

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, JULY 17, 2018; 5:00 PM

CITY COUNCIL CHAMBERS

COMBINED PUBLIC HEARING & REGULAR MEETING

I. Next Public Hearing

- A. Public Hearing for Case No. REZ18-10 Request by Jessica Tuttle, Thompson Thrift Development Company, Inc. to rezone 24.27 acres, +/- located south of East 53rd Street west of the City of Bettendorf border from R-2(PUD), Low Density Residential District - Planned Unit Development and PDD, Planned Development District to R-5M(PUD), Medium Density Dwelling District, Planned Unit Development. [Ward 6]
- B. Public Hearing for Case No. REZ18-11, request by Kevin Koellner, Build to Suit, Inc. for the rezoning of 14.48 acres, +/-, located south of East 53rd Street west of the Bettendorf City Limits from R-2(PUD) Low Density Residential District Planned Unit Development to PDD, Planned Development District with a new Land Use Plan for the entire property. [Ward 6]

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Authority

III. Secretary's Report

- A. Consideration of the July 2, 2018 Plan and Zoning Commission meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

- i. Case No. REZ18-09: Request by Jerod Engler, McCarthy Bush Inc. to rezone 8.134 acres, more or less, of property located east of Utica Ridge Road and north of East 56th Street from C-O, Office Shop District to C-2, General Commercial District. [Ward 6]

B. New Business

- i. Case No. F18-09 being the request of O'Bros. LLC a final plat of Eastern Avenue Farms Fifth Addition located east of 61st Street 1/3 mile east of Eastern Avenue containing 47 residential lots on 18.39 acres, more or less. The property is zoned "R-2" Low Density Dwelling District.

VI. Subdivision Activity

A. Old Business

B. New Business

VII. Future Business

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

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

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

Date
7/17/2018

Subject:

Public Hearing for Case No. REZ18-10 Request by Jessica Tuttle, Thompson Thrift Development Company, Inc. to rezone 24.27 acres, +/- located south of East 53rd Street west of the City of Bettendorf border from R-2(PUD), Low Density Residential District - Planned Unit Development and PDD, Planned Development District to R-5M(PUD), Medium Density Dwelling District, Planned Unit Development. [Ward 6]

Recommendation:

Hold the Public Hearing

Relationship to Goals:

Welcoming Neighborhoods

Background:

Proposed use is a 294 unit apartment complex in 19 buildings. Development also includes a clubhouse and pool.

See attachments for additional information.

ATTACHMENTS:

Type	Description
▣ Backup Material	Staff Report
▣ Backup Material	Background Material Part 1
▣ Backup Material	Background Material Part 2

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	7/13/2018 - 12:07 PM



PLAN AND ZONING COMMISSION

Meeting Date: July 17, 2018
Request: Request to rezone 24.27 acres, more or less, of property located south of East 53rd Street immediately west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to R-5M(PUD) (Medium Density Dwelling District Planned Unit Development)
Case No.: REZ18-10
Applicant: Jessica Tuttle, Thompson Thrift Development Company, Inc.
Ward: Ward 6
Contact: Matthew G. Flynn, AICP
Senior Planning Manager
matt.flynn@ci.davenport.ia.us
563-888-2286

Recommendation:

There is no recommendation at this time, this is the public hearing.

Background:

History:

In 2011, the entire property was rezoned to PDD and R-2(PUD) for development that never materialized. The residential component was envisioned as a combination of single family dwellings and townhouses that would not exceed the R-2(PUD) maximum density of 5.23 units per acre. The three streets that terminate at the edges of this property were proposed to be continued and serve individual lots within the future development.

Proposal:

The requested zoning of R-5M(PUD) allows multifamily development at densities of up to 24.7 units per acre. In addition, a final development plan is necessary prior to any development taking place.

Developer proposes approximately 294 apartment units in 19 two story buildings. The development would be served by two private streets, taking access from 53rd Street only. No access is proposed to be taken from the three existing streets. The development would be gated, granting only restricted access to residents and their guests. Density has been computed at 11.15 units per acre; approximately 45% of the maximum allowed in the requested zoning classification.

See attachments for a preliminary site plan and additional information about the specific proposal.

The developer has submitted a final development plan for the property. The final development is presented as a preview item on this agenda. It cannot be approved without successful rezoning of the property to R-5M(PUD) as requested.

Site Characteristics:

Comprehensive Plan:

The property is designated RG and RC the Future Land Use Map and is within the Urban Service Area. The designations closely mirror the rezoning classifications of R-2(PUD) and PDD that took place in 2011.

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

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

Also see map attached to this report.

Existing Zoning:

See attached map. The property to the east is zoned R-2 Single Family Residence by the City of Bettendorf.

Technical Review:

A development of this magnitude will require extensive technical review. The Request for technical review has been distributed with a deadline of July 10. Additional comments will be submitted as part of the review of the final development plan. Those comments are due on July 20th.

A traffic study has been prepared and has been reviewed by City Staff. The traffic study indicates the need for signalization at Lakeview Parkway as well as deceleration lanes for both east and westbound traffic. The traffic study does not indicate the need for deceleration lanes at the eastern driveway. However, it is the opinion City staff that such lanes should be constructed as part of this development.

To date no additional comments have been received. A summary will be provided with the final staff report.

Discussion:

Will be presented with the final staff report.

Public Input:

Public Meeting: Two public meetings have been held, on May 24 and June 21. Approximately 65-70 people attended each meeting. The June 21 meeting was intended to address issues that arose at the first meeting. Those concerns included building elevations, density, access, and proximity of buildings to the property lines. The demand for a development of this type (top of the market apartments) was also questioned.

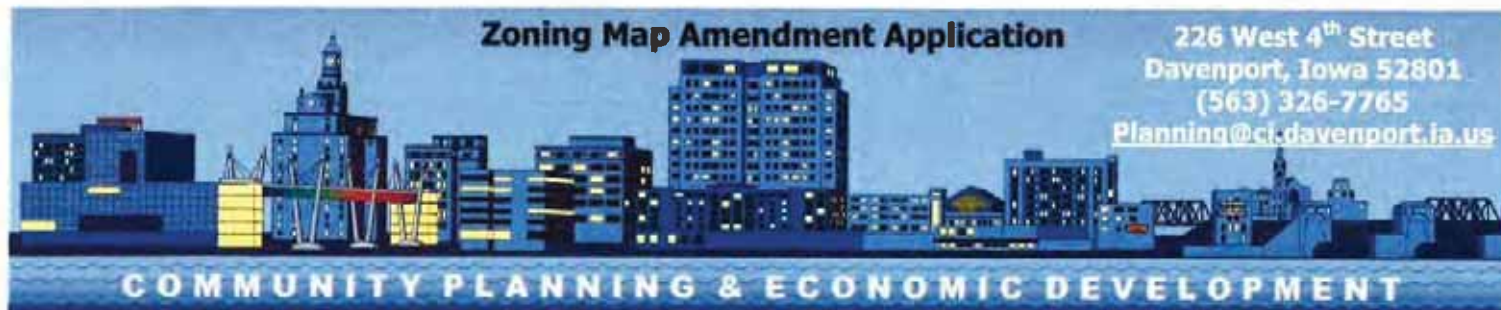
Signs Posted: 5 signs were posted on June 26.

Recommendation: To be presented with the final staff report.

Findings:

Conditions:

Final Recommendation:



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

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

Zoning Board of Adjustment

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

Design Review Board

- Certificate of Design Approval ☐
 Demolition Request in the Downtown ☐

Historic Preservation Commission

- Certificate of Appropriateness ☐
 Landmark Nomination ☐
 Demolition Request ☐

Administrative

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

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

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

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

Formal Procedure:

(1) Application:

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Public Notice for the Plan and Zoning Commission public hearing:

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

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

- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will hold a public hearing on the request. Subsequently, the Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

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

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

Applicant: Jessica Tuttle

Date: 06/19/2018

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

Received by:

Planning staff

Date:

Date of the Public Hearing:

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

Authorization to Act as Applicant

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

Sophie Foster

Signature(s)*

*Please note: original signature(s) required.

City of Davenport Neighborhood Meeting Guidelines

Purpose:

The purpose of requiring applicants to conduct neighborhood meetings is to offer an opportunity for both applicant and neighboring residents/property owners to share ideas, offer suggestions, and air concerns in advance of the formal public hearing process.

Procedure:

1. The neighborhood meeting should be held at least one week before the scheduled public hearing for the case.
2. It is the responsibility of the applicant to coordinate the meeting date, time and location. It is necessary to coordinate with the Ward Alderman and both Alderman at Large prior to scheduling the meeting. Please note that Wednesday evenings should be avoided due to conflicting with City Council meetings. The Case Manager will provide you a map and mailing list of surrounding property owners, neighborhood representatives, and the Ward Alderman and both Alderman at Large. The applicant is responsible for the cost of the mailing and facility rental, if any.
3. The neighborhood meeting notice should include the meeting date, location and time, the map provided by the City and the applicant's contact information in case someone is unable to attend the meeting. Every effort should be made to contact all residents within the area as well as owners. If renters are assumed at a property, a notice should be sent to the address labeled, "Resident". Please provide the Case Manager with a copy of neighborhood meeting notice. The Case Manager or another member of City Staff will make every effort to attend the meeting, however, the primary purpose for attending is to be simply an observer and resource for factual information, if requested.
4. Following the meeting, the applicant shall compile a list of attendees as well as a meeting summary and submit it to the Case Manager by Thursday preceding the public hearing. Please include all handouts distributed at the meeting.

Neighborhood Meeting Attendance List

Case: See enclosed email.

Date: _____

Name	Address	Phone	Email
1	_____	_____	_____
2	_____	_____	_____
3	_____	_____	_____
4	_____	_____	_____
5	_____	_____	_____
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19	_____	_____	_____
20	_____	_____	_____
21	_____	_____	_____
22	_____	_____	_____

Jessica Tuttle

From: Flynn, Matt <matt.flynn@ci.davenport.ia.us>
Sent: Friday, June 22, 2018 10:41 AM
To: 'Michaelpatrickryan@gmail.com'; 'kenneth.legendre@gmail.com'; 'sarahusser@gmail.com'; 'janls4@hotmail.com'; 'pkmoldt@msn.com'; 'Susanlons@q.com'; 'elaine.iowa@yahoo.com'; 'Kelly.poster@olujfkmail.com'; 'bjasonc@juno.com'; 'Fenton.david.j@gmail.com'; 'Anthony.ziskovsky@gmail.com'; 'christyb3@gmail.com'; 'pjfj1310@msn.com'; 'jcarlson004@yahoo.com'; 'iljenn2@hotmail.com'; 'VanMiddlesworth98@hotmail.com'; 'jim@qccrosspoint.org'; 'nsrath@bscglobal.net'; 'juliesnmals@q.com'; 'wx4sheets@q.com'; 'deltaco24@yahoo.com'; 'winkler1122@hotmail.com'; 'bfritzdds@haotmail.com'; 'jfsrph@aol.com'; '2mclifford@mediacombb.net'; 'j1clifford@mediacombb.net'; 'clevelandemail@gmail.com'; 'bhusser77@gmail.com'
Cc: Clewell, Rich; Condon, JJ; Spiegel, Corri; Berger, Bruce; Jessica Tuttle; Dave Englert
Subject: Watermark Site Plan
Attachments: Davenport neighborhood presentation 18-0620 cropped.pdf

WARNING! This email originated from outside of the organization. Please proceed with caution!

Thank you all for attending last night's meeting. As promised, here is the latest site plan and cross sections from Watermark's presentation.

Neighborhood input on rezoning and development cases is an essential part of the process. We appreciate your insights, comments and concerns.

Feel free to contact me anytime.

Matthew G. Flynn, AICP

Senior Planning Manager
Community Planning & Economic Development Department
City Hall; 226 West 4th Street
Davenport, IA 52801
Direct Phone: 563.888.2286

Visit our new website!
www.cityofdavenportiowa.com



Davenport Neighborhood Meeting | Watermark Residential

Watermark
RESIDENTIAL

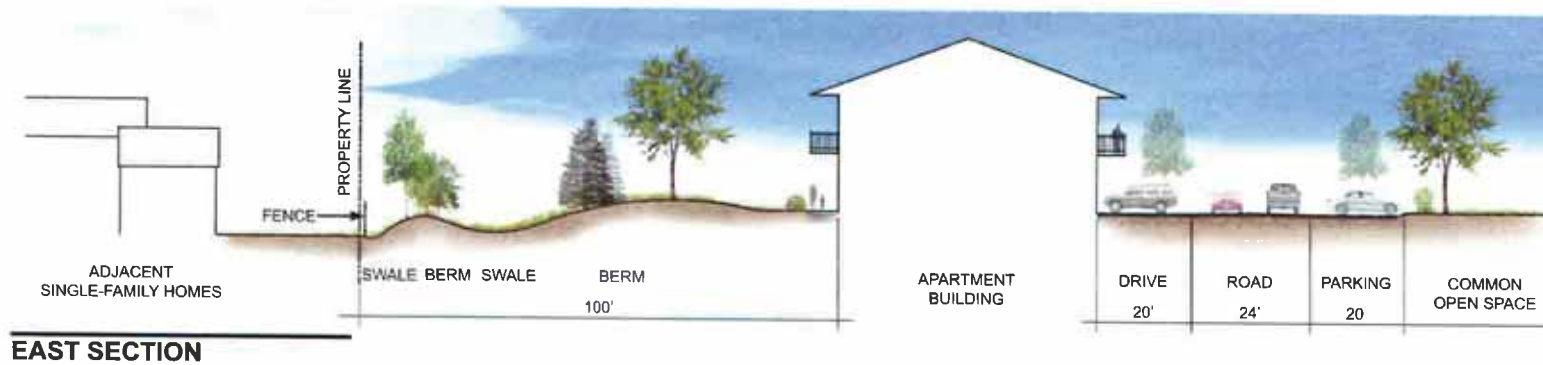
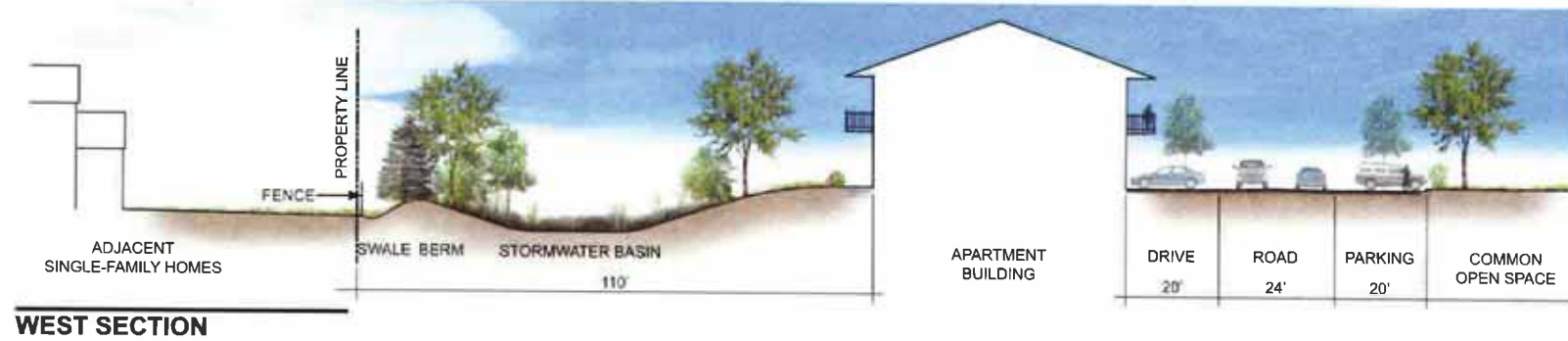
Preliminary Site Plan: Overall Site



Preliminary Site Plan: Watermark



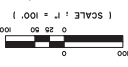
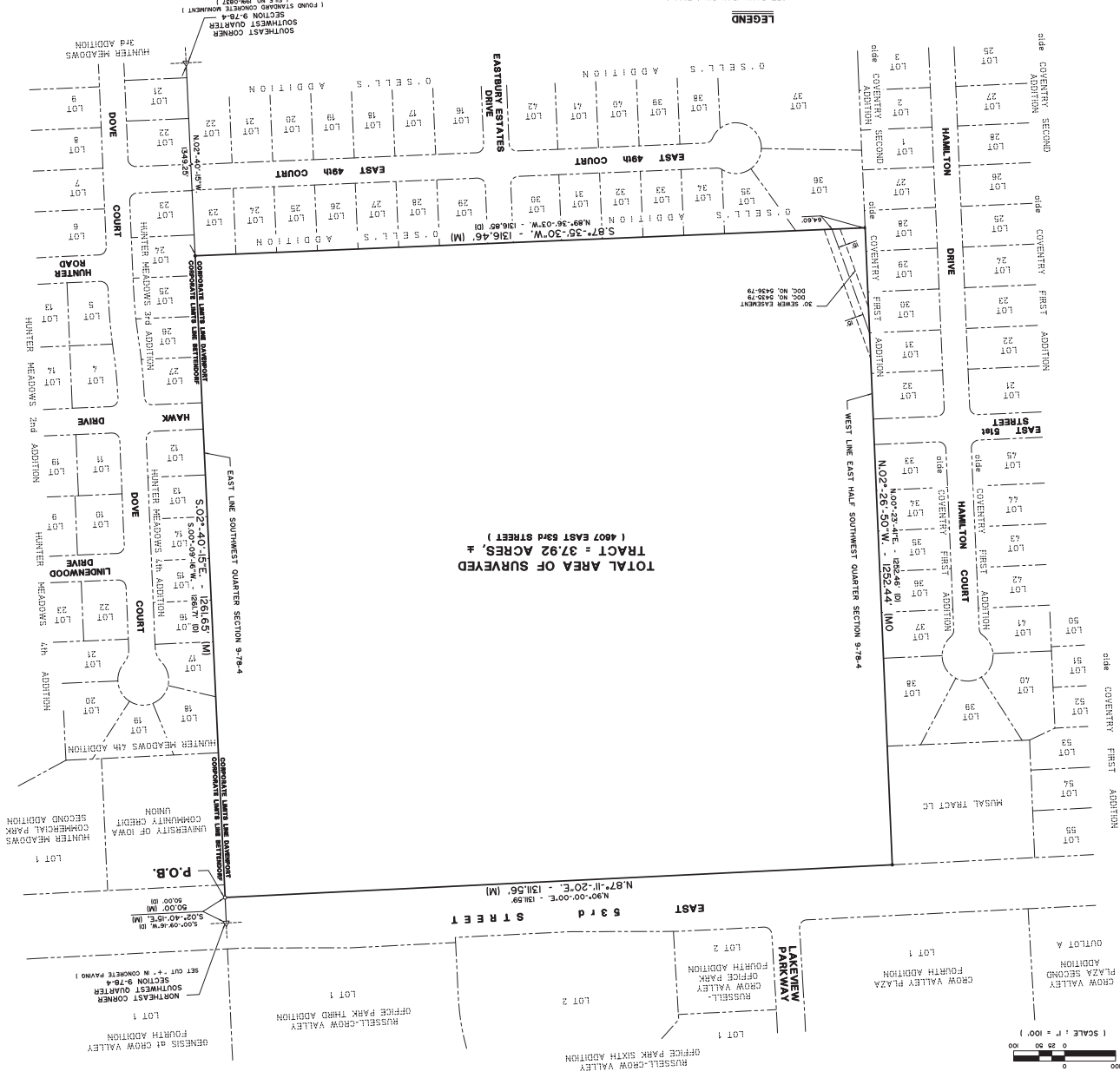
Site Line Cross-Sections



BEARINGS BASED ON THE IOWA STATE PLANE
COORDINATE SOUTH ZONE, MAD 83 (2011)
EPOCH 2010.00

SET 5/8" IRON PIN (7222)
FOUND 5/8" IRON PIN
MEASURED INFORMATION
DEED INFORMATION

LEGEND



DAVENPORT, IOWA

PARTIAL ALTA / NSPS LAND TITLE SURVEY
PART OF THE NORTHEAST QUARTER
OF THE SOUTHWEST QUARTER OF SECTION 9
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.

RECORD DESCRIPTION

ALL OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, T88N, R4E, OF THE 5TH P.M.,
COUNTY OF SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AS A POINT OF REFERENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST
QUARTER OF SECTION 9, T88N, R4E, OF THE 5TH P.M., THENCE S60°00'00\"/>

TITLE COMMITMENT

Note to First American Title Insurance Company Title Commitment No. NCH-880833-INTY having
an effective date of March 18, 2018 at 9:00 A.M.
This property is identified as Plotted Zone X on Flood Insurance Rate Map Number 18103C00007.
No building report provided at this time.
No observable evidence of recent earth moving work, building construction or building addition.
No designated parking spaces observed.
No visible evidence of encroachments delineating a wetlands area.

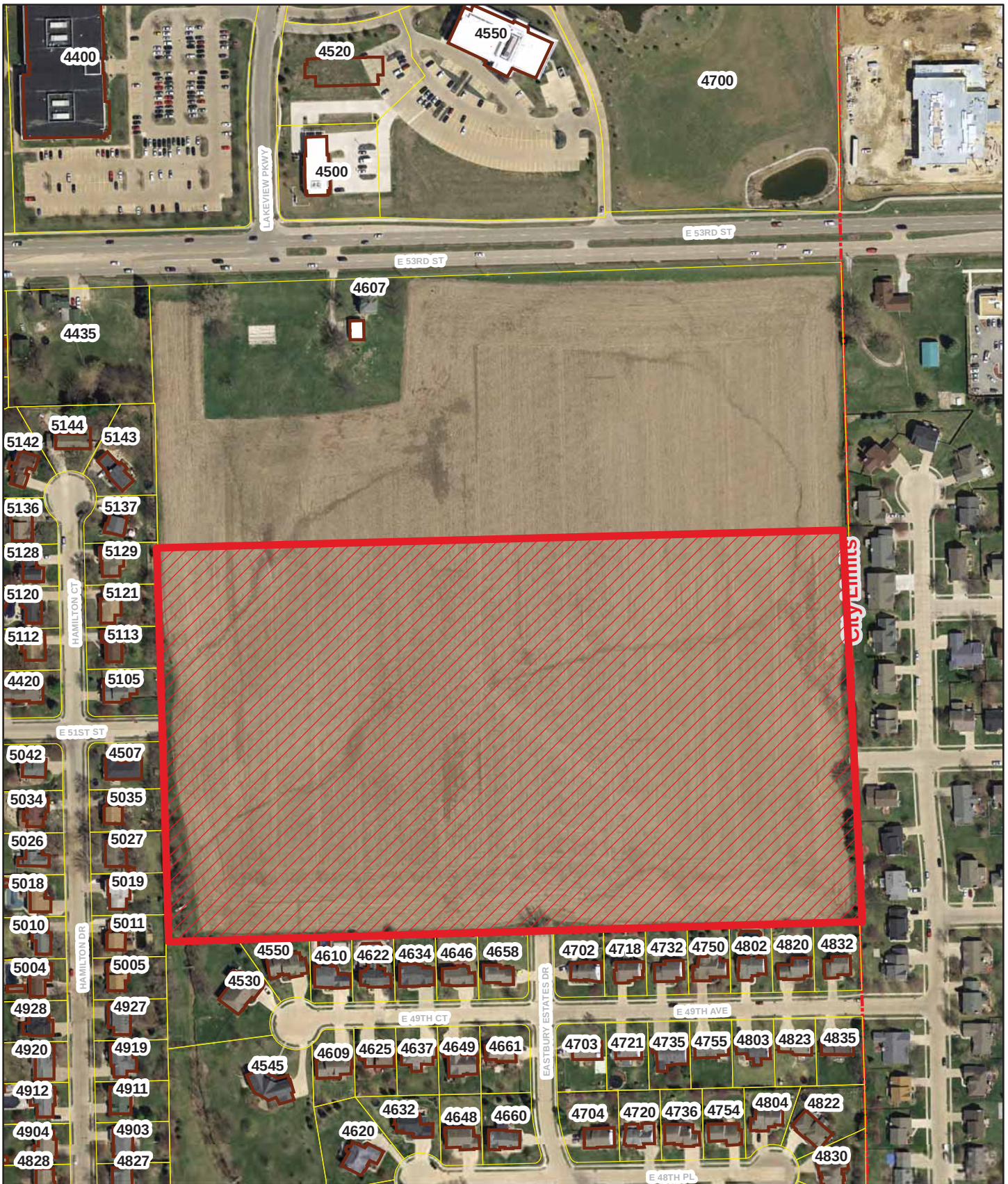
SCHEDULE B - EXCEPTIONS

9 & 10. Easements filed April 6, 1978, as Document Numbers 5435-79 and 5436-79 cover
the same property and are shown herein.
11. Easement in Document Number 4851-81 does not affect this property.
12. Easement in Document Number 5861-84 does not affect this property.
All other items are not survey related and can't be plotted herein.

This is to certify that this map or plat and the survey on which it is based were
made in accordance with the minimum standards prescribed for ALTA surveys
and this survey, plat, map or plat and the survey on which it is based were
made by Licensee David L. Meyer, P.E. & L.S., License Number 7282
THIS SHEET ONLY
Figures or tables covered by this seal:
Signature: David L. Meyer, P.E. & L.S., License Number 7282
NOTARY PUBLIC
STATE OF IOWA

PREPARED BY
VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.
4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1346
VMCE 18167

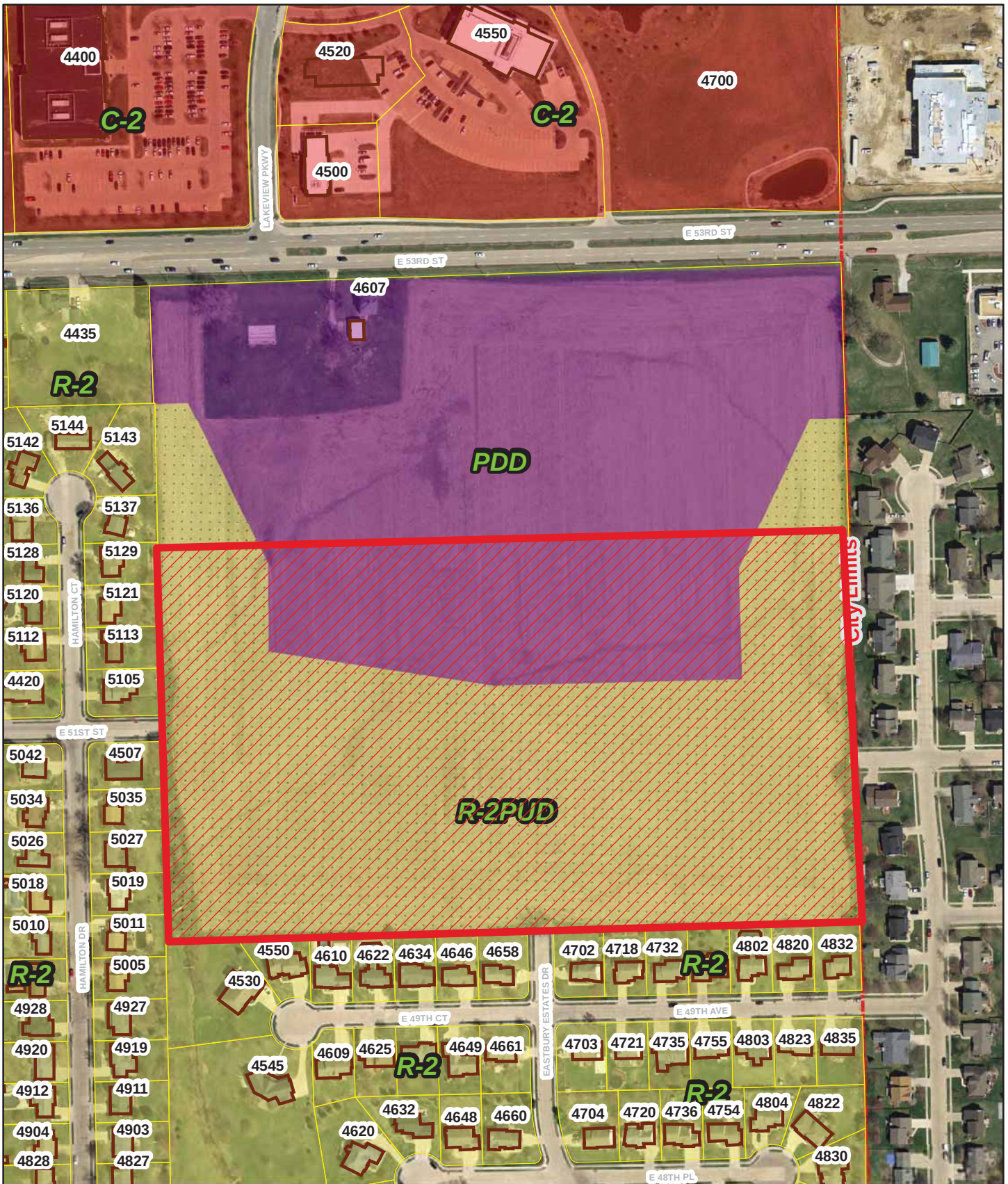
REZ18-10: Watermark R-2PUD and PDD to R-5PUD



0 55110 220 330 440 Feet



REZ18-10: Existing Zoning Watermark R-2PUD and PDD to R-5PUD

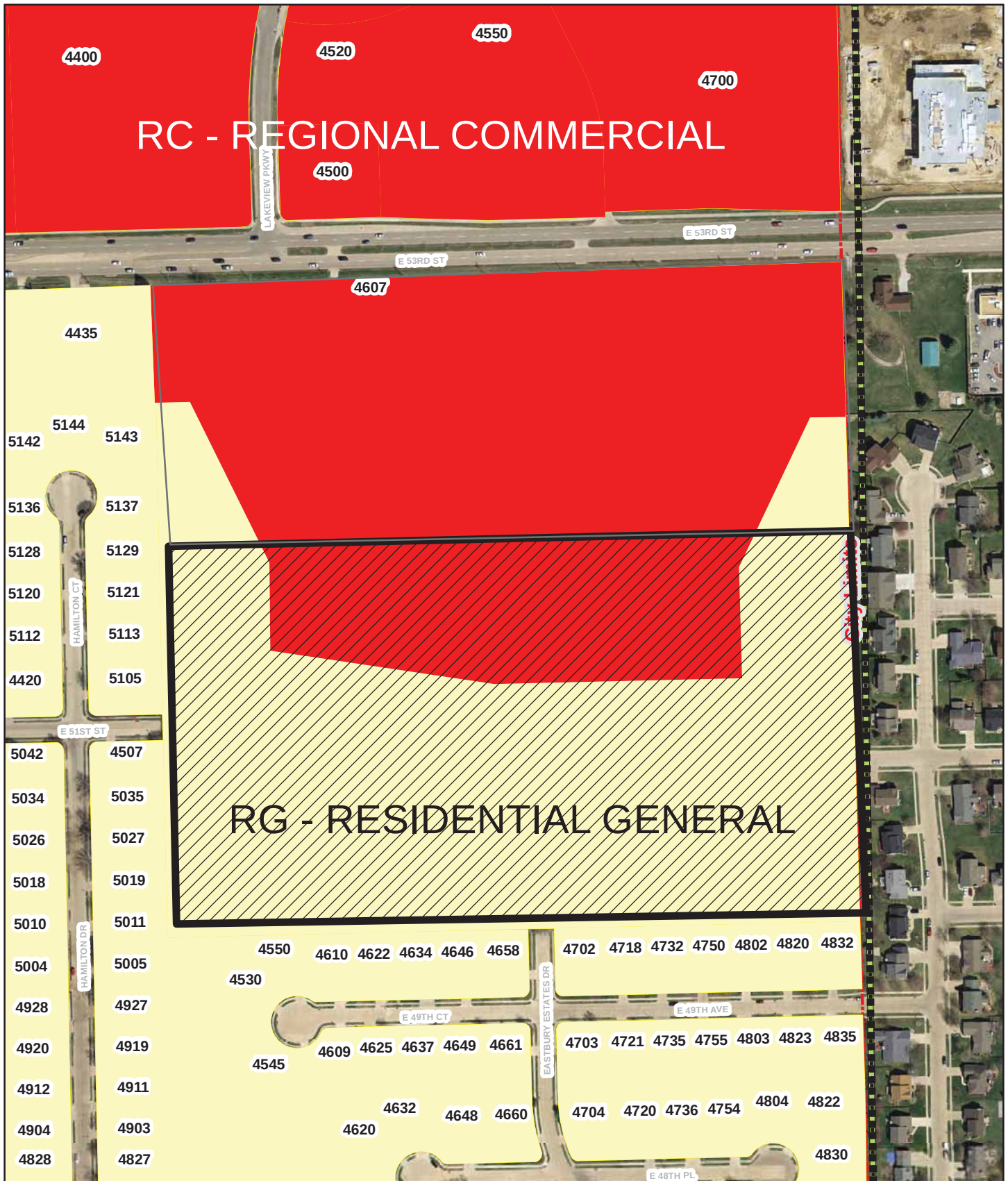


0 55110 220 330 440 Feet

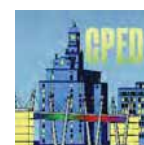


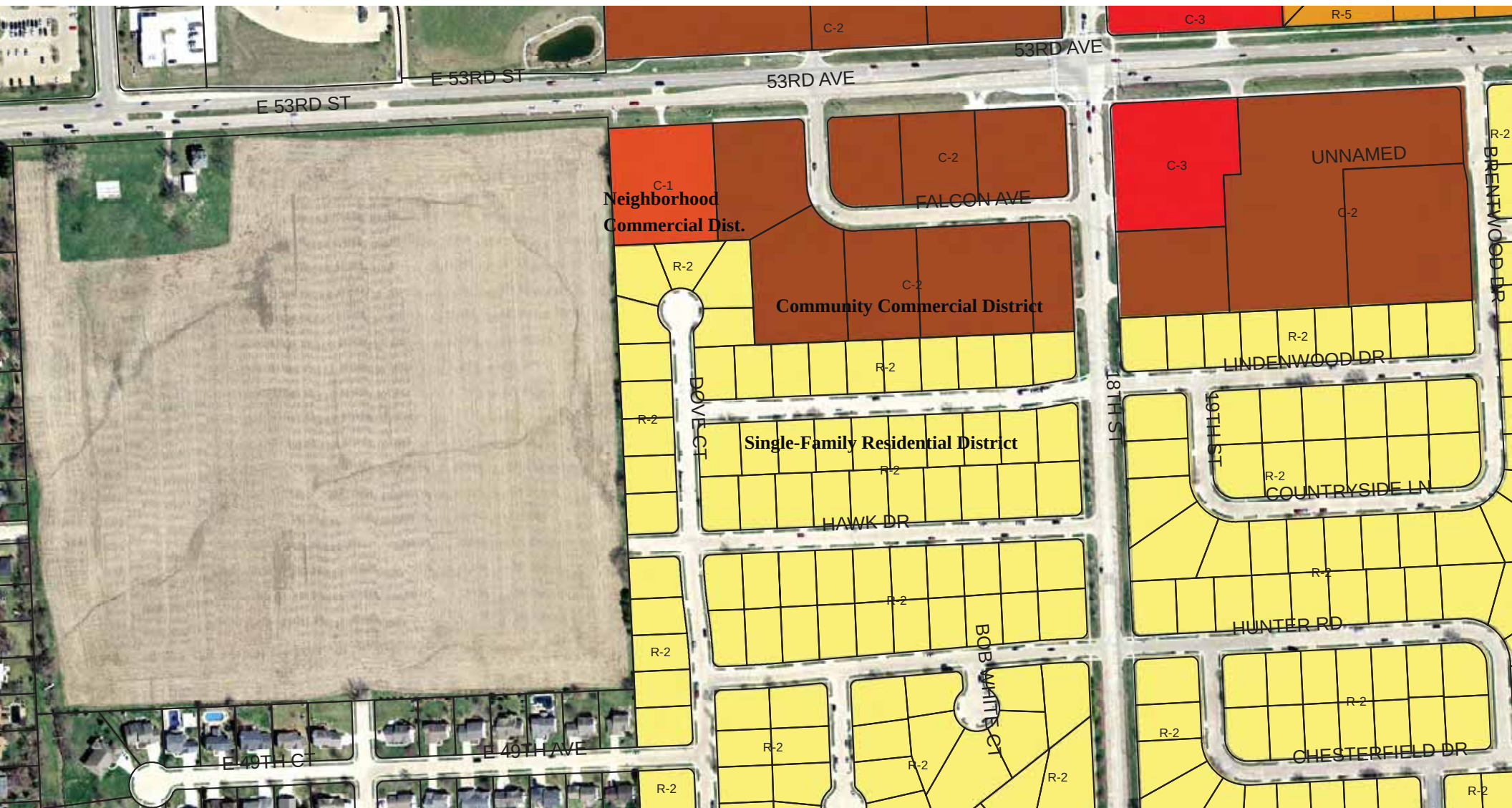
REZ18-10: Future Land Use Map

Watermark R-2PUD and PDD to R-5(PUD)



0 55110 220 330 440 Feet









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

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

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

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

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

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

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

Case No. REZ18-10

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

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

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

Hereby protest the proposed creation of the Elmore Corners Overlay District

Signed: _____

Date : _____

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



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

I. Introduction

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

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

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

II. Traffic Forecasts

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

Exhibit B

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



Exhibit C

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

Exhibit D

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

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

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

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

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

Exhibit D then shows the trip ends from Figure E.

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



III. Conclusion

West Entrance

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

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

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

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

East Entrance

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

FIGURE A



Google Earth

feet
meters



FIGURE B

TRIP GENERATION Sophie Foster Development 5/2/2018

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FIGURE C
Table 7.1
Sophie Foster Development

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

FIGURE C
Table 7.2
Sophie Foster Development

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

FIGURE D

TRIP END DISTRIBUTION
Sophie Foster Development

Date: 5/2/2018

LEGEND

IN
OUT

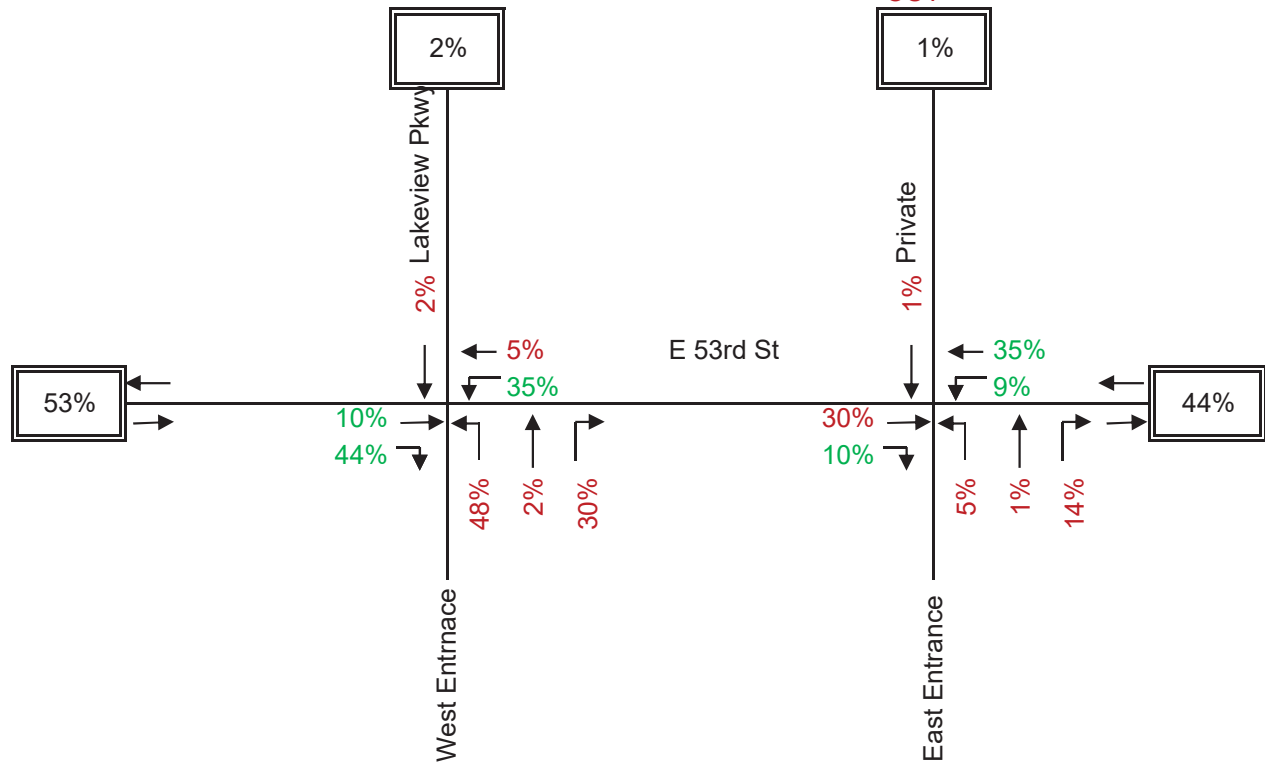


FIGURE E

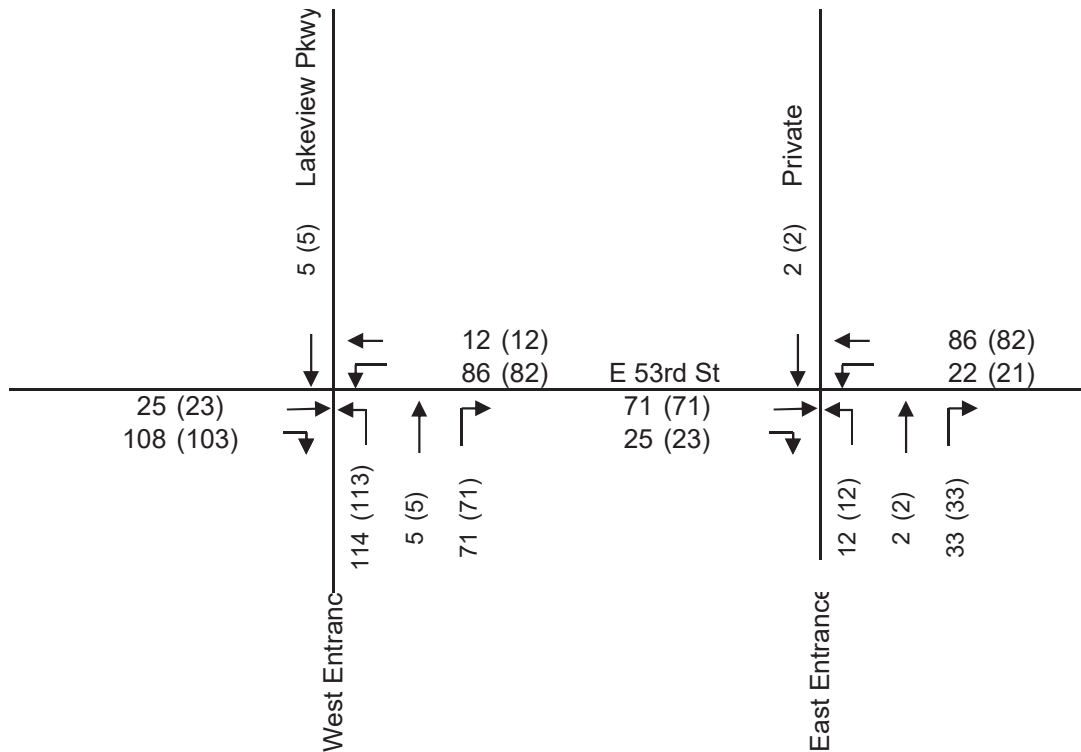
TRIP END DISTRIBUTION Sophie Foster Development

After Deduction for Internal Capture

Date: 5/2/2018

	IN	OUT
AM	246	238
PM	234	235

LEGEND
AM (PM)



 JosephArchitecturalGroup, P.C.
2100 138th Avenue Suite 2.5-S
Phone 309.756.0920
Rock Island Illinois 61201
Fax 309.766.0924



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

PRELIMINARY
SITE PLAN
DATE
9 April 2018

A1

PROJECT NO.
#01716



WATERMARK
DAVENPORT, IA
DENSITY STUDY (RFP) | 18-0326
(24) 2 STORY "BIG HOUSE GARAGE" BUILDINGS
(4) 2 STORY "BIG HOUSE" BUILDINGS
(1) CLUBHOUSE

MULTI FAMILY SITE SUMMARY	
SITE AREA:	24.18 ± ACRES
TOTAL UNITS:	296 UNITS
DENSITY:	12.24 UNITS/ACRE
PARKING:	514 SPACES (1.74 RATIO)
- SURFACE:	274 SURFACE SPACES
- GARAGES:	240 ATTACHED GARAGES
DETENTION:	3.54 ACRE WET POND FOOTPRINT
RETAIL SITE SUMMARY	
SITE AREA:	12.91 ± ACRES



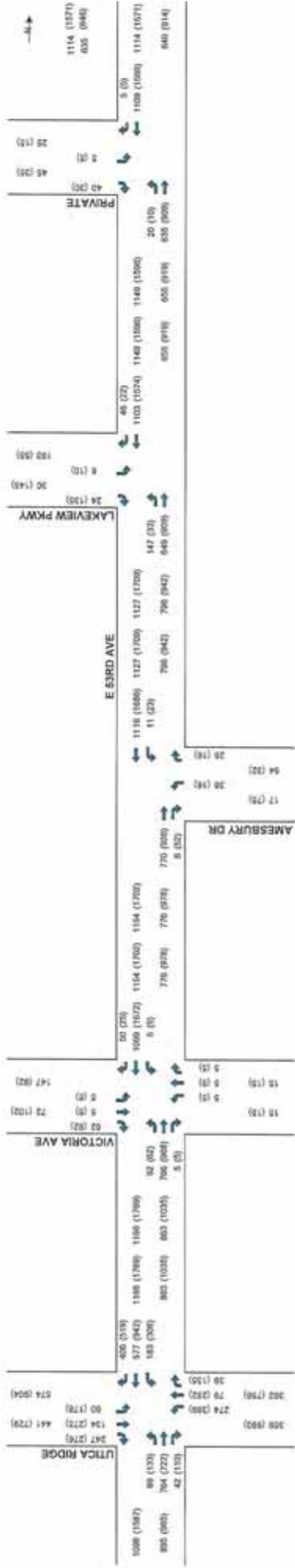
- DETENTION
- PERIMETER FENCE
- ASPHALT
- REMOVE

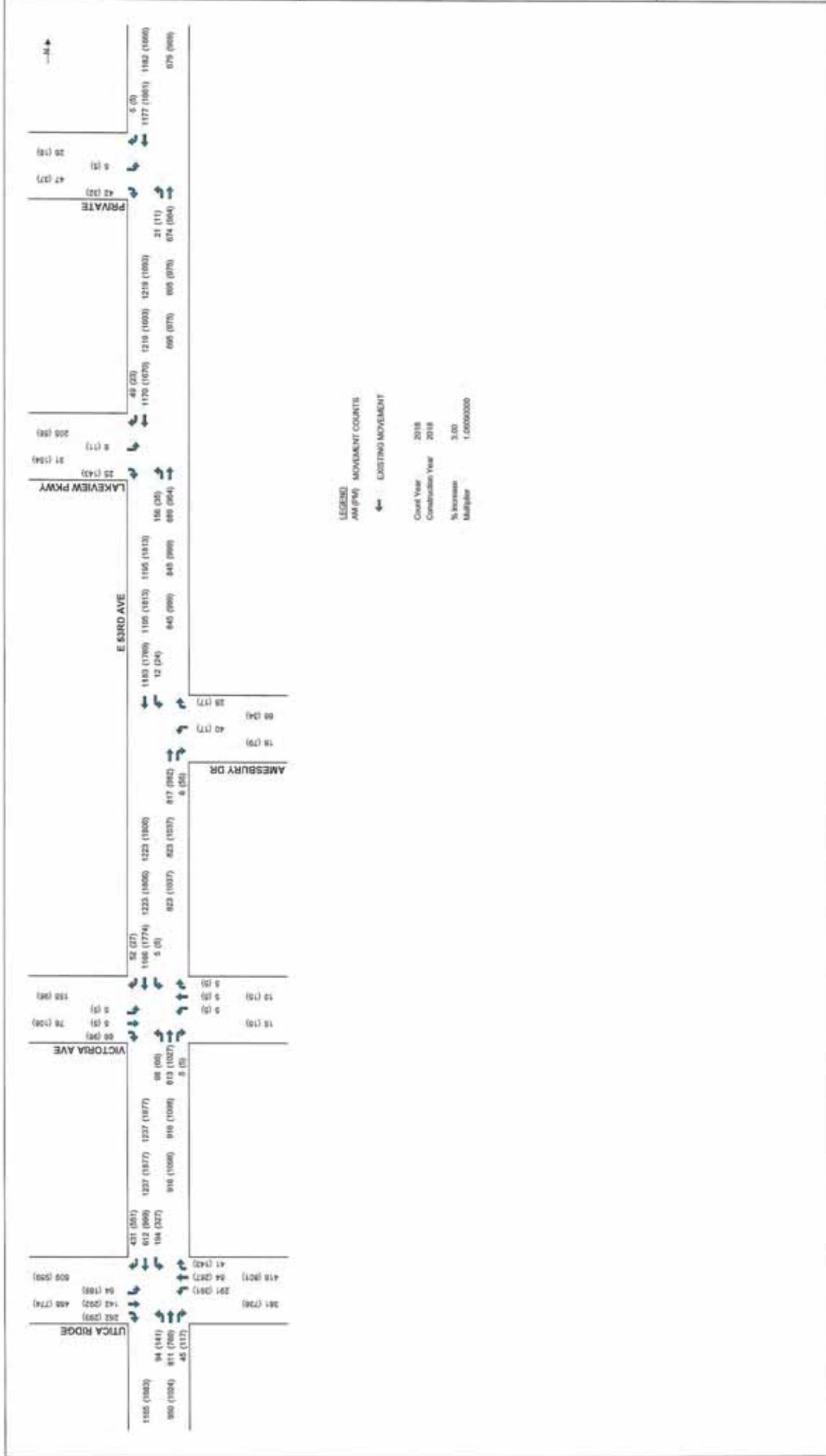
REMOVE CURRENT MEDIAN
NEW DECELERATION LANE

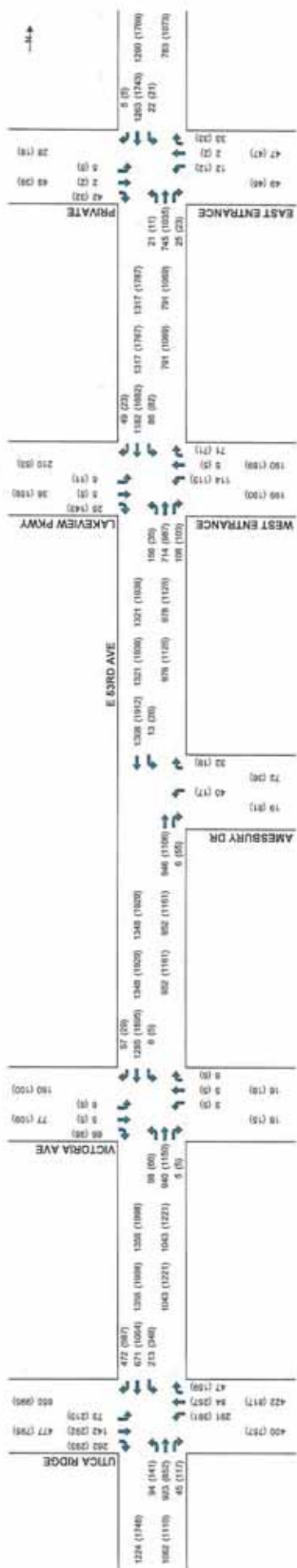


- CLUBHOUSE
- POOL DECK AND DOG PARK
- 2-STORY BIG HOUSE GARAGE
- 2-STORY BIG HOUSE NON GARAGE

ASPHALT







LEGEND		MOVEMENT COUNTS	
▲▲	EXISTING MOVEMENT	Count Year	2018
▲	EXISTING MOVEMENT	Construction Year	2018
▲	EXISTING MOVEMENT	% Increase	3.00
▲	EXISTING MOVEMENT	Quantity	1,000,000,000



APPENDIX



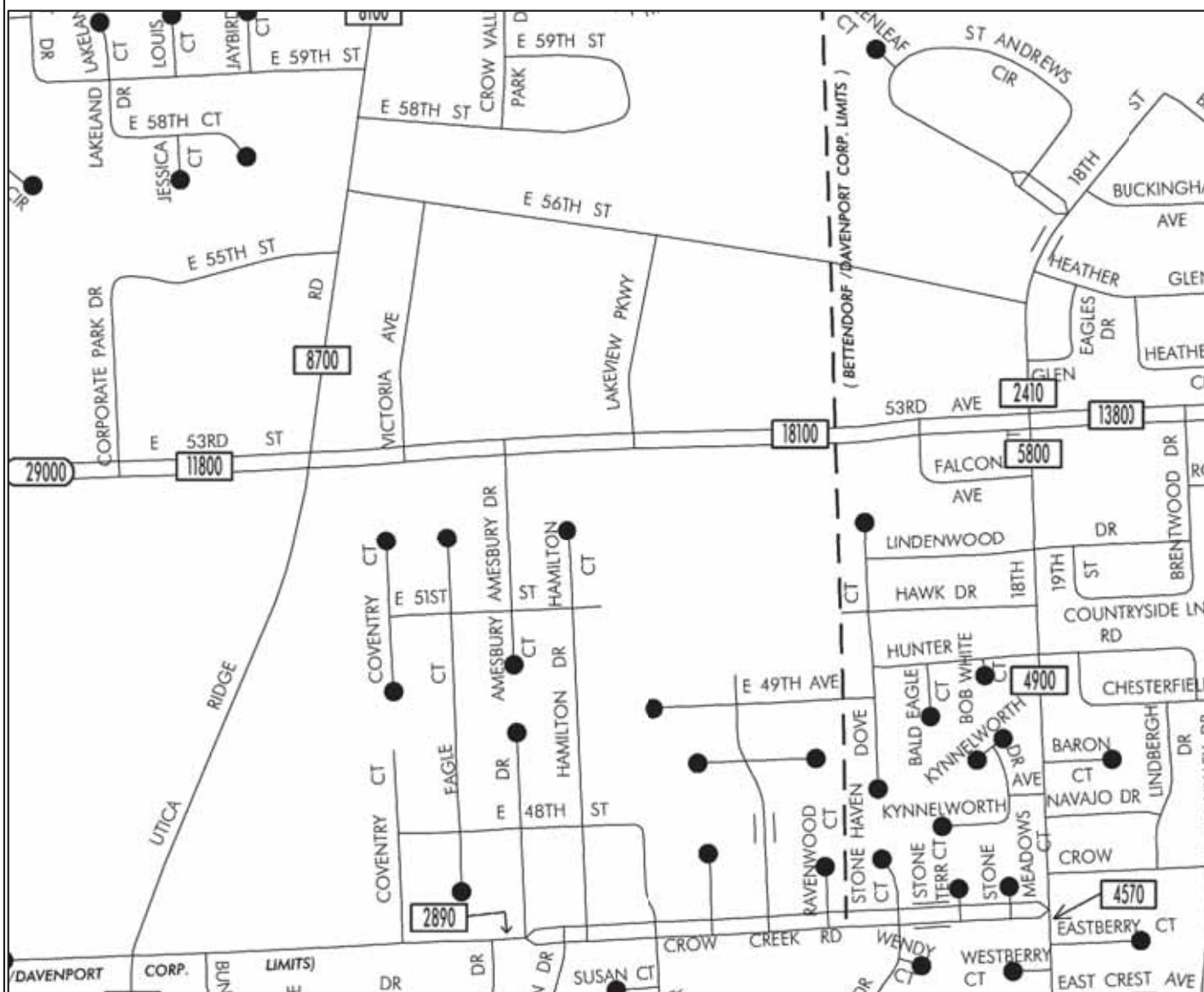
Iowa Department
of Transportation

TRAFFIC FLOW MAP OF

BETTENDORF A

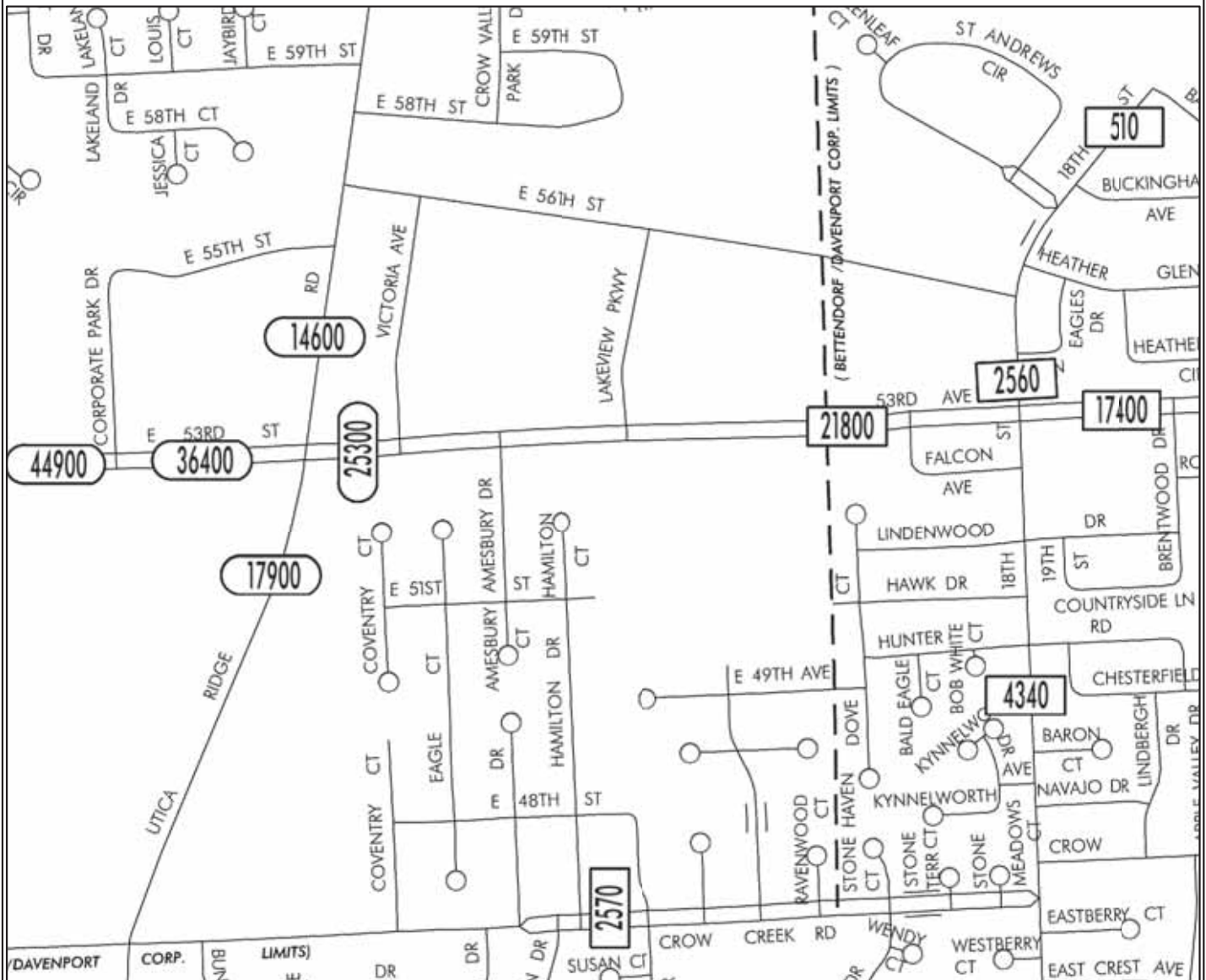
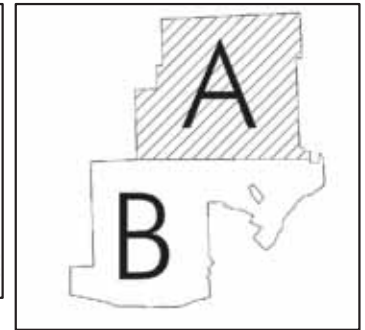
SCOTT COUNTY

