

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, JUNE 20, 2023; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

- A. Case REZ23-02: Request of RIVALDD FARMS, INC. to rezone approximately 231.26 acres of land located south of Slopertown Road and west of Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]
- B. Case ROW23-03: Request of William Taylor to vacate unimproved right-of-way on Emerald Drive [Ward 1]

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

- A. Consideration of the June 6, 2023 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 F23-07: Request of Loren and Lisa Rathjen for a Final Plat of West Wind Hills. The 4-lot subdivision is located at the southwest corner of 145th Street and 110th Avenue on 15.428 acres of land in unincorporated Scott County. [Adjacent to Ward 1]

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

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

Date
6/20/2023

Subject:

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

Recommendation:

Hold the Public Hearing.

A formal staff recommendation will be provided at the July 18, 2023 Plan and Zoning Commission Meeting.

Background:

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

- **Why is a Zoning Map Amendment Required?**

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

Comprehensive Plan:

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

City Council is expected to vote on this map amendment at its June 28, 2023 meeting.

- **Future Land Use Designation Pending Approval of Case CP23-01:**

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

Zoning:

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

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

Technical Review:

City Departments are reviewing the proposed Zoning Map Amendment Application. Further comments will be provided at the July 18, 2023 Plan and Zoning Commission meeting.

Public Input:

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

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

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

ATTACHMENTS:

Type	Description
▢ Backup Material	Maps-Zoning, & Future Land Use
▢ Backup Material	Application
▢ Backup Material	Public Hearing Notice

Staff Workflow Reviewers

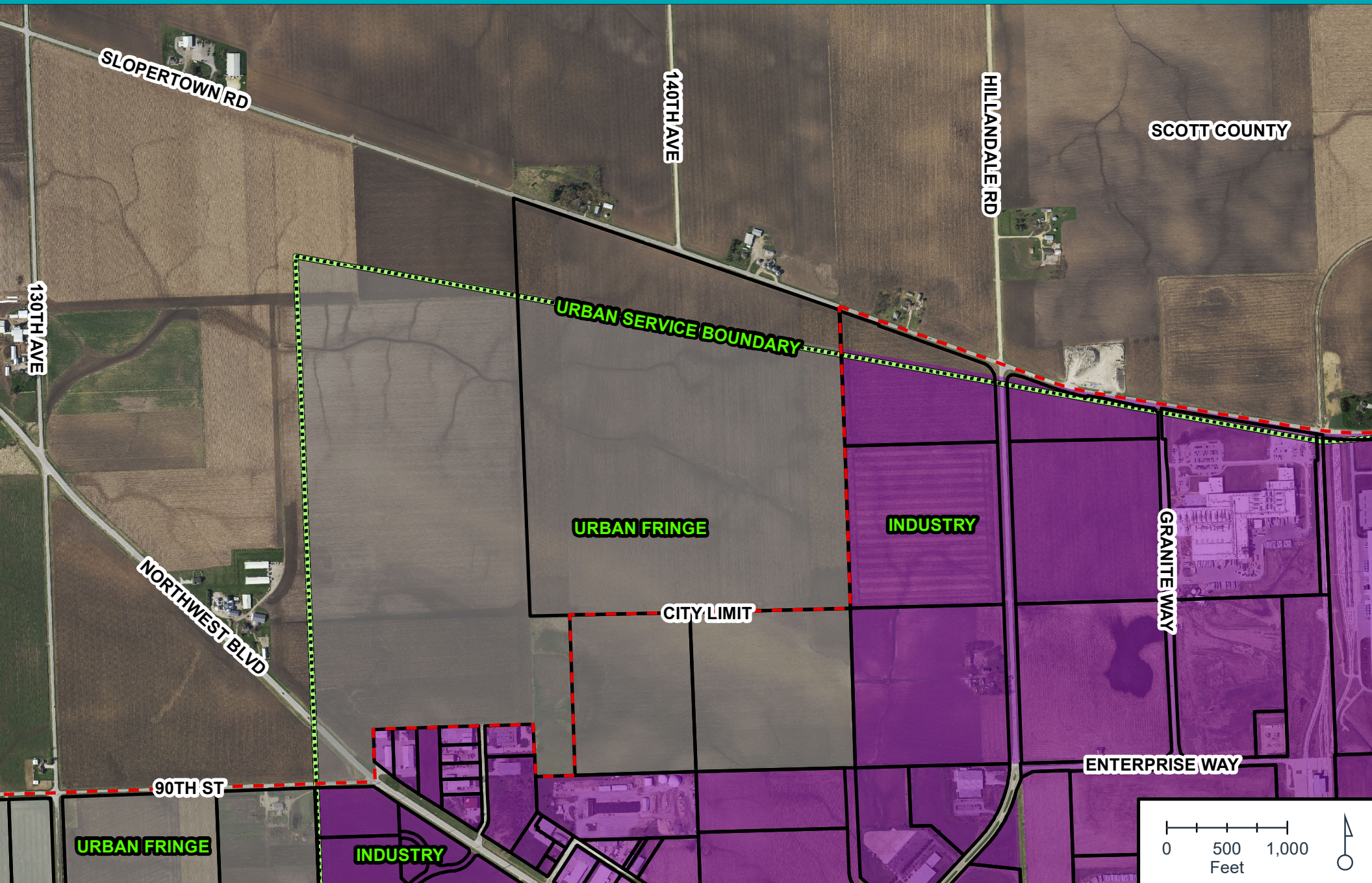
REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	6/16/2023 - 11:42 AM



