COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, June 16, 2021; 5:30 PM

City Hall | 226 West 4th Street | Council Chambers

REVISED JUNE 14, 2021

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Public Works

1. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the MWP Flood Wall, Workout Room Addition, and Clubhouse Renovation project, CIP #23049. [Ward 3]

VII. Petitions and Communications from Council Members and the Mayor

VIII. Action items for Discussion

COMMUNITY DEVELOPMENT

Kyle Gripp, Chair; Judith Lee, Vice Chair

I. COMMUNITY DEVELOPMENT

1. Third Consideration: Ordinance for Case REZ21-02 being the request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road, containing 5.37 acres more or less, from C-2 Corridor Commercial to C-3 General Commercial District to allow heavy retail of commercial electronic components. [Ward 7]

2. Second Consideration: Ordinance for Case REZ21-01 being the request of Dan Lorentzen on behalf of Rock Church Ministries Inc to rezone Lot 2 of Nims Acres from S-OS Open Space District to R-1 Single-Family Residential District. [Ward 7]

PLAN AND ZONING COMMISSION RECOMMENDS DENIAL. 8 VOTES REQUIRED FOR PASSAGE.

3. Second Consideration: Ordinance for Case REZ21-03 being the request of Build to Suit on behalf of Elmore Storage LLC to rezone 6403 Elmore Avenue from C-E

Elmore Corners to C-3 General Commercial District to allow for the expansion of the existing outdoor storage units. [Ward 6]

4. Resolution approving Case F21-02 being the request of Prairie Heights Development, LLC for a final plat of Prairie Heights Fourth Addition for a 21-lot subdivision on 17.13 acres located west of Olde Brandy Lane and Mississippi Avenue. [Ward 8]

II. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Ben Jobgen, Chair; Maria Dickmann, Vice Chair

III. PUBLIC SAFETY

1. Resolution approving street, lane, or public ground closures on the listed dates and times to hold outdoor events.

   Andrew Kaufman; Oak Street Block Party; 4415 Oak Street; Saturday, July 3, 2021 3:00 p.m. - 11:00 p.m.; **Closure:** Oak Street from West 43rd Street to West 45th Street. [Ward 7]

   City of Davenport; Red, White & Boom!; LeClaire Park; Saturday, July 3, 2021 2:00 p.m. - 11:00 p.m.; **Closures:** Ripley and Harrison Streets south of River Drive. [Ward 3]

   Joseph Mendez Sr; Neighborhood Block Party; 6918 Wilkes Avenue; Sunday, July 4, 2021 7:00 a.m. - 10:00 p.m.; **Closure:** Wilkes Avenue between West 69th and West 70th Streets. [Ward 8]

   Cornbelt Running Club; Bix 7 and Quick Bix; Saturday, July 24, 2021 4:00 a.m. – 12:00 p.m. **Closures:** Brady St from River Dr to Kirkwood Blvd, eastbound Kirkwood Blvd from Brady St to Jersey Ridge Rd, Jersey Ridge Rd from Kirkwood Blvd to Middle Rd, Middle Rd from Kirkwood Blvd to McClellan Blvd, McClellan Blvd from Middle Rd to River Dr, E 4th St from Main St to River Dr (4th St from Pershing Ave to River Dr closed beginning at 1:00 p.m. Friday), E 3rd St from Main St to River Dr (E 3rd St from Iowa St to River Dr closed beginning at 2:00 p.m. on Friday, July 23 to set up finish line), E 2nd St from Main St to Perry St, E 15th St from Brady St to Perry St, Perry St from E 15th St to 4th St, LeClaire St from E 2nd St to E 4th St (beginning at noon on Friday, July 23), Iowa St from E 3rd St to 4th St (beginning at 1:00 p.m. Friday, July 23). [Wards 3, 5, & 6]

   Top-Notch Productions, Inc; Riverfront Pops 2021; LeClaire Park; 12:00 p.m. Friday, August 20, 2021 - 12:00 p.m. Sunday, August 22, 2021; **Closures:** Ripley and Harrison Streets from River Drive to Beiderbecke Drive. [Ward 3]

   Village of East Davenport Business Association; Farm Days in the Village; Village of East Davenport; Saturday, August 28, 2021 8:00 a.m. - 6:00 p.m. and Sunday, August 29, 2021 8:00 a.m. – 6:00 p.m.; **Closures:** East 11th Street from Mound Street to Jersey Ridge Road; Christie Street from East 11th Street north to the alley. [Wards 5

& 6]

2. Motion approving noise variance requests for various events on the listed dates and times.

   City of Davenport; Red, White & Boom!; LeClaire Park; Saturday, July 3, 2021 4:00 p.m. - 10:00 p.m.; Outdoor music and fireworks, over 50 dBA. [Ward 3]

   Center for Active Seniors, Inc; Rock the Lot; CASI | 1035 West Kimberly Road; Saturday, July 17, 2021 1:30 p.m. - 12:00 a.m.; Outdoor music/band, over 50 dBA. [Ward 7]

   Top-Notch Productions, Inc; Riverfront Pops 2021; LeClaire Park; Saturday, August 21, 2021 3:00 p.m. - 9:00 p.m.; Outdoor music, over 50 dBA. [Ward 3]

3. Motion approving beer and liquor license applications.

   A . New license, new owner, temporary permit, temporary outdoor area, location transfer, etc. (as noted):

   Ward 3

   Stompbox Brewing (JPX2ME, LLC) - 210 E River Dr Unit 101 Parking Lot July 3-4 - Outdoor Area - License Type: Class C Liquor

   Ward 5

   Your Private Bar (Your Private Bartender, LLC) – Lindsay Park | 2200 E 11th St – “Red Ribbon Gala” June 26, 2021 - Outdoor Area - License Type: Class C Liquor

   Ward 7

   Chuck E. Cheese's #957 (CEC Entertainment, LLC) - 903 E Kimberly Rd - License Type: Beer/Wine

   Ward 8

   Save More Super Market (Guru Nanak Food Mart) - 6723 Northwest Blvd - License Type: Class E Liquor

   B. Annual license renewals (with outdoor area as noted):

   Ward 1

   Casey's General Store #2077 (Casey's Marketing Company) - 3700 W Locust St - License Type: Class C Beer

   Ward 3

   Radisson (Bucktown Lodging, LLC) - 111 E 2nd St - License Type: Class B Liquor

Stompbox Brewing (JPX2ME, LLC) - 210 E River Dr Unit 101 - Outdoor Area - License Type: Class C Beer

Ward 4

Sun Mart LLC (Sun Mart, LLC) - 2920 W Locust St - License Type: Class E Liquor

Washington St Mini Mart (Nazar, LLC) - 1601 Washington St - License Type: Class E Liquor

Ward 6

Red Lobster #0133 (Red Lobster Restaurants, LLC) - 3420 E Kimberly Rd - License Type: Class C Liquor

Ward 7

Olive Garden Italian Restaurant #1144 (GMRI, Inc) - 330 W Kimberly Rd - License Type: Class C Liquor

Ward 8

Love's Travel Stop #476 (Love's Travel Stops & Country Stores, Inc) - 8255 Northwest Blvd - License Type: Class C Beer

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Rick Dunn, Chair; Matthew Dohrmann, Vice Chair

V. PUBLIC WORKS

1. Resolution approving the plans, specifications, form of contract, and estimate of cost for the MWP Flood Wall, Workout Room Addition, and Clubhouse Renovation project, CIP #23049. [Ward 3]
2. Resolution awarding the contract for construction of a maintenance facility at Emeis Golf Course to Bill Bruce Builders of Eldridge, Iowa in the amount of $374,888.20, CIP #64073. [Ward 1]
3. Motion approving the plans, specifications, form of contract, and estimate of cost for the Sunderbruch Trail Reconstruction project, CIP #28030. [Ward 1]

VI. Motion recommending discussion or consent for Public Works items

FINANCE

JJ Condon, Chair; Patrick Peacock, Vice Chair

VII. FINANCE

1. Resolution approving the Quad Cities Chamber Business & Economic Growth Partnership Agreement. [All Wards]
2. Resolution authorizing the Finance Director to exceed the General Fund unassigned reserve maximum of 25% of operating expenditures through June 30, 2022. [All Wards]
3. Resolution approving the renewal of general and auto liability, property, and workers' compensation insurance, as well as related professional services for FY 2022 with multiple insurance companies in the amount of $1,589,023 [All Wards]
4. Motion approving the annual renewal for the license and support of the City's records management system, OnBase, in the amount of $53,368.46. [All Wards]

VIII. Motion recommending discussion or consent for Finance items

IX. PURCHASES OF $10,000 TO $50,000 (For Information Only)

1. CoorsTek Inc - ballistic panels for Chevy Tahoes - Amount: $10,518
2. CDW Government Inc - SonicWall firewall protection upgrade/renewal - Amount: $11,369
3. Midwest Mailworks Inc - City-wide fireworks postcard mailing - Amount: $11,885.80
4. Graybill Communications Inc - upfit for new Chevy Tahoes - Amount: $18,780
5. Kimberly Chrysler Plymouth Inc - Fleet vehicle - Amount: $23,609.81
6. John Deere Company - 15' batwing mower - Amount: $23,897.54
7. Deery Brothers Chrysler Dodge Ram - Fleet vehicle - Amount: $34,092
8. Office Machines Consultants - HP workstations for Police - Amount: $44,004

X. Other Ordinances, Resolutions and Motions

XI. Public with Business

PLEASE NOTE: At this time individuals may address the City Council on any matters of City business not appearing on this agenda. This is not an opportunity to discuss issues with the Council members or get information. In accordance with Open Meetings law, the Council cannot take action on any complaint or suggestions tonight, and cannot respond to any allegations at this time.

Please state your Name and Ward for the record. There is a five (5) minute time limit. Please end your comments promptly.

XII. Reports of City Officials

XIII. Adjourn

City of Davenport

Department: Public Works - Admin **Action / Date**
Contact Info: Clay Merritt | 563-888-3055 **6/16/2021**

Subject:
Public Hearing on the plans, specifications, form of contract, and estimate of cost for the MWP Flood Wall, Workout Room Addition, and Clubhouse Renovation project, CIP #23049. [Ward 3]

Recommendation:
Hold the Hearing.

Background:
Major League Baseball recently updated their facility standards, which requires the City to perform renovations to its existing home and away team clubhouses. An on-site workout room for player development is needed as well. This space will be enclosed and will also serve as a flood wall on the north side of the facility during high water events from the Mississippi River.

These improvements will ensure that the City of Davenport continues to be able to provide high quality professional baseball at its public facility, which is nationally recognized as one of the best stadiums in the MLB-affiliated minor league system.

Project cost will be paid from general obligation bonds. This project is identified in Attachment B, Capital Projects and Funding Models, located within the Stadium Lease Agreement.

The project estimate is $1,755,187.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	6/9/2021 - 11:03 AM
Public Works Committee	Moses, Trish	Approved	6/9/2021 - 11:03 AM
City Clerk	Admin, Default	Approved	6/11/2021 - 5:26 PM

City of Davenport

Department: Community Planning & Economic Development **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **6/23/2021**

Subject:
Third Consideration: Ordinance for Case REZ21-02 being the request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road, containing 5.37 acres more or less, from C-2 Corridor Commercial to C-3 General Commercial District to allow heavy retail of commercial electronic components. [Ward 7]

Recommendation:
Adopt the Ordinance.

Background:
The City Plan and Zoning Commission has forwarded Case REZ21-02 to the City Council with a recommendation for approval at its May 4, 2021 meeting, subject to the following conditions:

1) The proposed outdoor storage enclosure shall be limited to 50 feet by 50 feet or less and shall not be allowed to be expanded unless approved by a modification to the Special Use for heavy retail.

2) Within 90 days of approval of this request the site shall come into compliance with required buffer yard landscaping/fencing per 17.11.080 along the west property line where fencing is not provided by the property owner. The existing privacy fencing abutting residential properties shall be repaired and maintained by the owner for as long as there are abutting residential uses and/or districts, so that all portions of these abutting properties are screened with privacy fencing.

The Commission vote was 6 yes, 0 no, and 0 abstentions.

Purpose of the rezoning:

- Relocate an existing retail sales business (3E) of commercial electronic components.
- 3E sells/leases diesel generators which cannot legally be stored inside a commercial building per fire code.
- Generators and conduit will be stored outdoors within an 8-foot solid privacy fence enclosure measuring 50' x 50'.
- Heavy Retail allows for limited outdoor storage if approved with a Special Use from the ZBA in the C-3 district.
- Without outdoor storage, this use would be allowed by right in any C-2 District No rezoning would be needed.

Findings

1. The zoning map amendment is consistent with Davenport 2035+ which identifies the property as Residential General (RG) which allows for commercial uses along corridors and edges. The neighborhood is compatible with RG as is the proposed retail use with outdoor storage at the subject property which was built in 1987.
2. The proposed C-3 General Commercial District is compatible with the zoning of nearby property along Marquette Street and Kimberly Road, as well as other C-3 zoning located in

the vicinity.

3. Rezoning the property to C-3 General Commercial District does not create any nonconformities.
4. Required Special Use approval for some of the additional uses allowed in the C-3 District offers further levels of review for the protection of adjacent properties.

Public Input:

Type of Notice Date Sent

Public Hearing Notice Mailed 4-6-2021
Legal Notice Published in QCT 4-10-2021
Neighborhood Meeting 4-12-2021
P&Z Public Hearing 4-20-2021

ATTACHMENTS:

	Type	Description
🗋	Exhibit	Ordinance
🗋	Exhibit	Zoning Analysis Staff Report
🗋	Exhibit	Vicinity Map
🗋	Exhibit	Zoning Map
🗋	Exhibit	Davenport 2035+ Land Use Map
🗋	Exhibit	Application
🗋	Exhibit	Concept Plan
🗋	Exhibit	COW Neighborhood Notice Letter
🗋	Exhibit	QC Times Notice
🗋	Exhibit	P&Z Public Notices

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	5/11/2021 - 4:20 PM

ORDINANCE NO. 2021-

ORDINANCE for Case REZ21-01 being the request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail of commercial electronic components; containing 5.37 acres more or less. [Ward 7]

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "C-3 General Commercial Zoning District".

LOT 3 OF THE FINAL PLAT OF OLD KAY'S SUBDIVISION, IN PART BEING A REPLAT OF LOT 1 OF VICTORY ACRES, PART OF THE NE QUARTER OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M. TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA.

Section 2. That the following findings and conditions are hereby imposed upon said rezoning:

Findings:

1. The zoning map amendment is consistent with the Davenport 2035+ Land Use Plan, which identifies the property as Residential General (RG) which allows for commercial uses along corridors and edges. The vicinity was developed in the early to mid-70's and is compatible with RG as is the proposed retail use with outdoor storage at the subject property which was built in 1987.
2. The proposed C-3 General Commercial District is compatible with the zoning of nearby property along Marquette Street and Kimberly Road, as well as other C-3 zoning located in the Village Shopping Center, at the car dealerships, the mall, and the Lujack's properties along Welcome way. Industrial uses are located at Gaines and West Kimberly Road.
3. Rezoning the property to C-3 General Commercial District does not create any nonconformities.
4. Required Special Use approval for some of the additional uses allowed in the C-3 District offers further levels of review for the protection of adjacent properties.

Conditions:

1. The proposed outdoor storage enclosure shall be limited to 50 feet by 50 feet or less and shall not be allowed to be expanded unless approved by a modification to the Special Use for heavy retail.
2. Within 90 days of approval of this request the site shall come into compliance with required buffer yard landscaping/fencing per 17.11.080 along the west property line where fencing is not provided by the property owner. The existing privacy fencing abutting residential properties shall be repaired and maintained by the owner for as long

as there are abutting residential uses and/or districts, so that all portions of these abutting properties are screened with privacy fencing.

Section 3. At its May 4, 2021 meeting, the City Plan and Zoning Commission voted to forward the case to the City Council with a recommendation for approval subject to the listed findings and conditions.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

_____
Mike Matson, Mayor

Attest: _____
Brian Krup, Deputy City Clerk

Published in the *Quad City Times* on _____

COW Zoning Analysis | May 19, 2021
Development & Neighborhood Services

Subject:
Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail of commercial electronic components; containing 5.37 acres more or less. [Ward 7]

Recommendation:
P&Z forwarded Case REZ21-02 to City Council with a recommendation for approval subject to the listed findings and conditions.

Background:
The petitioner has requested the zoning map amendment to accommodate a retail use that will require an outdoor storage area. If the business did not need outdoor storage, this retail use would have been allowed by right with the existing C-2 zoning.

Additional background is provided in the following attachments: Vicinity Map, Zoning Map, and Davenport 2035+ Land Use Map.

The following information is provided for case history of the property only and is in no way related to a previously attempted rezoning (REZ13-02). This background to illustrate that this previously denied request was for a use unlike the one proposed by this applicant and would not become permitted if the request was approved.

In 2013 a rezoning request by Murray Warehousing to allow a warehousing/distribution center at this site failed at City Council. Under the former zoning code, the request was to rezone the property to Planned Development "PDD" which would have allowed for a distribution warehousing and trucking operation.

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

Future Land Use Designation:
Residential General (RG) – Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered. Staff is not proposing a Davenport 2035+ future land use change for this area at this time.

Zoning:
<u>Existing</u>
The property is currently zoned C-2 Corridor Commercial District. This district is intended to address the commercial corridors that are primarily oriented toward a mix of retail, personal

service, and office uses along arterial streets and collector streets. The C-2 District accommodates auto-oriented development – both individual businesses and retail centers – and mixed-use development, with the intent of improving the pedestrian environment along Davenport's commercial corridors.

Proposed
The applicant is petitioning to rezone the property to C-3 General Commercial District. This district is intended to accommodate higher-intensity commercial development within the City of Davenport that serves both local and regional markets. The C-3 District addresses medium- and largescale development that may generate considerable traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate a mixed-use orientation where appropriate.

Technical Review:
The proposed rezoning is for a retail use in an existing building commercial/retail building. No new construction is require other than an enclosure on the existing parking lot. As such no comments where received through the technical review process.

Streets. The State of Iowa classification for Kimberly Road is principal arterial and Marquette Street is classified as a minor arterial. No changes to the existing streets are needed.

The site has two ingress/egress drives, one located on West Kimberly Road and one off of Marquette Street. Left turn movements from Marquette Street can be limited/lowed with the utilization of the Kimberly Road access drive, should such movements ever become an issue.

Storm Water. The site will remain as it is today, with no new impervious surfaces proposed or needed. There shall be no impact to the stormwater system.

Sanitary Sewer. Sewer is existing on this site and in the area; there shall be no impact to the sewer system.

Other Utilities. All utilities are available at this site and in the area; there will be no impact to these services.

Emergency Services. The subject property is located approximately one (1) mile west of Fire Station No. 3 (3506 Harrison Street).

Parks/Open Space. The proposed rezoning does not impact any existing or planned parks or public open spaces.

Public Input:
Letters were sent to property owners within 200 feet of the proposed request notifying them of the April 12th, 2021 Neighborhood Meeting and the April 20th Plan and Zoning Commission Public Hearing.

A neighborhood meeting was held on Tuesday, April 12, 2021 at the site. Eight (8) residents/neighbors attended. Issues brought up at meeting were the following: the timing, number and size of trucks for used for deliveries, required fencing on west and north property line, and the storm drain.

Staff has not received any written comments (in favor or against) regarding the proposed rezoning.

Discussion:
The petitioner is requesting a rezoning to C-3 General Commercial to accommodate an electrical component retail sales business that has limited need (50' x 50') of an outdoor storage enclosure. The storage area proposed would be screened by an 8'-tall solid privacy fence with gates and be located near the north property line adjacent to the post office property. The present zoning (C-2) does not allow for any outdoor storage. The need for outdoor storage by the petitioner is the only part of the proposed operation that cannot be supported by the existing C-2 zoning.

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

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

Residential General (RG) is the Davenport 2035+ classification for this site. The RG designation allows for a mix of uses along the edges and transition areas where higher intensity uses are allowed, such as the uses at the intersection of Marquette and West Kimberly Road, where there are medical offices, personal service businesses, restaurants, a post office and 'big box' retail (on the subject property). This area is an example of the type of development allowed in transition and edge areas allowed by the Residential General classification.

Staff's opinion is that the proposed rezoning of this property does not necessitate a comprehensive plan change.

b. The compatibility with the zoning of nearby property.

The subject property is a retail site with has been in existence since 1987. Other uses in the area date to 1970 for the post office, 1975 for the medial office, and 1977 for the building at the northwest corner of Marquette and Kimberly Road which is presently a pest control business.

Staff's opinion is that the proposed rezoning is compatible with the existing uses and the existing zoning near the site. The site is developed with a 'big-box' retail commercial building and it has various retail and personal service establishments inside the partitioned building. The C-2 Corridor Commercial District allows for generally the same uses. The C-2 Zoning District is geared toward an urban walkable environment which is not dominated by auto-oriented uses (but does accommodate them) and as such the lot sizes are generally much smaller than the lots which are typically found in the C-3 district. The size of this commercial building and this lot, the amount of parking provided, and the character of the neighborhood

all are generally more compatible with the proposed C-3 zoning than the existing pedestrian oriented C-2 District.

c. The compatibility with established neighborhood character.

The subject property was developed as a commercial development along a commercial corridor. The use is compatible with the commercial neighborhood character. The Zoning code does require a landscaped and fenced buffer where commercial abuts residential. The potential for expansion of the existing building where abutting residential districts is minimal due to stormwater and parking regulations and existing easements on the property. Several of the new uses associated with a C-3 Zoning District require a Special Use Permit through the Zoning Board of Adjustment. Those uses will be evaluated on a case by case basis to determine impacts to neighborhood character with the ability to add conditions to the Special Use Permit.

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

Staff does not foresee any situation where the public heath or welfare will be negatively impacted by the proposed rezoning or any of the uses which are allowed by the C-3 District provided the conditions of this request are approved and the ordinances of the city are upheld.

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

This site can be and is developed with retail uses. The proposed use is also a retail use; however said use requires outdoor storage, which has necessitated the need for this request.

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

All existing structures on this site meet the C-2 and the C-3 setback requirements. Only single and two-family uses are allowed by the C-2 district but not the proposed C-3 district. The site has no single/two-family dwellings so there shall not be any nonconformities created due to the proposed rezoning.

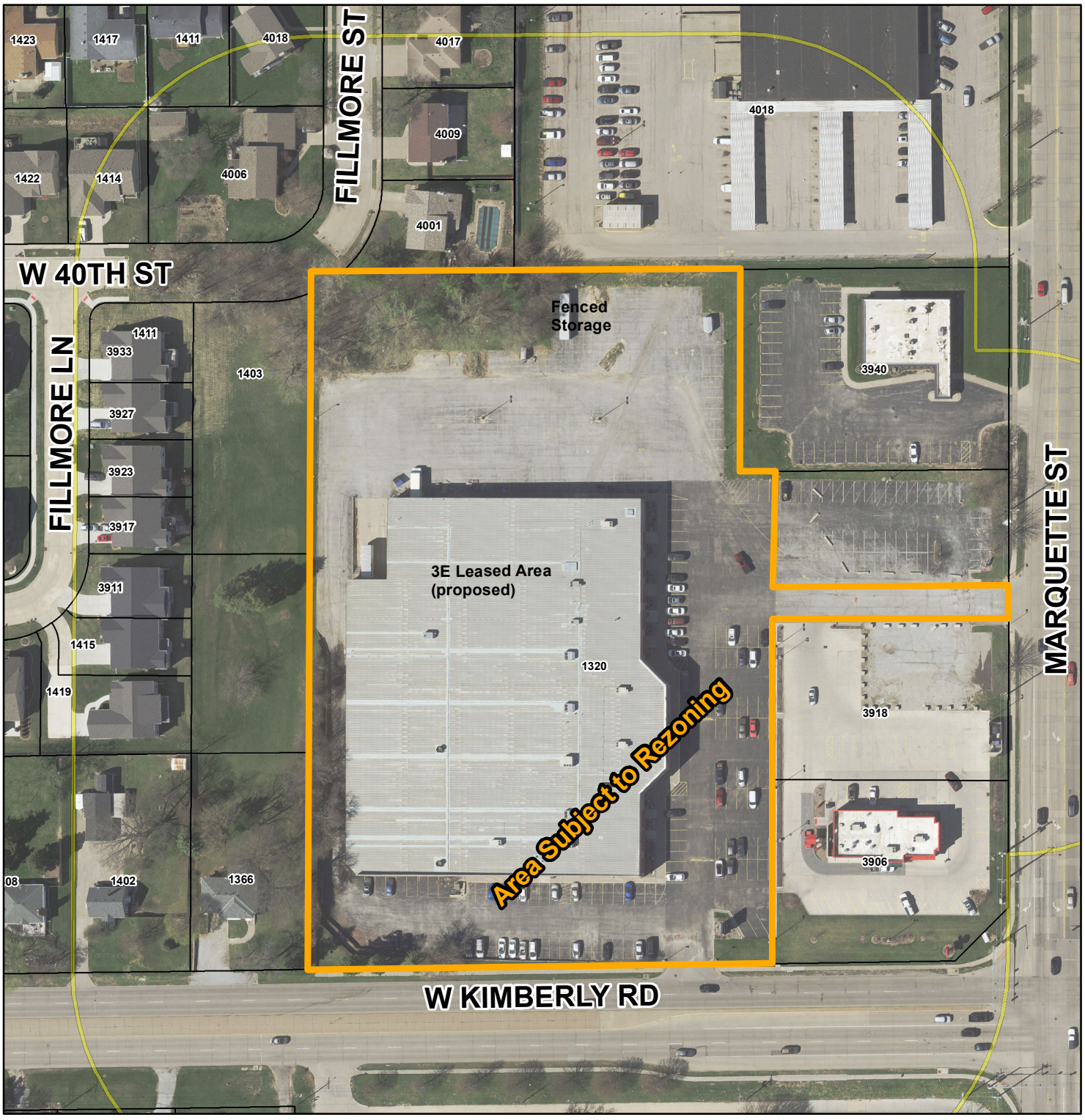
Recommendation and Conditions:

P&Z forwarded Case REZ21-02 to City Council with a recommendation for approval subject to the listed findings and conditions:

1. The proposed outdoor storage enclosure shall be limited to 50 feet by 50 feet or less and shall not be allowed to be expanded unless approved by a modification to the Special Use for heavy retail.
2. Within 90 days of approval of this request the site shall come into compliance with required buffer yard landscaping/fencing per 17.11.080 along the west property line where fencing is not provided by the property owner. The existing privacy fencing abutting residential properties shall be repaired and maintained by the owner for as long as there are abutting

residential uses and/or districts, so that all portions of these abutting properties are screened with privacy fencing.

Aerial Photography



Subject Property

200' Notice Boundary Line

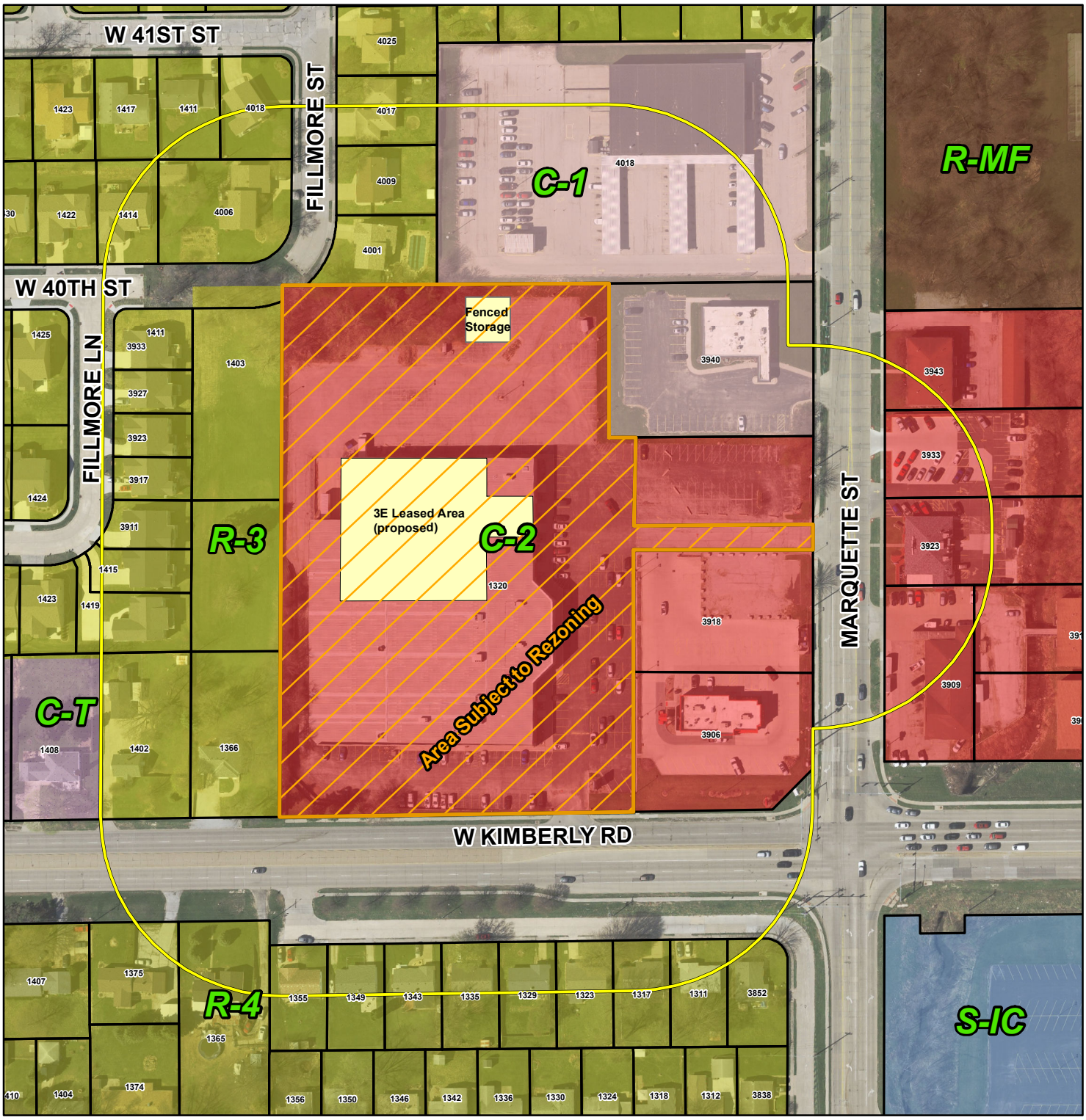
Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail of commercial electronic components; containing 5.37 acres more or less. [Ward 7]

0 50 100 200 Feet

N

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.

Zoning Map
REZ21-02 | 1320 W. Kimbelry RD



Subject Property

200' Notice Boundary Line

Zoning District

C-2 Corridor Commercial

Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail of commercial electronic components; containing 5.37 acres more or less. [Ward 7]

N

0 50 100 200 Feet

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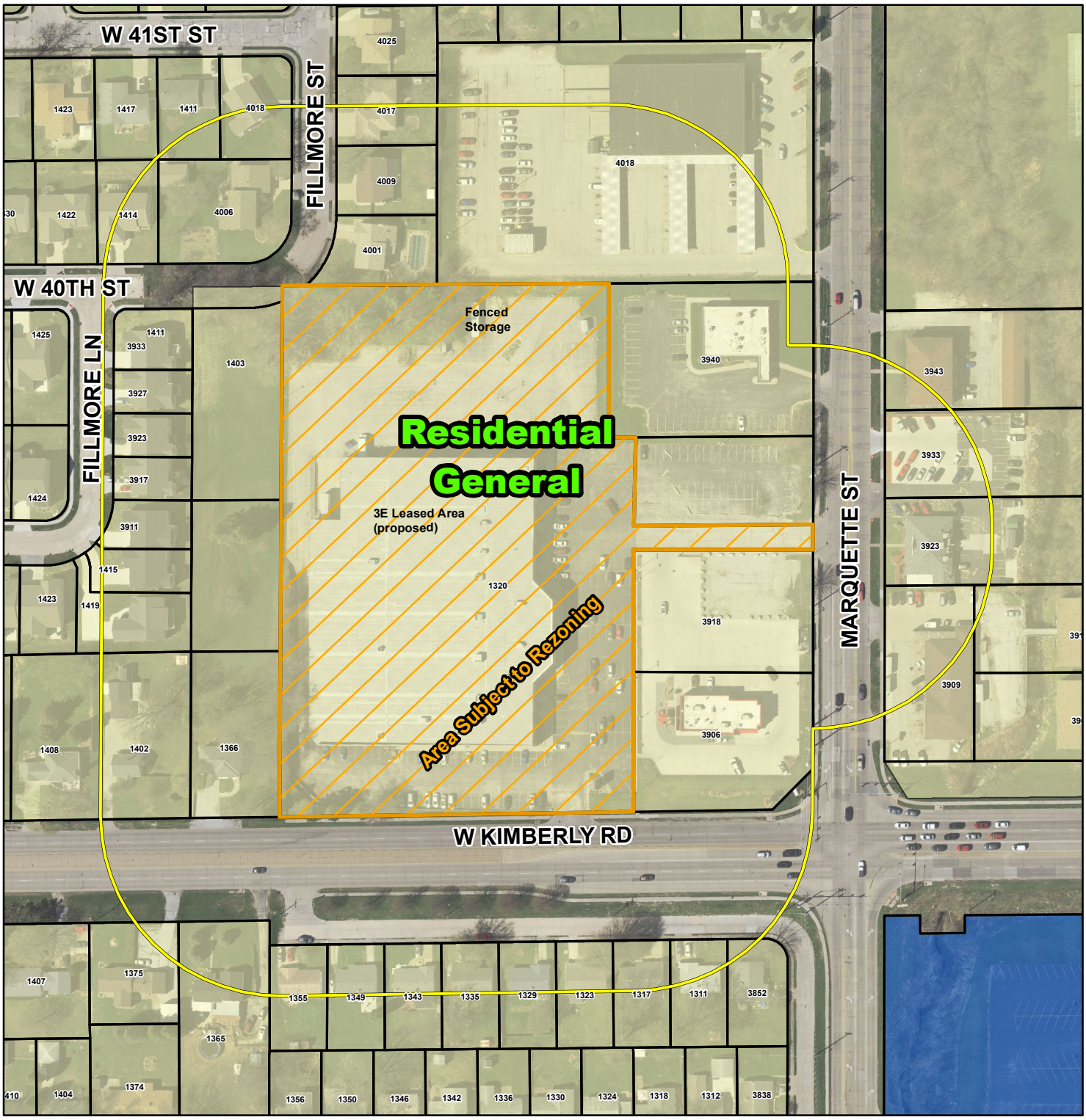
Davenport 2035 Land Use
REZ21-02 | 1320 W. Kimbelry RD



Subject Property

200' Notice Boundary Line

Land Use 2035

Residential General

Civic and Institutional

Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail of commercial electronic components; containing 5.37 acres more or less. [Ward 7]

N

0 50 100 200 Feet

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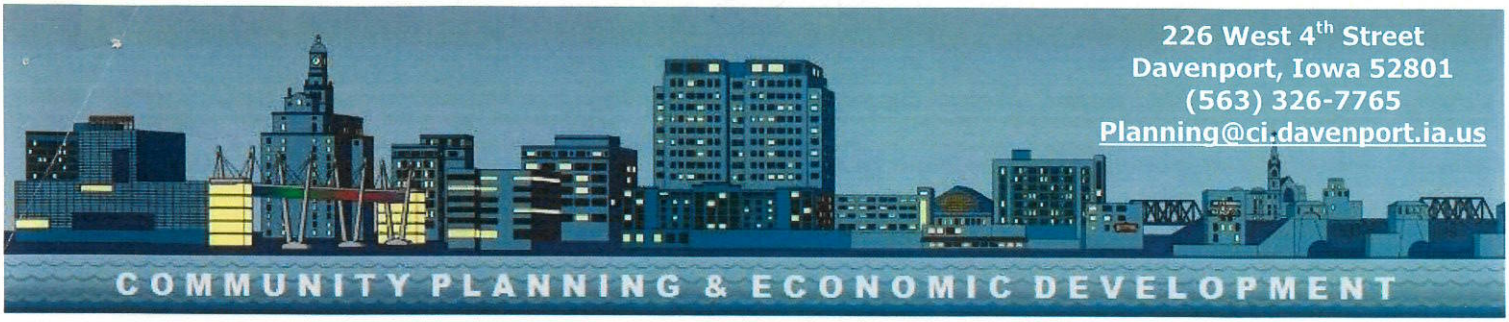


Complete application can be emailed to planning@ci.davenport.ia.us

Property Address* 1320 W. Kimberly Road, Davenport, Iowa
***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)**

Name:	Tom Pastrnak
Company:	Pastrnak Law Firm, PC
Address:	313 W. 3rd Street
City/State/Zip:	Davenport, IA 52801
Phone:	563-323-7737, ext 210
Email:	tpastrnak@pastrnak.com

Owner (if different from Applicant)

Name:	Chris Belser
Company:	Belser Ventures, LLC
Address:	3511 8th Street
City/State/Zip	Rock Island, IL 61201
Phone:	563-529-4951
Email:	chris@bsmqc.com

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:	Tom Pastrnak
Company:	Pastrnak Law Firm, PC
Address:	313 W. 3rd Street
City/State/Zip:	Davenport, IA 52801
Phone:	563-323-7737, ext 210
Email:	tpastrnak@pastrnak.com

Application Form Type:

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

Zoning Board of Adjustment
- Zoning Appeal ☐
- Special Use ☐
- Hardship Variance ☐

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

Historic Preservation Commission
- Certificate of Appropriateness ☐
- Landmark Nomination ☐
- Demolition Request ☐

Administrative
- Administrative Exception ☐
- Health Services and Congregate Living Permit ☐

Submitted 3-25-21
REZ21-02
Paid
Pub Hearing 4-20-21

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

PASTRNAK LAW FIRM, P.C.

Attorneys at Law
313 W. 3rd Street
Davenport IA 52801
Phone: (563) 323-7737, Ext. 210
Fax: (563) 323-7739
E-mail: tpastrnak@pastrnak.com

Thomas J. Pastrnak*
Candy K. Pastrnak*

Thomas R. Schulz – Of Counsel *
Gregory S. Jager – Of Counsel**
Dee A. Runnels – Of Counsel *

*Attorneys Admitted in Iowa and Illinois
**Attorney Admitted in Iowa Only

ILLINOIS OFFICE:
6300 75th Ave., Suite A
Milan, IL 61264

VIA HAND DELIVERY

March 25, 2021

MS LAURA BERKLEY
DEVELOPMENT AND PLANNING ADMINISTRATOR
CITY OF DAVENPORT
1200 E 46TH STREET
DAVENPORT IA 52807

RE: Rezoning Old K's Merchandise building to C-3 Heavy Retail

Dear Laura:

Pursuant to our discussions over the past week, enclosed please find the Petitioner's rezoning application regarding the above captioned matter, along with a draft in the sum of $920.00 for processing.

Please place on the Public Hearing agenda before Plan & Zoning Commission for April 20th, and I'll be in touch shortly to seek to schedule the neighborhood meeting.

I look forward to working with you in connection with this rezoning matter.

Very truly yours,

Thomas J. Pastrnak

THOMAS J. PASTRNAK
Attorney at Law

TJP/kkn
Enclosures

Request:

Existing Zoning: C-1 C-2

Proposed Zoning Map Amendment: C-3

Purpose of the Request:

To allow Tenant, Consolidated Electrical Distributors, Inc., a Delaware Corporation, to lease and occupy 24,443 sq. ft. of the building and enable Tenant to conduct its business thereon, which consists of wholesale and retail distribution of electrical supplies and deemed a Heavy Retail Use under City of Davenport's current Zoning Code.

Total Land Area: 254.739 Square Feet

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

Submittal Requirements:

- 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.
  $10.00 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) Plan and Zoning Commission public hearing:
- The City shall post notification sign(s) in advance of 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.
- The applicant shall make a presentation regarding the request at a neighborhood meeting. The purpose of meeting 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. Planning staff will coordinate meeting date, time, and location and send notices to surrounding property owners.
- The Plan and Zoning Commission will hold a public hearing on the request. Planning staff will send notices 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 vote to provide its recommendation to the City Council.
- If the Plan and Zoning Commission recommends denial, the request may only be approved by a favorable 3/4 vote of the City Council.

Formal Procedure (continued):

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

- The Committee of the Whole (COW) will hold a public hearing on the request. Planning staff will send a public hearing notice to surrounding property owners.
- If property owners representing 20% or more of the area within 200 feet of the exterior boundaries of the request submit a written protest, the request may only be approved by a favorable 3/4 vote of the City Council. For the purpose of the 20% protest rate, formal protests will be accepted until the public hearing is closed.
- 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: Tom Pastrnak Date: 03/23/2021

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, Chris Belser of Belser Ventures, LLC
authorize Tom Pastrnak of Pastrnak Law Firm, PC
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council.

