

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, JULY 6, 2021; 5:00 PM

COUNCIL CHAMBERS CITY HALL , 226 WEST 4TH STREET

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

A. Consideration of the June 15, 2021 meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case F21-06: Request of Diamond W Two, LLC for a Final Plat of a 3 lot subdivision on 21.95 acres located on Lot 1 of North Welcome Way Subdivision. [Ward 8]

VII. Future Business

VIII. Communications

A. P21-03 McClellan Heights Preliminary Plat: Item Withdrawn

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
7/6/2021

Subject:
Consideration of the June 15, 2021 meeting minutes.

Recommendation:
Approve the minutes.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 6-15-21

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	6/30/2021 - 4:24 PM

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, JUNE 15, 2021; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

Present: Lammers, Tallman, Inghram, Hepner, Brandsgard, Reinartz, Maness, Garrington, Stelk

Excused: Schneider, Johnson

Staff: Berkley, Werderitch

The Plan and Zoning Commission welcomed its eleventh Commissioner Jim Stelk, whom filled the last remaining vacant seat.

II. Report of the City Council Activity

Berkley stated the Zoning Ordinance Amendments have been adopted by City Council. Staff updated the commission on rezoning cases REZ21-02 and REZ21-03. City Council approved the preliminary plats for Birchwood Grove and Birchwood South First Addition. City Council authorized a six month moratorium on select land uses surrounding the mall to allow staff time to prepare a new zoning district that will better encourage revitalization.

III. Secretary's Report

A. Consideration of the May 18, 2021 meeting minutes.

Motion by Hepner, second by Tallman to approve the May 18, 2021 meeting minutes. Motion to approve was unanimous by voice vote (8-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case P21-03: Request of Dan Dolan Homes for a Preliminary Plat of a 38 lot subdivision on 7.18 acres located south of Lincoln Road, east of Broadlawn Avenue, north of Riverview Park Drive, and west of Kimberly Road. [Ward 6]

Berkley provided an overview of the proposed preliminary plat. The development spans across municipal limits into Bettendorf. Staff has been coordinating technical review with the City of Bettendorf.

Staff recommended the Plan and Zoning Commission table Case P21-03 until after the Petitioner holds the requested neighborhood informational meeting followed by a separate meeting with both Davenport and Bettendorf staff.

Kevin Dolan, Dan Dolan Homes, gave an overview of the proposed development and answered questions during public comments. Dolan asked the case be forwarded to the City Council with a recommendation for approval.

Numerous abutting property owners spoke in opposition to the proposed preliminary plat. Concerns included density, building height, increased traffic, drainage, site grading, utility service, safety, property values, preserving the character of the neighborhood, impacts to wildlife, and tree removal.

Motion by Tallman, second by Hepner to table Case P21-03 for one cycle. Motion to table was unanimous by a roll call vote (8-0).

- ii. Case F21-03: Request of SB Real Estate, LLC for a Final Plat of a 3 lot subdivision on 122.48 acres located at the southeast corner of West 76th Street and North Division Street. [Ward 8]

Werderitch offered an overview of the 3 lot subdivision and explained the split zoning of the property and additional right-of-way acquisition. Additional site challenges include proximity to the Scott County Waste Commission and Goose Creek floodplain.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F21-03 to the City Council with a recommendation for approval subject to the 11 listed conditions:

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

3. That all easements be a minimum of 15 feet or twice the depth of the utility line.
4. Include a recreational trail easement per City Green Way Plan.
5. Label Goose Creek on the plat.
6. Include language on the plat limiting basement locations and requiring vapor barriers within 100' of the landfill boundaries.
7. Include a note stating, "No subsurface basements are allowed within 100 feet of the east line of the subdivision."
8. A minimum of 80 feet of ROW for Marquette Street shall be dedicated adjacent to the landfill property. Future Marquette pavement is to be centered in the west 70 feet.
9. Any utilities placed on the east side of Marquette Street shall be overhead or shall use approved methods of preventing subsurface gas migration.
10. A minimum 20 foot wide utility easement shall be dedicated on the west side of Marquette Street.
11. Any storm or sanitary sewer placed within Marquette Street ROW shall be constructed using approved methods of preventing subsurface gas migration.