THE CITY OF
DAVENPORT
IOWA | USA

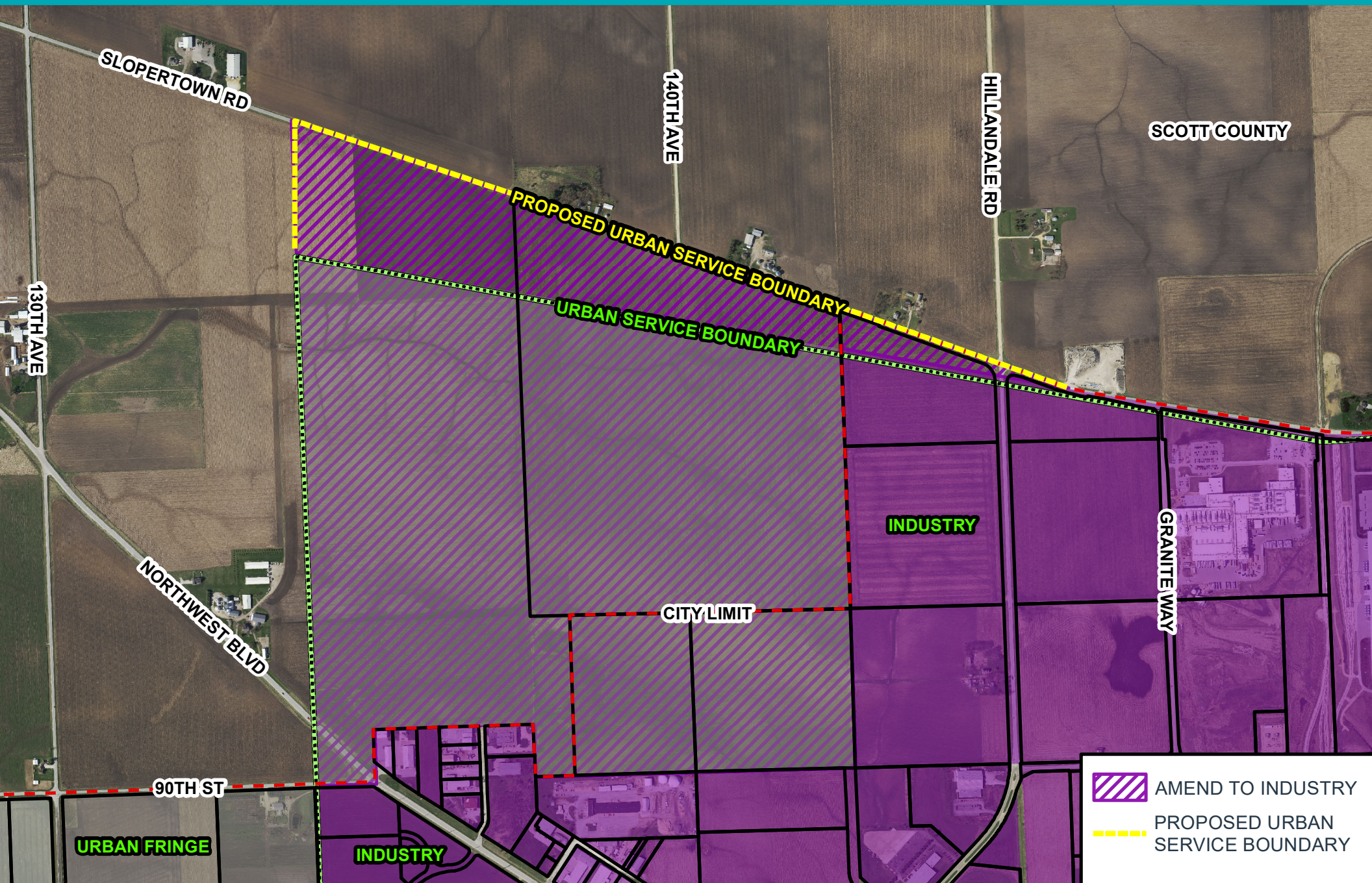
DAVENPORT +2035 FUTURE LAND USE MAP

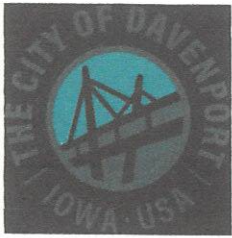




THE CITY OF
DAVENPORT
IOWA | USA

DAVENPORT +2035 FUTURE LAND USE MAP AMENDMENT





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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
REZONING
(MAP AMENDMENT)

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING
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PROJECT TITLE

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION

See Attached

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

ZONING DISTRICTS	EXISTING	PROPOSED	SQ. AREA
	A9.	I-1	230.26A.

COMPLETE SUBMITTALS SHALL INCLUDE: SUBMITTED

Concept/Development Plan ☐

Authorization to Act as Applicant* ☐
*only needed if the Applicant is different than the owner

Legal Description* (bearing & distance) ☐
* shall include a MS Word or Text file

Legal Description Dimensioned Sketch ☐

Application Fee* (REQUIRED) ☐
* (check payable to 'City of Davenport')

Rezoning Fee Schedule

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

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

PROJECT NARRATIVE: (submit separate sheet if needed)

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

APPLICANT INFORMATION

Applicant Name
RIVALDO FARMS Inc.

Address
1310 Wisconsin Ave.

City | State | Zip
Davenport, Iowa 52804

Phone
(563) 579-7282

Secondary Phone

E-Mail Address
RIVALDO FARMS@Icloud.com

Acceptance of Applicant

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

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

Dennis R. KAY Pres.

Type Applicant's Name
Applicant's Signature
Date 05/19/2023

DEVELOPMENT TEAM

Property Owner
S/A

Address

Phone

Secondary Phone

E-Mail Address

Project Manager/Other
S/A

Address

Phone

Secondary Phone

E-Mail Address

Property South of Slopertown -
West of Hillandale Rd.

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

40 Acres / Parcel ID 932923001

40 Acres / Parcel ID 932939001

40 Acres / Parcel ID 932833001

45 Acres / Parcel ID 932817002

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

Property South of Stoper Town Rd
East of Hillandale R.d.

48.91 Acres Parcel # 932821007
Parcel # 932837002



PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

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

Plan & Zoning Commission Public Hearing Meeting

Date: 6/20/2023

Time: 5:00 PM

Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?

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

Request/Case Description

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

What are the Next Steps after the Neighborhood Meeting and Public Hearing?

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

Would You Like to Submit an Official Comment?

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

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

Do You Have Any Questions?

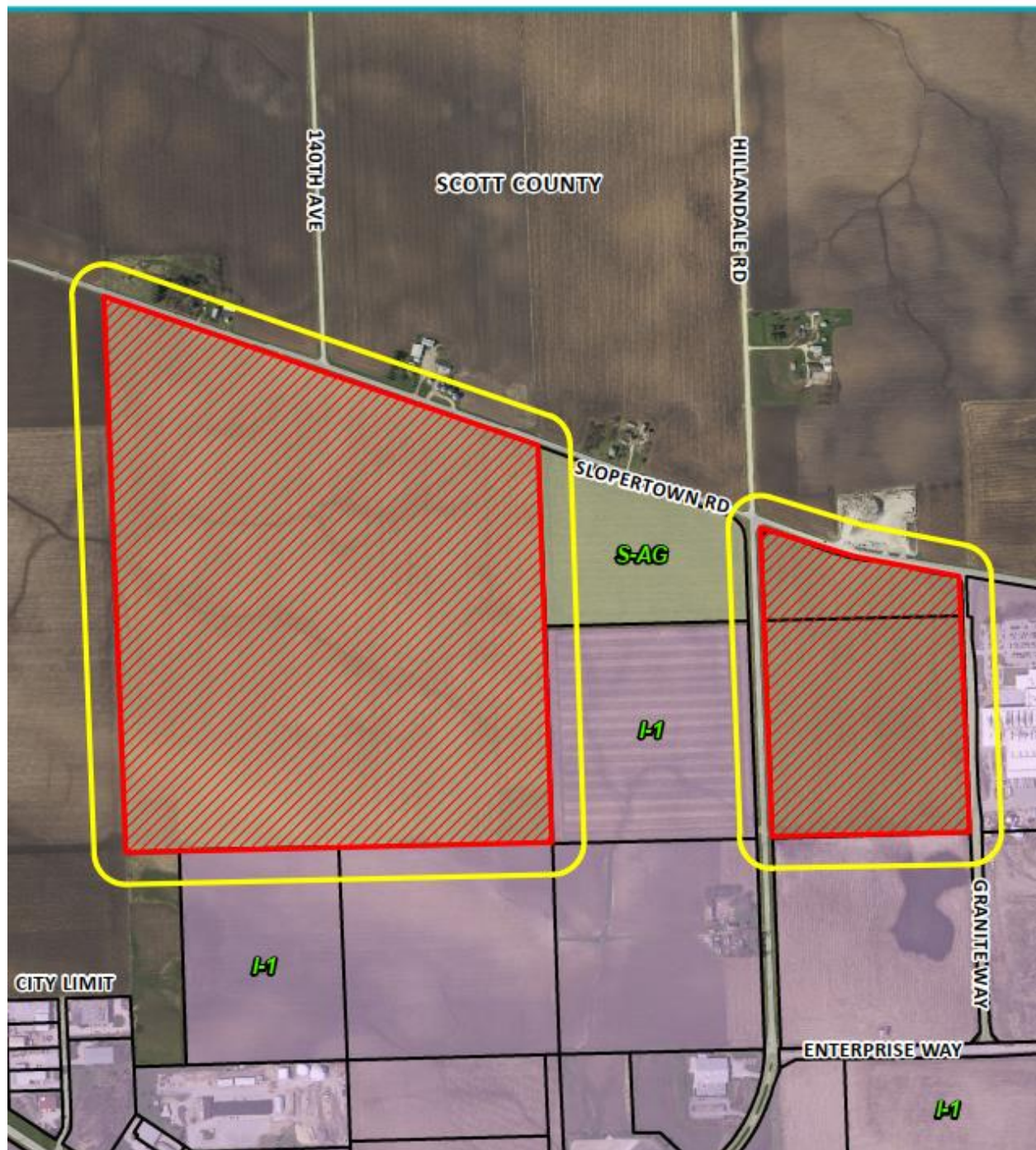
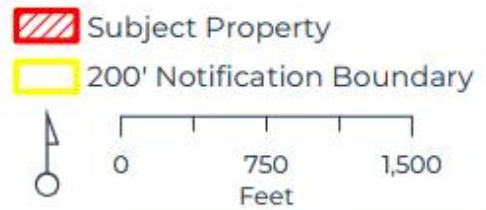
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: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

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

Rezoning Request | Public Hearing Notice

Case REZ23-02:

Rezone from S-AG Agricultural District to
I-1 Light Industrial District



City of Davenport
Plan and Zoning Commission

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

Date
6/20/2023

Subject:

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

Recommendation:

Hold the Public Hearing.