X _____

Signature(s)

State of Illinois,
County of Rock Island.
Sworn and subscribed to before me

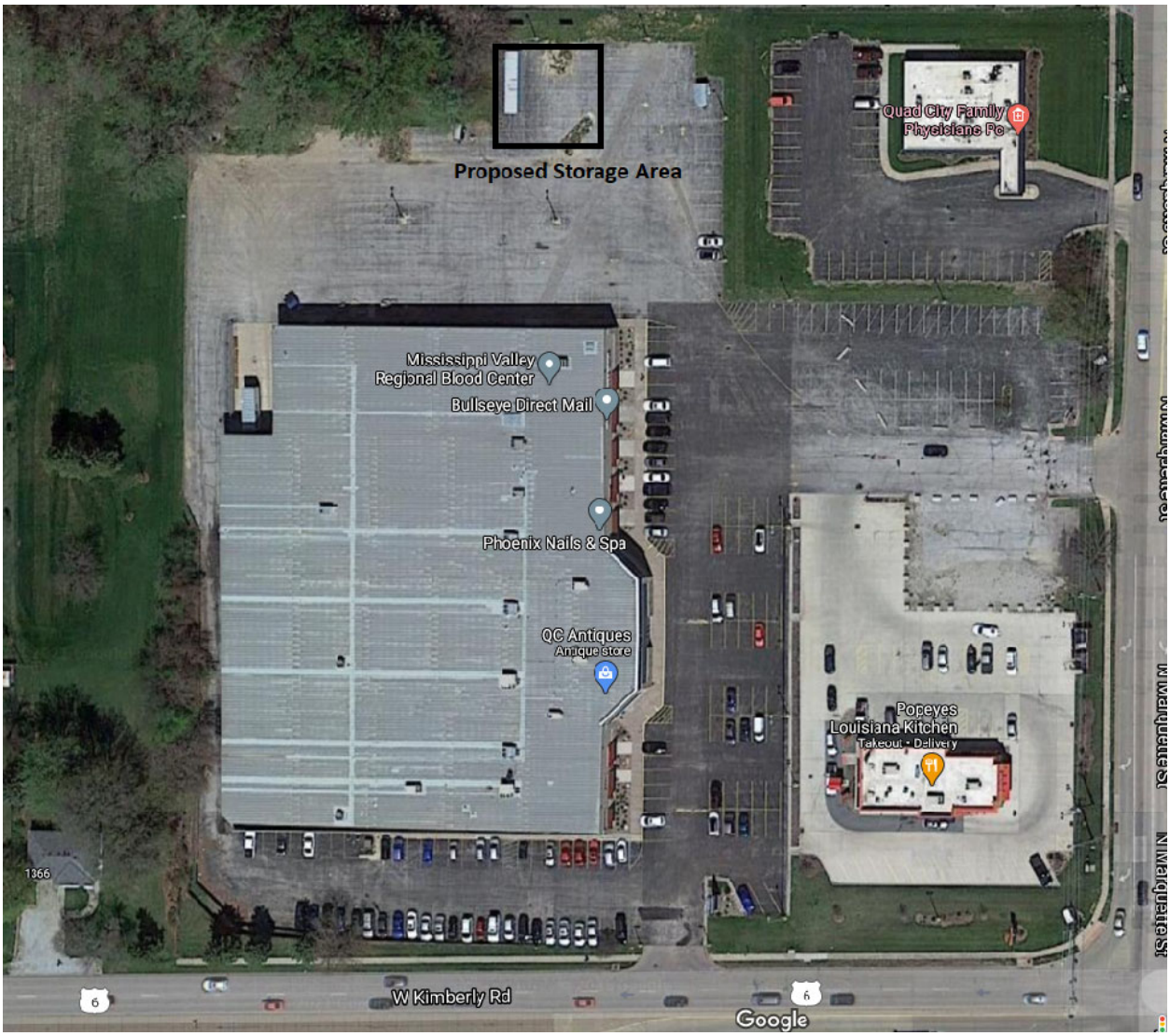
This 23rd day of March 2021 Drivers License.
Form of Identification

Julie K Adair
Notary Public

My Commission Expires: Oct 5, 2021

JULIE K ADAIR
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 5, 2021

Proposed Storage Area



Robin Creek Tenant Layout

Doc ID: 019845400002 Type: LAN
Recorded: 01/22/2014 at 03:08:14 PM
Fee Amt: $1,536.20 Page 1 of 2
Revenue Tax: $1,519.20
Scott County Iowa
Rita A. Vargas Recorder
File 2014-00001484

Preparer Information: William T. Phares, 4500 Kennedy Drive, East Moline, IL 61244
Address Tax Statement: Chris and Lisa Belser, 3511 – 8th Street, Rock Island, IL 61201
Return To: Skorepa Law Office, 3725 Blackhawk Road, #200, Rock Island, IL 61201

WARRANTY DEED

For the consideration of one dollar and other valuable consideration,

JJZ DEVELOPMENT, LLC, an Illinois limited liability company,

hereby conveys to

BELSER VENTURES, LLC, an Iowa limited liability company,

the real estate situated in Scott County, Iowa and described as follows:

Lot 3 of the Final Plat of Old K's Subdivision, in part being a replat of Lot 1 of Victory Acres, part of the NE Quarter of Section 15, Township 78 North, Range 3 East of the 5th P.M. to the City of Davenport, Scott County, Iowa.

Grantor does hereby covenant with grantee and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; that grantor is a manager managed limited liability company and the undersigned in the ordinary course of the company's business are authorized signors to act on behalf of the Company; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

Subject to Declaration of Easements with Covenants and Restrictions Affecting Land (ECR"), recorded 1/22/2014, as Document No. 2014 - 1483, in the office of the Scott County Iowa Recorder.

Dated: January 21st, 2014.

Jayme B. Massa, Manager/Member

Zachary M. Sottos, Manager/Member

STATE OF IOWA)
) ss
COUNTY OF SCOTT)

I, the undersigned, a Notary Public, in and for the County, and State aforesaid, DO HEREBY CERTIFY THAT,

Jayme B. Massa, Manager/Member, and Zachary M. Sottos, Manager/Member

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21st day of January, 2014.

KIM STEVENSON
Commission Number 761428
My Commission Expires

Notary Public

46724

2013 NOV 14 AM 11:40

$50.00 KATH 2 1/14/13

673460 CORG

CERTIFICATE OF ORGANIZATION

OF

BELSER VENTURES, LLC

TO THE SECRETARY OF STATE OF THE STATE OF IOWA:

Pursuant to Iowa Code Section 489.201 of the Iowa Revised Uniform Limited Liability Company Act, the undersigned adopt the following articles of organization for the company:

ARTICLE I
Name

The name of the limited liability company is **Belser Ventures, LLC** (the "Company").

ARTICLE II
Initial Registered Agent and Registered Office

The name and street address of the Company's initial registered agent and office in Iowa is **Nancy A. Patterson**, 3910 N. Lillie Avenue, Davenport, Iowa 52806.

ARTICLE III
Principal Office

The street address of the Company's principal office is 1320 West Kimberly Road, Davenport, Iowa 52806.

ARTICLE IV
Period of Duration

The Company's existence shall commence upon the filing of the Certificate of Organization with the Office of the Iowa Secretary of State and shall continue perpetually, unless dissolved sooner in accordance with the terms of the Company's operating agreement.

(3)

ARTICLE V
Managers

A. The business and affairs of the Company shall be governed by managers elected by the members in the manner described in the Company's operating agreement. No member's action nor any other person's action shall bind the Company except as authorized by the Company's operating agreement.

B. The managers shall have all of the duties, powers, and authority as set forth in the Company's operating agreement, including but not limited to the power and authority to purchase, accept, transfer, assign, mortgage, and encumber real estate in the name of the Company and on behalf of the Company.

ARTICLE VI
Non-Liability and Indemnification

A. No member or manager of this Company shall be personally responsible or liable for any of the acts, debts, liabilities, or losses of this Company.

B. No manager of this Company shall be personally responsible or liable to the Company or its members or anyone else for monetary damages for breach of fiduciary duty as a manager, except for liability (i) for any breach of the manager's duty of loyalty to the Company or its members, (ii) for acts or omissions not in good faith or which involve intentional misconduct or knowing violation of law, (iii) for a transaction from which the manager derived an improper personal benefit or a wrongful distribution in violation of Section 489.405 of the Iowa Code.

C. Each person who is or was a manager of the Company (and the heirs, executors, personal representatives, administrators, or successors of such person) who was or is made a party to, or is involved in any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that such person is or was a manager of the Company or is or was serving at the request of the Company as a manager, director, officer, partner, trustee, employee or agent of another limited liability company, corporation, partnership, joint venture, trust, employee benefit plan or other enterprise ("Indemnitee"), shall be indemnified and held harmless by the Company to the fullest extent permitted by applicable law, as the same exists or may hereafter be amended. In addition to the indemnification conferred in this Article, the Indemnitee shall also be entitled to have paid directly by the Company the expenses reasonably incurred in defending any such proceeding against such Indemnitee in advance of its final disposition, to the fullest extent authorized by applicable law, as the same exists or may hereafter be amended. The right to indemnification conferred in this Article shall be a contract right.

D. The Company may, by action of the managers, provide indemnification to such of the officers, employees and agents of the Company to such extent and to such effect as the managers shall determine to be appropriate and authorized by applicable law.

E. The rights and authority conferred in this Article shall not be exclusive of any other right which any person may have or hereafter acquire under any statute, provision of the articles of organization or operating agreement of the Company, agreement, vote of members or disinterested managers, or otherwise.

F. Any repeal or amendment of this Article by the members of the Company shall not adversely affect any right or protection of a manager or officer existing at the time of such repeal or amendment.

The existence of this Company shall commence upon the filing of the Certificate of Organization with the Office of the Iowa Secretary of State.

Dated this 12 day of November, 2013.

Christopher J. Belser

Prepared by:

Law Offices of Thomas A. Skorepa, P.C.
3725 Blackhawk Road, Suite 200
Rock Island, IL 61201
Phone: 309-788-7481
Fax: 309-788-8779
E-mail: skorepalaw2@sbcglobal.net

FILED
IOWA
SECRETARY OF STATE
11.14.13 11:10 A
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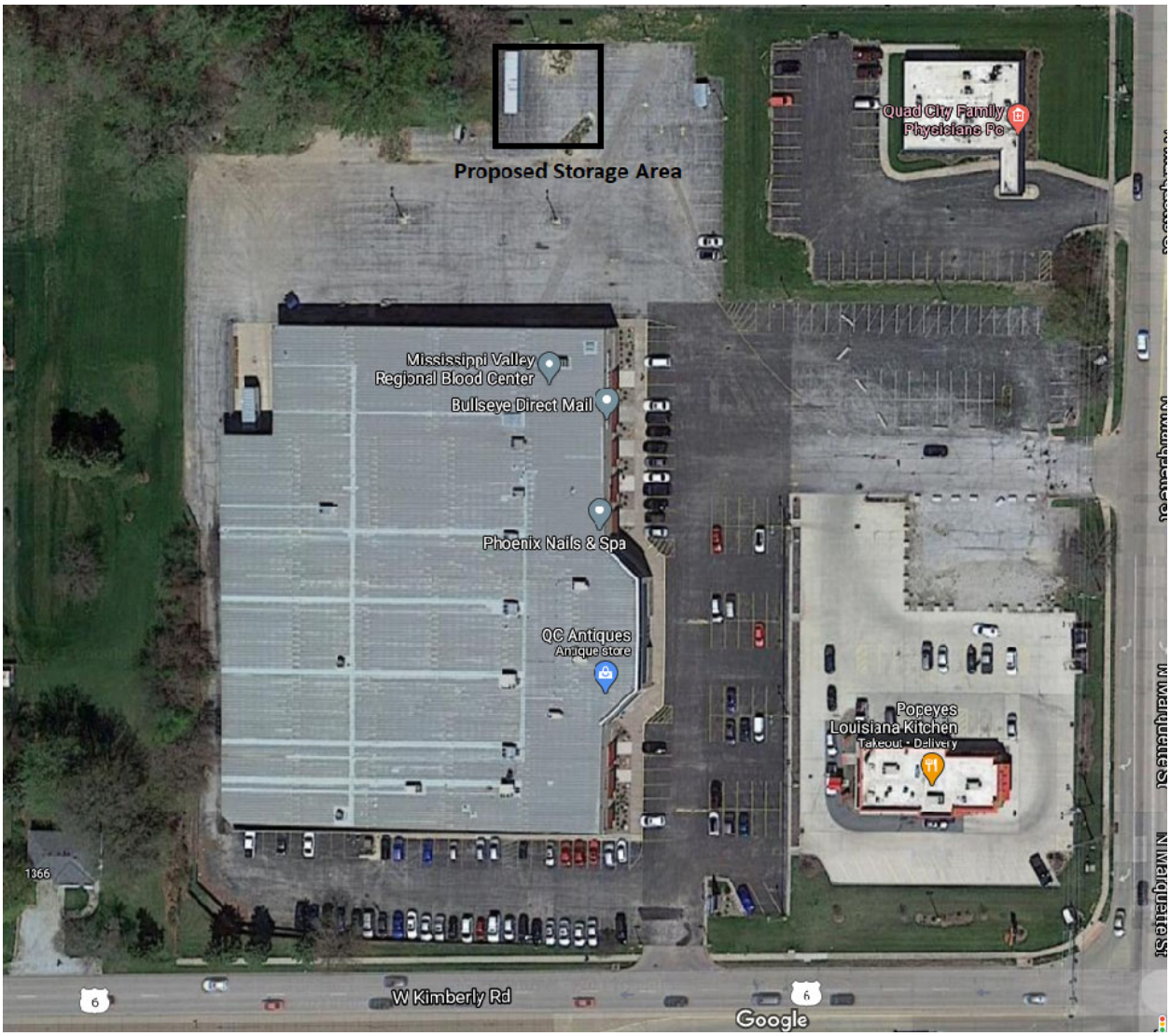
Proposed Storage Area



Robin Creek Tenant Layout

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | City Council - Committee of the Whole

Date: 5/19/2021 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5:30 PM Subject: Public Hearing rezoning request before the City Council - COW

[ADDRESS BLOCK]

To: All property owners within 200 feet of the subject property located at **1320 W. Kimberly RD.**

What is this About?
This notice is being sent to inform you that a public hearing will be held for a rezoning request. The purpose of the rezoning request is to change the property's allowed uses by changing the zoning classification.

Request/Case Description
Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail of commercial electronic components; containing 5.37 acres more or less. [Ward 7]

What are the Next Steps after the Public Hearing?
The City Plan and Zoning Commission forwarded case REZ21-02 to the City Council with a recommendation for approval at its May 4, 2021 meeting, subject to the following conditions:
1) The proposed outdoor storage enclosure shall be limited to 50 feet by 50 feet or less and shall not be allowed to be expanded unless approved by a modification to the Special Use for heavy retail.
2) Within 90 days of approval of this request the site shall come into compliance with required buffer yard landscaping/fencing per 17.11.080 along the west property line where fencing is not provided by the property owner. The existing privacy fencing abutting residential properties shall be repaired and maintained by the owner for as long as there are abutting residential uses and/or districts, so that all portions of these abutting properties are screened with privacy fencing.

Would You Like to Submit an Official Comment?
As a neighboring property owner/occupant you may have an interest in commenting on the proposed request via email or in person at the public hearing. Official comments must have written signatures sent 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.

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 (Scott Koops, AICP) at scott.koops@davenportiowa.com or 563-328-6701. 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 verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Wednesday, May 5, 2021

Please publish the following public notice in the next available edition of the Quad City Times per your legal notice submission schedule.

The PO number for this notice is: 2110662

Please provide proof of publication for our records. If you have any questions, please contact us at planning@davenportiowa.com, the email which submitted the request, or at 563-326-6198. Thank you!

NOTICE
PUBLIC HEARING
WEDNESDAY, MAY 19, 2021 5:30 P.M.
CITY OF DAVENPORT COMMITTEE OF THE WHOLE
CITY HALL COUNCIL CHAMBERS
226 W 4th ST – DAVENPORT, IA

There is on file in Development and Neighborhood Services (DNS), on behalf of the Plan and Zoning Commission, the following request:

Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow heavy retail of commercial electronic components; containing 5.37 acres more or less [Ward 7]. Legal description of the property proposed to be rezoned is as follows: Lot 3 of the Final Plat of Old K's Subdivision. At its May 4, 2021 meeting, the Plan and Zoning Commission recommended case REZ21-02 be forwarded to City Council with a recommendation for approval subject to the listed findings and conditions:

Findings:

1. The zoning map amendment is consistent with the Davenport 2035+ Land Use Plan, which identifies the property as Residential General (RG) which allows for commercial uses along corridors and edges. The vicinity was developed in the early to mid-70's and is compatible with RG as is the proposed retail use with outdoor storage at the subject property which was built in 1987.
2. The proposed C-3 General Commercial District is compatible with the zoning of nearby property along Marquette Street and Kimberly Road, as well as other C-3 zoning located in the Village Shopping Center, car dealerships cross from the shopping center, the mall, and the dealerships along Welcome way. Industrial uses are located at Gaines and West Kimberly Road.
3. Rezoning the property to C-3 General Commercial District does not create any nonconformities.
4. Required Special Use approval for some of the additional uses allowed in the C-3 District offers further levels of review for the protection of adjacent properties.

Conditions:

1) The proposed outdoor storage enclosure shall be limited to 50 feet by 50 feet or less and shall not be allowed to be expanded unless approved by a modification to the Special Use for heavy retail.
2) Within 90 days of approval of this request the site shall come into compliance with required buffer yard landscaping/fencing per 17.11.080 along the west property line where fencing is not provided by the property owner. The existing privacy fencing abutting residential properties shall be repaired and maintained by the owner for as long as there are abutting residential uses and/or districts, so that all portions of these abutting properties are screened with privacy fencing.

The public hearing on the above case is scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, May 19, 2021 in Davenport City Hall Council Chambers, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145. Any written comments to be reported at the public hearing should be received in Development and Neighborhood Services at the below address, no later than 12:00 noon on the day of the public hearing(s).
PO No. 2110662

Development and Neighborhood Services Department
E-MAIL: planning@davenportiowa.com PHONE: 563-326-6198

DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

Neighborhood Meeting Invitation | Proposed Rezoning (map amendment)

Date: 4/12/2021 Location: **1320 W. Kimberly Rd. (former Bullseye Direct Mail office)**
Time: 5:30 PM Subject: informal neighborhood meeting regarding a Rezoning (map amendment)

[Address Block]

You are invited to a neighborhood meeting regarding the following Rezoning (map amendment) request which will come before the Davenport City Plan and Zoning Commission later on 4/20/2021 for a public hearing and is described as:

Description of Rezoning (map amendment) Request:
Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail permitting sale of commercial electronic components from/on the premises, containing 5.37 acres more or less. [Ward 7]

The purpose of this meeting is to provide an informal setting to allow the developer to describe the proposed development, to interact with adjacent owners, and to answer any questions and concerns about the proposed action.

The purpose of the proposed request is to change the property's allowed uses by changing the zoning classification.

What are the Next Steps after the neighborhood meeting?
The next meeting will be a public hearing on 4/20/2021 at 5:00 PM in City Hall Council Chambers, at which time the City Plan and Zoning Commission will hear public comments regarding this proposal. Planning staff will send additional notices with the dates and times of additional public hearings regarding this request.

Questions Regarding this Notice or the Process?
If you have any questions or if accommodates are needed for any reason, please contact the planner assigned to this case (Scott Koops, AICP) at scott.koops@davenportiowa.com or at (563) 328-6701 . Interpretive services are available at no charge. Servicos interpretativos libres estan disponibles. TTY: (563) 326-6145

Online Access?
None at this time.

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | Plan and Zoning Commission

Date: 4/20/2021 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5:00 PM Subject: Public Hearing for rezoning request before the Plan and Zoning Commission

[ADDRESS BLOCK]

To: All property owners within 200 feet of the subject property located at **1320 W. Kimberly RD:**

What is this About?
This notice is being sent to inform you that a public hearing will be held for a rezoning request. The purpose of the rezoning request is to change the property's allowed uses by changing the zoning classification.

Request/Case Description
Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail of commercial electronic components; containing 5.37 acres more or less. [Ward 7]

What are the Next Steps after the Public Hearing?
This public hearing is the first step in the review/approval process. The Commission's recommendation regarding this request 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 as you received this notice. For the specific dates and times of subsequent meetings, please contact the case planner below.

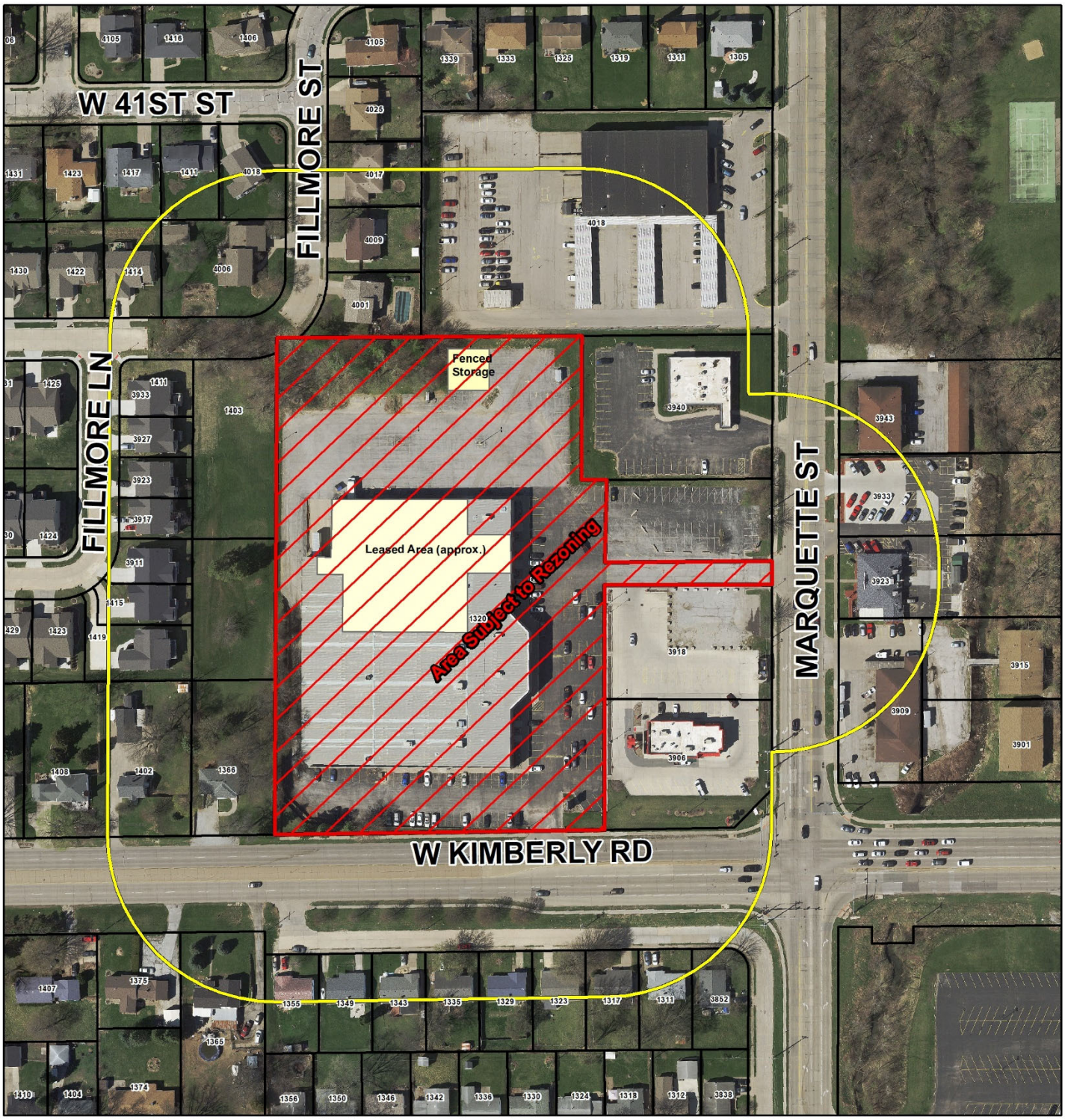
Would You Like to Submit an Official Comment?
As a neighboring property owner/occupant you may have an interest in commenting on the proposed request via email or in person at the public hearing. Official comments must have written signatures sent to planning@davenportiowa.com (no later than 12:00 PM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

On-line/Telephone Participation:
Persons may join the meeting virtually: https://www.gotomeet.me/Davenport_Planning/planzoning & at 1-866-899-4679 with access code: 492-653-453. 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 (Scott Koops, AICP) at scott.koops@davenportiowa.com or 563-328-6701. 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 verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

Adjacent Property Owner Notice Area
REZ21-02 | 1320 W. Kimbelry RD



Subject Property

200' Notice Boundary Line

Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail of commercial electronic components; containing 5.37 acres more or less. [Ward 7]

N

0 50 100 200 Feet

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.

*** Proof of Publication ***

STATE OF IOWA
SCOTT COUNTY, } ss.

The undersigned, being first duly sworn, on oath does say that he/she is an authorized employee of THE QUAD-CITY TIMES, morning edition, a daily newspaper printed and published by Lee Enterprises, Incorporated, in the City of Davenport, Scott County, Iowa, and that a notice, a printed copy of which is made a part of this affidavit, was published in said THE QUAD-CITY TIMES, on the dates listed below.

CITY OF DAVENPORT

226 W 4TH ST
DAVENPORT, IA 52801

ORDER NUMBER 91623

NOTICE
NOTICE OF PUBLIC HEARING
Tuesday, April 20, 2021 – 5:00P.M.
City of Davenport
Plan and Zoning Commission
Council Chambers – Davenport City Hall
226 W. 4th Street – Davenport, Iowa

There is on file in the Development & Neighborhood Services Department (DNS), on behalf of the Plan and Zoning Commission, the following request: Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail permitting sale of commercial electronic components from/on the premises, containing 5.37 acres more or less. [Ward 7]

The public hearing on the above matter is scheduled for 5:00 p.m. on April 20, 2021, in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item or attend the public hearing to express your views, or both; only written comments will be used to calculate comment percentages. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145. Any written comments to be reported at the public hearing should be received in the Development & Neighborhood Services Department at the Public Works Building, 1200 E. 46th Street, Davenport, Iowa 52807, no later than 12:00 noon on the day of the public hearing. PO No. 2109357. Phone: 563-326-6198

The affiant further deposes and says that all of the facts set forth in the foregoing affidavit are true as he/she verily believes.

Kelly Mora

Section: Notices & Legals
Category: 2633 Zoning Notices
PUBLISHED ON: 04/12/2021

TOTAL AD COST: 27.36
FILED ON: 4/12/2021

Subscribed and sworn to before me by said affiant this 12 day of April 2021.

Danine Glascock

Notary Public in and for Scott County, Iowa

NOTARIAL SEAL IOWA
DANINE GLASCOCK
Commission Number 810108
My Commission Expires
4-17-22

City of Davenport

Department: Community Planning & Economic Development **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **4/28/2021**

Subject:
Second Consideration: Ordinance for Case REZ21-01 being the request of Dan Lorentzen on behalf of Rock Church Ministries Inc to rezone Lot 2 of Nims Acres from S-OS Open Space District to R-1 Single-Family Residential District. [Ward 7]

PLAN AND ZONING COMMISSION RECOMMENDS DENIAL. 8 VOTES REQUIRED FOR PASSAGE.

Recommendation:
Adopt the Ordinance.

Background:
The purpose of the rezoning is to construct a church. A a rezoning requires analysis of all potential uses within the requested zoning. The Plan and Zoning Commission considered Case REZ21-01 at its March 2, 2021 meeting and voted to forward the request to City Council with a recommendation for denial.

The Commission vote was 5 yes, 3 no, and 0 abstention.

The Public Hearing before City Council was held on March 17, 2021 with no public comment. Staff has received one comment opposing the rezoning which has been included in the background information.

The property currently has no viable access to 46th Street. The petitioner has provided a signed statement indicating potential agreement to grant access with adjacent property owners; however no recorded easement agreement is in place and property ownership has not been verified. The statement and draft easement have been included in the background information.

The 2019 zoning code specifically assigned the Open Space Zoning to align with the +2035 Comprehensive Land Use Plan.

Findings:
1. The proposed amendment does not promote the orderly development of Davenport in accordance with the Comprehensive Plan and adopted land use policies.
2. The rezoning petition does not promote the preservation, protection, and conservation of natural resources.
3. The existing S-OS Open Space District is compatible with the zoning of nearby property.

ATTACHMENTS:

Type	Description
Ordinance	Ordinance
Backup Material	Zoning Analysis
Backup Material	Vicinity Map
Backup Material	Zoning Map

Backup Material	Future Land Use Map
Backup Material	Written Agreement
Backup Material	Draft Easement Exhibit
Backup Material	Application
Backup Material	Concept Plan
Backup Material	Committee of the Whole Public Hearing Notice
Backup Material	Quad City Times Public Hearing Notice
Backup Material	Plan & Zoning Commission Public Hearing Notice
Backup Material	Public Comment

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	3/11/2021 - 8:22 AM

ORDINANCE NO. _____

ORDINANCE for Case REZ21-01 being the request of Dan Lorentzen on behalf of Rock Church Ministries Inc to rezone Lot 2 of Nims Acres from S-OS Open Space District to R-1 Single-Family Residential District to allow for the construction of a church.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "R-1 Single-Family Residential District."

Lot 2 of the Plat of Nims Acres situated in the NE ¼ of Section 13, Township 78 North, Range 3 East of the 5th P.M., EXCEPTING that part condemned by the City of Davenport by condemnation proceedings recorded as Document #1483-78 in the office of the Recorder of Scott County, Iowa AND FURTHER EXCEPTING Lots 1, 2, and 3 in Terri Jean's Addition to the City of Davenport per Plat thereof filed as Document No. 2008-07731, records of the Scott County Recorder's Office.

Section 2. At its March 2, 2021 meeting, the Plan and Zoning Commission voted to forward the case to the City Council with a recommendation for denial, with the following findings:

1. The proposed amendment does not promote the orderly development of Davenport in accordance with the Comprehensive Plan and adopted land use policies.
2. The rezoning petition does not promote the preservation, protection, and conservation of natural resources.
3. The existing S-OS Open Space District is compatible with the zoning of nearby property.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

Attest:

_____
Mike Matson
Mayor

_____
Brian Krup
Deputy City Clerk

Zoning Analysis
Development and Neighborhood Services Department

Case REZ21-01: Request of Dan Lorentzen on behalf of Rock Church Ministries Inc. to rezone Parcel P1304-02C from S-OS Open Space District to R-1 Single-Family Residential District to allow for the construction of a church [Ward 7].

Background:
The petitioner is requesting a rezoning to R-1 Single-Family Residential District to allow for construction of a church. The S-OS Open Space District does not permit places of worship. A rezoning to R-1 Single-Family Residential District is the least intensive zoning classification that permits a church.

The 3.53 acre lot is located south of 46th Street and west of the railroad tracks. Deere Creek flows through the southeast corner of the parcel. The wooded lot also contains 100 year flood plain overlay, making the eastern portion of the property undevelopable.

The vacant parcel does not contain any street frontage. A fifteen foot private easement abuts the railroad right-of-way on the east lot line connecting the site to 46th Street. However, the private easement is not practical in offering ingress and egress to the property given the topography and proximity to Deere Creek. In order to develop the property, the owner will have to purchase additional property or create a new private easement along the west lot line for access to 46th Street.

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

Future Land Use Designations: The property is designated Parks and Recreation (PR) in the Davenport +2035 Land Use Plan. The Future Land Use Designation would need to be amended to Residential General (RG) through the adoption of a resolution by City Council.

1. **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.
2. **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.

Zoning:
The property is currently zoned S-OS Open Space District. This district is intended to provide and protect larger open space and public recreational facilities, both outdoor and indoor, and cemeteries. Larger regional open spaces/parks may include both active and passive recreation areas and certain ancillary uses, such as cultural facilities, performance venues, and eating establishments. This district is also intended for governmental agency offices/facilities providing a governmental service to the public.

The applicant is requesting a rezoning of the property to R-1 Single-Family Residential District. This district is intended to accommodate the lowest-density single-family neighborhoods within the City of Davenport, exhibiting a predominantly semi-suburban development pattern of large lots and generous yards. The R-1 district is the least intensive residential zoning classification that allows for places of worship.

Technical Review:
City Departments and Utility Companies have reviewed the proposed rezoning petition. Sanitary sewer is present along the east lot line and on the parcel directly south of the subject property. All other utilities must be brought to the site through utility easements at the owner's expense. The City of Davenport will not permit propane tanks to service the building.

Public Input:
Letters were sent to property owners within 200 feet of the proposed request notifying them of the February 2, 2021 Plan and Zoning Commission Public Hearing. Since the applicant was not in attendance, the Commission voted to table the item for one meeting cycle.

To date, staff has received one written response from an adjacent property owner in opposition to the rezoning. Concerns raised included preservation of the natural area, impacts on wildlife, and treatment of sewage. The property owner at 1603 McCormick Place spoke in opposition at the Plan and Zoning Commission public hearing on February 16, 2021.

A Notice of Public Hearing has been published in the Quad City Times.

Staff will apprise the Commission of any additional correspondence.

Why is a Zoning Map Amendment Required?
The Zoning Ordinance does not permit a place of worship in the S-OS Open Space District. The R-1 Single-Family Residential District is the least intensive residential zoning classification that allows for a new church to be constructed.

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

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

   Staff Response: The property is designated Parks and Recreation (PR) in the Davenport +2035 Land Use Plan. The proposed church is incompatible with the future land use category description, which is intended for developed parks, recreation areas, golf courses, and cemeteries. The surrounding area south of 46th Street and west of the railroad tracks consists of cemeteries, creeks, floodplain, and wooded areas. Instead, the proposed church development fits the criteria for Residential General (RG).

It is staff's opinion that the proposed amendment does not promote the orderly development of Davenport in accordance with the Comprehensive Plan and adopted land use policies.

However, if the City Council recommends approval, then a condition shall be placed on the Zoning Map Amendment requesting City Council to adopt a resolution amending the Future Land Use Designation from Parks and Recreation (PR) to Residential General (RG).

b. The compatibility with the zoning of nearby property.

Staff Response: The subject parcel is surrounded by S-OS Open Space District to the north, west, and south. The City of Davenport Public Works Facility and other I-1 Light Industrial District and I-2 Heavy Industrial District properties are north of 46th Street. The parcel is removed from the residential neighborhoods to the east by the railroad tracks. Mt. Calvary Cemetery, Davenport Memorial Park, Pine Hill Cemetery, and Mt. Nebo Cemetery are directly south of Goose Creek and also zoned S-OS Open Space District.

It is staff's opinion that the proposed amendment is not compatible with the zoning of nearby property.

c. The compatibility with established neighborhood character.

Staff Response: The established character of the area south of 46th Street and west of the railroad tracts is predominately open space. While there is residential to the east of the site, there is a clear delineation of uses separated by the railroad tracks. Directly abutting the subject parcel to the north, west, and south are undeveloped wooded areas and creeks. Removing vegetation to construct a building, off-street parking, and an access drive to 46th Street will diminish the natural characteristics of the area.

In addition, the subject parcel does not have street frontage along a public right-of-way. The three properties directly north are under separate ownership. An easement agreement providing the applicant vehicular access to 46th Street must be recorded prior to the issuance of any construction or grading permits if the site were developed.

It is staff's opinion that the proposed amendment is not compatible with the established neighborhood character.

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

Staff Response: Developing the 3.53 acre wooden lot requires substantial alteration of the natural landscape. Deere Creek flows along the east lot line and merges with Goose Creek directly south of the property. There is 100-year floodplain covering the southeast portion of the site, making this area undevelopable. Furthermore, the typography of the parcel fluctuates roughly 36 feet from its highest point on the northwestern portion of the site to its lowest point along the east lot line.

The subject parcel is setback approximately 435 feet from 46th Street. Elevations and its distance to the public right-of-way make it challenging to identify the property in an event of an

emergency. Off premise signs are not permitted, adding to the difficulty in directing first responders to the property. New construction requires grading the natural terrain to accommodate the building footprint and off-street parking requirements. Section 17.11.100 of the Zoning Ordinance, titled “Tree Preservation”, encourages existing trees that are in good condition to be preserved to the maximum extent practicable. Rezoning the site produces potential risks to the public health, safety, and welfare of the city.

It is staff’s opinion that the proposed zoning map amendment to R-1 Single-Family Residential District does not promote the preservation, protection, and conservation of natural resources.

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

Staff Response: Under the current Zoning Ordinance, the S-OS Open Space District does not allow for places of worship. The S-OS Open Space District is suitable given its topography, vegetation, and proximity to floodplain. The City made a deliberate decision to zone this area as open space to align with the City's Comprehensive Plan during the 2019 Zoning Code update.

It is staff’s opinion that the property is not suited for development of the proposed use under the existing S-OS Open Space District.

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

Staff Response: The undeveloped 3.53 acre site satisfies the dimensional standards for the R-1 Single-Family Residential District.

It is staff’s opinion that the proposed amendment will not create any nonconformities.

Vicinity Map
Parcel: P1304-02C
REZ21-01

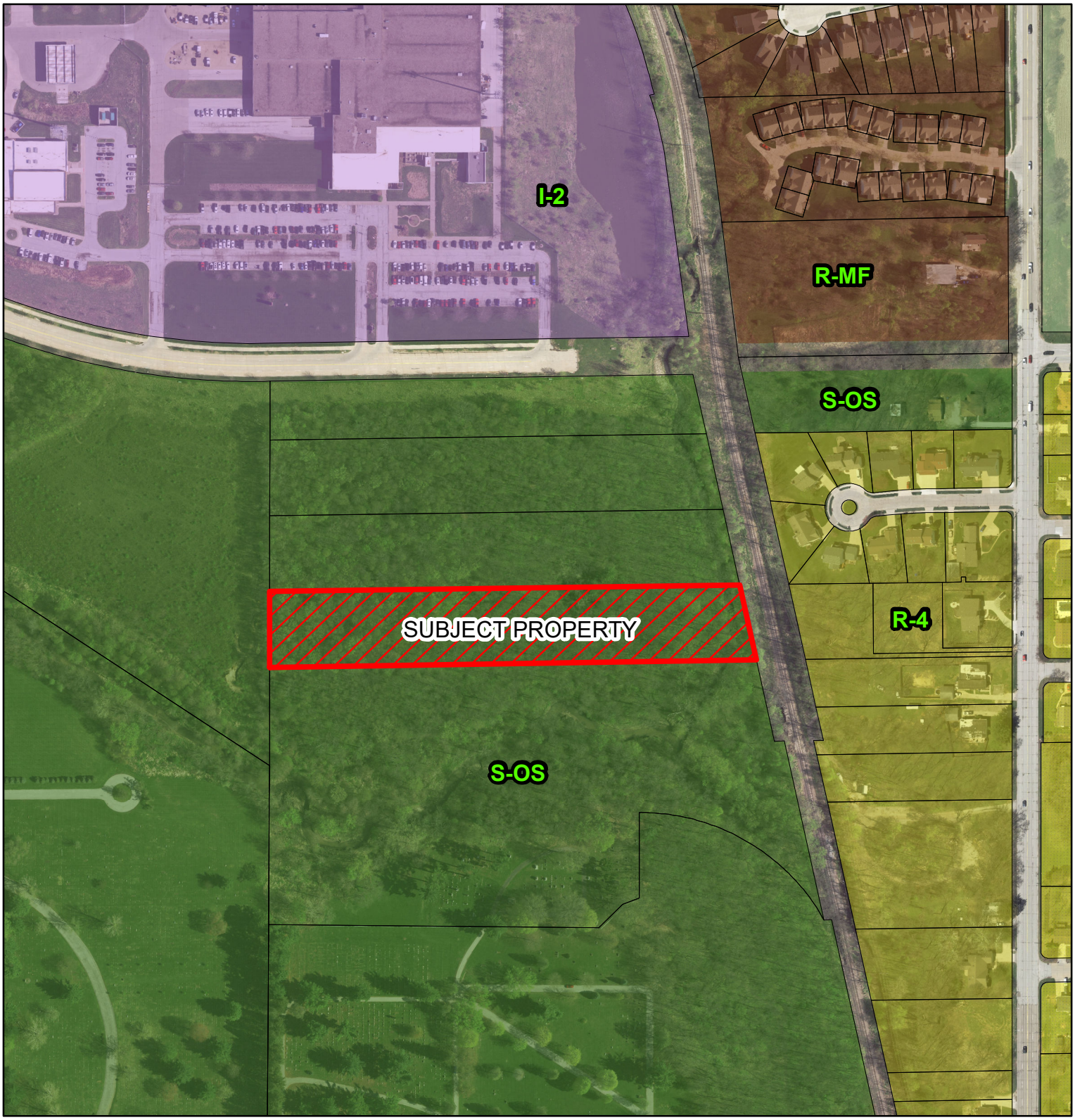
S-OS Open Space District to R-1 Single-Family Residential District

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.

0 125 250 500 750 1,000 Feet

N

Zoning Map Amendment (Rezoning) Request
Parcel: P1304-02C
REZ21-01



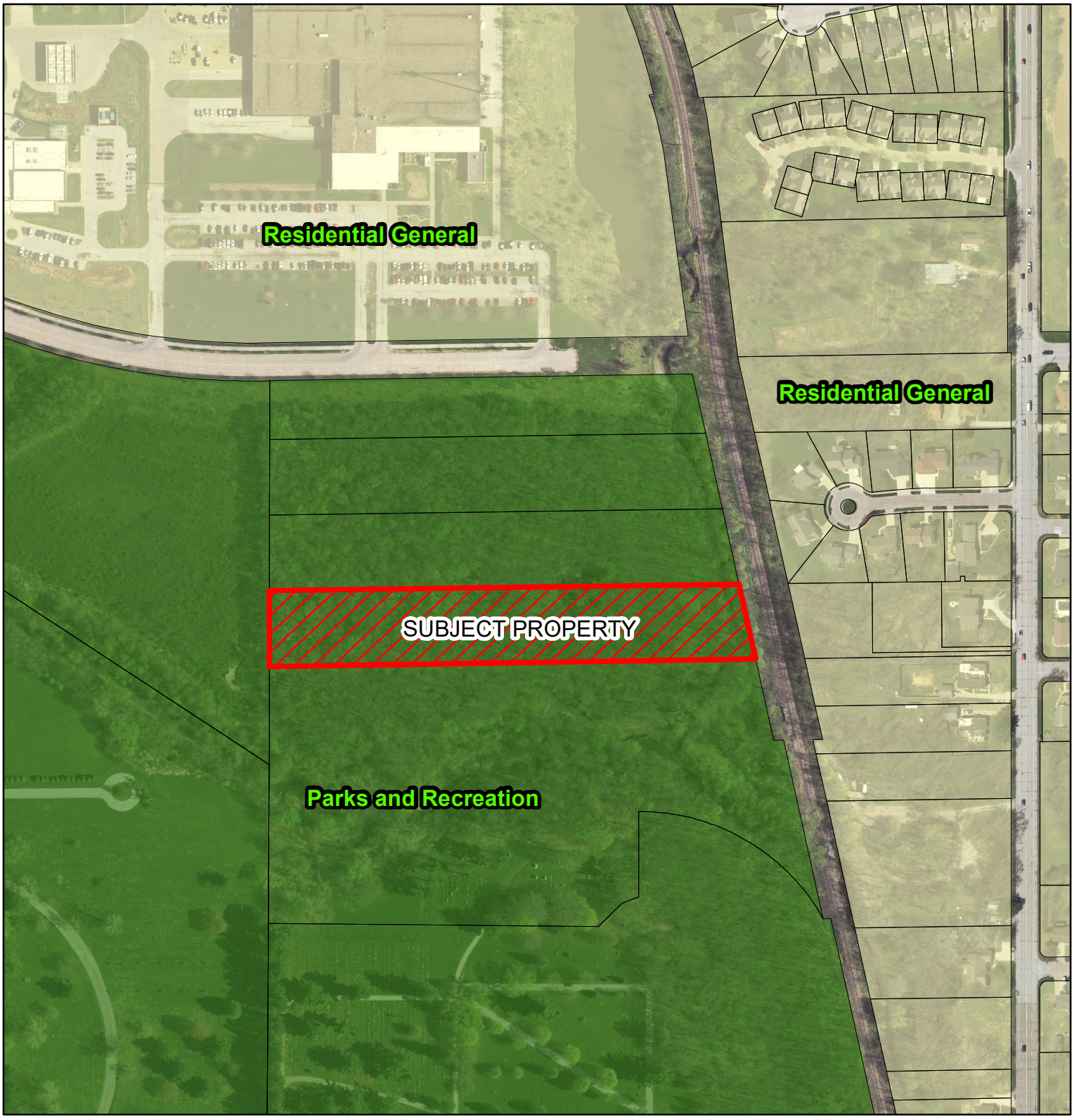
S-OS Open Space District to R-1 Single-Family Residential District

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.

