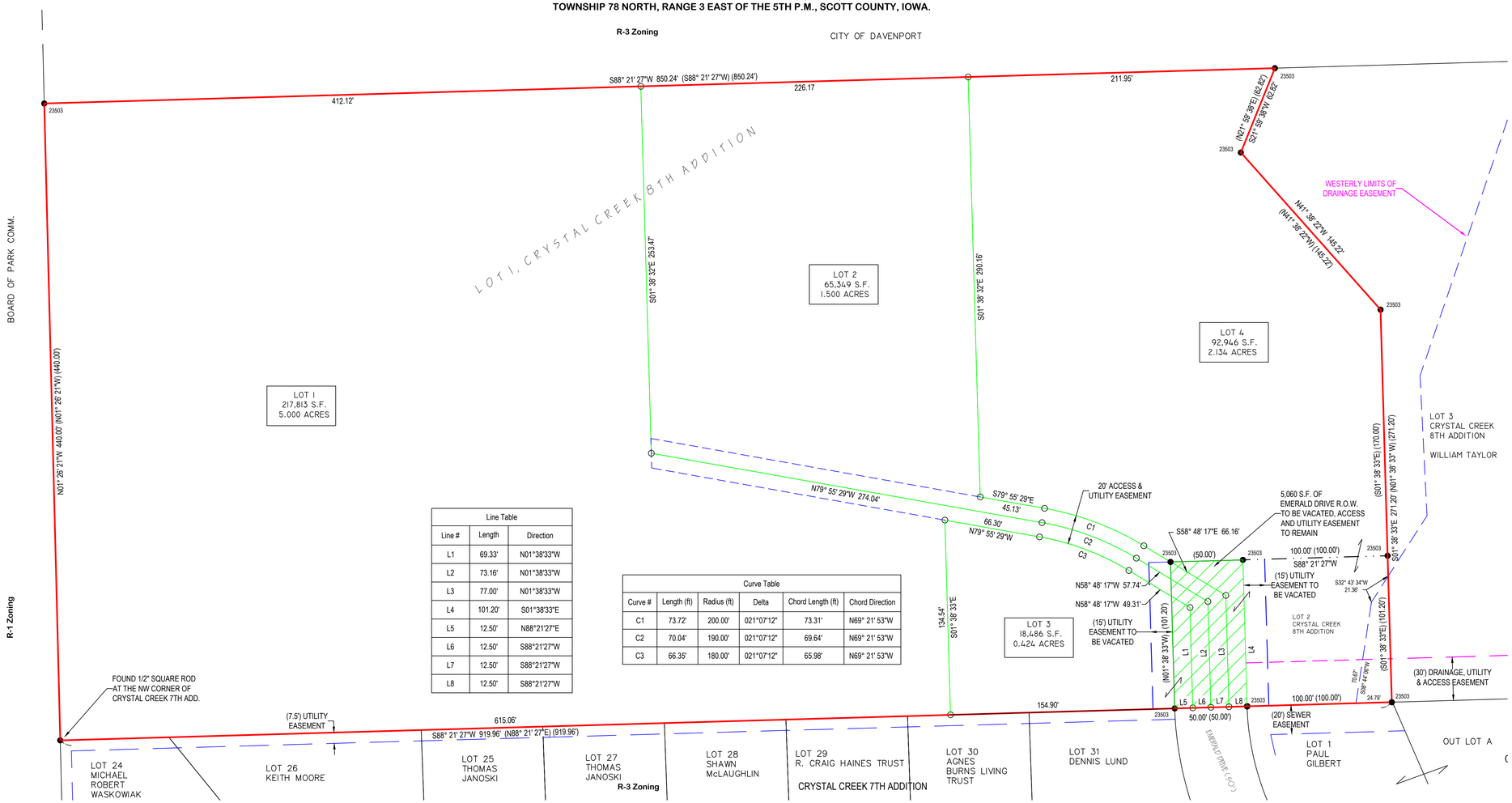
## TO THE CITY OF DAVENPORT, IA

**BEING A REPLAT OF LOTS 1 AND 2 IN CRYSTAL CREEK EIGHTH ADDITION LOCATED IN PART OF THE NORTHEAST QUARTER (NE 1 /4) OF SECTION 20, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA.**

1. Owner
   William Taylor
   12480 95th Avenue
   Blue Grass, Ia 52726

2. Surveyor
   Jerry D. Rogers
   Townsend Engineering
   2224 East 12th Street
   Davenport, Iowa 52803
   Ph: (563) 386-4236

3. Attorney
   Michael Gorsline
   5119 Utica Ridge Road
   Davenport, Iowa 52807
   (563) 324-0441




| Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 69.33' | N01°38'33"W |
| L2 | 73.16' | N01°38'33"W |
| L3 | 77.00' | N01°38'33"W |
| L4 | 101.20' | S01°38'33"E |
| L5 | 12.50' | N88°21'27"E |
| L6 | 12.50' | S88°21'27"W |
| L7 | 12.50' | S88°21'27"W |
| L8 | 12.50' | S88°21'27"W |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length (ft) | Radius (ft) | Delta | Chord Length (ft) | Chord Direction |
| C1 | 73.72' | 200.00' | 021°07'12" | 73.31' | N69° 21' 53"W |
| C2 | 70.04' | 190.00' | 021°07'12" | 69.64' | N69° 21' 53"W |
| C3 | 66.35' | 180.00' | 021°07'12" | 65.98' | N69° 21' 53"W |

N
W E
S

GRAPHIC SCALE
40 0 20 40
( IN FEET )
1" = 40' (24x36)

LEGEND:
- DEED DIMENSION = (0.00')
- FIELD DIMENSION = 0.00'
- MONUMENTS FOUND #5 REBAR W/ YELLOW CAP #2350 3UNLESS NOTED OTHERWISE= 23503
- MONUMENTS SET: #5 REBAR W/ PINK CAP #8860 =
- BOUNDARY LINE =
- FENCE LINE =
- EASEMENT LINE =
- SETBACK LINE=
- SECTION LINE=

**NOTES:**

**DIMENSIONS ALONG CURVES ARE ARC DISTANCES.**

**MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.**

**ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.**

**THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.**

**BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.**

**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.**

**SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL STREET FRONTAGES WHEN SO ORDERED BY THE CITY.**

**STORM WATER DETENTION IS NOT REQUIRED WITH THIS SUBDIVISION.**

**SANITARY SEWER SHALL BE PROVIDED BY PRIVATE SEPTIC SYSTEMS. WATER SERVICE SHALL BE PROVIDED BY PRIVATE WELL SYSTEMS.**

**THE 100 YEAR FLOOD ELEVATION FOR THE AREA CONTAINED IN THIS SUBDIVISION IS 659.3' NAVD 88. THE LOW WATER ENTRY LEVEL FOR ANY PERMANENT BUILDING SHALL BE 1 FOOT ABOVE THAT ELEVATION. AREA PLATTED WITH THIS SUBDIVISION IS REPRESENTED ON FEMA F.I.R.M. #19163C0345F, EFFECTIVE 2/18/2011.**

**BEARINGS ARE BASED ON STATE PLANE COORDINATES.**

APPROVAL SIGNATURES:

CITY OF DAVENPORT DATE:

PLANNING AND ZONING COMMISSION DATE:

MEDIACOM DATE:

CENTURYLINK DATE:

IOWA - AMERICAN WATER COMPANY DATE:

MIDAMERICAN ENERGY DATE:
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

METRONET DATE:

LICENSED LAND SURVEYOR JERRY D. ROGERS 8860 IOWA

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.

DRAFT

JERRY D. ROGERS Date
Iowa License Number: 8860
My license renewal date is December 31, 2023
Pages or sheets covered by this seal: 1

TOWNSEND ENGINEERING
CIVIL ○ STRUCTURAL ○ LAND DEVELOPMENT

DATE: 4/17/2023

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC
CHECKED BY: JDR

DRAWING LOCATION
S:\TAYLOR-BILL

| NO. | REVISIONS: DESCRIPTION | DATE |
|---|---|---|
| 1 | | |
| | | |
| | | |
| | | |

PROJECT
FINAL PLAT
CRYSTAL CREEK NINTH ADDITION
DAVENPORT, IOWA

OWNER
WILLIAM TAYLOR
12480 95TH AVENUE
BLUE GRASS, IOWA

SHEET NO.
1 OF 1

DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

# PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

**To: All property owners within 200 feet of the subject public right-of-way located on Emerald Drive.**

**Plan & Zoning Commission Public Hearing Meeting**
Date: 6/20/2023 Time: 5:00 PM Location: Council Chambers | City Hall | 226 West 4th Street

**What is this About?**
This notice is being sent to inform you that a public hearing will be held for a request to vacation a portion of Emerald Drive. The existing right-of-way is currently unimproved.

**Request/Case Description**
**Case ROW23-03: Request of William Taylor to vacate unimproved right-of-way on Emerald Drive [Ward 1]**

**What are the Next Steps after the Neighborhood Meeting and Public Hearing?**
The Plan and Zoning Commission will hold a formal public hearing at their meeting on June 20, 2023. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on July 18, 2023. The Commission's recommendation will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. The City Council will ultimately decide if the property is no longer needed for City purposes, and is eligible for vacation. At that point, the City Attorney's office will negotiate with adjacent property owners to determine the appropriate way to convey the property, and possibly, purchase price. For the specific dates and times of subsequent meetings, please contact the case planner below.

**Would You Like to Submit an Official Comment?**
As a neighboring property owner you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

All documents related to the meeting (agenda included) are at "Search Minutes & Agendas": www.cityofdavenportiowa.com/boards Mondays before the meeting/public hearing.

**Do You Have Any Questions?**
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

## Right-Of-Way Vacation | Public Hearing Notice

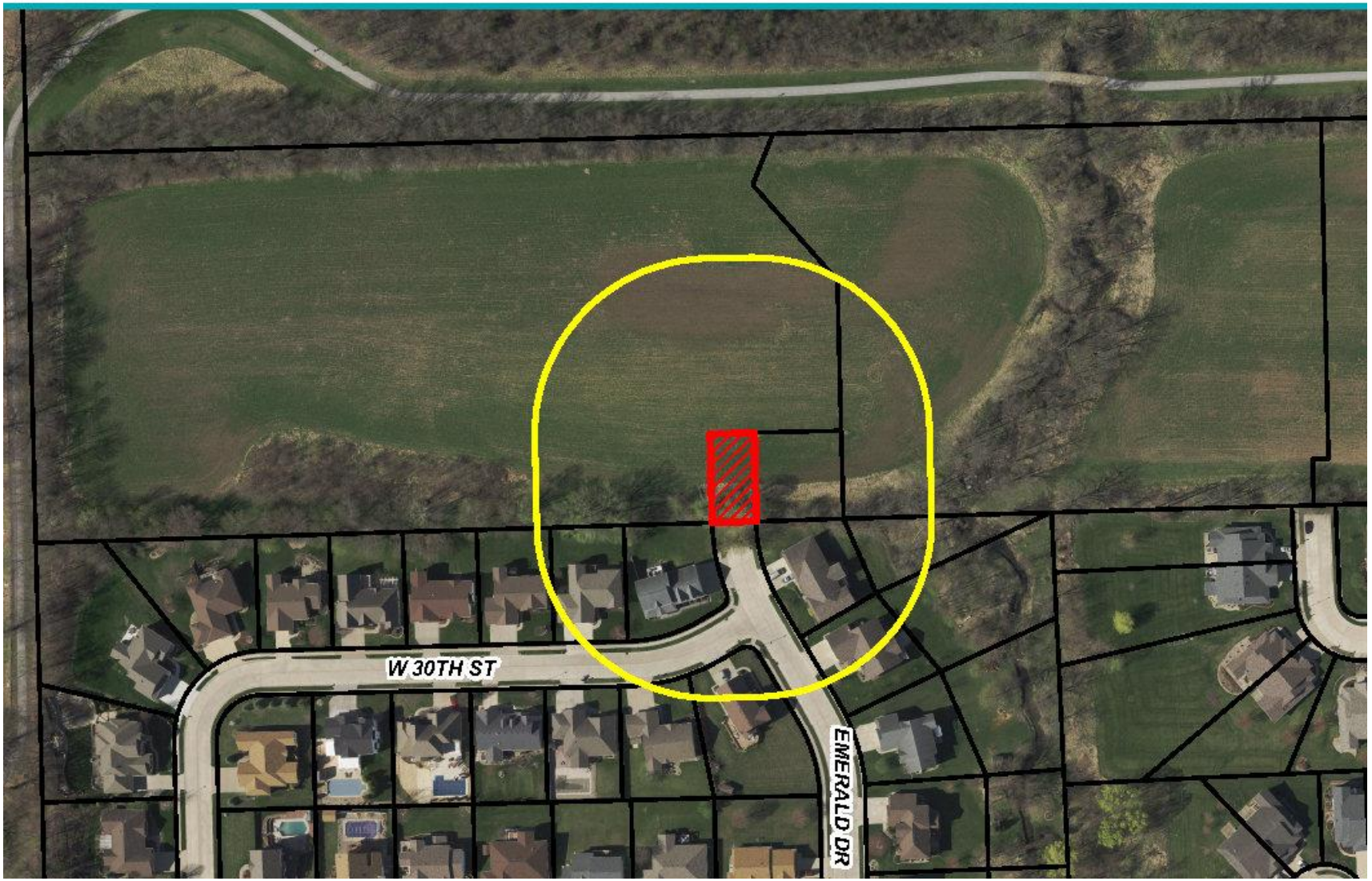
Case ROW23-03: Request of William Taylor to vacate unimproved right-of-way on Emerald Drive. [Ward 1]

ROW Vacation

200' Notification Boundary

0 125 250

Feet




Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS

City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **7/18/2023**

Subject:
Case P23-02: Request of Splendor Homes LLC for a preliminary plat of Splendor Estates. The 118-lot subdivision is located at 2448 and 2460 East 60th Street on 27.94 acres [Ward 8]

Recommendation:
Staff recommends the Plan and Zoning Commission forward P23-02 to City Council with a recommendation for approval subject to the following findings and conditions:

Findings:

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

Conditions:

1. Revise the lot numbers to indicate a total of 118 lots.
2. Indicate the location of building footprints on Lots 48, 116, and 117.
3. Ensure positive drainage away from building foundations.
4. Show all sidewalks within the subdivision.
5. Label pavement widths on Splendor Lane, north of East 60th Street.
6. Speed mitigation measures shall be implemented in adjacent residential neighborhoods as directed by the City Engineer.
7. Add a note stating, "All on-street parking shall be limited to one side of the street."
8. Include Base Flood Elevation to Note 7 or depicted on the preliminary plat.

Background:
**Discussion:**
The request is for a Preliminary Plat for a 118 lot subdivision on 27.94 acres of property to facilitate residential development.

Last year, City Council approved a 47-lot final plat for this site. The owner never proceeded forward with the single-family subdivision. Instead, the site has been redesigned to increase the density of the development. The preliminary plat shows a series of single-family semi-detached dwellings, which are also permitted in the R-3 Single-Family and Two-Family Residential District.

The subdivision will have have a roadway connection to Eastern Avenue Farms Fifth Addition through the extension of East 61st Street. The subdivision will also connect to Jersey Pointe Fifth Addition by via East 59th Street. Due to the density of development, speed mitigation measures will be implemented in adjacent residential neighborhoods.

Access onto Jersey Ridge Road is at the southern boundary of the subdivision. Traffic safety is enhanced at this location due to greater visibility and lines of sight.

**Comprehensive Plan:**

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

**Future Land Use Designation:**

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

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.
The proposed Final Plat would comply with the Davenport +2035 proposed land use section.

**Zoning:**

The property is currently zoned **R-3 Single-Family and Two-Family Residential District**. This district is intended to accommodate residential neighborhoods in the City of Davenport consisting of single-family and two-family homes in a moderately dense urban development pattern. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-3District.

**Technical Review:**

- Streets: The subdivision has access via Jersey Ridge Road, East 61st Street, and East 59th Street. The newly dedicated road network as shown meets Davenport Municipal Code requirements. Given the narrow pavement widths, on-street parking will be restricted to one side of the street. As compared to the previously approved final plat, the access point onto Jersey Road is located further south from Lorton Avenue. This location was identified due to enhanced site lines in the curve in Jersey Ridge Road. At a future date, Jersey Ridge Road will be re-graded for the installation of sidewalks. The grading plan should take this into consideration in order to minimize future disruption to the properties abutting Jersey Ridge Road. Speed mitigation will be required in adjacent neighborhoods to ensure traffic safety.
- Storm Water: The R-3 District permits a maximum impervious surface of 60% for each lot. The development of the property will need to comply with the City's stormwater requirements.
- Sanitary Sewer: Sanitary sewers will be extended from existing infrastructure to serve this subdivision. Additional storm and sanitary sewer easements shall be required based on preliminary engineering of conceptual plans including service drainage of the property to the west.
- Other Utilities: Other normal utility services are available.

**Public Input:**

No public hearing is required for a Preliminary Plat.

