

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, MAY 14, 2019; 5:00 PM

CITY COUNCIL CHAMBERS CITY HALL 226 W 4TH STREET

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Authority

- A. First Consideration: Case REZ19-03: Request of the City of Davenport for a Zoning Map Amendment from R-MF Multi-Family Residential District to C-T Commercial Transitional Zoning District on 1 acre, more or less, for the property located at 709 East 46th Street. [Ward 7] MOVED TO SECOND CONSIDERATION

First Consideration: Case REZ19-04: Request of the City of Davenport for Zoning Map Amendment from C-2 Corridor Commercial Zoning District to R-MF Multi-Family Residential District on .25 acres, more or less, for the property located at 641 and 643 East 46th Street (west 60 feet only). [Ward 7] MOVED TO SECOND CONSIDERATION

Resolution for Case F19-04: Request of Jarrod Mahaffey, of CESO, Inc, for a Final Plat of a Replat of Lot 33 of Spring Village Addition, a single-lot subdivision located northwest of the intersection of Kimberly Rd and Belle Ave. [Ward 6] ADOPTED 2019-173

III. Secretary's Report

- A. Consideration of the Minutes of the April 30, 2019 Meeting

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business: None

B. New Business

- i. Case REZ19-06: Request of Jasveer Saini to rezone .56 acres, more or less, of property located at 4607 North Pine Street from C-1 Neighborhood Commercial Zoning District to C-2 Corridor Commercial Zoning District. [Ward 8]

VI. Subdivision Activity

A. Old Business: None

B. New Business

- i. Request F19-07 of Advance Homes, INC for final plat Candlelight Village on 4.01 acres, being a replat of Lot 1 Candlelight Square 1st Addition located at 5330 Gaines St. containing 1 lot zoned multiple-family (R-MF). [Ward 6]
- ii. Case F19-08: Request of J+M Civil Design for a Final Plat for a 2 lot subdivision located north of E. Kimberly Road between Brady Street and Welcome Way. [Ward 7]

VII. Future Business

- A. Request F19-10 for final plat W.K. First Addition on 1.71 acres, being a replat of portions of Westlyn and Georgetown Square Additions located at 3306 W. Kimberly Rd. containing 2 commercial lots. [Ward 2]

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Matt Flynn, 563-888-2286,
matt.flynn@ci.davenport.ia.us

Date
5/14/2019

Subject:

First Consideration: Case REZ19-03: Request of the City of Davenport for a Zoning Map Amendment from R-MF Multi-Family Residential District to C-T Commercial Transitional Zoning District on 1 acre, more or less, for the property located at 709 East 46th Street. [Ward 7] MOVED TO SECOND CONSIDERATION

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Resolution for Case F19-04: Request of Jarrod Mahaffey, of CESO, Inc, for a Final Plat of a Replat of Lot 33 of Spring Village Addition, a single-lot subdivision located northwest of the intersection of Kimberly Rd and Belle Ave. [Ward 6] ADOPTED 2019-173

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	5/9/2019 - 1:42 PM

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Matt Flynn, 563-888-2286,
matt.flynn@ci.davenport.ia.us

Date
5/14/2019

Subject:
Consideration of the Minutes of the April 30, 2019 Meeting

ATTACHMENTS:

Type	Description
▣ Backup Material	4-30-2019 Meeting Minutes

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	5/9/2019 - 1:12 PM

MINUTES

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, APRIL 30, 2019; 5:00 PM

CITY COUNCIL CHAMBERS CITY HALL 226 W 4TH STREET

PUBLIC HEARING

I. New Business

- A. Case REZ19-06: Request of Jasveer Saini to rezone .56 acres, more or less, of property located at 4607 North Pine Street from C-1 Neighborhood Commercial Zoning District to C-2 Corridor Commercial District. [Ward 8]

Rusnak presented background information. Robby Ortiz, representing the petitioner, gave an overview of the project.

Jayne Haffarnan, 4706 N Pine, spoke in opposition stating concerns about crime, existing services are already available, and lower property values.

Judith Lee, 4621 Kelling St., spoke in opposition noting existing compatibility of C-1 zoning, liquor bottle litter, and inadequate notifications to the surrounding neighborhood.

Chris Cooper, 4601 Kelling St., spoke in opposition because of additional traffic after the bars close, noise, and setting precedent for additional rezonings.