2010 ANNUAL AVERAGE DAILY TRAFFIC

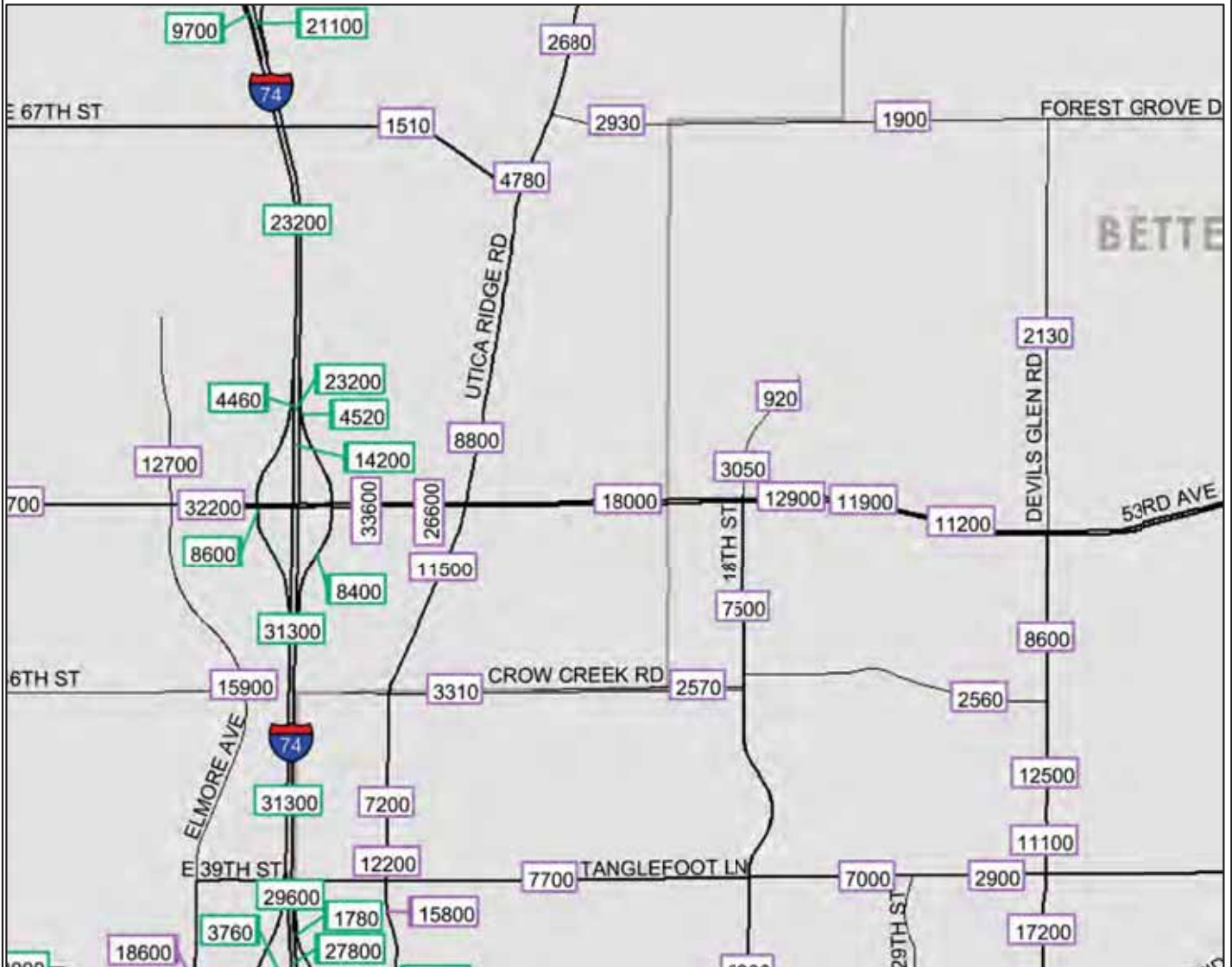




TRAFFIC FLOW MAP OF
BETTENDORF A
SCOTT COUNTY
2014 ANNUAL AVERAGE DAILY TRAFFIC



QUAD CITIES METROPOLITAN AREA Annual Average Daily Traffic Count



Legend

Traffic Count Symbols

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

Other Symbols

	Rivers/Water Bodies
	Corporate Boundaries
	County Boundaries

Map prepared by Bi-State Regional Commission, February 2010

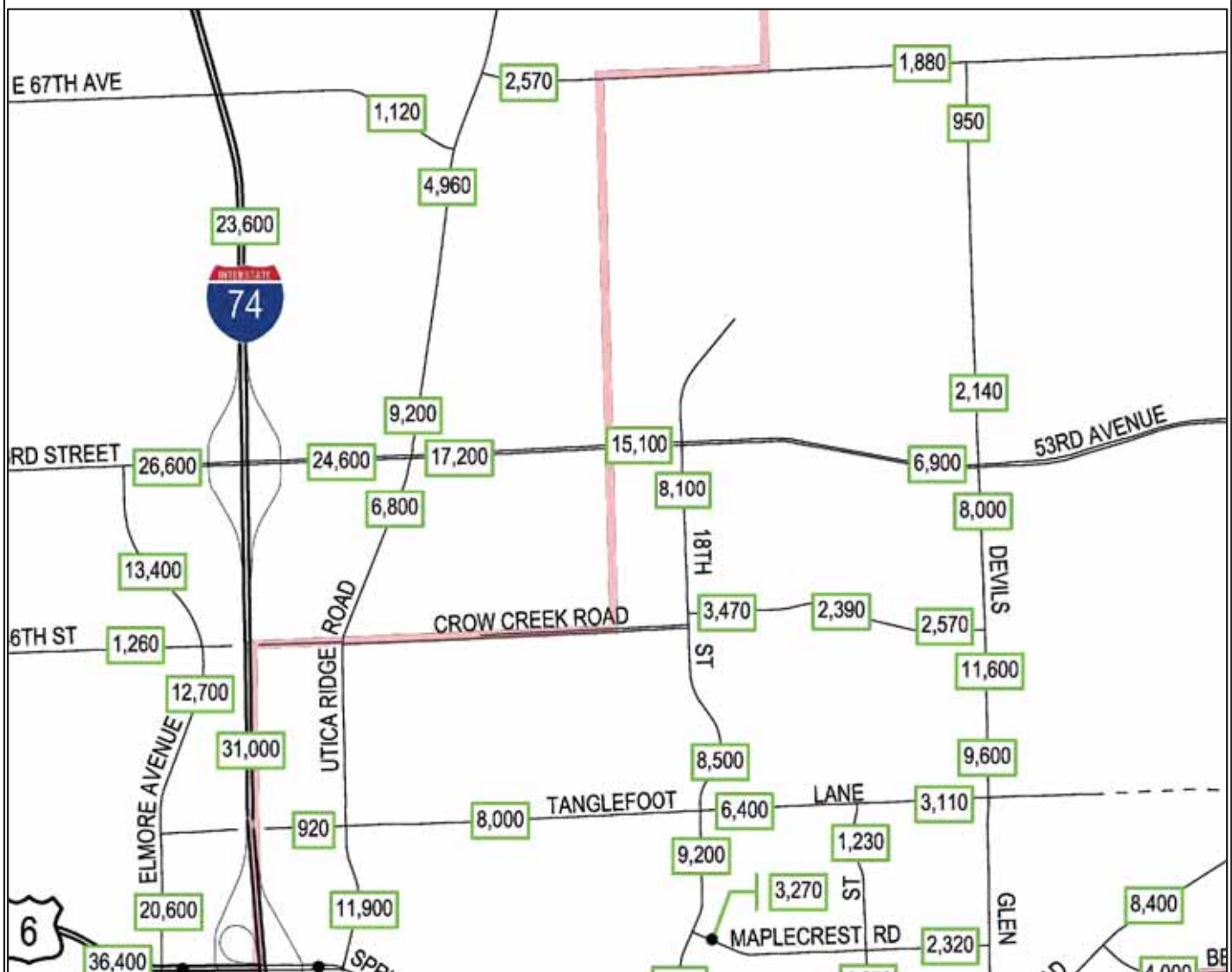
Data Sources: Illinois Department of Transportation;
Iowa Department of Transportation;
Rock Island Arsenal.

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



1504 Third Avenue, P.O. Box 3368
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Website: <http://www.bistateonline.org>

QUAD CITIES METROPOLITAN AREA Annual Average Daily Traffic Volume



LEGEND

5,000 - 2003 AADT, Illinois DOT

5,000 - 2002 AADT, Iowa DOT

5,000 - 2001 AADT, Illinois DOT

5,000 - 1998 AADT, Iowa DOT

Map Prepared by Bi-State Regional Commission, June 2005

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

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Iowa Department of Transportation

Turning Movement Traffic Count Summary

Annualized Daily Traffic For All Vehicles

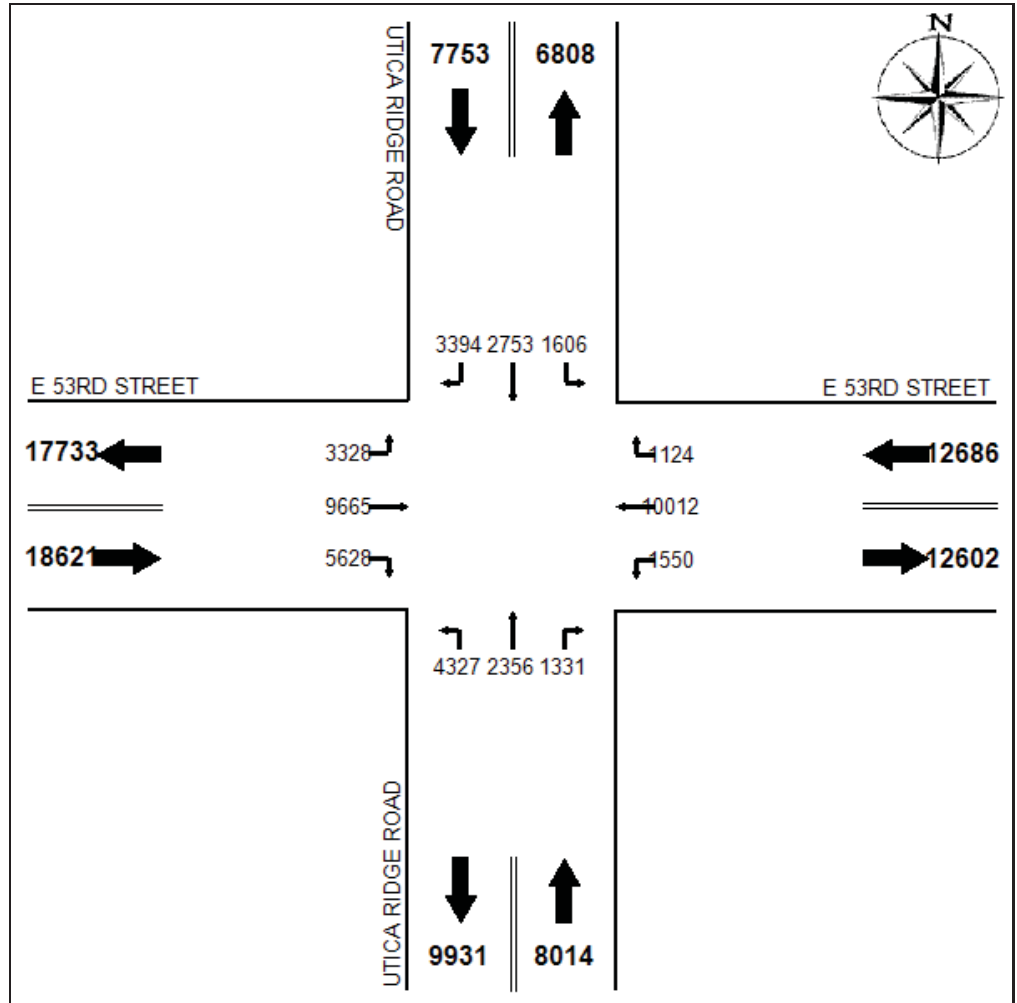
Station Number:
82147332099

Count Date:
Thursday, July 24, 2014

County:
Scott

Location Description:
E 53rd St & Utica Ridge Road

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



Raw Data-All Vehicles:

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

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

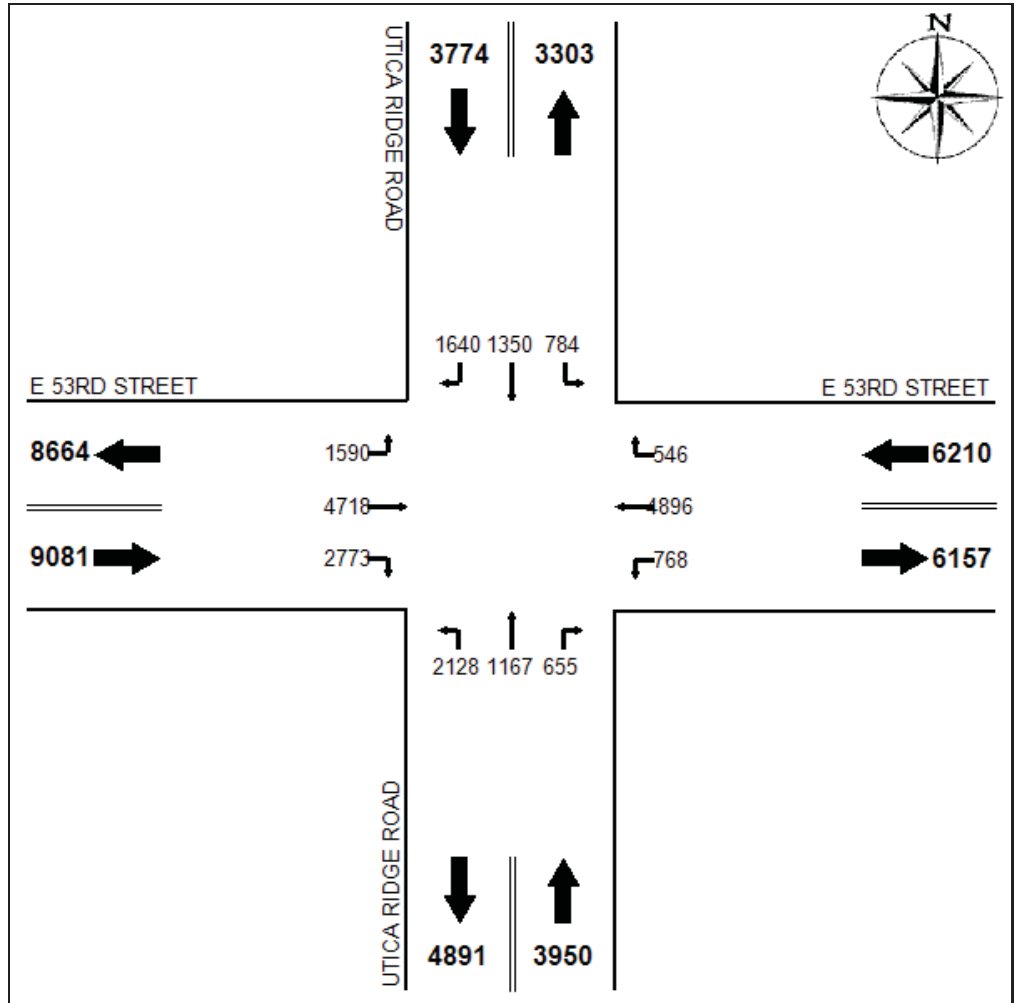
Station Number:
82147332099

Count Date:
Thursday, July 24, 2014

County:
Scott

Location Description:
E 53rd St & Utica Ridge Road

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



Raw Data-Passenger Vehicles:

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

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

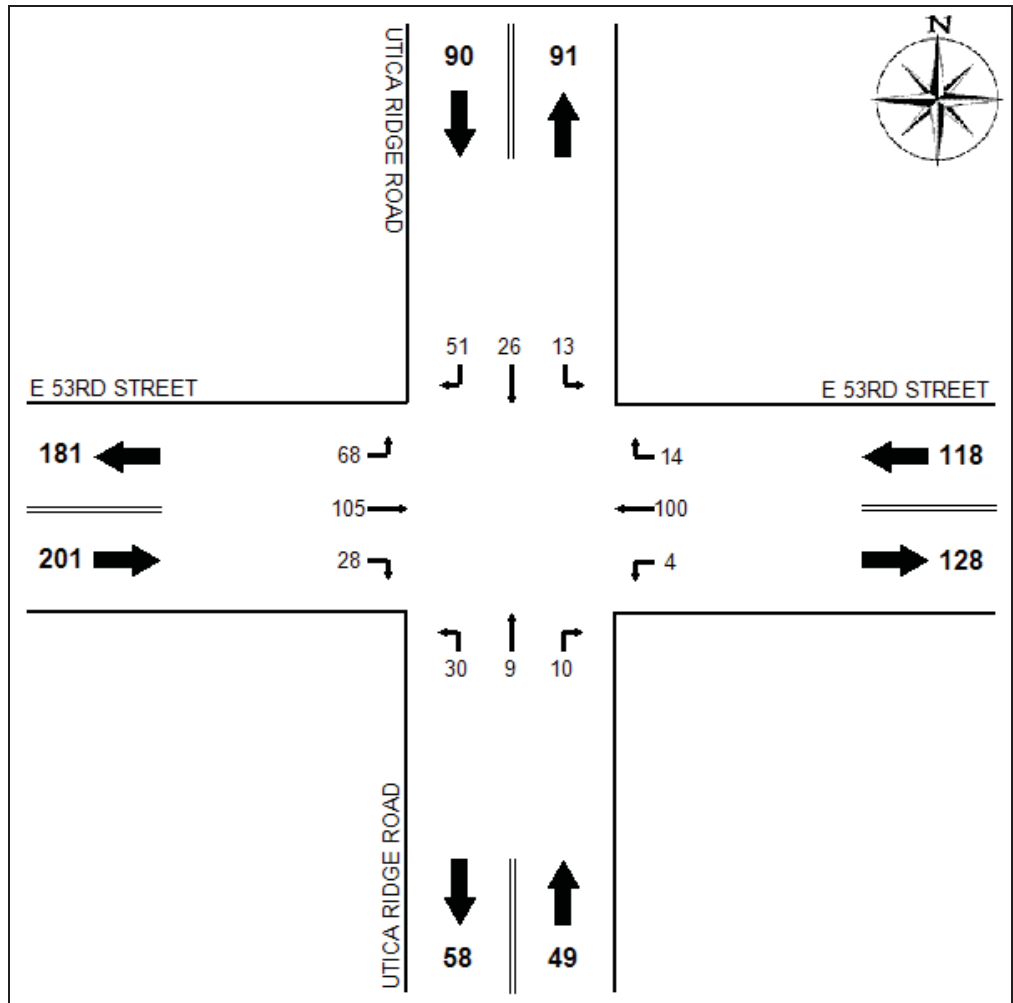
Station Number:
82147332099

Count Date:
Thursday, July 24, 2014

County:
Scott

Location Description:
E 53rd St & Utica Ridge Road

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



Raw Data-Single-Unit Trucks:

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

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

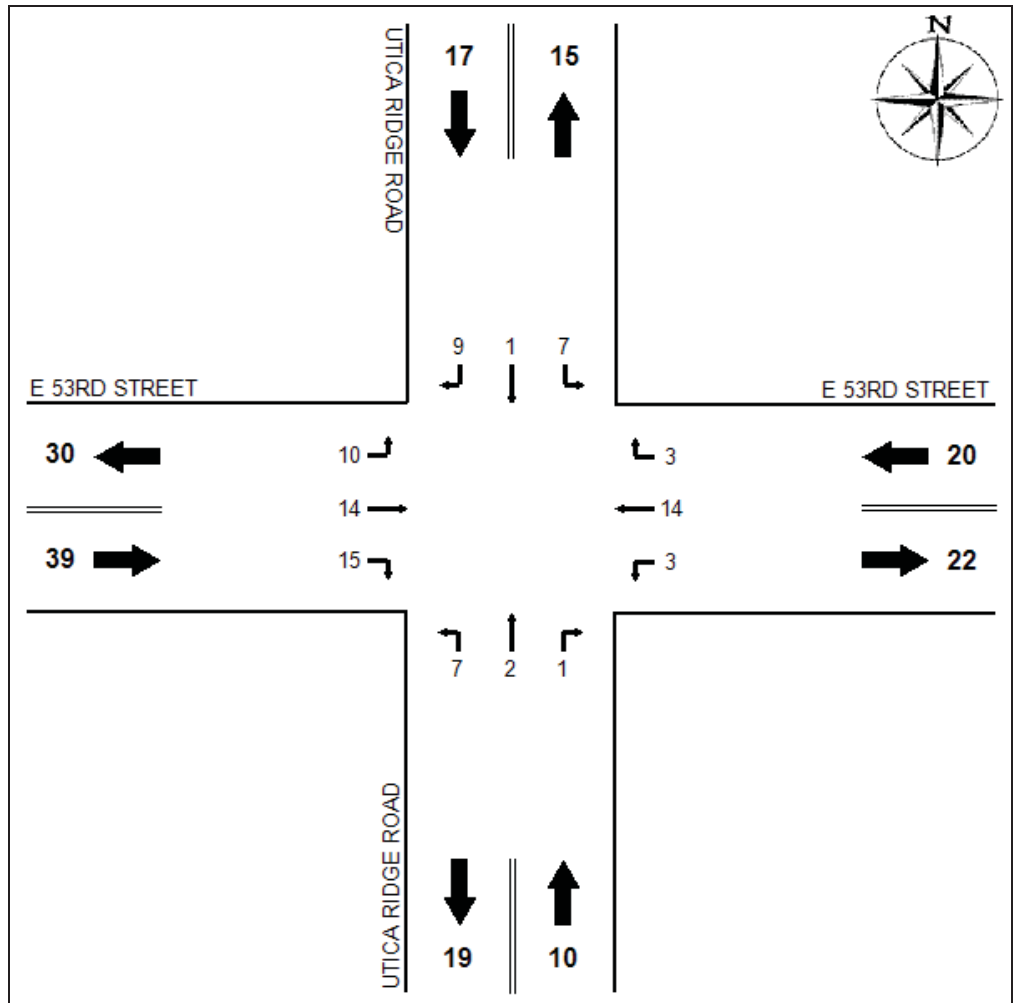
Station Number:
82147332099

Count Date:
Thursday, July 24, 2014

County:
Scott

Location Description:
E 53rd St & Utica Ridge Road

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



Raw Data-Combination Trucks:

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

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

AM PEAK	414	842	368	1097
		812		

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

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

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

Wednesday October 19th - Amesbury Drive AM

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

Wednesday October 19th - Amesbury Drive PM

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

Wednesday October 19th - Lakeview Parkway AM

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

Wednesday October 19th - Lakeview Parkway PM

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

Iowa DOT and BiState compare well 2010 vs 2010

2005-2010 % increase/year 1.5 - 3.6

2010-2014 % increase/year 1.5 - 6.0

use 3% increase per year

PREDICTING PERCENT INCREASE IN TRAFFIC

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

Use 3% increase per year

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

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

45/55 SPLIT @ EAST LEG OF UTICA

←

→

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

2016 ADT

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

AM

PM

← 1,166 1,769 40/60

→ 863 1,035 42/58

2,029 2,804

0.0756 0.1045

58

65

—

—

42

35

WEST OF
FALCON AVE
2014 ADT

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

← 1014 1571

→ 735 846

1,749 2,417

Land Use: 220

Multifamily Housing (Low-Rise)

Description

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

Additional Data

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

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

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

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

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

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

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

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

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

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

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

Source Numbers

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

Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 42

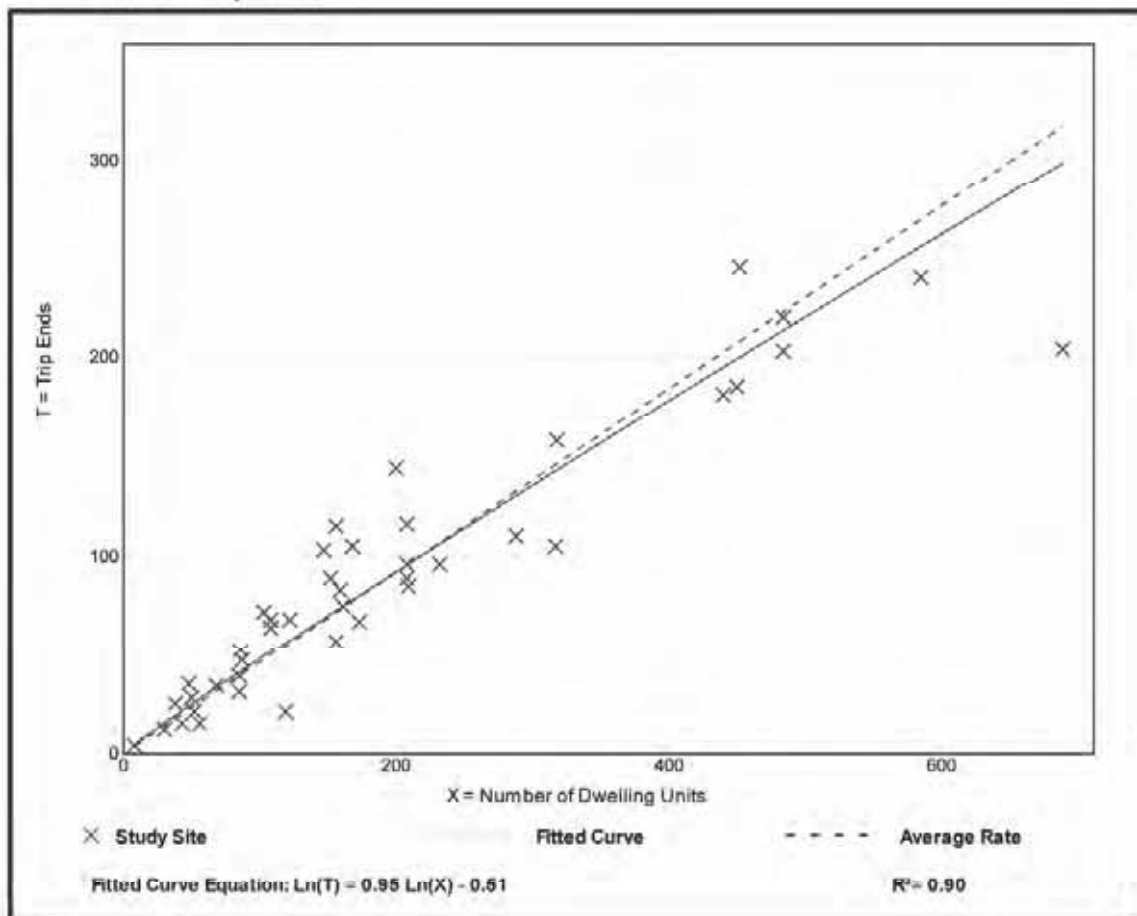
Avg. Num. of Dwelling Units: 199

Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

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

Setting/Location: General Urban/Suburban

Number of Studies: 50

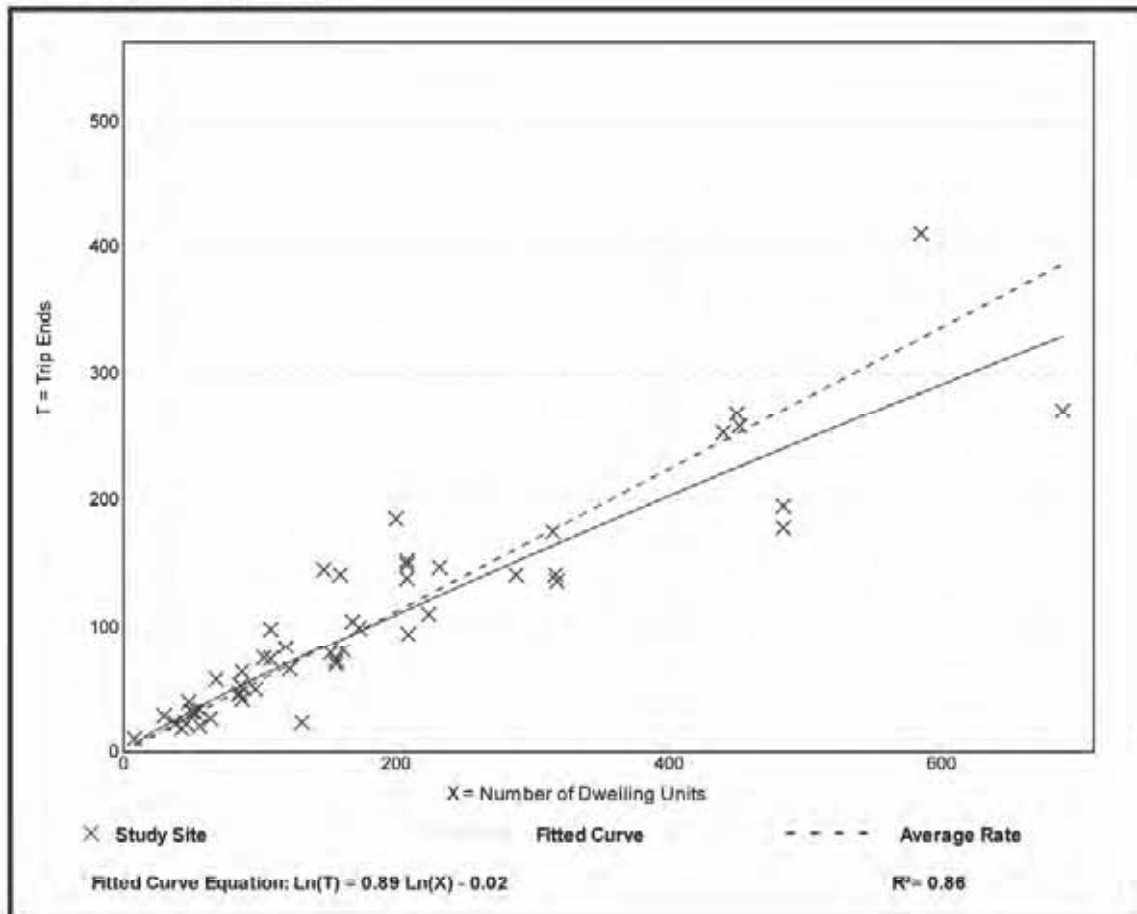
Avg. Num. of Dwelling Units: 187

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Land Use: 715

Single Tenant Office Building

Description

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

Additional Data

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

Source Numbers

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

Single Tenant Office Building (715)

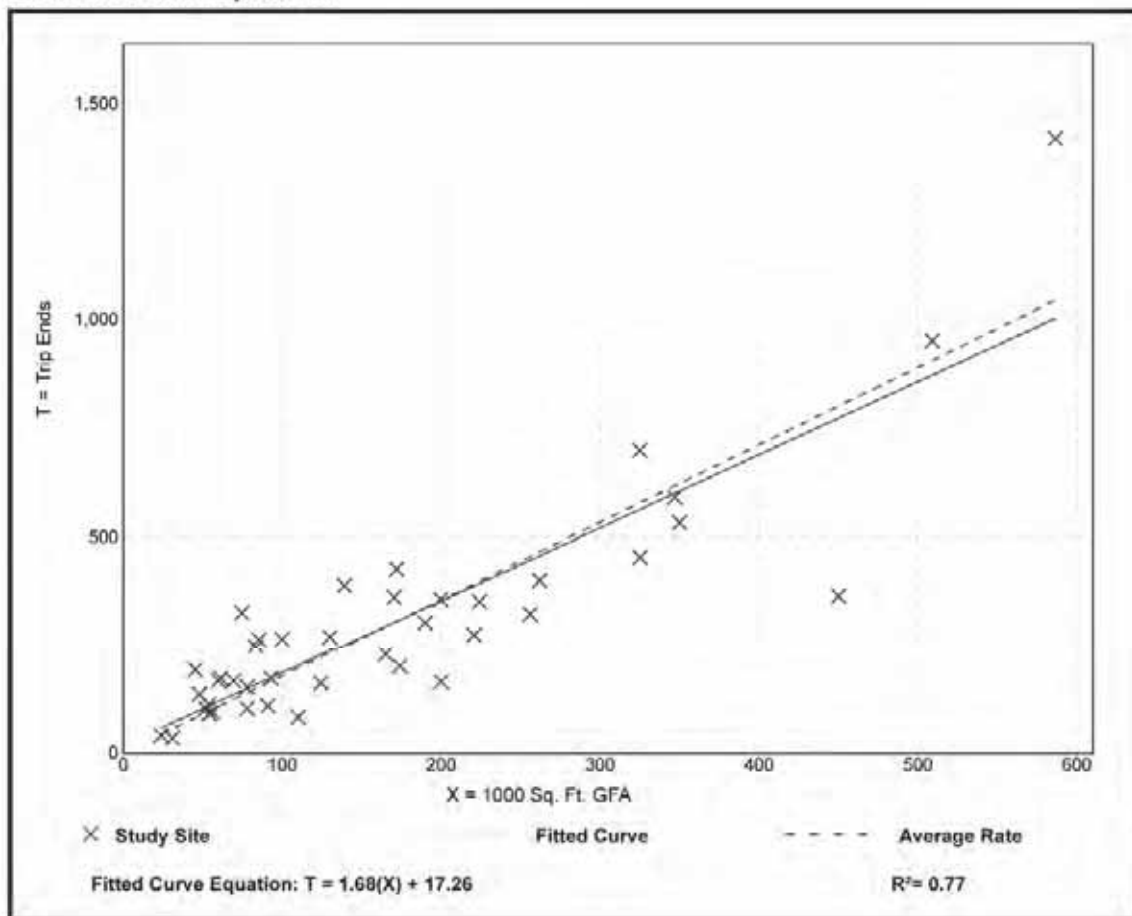
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Single Tenant Office Building (715)

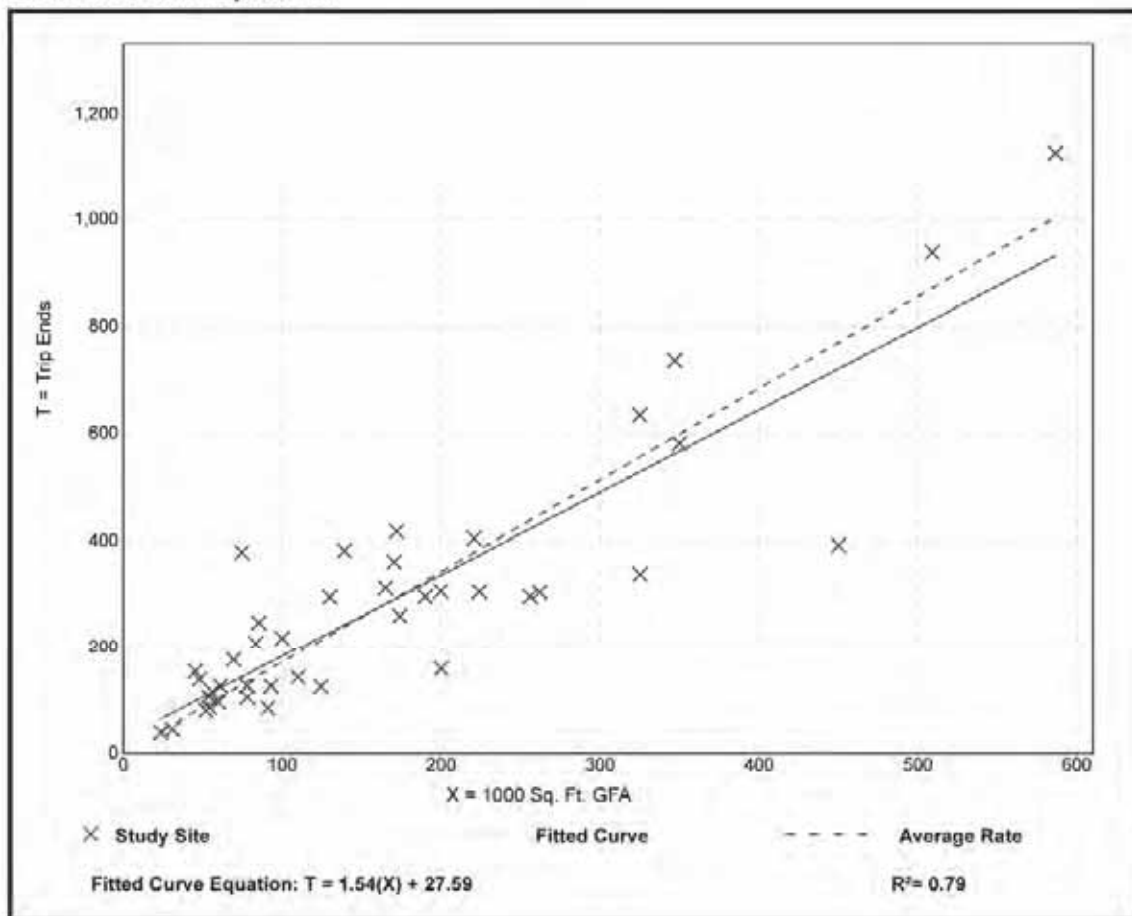
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Land Use: 815

Free-Standing Discount Store

Description

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

Additional Data

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

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

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

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

Source Numbers

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

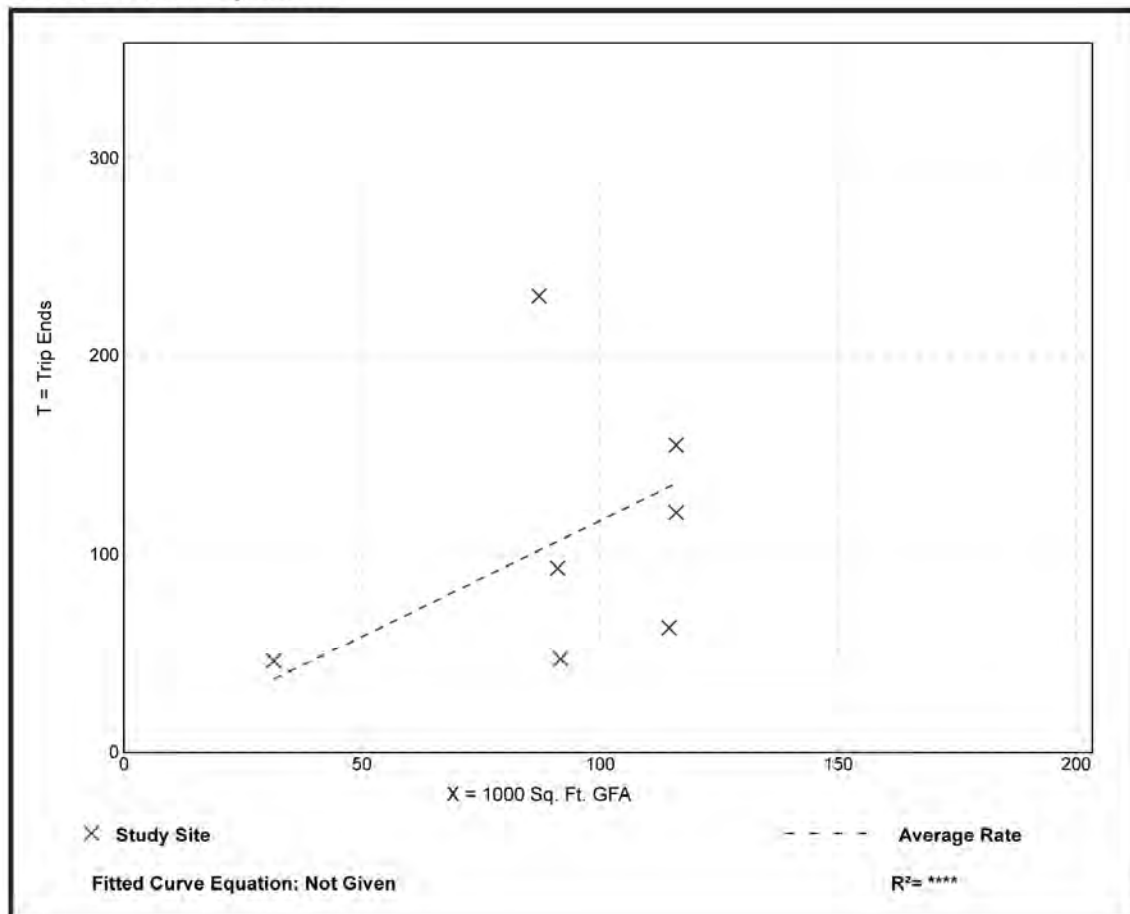
Free-Standing Discount Store (815)

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



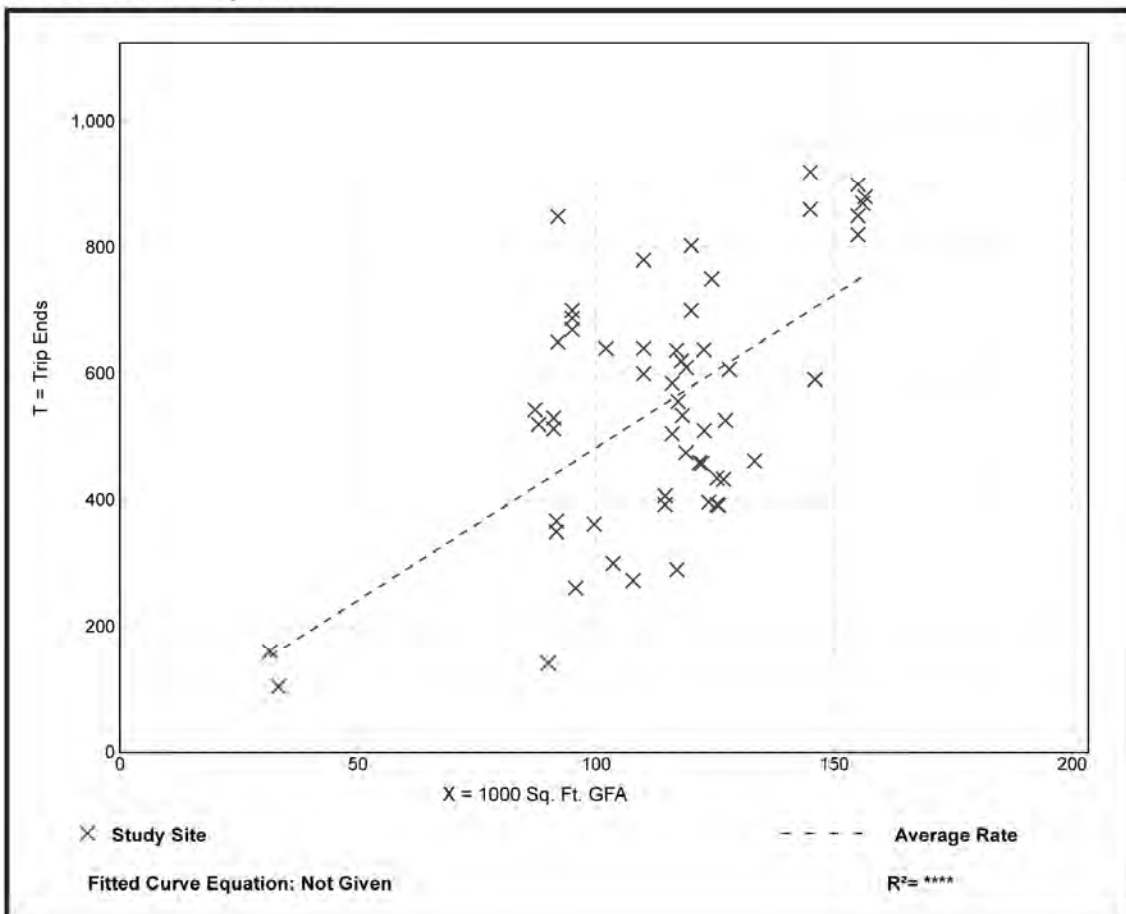
Free-Standing Discount Store (815)

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Land Use: 912

Drive-in Bank

Description

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

Additional Data

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

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

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

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

Source Numbers

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

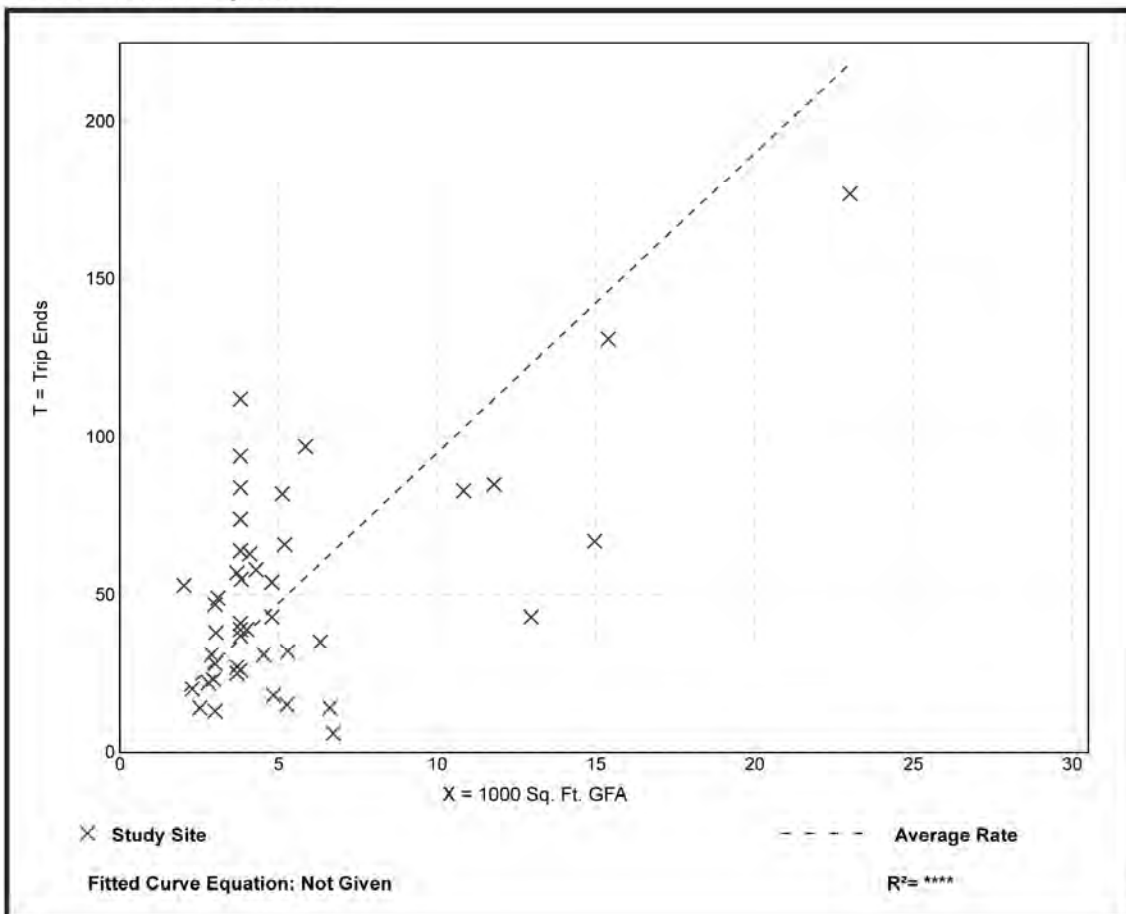
Drive-in Bank (912)

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



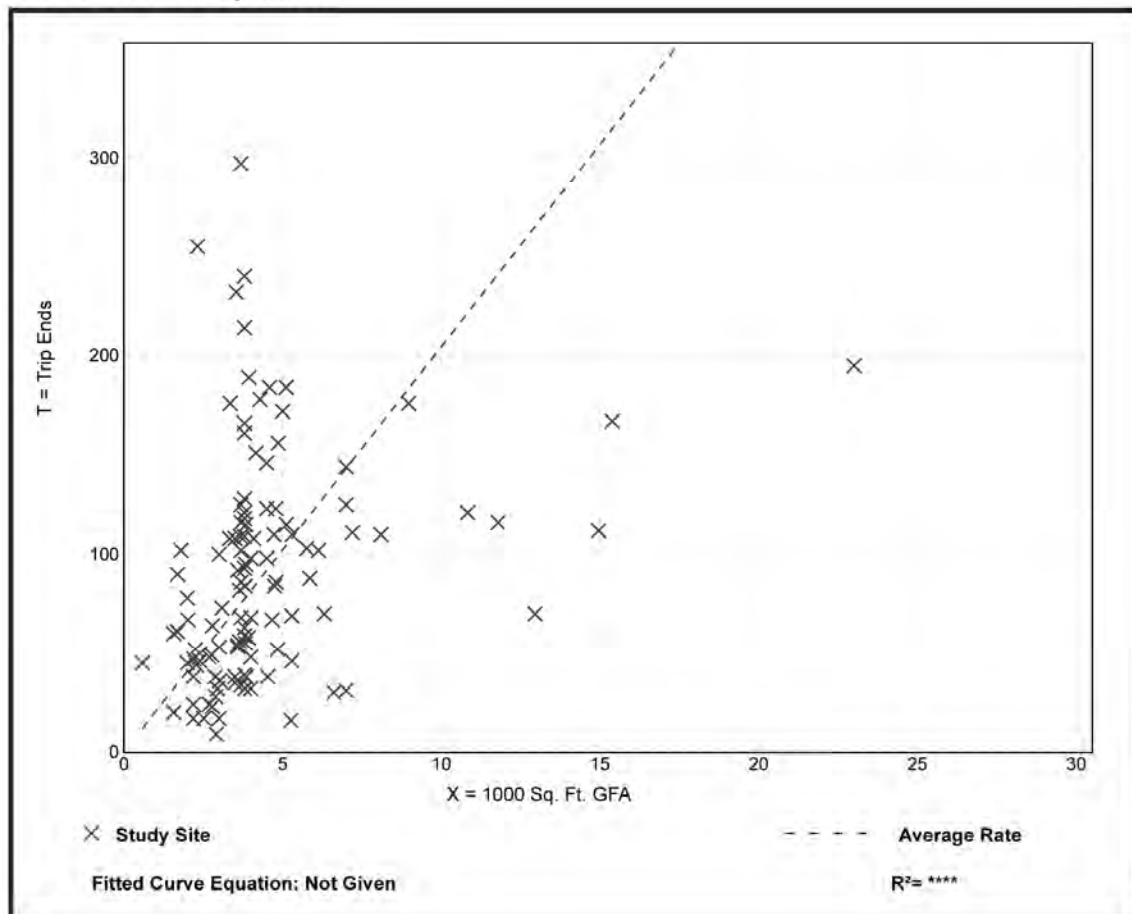
Drive-in Bank (912)

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Land Use: 932

High-Turnover (Sit-Down) Restaurant

Description

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

Additional Data

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

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

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

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

Source Numbers

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

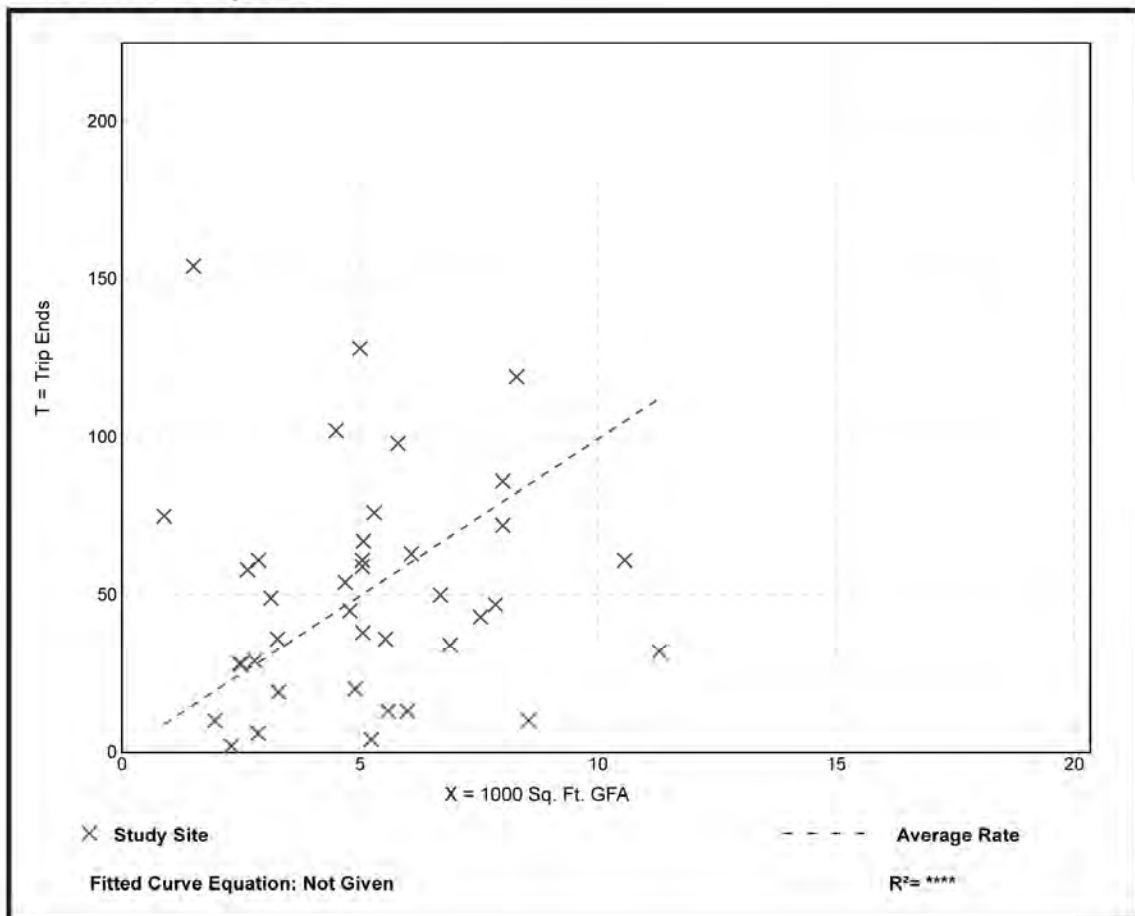
High-Turnover (Sit-Down) Restaurant (932)

