

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, JUNE 16, 2020; 5:00 PM

COUNCIL CHAMBERS CITY HALL 226 W 4TH STREET

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

- A. Third Consideration: Ordinance for Case ORD20-01 being the request of the City of Davenport to amend several sections of Title 17 of the Municipal Code entitled "Zoning." [All Wards] ADOPTED 2020-233

Third Consideration: Ordinance for Case REZ20-01 being the request of the City of Davenport to rezone the properties located at all four corners of the intersection of N Pine St. and W 3rd St from R-4C, Single and Two-Family Central Residential District to C-1, Neighborhood Commercial District. [Ward 3] ADOPTED 2020-239

III. Secretary's Report

- A. Consideration of the June 2, 2020 meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

- i. Case REZ20-05: Request of Rev. Richard Hayslett to rezone 508-510 Marquette Street from R-4C Single and Two Family Central Residential District to C-1, Neighborhood Commercial District. [Ward 3]

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case F20-05 & P20-1 of Townsend Engineering for final (and preliminary) plat KC Kimberly Hills Addition on 8.57 acres, being a replat of lot 2 of Westgate 13th Addition (PIN 01637-02) located north of the W 37th St & N. Birchwood Ave intersection; plat to contain 33 single-family lots. [Ward 2]

VII. Future Business

- A. Case F20-06 of Townsend Engineering for final plat Animal Family Vet Care Center

1st Add on 2.19 acres, being a replat of lot 1 of Brady 80 Industrial Park 4th Addition and land immedatial to the north, located at 6011 Brady Street; plat to contain 1 industrial lot. [Ward 8]

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: CED
Contact Info: Matt Flynn, 563-888-2286

Date
6/16/2020

Subject:

Third Consideration: Ordinance for Case ORD20-01 being the request of the City of Davenport to amend several sections of Title 17 of the Municipal Code entitled "Zoning." [All Wards]
ADOPTED 2020-233

Third Consideration: Ordinance for Case REZ20-01 being the request of the City of Davenport to rezone the properties located at all four corners of the intersection of N Pine St. and W 3rd St from R-4C, Single and Two-Family Central Residential District to C-1, Neighborhood Commercial District. [Ward 3] ADOPTED 2020-239

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Flynn, Matt	Approved	6/11/2020 - 10:56 AM

City of Davenport
Plan and Zoning Commission

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

Date
6/16/2020

Subject:
Consideration of the June 2, 2020 meeting minutes.

Recommendation:
Approve the minutes.

ATTACHMENTS:

Type	Description
▣ Backup Material	6-2-20 Minutes

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Flynn, Matt	Approved	6/4/2020 - 1:16 PM

MINUTES

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, JUNE 2, 2020; 5:00 PM

COUNCIL CHAMBERS CITY HALL 226 W 4TH STREET

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

A. Consideration of the minutes of the May 19, 2020 Meeting

I. New Business

A. Public Hearing for Case REZ20-05: Request of Rev. Richard Hayslett to rezone 508-510 Marquette Street from R-4C Single and Two Family Central Residential District to C-1, Neighborhood Commercial District. [Ward 3]

Flynn gave a brief staff report. Rev. Haslett provided an overview. No one else spoke. The public hearing was closed.

REGULAR MEETING AGENDA

I. Roll Call Present: Inghram, Tallman, Medd, Johnson, Schneider, Hepner, Garrington, Brandsgard, Lammers, Maness, Reinartz. Staff: Flynn, Melton, Berkley.

II. Report of the City Council Activity Flynn reported The Locust and Iowa Streets rezoning has been withdrawn.

III. Secretary's Report The minutes of the May 19, 2020 meeting were approved following a motion by Tallman and a second by Lammers.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

i. Case F20-04: Request of IMEG Corp for a Final Plat for Jersey Farms Commercial Park Fourth Addition, a 2 lot subdivision on 16.69 acres, more or less, of property located on the west side of Elmore Avenue approximately 1,100 feet south of Veterans Memorial Parkway. [Ward 6]

Melton gave the staff report.

Motion by Tallman, seconded by Hepner, to forward Case F20-04 to the City Council with a recommendation for approval.

Findings:

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

Conditions:

1. That the surveyor signs the plat;
2. That the appropriate utility companies sign the plat when their easement needs have been met;
3. That an ingress/egress easement for the hammer head turn around be provided; and
4. That the City right of way be named.

VII. Future Business

VIII. Communications

IX. Other Business

A. Election of Officers

Following the election, below are the officers for the upcoming year:

Robert Inghram, Chair
Barbara Maness Lammers, Vice-Chair
David Tallman, Secretary

X. Adjourn. The meeting adjourned at 5:30 pm

City of Davenport
Plan and Zoning Commission

Department: CED
Contact Info: Matt Flynn, 563-888-2286

Date
5/19/2020

Subject:

Case REZ20-05: Request of Rev. Richard Hayslett to rezone 508-510 Marquette Street from R-4C Single and Two Family Central Residential District to C-1, Neighborhood Commercial District. [Ward 3]

Recommendation:

Staff recommends Case REZ20-05 be forwarded to the City Council with a recommendation for approval.

Findings:

1. The rezoning is consistent with the Comprehensive Plan.
2. Additional parking is needed for the church.
3. The rezoning will not negatively impact the surrounding neighborhood.

Background:

Christ Apostolic Church is located immediately north of the property proposed for rezoning. If successful, it intends to construct a parking lot on the property. Parking lots in C-1 also require a Special Use approval from the Zoning Board of Adjustment.

Comprehensive Plan: The property is designated as RG, Residential General in the Comprehensive Plan.

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.

This property is located along Marquette Street, an arterial. Marquette Street is designated as an Urban Corridor in the Comprehensive Plan.

Urban Corridor (UC) - Generally established corridors along major streets marked by mixed use development with commercial uses generally clustered at major intersections and/or transit stops. Urban corridors are mostly fully built-out and redevelopment occurs slowly. Commercial uses in UC generally serve adjacent neighborhoods with goods and services. The character and intensity of Urban Corridors can vary due to street and surrounding neighborhood characteristics. Therefore, specific corridor and neighborhood plans, and supporting zoning provisions, should be created developed to help guide future development decisions.

To date no site plan or other engineering plans have been submitted. It is assumed that if the parking

lot is constructed, it will comply with all City regulations.

A neighborhood meeting was held on Thursday, May 28, 2020 at City Hall. Property owners within 200 feet were notified, and a sign placed on the property. No one other than the applicant, Chair of the P&Z and staff attended. No one spoke at the public hearing.