ATTACHMENTS:

| | Type | Description |
|---|---|---|
| 🗋 | Backup Material | Splendor Estates Preliminary Plat-Revised 7-18-23 |
| 🗋 | Backup Material | Splendor Estates Preliminary Plat |

- Backup Material — Zoning & Future Land Use Map
- Backup Material — Application

## Staff Workflow Reviewers

REVIEWERS:

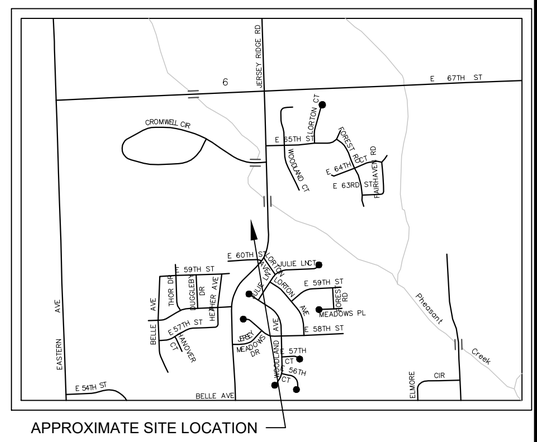
| Department | Reviewer | Action | Date |
|---|---|---|---|
| Community Planning & Economic Development | Werderitch, Matt | Approved | 7/14/2023 - 4:17 PM |

PRELIMINARY PLAT

# SPLENDOR ESTATES

## TO THE CITY OF DAVENPORT, PART OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA

SITE LOCATION MAP




| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length (ft) | Radius (ft) | Delta | Chord Length (ft) | Chord Direction |
| C1 | 300.19' | 690.00' | 024°55'38" | 297.83' | S29° 56' 02"W |
| C2 | 345.33' | 690.00' | 028°40'32" | 341.74' | S31° 48' 29"W |
| C3 | 50.97' | 35.02' | 083°23'50" | 46.59' | N02° 09' 55"W |
| C4 | 62.17' | 690.00' | 005°09'45" | 62.15' | S43° 33' 52"W |
| C5 | 55.28' | 35.00' | 090°29'21" | 49.71' | S88° 38' 06"E |
| C6 | 104.60' | 625.01' | 009°35'21" | 104.48' | N41° 13' 53"E |
| C7 | 45.75' | 667.47' | 003°55'39" | 45.75' | N34° 01' 44"E |
| C8 | 43.65' | 610.00' | 004°06'01" | 43.64' | N29° 55' 42"E |
| C9 | 507.66' | 610.00' | 047°40'58" | 493.13' | N22° 15' 34"E |
| C10 | 82.64' | 610.00' | 007°45'44" | 82.58' | N23° 59' 49"E |
| C11 | 175.33' | 610.00' | 016°28'06" | 174.73' | N11° 52' 54"E |
| C12 | 50.59' | 610.00' | 004°45'05" | 50.57' | N01° 16' 18"E |
| C13 | 5.09' | 610.00' | 000°28'41" | 5.09' | N01° 20' 35"W |
| C14 | 4.62' | 175.00' | 001°30'43" | 4.62' | N01° 01' 11"W |
| C15 | 95.49' | 175.00' | 031°15'49" | 94.31' | N15° 22' 05"E |
| C16 | 36.01' | 125.00' | 016°30'28" | 35.89' | N06° 40' 46"E |
| C17 | 153.63' | 125.00' | 070°25'13" | 144.14' | N50° 08' 37"E |
| C19 | 44.38' | 175.00' | 014°31'54" | 44.27' | N38° 15' 56"E |
| C20 | 40.71' | 175.00' | 013°19'45" | 40.62' | N52° 11' 46"E |
| C21 | 41.53' | 175.00' | 013°35'44" | 41.43' | N65° 39' 31"E |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length (ft) | Radius (ft) | Delta | Chord Length (ft) | Chord Direction |
| C22 | 42.68' | 175.00' | 013°58'26" | 42.57' | N79° 26' 36"E |
| C23 | 23.34' | 15.00' | 089°08'49" | 21.05' | S42° 47' 52"W |
| C24 | 23.79' | 15.00' | 090°51'11" | 21.37' | S47° 12' 08"E |
| C25 | 23.34' | 15.00' | 089°08'49" | 21.05' | N42° 47' 52"E |
| C26 | 23.79' | 15.00' | 090°51'11" | 21.37' | N47° 12' 08"W |
| C27 | 105.87' | 125.00' | 048°31'42" | 102.74' | N68° 08' 22"W |
| C30 | 26.97' | 15.00' | 103°02'09" | 23.48' | N49° 43' 01"E |
| C31 | 8.73' | 125.00' | 004°00'14" | 8.73' | N89° 20' 50"E |
| C32 | 38.99' | 175.00' | 012°45'50" | 38.90' | S86° 14' 48"E |
| C33 | 41.89' | 175.00' | 013°42'56" | 41.79' | S73° 00' 26"E |
| C34 | 153.54' | 125.00' | 070°22'34" | 144.07' | S53° 27' 46"E |
| C35 | 39.65' | 175.00' | 012°58'59" | 39.57' | S59° 39' 28"E |
| C36 | 40.60' | 175.00' | 013°17'35" | 40.51' | S46° 31' 11"E |
| C37 | 237.85' | 150.00' | 090°51'11" | 213.71' | S47° 12' 08"E |
| C38 | 45.03' | 175.00' | 014°44'31" | 44.90' | S32° 30' 08"E |
| C39 | 41.51' | 175.00' | 013°35'20" | 41.41' | S18° 20' 12"E |
| C40 | 29.83' | 175.00' | 009°46'00" | 29.79' | S06° 39' 32"E |
| C41 | 23.73' | 15.00' | 090°39'08" | 21.33' | N47° 06' 07"W |
| C42 | 23.39' | 15.00' | 089°20'52" | 21.09' | N42° 53' 53"E |
| C43 | 78.54' | 50.00' | 090°00'00" | 70.71' | S43° 13' 28"W |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length (ft) | Radius (ft) | Delta | Chord Length (ft) | Chord Direction |
| C44 | 39.27' | 25.00' | 090°00'00" | 35.36' | S43° 13' 28"W |
| C45 | 11.91' | 175.00' | 003°54'00" | 11.91' | N89° 49' 32"W |
| C46 | 42.94' | 175.00' | 014°03'29" | 42.83' | N80° 50' 48"W |
| C47 | 104.38' | 150.00' | 039°52'20" | 102.29' | N71° 50' 23"W |
| C48 | 4.08' | 125.00' | 001°52'19" | 4.08' | S89° 09' 37"W |
| C49 | 82.90' | 125.00' | 038°00'00" | 81.39' | N70° 54' 13"W |
| C50 | 39.11' | 175.00' | 012°48'17" | 39.03' | N67° 24' 55"W |
| C51 | 27.82' | 175.00' | 009°06'34" | 27.79' | N56° 27' 30"W |
| C52 | 17.68' | 13.50' | 075°02'32" | 16.44' | N14° 22' 57"W |
| C53 | 30.66' | 15.00' | 117°07'30" | 25.60' | S69° 32' 02"W |
| C54 | 16.30' | 175.00' | 005°20'17" | 16.30' | N49° 14' 04"W |
| C56 | 61.75' | 175.00' | 020°13'05" | 61.43' | N36° 27' 05"W |
| C57 | 131.23' | 150.00' | 050°07'40" | 127.09' | N26° 50' 23"W |
| C58 | 41.03' | 125.00' | 018°48'22" | 40.84' | N42° 30' 02"W |
| C59 | 40.10' | 125.00' | 018°22'51" | 39.93' | N23° 54' 15"W |
| C60 | 28.25' | 125.00' | 012°56'53" | 28.19' | N08° 14' 57"W |
| C61 | 52.68' | 175.00' | 017°14'57" | 52.49' | N17° 43' 38"W |
| C62 | 22.36' | 175.00' | 007°19'17" | 22.35' | N05° 26' 04"W |

APPROVED BY:
CITY OF DAVENPORT, IOWA

BY: _____

DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION

BY: _____ DATE: _____

_____ DATE: _____
MEDIACOM

_____ DATE: _____
IOWA - AMERICAN WATER COMPANY

_____ DATE: _____
CENTURY LINK

_____ DATE: _____
METRONET

_____ DATE: _____
MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

NOTES :

1. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

2. ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.

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6. BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

7. PORTIONS OF THIS SUBDIVISION ARE LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SOWN ON FLOOD INSURANCE RATE MAPS #19163C0360G EFFECTIVE DATE MARCH 23, 2021 AND IS SUBJECT TO THE REGULATIONS IN CHAPTER 15.44 OF THE CITY CODE ENTITLED "FLOOD DAMAGE PREVENTION". BFE = 688.90.

8. 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 BUSHES, FENCES, FILL, SHRUBS, STRUCTURES, TREES, AND/OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF STORM WATER RUNOFF.

9. SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL STREET FRONTAGES PRIOR TO THE COMPLETION OF RESIDENTIAL CONSTRUCTION FOR EACH LOT, OR AS SO ORDERED BY THE CITY OF DAVENPORT. SIDEWALKS ALONG THE JERSEY RIDGE ROAD FRONTAGE SHALL BE CONSTRUCTED WHEN SO ORDERED BY THE CITY OF DAVENPORT. SIDEWALKS ALONG ALL OUTLOTS WITH ABUTTING STREETS SHALL BE CONSTRUCTED BY THE DEVELOPER AT THE TIME OF STREET CONSTRUCTION.

10. OUTLOTS A-C SHALL BE RESERVED FOR REGIONAL STORM WATER DETENTION FACILITIES SERVING THE SUBDIVISION.

11. OUTLOT D SHALL BE MAINTAINED AS A DRAINAGE EASEMENT CONTAINING THE 1% CHANCE ANNUAL FLOOD PLAIN.

12. THE EASEMENT FOR EAST 60th STREET SHALL BE VACATED WITH THE RECORDING OF THE FINAL PLAT.

13. THE DRIVEWAY LOCATED IN THE "DRIVEWAY / DETENTION BASIN EASEMENT" LOCATED IN LOT B SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

14. STORM WATER DETENTION AND WATER QUALITY TREATMENT ARE REQUIRED FOR THIS SUBDIVISION AND SHALL BE OWNED AND MAINTAINED BY THE OWNER OR HOME OWNERS ASSOCIATION.

15. NO LOT SHALL HAVE DIRECT DRIVEWAY ACCESS TO JERSEY RIDGE.

16. LOT 118 SHALL HAVE DRIVEWAY ACCESS TO E. 59TH STREET ONLY.

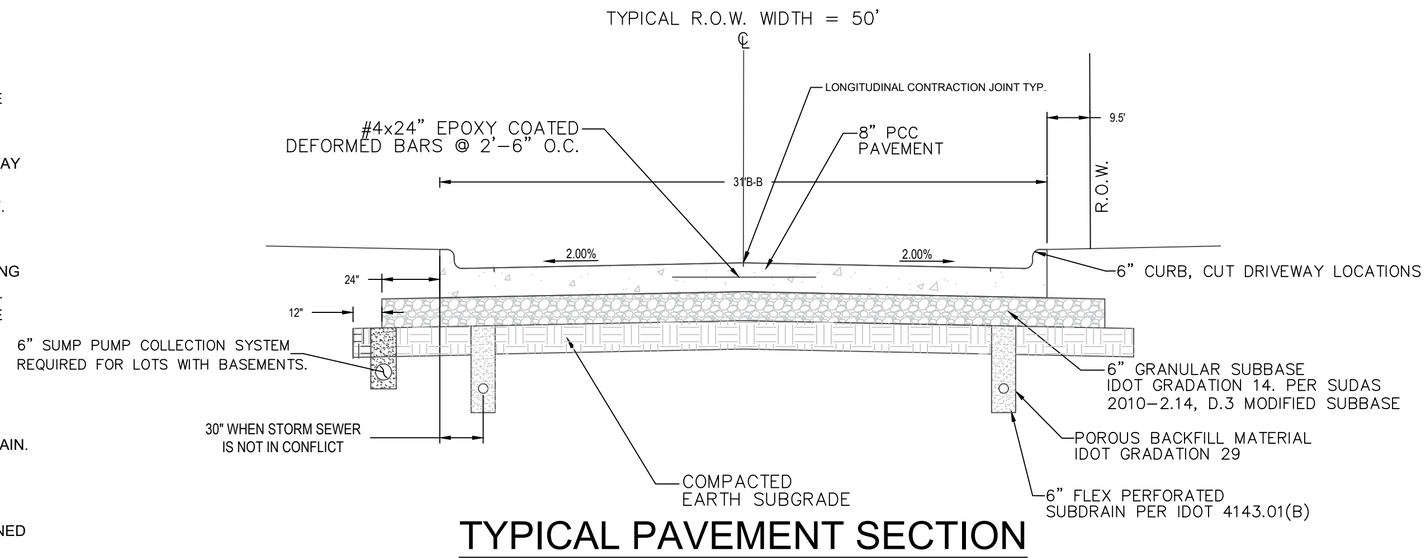
17. SUMP LINES SHALL BE LOCATED IN FRONT YARDS.

18. THE NORTH SIDE OF JERSEY RIDGE ROAD FROM E 59TH STREET TO LORTON AVENUE SHALL REMAIN FREE AND CLEAR OF LANDSCAPING TO MAINTAIN REQUIRED SIGHT DISTANCE.

19. LOT 117 SHALL HAVE A CLEAR ZONE EASEMENT AND IT SHALL REMAIN FREE AND CLEAR OF LANDSCAPING TO MAINTAIN REQUIRED SIGHT DISTANCE.

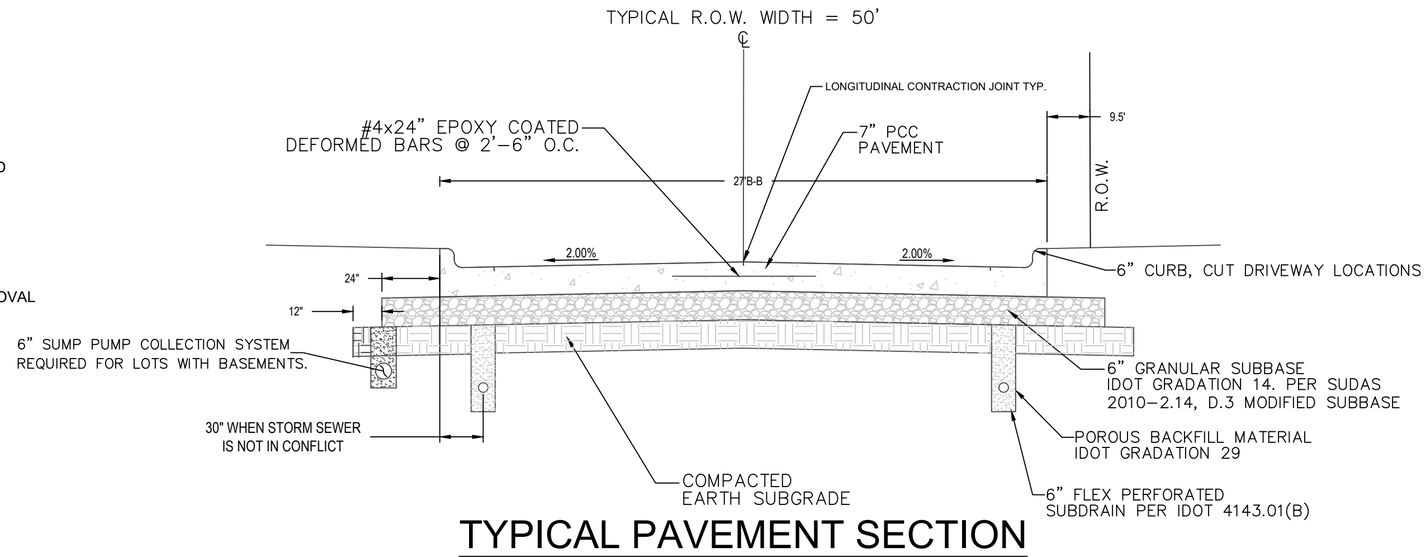
21. SPEED MITIGATION MEASURES SHALL BE DESIGNED IF SO DIRECTED BY THE CITY OF DAVENPORT WITH APPROVAL OF FINAL CONSTRUCTION DOCUMENTS.