0 125 250 500 750 1,000 Feet

N

Future Land Use Map-Davenport +2035
Parcel: P1304-02C
REZ21-01



S-OS Open Space District to R-1 Single-Family Residential District

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.

0 125 250 500 750 1,000 Feet

N

Streamline Architects, PLC

a: 575 12th Avenue East Moline, IL 61244
p: (563) 345-2724
w: www.streamlinearchitects.com

February 3rd, 2021

Mr. Dann C. Naverson

This letter is in regards to the proposed construction of a private access drive from 46th Street in Davenport, IA across parcels P1303-03C, P1304-05, and P1304-04A, all of which are owned by SCI Funeral Services of Houston, TX. Per our previous discussions, the proposed drive would be used to access Rock Church Ministries' parcel, P1304-02C, with plans to build a new church at that location. Rock Church Ministries grants SCI full access to the drive for future development purposes. This includes the use of and connection to the proposed drive. Plans for the location of the drive are shown on the following page.

In order for the City to move forward with Rock Church's rezoning application, an authorized signature granting the construction of said drive is required. As Director of Real Estate for SCI, we have provided a signature line for you below.

Please review and return a signed copy for Rock Church's records in moving forward with the rezoning application. If you should have any questions or concerns, please contact us and we can discuss.

Regards,

Joshua Arguello
Streamline Architects
(563) 265-4348
joshua@streamlinearchitects.com

Signed by: _____ Date: 2-16-2021

Danny Lorentzen
Rock Church of the Quad Cities

Signed by: _____ Date: 2.16.2021

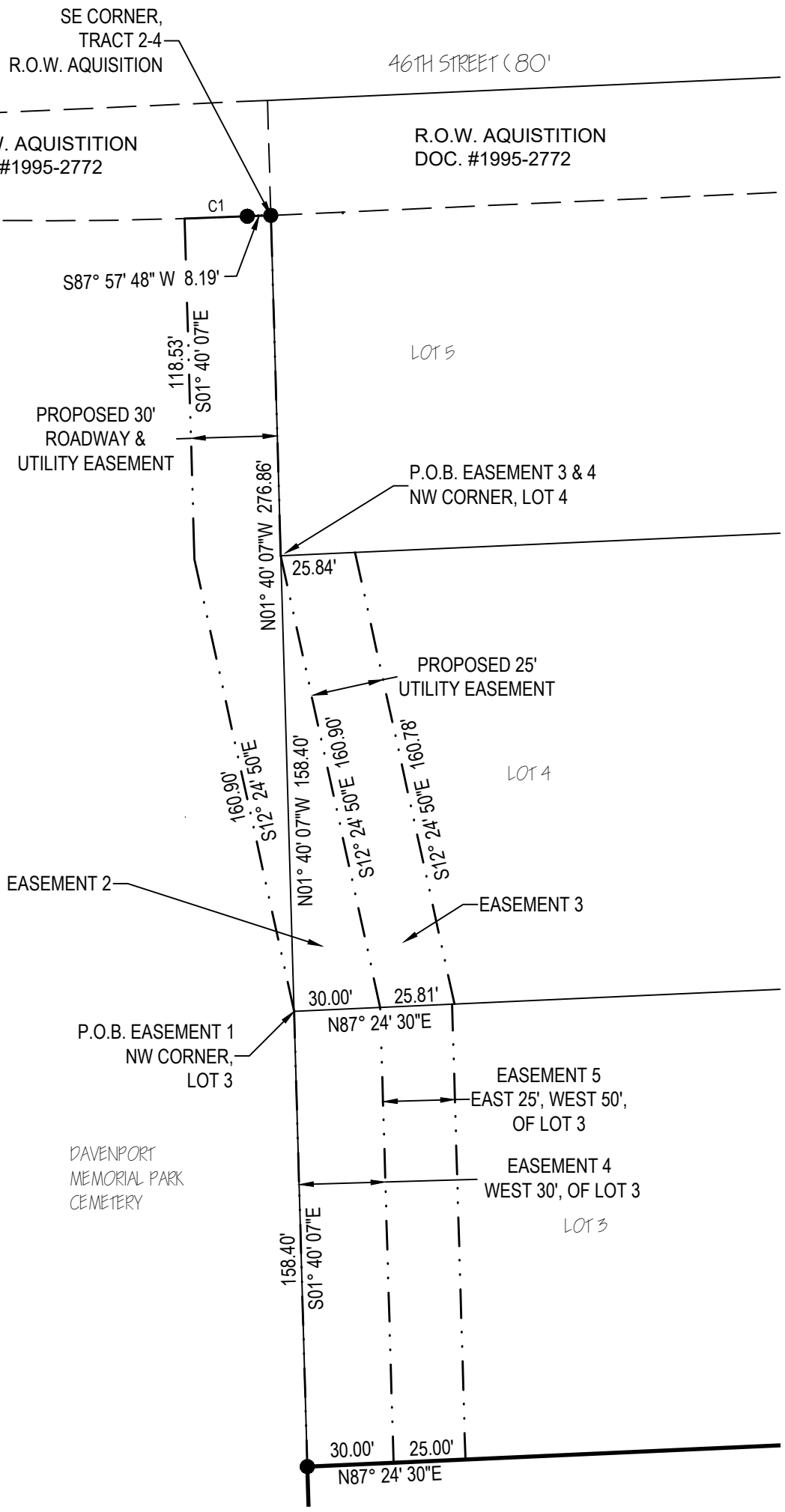
Josiah Lorentzen
Rock Church of the Quad Cities

Signed by: _____ Date: 2/16/21

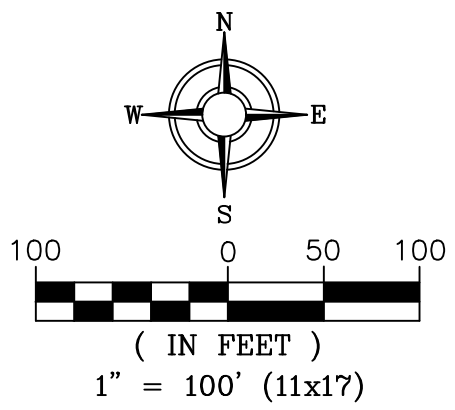
Dann C. Naverson,
Director of ~~Real Estate~~ - ~~SCI Funeral Services~~
DIRECTOR REAL ESTATE - SCI SHARED RESOURCES, LLC

EASEMENT EXHIBIT

(SEE DESCRIPTIONS PAGE 2)



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



Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	21.81'	1540.04'	000°48'42"	21.81'	N87° 48' 50"E

EASEMENT #1

DAVENPORT MEMORIAL PARK DATE:

EASEMENTS #2-#3

SCI FUNERAL SERVICES DATE:

EASEMENTS #4-#5

HAWKEYE BANK OF CEDAR RAPIDS DATE:

LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED =
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 =
BOUNDARY LINE =
FENCE LINE =
EASEMENT LINE =
SETBACK LINE=
SECTION LINE=

LICENSED LAND SURVEYOR
MICHAEL D. RICHMOND
23503
IOWA

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

MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewal date is December 31, 2021
Pages or sheets covered by this seal: 2

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

DATE: 3-2-2021

DRAWN BY: KLC
CHECKED BY: MDR
LOCATION S:\DASSO\THE ROCK DAVENPORT

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
THE ROCK DAVENPORT
EASEMENT EXHIBIT
DAFENPORT, IOWA

DEVELOPER
STREAMLINE ARCHITECTS
318 E. THIRD STREET
DAVENPORT, IOWA 52801

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

Property Address* P1304-02C
***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)**

Name:	Dan Lorentzen
Company:	Rock Church
Address:	5335 Carey Avenue
City/State/Zip:	Davenport, IA 52807
Phone:	3097216174
Email:	dannylorentzen@gmail.com

Owner (if different from Applicant)

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

Engineer (if applicable)

Name:	Cory Voelkers
Company:	Townsend Engineering
Address:	2224 E. 12th Street
City/State/Zip	Davenport, IA 52803
Phone:	5633864236
Email:	cory@townsendengineering.net

Architect (if applicable)

Name:	Joshua Arguello
Company	Streamline Architects
Address:	575 12th Avenue
City/State/Zip:	East Moline, IL 61244
Phone:	5632654348
Email:	joshua@streamlinearchitects.com

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.**

Application Form Type:

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

Zoning Board of Adjustment
- Zoning Appeal ☐
- Special Use ☐
- Hardship Variance ☐

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

Historic Preservation Commission
- Certificate of Appropriateness ☐
- Landmark Nomination ☐
- Demolition Request ☐

Administrative
- Administrative Exception ☐
- Health Services and Congregate Living Permit ☐

Request:

Existing Zoning: S-OS Open Space Zoning District

Proposed Zoning Map Amendment: R-1 Single-Family Zoning Distric

Purpose of the Request:

Our intent is to use the land to build a church. Existing S-OS zoning is highly restrictive on what can be built on the property. We are requesting a rezoning to R-1 to allow for this type of construction project.

Total Land Area: 3.6 Acres

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

Submittal Requirements:

- 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.
  $10.00 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) Plan and Zoning Commission public hearing:
- The City shall post notification sign(s) in advance of 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.
- The applicant shall make a presentation regarding the request at a neighborhood meeting. The purpose of meeting 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. Planning staff will coordinate meeting date, time, and location and send notices to surrounding property owners.
- The Plan and Zoning Commission will hold a public hearing on the request. Planning staff will send notices 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 vote to provide its recommendation to the City Council.
- If the Plan and Zoning Commission recommends denial, the request may only be approved by a favorable 3/4 vote of the City Council.

Formal Procedure (continued):

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

- The Committee of the Whole (COW) will hold a public hearing on the request. Planning staff will send a public hearing notice to surrounding property owners.
- If property owners representing 20% or more of the area within 200 feet of the exterior boundaries of the request submit a written protest, the request may only be approved by a favorable 3/4 vote of the City Council. For the purpose of the 20% protest rate, formal protests will be accepted until the public hearing is closed.
- 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: Danny J. Lorentzen Date: 1-5-2021

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, Danny J. Lorentzen

authorize Joshua J. Arguello

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:

IOWA

SECRETARY OF STATE

No. W00307386
Date: 06/25/2002

504ADN-000266203
ROCK CHURCH MINISTRIES, INC.

ACKNOWLEDGEMENT OF DOCUMENT FILED

The Secretary of State acknowledges receipt of the following document:

Articles of Incorporation

The document was filed on June 7, 2002, at 10:22 AM, to be effective as of June 7, 2002, at 10:22 AM.

The amount of $20.00 was received in full payment of the filing fee.

STATE OF IOWA SEAL SECRETARY OF STATE

Chester J. Culver

CHESTER J. CULVER SECRETARY OF STATE

Printed on Recycled Paper

2616203

ARTICLES OF INCORPORATION
OF
ROCK CHURCH MINISTRIES, INC.

RECEIVED
SECRETARY OF STATE
IOWA
02 JAN -7 AM 10:22

TO THE SECRETARY OF STATE
OF THE STATE OF IOWA:

The undersigned, acting as Incorporator of a corporation under the Iowa Nonprofit Corporation Act, Chapter 504A, Code of Iowa, adopts the following Articles of Incorporation for such corporation:

ARTICLE I.

The name of the Corporation shall be Rock Church Ministries, Inc.

ARTICLE II.

The place in this state where its initial registered office is to be located is 26729 172nd Long Grove, IA 52748, and the name of the initial registered agent at such address is Ethel Freiberg.

ARTICLE III.

The Corporation is organized exclusively for charitable, religious, educational, and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code.

ARTICLE IV.

The number of directors constituting the initial Board of Directors is five (5) and the names and addresses of the individuals who will serve as directors until the later of: (1) the first annual meeting of the directors (or the members of the Corporation, if the Corporation shall have members and if the members are vested with the authority to elect directors), and (2) until their successors are elected and shall qualify are:

Dan Lorentzen
2437 27th Street
Moline IL 61265

Terri Lorentzen
2437 27th Street
Moline IL 61265

Wayne Alvey
2370 33rd Street
Moline IL 61265

Linda Alvey
2370 33rd Street
Moline IL 61265

Brett Black
515 NW 69th Avenue
Des Moines IA 50313

000265

3

ARTICLE V.

The name and address of the Incorporator is:

Name	Address
Dan Lorentzen	2437 27th Street, Moline IL 61265

The Incorporator shall have the authority to apply for and receive the employer identification number from the Internal Revenue Service on behalf of the Corporation.

ARTICLE VI.

No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article III. hereof. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting, to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Not withstanding any other provision of these articles, the Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code, or corresponding section of any future federal tax code.

ARTICLE VII.

A director may be removed from office, with or without cause at a meeting called specifically for that purpose by the affirmative vote of not less than 2/3 of the Board of Directors. The director being considered for removal shall not be allowed to vote on such matter. For determining the number of directors that make up 2/3 of the Board of Directors, the total number of directors then in office less the director being considered shall be used. Any vacancy created by such removal shall be filled as provided in the Bylaws of the Corporation.

ARTICLE VIII.

The initial Bylaws of the Corporation shall be adopted by the Board of Directors of the Corporation. The power to alter, amend or repeal the Bylaws or adopt new Bylaws shall be vested in the Board of Directors.

ARTICLE IX.

This Corporation shall indemnify any director or former director, officer, employee, member, or volunteer who is serving or has served at the request of the Corporation to the fullest extent permissible by Section 490.850 through Section 490.858, both inclusive, of the Code of Iowa. In the event that Section 490.850 through Section 490.858 of the Iowa Code shall be changed by action of the legislature, and these articles are not subsequently amended, then a director, officer, employee, member or volunteer seeking indemnification may, at such person's option, unless otherwise prohibited by law, require that the Corporation indemnify such person, either under the provisions as permitted under Section 490.850 through Section 490.858, both inclusive, of the Iowa Code, in effect as of the date of these Articles or the legislatively amended or substituted provisions relating to indemnification of directors, officers, employees, members, or volunteers. No director, officer, member or other volunteer shall be personably liable in that capacity for a claim based upon an act or omission of the person preformed in the discharge of the person's duties, except for a breach of the duty of loyalty to the Corporation, for acts or omissions not in good faith or which involve intentional misconduct or knowing violation of the law, or for a transaction from which the person derives an improper personal benefit.

ARTICLE X.

Upon the dissolution of the Corporation, assets shall be distributed by the board of directors for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government for a public purpose. Any such assets not so disposed of shall be disposed of by the District Court of the county in which the principle office of the Corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 31 day of May, 2002.

Dan Lorentzen, Incorporator

FILED
IOWA
SECRETARY OF STATE
6-7-02
10:22 AM
W307386

SITE PLAN

STREAMLINE ARCHITECTS
THE ROCK

TO THE CITY OF DAVENPORT, IA

IOWA ONE CALL
800/292-8989
Call 2 Working Days BEFORE YOU DIG

N
W E
S

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1" = 30' (24x36)

SITE LOCATION MAP

APPROXIMATE SITE LOCATION

National Flood Hazard Layer FIRMette

FEMA

90°33'38"W 41°34'9"N

90°33'W 41°33'42"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS
  - Without Base Flood Elevation (BFE) Zone A, V, A99
  - With BFE or Depth Zone AE, AO, AH, VE, AR
  - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD
  - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
  - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
  - Area with Flood Risk due to Levee Zone D
- OTHER AREAS
  - NO SCREEN Area of Minimal Flood Hazard Zone X
  - Effective LOMRs
  - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
- OTHER FEATURES
  - 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
  - Coastal Transect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
- MAP PANELS
  - Digital Data Available
  - No Digital Data Available
  - Unmapped

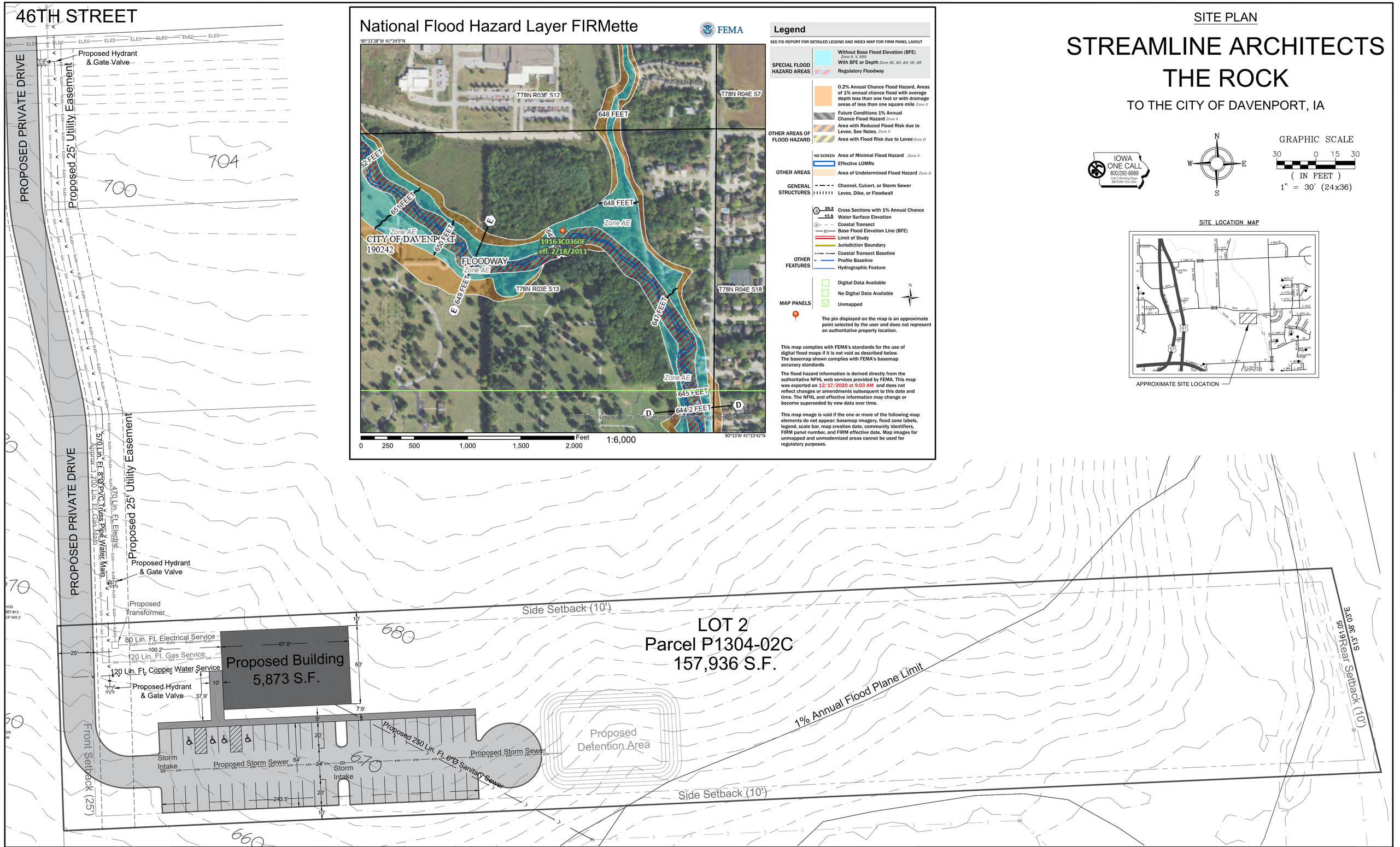
N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/17/2020 at 9:03 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



TOWNSEND ENGINEERING CIVIL · STRUCTURAL · LAND DEVELOPMENT	DATE: 12/1/20 563 386.4236 office 386.4231 fax 2224 East 12th Street, Davenport, IA 52803	DRAWN BY: TAS CHECKED BY: CRT DRAWING LOCATION S:\DASSO-ANDREW\THE ROCK DAVENPORT

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT SITE PLAN
THE ROCK
DAVENPORT, IOWA

DEVELOPER
STREAMLINE ARCHITECTS
318 E. THIRD STREET
DAVENPORT, IOWA 52801

SHEET NO. C1

SITE PLAN

STREAMLINE ARCHITECTS
THE ROCK

TO THE CITY OF DAVENPORT, IA

IOWA ONE CALL 800/292-8989 Call 2 Working Days BEFORE YOU DIG

N W E S

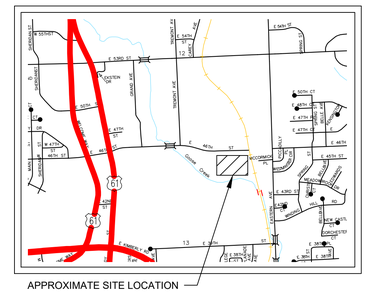
GRAPHIC SCALE

50 0 25 50

(IN FEET)

1" = 50' (24x36)

SITE LOCATION MAP



APPROXIMATE SITE LOCATION

46TH STREET

PROPOSED PRIVATE DRIVE

Proposed 25' Utility Easement

Proposed Hydrant & Gate Valve

Proposed Building 5,873 S.F.

LOT 2
Parcel P1304-02C
157,936 S.F.

Side Setback (10')

Front Setback (25')

Rear Setback (10')

1% Annual Flood Plane Limit

Proposed Detention Area

Proposed Storm Sewer

Storm Intake

Proposed 250 Lin. Ft. 8"PVC Sanitary Sewer

Proposed 120 Lin. Ft. Copper Water Service

Proposed 1" Water Service Tap

Proposed 1" Irrigation Service Tap

Proposed 1" Irrigation Service

Proposed Hydrant & Gate Valve

Proposed Water Main

Proposed 6" Fire Line

Proposed 1" Water Service

Proposed 1" Irrigation Service

Proposed 1" Irrigation Service Tap

Proposed 1" Water Service Tap

Proposed 120 Lin. Ft. Copper Water Service

Proposed Hydrant & Gate Valve

Proposed Water Main

Proposed 25' Utility Easement

688 698 704 700 690 680 670 660

LEGEND:

EASEMENT	EXISTING GAS VALVE	EXISTING CONTOUR LINE
SETBACK LINE	EXISTING WATER VALVE	PROPOSED CONTOUR LINE
CENTERLINE	EXISTING UTILITY POLE	SPOT ELEVATION TOP OF CURB
PROPERTY BOUNDARY	EXISTING LIGHT POLE	SPOT ELEVATION FL ⊕ GUTTER
EXISITNG FENCE	EXISTING TREE	SPOT ELEVATION SIDEWALK
EXISTING SANITARY	EXISTING BUSH	FINISHED FLOOR ELEVATION
PROPOSED SANITARY	EXISTING MANHOLE	
EXISTING STORM SEWER	EXISTING FIRE HYDRANT	
PROPOSED STORM SEWER	FOUND PROPERTY PIN	
EXISTING WATER	CONTROL POINT	
PROPOSED WATER		
EXISTING GAS LINE		
EXISTING ELECTRIC		

TOWNSEND ENGINEERING
CIVIL ▫ STRUCTURAL ▫ LAND DEVELOPMENT

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

DATE: 12/1/20

DRAWN BY: TAS

CHECKED BY: CRT

DRAWING LOCATION
S:\DASSO-ANDREW\THE ROCK DAVENPORT

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT SITE PLAN
THE ROCK
DAVENPORT, IOWA

DEVELOPER
STREAMLINE ARCHITECTS
318 E. THIRD STREET
DAVENPORT, IOWA 52801

SHEET NO.
C1

streamline
ARCHITECTS

streamline
ARCHITECTS

streamline
ARCHITECTS

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ARCHITECTS

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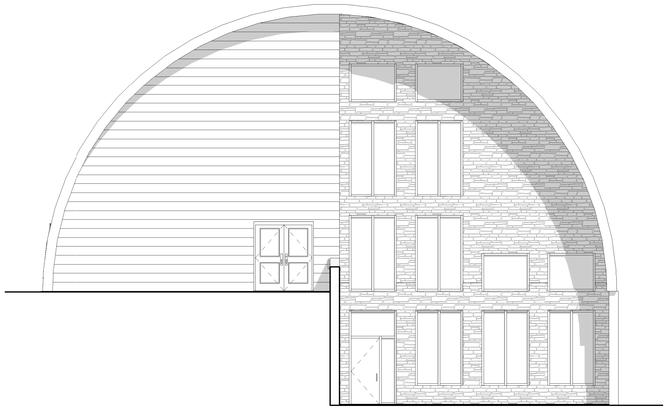
streamline
ARCHITECTS

ROCK CHURCH

NEW CONSTRUCTION

DAVENPORT, IA

ADDENDUM 1
10/13/20



INDEX	
NO.	SHEET NAME
A000	COVER SHEET
A002	DRAWING STANDARDS
A101	LOWER LEVEL
A102	UPPER LEVEL
A110	LOWER LEVEL RCP
A111	UPPER LEVEL RCP
A120	ROOF PLAN
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS
A300	BUILDING SECTIONS
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS

	I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.
	PRINTED OR TYPED NAME: ANDREW J DASSO
	SIGNATURE: DATE:
	REGISTRATION EXPIRES: 06/30/21 DATE ISSUED: 08/21/2012
	PAGES OR SHEETS COVERED BY THIS SEAL:
	A000 - A700, AS100, AD100-AD201

CONTACT INFORMATION

BUILDING & PROPERTY OWNER

Rock Church of the Quad Cities
5335 Carey Avenue
Davenport, IA 52807
(563) 386-7625

GENERAL CONTRACTOR

COMPANY
Contact:
(XXX)-XXX-XXXX *phone*
XXX *address*

ARCHITECT

STREAMLINE ARCHITECTS
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Joshua Arguello
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joshua@streamlinearchitects.com

NOT FOR CONSTRUCTION

streamline ARCHITECTS

www.streamlinearchitects.com

Streamline Architects, P.L.C.

Andrew Dasso, AIA
318 E. Third Street
Davenport, IA 52801
309-737-8587
andrew@streamlinearchitects.com

No.	Description	Date

PROJECT NAME

ADDRESS

COVER SHEET

Project number	17-092
Date	10/13/20
Drawn by	JJA
Checked by	AJD

A000

Scale 1/8" = 1'-0"

10/13/2020 11:12:43 AM

SYMBOL LEGEND

ITEM	SYMBOL
DRAWING TITLE	00 TITLE / SCALE
ROOM NAME / ROOM NUMBER / AREA	ROOM NAME / 101 / 000 SF
DOOR NUMBER	101
WALL TYPE	1t
WINDOW NUMBER / CURTAIN PANEL	1t
CEILING ELEVATION	00'-00"
KEYNOTE (Sheet Note)	
SPOT ELEVATION	0'-0"
EQUIPMENT NUMBER	00
AREA NAME	Department / Name / 000 SF — AREA SF
NORTH ARROW	N
REVISION	1
BUILDING SECTION	1 / A101 SIM
WALL SECTION	1 / A101 SIM
SECTION DETAIL	1 / A101 SIM
ENLARGED PLAN / ENLARGED ELEVATION / DETAIL	1 / A101 SIM
ELEVATION	Name / Elevation
EXISTING COLUMN LINE	0
COLUMN LINE	0
FLOOR FINISH	T-1
BASE FINISH	B-1
WALL FINISH	WT-1
WOOD STAIN	P-1

LINETYPE LEGEND

PROPERTY LINE	
DEMOLITION	
EXISTING	
NEW CONSTRUCTION	
FIRE BARRIER 1 HOUR	1 1 1 1 1 1
FIRE BARRIER 2 HOUR	2 2 2 2 2 2

ABBREVIATIONS

AC	AIR CONDITIONING
AC/FL	ACCESS FLOOR
ACP	ACOUSTICAL CEILING PANEL
AD	AREA DRAIN
ADJ.	ADJUSTABLE
AFF	ABOVE FINSHED FLOOR
AL./ALUM.	ALUMINUM
ALT.	ALTERNATE
ANOD.	ANODIZED
ANT.	ANTENNA
APPD.	APPROVED
ARCH.	ARCHITECT
ARCH'L	ARCHITECTURAL
B.M.	BENCH MARK
BETW.	BETWEEN
BIT.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BRG.	BEARING
BSMT.	BASEMENT
C.G.	CORNER GUARD
C.T.	CERAMIC TILE
CAB.	CABINET
CFCI	CONTRACTOR FURNISHED/ CONTRACTOR INSTALLED
CL.	CENTER LINE
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CORR.	CORRIDOR
CPT./CP	CARPET
DBL.	DOUBLE
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN	DOWN
DR.	DOOR
DS	DOWNSPOUT
DWG.	DRAWING
EA.	EACH
EL.	ELEVATOR
ELEC.	ELECTRIC(AL)
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSED
ENG.	ENGINEER
EQ.	EQUAL
EQPMNT.	EQUIPMENT
ESC.	ESCALATOR
EWC	ELECTRIC WATER COOLER
EX	EXISTING
EXH.	EXHAUST
EXIST.	EXISTING
EXP.	EXPANSION OR EXPOSED
EXT.	EXTERIOR
FD	FLOOR DRAIN
FDVC	FIRE DEPARTMENT VALVE CABINET
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FEVC	FIRE EXTINGUISHER & VALVE CABINET
FHC	FIRE HOSE CABINET
FIN.	FINISH(ED)
FLG.	FLASHING
FLR.	FLOOR
FRT	FIRE RETARDANT TREATED
FUT.	FUTURE
FVC	FIRE VALVE CABINET
GA.	GAUGE
GALV.	GALVANIZED
GB	GRAB BAR
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRP	GLASS FIBER REINFORCED PLASTER
GL.	GLASS, GLAZING
GWB	GYPSUM WALL BOARD
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
H.P.	HIGH POINT
HD	HEAD
HDWE	HARDWARE
HDWD.	HARDWOOD
HORIZ.	HORIZONTAL
HT.	HEIGHT
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING
INCL.	INCLUDE (ED) (ING)
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
J.C.	JANITOR'S CLOSET
JB.	JAMB
JT.	JOINT
L.P.	LOW POINT
LAM.	LAMINATE
LAV.	LAVATORY
LH	LEFT HAND
LT.	LIGHT
LVR.	LOUVER
M.O.	MASONRY OPENING
MACH.	MACHINE
MAX.	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH.	MECHANICAL
MED.	MEDIUM
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTG.	MOUNTING
MTL.	METAL
MULL.	MULLION
MWK.	MILLWORK
NIC	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
O.C.	ON CENTER
OA	OVERALL
OH	OVERHEAD
OFCI	OWNER FURNISHED/ CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED/ OWNER INSTALLED
OFF.	OFFICE
OPG.	OPENING
OPP.	OPPOSITE
ORN.	ORNAMENTAL
P.C.	PRECAST CONCRETE
P.LAM.	PLASTIC LAMINATE
PERF.	PERFORATED
PH.	PHASE
PL.	PLATE
PLAS.	PLASTIC
PLBG.	PLUMBING
PLYWD.	PLYWOOD
PNL.	PANEL
PKG.	PARKING
PPT	PRESERVATIVE PRESSURE TREATED
PR.	PAIR
PROT.	PROTECTION
PTD.	PAINTED
PTN.	PARTITION
PVMT.	PAVEMENT
Q.T.	QUARRY TILE
QTY.	QUANTITY
R/RAD.	RADIUS
R.B.	RESILIENT BASE
R.O.	ROUGH OPENING
R.T.	RUBBER TILE
RD	ROOF DRAIN
REF.	REFERENCE
REINF.	REINFORCED
REM'D	REMOVED
REQ'D	REQUIRED
RES.	RESILIENT
REV.	REVISION OR REVISED
RF.	ROOF
RFG.	ROOFING
RH	RIGHT HAND
RM.	ROOM
S&BR	SEALANT AND BACKER ROD
SCWD	SOLID CORE WOOD
S.S.	STAINLESS STEEL
SHT.	SHEET
SIM.	SIMILAR
STD.	STANDARD
STL.	STEEL
STO.	STORAGE
SUSP.	SUSPENDED
T/	TOP OF
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TEL.	TELEPHONE
TEMP.	TEMPORARY
TERR.	TERRAZZO
THK.	THICK
TYP.	TYPICAL
U.L.	UNDERWRITERS LABORATORY
U.N.O.	UNLESS NOTED OTHERWISE
V.B.	VINYL BASE
V.C.T.	VINYL COMPOSITE TILE
VAP.BAR.	VAPOR BARRIER
VERT.	VERTICAL
VEST.	VESTIBULE
VIF	VERIFY IN FIELD
VWC	VINYL WALL COVERING
W/	WITH
W/O	WITHOUT
WD.	WOOD
WP	WATERPROOFING
WRB	WATER-RESISTIVE BARRIER

GENERAL NOTES

A. SCOPE OF WORK AND GENERAL CONDITIONS

1. THIS SET OF DOCUMENTS CONSISTS OF ALL SHEETS LISTED IN THE SHEET INDEX ON THE TITLE SHEET AND ALL ADDENDA. WORK SHOWN ON ANY OF THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND/OR FIRE PROTECTION DRAWINGS, INVOLVING ANY ONE PARTICULAR TRADE SHALL BE PERFORMED BY THAT PARTICULAR TRADE WHETHER SUCH REQUIRED WORK IS SHOWN ON THE DRAWINGS AS BELONGING TO THAT TRADE. FOR CONFLICTS OR INCONSISTENCIES THAT MAY ARISE BETWEEN VARIOUS DOCUMENTS THE BIDDER SHALL ASSUME THE MORE STRINGENT OR SEVERE CONDITION.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE, AND SCOPE OF WORK DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE ALL WORK AS SHOWN ON THESE DRAWINGS EXCEPT WERE NOTED AS NOT IN CONTRACT (N.I.C.). CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WORK WITH THAT OF ALL OTHER TRADES. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKERS IN ACCORDANCE WITH THE BEST PRACTICES OF EACH TRADE.
3. DUE TO THE NATURE OF RENOVATION WORK, THE BIDDER SHALL CONSIDER CONTINGENCIES IN THE BID. NO ADDITIONAL FUNDS WILL BE PROVIDED FOR HIDDEN FIELD CONDITIONS THAT MAY ARISE. THE CONSTRUCTION DOCUMENTS ARE SCOPE DOCUMENTS AND AS SUCH MAY NOT DETAIL EXISTING CONDITIONS EXACTLY; HOWEVER, THIS DOES NOT RELEASE THE BIDDER FROM CAREFULLY REVIEWING THE EXISTING FIELD CONDITIONS AS THEY AFFECT THE WORK.
4. CONTRACTORS MUST PERFORM THEIR WORK AT THE OWNER'S CONVENIENCE AND SO AS NOT TO INTERFERE WITH THE OWNER'S NORMAL OPERATION.
5. ANY EXISTING WORK OR EQUIPMENT DAMAGED BY THE CONTRACTORS OR THEIR AGENTS OR EMPLOYEES MUST BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT, AND WITH NO CHANGE IN CONTRACT PRICE.
6. THE CONTRACTOR SHALL PROVIDE TEMPORARY ENCLOSURE OR OTHER MEANS OF PROTECTION AS REQUIRED. THE CONTRACTOR SHALL COORDINATE THE TEMPORARY ENCLOSURE WITH THE OWNER.
7. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR LICENSES REQUIRED BY LOCAL AUTHORITIES.

B. QUALIFICATIONS AND CODE COMPLIANCE

1. THE CONSTRUCTION MANAGER AND ALL SUBCONTRACTORS SHALL BE LICENSED TO PRACTICE IN THE JURISDICTION OF THE SITE.
2. MODIFICATIONS REQUIRED TO COMPLY WITH CODES SHALL BE REVIEWED WITH ARCHITECT TO PRESERVE DESIGN INTENT. MODIFICATIONS TO MEET CODES SHALL BE PERFORMED AT NO ADDITIONAL CHARGE TO THE OWNER OVER THE ORIGINAL CONTRACT AMOUNT.
3. ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE OCCUPATIOND SAFETY AND HEALTH ACT OF 1970 (OSHA) AS PUBLISHED IN THE LATEST ISSUE OF THE FEDERAL REGISTER. THE CONTRACTOR MUST MAKE WHATEVER PROVISIONS ARE REQUIRED TO COMPLY.
4. ALL TRADES MUST BE KNOWLEDGEABLE OF PROVISIONS OF CURRENT GOVERNING CODES APPLICABLE TO THE TRADE.
5. PROVIDE HOT AND COLD WATER LINES, SOIL AND VENT LINES. AND SHUT-OFF VALVES AS REQUIRED IN ACCORDANCE WITH LOCAL BUILDNG AND PLUMBING CODES.
6. ALL INSULATION TYPES MUST RECEIVE APPROVAL FROM THE GOVERNING AGENCY FOR USE IN THE BUILDING OR AS A COMPONENT OF A SYSTEM IN THE BUILDING.

C. CONTRACT DRAWINGS AND SPECIFICATIONS

1. PLANS AND SPECIFICATIONS ARE COOPERATIVE AND COMPLEMENTARY. ALL LABOR AND MATERIALS REQUIRED TO FULLY CARRY OUT THE INTENTIONS OF THE PLANS AND SPECIFICATIONS ARE PART OF THIS CONTRACT WHETHER OR NOT SPECIFICALLY DOCUMENTED.
2. CONTRACTOR AND EACH SUBCONTRACTOR ARE REQUIRED TO THOROUGHLY INSPECT THESE DRAWINGS AND SPECIFICATIONS AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AT THE JOB SITE, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND/OR CONFLICTS IN WRITING BEFORE PROCEEDING WITH THE WORK OR ORDERING ANY MATERIAL.
3. EACH TRADE IS REQUIRED TO THOROUGHLY EXAMINE THESE DRAWINGS AND INSPECT EXISTING CONDITIONS AT THE JOB SITE TO IDENTIFY POTENTIAL PROBLEMS, CONFLICTS, DISCREPANCIES OR INTERFERENCE WITH OTHER TRADES.
4. EXISTING CONDITIONS/DEMOLITION DRAWINGS WERE PREPARED FOR THE CONVENIENCE OF THE CONTRACTOR AND OWNER. THE ARCHITECT DOES NOT WARRANT THE ACCURACY AND COMPLETENESS OF THESE DRAWINGS. IT IS THE RESPONSITILITY OF THE CONTRACTOR TO VERIFY AND BE FAMILIAR WITH ALL EXISTING CONDITIONS AFFECTED BY THE WORK.
5. ANY WORK OR MATERIALS CALLED FOR DIFFERENTLY ON THE DRAWINGS AND IN THE SPECIFICATIONS SHALL BE PROVIDED AS SHOWN ON ONE OR THE OTHER, AT THE ARCHITECT'S OPTION, AT NO ADDED COST OVER THE ORIGINAL CONTRACT AMOUNT.
6. INFORMATION IS NOT NECESSARILY REPEATED ON PLANS AND SPECIFICATIONS: BOTH ARE APPLICABLE. IN THE EVENT OF A CONFLICT, CONSULT THE ARCHITECT.
7. NOTES APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS AND CONSTRUCTION MATERIALS. ALL SHEETS ARE TO BE REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPIED TO ALL RELATED DRAWINGS AND DETAILS.
8. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED. WHERE SPECIFIC DIMENSION, DETALIS, OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
9. DRAWINGS MAY BE DISTORTED FROM PRINTING AND ARE NOT TO BE SCALED. WRITTEN DIMENSIONS GOVERN: FAVOR LARGE SCALE DETAILS OVER SMALL SCALE DRAWINGS.
10. ALL DIMENSIONS ARE FINISHED FACE OF WALLS AND PARTITIONS UNLESS OTHERWISE INDICATED.
11. ARCHITECTURAL DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER ENGINEERING DIMENSIONS AND NOTES. IF DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS ARE DISCOVERED, CONTACT ARCHITECT FOR INTERPRETATION.

D. EXISTING CONDITIONS

1. THE CONTRACTOR SHALL VERIFY AND BE FAMILIAR WITH THE EXISTING CONDITIONS AS AFFECTED BY THE SCOPE OF WORK TO BE PERFORMED. BY SUBMITTING A BID OR EXECUTING THE CONTRACT, THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE SITE AND FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
1. NO REQUESTS FOR ADDITIONAL FUNDS WILL BE ALLOWED DUE TO IGNORANCE OF EXISTING CONDITIONS OR INTERFERENCE WITH THE WORK OF THE OTHER TRADES.
2. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BETWEEN THE EXITING CONDITIONS AND THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS AT THE SITE. WHERE REQUIRED, NEW WORK MUST BE ADAPTED TO FIT EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
4. THE CONTRACTOR SHALL VERIFY THAT ALL EXISTING FLOORS AND WALLS RELATED TO THE WORK ARE TRUE AND LEVEL TO PERMIT PROPER TOLERANCES FOR NEW WORK. COMMENCEMENT OF THE WORK INDICATES ACCEPTANCE OF CONDITION OF EXITING WORK.
5. EXISTING CONDITIONS ARE INDICATED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AS THEY ARE AFFECTED BY THE WORK. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE EXISTING CONDITIONS SHOWN. NO ADDITIONAL FUNDS WILL BE AUTHORIZED FOR THE CONTRACTOR'S IGNORANCE OF CONDITIONS AND THEIR IMPLICATIONS.

