

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, JUNE 6, 2023; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

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

IV. Report of the Comprehensive Plan Committee

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

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

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

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
6/6/2023

Subject:
Consideration of the May 16, 2023 meeting minutes.

Recommendation:
Staff recommends the City Plan and Zoning Commission approve the May 16, 2023 meeting minutes.

Background:
The May 16, 2023 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 5-16-23

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	5/26/2023 - 3:16 PM

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, MAY 16, 2023; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

- A. Case ROW23-02: Request of The City of Davenport to vacate the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]

Staff presented an overview of the request to vacate the unimproved alley. Commissioners inquired if the alley was needed for City services.

Several members of the public were against the proposed right-of-way vacation. Attorney Meloy and Kayla Fielder, representing the property owner at 2342 E Locust Street, spoke in opposition to the request due to safety concerns. The homeowner at 2317 E Pleasant Street raised questions regarding the sanitary sewer that extends through the alley.

Steve May, owner of 2356 E Locust Street, spoke in favor of the request. Vacating the alley would eliminate an otherwise unimproved and underutilized alley.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

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

II. Report of the City Council Activity

Staff provided an update of the City Council activity.

III. Secretary's Report

- A. Consideration of the April 4, 2023 meeting minutes.

Motion by Hepner, second by Tallman, to approve the April 4, 2023 meeting minutes. Motion to approve was unanimous by voice vote (10-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case F23-05: Request of Macerich North Park Mall LLC for a Final Plat of NorthPark Office Max Addition. The 1-lot subdivision is located at 320 West Kimberly Road on 2.1 acres. [Ward 7]

Commissioner Tallman abstained from the discussion and vote.

Staff introduced the purpose of the final plat, which is to facilitate the sale of the outlot from the NorthPark Mall property. Lot 1 consists of the former Office Max store, which is currently occupied by two commercial tenants. The 2.1-acre lot encompasses the building and parking area to the north of the storefront. Lot 1 will maintain frontage on Kimberly Road, with access provided through the shared mall entrance aligned with Main Street.

Seth Peterson, Shive-Hattery, was in attendance to answer questions on behalf of the property owner.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F23-05 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The final plat (with conditions recommended by City Staff) will 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. Surveyor's Note 5 and 6 shall document an access easement on the final plat, or reference a recorded document providing access.

Motion by Johnson, second by Hepner, to approve staff recommendation and conditions. Motion was approved by a roll call vote (9-0). Tallman abstained.

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Tallman, second by Johnson, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (10-0).

The meeting adjourned at 5:36 pm.

City of Davenport
Plan and Zoning Commission

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

Date
6/6/2023

Subject:

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

Recommendation:

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

Findings:

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

Background:

Discussion:

The City of Davenport has processed three voluntary annexation petitions from 2022-2023. The approximately 257.1 acres of territory attached to the City is located south of Slopertown Road, adjacent to Hillandale Road. The land is currently being used for agriculture, but is being marketed as a shovel-ready site suitable for industrial development. This is part of an overall strategy to promote industrial development north of Interstate-80.

Upon annexation, land is zoned S-AG Agricultural District, which is intended to address existing agricultural land uses. A property owner of the recently annexed land has submitted an application to rezone the site to I-1 Light Industrial District. The public hearing on this matter is scheduled for the June 20, 2023 Plan & Zoning Commission meeting.

Prior to any action on a rezoning, the City of Davenport is initiating an amendment to the Future Land Use Map to better prepare for future development of this substantial growth area. Once a land use category is assigned to the area, then the property can be subdivided and rezoned in smaller sections as development occurs.

Davenport's Future Land Use Map currently identifies this area as Urban Fringe. This land use designation is intended for "areas that are currently outside the Urban Service Area but may be considered for inclusion later within the planning timeframe. Appropriate land use categories should be determined at that time." In addition, the subject area is partially outside the 2035 Urban Service Boundary.

Comprehensive Plan:

Within Existing Urban Service Area: No

Within Urban Service Area 2035: Partially

Future Land Use Designations:

The Davenport +2035 Land Use Plan Update can be found online using the following link:
at <https://www.davenportiowa.com/common/pages/DisplayFile.aspx?itemId=13273690>

The subject area is designated Urban Fringe in the Davenport +2035 Land Use Map. The following are future land use categories:

1. **Agricultural Reserve (AR)** – Areas located outside the Urban Service Area and unlikely to develop in the foreseeable future. Uses should be limited to agriculture and open space, with only limited residential development needing minimal urban services.
2. **Urban Fringe (UF)** – Areas that are currently outside the Urban Service Area but may be considered for inclusion later within the planning timeframe. Appropriate land use categories should be determined at that time.
3. **Open Space / Public Land (OS)** - Includes undeveloped open space, natural areas, floodplains and wetlands that may be or may not be planned for future park and recreation development.
4. **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.
5. **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.
6. **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 developed to help guide future development decisions.
7. **Commercial Corridor (CC)** – Well-established corridors located along high-volume major streets dominated by retail and office uses that serve the greater community. Development is generally newer and redevelopment is not anticipated within the 20 year planning horizon. Improvements should focus on façade and site improvements, including pedestrian circulation systems and consolidated/updated signage.
8. **Commercial Node (CN)** - Clusters of generally more intense uses found either along existing Urban Corridors or along or at the intersection of major streets in newly developed areas. CN areas may contain commercial uses somewhat more intense than uses found elsewhere on Urban Corridors, as well as higher density residential uses and office and

service businesses. CN should serve a population of about 5000 people within 1/2 mile. Ideally, CN areas should be architecturally integrated, and designed to serve all modes of transportation. Pedestrian connections to the neighborhoods they serve are important. Therefore, master planning and customized zoning provisions for new CN areas should occur before development or redevelopment occurs.