22. ALL ON-STREET PARKING SHALL BE LIMITED TO ONE SIDE OF THE STREET.



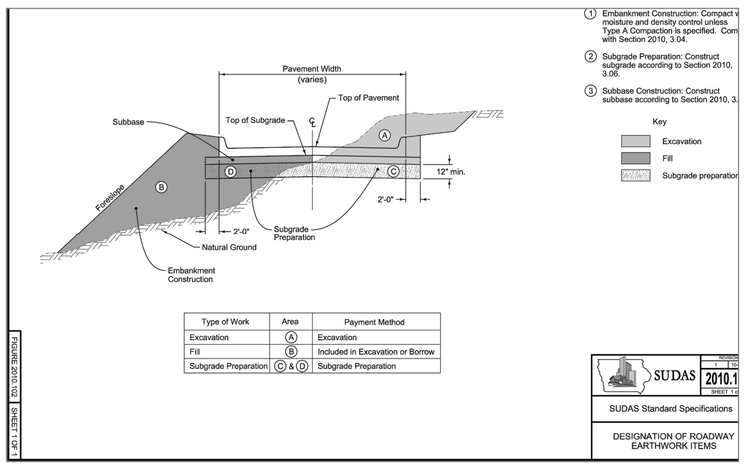

TYPICAL PAVEMENT SECTION

NOT TO SCALE




TYPICAL PAVEMENT SECTION

NOT TO SCALE




| R-3 Single-Family and Two-Family Residential Zoning District |
|---|
| Minimum Front Setback: 25' or Average of Front Setbacks, whichever is less |
| Minimum Interior Side Setback: 7' |
| Minimum Corner Side Setback: 15' |
| Minimum Reverse Corner Side Setback: 25' |
| Minimum Rear Setback: 25' or 20% of Lot Depth, whichever is less |

1. Owner:
Splendor Homes, LLC
3885 Kensington Court
Bettendorf, IA 52722
Ph: (563) 592-7999

2. Engineer:
Christopher R. Townsend, P.E.
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386 - 4236

3. Surveyor:
Jerry Rogers, P.L.S.
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386 - 4236

4. Attorney:
Clark Stojan
Stojan Law Office P.C.
423 17th Street, P.O. Box 4300
Rock Island, IL 61204
(309) 794-9400

LEGEND:

| | |
|---|---|
| EASEMENT | EXISTING GAS VALVE |
| SETBACK LINE | EXISTING WATER VALVE |
| CENTERLINE | EXISTING UTILITY POLE |
| PROPERTY BOUNDARY | EXISTING LIGHT POLE |
| EXISTING FENCE | EXISTING TREE |
| EXISTING SANITARY | EXISTING BUSH |
| PROPOSED SANITARY | EXISTING MANHOLE |
| EXISTING STORM SEWER | EXISTING FIRE HYDRANT |
| PROPOSED STORM SEWER | FOUND PROPERTY PIN |
| EXISTING WATER | CONTROL POINT |
| PROPOSED WATER | |
| EXISTING GAS LINE | |
| EXISTING ELECTRIC | |


TOWNSEND ENGINEERING
CIVIL ○ STRUCTURAL ○ LAND DEVELOPMENT
563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803


DATE: 7/18/2023

DRAWN BY: KLC
CHECKED BY: BJB
LOCATION BY: S:\STOJAN\WHITTY

| NO. | REVISIONS: DESCRIPTION | DATE |
|---|---|---|
| | | |
| | | |
| | | |
| | | |

PROJECT
PRELIMNARY PLAT
SPLENDOR ESTATES
DAVENPORT, IOWA

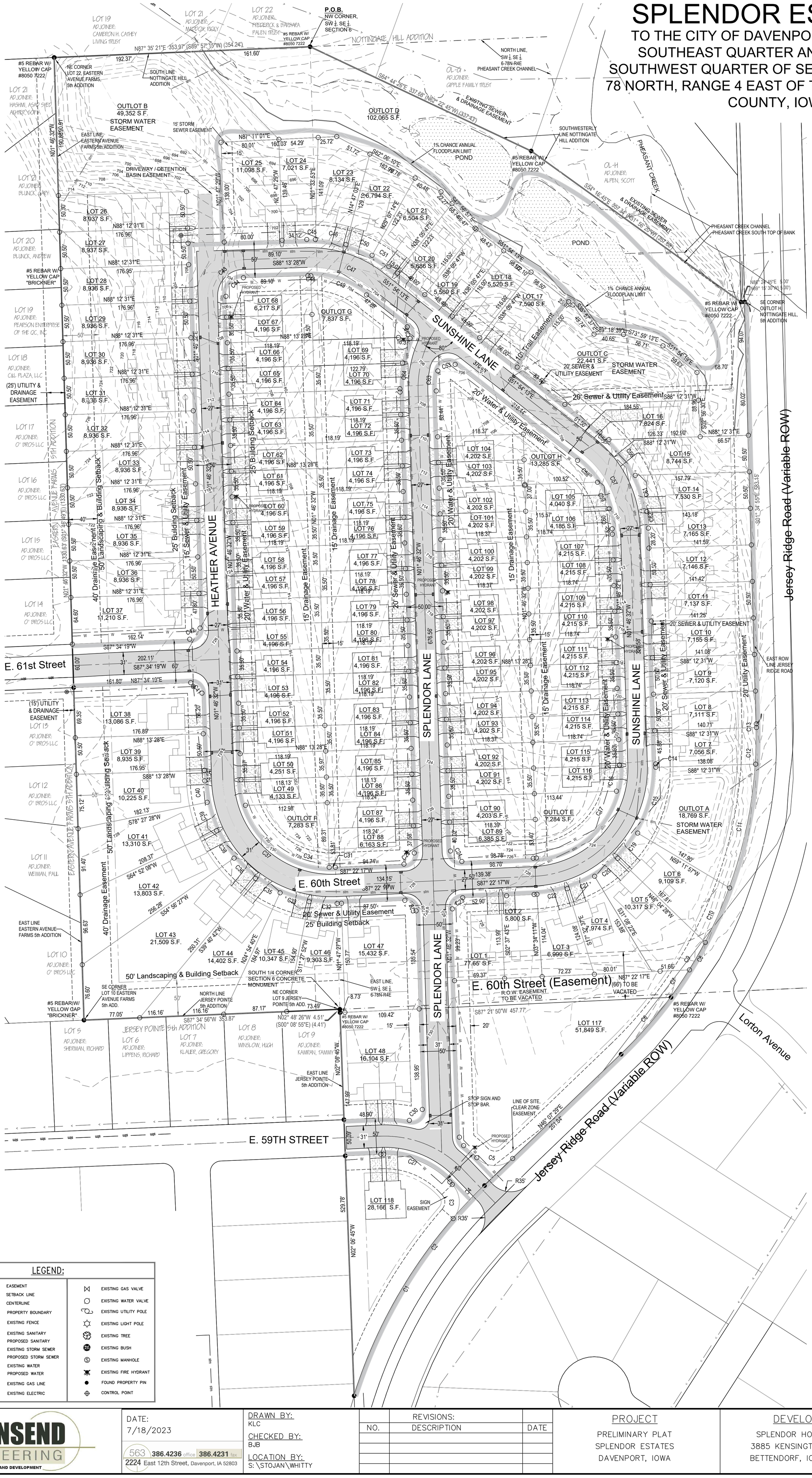
DEVELOPER
SPLENDOR HOMES, LLC
3885 KENSINGTON COURT
BETTENDORF, IOWA 52722

SHEET NO.
1 OF 2

PRELIMINARY PLAT

# SPLENDOR ESTATES

TO THE CITY OF DAVENPORT, PART OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA




GRAPHIC SCALE

60 0 30 60

( IN FEET )

1" = 60' (24x36)

THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE US STATE PLANE COORDINATE SYSTEM, IOWA SOUTH ZONE (1402) GEOID 12A, NAD 83 (2011) EPOCH 2010.00.

LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED =
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 =
BOUNDARY LINE =
FENCE LINE =
EASEMENT LINE =
SETBACK LINE=
SECTION LINE=

LEGEND:

| | |
|---|---|
| EASEMENT | EXISTING GAS VALVE |
| SETBACK LINE | EXISTING WATER VALVE |
| CENTERLINE | EXISTING UTILITY POLE |
| PROPERTY BOUNDARY | EXISTING LIGHT POLE |
| EXISTING FENCE | EXISTING TREE |
| > EXISTING SANITARY | EXISTING BUSH |
| > PROPOSED SANITARY | EXISTING MANHOLE |
| stm EXISTING STORM SEWER | EXISTING FIRE HYDRANT |
| stm PROPOSED STORM SEWER | FOUND PROPERTY PIN |
| W EXISTING WATER | CONTROL POINT |
| W PROPOSED WATER | |
| GAS EXISTING GAS LINE | |
| ELEC EXISTING ELECTRIC | |

TOWNSEND ENGINEERING
CIVIL ○ STRUCTURAL ○ LAND DEVELOPMENT


563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803


DATE: 7/18/2023

DRAWN BY: KLC

CHECKED BY: BJB

LOCATION BY: S: \STOJAN\WHITTY

| NO. | REVISIONS: DESCRIPTION | DATE |
|---|---|---|
| | | |
| | | |
| | | |
| | | |

PROJECT
PRELIMINARY PLAT
SPLENDOR ESTATES
DAVENPORT, IOWA

DEVELOPER
SPLENDOR HOMES, LLC
3885 KENSINGTON COURT
BETTENDORF, IOWA 52722

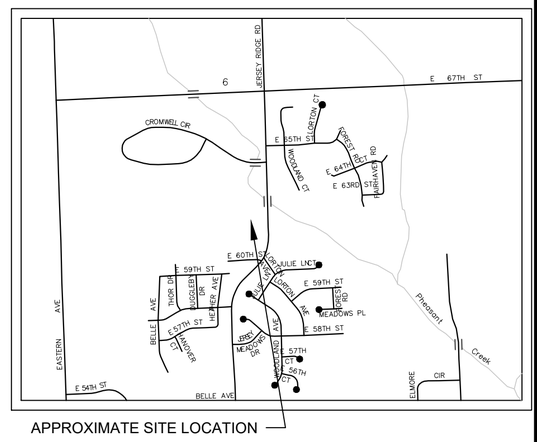
SHEET NO.
2 OF 2

PRELIMINARY PLAT

# SPLENDOR ESTATES

## TO THE CITY OF DAVENPORT, PART OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA

SITE LOCATION MAP




| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length (ft) | Radius (ft) | Delta | Chord Length (ft) | Chord Direction |
| C1 | 300.19' | 690.00' | 024°55'38" | 297.83' | S29° 56' 02"W |
| C2 | 345.33' | 690.00' | 028°40'32" | 341.74' | S31° 48' 29"W |
| C3 | 50.97' | 35.02' | 083°23'50" | 46.59' | N02° 09' 55"W |
| C4 | 62.17' | 690.00' | 005°09'45" | 62.15' | S43° 33' 52"W |
| C5 | 55.28' | 35.00' | 090°29'21" | 49.71' | S88° 38' 06"E |
| C6 | 104.60' | 625.01' | 009°35'21" | 104.48' | N41° 13' 53"E |
| C7 | 45.75' | 667.47' | 003°55'39" | 45.75' | N34° 01' 44"E |
| C8 | 43.65' | 610.00' | 004°06'01" | 43.64' | N29° 55' 42"E |
| C9 | 507.66' | 610.00' | 047°40'58" | 493.13' | N22° 15' 34"E |
| C10 | 82.64' | 610.00' | 007°45'44" | 82.58' | N23° 59' 49"E |
| C11 | 175.33' | 610.00' | 016°28'06" | 174.73' | N11° 52' 54"E |
| C12 | 50.59' | 610.00' | 004°45'05" | 50.57' | N01° 16' 18"E |
| C13 | 5.09' | 610.00' | 000°28'41" | 5.09' | N01° 20' 35"W |
| C14 | 4.62' | 175.00' | 001°30'43" | 4.62' | N01° 01' 11"W |
| C15 | 95.49' | 175.00' | 031°15'49" | 94.31' | N15° 22' 05"E |
| C16 | 36.01' | 125.00' | 016°30'28" | 35.89' | N06° 40' 46"E |
| C17 | 153.63' | 125.00' | 070°25'13" | 144.14' | N50° 08' 37"E |
| C19 | 44.38' | 175.00' | 014°31'54" | 44.27' | N38° 15' 56"E |
| C20 | 40.71' | 175.00' | 013°19'45" | 40.62' | N52° 11' 46"E |
| C21 | 41.53' | 175.00' | 013°35'44" | 41.43' | N65° 39' 31"E |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length (ft) | Radius (ft) | Delta | Chord Length (ft) | Chord Direction |
| C22 | 42.68' | 175.00' | 013°58'26" | 42.57' | N79° 26' 36"E |
| C23 | 23.34' | 15.00' | 089°08'49" | 21.05' | S42° 47' 52"W |
| C24 | 23.79' | 15.00' | 090°51'11" | 21.37' | S47° 12' 08"E |
| C25 | 38.90' | 25.00' | 089°08'49" | 35.09' | N42° 47' 52"E |
| C26 | 23.79' | 15.00' | 090°51'11" | 21.37' | N47° 12' 08"W |
| C27 | 105.87' | 125.00' | 048°31'42" | 102.74' | N68° 08' 22"W |
| C30 | 26.97' | 15.00' | 103°02'09" | 23.48' | N49° 43' 01"E |
| C31 | 8.73' | 125.00' | 004°00'14" | 8.73' | N89° 20' 50"E |
| C32 | 38.99' | 175.00' | 012°45'50" | 38.90' | S86° 14' 48"E |
| C33 | 41.89' | 175.00' | 013°42'56" | 41.79' | S73° 00' 26"E |
| C34 | 153.54' | 125.00' | 070°22'34" | 144.07' | S53° 27' 46"E |
| C35 | 39.65' | 175.00' | 012°58'59" | 39.57' | S59° 39' 28"E |
| C36 | 40.60' | 175.00' | 013°17'35" | 40.51' | S46° 31' 11"E |
| C37 | 237.85' | 150.00' | 090°51'11" | 213.71' | S47° 12' 08"E |
| C38 | 45.03' | 175.00' | 014°44'31" | 44.90' | S32° 30' 08"E |
| C39 | 41.51' | 175.00' | 013°35'20" | 41.41' | S18° 20' 12"E |
| C40 | 29.83' | 175.00' | 009°46'00" | 29.79' | S06° 39' 32"E |
| C41 | 23.73' | 15.00' | 090°39'08" | 21.33' | N47° 06' 07"W |
| C42 | 23.39' | 15.00' | 089°20'52" | 21.09' | N42° 53' 53"E |
| C43 | 78.54' | 50.00' | 090°00'00" | 70.71' | S43° 13' 28"W |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length (ft) | Radius (ft) | Delta | Chord Length (ft) | Chord Direction |
| C44 | 39.27' | 25.00' | 090°00'00" | 35.36' | S43° 13' 28"W |
| C45 | 11.91' | 175.00' | 003°54'00" | 11.91' | N89° 49' 32"W |
| C46 | 42.94' | 175.00' | 014°03'29" | 42.83' | N80° 50' 48"W |
| C47 | 104.38' | 150.00' | 039°52'20" | 102.29' | N71° 50' 23"W |
| C48 | 4.08' | 125.00' | 001°52'19" | 4.08' | S89° 09' 37"W |
| C49 | 82.90' | 125.00' | 038°00'00" | 81.39' | N70° 54' 13"W |
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| C51 | 27.82' | 175.00' | 009°06'34" | 27.79' | N56° 27' 30"W |
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| C58 | 42.78' | 125.00' | 019°36'28" | 42.57' | N42° 05' 59"W |
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APPROVED BY:
CITY OF DAVENPORT, IOWA

BY: _____

DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION

BY: _____ DATE: _____

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CENTURY LINK

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MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

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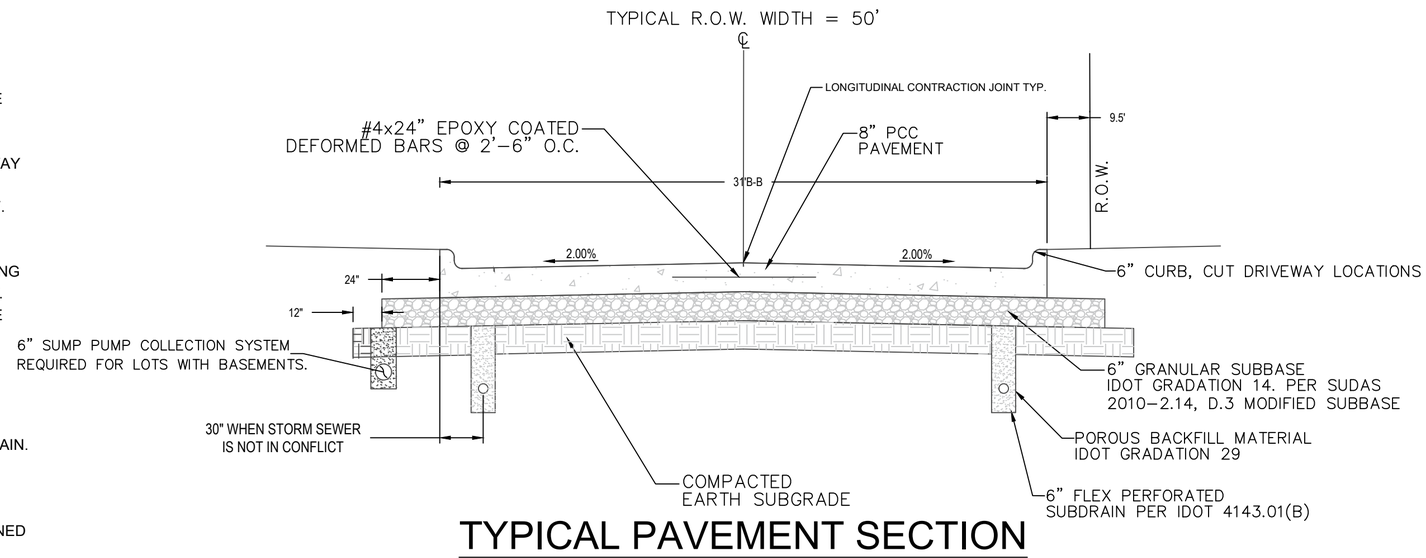
16. LOT 117 SHALL HAVE DRIVEWAY ACCESS TO E. 59TH STREET ONLY.