E. DEMOLITION AND REMOVALS

1. DISPOSITION OF ALL EXISTING CONSTRUCTION ITEMS, EQUIPMENT, FIXTURES, ETC. THAT ARE TO BE REMOVED AND SALVAGED FOR OWNER AS PART OF THIS WORK, MUST BE VERIFIED WITH THE OWNER. CONTRACTORS MAY BE REQUIRED TO MOVE OFF SITE OR RELOCATE ANY OR ALL SUCH ITEMS.
2. ANY MECHANICAL AND/OR ELECTRICAL APPURTENANCES, ETC., WHICH ARE TO REMAIN ACTIVE MUST BE REMOVED IN THEIR ENTIRETY TO SUCH EXTENT AS NOT TO INTERFERE WITH, NOR DESTROY THE DESIGN CONCEPT OF THE NEW WORK.
3. CONTRACTOR SHALL COORDINATE WITH OWNER, AND STORE AS DIRECTED, ANY EXISTING FIXTURES THAT ARE IDENTIFIED AS SALVAGED FOR OWNER.

F. CUTTING AND PATCHING

1. THE CONTACTOR SHALL COORDINATE ALL WORK WITH ADJACENT AND AFFECTED TRADES. THE CONTRACTOR SHALL PERFORM ALL CUTTING, PATCHING AND FILLING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED OR IMPLIED ON THE DRAWINGS AND ALL OTHER WORK AS MAY BE REQUIRED TO COMPLETE THE JOB. PATCH AND REPAIR FLOORS, WALLS, CEILINGS, AND MULLIONS AS REQUIRED TO MATCH ADJACENT SURFACE AND/OR AS INDICATED ON THE DRAWINGS.
2. ALL WORK SUCH AS CUTTING, PATCHING, REPAIR WORK, ETC., MUST BE PERFORMED BY TRADES SPECIALIZING IN THAT WORK. SURFACES FORM WHICH EXISTING CONSTRUCTION ITEMS ARE TO BE REMOVED SHALL BE PATCHED AS REQUIRED BY THE NEW WORK SO AS TO MATCH ALL ADJACENT NEW OR EXISTING SURFACES.
3. AFTER REMOVAL OF ANY EXISTING CONSTRUCTION, ALL AREAS AFFECTED OR DAMAGED BY REMOVAL WORK SHALL BE PATCHED AS REQUIRED TO MATCH ADJACENT SURFACES IN ALL RESPECTS.
4. IN ALL LOCATIONS WHERE FILLING IN OF EXISTING OPENINGS IS REQUIRED, AND WHERE EXPOSED FINISH SURFACE IS MASONRY, THE CONTRACTOR SHALL MATCH THE ADJACENT MASONRY SURFACES AND INTERIOR FINISH IN EVER RESPECT.

G. MATERIALS, ASSEMBLIES AND INSTALLATION

1. ALL OPENINGS AND OTHER PROVISIONS NECESSARY FOR INSTALLATION OF ARCHITECTURAL, PLUMBING, MECHANICAL, ELECTRICAL OR OWNER'S APPARATUS AND EQUIPMENT MUST BE VERIFIED WITH THE SPECIFIC TRADES INVOLVED, OR WITH THE OWNER PRIOR TO INSTALLATION, AND MUST BE OF SIZE, LOCATION, CONFIGURATION, ETC. REQUIRED.
2. MATERIALS MAY BE SPECIFIED ON DRAWINGS AS WELL AS SPECIFICATIONS. IN THE EVENT OF A CONFLICT, CONSULT ARCHITECT.
3. ANY DETAILS SYSTEMS MATERIALS. ETC. (ARCHITECTURAL, STRUCTURAL, MECHANICAL. ETC.) WHICH ARE PROPOSED TO BE CHANGED FROM THAT INDICATED OR SPECIFIED IN THE CONTRACT DOCUMENTS MUST BE REVIEWED BY THE ARCHITECT AND APPROVED BY THE OWNER PRIOR TO PREPARATION OF SHOP DRAWINGS.
4. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC ACTION AND DETERIORATION.
5. ALL WOOD BLOCKING SHALL BE FIREPROOF (UNLESS OTHERWISE NOTED).
6. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A MINIMUM OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION.
7. INSTALL ALL MATERIALS AND SYSTEMS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS OR INSTRUCTIONS.
8. THE FLAME SPREAD RATING AND SMOKE DEVELOPMENT RATINGS FOR ALL MATERIALS SHALL CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF GOVERNING AUTHORITIES.
9. WHERE NEW WORK ABUTS EXISTING CONSTRUCTION OR EXISTING CONSTRUCTION HAS BEEN PATCHED OR REPAIRED, PAINT EXISTING SURFACES FORM NEAREST CORNER TO NEAREST CORNER. AND FROM FLOOR TO CEILING.
10. ALL NEW PARTITIONS ARE TO EXTEND TIGHT UP TO THE FLOOR OR ROOF CONSTRUCTION, EXCEPT OTHERWISE SHOWN, AND ARE TO BE CUT TO FIT AROUND BEAMS, JOIST, DUCTS, CONDUITS, PIPES, HANGERS, ETC. ALL SUCH CUTS SHALL BE ACCURATE, STRAIGHT, AND SEALED WITH MORTAR OR TAPE AND COMPOUND, AND MADE AIR TIGHT.
11. PROVIDE PAINT FINISHES TO MATCH EXISTING ADJACENT CONDITIONS, UNLESS OTHERWISE NOTED.
12. UNLESS OTHERWISE NOTED, THE CONSTRUCTION OF ALL NEW WALLS SHALL MATCH THE THICKNESS, HEIGHT, RATING, MATERIAL AND COMPOSITION OF THE ADJACENT WALL.
13. FOR ANY UNSCHEDULED OPENINGS IN A MASONRY WALL, THE ASSOCIATED TRADE SHALL PROVIDE STEEL LINTELS AS SPECIFIED.
14. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE & ACCURATELY LOCATE ELECTRICAL AND MECHANICAL DEVICES WITH CASEWORK AND OTHER CONSTRUCTION TO AVOID CONFLICTS. NO ADDITIONAL FUNDS WILL BE AUTHORIZED BY THE ARCHITECT FOR MISCOORDINATED WORK.
15. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED SO AS TO BE COMPLETELY WATERTIGHT AND AIRTIGHT.
16. CONTRACTOR SHALL PROVIDE AND INSTALL NEW FIXTURES AND LAMPS AS SPECIFIED AND RELAMP EXITING FIXTURES AS INDICATED ON DRAWINGS.
17. ALL LENSES. REFLECTORS, LAMPS, PLATES FOR NEW AND EXISTING LIGHT FIXTURES ETC. SHALL BE THOROUGHLY CLEANED PRIOR TO OCCUPANCY.
18. THE CONTACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY BRACING (TEMP. AND PERM.) FOR SOUND CONSTRUCTION TO MEET CODE DEFINED LOADING CONDITIONS WHETHER OR NOT SPECIFICALLY DOCUMENTED AL NO ADDITIONAL COST TO OWNER.
19. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY BLOCKING, FURRING, AND GROUNDS (TEMP. AND PERM.) FOR GOOD CONSTRUCTION PRACTICE WHETHER OR NOT SPECIFICALLY DOCUMENTED AT NO ADDITIONAL COST TO THE OWNER.
20. ROOFING, WATERPROOFING AND MOISTURE PROTECTION DETAILS ARE INDICATED FOR DESIGN INTENT AND ARE SUGGESTIVE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE A PROPER AND COMPLETE SYSTEM PER THE SELECTED MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS, FOR MATERIALS AND EXECUTIONS THAT IS COMPLETELY WATER-TIGHT AND MEETS THE MANUFACTURER'S CRITERIA FOR WARRANTY.

H. SITE CONDITIONS.

1. ACTIVE PIPES, CONDUITS AND OTHER UTILITIES OF ALL TYPES, WHETHER SHOWN IN THE BID DOCUMENTS OR NOT, MUST BE PROTECTED BY THE CONTRACTOR AT ALL TIMES DURING THE CONSTRUCTION OF THE WORK. EXTREME CARE SHALL BE EXERCISED AT ALL TIMES NOT TO DAMAGE ANY SUCH PIPES AND CONDUITS. IF DAMAGE OCCURS THE CONTRACTOR SHALL REPAIR SUCH DAMAGE IN A MANNER APPROVED BY THE ARCHITECT, AND AT NO CHANGE IN CONTRACT PRICE.
2. UNLESS SPECIFICALLY OTHERWISE APPROVED BY THE OWNER, ALL MECHANICAL AND/OR ELECTRICAL LINES MUST BE KEPT ACTIVE DURING AND/OR AFTER CONSTRUCTION. WHERE THEY INTERFERE THE NEW OR REMODELING WORK, THEY MUST BE TEMPORARILY RELOCATED DURING CONSTRUCTION AND PERMANENTLY RELOCATED AFTER CONSTRUCTION, TO LOCATIONS APPROVED BY THE ARCHITECT, AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE STRUCTURE AND ITS INHABITANTS.

4 THROUGHOUT THE PERIOD OF DEMOLITION AND CONSTRUCTION PROVIDE ALL NECESSARY "ACCOMMODATIONS" TO KEEP THE TENANT-OCCUPIED PORTION OF THE FLOOR OPERATIONAL AND SAFE. THESE "ACCOMMODATIONS" INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL AND COMMUNICATIONS WIRING, HVAC, NOISE AND DUST CONTROL, PLUMBING, TEMPORARY SIGNAGE, AND LIFE-SAFETY MEASURES.

5. ALL CORRIDORS ARE TO BE KEPT FREE FOR REFUSE AND CONSTRUCTION MATERIAL. CONTRACTOR SHALL DISPOSE OF DEMOLISHED MATERIALS.

L. NOTES

SYMBOLS & ABBREVIATIONS
12" = 1'-0"

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No.	Description	Date

PROJECT NAME
ADDRESS
DRAWING STANDARDS

Project number	17-092
Date	10/13/20
Drawn by	Author
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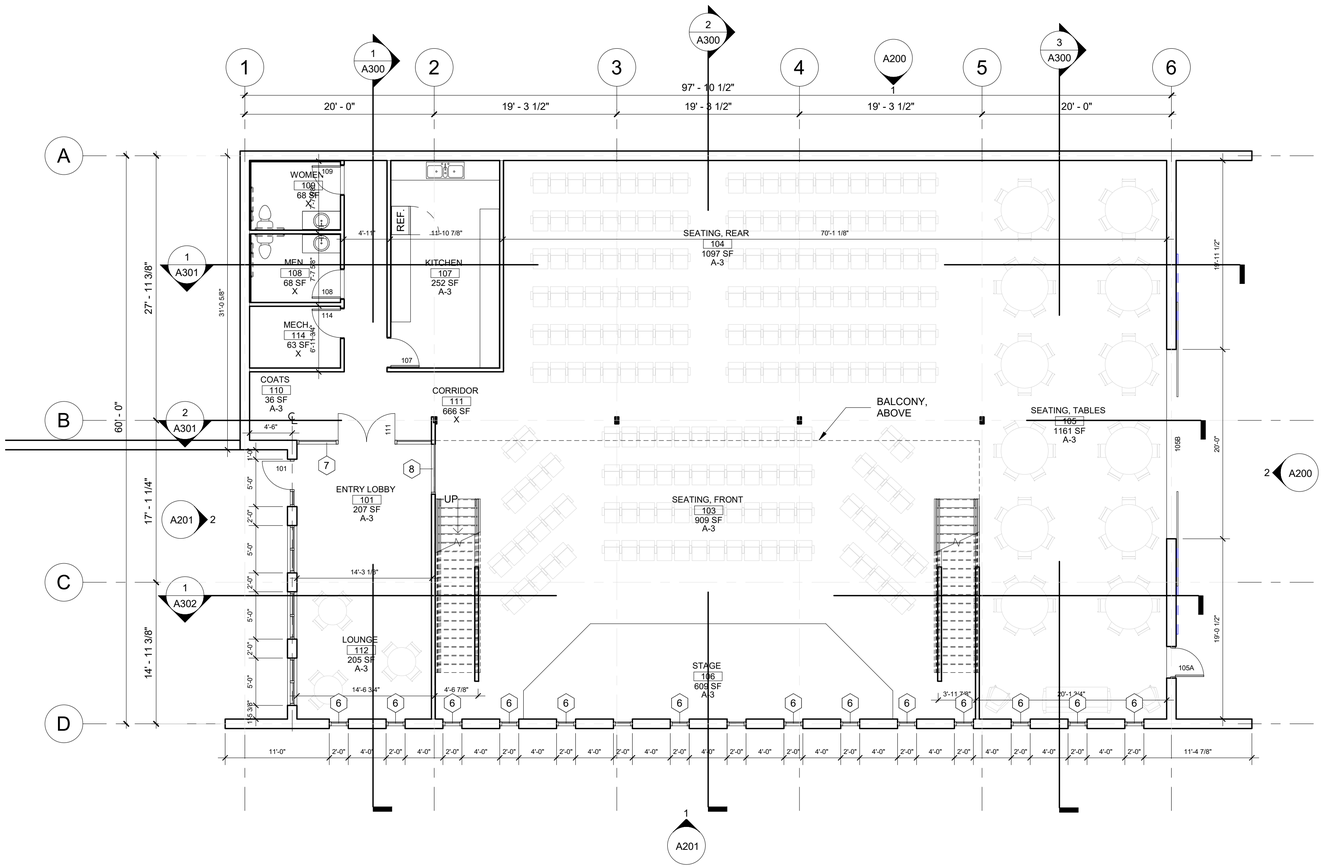
A002

Scale 12" = 1'-0"

10/13/2020 11:12:45 AM



1 LOWER LEVEL
1/8" = 1'-0"

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PROJECT NAME

ADDRESS

LOWER LEVEL

Project number	17-092
Date	10/13/20
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A101

Scale 1/8" = 1'-0"

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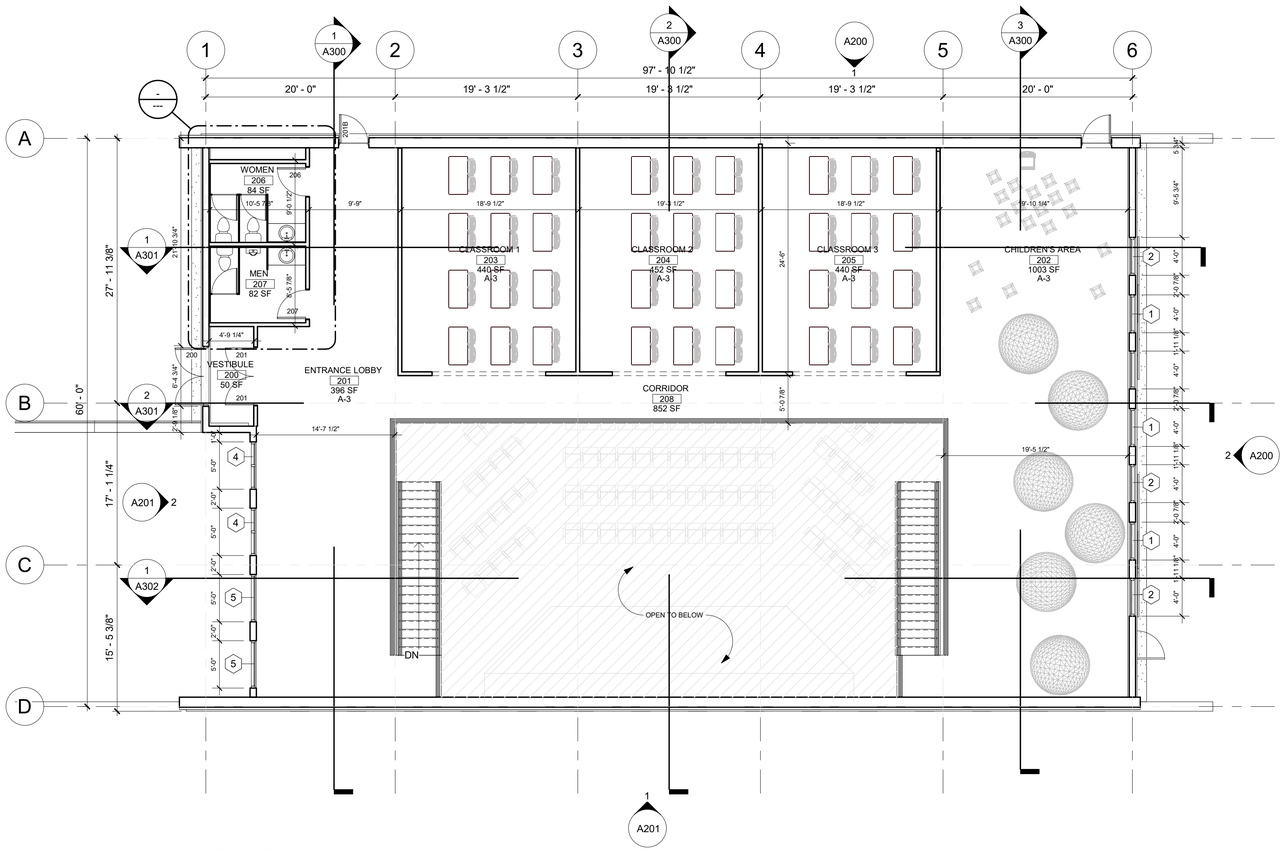

1 UPPER LEVEL
1/8" = 1'-0"

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UPPER LEVEL

Project number	17-092
Date	10/13/20
Drawn by	Author
Checked by	Checker

A102

Scale	1/8" = 1'-0"

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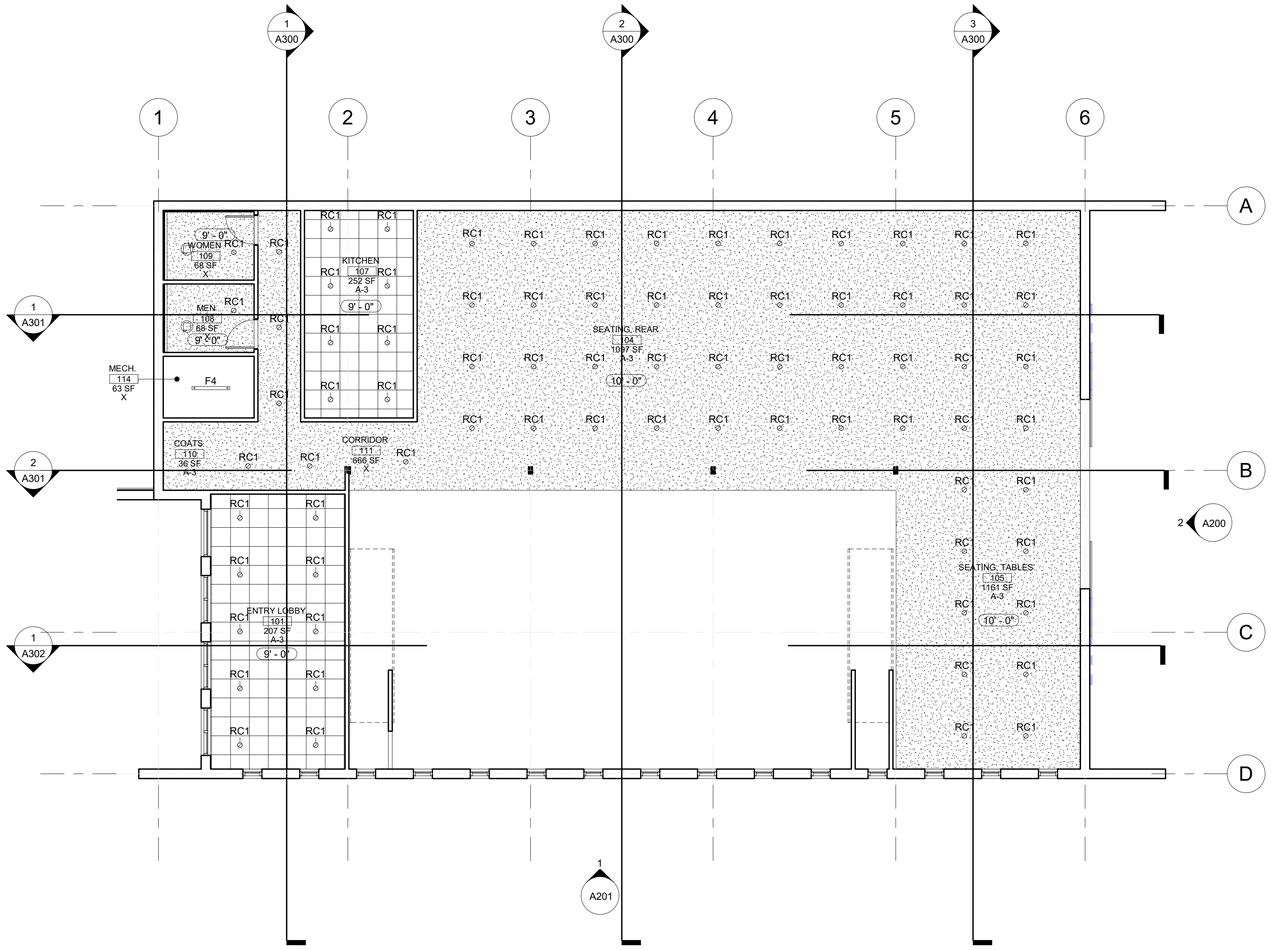

1 LOWER LEVEL RCP
1/8" = 1'-0"

RCP GENERAL NOTES

1. ALL GWB CEILING TO PAINTED WHITE, U.N.O.
2. ALL DRYWALL SOFFITS (VERTICAL PLANE) TO MATCH ADJACENT WALL FINISH, U.N.O.
3. ALL FIXTURES TO BE CENTERED IN CEILING TILE
4. ALL GRIDS TO BE CENTERED IN ROOMS, U.N.O.
5. ALL LIGHT FIXTURES INSTALLED IN SOFFITS TO BE CENTERED WITHIN WIDTH, U.N.O.
6. ALL SUSPENDED CEILING GRIDS, MECH. SYSTEMS, AUTO SPRINKLER SYSTEMS & PLUMBING TO BE SUPPORTED FROM THE BOTTOM OF JOIST WHERE APPLICABLE
7. GENERAL CONTRACTOR TO CONFIRM CEILING LAYOUT & COORDINATE MECHANICAL, FIRE PROTECTION & ELECTRICAL TRADES
8. SEE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION

RCP LEGEND

- 2 x 2 SUSPENDED CEILING GRID W/ ACOUSTICAL CEILING TILE
- GWB CEILING
- RECESSED CAN FIXTURE
- CABLE RAIL LIGHTING
- SUSPENDED UTILITY FIXTURE
- 2 X 4 DIRECT/INDIRECT LED LIGHT FIXTURE
- EMERGENCY LIGHT W/ 90 MIN. BATTERY
- EXIT LIGHT / EMERGENCY LIGHT (LIGHTED FACE OF SIGN IS SHADED) W/ 90 MIN. BATTERY

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LOWER LEVEL RCP

Project number	17-092
Date	10/13/20
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A110

Scale	As indicated

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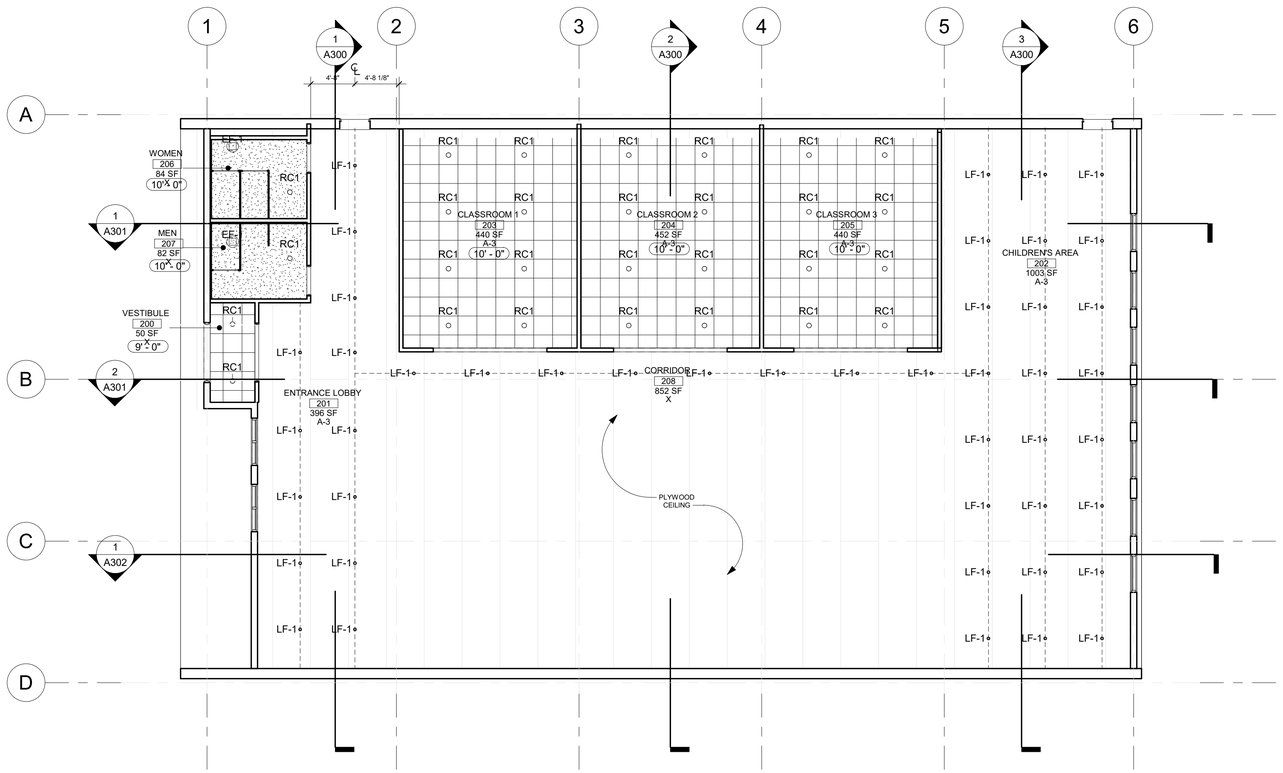

1 UPPER LEVEL RCP
1/8" = 1'-0"

RCP GENERAL NOTES

1. ALL GWB CEILING TO PAINTED WHITE, U.N.O.
2. ALL DRYWALL SOFFITS (VERTICAL PLANE) TO MATCH ADJACENT WALL FINISH, U.N.O.
3. ALL FIXTURES TO BE CENTERED IN CEILING TILE
4. ALL GRIDS TO BE CENTERED IN ROOMS, U.N.O.
5. ALL LIGHT FIXTURES INSTALLED IN SOFFITS TO BE CENTERED WITHIN WIDTH, U.N.O.
6. ALL SUSPENDED CEILING GRIDS, MECH. SYSTEMS, AUTO SPRINKLER SYSTEMS & PLUMBING TO BE SUPPORTED FROM THE BOTTOM OF JOIST WHERE APPLICABLE
7. GENERAL CONTRACTOR TO CONFIRM CEILING LAYOUT & COORDINATE MECHANICAL, FIRE PROTECTION & ELECTRICAL TRADES
8. SEE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION

RCP LEGEND

- 2 x 2 SUSPENDED CEILING GRID W/ ACOUSTICAL CEILING TILE
- GWB CEILING
- RECESSED CAN FIXTURE
- CABLE RAIL LIGHTING
- SUSPENDED UTILITY FIXTURE
- 2 X 4 DIRECT/INDIRECT LED LIGHT FIXTURE
- EMERGENCY LIGHT W/ 90 MIN. BATTERY
- EXIT LIGHT / EMERGENCY LIGHT (LIGHTED FACE OF SIGN IS SHADED) W/ 90 MIN. BATTERY

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PROJECT NAME
ADDRESS
UPPER LEVEL RCP

Project number	17-092
Date	10/13/20
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A111

Scale: As indicated

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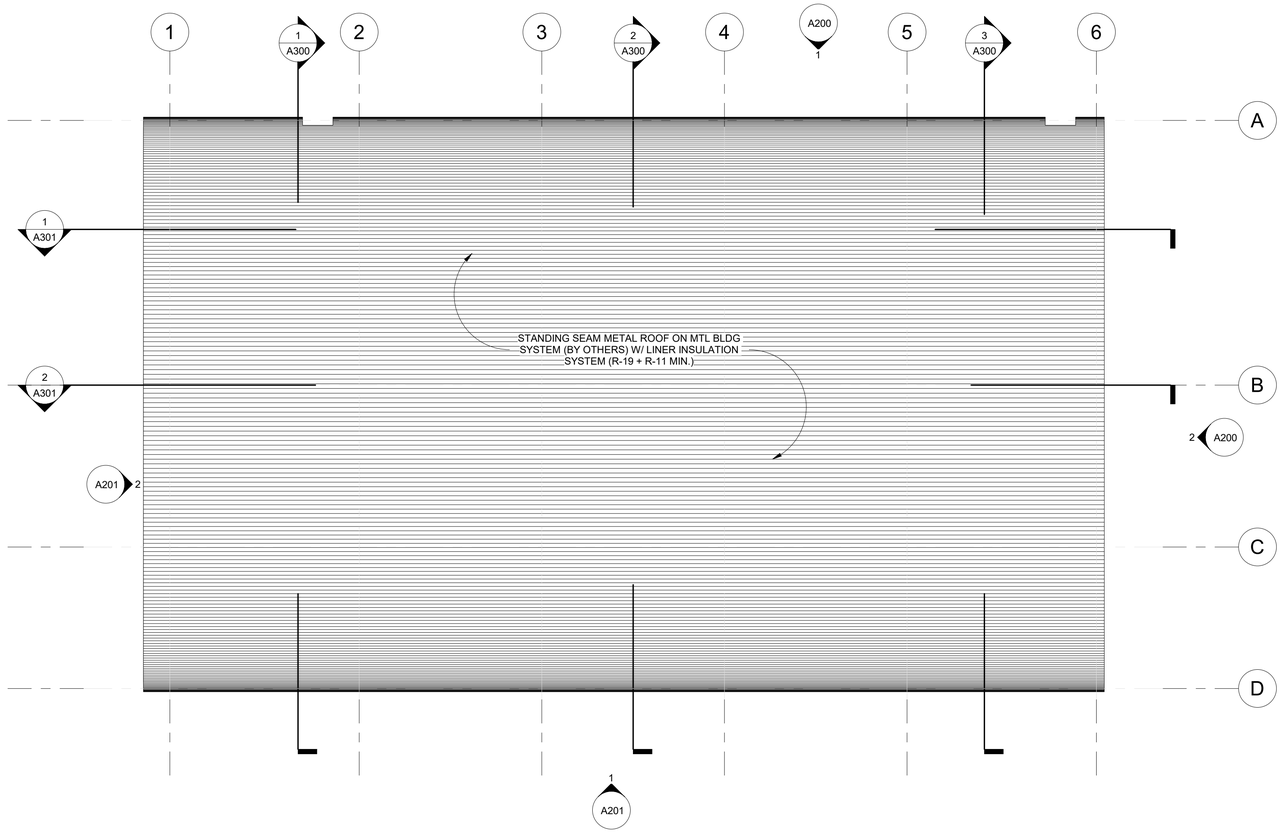

1 ROOF PLAN
1/8" = 1'-0"

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ROOF PLAN

Project number	17-092
Date	10/13/20
Drawn by	JJA
Checked by	AJD

A120

Scale 1/8" = 1'-0"

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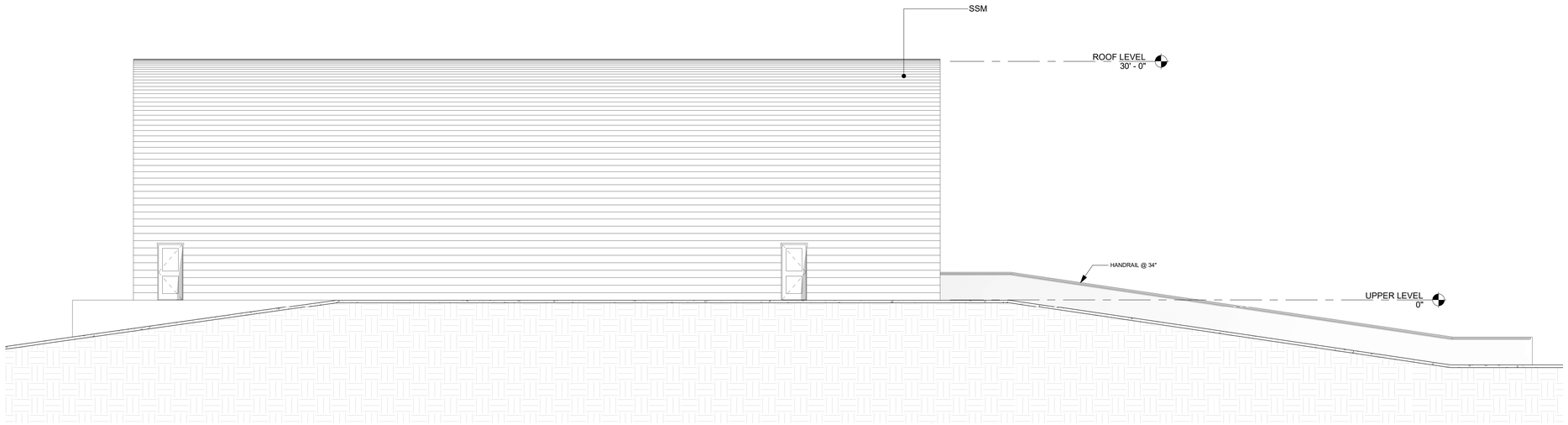
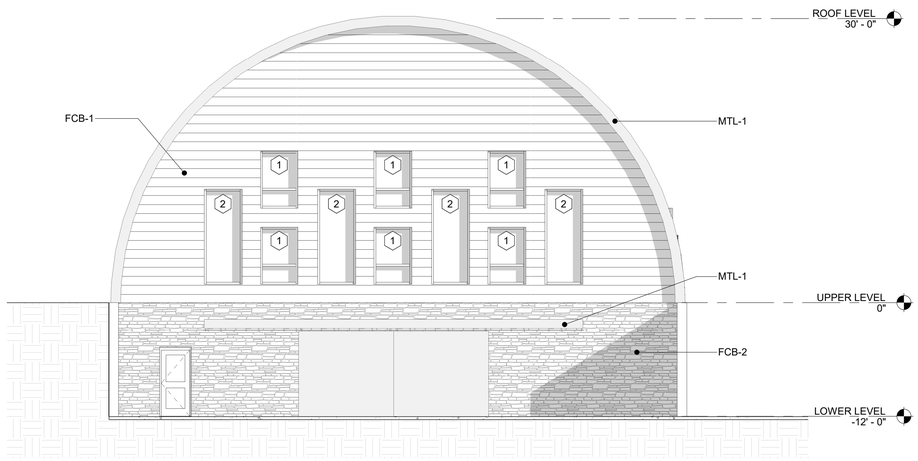


1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

ITEM	MATERIAL SPECIFICATIONS	NOTES
CN-1	CONCRETE FOUNDATION WALL / RETAINING WALL	1
FCB-1	FIBER CEMENT BOARD - WOOD PATTERN	1
FCB-2	FIBER CEMENT BOARD - STONE PATTERN	1
MTL-1	METAL TRIM - TBD	1
SSM	STANDING SEAM METAL ROOF	1

NOTES:

1. ALL FINISHES TO BE APPROVED BY ARCHITECT & OWNER

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EXTERIOR ELEVATIONS

Project number	17-092
Date	10/13/20
Drawn by	Author
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A200

Scale	As indicated

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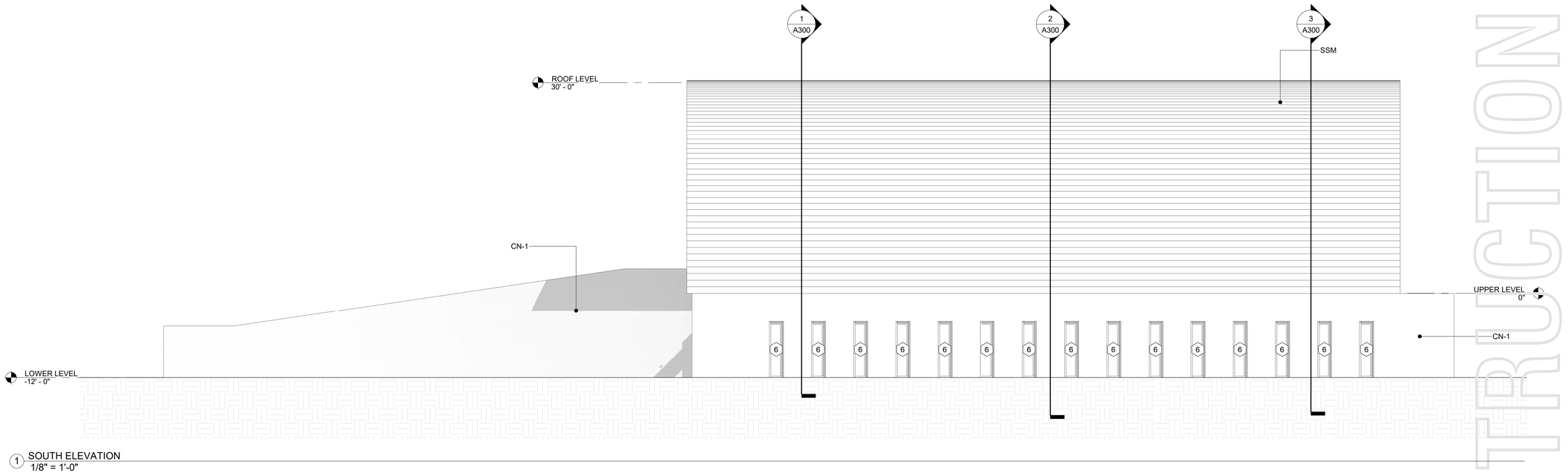
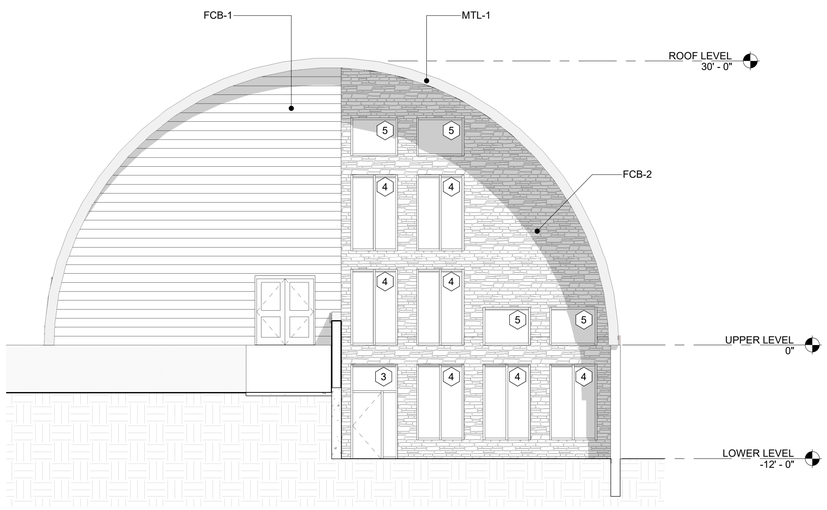


1 SOUTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

ITEM	MATERIAL SPECIFICATIONS	NOTES
CN-1	CONCRETE FOUNDATION WALL / RETAINING WALL	1
FCB-1	FIBER CEMENT BOARD - WOOD PATTERN	1
FCB-2	FIBER CEMENT BOARD - STONE PATTERN	1
MTL-1	METAL TRIM - TBD	1
SSM	STANDING SEAM METAL ROOF	1

NOTES:

1. ALL FINISHES TO BE APPROVED BY ARCHITECT & OWNER

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No.	Description	Date

PROJECT NAME

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EXTERIOR ELEVATIONS

Project number	17-092
Date	10/13/20
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A201

Scale As indicated

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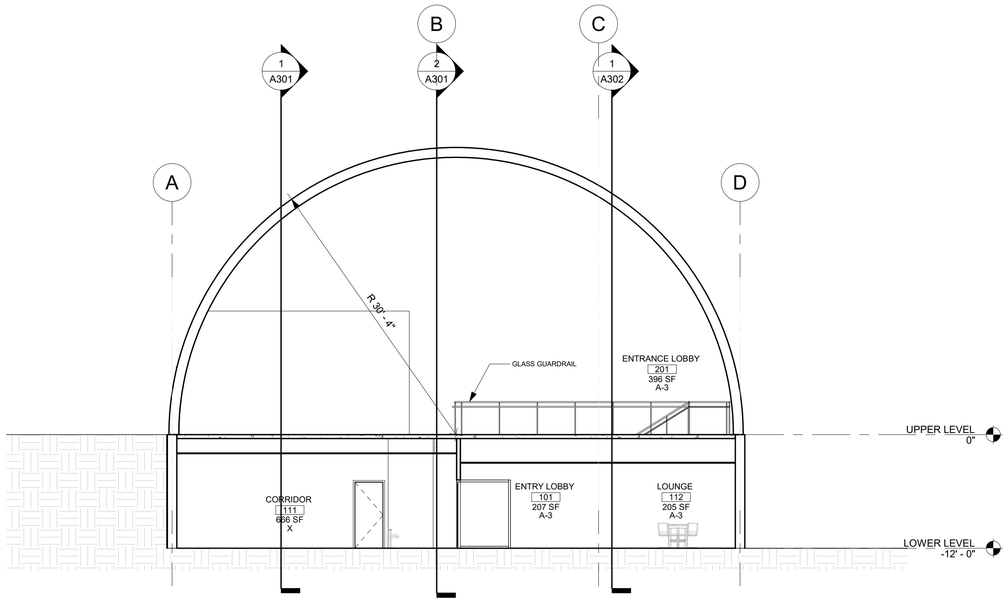
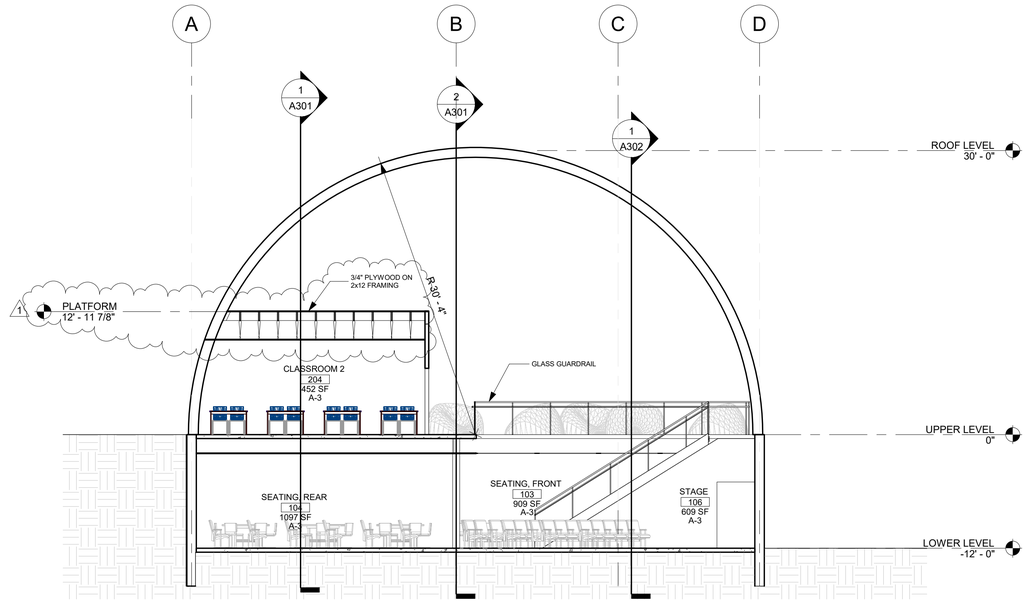