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The final plat raises issues regarding public safety due to flooding and adjacent land uses.
4. There are significant issues that will need to be addressed prior to the further subdivision of lot 3 for residential development.
5. The plat (with conditions recommended by City Staff) would achieve consistency with subdivision requirements.

Inghram inquired about the close proximity of industrially zoned land adjacent to residential. Berkley addressed setback and landscaping requirements. At this time no future residential development is proposed. The purpose of the final plat is to facilitate sale of the industrially zoned property.

Motion by Tallman, second by Hepner to approve Case F21-03 in accordance with the listed findings and conditions. Motion to approve was unanimous by a roll call vote (8-0).

- iii. Case F21-04: Request of Speedway, LLC for a Final Plat of a 2 lot subdivision on 16.74 acres located at 8320 Hillandale Road. [Ward 8]

Berkley introduced the final plat. A second lot is being separated from the Speedway gas station site to create a potential second developable lot.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F21-04 to the City Council with a recommendation for approval subject to the listed conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Include ties to two quarter corners or two previously established lot corners.
4. Add a note stating that areas identified as ROW dedication areas are hereby dedicated to the City of Davenport with the recording of the plat.
5. The legend, curve table and line table shall be moved to outside of Lot 1.
6. Remove all references to flood areas.
7. The Dengler Drive Right-of-Way shall extend an addition 14 feet to the north.
8. That all easements be a minimum of 15 feet or twice the depth of the utility line.
9. A 15 foot utility easement shall be placed along all street frontages including Northwest Boulevard and Dengler Drive.
10. Reference the document recording number for the newly dedicated ROW at the SE corner of Dengler Drive.
11. Add a note stating that sidewalks shall be constructed as development occurs or when so ordered by the City.
12. Add a note stating blanket underground easements are granted for sewer, water, gas, electric, and communications services.
13. Add a note stating all public utilities shall be located within easements or public ROW.
14. Include stormwater detention area in an easement with appropriate access for maintenance and inspection.
15. Add a note stating that the stormwater easements shall be owned and maintained by the property owner.
16. Add a note stating that Stormwater detention and water quality treatment will be required for this subdivision per City Code Section 13.34 Stormwater Management. Details and required easements shall be provided upon development.

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.

3. The plat (with conditions recommended by City Staff) would achieve consistency with subdivision requirements.

Motion by Tallman, second by Maness to approve Case F21-04 in accordance with the listed findings and conditions. Motion to approve was unanimous by a roll call vote (8-0).

- iv. Case F21-05: Request of 3rd Gen LLC for a Final Plat of a 2 lot subdivision on 13.11 acres located at 3053 Research Parkway. [Ward 8]

Werderitch offered a summary of the proposed industrial subdivision, which is being split to create a second developable parcel.

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F21-05 to the City Council with a recommendation for approval subject to the listed conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. That all easements be a minimum of 15 feet or twice the depth of the utility line.
4. Access to Research Parkway shall be limited to sharing the existing drive on Lot 2 or from the existing ROW on the west side of the addition.
5. A note shall be added that sidewalk shall be constructed on Research Parkway prior to occupancy or when ordered by the City.

Findings:

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

Motion by Tallman, second by Hepner to approve Case F21-05 in accordance with the listed findings and conditions. Motion to approve was unanimous by a roll call vote (8-0).

VII. Future Business

Berkley stated there is a subdivision plat scheduled for the July 6, 2021 meeting date. In addition, the Rock Church rezoning petition is proceeding forward to second consideration at Committee of the Whole.

VIII. Communications

Reinartz inquired about stormwater drainage and management as it relates to development and disturbance of natural waterways.