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



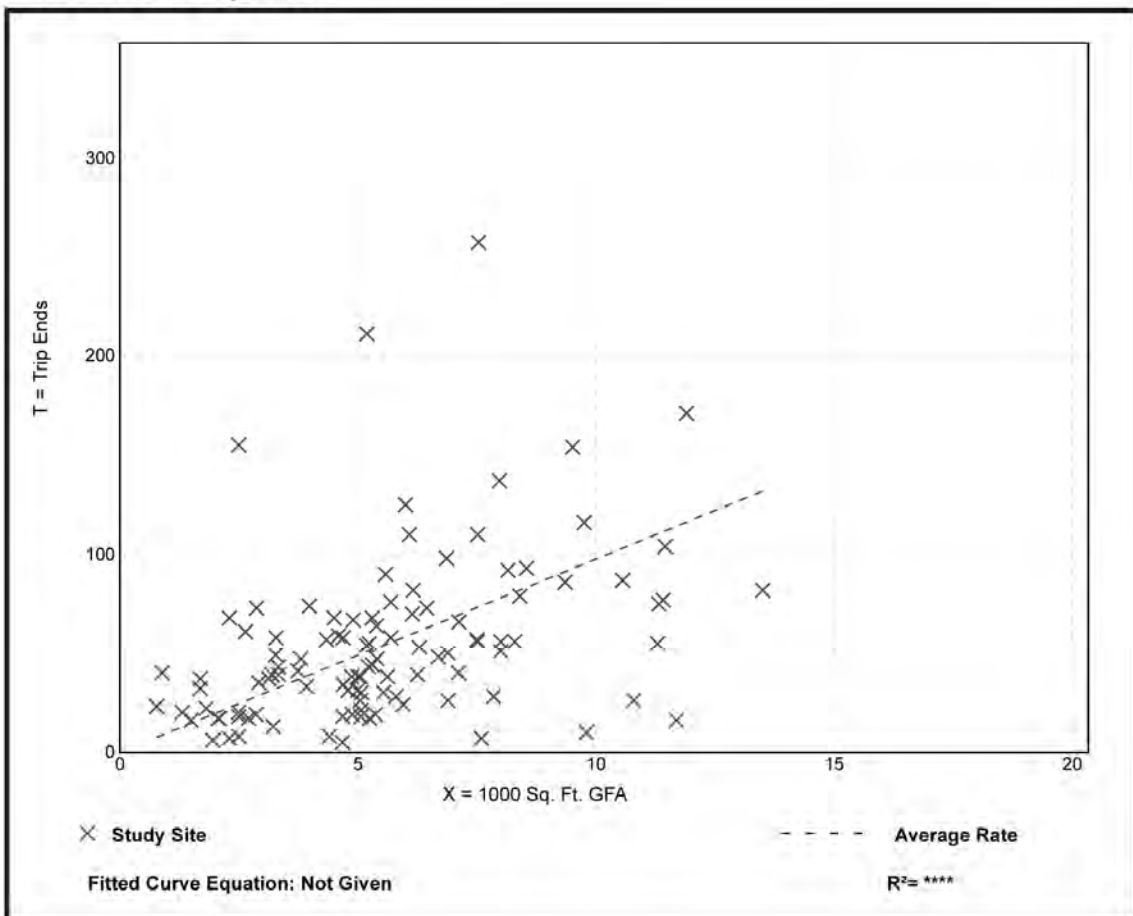
High-Turnover (Sit-Down) Restaurant (932)

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Land Use: 934

Fast-Food Restaurant with Drive-Through Window

Description

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

Additional Data

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

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

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

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

Source Numbers

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

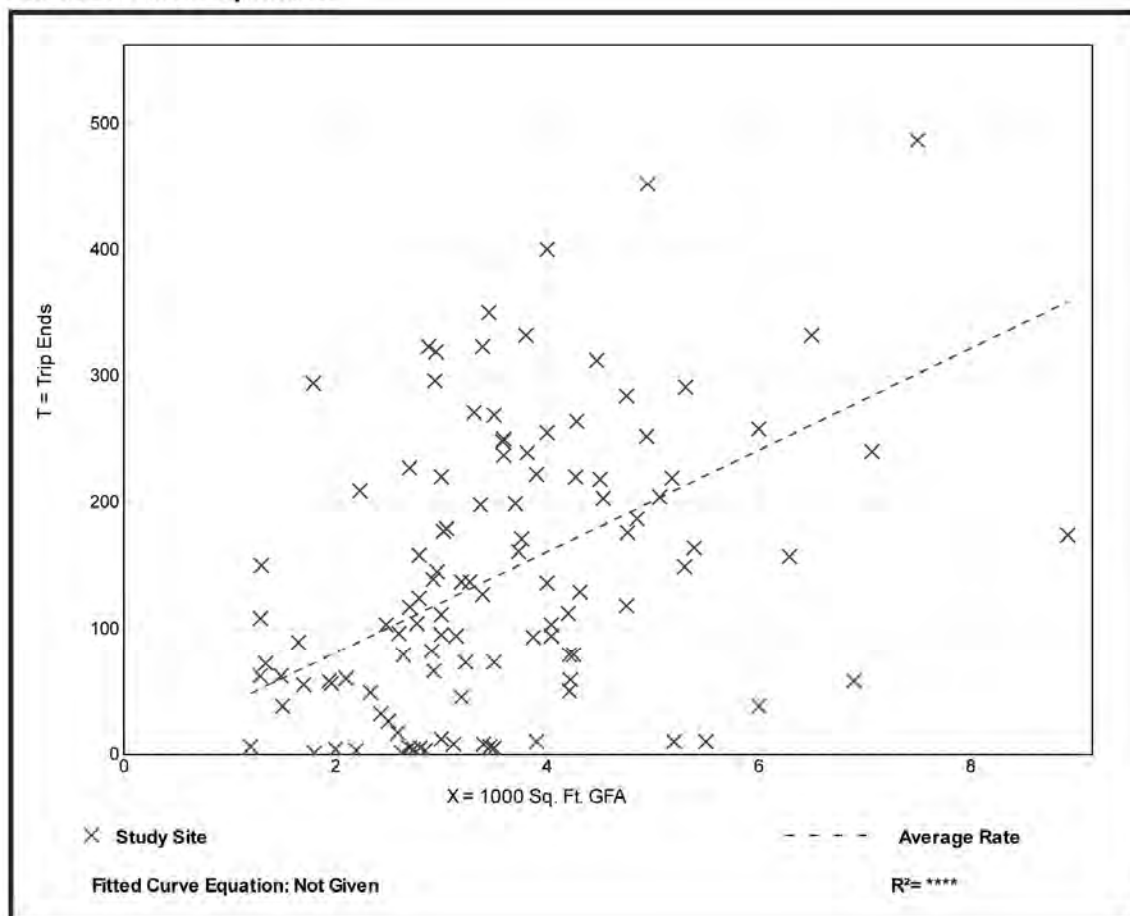
Fast-Food Restaurant with Drive-Through Window (934)

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



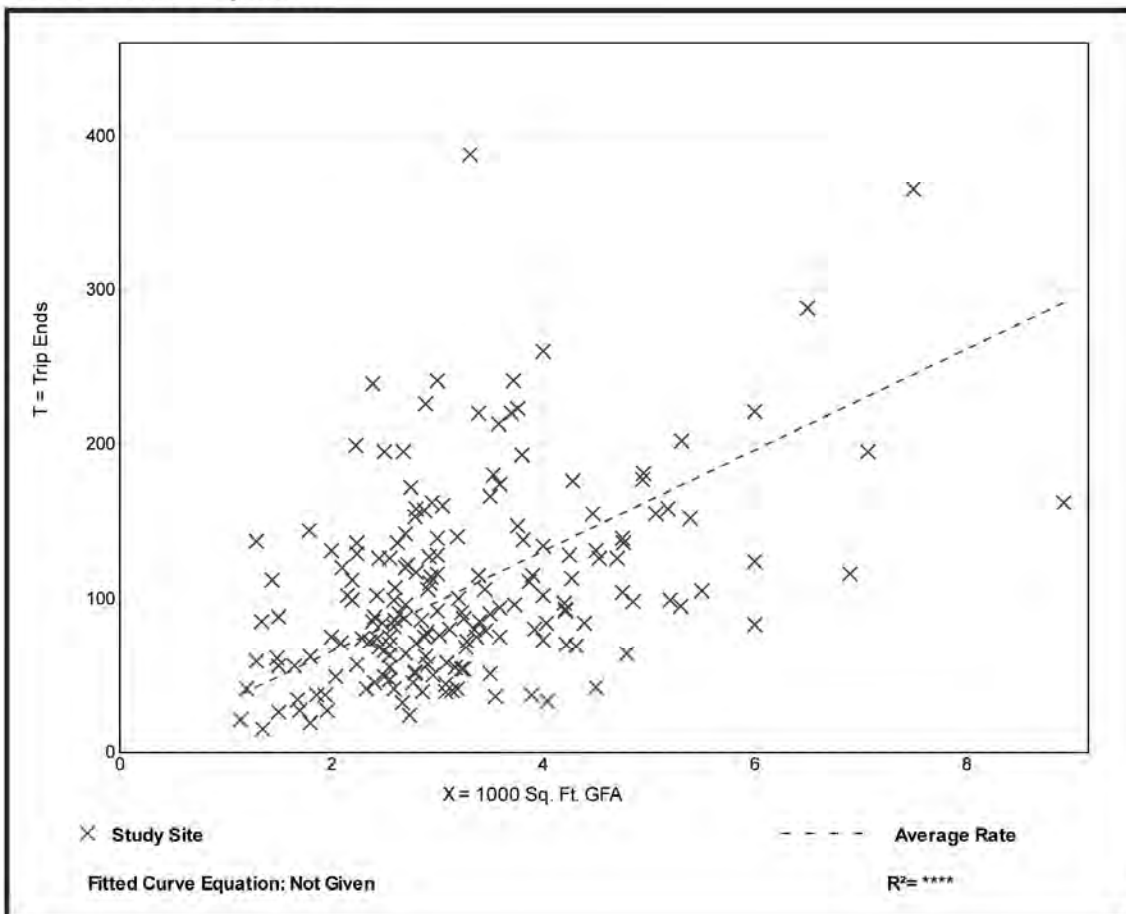
Fast-Food Restaurant with Drive-Through Window (934)

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Land Use 945:

Gasoline/Service Station with Convenience Market

Description

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

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

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

Additional Data

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

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

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

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

Source Numbers

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

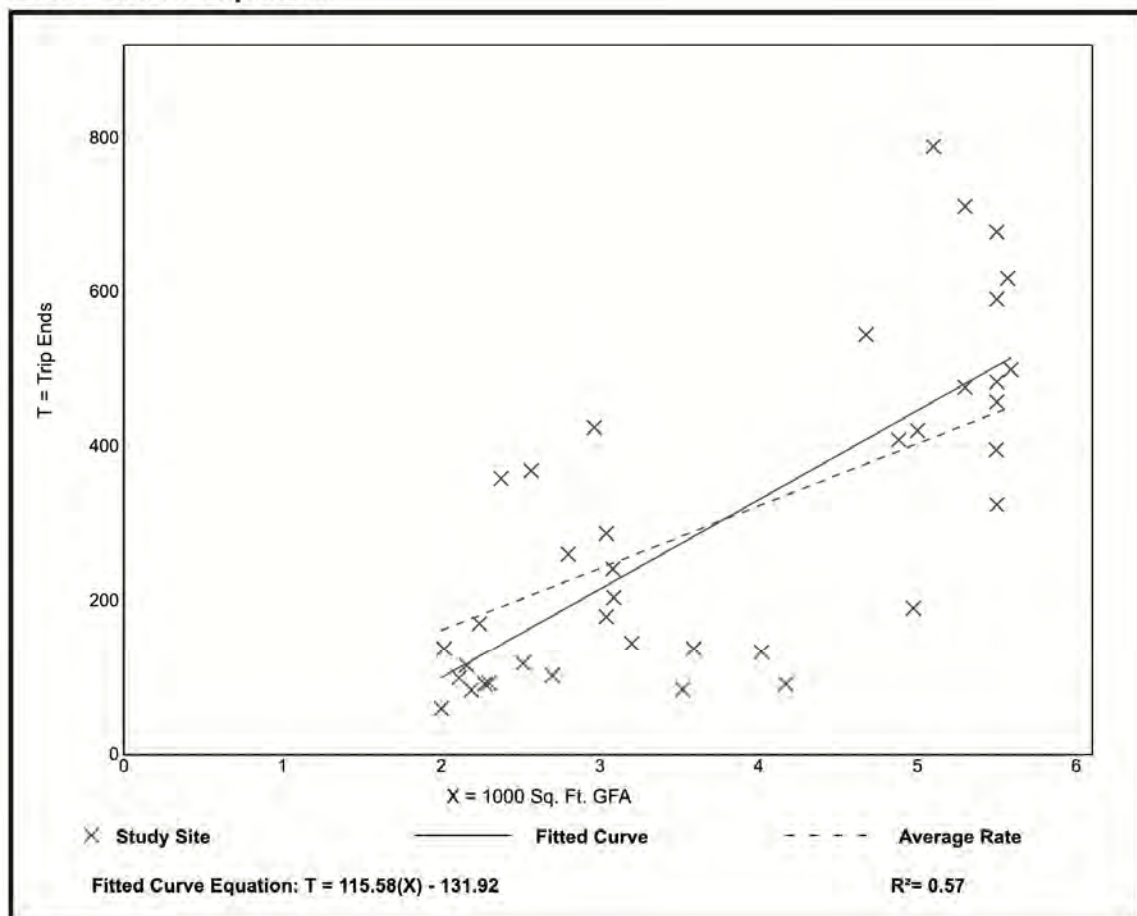
Gasoline/Service Station With Convenience Market (945)

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



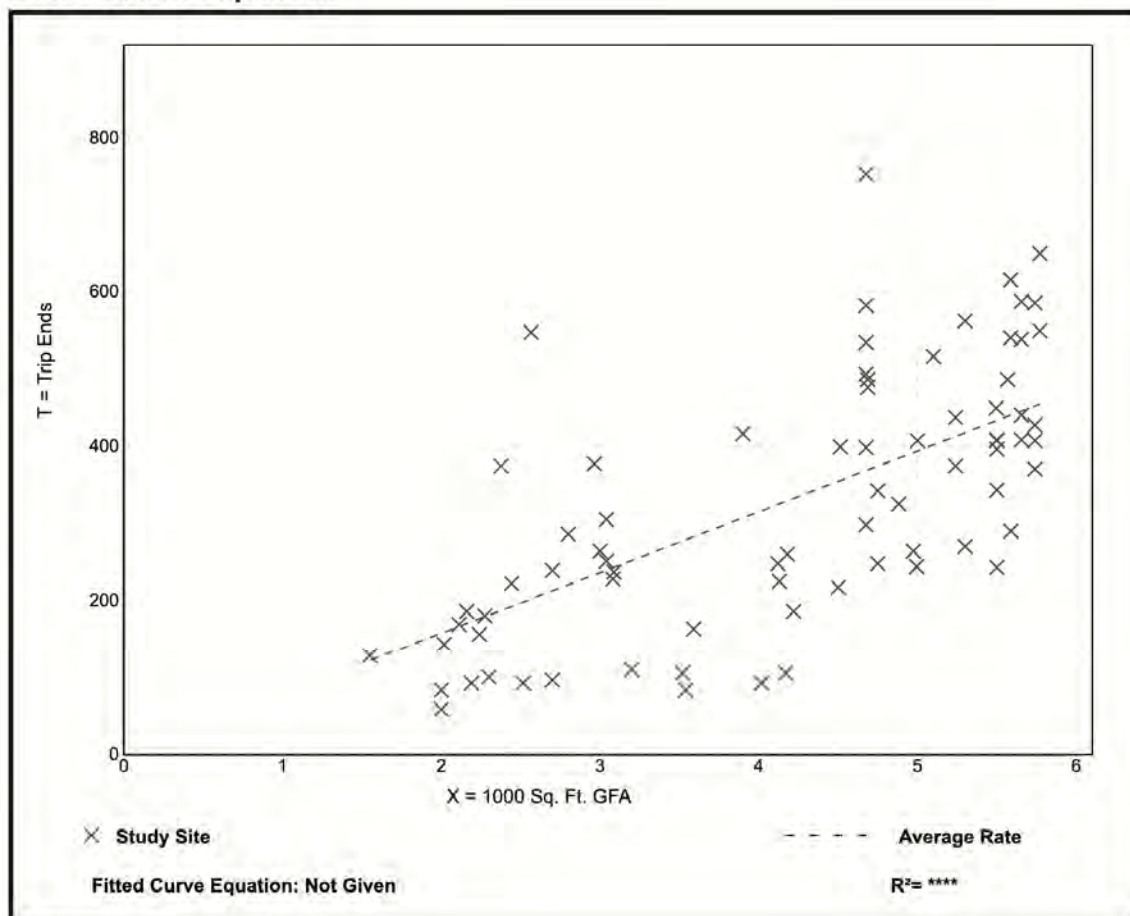
Gasoline/Service Station With Convenience Market (945)

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Land Use: 949

Car Wash and Detail Center

Description

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

Additional Data

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

The site was surveyed in the 2010s in Minnesota.

Source Number

866

Car Wash and Detail Center (949)

Vehicle Trip Ends vs: **Wash Stalls**

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: **General Urban/Suburban**

Number of Studies: **1**

Avg. Num. of Wash Stalls: **5**

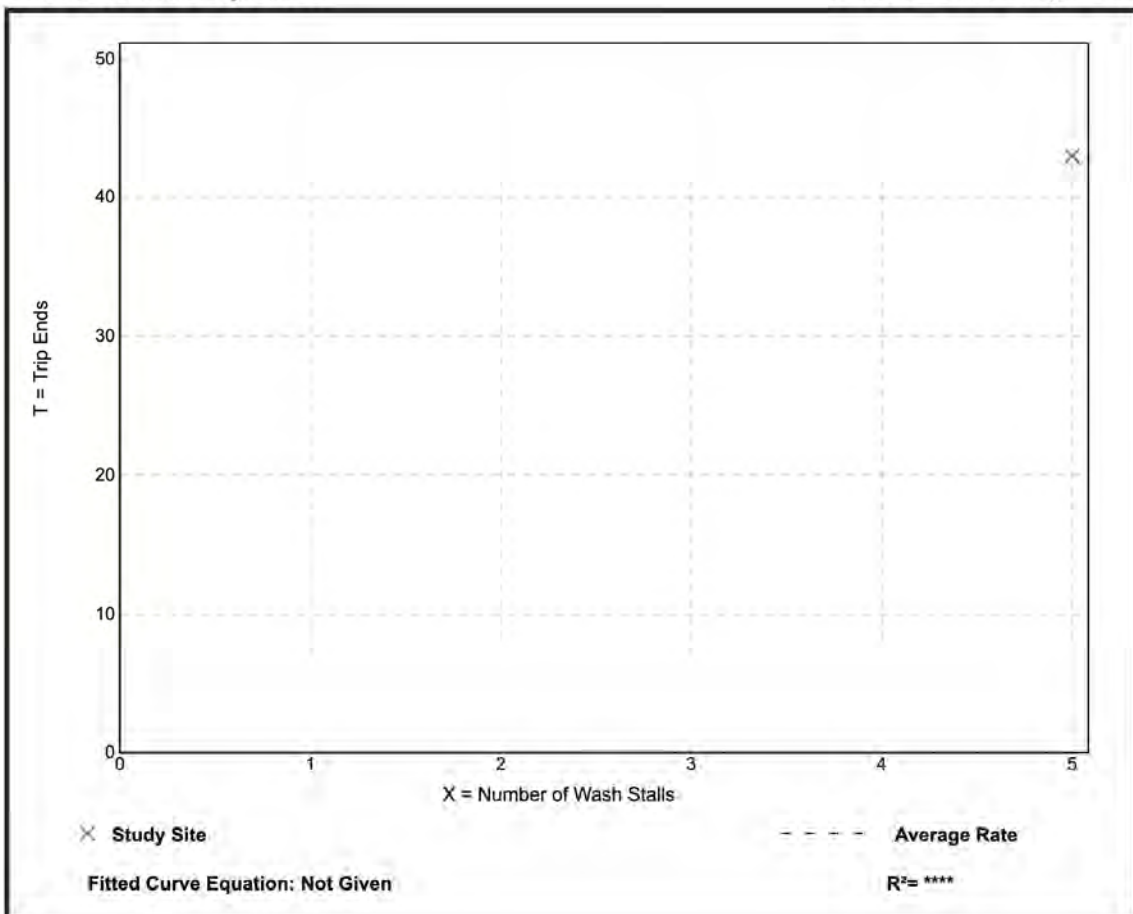
Directional Distribution: **63% entering, 37% exiting**

Vehicle Trip Generation per Wash Stall

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

Data Plot and Equation

Caution – Small Sample Size



Car Wash and Detail Center (949)

Vehicle Trip Ends vs: **Wash Stalls**

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: **General Urban/Suburban**

Number of Studies: **1**

Avg. Num. of Wash Stalls: **5**

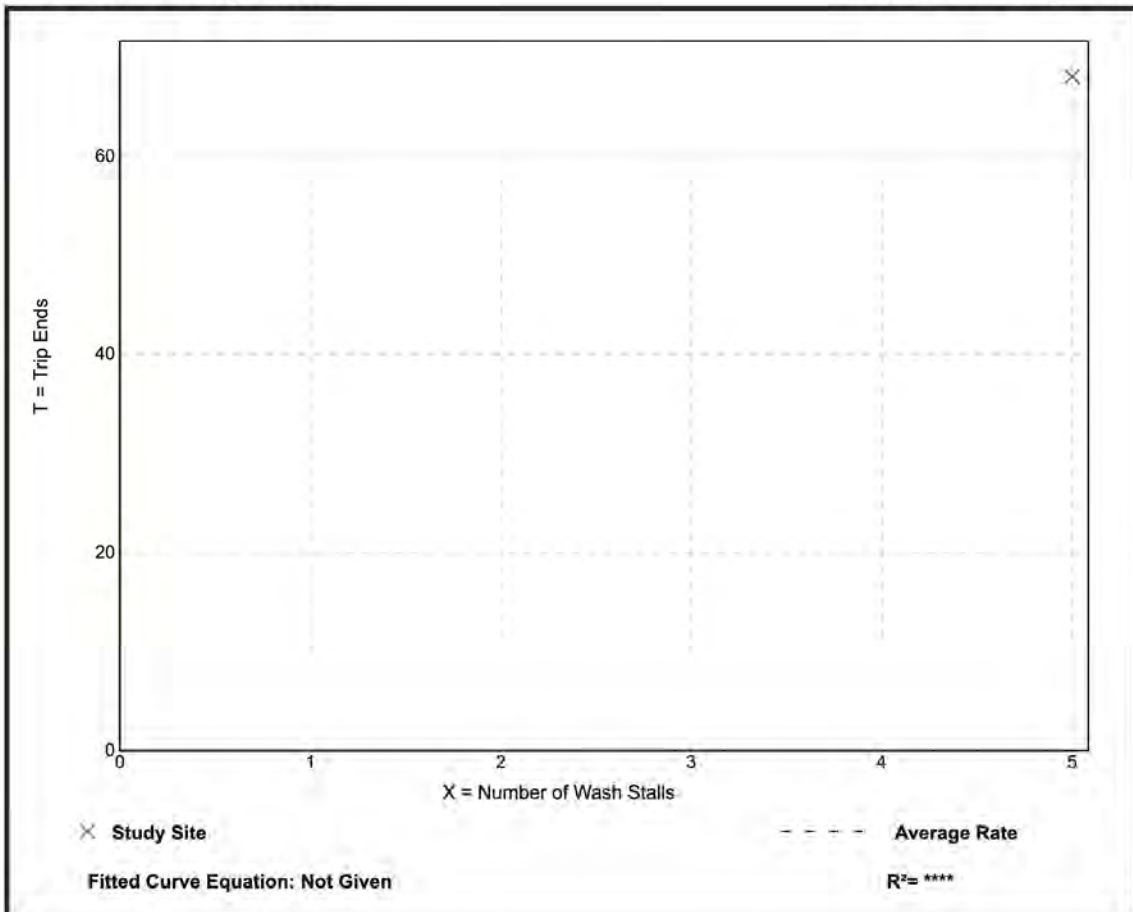
Directional Distribution: **49% entering, 51% exiting**

Vehicle Trip Generation per Wash Stall

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

Data Plot and Equation

Caution – Small Sample Size



WEST ENTRANCE

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

PEAK HOUR 978 + 137 = 2295
AM 888 + 1293 = 2231
PM 1125 + 1787 = 2912
1010 + 1690 = 2700

8TH MAX HOUR = 55% OF PEAK HOUR

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

LAKEVIEW

NB

AM PEAK 93 190
PM PEAK 388 189

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

WARRANT 1, Eight-hour Vehicular

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

80/105 = 76
80/104 = 76

WARRANT 3, PEAK HOUR

A, PM TWSC DELAY 500.7
6234.3 $\frac{500.7}{\text{veh}} = 8.34$ MET
60 sec
hr
103 $\frac{\text{veh}}{\text{hr}} = 103$ MET

@ 87% 1 Met 8 vehicles
Build-out 2 Met RT & LT Turners > 100
100 vph = 57% 3 Met Total entering Traffic = 3,128 7 800
174 vph 3,200

B. Fgna 4C > 40 MPH ON MAJOR STREET

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

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

PM

100/104 = 95%

EAST ENTRANCE

E. 53rd St.

PEAK HOUR

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

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

8TH MAX HOUR = 55% OF PEAK HOUR

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

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

EAST ENTRANCE

NB

AM PEAK 47

PM PEAK 47

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

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

WARRANT 1, EIGHT-HOUR VEHICULAR

NOT MET $\Rightarrow$ LESS THAN 60 vph

WARRANT 3, PEAK HOUR

NOT MET $\Rightarrow$ LESS THAN 75 vph

WEST ENTRANCE

Right-turn warrants

Per Chapter 6 of the Iowa DOT design manual

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

∴ @ 27% build out the right-turn is warranted.

LEFT-TURN WARRANT

Per Chapter 6

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

∴ @ 35% buildout the left-turn lane is warranted

EAST ENTRANCE

Right-turn warrant

30 vph min. ^{AM PM} 25 (23) ACTUAL ∴ ⇒ NOT MET

Left-turn warrant

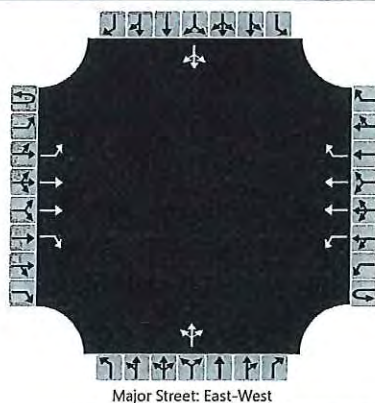
30 vph min. 22 (21) Actual ∴ NOT MET

HCS7 Two-Way Stop-Control Report

General Information

Analyst	CJS	Intersection	53rd Street and Lakeview
Agency/Co.	Devenport, IA	Jurisdiction	Devenport, IA
Date Performed	5/2/18	East/West Street	E. 53rd Street
Analysis Year	2018	North/South Street	Lakeview Pkwy
Time Analyzed	PM	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Sohpie Foster Development		

Lanes



Vehicle Volumes and Adjustments

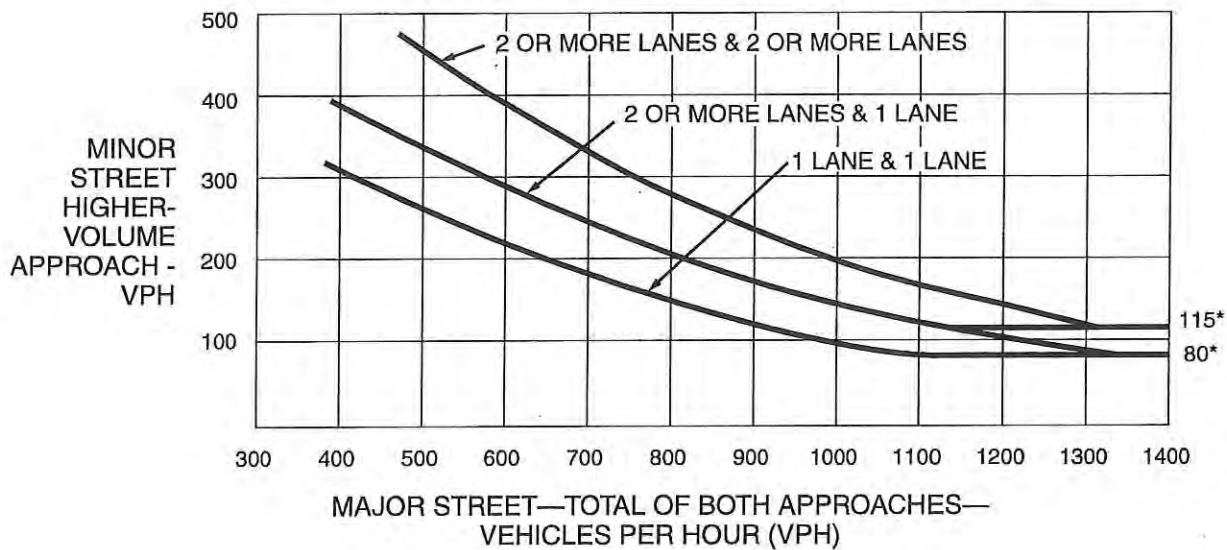
Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	1	0	1	2	1		0	1	0		0	1	0
Configuration		L	T	R		L	T	R			LTR				LTR	
Volume, V (veh/h)		35	987	103		86	1182	49		113	5	71		6	5	25
Percent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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

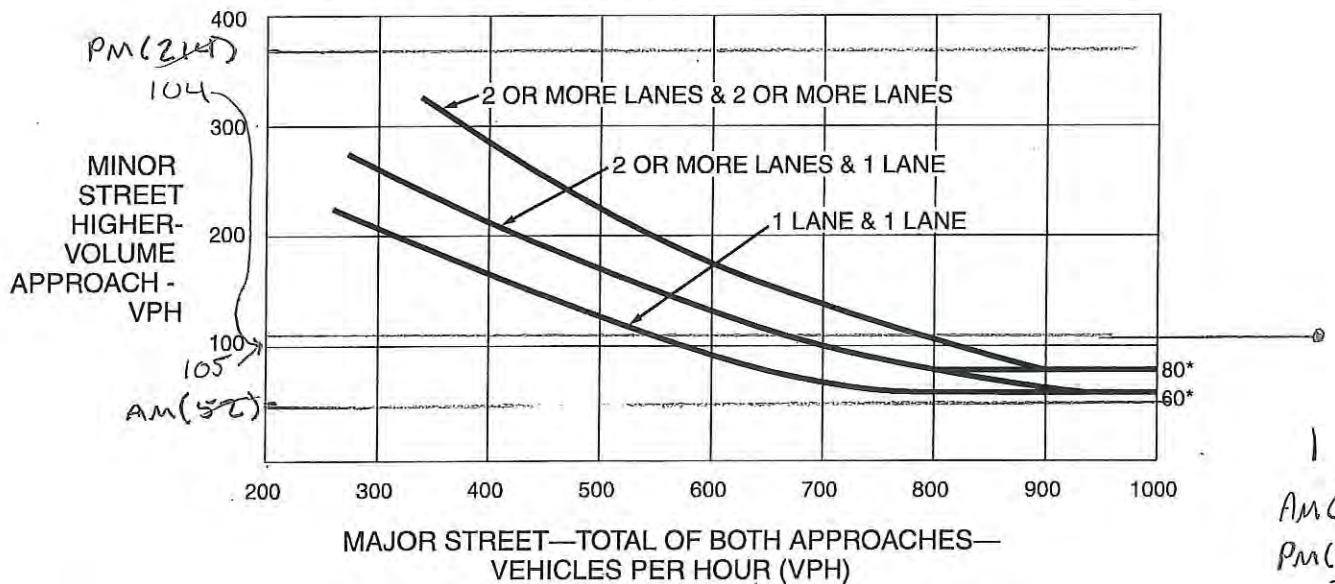
Flow Rate, v (veh/h)		38				93					205				39	
Capacity, c (veh/h)		517				591					108				81	
v/c Ratio		0.07				0.16					1.89				0.48	
95% Queue Length, Q ₉₅ (veh)		0.2				0.6					16.7				2.0	
Control Delay (s/veh)		12.5				12.2					500.7				85.5	
Level of Service, LOS		B				B					F				F	
Approach Delay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

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

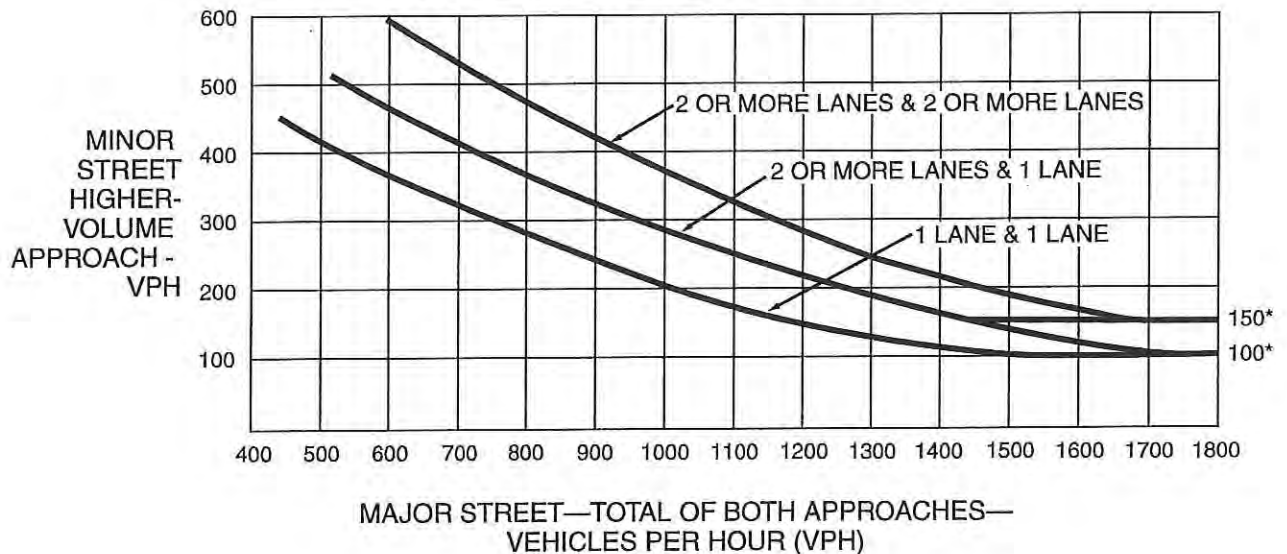
*Note: 115 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor-street approach with one lane.

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

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



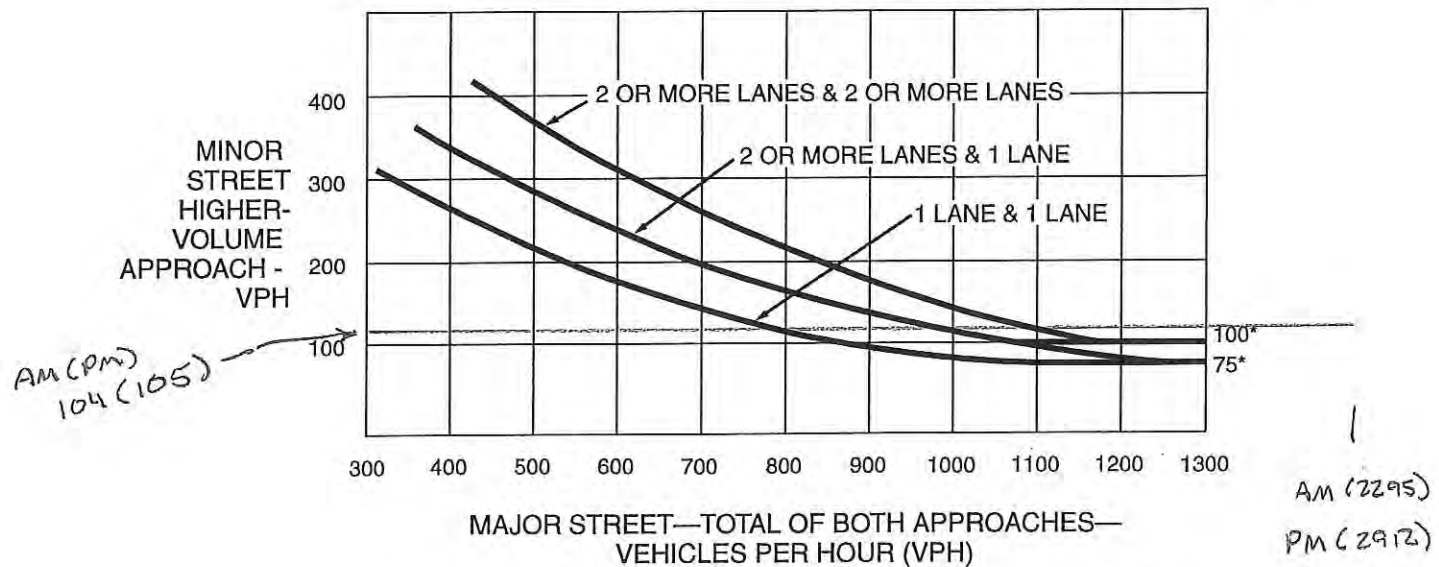
*Note: 80 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 60 vph applies as the lower threshold volume for a minor-street approach with one lane.

Figure 4C-3. Warrant 3, Peak Hour

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

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

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



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

Four-Lane Expressway Turn Lanes

Design Manual
Chapter 6
Geometric Design

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

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

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

Right Turn Lanes

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

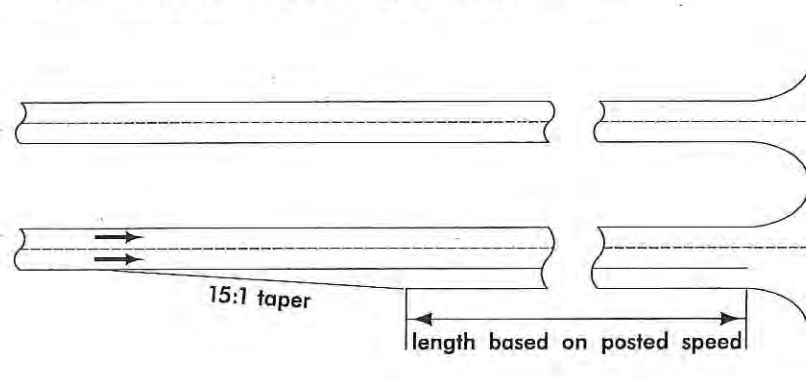


Figure 1: Deceleration right turn lane.

Right Turn Lane Warrants

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

Turning and approach volumes

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

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

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

Intersection location

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

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

Right Turn Lane Design

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

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

Offset Right Turn Lanes

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

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

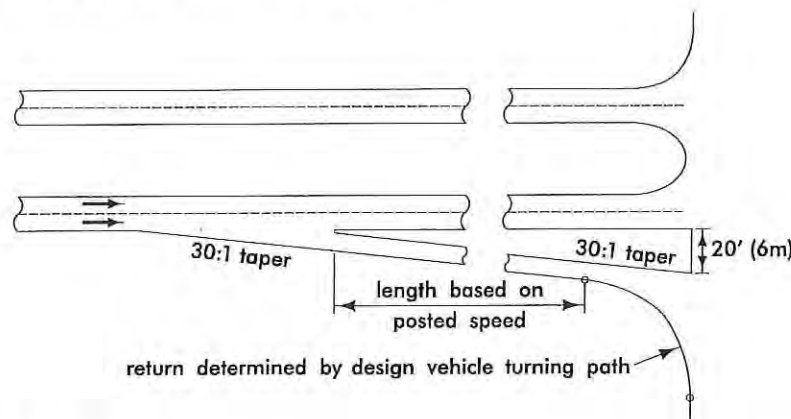


Figure 2: Offset right turn lane

Left Turn Lanes

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

Left Turn Deceleration Lane Warrants

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

Turning and approach volume

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

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

Intersection location

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

Left Turn Lane Design

Left turn storage lanes

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

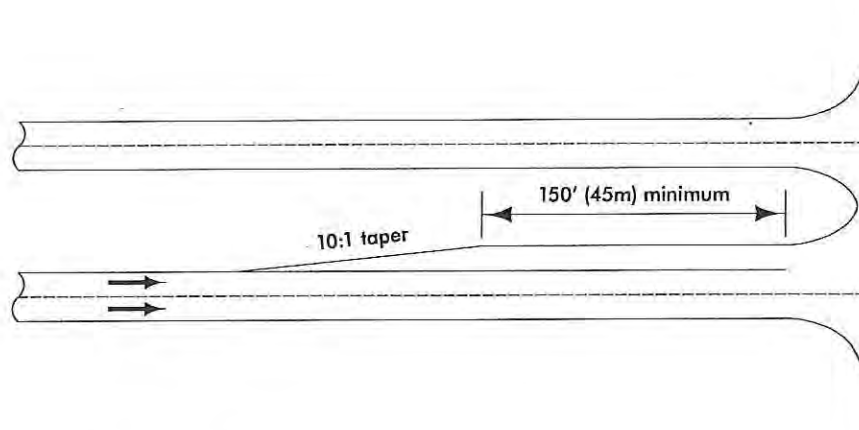


Figure 3: Left turn storage lane.

Left turn deceleration lanes

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

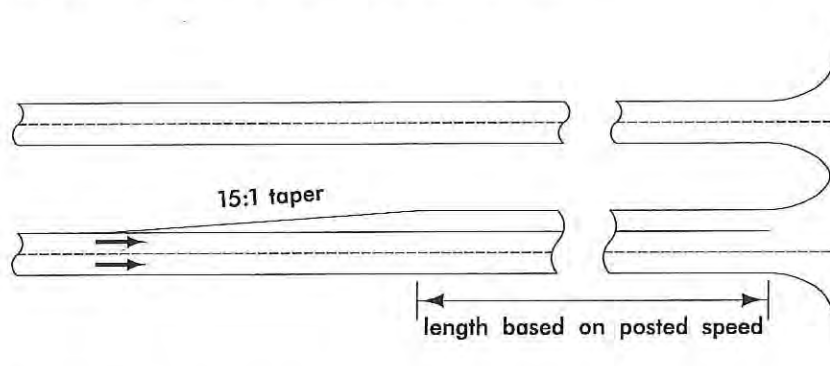


Figure 4: Left turn deceleration lane.

Offset Left Turn Lanes

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

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

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

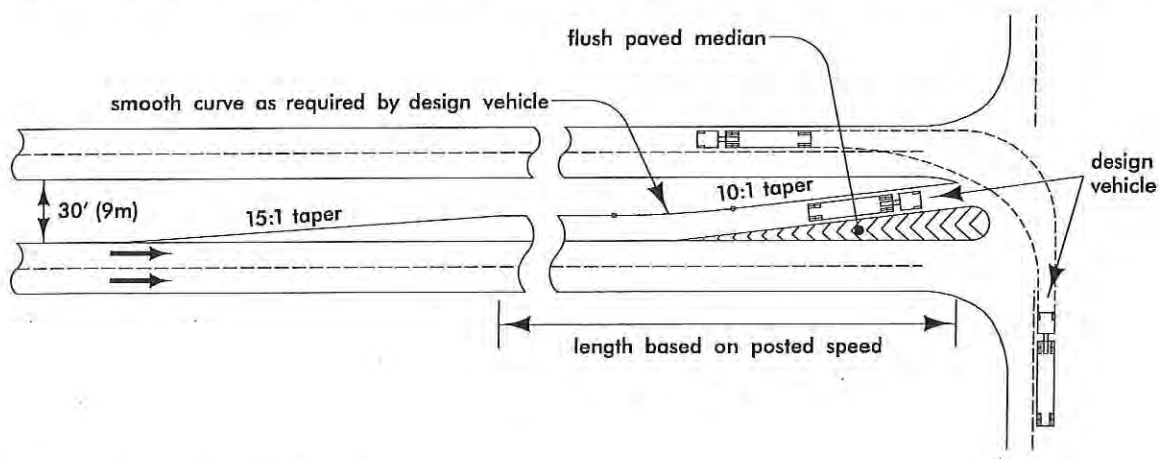
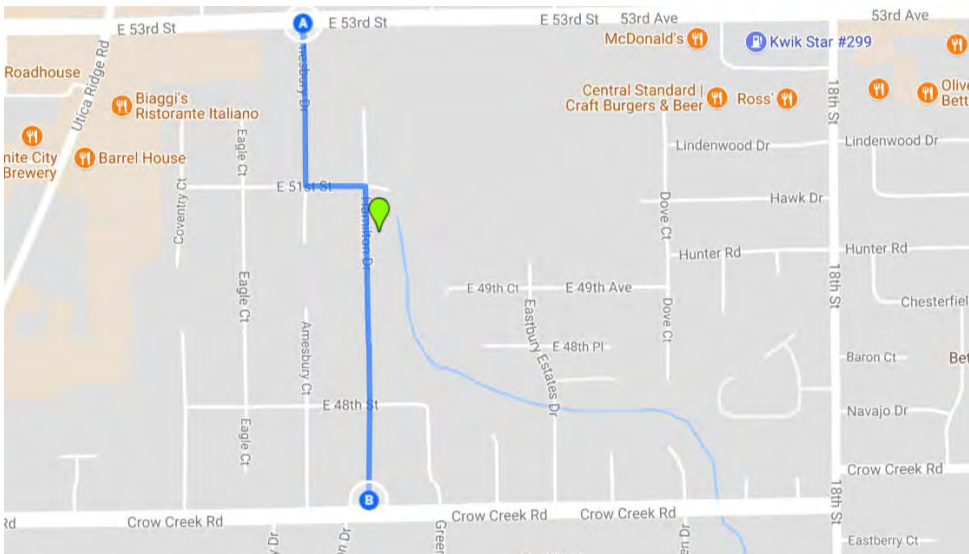


Figure 5: Offset left turn lane.

From: [Dave Cleveland](#)
To: [Clewell, Rich](#); [Stephanie Cleveland](#); [Condon, JJ](#); [Spiegel, Corri](#); [Berger, Bruce](#); [Flynn, Matt](#)
Subject: Sophie Foster Development - Hamilton Drive
Date: Friday, July 06, 2018 3:57:36 PM
Attachments: [image.png](#)

Hi Rich -

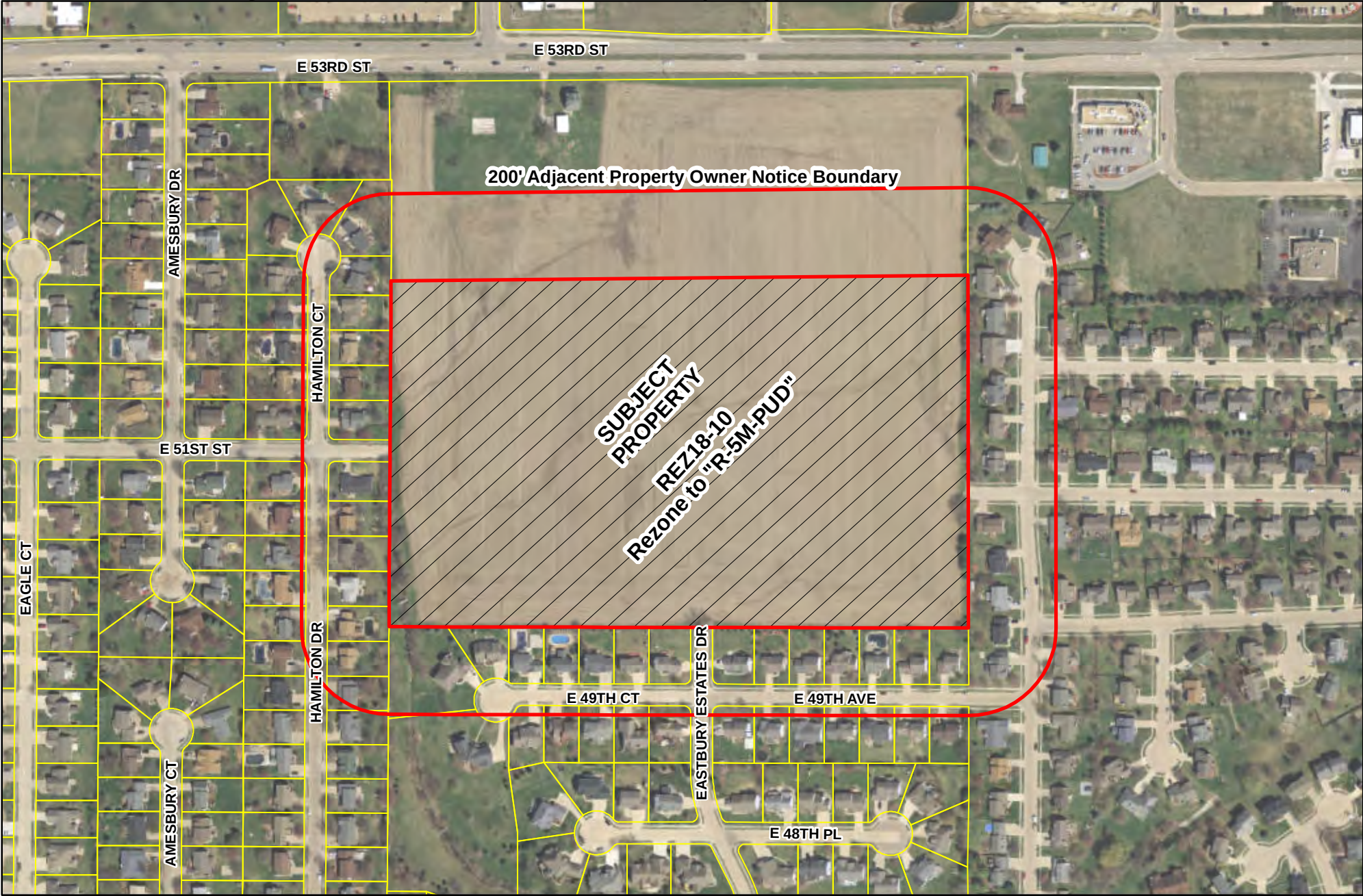
Thank you for your time during the last community meeting. Can we investigate the possibility of closing Amesbury road to 53rd street along with this development? Our street, Hamilton Drive, is already a raceway for people that cut to Crow Creek from 53rd and vice versa. Any new development will only increase the traffic on this road and it does not seem to be part of the scope of the project. Please help me identify the necessary steps to close the road.



Respectfully,

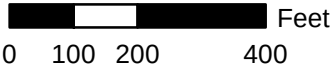
--

David Cleveland
5027 Hamilton Drive
clevelandemail@gmail.com
563-344-8991



Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

1 inch = 300 feet





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

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

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

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

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

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

Case No. REZ18-10

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

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

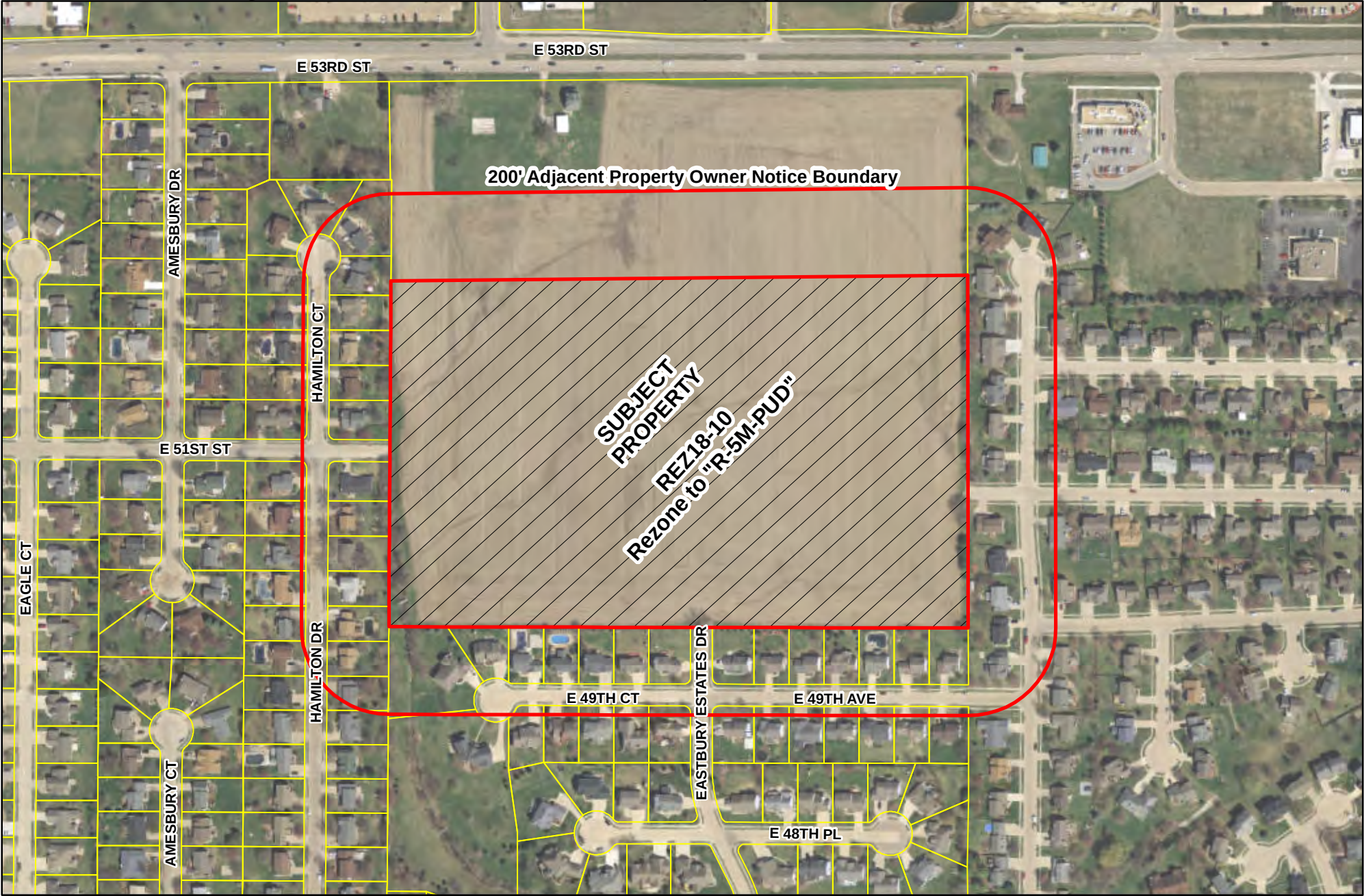
I/we _____ who own property located at (be specific as possible)

Hereby protest the proposed creation of the Elmore Corners Overlay District

Signed: _____

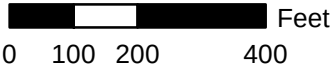
Date : _____

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



Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

1 inch = 300 feet



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

To the Community Planning Division:

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

Thanks,

Barry Winkler

4978 Dove Ct
Bettendorf IA 52722

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

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

Hereby protest the proposed: REZ18-10

Signed: [Signature] Valerie Wales
Date: 7/8/18

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

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

Hereby protest the proposed: REZ18-10

Signed: [Signature] Janet Wadsager
Date: 7-9-18

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

I/we Barry & Kristin Winkler who own property located at (be specific as possible)
4978 Dove Ct Bettendorf IA 52722
which borders ~~the~~ the property subject to this rezoning request

Hereby protest the proposed: REZ18-10

Signed: [Signature] Kristin A Winkler
Date: 7/8/18

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



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

Case No. REZ18-10

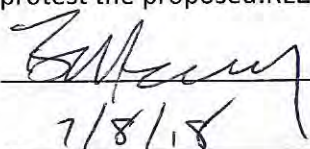
EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

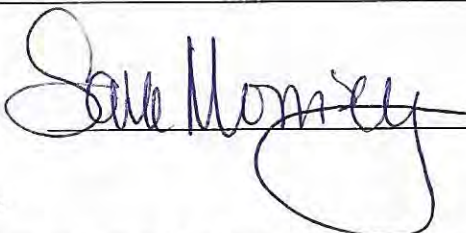
Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-10

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

Hereby protest the proposed: REZ18-10

Signed: 

Date: 7/8/18



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



City of Davenport

Community Planning and Economic Development Department
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CITY HALL, 226 WEST 4TH STREET, DAVENPORT, IOWA 52801**

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

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

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

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

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

Case No. REZ18-11

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

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

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

Hereby protest the proposed: REZ18-11

Signed: Brian Morrissey

Sara Morrissey

Date: 7/8/18

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

I/we David & Julie Sheets who own property located at (be specific as possible)
5105 Hamilton Court
Davenport, IA 52807

Hereby protest the proposed: REZ18-10

Signed: David Sheets Julie Sheets

Date: 7/9/18

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

Case No. REZ18-10: Request by Jessica Tuttle, Thompson Thrift Development Company, to rezone 24.27
acres, more or less, of property located south of East 53rd Street, and west of the Bettendorf City Border
Please fill out and return this form if you elect the protest the proposed Rezoning Case No. REZ18-10

I/we Jim & Sue Long who own property located at (be specific as possible)
@ 4996 Dove Ct Bettendorf 52722 - This Area Should
Have Houses The Same As on 3 Sides of It

Hereby protest the proposed: REZ18-10

Signed: Jim Long Sue Long

Date: 7-8-2018

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



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

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

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Case No. REZ18-10

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

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

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

Hereby protest the proposed: REZ18-10

Signed: J.V. Grampp

Date: July 9, 2018

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



City of Davenport

Community Planning and Economic Development Department
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If you have any questions regarding the proposal, please contact the Community Planning Division.