A formal staff recommendation will be provided at the July 18, 2023 Plan and Zoning Commission Meeting.

Background:

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

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

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

The vacation of public right-of-way is a two step process:

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

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Abutting Future Land Use Designation:

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

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

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

Abutting Zoning:

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

Technical Review:

City Departments and utility companies are reviewing the proposed Right-of-Way Vacation Application. Further comments will be provided at the July 18, 2023 Plan and Zoning Commission meeting.

Public Input:

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

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

ATTACHMENTS:

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

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	6/16/2023 - 2:32 PM



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

RIGHT-OF-WAY VACATION

(EASEMENT ABANDONMENT)

APPLICANT INFORMATION	
Applicant Name	William Taylor
Address	12480 95th Ave.
City State Zip	Blue Grass, IA 52726
Phone	(563) 370-5733
Secondary Phone	
E-Mail Address	blt.56@icloud.com
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.	
In addition to the application fee, I understand I am responsible for attendance at each meeting on the public hearing/zoning calendar. The City reserves the right to require further site studies as necessary, such as a traffic study.	
William Taylor	
Type Applicant's Name	
Applicant's Signature	05/10/2023
Date	
DEVELOPMENT TEAM	
Surveyor Jerry D. Rogers of Townsend Engineering	
Address 2224 E. 12th St., Davenport, IA 52803	
Phone	Secondary Phone
(563) 386-4236	
E-Mail Address kevin@townsendengineering.net	
Attorney/Other Michael Gorsline	
Address 5119 Utica Ridge Rd., Davenport, IA 52807	
Phone	Secondary Phone
(563) 324-0441	
E-Mail Address	

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING
PROJECT TITLE Crystal Creek Ninth Addition		
GENERAL LOCATION DESCRIPTION North Dead End of Emerald Drive		
NEIGHBORHOOD MEETING DATE / TIME / LOCATION		
AREA OF VACATION	EXISTING USE	PROPOSED USE
		SQUARE AREA
COMPLETE SUBMITTALS SHALL INCLUDE:		
Concept/Development Plan, if applicable		☐
Authorization to Act as Applicant		☐
Legal Description* (bearing & distance) * shall include a MS Word or Text file		☐
Legal Description Dimensioned Sketch		☐
Application Fee: (REQUIRED) \$400* * check payable to 'City of Davenport'		☐
PROJECT NARRATIVE: (submit separate sheet if needed) ROW Vacation requested to allow for drive access directly off of Emerald Drive to the 4 new lots created out of Lot 1 of Crystal Creek 8th Addition.		
Submit the first page of this form to Planning Staff at: planning@davenportiowa.com or contact staff with any questions or requests for additional information.		

Authorization to Act as Applicant

I/We, William Taylor

[as property owner(s)]

authorize Townsend Engineering

[the above person(s)]

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

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

William Taylor

Signature(s)*

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

Notarization: _____

05/10/2023

Date

State of Iowa,

County of Scott,

Sworn and subscribed before me

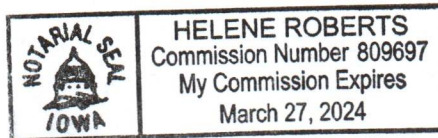
Drivers License

[identification type]

this 10th day of May, 2023.

Helene Roberts
Notary Public

My Commission Expires:



* *Application Form by Board Type*

Plan and Zoning Commission

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

Zoning Board of Adjustment

Special Use
Hardship Variance
Zoning Appeal
Nonconforming Use Exception

Design Review Board

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

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

CONVEYANCE PROCEDURE:
CITY COUNCIL POLICY ON SALE OF PUBLIC PROPERTY

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

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

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

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

1. The Petitioner files an application for conveyance and pays a one-time, non-refundable \$400.00 filing fee. The application shall include a statement of intended use, a legal description and location of the property, the square feet of the land, plat drawing of the property and must be signed by the Petitioner.
2. If the petition involves public right-of-way, the matter shall be referred to the City Plan and Zoning Commission.
3. Staff shall review the following factors in determining what constitutes fair market value for the property:
 - a. the location, size, shape, grade and zoning of the land;
 - b. the assessed valuation of adjacent or contiguous property;
 - c. recent sales of land in the same area.
4. In the event staff deems it advisable or necessary, the City shall request the Petitioner, at Petitioner's expense, to provide a fair market value appraisal of the property.
5. Staff shall determine a price per square foot based upon the above stated factors. In any event, the minimal fee on any land conveyed shall be \$400.00.
6. Council may approve, by motion, a request from staff to proceed to dispose of parcels of real property either by offer or at auction. If the property is offered and accepted by the purchaser, the price will be as agreed between City and purchaser. In the event the auction process is used, the sale price of these properties shall be determined solely by the auction's bidding procedures. In either case, there shall also be no application fee assessed to the purchaser.