No technical review comments have been received.

Discussion:

Following are the Approval Standards for Map Amendments found in the Zoning Ordinance (17.14.040.1):

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

Staff believes the request is consistent with the Comprehensive Plan as it calls for higher intensity uses along arterial streets.

b. The compatibility with the zoning of nearby property.

An improved, maintained parking lot should be compatible with the neighborhood.

c. The compatibility with established neighborhood character.

The property is already vacant and should be compatible.

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

Providing more off street parking should add a degree of safety by providing more parking off the residential streets.

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.

Parking is suitable at this location.

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

No nonconformities will be created.

Conclusion: Staff knows of no reason this request should not be approved.

ATTACHMENTS:

Type	Description
▣ Backup Material	Application
▣ Backup Material	Existing Zoning
▣ Backup Material	Future Land Use
▣ Backup Material	Property Owner List
▣ Backup Material	Neighbor Letter

Staff Workflow Reviewers**REVIEWERS:**

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	6/4/2020 - 10:44 AM



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

Property Address* 508 + 510 Marquette St.

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

Applicant (Primary Contact)**

Name: Richard Hayslett
 Company: CHRIST Apostolic Church
 Address: 1201 W. 6th St.
 City/State/Zip: Davenport IA 52803
 Phone: 563-508-9075
 Email: hayslett-8@msn.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 ☐

Owner (if different from Applicant)

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

Zoning Board of Adjustment

Zoning Appeal ☐
 Special Use ☐
 Hardship Variance ☐

Engineer (if applicable)

Name: Michael Richmond PLS
 Company: Townsend Engineering
 Address: 2224 E. 12 St.
 City/State/Zip: Davenport IA 52803
 Phone: 563-386-4236
 Email: mrichmond@townsendengineering.net

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 ☐

Architect (if applicable)

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

Administrative

Administrative Exception ☐
 Health Services and Congregate Living Permit ☐

Attorney (if applicable)

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

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

Request:Existing Zoning: ResidentialProposed Zoning Map Amendment: C1

Purpose of the Request:

Resurface mitchell's 2nd ADD 5 100' into parking lot
508 + 510 marquette ST. and adjacent lot

Total Land Area: Please SelectDoes 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: Richard Hayslett - Christ Apostolic Church

Date: 5/11/20

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

Received by: _____

Planning staff

Date: _____

Date of the Public Hearing: _____

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

Authorization to Act as Applicant

I, CHRIST Apostolic Church - Martha Klinkner, Secretary
authorize Richard Haystett
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

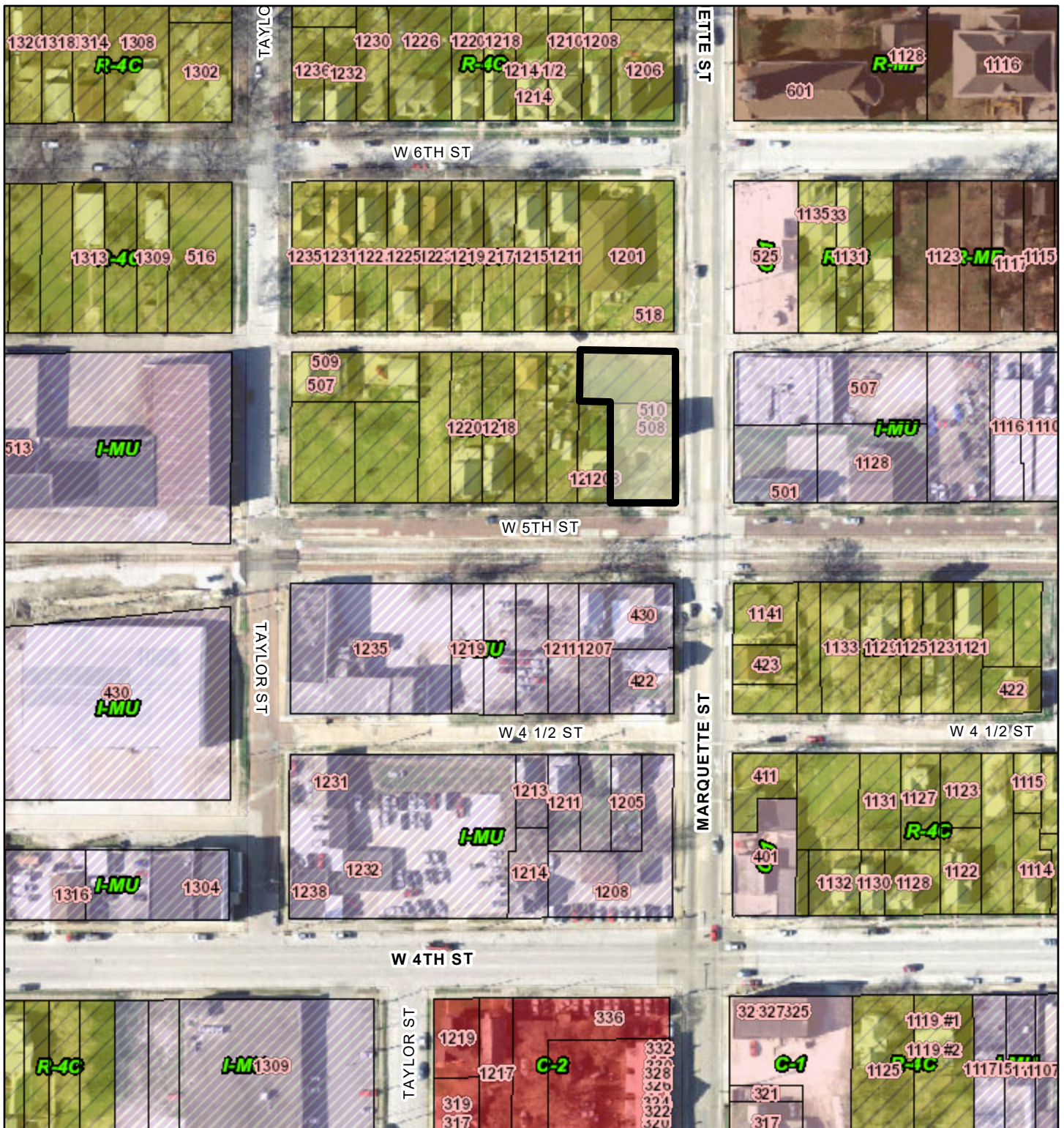
This _____ day of _____ 20____

Form of Identification

Notary Public

My Commission Expires:

REZ20-05 Existing Zoning



5/13/2020, 7:27:26 AM

City Parks R-2 Single-Family Residential District

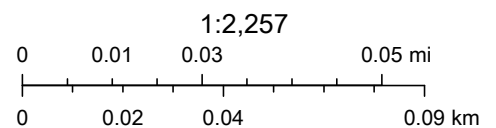
Easement

Parcels

Address Points

Zoning Districts

R-1 Single-Family Residential District

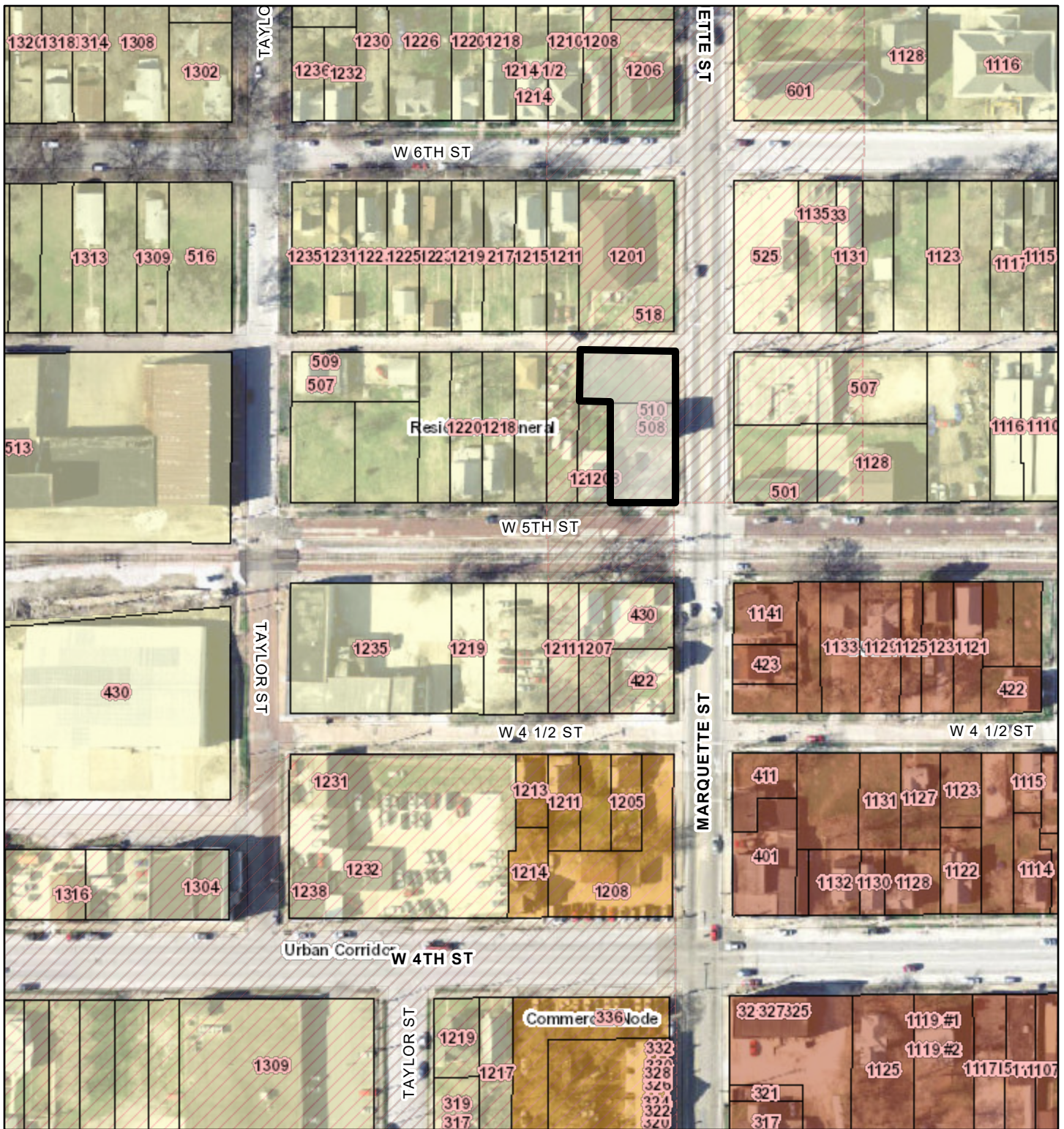


Scott County Iowa, Bi-State Regional Commission

Web AppBuilder for ArcGIS

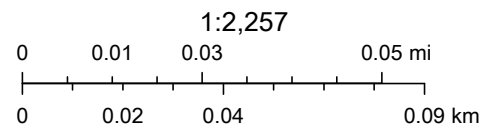
State of Iowa Homeland Security and Emergency Management, Iowa State University GIS Facility | Scott County Iowa, Bi-State Regional Commission |

REZ20-05 Future Land Use



5/13/2020, 7:28:52 AM

- City Parks
- Commercial Node
- Easement
- Regional Commercial
- Parcels
- Commercial Corridor
- Address Points
- Residential General
- Land Use+2035
- Civic and Institutional
- Urban Corridor
- Downtown