Case No. REZ18-10

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

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

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

Hereby protest the proposed: REZ18-10

Signed:

Jimmie Clifford

Mary M. Clifford

Date:

10 July 2018

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



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Case No. REZ18-10

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

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

I/we David & Stephanie Cleveland who own property located at (be specific as possible)

5027 Hamilton Dr. Davenport IA 52807

Hereby protest the proposed: REZ18-10

Signed: Stephanie Cleveland

Date: 7-9-18

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



City of Davenport

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

Case No. REZ18-10

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

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

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

Hereby protest the proposed: REZ18-10

Signed: [Signature] [Signature]

Date: 10-July-2018

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



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Case No. REZ18-10

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

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

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

Hereby protest the proposed: REZ18-10

Signed: C Legendre

[Signature]

Date: 7/8/18

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



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EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

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

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

Hereby protest the proposed: REZ18-10

Signed: James T. Hughes

Date: 7/9/2018

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

City of Davenport
Plan and Zoning Commission

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

Date
7/17/2018

Subject:

Public Hearing for Case No. REZ18-11, request by Kevin Koellner, Build to Suit, Inc. for the rezoning of 14.48 acres, +/-, located south of East 53rd Street west of the Bettendorf City Limits from R-2(PUD) Low Density Residential District Planned Unit Development to PDD, Planned Development District with a new Land Use Plan for the entire property. [Ward 6]

Recommendation:

Hold the Public Hearing

Relationship to Goals:

Fiscal Vitality

Background:

Developer envisions a new land use plan from the one approved in 2011. This proposal also requires the rezoning of two small parcels at the southeast and southwest corners of the site.

See background materials for additional information.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Staff Report
▣ Backup Material	Land Use Plan
▣ Backup Material	Additional Background Material

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	7/13/2018 - 12:07 PM



PLAN AND ZONING COMMISSION

Meeting Date: July 17, 2018
Request: Request to rezone 14.5 acres, more or less, of property located south of East 53rd Street immediately west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to all PDD with a new Land Use Plan
Case No.: REZ18-11
Applicant/Developer: Kevin Koellner, Build to Suit
Ward: Ward 6

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

Recommendation:

There is no recommendation at this time, this is the public hearing.

Background:

Reason for Rezoning:

Much of this property is already zoned PDD. Two small portions at the southeast and southwest corners of the property are zoned R-2(PUD). In order for the envisioned development to proceed, these properties will need to be rezoned. In addition, a new land use plan, required by any rezoning to PDD, is proposed. Thus, it should be considered that the entire property is the subject of the rezoning request.

History:

In 2011, the entire property was rezoned to PDD and R-2(PUD) for development that never materialized. The commercial component envisioned up to six buildings with total square footage not to exceed 240,000 square feet. Further, the vision at that time was to accommodate development similar to that immediately to the north; namely, large office buildings with limited retail commercial support businesses. That idea has not come to fruition and, according to the developer, not what the market demands at this time.

Proposal:

Developer proposes a number of retail, restaurant and service uses on the property. No specific development is proposed at this time. The development would be served by two private streets, taking access from 53rd Street only.

Individual developments will require the approval of a final development plan before construction. (Note: this will not be the case under the new ordinance; the new more restrictive design requirements will apply).

See attachments for the required land use plan.

Site Characteristics:

Comprehensive Plan:

The property is designated RG and RC the Future Land Use Map and is in the Urban Service Area. The designations closely mirror the rezoning classifications of R-2(PUD) and PDD that took place in 2011.

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

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

The Land Use Plan required as part of the PDD application is attached.

Existing Zoning:

See attached map. The property to the east is zoned C-2 General Commercial and R-2 Single Family Residence by the City of Bettendorf.

Technical Review:

A development of this magnitude will require extensive technical review. The request for technical review has been distributed with a deadline of July 10.

A traffic study has been prepared and has been reviewed by City Staff. The traffic study indicates the need for signalization at Lakeview Parkway as well as deceleration lanes for both east and westbound traffic. The traffic study does not indicate the need for deceleration lanes at the eastern driveway. However, it is the opinion City staff that such lanes should be constructed as part of this development.

To date no other comments have been received. A summary will be provided with the final staff report.

Discussion:

Will mostly be presented with the final staff report. The developer has indicated he is willing to accept a condition upon the far southwest building proposed to be limited to office or clinic use, no higher than one story, and have a 50 foot building setback to the west property line.

Public Input:

Public Meeting: Two public meetings have been held, on May 24 and June 21. Approximately 65-70 people attended each meeting. The June 21 meeting was intended to address issues that arose at the first meeting. Those concerns included building elevations, density, access, and proximity of buildings to the property lines. The demand for a development of this type (top of the market apartments) was also questioned.

Signs Posted: 5 signs were posted on June 26.

Notices Mailed: Notices to property owners within 200 feet were mailed on July 6.

Recommendation: To be presented with the final staff report.

Findings:

Conditions:

Final Recommendation:

SITE DATA

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

East 53rd St. Retail Davenport, Iowa

NOTE PER INTERNATIONAL BUILDING CODE CHAPTER 3:

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

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

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

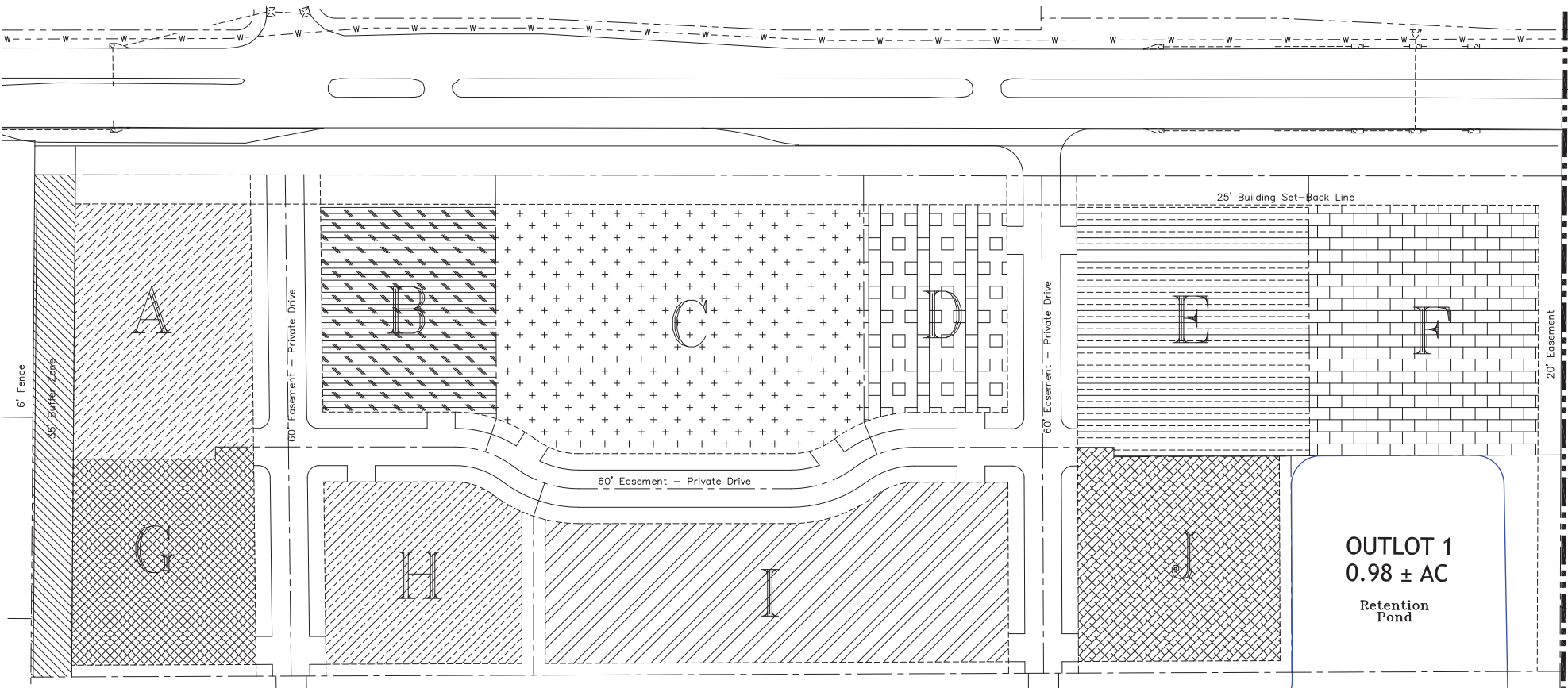
Joseph Architectural Group, P.C.
1000 10th Avenue, Suite 200
Davenport, Iowa 52601
Phone: 319.251.9000
Fax: 319.251.9001

REVISIONS
1
2
3

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

PRELIMINARY
SITE PLAN
DATE:
12 July 2018

A1
PROJECT NO.
W01716



1
A1

PRELIMINARY SITE PLAN

1" = 40'-0"



Zoning Map Amendment Application

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

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Property Address* 1607 EAST 53RD STREET DAVENPORT

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

Applicant (Primary Contact)**

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

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

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

Zoning Board of Adjustment

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

Engineer (if applicable)

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

Design Review Board

Certificate of Design Approval ☐
Demolition Request in the Downtown ☐

Architect (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Administrative

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

Attorney (if applicable)

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

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

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

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

Formal Procedure:

- (1) Application:
 - Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
 - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Public Notice for the Plan and Zoning Commission public hearing:
 - After submitting the application the applicant shall post notification sign(s) supplied by the City on property at least two weeks prior to the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request. Failure to post signs as required may result in a delay of the request.
 - The applicant shall hold a neighborhood meeting as per the attached meeting guidelines.
 - Planning staff will send a public hearing notice to surrounding property owners.
- (3) Plan and Zoning Commission's consideration of the request:
 - Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
 - The Plan and Zoning Commission will hold a public hearing on the request. Subsequently, the Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (4) City Council's consideration of the request:
 - Planning staff will send a public hearing notice to surrounding property owners.
 - The Committee of the Whole (COW) will hold a public hearing on the request. Subsequently, the City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant:

Date:

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

Received by:

Planning staff

Date:

Date of the Public Hearing:

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

Authorization to Act as Applicant

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

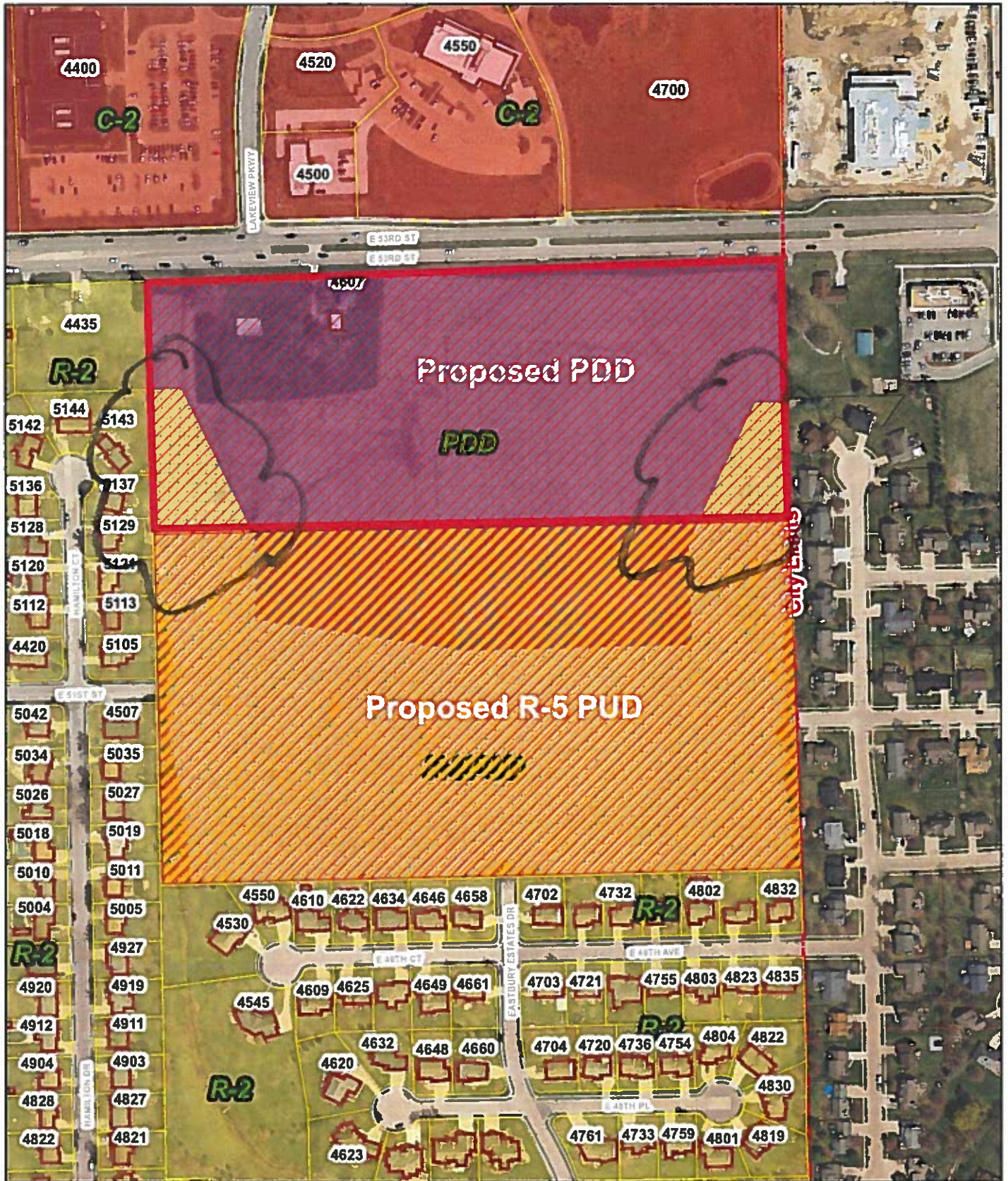
Sophie Foster

Signature(s)*

*Please note: original signature(s) required.

From R-2 PUD → PUD

Proposed Watermark Development

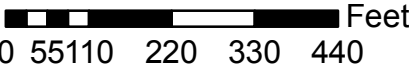
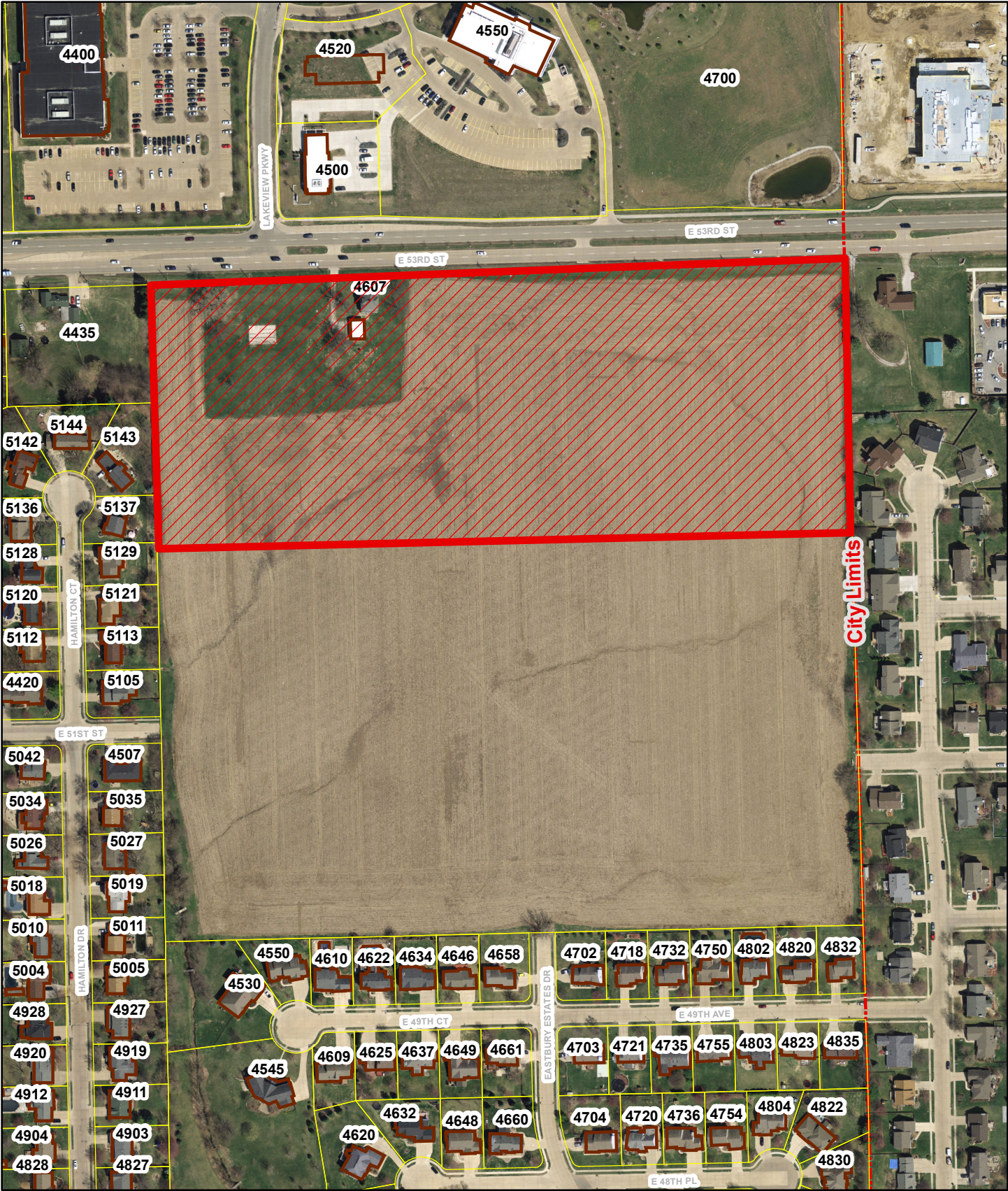


0 60 120 240 360 480 Feet

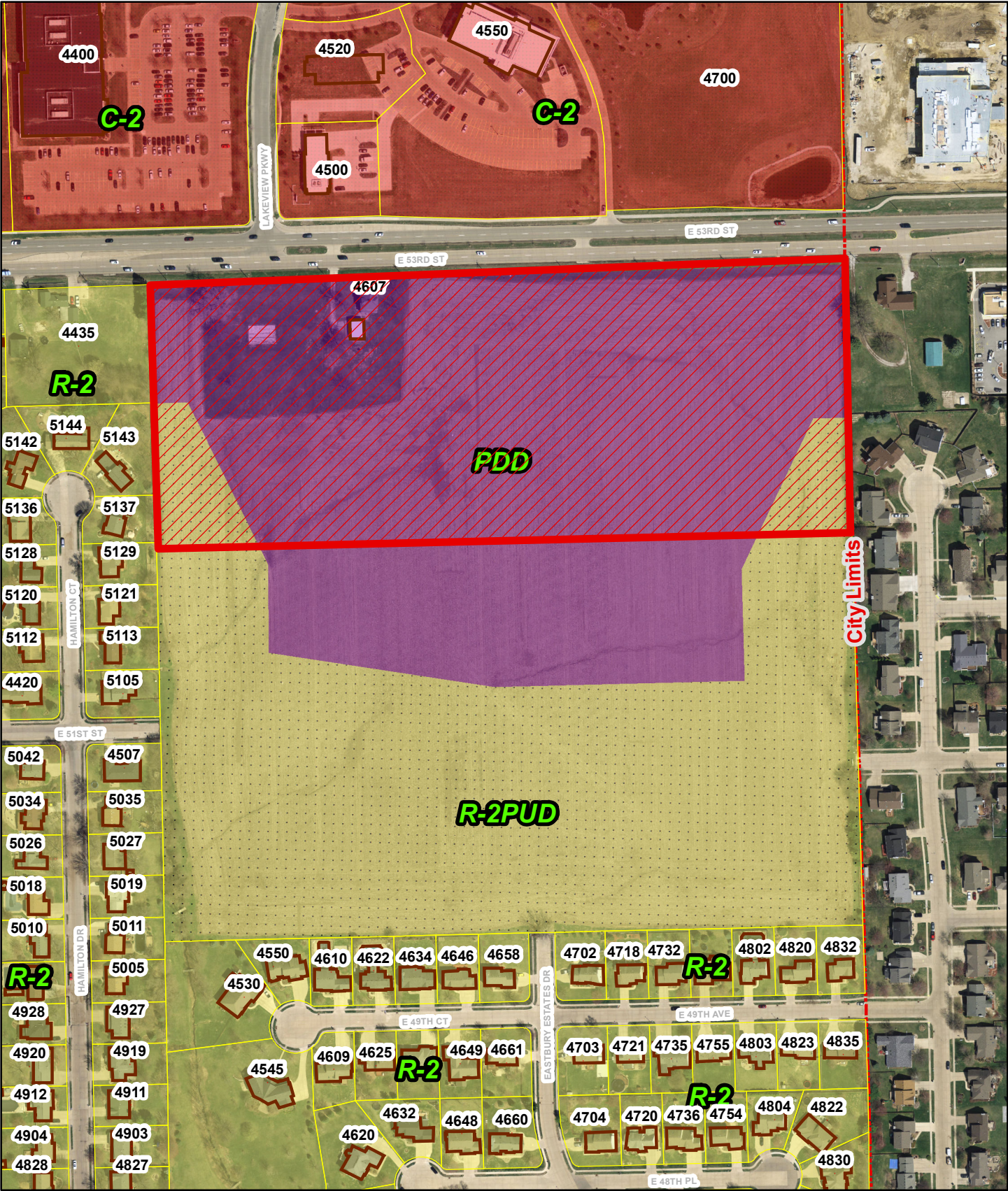
WEST NEIGHBORS @ COMMUNITY



REZ18-11:
Koellner R-2PUD to PDD



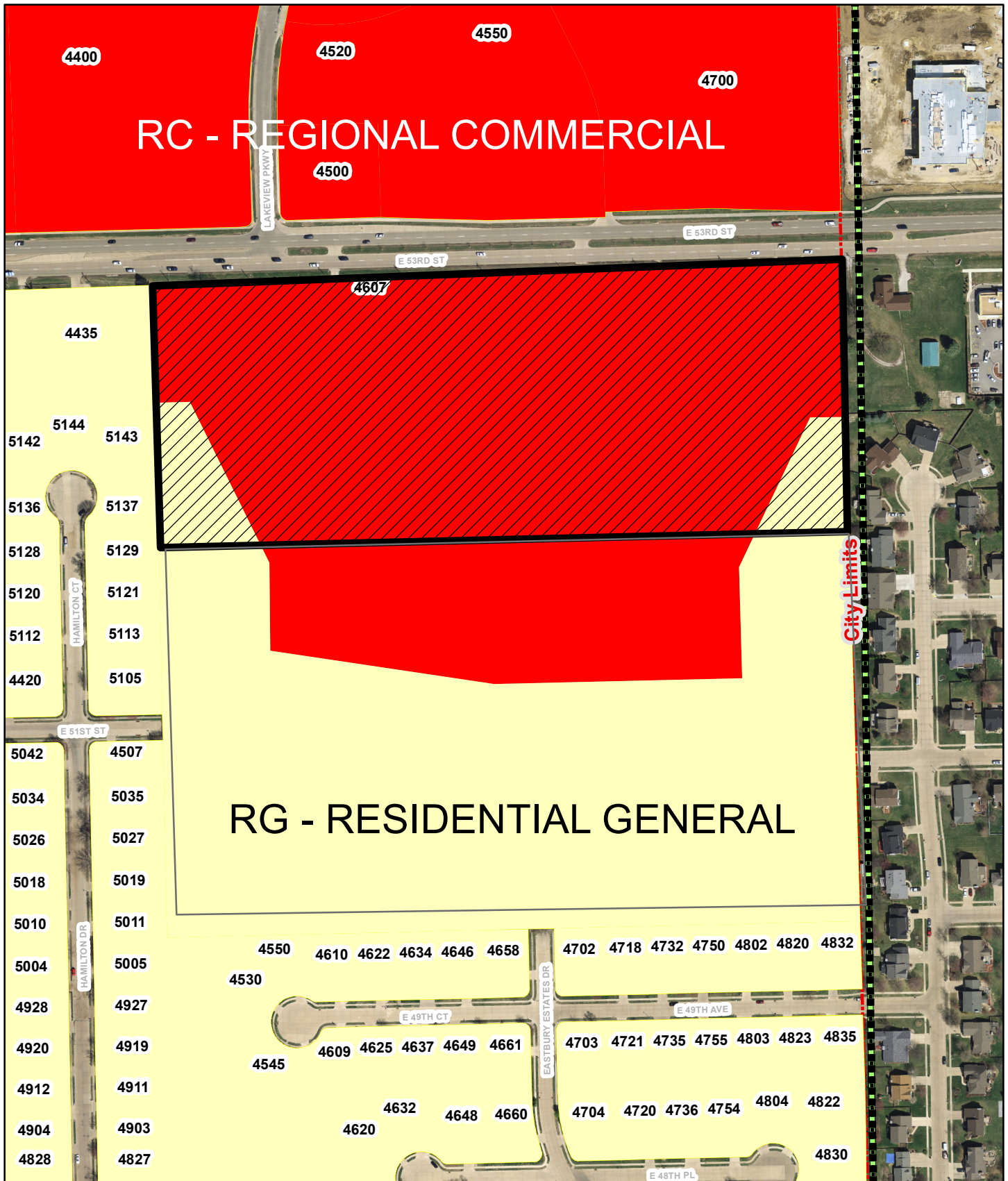
REZ18-11: Existing Zoning
Koellner R-2PUD to PDD



0 55110 220 330 440 Feet



REZ18-11: Future Land Use Map Koellner R-2PUD to PDD



0 55110 220 330 440 Feet



Parcel	Address	Deed1_Name
N0909B01	5128 HAMILTON CT	COURTNEY B LEGENDRE
N0909B07	5129 HAMILTON CT	SCOTT M HUGHES
N0909C15	5121 HAMILTON CT	JOHN E HAINES III
N0909C16	5113 HAMILTON CT	MATTHEW J ZUMWALT
N0909C18	4507 E 51ST ST	DAVID F POOLE
N0909C19	5035 HAMILTON CT	JOSHUA D GOSNELL
N0909C20	5027 HAMILTON DR	DAVID M CLEVELAND
N0909C21	5019 HAMILTON DR	BRIAN M DONOVAN
N0909C23	5026 HAMILTON DR	JAY A RIPSlinger
N0909C24	5034 HAMILTON DR	JANEL M STOUT
N0909C25	5042 HAMILTON DR	JENNIFER M NICHOLS
N0909C27	5112 HAMILTON CT	MARK A SHEPHERD
N0909C28	5120 HAMILTON CT	SHAWN M BROWN
N0916B03	5011 HAMILTON DR	CHRISTOPHER E STANLEY
N0916B05	5004 HAMILTON DR	COREY T KNIGHT
N0916B06	5010 HAMILTON DR	THOMAS J AGOSTA
N0916B07	4927 HAMILTON DR	JACKSON FRERICHS
N0916B08	4919 HAMILTON DR	A JOHN HOLMES
N0951-35	4703 E 49TH AV	BRET F ALLEN
N0951-36	4721 E 49TH AV	DANIEL R BARTLETT
N0951-37	4735 E 49TH AVE	JOHN PRINCELL & PAMELA JOHNSON
N0951-38	4755 E 49TH AV	TROY C SKEEN
N0951-39	4803 E 49TH AV	MICHAEL L RECKMAN
N0951-40	4823 E 49TH AV	MICHAEL A FERRIS
N0951-41	4835 E 49TH AV	BRIAN H WALES
N0951-42	4832 E 49TH AV	GERALD T KELLY
N0951-43	4820 E 49TH AV	JOSHUA R WITT
N0951-44	4802 E 49TH AVE	BRETT CARLSON
N0951-45	4750 E 49TH AV	REALTY INC GRAMPP
N0951-46	4732 E 49TH AV	DEHN A STEVENS
N0951-47	4718 E 49TH AVE	DANIEL R BARTLETT
N0951-48	4702 E 49TH AV	KEVIN J NAGLE
N0951-50	4646 E 49TH CT	MICHAEL P RYAN
N0951-51	4634 E 49TH CT	KIMBERLY K FLAHERTY-GRAMPP
N0951-54	4550 E 49TH CT	BRENT M HUSSER
N0951-55A	4530 E 49TH CT	MARY M CLIFFORD
N0951-56A	4545 E 49TH CT	DENNIS A VANDERGINST
N0951-57	4609 E 49TH CT	STEVEN L KUNZ
N0951-60	4649 E 49TH CT	ANDREW L GALVAN
N0951-61	4661 E 49TH CT	MICHAEL C POSTER
N0909B02	5136 HAMILTON CT	BRIAN L BERNTSON
N0909B04	5144 HAMILTON CT	JR OLIVER IVORY
N0909B05	5143 HAMILTON CT	JAMES T HUGHES
N0909B06	5137 HAMILTON CT	SARA M MORRISEY
N0909C17	5105 HAMILTON CT	DAVID L SHEETS
N0909C22	5018 HAMILTON DR	JOSHUA M ANDREWS

N0909C26	4420 E 51ST ST	JAMES A COLLINS
N0910-01	4607 E 53RD ST	SOPHIE FOSTER REVOC TRUST
N0916B04	5005 HAMILTON DR	STEPHEN R PETERSEN
N0951-49	4658 E 49TH CT	DOUGLAS E ANDERSEN
N0951-52	4622 E 49TH CT	TAMARA J ROGERS
N0951-53	4610 E 49TH CT	SCOTT A WADSAGER
N0951-58	4625 E 49TH CT	BRIAN D FRITZ
N0951-59	4637 E 49TH CT	BRADLEY JASON COOK
840937111	2154 HAWK DR	HOWELL TRAVIS
840937112	5056 DOVE CT	HORTON LOWELL T
840937113	5078 DOVE CT	POWELL DORMAN J
840937114	5090 DOVE CT	PHILLIPS LIVING TRUST
840937205	4989 DOVE CT	SHABUNAS JOHN J
840937204	5011 DOVE CT	SCOTT JAMES F
840937225	4978 DOVE CT	WINKLER BARRY A
840937226	4996 DOVE CT	LONG JAMES A
840937227	2115 HAWK DR	WARRIER SURESH B
840953206	4941 DOVE CT	JOYCE A KETELSEN TRUST
840953222	4894 DOVE CT	LANGE JAMES A
840953223	4938 DOVE CT	BLAKEWAY BRIAN
840953224	4956 DOVE CT	SLADE STEVEN L
840937110	2155 LINDENWOOD DR	FERRIS KENNETH F

Deed1_Addr	Deed1_CSZ
5128 HAMILTON CT	DAVENPORT IA 52807
5129 HAMILTON CT	DAVENPORT IA 52807
5121 HAMILTON CT	DAVENPORT IA 52807
5113 HAMILTON CT	DAVENPORT IA 52807
4507 E 51ST ST	DAVENPORT IA 52807
5035 HAMILTON CT	DAVENPORT IA 52807
5027 HAMILTON DR	DAVENPORT IA 52807
5019 HAMILTON DR	DAVENPORT IA 52807
5144 HAMILTON CT	DAVENPORT IA 52807
5034 HAMILTON DR	DAVENPORT IA 52807
5042 HAMILTON DR	DAVENPORT IA 52807
5112 HAMILTON CT	DAVENPORT IA 52807
5120 HAMILTON CT	DAVENPORT IA 52807
5011 HAMILTON DR	DAVENPORT IA 52807
5004 HAMILTON DR	DAVENPORT IA 52807
5010 HAMILTON DR	DAVENPORT IA 52807
4927 HAMILTON DR	DAVENPORT IA 52807
4919 HAMILTON DR	DAVENPORT IA 52807
4703 E 49TH AV	DAVENPORT IA 52807
4721 E 49TH AVE	DAVENPORT IA 52807
4735 E 49TH AVE	DAVENPORT IA 52807
4755 E 49TH AV	DAVENPORT IA 52807
4803 E 49TH AV	DAVENPORT IA 52807
4823 E 49TH AV	DAVENPORT IA 52807
4835 E 49TH AV	DAVENPORT IA 52807
4832 E 49TH AV	DAVENPORT IA 52807
4820 E 49TH AV	DAVENPORT IA 52807
4802 E 49TH AVE	DAVENPORT IA 52807
2500 18TH ST	BETTENDORF IA 52722
4732 E 49TH AV	DAVENPORT IA 52807
4718 E 49TH AVE	DAVENPORT IA 52807
4702 E 49TH AV	DAVENPORT IA 52807
4646 E 49TH CT	DAVENPORT IA 52807
4634 E 49TH CT	DAVENPORT IA 52807
4550 E 49TH CT	DAVENPORT IA 52807
4530 E 49TH CT	DAVENPORT IA 52807
4545 E 49TH CT	DAVENPORT IA 52807
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5136 HAMILTON CT	DAVENPORT IA 52807
5144 HAMILTON CT	DAVENPORT IA 52807
5143 HAMILTON CT	DAVENPORT IA 52807
5137 HAMILTON CT	DAVENPORT IA 52807
5105 HAMILTON CT	DAVENPORT IA 52807
5018 HAMILTON DR	DAVENPORT IA 52807

4420 E 51ST ST	DAVENPORT IA 52807
6590 GOLF COURSE RD	BETTENDORF IA 52722
5005 HAMILTON DR	DAVENPORT IA 52807
4658 E 49TH CT	DAVENPORT IA 52807
4622 E 49TH CT	DAVENPORT IA 52807
4610 E 49TH CT	DAVENPORT IA 52807
4625 E 49TH ST CT	DAVENPORT IA 52807
4637 E 49TH CT	DAVENPORT IA 52807
2154 HAWK DR	BETTENDORF IA 52722
5056 DOVE CT	BETTENDORF IA 52722
5078 DOVE CT	BETTENDORF IA 52722
5090 DOVE CT	BETTENDORF IA 52722
4989 DOVE CT	BETTENDORF IA 52722
5011 DOVE CT	BETTENDORF IA 52722
4978 DOVE CT	BETTENDORF IA 52722
4996 DOVE CT	BETTENDORF IA 52722
2115 HAWK DR	BETTENDORF IA 52722
4941 DOVE CT	BETTENDORF IA 52722
4894 DOVE CT	BETTENDORF IA 52722
4938 DOVE CT	BETTENDORF IA 52722
4956 DOVE CT	BETTENDORF IA 52722
2155 LINDENWOOD DR	BETTENDORF IA 52722



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

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

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

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

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

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

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

Case No. REZ18-10

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

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

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

Hereby protest the proposed creation of the Elmore Corners Overlay District

Signed: _____

Date : _____

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

City of Davenport
Plan and Zoning Commission

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

Date
7/17/2018

Subject:
Consideration of the July 2, 2018 Plan and Zoning Commission meeting minutes.

Recommendation:
Approve the minutes.

Background:
Please see attached minutes.

ATTACHMENTS:

Type	Description
▢ Backup Material	7-2-2018 meeting minutes

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	7/12/2018 - 5:53 PM

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

MONDAY JULY 02, 2018 • 5:00 PM

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

PUBLIC HEARING AND REGULAR MEETING MINUTES

PUBLIC HEARING AGENDA

There was no old or new business on the public hearing agenda.

REGULAR MEETING AGENDA

The regular meeting was called to order at 5:00 P.M.

I. Roll Call of the Membership

Present: Connell, Hepner, Inghram, Johnson, Kelling, Lammers, Medd, Quinn, Reinartz and Tallman
Excused: Maness
Absent: None
Staff: Flynn, Longlett, Rusnak, Statz and Heyer

II. Report of the City Council Activity

III. Secretary's Report

The minutes of the June 19, 2018 meeting were approved.

IV. Report of the Comprehensive Plan Committee

Flynn provided a brief update on the Zoning Ordinance rewrite.

V. Zoning Activity

A. Old Business

There was no old business.

B. New Business

The chairperson stated that Case No. REZ18-09 would be considered first as it was his understanding that there was a request for the item to be tabled.

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

Motion by Tallman, second by Reinartz to table REZ18-09 to the July 19, 2018 meeting. Vote to table was unanimous 9-yes, 0-no and 0-abstention.

2. Case No. REZ18-08: Request of William Torchia on behalf of WCT Investments Davenport Series, LLC for a rezoning on 6.5 acres, more or less, located along the south of East 53rd Street and east of Lorton Avenue from “R-1 Low Density Dwelling District to “PDD” Planned Development District to facilitate commercial development. [Ward 6]

Rusnak summarized the staff report.

Findings:

1. The commercial use of the property would comply with the Davenport 2035 Future Land Use Map designation due to the proposed scale of the development as depicted on the “PDD” Planned Development District Land Use Plan and the rezoning conditions recommended by City staff;
2. The design of the proposed commercial use of the property as depicted on the “PDD” Planned Development District Land Use Plan and the rezoning conditions recommended by City staff help mitigate potential any negative impacts to surrounding residential property owners;
3. The traffic impact study demonstrates that additional traffic caused by the proposed development would not significantly impact adjacent roadways; and
4. Planned improvements to East 53rd Street facilitate commercial development at this location.

Recommendation:

Staff recommends that the Plan and Zoning Commission forward Case No. REZ18-08 to the City Council with a recommendation for approval subject to the following conditions:

1. That the property be substantially developed in accordance with the “PDD” Planned Development District Land Use Plan;
2. That a 25 foot wide landscape buffer be maintained along the south property line. This landscape buffer has contain a 6 foot high fence along the northern portion of the landscape buffer;
3. That a 25 foot wide landscape buffer be maintained along the west property line;
4. That there be no vehicular access to Lorton Avenue;
5. That the following uses be prohibited because the potential for incompatibility with the surrounding residential properties: carryout sales of alcoholic beverages; gasoline stations and car washes;
6. That any dumpsters be located at least 60 feet from the south and west property line;
7. That parking lot lighting be shielded and directed away from the residential properties to the south and west;

8. That a sidewalk be installed from the East 53rd Street sidewalk into the proposed development to facilitate pedestrian access to the commercial development;
9. That the west driveway access to East 53rd Street turn and through lanes extend to the southernmost east-west driveway to avoid being blocked by the through movement queue; and
10. In the event that the “PDD” Planned Development District and/or “HCOD” Highway Corridor Overlay District are supplanted by new zoning ordinance classifications and regulations, the City or property owner shall rezone the property to a commercial classification most consistent with the proposed development. Undeveloped portions of the property shall adhere to the new zoning ordinance classification and regulations. Existing portions of the property rendered non-conforming by the new zoning ordinance classifications and regulations shall be considered legally established non-conformities.

Several residents raised concerns related to increased traffic in the area including, existing and increased stormwater and the general impact of rezoning commercial further on 53rd Street.

A few residents spoke in favor of the request.

A few technical questions were asked by Commissioners.

A motion by Tallman, seconded by Connel, to accept the listed findings and forward Case No. REZ18-08 to the City Council with a recommendation for approval subject to the above stated conditions. Vote for approval was 5-yes, 4-no and 0-abstention.

3. Case No. CP18-02: Request of the City of Davenport to amend the Davenport 2035 Future Land Use Map Designation from “RG” Residential General to Commercial Corridor on 6.5 acres of property, more or less, located along the south side of East 53rd Street east of Lorton Avenue. [Ward 6]

Rusnak summarized the staff report.

Findings:

1. Since the adoption of Davenport 2035 Land Use Plan Update in 2016, the East 53rd Street corridor continues to develop commercially (Costco on East 53rd Street immediately north of the subject property is ongoing and the proposed automotive dealership at the southeast corner of East 53rd Street and Eastern Avenue is being designed);
2. Costco will be improving East 53rd Street with a signalized intersection with turn lanes into its entrance and two eastbound and two westbound travel lanes and East 53rd Street is being designed to be improved to two eastbound and two westbound travel lanes with center turn lanes from Brady Street to west of Elmore Circle; and
3. The Davenport 2035 Future Land Use Map designation “CC” Commercial Corridor would better reflect the commercial development of the property and the commercial corridor.

Recommendation:

Staff recommends that the Plan and Zoning Commission accept the listed findings and forward Case No. CP18-02 to the City Council with a recommendation for approval.

A motion by Tallman, seconded by Connel, to accept the listed findings and forward Case No. CP18-02 to the City Council with a recommendation for approval. Vote for approval was 5-yes, 4-no and 0-abstention.

VI. Subdivision Activity

A. Old Business

There was none.

B. New Business

1. Case No. ROW18-01: Request of William Torchia on behalf of WCT Investments Davenport Series, LLC for the vacation (abandonment) of 0.34 acre (14,812 square feet), more or less, of right-of-way known as Fairhaven Road extending approximately 285 feet south from East 53rd Street to facilitate commercial development. [Ward 6]

Rusnak summarized the staff report.

Findings:

1. Approved design improvements to East 53rd Street related to the Costco development include a median at the intersection of East 53rd Street and Fairhaven Road, which would convert Fairhaven Road to right-in/right-out only. This would reduce the number of vehicles entering and exiting the East 53rd Street/Fairhaven Road intersection;
2. The traffic impact study demonstrates that additional traffic caused by the proposed development, which includes partially vacating and incorporating Fairhaven Road into the development, would not significantly impact adjacent roadways; and
3. Partially vacating and incorporating Fairhaven Road into the proposed development would allow for a more efficient design of the commercial development.

Recommendation:

Staff recommends that the Plan and Zoning Commission accept the listed findings and forward Case No. ROW18-01 to the City Council with a recommendation for approval subject to the following conditions:

1. That the right-of-way vacation be subject to the approval and adoption of the rezoning ordinance for Case No. REZ18-08;
2. That a utility easement be provided in the location existing utilities; and
3. That the area for the Fairhaven Road turnaround be dedicated to the City of Davenport as public right-of-way.

A motion by Connel, seconded by Tallman, to accept the listed findings and forward Case No. ROW18-01 to the City Council with a recommendation for approval subject to the above stated conditions. Vote for approval was 5-yes, 4-no and 0-abstention.

2. Case No. F18-08: Request of Ted Johnson on behalf of Costco Real Estate for a final plat of Costco Addition, being a one lot subdivision on 17.33 acres, more or less, located at 2790 and 2784 East 53rd Street. [Ward 6]

Rusnak summarized the staff report.

Findings:

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

Staff recommends the City Plan and Zoning Commission forward Case No. F18-08 to the City Council with a recommendation for approval subject to the following conditions:

1. That the surveyor signs the plat;
2. That the utility companies sign the plat when their easement needs have been met;
3. That a note be added to the plat stating that sidewalks shall be installed along street frontages when so ordered by the City; and
4. That the plat show an easement for the detention basin and a stormwater easement to convey excess stormwater to the drainage basin. The easement shall connect to the right-of-way for reasonable access for inspection of the stormwater detention/quality practices.

A motion by Connel, seconded by Lammers, to accept the listed findings and forward Case No. F18-08 to the City Council with a recommendation for approval subject to the above stated conditions. Vote for approval was 9-yes, 0-no and 0-abstention.

VII. Other Business

There was none.

VIII. Future Business – Preview of items for the July 17, 2018 public hearing and/or regular meeting (*note-not all items to be heard may be listed*):

- Case No. REZ18-10: Request to rezone 24.5 acres, more or less, of property located south of east 53rd Street and west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to R-5M(PUD) (Medium Density Dwelling District Planned Unit Development). Jessica Tuttle, Thompson Thrift Development Company, petitioner. [Ward 6]
- Case No. REZ18-11: Request to rezone 13 acres, more or less, of property located south of East 53rd Street immediately west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to all PDD with a new Land Use Plan. Kevin Koellner, Build to Suit, petitioner. [Ward 6]

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

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

No one from the audience spoke.

X. Adjourn

The meeting was adjourned at 7:20 P.M.

City of Davenport
Plan and Zoning Commission

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

Date
7/17/2018

Subject:

Case No. REZ18-09: Request by Jerod Engler, McCarthy Bush Inc. to rezone 8.134 acres, more or less, of property located east of Utica Ridge Road and north of East 56th Street from C-O, Office Shop District to C-2, General Commercial District. [Ward 6]

Recommendation:

Findings:

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

Conditions: The following uses are not allowed on proposed Lot 1:

- a. Filling station
- b. Messenger or telegraph service station
- c. Public garage
- d. Used car lot
- e. Garage, storage, and parking lot
- f. Laundry and dry cleaning
- g. Theater
- h. Drive-in theater
- i. Motel/hotel
- j. Undertaking establishment
- k. Service station
- l. Coin operated laundry
- m. Open animal kennels or yards

Final Recommendation: Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. REZ18-09 to the City Council with a recommendation to rezone only proposed Lot 1 to C-1, Neighborhood Shopping District, with the use restrictions listed above.

Relationship to Goals:

Fiscal Vitality, Welcoming Neighborhoods

Background:

Background information and recommendation have been updated to reflect discussions between the developer and neighborhood on July 11, 2018. Staff can support a limited rezoning to C-1 and use restrictions as described in the updated staff report.

ATTACHMENTS:

Type	Description
▣ Backup Material	Updated Staff Report
▣ Backup Material	Lot 1 Exhibit
▣ Backup Material	Overall Site Plan
▣ Backup Material	Previous Background Information
▣ Backup Material	Public Engagement Summary

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	7/13/2018 - 12:07 PM



PLAN AND ZONING COMMISSION

Meeting Date: July 17, 2018
Request: Request to rezone 8.134 acres, more or less, of property located east of Utica Ridge Road and north of East 56th Street from C-O, Office Shop District to C-2, General Commercial District.
Case No.: REZ18-09
Applicant: Jerod Engler, McCarthy Bush Co. (Bush Construction)
Ward: Ward 6

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

Update:

There has been an effort to find common ground between the neighborhood and developer. On July 11, 2018, a meeting was held. At that meeting, the developer agreed to reduce the request to C-1 on just proposed Lot 1 with use restrictions.

This revision would allow a “stepping down” of land use intensity. C-O would be maintained adjacent the residential development along 58th Street. Staff supports this compromise.

Updated Recommendation:

Staff recommends the Plan and Zoning Commission accepts the findings and forward Case No. REZ18-09 to the City Council with a recommendation to rezone proposed Lot 1 (size is approximately 1.45 acres) of Crow Valley 11th Addition from C-O, Office Shop District to C-1, Neighborhood Shopping District with use restrictions listed below.

Background:

Site Characteristics:

Comprehensive Plan: The property is designated RG on the Future Land Use Map and is within the Urban Service Area.

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.

Adjacent to the site, to the south, is property designated RC.

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

Also see the Future Land Use Map attached to this report.

Existing Zoning: The intent and use regulations of the C-O, Office Shop District is as follows:

17.26.010 Intent.

This district is intended to provide for commercial uses of such character that may utilize existing residential structures of sound quality and condition located in areas that were originally residential but are now preponderantly of mixed residential-commercial uses, and such new commercial uses will be harmonious with the surrounding development. (Prior code § 42-53).

17.26.030 Use regulations.

A building, lot or tract within the C-O office-shop district shall be used only for the following purposes, unless otherwise provided in this chapter:

- A. Any use permitted in the R-6M high density dwelling district;
- B. Apothecaries;
- C. Barber shops and beauty parlors;
- D. Business, charitable, finance, professional and consulting office or office buildings;
- E. Business or commercial school;
- F. Dressmaking or tailor shop;
- G. Medical or dental clinic;
- H. Studio of an artist, photographer, sculptor, or musician;
- I. Undertaking establishment or mortuary;
- J. Accessory building or use customarily incidental to any of the above uses.

Originally proposed Zoning: The intent and use regulations of the C-2, General Commercial District, are as follows:

17.30.010 Intent.

This district is intended to provide for commercial activities of a more general retail and wholesale nature, and of service facilities serving a larger community trade, the size and location

of such district shall be based upon relationship to the total community need and economy. (Prior code § 42-63).

17.30.030 Use regulations.

A building or premises shall be used only for the following purposes:

A. Any use permitted in the C-1 neighbor-hood shopping district (*Permitted Uses are as follows:*

- A. Any use permitted in the C-O office shop district;
- B. Bakery whose products are sold at retail on the premises;
- C. Bank;
- D. Catering establishment;
- E. Repair shops for household items including clothing;
- F. Filling stations (See Chapter 5.24 of this code);
- G. Hospitals and clinics for animals, but not open kennels or yards where animals are confined or exercised;
- H. Interior decorating shop;
- I. Messenger or telegraph service station;
- J. Restaurant;
- K. Public garage; no lot or portion thereof shall be used for the display of used cars, provided that no public garage shall be within one hundred twenty-five feet of the boundary of any residential district;
- L. Garage, storage, and parking lots;
- M. Salesroom and showroom;
- N. Store or shop for the conduct of a retail business;
- O. Store for the collection and distribution of laundry and dry cleaning articles, but not for the treatment, cleaning or processing of such article;
- P. Theater, except open air drive-in theaters; provided, however, that no theater shall be erected or reconstructed unless there is provided on the same lot, or within three hundred feet thereof, a space for off-street parking which contains an area adequate to accommodate one automobile for every six seats in the theater;
- Q. Motel;
- R. Undertaking establishment;
- S. Service establishments only when totally enclosed within a structure, including coin-operated laundromats and cleaning establishments when nonflammable cleaning fluids are used;
- T. Taverns, brew pubs, beer and wine gardens;
- U. Accessory buildings and uses customarily incidental to the above uses.)

(Additional Uses Allowed in C-2 are as Follows)

- B. Advertising signs and bulletin boards, except that along the interstate highway systems, such advertising signs and bulletin boards shall be limited to advertising the products produced and/or services available on the premises;
- C. Bakery;
- D. Dyeing and cleaning works, providing that cleaning fluid used has a base which is of a material other than petroleum or one of its derivatives;
- E. Hotel;
- F. Laundry;

- G. Plumbing, printing, sheet metal, and similar shops, providing there is no outdoor storage of materials or fabrication for other than custom retail purposes;
- H. Public garage and automobile salesroom;
- I. Used car sales or storage lots;
- J. Radio broadcasting and telecasting stations, studios, and offices.

Generally speaking, the C-2 District allows a much wider range of commercial uses than C-O.

Update: Since C-1 is being considered for a portion of the property, below is the intent and use regulations for that district:

17.28.010 Intent.

This district is intended to provide for individual or small groups of retail and customer service establishments serving primarily the convenience of a local neighborhood, and the character, appearance, and operation of which are compatible with the character of the surrounding area. (Prior code § 42-58).

17.28.030 Use regulations.

A building or premises shall be used only for the following purposes:

- A. Any use permitted in the C-O office shop district; (See uses above)
- B. Bakery whose products are sold at retail on the premises;
- C. Bank;
- D. Catering establishment;
- E. Repair shops for household items including clothing;
- F. Filling stations (See Chapter 5.24 of this code);
- G. Hospitals and clinics for animals, but not open kennels or yards where animals are confined or exercised;
- H. Interior decorating shop;
- I. Messenger or telegraph service station;
- J. Restaurant;
- K. Public garage; no lot or portion thereof shall be used for the display of used cars, provided that no public garage shall be within one hundred twenty-five feet of the boundary of any residential district;
- L. Garage, storage, and parking lots;
- M. Salesroom and showroom;
- N. Store or shop for the conduct of a retail business;
- O. Store for the collection and distribution of laundry and dry cleaning articles, but not for the treatment, cleaning or processing of such article;
- P. Theater, except open air drive-in theaters; provided, however, that no theater shall be erected or reconstructed unless there is provided on the same lot, or within three hundred feet thereof, a space for off-street parking which contains an area adequate to accommodate one automobile for every six seats in the theater;
- Q. Motel;
- R. Undertaking establishment;
- S. Service establishments only when totally enclosed within a structure, including coin-operated laundromats and cleaning establishments when nonflammable cleaning fluids are used;
- T. Taverns, brew pubs, beer and wine gardens;

U. Accessory buildings and uses customarily incidental to the above uses. (Ord. 2017-26 § 3: New: prior code § 42-60).

See attached Zoning Map for more detail.

Technical Review:

No concerns have been expressed by any technical review team member regarding the provision of public services to this site.

Iowa American Water provided this comment: We have an 8" DI water main on the north side of 56th and a 16" on the east side of Utica, there is no main in 58th from Utica to Crow Valley Park Dr.

Fire Station 8, located at 2802 East 53rd Street, is approximately 1.25 miles from the site.

Discussion:

See update above.

Public Input:

See Public Engagement Summary, attached to this report.

Updated Recommendation:

Findings:

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

Condition:

1. The following uses are not allowed on proposed Lot 1:
 - a. Filling station
 - b. Messenger or telegraph service station
 - c. Public garage
 - d. Used car lot
 - e. Garage, storage, and parking lot
 - f. Laundry and dry cleaning
 - g. Theater
 - h. Drive-in theater

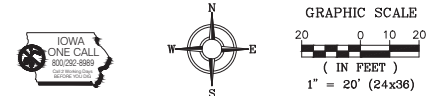
- i. Motel/hotel
- j. Undertaking establishment
- k. Service station
- l. Coin operated laundry
- m. Open animal kennels or yards

Final Recommendation: Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. REZ18-09 to the City Council with a recommendation to rezone only proposed Lot 1 to C-1, Neighborhood Shopping District, with the use restrictions listed above.

SITE PLAN

CROW VALLEY PLAZA ELEVENTH ADDITION

TO THE CITY OF DAVENPORT, IA



GENERAL NOTES

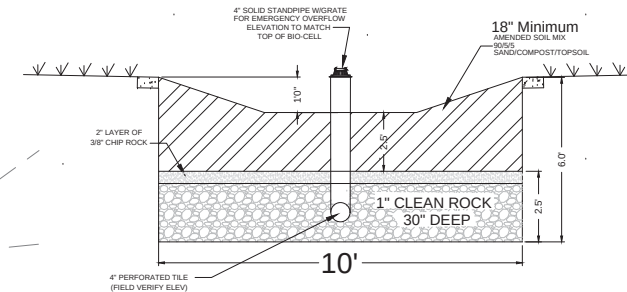
- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
- LEGAL DESCRIPTION OF PROPERTY: LOT 1 OF CROW VALLEY PLAZA ELEVENTH ADDITION IN PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN TO THE CITY OF DAVENPORT, IA.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF DAVENPORT AND THE ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO DRAIN OR TO POND ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
- ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
- CONCRETE PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF IOWA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAYS AND BRIDGE CONSTRUCTION, SECTION 2.01, PORTLAND CEMENT CONCRETE PAVEMENT. CONCRETE PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF DAVENPORT STANDARDS AND SPECIFICATIONS.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
- NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.

17.44.010 Parking spaces --- Designated.

In all districts there shall be provided at the time any building is erected or structurally offered (except as otherwise provided in this title) off-street parking spaces in accordance with the following requirements:

Beauty and barber shops: Two parking spaces for each operator.

This district is intended to provide for commercial activities of a more general retail and wholesale nature, and of service facilities serving a larger community trade, the size and location of such district shall be based upon relationship to the total community need and economy. (Prior code § 42-63).