Ryan York, 4619 Cheyenne St., spoke in opposition. Concerns include loitering, litter and intimidating people hanging around.

Glen Thede, 4320 Kelling St., asked questions about the status of the property sale and required property separation requirements.

The public hearing was then closed.

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Tallman, Inghram, Connell, Hepner, Maness

Excused: Lammers, Medd, Johnson, Brandsgard, Reinartz

Staff: Flynn, Rusnak, Melton, Heyer

II. Report of the City Council Authority

A. Resolution for Case F19-02 being the request of Leslie Miller for a Final Plat of L. Miller First Addition, a 2-lot subdivision located northwest of the intersection of Rockingham Road and South Howell Street. [Ward 3]

ADOPTED 2019-148

III. Secretary's Report

A. Consideration of the April 16, 2019 Meeting Minutes. The minutes were approved following a motion by Hepner and a second by Connell.

IV. Report of the Comprehensive Plan Committee. No Report

V. Zoning Activity

A. Old Business: None

B. New Business

- i. Case REZ19-05: Request of John Wulf, to rezone 6401 West Kimberly Road from R-1 Single-Family Residential District to I-1 Light Industrial District; property contains 0.42 acres. [Ward 2]

Melton gave the staff report.

MOTION by Tallman, seconded by Hepner, to forward Case REZ19-05 to the City Council with a recommendation for approval.

Findings:

1. The property has no designation on the Comprehensive Plan future land use map.
2. The property is adjacent to Residential General and Agricultural Reserve designations.
3. The proposed I-1 zoning adequately protects the adjoining residential property from adverse impacts.
4. There is existing I-1 zoning adjacent to the northwest; the proposed zoning is an expansion of an existing zoning district.
5. Prior to the January, 2019 Zoning Ordinance update, the property was zoned C-2 as were the four properties to the Northwest with frontage on W Kimberly Road.
6. The aforementioned properties to the Northwest were zoned I-1 in the updated Zoning Ordinance while the subject property was zoned residential per the existing use at the time.

Motion to approve was unanimous 5-0.

VI. Subdivision Activity

A. Old Business: None

B. New Business: None

VII. Future Business

A. Request F19-07 of Advance Homes, INC for final plat Candlelight Village on 4.01 acres, being a replat of Lot 1 Candlelight Square 1st Addition located at 5330 Gaines St. containing 1 lot zoned multiple-family (R-MF). [Ward 6]

B. Case F19-08: Request of J+M Civil Design for a Final Plat for a 2 lot subdivision located north of E. Kimberly Road between Brady Street and Welcome Way. [Ward 7]

VIII. Communications None

IX. Other Business

A. Annual Meeting and Election of Officers

Following were voted in as officers for 2019-2020

Chair: Bob Inghram

Vice Chair: Jim Connell

Secretary: Dave Tallman

X. Adjourn The meeting adjourned at 5:55 pm.

City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Date
5/9/2019

Subject:

Case REZ19-06: Request of Jasveer Saini to rezone .56 acres, more or less, of property located at 4607 North Pine Street from C-1 Neighborhood Commercial Zoning District to C-2 Corridor Commercial Zoning District. [Ward 8]

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case REZ19-06 to the City Council with a recommendation for denial.

Background:

Background:

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.

Zoning:

The property is currently zoned C-1 Neighborhood Commercial Zoning District.

Technical Review:

Streets.

The property is located east of North Pine Street and north of West 46th Street. No impacts to streets are proposed.

Storm Water.

Since the property is being redeveloped, the property would need to comply with the City's stormwater requirements.

Sanitary Sewer.

There is sanitary sewer adjacent to the property.

Other Utilities.

Other normal utility services are available.

Public Input:

Letters were sent to property owners within 200 feet of the subject property notifying them of the April 29, 2019 neighborhood meeting and the April 30, 2019 Plan and Zoning Commission Public Hearing.

The neighborhood meeting was held at the subject property (GD Xpress). Approximately 20 residents attended. Some residents expressed concerns with the existing and expanded business and some residents expressed support for the redevelopment of the property.

Five property owners spoke in opposition at the April 30, 2019 Plan and Zoning Commission public hearing.

Seven written letters of objection have been received. These letters are included in the background material.