1 BUILDING SECTION 1
1/8" = 1'-0"



2 BUILDING SECTION 2
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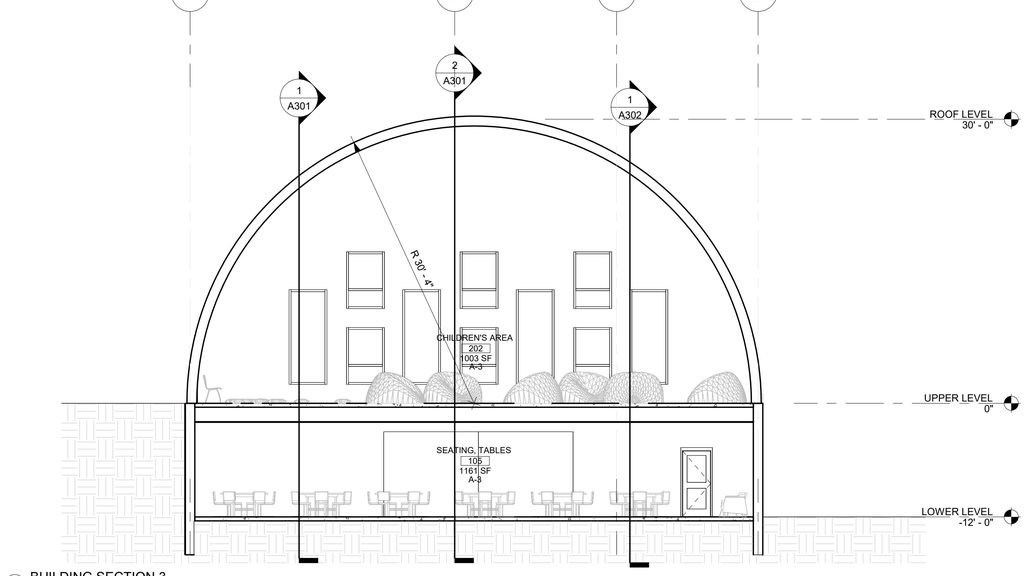

3 BUILDING SECTION 3
1/8" = 1'-0"

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No.	Description	Date
1	Addendum 1	10/13/20

PROJECT NAME

ADDRESS

BUILDING SECTIONS

Project number	17-092
Date	10/13/20
Drawn by	Author
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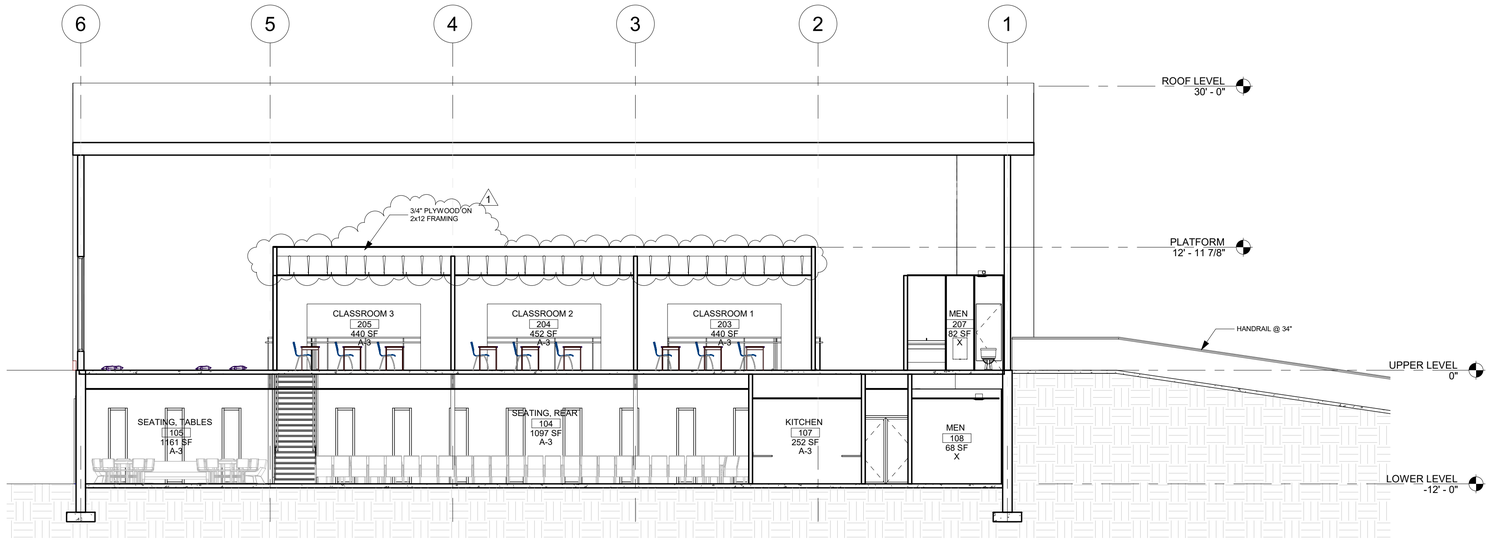
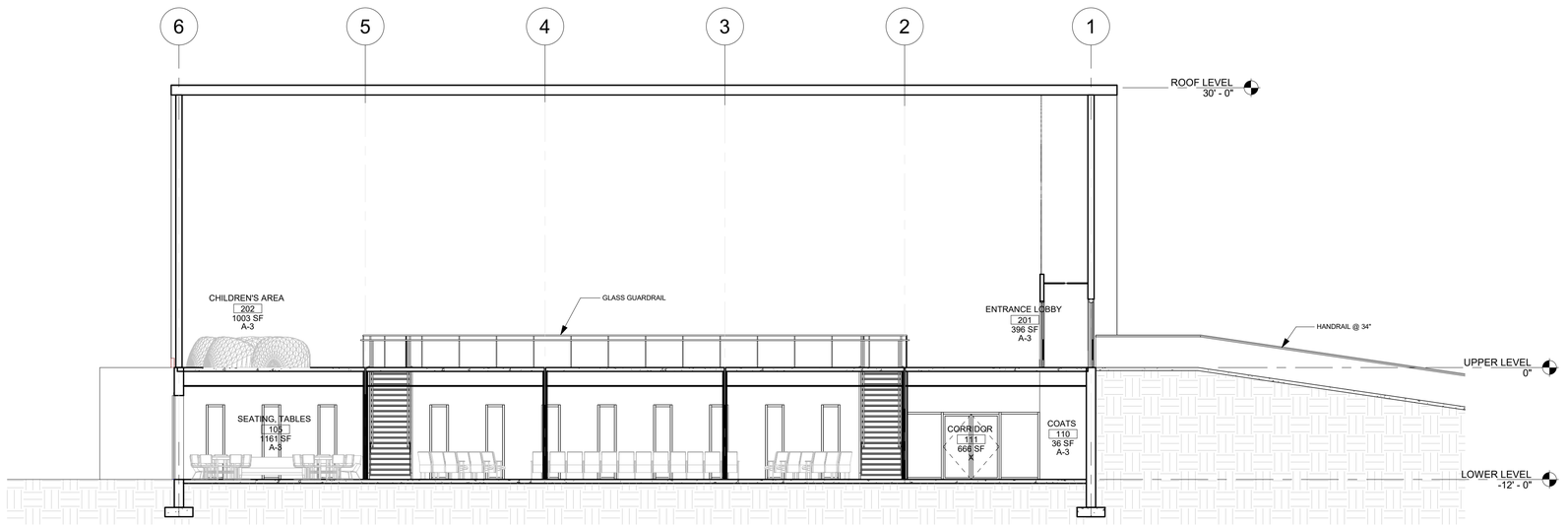
A300

Scale 1/8" = 1'-0"

10/13/2020 11:14:04 AM



1 BUILDING SECTION 4
1/8" = 1'-0"



2 BUILDING SECTION 5
1/8" = 1'-0"

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andrew@streamlinearchitects.com

No.	Description	Date
1	Addendum 1	10/13/20

PROJECT NAME

ADDRESS

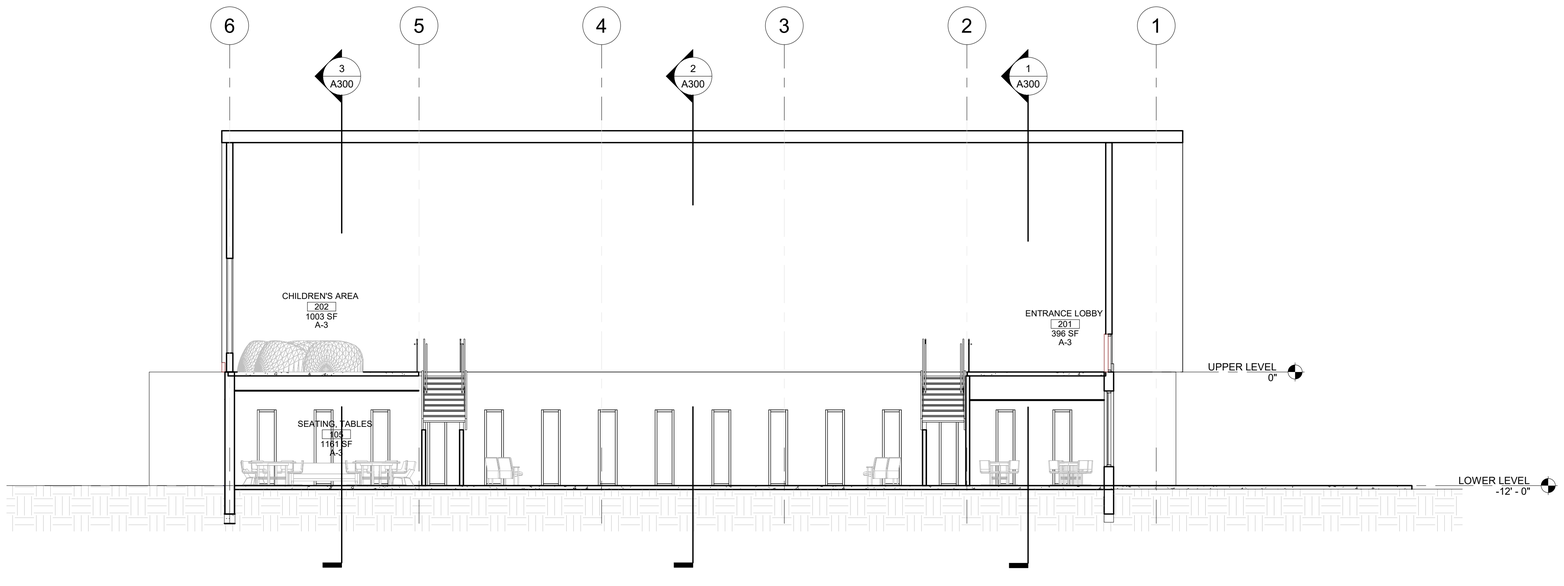
BUILDING SECTIONS

Project number	17-092
Date	10/13/20
Drawn by	Author
Checked by	Checker

A301

Scale 1/8" = 1'-0"

10/13/2020 11:14:16 AM



1 BUILDING SECTION 6
1/8" = 1'-0"

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andrew@streamlinearchitects.com

No.	Description	Date

PROJECT NAME

ADDRESS

BUILDING SECTIONS

Project number	17-092
Date	10/13/20
Drawn by	Author
Checked by	Checker

A302

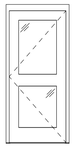
Scale 1/8" = 1'-0"

10/13/2020 11:14:17 AM

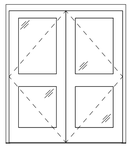
DOOR SCHEDULE

DOOR NO.	DOOR OPENING SIZE WIDTH	HEIGHT	THICK.	STYLE	MATERIAL	FRAME STYLE	MATERIAL	HARDWARE	FIRE RATING	REMARKS
101	3' - 0"	7' - 0"	1 3/4"	A	HM / GL	A	HM			
105A	3' - 0"	7' - 0"	1 3/4"	B	HM / GL	B	HM			
105B	20' - 0"	9' - 0"	1 3/4"	F		F				BARN DOOR - SEE DOOR MFG SPECIFICATIONS FOR HARDWARE & INSTALLATION DETAILS
107	3' - 0"	7' - 0"	1 3/4"	D	WD	D	WD			
108	3' - 0"	7' - 0"	1 3/4"	D	WD	D	WD			
109	3' - 0"	7' - 0"	1 3/4"	D	WD	D	WD			
111	6' - 0"	7' - 0"	1 3/4"	E	GL	E	HM			
114	3' - 0"	7' - 0"	1 3/4"	D	WD	D	WD			
200	6' - 0"	7' - 0"	1 3/4"	C	HM / GL	C	HM			
201	6' - 0"	7' - 0"	1 3/4"	C	HM / GL	C	HM			
201B	3' - 0"	7' - 0"	1 3/4"	B	HM / GL	B	HM			
201D	3' - 0"	7' - 0"	1 3/4"	B	HM / GL	B	HM			
206	3' - 0"	7' - 0"	1 3/4"	D	WD	D	WD			
207	3' - 0"	7' - 0"	1 3/4"	D	WD	D	WD			

TYPE A

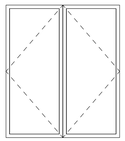


TYPE B



TYPE C

TYPE D



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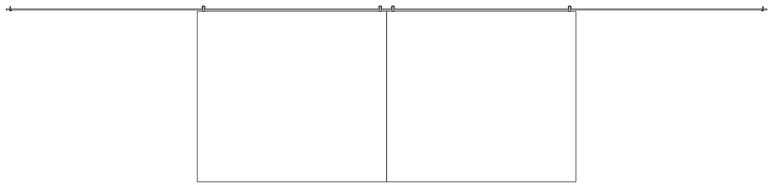
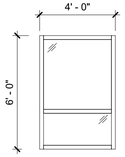
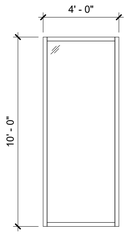


TYPE F

DOOR ELEVATIONS
1/4" = 1'-0"



1 WINDOW 1
1/4" = 1'-0"



2 WINDOW 2
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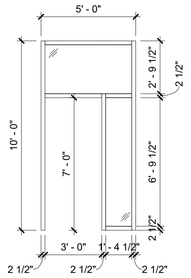

3 WINDOW 3
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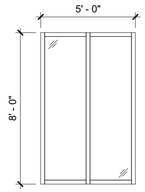
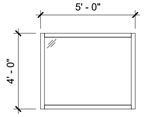
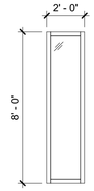


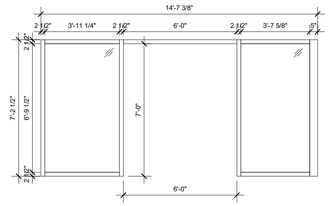
4 WINDOW 4
1/4" = 1'-0"



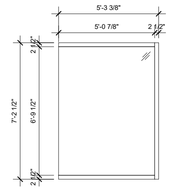
5 WINDOW 5
1/4" = 1'-0"



6 WINDOW 6
1/4" = 1'-0"



7 WINDOW 7
1/4" = 1'-0"



8 WINDOW 8
1/4" = 1'-0"

streamline ARCHITECTS

www.streamlinearchitects.com

Streamline Architects, P.L.C.

Andrew Dasso, AIA
575 12th Ave
East Moline, IL
309-737-8587
andrew@buildbyarchitects.com

No.	Description	Date

PROJECT NAME

ADDRESS

DOOR & WINDOW SCHEDULE

Project number	17-092
Date	10/13/20
Drawn by	Author
Checked by	Checker

A600

Scale 1/4" = 1'-0"

10/13/2020 11:14:16 AM

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Public Hearing Notice | Committee of the Whole

Date: 3/17/2021
Time: 5:30 PM

Location: Council Chambers | City Hall | 226 W. 4th ST.
Subject: Public Hearing for a Rezoning Request Before the Committee of the Whole

To: All property owners within 200 feet of the subject property located **South of East 46th Street, West of the Railroad Tracks (Parcel P1304-02C).**

There is on file in the Development and Neighborhood Services Department (DNSD), on behalf of the Plan and Zoning Commission, the following request:

Case REZ21-01: Request of Dan Lorentzen on behalf of Rock Church Ministries Inc. to rezone Parcel P1304-02C from S-OS Open Space District to R-1 Single-Family Residential District to allow for the construction of a church [Ward 7].

At its March 2, 2021 meeting, the Plan and Zoning Commission recommended denial of the aforementioned case with the following findings:

Findings:

1. The proposed amendment does not promote the orderly development of Davenport in accordance with the Comprehensive Plan and adopted land use policies.
2. The rezoning petition does not promote the preservation, protection, and conservation of natural resources.
3. The existing S-OS Open Space District is compatible with the zoning of nearby property.

The public hearings on the above matter is scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, March 17, 2021 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing(s).

Adjacent Property Owner Notice Area
Parcel: P1304-02C
REZ21-01

S-OS Open Space District to R-1 Single-Family Residential District

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.

0 125 250 500 750 1,000 Feet

N

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

T | 563.326.6198
E | contactus@davenportiowa.com

davenportiowa.com/DNS

DAVENPORT
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Friday, March 5, 2021

Please publish the following public notice in the next available edition of the Quad City Times.

The PO number for this notice is: 2108268

Please provide proof of publication for our records. If you have any questions, please contact us at planning@davenportiowa.com or 563-326-6198. Thank you!

NOTICE
PUBLIC HEARING
WEDNESDAY, MARCH 17, 2021 5:30 P.M.
CITY OF DAVENPORT COMMITTEE OF THE WHOLE
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA

There is on file in the Development and Neighborhood Services Department (DNSD), on behalf of the Plan and Zoning Commission, the following requests:

Case REZ21-01: Request of Dan Lorentzen on behalf of Rock Church Ministries Inc. to rezone Parcel P1304-02C from S-OS Open Space District to R-1 Single-Family Residential District to allow for the construction of a church [Ward 7].

The legal description of the property proposed to be rezoned is as follows:

NIM'S ACRES Lot: 002 ALL THAT PRT LOT 2NIM'S ACRES LYING WLYRR

At its March 2, 2021 meeting, the Plan and Zoning Commission recommended denial of the aforementioned case with the following findings:

Findings:

1. The proposed amendment does not promote the orderly development of Davenport in accordance with the Comprehensive Plan and adopted land use policies.
2. The rezoning petition does not promote the preservation, protection, and conservation of natural resources.
3. The existing S-OS Open Space District is compatible with the zoning of nearby property.

The public hearings on the above matter is scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, March 17, 2021 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing(s).
PO No. 2108268

Development and Neighborhood Services Department
E-MAIL: planning@davenportiowa.com PHONE: 563-326-6198

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Public Hearing Notice | Plan and Zoning Commission

Date: 2/2/2021
Time: 5 PM

Location: Council Chambers | City Hall | 226 W. 4th ST.
Subject: Public Hearing for a Rezoning Request Before the Plan and Zoning Commission

To: All property owners within 200 feet of the subject property located **South of East 46th Street, West of the Railroad Tracks (Parcel P1304-02C).**

What is this About?
This notice is being sent to inform you that a public hearing will be held for a rezoning request. The purpose of the rezoning request is to change the property's allowed uses by changing the zoning classification.

Request/Case Description
Case REZ21-01: Request of Dan Lorentzen on behalf of Rock Church Ministries Inc. to rezone Parcel P1304-02C from S-OS Open Space District to R-1 Single-Family Residential District to allow for the construction of a church [Ward 7].

What are the Next Steps after the Public Hearing?
The Plan and Zoning Commission will hold a formal public hearing at their meeting on February 2, 2021. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on February 16, 2021. 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.

On-line/Telephone Participation:
Persons may join the meeting virtually: https://www.gotomeet.me/Davenport_Planning/planzoning & at 1-866-899-4679 with access code: 492-653-453. All documents related to the meeting (agenda included) are at "Search Minutes & Agendas": http://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 verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

Adjacent Property Owner Notice Area
Parcel: P1304-02C
REZ21-01

S-OS Open Space District to R-1 Single-Family Residential District

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.

0 125 250 500 750 1,000 Feet

N

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

T | 563.326.6198
E | contactus@davenportiowa.com

davenportiowa.com/DNS

Written Comment:

Request/Case Description
Case REZ21-01: Request of Dan Lorentzen on behalf of Rock Church Ministries Inc. to rezone Parcel P1304-02C from S-OS Open Space District to R-1 Single-Family Residential District to allow for the construction of a church [Ward 7].

Reply Reply All Forward

Jane Nickels <janenickels@mediacombb.net> **Planning** 7:59 AM

[EXT] Rezoning REZ21-01. Rock Church

Follow up. Start by Monday, March 1, 2021. Due by Monday, March 1, 2021.

Bing Maps + Get more apps

I would like to oppose the construction of a church being built at this location. I am a neighbor who's property will be next to the church and I have some concerns with development in that area. First I am concerned with the added sewage use. We currently have days when the sewer smell can be unbearable. This item has been a complaint for many years by fellow neighbors and my concern with added sewer usage. Will this smell continue to worsen? Also my other concern with that area is the effect it will have in the wildlife who take refuge in those woods. There are not many places in the city for the variety of animals that live in that area. I am concerned with increase development, it will drive the wildlife out and into more of the neighborhoods in that area. If these items can be addressed I would greatly appreciate it.
Thank you so much,
Jane Nickels
1603 McCormick Place
Davenport, IA 52807

Sent from my iPad

City of Davenport

Department: Community Planning & Economic Development **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **6/23/2021**

Subject:
Second Consideration: Ordinance for Case REZ21-03 being the request of Build to Suit on behalf of Elmore Storage LLC to rezone 6403 Elmore Avenue from C-E Elmore Corners to C-3 General Commercial District to allow for the expansion of the existing outdoor storage units. [Ward 6]

Recommendation:
Adopt the Ordinance.

Background:
In 2015 the south half of this site was developed with outdoor storage units, at which time the property was zoned Planned Development District, which allowed for the use. In January of 2019 the zoning code was completely re-written and the property was zoned C-E Elmore Corridors which rendered the property nonconforming with respect to the use of the property.

The C-E District does not allow for outdoor self-storage units. A zoning map amendment is required to allow for the proposed use, (outdoor self-storage units) which is a continuation of the existing use on the lot.

In addition to the rezoning, the site will also require a Special Use approval from the Zoning Board of Adjustment which is required for the proposed use in the C-3 District.

Technical Review:

Existing infrastructure is in place, accordingly technical review comments have been received stating that there ae no concerns for the buildout of the remaining half of this site.

Public Input:

Property owners within 200 feet of the property have been notified and a sign has been placed on the property. A neighborhood meeting was not held for this case. The notice of a Public Hearing was published in the Quad City Times and a Public hearing was held on May 4, 2021 and a regular P&Z Meeting on May 18th, 2021.

With regards to the Plan's stance on the subject property, the attached "Concept Plan" clearly states that the plan establishes the vision for Elmore Corners' existing land uses. The plan shows the entire site as "Existing Warehouse Storage" but does not call out any future modifications or changes to the site, nor illustrate that the site shall meet the design standards of the Elmore Corners Plan. This nonconforming property per the concept plan has no future development planned through the Elmore Corners vision document.

Findings:

1. The zoning map amendment is consistent with the Davenport 2035+ Land Use Plan, (Regional Commercial – RC) which allows for the proposed use and other such similar uses.

2. The proposed C-3 District and storage use is compatible with the adjacent zoning, area characteristics, and public health and welfare as there are other regional commercial uses nearby and the use is allowed in the RC classification.

3. Rezoning the property to C-3 General Commercial District does not create any nonconformities and will in fact change a nonconforming use into a conforming use.

4. Required Special Use approval for outdoor storage units in the C-3 District offers a further level of review for the protection of adjacent properties.

ATTACHMENTS:

	Type	Description
🗋	Ordinance	Ordinance
🗋	Backup Material	P&Z Exhibits & Background
🗋	Backup Material	QC Times Notice
🗋	Backup Material	Notice Letter

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	5/26/2021 - 12:48 PM

ORDINANCE NO. _____

ORDINANCE for Case REZ21-03 being the request of Build to Suit on behalf of Elmore Storage LLC to rezone 6403 Elmore Avenue from C-E Elmore Corners Zoning District to C-3 General Commercial Zoning District to allow for the expansion of the existing outdoor storage units.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "C-3 General Commercial Zoning District".

LOT 4 OF THE FINAL PLAT OF JERSEY FARMS COMMERCIAL PARK 2ND ADDITION BEING A REPLAT OF LOT 1-5 IN JERSEY FARMS COMMERCIAL PARK FIRST ADDITION (OTHERWISE KNOWN AS 6403 ELMORE AVE; PIN Y0551A04) TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA.

Section 2. That the following findings and conditions are hereby imposed upon said rezoning:

Findings:

1. The zoning map amendment is consistent with the Davenport 2035+ Land Use Plan (Regional Commercial – RC) which allows for the proposed use and other such similar uses.
2. The proposed C-3 District and storage use is compatible with the adjacent zoning, area characteristics, and public health and welfare as there are other regional commercial uses nearby and the use is allowed in the RC classification.
3. Rezoning the property to C-3 General Commercial District does not create any nonconformities and will in fact change a nonconforming use into a conforming use.
4. Required Special Use approval for outdoor storage units in the C-3 District offers a further level of review for the protection of adjacent properties.

Conditions: NONE

Section 3. At its May 18, 2021 meeting, the City Plan and Zoning Commission voted to forward the case to the City Council with a recommendation for approval subject to the listed findings and conditions.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

Attest:

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Scott Koops, Planner II, AICP
Scott.Koops@davenportiowa.com

Date
5/18/2021

Subject:
Case REZ21-03: Request of Build to Suit on behalf of Elmore Storage LLC to rezone 6403 Elmore Avenue (PIN Y0551A04) from C-E Elmore Corners to C-3 General Commercial District to allow for the expansion of the existing outdoor storage units. [Ward 6]

Recommendation:
Planning staff recommends the Plan and Zoning Commission forward Case REZ21-03 to the City Council with a recommendation for approval without conditions.

Background:
See the attached Vicinity Map, Zoning Map, and Davenport 2035+ Land Use Map.
In addition there are three Exhibits from the Elmore Corners Plan which are also attached. The Elmore Corners Plan/Design Guidelines were adopted 1-9-19.

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

Regional Commercial (RC) - The most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes. 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.

Zoning:
Existing: C-E Elmore Corners Zoning District
Proposed: C-3 General Commercial District

17.05.010.H. C-E Elmore Corners Purpose Statement
The C-E Elmore Corners Zoning District is intended to implement the vision contained in the Elmore Corners Area Plan through the application of site and building design standards that ensure quality, compatible, and coordinated development within the area.

17.05.010.D. C-3 General Commercial Zoning District
The C-3 General Commercial Zoning District is intended to accommodate higher-intensity commercial development within the City of Davenport that serves both local and regional markets. The C-3 District addresses medium- and largescale development that may generate considerable traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate a mixed-use orientation where appropriate.

Technical Review:
Existing infrastructure is in place, accordingly technical review comments have been received stating that there ae no concerns for the buildout of the remaining half of this site.

Public Input:
Property owners within 200 feet of the property have been notified and a sign has been placed on the property. A neighborhood meeting was not held for this case. The Notice of a Public Hearing was published in the Quad City Times and a Public hearing was held on May 4, 2021.

Discussion:
In 2015 the south half of this site was developed with outdoor storage units, at which time the property was zoned Planned Development District, which allowed for the use. In January of 2019 the zoning code was completely re-written and the property was zoned C-E Elmore Corridors which rendered the property nonconforming with respect to the use of the property.

The C-E District does not allow for outdoor self-storage units. A zoning map amendment is required to allow for the proposed use, (outdoor self-storage units) which is a continuation of the existing use on the lot.

In addition to the rezoning, the site will also require a Special Use approval from the Zoning Board of Adjustment which is required for the proposed use in the C-3 District.

Staff has reviewed the C-E Elmore Corners Plan. The Concept Plan on page 3 of the document states "*the Concept Plan establishes the planning and development vision for Elmore Corners in the context of adjacent neighborhoods and existing land uses. The map highlights proposed future land uses and public infrastructure*."
With regards to the Plan's stance on the subject property, the attached "Concept Plan" clearly states that the plan establishes the vision for Elmore Corners' existing land uses. The plan shows the entire site as "Existing Warehouse Storage" but does not call out any future modifications or changes to the site, nor illustrate that the site shall meet the design standards of the Elmore Corners Plan. This nonconforming property per the concept plan has no future development planned through the Elmore Corners vision document.

Likewise, the "Site Layout Plan" also does not show any plans or visions for the subject property. The same holds true for the "Circulation Plan", which also shows the lot/site but contains no plans for the site.

Finally, the "Landscape Concept" map shows the subject property separated from planned areas of Elmore Corners with a wide buffer to separate the warehouse storage site from the areas of actively being planned (see attached exhibit).

Approval Standards for Map Amendments (Chapter 17.14.040)
Zoning text or map amendment are a matter of legislative discretion which is not controlled by any particular standard. However, in making their recommendation and decision, the Plan and Zoning Commission and the City Council must consider the balancing of the following:

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

Regional Commercial (RC) areas are 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. The proposed use is compatible with the Davenport 2035+ Land Use Plan.

b. The compatibility with the zoning of nearby property.

One lot to the south beyond the adjacent apartments is a large commercial retail center zoned C-3, which allows for the same uses as the proposed outdoor storage units. Given the close proximity of the C-3 District to the south, the proposed map amendment is compatible with adjacent zoning districts.

c. The compatibility with established neighborhood character.

The subject property was developed as a commercial development along a commercial corridor in 2015 and was compatible with adjacent use and district requirement at that time. Today the site is in a mixed use area and is compatible with the mixed uses in the vicinity.

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

Staff does not foresee any situation where the public health or welfare will be negatively impacted by the proposed rezoning and the proposed use. The site is currently not in conflict with public health and safety, nor should the site be once the remaining half is developed with the same use that is on the south half of the lot.

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

This site can be developed a wide range of uses, including the proposed outdoor storage units. The district uses of the C-3 District are sustainable given the adjacent uses and zoning districts. It is unlikely that the site will be demolished any time soon and a different use constructed on the site.

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

All existing structures on this site meet the C-3 setback requirements. There shall not be any nonconformities created due to the proposed rezoning, on the contrary, a nonconforming use will cease with the rezoning to a compatible zoning district.

Findings & Recommendation:

Findings:

1. The zoning map amendment is consistent with the Davenport 2035+ Land Use Plan, (Regional Commercial – RC) which allows for the proposed use and other such similar uses.
2. The proposed C-3 District and storage use is compatible with the adjacent zoning, area characteristics, and public health and welfare as there are other regional commercial uses nearby and the use is allowed in the RC classification.

3 . Rezoning the property to C-3 General Commercial District does not create any nonconformities and will in fact change a nonconforming use into a conforming use.
4 . Required Special Use approval for outdoor storage units in the C-3 District offers a further level of review for the protection of adjacent properties.

Recommendation:

Planning staff recommends the Plan and Zoning Commission forward Case REZ21-03 to the City Council with a recommendation for approval without conditions.

ATTACHMENTS:

	Type	Description
🗋	Exhibit	Elmore Corners - Concept Plan
🗋	Exhibit	Elmore Corners - Site Layout
🗋	Exhibit	Elmore Corners - Landscape Plan
🗋	Exhibit	Vicinity Map
🗋	Exhibit	Zoning Map
🗋	Exhibit	Davenport 2035+ Land Use Map
🗋	Exhibit	Notice Letter & Map
🗋	Exhibit	Application

Staff Workflow Reviewers

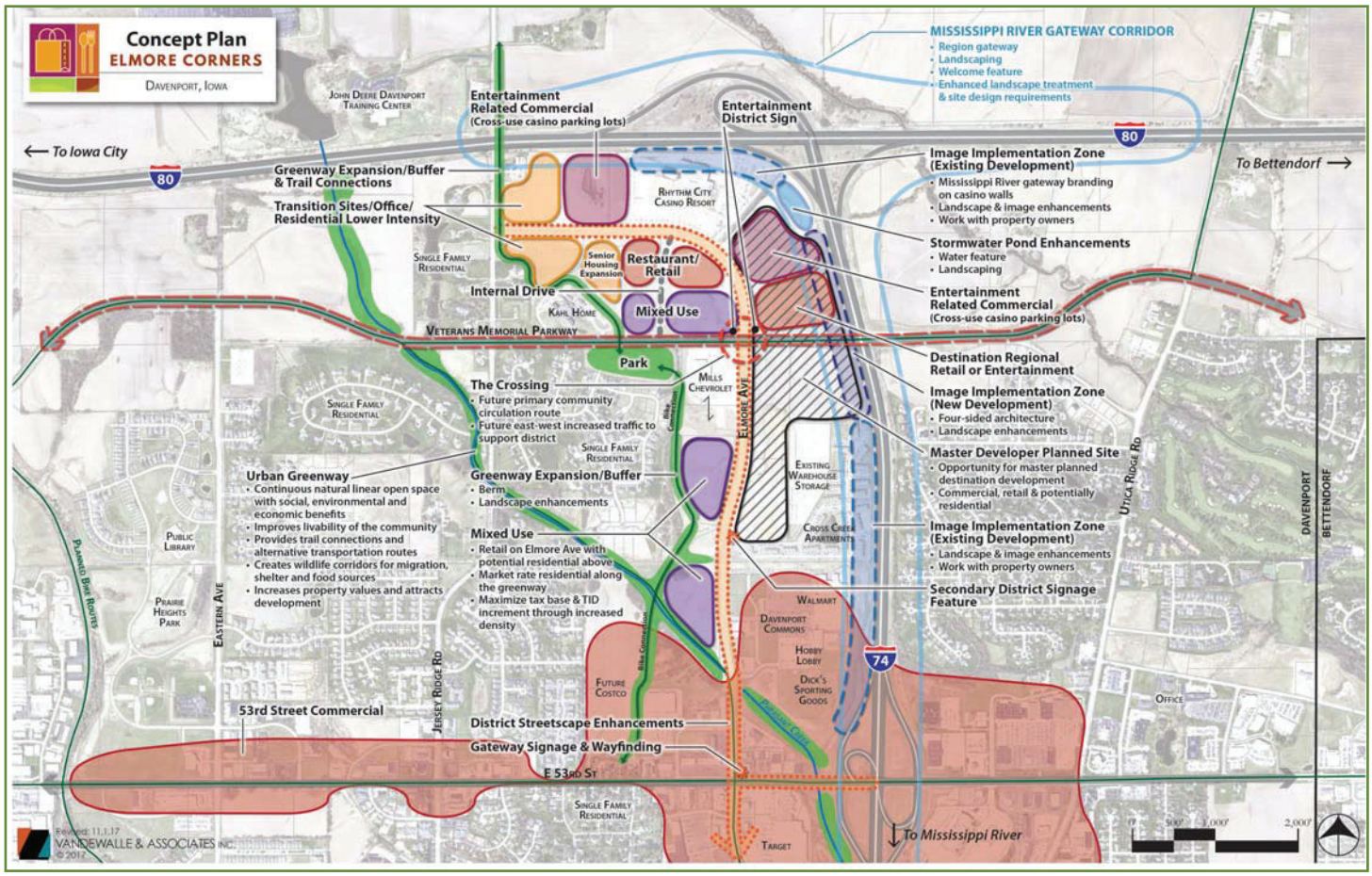
REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	5/13/2021 - 8:24 AM

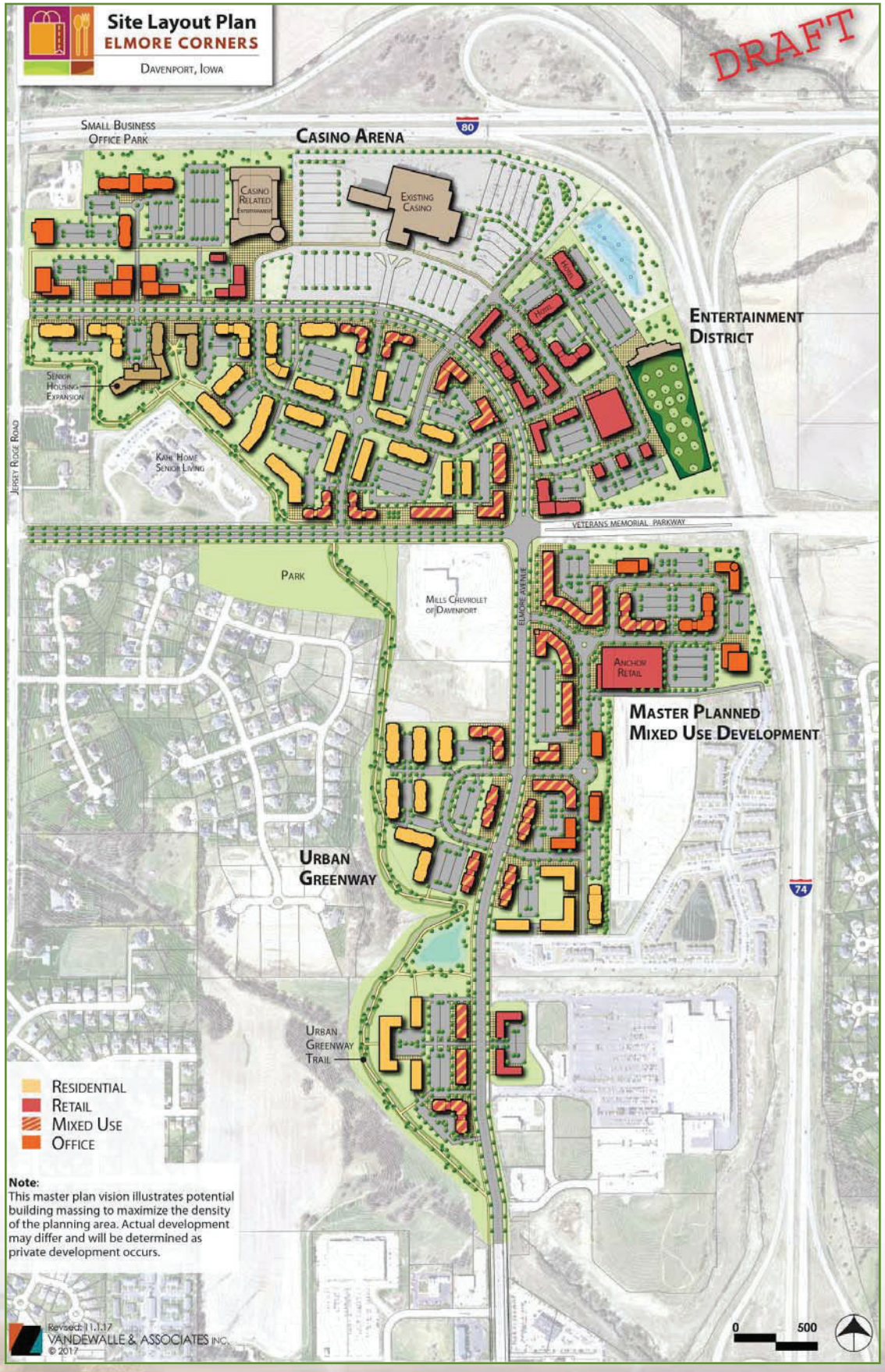
II. Concept Plan

As seen in Map 2, the Concept Plan establishes the planning and development vision for Elmore Corners in the context of adjacent neighborhoods and existing land uses. The map highlights proposed future land uses and public infrastructure. The illustration also identifies important design issues to be considered for a successful development. These are explained further below and in the Design Development Standards section.