Lammers sought clarification from staff regarding the approval process moving forward for Case P21-03. Berkley responded additional meetings are forthcoming with the neighborhood and the City of Bettendorf prior to formal consideration by the Commission.

IX. Other Business

X. Adjourn

Motion by Tallman, second by Maness to adjourn the meeting. Motion to adjourn was unanimous by voice vote (8-0).

The meeting adjourned at 6:20 pm.

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
7/6/2021

Subject:

Case F21-06: Request of Diamond W Two, LLC for a Final Plat of a 3 lot subdivision on 21.95 acres located on Lot 1 of North Welcome Way Subdivision. [Ward 8]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F21-06 to the City Council with a recommendation for approval subject to the listed conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Add a 15' recreation trail easement along the railroad track frontage for a future "Eldridge Trail Corridor". This is in addition to the existing 15' utility easement.
4. Add 15' utility easements along all street frontages.
5. Rename the "Chicago, Milwaukee, St. Paul & Pacific Railroad" to "Canadian Pacific Railway".
6. Include the owner's address.
7. Detention is to be located within an easement, include an access easement if necessary.
8. After the subdivision name "being a replat of Lot 1..." should be included since this is a replat.
9. Label city limits on the plat.
10. All driveway access points to Brady Street shall be reviewed and approved by Scott County.
11. Add a note stating, "Stormwater and water quality will be required for this subdivision per City Code Section 13.34 Stormwater Management. Details and required easements shall be provided upon development."
12. Add known stormwater detention and water quality easements to the plat.

Findings:

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

Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation:

1. Industry (I): Designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.

The proposed Final Plat would comply with the Davenport +2035 proposed land use section.

Zoning:

1. Lots 1, 2, and 3 will remain zoned I-1 Light Industrial District. This district is intended to provide for a variety of light manufacturing, fabricating, processing, distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity uses with minimal, if any, outside impacts.

Technical Review:

- Streets: The site is on the boundary of City limits. Brady Street in this area is within unincorporated Scott County. Any driveway access onto Brady Street shall be coordinated with Scott County. No new streets are proposed as part of this subdivision.
- Stormwater: Developments within this subdivision will be required to provide stormwater detention and water quality.
- Sanitary Sewer: Sewer does not extend to this location. The need to extend sewer will be determined by the needs of specific developments.
- Other Utilities: Iowa American Water has a 16" DI watermain on the east side of Brady Street from the curve of Research Parkway south to East 90th Street to the north.

Public Input:

No public hearing is required for a Final Plat.

Discussion:

The purpose of the Final Plat is to divide the undeveloped 21.95 acre property into 3 lots. The site is being divided for a Warehouse facility development on Lot 2. The entirety of the site exceeds the needs of the proposed user. Therefore, the land is being subdivided to meet the needs of the Ditch Witch Warehouse development while still establishing two additional lots to be developed at a later date.

ATTACHMENTS:

Type	Description
▢ Backup Material	Final Plat
▢ Backup Material	Zoning and Future Land Use Map
▢ Backup Material	Application