9. **Regional Commercial (RC)** – Are the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses. Connectivity to nearby neighborhoods is desirable but less important.
10. **Civic / Institutional (CI)** – Reserved for major developments for government, education, religion, medical, utilities, and other cultural or non-profit organizations located outside of the Downtown (DT).
11. **Industry (I)** - Designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.
12. **Downtown (DT)** – the original center of the City, marked by historical buildings, regional cultural attractions, large scale single-purpose or mixed-use developments, government or institutional centers. Development in DT shall be governed by detailed design guidelines marked by high quality design and building materials, set in an environment that is supportive of all transportation modes, including pedestrian.

Zoning:

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

Technical Review:

Upon annexation, Planning staff solicited feedback from Scott County, the City of Eldridge, Bi-State Regional Commission, and utility companies to determine the urban services required to facilitate development of this substantial growth area. Outside agencies will continue to be notified as development occurs within this growth area. Below are initial comments from City departments:

- **Zoning:** Upon annexation to the City, property is zoned S-AG Agricultural District. Planning staff anticipate the site will largely develop as industrial. Since the site is approximately 475 acres, rezoning the property will occur in increments as development occurs.
- **Streets:** A new road network may be warranted to facilitate the development of this growth area. The dedication of public right-of-way will be addressed during the subdivision process as development occurs.
- **Sewer:** There is an existing public sanitary sewer along Northwest Boulevard and near the intersection of Hillandale Road and Research Parkway. Future industrial development will require the extension of sewer lines to service this area.
- **Parks and Recreation:** The City of Davenport Parks and Recreation Comprehensive Plan identified this portion of the city as deficient in park land, particularly neighborhood and

community parks. With anticipated industrial development in this growth area, additional park space is not warranted. However, trail connectivity should be prioritized for as a transportation route to future employers.

- **Police & Fire:** Emergency services will be notified throughout the planning process to ensure resources can be made available to accommodate response times and public safety.
- **Education:** The subject area is within the North Scott School District.

Staff Recommendation

- **Urban Service Boundary:** Expand the Urban Service Boundary north to Slopertown Road, which will also serve as the northern city limits upon future annexations.
- **Industry:** Expanding the Future Land Use Map to include greenfield industrial sites builds upon the existing network of industrial development north of Interstate-80. Potential uses include manufacturing, assembly, warehousing, distribution, research centers, and associated office uses. The growth area has access to transportation networks and is also buffered from residential neighborhoods.

ATTACHMENTS:

Type	Description
Backup Material	Maps

Staff Workflow Reviewers

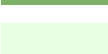
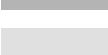
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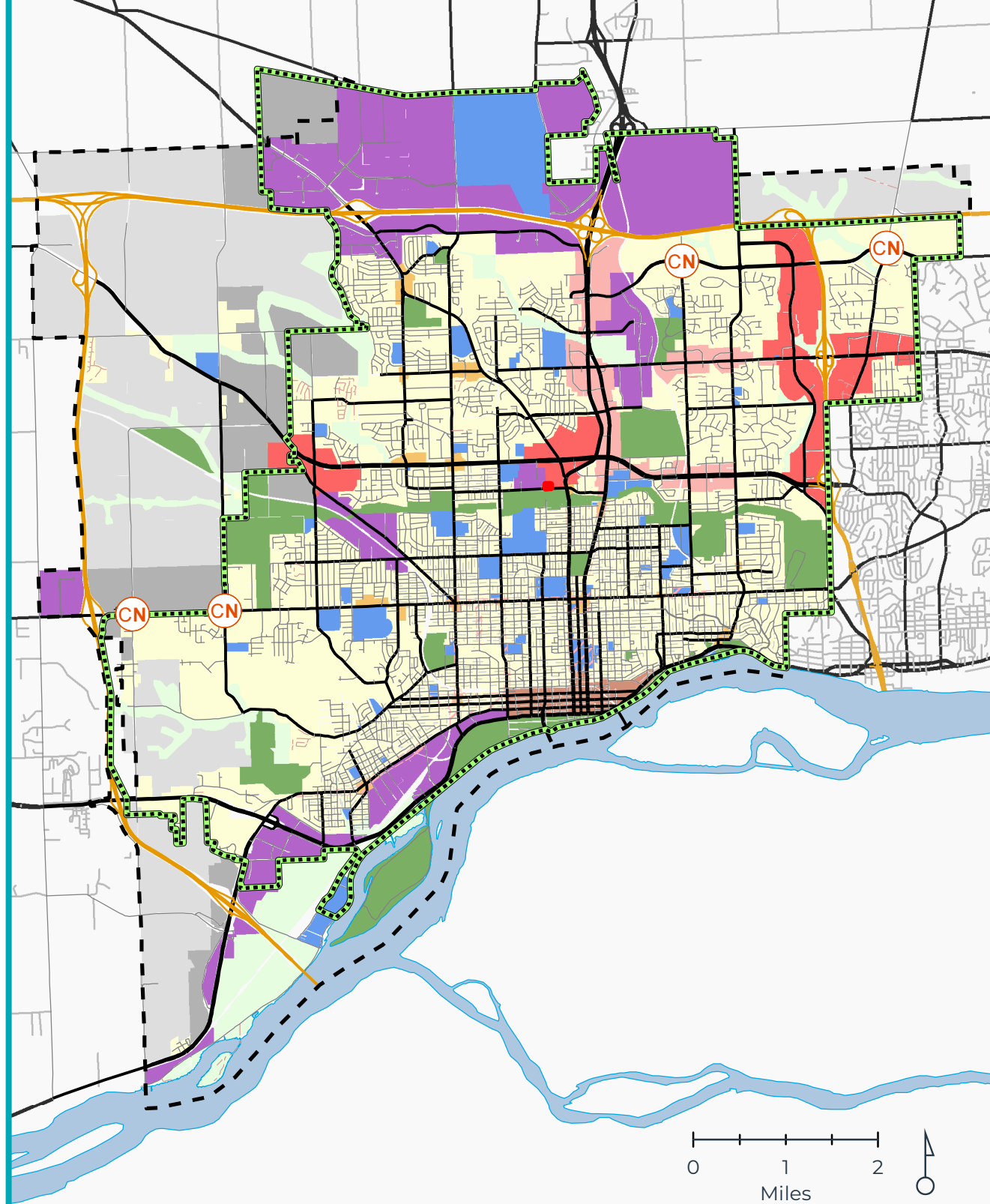
Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	6/2/2023 - 10:17 AM