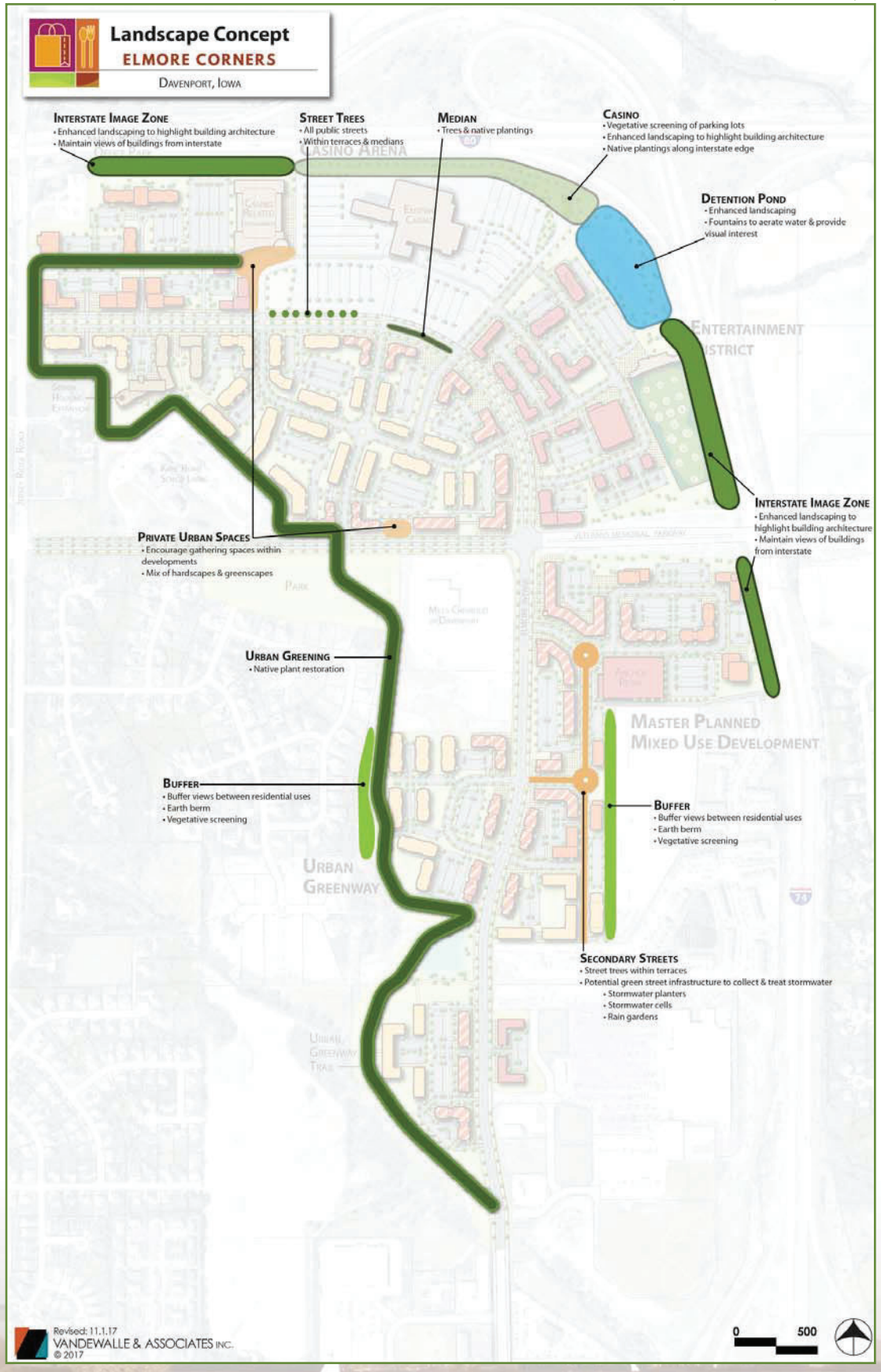
Map 2. Concept Plan



Map 3. Site Layout Plan



Map 7. Landscape Concept



Vicinity Map
Case REZ21-03
6403 Elmore Avenue

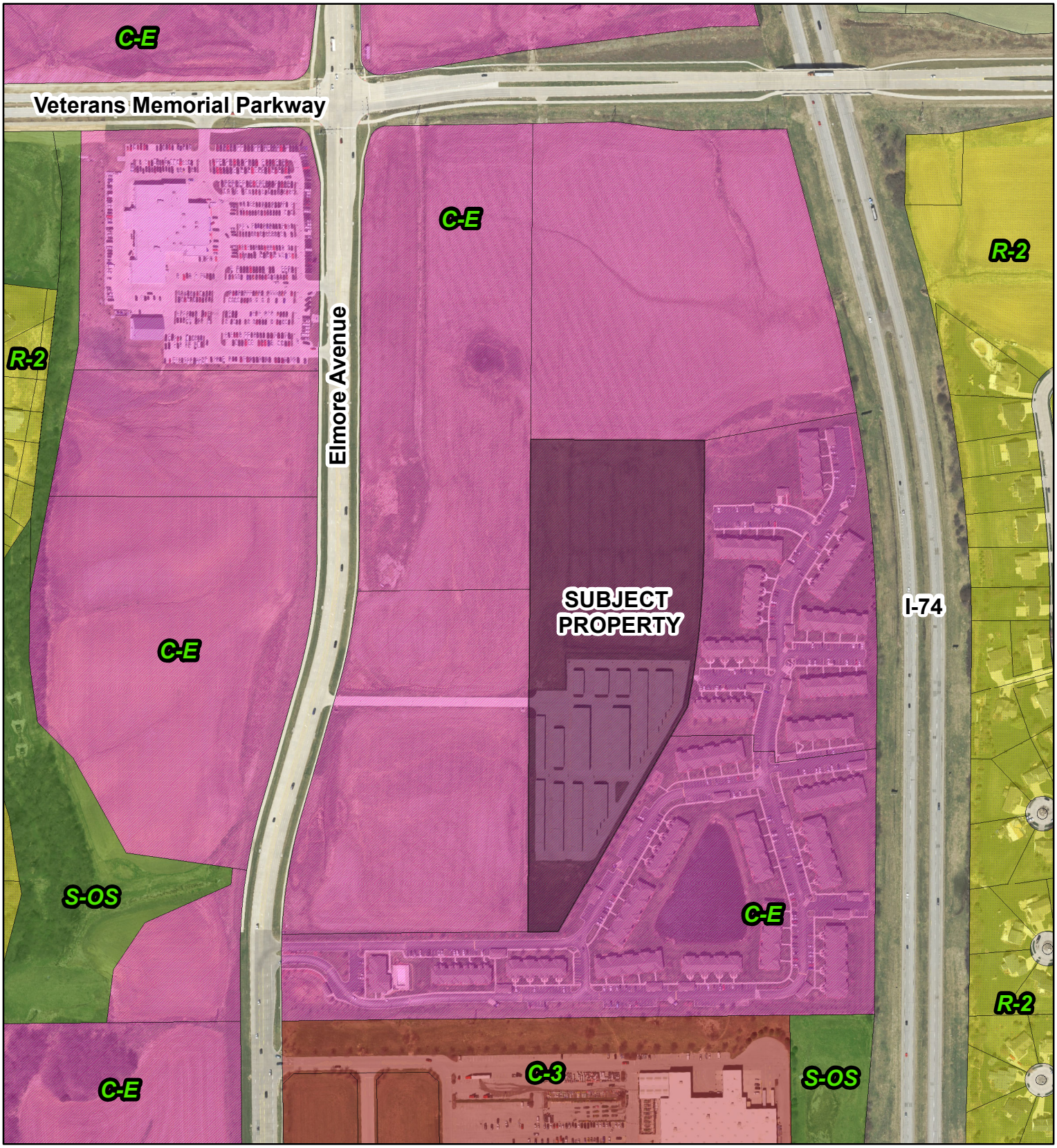
Rezone from C-E Elmore Corners District to C-3 General Commercial District

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.

0 250 500 1,000 Feet

N

Zoning Map Amendment (Rezoning) Request
Case REZ21-03
6403 Elmore Avenue



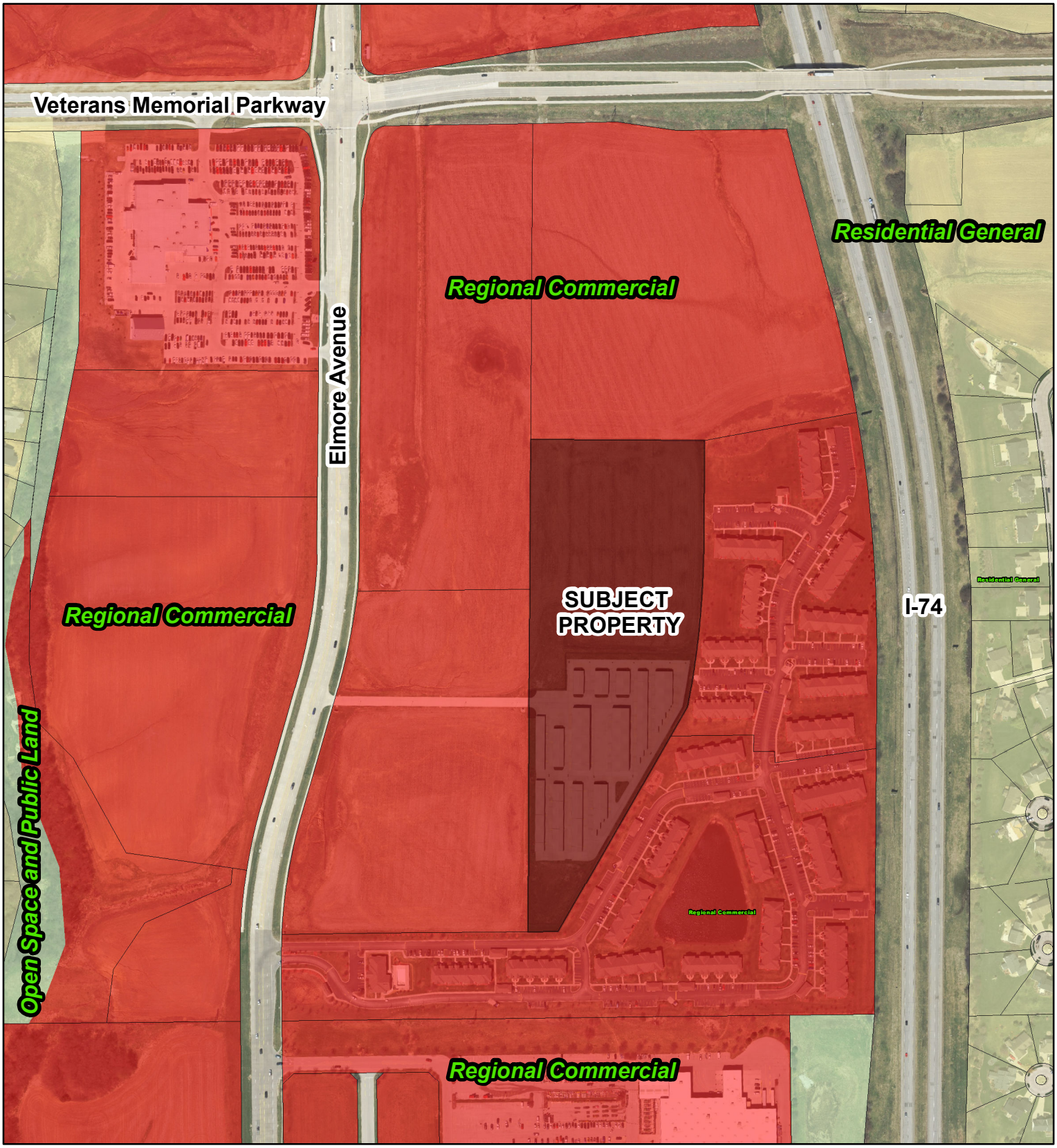
Rezone from C-E Elmore Corners District to C-3 General Commercial District

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.

0 250 500 1,000 Feet

N

Future Land Use Map-Davenport +2035
Case REZ21-03
6403 Elmore Avenue



Rezone from C-E Elmore Corners District to C-3 General Commercial District
Property to remain Regional Commercial

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.

0 250 500 1,000 Feet

N

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Public Hearing Notice | Plan and Zoning Commission

Date: 5/4/2021
Time: 5 PM

Location: Council Chambers | City Hall | 226 W. 4th ST.
Subject: Public Hearing for a Rezoning Request Before the Plan and Zoning Commission

[Address Block]

To: All property owners within 200 feet of the subject property located at **6403 Elmore Avenue**

What is this About?
This notice is being sent to inform you that a public hearing will be held for a rezoning request. The purpose of the rezoning request is to permit the expansion of the existing outdoor storage facility.

Request/Case Description
Case REZ21-03: Request of Build to Suit on behalf of Elmore Storage LLC to rezone 6403 Elmore Avenue (PIN Y0551A04) from C-E Elmore Corners to C-3 General Commercial District to allow for the expansion of the existing outdoor storage units. [Ward 6]

What are the Next Steps after the Public Hearing?
The Plan and Zoning Commission will hold a formal public hearing at their meeting on May 4, 2021. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on May 18, 2021. 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.

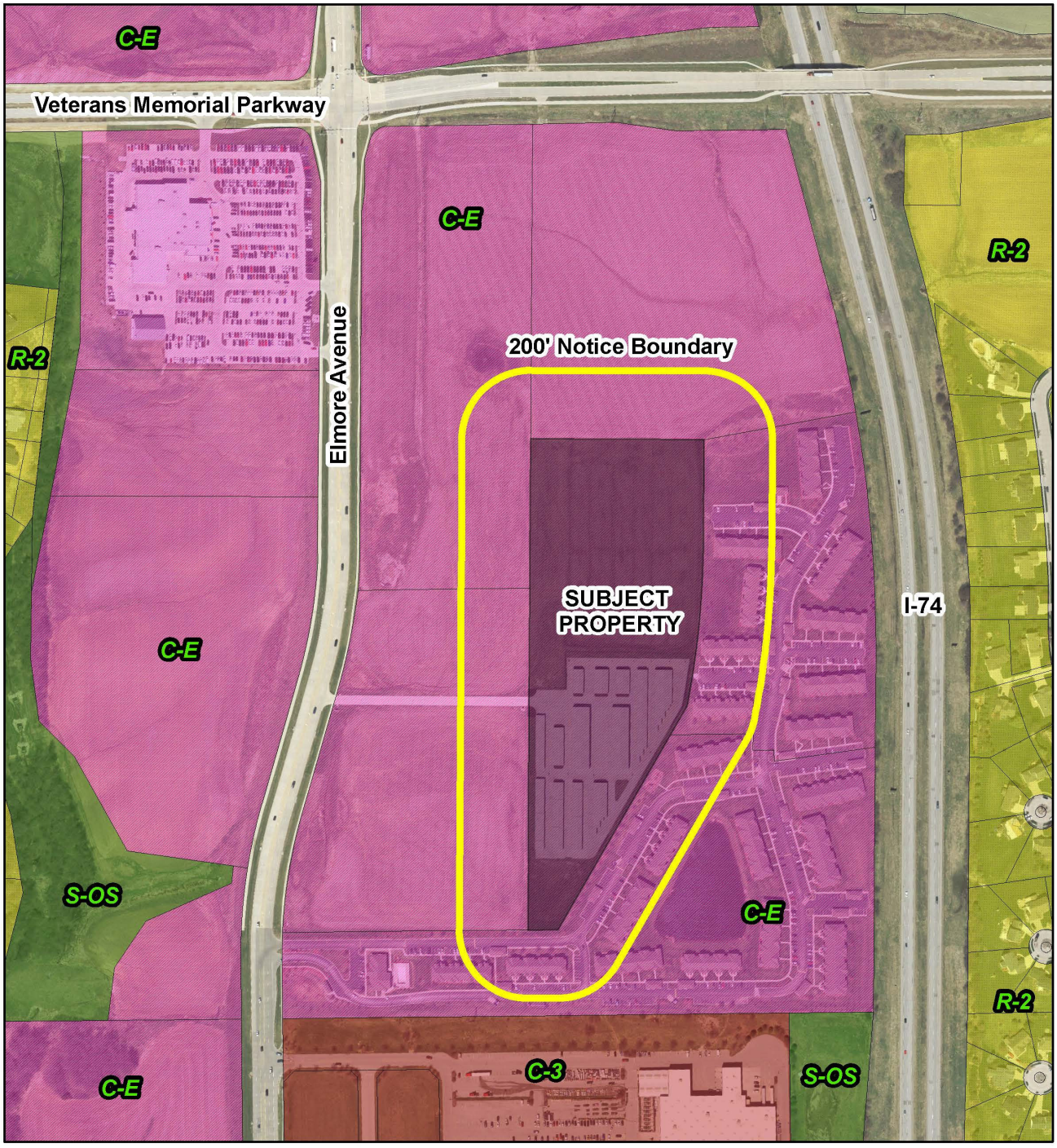
Would You Like to Submit an Official Comment?
As a neighboring property owner you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments to planning@davenportiowa.com (no later than 12:00 PM one day before the public hearing) or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

On-line/Telephone Participation:
Persons may join the meeting virtually: https://www.gotomeet.me/Davenport_Planning/planzoning & at 1-866-899-4679 with access code: 492-653-453. All documents related to the meeting (agenda included) are at "Search Minutes & Agendas": http://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 (Scott Koops) at scott.koops@davenportiowa.com or 563-328-6701. 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 verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

Adjacent Property Owner Notice Area
Zoning Map Amendment (Rezoning) Request
Case REZ21-03: 6403 Elmore Avenue



Rezone from C-E Elmore Corners District to C-3 General Commercial District

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.

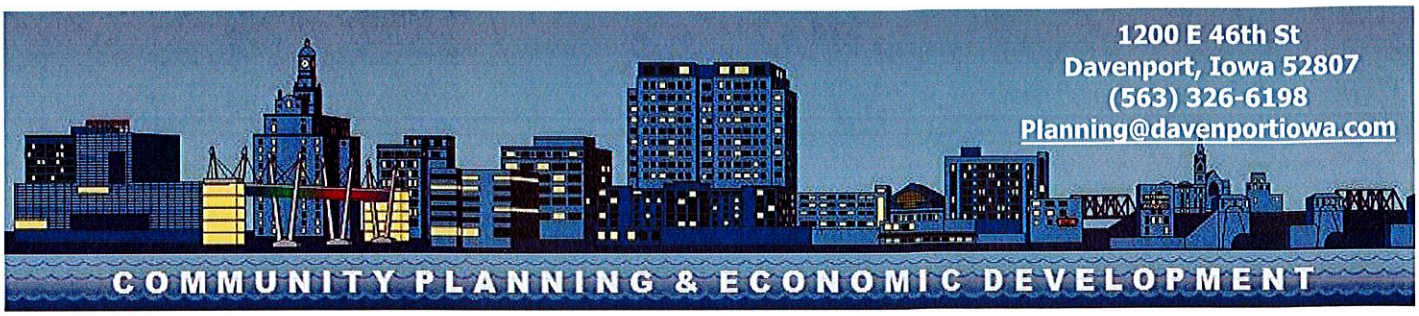
0 250 500 1,000 Feet

N

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

T | 563.326.6198
E | contactus@davenportiowa.com

davenportiowa.com/DNS



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

Property Address* 6403 Elmore Avenue, Davenport, IA 52807
***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)**

Name:	Kevin Koellner
Company:	Build to Suit
Address:	1805 State Street, Suite 101
City/State/Zip:	Bettendorf, IA 52722
Phone:	563-355-2022
Email:	kevink@buildtosuitinc.com

Owner (if different from Applicant)

Name:	Thad DenHartog
Company:	Mel Foster Co.
Address:	3245 East 35th Street Court
City/State/Zip	Davenport, IA 52807
Phone:	563-823-5276
Email:	tdenhartog@melfosterco.com

Engineer (if applicable)

Name:	Zachary Eggleston
Company:	IMEG Corp
Address:	1717 State Street, Suite 201
City/State/Zip	Bettendorf, IA 52722
Phone:	309-430-6562
Email:	Zachary.S.Eggleston@imegcorp.com

Architect (if applicable)

Name:	
Company	Joseph Architectural Group
Address:	4510 42nd Ave
City/State/Zip:	Rock Island, IL 61201
Phone:	309-786-9920
Email:	

Attorney (if applicable)

Name:	Joseph Judge
Company:	Lane & Waterman LLP
Address:	220 North Main St, Suite 600
City/State/Zip:	Davenport, IA 52801
Phone:	563-333-6660
Email:	jjudge@L-WLaw.com

Application Form Type:

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

Zoning Board of Adjustment
- Zoning Appeal ☐
- Special Use ☐
- Hardship Variance ☐

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

Historic Preservation Commission
- Certificate of Appropriateness ☐
- Landmark Nomination ☐
- Demolition Request ☐

Administrative
- Administrative Exception ☐
- Health Services and Congregate Living Permit ☐

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

Request:

Existing Zoning: C-E

Proposed Zoning Map Amendment: C-3

Purpose of the Request:

To accommodate storage buildings

Total Land Area: 13.00 Acres

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

Submittal Requirements:

- 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.
  $10.00 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) Plan and Zoning Commission public hearing:
- The City shall post notification sign(s) in advance of 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.
- The applicant shall make a presentation regarding the request at a neighborhood meeting. The purpose of meeting 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. Planning staff will coordinate meeting date, time, and location and send notices to surrounding property owners.
- The Plan and Zoning Commission will hold a public hearing on the request. Planning staff will send notices 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 vote to provide its recommendation to the City Council.
- If the Plan and Zoning Commission recommends denial, the request may only be approved by a favorable 3/4 vote of the City Council.

Formal Procedure (continued):

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

- The Committee of the Whole (COW) will hold a public hearing on the request. Planning staff will send a public hearing notice to surrounding property owners.
- If property owners representing 20% or more of the area within 200 feet of the exterior boundaries of the request submit a written protest, the request may only be approved by a favorable 3/4 vote of the City Council. For the purpose of the 20% protest rate, formal protests will be accepted until the public hearing is closed.
- 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: Kevin Koellner Date: 04/05/2021

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, Thad Denhartog

authorize Kevin Koellner

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

Signature(s)

State of Iowa,

County of Scott.

Sworn and subscribed to before me

This 6th day of April 2021

IA Drivers License

Form of Identification

Notary Public

My Commission Expires:

TERESSA SCHICK
Commission Number 144096
My Commission Expires
Sept 14, 2023

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Wednesday, May 19, 2021

Please publish the following public notice in the next available edition of the Quad City Times per your legal notice submission schedule.

The PO number for this notice is: 2111171

Please provide proof of publication for our records. If you have any questions, please contact us at planning@davenportiowa.com, the email which submitted the request, or at 563-326-6198. Thank you!

NOTICE
PUBLIC HEARING
WEDNESDAY, June 2, 2021 5:30 P.M.
CITY OF DAVENPORT COMMITTEE OF THE WHOLE
CITY HALL COUNCIL CHAMBERS
226 W 4th ST – DAVENPORT, IA

The City Plan and Zoning Commission has on file the following request which has been forwarded to City Council's Committee of the Whole (COW):
Case REZ21-03: Request of Build to Suit on behalf of Elmore Storage LLC to rezone 6403 Elmore Avenue (PIN Y0551A04) from C-E Elmore Corners to C-3 General Commercial District to allow for the expansion of the existing outdoor storage units [Ward 6]. Legal description of the property proposed to be rezoned is as follows: Lot 4 of Jersey Farms Commercial Park 2nd Addition to the City of Davenport, Iowa. At its May 18, 2021 meeting, the Plan and Zoning Commission recommended case REZ21-03 be forwarded to City Council with a recommendation for approval subject to the listed findings:
Findings:

1. The zoning map amendment is consistent with the Davenport 2035+ Land Use Plan, (Regional Commercial – RC) which allows for the proposed use and other such similar uses.
2. The proposed C-3 District and storage use is compatible with the adjacent zoning, area characteristics, and public health and welfare as there are other regional commercial uses nearby and the use is allowed in the RC classification.

3. Rezoning the property to C-3 General Commercial District does not create any nonconformities and will in fact change a nonconforming use into a conforming use.
4. Required Special Use approval for outdoor storage units in the C-3 District offers a further level of review for the protection of adjacent properties.

City Council's Committee of the Whole public hearing on the above case is scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, May 19, 2021 in Davenport City Hall Council Chambers, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145. Any signed written comments to be reported at the public hearing should be received in Development and Neighborhood Services at the below address, no later than 12:00 noon on the day before the public hearing. Development and Neighborhood Services Department
E-MAIL: planning@davenportiowa.com PHONE: 563-326-6198 PO# 2111171

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | City Council - Committee of the Whole

Date: 6/2/2021 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5:30 PM Subject: Public Hearing for rezoning request before the City Council – C.O.W.

EXAMPLE
NOTICE
LETTER

To: All property owners within 200 feet of the subject property located at **6403 Elmore Avenue.**

What is this About?
This notice is being sent to inform you that a public hearing will be held for a rezoning request. The purpose of the rezoning request is to change the property's allowed uses by changing the zoning classification.

Request/Case Description
Case REZ21-03: Request of Build to Suit on behalf of Elmore Storage LLC to rezone 6403 Elmore Avenue (PIN Y0551A04) from C-E Elmore Corners Zoning District to C-3 General Commercial Zoning District to allow for the expansion of the existing outdoor storage units [Ward 6].

What are the Next Steps after the Public Hearing?
The Plan and Zoning Commission recommended case REZ21-03 be forwarded to City Council with a recommendation for approval subject to the following findings and conditions: Findings: 1. The zoning map amendment is consistent with the Davenport 2035+ Land Use Plan, (Regional Commercial – RC) which allows for the proposed use and other such similar uses. 2. The proposed C-3 District and storage use is compatible with the adjacent zoning, area characteristics, and public health and welfare as there are other regional commercial uses nearby and the use is allowed in the RC classification. 3. Rezoning the property to C-3 General Commercial District does not create any nonconformities and will in fact change a nonconforming use into a conforming use. 4. Required Special Use approval for outdoor storage units in the C-3 District offers a further level of review for the protection of adjacent properties. Conditions: None.

Would You Like to Submit an Official Comment?
As a neighboring property owner/occupant you may have an interest in commenting on the proposed request via email or in person at the public hearing. Official comments must have written signatures sent 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.

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 (Laura Berkley) at Laura.Berkley@davenportiowa.com or 563-888-3553. 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 verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

City of Davenport

Department: City Clerk **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **6/23/2021**

Subject:
Resolution approving Case F21-02 being the request of Prairie Heights Development, LLC for a final plat of Prairie Heights Fourth Addition for a 21-lot subdivision on 17.13 acres located west of Olde Brandy Lane and Mississippi Avenue. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
The request is for a final plat for a 21-lot subdivision on 17.13 acres of property to facilitate a residential development. This plat is a continuation of the development adjacent to the east and is compatible with that development.

The Plan & Zoning Commission reviewed the final plat at its April 6, 2021 meeting and voted to recommend approval of the plat, subject to the following findings and conditions (6-0):

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.

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 the cul-de-sac radius is increased to meet City specifications;
4. That all easements be a minimum of 15 feet or twice the depth of the utility line.

Staff have reviewed the revised plat and all conditions have been met.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Final Plat
🗋	Backup Material	Staff Report
🗋	Backup Material	Current Zoning Map
🗋	Backup Material	Future Land Use Map
🗋	Backup Material	Application

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	6/11/2021 - 4:27 PM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case F21-02 being the request of Prairie Heights Development, LLC for a final plat of Prairie Heights Fourth Addition for a 21-lot subdivision on 17.13 acres located west of Olde Brandy Lane and Mississippi Avenue.

WHEREAS, the Plan and Zoning Commission reviewed Case F21-02 at the April 6, 2021 regularly scheduled meeting with a recommendation for approval subject to four conditions; and

WHEREAS, the conditions have been added to the plat and/or provided.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final plat of Prairie Heights Fourth Addition to the City of Davenport, Scott County, Iowa as filed with the City Clerk by Prairie Heights Development LLC, be the same is hereby approved and accepted; and the dedication of public street purposes and the granting of easements as shown on said plat are accepted and confirmed by the Mayor and Deputy City Clerk of said City; and be it

FURTHER RESOLVED that the Mayor and Deputy City Clerk are hereby authorized and instructed to certify to the adoption of this resolution on said plat.

Passed and approved this 23rd day of June, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

FINAL PLAT
PRAIRIE HEIGHTS FOURTH ADDITION
DAVENPORT, IOWA

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	106.44	480.00	12°42'17"	S09° 01' 14"E	106.22
C2	48.14	325.00	8°29'15"	S28° 33' 18"E	48.10
C3	39.27	25.00	90°00'00"	N42° 20' 12"E	35.36
C4	39.27	25.00	89°59'58"	S47° 39' 49"E	35.36
C5	59.33	325.00	10°27'32"	N87° 26' 02"W	59.24
C6	54.89	325.00	9°40'39"	N77° 21' 56"W	54.83
C7	12.10	30.00	23°06'35"	N84° 04' 55"W	12.02
C8	14.92	30.00	28°29'58"	S70° 06' 49"W	14.77
C9	55.03	58.00	54°21'28"	S83° 02' 34"W	52.99
C10	43.80	58.00	43°15'50"	N48° 08' 48"W	42.76
C11	43.50	58.00	42°58'08"	N05° 01' 49"W	42.48
C12	44.34	58.00	43°48'02"	N38° 21' 17"E	43.27
C13	44.04	58.00	43°30'21"	N82° 00' 29"E	42.99
C14	55.41	58.00	54°44'13"	S48° 52' 14"E	53.33
C15	26.65	30.00	50°53'37"	S46° 56' 56"E	25.78
C16	3.58	275.00	0°44'48"	S72° 46' 09"E	3.58
C17	93.69	275.00	19°31'15"	S82° 54' 10"E	93.24
C18	102.21	300.00	19°31'15"	S82° 54' 10"E	101.72

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	142.67	S70° 40' 43"W	L19	55.00	S87° 20' 12"W	L37	141.46	S20° 13' 18"W
L2	15.75	S19° 19' 17"E	L20	38.32	S10° 33' 00"E	L38	117.01	S63° 29' 07"W
L3	199.04	S70° 40' 43"W	L21	130.68	S65° 48' 24"E	L39	157.72	N73° 08' 33"W
L4	51.27	S77° 26' 54"W	L22	135.00	S24° 11' 36"W	L40	118.60	N29° 44' 42"W
L5	155.20	S61° 37' 38"W	L23	121.17	S65° 48' 24"E	L41	35.00	N81° 42' 26"W
L6	50.11	N35° 22' 21"W	L24	135.00	N24° 11' 36"E	L42	38.60	S50° 37' 54"E
L7	60.00	N65° 21' 33"W	L25	135.00	N87° 20' 12"E	L43	28.15	S30° 01' 10"E
L8	155.54	N24° 11' 36"E	L26	15.00	S02° 39' 48"E	L44	28.15	S30° 01' 10"E
L9	79.70	N65° 48' 24"W	L27	50.00	N87° 20' 12"E			
L10	155.34	S20° 22' 46"W	L28	15.00	N02° 39' 48"W			
L11	112.83	N65° 48' 24"W	L29	135.00	N87° 20' 12"E			
L12	141.04	N57° 21' 29"W	L30	54.29	S65° 57' 24"W			
L13	101.82	N42° 49' 17"W	L31	25.00	N87° 20' 12"E			
L14	224.34	N27° 00' 52"W	L32	25.00	N87° 20' 12"E			
L15	44.44	N01° 24' 39"W	L33	130.19	S73° 08' 33"E			
L16	147.15	S02° 39' 48"E	L34	135.00	N02° 39' 48"W			
L17	56.30	S30° 01' 10"E	L35	155.67	S07° 47' 44"W			
L18	135.00	S02° 39' 48"E	L36	159.61	S11° 43' 02"W			

MINIMUM LOW OPENING ELEVATIONS

LOT 9 - 719.00
LOT 10 - 711.00
LOT 11 - 708.00
LOT 12 - 708.00
LOT 19 - 708.83
LOT 20 - 704.50

LEGEND

- SET 3/4" Ø PIPE OPC 19828
- FOUND PROPERTY CORNER 3/4" Ø PIPE OPC 19828 OR AS LABELED
- OPC ORANGE PLASTIC CAP
- PROPOSED BOUNDARY/PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED EASEMENT
- SECTION LINE

APPROVED BY:

CITY OF DAVENPORT

BY: _____

DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION

BY: _____ DATE: _____

CENTURYLINK _____ DATE

MEDIACOM _____ DATE

IOWA AMERICAN WATER COMPANY _____ DATE

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

NOTES:

1. THE INTENDED USE OF THE OUTLOT AND LETTERED LOTS WITHIN THE PLAT ARE AS FOLLOWS:

OUTLOT	INTENDED USE	RESPONSIBLE PARTY
LOT A	RIGHT-OF-WAY DEDICATION	CITY OF DAVENPORT

2. REQUIRED SETBACKS ARE:

FRONT	SIDE	REAR
20'	5'	20'

3. OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS A STORMWATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF STRUCTURES, SWIMMING POOLS, FENCES, FILL, BUSHES, TREES, SHRUBS, OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF WATER.
4. SIDEWALKS SHALL BE INSTALLED ALONG STREET FRONTAGES WHEN SO ORDERED BY THE CITY.

KEY NOTES:

- (A) 15' PUBLIC UTILITY EASEMENT
- (B) 30' STORM SEWER AND DRAINAGE EASEMENT
- (C) 20' DRAINAGE EASEMENT
- (D) 15' SANITARY SEWER AND PUBLIC UTILITY EASEMENT
- (E) EXISTING SANITARY SEWER AND DRAINAGE EASEMENT
- (F) 20' WATER MAIN EASEMENT

FOR RECORDER'S USE ONLY

RECORDER'S INDEX
COUNTY: SCOTT
SECTION: 1-T78N-R3E
QUARTER SECTION: SE 1/4
CITY: DAVENPORT
SUBDIVISION: PRAIRIE HEIGHTS FOURTH ADD
BLOCK: NA
LOT(S): NA

LEGAL DESCRIPTION

LOT 23 OF PRAIRIE HEIGHTS THIRD ADDITION, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF DAVENPORT, AS RECORDED IN DOCUMENT #2020-00030329 OF THE SCOTT COUNTY RECORDER'S OFFICE, SCOTT COUNTY, IOWA.

DESCRIBED PARCEL CONTAINS 17.13 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

OWNER / APPLICANT:
PRAIRIE HEIGHTS DEVELOPMENT LLC
211 FIRST AVENUE SE
CEDAR RAPIDS, IA 52401

PREPARED BY:
AXIOM CONSULTANTS, LLC
60 E. COURT STREET, UNIT 3
IOWA CITY, IOWA 52240

PROFESSIONAL LAND SURVEYOR
BRADLEY R. GEATER 19828
IOWA

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

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: 1 OF 1

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

0 40 80

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME: PRAIRIE HEIGHTS FOURTH ADDITION
CLIENT NAME: PRAIRIE HEIGHTS DEV
SHEET NAME: FINAL PLAT
DESIGN PROFESSIONAL: WELCH
PROJECT NO.: 19-0095
SHEET NUMBER: 1 OF 1

Apr 19, 2021 - 7:56am S:\PROJECTS\190095\05 Design\Civil-Survey\Plats\FOURTH ADDITION\190095 FP-FOURTH ADD.dwg

Case F21-02
Prairie Heights 4th Addition Final Plat

Staff Report:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

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

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

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

Zoning:

The property is currently zoned R-4 Single and Two-Family Residential Zoning District.

Technical Review:

- Streets.The property would have access via Olde Brandy Lane and would add 707 linear feet of new street added to the City, all of which would meet Davenport Municipal Code requirements.
- Storm Water. The development will include more than 5,000 square feet of hard surface. Outlot A in Prairie Heights 3rd Addition was designed to serve as water detention for this development at full build out. With R-4 zoning, the maximum impervious surface coverage is 60% of each of the lots. The development of the property will need to comply with the City's stormwater requirements.
- Sanitary Sewer. Sanitary sewers will be extended from existing infrastructure on Olde Brandy Lane.
- Other Utilities. Other normal utility services are available.

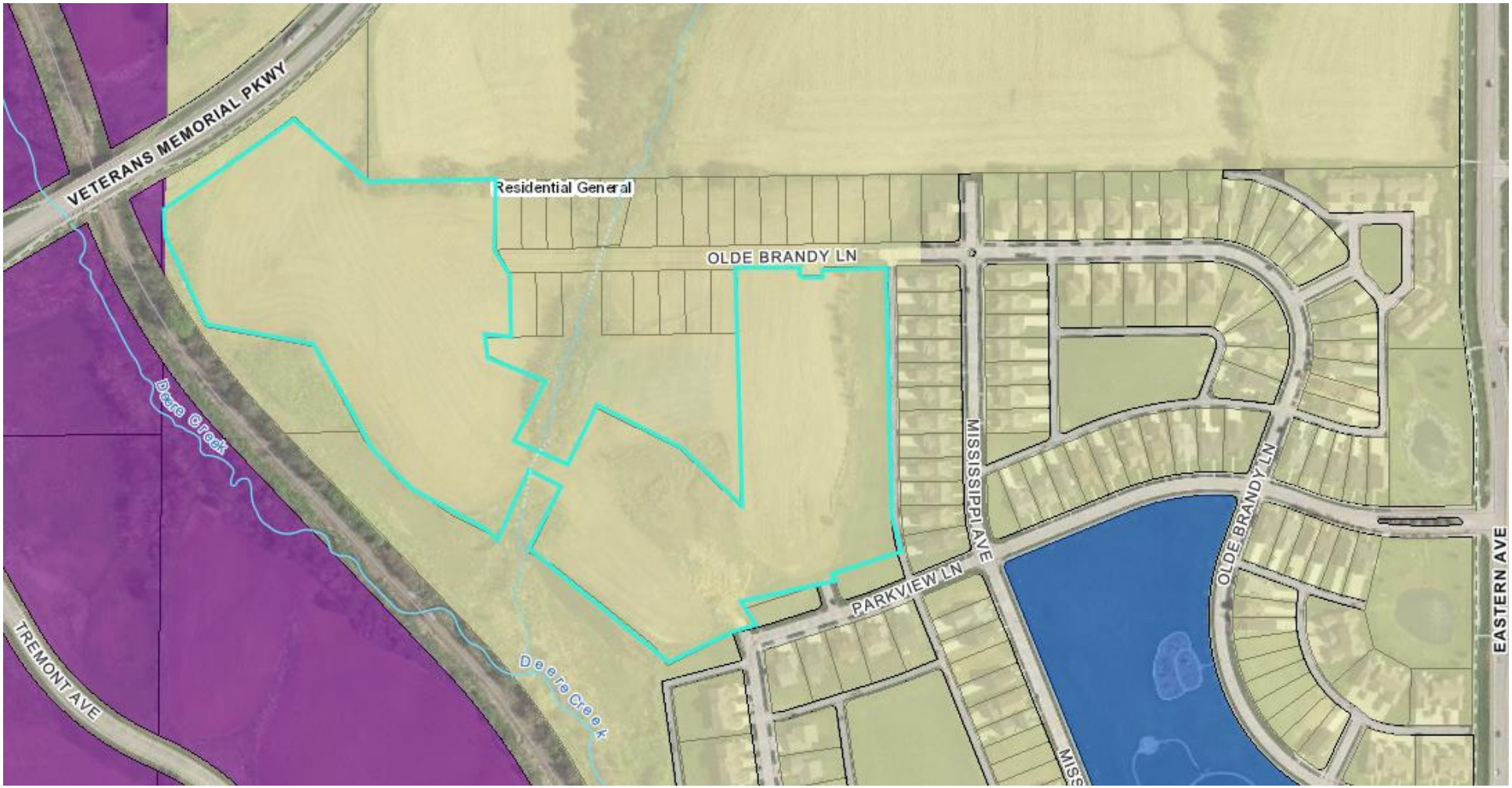
Public Input:
No public hearing is required for a Final Plat.

Case F21-02: Prairie Heights 4th Addition

Current Zoning

Case F21-02: Prairie Heights 4th Addition

Future Land Use



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

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:

Owner (if different from Applicant)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Engineer (if applicable)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Architect (if applicable)
Name:
Company
Address:
City/State/Zip:
Phone:
Email:

Attorney (if applicable)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Application Form Type:

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

Zoning Board of Adjustment
Zoning Appeal
Special Use
Hardship Variance

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

Historic Preservation Commission
Certificate of Appropriateness
Landmark Nomination
Demolition Request

Administrative
Administrative Exception
Health Services and Congregate Living Permit

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

Property Location:

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

Submittal Requirements:

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

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

Property Location:

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

Submittal Requirements:

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

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

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

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

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

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

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

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

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

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

Petitioner: 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		
REZONING & ROW VACATION SUBMITTAL DEADLINE	*SUBDIVISION & DEV. PLAN* SUBMITTAL DEADLINE	PLAN & ZONING PUBLIC HEARING (Preview for plats/plans)	PLAN & ZONING COMMISION 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
01/27/20	02/10/20	02/18/20	03/03/20	03/06/20	03/18/20	03/25/20
02/10/20	02/24/20	03/03/20	03/17/20	03/20/20	04/01/20	04/08/20
02/24/20	03/09/20	03/17/20	03/31/20	04/03/20	04/15/20	04/22/20
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
04/27/20	05/11/20	05/19/20	06/02/20	06/05/20	06/17/20	06/24/20
05/11/20	**05/22/20**	06/02/20	06/16/20	06/19/20	07/01/20	07/08/20
05/22/20	06/08/20	06/16/20	06/30/20	07/03/20	07/15/20	07/22/20
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

Department: City Clerk **Action / Date**
Contact Info: Brian Krup | 563-326-6163 **6/23/2021**

Subject:
Resolution approving street, lane, or public ground closures on the listed dates and times to hold outdoor events.

Andrew Kaufman; Oak Street Block Party; 4415 Oak Street; Saturday, July 3, 2021 3:00 p.m. - 11:00 p.m.; **Closure:** Oak Street from West 43rd Street to West 45th Street. [Ward 7]

City of Davenport; Red, White & Boom!; LeClaire Park; Saturday, July 3, 2021 2:00 p.m. - 11:00 p.m.; **Closures:** Ripley and Harrison Streets south of River Drive. [Ward 3]

Joseph Mendez Sr; Neighborhood Block Party; 6918 Wilkes Avenue; Sunday, July 4, 2021 7:00 a.m. - 10:00 p.m.; **Closure:** Wilkes Avenue between West 69th and West 70th Streets. [Ward 8]

Cornbelt Running Club; Bix 7 and Quick Bix; Saturday, July 24, 2021 4:00 a.m. – 12:00 p.m. **Closures:** Brady St from River Dr to Kirkwood Blvd, eastbound Kirkwood Blvd from Brady St to Jersey Ridge Rd, Jersey Ridge Rd from Kirkwood Blvd to Middle Rd, Middle Rd from Kirkwood Blvd to McClellan Blvd, McClellan Blvd from Middle Rd to River Dr, E 4th St from Main St to River Dr (4th St from Pershing Ave to River Dr closed beginning at 1:00 p.m. Friday), E 3rd St from Main St to River Dr (E 3rd St from Iowa St to River Dr closed beginning at 2:00 p.m. on Friday, July 23 to set up finish line), E 2nd St from Main St to Perry St, E 15th St from Brady St to Perry St, Perry St from E 15th St to 4th St, LeClaire St from E 2nd St to E 4th St (beginning at noon on Friday, July 23), Iowa St from E 3rd St to 4th St (beginning at 1:00 p.m. Friday, July 23). [Wards 3, 5, & 6]

Top-Notch Productions, Inc; Riverfront Pops 2021; LeClaire Park; 12:00 p.m. Friday, August 20, 2021 - 12:00 p.m. Sunday, August 22, 2021; **Closures:** Ripley and Harrison Streets from River Drive to Beiderbecke Drive. [Ward 3]

Village of East Davenport Business Association; Farm Days in the Village; Village of East Davenport; Saturday, August 28, 2021 8:00 a.m. - 6:00 p.m. and Sunday, August 29, 2021 8:00 a.m. – 6:00 p.m.; **Closures:** East 11th Street from Mound Street to Jersey Ridge Road; Christie Street from East 11th Street north to the alley. [Wards 5 & 6]

Recommendation:
Adopt the Resolution.

Background:
Per the City's Special Events Policy, City Council will approve street, lane, and public ground closures based on the recommendation of the Special Events Committee.