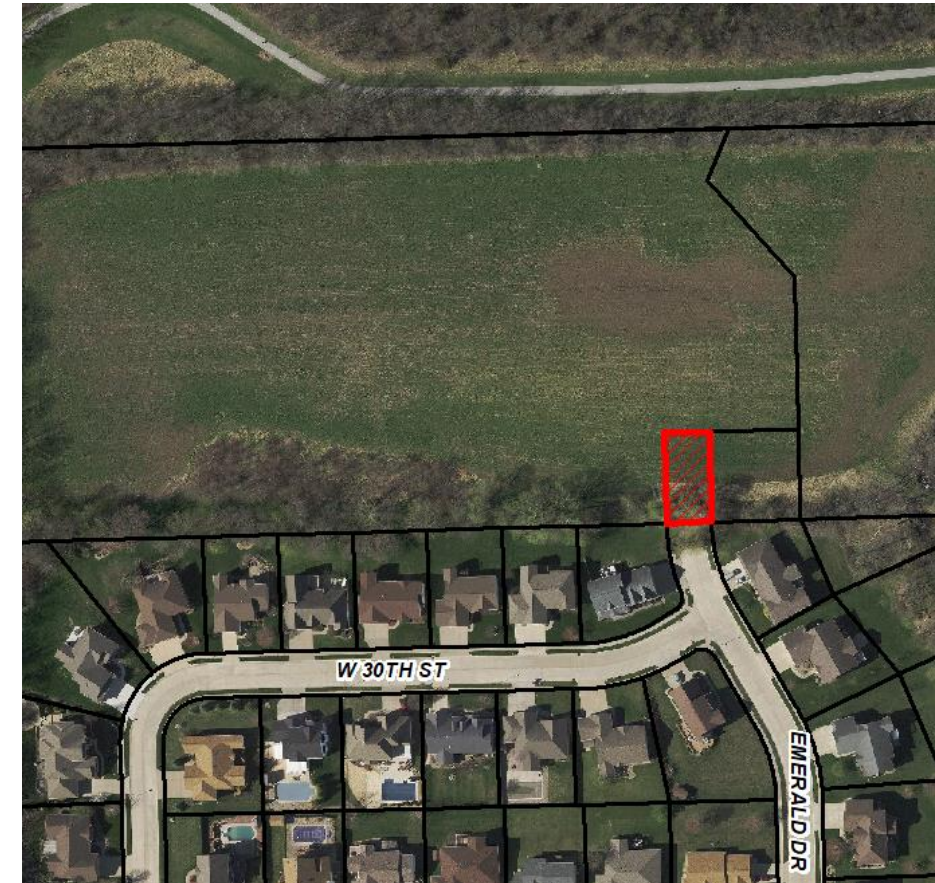
Vicinity Map

DAVENPORT
IOWA | USA



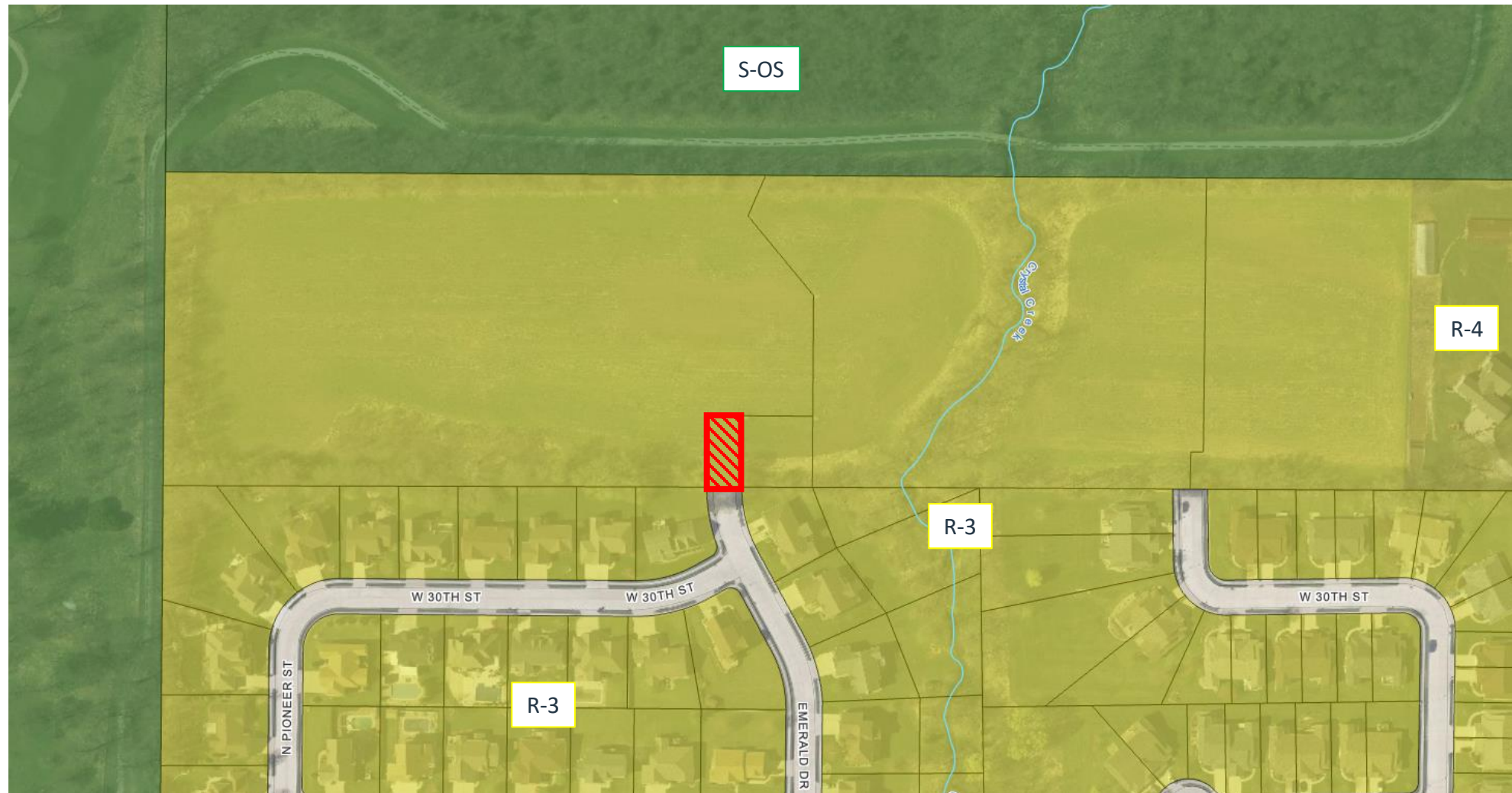
Vicinity Map

DAVENPORT
IOWA | USA

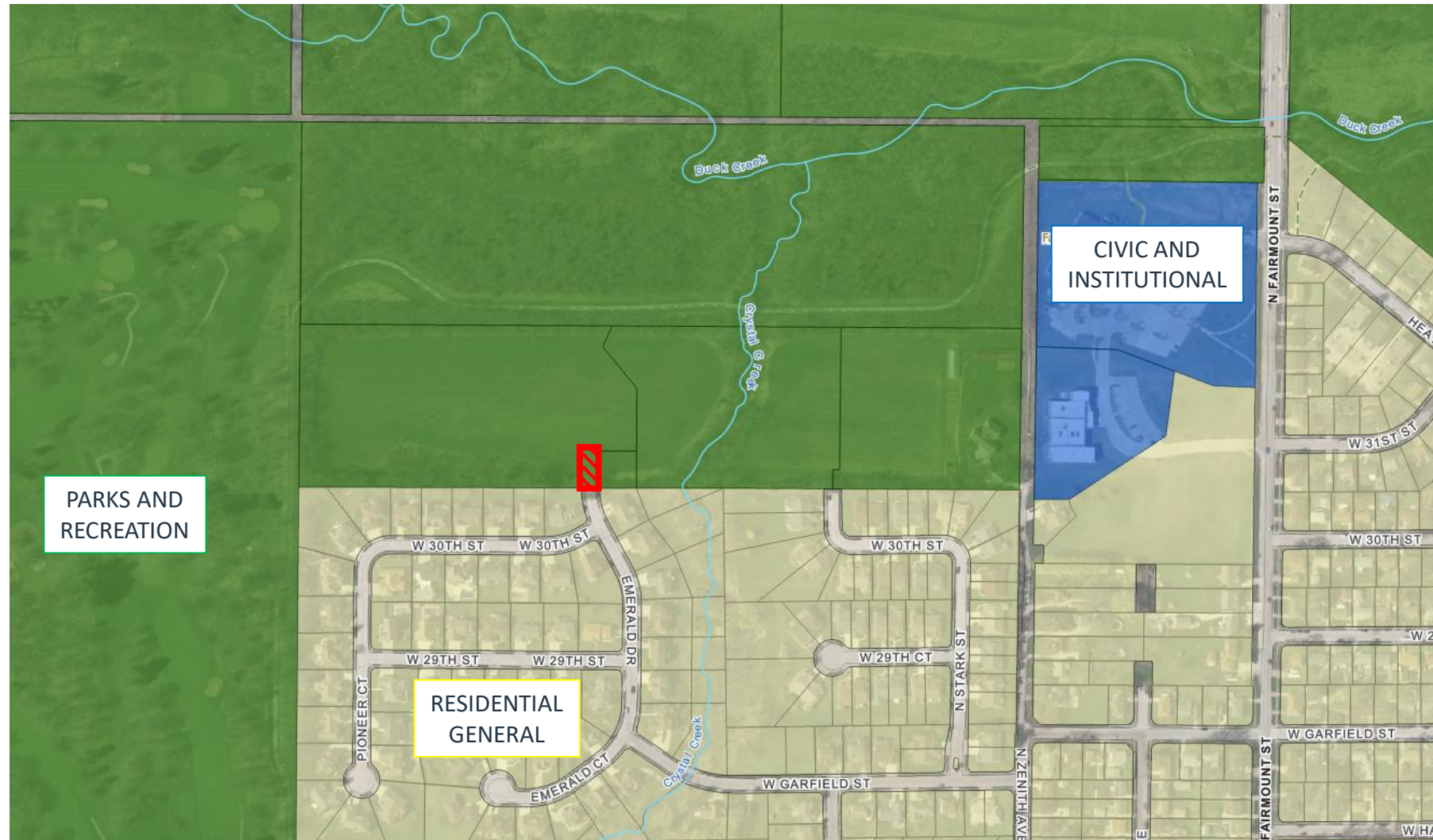


View of Emerald Drive: Northern Road Stub

Zoning Map

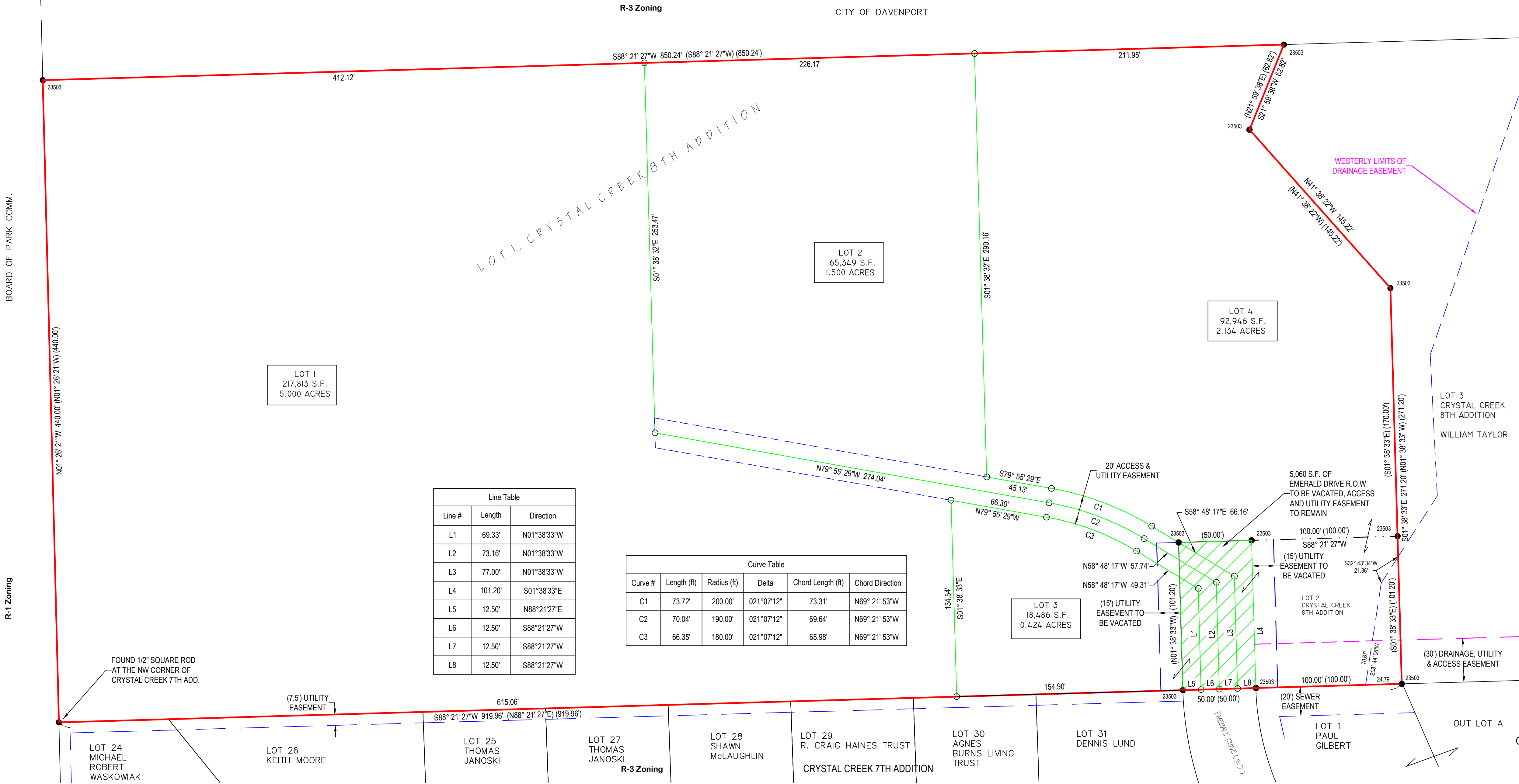


Future Land Use Map



FINAL PLAT OF:
CRYSTAL CREEK NINTH ADDITION
TO THE CITY OF DAVENPORT, IA

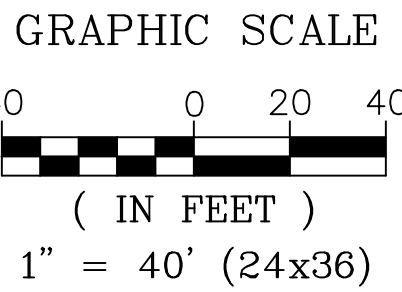
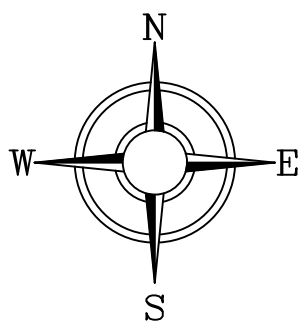
BEING A REPLAT OF LOTS 1 AND 2 IN CRYSTAL CREEK EIGHTH ADDITION
LOCATED IN PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20,
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA.



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

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

1. Owner
William Taylor
12480 95th Avenue
Blue Grass, Ia 52726
2. Surveyor
Jerry D. Rogers
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
3. Attorney
Michael Gorsline
5119 Utica Ridge Road
Davenport, Iowa 52807
(563) 324-0441



NOTES:

DIMENSIONS ALONG CURVES ARE ARC DISTANCES.

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

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

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

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

OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS A STORM WATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF STRUCTURES, FENCES, FILL, BUSHES, TREES SHRUBS OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF WATER.