THE CITY OF
DAVENPORT
IOWA | USA

DAVENPORT +2035 FUTURE LAND USE MAP

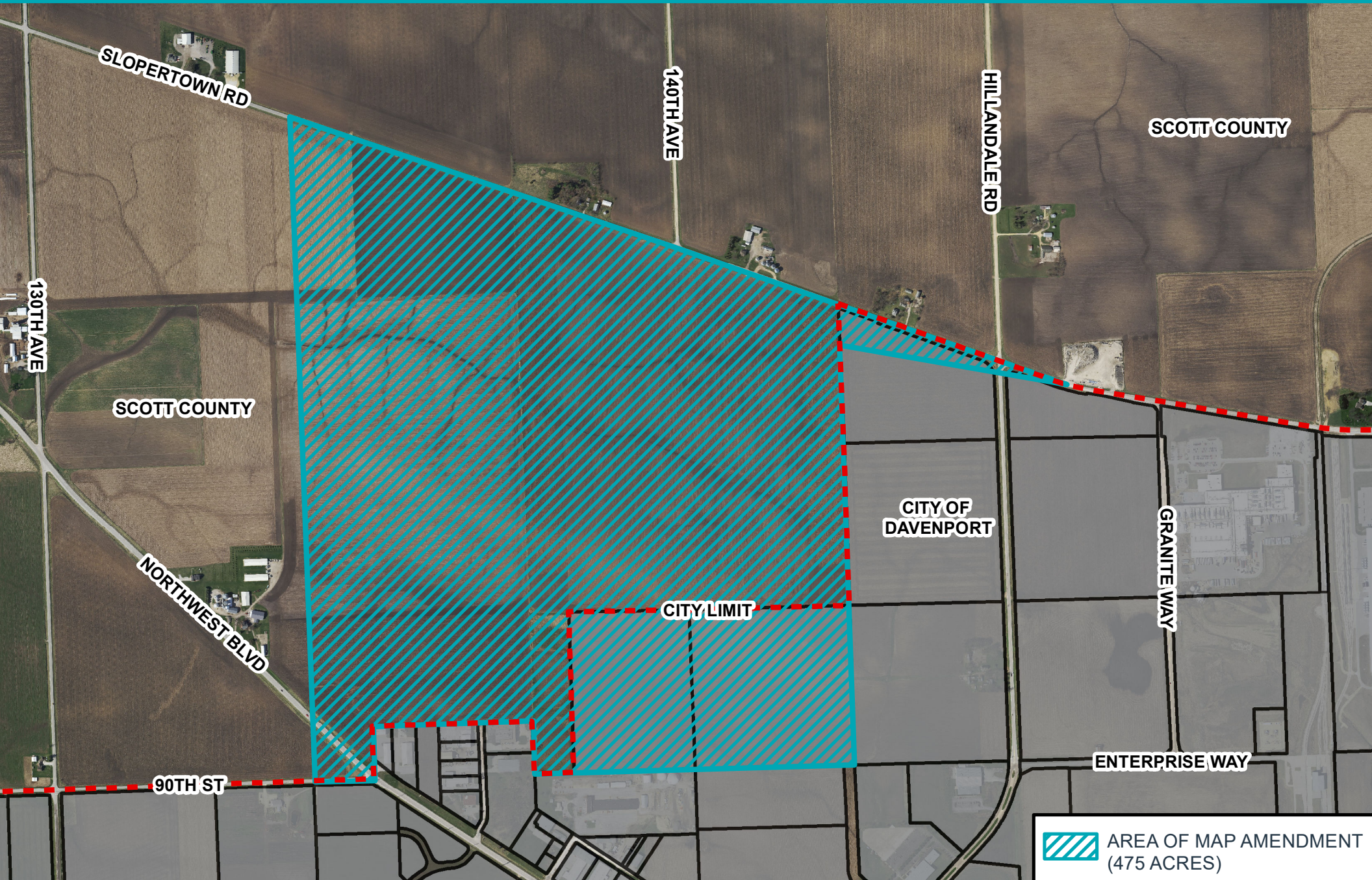
-  Urban Corridor
-  Commercial Node
-  Regional Commercial
-  Commercial Corridor
-  Residential General
-  Civic and Institutional
-  Downtown
-  Industry
-  Parks and Recreation
-  Open Space and Public Land
-  Urban Fringe
-  Agricultural Reserve
-  Future Commercial Node
-  Urban Service Boundary 2035
-  City Limit