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	7/1/2021 - 1:39 PM

FINAL PLAT

NORTH WELCOME WAY SUBDIVISION 2ND ADDITION

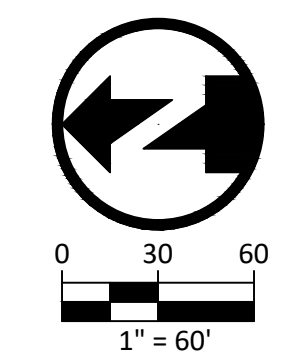
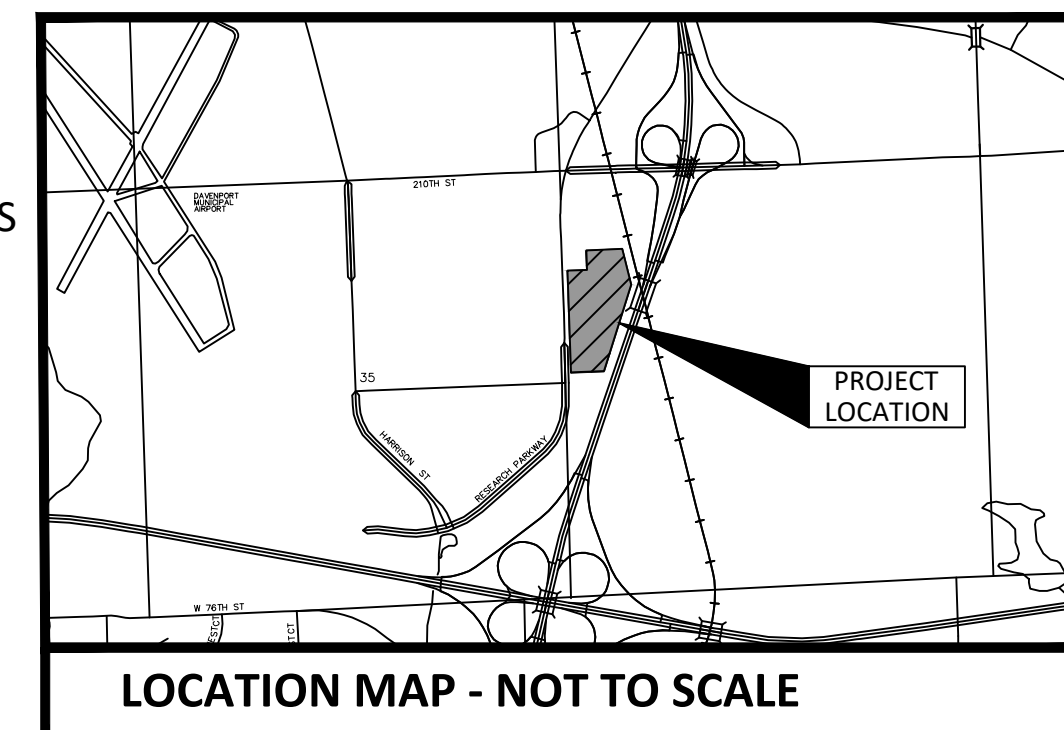
CITY OF DAVENPORT, SCOTT COUNTY, IOWA

LEGAL DESCRIPTION

LOT 1 OF NORTH WELCOME WAY SUBDIVISION AS RECORDED IN PLAT
INSTRUMENT NUMBER 2001-01161 IN THE SCOTT COUNTY RECORDERS
OFFICE, SCOTT COUNTY, IOWA.

CONTAINING 21.95 ACRES AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR RECORDER'S USE ONLY	RECORDER'S INDEX	
	COUNTY:	SCOTT
	SECTION:	36
	QUARTER SECTION:	NE 1/4
	CITY:	DAVENPORT
	SUBDIVISION:	NORTH WELCOME WAY
	BLOCK:	NA
	LOT(S):	NA
	PROPRIETOR:	PETERSEN PROPERTIES, LC
	REQUESTED BY:	WOODRUFF
PREPARED BY:	AXIOM CONSULTANTS, LLC, 60 E. Court St. Unit 3 Iowa City, IA 52240 - PH# 319.519.6220	

[illegible]

PROJECT NAME: NORTH WELCOME WAY SUBDIVISION 2ND ADDITION	CLIENT NAME: DITCH SWITCH
--	------------------------------

SHEET NAME:	FINAL PLAT	
	PROJECT NO.:	DESIGN PROFESSIONAL:
	210021	BRG

SHEET NUMBER:

1.0

ORDER 2014-4397

DEED 2014-4896

UTILITY APPROVALS	
MIDAMERICAN	DATE
CENTRAL SCOTT TELEPHONE	DATE
CENTURYLINK	DATE
MEDIACOM	DATE
WINDSTREAM	DATE

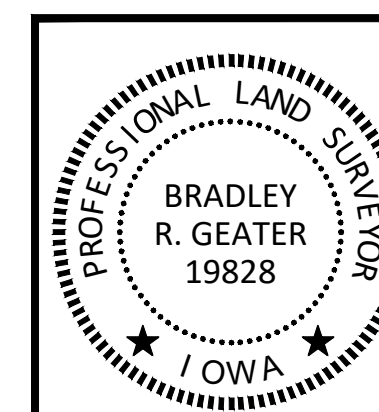
<u>CITY OF DAVENPORT APPROVALS</u>	
BY _____	
DATE _____	ATTEST _____
CITY PLAN & ZONE COMMISSION _____	DATE _____

LEGEND	
⊙	SET 3/4" Ø PIPE OPC# 19828
●	FOUND 5/8"Ø REBAR YPC# 14675 OR AS LABELED
OPC	ORANGE PLASTIC CAP
YPC	YELLOW PLASTIC CAP
	PROPOSED BOUNDARY/PROPERTY LINE
	EXISTING PROPERTY LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	SECTION LINE
	EXISTING SETBACK
	PROPOSED SETBACK
(R)	PREVIOUSLY RECORDED AS

NOTES:

1. REQUIRED MINIMUM SETBACKS PER I-1 ARE:

<u>FRONT</u>	<u>SIDE</u>	<u>REAR</u>
25'	NONE	15'
2. SIDEWALKS SHALL BE INSTALLED ALONG STREET FRONTAGES WHEN SO ORDERED BY THE CITY.