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

STORM WATER DETENTION IS NOT REQUIRED WITH THIS SUBDIVISION.

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

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

BEARINGS ARE BASED ON STATE PLANE COORDINATES.

APPROVAL SIGNATURES:

CITY OF DAVENPORT DATE:

PLANNING AND ZONING COMMISSION DATE:

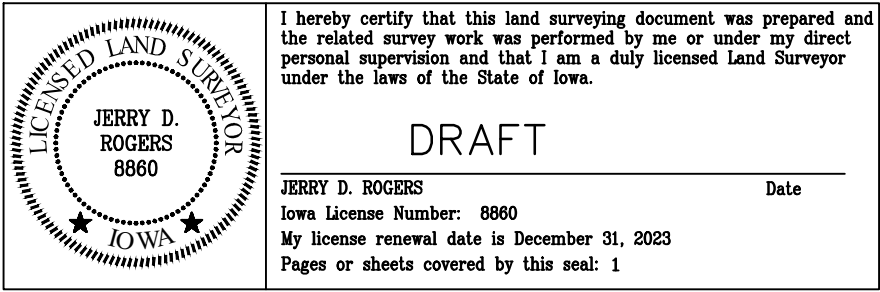
MEDIACOM DATE:

CENTURYLINK DATE:

IOWA - AMERICAN WATER COMPANY DATE:

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

METRONET DATE:



DRAFT

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

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



PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

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

Plan & Zoning Commission Public Hearing Meeting

Date: 6/20/2023

Time: 5:00 PM

Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?

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

Request/Case Description

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

What are the Next Steps after the Neighborhood Meeting and Public Hearing?

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

Would You Like to Submit an Official Comment?

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

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

Do You Have Any Questions?