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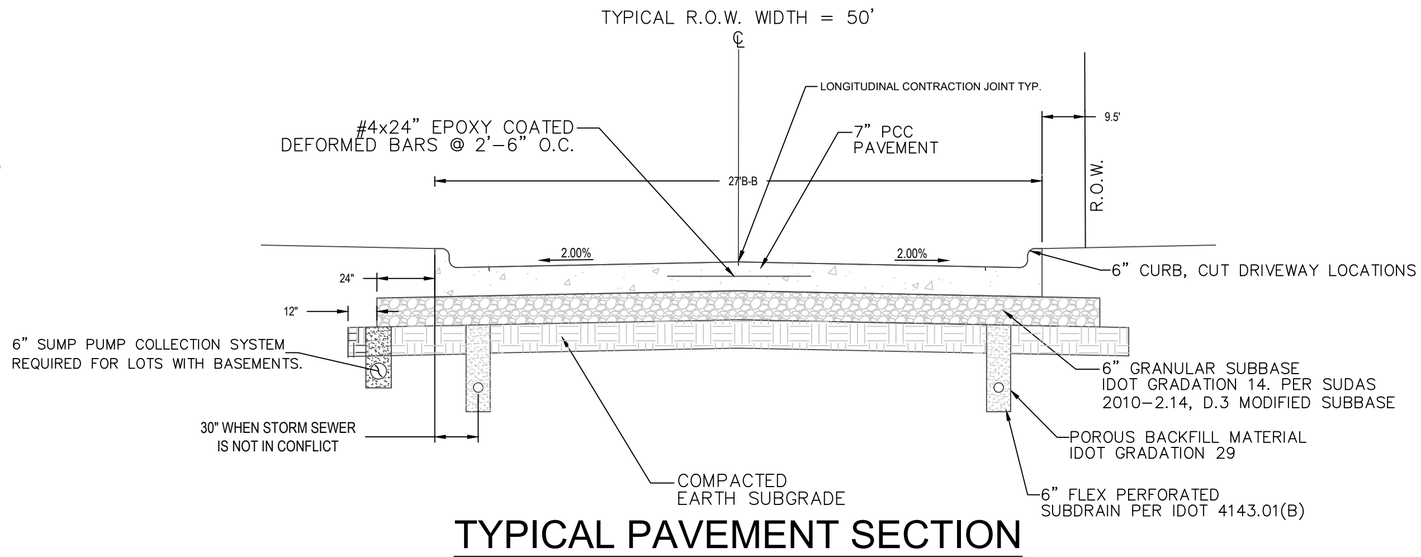
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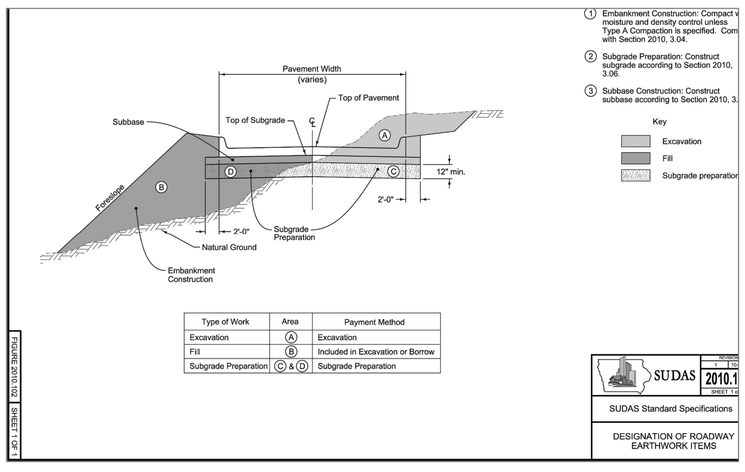

TYPICAL PAVEMENT SECTION

NOT TO SCALE




TYPICAL PAVEMENT SECTION

NOT TO SCALE




| R-3 Single-Family and Two-Family Residential Zoning District |
|---|
| Minimum Front Setback: 25' or Average of Front Setbacks, whichever is less |
| Minimum Interior Side Setback: 7' |
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Ph: (563) 592-7999

2. Engineer:
Christopher R. Townsend, P.E.
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386 - 4236

3. Surveyor:
Jerry Rogers, P.L.S.
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386 - 4236

4. Attorney:
Clark Stojan
Stojan Law Office P.C.
423 17th Street, P.O. Box 4300
Rock Island, IL 61204
(309) 794-9400

LEGEND:

| | |
|---|---|
| EASEMENT | EXISTING GAS VALVE |
| SETBACK LINE | EXISTING WATER VALVE |
| CENTERLINE | EXISTING UTILITY POLE |
| PROPERTY BOUNDARY | EXISTING LIGHT POLE |
| EXISTING FENCE | EXISTING TREE |
| EXISTING SANITARY | EXISTING BUSH |
| PROPOSED SANITARY | EXISTING MANHOLE |
| EXISTING STORM SEWER | EXISTING FIRE HYDRANT |
| PROPOSED STORM SEWER | FOUND PROPERTY PIN |
| EXISTING WATER | CONTROL POINT |
| PROPOSED WATER | |
| EXISTING GAS LINE | |
| EXISTING ELECTRIC | |


TOWNSEND ENGINEERING
CIVIL ○ STRUCTURAL ○ LAND DEVELOPMENT
563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803


DATE: 7/11/2023

DRAWN BY: KLC
CHECKED BY: BJB
LOCATION BY: S:\STOJAN\WHITTY

| NO. | REVISIONS: DESCRIPTION | DATE |
|---|---|---|
| | | |
| | | |
| | | |
| | | |

PROJECT
PRELIMNARY PLAT
SPLENDOR ESTATES
DAVENPORT, IOWA

DEVELOPER
SPLENDOR HOMES, LLC
3885 KENSINGTON COURT
BETTENDORF, IOWA 52722

SHEET NO.
1 OF 2

PRELIMINARY PLAT

# SPLENDOR ESTATES

TO THE CITY OF DAVENPORT, PART OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA

P.O.B. NW CORNER, SW ¼, SE ¼, SECTION 6

#5 REBAR W/ YELLOW CAP #8050 7222

NOTTINGATE HILL ADDITION

NORTH LINE, SW ¼, SE ¼, 6-78N-R4E

PHEASANT CREEK CHANNEL

OL-01 ADJOINER: GIPPLE FAMILY TRUST

EXISTING SEWER & DRAINAGE EASEMENT

OUTLOT B 49,352 S.F. STORM WATER EASEMENT

OUTLOT D 102,065 S.F.

SOUTHWESTERLY LINE NOTTINGATE HILL ADDITION

1% CHANCE ANNUAL FLOODPLAIN LIMIT

POND

OL-H ADJOINER: ALPEN, SCOTT

PHEASANT CREEK

PHEASANT CREEK CHANNEL

PHEASANT CREEK SOUTH TOP OF BANK

SE CORNER OUTLOT H, NOTTINGATE HILL, 5th ADDITION

LOT 19 ADJOINER: CAMERON H. CATHEY LIVING TRUST

LOT 21 ADJOINER: MALDOX, RICKY

LOT 22 ADJOINER: FREDERICK & BARBARA PALEN TRUST

NE CORNER LOT 22, EASTERN AVENUE FARMS, 5th ADDITION

SOUTH LINE NOTTINGATE HILL ADDITION

LOT 21 ADJOINER: HASHMI, ASAD SYED AKHTER, SOFIA

LOT 21 ADJOINER: BLUNCK, GARY

LOT 20 ADJOINER: BLUNCK, ANDREW

LOT 19 ADJOINER: PEARSON ENTERPRISE OF THE QC, INC

LOT 18 ADJOINER: C&L PLAZA, LLC

LOT 17 ADJOINER: O' BROS LLC

LOT 16 ADJOINER: O' BROS LLC

LOT 15 ADJOINER: O' BROS LLC

LOT 14 ADJOINER: O' BROS LLC

LOT 13 ADJOINER: O' BROS LLC

LOT 12 ADJOINER: O' BROS LLC

LOT 11 ADJOINER: WEIMAN, PAUL

LOT 10 ADJOINER: O' BROS LLC

EASTERN AVENUE FARMS 5TH ADDITION

LOT 1 77.65' S.F.

LOT 2 5,800 S.F.

LOT 3 6,999 S.F.

LOT 4 7,974 S.F.

LOT 5 10,317 S.F.

LOT 6 9,109 S.F.

LOT 7 7,056 S.F.

LOT 8 7,111 S.F.

LOT 9 7,120 S.F.

LOT 10 7,155 S.F.

LOT 11 7,137 S.F.

LOT 12 7,146 S.F.

LOT 13 7,165 S.F.

LOT 14 7,530 S.F.

LOT 15 8,744 S.F.

LOT 16 7,824 S.F.

LOT 17 5,808 S.F.

LOT 18 5,520 S.F.

LOT 19 5,569 S.F.

LOT 20 5,686 S.F.

LOT 21 6,504 S.F.

LOT 22 16,794 S.F.

LOT 23 8,134 S.F.

LOT 24 7,021 S.F.

LOT 25 11,098 S.F.

LOT 26 8,937 S.F.

LOT 27 8,937 S.F.

LOT 28 8,936 S.F.

LOT 29 8,936 S.F.

LOT 30 8,936 S.F.

LOT 31 8,936 S.F.

LOT 32 8,936 S.F.

LOT 33 8,936 S.F.

LOT 34 8,936 S.F.

LOT 35 8,936 S.F.

LOT 36 8,936 S.F.

LOT 37 11,210 S.F.

LOT 38 13,086 S.F.

LOT 39 8,935 S.F.

LOT 40 10,225 S.F.

LOT 41 13,310 S.F.

LOT 42 13,803 S.F.

LOT 43 21,509 S.F.

LOT 44 14,402 S.F.

LOT 45 10,347 S.F.

LOT 46 9,303 S.F.

LOT 47 15,432 S.F.

LOT 48 16,104 S.F.

LOT 50 4,251 S.F.

LOT 51 4,196 S.F.

LOT 52 4,196 S.F.

LOT 53 4,196 S.F.

LOT 54 4,196 S.F.

LOT 55 4,196 S.F.

LOT 56 4,196 S.F.

LOT 57 4,196 S.F.

LOT 58 4,196 S.F.

LOT 59 4,196 S.F.

LOT 60 4,196 S.F.

LOT 61 4,196 S.F.

LOT 62 4,196 S.F.

LOT 63 4,196 S.F.

LOT 64 4,196 S.F.

LOT 65 4,196 S.F.

LOT 66 4,196 S.F.

LOT 67 4,196 S.F.

LOT 68 6,217 S.F.

LOT 69 4,196 S.F.

LOT 70 4,196 S.F.

LOT 71 4,196 S.F.

LOT 72 4,196 S.F.

LOT 73 4,196 S.F.

LOT 74 4,196 S.F.

LOT 75 4,196 S.F.

LOT 76 4,196 S.F.

LOT 77 4,196 S.F.

LOT 78 4,196 S.F.

LOT 79 4,196 S.F.

LOT 80 4,196 S.F.

LOT 81 4,196 S.F.

LOT 82 4,196 S.F.

LOT 83 4,196 S.F.

LOT 84 4,196 S.F.

LOT 85 4,196 S.F.

LOT 86 4,196 S.F.

LOT 87 4,196 S.F.

LOT 88 6,163 S.F.

LOT 89 6,385 S.F.

LOT 90 4,203 S.F.

LOT 91 4,202 S.F.

LOT 92 4,202 S.F.

LOT 93 4,202 S.F.

LOT 94 4,202 S.F.

LOT 95 4,202 S.F.

LOT 96 4,202 S.F.

LOT 97 4,202 S.F.

LOT 98 4,202 S.F.

LOT 99 4,202 S.F.

LOT 100 4,202 S.F.

LOT 101 4,202 S.F.

LOT 102 4,202 S.F.

LOT 103 4,202 S.F.

LOT 104 4,202 S.F.

LOT 104 3,889 S.F.

LOT 105 4,185 S.F.

LOT 106 4,215 S.F.

LOT 107 4,215 S.F.

LOT 108 4,215 S.F.

LOT 109 4,215 S.F.

LOT 110 4,215 S.F.

LOT 111 4,215 S.F.

LOT 112 4,215 S.F.

LOT 113 4,215 S.F.

LOT 114 4,215 S.F.

LOT 115 4,215 S.F.

LOT 116 51,655 S.F.

LOT 117 28,166 S.F.

OUTLOT A 18,769 S.F. STORM WATER EASEMENT

OUTLOT C 22,441 S.F. 20' SEWER & UTILITY EASEMENT

OUTLOT E 7,284 S.F.

OUTLOT F 7,283 S.F.

OUTLOT G 7,837 S.F.

OUTLOT H 13,545 S.F.

SUNSHINE LANE

SAMYU AVENUE 668.21'

SPLENDOR LANE

CHESTNUT ROAD

E. 61st Street

E. 60st Street

E. 60th Street (Easement) R.O.W. EASEMENT TO BE VACATED (66') TO BE VACATED

E 59TH STREET

Jersey Ridge Road (Variable ROW)

Lorton Avenue

EAST ROW LINE JERSEY RIDGE ROAD

Trail Easement

20' Water & Utility Easement

20' Sewer & Utility Easement

Sewer & Utility Easement

15' Drainage Easement

15' Sewer & Utility Easement

25' Building Setback

40' Drainage Easement

50' Landscaping & Building Setback

(25') UTILITY & DRAINAGE EASEMENT

(15') UTILITY & DRAINAGE EASEMENT

1% CHANCE ANNUAL FLOODPLAIN LIMIT

#5 REBAR W/ YELLOW CAP "BRICKNER"

SOUTH 1/4 CORNER SECTION 6 CONCRETE MONUMENT

EAST LINE, SW ¼, SE ¼, 6-78N-R4E

NORTH LINE JERSEY POINTE 5th ADDITION

NE CORNER LOT 9 JERSEY POINTE 5th ADD.

SE CORNER LOT 10 EASTERN AVENUE FARMS 5th ADD.

EAST LINE EASTERN AVENUE FARMS 5th ADDITION

EAST LINE JERSEY POINTE 5th ADDITION

JERSEY POINTE 5th ADDITION

LOT 5 ADJOINER: SHERMAN, RICHARD

LOT 6 ADJOINER: LIPPENS, RICHARD

LOT 7 ADJOINER: KLAUER, GREGORY

LOT 8 ADJOINER: WINSLOW, HUGH

LOT 9 ADJOINER: KAMRAN, TAMMY

STOP SIGN AND STOP BAR.

LINE OF SITE, CLEAR ZONE EASEMENT.

PROPOSED HYDRANT

SIGN EASEMENT

N

W E

S

GRAPHIC SCALE

60 0 30 60

( IN FEET )

1" = 60' (24x36)

THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE US STATE PLANE COORDINATE SYSTEM, IOWA SOUTH ZONE (1402) GEOID 12A, NAD 83 (2011) EPOCH 2010.00.

LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED =
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 =
BOUNDARY LINE =
FENCE LINE =
EASEMENT LINE =
SETBACK LINE=
SECTION LINE=

LEGEND:

| | |
|---|---|
| EASEMENT | EXISTING GAS VALVE |
| SETBACK LINE | EXISTING WATER VALVE |
| CENTERLINE | EXISTING UTILITY POLE |
| PROPERTY BOUNDARY | EXISTING LIGHT POLE |
| EXISTING FENCE | EXISTING TREE |
| EXISTING SANITARY | EXISTING BUSH |
| PROPOSED SANITARY | EXISTING MANHOLE |
| EXISTING STORM SEWER | EXISTING FIRE HYDRANT |
| PROPOSED STORM SEWER | FOUND PROPERTY PIN |
| EXISTING WATER | CONTROL POINT |
| PROPOSED WATER | |
| EXISTING GAS LINE | |
| EXISTING ELECTRIC | |


TOWNSEND ENGINEERING
CIVIL ▫ STRUCTURAL ▫ LAND DEVELOPMENT
563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803


DATE: 7/11/2023

DRAWN BY: KLC

CHECKED BY: BJB

LOCATION BY: S:\STOJAN\WHITTY

| NO. | REVISIONS: DESCRIPTION | DATE |
|---|---|---|
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PROJECT
PRELIMNARY PLAT
SPLENDOR ESTATES
DAVENPORT, IOWA

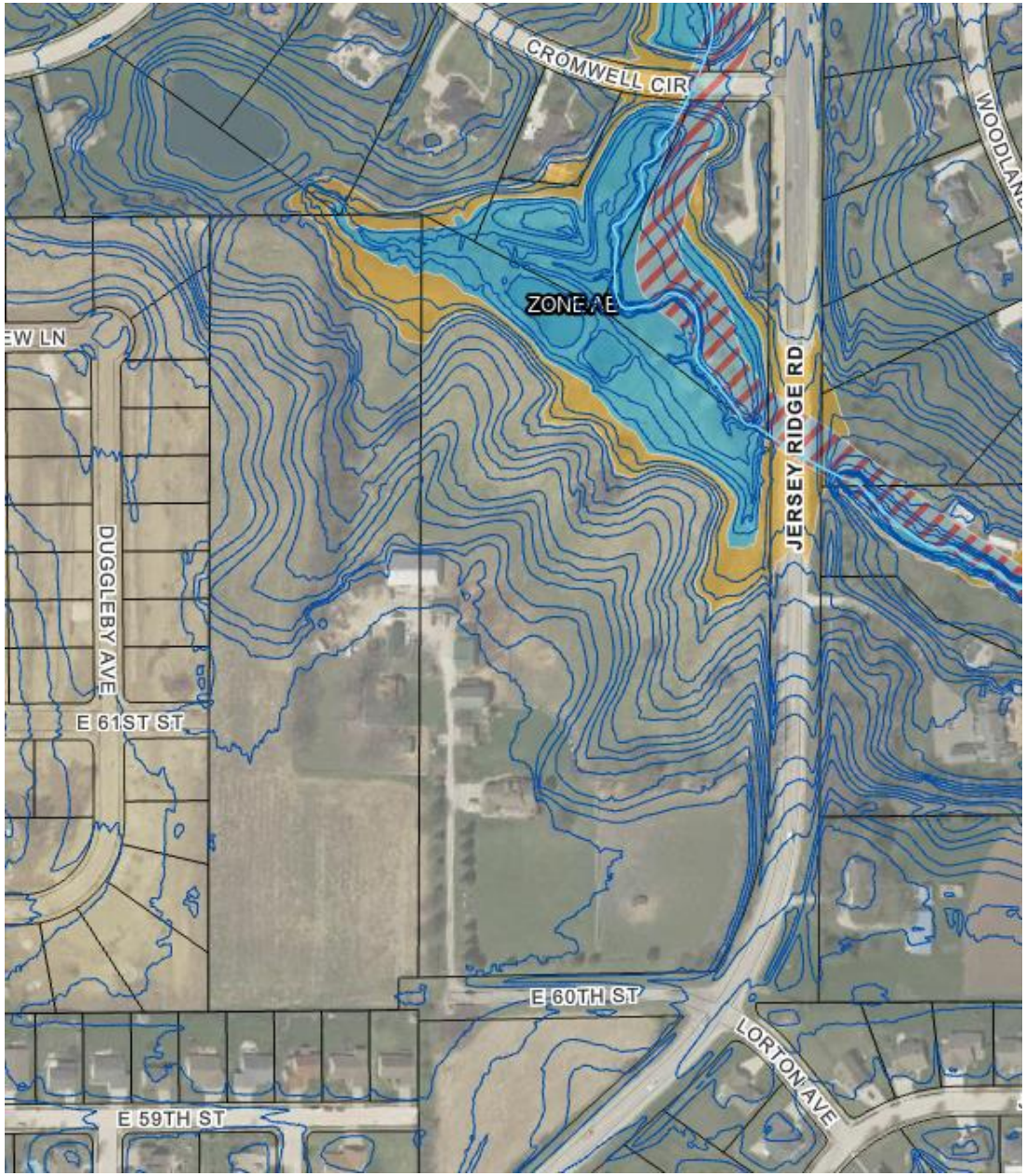
DEVELOPER
SPLENDOR HOMES, LLC
3885 KENSINGTON COURT
BETTENDORF, IOWA 52722

SHEET NO. 2 OF 2

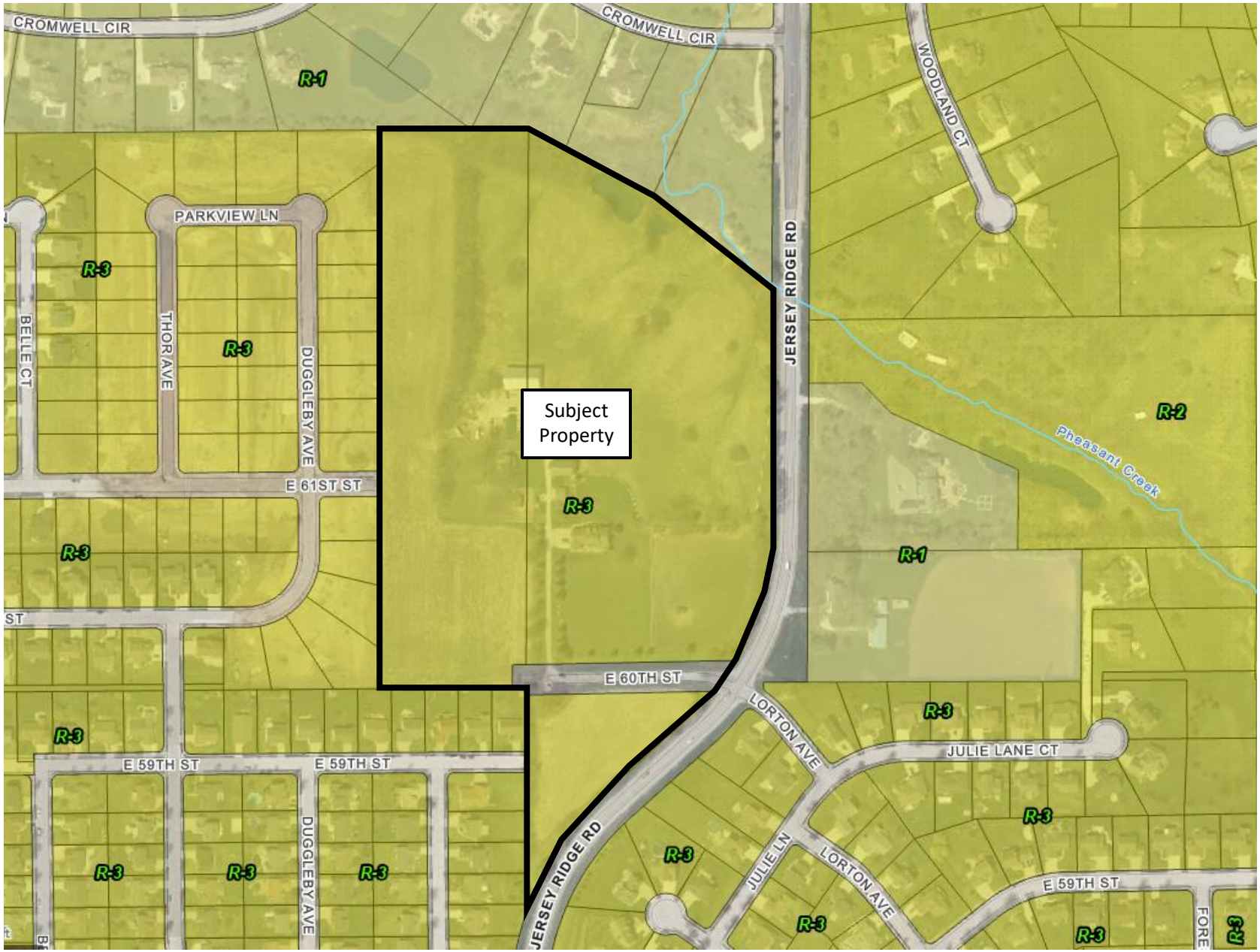
# Case P23-02: Splendor Estates
# Vicinity Map



# Case P23-02: Splendor Estates
# Flood & Elevation Map



# Case P23-02 : Splendor Estates
# Zoning Map



# Case P23-02 : Splendor Estates
# Future Land Use Map






1200 E 46th Street
Davenport, Iowa 52807
(563) 326-6198
Planning@davenportiowa.com

**Complete application can be emailed to planning@davenportiowa.com**

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

**Applicant (Primary Contact)**
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

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

**Zoning Board of Adjustment**
Zoning Appeal
Special Use
Hardship Variance

**Design Review Board**
Design Approval
Demolition Request in the Downtown
Demolition Request in the Village of East Davenport

**Historic Preservation Commission**
Certificate of Appropriateness
Landmark Nomination
Demolition Request

**Administrative**
Administrative Exception
Health Services and Congregate Living Permit

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

Property Location:

Total Land Area:
Total Number of Lots:
Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

**Submittal Requirements:**

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

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

Property Location:

Total Land Area:
Total Number of Lots:
Linear Feet of Streets Added:
Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

**Submittal Requirements:**

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

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

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

(2) Plan and Zoning Commission's consideration of the proposed preliminary plat:
- Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the proposed preliminary plat:
- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

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

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

(2) Plan and Zoning Commission's consideration of the proposed final plat:
- Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

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

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

Petitioner: V. Rao Ramavaram Date:
By typing your name, you acknowledge and agree to the aforementioned procedure and requirements.

Received by: Date:
Planning staff

Date of Plan and Zoning Commission Public Hearing:

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

**Authorization to Act as Applicant**

I, authorize
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the property located at

_____

_____
Signature(s)

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

This day of 20 _____
Form of Identification

_____
Notary Public

My Commission Expires:

City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **7/18/2023**

Subject:
Case F23-08: Request of Johnson School Properties LLC for a final plat of Johnson School Homes. The 3-lot subdivision is located at 1730 Wilkes Avenue on 2.5 acres. [Ward 4]

Recommendation:
Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F23-08 to the City Council with a recommendation for approval subject to the listed conditions:

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

Conditions:
1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.

Background:
**Discussion**
Johnson School is a locally listed historic landmark, which was designed by Davenport's most prominent architectural firm, Clausen and Clausen. The school occupies an entire city block. Since the school closed in 2004, the building has been used for commercial purposes.

The owners submitted a final plat to subdivide Johnson School from the larger undeveloped land on the southern half of the block. This will establish two new buildable lots, each comprising approximately .45 acres. The school and parking lot will be on a separate 1.56 acre parcel abutting Locust Street.

**Comprehensive Plan:**
1. Within Existing Urban Service Area: Yes
2. Within Urban Service Area 2035: Yes

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

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.
The proposed Final Plat complies with the Davenport +2035 proposed land use section.

**Zoning:**
The subject property is zoned **C-T Commercial Transitional District**. This district is intended to accommodate low intensity limited office, service, and retail uses that may serve as a transition between residential areas and more intensely developed commercial or light industrial areas of the City. Low intensity mixed-use is allowed.

**Technical Review:**

1. Zoning: The proposed lots comply with commercial district dimensional standards.
2. Streets: No new streets are proposed. Lot 1 shall not take access from W. Locust Street.
3. Storm Water: Stormwater detention and water quality treatment will not be impacted.
4. Sanitary Sewer: There is existing sanitary sewer available along Howell Street, Wilkes Avenue, and West 17th Street.
5. Other Utilities: Other normal utility services are available.
6. Parks/Open Space: There are no impacts to parks/open space

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

ATTACHMENTS:

| | Type | Description |
|---|---|---|
| 🗋 | Backup Material | Final Plat-Johnson School Homes |
| 🗋 | Backup Material | Application |
| 🗋 | Backup Material | Zoning & Future Land Use Map |

Staff Workflow Reviewers

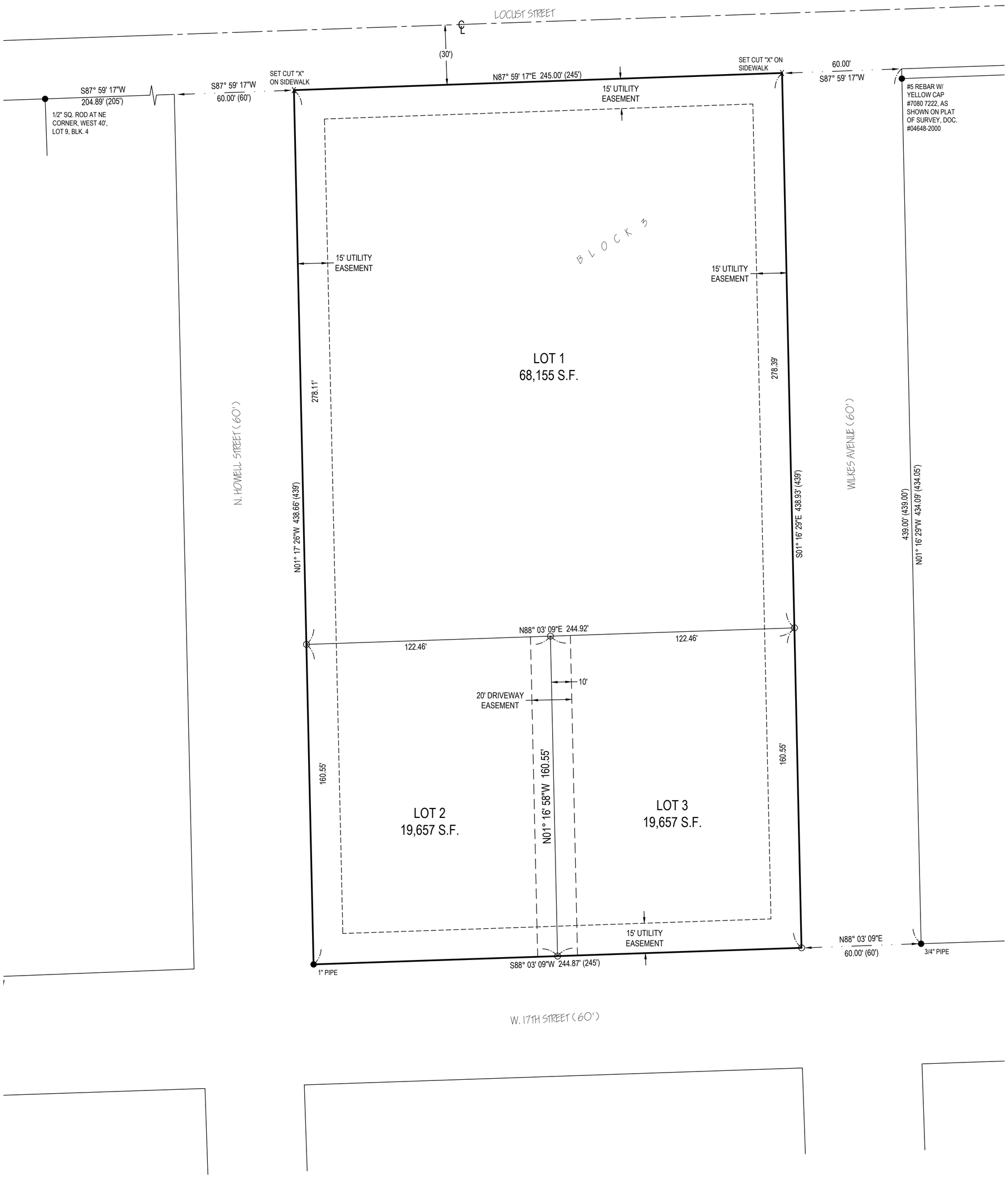
REVIEWERS:

| Department | Reviewer | Action | Date |
|---|---|---|---|
| Community Planning & Economic Development | Berkley, Laura | Approved | 7/14/2023 - 12:25 PM |

FINAL PLAT

# JOHNSON SCHOOL HOMES

BEING A REPLAT OF BLOCK 3 IN FAIR GROUND ADDITION TO THE CITY OF DAVENPORT, IOWA, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M. SCOTT COUNTY, IOWA.




## PLAT INFORMATION

1. Owner:
   Johnson School Properties, LLC
   5861 Emily Road
   Bettendorf, Ia
2. Engineer:
   Townsend Engineering
   2224 East 12th Street
   Davenport, Iowa 52803
   Ph: (563) 386-4236
3. Surveyor:
   Jerry D. Rogers
   2224 East 12th Street
   Davenport, Iowa 52803
   Ph: (563) 386-4236
4. Attorney:
   Michael Gorsline
   5119 Utica Ridge Road
   Davenport, Ia 52807
   (563) 386-4236

THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE US STATE PLANE COORDINATE SYSTEM, IOWA SOUTH ZONE (1402) GEOID 12A, NAD 83 (2011) EPOCH 2010.00.

LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED = ●
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 = ○
BOUNDARY LINE =
FENCE LINE = -x-x-x-x-x-
EASEMENT LINE = — — — — —
SETBACK LINE= —·—·—·—·—
LOT LINE= —·—·—·—·—

N
W E
S

GRAPHIC SCALE
30 0 20 30
( IN FEET )
1" = 30' (24x36)

NOTES:

1. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
3. COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
4. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
5. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.
6. BLANKET EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
7. THE SUBJECT PROPERTY IS ZONED C-T, COMMERCIAL TRANSITIONAL District. THE FOLLOWING SETBACKS APPLY AT THE TIME OF RECORDING:
   FRONT: BUILD TO ZONE OF 0' TO 20'
   INTERIOR SIDE: NONE, UNLESS ABUTTING A 'R' DISTRICT THEN 20'
   CORNER SIDE: BUILD TO ZONE OF 0' TO 15'
   REAR: 15'; UNLESS ABUTTING A 'R' DISTRICT THEN 25' OR 20% OF LOT DEPTH, WHICHEVER IS LESS.
   SETBACKS ARE SUBJECT TO CHANGE.
8. NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAP #19163C0365G EFFECTIVE DATE MARCH 23, 2021.
9. NO SITE DEVELOPMENT IS PROPOSED WITH THIS SUBDIVISION.
10. STORMWATER DETENTION AND WATER QUALITY TREATMENT WILL NOT BE REQUIRED FOR THIS SUBDIVISION BUT WILL BE REQUIRED UPON FURTHER DEVELOPMENT OF THE PROPERTY.
11. ALL MONUMENTS WILL SHALL BE PLACED WITHIN ONE YEAR OF THE RECORDING DATE OF THIS FINAL PLAT.
12. LOT 1 SHALL NOT HAVE DIRECT ACCESS TO LOCUST STREET.
13. LOTS 1 - 16 IN BLOCK 3 OF FAIR GROUND ADDITION ARE NOT INDIVIDUALLY VIABLE LOTS PER CURRENT CITY OF DAVENPORT ZONING ORDINANCE AND SHALL BE NULL AS OF RECORDING OF THIS SUBDIVISION.