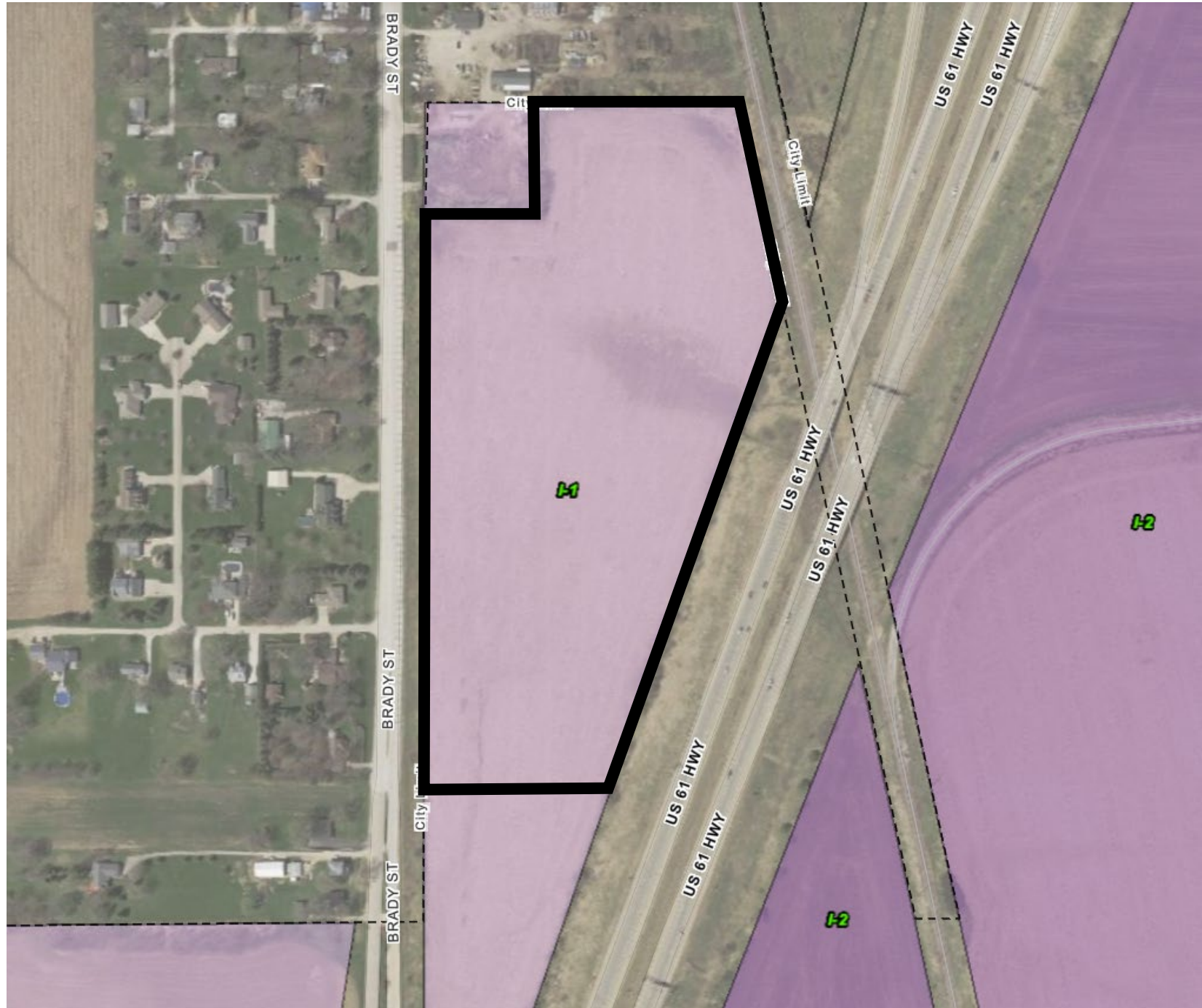


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DRAFT

BRADLEY R. GEATER, P.L.S., P.E. DATE
 LICENSE NUMBER 19828.
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021.
 PAGES OR SHEETS COVERED BY THIS SEAL: THIS PLAT

Case F21-06: North Welcome Way Subdivision 2nd Addition Zoning Map



Case F21-06: North Welcome Way Subdivision 2nd Addition Future Land Use Map





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

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:

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

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

Zoning Board of Adjustment

Zoning Appeal
Special Use
Hardship Variance

Design Review Board

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

Engineer (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

Architect (if applicable)

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

Administrative

Administrative Exception
Health Services and Congregate
Living Permit

Attorney (if applicable)

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

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

Property Location:

Total Land Area:

Total Number of Lots:

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

Submittal Requirements:

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

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

Property Location:

Total Land Area:

Total Number of Lots:

Linear Feet of Streets Added:

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

Submittal Requirements:

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

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

- (1) Application:
 - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Plan and Zoning Commission's consideration of the proposed preliminary plat:
 - Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
 - The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (3) City Council's consideration of the proposed preliminary plat:
 - The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

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

- (1) Application:
 - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Plan and Zoning Commission's consideration of the proposed final plat:
 - Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
 - The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (3) City Council's consideration of the final plat:
 - Prior to forwarding the petition to the City Council, the following must be provided to the Community Planning and Economic Development Department:
 - One full size copy of the corrected final plat and one reduced copy of the corrected final plat signed/stamped by the utility companies.
 - Executed platting certificate.
 - The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.
- (4) Recordation:
 - After the Mayor signs the approved final plats and Acceptance by the City of Davenport, the final will be released to the Surveyor to obtain and return 21 full size copies to the Community Planning and Economic Development Department.
 - After the 21 copies are returned, two copies of the final plat and platting certificates will be released to the petitioner.
 - It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.

Petitioner:

Date:

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

Received by:

Date:

Planning staff

Date of Plan and Zoning Commission Public Hearing:

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

Authorization to Act as Applicant

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

Signature(s)

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

This day of 20

Form of Identification

Notary Public

My Commission Expires:

2020 DEVELOPOMENT CALENDAR

CITY PLAN & ZONING COMMISSION SCHEDULE

CITY COUNCIL SCHEDULE

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

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

City of Davenport
Plan and Zoning Commission

Department: DNS

Contact Info: Matt Werderitch 563.888.2221

Date
7/6/2021

Subject:

P21-03 McClellan Heights Preliminary Plat: Item Withdrawn

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	6/30/2021 - 1:21 PM