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

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

Right-Of-Way Vacation | Public Hearing Notice

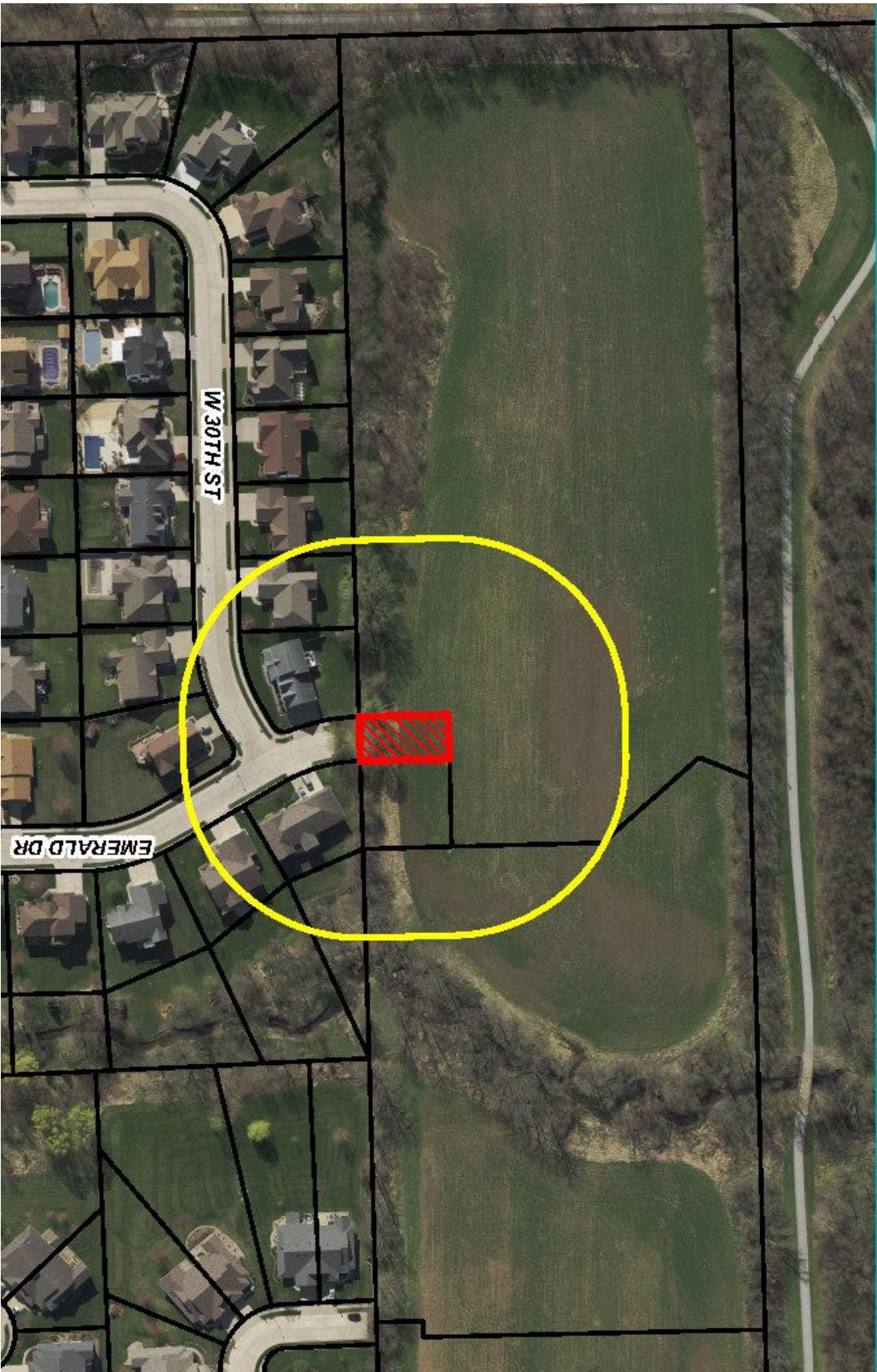
Case ROW23-03: Request of William Taylor to vacate
unimproved right-of-way on Emerald Drive. [Ward 1]



ROW Vacation



200' Notification Boundary



City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
6/20/2023

Subject:
Consideration of the June 6, 2023 meeting minutes.

Recommendation:
Staff recommends the City Plan and Zoning Commission approve the June 6, 2023 meeting minutes.

Background:
The June 6, 2023 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 6-6-23

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	6/14/2023 - 4:35 PM

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, JUNE 6, 2023; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

REGULAR MEETING AGENDA

Before the meeting began, the Chairperson called for a moment of silence to reflect upon the tragedy of the partial building collapse at 324 Main Street.

I. Roll Call

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

II. Report of the City Council Activity

Staff provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the May 16, 2023 meeting minutes.

Motion by Tallman, second by Maness, to approve the May 16, 2023 meeting minutes. Motion to approve was unanimous by voice vote (7-0).

IV. Report of the Comprehensive Plan Committee

A. Case CP23-01: Request of the City of Davenport to amend the Davenport +2035 Comprehensive Plan by assigning Future Land Use Map classifications to the approximately 475 acres of land roughly bounded by Slopertown Road, Hillandale Road, Northwest Boulevard, and 130th Avenue. [Ward 8]

Werderitch presented the proposed Future Land Use Map Amendment, which is a result of territory being annexed into the City. The land is currently being used for agriculture, but is being marketed as a shovel-ready site suitable for industrial development. This is part of an overall strategy to promote industrial development north of Interstate-80.

Commissioners inquired about the placement of the Urban Service Boundary, south of Slopertown Road.

Staff recommended Case CP23-01 be forwarded to the City Council with a recommendation for approval.

Findings:

1. The proposed future land use amendment is consistent with the Comprehensive Plan and adopted land use policies.
2. The proposed amendment promotes orderly development that protects the public health, safety, and welfare of the City.
3. The amendment identifies land for current and future development through the extension of the urban service boundary.

Motion by Inghram, second by Tallman, to approve staff recommendation. Motion was approved by a roll call vote (8-0).

V. Zoning Activity

- A. Old Business
- B. New Business

VI. Subdivision Activity

- A. Old Business
- B. New Business

- i. Case F23-06: Request of Birchwood South LLC for a Final Plat of Birchwood South 3rd Addition. The 2-lot subdivision is located at 4741 East 53rd Street on 3.34 acres. [Ward 6]

Staff introduced the purpose of the final plat, which is to better market the commercial property for future development. The applicant is requesting to further subdivide Lot 6 into two separate parcels to better facilitate commercial development. One lot will have frontage along East 53rd Street. The second lot will have frontage abutting Ravenwood Lane. Since vehicular access to 53rd Street is prohibited, access to both properties will be via a 30' access easement extending from Ravenwood Lane.

Erron Vandemore, Russell Construction, was in attendance to answer questions.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F23-06 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

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

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Relabel the lots as Lot 1 and Lot 2.
4. Include a note stating, "The sidewalk along East 53rd Street shall be constructed as a ten-foot-wide trail."
5. Add the following note, "Sidewalk and trail will be constructed by the developers of individual lots or when so ordered by the City. Maintenance of sidewalks and trails are the responsibility of the abutting property owners."
6. Add a note stating, "No lot shall have direct access to East 53rd Street."
7. Revise Note 7 to include, "and applicable zoning conditions as outlined in Ordinance 2021-105."
8. Revise Note 10 to state, "Stormwater quality treatment and stormwater detention is required for this subdivision. A provision for stormwater detention for this subdivision has been made in the regional detention facility located immediately to the southeast on Outlot B of Birchwood South 2nd Addition. Water Quality will be required upon development."

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

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:15 pm.

City of Davenport
Plan and Zoning Commission

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

Date
6/20/2023

Subject:

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

Recommendation:

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

Findings:

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

Background:

The subject property is located 0.9 miles west of the municipal limits, at the intersection of 110th Avenue and 145th Street. The City has the authority to review subdivisions within two miles of its boundary.

This subdivision requires approval from both Scott County and the City. The County Planning and Zoning Commission recommended approval of the Final Plat at its June 6, 2023 meeting. Following review by the City of Davenport, the County Board of Supervisors will make a final vote.