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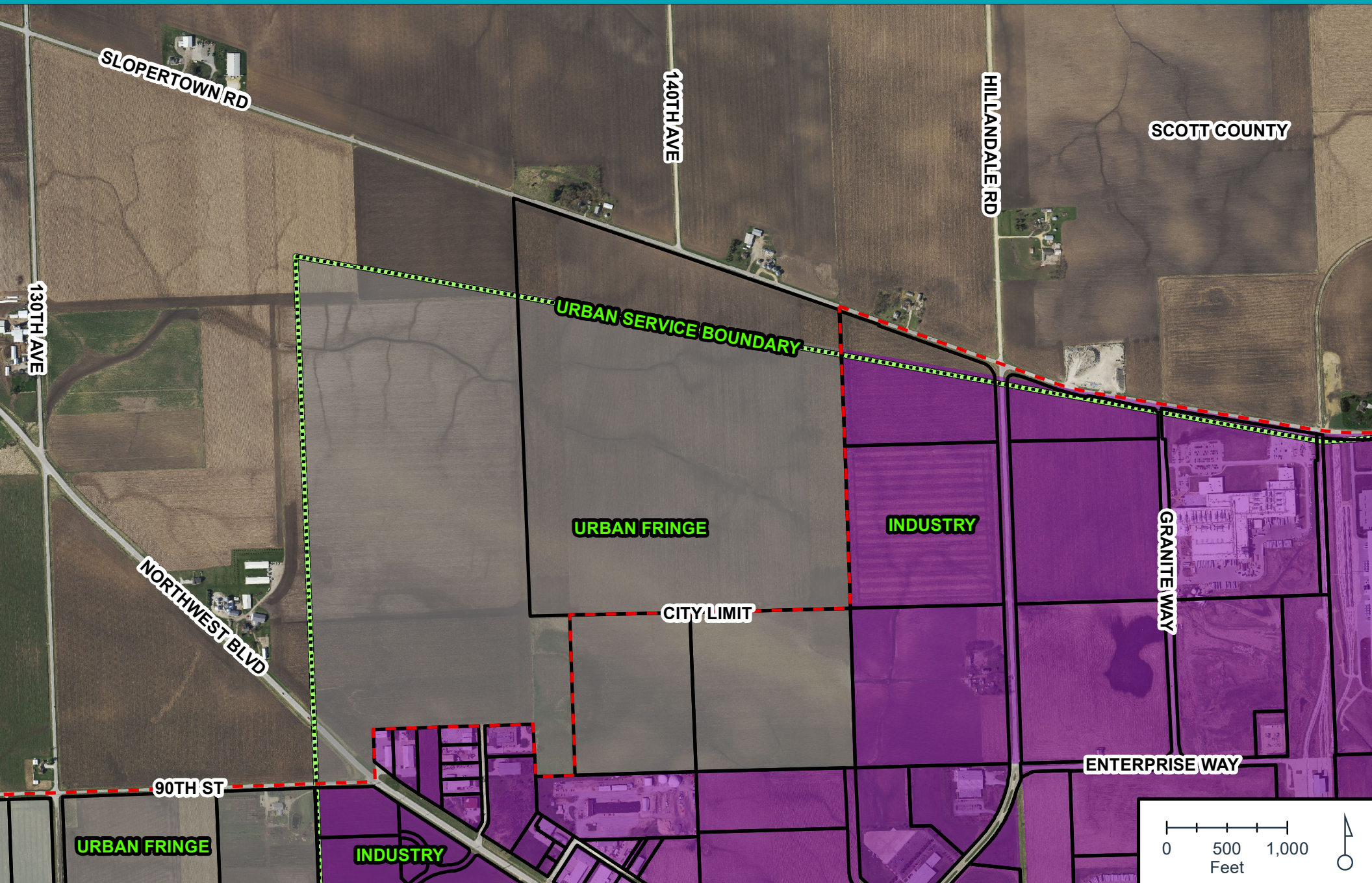
DAVENPORT +2035 AREA OF MAP AMENDMENT