Scott County Iowa, Bi-State Regional Commission

Copy of REZ20-05_Neighborhood_Meeting_and_Adjacent_Owner_Notice_List

Parcel	Owner Name	Owner Street	Owner CityStateZip
Petitioner:	CHRIST APOSTOLIC CHURCH	1201 W 6TH ST	DAVENPORT IA 52802
P&Z Chair:	Bob Inghram	binghram@activethermal.net	
Admin Clerk:	Samantha Torres	samantha.torres@ci.davenport.ia.us	
Admin Clerk:	Tiffany Thorndike	tthorndike@ci.davenport.ia.us	
Neighborhood:	Central Comm. CIR./Brad Creviston	harleybear1955@yahoo.com	
Ward/Ald:	Ward 3: Alderman Meginnis	EMAIL ALL ALDERMAN	38 Properties
H0056-10	SOUNTRIS VIVAN L	6480 131ST ST	BLUE GRASS IA 52726
H0056-09	ANTAO JENNIFER J	1219 W 6TH ST	DAVENPORT IA 52802
H0056-09	CITY OF DAVENPORT		
H0056-12	S & J REALTY	6480 131ST ST	BLUE GRASS IA 52726
H0056-08	NGUYEN QUOC PHAN	1104 W 17TH ST	DAVENPORT IA 52804
H0057-02	MCFEDRIES DEVELOPMENT COMPANY LC	4675 KYNNELWORTH DR	BETTENDORF IA 52722
H0057-04	MCFEDRIES DEVELOPMENT COMPANY LC	4675 KYNNELWORTH DR	BETTENDORF IA 52722
H0057-06	RE JBE LLC	1810 STATE ST - APT 612	SAN DIEGO CA 92101
H0057-08	SOUNTRIS VIVAN L	6480 131ST ST	BLUE GRASS IA 52726
H0056-11	SOUNTRIS VIVAN L	6480 131ST ST	BLUE GRASS IA 52726
H0056-07	WILLIAMS ROY J	1215 W 6TH ST	DAVENPORT IA 52802
H0056-06	GONZALEZ TOMAS H	1211 W 6TH ST	DAVENPORT IA 52802
H0057-05	MCFEDRIES DEVELOPMENT COMPANY LC	4675 KYNNELWORTH DR	BETTENDORF IA 52722
H0057-07	ANDERSON RICHARD L	1218 W 5TH ST	DAVENPORT IA 52802
H0057-09	S & J REALTY	6480 131ST ST	BLUE GRASS IA 52726
H0057-11	CHRIST APOSTOLIC CHURCH OF IOWA INC	1201 W 6TH ST	DAVENPORT IA 52802
H0057-12	CHRIST APOSTOLIC CHURCH OF THE	1201 W 6TH ST	DAVENPORT IA 52802
H0056-05A	CHRIST APOSTOLIC CHURCH OF THE	1201 W 6TH ST	DAVENPORT IA 52802
H0057-10	EMPHASIS TRUST	PO BOX 191	DREXEL HILL PA 19026
H0057-18	ALMANZA RODRIGUEZ PROPERTIES LLC	1113 W 4TH ST	DAVENPORT IA 52802
H0057-17	NINO HOLDINGS LLC SERIES 2	5226 4TH AVE	MOLINE IL 61265
H0057-16	NINO HOLDINGS LLC SERIES 2	5226 4TH AVE	MOLINE IL 61265
H0057-14	NINO HOLDINGS LLC SERIES 2	5226 4TH AVE	MOLINE IL 61265
H0057-29	MILTON PAUL S	422 MARQUETTE ST	DAVENPORT IA 52804
H0057-15	NINO HOLDINGS LLC SERIES 2	5226 4TH AVE	MOLINE IL 61265
G0049-03B	FRANCIS HOUSING LLLP	1212 W 3RD ST	DAVENPORT IA 52802
G0049-03C	FRANCIS HOUSING LLLP	1212 W 3RD ST	DAVENPORT IA 52802
G0049-24	CORVAIA JOSEPH A	1131 W 6TH ST	DAVENPORT IA 52802
G0049-25	CORVAIA JOSEPH	1131 W 6TH ST	DAVENPORT IA 52802
G0049-26	MOMMA'S LOVE LLC	PO BOX 3105	DAVENPORT IA 52808
G0049-27	MCDONNELL TIMOTHY J	502 E 4TH ST	DAVENPORT IA 52801
G0064-07	GEARHEAD PROPERTIES LLC	P O BOX 509	HUDSON IA 50643
G0064-08	GEARHEAD PROPERTIES LLC	P O BOX 509	HUDSON IA 50643
G0064-09	FUENTES CARMEN	PO BOX 4768	DAVENPORT IA 52808
G0064-10	ULMAN GERALD D	423 MARQUETTE ST	DAVENPORT IA 52802
G0064-11	ULMAN GERALD D	423 MARQUETTE ST	DAVENPORT IA 52802
G0049-07C	MCDONNELL TIMOTHY J	502 E 4TH ST	DAVENPORT IA 52801
H0057-28A	VIETNAMESE BUDDHIST KYVIEN	ASSN - % TUNG TON	DAVENPORT IA 52806



DAVENPORT

COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT

NOTICE OF REZONING APPLICATION

508-510 MARQUETTE STREET

Dear Property Owner:

You are being contacted because you own property within 200 feet of the property identified above. The owner, Christ Apostolic Church, is requesting the City rezone the property from R-4C, Single and Two Family Central Residential District to C-1, Neighborhood Commercial District. See attached location map.

If successful the church intends to construct a parking lot on this property.

There will be multiple opportunities to provide input on this proposal but with the COVID-19 situation we are forced to alter our procedures somewhat.

The first step in the rezoning process is to hold a neighborhood meeting. In addition to holding an in person meeting, we will be utilizing the GoToMeeting format. This meeting will be held on May 28, 2020 at 5:30 pm, in the Council Chambers at City Hall, 226 W. 4th Street. Due to COVID-19, no more than 10 persons will be allowed in the room at any time. If you want to participate in the virtual meeting, please let us know and we will send you connection instructions.

Then on June 2, 2020, the Plan and Zoning Commission will hold its public hearing. This meeting will be held at 5:00 pm in the Council Chambers of City Hall. You may attend in person, but again, no more than 10 persons will be allowed in the room at any time. Following the public hearing, the Commission will make its recommendation the Council, which will in turn hold another public hearing.

Your input into this process is vital and we ensure you that your questions will be answered and your concerns heard.

While City Hall is closed to the general public, you may contact us by the following methods:

Email to: planning@davenportiowa.com

Phone to: 563-326-7765

Letter mailed to:

Community Planning Division
City Hall
226 West 4th Street
Davenport, Iowa 52801

Or as previously mentioned you may attend the public hearing on June 2 in person.