It should be noted that all closures for the Bix 7 and Quick Bix will not be for the entire time listed. Some of the closures will open earlier than noon.

ATTACHMENTS:

Type	Description

Resolution Letter	Resolution
Backup Material	Oak Street Block Party Map
Backup Material	Oak Street Block Party Street Closure Petition
Backup Material	Red, White & Boom! Map
Backup Material	Mendez Block Party Map
Backup Material	Mendez Block Party Street Closing Petition
Backup Material	Bix 7 Map
Backup Material	Bix 7 Description
Backup Material	Quick Bix 7 Description
Backup Material	Riverfront Pops Map
Backup Material	Village of East Davenport Farm Days Map
Backup Material	Village of East Davenport Farm Days Street Closure Petition

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	6/11/2021 - 10:29 AM

Resolution No. _____

Resolution offered by Alderman Jobgen.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving street, lane, or public ground closures on the listed dates and times to hold outdoor events.

WHEREAS, the City, through its Special Events Policy, has accepted the following applications to hold outdoor events on the following dates; and

WHEREAS, upon review of the applications it has been determined that the streets, lanes, or public grounds on the dates and times listed below will need to be closed.

NOW, THEREFORE, BE IT RESOLVED that the City Council approves and directs staff to proceed with the temporary closure of the following streets, lanes, or public grounds on the listed dates and times to hold outdoor events:

Andrew Kaufman; Oak Street Block Party; 4415 Oak Street; Saturday, July 3, 2021 3:00 p.m. - 11:00 p.m.; ***Closure:*** *Oak Street from West 43rd Street to West 45th Street. [Ward 7]*

City of Davenport; Red, White & Boom!; LeClaire Park; Saturday, July 3, 2021 2:00 p.m. – 11:00 p.m.; ***Closures:*** *Ripley and Harrison Streets south of River Drive. [Ward 3]*

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Cornbelt Running Club; Bix 7 and Quick Bix; Saturday, July 24, 2021 4:00 a.m. – 12:00 p.m. ***Closures:*** *Brady St from River Dr to Kirkwood Blvd, eastbound Kirkwood Blvd from Brady St to Jersey Ridge Rd, Jersey Ridge Rd from Kirkwood Blvd to Middle Rd, Middle Rd from Kirkwood Blvd to McClellan Blvd, McClellan Blvd from Middle Rd to River Dr, E 4th St from Main St to River Dr (4th St from Pershing Ave to River Dr closed beginning at 1:00 p.m. Friday), E 3rd St from Main St to River Dr (E 3rd St from Iowa St to River Dr closed beginning at 2:00 p.m. on Friday, July 23 to set up finish line), E 2nd St from Main St to Perry St, E 15th St from Brady St to Perry St, Perry St from E 15th St to 4th St, LeClaire St from E 2nd St to E 4th St (beginning at noon on Friday, July 23), Iowa St from E 3rd St to 4th St (beginning at 1:00 p.m. Friday, July 23). [Wards 3, 5, & 6]*

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Village of East Davenport Business Association; Farm Days in the Village; Village of East Davenport; Saturday, August 28, 2021 8:00 a.m. - 6:00 p.m. and Sunday, August 29, 2021 8:00 a.m. – 6:00 p.m.; ***Closures:*** *East 11th Street from Mound Street to Jersey Ridge Road; Christie Street from East 11th Street north to the alley. [Wards 5 & 6]*

Passed and approved this 23rd day of June, 2021.

Approved: Attest:

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

W 45th St
W 45th St
Oak St
N Pine St
Oak St
Oak S
Regency Pl
W 43rd St
W 43rd St
N Oak St
Regency Ct
N Pin

CITY OF DAVENPORT

STREET CLOSING PETITION FOR SPECIAL EVENTS

On the 3rd day of July, 2021, there is proposed a street closing, requested by Andrew Kaufman, which will require the closing of N Oak St between 43rd Street and 45th St., during the hours of 3pm to 11pm.

** Please sign your name and print address below and indicate whether you are in favor of the closing, opposed to the closing, or are not concerned (CHECK ONE, PLEASE).

NAME AND ADDRESS	FAVOR	OPPOSED	NOT CONCERNED
Kevin Burbridge 4421 Oak St.			X
Carolyn Schuerig ~~4423 Oak St~~ 4425			
Jan M Jacobs 4423 Oak St	X		
~~[illegible]~~ 4420 Oak St.			
4426 attempted 6/7, 6/9			
Angelynn [illegible] 4424 Oak St	X		
Andy Ba[illegible] 4414 Oak St	X		
[illegible] 4406 Oak St	X		
Elaine McMa[illegible] 4326 Oak St	X		
[illegible] Streeter 4318 Oak St	X		
Jerry White 4315 ~~Oak St~~	X		
[illegible] 4304 Oak St.			X

* If additional space is needed, please attach sheets with additional signatures.

* If you are unable to make contact with a resident/business, please indicate the date(s)/ time(s) you attempted.

[illegible] 06-10-2021

Signature of Applicant Date

Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: brian.krup@davenportiowa.com

CITY OF DAVENPORT

STREET CLOSING PETITION FOR SPECIAL EVENTS

On the 3rd day of July, 2021, there is proposed a street closing, requested by Andrew Kaufman, which will require the closing of N. Oak St. between 43rd St. and 45th St., during the hours of 3pm - 11pm.

** Please sign your name and print address below and indicate whether you are in favor of the closing, opposed to the closing, or are not concerned (CHECK ONE, PLEASE).

NAME AND ADDRESS	FAVOR	OPPOSED	NOT CONCERNED
Ali Ghazanfari 4309 Oak St	X		X
Karen Tuck 4408 N. Oak	X		
[illegible] 4321 Oak	X		
Paul Stutz 4310 Oak St	X		

* If additional space is needed, please attach sheets with additional signatures.

* If you are unable to make contact with a resident/business, please indicate the date(s)/ time(s) you attempted.

06-10-2021

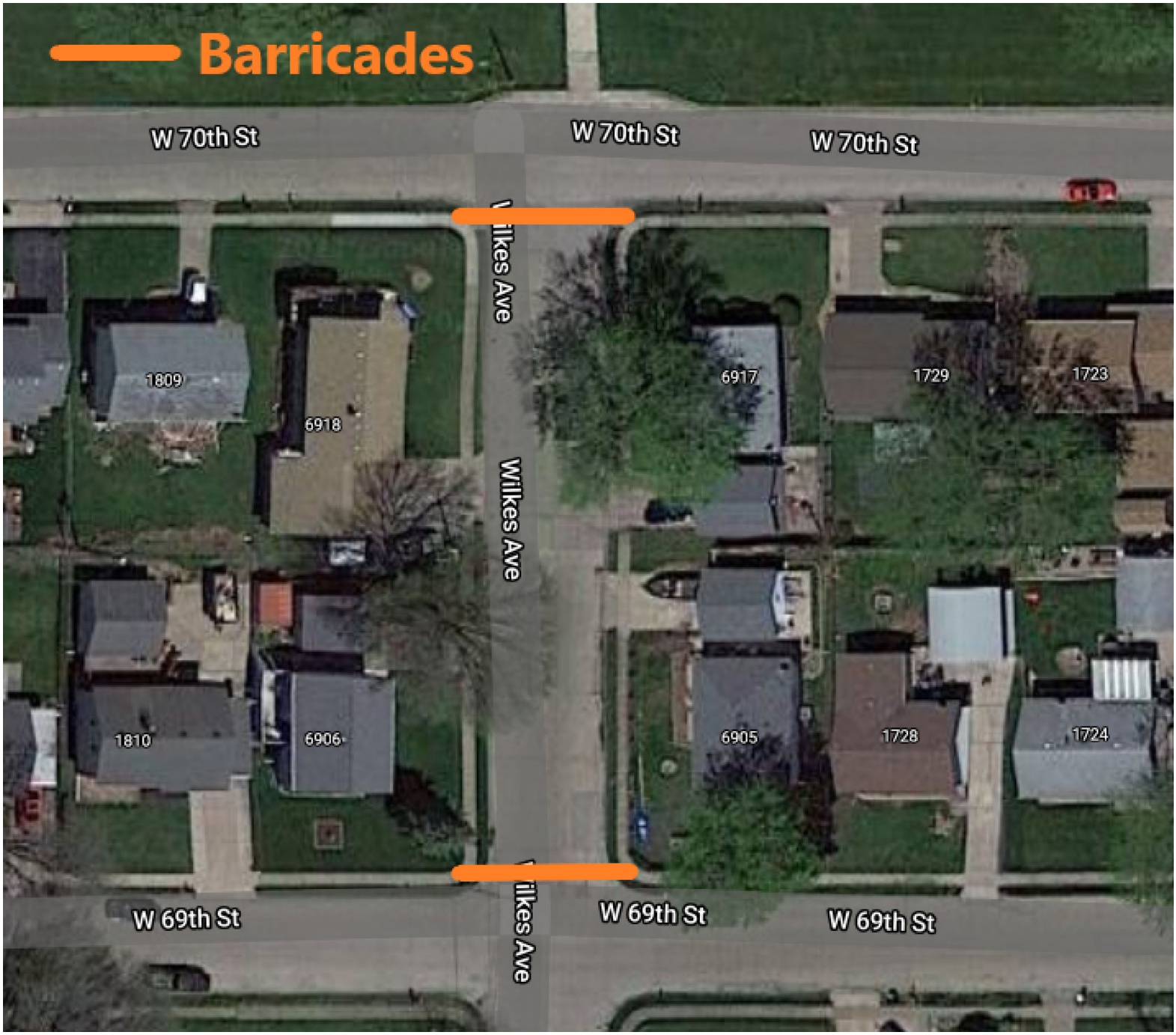
Signature of Applicant Date

Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: brian.krup@davenportiowa.com

Riverwalk Lofts
W River Dr
W River Dr
W River Dr
461
67
61
Ripley St
S Harrison St
Front Stree
SkyBridge
Taste of Ethiopia
Takeout
BARRICADE
BARRICADE
Ripley St
S Harrison St
Riverfront Trail
Riverfront Trail
Biederbeck Dr
Riverfront Trail
PORTA POTTIES
IAWC
STATION
OPEN SEATING
PARKS KIDS ZONE
BAND
Leon 'Bix'
WD Pete sen Memorial
Music P vilion
Google
Imagery ©2021 Google, M


Barricades
W 70th St
W 70th St
W 70th St
Wilkes Ave
Wilkes Ave
1809
6918
6917
1729
1723
1810
6906
6905
1728
1724
W 69th St
W 69th St
W 69th St
Wilkes Ave

CITY OF DAVENPORT

STREET CLOSING PETITION FOR SPECIAL EVENTS

On the 4 day of July, 2021 during the hours of 7am - 10pm there is proposed a street closing, requested by Joseph Mendez Sr, which will require the closing of Wilkes Ave between 70th and 69th street.

***Please sign your name and print address below and indicate whether you are in favor of the street closure, opposed to the street closure, or not concerned (mark one).**

NAME AND ADDRESS	IN FAVOR	OPPOSED	NOT CONCERNED
Amber Loeffelholz 6905 Wilkes Ave Dav, IA 52804	X		
Mary Mann 6906 Wilkes Ave Dav. IA. 52806	X		
Michael Neal 6917 Wilkes Ave Davenport IA 52806	★		

* If more space is needed, please use additional sheets.

* If you are unable to make contact with a resident/business, please indicate the date(s) and time(s) you attempted.

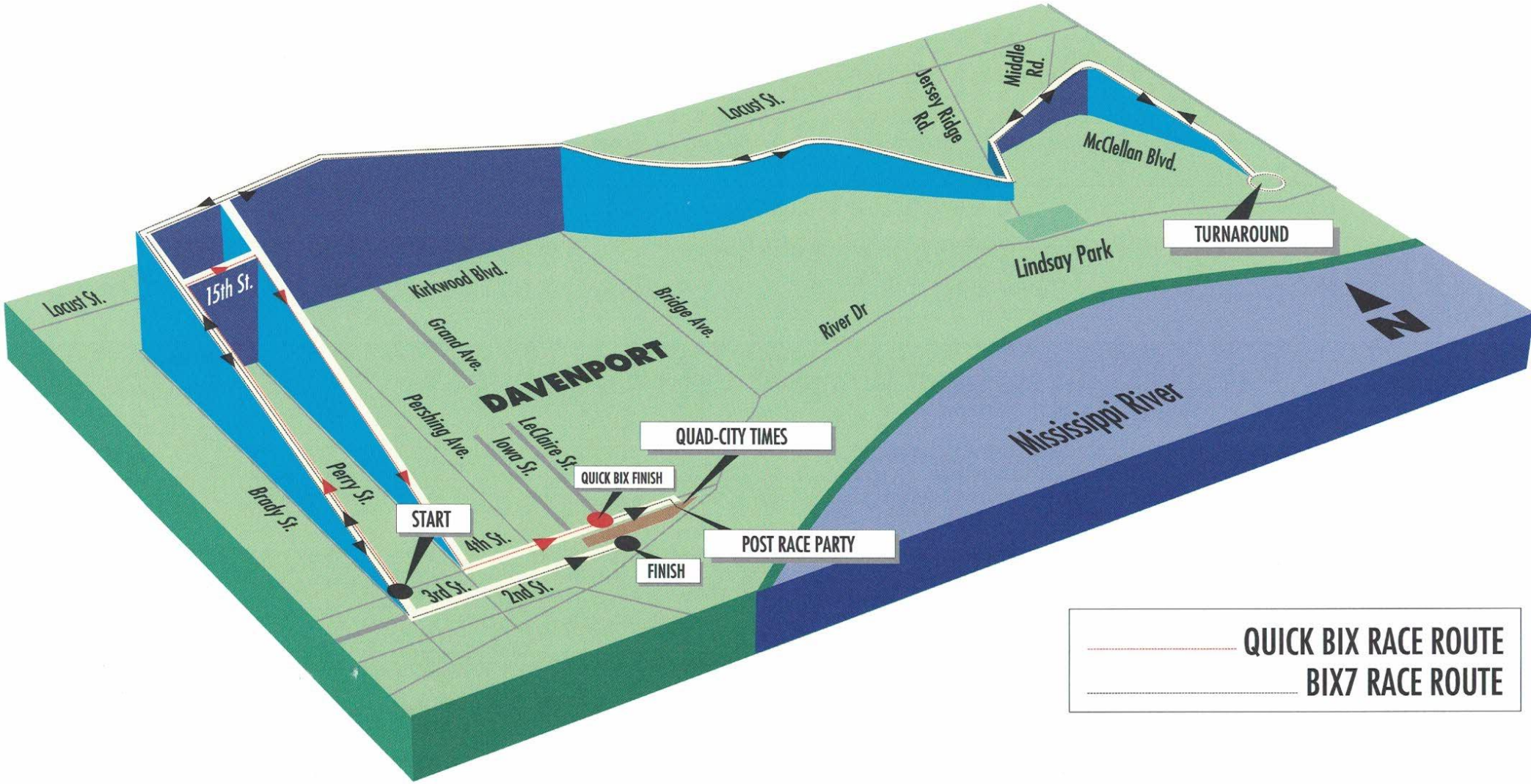
Joseph C Mendez 6-7-2021

Signature of Applicant Date

Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: Brian.Krup@davenportiowa.com


Locust St.
Jersey Ridge Rd.
Middle Rd.
McClellan Blvd.
TURNAROUND
Lindsay Park
15th St.
Kirkwood Blvd.
Grand Ave.
Bridge Ave.
River Dr
DAVENPORT
Pershing Ave.
LeClaire St.
Iowa St.
QUAD-CITY TIMES
QUICK BIX FINISH
Perry St.
Brady St.
START
4th St.
POST RACE PARTY
FINISH
3rd St.
2nd St.
Mississippi River
N
QUICK BIX RACE ROUTE
BIX7 RACE ROUTE

2021 Quad-City Times Bix 7

"47th Anniversary"

The 47th Anniversary of the annual Bix 7 road race will be held on July 24th, 2021. The event will attract up to 20,000 participants and will use 5,000 volunteers to insure the safety and welfare of all participants.

The Cornbelt Running Club is requesting the following.

1. Closing the entire course route on July 24th, 2021. We will need to have "no parking" allowed from 7:30 am until 11:30 am.

2. No parking should start the evening before to insure no cars on the course race day.

3. The "Start Line" will again be at 4th St. & Brady St. Due to the recent bump-out curb on the Northeast corner of 4th and Brady, we have requested with Public Works a temporary asphalt transition at this curb, to keep our participants safe.

4. At the start up of the race on Brady St., it will be necessary to notify all businesses in this area that the crowd of participants will make it impossible for access to their establishments until after the start of the event. At approximately 8:15 am., the Running Club will notify them that access is available.

5. The finish of the race will be on 3rd St. This year we will be turning left onto 3rd St. after coming down Brady St. The finish will be approximately at Le Claire St. The flow of the entrants will take them down 3rd St. into the Quad-City Times parking lot.

6. We are requesting to have 3rd St. closed to traffic at 2:00 pm on July 23rd for set up of the finish line. 3rd St. from Iowa to River Dr. will need to be shut off.

7. We will need no parking signs put up on Thursday so that there will not be cars on the street during our set up.

8. The after race party for the 20,000 participants will take place in the Quad-City Times parking lot.

9. We are requesting closing off 4th St. from River Dr. to Le Claire St. for additional room for the after race party. This will need to be closed off Saturday morning, 6:00 am until noon on July 24th.

10. We will also need barricades and other material, snow fence, etc.

2021 Quad-City Times Bix 7

"Quick Bix"

For the 47th Anniversary of the Quad-City Times Bix 7, we will present the "Quick Bix". The Quick Bix is a two mile fun run or walk. It goes up Brady Street hill to 15th St. where it turns right for one block to Perry Street. The course then turns right onto Perry St. and then down the hill to 4th Street. At 4th St. the course takes a left turn to the finish at Le Claire St. Everyone will continue to sign up for the Bix 7 and then on race day decide which event to run.

See attached map of the course.

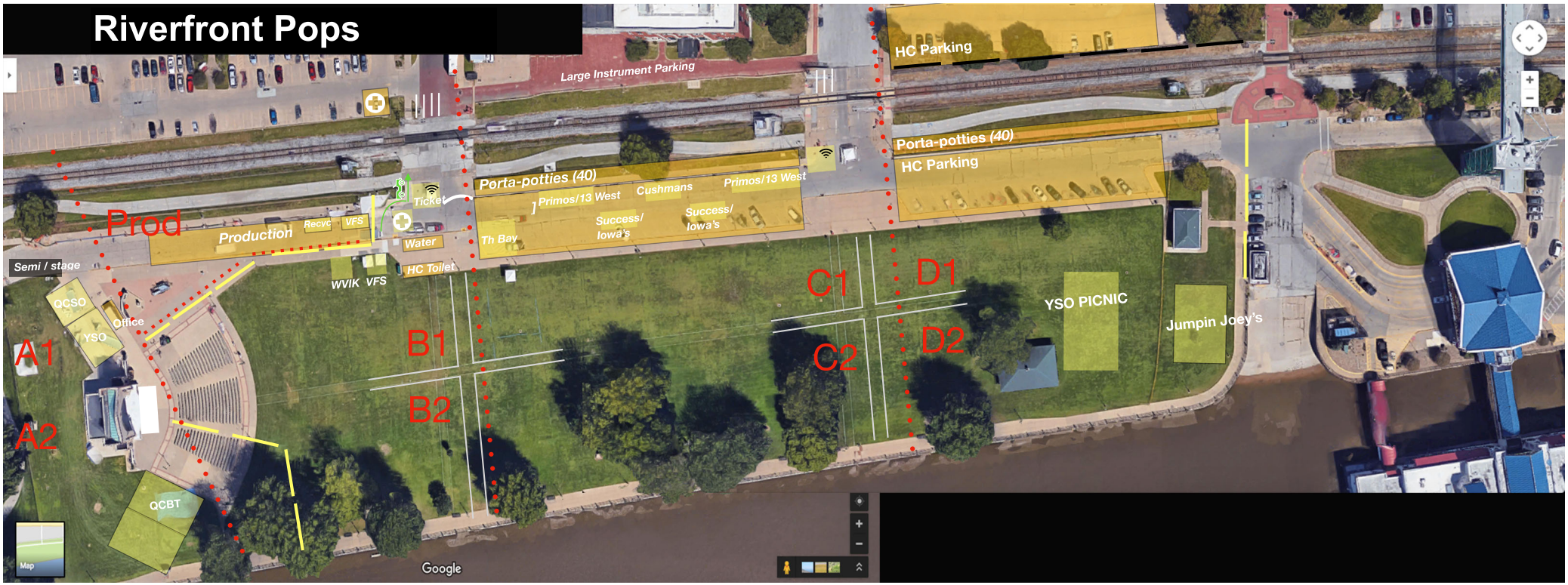
The Cornbelt Running Club is requesting the following:

1. Closing the "Quick Bix" course on July 24th, 2020 to traffic and no parking signs on 15th Street from Brady St. to Perry St. and no parking on Perry St. from 15th St. to 4th Street. Also no parking on 4th St. from Brady St. to River Dr.

2. Course would need to be closed from 7:00 am. to 11:00 am.

3. There were over 4,000 participants in the Quick Bix in 2019.

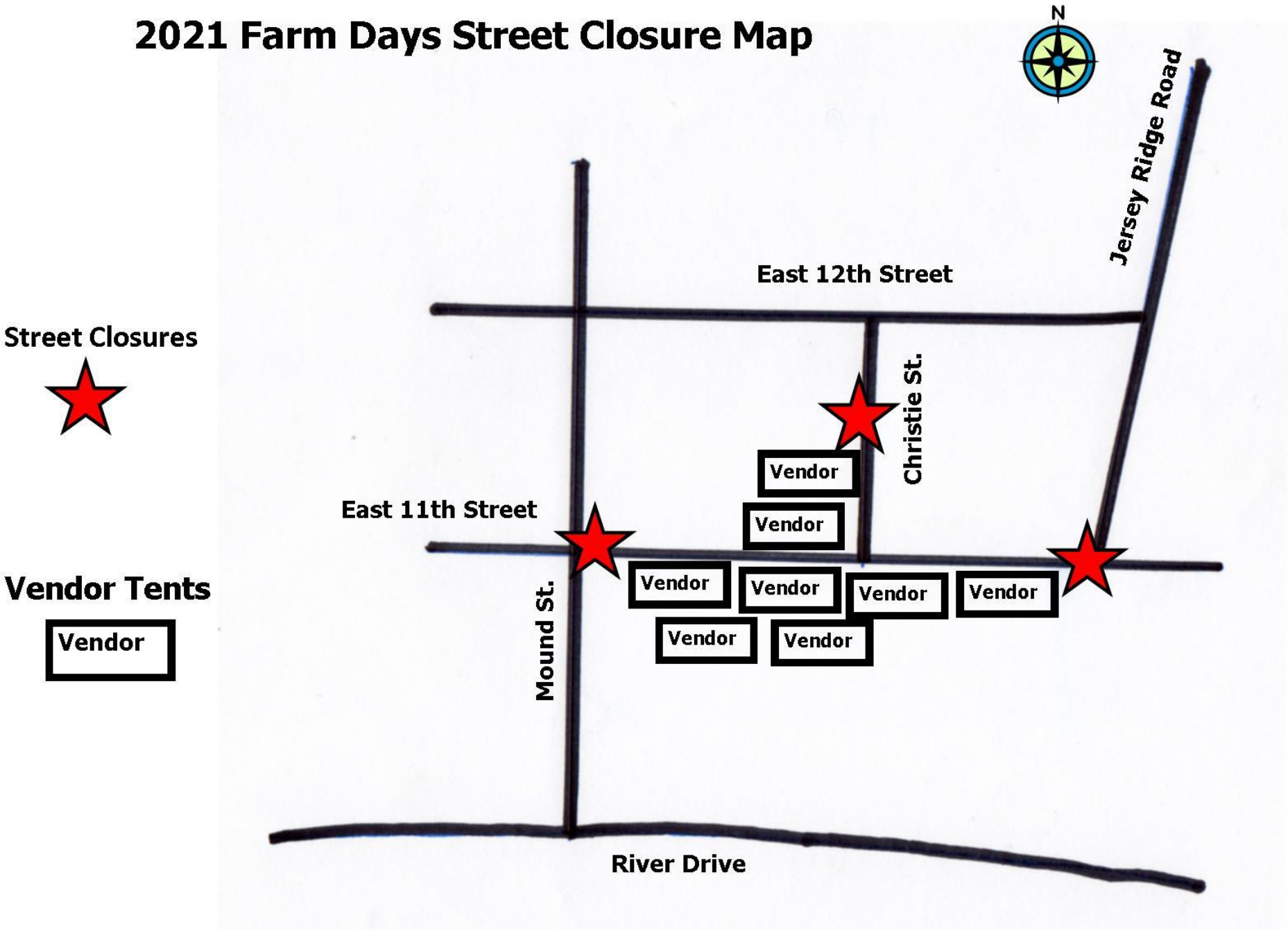
Riverfront Pops



TENTS/ Pods/Trailers	
Ambulance	FH Prk
First Aid Tent - 10x10	B1
Office - Pod	A1
QCBT - 30x40, 30x60	A2
YSO - 20x20	A1
QCSO - 20x30	A2
Tickets - 15x15 (2)	B1, C1
VFS - 10x10	B1
WVIK - 10x10	B1
YSO Picnic - 30x60	C2
VFS Trailer	Prod
Recycling Trailer	Prod

VENDORS		
1.Thunder Bay Grille	20x20	C1
2. Cushman's Food & Engine	15ft	C1
3. Success on Wheels	15ft	C1
4. Iowa's Finest Kettlecorn	15ft	C1
5. Los Primos	25ft	C1
6. Thirteen West	35ft	C1
7. Jumpin Joey's		D1

2021 Farm Days Street Closure Map



CITY OF DAVENPORT—VILLAGE OF EAST DAVENPORT BUSINESS ASSOCIATION

STREET CLOSING PETITION FOR SPECIAL EVENTS

Master Business & Address List

** Please sign your name and print address below and indicate whether you are in favor of the closing, opposed to the closing, or are not concerned (CHECK ONE, PLEASE).

NAME & ADDRESS

#1 11th Street Precinct, 1107 Mound Street

#2 Pink's Uniques, 2114 East 11th Street

#3 Grumpy's Village Saloon, 2120 East 11th Street

#4 McClellan Stockade, 2124 East 11th Street

#5 Lagomarcino's, 2132 East 11th Street

#6 Tap On It , 1105 Christie Street

#7 Bayside Bistro, 1105 Christie Street

#8 Mint Green, 2208 East 11th Street

#9 Rudy's Cantina, 2214 East 11th Street

#10 VACANT , 2218 East 11th Street

#11 Boots, 2228 East 11th Street

#12 Brew, 1104 Jersey Ridge Road

#13 Edward Jones, 2107 East 11th Street

#14 Camp McClellan Cellars, 2302 East 11th Street

#15 Blevins Brothers Bird Shop, 1108 Jersey Ridge Road

#16 Royal T's, 1114 Jersey Ridge Road

#17 Giraffe Photography, 2302 East 11th Street,

#18 Freddy's Fritters, 1111 Jersey Ridge Road

CITY OF DAVENPORT—FARM DAYS

STREET CLOSING PETITION FOR SPECIAL EVENTS

On the ~~28th~~ 29th days of AUGUST, **2021**, there is proposed a street closing, requested by **The Village of East Davenport Business Association** , which will require the closing of **East 11th Street** between **Mound Street and Jersey Ridge Road** during the hours of 8:00 am and 6:00 pm.

** Please sign your name and print address below and indicate whether you are in favor of the closing, opposed to the closing, or are not concerned (CHECK ONE, PLEASE).

SIGNATURE	FAVOR	OPPOSED	NOT CONCERNED
#1 JOHN WILSON PER EMAIL	X		
#2 No Response To Email			
#3 Sara M. Sells	X		
#4 No Response To Email			
#5 Lana R Lagemann	X		
#6 No Response To Email			
#7 LaTisha Howlett - Per Email	X		
#8 Anne Wehrheim	X		
#9 BRUCE QUIJAS - PER EMAIL	X		
#10 Vacant			
#11 No Response To Email			
#12 Tracy Cameron	X		
#13 PAUL SCHWEIL - PER EMAIL	X		
#14 Julie Keck	X		
#15 Brian L. Blevins	X		

City of Davenport

Department: City Clerk
Contact Info: Brian Krup | 563-326-6163

Action / Date
6/23/2021

Subject:
Motion approving noise variance requests for various events on the listed dates and times.

City of Davenport; Red, White & Boom!; LeClaire Park; Saturday, July 3, 2021 4:00 p.m. - 10:00 p.m.; Outdoor music and fireworks, over 50 dBA. [Ward 3]

Center for Active Seniors, Inc; Rock the Lot; CASI | 1035 West Kimberly Road; Saturday, July 17, 2021 1:30 p.m. - 12:00 a.m.; Outdoor music/band, over 50 dBA. [Ward 7]

Top-Notch Productions, Inc; Riverfront Pops 2021; LeClaire Park; Saturday, August 21, 2021 3:00 p.m. - 9:00 p.m.; Outdoor music, over 50 dBA. [Ward 3]

Recommendation:
Pass the Motion.

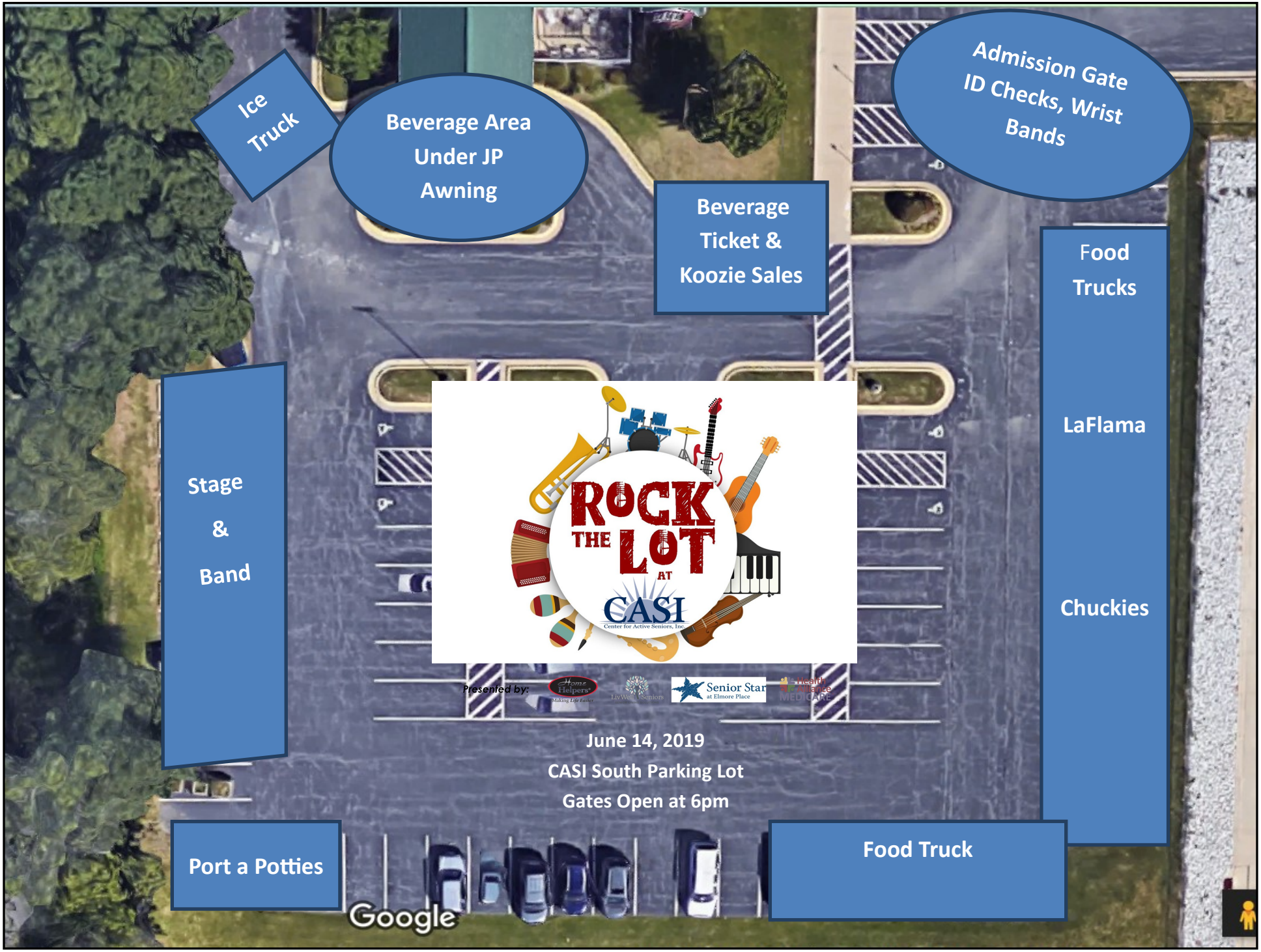
Background:
The following requests for noise variances have been received pursuant to the Davenport Municipal Code Chapter 8.19 Noise Abatement, Section 8.19.090 Special Variances.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Rock the Lot Map
🗋	Backup Material	Rock the Lot Noise Variance Petition

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	6/11/2021 - 10:30 AM


Ice Truck
Beverage Area Under JP Awning
Admission Gate ID Checks, Wrist Bands
Beverage Ticket & Koozie Sales
Food Trucks
LaFlama
Chuckies
Stage & Band
ROCK THE LOT AT CASI
Center for Active Seniors, Inc
Presented by:
Home Helpers
Senior Star at Elmore Place
June 14, 2019
CASI South Parking Lot
Gates Open at 6pm
Port a Potties
Food Truck
Google

City of Davenport
Noise Variance Signature Petition

On the 17th day of July, 2021, there is proposed an event, requested by CASI. This will require the City Council to approve a noise variance for this event during the hours of 1:30pm – Midnight.

Please sign your name and print your address below and indicate whether you favor, oppose, or are not concerned about a noise variance being issued for this event (check one please).

Name and Address	Favor	Oppose	Not Concerned
Codie Dillie, CEO Select Specialty Hospital 1111 W. Kimberly Rd Davenport, IA 52806	X		

Please use additional sheets, if necessary.

City of Davenport

Department: Public Safety **Action / Date**
Contact Info: Jamie Swanson | 563-326-7795 **6/23/2021**

Subject:
Motion approving beer and liquor license applications.

A. New license, new owner, temporary permit, temporary outdoor area, location transfer, etc. (as noted):

Ward 3

Stompbox Brewing (JPX2ME, LLC) - 210 E River Dr Unit 101 Parking Lot July 3-4 - Outdoor Area - License Type: Class C Liquor

Ward 5

Your Private Bar (Your Private Bartender, LLC) – Lindsay Park | 2200 E 11th St – "Red Ribbon Gala" June 26, 2021 - Outdoor Area - License Type: Class C Liquor

Ward 7

Chuck E. Cheese's #957 (CEC Entertainment, LLC) - 903 E Kimberly Rd - License Type: Beer/Wine

Ward 8

Save More Super Market (Guru Nanak Food Mart) - 6723 Northwest Blvd - License Type: Class E Liquor

B. Annual license renewals (with outdoor area as noted):

Ward 1

Casey's General Store #2077 (Casey's Marketing Company) - 3700 W Locust St - License Type: Class C Beer

Ward 3

Radisson (Bucktown Lodging, LLC) - 111 E 2nd St - License Type: Class B Liquor

Stompbox Brewing (JPX2ME, LLC) - 210 E River Dr Unit 101 - Outdoor Area - License Type: Class C Beer

Ward 4

Sun Mart LLC (Sun Mart, LLC) - 2920 W Locust St - License Type: Class E Liquor

Washington St Mini Mart (Nazar, LLC) - 1601 Washington St - License Type: Class E Liquor

Ward 6

Red Lobster #0133 (Red Lobster Restaurants, LLC) - 3420 E Kimberly Rd - License Type: Class C Liquor

Ward 7

Olive Garden Italian Restaurant #1144 (GMRI, Inc) - 330 W Kimberly Rd - License Type: Class C Liquor

Ward 8

Love's Travel Stop #476 (Love's Travel Stops & Country Stores, Inc) - 8255 Northwest Blvd - License Type: Class C Beer

Recommendation:
Pass the Motion.

Background:
These applications have been reviewed by the Police, Fire and Zoning departments.

REVIEWERS:

Department	Reviewer	Action	Date
Public Safety	Merritt, Mallory	Approved	6/11/2021 - 9:13 AM
Public Safety Committee	Merritt, Mallory	Approved	6/11/2021 - 9:14 AM
City Clerk	Admin, Default	Approved	6/11/2021 - 11:35 AM

City of Davenport

Department: Public Works - Admin
Contact Info: Clay Merritt | 563-888-3055

Action / Date
6/23/2021

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the MWP Flood Wall, Workout Room Addition, and Clubhouse Renovation project, CIP #23049. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
Major League Baseball recently updated their facility standards which requires the City to perform renovations to its existing home and away team clubhouses. An on-site workout room for player development is needed as well. This space will be enclosed and will also serve as a flood wall on the north side of the facility, during high water events from the Mississippi River.
These improvements will ensure that the City of Davenport continues to be able to provide high quality professional baseball at its public facility, which is nationally recognized as one of the best stadiums in the MLB-affiliated minor league system.

Project cost will be paid from general obligation bonds. This project is identified in Attachment B, Capital Projects and Funding Models, located within the Stadium Lease Agreement.

The project estimate is $1,755,187.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	6/9/2021 - 11:04 AM
Public Works Committee	Moses, Trish	Approved	6/9/2021 - 11:04 AM
City Clerk	Admin, Default	Approved	6/11/2021 - 5:33 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the MWP Flood Wall, Workout Room Addition, and Clubhouse Renovation project, CIP #23049.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for the MWP Flood Wall, Workout Room Addition and Clubhouse Renovation project; and

WHEREAS, notice of Hearing on plans, specifications, and form of contract was published as required by law.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that said plans, specifications, form of contract, and estimate of cost are hereby approved for said MWP Flood Wall, Workout Room Addition and Clubhouse Renovation project

Passed and approved on the 23rd day of June, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Chad Dyson | 563-326-7817

Action / Date
6/23/2021

Subject:
Resolution awarding the contract for construction of a maintenance facility at Emeis Golf Course to Bill Bruce Builders of Eldridge, Iowa in the amount of $374,888.20, CIP #64073. [Ward 1]

Recommendation:
Adopt the Resolution.

Background:
On April 27, 2021, the Purchasing Division issued an Invitation to Bid and was sent to 541 vendors. On May 25, 2021, Purchasing received and opened three responsive and responsible bids.

The existing structure is outdated and does not meet the needs of the Parks Department. The new facility will provide a 2,837 square foot shop area and will allow for the future addition of an office space and a restroom.

Funding is established within CIPs #64073.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Bid Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	6/11/2021 - 4:33 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION awarding the contract for the construction of a maintenance facility at Emeis Golf Course to Bill Bruce Builders of Eldridge, Iowa in the amount of $374,888.20.

WHEREAS, the City needs to contract for the construction of a new maintenance building.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the contract for the Emeis Maintenance Facility project is hereby awarded to Bill Bruce Builders of Eldridge, Iowa.

Passed and approved this 23rd day of June, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: EMEIS MAINTENANCE FACILITY

BID NUMBER: 21-103

OPENING DATE: MAY 25, 2021

GL ACCOUNT NUMBER: 74501681 530350 64073, #64097, #23037, #23043

RECOMMENDATION: AWARD THE CONTRACT TO BILL BRUCE BUILDERS OF ELDRIDGE, IA

VENDOR NAME	PRICE
Bill Bruce Builders of Eldridge, IA	**$374,888.20**
Reed Construction of Dewitt, IA	$378,927.17
Swanson Construction of Bettendorf, IA	$380,240.07

Approved By Caitlyn Lyons 6-10-2021
Purchasing Agent Date

Approved By Nicole McLean 6-10-2021
Public Works Director Date

Approved By Brandi Conger 6/11/2021
Budget/CIP Date

Approved By Nancy J. Merritt 6/11/2021
Chief Financial Officer Date

City of Davenport

Department: Public Works - Engineering **Action / Date**
Contact Info: Brian Schadt | 563-326-7786 **6/23/2021**

Subject:
Motion approving the plans, specifications, form of contract, and estimate of cost for the Sunderbruch Trail Reconstruction project, CIP #28030. [Ward 1]

Recommendation:
Pass the Motion.

Background:
The work includes the furnishing of all labor, materials, equipment, and services necessary for HMA trail repairs including but not limited to survey, subdrain, subgrade, HMA pavement, off-road trail connections, and seeding.

The estimated project cost is $55,000.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	6/9/2021 - 11:03 AM
Public Works Committee	Moses, Trish	Approved	6/9/2021 - 11:03 AM
City Clerk	Admin, Default	Approved	6/11/2021 - 11:44 AM

City of Davenport

Department: Community Development Committee **Action / Date**
Contact Info: Bruce Berger | 563-326-7769 **6/23/2021**

Subject:
Resolution approving the Quad Cities Chamber Business & Economic Growth Partnership Agreement. [All Wards]

Recommendation:
Approve the Resolution.

Background:
At the end of June, the existing 3-year Services Agreement with Quad Cities First expires. The Quad Cities Chamber organization absorbed Quad Cities First in 2020 and has continued the services.

This new Business & Economic Growth Partnership Agreement renews this arrangement with the QC Chamber and clarifies roles and responsibilities with respect to the delivery and funding of core economic development and business growth services provided by the Chamber.

The term has been extended to a four-year period and, as before, has a built-in formula based upon population and that accounts for roughly 2% inflation. Based upon the most recent Community Survey Population data, a population of 101,590 will be used for Davenport, which results in an annual payment of roughly $142,226 the first year.

The agreement also contains previous language such as the Partner Code of Ethics and Regional Economic Development Cooperation components.

The QC Chamber is soliciting approval of the proposed agreement this month from roughly a dozen other cities and counties in the region. Approval of this resolution authorizes the Mayor to execute the renewed agreement.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Cover Memo	Agreement
🗋	Cover Memo	Scope of Work
🗋	Cover Memo	Successes

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	6/15/2021 - 1:06 PM
Community Development Committee	Berger, Bruce	Approved	6/10/2021 - 1:05 PM

Resolution No._____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the Quad Cities Chamber Business & Economic Growth Partnership Agreement.