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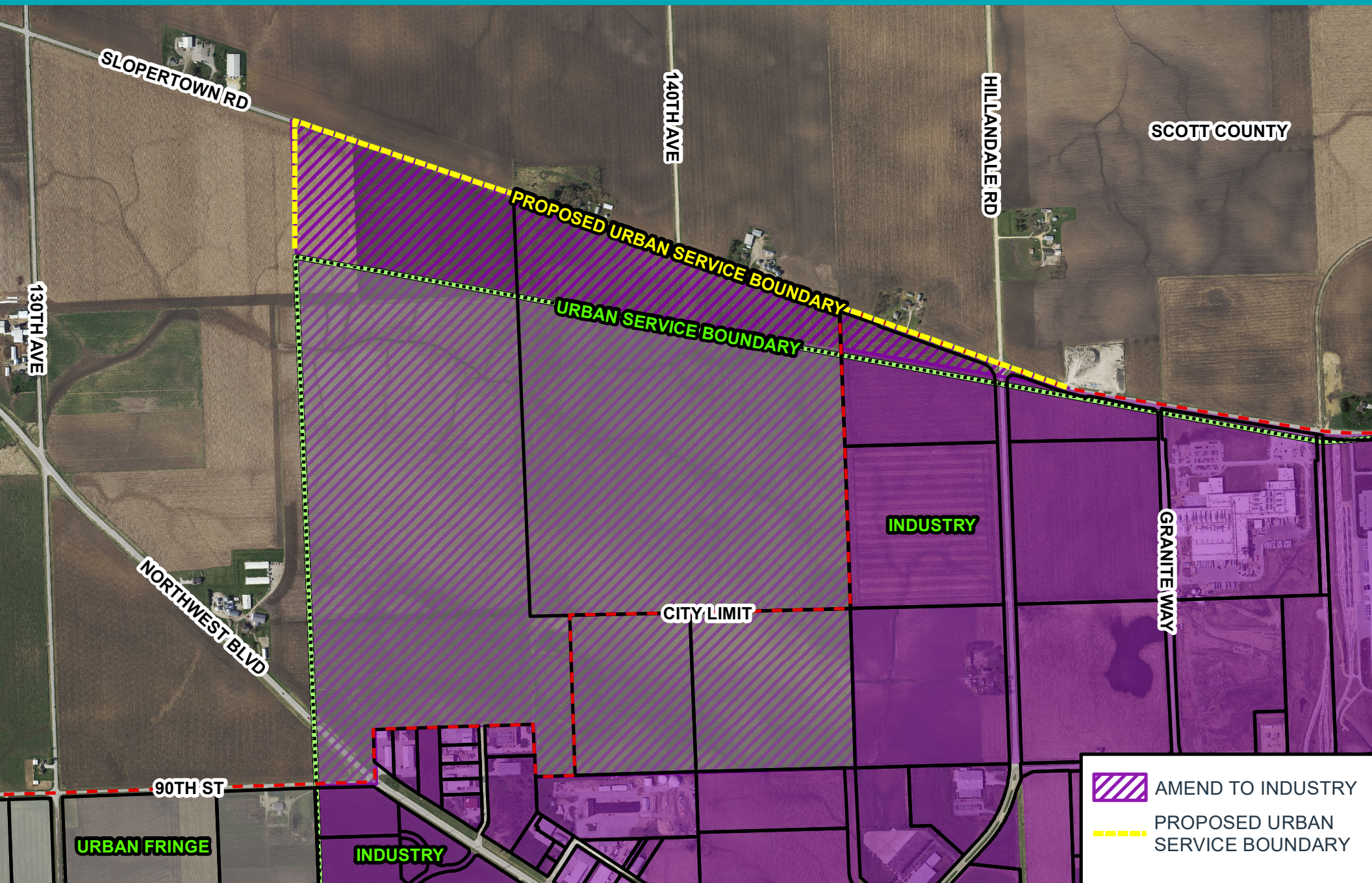
DAVENPORT +2035 FUTURE LAND USE MAP