Discussion:

The petitioner is requesting a rezoning to C-2 Corridor Commercial Zoning District to facilitate redevelopment of the property for the same use (convenience store with gasoline sales). Currently, the property is developed with a 2,442 square foot convenience store and three fueling islands. The property would be redeveloped with a 4,999 square foot convenience store and an additional three fueling islands. The new building would be constructed behind the existing building. Once completed, the existing building would be demolished and the additional fueling islands would be installed. The concept plan is included in the background material.

A gas station is listed as a special use in the C-1 Neighborhood Commercial Zoning District in the new Zoning Ordinance. A gas station was listed as a special use in the previous Zoning Ordinance. Section 17.01.040B.3 of the Davenport City Code (new Zoning Ordinance) reads,

If a structure or land is used in a manner that was classified as a permitted use prior to the effective date of this Ordinance or any subsequent amendment to this Ordinance, and now that use is classified as a special use as of the effective date of this Ordinance or any subsequent amendment to this Ordinance, that use is deemed a special use. Any subsequent addition, enlargement, or expansion of that use must conform to the procedural and substantive requirements of this Ordinance for special uses.

Section 17.14.050 of the Davenport City Code entitled Special Use deems a major modification an increase in the building footprint, gross floor area, or height. A major modification requires a new special use.

Notably, a gas station is listed as permitted use in the C-2 Corridor Commercial Zoning District.

Why is a zoning map amendment required?

The new Zoning Ordinance does not permit the retail alcohol sales in the C-1 Neighborhood Commercial Zoning District. This was deliberate in the adoption of the New Zoning Ordinance. Therefore, the existing retail alcohol sales is a nonconforming use. Section 17.15.020 of the Davenport City Code entitled "Nonconforming Use" reads in part,

B. Expansion

A nonconforming use of a structure or land cannot be expanded, extended, enlarged, or increased in intensity. Such prohibited activity includes additions or enlargements of any structure devoted entirely to a nonconforming use, and any expansion, extension, or relocation of a nonconforming use to any other structure, any portion of the floor area, or any land area currently not occupied by such nonconforming use.

C. Relocation

A nonconforming use of a structure or land cannot be relocated, in whole or in part, to any other structure or location on the same lot. The nonconforming use may only be relocated to another structure or lot if the use conforms to all regulations of the zoning district where it is relocated.

Therefore, the zoning map amendment is being requested in order to expand and relocate the retail alcohol sales and allow a gas station as a permitted use.

Notably, the proposed development as depicted on the concept plan would require one or more variances from the Zoning Board of Adjustment.

Section 17.14.040 of the Davenport City Code, entitled *Zoning and Text Amendments*, provides the process for a Zoning Map amendment.

Analysis of Section 17.14.040.E of the Davenport City Code, entitled *Approval Standards* (**staff analysis in bold**).

E. Approval Standards

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.

1. Approval Standards for Map Amendments

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

The Davenport 2035 Residential General (RG) Future Land Use Designation reads: Neighborhoods 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.

Davenport 2035 does not designate North Pine Street or West 46th Street as an Urban Corridor in the location of the subject property. Moreover, North Pine Street and West 46th Street do not act a neighborhood edge in said location. At most, the subject and adjacent commercial properties could be considered a transition area, where higher intensity may be considered. Importantly, the level of higher intensity needs to be examined and should be based on proximity to residential development, the adjacent the roadway classification and commercial property size and scale.

First, residential development is in close proximity to the subject property. Objections regarding the negative impacts of the current business and the potential for these impacts to be increased were expressed at the neighborhood meeting, at the public hearing and in submitted letters of objection. Expressed negative impacts include increased traffic, trash generated from the business and loitering. Some residents also expressed concern over the precedent of introducing the C-2 Corridor Commercial District to this area. Next, North Pine Street and West 46th Street are both classified as collector roadways. Higher intensity uses should be oriented toward a roadway with higher classification, such as arterial roadways or along collector roadways with a higher number of commercial uses. Last, the subject property contains .56 acres of property, which is small for a commercial development.

It is staff's opinion that the proposed amendment would not be compatible with the Comprehensive Plan.

b. The compatibility with the zoning of nearby property.

The subject and adjacent properties are zoned C-1 Neighborhood Commercial Zoning District. Residential zoning and development is in close proximity to the subject property. The introduction of C-2 Corridor Commercial Zoning District for the subject property may encourage other adjacent property owners to request the same zoning. There are several uses that are permitted in the C-2 Zoning District that are not permitted in the C-1 Zoning District. A modified version of Table 17.08-1 - Use Matrix is included in the background material.