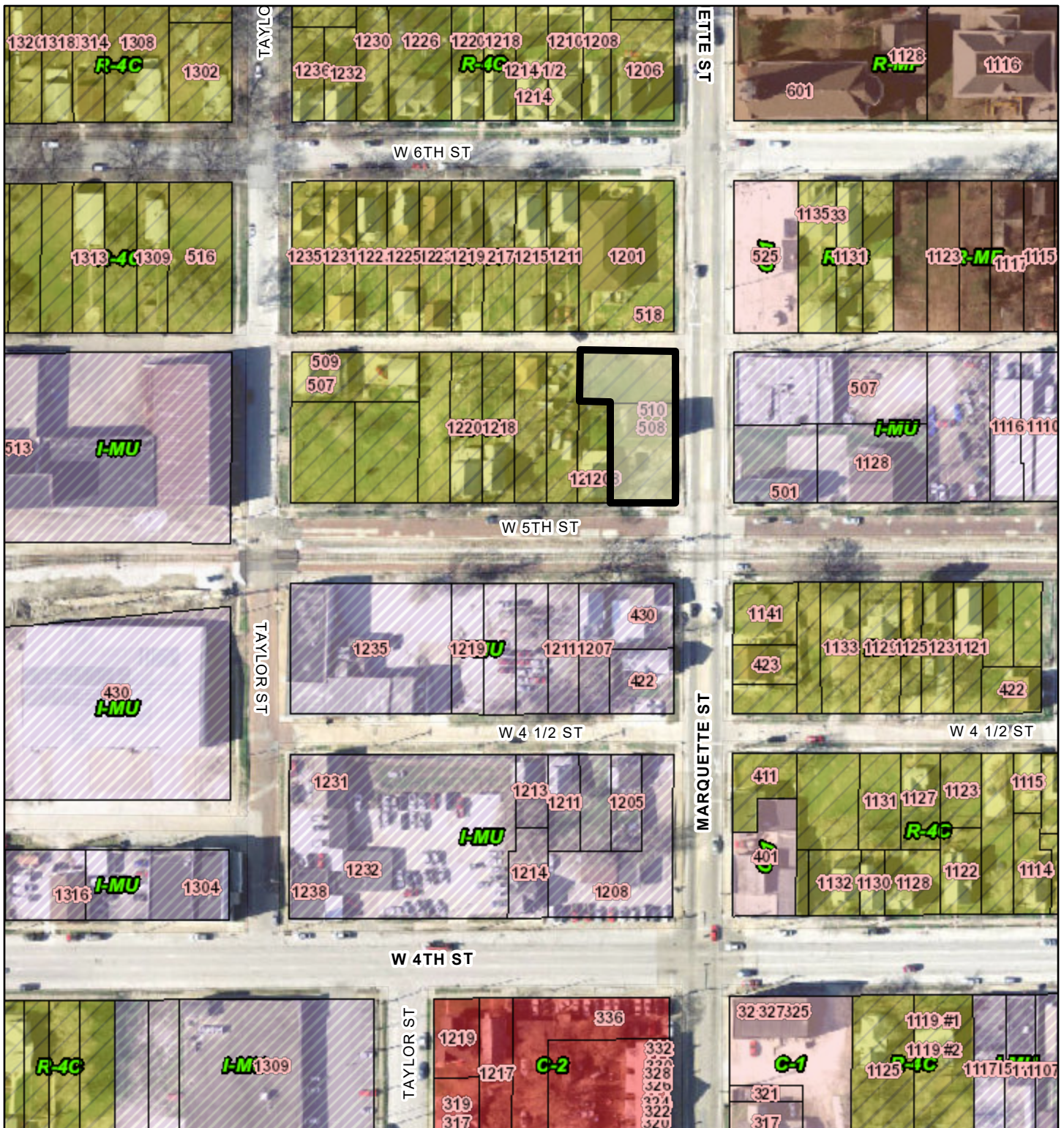
You also have the opportunity to formally protest the proposed rezoning by expressing your protest in writing, either by letter or email, to our office. If more than 20% of the area's owners within 200 feet protest the proposed rezoning, then a supermajority vote of 75% or more of the City Council is necessary for approval.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew G. Flynn', written over a horizontal line.

Matthew G. Flynn, AICP
Senior Planning Manager

REZ20-05 Existing Zoning



5/13/2020, 7:27:26 AM

City Parks R-2 Single-Family Residential District

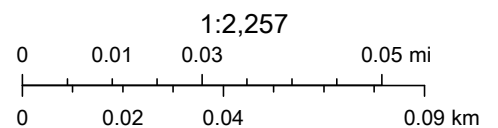
Easement

Parcels

Address Points

Zoning Districts

R-1 Single-Family Residential District



Scott County Iowa, Bi-State Regional Commission

Web AppBuilder for ArcGIS

State of Iowa Homeland Security and Emergency Management, Iowa State University GIS Facility | Scott County Iowa, Bi-State Regional Commission |

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Scott Koops, Planner II, AICP
scott.koops@ci.davenport.ia.us

Date
6/16/2020

Subject:

Case F20-05 & P20-1 of Townsend Engineering for final (and preliminary) plat KC Kimberly Hills Addition on 8.57 acres, being a replat of lot 2 of Westgate 13th Addition (PIN 01637-02) located north of the W 37th St & N. Birchwood Ave intersection; plat to contain 33 single-family lots. [Ward 2]

Recommendation:

Staff recommends the City Plan and Zoning Commission forward F20-05 and P20-01 to the City Council with a recommendation for approval subject to the conditions.

Background:

Comprehensive Plan:

Within Urban Service Area (USB35): Yes

Future Land Use Designation: Residential General (RG)

Technical Review:

Streets: 1,485 linear feet of streets are proposed with this request.

Storm Water: The plat will need to conform to any requirements of the City of Davenport Natural Resources Division; see the condition in the recommendation.

Sanitary Sewer: Sanitary sewer will be extended to this subdivision.

Other Utilities: Normal utility services are available in this developed area.

Parks/Open Space: No park shall be required with this infill development.

DISCUSSION

Planning Staff has reviewing this plat for conformance to the subdivision code. The plat meets (or shall meet as conditioned) code requirements.

STAFF RECOMMENDATION

Findings:

- 1) The plat conforms to the comprehensive plan Davenport+2035; and
- 2) The plat would achieve consistency with subdivision requirements properly conditioned.

Recommendation:

Staff recommends the City Plan and Zoning Commission forward F20-05 and P20-01 to the City Council with a recommendation for approval subject to the following: P20-01 conditions,

1. Kimberly Street shall be changed to "Kimberly Road"
2. A permanent or temporary turn around, either with a hammer head or cul-de-sac at the west end of 38th, shall be provided for city services;
3. Storm sewer, excess stormwater passageway and sanitary easements shall be shown;
4. The outlots shall be labeled according to their purpose;

5. Existing sewers shall be identified;
6. Sanitary sewer shall be shown in correct location within the utility easement and the description shall include sewer in the easement description

F20-05 conditions,

1. Monuments shall be described and shall have a tie to quarter sections;
2. A sanitary easement shall be provided;
3. Storm sewer and excess stormwater passageway easements shall be shown;
4. The purpose and maintenance responsibility of the outlots shall be shown/noted;
5. ROW shall be called out to be dedicated with the recording of the plat;
6. Sidewalk along Kimberly Road shall be constructed with sidewalk along 38th Place and shall be properly noted and the statement excluding the sidewalk in note 11 shall be removed;
7. Curve locations shall be identified on the plan;
8. Storm sewer easement for lots 6, 7, & 8 shall be accessible from a location other than Kimberly Road ROW, should the State disallow access from a state route;
9. Stormwater management shall be provided shall be provided for northerly flow; a stormwater easement is not sufficient.
10. Water quality treatment facilities shall be required and an easement for such" (either specific or blanket site easement) "shall be provided to allow access to and throughout the water quality best management practice site(s)