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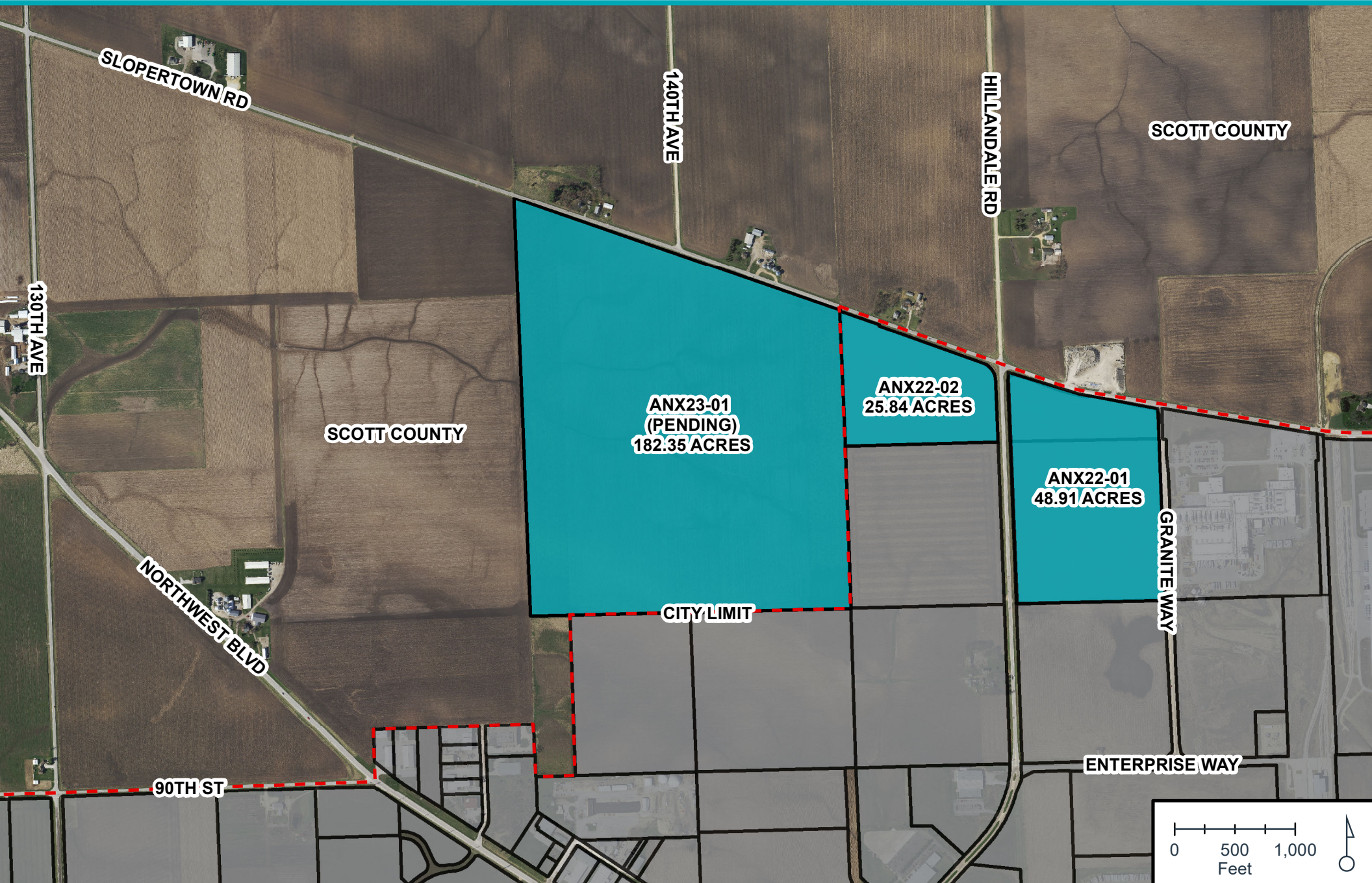
DAVENPORT +2035 FUTURE LAND USE MAP AMENDMENT





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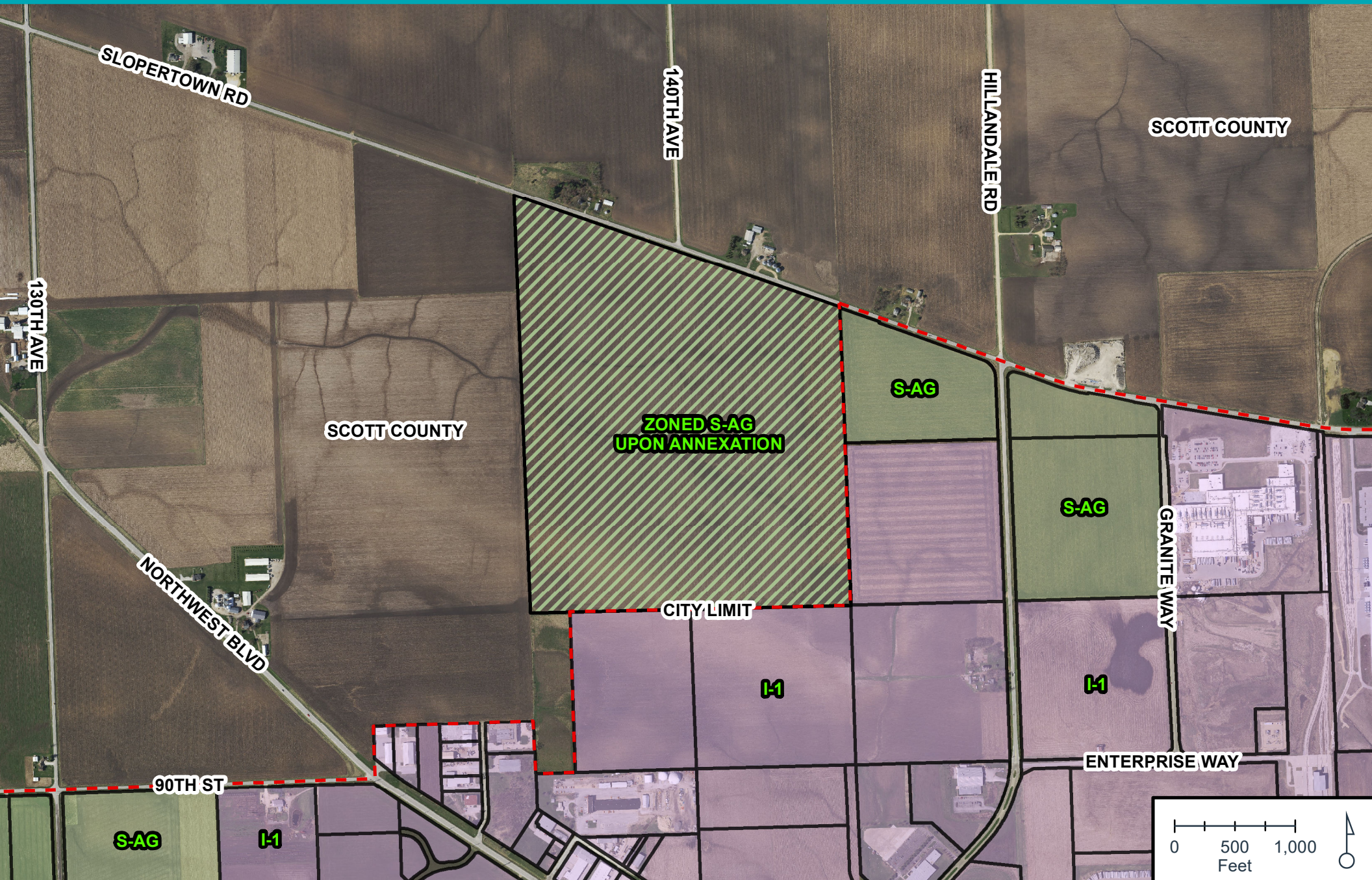
CITY LIMIT 2022-2023 ANNEXATIONS