The nearest commercially zoned property that is categorically higher than C-1 Neighborhood Commercial Zoning District is Hy-Vee, which is located approximately 1,900 feet south of the subject property. Notably, Hy-Vee is oriented toward West Kimberly Road, which classified as a Principal Arterial Roadway. Other properties zoned C-2 Corridor Commercial Zoning District outside of the 1,900 foot radius are oriented toward or adjacent to arterial roadways. A map showing the 1,900 foot radius is included in the background material.

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

c. The compatibility with established neighborhood character.

The established neighborhood character is primarily residential adjacent to a smaller-sized neighborhood commercial cluster. The introduction of C-2 Corridor Commercial Zoning District on the subject property may encourage other adjacent property owners to request the same zoning. There are several uses that are permitted in the C-2 Zoning District that are not permitted in the C-1 Zoning District. A modified version of Table 17.08-1 - Use Matrix is included in the background material.

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

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

Residential development is in close proximity to the subject property. Objections regarding the negative impacts of the current business and the potential for these impacts to be increased were expressed at the neighborhood meeting, at the public hearing and in submitted letters of objection. Expressed negative impacts include increased traffic, trash generated from the business and loitering.

It is staff's opinion that the proposed amendment would not promote the public health, safety, and welfare of the City.

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.

-
The property is already developed and being operated as convenience store with gasoline pumps. The petitioner is requesting a rezoning to C-2 Corridor Commercial Zoning District to facilitate redevelopment of the property for the same use (convenience store with gasoline sales). North Pine Street and West 46th Street are both classified as collector roadways. Higher intensity uses should be oriented toward a roadway with higher classification, such as arterial roadways or along collector roadways with a higher number of commercial uses.

It is staff's opinion that the property is suitable for the purposes for which it is presently zoned.

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

The new Zoning Ordinance does not permit the retail alcohol sales in the C-1 Neighborhood Commercial Zoning District. Therefore, retail alcohol sales is a nonconforming use. The C-2 Corridor Commercial Zoning District lists the retail sale of alcoholic beverages as a permitted use. The proposed amendment would actually alleviate a non-conforming use.

Recommendation:

Findings:

1. The size and scale of commercial properties in this area, its close proximity to residential properties and the adjacent roadways classification make C-1 Neighborhood Commercial Zoning District compatible and consistent in this area; and
2. The proposed zoning map amendment would not achieve consistency with approval standards enumerated in Section 17.14.040E.1 (A-F) of the Davenport City Code.

Staff recommends that the Plan and Zoning Commission forward Case REZ-19-06 to the City Council with a recommendation for denial.

ATTACHMENTS:

Type	Description
▢ Backup Material	Aerial Map
▢ Backup Material	Zoning Map
▢ Backup Material	Land Use Map
▢ Backup Material	Concept Plan
▢ Backup Material	Use Matrix - C-2 District vs. C-1 District
▢ Backup Material	1900 Foot Buffer to Higher Intensity Commercial Zoning
▢ Backup Material	Protest Map and Written Protests
▢ Backup Material	Neighborhood Meeting Notice
▢ Backup Material	Plan and Zoning Commission Public Hearing Notice
▢ Backup Material	Notified Property Owners