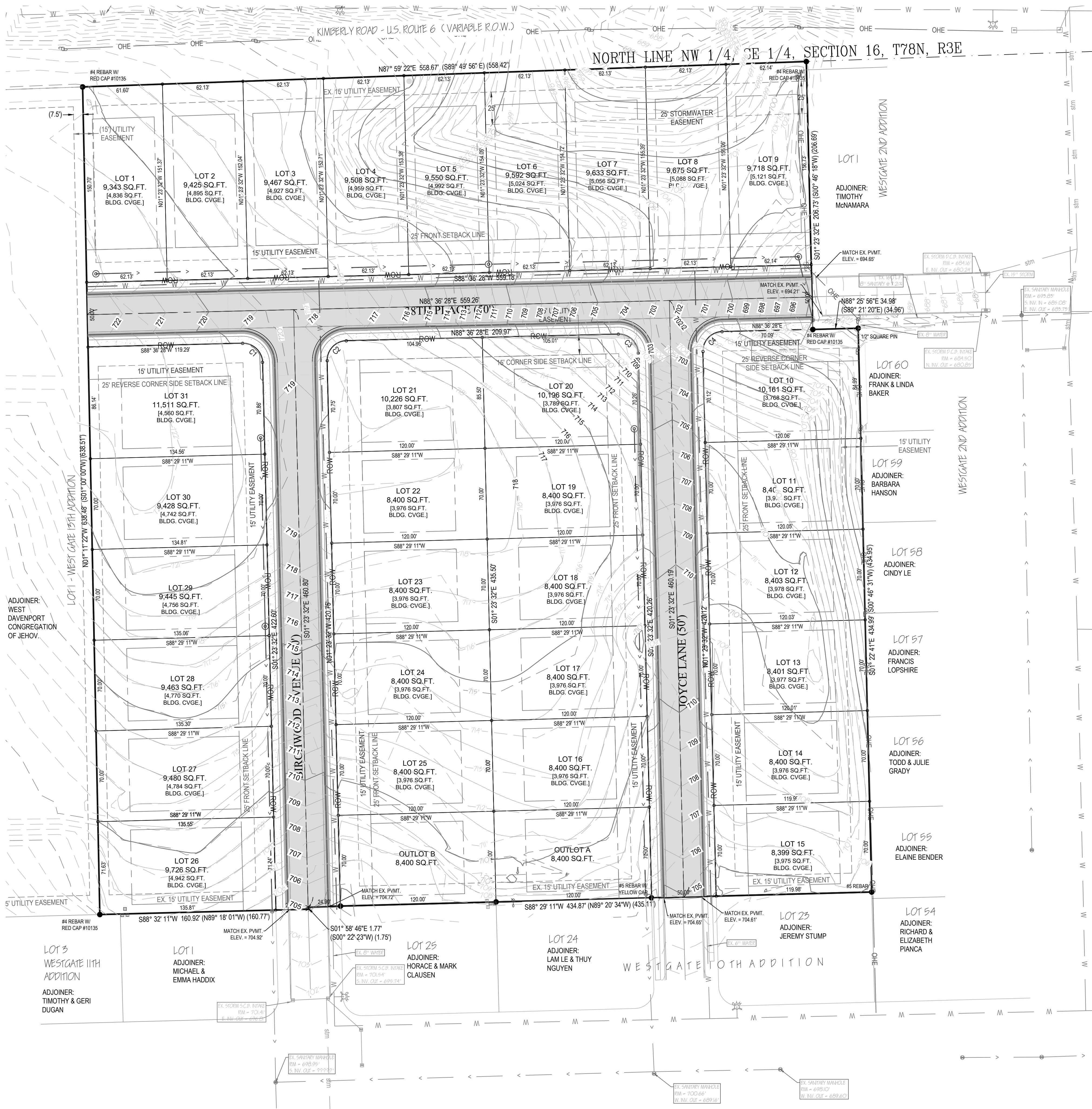
ATTACHMENTS:

Type	Description
☐ Exhibit	Preliminary Plat
☐ Exhibit	Final Plat
☐ Exhibit	Application

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	6/11/2020 - 12:56 PM

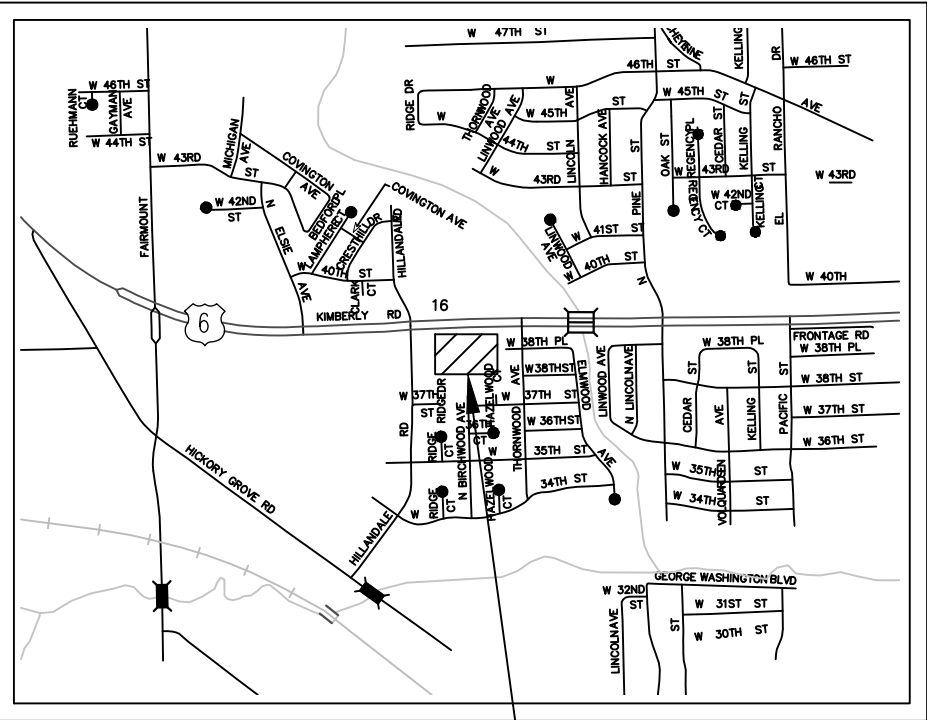


PRELIMINARY PLAT

KC KIMBERLY HILLS

BEING A REPLAT OF LOT 2 OF WESTGATE 13TH TO THE CITY OF DAVENPORT, IA, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA.