TYP. BIO-CELL DETAIL
Overflow Standpipes @ 30' O.C Max.
(not to scale)

Bio-Cell Tiles To Outlet
Into Detention Basins

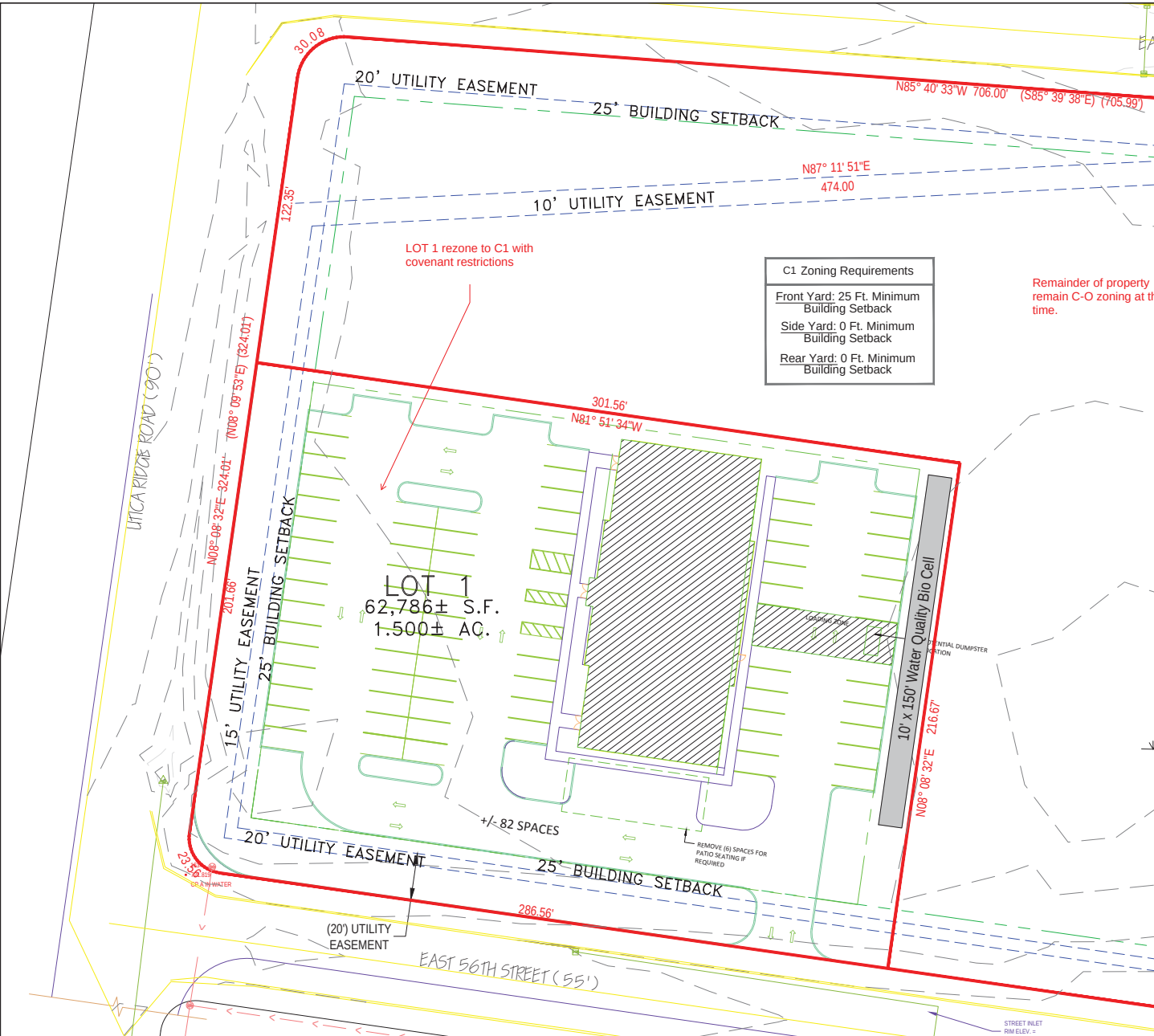
C1 Zoning Requirements

Front Yard: 25 Ft. Minimum
Building Setback
Side Yard: 0 Ft. Minimum
Building Setback
Rear Yard: 0 Ft. Minimum
Building Setback

Remainder of property
remain C-O zoning at this
time.

LOT 1 rezoned to C1 with
covenant restrictions

LOT 1
62,786± S.F.
1.500± AC.



TOWNSEND
ENGINEERING
CIVIL - STRUCTURAL - LAND DEVELOPMENT

DATE: 6/8/18 TE PROJECT NO: 00000.00

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

DRAWN BY:
MR

CHECKED BY:
CT

DRAWING LOCATION
S:\BUSH CONSTRUCTION\CROWVALLEY10TH.DWG

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
CROW VALLEY PLAZA ELEVENTH ADDITION
DAVENPORT, IA

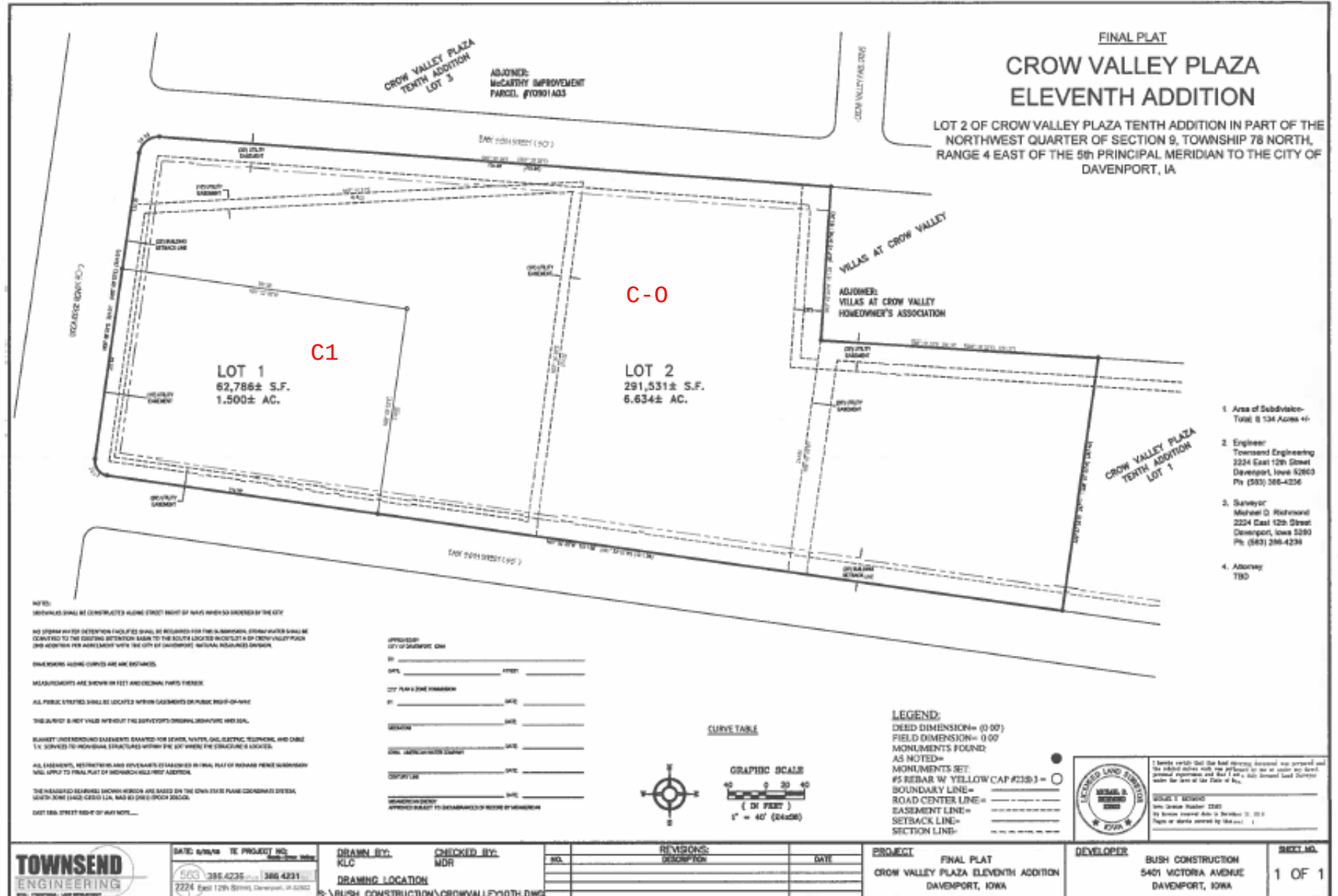
DEVELOPER
BUSH CONSTRUCTION
5401 VICTORIA AVENUE
DAVENPORT, IA

SHEET NO.
C1

FINAL PLAT

CROW VALLEY PLAZA ELEVENTH ADDITION

LOT 2 OF CROW VALLEY PLAZA TENTH ADDITION IN PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th PRINCIPAL MERIDIAN TO THE CITY OF DAVENPORT, IA



Plat

TOWNSEND
ENGINEERING

DATE: 6/16/18 PROJECT NO.:
500 386-4235 386-4231
2224 East 12th Street, Davenport, IA 52802

DRAWN BY: KLC
CHECKED BY: MOR
DRAWING LOCATION
S:\RUSH CONSTRUCTION\CROW VALLEY 10TH.DWG

Zoning Map Amendment Application

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

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Property Address* Lot 2 of Crow Valley Plaza 10th Addition

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

Applicant (Primary Contact)**

Name: Jerod Engler
Company: McCarthy Improvement Co. (Bush)
Address: 5401 Victoria Avenue
City/State/Zip: Davenport, IA 52807
Phone: (563) 344-3791
Email: jengler@bushconstruct.com

Owner (if different from Applicant)

Name:
Company: McCarthy Improvement Co.
Address: 5401 Victoria Avenue
City/State/Zip: Davenport, IA 52807
Phone: (563) 344-3791
Email:

Engineer (if applicable)

Name: Michael Richmond
Company: Townsend Engineering
Address: 2224 East 12th Street
City/State/Zip: Davenport, IA 52803
Phone: (563) 386-4236
Email: mrichmond@townsendengineering.net

Architect (if applicable)

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

Attorney (if applicable)

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

Application Form Type:

Plan and Zoning Commission

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

Zoning Board of Adjustment

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

Design Review Board

- Certificate of Design Approval ☐
Demolition Request in the Downtown ☐

Historic Preservation Commission

- Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Administrative

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

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

Request:Existing Zoning: CO-Office Shop DistrictProposed Zoning Map Amendment: C2-General Commercial DistrictTotal Land Area: 8.134 AcresDoes the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☐ Yes ☒ No**Submittal Requirements:**

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

Formal Procedure:**(1) Application:**

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Public Notice for the Plan and Zoning Commission public hearing:

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

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

- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will hold a public hearing on the request. Subsequently, the Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

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

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

Applicant:

Date:

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

Received by:

Date:

Planning staff

Date of the Public Hearing:

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

Authorization to Act as Applicant

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

Signature(s)*

*Please note: original signature(s) required.

City of Davenport Neighborhood Meeting Guidelines

Purpose:

The purpose of requiring applicants to conduct neighborhood meetings is to offer an opportunity for both applicant and neighboring residents/property owners to share ideas, offer suggestions, and air concerns in advance of the formal public hearing process.

Procedure:

1. The neighborhood meeting should be held at least one week before the scheduled public hearing for the case.
2. It is the responsibility of the applicant to coordinate the meeting date, time and location. It is necessary to coordinate with the Ward Alderman and both Alderman at Large prior to scheduling the meeting. Please note that Wednesday evenings should be avoided due to conflicting with City Council meetings. The Case Manager will provide you a map and mailing list of surrounding property owners, neighborhood representatives, and the Ward Alderman and both Alderman at Large. The applicant is responsible for the cost of the mailing and facility rental, if any.
3. The neighborhood meeting notice should include the meeting date, location and time, the map provided by the City and the applicant's contact information in case someone is unable to attend the meeting. Every effort should be made to contact all residents within the area as well as owners. If renters are assumed at a property, a notice should be sent to the address labeled, "Resident". Please provide the Case Manager with a copy of neighborhood meeting notice. The Case Manager or another member of City Staff will make every effort to attend the meeting, however, the primary purpose for attending is to be simply an observer and resource for factual information, if requested.
4. Following the meeting, the applicant shall compile a list of attendees as well as a meeting summary and submit it to the Case Manager by Thursday preceding the public hearing. Please include all handouts distributed at the meeting.

Neighborhood Meeting Attendance List

Case: _____

Date: _____

Name	Address	Phone	Email
1	_____	_____	_____
2	_____	_____	_____
3	_____	_____	_____
4	_____	_____	_____
5	_____	_____	_____
6	_____	_____	_____
7	_____	_____	_____
8	_____	_____	_____
9	_____	_____	_____
10	_____	_____	_____
11	_____	_____	_____
12	_____	_____	_____
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14	_____	_____	_____
15	_____	_____	_____
16	_____	_____	_____
17	_____	_____	_____
18	_____	_____	_____
19	_____	_____	_____
20	_____	_____	_____
21	_____	_____	_____
22	_____	_____	_____

Neighborhood Meeting Ground Rules

- 1. Fact-finding and issue-identification are the primary reasons for this meeting. It should be informative, not argumentative. Ask questions, express concerns, but keep in mind this meeting is not a public hearing and no decision-makers are in attendance.**
- 2. Allow time for everyone to speak.**
- 3. Refrain from overly-critical remarks ("I hate this idea") and personal attacks ("You are trying to ruin the neighborhood").**

2018 PLAN & ZONING COMMISSION CALENDAR

CITY PLAN & ZONING COMMISSION SCHEDULE

CITY COUNCIL SCHEDULE

COMMISSION PUBLIC HEARING <u>REZONING & ROW</u> <u>VACATION</u> SUBMITTAL DEADLINE (5:00 PM - Monday)	DEVELOPMENT PLANS, SUBDIVISION PLATS SUBMITTAL DEADLINE (5:00 PM - Monday)	CITY PLAN & ZONING COMMISSION PUBLIC HEARING (Preview for plats & plans) (5:00 PM - Tuesday)	CITY PLAN & ZONING COMMISSION MEETING (5:00 PM - Tuesday)	SUBMISSION DEADLINE FOR COUNCIL ITEMS (Noon - Monday)	COMMITTEE OF THE WHOLE MEETING (PUBLIC HEARING) (5:30 PM - Wednesday)	CITY COUNCIL MEETING (5:30 PM - Wednesday)
11/13/17	11/27/17	12/05/17	12/19/17	12/22/17	01/03/18	01/10/18
11/27/17	12/11/17	12/19/17	01/02/18	01/08/18	01/17/18	01/24/18
12/11/17	12/21/17	01/02/18	01/16/18	01/29/18	02/07/18	02/14/18
12/26/17	01/08/18	01/16/18	02/06/18	02/12/18	02/21/18	02/28/18
01/16/18	01/19/18	02/06/18	02/20/18	02/26/18	03/07/18	03/14/18
01/29/18	02/12/18	02/20/18	03/06/18	03/12/18	03/21/18	03/28/18
02/12/18	02/26/18	03/06/18	03/20/18	03/26/18	04/04/18	04/11/18
02/26/18	03/12/18	03/20/18	04/03/18	04/09/18	04/18/18	04/25/18
03/12/18	03/26/18	04/03/18	04/17/18	02/23/18	05/02/18	05/09/18
03/26/18	04/09/18	04/17/18	05/01/18	05/07/18	05/16/18	05/23/18
04/09/18	04/23/18	05/01/18	05/15/18	05/25/18	06/06/18	06/13/18
04/23/18	05/07/18	05/15/18	06/05/18	06/11/18	06/20/18	06/27/18
05/14/18	05/29/18	06/05/18	06/19/18	06/25/18	07/04/18	07/11/18
05/29/18	06/11/18	06/19/18	07/03/18	07/09/18	07/18/18	07/25/18
06/11/18	06/25/18	07/03/18	07/17/18	07/23/18	08/01/18	08/08/18
06/25/18	07/09/18	07/17/18	07/31/18	08/06/18	08/15/18	08/22/18
07/09/18	07/23/18	07/31/18	08/14/18	08/27/18	09/05/18	09/12/18
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08/13/18	08/27/18	09/04/18	09/18/18	09/24/18	10/03/18	10/10/18
08/27/18	09/10/18	09/18/18	10/02/18	10/08/18	10/17/18	10/24/18
09/10/18	09/24/18	10/02/18	10/16/18	10/29/18	11/07/18	11/14/18
09/24/18	10/09/18	10/16/18	11/06/18	11/09/18	11/21/18	11/28/18
10/15/18	10/29/18	11/06/18	11/20/18	11/26/18	12/05/18	12/12/18
10/29/18	11/13/18	11/20/18	12/04/18	12/10/18	12/19/18	12/26/18
11/13/18	11/26/18	12/04/18	12/18/18	12/22/18	01/02/19	01/09/19
11/26/18	12/10/18	12/18/18	01/01/19	01/07/19	01/16/19	01/23/19
12/10/18	12/21/18	01/01/19	01/15/19	01/28/19	02/06/19	02/13/19
12/21/18	01/07/19	01/15/19	02/05/19	02/11/19	02/20/19	02/27/19

- 1 SUBMISSION & MEETING DATES MAY BE CHANGED DUE TO HOLIDAY **MARKED IN RED**
- 2 ORDINANCES REQUIRE THREE CONSIDERATIONS BEFORE CITY COUNCIL
- 3 DATES SUBJECT TO CGHHANE DUE TO HOLIDAYS **MARKED IN RED**
- 4 DELAYS MAY OCCUR UPON THE PETITION REACHING THE CITY COUNCIL'S AGENDA

Re-Zoning Request Explanation

We are requesting that Lot 2 of Crow Valley Plaza 10th Addition be re-zoned from C-0: Office Shop District to C-2: General Commercial District designation to accommodate the development of Retail and/or Restaurant/Bar space in the Lot. We are requesting the change for the entire Lot as currently recorded. The Lot is currently being subdivided into two lots and has been submitted to the City as Crow Valley Plaza Eleventh Addition.

FINAL PLAT

CROW VALLEY PLAZA TENTH ADDITION

SCOTT COUNTY, IOWA

BASIS OF BEARINGS
DOWN STATE PLANE COORDINATE SYSTEM
SOUTH ZONE NAD 83 (1987 ADJUSTMENT)

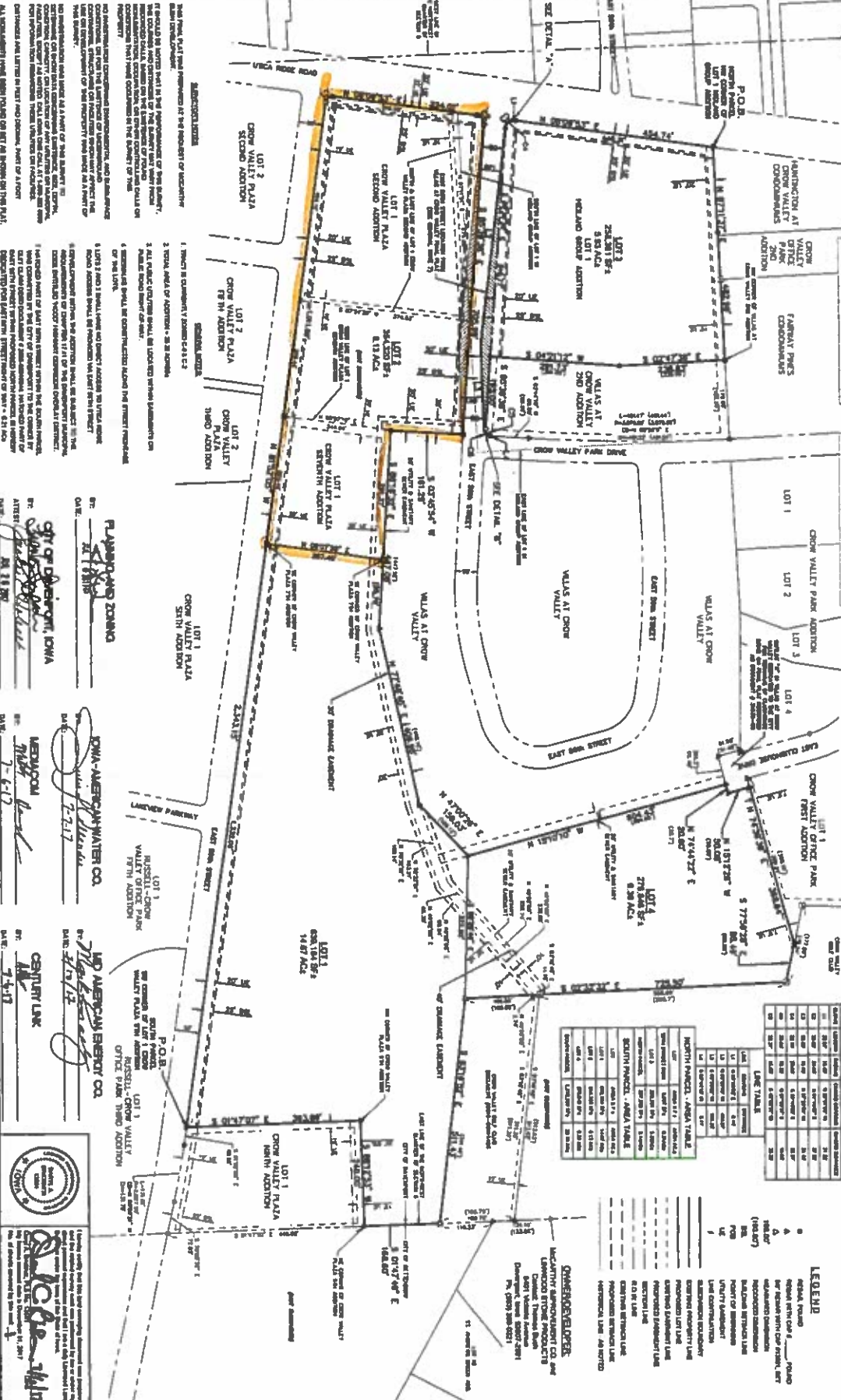


SCALE: 1" = 50'

Lot	Area (Acres)	Area (Sq. Ft.)
1	2.00	136,000
2	2.00	136,000
3	2.00	136,000
4	2.00	136,000
5	2.00	136,000
6	2.00	136,000
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97	2.00	136,000
98	2.00	136,000
99	2.00	136,000
100	2.00	136,000

CHANGES/REVISIONS:
1. CORRECTION OF BEARINGS
2. CORRECTION OF DISTANCES
3. CORRECTION OF ANGLES
4. CORRECTION OF CURVES
5. CORRECTION OF ELEVATIONS
6. CORRECTION OF VOLUMES
7. CORRECTION OF SURFACES
8. CORRECTION OF SUBSURFACES
9. CORRECTION OF UTILITIES
10. CORRECTION OF EROSION
11. CORRECTION OF SETTLEMENT
12. CORRECTION OF SLIDING
13. CORRECTION OF WIND
14. CORRECTION OF FLOODING
15. CORRECTION OF DROUGHT
16. CORRECTION OF PESTS
17. CORRECTION OF WEATHER
18. CORRECTION OF CLIMATE
19. CORRECTION OF SOIL
20. CORRECTION OF VEGETATION
21. CORRECTION OF ANIMALS
22. CORRECTION OF HUMANS
23. CORRECTION OF MACHINES
24. CORRECTION OF TOOLS
25. CORRECTION OF MATERIALS
26. CORRECTION OF METHODS
27. CORRECTION OF MEASUREMENTS
28. CORRECTION OF RECORDS
29. CORRECTION OF CALCULATIONS
30. CORRECTION OF DRAWINGS



NOTES:
1. THIS PLAT IS A PART OF THE TENTH ADDITION OF THE CROW VALLEY PLAZA SECOND ADDITION.
2. THE CROW VALLEY PLAZA SECOND ADDITION IS A PART OF THE TENTH ADDITION OF THE CROW VALLEY PLAZA SECOND ADDITION.
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CROW VALLEY PLAZA TENTH ADDITION
DAVENPORT, IOWA

FINAL PLAT

Missman, Inc.
Professional Engineers & Land Surveyors

PO Box 1111, Davenport, IA 52801
563-321-1111

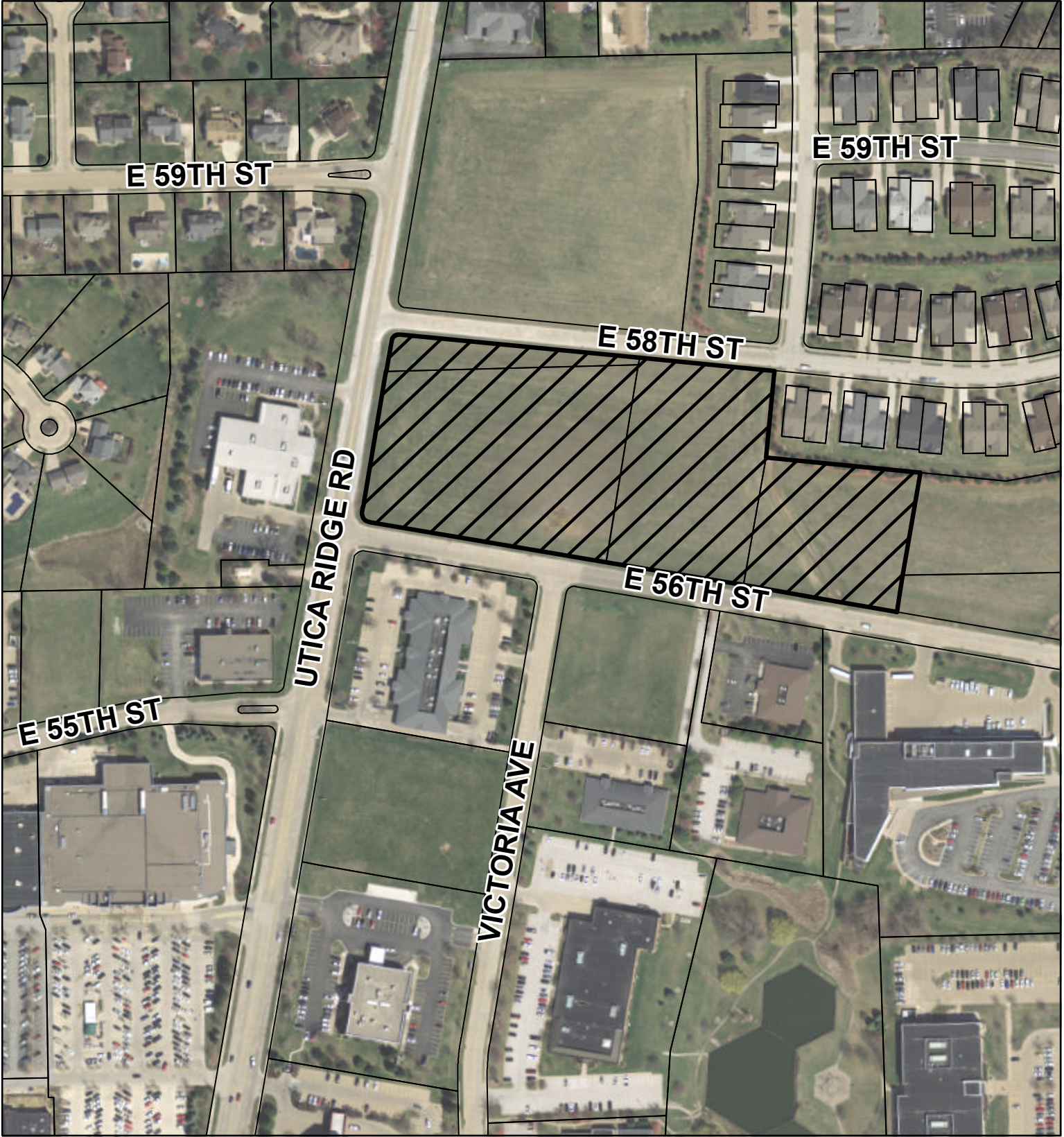
REVISIONS

No.	DESCRIPTION	DATE
1	INITIAL PLAT	11/11/2017

PREPARED BY: J. L. BROWN
CHECKED BY: J. L. BROWN
DATE: 11/11/2017

FILED: J. L. BROWN
DATE: 11/11/2017

Aerial Photo



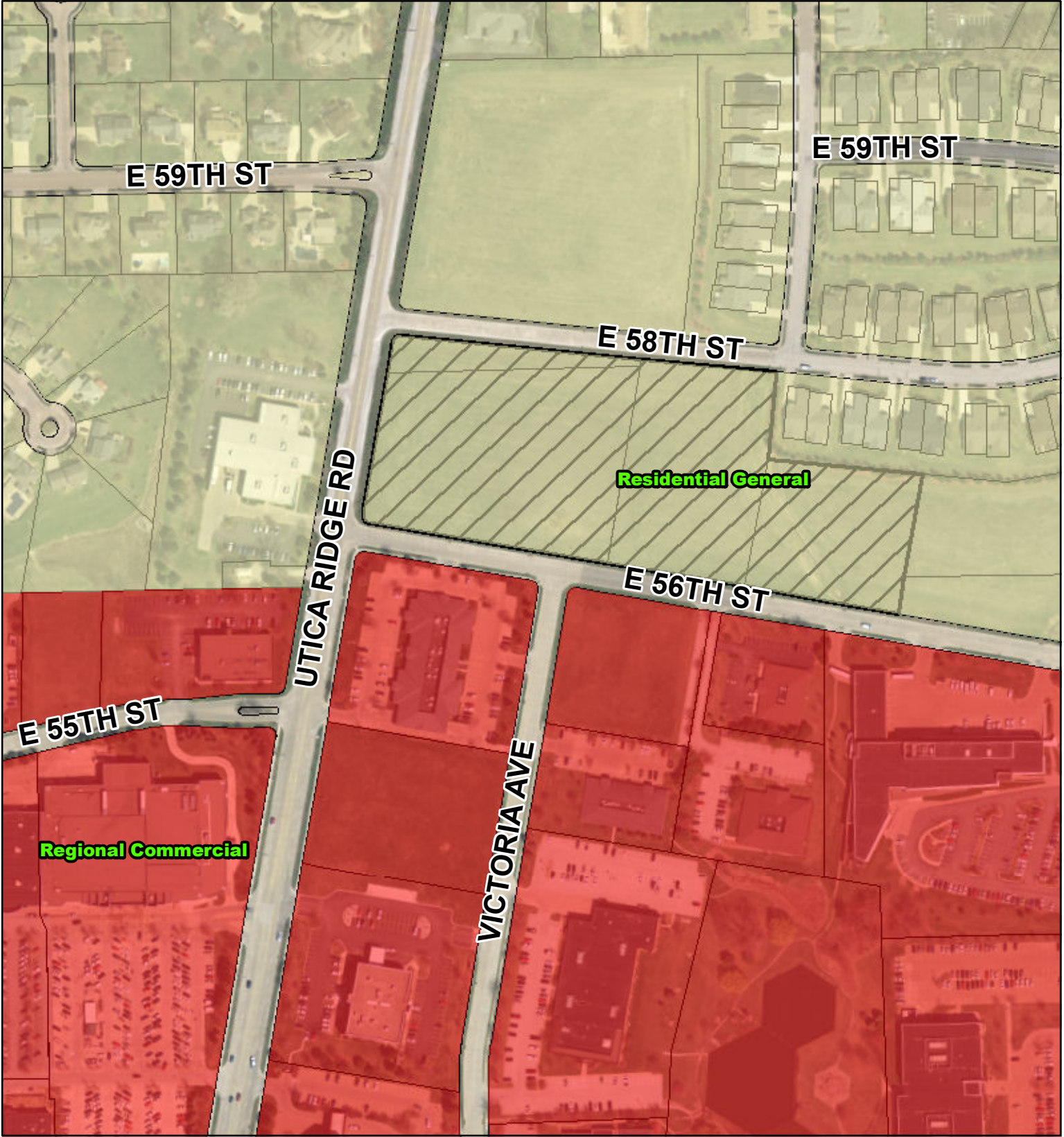
Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

Legend

 REZ18-09 Subject Property



Future Land Use +2035 Map



Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

Legend

 REZ18-09 Subject Property

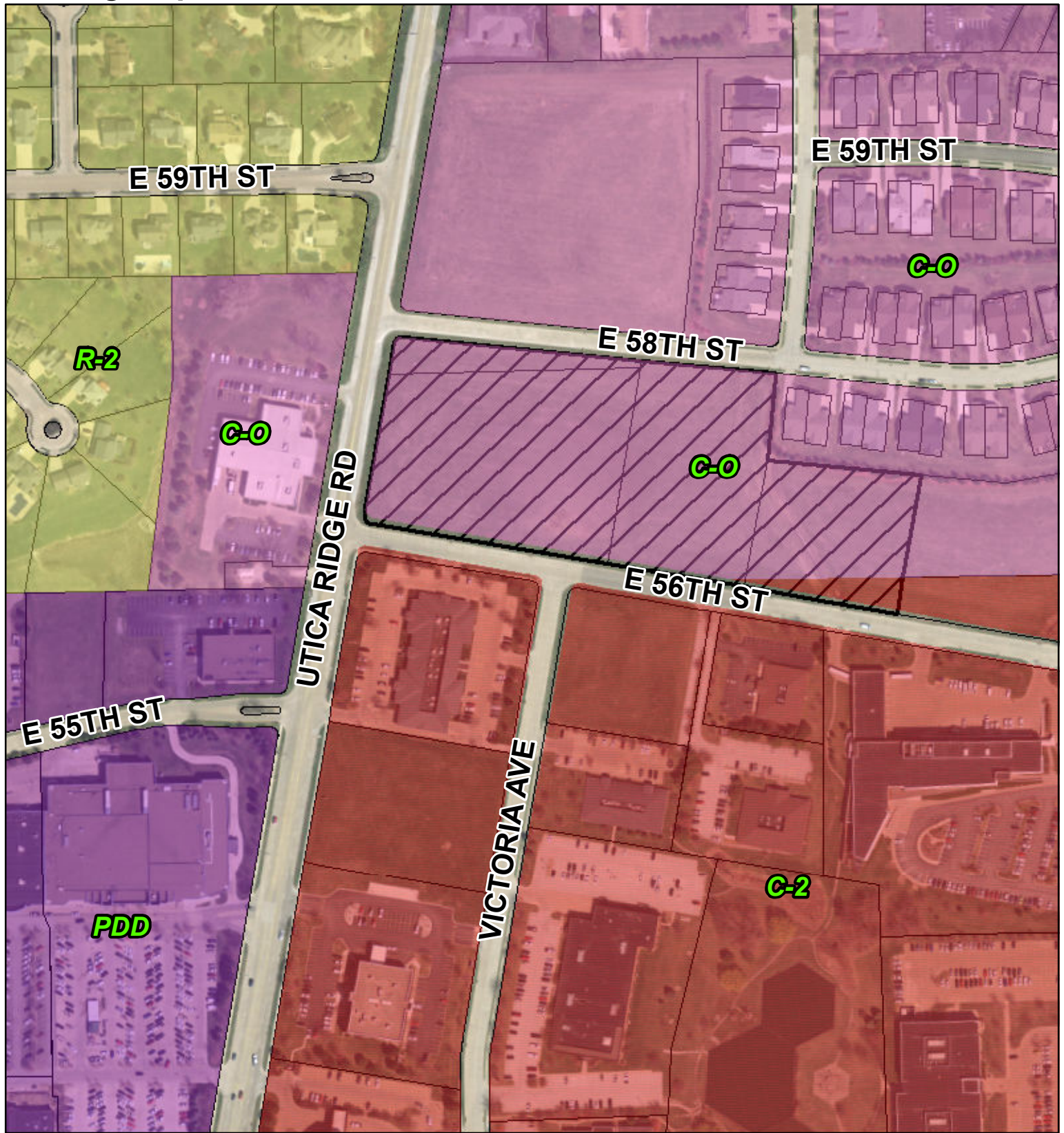
Land Use +2035

 Regional Commercial

 Residential General



Zoning Map



Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

Legend

-  REZ18-09 Subject Property
-  R-2 Low Density Dwelling District
-  C-O Office Shop District
-  C-2 General Commercial District
-  PDD Planned Development District



From: [Flynn, Matt](#)
To: ["cothoms@mchsi.com"](mailto:cothoms@mchsi.com)
Subject: RE: Case No. REZ18-19
Date: Wednesday, June 13, 2018 3:04:59 PM
Attachments: [image001.png](#)

Thank you Ms. Thoms – I will make sure your comments are entered into the record. Please contact me directly if you have additional comments or concerns.

Matt Flynn, AICP
Senior Planning Manager
City of Davenport, Iowa
Direct Phone: 563.888.2286

Visit our new website!
www.cityofdavenportiowa.com



From: cothoms@mchsi.com [mailto:cothoms@mchsi.com]
Sent: Wednesday, June 13, 2018 2:52 PM
To: Planning Division – CPED
Subject: Case No. REZ18-19

I do not wish to protest the proposed zoning change but to ask that if this zoning change goes through, that the City look at the traffic flow on Utica Ridge, specifically when turning from 56th St onto Utica Ridge. I'd also like to request a sidewalk on the east side of Utica to mirror the one on the west side of the street. It's very difficult to turn south off 58th St or to cross Utica on foot. I would like the City to support a more pedestrian and bicycle friendly environment in our area, especially with the increased traffic flow headed north.

Thank you,
Cosette Thoms
4202 E 58th St
(309) 269-8198



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

**NOTICE
PUBLIC MEETING
MONDAY, JUNE 11, 2018, 5:30 PM
MCCARTHY BUSH CORPORATION
5401 VICTORIA AVENUE, DAVENPORT, IOWA 52807**

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

A petition to rezone 8.134 acres of property has been filed by McCarthy Bush from C-O Office Shop District to C-2 General Commercial District. (See map of the affected property on reverse side of this notice).

According to the applicant: *Our team is working with a local small business owner to build a hair salon and spa at the corner of 56th and Utica with an additional, unfinished space in the building for a future tenant.*

A rezoning to C2 will allow the new building's owner/operator greater flexibility in identifying a tenant that would fit the neighborhood and provide an additional amenity. There have been discussions with possible future tenants but at this time, only the salon space will be finished and the rest of the building left as spec space.

The current C-O designation generally limits uses to offices and personal service businesses.

One of the first steps in the rezoning process is to hold a public meeting, which provides an opportunity for the petitioner to explain the request further and for City staff to outline the formal process to come.

The public meeting will be held at the McCarthy Bush offices on the date and time listed above. Victoria Avenue is located one block east of Utica Ridge Road.

Public hearings before both the Plan and Zoning Commission and City Council will be forthcoming; you will be notified of these meetings as well. The public hearing before the Plan and Zoning Commission is tentatively set for Tuesday, June 19, 5:00 pm at City Hall.

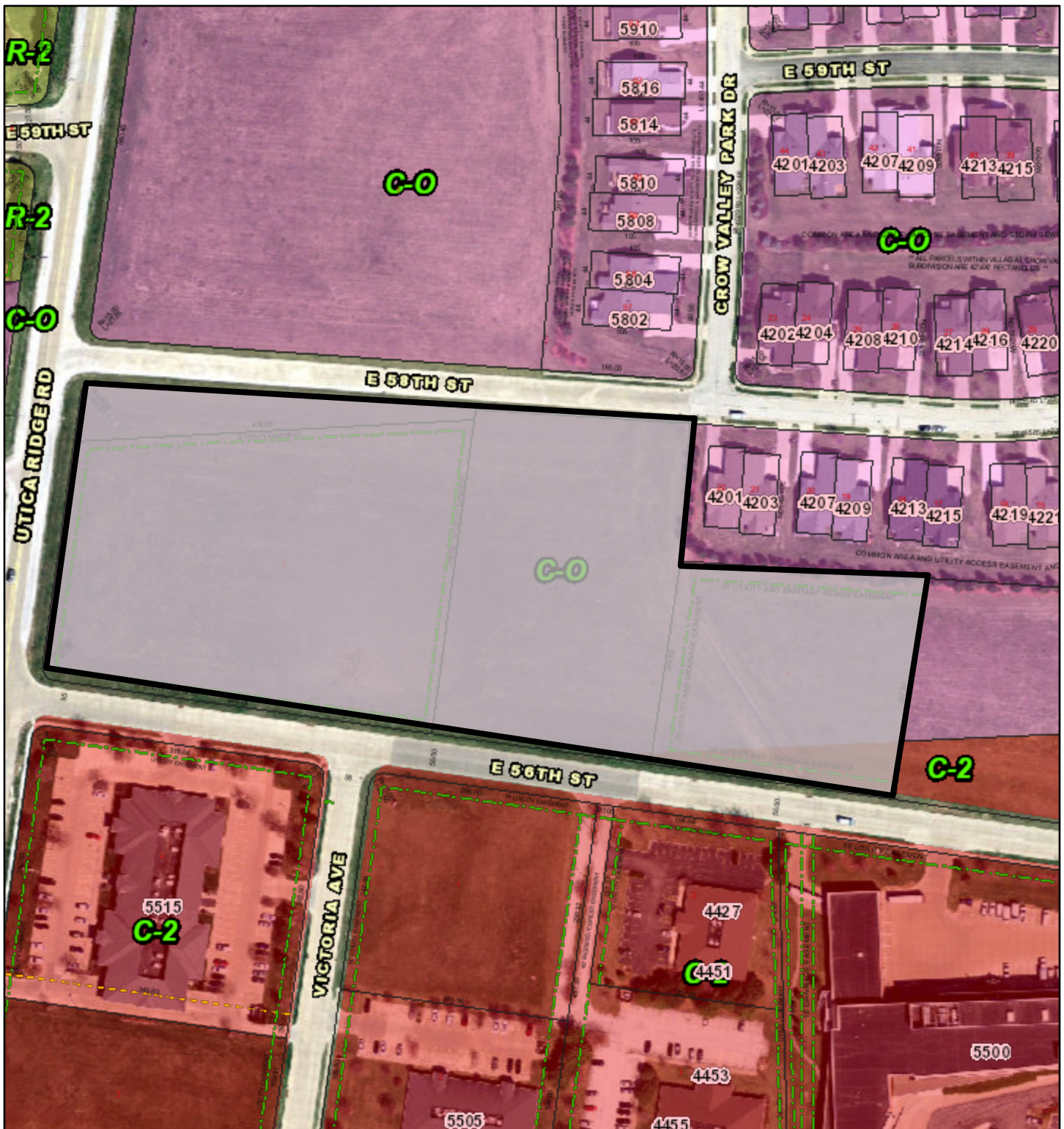
The City welcomes public participation in the rezoning process and your comments are important. We notify property owners within 200 feet of proposed rezonings. Please let your neighbors know of this who may have received this notice. If you cannot attend the public meeting and have questions or concerns, please contact the Community Planning Division.

Case No. REZ18-09

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

REZ18-09 Location Map



May 30, 2018

Platted Lot Lines

Easement

Parks

Parcels

Street Centerline (Labels only)

Creeks

Named Creeks

Unnamed Tributaries

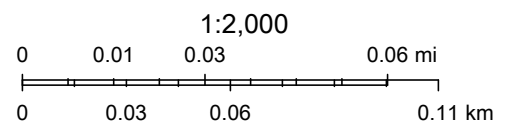
Piped Creeks

City Limit

Address Points

Zoning Districts

A-1 Agricultural



Scott County Iowa, Bi-State Regional Commission

Neighborhood Meeting Attendance List

Case: RE218-09 Mc CARTHY BUSH

Date: 06-11-18

Name	Address	Phone	Email
1 Barbara Hansen	5805 Crow Valley Pk Dr	359-4061	
2 JEROME HANSEN	" " "	" "	JRYHANSEN1@GMAIL.COM
3 Doug KOESTER	34228 E. 59 th ST	940-3118	dougkoester@mcclsi.com
4 Tom Freiburger	4226 E 58 th St		
5 Jry Willis	4261 E. 58 th St	565-508-6363	B.J.Willis@revealed.net
6 Carol Kramer	4233 E. 58 th St.	(563)355-0796	
7 Connie Jones	4237 E 58 th ST.		
8 Vick Moore	4222 E. 58 St		
9 Lucia Moore	4222 E. 58 St.		
10 Sue & Craig Gabel	5967 Utica Ridge Rd		
11 Terence Docherty	4109 E. 60 th St Davenport		
12 Teanne Docherty	4109 E. 60 th ST Davenport		
13 Jan Lavitt	5905 Utica Ridge Rd.		
14 Rod Hansen	5802 Crow Valley Pk Dr.		
15 Kelly Johnson	5802 Crow Valley Pk Dr		
16 Tim Payne	4204 E 58 th ST.		
17 Steve Frels	4203 E 58 th ST		stevefrels@msn.co.
18 Julie Miller	5816 Crow Valley pkDr.		
19 Bill Miller	" " " "		
20 Ron Rickman	4208 E 58 th St		
21 JJ CONDON	ALDERMAN		
22 Steve/Rene Jacobs	4209 E 58 th		Davenport

Neighborhood Meeting Attendance List

Case: _____

Date: _____

Name	Address	Phone	Email
1 Don Barron	4226 E. 59 th	563-505-5875	
2 Sue Quail	4213 E 58 th	563-359-4803	SQuail06177@gmail.com
3 Karl Zimmerman	1225 E. 58 th St	563-639-2648	Kmzimmer@btmail.com
4 Colette Thoms	4202 E. 58 th St	269-8198	cothoms@coachs.com
5 Jim SHARDEN	6401 Utica Ridge Rd #36	563/9401968	
6 Bob/Peggy ARRIBAND	4228 E 58 th St.	563-355-1531	
7 Sue Gabel	5907 Utica Ridge Rd Duv	5635059846	csGabel@aol.com
8 Patricia Harris	4219 E 58 th St. Davenport		patricia_harris_2008@yahoo.com
9 Chris Townsend	2224 E. 12 th St. Davenport IA		chrisetownsendengr.com
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Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com

**NOTICE
PUBLIC HEARING
TUESDAY, JUNE 19, 2018, 5:00 PM
CITY OF DAVENPORT PLAN AND ZONING COMMISSION
CITY HALL, 226 WEST 4TH STREET, DAVENPORT, IOWA 52801**

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

A petition to rezone 8.134 acres of property has been filed by McCarthy Bush from C-O Office Shop District to C-2 General Commercial District. (See map of the affected property on reverse side of this notice).

The current C-O designation generally limits uses to offices and personal service businesses. C-2 allows for a variety of commercial and retail uses, including eating and drinking establishments.

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

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

Case No. REZ18-09

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-09

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

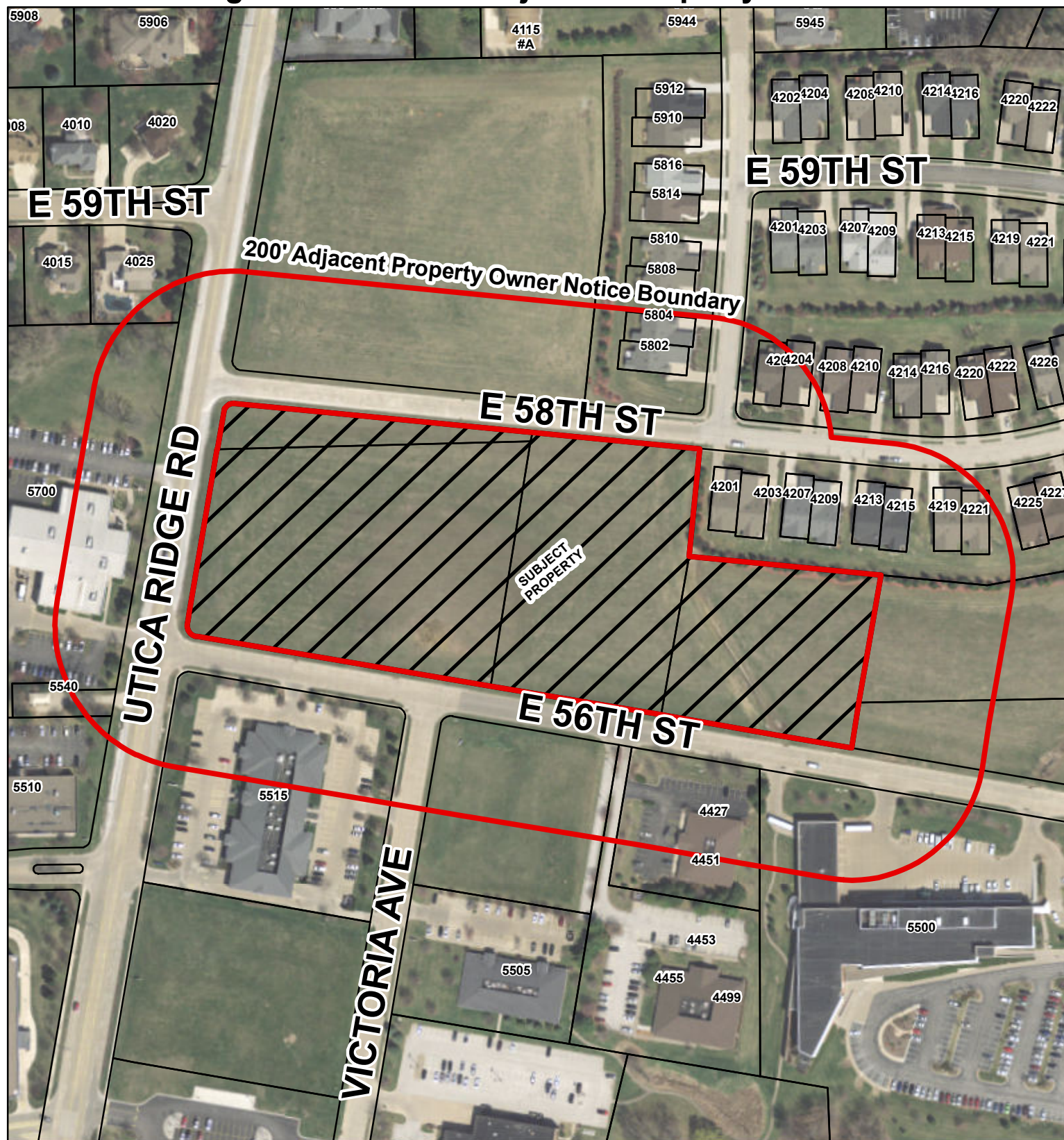
Hereby protest the proposed creation of the Elmore Corners Overlay District

Signed: _____

Date : _____

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

Plan & Zoning Commission: Adjacent Property Owner Notice Area



Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

Legend



 REZ18-09 Subject Property



PUBLIC ENGAGEMENT SUMMARY

Case No's. REZ18-09

Signs Posted: 2 signs were posted on June 1

Public Meeting: 29 notices mailed June 5. A public meeting was held on June 11 at McCarthy Bush Offices. Approximately 30 people attended

Public Hearing Notice: The notice was sent to the QCT for publication on June 15.

Public Hearing Mailing: Mailed to 29 neighbors on June 7.

P&Z Public Hearing: Held on June 19. Approximately 6 people spoke against the proposal citing potential incompatible uses, traffic and noise.

P&Z Recommendation:

COW Neighbor Mailing:

COW Public Hearing Notice:

Protest Rate: To date, 12 protests have been filed (4.1%).



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

**NOTICE
PUBLIC MEETING
MONDAY, JUNE 11, 2018, 5:30 PM
MCCARTHY BUSH CORPORATION
5401 VICTORIA AVENUE, DAVENPORT, IOWA 52807**

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

A petition to rezone 8.134 acres of property has been filed by McCarthy Bush from C-O Office Shop District to C-2 General Commercial District. (See map of the affected property on reverse side of this notice).

According to the applicant: *Our team is working with a local small business owner to build a hair salon and spa at the corner of 56th and Utica with an additional, unfinished space in the building for a future tenant.*

A rezoning to C2 will allow the new building's owner/operator greater flexibility in identifying a tenant that would fit the neighborhood and provide an additional amenity. There have been discussions with possible future tenants but at this time, only the salon space will be finished and the rest of the building left as spec space.

The current C-O designation generally limits uses to offices and personal service businesses.

One of the first steps in the rezoning process is to hold a public meeting, which provides an opportunity for the petitioner to explain the request further and for City staff to outline the formal process to come.

The public meeting will be held at the McCarthy Bush offices on the date and time listed above. Victoria Avenue is located one block east of Utica Ridge Road.

Public hearings before both the Plan and Zoning Commission and City Council will be forthcoming; you will be notified of these meetings as well. The public hearing before the Plan and Zoning Commission is tentatively set for Tuesday, June 19, 5:00 pm at City Hall.

The City welcomes public participation in the rezoning process and your comments are important. We notify property owners within 200 feet of proposed rezonings. Please let your neighbors know of this who may have received this notice. If you cannot attend the public meeting and have questions or concerns, please contact the Community Planning Division.

Case No. REZ18-09

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765



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

**NOTICE
PUBLIC HEARING
TUESDAY, JUNE 19, 2018, 5:00 PM
CITY OF DAVENPORT PLAN AND ZONING COMMISSION
CITY HALL, 226 WEST 4TH STREET, DAVENPORT, IOWA 52801**

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

A petition to rezone 8.134 acres of property has been filed by McCarthy Bush from C-O Office Shop District to C-2 General Commercial District. (See map of the affected property on reverse side of this notice).

The current C-O designation generally limits uses to offices and personal service businesses. C-2 allows for a variety of commercial and retail uses, including eating and drinking establishments.