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	5/10/2019 - 10:03 AM



 Subject Property





W 46TH ST

N PINE ST

W 46TH ST

R-3

W 45TH ST

W 45TH ST

R-4

C-1

 Subject Property





W 46TH ST

Residential General

N PINE ST

W 46TH ST

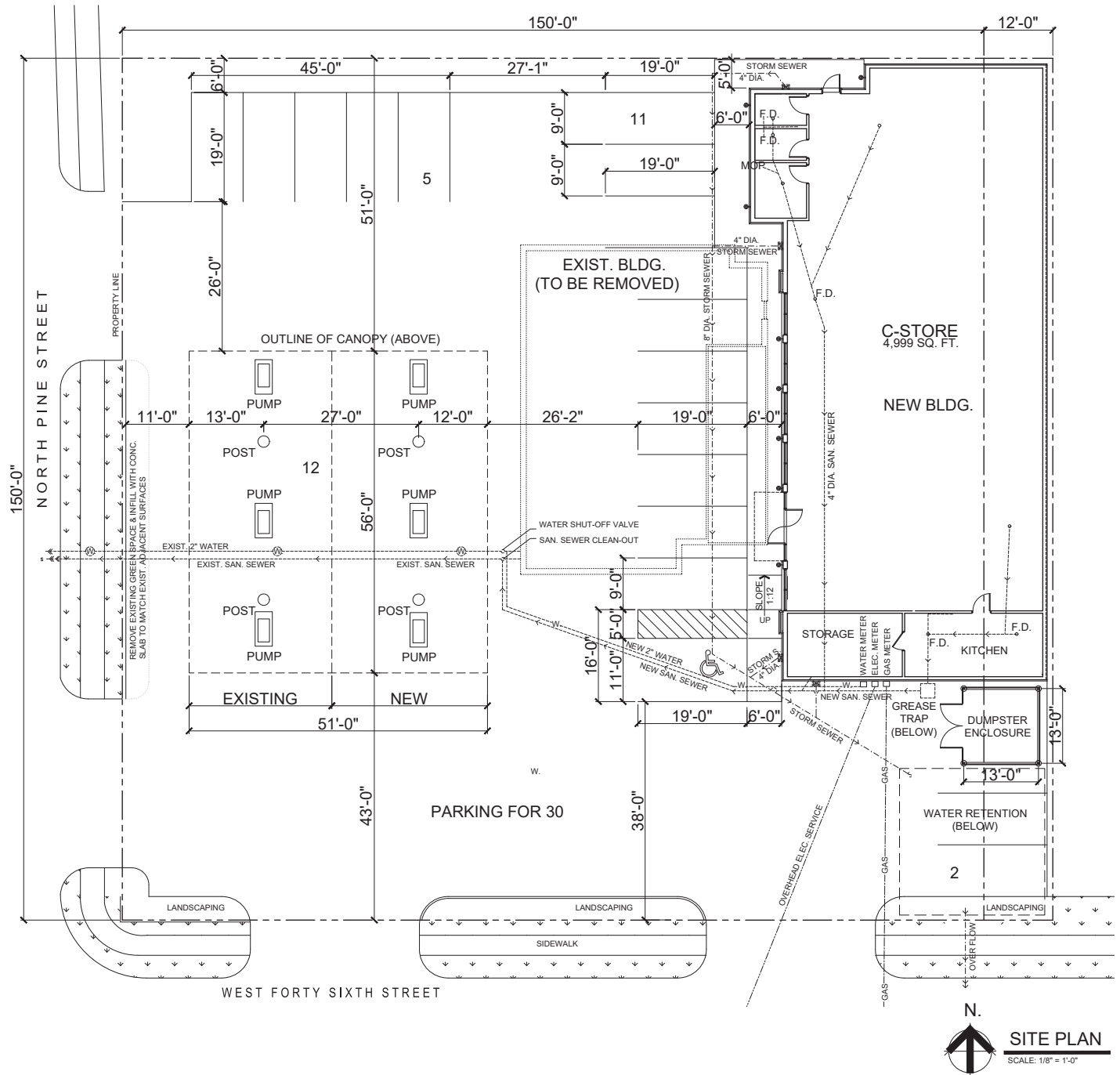
Residential General

W 45TH ST

W 45TH ST

 Subject Property





ITALO MILANI
ARCHITECT, P.C./AIA
2801 12TH AVE. ROCK ISLAND, IL
PH. (309) 785-5304 FAX (309) 785-1100

JESSE SAINI
GD Express NEW GAS STATION & STORE
4607 NORTH PINE STREET
DAVENPORT, IOWA

DATE
3.25.19
REVISIONS
.