SITE LOCATION MAP



APPROXIMATE SITE LOCATION

GENERAL NOTES

PROPOSED SUBDIVISION CONTAINS 8.570 ACRES, OR 373,302 S.F.

ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.

THE CONTRACTOR SHALL NOTIFY THE CITY OF DAVENPORT AND THE ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.

PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO DRAIN OR TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.

ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.

CONCRETE PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF IOWA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAYS AND BRIDGE CONSTRUCTION, SECTION 2301, PORTLAND CEMENT CONCRETE PAVEMENT. CONCRETE PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF DAVENPORT STANDARDS AND SPECIFICATIONS.

ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.

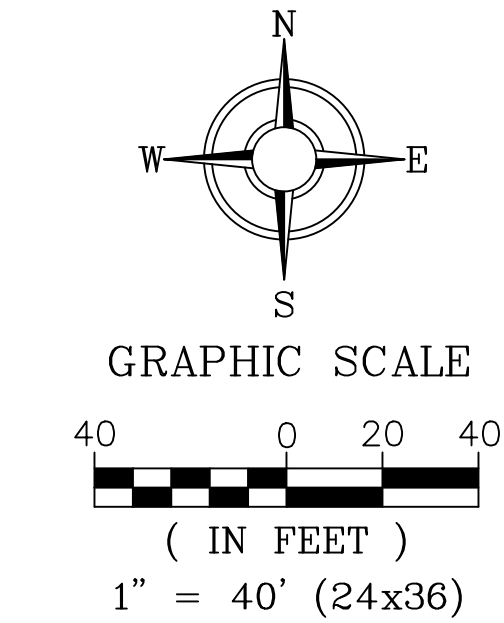
ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.

THERE SHALL BE NO VEHICULAR ACCESS TO KIMBERLY STREET.

R-3 Single-Family and Two-Family Residential Zoning District

- Minimum Front Setback: 25' or average of front setbacks, whichever is less
- Minimum Interior Side Setback: 7'
- Minimum Corner Side Setback: 15'
- Minimum Reverse Corner Side Setback: 25'
- Minimum Rear Setback: 25' or 20% of lot depth, whichever is less

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA, Δ	CHORD LENGTH	CHORD DIRECTION
C1	23.53	15.00	89°52'44"	21.19'	N46° 19' 56"W
C2	23.59	15.00	90°07'02"	21.24'	S43° 40' 03"W
C3	23.53	15.00	89°52'51"	21.19'	N46° 23' 34"W
C4	23.59	15.00	90°07'16"	21.24'	S43° 36' 28"W

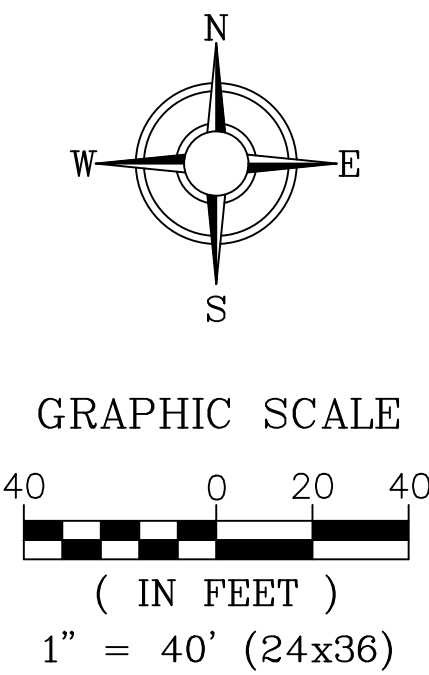


THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE US STATE PLANE COORDINATE SYSTEM, IOWA SOUTH ZONE (1402) GEOID 12A, NAD 83 (2011) EPOCH 2010.00.

BOUNDARY LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED = ●
FOUND CUT "X" = X
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 = ○
BOUNDARY LINE = ————
ROAD CENTER LINE = ————
EASEMENT LINE = - - - - -
SETBACK LINE = - - - - -
SECTION LINE = - - - - -

KC KIMBERLY HILLS

BEING A REPLAT OF LOT 2 OF WESTGATE 13TH ADDITION,
BEING PART OF THE NORTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 78
NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF DAVENPORT, COUNTY OF SCOTT, STATE OF IOWA



LOT AREAS		
LOT NO.	Area (SQ. FT.)	AREA (ACRES)
1	9,343	0.214
2	9,425	0.216
3	9,467	0.217
4	9,508	0.218
5	9,550	0.219
6	9,592	0.220
7	9,633	0.221
8	9,675	0.222
9	9,718	0.223
10	10,161	0.233
11	8,404	0.193
12	8,403	0.193
13	8,401	0.193
14	8,400	0.193
15	8,399	0.193
16	8,400	0.193
17	8,400	0.193
18	8,400	0.193
19	8,400	0.193
20	10,196	0.234
21	10,226	0.235
22	8,400	0.193
23	8,400	0.193
24	8,400	0.193
25	8,400	0.193
26	9,726	0.223
27	9,480	0.218
28	9,463	0.217
29	9,428	0.216
30	9,428	0.216
31	11,511	0.264

SUBDIVISION AREAS:
GROSS (TOTAL): 8.570 ACRES ±
DEDICATED R.O.W.: 1.647 ACRES ±
LOT #'s 1 - 31: 6.537 ACRES ±
OUTLOTS A & B: 0.386 ACRES ±

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA, Δ	CHORD LENGTH	CHORD DIRECTION
C1	23.53	15.00	89°52'44"	21.19'	N46° 19' 56"W
C2	23.59	15.00	90°07'02"	21.24'	S43° 40' 03"W
C3	23.53	15.00	89°52'51"	21.19'	N46° 23' 34"W
C4	23.59	15.00	90°07'16"	21.24'	S43° 36' 28"W

NOTES:

- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
- COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.
- BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
- THE SUBJECT PROPERTY IS ZONED R-3 SINGLE FAMILY AND TWO FAMILY RESIDENTIAL DISTRICT.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0365F EFFECTIVE DATE FEBRUARY 18, 2011.
- OUTLOT A SHALL BE RESERVED FOR STORM WATER DETENTION AND WATER QUALITY PURPOSES PER THE CITY OF DAVENPORT STORM WATER ORDINANCE, LATEST VERSION.
- STORM WATER QUALITY TREATMENT FACILITIES SHALL BE REQUIRED FOR THIS SUBDIVISION. A BLANKET EASEMENT FOR SAID STORM WATER QUALITY FACILITIES SHALL BE PROVIDED TO ALLOW ACCESS TO AND THROUGHOUT THE STORM WATER QUALITY BEST MANAGEMENT PRACTICE SITE(S).
- SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL STREET FRONTAGES PRIOR TO THE COMPLETION OF RESIDENTIAL CONSTRUCTION FOR EACH LOT, OR AS SO ORDERED BY THE CITY OF DAVENPORT; WITH THE EXCEPTION OF THE KIMBERLY ROAD (U.S. ROUTE 6) STREET FRONTAGE.
- NO ACCESS TO KIMBERLY ROAD (U.S. ROUTE 6) IS TO BE ALLOWED FROM THE SUBDIVISION AREA PLATTED HEREON.

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.

BOUNDARY LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
#5 REBAR w/ YELLOW CAP #7222,
UNLESS NOTED =
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 = ○
BOUNDARY LINE = _____
ROAD CENTER LINE = _____
EASEMENT LINE = _____
SETBACK LINE = _____
SECTION LINE = _____



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: 1



DATE: 5.22.2020
563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KRZ
CHECKED BY: MDR
DRAWING LOCATION
G:\Townsend Engineering\TE Projects\Hong Le\West Kimberly Road\KC Kimberly Hill.dwg

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT
FINAL PLAT
KC KIMBERLY HILLS
DAVENPORT, IOWA

DEVELOPER
HL HOME BUILDER, LLC.
4730 TREMONT AVENUE
DAVENPORT, IOWA 52807

SHEET NO.
1 OF 1



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

Property Address*

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

Applicant (Primary Contact)

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

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

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

Zoning Board of Adjustment

Zoning Appeal
Special Use
Hardship Variance

Engineer (if applicable)

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

Design Review Board

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

Architect (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

Administrative

Administrative Exception
Health Services and Congregate
Living Permit

Attorney (if applicable)

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

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

Property Location:

Total Land Area:

Total Number of Lots:

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

Submittal Requirements:

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

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

Property Location:

Total Land Area:

Total Number of Lots:

Linear Feet of Streets Added:

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

Submittal Requirements:

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

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

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

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

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

Petitioner: *Kyle Zelle*

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:

2019 PLAN & ZONING COMMISSION CALENDAR

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

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

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Planner II, Scott Koops, AICP
scott.koops@davenportiowa.com

Date
6/16/2020

Subject:

Case F20-06 of Townsend Engineering for final plat Animal Family Vet Care Center 1st Add on 2.19 acres, being a replat of lot 1 of Brady 80 Industrial Park 4th Addition and land immedatial to the north, located at 6011 Brady Street; plat to contain 1 industrial lot. [Ward 8]

Recommendation:

None at this time.

ATTACHMENTS:

Type	Description
▣ Exhibit	Plat

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	6/11/2020 - 1:23 PM

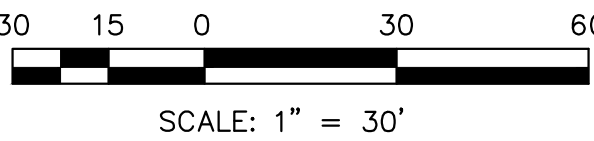
PRELIMINARY
FOR REVIEW ONLY
05-26-2020

FINAL PLAT
OF
ANIMAL FAMILY VETERINARY
CARE CENTER 1ST ADDITION

BEING A REPLAT OF LOT 1 IN BRADY EIGHTY INDUSTRIAL PARK 4TH
ADDITION, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 12, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH
PRINCIPAL MERIDIAN, IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA

OWNER:
ANIMAL FAMILY VETERINARY CARE CENTER
SCOTT BERNICK
6011 N BRADY STREET
DAVENPORT, IA 52806

BASIS OF BEARINGS
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)



LEGEND

- SUBDIVISION BOUNDARY
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SECTION LINE
- R.O.W. LINE
- EXISTING SETBACK LINE
- PROPOSED SETBACK LINE
- HISTORICAL LINE AS NOTED
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- MEASURED DIMENSION
- RECORDED DIMENSION
- CHISELED "X" IN CONCRETE, FOUND
- CHISELED "X" IN CONCRETE, SET
- 5/8" REBAR WITH CAP #13851, SET
- 1/2" REBAR WITH CAP # FOUND
- 5/8" REBAR

SURVEYOR'S NOTES

This Final Plat was prepared at the request of Animal Family Veterinary Care Center.

It should be noted that in the performance of this re-survey, the courses and distances of the re-survey may vary from recorded calls, based on the existence of found monumentation, occupation, or other controlling calls or conditions that have occurred in the re-survey of this property.

This property is subject to any and all easements, drainage areas and roadways that a complete title search would disclose.

No investigation concerning environmental and subsurface conditions, or for the existence of underground containers, structures or facilities which may affect the use or development of this property was made as a part of this re-survey.

No investigation was made as part of this re-survey to determine or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal facilities, except as noted. Call Iowa One-Call at 1-800-292-6989 for information regarding these utilities or facilities.

No part of this subdivision is subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0355F Effective Date February 18, 2011

Distances are listed in feet and decimal part of a foot.

All monuments shown hereon have been found or set as shown on this plat.

Blanket underground easements granted for all primary and secondary electric cables, pad mounted transformers, electric transformers, primary cable, gas service, water service, sewer laterals, telephone service and cable T.V. to individual structures and street lights.

MID AMERICAN ENERGY CO.

DATE: _____

CENTURY LINK

DATE: _____

IOWA-AMERICAN WATER CO.

DATE: _____

MEDIACOM

BY: _____

DATE: _____

PLANNING AND ZONING

BY: _____

DATE: _____

CITY OF DAVENPORT, IOWA

BY: _____

ATTEST: _____

DATE: _____



PRELIMINARY
FOR REVIEW ONLY
05-26-2020

Daryl A. Brinkner, Professional Surveyor
License #13581, State of Iowa
Date: 05-26-2020

REVISIONS		DATE
No.	DESCRIPTION	
1	ADDED BLANKET UNDERGROUND UTILITY EASEMENT NOTE	5/26/2020



ANIMAL FAMILY VETERINARY CARE CENTER 1ST ADDITION
DAVENPORT, IOWA
FINAL PLAT

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