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

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

Case No. REZ18-09

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-09

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

Hereby protest the proposed creation of the Elmore Corners Overlay District

Signed: _____

Date : _____

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

Neighborhood Meeting Attendance List

Case: RE218-09 Mc CARTHY BUSH

Date: 06-11-18

Name	Address	Phone	Email
1 Barbara Hansen	5805 Crow Valley Pk Dr	359-4061	
2 JEROME HANSEN	" " "	" "	JRYHANSEN1@GMAIL.COM
3 Doug Koester	34228 E. 59th St	940-3118	dougkoester@mcclis.com
4 Tom Freiburger	4226 E 58th St		
5 Jry Willis	4261 E. 58th St	565-508-6363	B.J.Willis@revealed.net
6 Carol Kramer	4233 E. 58th St.	(563)355-0796	
7 Connie Jones	4237 E 58th St.		
8 Vick Moore	4222 E. 58 St		
9 Lucia Moore	4222 E. 58 St.		
10 Sue & Craig Gabel	5967 Utica Ridge Rd		
11 Terence Docherty	4109 E. 60th St Davenport		
12 Teanne Docherty	4109 E. 60th St Davenport		
13 Jan Lavitt	5905 Utica Ridge Rd.		
14 Rob Hansen	5802 Crow Valley Pk Dr.		
15 Kelly Johnson	5802 Crow Valley Pk Dr		
16 Tim Payne	4204 E 58th St.		
17 Steve Frels	4203 E 58th St		stevefrels@msn.co.
18 Julie Miller	5816 Crow Valley pk Dr.		
19 Bill Miller	" " " "		
20 Ron Rickman	4208 E 58th St		
21 JJ Condon	ALDERMAN		
22 Steve/Rene Jacobs	4209 E 58th Davenport		

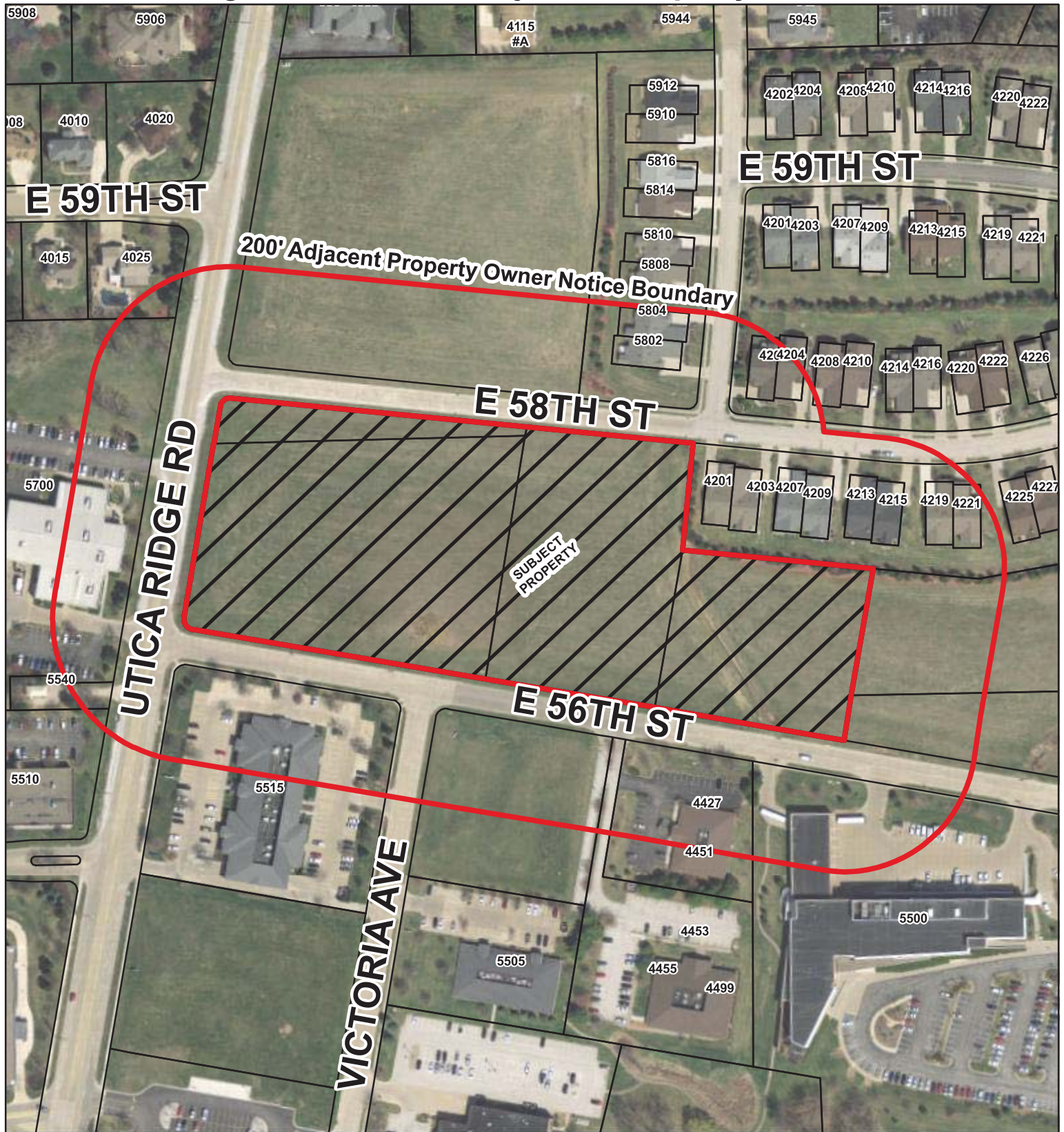
Neighborhood Meeting Attendance List

Case: _____

Date: _____

Name	Address	Phone	Email
1 Don Borman	4226 E. 59 th	563-525-5875	
2 Sue Quail	4213 E 58 th	563-359-4803	SQuail106177@gmail.com
3 Karl Zimmerman	1225 E. 58 th St	563-639-2648	Kmzimmer@btmail.com
4 Cosette Thoms	4202 E. 58 th St	262-8198	cothoms@earthlink.net
5 SUE SHADEN	6401 Utica Ridge Rd #36	563/9401968	
6 Bob/Peggy ARRIBAND	4228 E 58 th St.	563-355-1531	
7 Sue Gabel	5907 Utica Ridge Rd Duv	5635059846	csGabel@aol.com
8 Patricia Harris	4219 E 58 th St. Davenport		patricia_harris_2008@yahoo.com
9 Chris Townsend	2224 E. 12 th St. Davenport IA		chrisetownsend@comcast.net
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Plan & Zoning Commission: Adjacent Property Owner Notice Area



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Legend

 REZ18-09 Subject Property



REZ18-09 Location Map

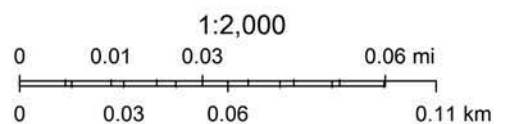


May 30, 2018

- Platted Lot Lines
- Easement
- Parks
- Parcels
- Street Centerline (Labels only)

- Creeks
- Named Creeks
- Unnamed Tributaries
- Piped Creeks
- City Limit
- Address Points

- Zoning Districts
- A-1 Agricultural



Scott County Iowa, Bi-State Regional Commission

From: [Connie R. Jones](#)
To: [Planning Division – CPED](#)
Subject: REZ 18-09
Date: Tuesday, June 26, 2018 7:20:50 AM
Attachments: [ObjectionlettertozoingrequestJune2018.docx](#)

Please see my attached letter objecting to this request to rezone.

Connie R. Jones
Resident of the Villas at Crow Valley

From: [Robert Huber](#)
To: [Planning Division – CPED](#)
Cc: [Bob & Trish Huber](#)
Subject: CASE # REZ 18-09
Date: Tuesday, June 26, 2018 11:37:32 AM

Drear Mr. Flynn,

Please accept this correspondence as our feedback to you that we do not support the proposed rezoning of the subject property listed in REZ 18-09.

Rezoning this property from C-O to C-2, as proposed by the McCarthy Bush Corp., would have a high probability of devaluation of the properties located in (or near) the Crow Valley Villas.

Additionally, the rezoning of this land (from C-0 to C-2) has a high likelihood that the businesses that could locate there would have an adverse affect on the quite comfort and solitude currently enjoyed by the residents of Crow Valley Villas.

Best Regards,
Robert & Patricia Huber (563-355-0756)
4203 E. 59th. St. Street

From: [Shirley Wilkins](#)
To: [Planning Division – CPED](#)
Subject: Rezoning of parcel Utica Ridge Rd. & 56th St./Crow Valley Villas
Date: Tuesday, June 26, 2018 10:48:06 AM

Please consider this e-mail our formal objection to the Proposed rezoning of the property Adjacent to Crow Valley Villas, Utica Ridge Rd. and 56th Street.

Thank you,

Julius H. Lindner Trust and Shirley Wilkins

6/28/18

DAVENTPORT PLANNING
& COMMUNITY DEVELOPMENT
ROOM 2004
226 W. 4th St.

CASE # REZ 18-09

I am John W. Fahl and have
lived at 4234 E. 57th St.
for 15 years.

I do not agree with the
proposed change in the use of
the above land. This area
is inhabited with retired
people who are looking for a
quiet environment which is
unlikely with bars or games
so close to their homes.

Thank you,



John W. Fahl

From: [Pat/Tom Freiburger](#)
To: [Planning Division – CPED](#)
Subject: Rezoning Case Number REZ 18-09
Date: Saturday, June 23, 2018 8:05:03 PM

Matt Flynn, Director of Community Planning

As residents of the Villas of Crow Valley, we strongly object to rezoning from C-0 to C-2 of the property south and west of our subdivision. We urge the Planning Commission to recommend against the zoning change.

Sincerely,
Tom & Pat Freiburger
4226 East 58th St

From: [Dick Moore](#)
To: [Planning Division – CPED](#)
Subject: Rezoning Request for REZ 18.09
Date: Sunday, June 24, 2018 3:35:53 PM

To Whom it may Concern:

We are writing this note in protest to the above noted request for change of zoning for the Bush property located at 56th Street and Utica Ridge Road. We would be prepared to discuss our concern over this matter if requested.

Respectfully,

Richard L. and Lucia E. Moore
4222 E. 58th Street,
Davenport, Iowa 52807

From: [Dennis Kramer](#)
To: [Planning Division – CPED](#)
Subject: Rezoning Case REZ 18-09
Date: Monday, June 25, 2018 12:17:42 AM

Dear Mr. Flynn,

My wife and I live in the Villas of Crow Valley, on the south side of E. 58th St.

We respectfully, yet strongly, want to express our opposition to the rezoning of this 8+ acres of land from C0 to C2.

Before we decided to invest and build here in 2005, our ***one and only concern*** was the zoning around us . . . behind us on 56th St. and into our 58th St. entrance. After doing significant investigation with our builder and city zoning, we felt we could live with the types of businesses planned at these locations and made the major investment to build our home here. We trusted that our city planners had a sound strategic plan for residents and businesses in this area with the zoning. Utica Ridge Rd. north of 53rd St. and E. 56th St. would not become anything like a 'commercial corridor' with the retail noise, lights, sounds, hours, and traffic that a C2 obviously brings, and likely reduce our investment/home value and a peaceful residence.

We have no problem with the "Pure" salon business where they wish to build. They appear to be good people. We respect and encourage their spirit and quest for success. Their business is the type we expected and actually desire. However, their business appears to already fit the C0 zoning. So we have yet to hear and know what the true reason and need is for the zoning request to C2. It opens the door to bring the wrong types of businesses to this neighborhood atmosphere.

Who ***really*** wants and will benefit by this change? It appears not really Pure, if C0 already fits their salon business. Is it really for the benefit of the land sellers' profit? We already know there is plenty of nearby land available in existing C2 zones.

We know of a few residents in the Villas of Crow Valley neighborhood who are "for" or "not opposed to" the zoning change. From the names and relationships of these people, it appears that they likely have a personal financial benefit in the sale of this land. Please consider their motives versus the desires of the majority of neighbors.

Matt, we know that you have a tough job, and we respect that. Hopefully, you can see it from the residents' view to not allow this change to proceed.

Thank you,
Dennis and Carol Kramer

From: [robert mcgee](#)
To: [Planning Division – CPED](#)
Subject: rez 18-09
Date: Monday, June 25, 2018 8:18:03 AM

From: robert mcgee <rjm1948@gmail.com>
To: "planning@ci.davenport.ia.use" <planning@ci.davenport.ia.use>
Cc:
Bcc:
Date: Sun, 24 Jun 2018 11:27:59 -0500
Subject: REZ 18-09

We are asking that you not allow the rezoning from a C-O to a C-2 in order to remain consistent with what is already on the corridor.

Thank you for your consideration.

Robert and Joan McGee

4207 E 58th

From: [Robert Heaps](#)
To: [Planning Division – CPED](#)
Subject: In Protest of REZ 18-09.
Date: Monday, June 25, 2018 10:07:51 AM

I live @ 4245 E. 58th Street, in the Villas of Crow Valley. I am in strong opposition to the changing of zoning from C-0 to C-2. The differences were explained to me by the planning dept and I like the quite of C-0 as to the more noise and buslsle of C-2. Also I see this as a first step in changing from the request to change the land behind 5 units on 58th street to more units east and North of 58th street.

Sent from [Mail](#) for Windows 10

From: [Robert Willis](#)
To: [Planning Division – CPED](#)
Subject: Rezoning
Date: Monday, June 25, 2018 11:38:34 AM

Bob and I are not in favor of rezoning the property bordering Utica Ridge and 56th St. in Davenport. We feel this would open the potential for businesses that would not be compatible with our neighborhood. We would like to see a plan formulated that uses the current zoning which still allows new growth such as Pure Hair Salon. There is already so much traffic that left turns are difficult and this should be taken into consideration when thinking about adding new businesses.

We appreciate you taking a close look at this proposal and see that keeping the zoning as is can still be a win-win.

Bob and Joy Willis
4261 E. 58th St.
Davenport, Iowa

Sent from my iPadRobert J Willis

Henry G. Neuman*
Steven H. Jacobs
Mark A. Woollums*
Martha L. Shaff*
Jean Z. Dickson*
Peter J. Thill*
Edward J. Rose*
Amanda M. Richards*
Jordan A. Kaplan*
Benjamin J. Samuelson*
Cristy Tackett-Hunt*
Lori N. Scardina Utsinger*
Paul M. Powers*
Brandon W. Lobberecht*



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ATTORNEYS AT LAW

www.bettylawfirm.com

* Also admitted in Illinois
A registered L.L.C. in Illinois

June 25, 2018

Writer's E-Mail Address:
shj@bettylawfirm.com

Matthew G. Flynn, AICP
Senior Planning Manager
City of Davenport, Iowa

Re: REZ-18-09

Dear Mr. Flynn:

My wife and I are homeowners within the two hundred foot notice area for the above proposed rezoning. I have previously submitted my protest in opposition to the request. I now amend my protest to include the following and request that my letter be included in the materials presented to the commission:

1. THE CURRENT ZONING IS INCOMPATIBLE WITH THE SURROUNDING AREA AND SHOULD BE CHANGED. It is my understanding the Davenport Land Use Master Plan has designated the area in question as residential. North of 56th street is residential and south towards 53rd street is commercial. I believe considerable funds and time went into the planning and preparation of the overall plan. While overall plans can be modified and adjusted, they deserve more than just "Lip Service." I assume there was a good reason for the plan and it should not be disregarded lightly. 53rd street is a major corridor in Davenport. Three blocks exist between 53rd and 56th street. Clearly this is a sufficient area within which commercial users can reside and it is not necessary to increase the creep and scrawl of commercial into residential areas based upon lack of developable and available space.

The developer has requested rezoning. The proper zoning is before the commission. The commission has the power and right to recommend the appropriate zoning for the property. It is appropriate to now recommend that the property be changed from C-0 to residential.

2. THE CURRENT ZONING IS COMPATIBLE WITH THE BUILDING AND PROPOSED USE AND REZONING IS NOT NEEDED. The current zoning allows the building and use as proposed and described by the developer. The drawing of the building seems to be compatible with the other office type buildings in the immediate vicinity. The proposed use is specifically allowed by the current zoning. If it conforms

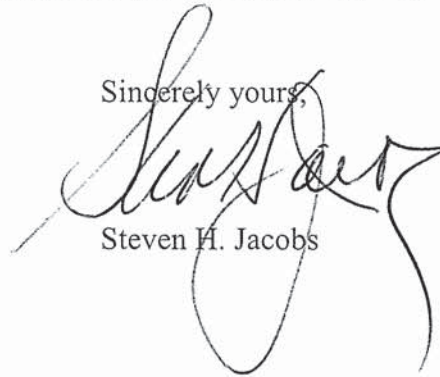
why is rezoning necessary? An argument could be put forth saying this is no more than a ruse to get the rezoning of the whole so that the developer can sell and use the whole of the property for whatever use or purpose the developer chooses without oversight or review. An innocuous proposal opens the door for all other uses. What other uses does the developer have for the whole of the property that have not been disclosed? A hotel? A Bakery? A sheet metal shop?

3. THE POSSIBLE USE OF PART OF THE PROPOSED BUILDING DOES NOT JUSTIFY THE REZONING OF THE WHOLE. The developer and prospective owner have stated that perhaps 3 or 4 thousand feet of the building might be rented to others whose possible use may not be compatible with C-0 zoning. The operative words are "perhaps", "might", and "possible use." Nothing definitive. Nothing certain. Nothing locked in and signed. Notwithstanding, you are asked to rezone 354,317 square feet of property because 4,000 feet might, maybe or possibly be used for purposes outside those permitted by C-0 zoning. A one percent possible use dictates the use of the whole?
4. THE ZONING REQUEST IS NOT LIMITED TO THE AREA ADJACENT TO UTICA RIDGE ROAD. The request of the developer is for the rezoning of the whole and is not limited in scope to the area adjacent to Utica Ridge Road. For the sake of argument, perhaps good reasons might be offered to justify a minor relaxation of the limitations of C-0 along Utica. However, this is not what is being asked. The developer wants it all and is not limiting the request to the Utica Ridge corridor. What might be tolerated in the front would be a disaster if located to the rear of the property and next to a highly desirable residential development.
5. NO PLAN HAS BEEN SUBMITTED FOR THE WHOLE AND IF REZONING IS APPROVED THE DEVELOPER HAS THE UNLIMITED RIGHT TO DESIGNATE LAND USE WITHOUT REVIEW. The developer has submitted one drawing of a building. Thousands of square feet of additional space is available. No plans, drawings, or proposals have been submitted for this additional space. What is planned and who determines what a compatible use for the additional property is? A C-2 rezoning of the whole gives the developer the unlimited and non-reviewable right to determine the use of the entire property. Is this fair and wise with respect to the adjacent home owners?
6. C-2 ZONING IS TOTALLY INAPPROPRIATE. I did not write the Davenport Zoning Code. I did not write what is or is not allowed in certain zones. I can only read it and attempt to apply it with reason to facts and circumstances in front of me. A C-2 zone allows real property to be used for a bakery, a hotel, a plumbing, printing, sheet metal and similar shops and for used car sales and storage lots. Logic here is compelling. How could anyone say that after reviewing the real estate and surrounding areas that the foregoing uses are compatible? C-2 says they are. C-2 says they can be built. Logic and common sense says they are not and should not be allowed! Voting to approve C-2 says in fact that these uses are suitable for the area. There are no limitations to C-2 as written.

7. C-1 ZONING IS ALSO INAPPROPRIATE. C-1 zoning use is included within uses allowed in C-2. Permitted uses in C-1 are also inappropriate. Allowed C-1 uses include, filling stations, restaurants, motels, taverns, brew pubs, beer and wine gardens. How could a fast food restaurant and/or tavern within feet of the established neighborhoods be fair to those who have lived there for over 10 to 15 years? A change to either C-2 or C-1 is at best a perfect example of spot zoning.
8. C-1 ZONING IS NOT NEEDED. Section 17.28.010 of the Code provides a C-1 district is intended to provide for individual or small groups of retail and customer service establishments serving primarily the convenience of a local neighborhood, and the character, appearance, and operation of which are compatible with the character of the surrounding area. For the convenience of those who live in the neighborhoods near the real estate under review there is nothing or at best very few if any establishments that are needed for their convenience. A short walk or drive to 53rd street provides them all and then some. Additional commercial is not needed for the convenience of the surrounding neighborhoods.

For these reasons the requested rezoning should be summarily rejected.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Steven H. Jacobs', written over the typed name.

Steven H. Jacobs

From: cothoms@mchsi.com
To: [Planning Division – CPED](#)
Subject: Protest Rezoning 18-19
Date: Monday, June 25, 2018 12:48:50 PM

Please consider this email as my official protest to the rezoning REZ 18-09 from C-O to C-2. As a resident of the Villas of Crow Valley, I'm very concerned about the increased traffic and types of businesses that the C-2 designation would allow. It's already difficult to turn onto Utica Ridge from 58th St, and the traffic on 56th is also very heavy. I'd like a sidewalk on the east side of Utica so I don't have to do the death run across Utica to get to Hy-Vee. My understanding is that the C-O zoning allows for the proposed expanded Pure salon and would allow for other offices and service businesses as well, just not establishments that serve food or alcohol. I think that is more than sufficient. Additional condos would also be an option for this land. We have enough half-empty strip malls and office space in Davenport and certainly don't need any more.

Thank you for your consideration,

Cosette Thoms
4202 E 58th St
Davenport, IA 52807
(309) 269-8198

From: [John Mouw](#)
To: [Planning Division – CPED](#)
Subject: Rezoning request REZ18-09
Date: Monday, June 25, 2018 1:27:55 PM

I fully support the objection submitted by Patricia Harris concerning the rezoning of the 8 plus acres adjacent to the Villas of Crow Valley. We purchased our condo after checking the zoning of the land behind our condo. Seeing that it was zoned for primarily offices and small business as C-0 was a major factor in our decision. This rezoning could impact our privacy and liveability that we so wanted when we made the move.

John Mouw
4227 E 58th St
Davenport, IA 52807

From: [Robert Andriano](#)
To: [Planning Division – CPED](#)
Subject: Rezoning
Date: Monday, June 25, 2018 2:28:06 PM

I object to the proposed rezoning as pointed out in case# Rez 18-09

From: [Chris Rayburn](#)
To: [Planning Division – CPED](#)
Subject: Response to McCarthy Bush's petition to rezone the 8.134 acres of property east of Utica Ridge Road between East 56th and East 58th from C-0 to C-2
Date: Monday, June 25, 2018 3:34:09 PM

I am writing this email as a combined response for two property owners who own homes in the Villas at Crow Valley. My wife Mary and I own a villa at 5814 Crow Valley Park Drive and my parents, Harold and Patricia Rayburn, live at 4202 East 59th Street.

All four of us respectfully, and strongly, request that the City of Davenport, deny McCarthy Bush's petition to rezone the 8.134 acres of property east of Utica Ridge Road between East 56th and East 58th from C-0 to C-2. Our 5814 Crow Valley Park Drive property abuts other property zoned C-0. The properties of Villas of Crow Valley were marketed as being protected from heavier commercial used by being surrounded by the zoning class of C-0. We purchased our property with this understanding and would be very strongly against any rezoning of those parcels. Allowing the current request would set a very negative precedent and greatly change the potential character and potential value of the adjacent properties. All units in the subdivision were developed and sold with the expressed understanding that the vacant and adjacent land would be developed as restricted commercial property under the zoning classification of C-0.

Thank you very much for your understanding and consideration.

Sincerely,

Chris and Mary Rayburn
5814 Crow Valley Park Drive
Davenport, IA 52807

And

Harold and Patricia Rayburn
4202 East 59th Street
Davenport, IA 52807

From: [Patrick VAN NEVEL](#)
To: [Planning Division – CPED](#)
Cc: [Jim Payne](#); [Susan Quail](#); [Patricia Harris](#); [Honorary Consulate Of Belgium](#)
Subject: REZ 18-09
Date: Monday, June 25, 2018 4:15:57 PM

Dear Planning and Zoning Commission,
Dear Mr. Flynn,

As recent purchasers of a Villa at Crow Valley, we are asking your full review of the objections provided by Patricia Harris and request the rezoning from C-0 to C-2 be turned down.

All the items pointed out by Ms Harris deserve your full consideration.

We also have a personal sensitivity in this matter related to inadequate drainage. As we considered the purchase of 4227 E. 59th Street, we were very concerned about the past evidence of drainage problems and after assurances that all past issues had been addressed, we have now a concern about new issues that may arise.

We would like to be present to voice our concern in person. However, we are currently overseas and will not be back in time for the hearing.

With kind regards,
Patrick and Barbara Van Nevel.

Sent from my iPhone

Fahl; Lloyd Fox; Thomas Freiburger; Ann Fuller; Mary Hammes; Jerry Hansen; Robert Heaps; John Howes; Patrick Irving; Rod Johnson; Doug Koester; Dennis Kramer; Margaret Lake; Bill Miller; Dick Moore; John Mouw; Steve Powell; Marilyn Quijas; Harold Rayburn; Ronald Rickman; Beverly Ryan; Joe and Lori Smazal; Janet Van Ert; Craig Van Hook; Jeffery West; Bob Willis; Kurt Zimmerman; Cris Wendling; Jim Rice; Mardi Burmeister; Steven Frels; Robert Huber; Bob and Peggy Andriano; Robert and Joan McGee; Christopher Rayburn; Paul and Andrea Gullickson; Cosette Thoms; Ken and Sharon Sanyi; Dave Ceurvorst; Sue Quail; Jan Vrabec; Melvin and Dale Martens; Julius Lindner; Daryl Ann Moore; Robert Mitchum; Mary Walsh; Patrick and Barbara Van Nevel; Ken Vandersnick; Krieder Gunderson

Subject: rezoning letter from VCV Board

Hello, Neighbors! Attached is a letter from Jim Payne concerning the proposed rezoning decision that is coming in the next few weeks. Sue Quail

NOTICE
PUBLIC HEARING
TUESDAY, JUNE 19, 2018, 5:00 PM
CITY OF DAVENPORT PLAN AND ZONING COMMISSION
CITY HALL COUNCIL CHAMBERS
226 WEST 4TH STREET, DAVENPORT, IOWA 52801

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

A petition to rezone 8.134 acres of property has been filed by McCarthy Bush from C-O Office Shop District to C-2 General Commercial District. (See map of the affected property on reverse side of this notice).

The current C-O designation generally limits uses to offices and personal service businesses. C-2 allows for a variety of commercial and retail uses, including eating and drinking establishments.

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

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

Case No. REZ18-09

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-09

I/we Ann & James Payne who own property located at (be specific as possible)
4204 E 58th hereby protest the rezoning of the
property located at 56th, 58th & Utica Road to a C-2 district

Hereby protest the Rezoning Case No. REZ18-09

Signed: James A. Payne

Ann & Payne

Date: 15 June 2018

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

June 24, 2018

To: Mr. Matt Flynn, Director of Community Planning

From: Doug and Sandy Koester, 4228 E. 59th St., Davenport, Iowa 52807

RE: REZ 18-09

Dear Mr. Flynn:

I wish to object to this rezoning proposal. Even though I live outside the 200 feet of the proposed rezoning, I do live in the affected neighborhood.

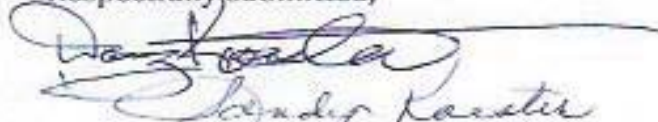
My objection concerns that jump from C0 to C2. I would not object to a jump from C0 to C1. The current development on 56th Street east of Utica Ridge has consistently been business offices and personnel service businesses to this point. My wife and I are in favor of keeping this development plan in place.

I have personal experience with what happens after the initial sale is made on a parcel of property. As General Manager of the American Honda Distribution Center on west Locust in the 70's, I was involved with the purchase of 12 Acres from Rich Foods in 1978 which at that time was in Scott County. Rich Foods owned all the property on Westlake Blvd and Louis Rich Dr and we felt comfortable that Louis Rich and American Honda shared the ideals regarding the quality of buildings within the industrial park. Louis Rich was then purchased by Oscar Mayer followed by General Foods purchasing Oscar Mayer, followed by the City of Davenport annexing the industrial park.

I invite you to drive out to the Honda Distribution Center today and witness the number of metal buildings north of Honda with outside storage. This is what happens when the initial owners sell to secondary owners who do not share the same commitment to high standards of quality.

Please keep the rezoning request at a maximum of C1. Bars and restaurants should not belong next to long standing residences.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Doug and Sandy Koester", written over a horizontal line.

Doug and Sandy Koester
4228 East 59th St.
Davenport, Iowa 52807

June 26, 2018

Matthew G. Flynn, AICP
Senior Planning Manager
City of Davenport, Iowa

Re: REZ-18-09

Dear Mr. Flynn:

My wife and I are homeowners within the 200 ft. notice area for the subject proposed rezoning. We have previously submitted our protest in opposition to the request.

We strongly support the written documents submitted by Patricia Harris and Steven Jacobs and are in total agreement that the requested rezoning be summarily rejected. We endorse the suggestion that the land use be residential in accordance with the Davenport Land Use Master Plan. We support progressive development and feel it wise to have a well thought out plan and design to encourage the best opportunities for development.

The proposed use on the table is allowed by current zoning. Changing the zoning provides the developer carte blanche to sell and use the much larger portion of the parcel for potentially undesirable uses. This proposal is totally inappropriate. Our home looks directly out at this unspoken-for area.

Currently our neighborhood is very desirable because amenities are close by but not in our backyards. Let's keep it that way thereby adding to the desirability of the entire area.

Sincerely yours,

Rodney Johnson

Rodney Johnson
5802 Crow Valley Park Dr
Davenport, IA 52807
Rodjohnson624@gmail.com

From: [Andrea Heitman](#)
To: [Planning Division – CPED](#)
Subject: case #REZ18-09
Date: Tuesday, June 26, 2018 6:41:50 PM

Dear Matt Flynn,

I am writing to formally protest the rezoning of the land directly behind my house from C-O to C-2. I live at 4239 E 58th St in Davenport. This change will most likely negatively effect the value of my home, by bringing nuisances to our neighborhood not consistent with the current attributes. With a C-2 zoning designation I am concerned about noise, garbage, lighting, and the like.

I am also concerned that a large structure directly behind my home will block sunlight and cause the ground to not be able to hold the moisture. This could cause water back-up into my basement.

Please do not approve anything other than a C-O rezoning for this land.

Thanks for your consideration of this matter that will possibly negatively effect me and the nice neighborhood we have here.

Thanks.
Andrea Heitman

4239 E 58th St
Davenport
563-650-5366



City of Davenport

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

**NOTICE
PUBLIC HEARING
TUESDAY, JUNE 19, 2018, 5:00 PM
CITY OF DAVENPORT PLAN AND ZONING COMMISSION
CITY HALL COUNCIL CHAMBERS
226 WEST 4TH STREET, DAVENPORT, IOWA 52801**

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

A petition to rezone 8.134 acres of property has been filed by McCarthy Bush from C-O Office Shop District to C-2 General Commercial District. (See map of the affected property on reverse side of this notice).

The current C-O designation generally limits uses to offices and personal service businesses. C-2 allows for a variety of commercial and retail uses, including eating and drinking establishments.

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

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

Case No. REZ18-09

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-09

I/we Patricia Harris who own property located at (be specific as possible)
4219 E. 58th Street, Davenport, IA 52807

Hereby protest the Rezoning Case No. REZ18-09

Signed: Patricia M. Harris

Date: 19 June 2018

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

OBJECTIONS TO PROPOSED REZONING CASE NUMBER REZ18-09

(PROPOSAL TO REZONE 8.134 ACRES
ON UTICA RIDGE BETWEEN E 53RD AND 56TH STREETS
FROM C-0 OFFICE SHOP DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT)

RESPECTFULLY SUBMITTED BY:

PATRICIA HARRIS
4219 E 58TH STREET
DAVENPORT IA

24 JUNE 2018

REQUESTED ACTION

- I respectfully request that the City of Davenport, for the reasons set out in this presentation:
 - Deny McCarthy Bush's petition to rezone the 8.134 acres of property east of Utica Ridge Road between East 56th and East 58th from C-0 to C-2
 - At a minimum, defer the proposal to allow for more thoughtful evaluation and discussion with residents
 - Evaluate drainage issues at the Villas at Crow Valley

OBJECTION NO. 1

EXISTING C-0 DESIGNATION IS APPROPRIATE FOR NEARBY RESIDENTIAL NEIGHBORHOODS

1. Current C-0 designation is appropriate for the area in question
 - 1.1. Proposed rezoning is near three residential areas (refer to Exhibits A-1 and A-2)
 - 1.2. Office of rk dixon (to the west) is closed on evenings and weekends
 - 1.3. Consistent with the C-0 zoning ordinance:
 - 1.3.1. District is a transition between commercial and residential
 - 1.3.2. Activities should not generate heavy traffic, noise or glare
 - 1.3.3. Examples: small offices under 5,000 feet (business, consulting, medical, professional, etc.); beauty shops; library; activity center

OBJECTION NO. 2

PROPOSED C-2 DESIGNATION WOULD BE DETRIMENTAL TO NEARBY RESIDENTIAL NEIGHBORHOODS

2. Would permit:

2.1. Any C-1 designation, including

2.1.1. Restaurant, bakery, tavern, brew pub

2.1.2. Filling station

2.1.3. Undertaking, etc.

2.2. In addition, all C-2 designations, including

2.2.1. Auto, used car sales; hotel; laundry

OBJECTION NO. 3

THE EXISTING C-0 DESIGNATION INTEGRATES WELL WITH SURROUNDING NON-RESIDENTIAL DEVELOPMENT

3. The C-2 area along East 56th has largely developed into offices, banks, and other businesses that the C-0 designation (refer to Exhibits B-1, B-2, B-3 and B-4)
 - 3.1. Many are professional offices and banks consistent with a C-0 designation
 - 3.2. Most of the rest are small shops and businesses that are generally quiet during business hours, and closed on evenings and weekends
 - 3.3. There are no restaurants or gyms except Dunn Brothers Coffee, Orangetheory Fitness and Your Pie (pizzeria) between 53rd and 56th Streets
 - 3.3.1. Crowded even on a Sunday morning (refer to Exhibit B-5)
 - 3.3.2. Orangetheory audible from a parking lot away
 - 3.3.3. Offices and distance, however, form an acceptable buffer to residents
 - 3.4. For these reasons, the Davenport City Council should consider rezoning the undeveloped plot immediately south of Villas at Crow Valley from C-2 to C-0

OBJECTION NO. 4

PURE HAIR STUDIO HAS NOT MADE A PERSUASIVE, MUCH LESS COMPELLING, ARGUMENT FOR REZONING

4. Stacey and Chris Spillum, the owners of the Pure Hair Studio, propose to occupy 4,000 square feet and lease 4,000 square feet to C-2 business, citing synergies between “like businesses”
 - 4.1. Pure falls within the existing C-0 designation; C-2 businesses are not “like” or “complimentary”
 - 4.2. The ideas offered — a clothing shop, small restaurant, bakery, wine bar — have no apparent synergies with a hair salon; a salon is a final destination, usually by appointment
 - 4.3. Other options exist for Pure, including the lot for sale near Pure (Exhibit B-3)
 - 4.4. It is also suggested C-2 zoning would allow for “amenities that will meet the growing neighborhood’s needs”
 - 4.4.1. The neighborhoods are fully developed
 - 4.4.2. There are numerous restaurants and other businesses on Utica Ridge and East 53rd that offer amenities without disrupting quiet enjoyment of our property
 - 4.4.3. There are other options south of East 56th Street (already zoned C-2) for development of more amenities

OBJECTION NO. 5

MCCARTHY BUSH HAS NOT JUSTIFIED THE REZONING

5. McCarthy Bush Corporation has asserted has been difficult to locate a C-0 buyer

5.1. Property development is a long-term proposition, largely influenced by price suitable for the zoning and demand

5.2. The area along East 56th Street has experienced steady development in the last several years, in fact, the area is nearly built out; recent examples:

5.2.1. Neurology QC's new office at 4700 E 56th Street (Exhibit B-5)

5.2.2. Next door to that construction is underway for the corporate headquarters of The Riverstone Group

5.2.3. Across the street are relatively new offices (Regus, Deere, and Russell)

5.3. It would be helpful to have market information from the McB realtor on this

OBJECTION NO. 6

MCCARTHY BUSH AND PURE HAVE NOT, AND PERHAPS CANNOT, OFFER ASSURANCES OF “ACCEPTABLE” C-2 USES

6. At a Neighborhood Meeting on 11 June 2018, McCarthy Bush and Pure expressed receptivity to restrictive covenants that capture their intentions
 - 6.1. To date, there has been no progress on this issue; it may not even be feasible or viable to:
 - 6.1.1. Meaningfully describe suitable “high end” amenities acceptable to residents;
 - 6.1.2. Still allow for the desired flexibility on the Spillums’ part; and
 - 6.1.3. Avoid leaving residents vulnerable to unanticipated and detrimental changes in businesses (changing owners, relocating or failing) and costly legal challenges
 - 6.2. There is good will on both sides, but a rezoning from C-0 to C-2 cannot be undone
 - 6.3. It also seems inevitable this will be used to justify also rezoning the area immediately north from C-0 to C-2, which compounds the adverse impact on us
 - 6.4. At a minimum, the process be deferred until this issue can be discussed further

OBJECTION NO. 7

AT THIS TIME, AND PRIOR TO ANY RE-DESIGNATION, THE
CITY SHOULD UNDERTAKE A DRAINAGE STUDY

7. The City of Davenport should undertake a study to evaluate drainage problems at Villas at Crow Valley

7.1. The Association has installed tiles to absorb storm water runoff

7.2. There is excessive runoff that the tiles, even as recently expanded, cannot reasonably absorb, causing pooling

7.3. This raises a question about the origin of, and responsibility for, runoff beyond the Association and its grounds

7.4. This is an issue we anticipate further development will exacerbate

7.5. The City of Davenport should undertake a study of this issue prior to making any decision about the rezoning or any future development

REQUESTED ACTION

- I respectfully request that the City of Davenport:
 - Deny McCarthy Bush's petition to rezone the 8.134 acres of property east of Utica Ridge Road between East 56th and East 58th from C-0 to C-2
 - At a minimum, defer the proposal to allow for more thoughtful evaluation and discussion with residents
 - Evaluate re-designating the undeveloped area immediately south of the Villas at Crow Valley from C-2 to C-0
 - Evaluate drainage issues at the Villas at Crow Valley

EXHIBITS

PROPOSED REZONING AREA NORTH OF EAST 56TH STREET

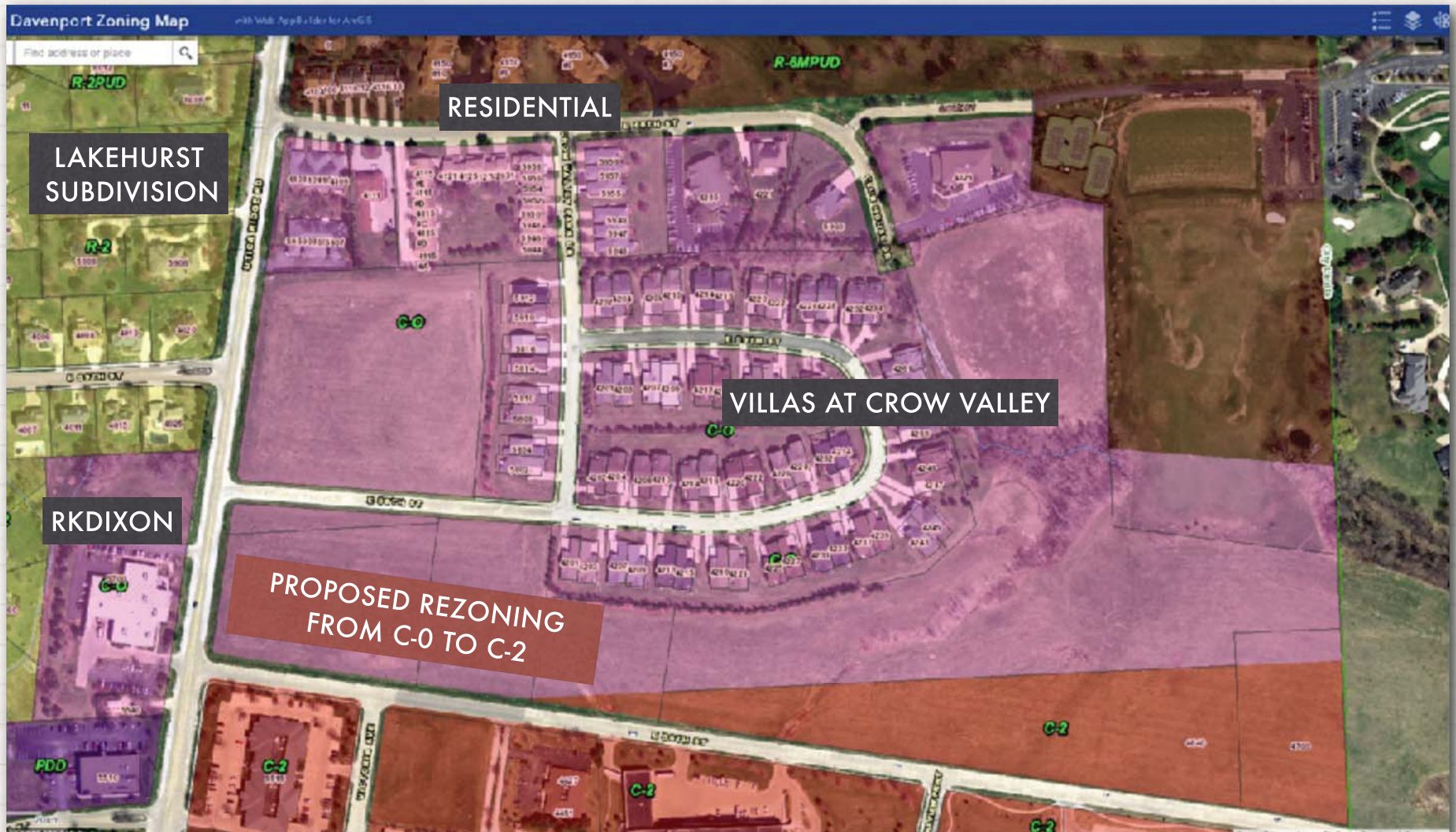


EXHIBIT A-1



VILLAS AT CROW VALLEY



LAKEHURST SUBDIVISION



EXHIBIT A-2 RKDIXON AT 5700 UTICA RIDGE ROAD



C-O LOT PROPOSED FOR REZONING
(VIEWED FROM E. 56TH ST:
RK DIXON AT FAR LEFT AND VILLAS AT FAR RIGHT

ADJACENT AREA SOUTH OF EAST 56TH STREET: CURRENT PURE SALON LOCATION, OTHER BUSINESSES

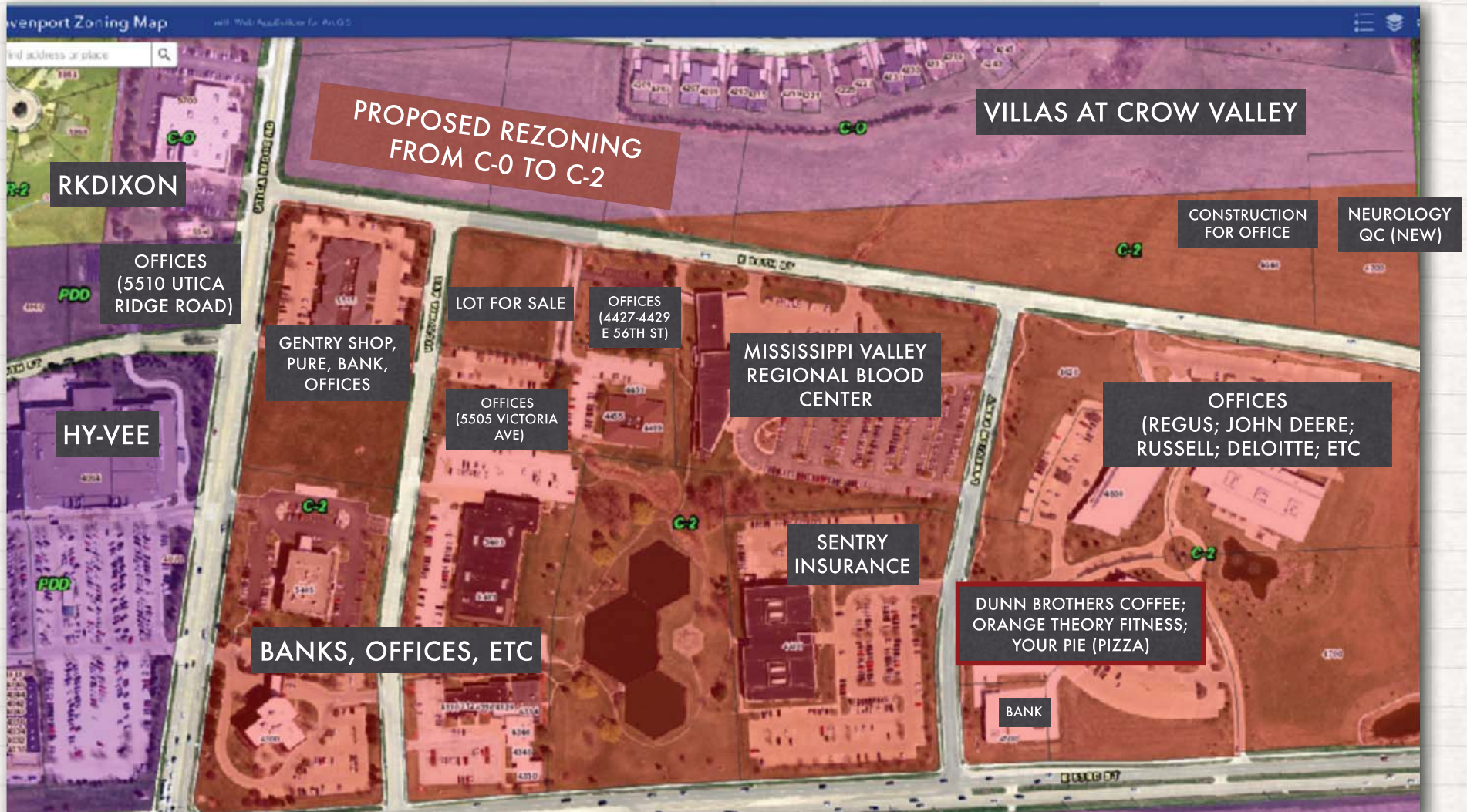


EXHIBIT B-1



FRONT OF GENTRY SHOP, PURE, ETC.
(VIEWED FROM UTICA RIDGE ROAD)



5510 UTICA RIDGE ROAD
(FACING FRONT OF GENTRY SHOP)



EXHIBIT B-2

5505 VICTORIA AVE
(FACING REAR OF GENTRY SHOP COMPLEX)



REAR OF GENTRY SHOP, PURE, ETC.
(VIEWED FROM VICTORIA AVE AND EAST 56TH ST)



**LOT FOR SALE AT E 56TH ST AND VICTORIA AVE
(IMMEDIATELY EAST OF GENTRY SHOP)**



4427-4429 E 56TH ST



EXHIBIT B-3

SENTRY INSURANCE



**OFFICES BETWEEN E 53-56 ST BY LAKEVIEW PKWY
(REGUS; RUSSELL; JOHN DEERE; DELOITTE, ETC)**



NEW NEUROLOGY QC OFFICE AT 4770 E 56TH ST



NEW CONSTRUCTION (FUTURE HOME OF
THE CORPORATE OFFICES OF THE
RIVERSTONE GROUP) IMMEDIATELY WEST
OF NEUROLOGY QC ON EAST 56TH ST

EXHIBIT B-4



DUNN BROTHERS COFFEE; ORANGETHEORY FITNESS AND YOUR PIE
(FACING E 53RD ST, EAST OF LAKEVIEW PKWY)
TAKEN ON A SUNDAY AT 8:30 AM
AEROBIC MUSIC AUDIBLE FROM THIS DISTANCE

EXHIBIT B-5

From: [Carol Kramer](#)
To: [Planning Division -- CPED](#)
Subject: Rezoning Case REZ 18-09
Date: Wednesday, June 27, 2018 5:52:45 PM

Dear Mr. Flynn,

I am a resident of the Villas of Crow Valley and have been for 13 years. I was very disheartened to see there is a request for rezoning to C2 from C0 on Utica Ridge Road between East 56th Street and East 58th Street, and I am strongly against the change.

When we built our home here, we built it solely on the fact that any commercial building behind and around our property would be under the C0 zoning code -- low-density buildings, one-to-two stories only, no bright lighting at night or noise from public grocery stores, movie houses, retail stores, gas stations, restaurants with patios, smoking clientele, and loud music till late hours, etc. We were told by -- and believed -- our city leaders that the commercial buildings around us would be doctors' offices or law practices whose hours would end at [5:00](#), a normal work day, that they would most likely tie in with Trinity Terrace Park Hospital nearby.

There would also be a dividing border of some land with protective landscaping done by the businesses between them and our properties as a gesture of their being a good neighbor. This was all fine with us, and we proceeded to build.

Now, if the rezoning request to C1 or C2 is voted in, our quiet way of life and the value of the home we worked many years for is in jeopardy. Will financial profit trump the integrity of the original city's plans? It is just not right!

While this area is more of a retirement community, many of our residents are younger, and there are some young families in here. We are not all going to be gone in five years, as was suggested to me after our neighborhood meeting at the McCarthy-Bush office recently by Lynn of Bush Construction.

I implore you and the committee to do the right thing and vote down this request to rezone. There are ample building areas available around Davenport, and the neighbors that we have talked with are not in agreement with a "walking" community offering retail C2-type businesses at the entrance to our neighborhood, as was posited to us.

Thank you for your consideration.

Carol Kramer

Sent from my Verizon, Samsung Galaxy smartphone



City of Davenport

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

NOTICE

PUBLIC HEARING

TUESDAY, JULY 17, 2018, 5:00 PM

CITY OF DAVENPORT PLAN AND ZONING COMMISSION
CITY HALL, 226 WEST 4TH STREET, DAVENPORT, IOWA 52801

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

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

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

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

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

Case No. REZ18-10

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

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

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

5034 Hamilton Dr.

Dav, IA 52807

Hereby protest the proposed: REZ18-10

Signed: Janel Stout

Date: 7/12/18

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

REZ18-09 Rezoning Protest List

PARCEL NUMBER	NOTICE AREA	NOTICE %	PROTEST (YES/NO)	PROTEST %	PROPERTY ADDRESS	PROPERTY OWNER(S)	OWNER ADDRESS	OWNER CITY/STATE/ZIP
Y0807-14B	59222.42	5.5%		0.0%	5700 UTICA RIDGE RD	DIXON PROPERTIES LLC	5700 UTICA RIDGE RD	DAVENPORT IA 52807
Y0807-23C	2226.71	0.2%		0.0%	5540 UTICA RIDGE RD	QWEST CORP	PO BOX 2599	OLATHE KS 66063
Y0823-02	610.08	0.1%		0.0%	5510 UTICA RIDGE RD	LEVERAGED HOLDINGS LLC	3245 E 35TH ST CT	DAVENPORT IA 52807
Y0901-01B	79431.19	7.4%		0.0%		MCCARTHY IMPROVEMENT CO LINWOOD STONE PRODUCTS CO	5401 VICTORIA AV	DAVENPORT IA 52807
Y0901-13	3351.83	0.3%		0.0%	4025 E 59TH ST	GREGORY A DESMET	4025 E 59TH ST	DAVENPORT IA 52807
Y0901-15	3969.76	0.4%		0.0%	4221 E 58TH ST	LLOYD & DOROTHY FOX REVOC TRUS	4221 E 58TH ST	DAVENPORT IA 52807
Y0901-16	4032.00	0.4%	Yes	0.4%	4219 E 58TH ST	PATRICIA M HARRIS DECLARATION TRUST	4219 E 58TH ST	DAVENPORT IA 52807
Y0901-17	4034.63	0.4%	Yes	0.4%	4215 E 58TH ST	JOE SMAZAL	4215 E 58TH ST	DAVENPORT IA 52807
Y0901-18A	4029.52	0.4%	Yes	0.4%	4213 E 58TH ST	SUSAN R QUAIL REVOCABLE TRUST	4213 E 58TH ST	DAVENPORT IA 52807
Y0901-19A	4032.01	0.4%	Yes	0.4%	4209 E 58TH ST	STEVEN H JACOBS REVOCABLE TRUST	4209 E 58TH ST	DAVENPORT IA 52807
Y0901-20A	4031.97	0.4%	Yes	0.4%	4207 E 58TH ST	JOAN W MCGEE TRUST	4207 E 58TH ST	DAVENPORT IA 52807
Y0901-21A	4032.01	0.4%	Yes	0.4%	4203 E 58TH ST	STEVEN E FRELS REVOCABLE TRUST	4203 E 58TH ST	DAVENPORT IA 52807
Y0901-22A	4032.00	0.4%	Yes	0.4%	4201 E 58TH ST	MARILYN QUIJAS	4201 E 58TH ST	DAVENPORT IA 52807
Y0901-23A	3974.57	0.4%	Yes	0.4%	4202 E 58TH ST	COSETTE N.F. THOMS	4202 E 58TH ST	DAVENPORT IA 52807
Y0901-24A	2692.96	0.3%	Yes	0.3%	4204 E 58TH ST	JAMES A PAYNE TRUST	4204 E 58TH ST	DAVENPORT IA 52807
Y0901-25	91.22	0.0%	Yes	0.0%	4208 E 58TH ST	RONALD L RICKMAN	4208 E 58TH ST	DAVENPORT IA 52807
Y0901-57	4573.10	0.4%	Yes	0.4%	5802 CROW VALLEY PARK DR	RODNEY B JOHNSON	21730 BELVEDERE LN	ESTERO FL 33928
Y0901-58A	4572.37	0.4%	Yes	0.4%	5804 CROW VALLEY PARK DR	NORMA J CASSIDY TRUST	5804 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0917-01	37784.40	3.5%		0.0%	5500 LAKEVIEW PKWY	MISSISSIPPI VALLEY REGIONAL	5500 LAKEVIEW PKWY	DAVENPORT IA 52807
Y0917-02C	39285.39	3.7%		0.0%		MCCARTHY IMPROVEMENT CO	5401 VICTORIA AV	DAVENPORT IA 52807
Y0917-12J	50454.31	4.7%		0.0%	5515 UTICA RIDGE RD	56 UTICA LLC	5515 UTICA RIDGE RD	DAVENPORT IA 52807
Y0917-12M	30112.32	2.8%		0.0%	4427 E 56TH ST	GSTA HOLDINGS	25380 VALLEY DR	BETTENDORF IA 52722
Y0917-12N	2886.30	0.3%		0.0%	4453 E 56TH ST	AA56 LLC	20813 E 550th STREET	COLONA IL 61241
Y0919-01C	59405.14	5.6%		0.0%	4650 E 53RD ST	BIRCHWOOD III LLC	4600 E 53RD ST	DAVENPORT IA 52807
Y0919-03D	78025.21	7.3%		0.0%		MCCARTHY IMPROVEMENT CO LINWOOD STONE PRODUCTS CO	5401 VICTORIA AV	DAVENPORT IA 52807
Y0903-58A	128212.49	12.0%		0.0%		MCCARTHY IMPROVEMENT CO LINWOOD STONE PRODUCTS CO	5401 VICTORIA AV	DAVENPORT IA 52807
Y0451-24E	3121.64	0.3%		0.0%	6300 UTICA RIDGE RD	CROW VALLEY GOLF CLUB	4315 E 60TH ST	DAVENPORT IA 52807
FID28	7378.29	0.7%		0.0%		VILLAS AT CROW VALLEY 2ND ADD	4555 UTICA RIDGE RD	BETTENDORF IA 52722
FID29	44332.14	4.1%		0.0%		VILLAS AT CROW VALLEY 2ND ADD	4555 UTICA RIDGE RD	BETTENDORF IA 52722
FID30	17598.89	1.6%		0.0%		VILLAS AT CROW VALLEY 2ND ADD	4555 UTICA RIDGE RD	BETTENDORF IA 52722

PARCELS 691,536.8 64.7%
ROW 377,080.9 35.3%

Alderman: CLEWELL

TOTAL
NOTICE AREA 1,068,617.7 100% **4.1% PROTEST RATE**

Protests: 12

Properties: 30

City of Davenport
Plan and Zoning Commission

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

Date
7/17/2018

Subject:

Case No. F18-09 being the request of O'Bros. LLC a final plat of Eastern Avenue Farms Fifth Addition located east of 61st Street 1/3 mile east of Eastern Avenue containing 47 residential lots on 18.39 acres, more or less. The property is zoned "R-2" Low Density Dwelling District.

Recommendation:

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

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

Relationship to Goals:

Strengthen the existing built environment.

Background:

Please see attached staff report for background information.

ATTACHMENTS:

Type	Description
▢ Backup Material	Final Staff Report
▢ Backup Material	Proposed Final Plat

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	7/12/2018 - 4:47 PM



City of Davenport
Community Planning & Economic Development Department
FINAL STAFF REPORT

Meeting Date: July 17, 2018
Request: Final Plat for a 47 lot commercial subdivision
Address: East 61st Street approximately 1/3 mile east of Eastern Avenue
Case No.: F18-09
Applicant: O'Bros. LLC.

Recommendation:

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

Introduction:

Case No. F18-09 being the request of O'Bros. LLC a final plat of Eastern Avenue Farms Fifth Addition located east of 61st Street 1/3 mile east of Eastern Avenue containing 47 residential lots on 18.39 acres, more or less. The property is zoned "R-2" Low Density Dwelling District.

AREA CHARACTERISTICS:

Zoning Map



 Subject Property



Land Use Map



 Subject Property



Background:**Comprehensive Plan:**

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Residential General - RG

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

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

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

Technical Review:

Streets. The existing street network will be extended into/through this plat. East 61st Street is extended through the plat and dead-ends at the eastern boundary East 60th Street curves to the north and makes an internal connection with 61st Street.

Storm Water. Existing stormwater infrastructure will also be extended; existing Fourth Addition drains to the detention to the south.

Sanitary Sewer. Existing sanitary sewer infrastructure will need to be extended.

Other Utilities. Other normal utility services are available.

Parks/Open Space. The proposed plat does not impact any existing or planned parks or public open spaces.

Public Input:

No public hearing is required for a Final Plat.

Discussion:

This plat continues the Eastern Avenue Farms development to the east finishing out the area currently owned by O'Bros. LLC. The street layout appears to preclude the future connection to the existing 60th Street right-of-way at Jersey Ridge Road located just to the southeast.

Staff Recommendation

Findings:

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

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

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

Prepared by:



Ryan Rusnak, AICP
Planner III

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
7/17/2018

Subject:

Request F18-10 of Riverstone Group Inc. for a final plat of Crow Valley Plaza Twelfth Addition on 14.67 acres, more or less, being a replat of Lot 1 of Crow Valley Plaza Tenth Addition located along the north side of East 56th Street and north of Lakeview Parkway containing two (2) lots. [Ward 6]

Recommendation:

There is none, as this is a preview.

ATTACHMENTS:

Type	Description
▣ Exhibit	F18-10 Crow Valley Plaza 12th Preview

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	7/11/2018 - 8:57 AM



City of Davenport
Community Planning & Economic Development Department
PREVIEW REPORT

PLAN AND ZONING COMMISSION

Preview Date: July 17, 2018
Request: F18-10 Final Plat – Crow Valley Plaza Twelfth Add.
Address: 4640 E 56th Street
Applicant: Riverstone Group Inc.