PROJECT
2018-42
NUMBER

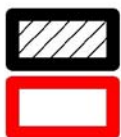
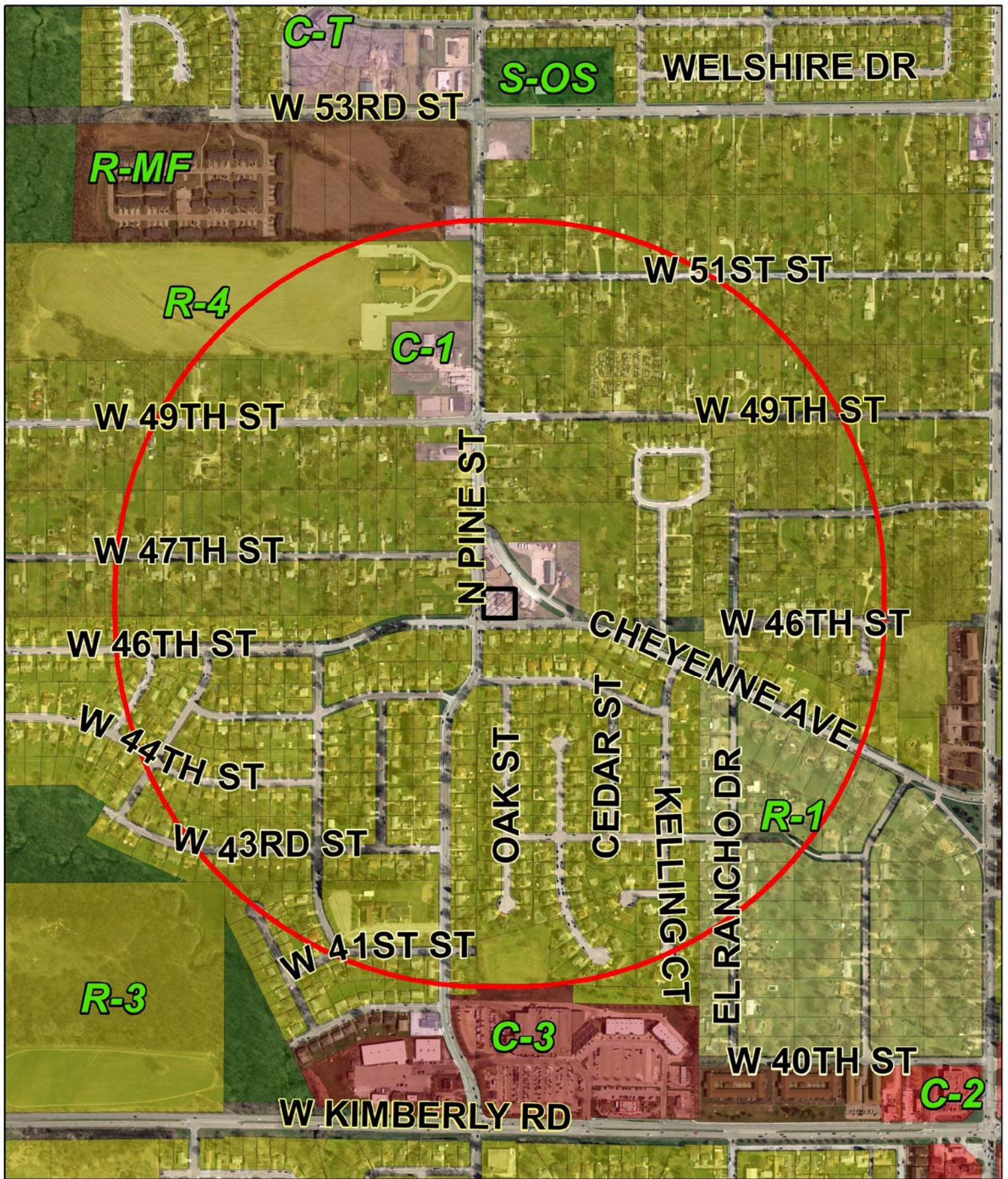
SHEET
C1
NUMBER



SITE PLAN
SCALE: 1/8" = 1'-0"