WHEREAS, the City of Davenport desires a regional partner to deliver key economic development and business growth services; and

WHEREAS, the Quad Cities Chamber is the regional entity that serves to market the region and facilitate business growth; and

WHEREAS, the Quad Cities Chamber (and previously Quad Cities First) has successfully completed a three-year Services Agreement for these same services; and

WHEREAS, the City of Davenport wishes to continue to work collaboratively through the Quad Cities Chamber and with our other neighboring city and county partners in the realm of regional economic development and business growth.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Quad Cities Chamber Business & Economic Growth Partnership Agreement is hereby approved and the Mayor is authorized to execute said agreement.

Passed and approved this 23rd day of June, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

Quad Cities Chamber
Business & Economic Growth
Partnership Agreement

July 2021 – June 2025

This Economic Development and Business Growth Partnership Agreement is entered into effective the 1st day of July 2021 by and between Quad Cities Chamber and the signators to this Agreement.

1. **Purpose:** The purpose of the Business & Economic Growth Partnership Agreement (the "Agreement") is to outline the delivery and funding of core economic development and business growth services to be provided by the Quad Cities Chamber on behalf of the Quad Cities Region (defined by the marketing service area of Henry, Mercer and Rock Island Counties in Illinois; Clinton, Muscatine and Scott Counties in Iowa). Services provided by the Quad Cities Chamber, will supplement, support and be distinct from local economic development efforts by focusing on marketing, lead generation, prospect management and business growth support that will stimulate economic activity and investment across the bi-state region.

2. **Scope of Work:** Quad Cities Chamber shall complete the services outlined in the Scope of Work attached as Exhibit "A" and incorporated herein by the reference.

3. **Term of Agreement:** This Agreement shall commence July 1, 2021 and terminate June 30, 2025.

4. **Funding:** The parties agree to provide funding to the Quad Cities Chamber in accordance with Exhibit B, Financial Support for Regional Services.

5. **Termination / Amendment:** This Agreement may be terminated or amended prior to June 30, 2025 by mutual written consent of all parties to this Agreement and upon completion of the obligations of any contracted services made under this Agreement.

6. **Accountability:** Quad Cities Chamber shall share quarterly programmatic progress reports to each participating partner. A Code of Ethics representing the standards that each participant that the Quad Cities Chamber and local government partners will adhere to under this agreement is part of this agreement and is attached as Exhibit "D".

7. **Cooperation:** The Quad Cities Chamber and cooperating local governments will adhere to and agree to the memorandum of understanding outlined in Exhibit "E".

8. **Liaisons:** Individuals appointed or elected to the Quad Cities Chamber Board of Directors shall have the authority to represent and make decisions on performance of the Agreement.

9. **Severability:** Should any portion of this Agreement be judicially determined to be illegal or unenforceable, the remainder of the Agreement shall continue in full force and effect, and any party may renegotiate the terms affected by the severance.

10. **Process of Adoption:** A binding Resolution in support of the Economic Development and Business Growth Services Agreement shall be adopted by each governing body party to the Agreement.

11. **Assignment:** No party to this Agreement may assign, sell or transfer any part thereof to any other firm or entity without Quad Cities Chamber obtaining the written permission of the Quad Cities Chamber Board of Directors.

12. **Dissolution:** Upon any dissolution, the process for payment of all liabilities shall follow those procedures outlined in the Quad Cities Chamber bylaws.

13. **Notices:** All notices, requests, demands, or other communications, provided for by this Agreement, shall be in writing and be either hand-delivered or mailed to the other party at the address noted below the signature.

14. **Waiver:** No action or forbearance on the part of either party shall constitute a waiver of any of the covenants or conditions set forth herein, unless given in writing, and no such waiver shall constitute a waiver of future strict compliance with the same or any covenants or conditions of this Agreement.

15. **No Third Party Rights:** Nothing in this Agreement shall be construed as creating or giving rise to any rights in any third party or any person other than the parties hereto.

16. **Entire Agreement:** This instrument contains the entire Agreement of the parties and supersedes any and all previous agreements between the parties, either oral or written. This Agreement may only be amended by an agreement in writing signed by the party against whom enforcement of any waiver change, modification, extension or discharge is sought.

IN WITNESS WHEREOF, the parties hereto have executed this Business and Economic Growth Partnership Agreement effective as of the date first written above.

Signature Page Attached Hereto

SIGNATURE PAGE TO QUAD CITIES CHAMBER ECONOMIC DEVELOPMENT and BUSINESS GROWTH SERVICES AGREEMENT

The undersigned agree with the terms of the Agreement as written above:

Quad Cities Chamber of Commerce

By: _____
Paul Rumler, President & CEO

City of East Moline, Illinois

By: _____
Reggie Freeman, Mayor

City of Moline, Illinois

By: _____
Sangeetha Rayapati, Mayor

City of Rock Island, Illinois

By: _____
Mike Thoms, Mayor

Rock Island County, Illinois

By: _____
Richard Brunk, County Board Chairman

City of Bettendorf, Iowa

By: _____
Bob Gallagher, Mayor

City of Davenport, Iowa

By: _____
Mike Matson, Mayor

Scott County, Iowa

By: _____
Ken Beck, County Board Chairman

City of Silvis, Illinois

By: _____
Matt Carver, Mayor

City of Eldridge, Iowa

By: _____
Martin O'Boyle, Mayor

City of Muscatine, Iowa

By: _____
Diana L. Broderson, Mayor

City of DeWitt, Iowa

By: _____
Donald Thiltgen, Mayor

City of Milan, Illinois

By: _____
Duane Dawson, Mayor

City of Clinton, Iowa

By: _____
Scott Maddasion, Mayor

EXHIBIT A – SCOPE OF WORK

1. **Mission:** The purpose of Quad Cities Chamber is to promote the growth of the greater Quad Cities by showcasing the region as a premier business destination, serving as an expert resource for companies making location and expansion decisions and acting as a business advocate to align the region's public and private sector resources for the benefit of residents in the six-county region.

2. **Staff:** Quad Cities Chamber of Commerce economic development and business growth professionals conduct the Services defined in this Agreement and serve as the lead contacts for business representatives hoping to locate in or to expand in the Quad Cities region.

3. **Geography:** The Quad Cities Chamber marketing service area includes a six county region: Henry, Mercer and Rock Island Counties in Illinois and Clinton, Muscatine, and Scott Counties in Iowa.

4. **Targeted Industries**: Quad Cities Chamber shall target specific primary industries that align with the regional economic assets: Advanced Metals & Materials; Agricultural Innovation; Corporate Operation & Support Services; Defense; and Logistics.

5. **Scope of Services/Work Plan:** The Quad Cities Chamber Board of Directors shall inform and approve an annual work plan and budget that outlines specific activities to achieve the objectives identified in this Agreement for services. The core economic development and business growth programs ("Services") to be provided by the Quad Cities Chamber staff include Business Attraction, Business Retention and Expansion and Regional Marketing. See attached full Work Plan. At a high level, the Chamber staff, with oversight from the Quad Cities Chamber Board, will:

   a. Execute a comprehensive sales and marketing plan to attract new business opportunities within targeted industries to the Quad Cities region.

   b. Execute a comprehensive existing business retention and expansion plan that stimulates growth of existing companies in the Quad Cities region

   c. Leverage Data Analytics and Research Capabilities to Shape Attraction and Business Growth Opportunities in the region.

   d. Advise Market Segments on Available Financial Assistance

6. **Outcomes and Deliverables**

   The Quad Cities Chamber annual work plan will be developed, reviewed, and approved by the Quad Cities Chamber board of directors on an ongoing basis to ensure continuing relevance of the economic development and business growth needs of the region. Quad Cities Chamber shall share quarterly programmatic progress to each participating partner.

   Measurements of success will include:

Business & Economic Growth Leading Indicators & Outcomes

All numbers reported quarterly and annually and includes breakdown by industry.

PIPELINE

- Total new projects identified target 50/year
  (Includes BA, BRE and BC)

- Total resource assists target >500 per year
  (Includes technical assistance by Chamber, referrals to resource service partners, business development and financial assistance opportunities shared.)

Business Attraction

- leads generated via marketing/business intelligence reported as actual #
- out of market outreach target 100/year
  (Includes site selectors, company site location decision makers and company headquarter visits)

Business Retention and Expansion (includes primary and non-primary industries)

- existing company conversations target 500/year
  (Includes Business Connection program calls, manufacturing support, and non-primary industry calls - virtual, in person, business survey)

Business Creation

- new business visits/conversations/inquiries reported as actual #

TOTAL ACTIVE PROJECTS reported as actual

SUCCESSFUL PROJECTS reported as actual #s

- Businesses locating in the region
  - By industry
- Businesses retained and/or expanded
  - By industry
- Capital Investment Announced
- Direct Jobs Announced (new and retained)
- New Direct Payroll
- Average Salary
- Economic Impact Calculated

EXHIBIT B – FINANCIAL SUPPORT FOR REGIONAL SERVICES

1. **Funding Plan:** Public sector investments are based on a population ratio and per capita structure developed and agreed upon by city and county officials. Public sector payments for services are to be made to Quad Cities Chamber on an annual schedule. The estimated amount of public funding for the four year agreement will be based on an annual per capita formula, which reflects a 2% adjustment every year based on inflation. Exurban counties investment is $10,000, with a 2% adjustment every year based on inflation. Scott and Rock Island counties investment is calculated per capita of total county population minus city population actively funding the agreement. If a city declines investment but their local economic development organization or Chamber invests instead, they can be exchanged in the agreement if they contribute the required amount. For communities new to the partnership or where an increase is scheduled based on population changes, arrangements can be made to step in with 50% of the total increase due by the end of the first year, and the total amount due by the end of the second year. Per capita is determined by the US Census and Community Survey Population estimates, whichever is most recent.

   Year One = $1.40 per capita; $0.25 exurban per capita
   Year Two = $1.43 per capita; $0.28 exurban per capita
   Year Three = $1.46 per capita; $0.31 exurban per capita
   Year Four = $1.49 per capita; $0.34 exurban per capita

2. **Financial Accounting and Administration:** All monies dispersed to Quad Cities Chamber will be deposited into an account under the Quad Cities Chamber name. All costs associated with regional economic development and business growth functions in the work plan and budget shall be supported by documentation showing the details of the nature and priority of the charges. All checks or other accounting documents pertaining in whole or in part to this Agreement shall be clearly identified as such and readily accessible for examination and audit by any participating entity's Chief Financial officer or authorized representative. All records shall be maintained in accordance with procedures and requirements established by the Quad Cities Chamber Board. One public sector board member will serve on the audit committee. All members of the Chamber board will receive a copy of the annual audit.

3. **Payment Terms:** As outlined in the Quad Cities Chamber Bylaws, a public sector partner may serve on the Board of Directors of Quad Cities Chamber if the city or county continues to financially support regional economic development and business growth initiatives through Quad Cities Chamber.

EXHIBIT C – ECONOMIC DEVELOPMENT PARTNERS

1. **Description of Roles and Responsibilities:** This Agreement is designed to help better define roles and responsibilities, facilitate coordination of services among stakeholders and providers, and avoid duplication of efforts. The following list identifies primary responsibilities and secondary supportive roles for various functions in the regional economic development process.

ECONOMIC DEVELOPMENT FUNCTION	PRIMARY RESPONSIBILITY	SECONDARY SUPPORTIVE ROLE
BUSINESS ATTRACTION		
Business Attraction Lead Generation	Quad Cities Chamber	States, Site Consultants, Companies, Economic Development Partners
Regional Marketing	Quad Cities Chamber	Bi-State
Strategic Travel Planning/Sales Trips/Trade Shows	Quad Cities Chamber	Economic Development Directors Input on Plan
Coordinate RFP Response	Quad Cities Chamber	Community/Local Economic Development Organizations
Coordinate Site Visit	Quad Cities Chamber	Community/Local Economic Development Organizations
Project Management	Quad Cities Chamber	Community/Local Economic Development Organizations
Technical Assistance/Coordination of resources and referral	Quad Cities Chamber	Community/EDPs/LEDOs
Incentive Packaging/Deal Structuring	Community/Funding Entity/Quad Cities Chamber	Quad Cities Chamber
Deal Closure	Community/Funding Entity	QCC Communication Communication Support
BUSINESS EXPANSION AND RETENTION		
BRE Lead Generation	Quad Cities Chamber	EDPs, Site Consultants, Companies
Existing BRE Targeted Industry Outreach	Quad Cities Chamber	Community/EDP
Existing BRE Non-Primary Industry Outreach	Quad Cities Chamber/Community/LEDO	Brokers

Rock Island Arsenal	Quad Cities Chamber/RIADA	
Project Management	Quad Cities Chamber lead generation, facilitation, coordination	Local Community
Technical Assistance/Coordination of Resources and Referral	Quad Cities Chamber	Community/EDPs/LEDO
Incentive Packaging/Deal Structuring	Community/Funding Entity/Quad Cities Chamber	Quad Cities Chamber
Deal Closure	Community/Funding Entity	Quad Cities Chamber Communications Support
PRODUCT/ASSET DEVELOPMENT		
Community Development	Community/Local Economic Development Organizations	Quad Cities Chamber (regional assets)
Downtown Development	Community/Local Economic Development Organizations	Contractual relationship with Chamber
Site/Building Development	Brokers/Developers/Local Economic Development Organizations/Community	Quad Cities Chamber (facilitation; needs identification)
LOIS, Data Sets	Quad Cities Chamber	Broker Community/Economic Development Partners
Product/Asset Promotion	Quad Cities Chamber/Local Economic Development Organizations/Community	Economic Development Partners, Brokers
Infrastructure/Utility Development	Utilities/Community	Regional Infrastructure Groups/Local Economic Development Organizations/Quad Cities Chamber (regional facilitation)
Manage Inventory/Asset	Local Economic Development organizations/Community	Broker; EDPs
BUSINESS CREATION/INNOVATION		
Identification and Recruitment of Startup/Entrepreneurs	SCORE/SBDCs/Quad Cities Chamber	Higher Education

Access to BIG Databases and market research	Quad Cities Chamber	Bi-State
Resource Assists and Technical Support for Business Development and Growth	Quad Cities Chamber SBDCs/CIRAS/IMEC	Higher Education
Financial Assistance Options for business growth	Quad Cities Chamber SBDCs/SCORE	Economic Development Partners/Private Sector
Tech/Innovation Programs	Higher Education CIRAS/IMEC	Sector Boards
WORKFORCE DEVELOPMENT		
Workforce development/skill training	Community Colleges	Workforce Development Boards/Higher Education/K-12
Manage Laborshed/Graduate Studies	Quad Cities Chamber	Bi-State Regional Commission
Workforce recruitment	Private Sector EICC/BHC/Chamber	Higher Education
Talent attraction	Quad Cities Chamber/Visit Quad Cities (VQC)	Private Sector/Higher Education
Pre-Employment Training	EICC/BHC	Workforce Development Center/Colleges
Quality of Life Amenities	VQC/Downtown Organizations	Community/Local Economic Development Organizations/Q2030
DATA SYSTEMS ANALYSIS/PUBLIC SECTOR SOURCES		
Regional Comprehensive Economic Development Strategy (CEDs)	Bi-State Regional Commission	Input from Economic Development Partners
ED Technical Assistance to local Governments	Bi-State Regional Commission	Federal and State agencies
Demographic, transportation, and planning data analysis	Bi-State Regional Commission	Federal and State agencies
Analysis federal sources	Bi-State Regional Commission	Federal and state agencies
PROJECT AFTERCARE		

Technical Assistance to Company with Community Operations	One Point of Contact within local community	Quad Cities Chamber
Celebrations: Ribbon Cuttings, Ground Breakings, coordinated communications	Quad Cities Chamber/Chamber communications (Facilitator of Protocol)	Local community/Local Economic Development Organizations/all partners in the project
Ongoing BRE visits	Quad Cities Chamber	Local community/Economic Development Partners
Business Check-In's	Quad Cities Chamber	Local Economic Development Organizations/Community

EXHIBIT D -- Partner Code of Ethics

INTRODUCTION

Quad Cities Chamber is committed to the economic development and growth of the Quad Cities region. Quad Cities Chamber brings together the interests of a broad range of public, private, and public/private groups to promote the Quad Cities region as a single economic entity. The collaboration of such a variety of groups and interests requires that certain standards of conduct must be developed and adhered to for the Quad Cities Chamber to meet its goals. This Code of Ethics represents the standards that each participant in the Quad Cities Chamber regional economic development efforts supports and practices in its daily conduct of business.

PREAMBLE

We, the Quad Cities regional economic development partners of Quad Cities Chamber, set forth the following principles of behavior and standards of conduct to guide efforts in promoting the long-term economic health of the Quad Cities region. We realize that no Code of Ethics is of value without an inherent level of trust in the integrity of one another and a commitment from each of us to conduct ourselves at the highest levels of professional conduct. The Quad Cities Chamber was founded on the respect and trust of its members. In that spirit, we set forth this Code of Ethics.

We are committed to the promotion of the Quad Cities region as a desirable business location for new and expanding companies. When representing Quad Cities Chamber, we shall endeavor to sell “Quad Cities Region” and our individual communities and projects second.

We shall honor the confidentiality requested by both our fellow partners of Quad Cities Chamber and our prospects. Information shared with our fellow partners in confidence shall remain in confidence. Transactions are to be driven by the client. In the event a company chooses to relocate from one community to another, every effort will be made to contact the affected community to let them know of the potential move as outlined in the Regional Economic Development Cooperation resolution, adopted annually through the regional Comprehensive Economic Development Strategy process. Violation of this commitment shall be viewed as the single most serious breach of our commitment and partnership in the Quad Cities Chamber Agreement.

We are committed to sharing among our partnership as much information as is necessary and prudent on any activity undertaken by or in the name of Quad Cities Chamber. Our guiding principle shall be that “more information is better than less.”

At no time shall any economic development organization partner of Quad Cities Chamber advertise or promote its respective area to companies within another member’s geographic area in a manner that is derogatory or insulting to the other geographic area. “Selling against” another partner of Quad Cities Chamber or direct solicitation of intrastate relocations, is strongly discouraged.

We are committed to locating prospects in the Quad Cities region. In the event that our local jurisdictions cannot meet the needs of a particular prospect we shall communicate with our fellow partners in an effort to meet the company’s needs elsewhere in the Quad Cities region.

Economic development organizations shall hold all responses to confidential requests for information pertaining to site and building information provided to the Quad Cities Chamber by member real estate brokerage firms in the strictest confidence. Said information shall not be printed, copied, and shown in any manner to any entity other than prospects or their direct representatives without prior permission.

We are committed to the concept of competition for locations and expansions among our Individual communities and projects provided that the prospect has asked for specific proposals or has settled on a Quad Cities regional location. At no time shall any partner of the Quad Cities Chamber solicit a fellow member's prospects.

We are committed to working together with the real estate community and are in no way in direct competition with them. Economic developers are a resource and facilitator in the site selection process.

CONFIDENTIALITY OF PROSPECTS

Partners of Quad Cities Chamber shall honor the confidentiality of individual prospects. Whenever possible, specific information on transactions shall be shared within the realm of Quad Cities Chamber and partner state organizations. In those instances where prospects are dealing with individual communities, information will only be shared by Quad Cities Chamber staff and the local Economic Development representatives involved.

In instances, where a prospect wishes to remain completely confidential with an individual community, the remaining partners of Quad Cities Chamber shall honor that confidentiality and shall in no way attempt to intervene in the relationship. The prospect will remain confidential until the prospect chooses to announce.

MARKETING

Any member of Quad Cities Chamber that develops a prospect generated from national advertising and trade shows sponsored by Quad Cities Chamber shall utilize the "Prospect Tracking System" of Quad Cities Chamber in all contacts with the respective prospect.

Partners are strongly discouraged from advertising in local media outside of their own market area.

Exhibit E -- Regional Economic Development Cooperation Resolution

The partners agree to practice the principles of the Regional Economic Development Cooperation Memorandum of Understanding:

WHEREAS, the Quad City economy functions as a single unit with many common interests and resources, where growth and development anywhere within the Quad Cities region enhances the overall vitality for all people and localities; and

WHEREAS, the best way to promote economic development is for local governments and private/nonprofit economic development entities to join forces, working and communicating together to attract new business and retain and expand existing business; and

WHEREAS, businesses seek to maximize their private economic gains and local governments seek to maximize jobs and tax base within their communities, creating competition among governments to offer various financial and other incentives to business to entice the development within their community; and

WHEREAS, local government may provide expansion resources and assistance to businesses, however, there is no net gain to the total Quad Cities region economy if limited resources are committed to assisting businesses to move within the area with no increase in jobs; and

WHEREAS, private and nonprofit entities are similarly involved in economic development projects and should also follow the policy set forth herein.

NOW, THEREFORE, BE IT RESOLVED, by the participant local governments to the agreement that:

Section 1. All elected officials and staff of signatory local governments or private/nonprofit economic development organizations in the Quad Cities region will work together to promote and facilitate economic development.

Section 2. Local governments and private/nonprofit economic development organizations, within the Quad Cities region, will not initiate contact with existing local businesses in an effort to entice these businesses to leave one local government for another local government within the region.

Section 3. When a local government or private/nonprofit economic development organizations is contacted by a business that currently has facilities elsewhere in the Quad Cities region and the business intends to vacate or downsize its current facilities as part of a move within the Quad Cities region, the contacted local government is obligated to inform the government that currently houses the business of the proposed relocation. This contact may be made directly between the two governments. Alternatively, the involved business may make the contact and provide a letter documenting their conversation with the local government in which they are currently located.

Section 4. If a business decides to relocate from one local government to another, within the Quad Cities region, only previously existing incentives may be offered by the receiving local government. No new incentives may be developed for the purpose of facilitating the relocation of a business from one local government to another in the Quad Cities

region.

Section 5. The provisions of this resolution cannot be superseded by agreements for confidentiality or other contracts between a local government or nonprofit economic development organizations and a business. Local business will be made aware of this resolution immediately upon contacting a local government about relocating within the region.

Business & Economic Growth – Scope of Work

The Quad Cities Chamber is the lead regional business outreach entity to manage the business growth process, collaborating with partners and engaging assistance providers, deploying sector based economic growth strategies based on market segments, using the Targeted Industries Study strategies. Business and Economic Growth will target specific primary industries that align with regional economic assets: advanced metals and materials, agricultural innovation, corporate operation and support services, defense, and logistics.

Market the region to build awareness and business prospects.

1. Build relationships to develop the Quad Cities region prospect pipeline: conferences/trade shows contacts or similar engagements; company decision makers identified through internal business intelligence methods; site selectors and development influencers; and headquarters visits of businesses located in the Quad Cities region.
2. Provide regional market segment-specific data for RFI responses.
3. Lead and collaborate with public partners, states, utilities, developers, and real estate communities in attraction projects.
4. Review site inventory and work with municipal and development partners to meet the needs of target industries.
5. Execute external marketing campaigns to foster awareness of the Quad Cities region and generate leads in alignment with QC brand.
6. Execute Keep It QC campaign to promote the importance of spending dollars locally – both B2B and B2C.

Implement targeted industry growth plans to attract/retain jobs and investment.

1. Leverage Quad Cities Chamber Board Members to engage with business decision makers on the retention & attraction of key Quad Cities employers.
2. Manage relationships with ongoing prospects and projects.
3. Lead and collaborate with public partners, states, utilities, developers, and real estate communities in retention and expansion projects.
4. Assess the needs of regional targeted industries, B2B, and B2C businesses
5. Commence Phase II of the target industry analysis of the remaining three target industries which will include hiring a consultant, through a competitive bid process with final analysis to be completed by end of 2022.

Provide resources, financial assistance, technical assistance, promotions, programs, and events.

1. Conduct direct outreach to identified market segments including small, medium and minority businesses and provide technical assistance and referrals to partner agencies and/or businesses for necessary support based on growth and risk potential.
2. Develop, present, and share relevant resources, programs, and events to support the needs of businesses as they reopen and/or stabilize their businesses through COVID-19 recovery, including minority businesses: Peer Roundtables groups, Business Exchange networking, and Business Brief webinars, Resource Guides, and Cybersecurity and DEI resources.

3. Serve as a liaison between businesses and workforce partners to address talent related challenges.
4. Administer the Quad Cities Foreign Trade Zone to provide import and export assistance.
5. Share an annual economic forecast with area businesses, including growth assessments for market segments.
6. Provide a regional Quarterly Market Report with economic analysis and projections for primary and non-primary sectors, including successful regional projects of investment and expansion.
7. Leverage market research databases to extend research services and data analytics to area businesses and community organizations.

Build upon entrepreneurial, innovation and R&D ecosystem.

1. Partner with SBDCs, SCORE, local and state governments, and other entities on the identification, explanation, and referral of loans, incentives, and grants to help organizations sustain, expand, or locate their business in the Quad Cities.
2. Identify & evaluate various components required to have a strong entrepreneurial ecosystem and facilitate introductions and connections as needed.

Public Sector Partner Investors:

We appreciate your investment in the Quad Cities Chamber as the lead economic development entity to market the region and facilitate business growth for the entire region's benefit.

The services agreement that was constructed through Quad Cities First, and transferred to Quad Cities Chamber in 2020, is coming up for renewal July 1, 2021. This partnership agreement established clarity of roles and enabled more collaboration and efficient relationships that has facilitated business growth and investment in our region. As we move to the next renewal term for this partnership and services agreement, here are highlights and milestones of the past 3 years:

FY 2021 (through 10 months)

- # of new active projects – 76 projects
- Total economic impact of successful projects - $54,120,459
- Jobs added – 373 new and retained jobs
- Company outreach – 501 total; 108 Business Connection calls
- Resource Assistance – 1,151 (from BC calls and non-primary industry)
- Addition of 2nd project manager, new position to add capacity
- Regional Quarterly Market Report created and shared, ongoing
- Targeted Industry Study for ag tech and materials tech subclusters completed and implementation ongoing
- Realignment of the organization to better meet business needs
    - Creation of the Business & Economic Growth serving primary and non-primary industries for location, creation, growth, and expansion assistance
    - Sector based outreach model with team members focused on specific industries as subject matter experts
    - Formalized partnership agreements and embedded technical assistance within outreach
        - SBDCs, SCORE, IMEC, CIRAS

FY 2020

- # of new active projects – 54 projects
- Total economic impact of successful projects - $29,069,461
- Jobs added – 56 new and retained jobs
- Company outreach – 75 Business Connection calls
- Resource Assistance – 334 (from BC calls only)
- Core Properties – sites marketing program, started and ongoing
- COVID Assistance to Business
    - COVID Response Team assembled with direct outreach to 1,382 businesses
    - COVID Resources created and shared
        - Daily eNews of QC COVID-19 news and resources
        - COVID Resource Guide
        - COVID Reopening Toolkit
        - Childcare Resources

FY 2019

- # of new active projects – 59 projects
- Total economic impact of successful projects - $998,459,028
- Jobs added – 1,230 new and retained jobs
- Company outreach – 145 Business Connection calls
- Resource Assistance – 262 (from BC calls only)
- Addition of business intelligence resource director
- Addition of digital marketing campaigns and automated marketing tactics

City of Davenport

Department: Finance
Contact Info: Mallory Merritt | 563-326-7792

Action / Date
6/23/2021

Subject:
Resolution authorizing the Finance Director to exceed the General Fund unassigned reserve maximum of 25% of operating expenditures through June 30, 2022. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
The adoption and adherence to a policy setting forth appropriate levels of unassigned financial reserves is a key component of a financially stable organization. In 2017, the City Council amended the financial reserve policy to require unassigned reserves within the General Fund to be between 17% and 25% of operating expenditures within the fund. In the event that unassigned reserves exceed maximum balance requirements, the Finance Director is authorized to utilize the excess through seven options provided for within the policy.

However, as the City continues to develop a resiliency plan and project portfolio and evaluate the COVID-19 impacts to the community and the organization, it is the recommendation to temporarily allow the Finance Director to exceed the General Fund unassigned reserve policy maximum of 25%. This temporary amendment would expire on June 30, 2022. The unassigned fund balance reserve amount for FY 2022 financial statements should return to the policy requirements unless extended again by the City Council.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	6/9/2021 - 11:44 AM
Finance Committee	Merritt, Mallory	Approved	6/9/2021 - 11:44 AM
City Clerk	Admin, Default	Approved	6/11/2021 - 11:34 AM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City ofDavenport.

RESOLUTION authorizing the Finance Director to exceed the General Fund unassigned reserve maximum of 25% of operating expenditures through June 30, 2022.

WHEREAS, the City should maintain a prudent level of unassigned financial resources in the General Fund as additional insurance against disasters, emergencies, and unforeseen expenditures; and

WHEREAS, the City Council adopted an amended financial reserves policy in 2017 requiring unassigned fund balance reserves to be between 17% and 25% of operating expenditures; and

WHEREAS, it is necessary to exceed the maximum unassigned reserve amount of 25% as the City develops a resiliency plan and evaluates and responds to community pandemic effects; and

WHEREAS, this is temporary in nature and will expire on June 30, 2022; and

WHEREAS, unassigned reserve amounts shall return to policy levels at the close of FY 2022 through the utilization options required by the existing policy.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Finance Director is hereby authorized to exceed the General Fund unassigned reserve maximum of 25% of operating expenditures through June 30, 2022; and

BE IT FURTHER RESOLVED, that this temporary amendment will be incorporated into the annual audit documents and associated financial statements.

Passed and approved this 23rd day of June, 2021.

Approved: Attest:

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Finance **Action / Date**
Contact Info: Kelley Shook | 563-888-3379 **6/23/2021**

Subject:
Resolution approving the renewal of general and auto liability, property, and workers' compensation insurance, as well as related professional services for FY 2022 with multiple insurance companies in the amount of $1,589,023 [All Wards]

Recommendation:
Adopt the Resolution.

Background:
The City has established a Risk Management Fund to account for liability, property, and workers' compensation insurance premiums, claims, and administrative costs for the Risk Management program. The strategy of the Risk Management program is to procure insurance policies to protect against catastrophic losses and to self-insure for claims up to a specific stop loss amount for each type of coverage.

Arthur J. Gallagher & Company serves as the agent/broker for these insurance policies. The agent/broker is paid by a combination of policy commissions. The role of the agent/broker is to make recommendations for policy enhancements and to negotiate with the various insurance markets on the City's behalf. The goal is to find the most cost-effective coverages to minimize overall risk exposure with stable insurance firms capable of handling the specialized needs of a municipal government.

The overall premiums increased this year from $1,407,324 to $1,589,023, or 12.91%, compared to last year. The increase is due to a combination of larger nationwide increases in both property and liability rates as a direct result of natural disasters, such as derechos and wildfires, as well as a significant increase in social inflation verdicts driving all numbers up. Additionally, the City voluntarily includes a 4% increase each year in its property values, which is encased in the 19.32% property increase with the CHUBB policy. All other property policies remain stable. Our excess workers' compensation policy shows a 10.43% increase, which is the result of an increase in payroll and an increase in rate, with the driving factor of the latter being an increase in severity (but not frequency) of 410/411 claims. Even with these increases, the City of Davenport continues to maintain similar or lower rates per thousand when compared to similar municipalities.

Attached are documents labeled "FY22 Schedule of Insurance in Force," which is a comprehensive list of policies and premiums, and a document labeled "FY22 Year Over Year Comparison," which displays the year-over-year premium comparisons for Fiscal Years 2021 and 2022, respectively.

Additionally, included is an attachment detailing the current marketplace range of rate increases labeled "2021 Insurance Market Update."

Below is a summary of products not included in the information above:

AHRMA	Renewal on January 1, 2022
Selective (Flood Policies)	Various renewal dates in FY2022

Travelers (Public Official Bonds)	Various renewal dates in FY2022
Cyber Insurance	Renewal on November 29, 2021
Excess Flood	Renewal on February 12, 2022
Active Shooter-Malicious Attack	Renewal on February 10, 2022
Fine Arts Coverage	Renewal on October 3, 2021

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution
Backup Material	FY22 Schedule of Insurance in Force
Exhibit	FY22 Year Over Year Comparison
Exhibit	2021 Insurance Market Update

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	6/11/2021 - 9:13 AM
Finance Committee	Merritt, Mallory	Approved	6/11/2021 - 9:13 AM
City Clerk	Admin, Default	Approved	6/11/2021 - 11:34 AM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the renewal of general and auto liability, property, and workers' compensation insurance, and related professional risk management services for FY 2022 with multiple insurance companies in the amount of $1,589,023.

WHEREAS, the City of Davenport must renew various insurance coverages effective July 1, 2021 for FY 2022.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the renewal of general and auto liability, property, and workers' compensation insurance, and related professional Risk Management services for FY 2022 is hereby approved in accordance with the attached Schedule of Insurance in Force.

Passed and approved this 23rd day of June, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

CITY OF DAVENPORT

SCHEDULE OF INSURANCE IN FORCE
JULY 1, 2021 thru JUNE 30, 2022

COVERAGE	COMPANY	PREMIUM FY2022	POLICY NUMBER	EXPIRATION DATE	AMOUNT OF COVERAGE	COINSURANCE OR DEDUCTIBLE
PROPERTY						
City Buildings	Federal Insurance Co. of CHUBB	$456,347	36055465	7/1/22	$300,000,000	$100,000
Contents & Fixed Equipment	Federal Insurance Co. of CHUBB	Included Above	"	"	Included Above	$100,000
Stored Vehicles	Federal Insurance Co. of CHUBB	Included Above	"	"	Included Above	$100,000
Boiler & Machinery	Cincinnati Insurance Company	$23,880	BEP2664904	7/1/22	$25,000,000	$25,000
Transit Center (50% billed to EICC)	Cincinnati Insurance Company	$8,848	ENP0029100	7/1/22	$6,544,561	$1,000
Employee Dishonesty/Crime	Travelers Casualty & Surety Co.	$3,905	106682997	1/31/22	$1,000,000	$10,000
Hull Physical Damage	Travelers Casualty & Surety Co.	$3,791	13S3915118	7/1/22	$178,182	$10,000
Fire Truck Physical Damage Coverage	PESLIC	Included Below	To Be Determined	7/1/22	Actual Cash Value	$75,000
Fire Boat House	Travelers Casualty & Surety Co.	$6,275	ZPD31M6648A18	7/1/22	$250,000	$25,000
Excess Flood Insurance	Trisura Specialty	$63,987	RST-0000020-01	2/12/22	$3,000,000	$500,000
Active Shooter-Malicious Attack	Underwriters at Lloyds, London	$38,219	UTS2563929.21	2/10/22	$3,000,000	No Deductible
Fine Arts	XL Catlin	$15,000	UM00069766SP18A	10/3/21	20,000,000	$2,500/5,000
Mississippi Lofts (40% Billed to PHM)	American Family Insurance	$30,597	14X6-1141-03-62-BLBK-IA	11/1/21	$1,000,000	$10,000
Mississippi Lofts Equipment Breakdown	The Hartford Steam Boiler	$1,971	FBP2352869	11/10/21	$19,320,000	$1,000
Scatter Sites & Heritage House	AHRMA	$38,706	AHR1989060101	1/1/22	$17,801,864	$1,000
Flood (various locations)	NFIP/Selective	$109,489	Various	Various	Various	Various
LIABILITY						
GL/LAW/EBL/TERRORISM	PESLIC $10M limit	$552,285	To Be Determined	7/1/22	$10,000,000	$500,000
Public Officials (City)	PESLIC	Included Above	"	"	Included Above	$500,000
Claims Handling E&O	PESLIC	Included Above	"	"	Included Above	$500,000
Airport	Commerce & Industry Ins Co	$6,785	AP003790418	7/1/22	$5,000,000	No Deductible
Public Official Bond (M. Merritt)	Travelers Casualty & Surety Co.	$5,436	107282958	6/22/22	$5,000,000	No Deductible
Public Offical Bond (B. Gerlach)	Travelers Casualty & Surety Co.	$6,040	107417772	4/1/22	$5,000,000	No Deductible
Public Offical Bond (J. Odean)	Travelers Casualty & Surety Co.	$6,040	106684017	1/31/22	$5,000,000	No Deductible
Cyber Liability	Beazley Breach Response	$62,428	W25630180101	11/29/21	$5,000,000	$50,000
Liquor Liability	Illinois Casualty Company	$1,313	LL106634	7/1/22	$1,000,000	No Deductible
Housing Authority (inc. Public Officials)	AHRMA	$9,157	AHR1989060101	1/1/22	$2,000,000	$1,000/$5,000 (Admin/Judicial
Mississippi Lofts (40% Billed to PHM)	American Family Insurance	$2,426	14X6-1141-02-64-CLXS-IA	11/1/21	$3,000,000	$10,000
WORKERS' COMPENSATION						
Excess Workers' Compensation	Midwest Employers Casualty Co.	$159,403	EWC008321	7/1/22	Statutory	$2,000,000

City has Terrorism Coverage under Liability and WC.

CITY OF DAVENPORT
YEAR OVER YEAR INSURANCE COMPARISON
2021 vs. 2022

COVERAGE	COMPANY		2022 PREMIUM	2021 PREMIUM	$ Change	% Change
PROPERTY						
City Buildings	Chubb		456,347	382,468	73,879	19.32%
Contents & Fixed Equipment	Chubb - Included Above					
Stored Vehicles	Chubb - Included Above					
Boiler & Machinery	Cincinnati		23,880	23,880	-	0.00%
Transit Center	Cincinnati		8,848	8,848	-	0.00%
Employee Dishonesty/Bond	Travelers		3,905	3,905	-	0.00%
Hull Physical Damage	Travelers		3,791	3,510	281	8.01%
Fire Truck Physical Damage Coverage	PESLIC		inc.	inc.		
Fireboat House	Travelers		6,275	5,810	465	8.00%
Excess Flood Insurance (renews 2/12/22)	Trisura Speciality	est.	65,000	63,987	1,013	1.58%
Active Shooter (renews 2/10/22)	Underwriters at Lloyds, London	est.	40,000	38,219	1,781	4.66%
Fine Arts (renews 10/3/21)	XL Catlin	est.	15,000	15,000	-	0.00%
Mississippi Lofts Equipment Breakdown (renews 11/1/21)	The Hartford Steam Boiler	est.	1,971	1,971	-	0.00%
LIABILITY						
GL/LAW/AUTO/TERRORISM	PESLIC $10M limit		552,285	480,457	71,828	14.95%
Public Officials (City)	PESLIC					
Claims Handling E&O	PESLIC					
Airport	Commerce & Industry Ins Co		6,785	6,108	677	11.08%
Cyber (renews 11/29/21)	Beazley Breach Response	est.	70,000	62,428	7,572	12.13%
Liquor Liability	Illinois Casualty Company		1,313	1,485	(172)	-11.58%
WORKERS' COMPENSATION						
Excess Workers' Compensation	Midwest Employers		159,403	144,344	15,059	10.43%
Total Property, Liability, & WC Coverages			**1,414,803**	**1,242,420**	172,383	13.87%

OTHER COVERAGES *(Current policies in force)*

PROPERTY		POLICY RENEWAL DATE	2022 ESTIMATE	2021 PREMIUM	$ Change	% Change
Scattered Sites & Heritage House	AHRMA	1/1/22	38,706	38,706	-	0.00%
Flood (various locations)	NFIP/Selective	Various	108,841	98,841	10,000	10.12%
LIABILITY						
Housing Authority (Inc. Public Officials)	AHRMA	1/1/22	9,157	9,157	-	0.00%
Public Officials Bonds	Travelers	Various	17,516	18,200	(684)	-3.76%
Total Other Coverages			**174,220**	**164,904**	9,316	5.65%
Grand Total All Coverages	*Total Budget Amount*		**1,589,023**	**1,407,324**	181,699	12.91%
	Surplus/(Overage)					

Gallagher CORE360

Winter Insurance Market Update – February 2021

As we enter 2021, a number of compounding factors are driving the current insurance marketplace. First, there has been a substantial increase in the number of large weather-related loss events. Second, interest rates remain near historical lows, and third, the industry is dealing with an increasing loss trend in liability lines. Each of these factors help drive up prices and reduce coverage availability. Add to all these factors a global pandemic and a tightening in the reinsurance marketplace—the market is experiencing a high sense of uncertainty. This uncertainty is contributing to the feeling that this is a time where the market has entered into a new phase of recalibration. Many would call this recalibration a hard market for certain lines of coverage and industries in the U.S.

This hardening market is an underwriting-driven marketplace. In a traditional hard market, capital (and consequently capacity) is reduced, thereby limiting the availability of insurance. This marketplace is driven by the need for underwriters to make a profit from underwriting versus relying on investment income. Carriers remain intensely focused on underwriting discipline, ensuring they secure the right terms and pricing on certain lines of coverage that have historically not performed from an underwriting standpoint.

The pace of the United States' economic recovery and the outcome of the active hurricane season could alter some of the underlying fundamentals of the current marketplace. However, in all likelihood, the conditions that exist today are not changing anytime soon, and it will take carriers some time re-underwriting their books of business to overcome the challenges associated with the current marketplace. Accordingly, all market indications point to a continuation of premium increases for the balance of the year and throughout 2021.

Utilizing Gallagher Drive®, our proprietary data and analytics platform, our brokerage team can provide specific rate guidance for your line of coverage, industry and geography. Combined with deep expertise in your particular industry and business, Gallagher can help you navigate today's highly nuanced market.

Line of Coverage	Current Marketplace (Range of Rate Increases)
Property	+15% to +20% or more
Umbrella	+20% to +30% or more
General Liability	+5% to +10%
Commercial Auto	+7% to +12%
Workers' Compensation	-2% to +5% or more
D&O (Private)	+10% to +25% or more
D&O (Public)	+25% to +45% or more
Cyber	+15% to +50% or more

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Gallagher

City of Davenport

Department: Finance
Contact Info: Cory Smith | 563-888-2162

Action / Date
6/23/2021

Subject:
Motion approving the annual renewal for the license and support of the City's records management system, OnBase, in the amount of $53,368.46. [All Wards]

Recommendation:
Pass the Motion.

Background:
OnBase through IDP is the City's document management software that is integrated into most software application processes to store, track, and retrieve critical documents. Licensing is required for legal use of the software and is required annually.

Funding for this expense if from IT's General Fund #50450530 520226 IT Maintenance - Machinery and Equipment, with a current budget amount of $53,400.

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	6/9/2021 - 11:47 AM
Finance Committee	Merritt, Mallory	Approved	6/9/2021 - 11:47 AM
City Clerk	Admin, Default	Approved	6/11/2021 - 11:44 AM