DESCRIPTION

Request F18-10 of Riverstone Group Inc. for a final plat of Crow Valley Plaza Twelfth Addition on 14.67 acres, more or less, being a replat of Lot 1 of Crow Valley Plaza Tenth Addition located along the north side of East 56th Street and north of Lakeview Parkway containing two (2) lots. [Ward 6]

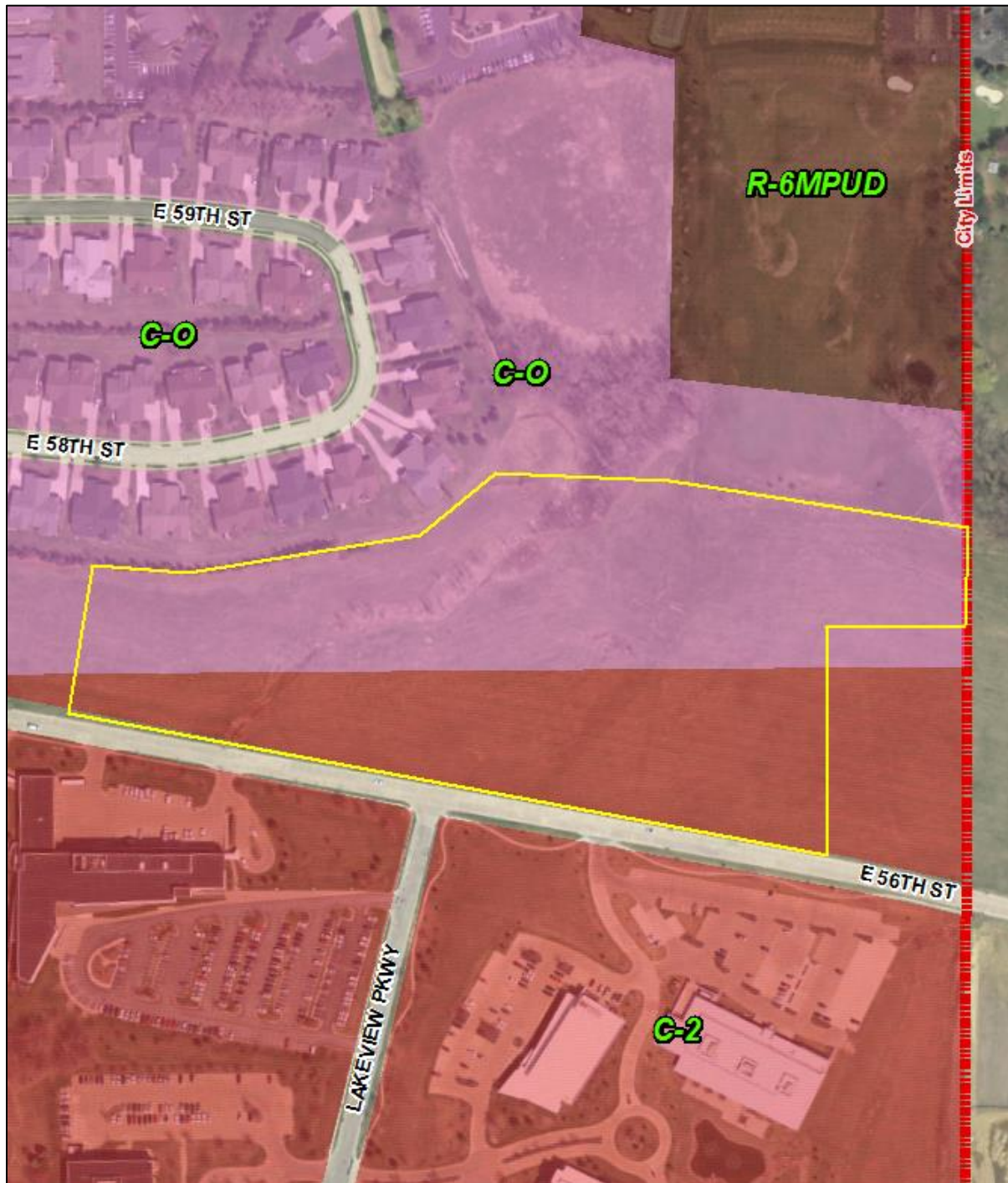
Recommendation: This is a preview report. No recommendation is made at this time.

Aerial Photo:



Zoning

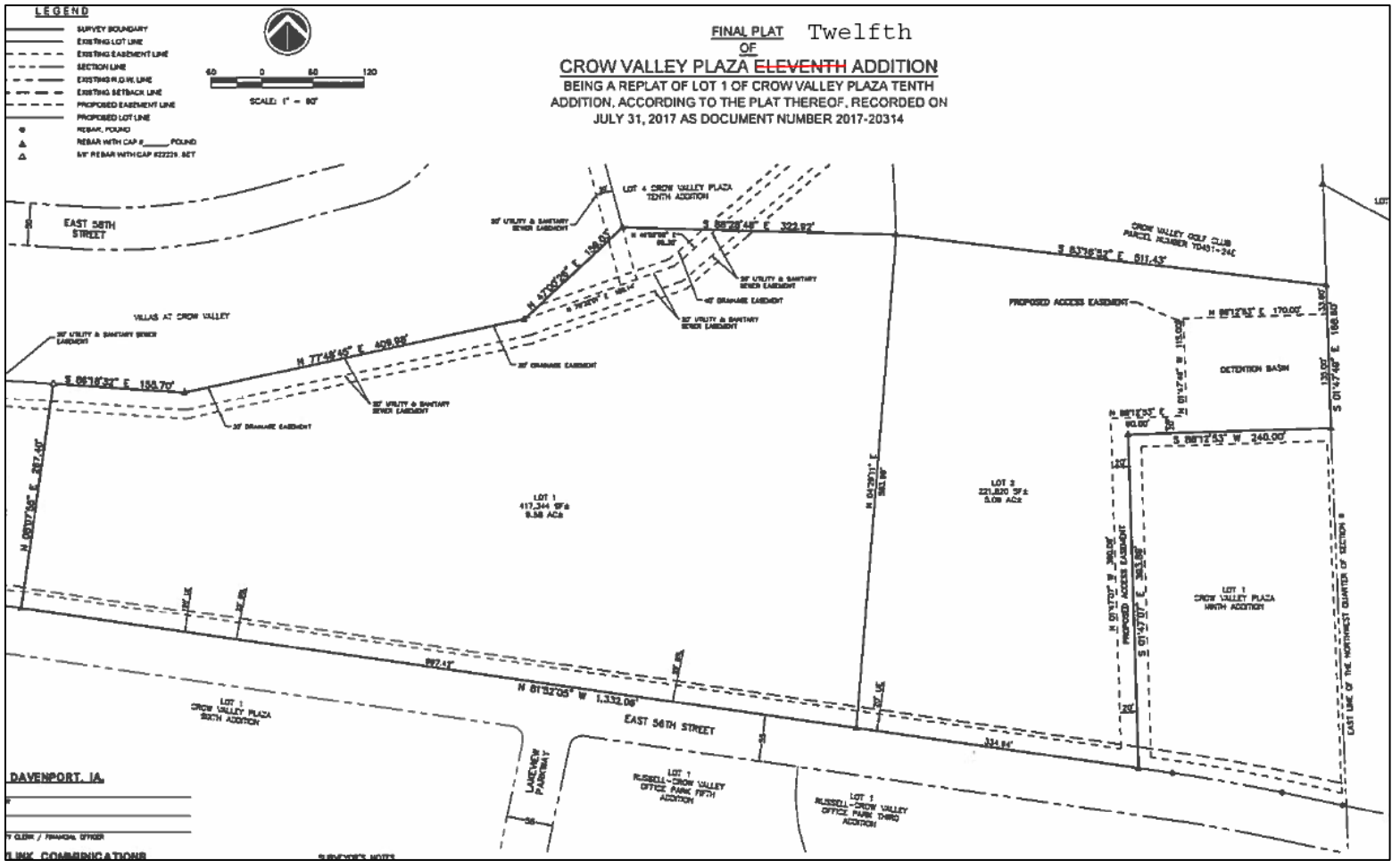
(C-O Office-Shop; C-2 General Commercial District; R-6MPUD High Density Planned Residential)



Land Use 2035 (Residential General & Regional Commercial)



Plat



BACKGROUND

Comprehensive Plan:

Within Urban Service Area (USB35): Yes
Proposed Land Use Designation: RG - Residential General

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

Relevant *Davenport+2035* Goals and Objectives:

1. *Strengthen the existing built environment.*
 - b. *Reduce the number of vacant properties through adaptive reuse and infill.*
2. *Identify and reserve land for future development*

Technical Review:

Streets. No new streets are proposed with this request.

Storm Water. The plat will need to conform to any requirements of the City of Davenport Natural Resources Division. At this time no comments have been received by planning staff, although on site detention is expected.

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

Other Utilities. This is an urban area and normal utility services are available.

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

PUBLIC INPUT This is a subdivision plat. No notification is required.

DISCUSSION

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

STAFF RECOMMENDATION

This is a preview report. No recommendation is made at this time.

Prepared by:

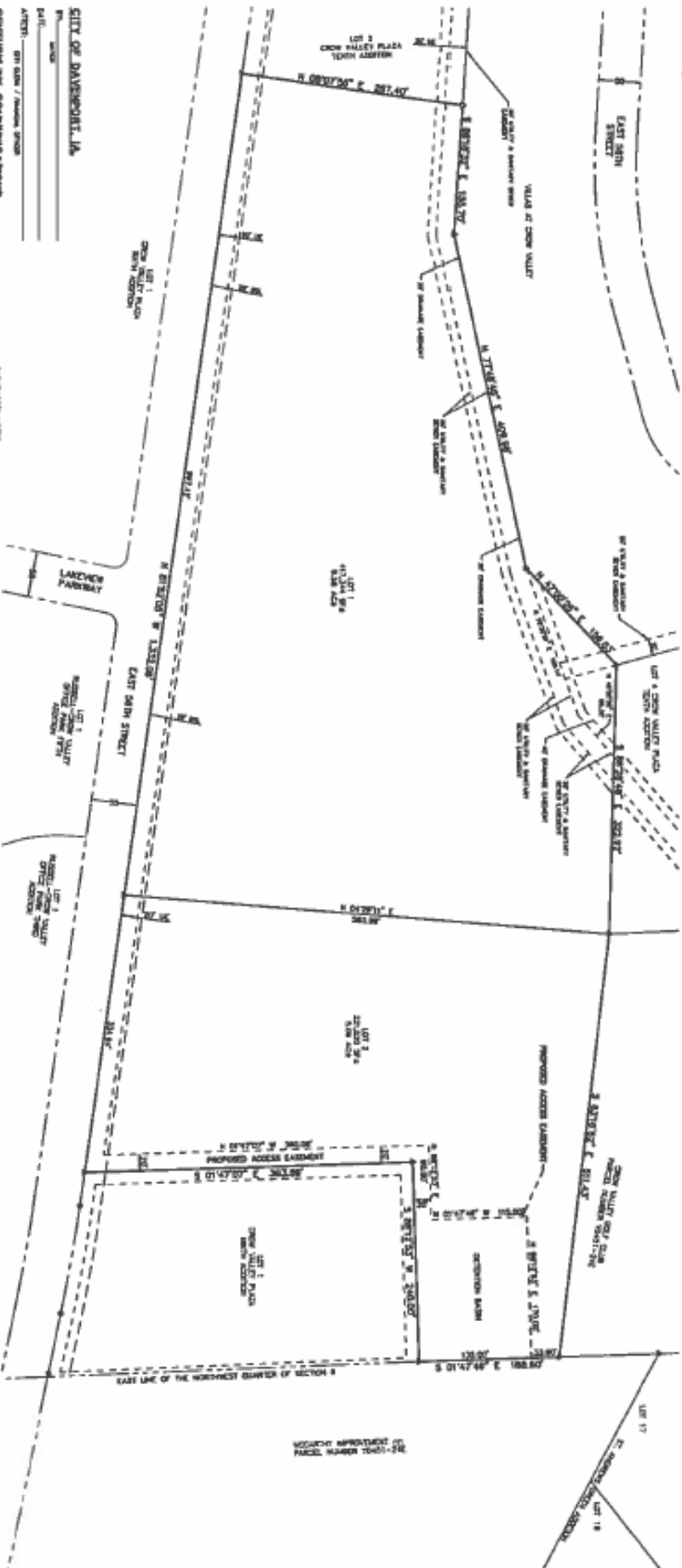


Scott Koops, AICP – Planner II
Community Planning

CROW VALLEY PLAZA ELEVENTH ADDITION
BEING A REPLAT OF LOT 1 OF CROW VALLEY PLAZA TENTH
ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED ON
JULY 31, 2017 AS DOCUMENT NUMBER 2017-20314

JULY 31, 2017 AS DOCUMENT NUMBER 2017-20314

REVIEW COPY
NOT FOR RECORDING



[illegible]

2. TOTAL AREA OF ADDITION = 1443 ACRES

ALL WAREHOUSE SHALL BE LOCATED WITHIN EXISTING OR MAJOR ROAD RIGHT-OF-WAY.

STANTILL, ANNE A. M.D.
CONTRACT STAFF HEALTH
CARE, INC.
20 N. BROAD STREET
DANFORTH, OHIO 44804
419-324-1000

STANTILL, ROBERT L. M.D.
RUSHING GROUP, INC.
CONTRACT STAFF HEALTH
CARE, INC.
1701 PARK AVENUE
NORFOLK, IL 61054
815-751-9250

SHOOSTER GROUP, INC.
CONTRACT and BULK
1775 PENN AVE
NORFOLK, VA 23504
800-757-0220

CITY CLERK

SUBJECT:

FROM:

DATE:

REMARKS:

1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 1069 1070 1071 1072 1073 1074 1075 1076 1077 1078 1079 1080 1081 1082 1083 1084 1085 1086 1087 1088 1089 1090 1091 1092 1093 1094 1095 1096 1097 1098 1099 1100 1101 1102 1103 1104 1105 1106 1107 1108 1109 1110 1111 1112 1113 1114 1115 1116 1117 1118 1119 1120 1121 1122 1123 1124 1125 1126 1127 1128 1129 1130 1131 1132 1133 1134 1135 1136 1137 1138 1139 1140 1141 1142 1143 1144 1145 1146 1147 1148 1149 1150 1151 1152 1153 1154 1155 1156 1157 1158 1159 1160 1161 1162 1163 1164 1165 1166 1167 1168 1169 1170 1171 1172 1173 1174 1175 1176 1177 1178 1179 1180 1181 1182 1183 1184 1185 1186 1187 1188 1189 1190 1191 1192 1193 1194 1195 1196 1197 1198 1199 1200 1201 1202 1203 1204 1205 1206 1207 1208 1209 1210 1211 1212 1213 1214 1215 1216 1217 1218 1219 1220 1221 1222 1223 1224 1225 1226 1227 1228 1229 1230 1231 1232 1233 1234 1235 1236 1237 1238 1239 1240 1241 1242 1243 1244 1245 1246 1247 1248 1249 1250 1251 1252 1253 1254 1255 1256 1257 1258 1259 1260 1261 1262 1263 1264 1265 1266 1267 1268 1269 1270 1271 1272 1273 1274 1275 1276 1277 1278 1279 1280 1281 1282 1283 1284 1285 1286 1287 1288 1289 1290 1291 1292 1293 1294 1295 1296 1297 1298 1299 1300 1301 1302 1303 1304 1305 1306 1307 1308 1309 1310 1311 1312 1313 1314 1315 1316 1317 1318 1319 1320 1321 1322 1323 1324 1325 1326 1327 1328 1329 1330 1331 1332 1333 1334 1335 1336 1337 1338 1339 1340 1341 1342 1343 1344 1345 1346 1347 1348 1349 1350 1351 1352 1353 1354 1355 1356 1357 1358 1359 1360 1361 1362 1363 1364 1365 1366 1367 1368 1369 1370 1371 1372 1373 1374 1375 1376 1377 1378 1379 1380 1381 1382 1383 1384 1385 1386 1387 1388 1389 1390 1391 1392 1393 1394 1395 1396 1397 1398 1399 1400 1401 1402 1403 1404 1405 1406 1407 1408 1409 1410 1411 1412 1413 1414 1415 1416 1417 1418 1419 1420 1421 1422 1423 1424 1425 1426 1427 1428 1429 1430 1431 1432 1433 1434 1435 1436 1437 1438 1439 1440 1441 1442 1443 1444 1445 1446 1447 1448 1449 1450 1451 1452 1453 1454 1455 1456 1457 1458 1459 1460 1461 1462 1463 1464 1465 1466 1467 1468 1469 1470 1471 1472 1473 1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1484 1485 1486 1487 1488 1489 1490 1491 1492 1493 1494 1495 1496 1497 1498 1499 1500 1501 1502 1503 1504 1505 1506 1507 1508 1509 1510 1511 1512 1513 1514 1515 1516 1517 1518 1519 1520 1521 1522 1523 1524 1525 1526 1527 1528 1529 1530 1531 1532 1533 1534 1535 1536 1537 1538 1539 1540 1541 1542 1543 1544 1545 1546 1547 1548 1549 1550 1551 1552 1553 1554 1555 1556 1557 1558 1559 1560 1561 1562 1563 1564 1565 1566 1567 1568 1569 1570 1571 1572 1573 1574 1575 1576 1577 1578 1579 1580 1581 1582 1583 1584 1585 1586 1587 1588 1589 1590 1591 1592 1593 1594 1595 1596 1597 1598 1599 1600 1601 1602 1603 1604 1605 1606 1607 1608 1609 1610 1611 1612 1613 1614 1615 1616 1617 1618 1619 1620 1621 1622 1623 1624 1625 1626 1627 1628 1629 1630 1631 1632 1633 1634 1635 1636 1637 1638 1639 1640 1641 1642 1643 1644 1645 1646 1647 1648 1649 1650 1651 1652 1653 1654 1655 1656 1657 1658 1659 1660 1661 1662 1663 1664 1665 1666 1667 1668 1669 1670 1671 1672 1673 1674 1675 1676 1677 1678 1679 1680 1681 1682 1683 1684 1685 1686 1687 1688 1689 1690 1691 1692 1693 1694 1695 1696 1697 1698 1699 1700 1701 1702 1703 1704 1705 1706 1707 1708 1709 1710 1711 1712 1713 1714 1715 1716 1717 1718 1719 1720 1721 1722 1723 1724 1725 1726 1727 1728 1729 1730 1731 1732 1733 1734 1735 1736 1737 1738 1739 1740 1741 1742 1743 1744 1745 1746 1747 1748 1749 1750 1751 1752 1753 1754 1755 1756 1757 1758 1759 1760 1761 1762 1763 1764 1765 1766 1767 1768 1769 1770 1771 1772 1773 1774 1775 1776 1777 1778 1779 1780 1781 1782 1783 1784 1785 1786 1787 1788 1789 1790 1791 1792 1793 1794 1795 1796 1797 1798 1799 1800 1801 1802 1803 1804 1805 1806 1807 1808 1809 1810 1811 1812 1813 1814 1815 1816 1817 1818 1

Name _____
Address _____
City _____
State _____
Zip _____
E-mail address _____

CROW VALLEY PLAZA ELEVENTH ADDITION
DAVENPORT, IOWA

FINAL PLAT



For the world's
 Rock Island & Gulf
 For the world's
 All the best
 more shipping you

Thompson, Inc. McClure

REVISIONS		
No.	DESCRIPTION	DATE

Sheet 1 of 1

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
7/17/2018

Subject:

Request P18-04 of Build To Suit, Inc. for a preliminary plat of Watermark First Addition on 37.92 acres, more or less, property is located at 4607 E 53rd Street, parcel number N0910-01, containing four (4) lots. [Ward 6]

Recommendation:

None at this time. This is a preview.

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	7/11/2018 - 8:54 AM

City of Davenport
Plan and Zoning Commission

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

Date
7/17/2018

Subject:

Case No. F18-11 Request of Speer Development for a final plat of Speer Commercial Park 1st Addition on 31.64 acres, more or less, located at the southeast corner of East 53rd Street and Eastern Avenue. [Ward 6]

Recommendation:

There is no recommendation at this time.

Relationship to Goals:

Strengthen the existing built environment

Background:

Please see attached staff report for background information.

ATTACHMENTS:

Type	Description
▣ Backup Material	Staff Report
▣ Backup Material	Final Plat

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	7/12/2018 - 5:24 PM



City of Davenport
Community Planning & Economic Development Department
PREVIEW STAFF REPORT

Meeting Date: July 17, 2018
Request: Final Plat for a 3 lot commercial subdivision
Address: Southeast corner of East 53rd Street and Eastern Avenue
Case No.: F18-11
Applicant: Speer Development

Recommendation:

There is no recommendation at this time.

Introduction:

Case No. F18-11 of Speer Development for a Final Plat of Speer Commercial Park 1st Addition on 31.64 acres, more or less, located at the southeast corner of East 53rd Street and Eastern Avenue. [Ward 6]

AREA CHARACTERISTICS:

Zoning Map



 Subject Property



Land Use Map



 Subject Property



Background:**Comprehensive Plan:**

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Commercial Corridor (CC) – Well-established corridors located along high-volume major streets dominated by retail and office uses that serve the greater community. Development is generally newer and redevelopment is not anticipated within the 20 year planning horizon. Improvements should focus on façade and site improvements, including pedestrian circulation systems and consolidated/updated signage.

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

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

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

Zoning:

The property is currently zoned “C-2” General Commercial District, “C-1” Neighborhood Shopping District and “R-5M” Medium Density Dwelling District.

Technical Review:

Technical review comments will be provided at the July 31, 2018 Plan and Zoning Commission meeting.

Public Input:

No public hearing is required for a Final Plat.

Discussion:

Final Plat of Speer Commercial Park 1st Addition on 31.64 acres, more or less, located at the southeast corner of East 53rd Street and Eastern Avenue.

Staff Recommendation

There is no recommendation at this time.

Prepared by:

A handwritten signature in blue ink, appearing to read 'Ryan Rusnak', is written over a horizontal line.

Ryan Rusnak, AICP
Planner III

FINAL PLAT OF:
**SPEER COMMERCIAL
PARK 1st ADDITION**

Part of the North Half of the Southwest Quarter of Section 7,
Township 78 North, Range 4 East of the 5th Principal
Meridian, City of Davenport, Scott County, Iowa.

NOTES

1. ALL STREET RIGHTS OF WAY TO BE DEDICATED WITH THIS PLAT TO THE CITY OF DAVENPORT.
2. SIDEWALKS SHALL BE CONSTRUCTED ALONG THE FRONTAGE OF EACH LOT WHEN THE LOT IS DEVELOPED OR WHEN SO ORDERED BY THE CITY OF DAVENPORT.
3. ALL LOTS WILL BE CONNECTED TO THE PUBLIC WATER SUPPLY SYSTEM OF DAVENPORT, AND TO THE PUBLIC SANITARY SEWER SYSTEM OF DAVENPORT.
4. AN UNDERGROUND UTILITY EASEMENT ACROSS THE FRONT OF ALL LOTS TO BE GRANTED TO THE CITY OF DAVENPORT, IOWA AND TO OTHER PUBLIC UTILITY COMPANIES.
5. BLANKET UNDERGROUND EASEMENTS GRANTED TO RESPECTIVE UTILITY COMPANY FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED. BLANKET EASEMENTS FOR STREET LIGHTING WITHIN THE SUBDIVISION.
6. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF DAVENPORT STANDARD SPECIFICATIONS.
7. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
8. OUTLOT A SHALL BE DESIGNATED FOR STORM WATER DETENTION. SAID OUTLOT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF SUBDIVISION.
9. LOT 1 CURRENTLY ZONED C-2, GENERAL COMMERCIAL DISTRICT LOT 2 CURRENTLY ZONED C-1, NEIGHBORHOOD SHOPPING DISTRICT AND LOT 3 CURRENTLY ZONED R-SM, MEDIUM DENSITY DWELLING DISTRICT.
10. OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS A STORM WATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF STRUCTURES, FENCES, FILL, BUSHES, TREES, SHRUBS OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF WATER.
11. OWNERS OF LOTS ON WHICH A WETLAND HAS BEEN ESTABLISHED SHALL NOT DISTURB FLORA, FAUNA AND/OR SOIL WITHIN DESIGNATED WETLAND BOUNDARIES.
12. OWNERS OF LOTS ON WHICH A STREAM BUFFER IS REQUIRED SHALL MAINTAIN SAID BUFFER AS A NATIVE PLANTING AREA, NOT ALLOWING VEGETATION TO BE CUT TO A HEIGHT OF LESS THAN NINE INCHES WITHOUT AUTHORIZATION OF THE CITY OF DAVENPORT NATURAL RESOURCES DIVISION. IN THE EVENT THAT THE AREA ESTABLISHED AS A DRAINAGE EASEMENT IS RESHAPED OR OTHERWISE RESTRICTED FOR USE AS A DRAINAGE EASEMENT, THE CITY WILL CAUSE THE RESTRICTIONS TO BE REMOVED AT THE EXPENSE OF THE PARTIES CAUSING THE RESTRICTION.

Line Table			
Line #	Length (ft)	Bearing	
L1	28.12	N42° 57' 33"E	
L2	16.81	N42° 57' 33"E	
L3	10.50	S88° 17' 02"W	
L4	17.00	N87° 38' 05"E	
L5	52.00	N02° 21' 52"W	
L6	17.00	N87° 38' 05"E	
L7	52.00	S02° 21' 52"E	

Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	39.27	25.00	090°00'00"	35.36	N47° 21' 54"W
C2	39.27	25.00	089°59'57"	35.36	S42° 38' 06"W
C3	75.40	48.00	089°59'57"	67.88	N42° 38' 06"E
C4	75.40	48.00	090°00'03"	67.88	S47° 21' 54"E
C5	268.71	2400.00	008°33'46"	358.37	S33° 39' 11"E
C6	754.72	2400.00	018°15'23"	761.49	S38° 29' 58"E
C7	344.39	2400.00	008°13'19"	344.10	S42° 02' 45"E
C8	61.62	2400.00	001°39'16"	61.62	S46° 53' 32"E

LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = (0.00')
MONUMENTS FOUND:
AS NOTED = ●
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 = ○
BOUNDARY LINE = ————
ROAD CENTER LINE = ————
EASEMENT LINE = - - - - -
WETLAND LINE = - - - - -
SECTION LINE = - - - - -

1. Area of Subdivision-
Total: 31.644 Acres +/-
Lots 1-3: 27.709 Acres +/-
Out Lot A: 2.696 Acres +/-
R.O.W. Spring St.: 0.596 Acre +/-
R.O.W. Dedication: 0.643 Acre +/-

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

3. Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236

4. Attorney:
Marc Gellerman
1987 Spruce Hills Drive
Bettendorf, Iowa 52722
Ph: (563) 359-3646



GRAPHIC SCALE
100 0 50 100
(IN FEET)
1" = 100' (24x36)



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.
MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewal date is December 31, 2017
Paper or sheets covered by this seal: 1



DATE: 5-3-18 TE PROJECT NO:
EASTERN & 53RD
563 386.4236 office 386.4231
2224 East 12th Street, Davenport, IA 52803

DRAWN BY:
KLC
CHECKED BY:
MDR
DRAWING LOCATION
S:\SPEER\EASTERN 53RD\SUBDIVISION

REVISIONS:	
NO.	DESCRIPTION

PROJECT
SUBDIVISION
EASTERN & 53RD
DAVENPORT, IOWA

PREPARED FOR:
SPEER DEVELOPMENT
2231 EAST 45TH STREET
DAVENPORT, IA 52807

SHEET NO.
1 OF 1

City of Davenport
Plan and Zoning Commission

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

Date
7/17/2018

Subject:

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

Recommendation:

There is no recommendation at this time.

Relationship to Goals:

Strengthen the existing built environment.

Background:

Please see attached staff report for background information.

ATTACHMENTS:

Type	Description
▣ Backup Material	Preview Staff Report
▣ Backup Material	Proposed Final Development Plan
▣ Backup Material	Portillo's Renderings

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	7/12/2018 - 4:38 PM



City of Davenport
Community Planning & Economic Development Department
PREVIEW STAFF REPORT

Meeting Date: July 17, 2018
Request: Final Development Plan for an 8,964 square foot drive-through restaurant on 2.2 acres
Address: South side of East 53rd Street approximately 385 feet east of Lorton Avenue
Case No.: FDP18-03
Applicant: William Torchia on behalf of WCT Investments Davenport Series, LLC

Recommendation:

There is no recommendation at this time.

Introduction:

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

AREA CHARACTERISTICS:

Zoning Map



Land Use Map



Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Residential General - RG

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

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

The proposed use would comply with the Davenport 2035 future land use section. However, City staff has initiated a Future Land Use Map amendment to Commercial Corridor.

Technical Review:

Technical review comments will be provided at the July 31, 2018 Plan and Zoning Commission meeting.

Public Input:

No public hearing is required for a Final Development Plan.

Discussion:

This is a "PDD" Planned Development District Final Development Plan for an 8,964 square foot drive-through restaurant located on the south side of East 53rd Street approximately 385 feet east of Lorton Avenue.

The Plan and Zoning Commission may recall that it recommended that the larger property be rezoned to "PDD" at its July 2, 2018.

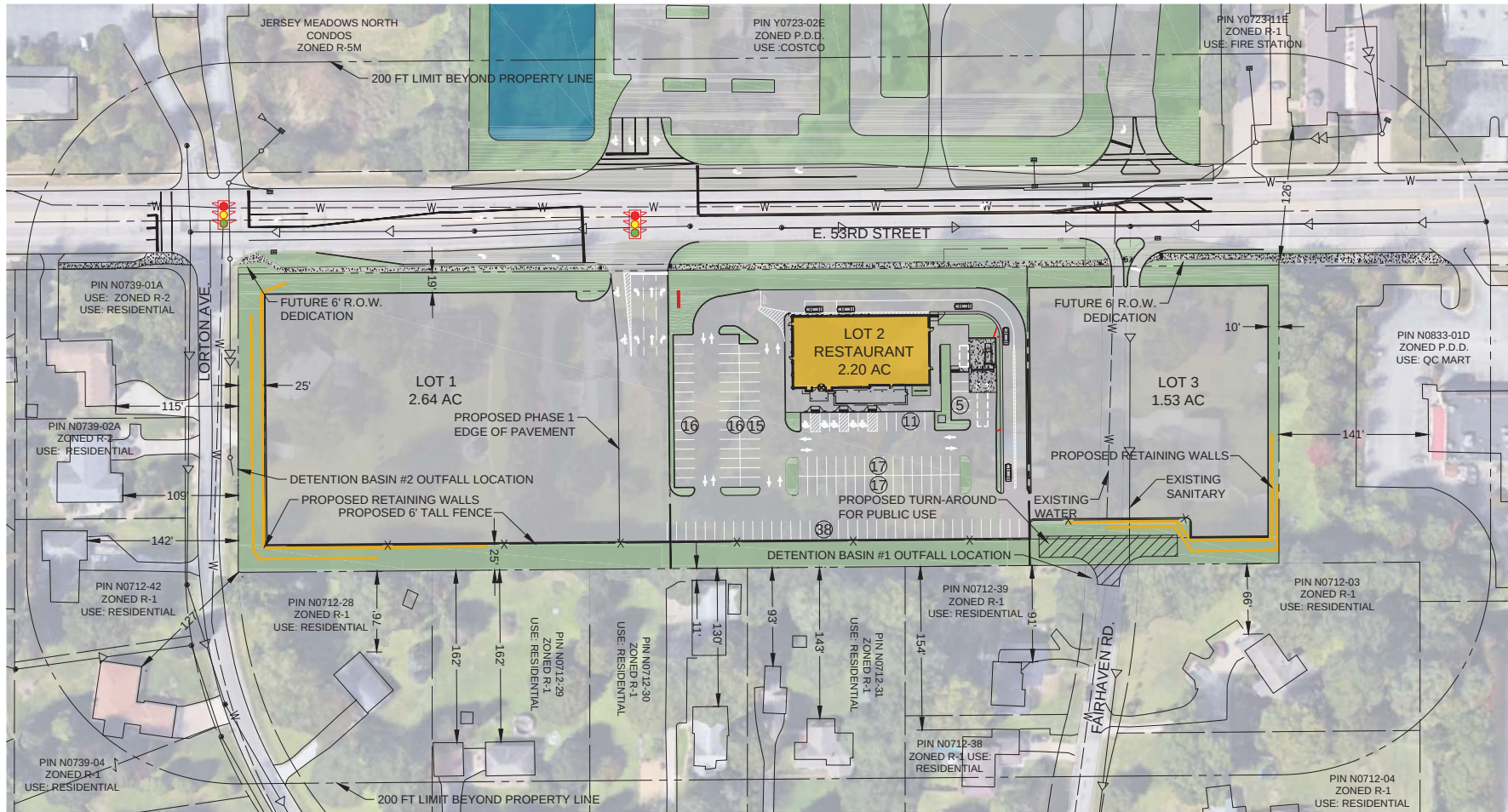
Staff Recommendation

There is no recommendation at this time.

Prepared by:

A handwritten signature in blue ink, appearing to read "Ryan Rusnak", is written over a horizontal line.

Ryan Rusnak, AICP
Planner III



LAND USE TABLE

	LOT SIZE	USES	BUILDING SF (MAX)	IMPERVIOUS SURFACE AREA	NUMBER OF STORIES
LOT 1	2.64 ACRE	RESTAURANT/RETAIL/OFFICE	15,000 SF	91,500 SF (79.6%)	1
LOT 2	2.20 ACRE	RESTAURANT	9,500 SF	76,500 SF (79.8%)	1
LOT 3	1.53 ACRE	RESTAURANT/RETAIL/OFFICE	9,000 SF	53,000 SF (79.5%)	1

LEGEND



	BOUNDARY LINE
	SETBACK LINE
	EXISTING PROPERTY LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED MONUMENT SIGN

LAND USE PLAN

WCT INVESTMENTS
DAVENPORT, IOWA

E. 53RD STREET
DAVENPORT, IA 52807

ISSUED

06-28-18 LAND USE PLAN

LAND USE
PLAN

PROJECT NO

IA76-18-023

DATE

06-28-18

SHEET

C-1

AUSTIN ENGINEERING CO., INC.
Consulting Engineers / Surveyors
220 Emerson Place, Suite 305
Davenport, Iowa 52801
Certificate No. CS131338





Rendering depicting finished grade of site, retaining walls and fence adjacent to the rear property line.



1 WEST - PATIO ELEVATION
A-4.0 Scale: 3/16" = 1'-0"



2 SOUTH - FRONT DOOR ELEVATION
A-4.0 Scale: 3/16" = 1'-0"

MERCURY STUDIOS, INC.

MERCURY STUDIOS, INC.
2548 W. CORTEZ ST. CHICAGO, IL 60622
Ph 773-395-8216 Fw 773-395-8218 merstudios@aol.com

PROJECT

PORTILLO'S HOT DOGS
DAVENPORT, IA

SHEET TITLE

COLOR
CONCEPT
ELEVATIONS

SCALE

3/16" = 1'-0"

DATE

6-5-18

REV. 6-10-18

REV. 6-11-18

DRAWN BY

SHEET

A-4.0

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1 EAST - REAR ELEVATION
A-4.1 Scale: 3/16" = 1'-0"



2 NORTH - DRIVE THRU ELEVATION
A-4.2 Scale: 3/16" = 1'-0"

MERCURY STUDIOS, INC.

MERCURY STUDIOS, INC.
2548 W. CORTEZ ST. CHICAGO, IL 60622
Ph 773-395-8216 Fax 773-395-8218 merstudio@aol.com

PROJECT

PORTILLO'S HOT DOGS
DAVENPORT, IA

SHEET TITLE

COLOR
CONCEPT
ELEVATIONS

SCALE
3/16" = 1'-0"

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6-5-18
REV. 6-10-18
REV. 6-11-18

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A-4.1

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2548 W. CORTEZ ST. CHICAGO, IL 60622
Ph 773-395-8216 Fax 773-395-8218 merstudios@aol.com

PROJECT
PORTILLO'S HOT DOGS
DAVENPORT, IA

SHEET TITLE
MATERIAL
BOARD

SCALE

DATE
6-5-18
REV. 6-10-18
REV. 6-11-18

DRAWN BY

SHEET

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DAVENPORT, IA

EXTERIOR FINISHES



(PT-3)
SW6991 "BLACK MAGIC"
WROUGHT IRON



(PT-9)
SW6979 "ARTICHOKE"
ACCENT PAINT



(PT-11)
SW6979 "ARTICHOKE"
ACCENT PAINT



UNI-CLAD
MATTE BLACK SR
ALUM. BREAK METAL



UNI-CLAD
CHARCOAL GREY SR
ALUM. BREAK METAL

CULTURED LIMESTONE



GALVANIZED ROOFING



QUILTED STAINLESS STEEL



CLEAR ALUMINUM SIDING



BR-1
SIOUX CITY BRICK - CINNAMON
IRONSPOT SMOOTH



BR-2
SIOUX CITY BRICK - BROWN
SMOOTH



BR-3
SIOUX CITY BRICK - EBONITE
SMOOTH

MERCURY STUDIOS, INC.
2548 W. CORTEZ ST. CHICAGO, IL 60622
Ph 773-395-8216 Fax 773-395-8218 merstudios@aol.com

PROJECT
PORTILLO'S HOT DOGS
DAVENPORT, IA

SHEET TITLE
MATERIAL BOARD

SCALE

DATE
6-5-18
REV. 6-10-18
REV. 6-11-18

DRAWN BY

SHEET

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City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Matt Flynn 888-2286

Date
7/17/2018

Subject:

Case No. FDP18-02: Request of Jessica Tuttle, Thompson Thrift Company, Inc. for a final development on 24.27 acres +/- located south of East 53rd Street and west of the Bettendorf City Limits. Proposed development is a 294 unit apartment complex with clubhouse and outdoor pool. [Ward 6]

Recommendation:

None, this is a preview item.

Relationship to Goals:

Welcoming Neighborhoods

Background:

Approval of this final development is dependant upon the property being zoned R-5M(PUD). That is contemplated through Case No. REZ18-10.

See attachments for details on this proposed development.

ATTACHMENTS:

Type	Description
▣ Backup Material	Staff Report
▣ Backup Material	Application
▣ Backup Material	Engineering and Site Plan Docs
▣ Backup Material	Architectural Details
▣ Backup Material	Photometrics Plan

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	7/13/2018 - 12:04 PM



PLAN AND ZONING COMMISSION

Meeting Date: July 17, 2018
Request: Proposed Final Development Plan on 24.27 acres, more or less, of property located south of East 53rd Street immediately west of the Bettendorf City Border
Case No.: FDP18-02
Applicant: Jessica Tuttle, Thompson Thrift Development Company, Inc.
Ward: Ward 6
Contact: Matthew G. Flynn, AICP
Senior Planning Manager
matt.flynn@ci.davenport.ia.us
563-888-2286

Recommendation:

There is no recommendation at this time, this is a preview item.

Background:

Companion Rezoning Request:

This Final Development Plan is a companion to Case No. REZ18-10. Rezoning to R-5(PUD) will be required in order to approve this final development plan.

Proposal:

Developer proposes approximately 294 apartment units in 19 two story buildings. The development would include a clubhouse, outdoor pool and dog park designed to serve the residents only.

Access:

The development is proposed to be served by two private streets, taking access from 53rd Street only. No access is proposed to be taken from the three existing streets. The development would be gated, granting only restricted access to residents and their guests.

Parking:

567 parking spaces are shown which includes 190 garage spaces. The City requires 2 parking spaces per unit, which equals 588 spaces. The developer would need to obtain a hardship variance in order to provide only 567 spaces. If a variance is not granted, the 21 additional spaces would need to be provided. It is staff's opinion that those spaces can be added to the site plan without much difficulty and that change, if necessary, can be handled administratively.

Lighting:

A photometric plan has been submitted. Lighting would be LED, handled by a combination of 20 foot poles and wall mounted units. Light levels at the perimeter of the property are indicated to be well below the maximum allowed 0.5 footcandles.

Setbacks, Landscaping and Buffering:

Setbacks range between 100 and 151 feet at the perimeter. Preliminary landscape plans are attached. The perimeter will also include berming and a 6 foot high vinyl opaque fence.

Building Architecture.

The buildings will have a maximum height of 34.5 feet. Maximum building height in the R-5(PUD) district is 90 feet. Maximum building height in the adjacent R-2 District is 35 feet.

Buildings will be constructed in the "Big House" concept using stone, cement board and other durable finishes. See plans for details.

Stormwater Management:

Two large dry bottom detention basins are planned. This, like all new development in the City, will be required to meet or exceed the recently updated stormwater requirements of the City.

Additional Technical Review:

A development of this magnitude will require extensive technical review. The request for technical review has been distributed with a deadline of July 20. The City of Bettendorf has been included in the distribution.

A traffic study has been prepared and has been reviewed by City Staff. Improvements to 53rd street, including deceleration lanes and signalization at Lakeview Parkway, are anticipated.

To date no other comments have been received. A summary will be provided with the final staff report.

Discussion:

Will be presented with the final staff report.

Public Input:

No direct input on final development plans is solicited. Public input has been generated on the proposed rezoning but understandably considerable attention has been focused on the proposed final development plan.

See the public input section of the Staff Report for REZ18-10 for more information.

Recommendation: To be presented with the final staff report.

Findings:

Conditions:

Final Recommendation:

Final Development Plan Application

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

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

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

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

Applicant (Primary Contact)

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

Owner (if different from Applicant)

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

Engineer (if applicable)

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

Architect (if applicable)

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

Attorney (if applicable)

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

Application Form Type:

Plan and Zoning Commission

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

Zoning Board of Adjustment

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

Design Review Board

Certificate of Design Approval ☐
Demolition Request in the Downtown ☐

Historic Preservation Commission

Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Administrative

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

Request:

Thompson Thrift Development, Inc. d/b/a Watermark Apartments is proposing a multifamily development which will include 294 high end units and associated club house, pool, parking and public infrastructure.

Total Land Area: 24.27

Acres

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

Submittal Requirements:

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

The Applicant hereby acknowledges and agrees to the following procedure and requirements:

- (1) Application:
 - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public meetings.
- (2) Plan and Zoning Commission's consideration of the final development plan:
 - Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
 - The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (3) City Council's consideration of the final development plan:
 - The Committee of the Whole (COW) will consider the request. Subsequently, the City Council will vote on the request.

Applicant:

Date:

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

Received by:

Date:

Planning staff

Date of the Public Meeting:

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

2018 PLAN & ZONING COMMISSION CALENDAR

CITY PLAN & ZONING COMMISSION SCHEDULE

CITY COUNCIL SCHEDULE

COMMISSION PUBLIC HEARING <u>REZONING & ROW</u> <u>VACATION</u> SUBMITTAL DEADLINE (5:00 PM - Monday)	<u>DEVELOPMENT</u> <u>PLANS, SUBDIVISION</u> <u>PLATS</u> SUBMITTAL DEADLINE (5:00 PM - Monday)	CITY PLAN & ZONING COMMISSION PUBLIC HEARING (Preview for plats & plans) (5:00 PM - Tuesday)	CITY PLAN & ZONING COMMISSION MEETING (5:00 PM - Tuesday)	SUBMISSION DEADLINE FOR COUNCIL ITEMS (Noon - Monday)	COMMITTEE OF THE WHOLE MEETING (PUBLIC HEARING) (5:30 PM - Wednesday)	CITY COUNCIL MEETING (5:30 PM - Wednesday)
11/13/17	11/27/17	12/05/17	12/19/17	12/22/17	01/03/18	01/10/18
11/27/17	12/11/17	12/19/17	01/02/18	01/08/18	01/17/18	01/24/18
12/11/17	12/21/17	01/02/18	01/16/18	01/29/18	02/07/18	02/14/18
12/26/17	01/08/18	01/16/18	02/06/18	02/12/18	02/21/18	02/28/18
01/16/18	01/19/18	02/06/18	02/20/18	02/26/18	03/07/18	03/14/18
01/29/18	02/12/18	02/20/18	03/06/18	03/12/18	03/21/18	03/28/18
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08/13/18	08/27/18	09/04/18	09/18/18	09/24/18	10/03/18	10/10/18
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12/10/18	12/21/18	01/01/19	01/15/19	01/28/19	02/06/19	02/13/19
12/21/18	01/07/19	01/15/19	02/05/19	02/11/19	02/20/19	02/27/19

1 SUBMISSION & MEETING DATES MAY BE CHANGED DUE TO HOLIDAY MARKED IN RED

2 ORDINANCES REQUIRE THREE CONSIDERATIONS BEFORE CITY COUNCIL

3 DATES SUBJECT TO CGHHANE DUE TO HOLIDAYS MARKED IN RED

4 DELAYS MAY OCCUR UPON THE PETITION REACHING THE CITY COUNCIL'S AGENDA

PRELIMINARY ENGINEERING PLANS

WATERMARK - DAVENPORT

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



UTILITY AND GOVERNING AGENCY CONTACTS

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

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

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

PROJECT TEAM

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

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

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

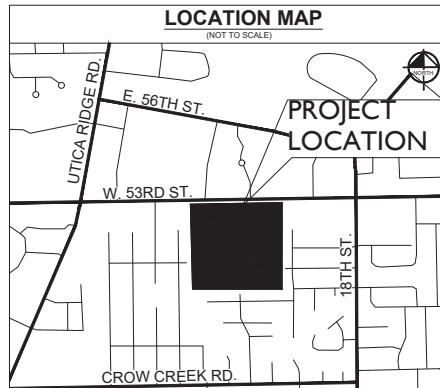
TRAFFIC ENGINEER
MISSMAN, INC.
120 S. 1ST ST.
ROCKFORD, IL 61104
TEL: (815) 965-6400
CONTACT: SOPHIE FOSTER

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

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

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

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



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

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, T78N, R4E, OF THE 5TH P.M., DAVENPORT, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, T78N, R4E, OF THE 5TH P.M. THENCE SOUTH 00°-09'-16" WEST 50.00 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 53RD STREET AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED (FOR PURPOSES OF THIS DESCRIPTION OF THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 IS ASSUMED TO BEAR NORTH 90°-00'-00" EAST);

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

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

THENCE NORTH 00°-23'-41" EAST 1252.56 FEET ALONG THE SAID WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE EASTERLY LINE OF OLDE COVENTRY FIRST ADDITION TO THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF 53RD STREET;

THENCE NORTH 90°-00'-00" EAST 1311.59 FEET ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF 53RD STREET TO THE POINT OF BEGINNING.

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

C1.0

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

COVER SHEET

Watermark

SCALE: AS NOTED
DESIGNED BY: MKK
DRAWN BY: MKK
CHECKED BY: MKK

Kimley-Horn
KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE ROAD, SUITE 350
LISLE, IL 60532
PHONE: (630) 487-5569
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NO.

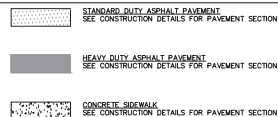
REVISIONS

DATE

BY

Drawn by: A:\Users\KIMLEY-HORN\Projects\168507004-Watermark-Davenport\168507004-C2.1.dwg, 07/09/18, 2:43pm, by: Tyele Eubank
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PAVING AND CURB LEGEND



GENERAL NOTES

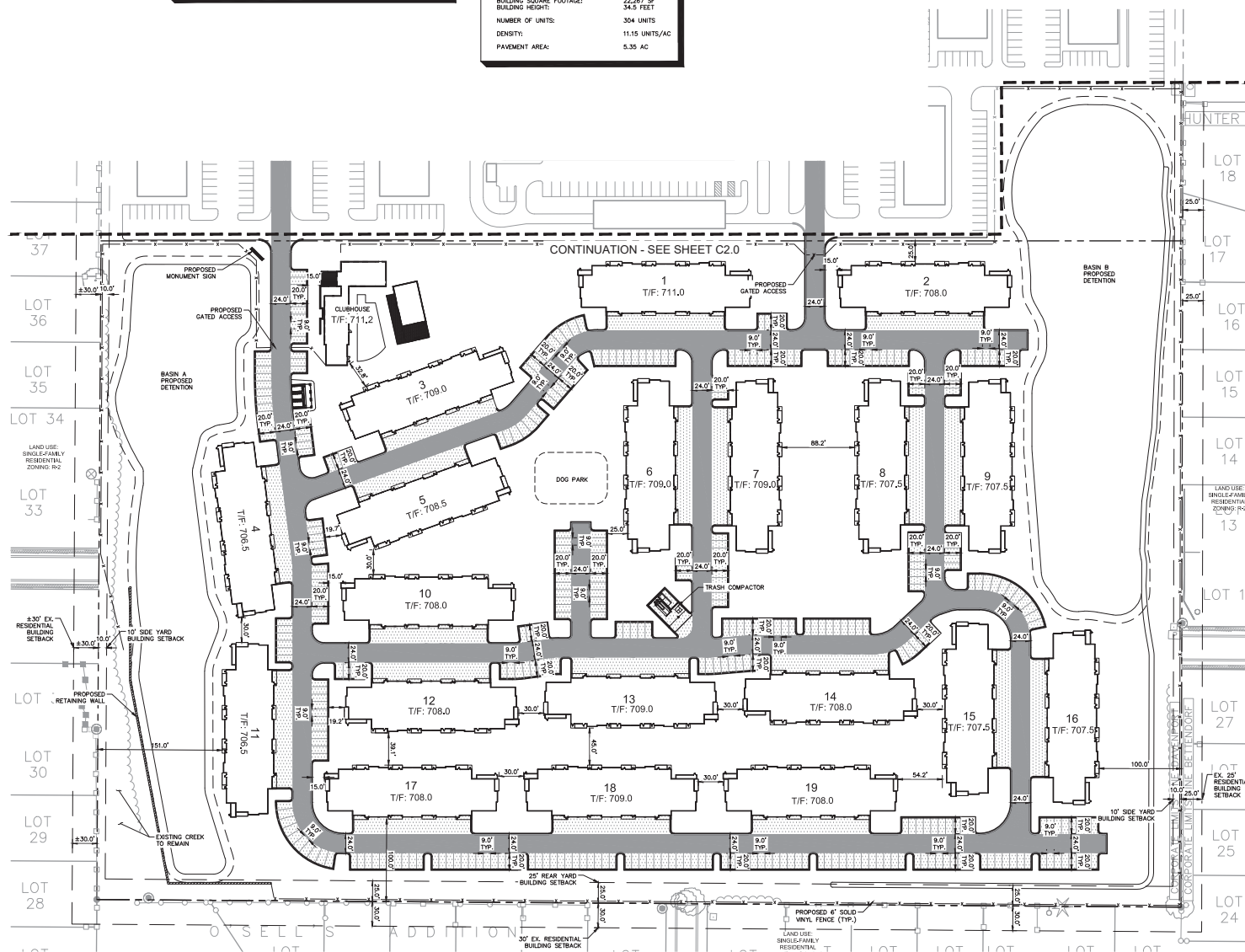
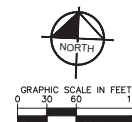
1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADI ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

PARKING SUMMARY

PARKING SPACES REQUIRED (2 SPACES/UNIT)	=	588 SPACES
PARKING SPACES PROVIDED (1.87 SPACES/UNIT)	=	377 SPACES
STANDARD SPACES	=	190 SPACES
GAUGE SPACES	=	567 SPACES

SITE DATA TABLE

SITE AREA:	24.27 AC
BUILDING AREA:	5.44 AC
BUILDING SQUARE FOOTAGE:	22,267 SF
BUILDING HEIGHT:	34.5 FEET
NUMBER OF UNITS:	304 UNITS
DENSITY:	11.15 UNITS/AC
PAVEMENT AREA:	5.35 AC



SCALE: AS NOTED
DESIGNED BY: MKK
DRAWN BY: MKK
CHECKED BY: MM

Kimley-Horn
KIMLEY-HORN & ASSOCIATES, INC.
1001 MARSHALL ROAD, SUITE 300
DALLAS, TEXAS 75243
PHONE: 214-447-5500
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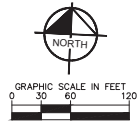
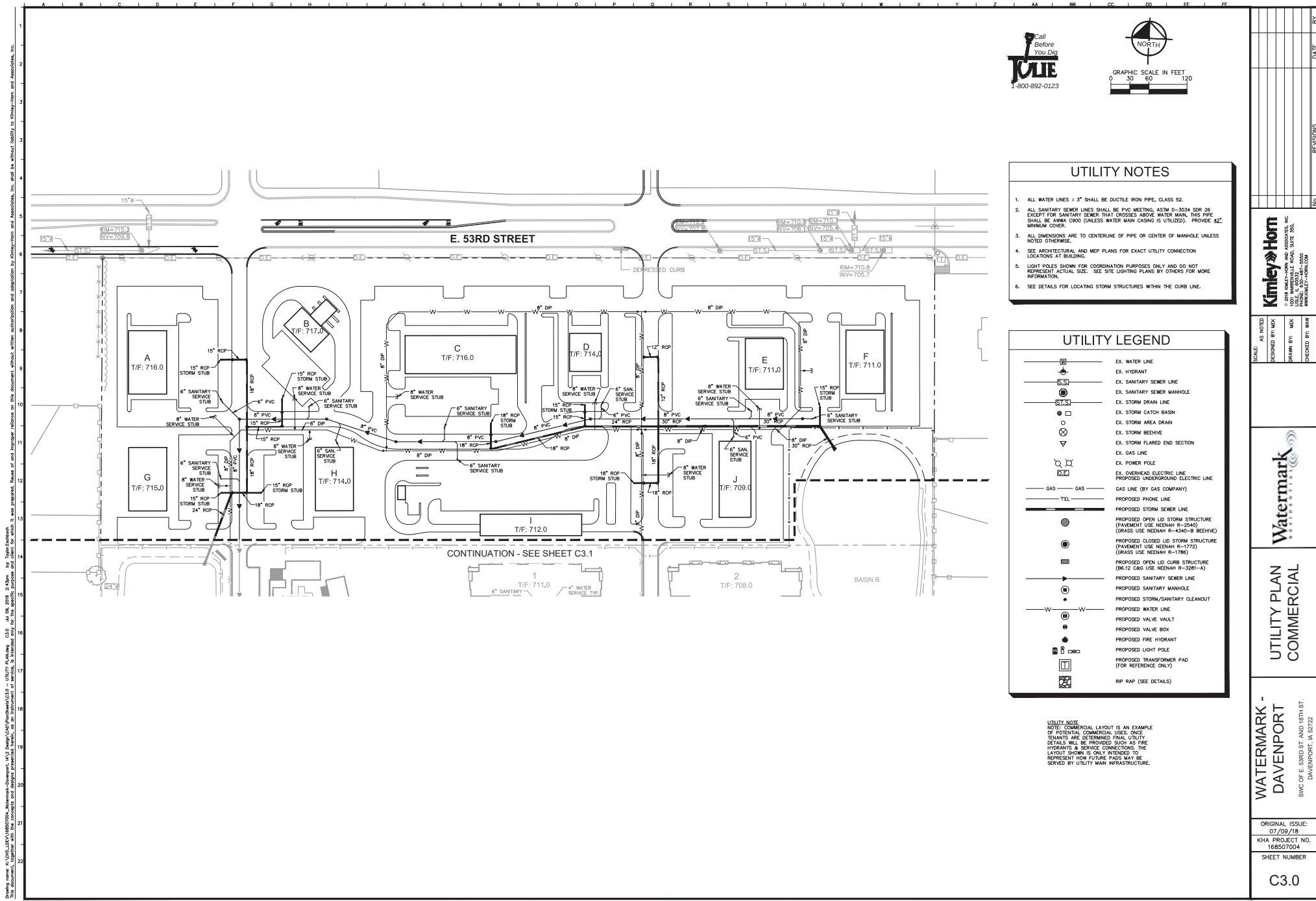
Watermark
WATERMARK CONSULTANTS, INC.
1001 MARSHALL ROAD, SUITE 300
DALLAS, TEXAS 75243
PHONE: 214-447-5500
FAX: 214-447-5501
WWW.WATERMARK-CONSULTANTS.COM

SITE DIMENSION PLAN
COMMERCIAL

WATERMARK - DAVENPORT
S.W. OF E. 3RD ST. AND 18TH ST.
DAVENPORT, IA 52722

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

SHEET NUMBER
C2.1



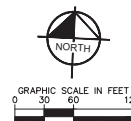
- ### UTILITY NOTES
1. ALL WATER LINES $\geq 3"$ SHALL BE DUCTILE IRON PIPE, CLASS 52.
 2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN. THIS PIPE SHALL BE ARMA CORR (UNLESS WATER MAIN CAGING IS UTILIZED). PROVIDE 42" MINIMUM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

UTILITY LEGEND

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

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

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



1. ALL WATER LINES $\geq 3"$ SHALL BE DUCTILE IRON PIPE, CLASS 52.
2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING ASTM D-3034 SR 26 EXCEPT FOR SANITARY SEWER THAT CHOOSES ABOVE WATER MAIN. THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 52" MINIMUM COVER.
3. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
4. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
5. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
6. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.