APPROVAL SIGNATURES:

MAYOR DATE:

CITY CLERK DATE:

CHAIRMAN PLAN & ZONE DATE:

CENTURY LINK DATE:

IOWA - AMERICAN WATER COMPANY DATE:

MEDIACOM DATE:

MIDAMERICAN ENERGY DATE:
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

METRONET DATE:

LICENSED LAND SURVEYOR
JERRY D. ROGERS
8860
IOWA

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.

JERRY D. ROGERS Date
Iowa License Number: 8860
My license renewal date is December 31, 2023
Pages or sheets covered by this seal: 1


TOWNSEND ENGINEERING
CIVIL ○ STRUCTURAL ○ LAND DEVELOPMENT
2224 East 12th Street, Davenport, IA 52803
563 386.4236 office 386.4231 fax


DATE: 6/6/2023
DRAWN BY: KLC
CHECKED BY: JDR
LOCATION: S:\LANG-LUCKY

| NO. | REVISIONS: DESCRIPTION | DATE |
|---|---|---|
| 1 | CITY REVIEW | 7/6/23 |
| | | |
| | | |
| | | |

PROJECT
FINAL PLAT
JOHNSON SCHOOL HOMES
DAVENPORT, IOWA

DEVELOPER
JOHNSON SCHOOL PROPERTIES, LLC
5861 EMILY ROAD
BETTENDORF, IOWA 52722

SHEET NO.
1
OF
1




1200 E 46th Street
Davenport, Iowa 52807
(563) 326-6198
Planning@davenportiowa.com

**Complete application can be emailed to planning@davenportiowa.com**

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

**Applicant (Primary Contact)**
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

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

**Zoning Board of Adjustment**
Zoning Appeal
Special Use
Hardship Variance

**Design Review Board**
Design Approval
Demolition Request in the Downtown
Demolition Request in the Village of East Davenport

**Historic Preservation Commission**
Certificate of Appropriateness
Landmark Nomination
Demolition Request

**Administrative**
Administrative Exception
Health Services and Congregate Living Permit

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

Property Location:

Total Land Area:
Total Number of Lots:
Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

**Submittal Requirements:**

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

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

Property Location:

Total Land Area:
Total Number of Lots:
Linear Feet of Streets Added:
Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

**Submittal Requirements:**

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

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

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

(2) Plan and Zoning Commission's consideration of the proposed preliminary plat:
- Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the proposed preliminary plat:
- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

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

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

(2) Plan and Zoning Commission's consideration of the proposed final plat:
- Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

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

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

Petitioner: Lucky Lang Sr. Date:
By typing your name, you acknowledge and agree to the aforementioned procedure and requirements.

Received by: Date:
Planning staff

Date of Plan and Zoning Commission Public Hearing:

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

**Authorization to Act as Applicant**

I, authorize
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the property located at

_____

_____
Signature(s)

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

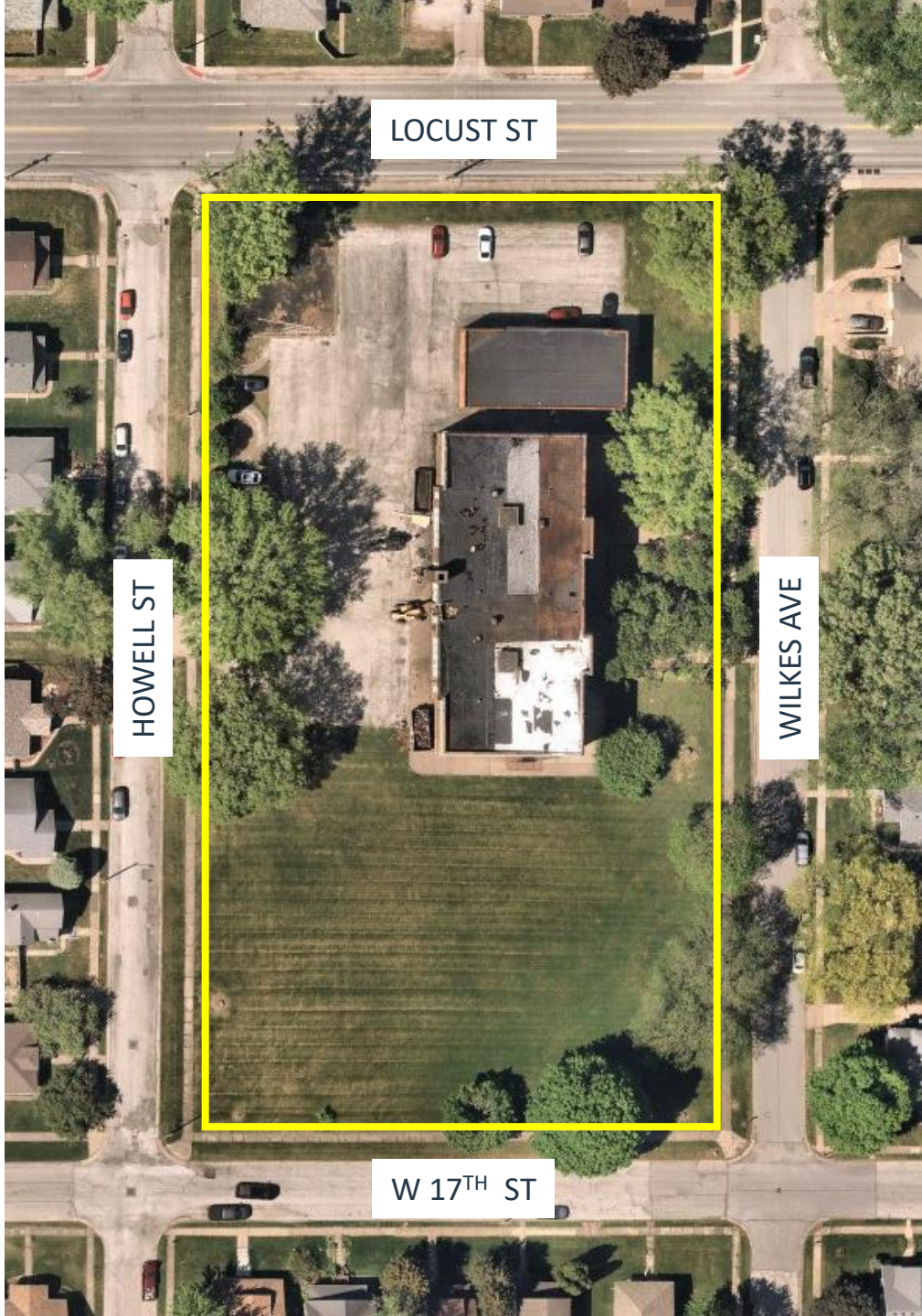
This day of 20 _____
Form of Identification

_____
Notary Public

My Commission Expires:

# Vicinity Map



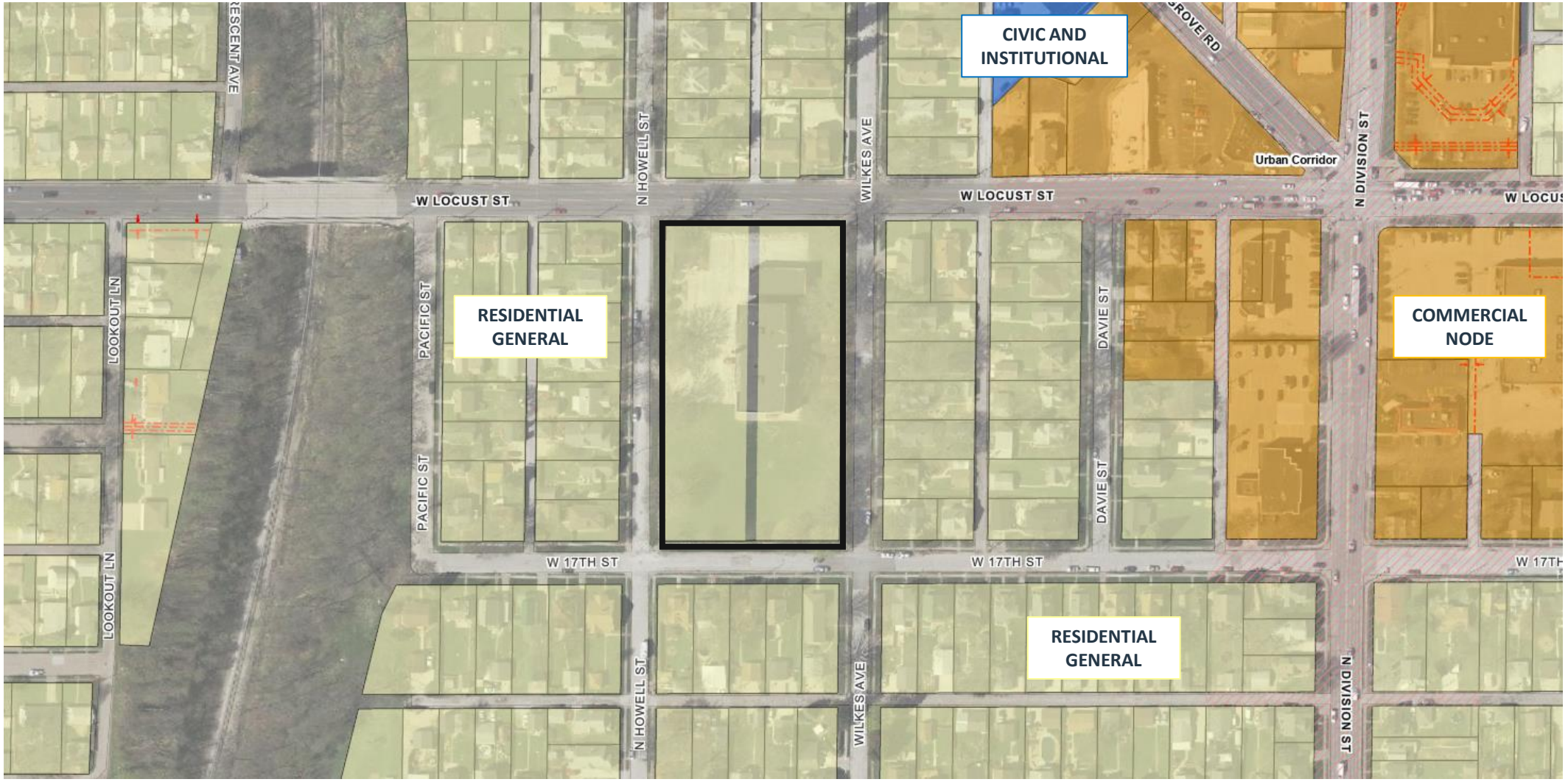
# Zoning Map

DAVENPORT
IOWA | USA



# Future Land Use Map

DAVENPORT
IOWA | USA



City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **7/18/2023**

Subject:
Case F23-09: Request of Shamrock Properties LC for a final plat of Tralee Farms. The 2-lot subdivision comprises 104.57 acres and is bounded by Veterans Memorial Parkway, Eastern Avenue, Interstate 80, and Jersey Ridge Road. [Ward 8]

Recommendation:
Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F23-09 to the City Council with a recommendation for approval subject to the listed conditions:

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

Conditions:
1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. The following note shall be added to the plat: "No further subdivision or development shall occur on Lot 2 until a preliminary plat has been submitted and approved."
4. The following note shall be added to the plat: "This Subdivision is subject to rezoning conditions in Ordinance 2023-28."
5. The following note shall be added to the plat: "Additional right-of-way shall be granted and dedicated to the City of Davenport, as required, for a proposed roundabout at Veterans Memorial Parkway and Eastern Avenue."
6. The Base Flood Elevation information shall be included along Pheasant Creek.

Background:
**Discussion:**
The purpose of the final plat is to facilitate the sale of commercially zoned property south of Veterans Memorial Parkway from the residentially zoned land to the north. Before and further subdivision or development can occur on Lot 2, a preliminary plat and traffic study will be required.

Public right-of-way will be dedicated to the City at the intersection of Eastern Avenue and Veterans Memorial Parkway for the future construction of a roundabout. Additional right-of-way will be dedicated along Eastern Avenue for street improvements. A second roundabout is required with this development, and will be addressed in a preliminary plat and future subdivisions. The timing of the roundabout installation will be indicated as part of the required traffic study.

Pheasant Creek spans from Interstate-80 south through Veterans Memorial Parkway. The floodway associated with the creek has been delineated.

**Comprehensive Plan:**

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

**Future Land Use Designation:**
The subject property is designated Residential General and Open Space and Public Land in the Davenport +2035 Land Use Plan.

1. **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.
2. **Open Space / Public Land (OS):** Includes undeveloped open space, natural areas, floodplains and wetlands that may be or may not be planned for future park and recreation development.
3. **Commercial Node (CN):** Clusters of generally more intense uses found either along existing Urban Corridors or along or at the intersection of major streets in newly developed areas. CN areas may contain commercial uses somewhat more intense than uses found elsewhere on Urban Corridors, as well as higher density residential uses and office and service businesses. CN should serve a population of about 5000 people within 1/2 mile. Ideally, CN areas should be architecturally integrated, and designed to serve all modes of transportation. Pedestrian connections to the neighborhoods they serve are important. Therefore, master planning and customized zoning provisions for new CN areas should occur before development or redevelopment occurs.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.
The proposed Final Plat complies with the Davenport +2035 proposed land use section.

**Zoning:**
City Council adopted Ordinance No. 2023-28 on January 25, 2023 amending the property from S-AG Agricultural District to R-1 Single-Family Residential District (33 acres), R-4 Single-Family and Two-Family Residential District (20 acres), R-MF Multi-Family Residential District (35 acres), and C-2 Corridor Commercial District (16 acres).

The following conditions apply to the subject property:
1. No lot shall be platted to contain more than one zoning district.
2. A traffic study is required. Additional traffic safety measures may be required as development occurs.
3. Eastern Avenue shall be extended to the south property line of 7219 Eastern Avenue. Provide a minimum of one street connection to the subject property from Eastern Avenue.
4. The developer shall install a roundabout on Veterans Memorial Parkway located midway between the east and west boundaries of the subject property.
5. Right-of-way shall be dedicated, as determined by the City of Davenport, for the purpose of constructing a roundabout at the intersection of Eastern Avenue and Veterans Memorial Parkway.
6. A landscape buffer yard shall be installed in accordance with Section 17.11.080 of the Davenport Zoning Ordinance along the south lot line, where abutting property zoned R-I Single-Family Residential District.

7. Provide a 40-foot setback along the north lot line, where abutting Interstate-80.
8. A minimum of .5 acres shall be reserved as a pocket park within the western half of the RMF Multi-Family Residential District.
9. The principal use "Billboard" shall be prohibited on property zoned C-2 Corridor CommercialDistrict.10. The maximum building height in the C-2 District shall be 35 feet.

The 33 acres east of Pheasant Creek is zoned **R-1 Single-Family Residential District**. This district is intended to accommodate the lowest-density single-family neighborhoods within the City of Davenport, exhibiting a predominantly semi-suburban development pattern of large lots and generous yards.

The northwest 20 acres of land is zoned **R-4 Single-Family and Two-Family Residential District**. This district is intended to accommodate residential neighborhoods in the City of Davenport consisting of single-family and two-family homes in a dense urban development pattern. The R-4District may also serve as a transitional district between Davenport's single-family and two-family neighborhoods and more intense uses within the City. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4 District.

The 35 acres of land north of Veterans Memorial Parkway, from Eastern Avenue to Pheasant Creek is zoned **R-MF Multi-Family Residential District**. This district is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types including semi-detached dwellings, two-family dwellings, townhomes and multi-family dwellings. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-MF District.

The 16 acres of property south of Veterans Memorial Parkway is zoned **C-2 Corridor Commercial District**. This district is intended to address the commercial corridors that are primarily oriented toward a mix of retail, personal service, and office uses along arterial streets and collector streets adjacent to arterials streets in the City. The C-2 District accommodates auto-oriented development – both individual businesses and retail centers – and mixed-use development, with the intent of improving the pedestrian environment along Davenport's commercial corridors.

**Technical Review:**

1. Zoning: The final plat causes Lot 2 to be split zoned R-1 Single-Family Residential District, R-4 Single-Family and Two-Family Residential District, and R-MF Multi-Family Residential District. Since the purpose of this plat is to facilitate the sale of the commercial land south of Veterans Memorial Parkway, Lot 2 will be further subdivided at a later date as development occurs. Subsequent subdivisions will place each zoning district on a separate lot. No further subdivision or development can occur on Lot 2 until a preliminary plat has been submitted and approved.
2. Streets: A total of 1.02 acres of land will be dedicated to the City for the purpose of constructing a roundabout at the intersection of Eastern Avenue and Veterans Memorial Parkway. The rezoning condition to install a roundabout on Veterans Memorial Parkway located midway between the east and west boundaries of the subject property is referenced on the plat. However, the right-of-way associated with this roundabout will be dedicated as part of a future plat when development warrants. A traffic study is required before development occurs.
3. Storm Water: Stormwater detention and water quality treatment are required upon

development. Detention and drainage easements will be required in future subdivisions.