THE CITY OF
DAVENPORT
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ZONING MAP NORTHWEST DAVENPORT



City of Davenport
Plan and Zoning Commission

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

Date
6/6/2023

Subject:

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

Recommendation:

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

Findings:

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

Conditions:

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

Background:

City Council approved a Final Plat of Birchwood South Second Addition, being a seven lot subdivision on 17.92 acres, in January 2022.

The applicant is requesting to further subdivide Lot 6 into two separate parcels to better facilitate commercial development. One lot will have frontage along East 53rd Street. The second lot will have frontage abutting Ravenwood Lane. Since vehicular access to 53rd Street is prohibited, access to both properties will be via a 30' access easement extending from Ravenwood Lane.

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation:

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

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.
The proposed Final Plat complies with the Davenport +2035 proposed land use section.

Zoning:

The City Council adopted Ordinance No. 2021-105 rezoning the northern 17.92 acres abutting 53rd Street to C-2 Corridor Commercial District and the southern 20 acres to R-MF Multi-Family Residential District. The following conditions have been placed on the property:

1. The City Council is requested to pass a resolution amending the Regional Commercial (RC) and Residential General (RG) land use boundaries on the Davenport + 2035 Future Land Use Map.
2. A traffic study is required and additional traffic safety measures may be required as development occurs.
3. A traffic signal shall be required at the intersection of Lakeview Parkway and East 53rd Street.
4. A second ingress/ egress point to East 53rd Street shall be required.
5. Street connections to East 51st Street, Eastbury Estates Drive, and Hawk Drive shall be prohibited.
6. The multi- purpose trail shall be extended to the west property line.
7. A 20 -foot setback on the eastern and western -most property lines in the C- 2 zoning district shall be required where abutting commercial zoning districts.
8. A 30 -foot landscaped setback shall be required on the eastern, western and southern-most property lines of the subject property where abutting residential districts.
9. The height of structures in the R -MF zoning district shall be no greater than 35 feet.
10. Upon vacation by the City of a portion of Eastbury Estates just to the south of the subject property, Petitioners, jointly and severally, shall be responsible for paying for or executing the work specified by the City of Davenport for reconfiguring/ redesigning/ reconstructing the northern terminus of Eastbury Estates in the area abutting the southern boundary of the subject property. The City is to provide plans, including a site plan and landscaping plan to Petitioners.
11. Townhouses and Multi -Family units shall be prohibited where the property abuts existing single-family residential.
12. The requirement under Section 16. 24. 040C of the City Code stating no cul-de-sac shall exceed 600 feet in length as measured from the center line of the intersecting street to the termination of the right-of-way shall be waived, if the Petitioner provides secondary access via private ingress/ egress easement to 53rd Street.
13. Carwashes and gas stations shall be prohibited west of Lakeview Parkway.

14. The fence associated with the required buffer between residential and commercial shall be installed after final grading has been completed.
15. Buildings within 100 feet of the west property, abutting existing residential line shall be limited to 35 feet in height.

Technical Review:

1. Streets: No additional right-of-way will be dedicated to the City with this plat. The two lots will share access to Ravenwood Lane via a 30' Access Easement. The northern lot will have no direct vehicular access onto 53rd Street. The right-of-way required to construct a multi-use trail south of 53rd Street has already been dedicated in the Final Plat of Birchwood South Second Addition.
2. Storm Water: Storm water infrastructure associated with this development will connect into the City of Bettendorf storm sewer on the east and drain into Stafford Creek on the west. This subdivision will utilize the detention ponds associated with the Final Plat of Birchwood South Second Addition. Drainage and access easements have been established to enable maintenance.
1. Sanitary Sewer: Sanitary sewer service is located within the existing 30' Utility, Sewer, Drainage & Access Easement that bisects the two lots.
2. Other Utilities: This is an urban area and normal utility services are available.
3. Parks/Open Space: The proposed plat does not impact any existing or planned parks or public open space.