	EX. WATER LINE
	EX. HYDRANT
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. STORM DRAIN LINE
	EX. STORM CATCH BASIN
	EX. STORM AREA DRAIN
	EX. STORM BEDHEAD
	EX. STORM FLARED END SECTION
	EX. GAS LINE
	EX. POWER POLE
	EX. OVERHEAD ELECTRIC LINE
	PROPOSED UNDERGROUND ELECTRIC LINE
	GAS LINE (BY GAS COMPANY)
	PROPOSED PHONE LINE
	PROPOSED OPEN LID STORM STRUCTURE (PAYMENT USE NEEDHAM R-2940)
	PROPOSED CLOSED LID STORM STRUCTURE (PAYMENT USE NEEDHAM R-1773) (PAYMENT USE NEEDHAM R-1786)
	PROPOSED OPEN LID CURB STRUCTURE (BOLLARD USE NEEDHAM R-3281-A)
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
	RIP RAP (SEE DETAILS)

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

UTILITY PLAN
RESIDENTIAL

WATERMARK -
DAVENPORT

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

C3.1

DATE	RECEIVED	BY

HUNT: 639-487-5550
WWW.KIMLEY-HORN.COM

CHECKED BY: WAW

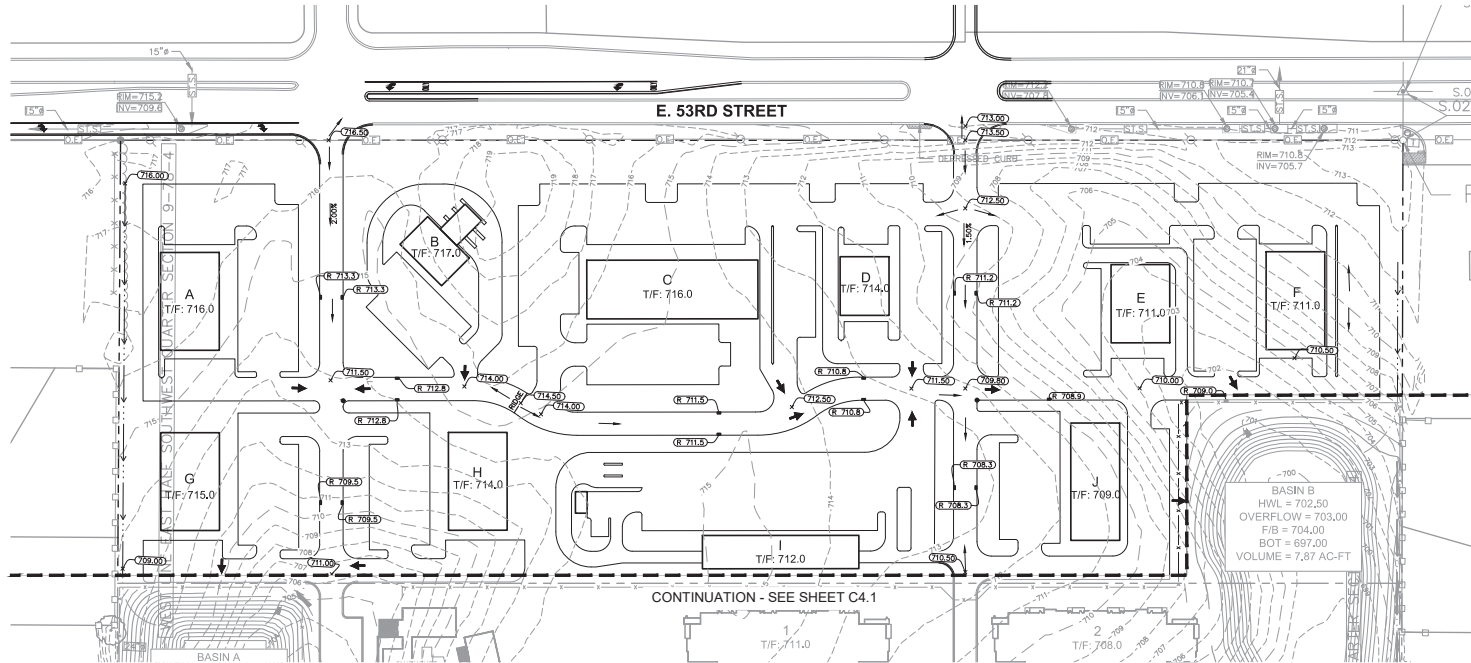
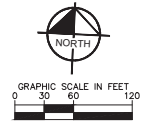
Drawn using: A:\Users\KIMLEY-HORN\Documents\KIMLEY-HORN\Projects\168507004\DWG\Sheet C4.1.dwg 07/09/18 2:45pm by: Tyler Kambach
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GRADING NOTES

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

GRADING LEGEND

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



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

SHEET NUMBER

C4.0

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

GRADING AND DRAINAGE PLAN COMMERCIAL



SCALE: AS NOTED
DESIGNED BY: MUK
DRAWN BY: MUK
CHECKED BY: MM

Kimley-Horn
KIMLEY-HORN AND ASSOCIATES, INC.
1001 MARSHVILLE ROAD, SUITE 300
DAVENPORT, IA 52715
PHONE: 319-381-5550
WWW.KIMLEY-HORN.COM

NO. REVISIONS
DATE BY

GRADING NOTES

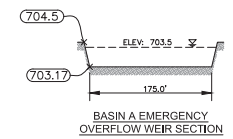
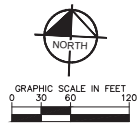
1. ALL PAVEMENT SLOPE GRADE ELEVATIONS AND R/W ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOW DEPRESSED FINISHED GRADE UNLESS OTHERWISE NOTED.
3. GROUND ELEVATOR TO COORDINATE WITH LOCATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING SLOPE, THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY INSURE ADEQUATE UTILITY TO ESTABLISH SURGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 1:12 ON ALL SIDEWALKS AND ACCESSIBLE ROADS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROADS.
7. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

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

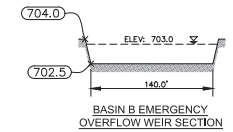
GRADING LEGEND

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

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



Volume #1	Invert	Aval Storage	Storage Description
	807.00	7.267 ft	Custom Storage Data (Pneumatics) Listed below
Elevation (feet)	Surf Area (acres)	Incr Store (acre-feet)	Cum Store (acre-feet)
897.50	0.438	0.000	0.000
896.00	0.558	0.497	0.497
896.00	0.701	0.629	1.126
700.00	0.884	1.793	1.919
701.00	0.992	0.930	2.857
702.00	1.142	1.007	3.824
703.00	1.296	1.219	5.143
704.00	1.455	1.375	6.518
704.50	1.541	0.749	7.267



Volume	Inc	Inc	Inc	Inc
#1	597.0	115.17		
Elevation	Surf Area	Inc Store	Inc Store	
(feet)	(squares)	(square feet)	(square feet)	
697.0	1.104	0.000	0.000	
699.0	1.220	1.152	1.152	
701.0	1.338	2.279	2.441	
700.0	1.458	1.398	3.839	
701.0	1.581	1.519	5.358	
702.0	1.707	1.644	7.003	
703.0	1.836	1.772	8.774	
704.0	1.969	1.902	10.676	
704.0	2.037	1.901	11.877	

Primary Outflow Max=2.99 cfs @ 5.30 hrs H@V=702.50' (Free Discharge)
 t=OfficeGrate (Office Controls 2.99 cfs @ 8.57 fps)

Drawing name: K:\CHS_LDEV\168507004_Watermark-Dewaterport, IA\2 Design\CAD\PlanSheets\C4.0 - GRADING AND DRAINAGE PLAN.dwg C4.1 Jul 09, 2018 2:44pm by Taylor.Eubach
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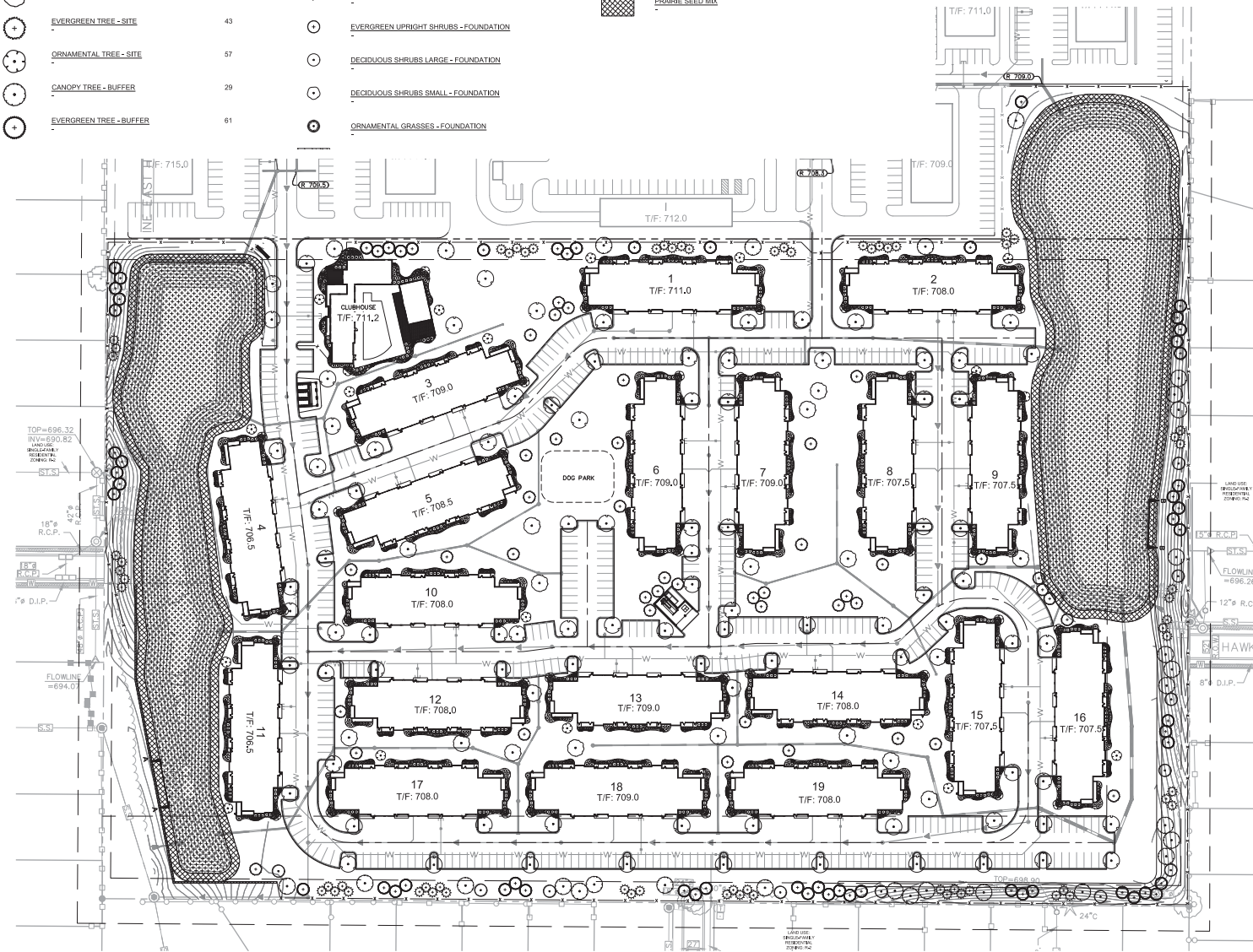
	<u>CANOPY TREE - PARKING LOT</u>
	<u>CANOPY TREE - SITE</u>
	<u>EVERGREEN TREE - SITE</u>
	<u>ORNAMENTAL TREE - SITE</u>
	<u>CANOPY TREE - BUFFER</u>
	<u>EVERGREEN TREE - BUFFER</u>

- | | | |
|---|--|----|
|  | <u>EVERGREEN TREE SMALL - BUFFER</u> | 60 |
|  | <u>ORNAMENTAL TREE - BUFFER</u> | 12 |
|  | <u>EVERGREEN SHRUBS - FOUNDATION</u> | |
|  | <u>EVERGREEN UPRIGHT SHRUBS - FOUNDATION</u> | |
|  | <u>DECIDUOUS SHRUBS LARGE - FOUNDATION</u> | |
|  | <u>DECIDUOUS SHRUBS SMALL - FOUNDATION</u> | |
|  | <u>ORNAMENTAL GRASSES - FOUNDATION</u> | |

 PERENNIAL PLANTS

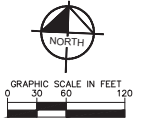
 DETENTION BASIN SEED MIX

PRAIRIE SEED MIX



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

**Call
Before
You Dig**
JULIE
1-800-892-0123



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

Kimley»Horn



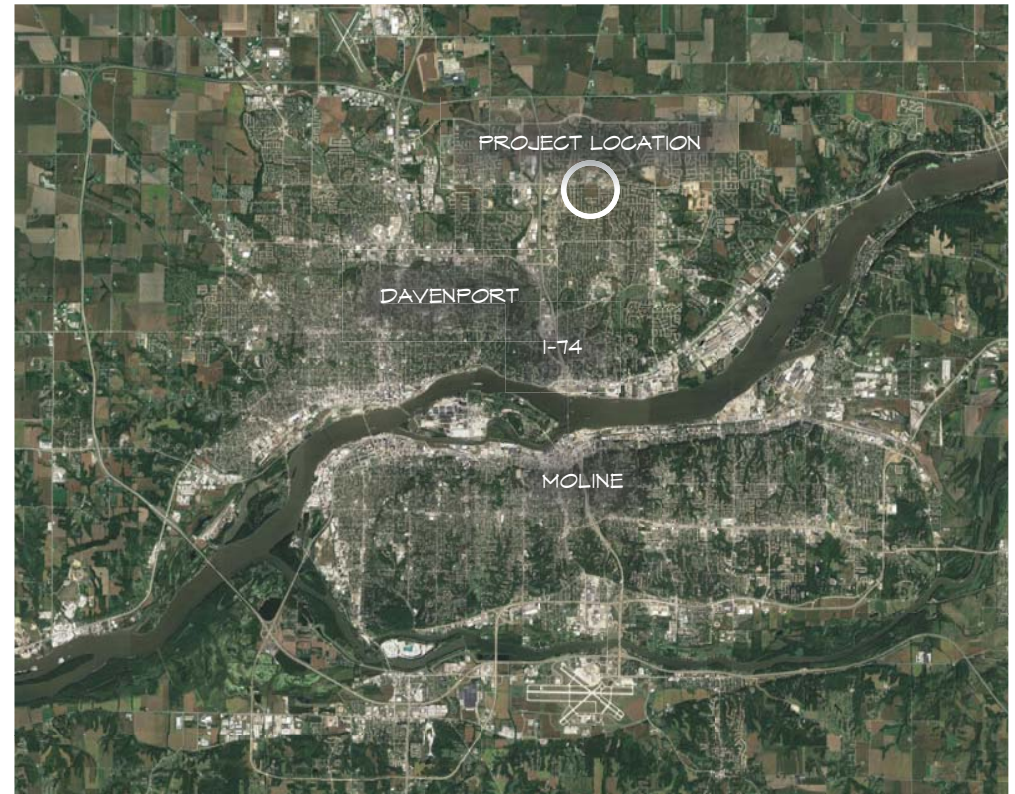
Watermark
RESIDENTIAL

PRELIMINARY LANDSCAPE PLAN

WATERMARK -
DAVENPORT

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

1.0



DAVENPORT APARTMENTS

LOCATION: DAVENPORT, IOWA
PHASE: SCHEMATIC DESIGN
PROJECT No: 18129
DATE: JUNE 28, 2018



18129_WaterMark Davenport

06.28.2018

UNIT	COUNT	TOT BEDS	NET AREA	BALC AREA	STAIRS	GSF	TOT GSF
A1	2	2	698	60	0	758	1,516
Au	4	4	828	60 inc		888	3,552
B1	2	4	1,157	72	0	1,229	2,458
B2	1	2	1,189	72	0	1,261	1,261
Bu1	2	4	1,282	74 inc		1,356	2,712
Bu2	2	4	1,270	72 inc		1,342	2,684
Bu3	1	2	1,267	72 inc		1,339	1,339
C1	1	3	1,349	72	0	1,421	1,421
Cu1	1	3	1,475	72 inc		1,547	1,547
	16	28	10,515	626	0	11,141	18,490

UNIT GSF 18,490 gsf
 BALCONY NET 1,084 sf
 STAIR NET 0 sf
 GARAGE NET 3,777 gsf

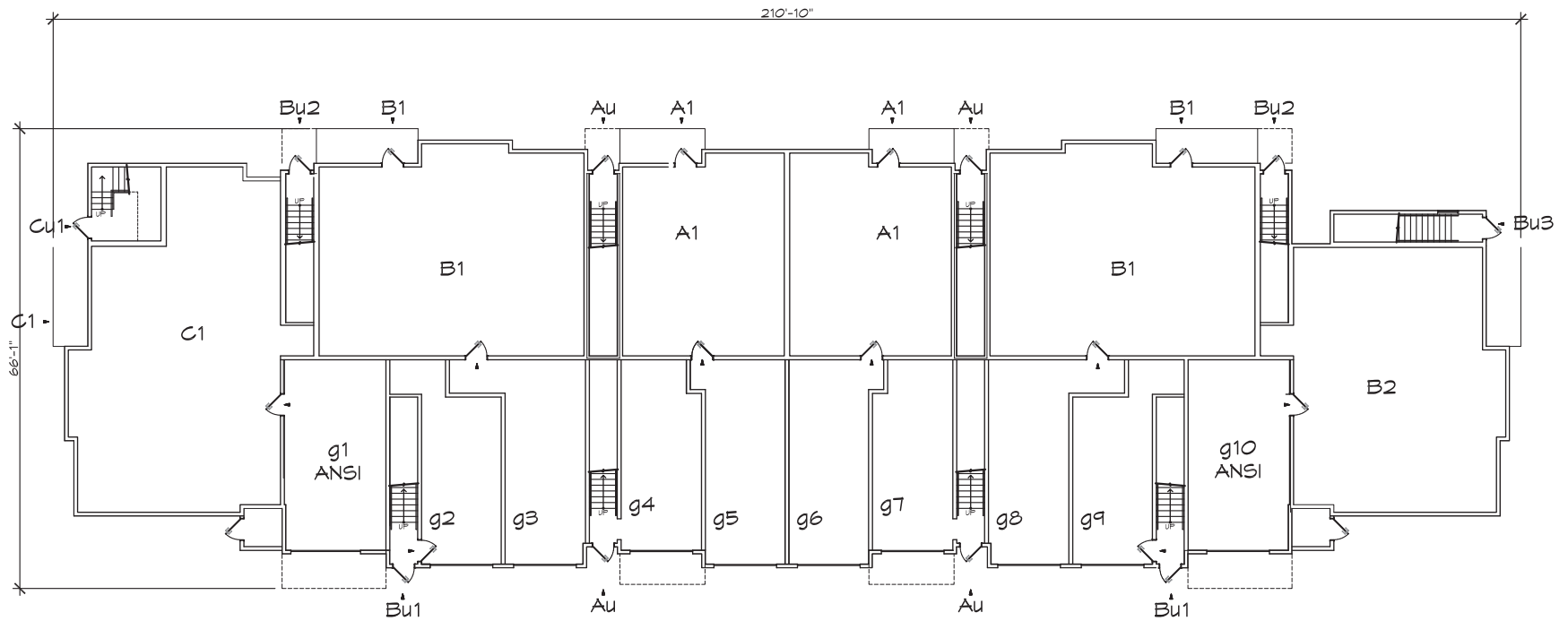
BUILDING GSF

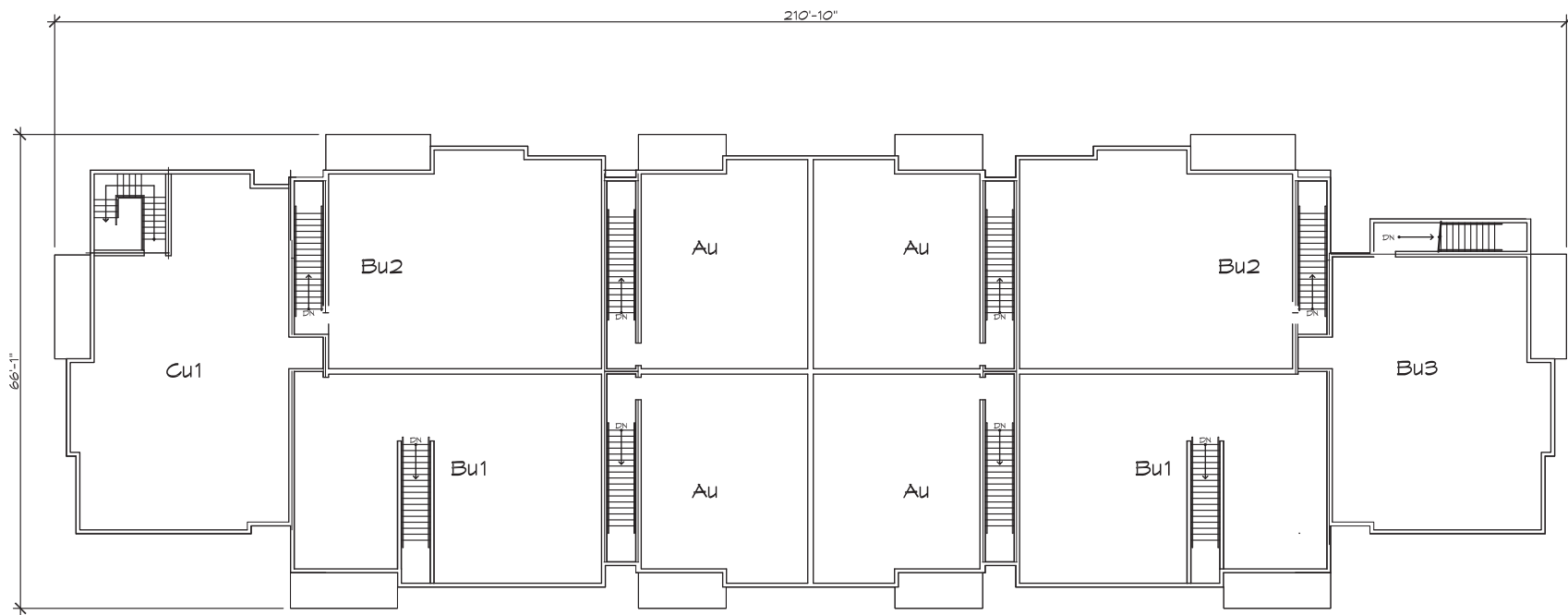
19 Buildings

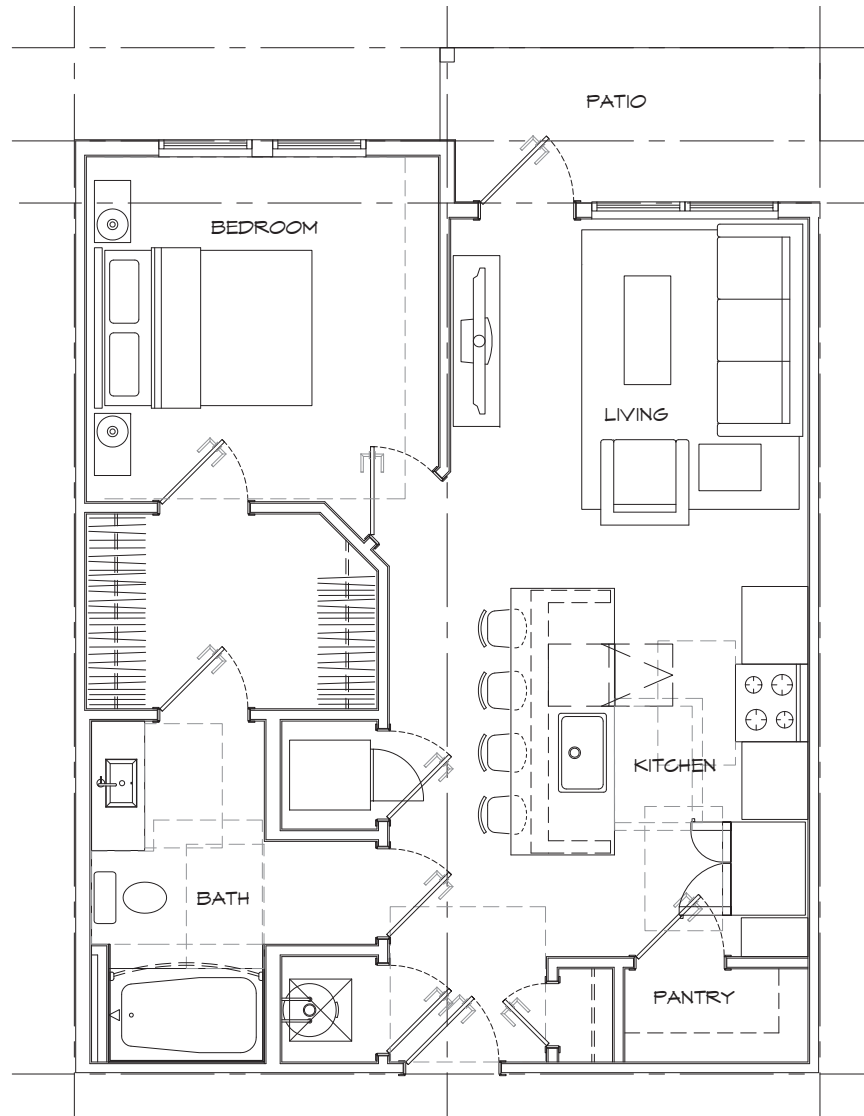
Ground FL 11,674 sf includes patios, stairs and water rooms 221,806
 Second FL 10,543 sf includes balconies 201,267
TOTAL 22,217 GSF 423,073

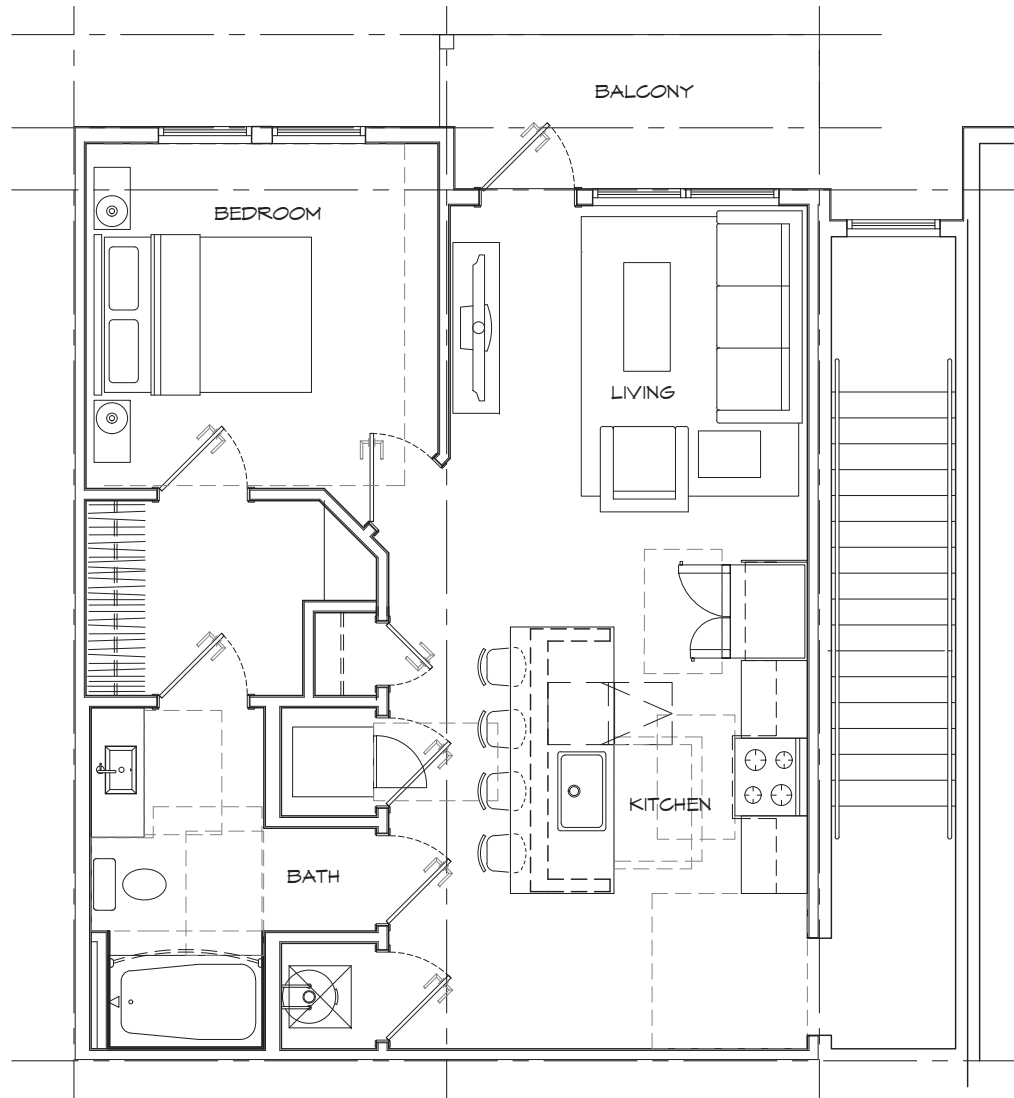
TOTAL SITE

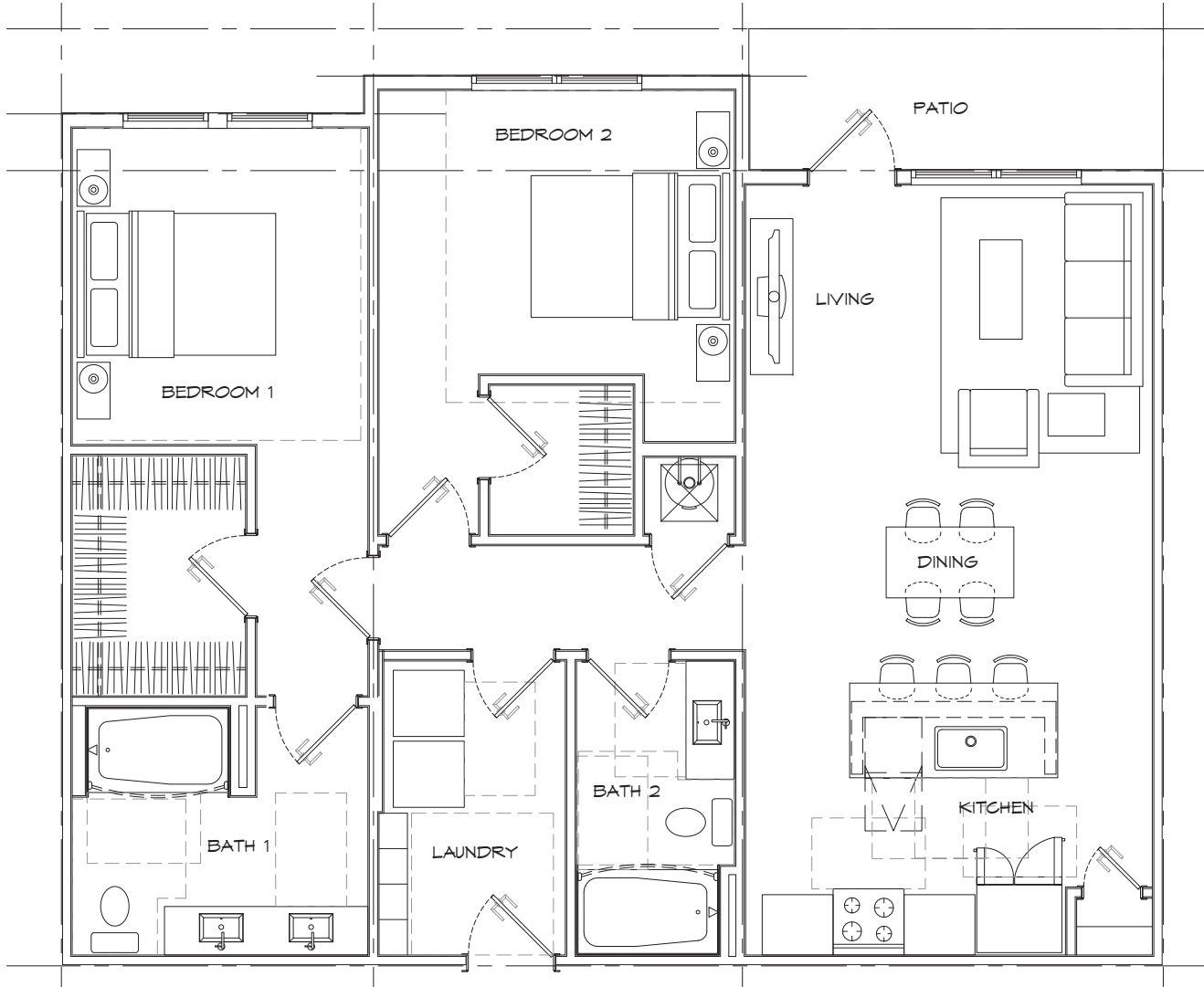
UNIT	COUNT	TOT BEDS	NET AREA	BALC AREA	STAIRS	GSF	TOT GSF	19 Buildings
A1	2	2	698	60	0	758	1,516	38
Au	4	4	828	60 inc		888	3,552	76
B1	2	4	1,157	72	0	1,229	2,458	38
B2	1	2	1,189	72	0	1,261	1,261	19
Bu1	2	4	1,282	74 inc		1,356	2,712	38
Bu2	2	4	1,270	72 inc		1,342	2,684	38
Bu3	1	2	1,267	72 inc		1,339	1,339	19
C1	1	3	1,349	72	0	1,421	1,421	19
Cu1	1	3	1,475	72 inc		1,547	1,547	19
	16	28	10,515	626	0	11,141	18,490	304 100%

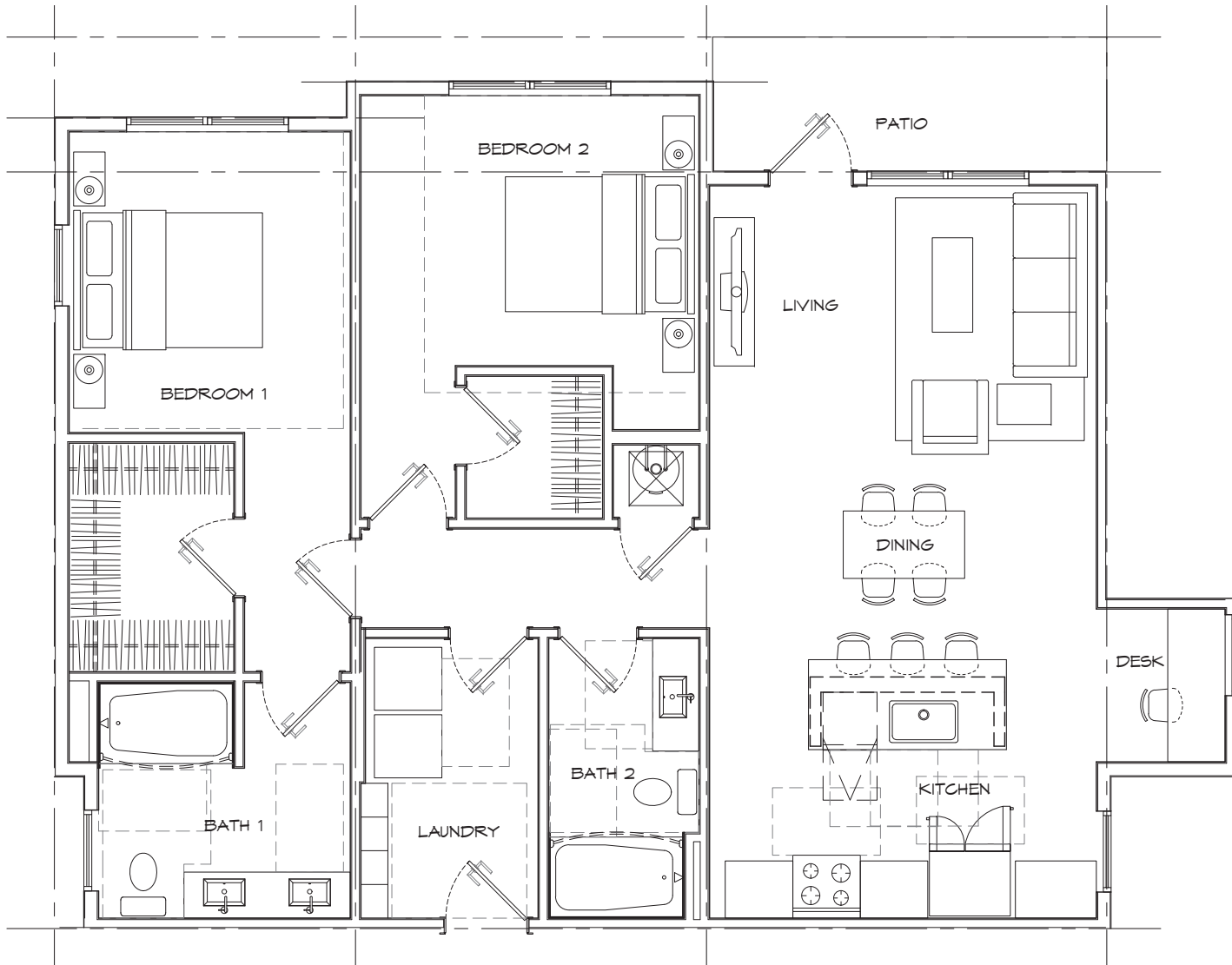


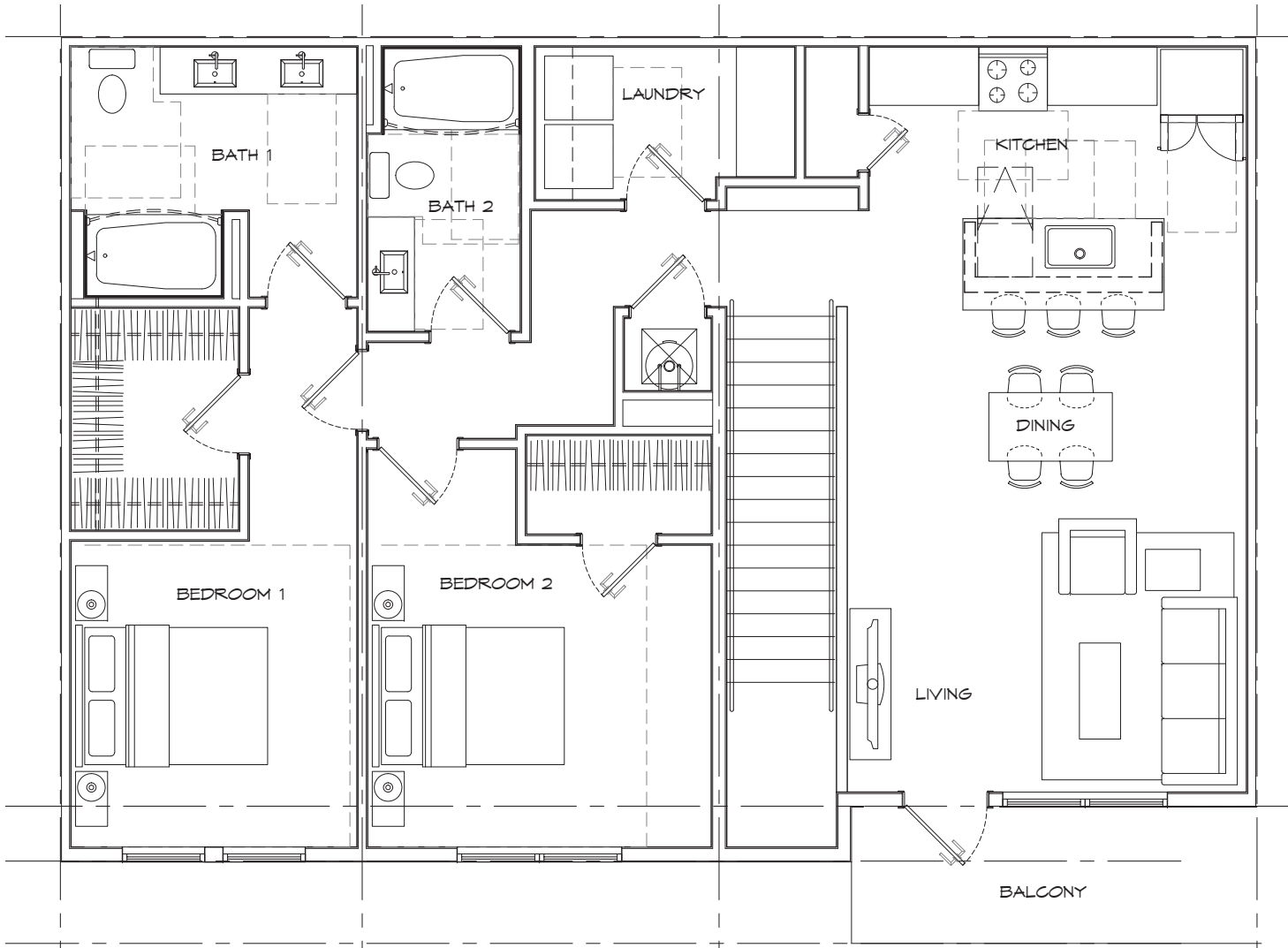


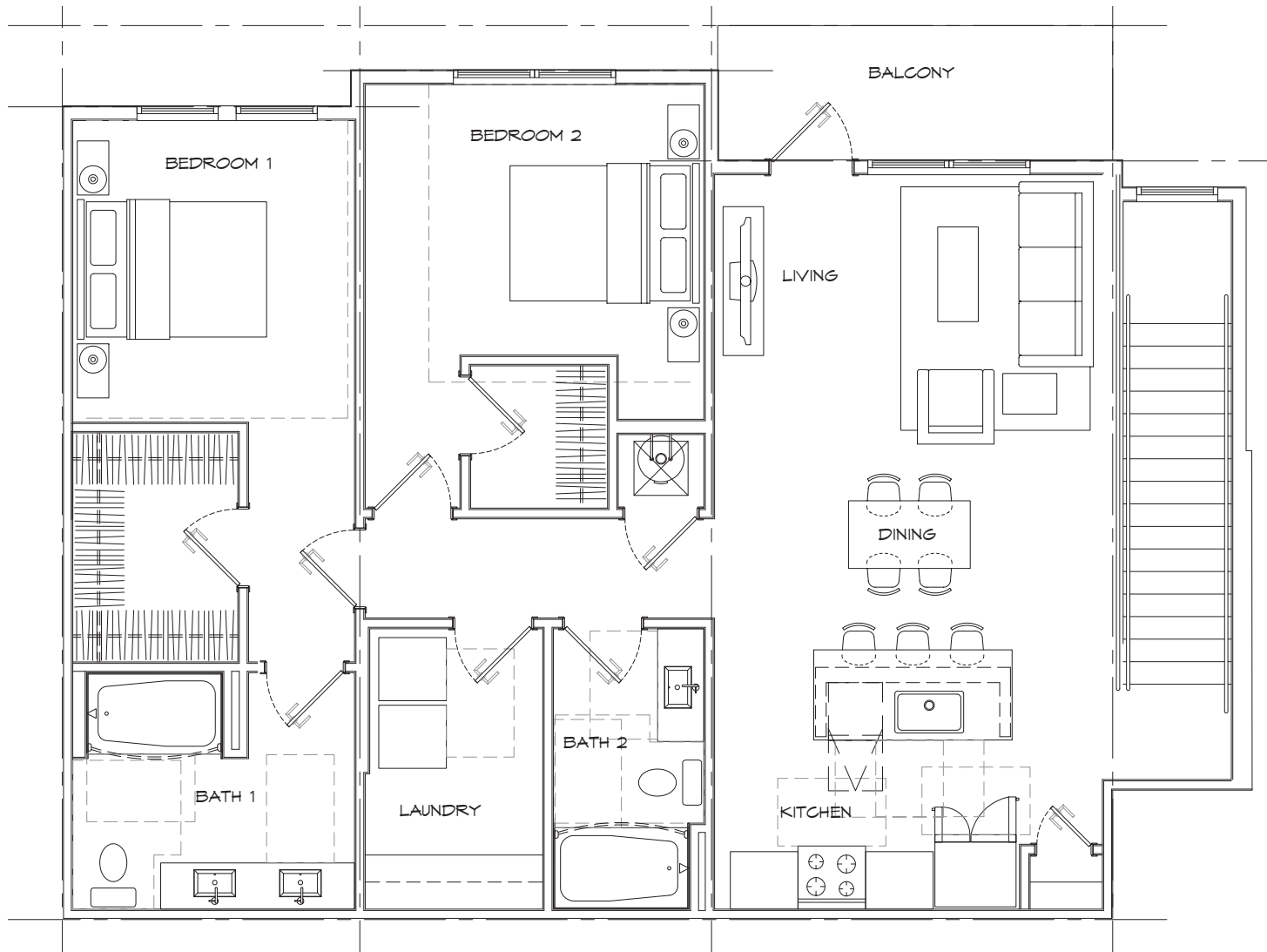


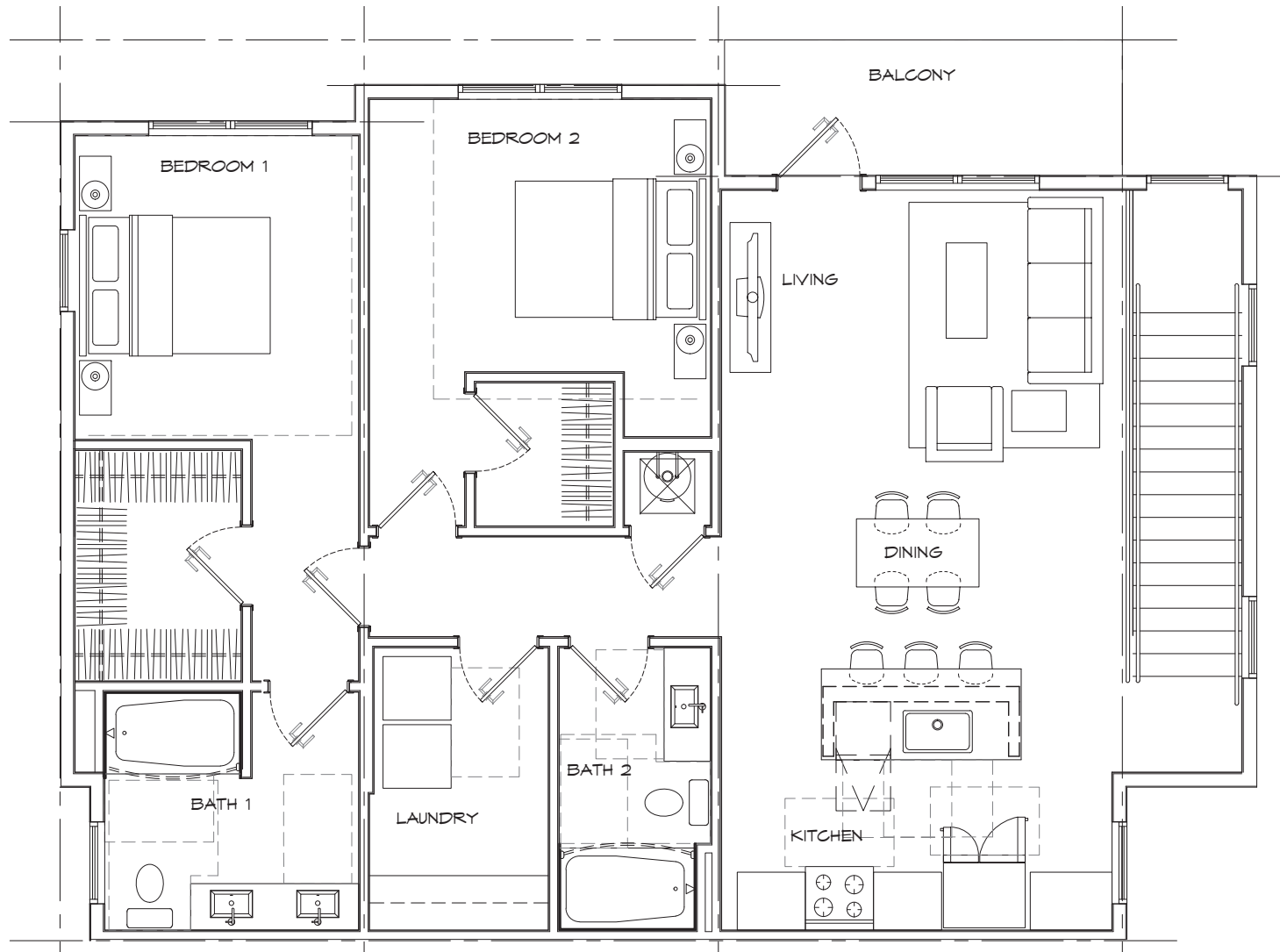


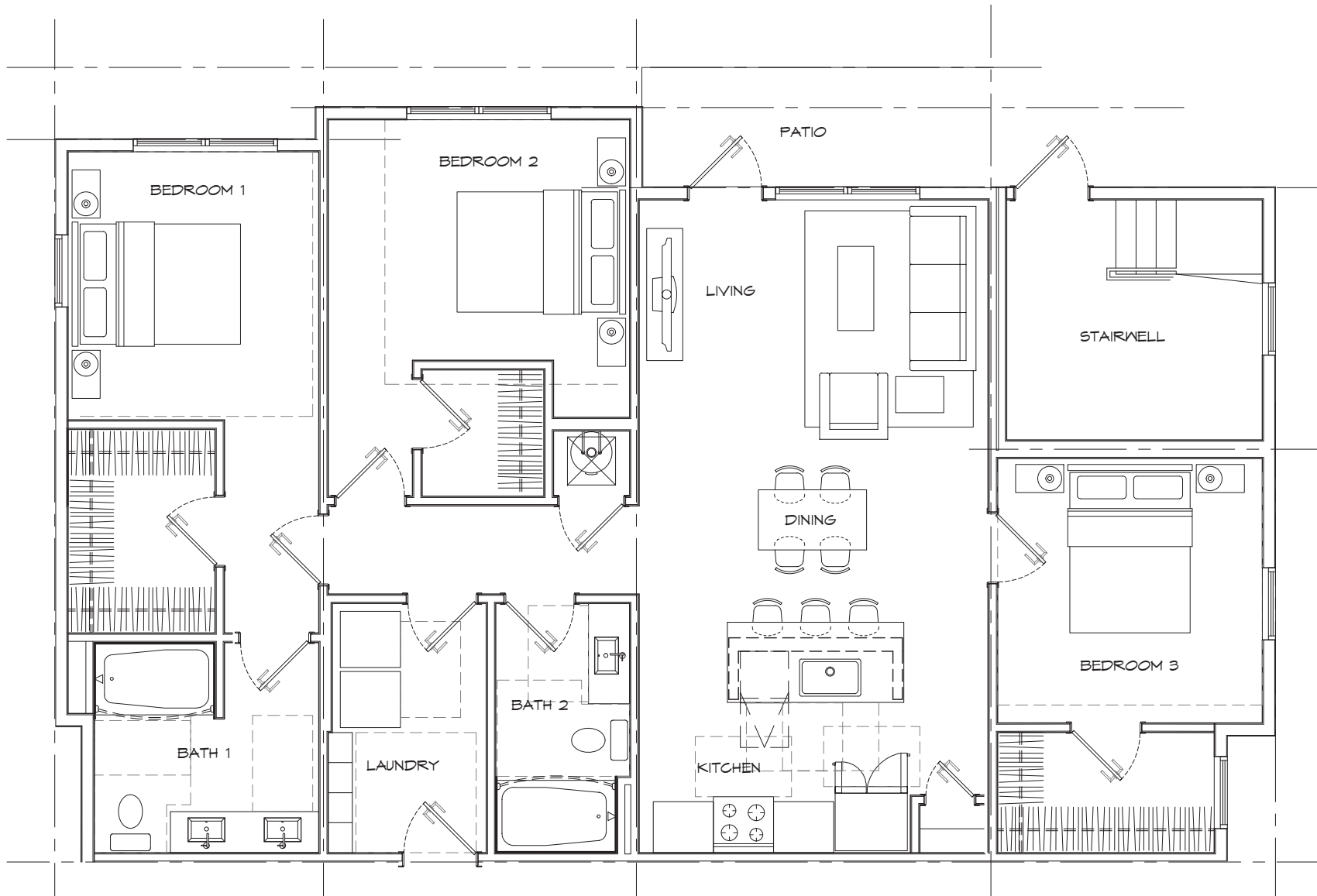


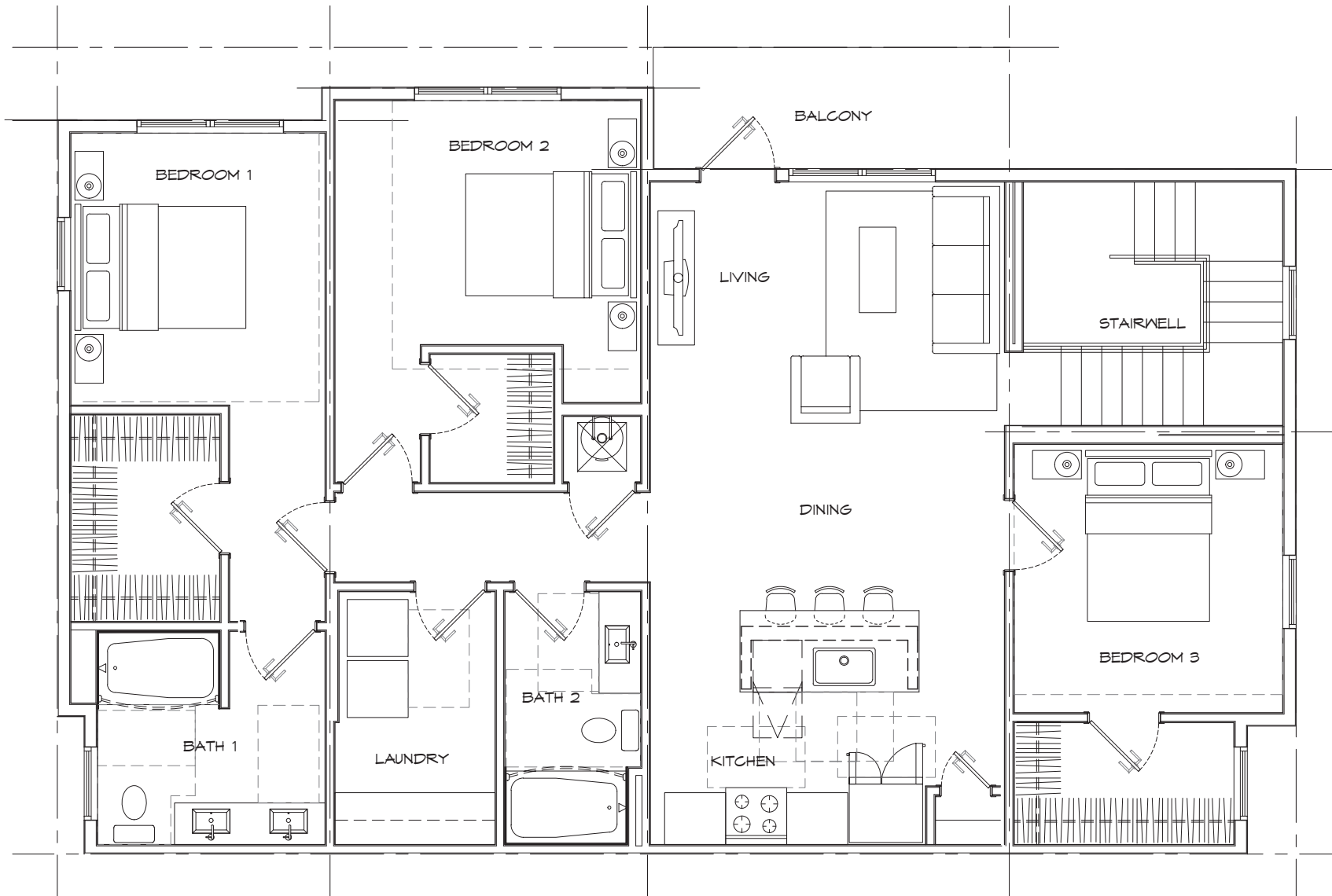














FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION (2 BR)



SIDE ELEVATION (3 BR)