4. Sanitary Sewer: Sanitary sewer will be required to be extended with development.
5. Other Utilities: Other normal utility services are available.
6. Parks/Open Space: Upon development, Lot 2 is required to provide a minimum .5 acres to be reserved for a pocket park.

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

ATTACHMENTS:

| | Type | Description |
|---|---|---|
| 🗋 | Backup Material | Final Plat-Tralee Farms |
| 🗋 | Backup Material | Zoning & Future Land Use Map |
| 🗋 | Backup Material | Application |

Staff Workflow Reviewers

REVIEWERS:

| Department | Reviewer | Action | Date |
|---|---|---|---|
| Community Planning & Economic Development | Werderitch, Matt | Approved | 7/14/2023 - 4:25 PM |

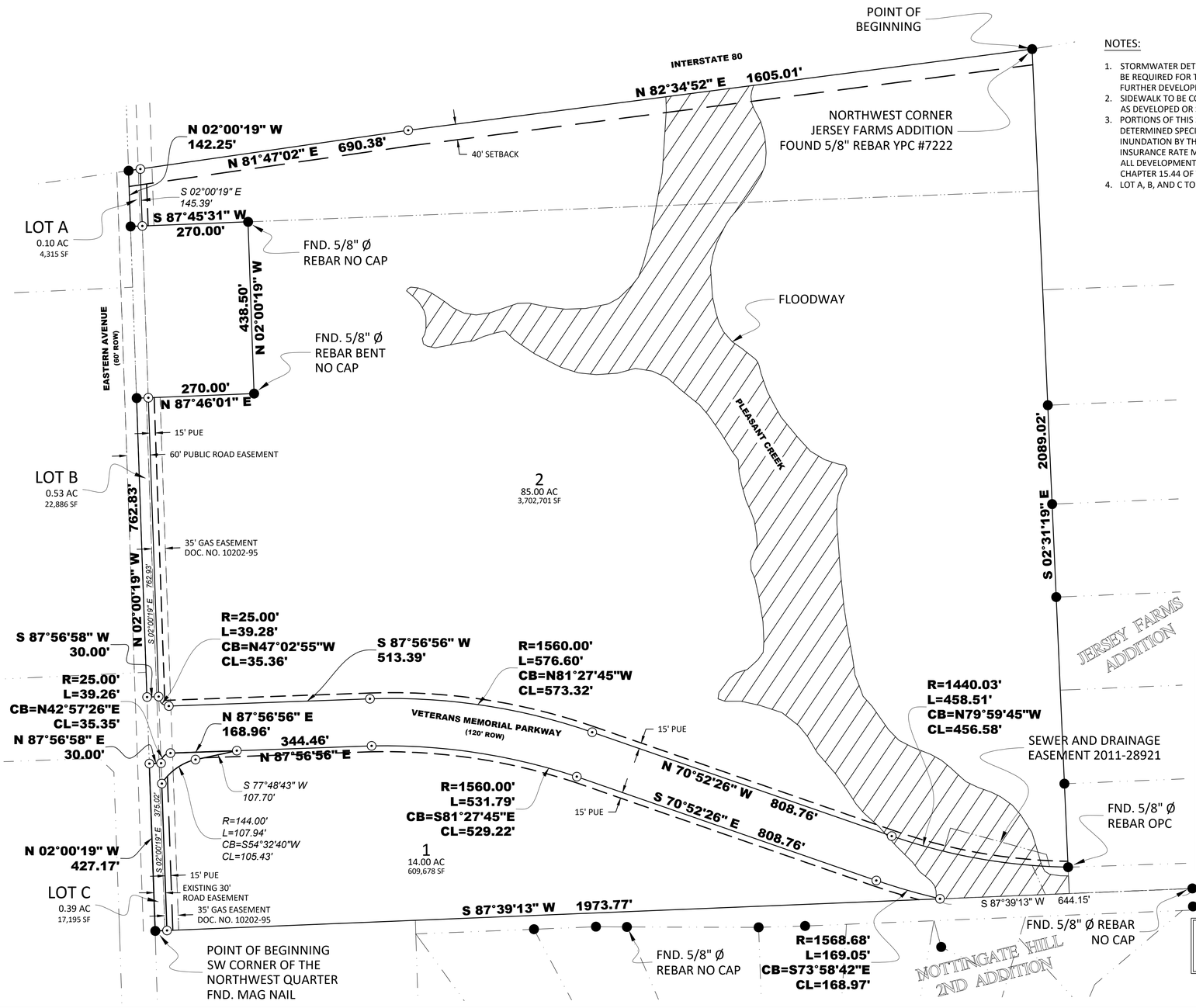
# TRALEE FARMS

## FINAL PLAT

### CITY OF DAVENPORT, IOWA

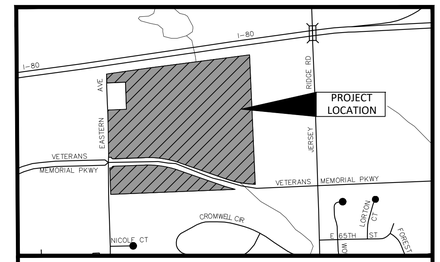
| CITY APPROVALS |
|---|
| CITY OF DAVENPORT |
| BY: _____ |
| DATE: _____ ATTEST: _____ |
| CITY PLAN & ZONE COMMISSION |
| BY: _____ DATE |

| FOR RECORDER'S USE ONLY | RECORDER'S INDEX |
|---|---|
| | COUNTY: SCOTT |
| | SECTION: 6-78-4 |
| | QUARTER SECTION: NW1-4 - NW1/4 |
| | CITY: DAVENPORT |
| | SUBDIVISION: NA |
| | BLOCK: NA |
| | LOT(S): NA |
| | PROPRIETOR: SHAMROCK PROPERTIES LC |
| | REQUESTED BY: HIGH PROPERTIES |
| | PREPARED BY: AXIOM CONSULTANTS, LLC, 60 E. Court St. Unit 3 Iowa City, IA 52240 - PH# 319.519.6220 |




NOTES:

1. STORMWATER DETENTION AND WATER QUALITY TREATMENT WILL NOT BE REQUIRED FOR THIS SUBDIVISION, BUT WILL BE REQUIRED UPON FURTHER DEVELOPMENT OF THE PROPERTY.
2. SIDEWALK TO BE CONSTRUCTED ALONG RIGHT-OF-WAY OF ALL STREETS AS DEVELOPED OR SO ORDERED BY THE THE CITY.
3. PORTIONS OF THIS SUBDIVISION ARE LOCATED WITH THE FEMA DETERMINED SPECIAL SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAP 19163C0360G, EFFECTIVE DATE MARCH 23, 2021. ALL DEVELOPMENT WITHIN THE SFHA IS SUBJECT TO REGULATIONS IN CHAPTER 15.44 OF THE DAVENPORT MUNICIPAL CODE.
4. LOT A, B, AND C TO BE DEDICATED TO THE CITY FOR PUBLIC RIGHT OF WAY




**LOCATION MAP - NOT TO SCALE**

## LEGAL DESCRIPTION

Part of the Northwest Quarter of Section 6, Township 78 North, Range 4 East of the 5th P.M., being more particularly described as follows:

Beginning at the Southwest Corner of the Northwest Corner of said Section 6; thence along the West line of the Northwest Quarter N02°00'19"W, 427.17 feet to the South Right-of-Way line of Veterans Memorial Parkway; thence along said South line N87°56'58"E, 30.00 feet; thence 39.26 feet along a 25.00 foot radius curve concave southeasterly (chord N42°57'26"E, 35.35 feet); thence along said south line N87°56'56"E, 513.42 feet; thence 531.79 feet along a 1,560 foot radius curve concave southwesterly (chord S81°27'45"E, 529.22 feet); thence along said South line S70°52'26"E, 808.76 feet; thence 169.05 feet along a 1,568.68 foot radius curve concave northeasterly (chord S73°58'42"E, 168.97 feet) to the South line of the Northwest Quarter; thence along said South line S87°39'13"W, 2,003.77 feet to the Point of Beginning.

Said parcel contains 14.39 acres includes 0.29 acres of public road easement and is subject to easements and other restrictions of record.

AND

Part of the Northwest Quarter of Section 6, Township 78 North, Range 4 East of the 5th P.M., being more particularly described as follows:

Beginning at Northwest corner of Jersey Farms Addition; thence along the West line of the Jersey Farms Addition S02°31'19"E, 2,089.02 feet to the North Right-of-Way line of Veterans Memorial Parkway; thence along said North line 458.51 feet along a 1,440.03 foot radius curve concave northeasterly (chord N79°59'45"W 456.58 feet); thence along said North line N70°52'26"W, 808.76 feet; thence along said North line 576.60 feet along a 1,560.00 foot radius curve concave southwesterly (chord N81°27'45"W, 573.32 feet); thence along said North line S87°56'56"W, 513.39 feet; thence along said North line 39.28 feet along a 25.00 foot radius curve concave northwesterly (chord N47°02'55"W, 35.36 feet); thence along said North line S87°56'58"W, 30.00 feet to the West line of the Northwest Quarter; thence along said West line N02°00'19"W 762.83 feet; thence N87°46'01"E, 300.00 feet; thence N02°00'19"W, 438.50 feet; thence S87°45'31"W, 300.00 feet to the West line of the Northwest Quarter; thence along said West line N02°00'19"W, 142.25 feet to the South Right-of-Way line of Interstate 80; thence along said South line N81°47'02"E, 720.56 feet; thence along said South line N82°34'52"E, 1,605.01 feet to the Point of Beginning.

Said parcel contains 85.63 acres includes 0.63 acres of public road easement and is subject to easements and other restrictions of record.

| UTILITIES APPROVALS | |
|---|---|
| CENTURYLINK | DATE |
| MEDIACOM | DATE |
| IOWA AMERICAN WATER COMPANY | DATE |
| MIDAMERICAN ENERGY<br>APPROVE SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN | DATE |
| METRONET | DATE |

| LEGEND | |
|---|---|
| ⊙ | SET 3/4" Ø PIPE OPC #19828 |
| ● | FOUND 5/8" Ø REBAR OR AS LABELED |
| OPC | ORANGE PLASTIC CAP |
| YPC | YELLOW PLASTIC CAP |
| ——— | PROPOSED BOUNDARY |
| ——— | EXISTING PROPERTY LINE |
| (R) | PREVIOUSLY RECORDED AS |

OWNER/SUBDIVIDER:
SHAMROCK PROPERTIES LC
1910 E KIMBERLY ROAD
DAVENPORT, IA 52807

PROFESSIONAL LAND SURVEYOR
BRADLEY R. GEATER
19828
IOWA

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.

DRAFT

BRADLEY R. GEATER, P.L.S., P.E. DATE
LICENSE NUMBER 19828.
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023.
PAGES OR SHEETS COVERED BY THIS SEAL: THIS PLAT


ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

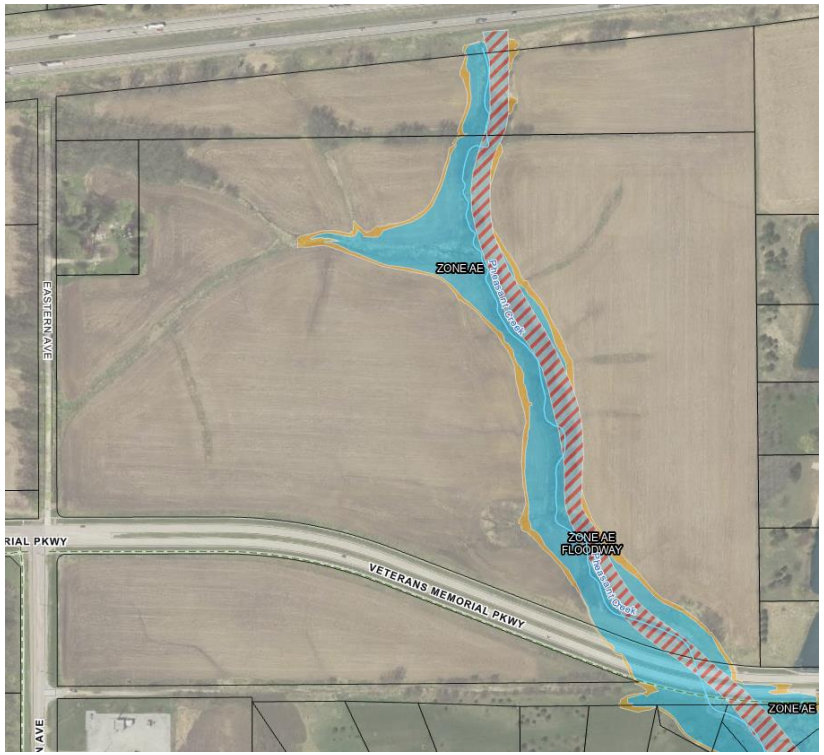

0 75 150
1" = 150'

DRAWING LOG

| REV | DESCRIPTION OF CHANGES | DATE |
|---|---|---|

PROJECT NAME: TRALEE FARMS PART 1
CLIENT NAME: HIGH PROPERTIES
SHEET NAME: FINAL PLAT
DESIGN PROFESSIONAL: BRG
PROJECT NO.: 210127
SHEET NUMBER: 1.0