It is staff's opinion that the plat would not have adverse effects to the City of Davenport.

Purpose:

The purpose of the final plat is to establish three new developable residential lots. The property is located in Blue Grass Township and is outside the urban service area.

The purpose of the final plat is to further subdivide Lot 1 of Traver Oaks, a three-lot subdivision which was recorded in March 2023. The subdivision would create four developable lots for single-family dwellings.

Zoning:

The site is zoned Single-Family Residential (R-1).

The existing county zoning classification is consistent with Davenport's R-1 Single-Family Residential District. Should this property be annexed to Davenport, the proposed lots meet the minimum district dimensional standards of the R-1 District.

Technical Review:

City Departments reviewed the proposed Final Plat for compliance with subdivision requirements.

Comprehensive Plan:

1. Within Existing Urban Service Area: No
2. Within Urban Service Area 2035:No

Public Input:

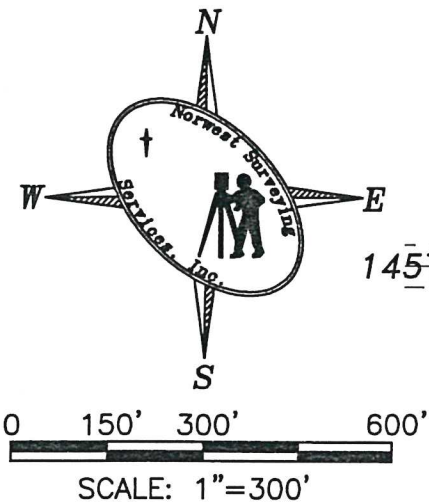
No public hearing is required for a Final Plat.

ATTACHMENTS:

Type	Description
▢ Backup Material	West Wind Hills Minor Plat
▢ Backup Material	Aerial Map
▢ Backup Material	Vicinity Map
▢ Backup Material	Scott County Zoning Map
▢ Backup Material	Scott County Staff Report-West Wind Hills
▢ Backup Material	Scott County Public Notice

Staff Workflow Reviewers**REVIEWERS:**

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	6/16/2023 - 12:27 PM



TOTAL AREA
15.428 ACRES
ROW = 1.895 ACRES
NET = 13.533 ACRES

PT. P.I.N. 82-3539-002

REQUESTOR:

LOREN & LISA RATHJEN
114 PINE COURT
COLONA, IL 61241

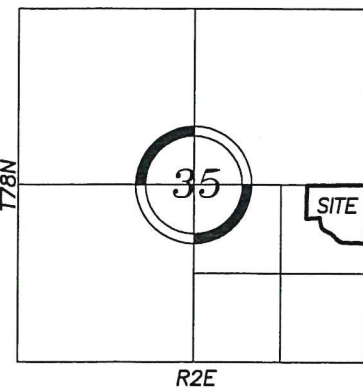
PROPRIETOR:

LOREN RATHJEN
114 PINE COURT
COLONA, IL 61241

SURVEYOR:

WILLIAM E. HOLT, IPLS 14105
NORWEST SURVEYING SERVICES, INC.
301 EAST LINCOLNWAY
MORRISON, IL 61270
(815) 772-7179
weh@nwsurveying.com

PT E 1/2 SE 1/4
SECTION 35-78-2



RESERVED FOR RECORDER

Surveyor's Note

Monuments shown hereon are
5/8" rods unless noted otherwise.

Subdivision Certificates are
attached hereto by others.

ZONING APPROVAL

This plat meets the Subdivision &
Zoning Ordinance Requirements for
Scott County, IA.

Scott County Zoning Date

LEGEND

---	BOUNDARY OF SURVEY
●	LOT/PARCEL LINE
○	MONUMENT FOUND
+	STONE FOUND
+	SET 5/8" PIN W/CAP
+	CHISELED "X"
---	SECTION LINE
---	RIGHT OF WAY LINE
x-x-x	FENCE LINE
---	BUILDING SETBACK
---	UTILITY EASEMENT
()	DEED/PLAT DIMENSION

NOTE: BEARINGS ARE ASSUMED

"WEST WIND HILLS"

A SUBDIVISION OF LOT 1 OF "TRAVER OAKS", A SUBDIVISION OF PART OF THE
EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35
IN TOWNSHIP 78 NORTH (T78N), RANGE 2 EAST (R2E) OF THE
FIFTH PRINCIPAL MERIDIAN (5TH PM),

SCOTT COUNTY, IOWA.

Of Property Described As: Lot 1 of "Traver Oaks", according to the Plat thereof
recorded as Document No. 2023-003548 in the Office of the Scott County Recorder.

SURVEYOR'S CERTIFICATE

This Plat represents an original boundary survey of the parcel described hereon and was done at the request
of Loren Rathjen of Colona, Illinois.

All structural or utility improvements, surface and subsurface, on and/or adjacent to the site are not
necessarily shown. All monuments exist as shown hereon. Bearings are Degrees, Minutes and Seconds and are
referenced to assumed datum; distances are shown as feet and decimal parts thereof.

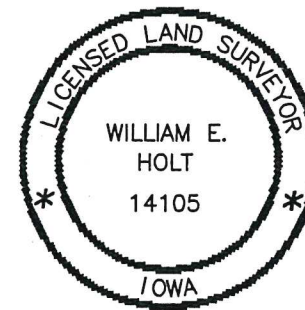
This survey includes no investigation or independent search for easements of record, encumbrances, deed
restrictions, restrictive covenants, ownership, title evidence, or any other facts that an accurate and current
title search may disclose. Right-of-Way lines shown hereon are a graphic representation only and may not
depict the actual location of the public easement.

I hereby certify that this Land Surveying document was prepared, and that 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.

William E. Holt

William E. Holt

Dated this 15th day of May, 2023 C.E.
State of Iowa Reg. No. 14105
My registration expires December 31, 2024 C.E.



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N88°58'45"W	334.69'
L2	N78°27'58"W	32.37'
L3	N61°54'42"W	56.71'
L4	N46°40'07"W	121.18'
L5	N52°35'58"W	32.34'
L6	N66°10'24"W	118.05'
L7	N55°25'25"W	31.24'
L8	N36°30'28"W	28.65'
L9	N17°51'37"W	88.53'
L10	N03°47'28"W	58.87'
L11	S87°30'46"W	209.73'