Public Input:

No public hearing is required for a final plat.

ATTACHMENTS:

Type	Description
▢ Backup Material	Final Plat of Birchwood South 3rd Addition
▢ Backup Material	Application
▢ Backup Material	Maps

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	6/2/2023 - 11:31 AM



Complete application can be emailed to planning@davenportiowa.com

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

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

Architect (if applicable)

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

Administrative

Administrative Exception
Health Services and Congregate
Living Permit

Attorney (if applicable)

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

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

Property Location:

Total Land Area:

Total Number of Lots:

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

Submittal Requirements:

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

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

Property Location:

Total Land Area:

Total Number of Lots:

Linear Feet of Streets Added:

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

Submittal Requirements:

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

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

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

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

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

Petitioner: *Damen Trebilcock*

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 the Tuesday prior to City Council Committee of the Whole meetings at 5:00 p.m. in City Hall Council Chambers, 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

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

Signature(s)

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

This _____ day of _____ 20_____

Form of Identification

Notary Public

My Commission Expires:

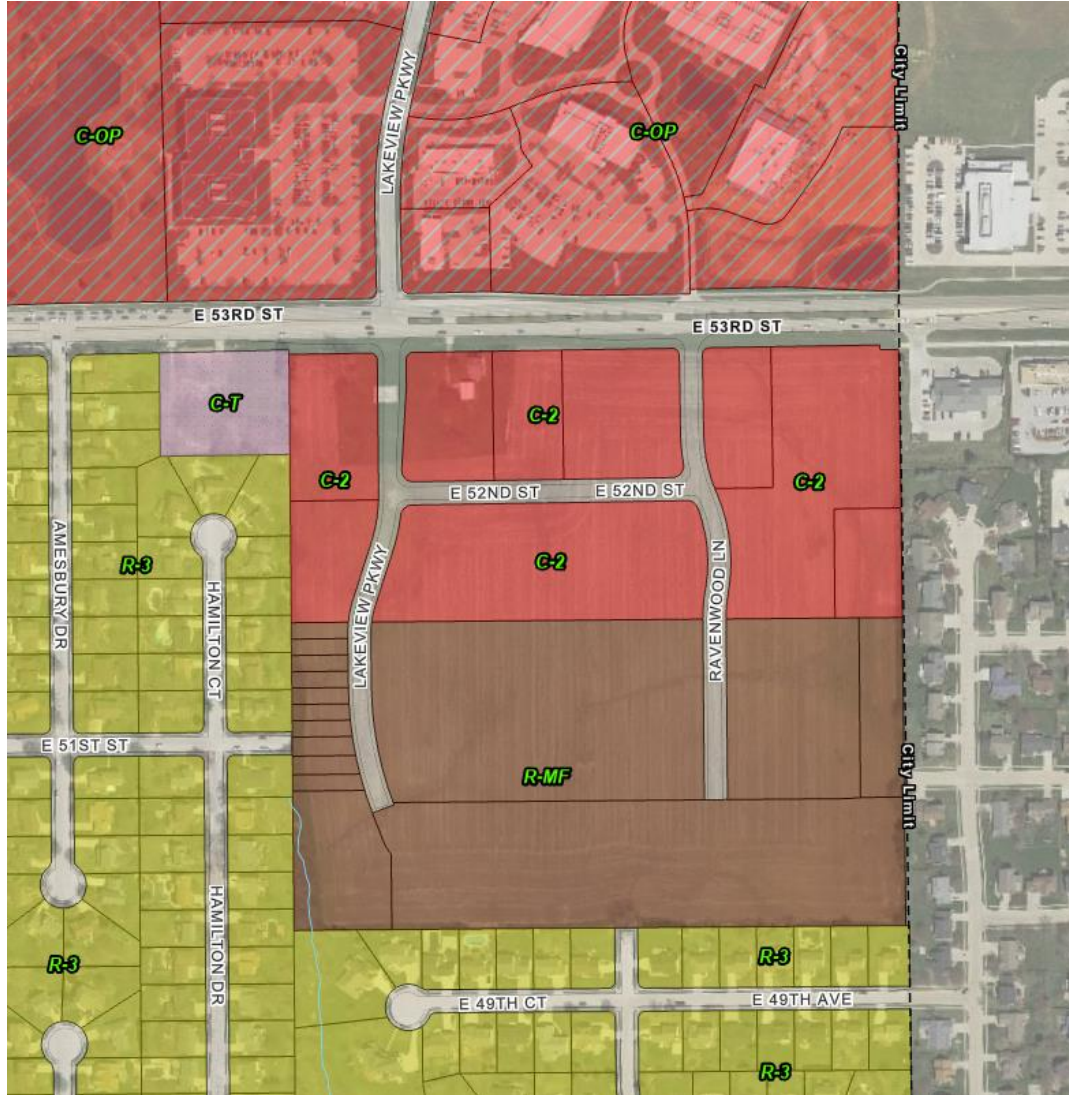
Vicinity Map



View from East 52nd Street



Zoning Map



Future Land Use Map