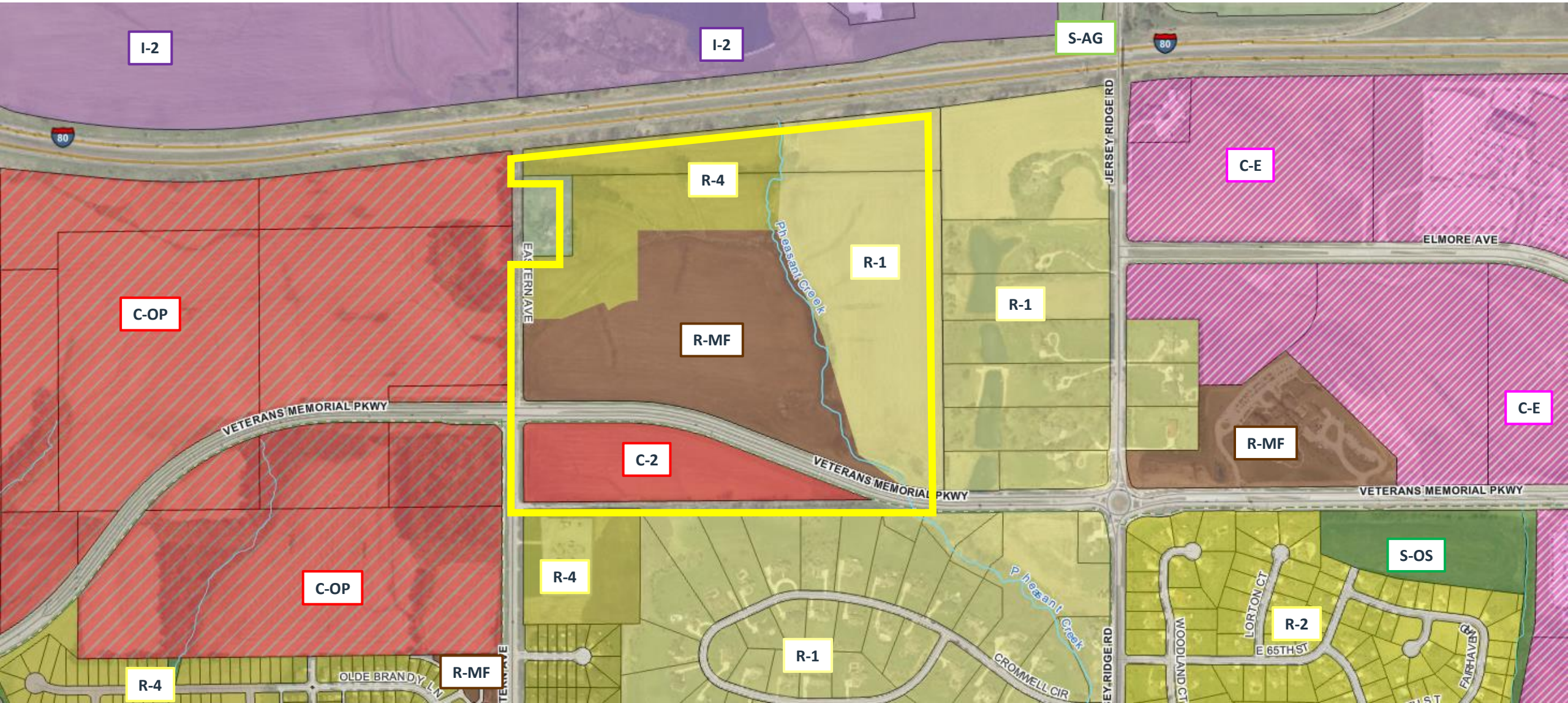
# Vicinity Map




Pheasant Creek Floodplain

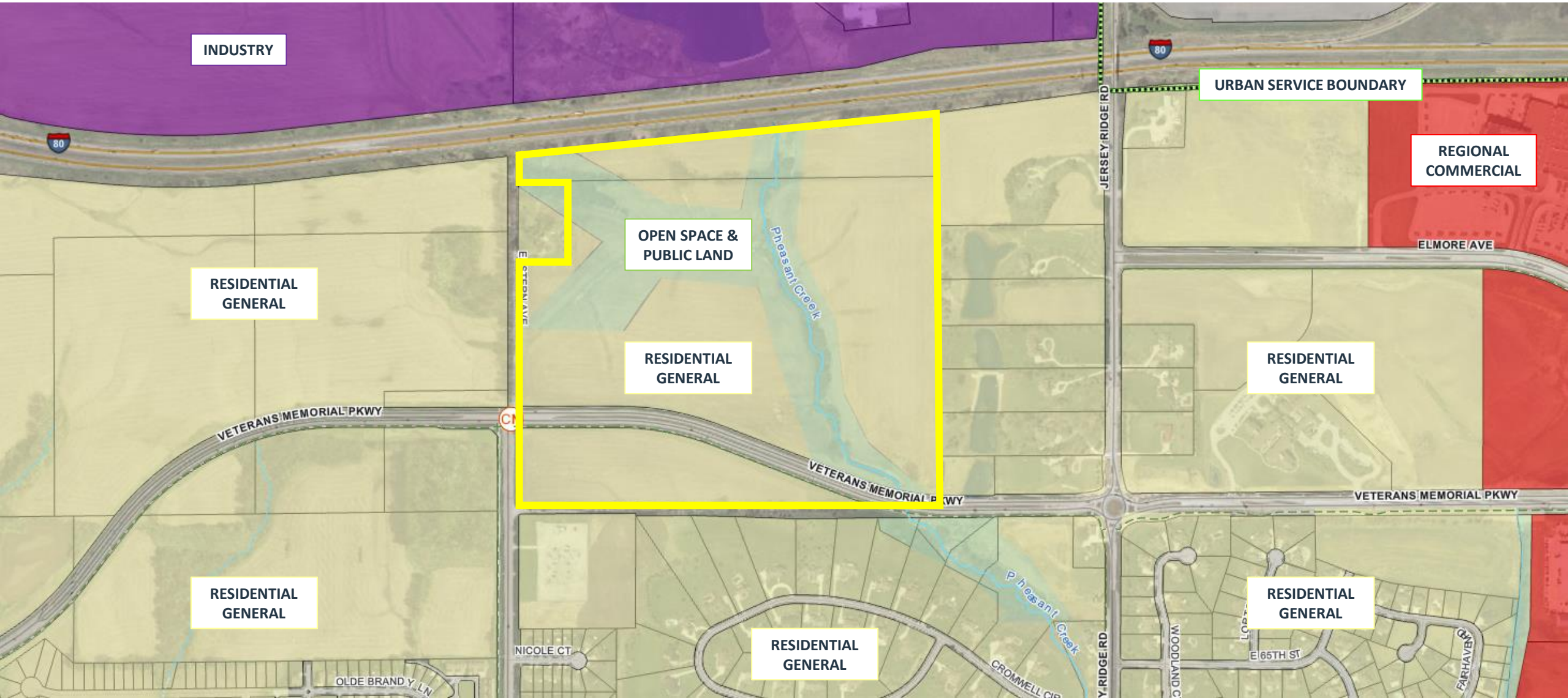
# Zoning Map

DAVENPORT
IOWA | USA



# Future Land Use Map

DAVENPORT
IOWA | USA



**CITY OF DAVENPORT**
Development & Neighborhood Services – Planning
1200 W. 46th St
Davenport, IA 52807

**Office** 563.326.6198
planning@davenportiowa.com

**APPLICATION FOR**

# SUBDIVISON PLAT

(**LAN**D DIVISION)

| | | |
|---|---|---|
| SUBDIVISION NAME | | |
| LOCATION DESCRIPTION | | SUBMITTED |
| NUMBER OF LOTS BY USE TYPE | ACRES | STREETS ADDED |

***PLAT TYPE SUBMITTED***:

**PRELIMINARY PLAT:** §16.16 Requirements
**FINAL PLAT:** §16.20 Requirements

*PRELIMINARY PLAT REQUIREMENTS:*

Preliminary Plat
Contours (2') & Infrastructure (pre/post)

*FINAL PLAT REQUIREMENTS:*

Platting Certificates per §354.11 State Code
Final Plat

*GENERAL REQUIREMENTS:*

Authorization to Act as Applicant, if needed
Application Fee (REQUIRED)

| Subdivision Platting Fee Schedule | |
|---|---|
| **Number of Lots** | **Fee** |
| 1 lot to 10 lots | $400 plus $25/lot |
| 11 to 25 lots | $700 plus $25/lot |
| 26 or more lots | $1,000 plus $25/lot |

*Submit this form, and any questions, to DNS Planning Division at planning@davenportiowa.com .*

***APPLICANT INFORMATION***

APPLICANT NAME

ADDRESS

CITY, STATE, ZIP

PHONE

SECONDARY PHONE

E-MAIL ADDRESS

***Acceptance of Applicant***

I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for all development review costs, including but not limited to a traffic study.

Print Applicant's Name

Applicant's Signature

Date

***DEVELOPMENT TEAM***

| ***Developer / Project Manager*** | | ***Engineer*** | |
|---|---|---|---|
| Address | | Address | |
| Phone | Secondary Phone | Phone | Secondary Phone |
| E-Mail Address | | E-Mail Address | |
| ***Owner*** | | ***Attorney*** | |
| Address | | Address | |
| Phone | Secondary Phone | Phone | Secondary Phone |
| E-Mail Address | | E-Mail Address | |

City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **7/18/2023**

Subject:
Election of Officers

Recommendation:
Elect a new Chairperson, Vice-Chairperson, and Secretary.

Background:
The Commission shall elect from its membership a Chairperson, Vice-Chairperson, and Secretary. The officers' duties shall be those described in the attached Bylaws. All positions shall hold office for a period of one year or until his/her successor is elected.

Current Officers
1. Chairperson: Robert Inghram
2. Vice-Chairperson: Barbara Maness
3. Secretary: David Tallman

ATTACHMENTS:

| | Type | Description |
|---|---|---|
| 🗋 | Backup Material | Plan & Zoning Commission Bylaws |

Staff Workflow Reviewers

REVIEWERS:

| Department | Reviewer | Action | Date |
|---|---|---|---|
| City Clerk | Berkley, Laura | Approved | 7/14/2023 - 12:36 PM |

# BYLAWS AND RULES OF PROCEDURE
# CITY PLAN AND ZONING COMMISSION
# DAVENPORT, IOWA

## UPDATED AND ADOPTED
## May 31, 2022

# 1 Officers

## 1.1 Officers

### 1.1.a Chairperson

1) The position of Chairperson is hereby established.
2) The Chairperson shall preside at all meetings of the Commission.
3) The Chairperson shall have general charge of the business of the Commission.
4) The Chairperson shall appoint all committees.
5) The Chairperson shall perform such other duties as are usually exercised by the Chairperson of a Commission or as specifically authorized by the Commission.

### 1.1.b Vice-Chairperson

1) The position of Vice-Chairperson is hereby established.
2) The Vice-Chairperson shall act in the capacity of Chairperson in the absence of the Chairperson.
3) In the event the office of Chairperson becomes vacant, the Vice-Chairperson shall succeed to this office for the unexpired term and the Commission shall elect a successor to the office of Vice-Chairperson for the unexpired term.

### 1.1.c Secretary

1) The position of Secretary is hereby established.
2) The Secretary shall attend all regular and special meetings and public hearings and shall call the roll of those members present.
3) The Secretary shall present a record of those meetings to the Commission.
4) The Secretary shall act in the capacity of Chairperson in the absence of the Chairperson and the Vice-Chairperson.

## 1.2 Election of Officers and Appointment of Committees

1.2.a Officers of the Commission shall be elected at the first regularly scheduled meeting of the Commission in July and shall hold office for one year or until their successors are elected.

1.2.b Any vacancy of a position may be filled at any Regular or Special Meeting after such vacancy.

1.2.c As needed, the Chairperson shall appoint committees and the chairperson of each.

## 2 Public Hearings

2.1 The Commission shall hold public hearings before consideration of Comprehensive Plan amendments, Zoning Ordinance text amendments, Zoning Maps amendments, or the vacation of Right-of-Way.

2.2 Notice of the time and place of the hearing will be given not less than 4 and no more than 20 days prior to such hearing by one publication in a newspaper of general circulation.

2.3 The notice procedures outlined in Section 17.14.020 of the Zoning Code shall be followed.

2.4 The public will be allowed to speak to any of the open petitions on the public hearing, with a maximum of five (5) minutes at the discretion of the Chair.

## 3 Meetings

3.1 Regular Meetings

3.1.a The monthly meetings of the Commission shall be held on the Tuesday preceding the first and third Wednesday of the month at 5:00 p.m.

3.1.b All Regular Meetings shall be held at City Hall unless otherwise specified.

3.1.c In the event that all elected officers should be absent or unable to attend to the duties of their office, the members of the Commission may, at any Meeting, appoint a Chairperson pro-tempore or a Secretary pro-tempore, who shall attend to all the duties of such office until such officer shall return or be able to attend to their duties.

3.2 Special Meetings

3.2.a Special Meetings of the Commission may be called by the Chairperson and held at any time or place fixed in the call with proper notice.

3.2.b Any three or more members of the Commission may request in writing to staff to call a Special Meeting.

3.3 Notice of Meetings

3.3.a The Staff shall file with the Deputy City Clerk the time and place of all Commission meetings, together with a copy of the Agenda and previous meeting minutes at least twenty-four hours in advance of the meeting.

3.3.b A copy of the agenda and minutes together with such additional material as the Staff deems appropriate shall be given to each member of the Commission.

3.4 Quorum

3.4.a Roll call of members shall start each Commission meeting.

3.4.b Fifty percent of the appointed membership shall constitute a quorum for the transaction of business at all Commission meetings.

3.4.c Without a quorum, no business will be transacted and no official action on any matter will take place.

3.5 Order of Business

Agenda

Public Hearing
1) Roll Call by Secretary
2) Report of Old Business
3) Report of New Business
4) Adjournment

Regular Meeting
1) Roll Call by Secretary
2) Report of City Council Activity
3) Secretary's Report
4) Comprehensive Plan Report
5) Zoning Activity Report
6) Subdivision Activity Report
7) Other Business
8) Future Business
9) Communications
10) Adjournment

3.6 Voting

3.6.a Voting will be roll call, called by the Secretary, and will be recorded by yeas and nays or present. A vote of Present will have the effect of a nay vote.

3.6.b Every member of the Commission, excluding the Chairperson, is required to cast a vote upon each motion. The Chairperson may vote upon a motion in the case of a tie occurs or to cause a tie to occur. If a tie occurs following the vote of the Chairperson, a negative

recommendation will be forwarded to the City Council.

3.6.c A member may abstain only if the member believe there is a conflict of interest as provided in Subsection 3.7.

3.6.d Members shall be physically present at the meeting in order to exercise their vote. Proxy voting, mail voting or telephone voting are prohibited. If deemed necessary (i.e. declared pandemic, health, etc.) the Chairperson may permit a virtual attendance and virtual voting on a temporary basis.

3.6.e The affirmative vote of a majority of those members voting shall be required for the exercise of powers or functions conferred or imposed upon the Commission, but less than a quorum of the members may meet and adjourn from time to time until a quorum is present.

3.7 Conflict of Interest

3.7.a A member of the Commission must abstain from participating in a matter before the Commission when the member has a conflict of interest or an appearance of impropriety.

3.7.b Conflict of interest shall mean a direct and personal interest in the outcome of the proceedings. An appearance of impropriety shall mean an apparent conflict of interest based on objective standards.

3.7.c A member of the Commission shall declare their conflict or appearance of impropriety as soon as the matter comes before the Commission for discussion or as soon thereafter as the member becomes aware of the appearance of impropriety or conflict. Thereafter, the member shall take no part in the discussion or note on the matter.

## 4 Meeting Attendance

4.1 Commission members are expected to attend all regular and special Committee and Commission meetings and public hearings of the Commission.

4.2 Prior to any scheduled Meeting, members shall notify the appropriate city Staff regarding any excused or anticipated absences.

4.3 Failure to attend meetings as outlined in Section 2.64.070 of the City Code may be subject to forfeiture of appointment.

## 5 Communications

5.1 Only the Chairperson shall speak, make statements, comment on social meeting, or issue news releases on behalf of the entire Commission pertaining to its

actions, attitudes and/or actions. Any member of the Commission may express their personal opinion on matters not before the Commission, provided their expressly state their comments are as a private citizen and not as a member of the Commission.

5.2 It is the policy of the Commission that members not attend private meetings whose principal purpose is to discuss business that is before the Commission, unless such attendance is approved by the Commission prior to the meeting.

5.3 Ex Parte means communication between one or more Commission members and a party or third person outside of the duly scheduled meetings on an issue pending before the Commission. Ex Parte communications should be avoided because they raise the issue of due process and fairness. In the event a situation arises where they occur, the member(s) shall place on the public record the sum and substance of the communication to enable interested persons to rebut the communications.

5.4 Any written communication to a Commission member(s) shall be reported and presented to the entire Commission and shall be included in the public record.

## 6 Duties

6.1 The duties of the Commission include:

6.1.a Review, advise, and make recommendations regarding revisions to the Comprehensive Plan.

6.1.b Review and make recommendations on subdivision plans and other development proposals to ensure that they are in conformance with the Comprehensive Plan of the City of Davenport and that the provisions of the Subdivision ordinance and fulfilled.

6.1.c Review and make recommendations to the City Council on the vacation of public rights-of-way of streets and alleys.

6.1.d Review and make recommendations to the City Council on proposed changes to the Zoning Ordinance, altering the map or text, in conformance with the Comprehensive Plan and City Code.

## 7 Committees

7.1 Executive Committee

7.1.a The Executive Committee is a standing committee of the Commission which consists or the Chairperson, Vice-Chairperson and Secretary.

7.1.b The duties of the Executive Committee are:

1) Annual review of the bylaws and make recommendations of any possible changes to the full Commission for consideration.

2) Consideration of items to be brought to the Commission as a whole which are not considered by any other committee in existence or appointed by the Chairperson.

7.2 Comprehensive Plan Committee

7.2.a The Comprehensive Plan Committee, being the whole Commission, is tasks with supporting the maintenance and implementation of the Comprehensive Plan of the City of Davenport.

7.2.b The Chairperson may appoint subcommittees to study particular issues if they choose to do so.

7.3 Special Committees

7.3.a Special Committees as may be deemed necessary or advisable by the Commission may be created from time to time by resolution of the Commission at any Meeting called for that purpose.

7.3.b The Chairperson of the Commission shall appoint one member of each Committees the Chairperson thereof, and the Committee shall meet at such times and places as directed by the Chairperson of the committee or at the regularly scheduled time and place of a particular committee meeting.

7.3.c The members of the Committees shall serve for one year or until their successors are appointed or in the case of Special Committees, until their work is completed. Any vacancy in a Committee shall be filled by the Chairperson of the Commission.

## 8 Staff

8.1 The Director of Development & Neighborhood Services or the designated representative shall serve as staff to the Commission.

8.2 The Staff shall be responsible for preparation of the Agenda and for the provision of all staff support and reports to the Commission and its Committees. The Staff shall provide to the Commission all reports pending on its upcoming agenda at least 24 hours prior to the scheduled meeting. Action may be deferred on any agenda item not meeting this requirement.

8.3 The Staff shall be responsible for the maintenance of all records, reports and correspondence.

## 9 New Commissioner Orientation and Training

9.1 Orientation

9.1.a Following appointment to the Commission and as soon as possible, new Commissioners shall attend an orientation session with the Commission Chair and Staff. At this meeting the following topics shall be among those covered.

- Duties of the Commission
- The Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, and Flood Damage Prevention Ordinance
- Meeting attendance
- Commission bylaws, including conflict of interest and ex-parte contact
- Commissioner decorum

9.1.b Staff will provide new Commissioners with links to relevant documents and training materials, or provide hard copies upon request.

9.2 Training

9.2.a Commissioners shall be offered the opportunity for training through invitations to webinars hosted by the Bi-State Regional Commission and other sources. The costs of attendance shall be the responsibility of the individual Commissioner, or through full or partial reimbursement by the City if funds are available.

## 10 Rules of Order

10.1 Parliamentary Procedure

10.1.a Roberts Rules of Order, Revised, will serve as a guide for the Commission meetings in all cases where these rules do not provide for the procedures to be followed.

10.2 Amendments

10.2.a The foregoing bylaws, or any part thereof, may be amended at Meeting of the Commission where not less than three days' notice has been given to all members of the Commission and a copy of the proposed amendment sent with the notice, providing, however, its shall require an affirmative note by the majority of the Commissioners present to make any amendment or change in the bylaws.

10.3 Delays in Processing

10.3.a Issues brought before the Commission for recommendation shall be considered in a timely manner. Any issue under consideration by the Commission or one of its Committees, which has been tabled, postponed or returned for additional supporting information shall be returned to the agenda of the appropriate body on or before its sixth meeting following the tabling, postponing or returning for additional information.

10.3.b Should the requested information not be submitted in the amount of time provided for above, the Commission or Committee may make a recommendation based on the information available or it may return the petition, request, etc. to the part submitting it for future resubmission after making a determination that the petition, request, etc. is incomplete and after listing the requisite information to complete it.