TABLE 17.08-1: USE MATRIX																					
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Amusement Facility - Indoor									P	P		P	P	P			P				
Animal Care Facility – Small Animal							S	S	P	P		S	S	P			P	P			Sec. 17.08.3.B
Art Gallery							P	P	P	P		P	P	P			P				
Arts and Fitness Studio							P	P	P	P		P	P	P			P				
Bar								S	P	P		P	P	P			P				
Broadcasting Facility TV/Radio								P	P	P	P	P	P	P	P	P	P			P	
Car Wash									P	P				S			P				Sec. 17.08.3.F
Children's Home					P				P	P				P			S			P	Sec. 17.08.3.G
Community Center	P	P	P	P	P		P	P	P	P		P	P	P			P	P	P	P	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	Sec. 17.08.3.H
Cultural Facility							P	P	P	P		P	P	P			P		P	P	
Day Care Center					P		P	P	P	P	P	P	P	P			P			P	Sec. 17.08.3.I
Drive-Through Facility								S	P	P		S		P			P				Sec. 17.08.3.J
Drug/Alcohol Treatment Facility, Residential									S	S				S			S			S	Sec. 17.08.3.K
Drug Treatment Clinic									S	S				S			S			S	Sec. 17.08.3.K
Domestic Violence Shelter					P			P	P	P				P			P			P	Sec. 17.08.3.G
Dwelling - Multi-Family					P		P	P	P	P		P	P	P							Sec. 17.08.3.N
Dwelling - Townhouse					P		P	P	P	P		P	P	P							Sec. 17.08.3.N
Dwelling - Single-Family	P	P	P	P			P	P	P				P								Sec. 17.08.3.O
Dwelling - Single-Family Semi-Detached		P	P	P	P		P	P	P				P								Sec. 17.08.3.O
Dwelling - Two-Family (New Construction)			P	P	P		P	P	P				P								Sec. 17.08.3.O
Dwelling - Two-Family (Conversion)			S	S	P		P	P	P				P								Sec. 17.08.3.O
Educational Facility - Vocational							S	S	S	P	P	P	S	P	P	P	P			P	
Financial Institution							P	P	P	P	P	P	P	P			P				
Financial Institution, Alternative									S	S				S			P				Sec. 17.08.3.P
Food Pantry									P	S				S			S				
Funeral Home							S	S	S	P				P			P				
Gas Station								S	P	P				P	P	P	P				Sec. 17.08.3.Q
Government Office/Facility							P	P	P	P	P	P	P	P	P	P	P			P	

PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Halfway House									S	S				S			S			S	Sec. 17.08.3.K
Homeless Shelter									S	S				S			S			S	Sec. 17.08.3.K
Hotel									P	P	P	P	S	P			P				
Industrial Design								P	P	P	P	P		P	P	P	P				
Lodge/Meeting Hall	S	S	S	S	S		P	P	P	P	P	P	P	P	P	P	P	P			Sec. 17.08.3.S
Medical/Dental Office							P	P	P	P	P	P	P	P			P			P	
Micro-Brewery/Distillery/Winery									P	P		P	P	P	P		P				
Office							P	P	P	P	P	P	P	P	P	P	P			P	
Outdoor Dining								P	P	P	P	P	P	P			P				Sec. 17.08.3.U
Parking Lot (Principal Use)								S	S	S	S	S	S	S			S			P	Chapter 17.10
Parking Structure (Principal Use)								S	S	P	P	S	S	P			P			P	Chapter 17.10
Personal Service Establishment							P	P	P	P	P	P	P	P	P		P			P	
Place of Worship	P	P	P	P	P		S	S	P	P		P	P	P				P		P	
Private Recreation Facility								P	P	P		P	P	P			P			P	
Public Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	
Public Safety Facility					P		P	P	P	P	P	P	P	P	P	P	P	P		P	
Reception Facility	S	S	S	S				S	S	P		S	S	P			P	S			Sec. 17.08.3.V
Residential Care Facility					P				P	P				P						P	Sec. 17.08.3.W
Restaurant								P	P	P	P	P	P	P	P	P	P			P	
Retail Goods Establishment							P	P	P	P	P	P	P	P	P	P	P			P	
Retail Alcohol Sales									P	P		S		P	P		P				
Self-Storage Facility: Enclosed									S	P	P			P	P	P	P				Sec. 17.08.3.Y
Social Service Center									P	P				P			P			P	
Specialty Food Service								P	P	P		P	P	P	P		P				
Vehicle Repair/Service – Minor								S	P	P				P	P	P	S				Sec. 17.08.3.BB
Wine Bar								S	P	P		P	P	P			P				
Wireless Telecommunications	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.3.DD
Wireless Telecommunications – Stealth Design Antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.3.DD
Wireless Telecommunications – DAS Co-Location	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.3.DD
Wireless Telecommunications – DAS New Pole	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.3.DD