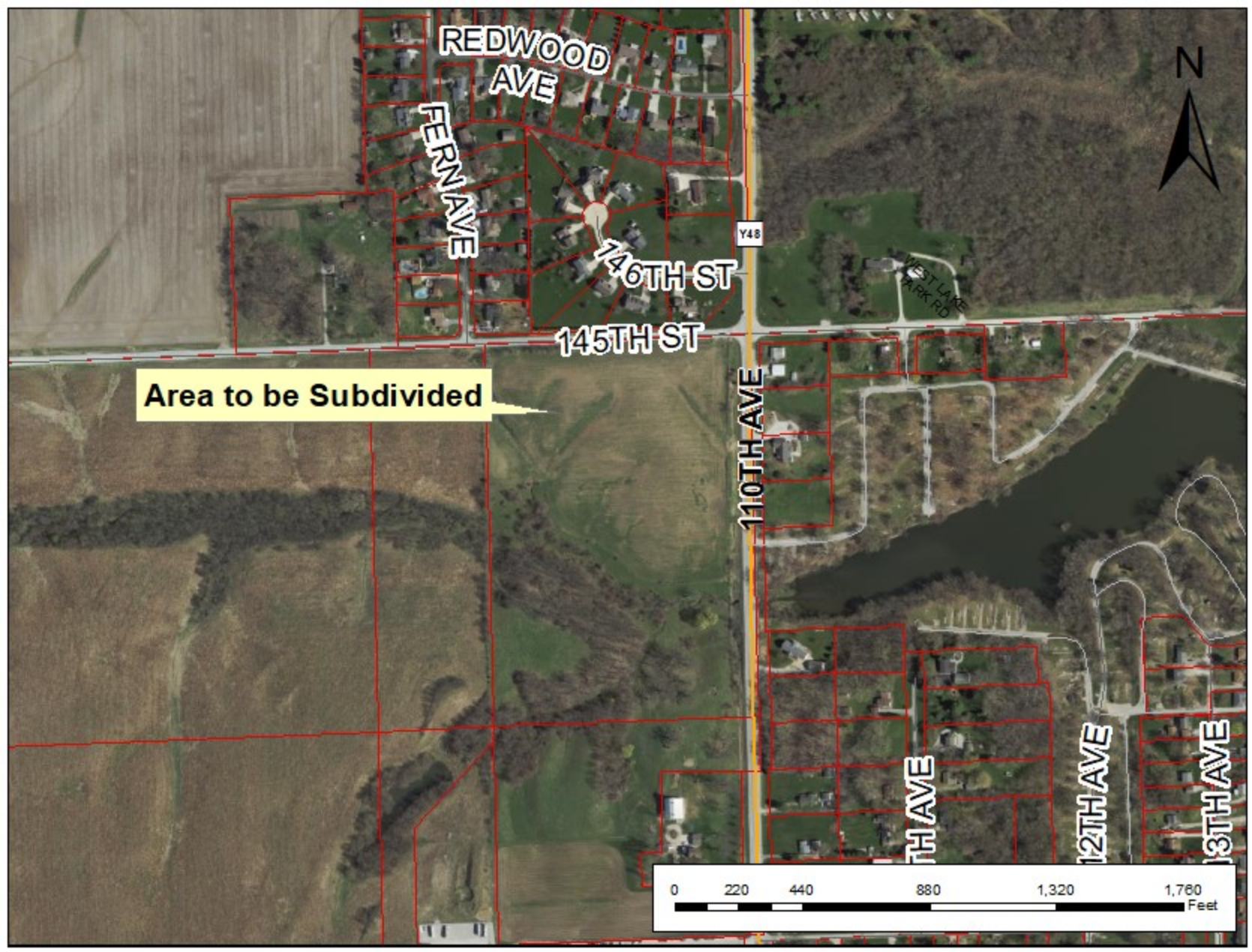
NORWEST SURVEYING SERVICES, INC.
PROFESSIONAL LAND SURVEYORS & LAND PLANNERS
301 EAST LINCOLNWAY MORRISON, ILLINOIS 61270
PHONE (815) 772-7179 NWSURVEYING@MCHSI.COM
SERVING ILLINOIS & IOWA SINCE 1974

SURVEYED BY JMW, CFW	FIELD WORK COMPLETED 4-19-23	JOB NO. 2023067	DRAWN BY WEH
BOOK NO. FILE	PLAT NO. 2023067	DRAWING NAME 2006314	DRAWING DATE 01 MAY 23
REVISION DATES	CHECKED BY	SCALE 1"=300'	

PROJECT
TITLE
"WEST WIND HILLS"
LOREN RATHJEN

Vicinity Map





REDWOOD
AVE

FERN AVE

146TH ST

145TH ST

Area to be Subdivided

Y48

110TH AVE

11TH AVE

12TH AVE

13TH AVE



0 220 440 880 1,320 1,760 Feet

Zoning

	Ag-Preservation
	Ag-General
	Residential Single-Family
	Residential Multi-Family
	Neighborhood Commercial
	Commercial Light Industrial
	Parks



Area to be Subdivided

Y48

110TH AVE

140TH ST

61

140TH ST

61

0 415 830 1,660 2,490 3,320 Feet



PLANNING & ZONING COMMISSION
STAFF REPORT
JUNE 6, 2023



Applicant: Loren and Lisa Rathjen

Request: Final plat approval of West Wind Hills, a minor subdivision

Legal Description: Lot 1 of Traver Oaks in Section 35 of Blue Grass Township

General Location: Less than a mile west of Davenport city limits; Southwest of West Lake Park; Southwest corner of the intersection of 145th Street and 110th Avenue

Zoning: Single-Family Residential (R-1)

Surrounding Zoning:

- North:** Single-Family Residential (R-1)
- South:** Single-Family Residential (R-1)
- East:** Multi-Family Residential (R-2)
- West:** Agricultural-Preservation (A-P)

GENERAL COMMENTS: This request is for further subdivision of Lot 1 of Traver Oaks, a three-lot subdivision which was recorded in March 2023. The subdivision would create four development lots, each with a development right for one (1) single-family dwelling.

STAFF REVIEW: Staff has reviewed this request for compliance with the requirements of the Subdivision Regulations and Zoning Ordinances. This subdivision is classified as a minor plat because it creates less than five (5) lots and would not involve the extension of any new streets or other public services.

Zoning, Land Use, and Lot Layout

The proposed plat would subdivide an approximately 15.428-acre Lot (Lot 1 of Traver Oaks) into four (4) lots. Lot 4 would be the largest at 5.63 acres, Lot 3 would be 3.80 acres, and Lots 1 and 2 would each be 3.00 acres. The subdivision would be located immediately south of existing residential subdivisions, Park Ridge Addition and Telegrove Planned Development, both of which have significantly smaller lot sizes.

Since the development is within two (2) miles of Davenport city limits, the City has extraterritorial review jurisdiction and will need to approve the final plat as well. City staff intends to put the plat before the Davenport Planning & Zoning Commission on June 20, 2023, and to City Council on July 12, 2023.



PLANNING & ZONING COMMISSION
STAFF REPORT
JUNE 6, 2023



Access and Roadway Improvements

Each lot would have direct driveway access to either 145th Street or 110th Avenue. The County Engineer indicated that there appears to be adequate separation and site distances to allow safe and permissible driveway approaches.

The County Health Department did not have any comments or concerns with this plat. Each new well or wastewater treatment system would require the issuance of a permit from the Health Department. The County Assessor and County Auditor also did not have any comments with this request.

Staff has mailed notification to the adjacent property owners within five hundred feet (500') of this property regarding this subdivision request. Staff has not, as of yet, received any calls or comments.

RECOMMENDATION: Staff recommends that the Final Plat for West Wind Hills be approved with one (1) condition:

1. The City of Davenport approve the final plat prior to approval by the Scott County Board of Supervisors

Submitted by:

Alan Silas, Planning & Development Specialist

June 1, 2023

PLANNING & DEVELOPMENT

600 West Fourth Street

Davenport, Iowa 52801-1106

Office: (563) 326-8643 Fax: (563) 326-8257

Email: planning@scottcountyiowa.com



Chris Mathias, Director

**NOTICE OF PLANNING AND ZONING COMMISSION PUBLIC HEARING FOR A FINAL PLAT OF A
MINOR SUBDIVISION**

Public Notice is hereby given as required by Section 9-16 of the County Code (Subdivisions), that the Scott County Planning and Zoning Commission will hold a public hearing for a sketch plan/final plat of a minor subdivision known as **West Wind Hills** at a public meeting on **Tuesday, June 6, 2023 at 5:30 PM**. The meeting will be held in the **1st Floor Board Room of the Scott County Administrative Center, 600 W. 4th Street, Davenport, Iowa 52801**.

The Planning and Zoning Commission will hear the request of **Loren and Lisa Rathjen** to review a final plat for a four (4) lot minor subdivision known as **West Wind Hills** totaling 15.428 acres, more or less. The property is legally described as Lot 1 of Traver Oaks in Section 35 of Blue Grass Township, and is located at the southwest corner of the intersection of 145th Street and 110th Avenue.

If you have any questions or comments regarding this meeting or proposal, please call or write the Planning and Development Department, Scott County Administrative Center, 600 West Fourth Street, Davenport, Iowa 52801, (563) 326-8643, or attend the meeting.