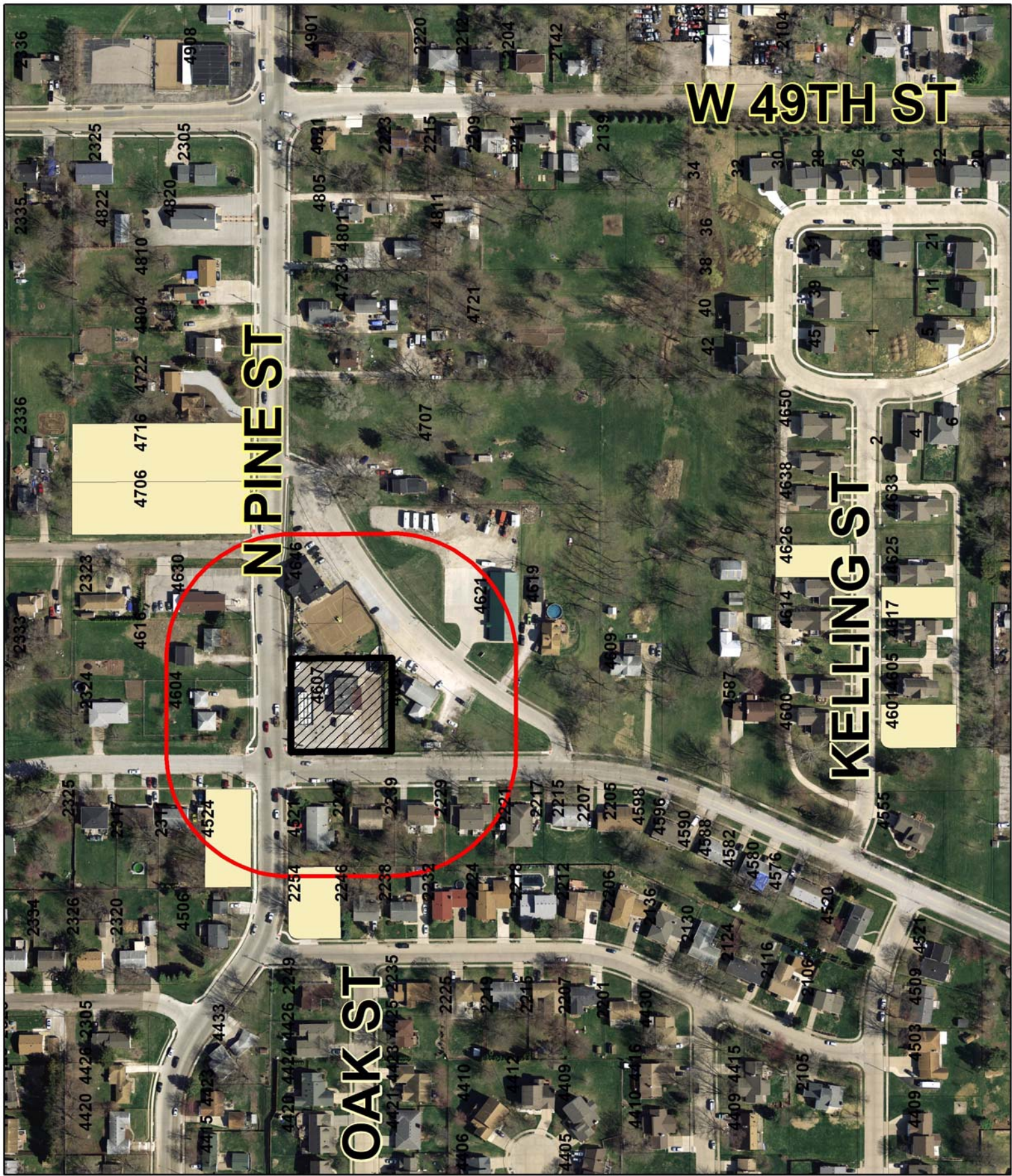


Subject Property

1900 Foot Buffer

N





Rusnak, Ryan

From: Lakey, Lori <lori-lakey@uiowa.edu>
Sent: Thursday, April 25, 2019 9:25 AM
To: Planning Division – CPED
Cc: Rusnak, Ryan
Subject: Case # REZ19-06

Importance: High

Good morning.

It has come to my attention per a letter from the City of Davenport, that Jasveer Saini is asking to be rezoned from a C-1 Neighborhood Commercial Zoning to a C-2 Corridor Commercial District. I feel this will be a detriment to our neighborhood and I am asking the commission to deny this request.

Since this business has existed in our neighborhood, our properties are nothing but a land dump for trash, such as small plastic bottles of booze, plastic bottles, cups, candy wrappers and other such trash. The business is bringing in “shady” characters that are doing drug deals and causing fights. If Mr. Saini is allowed to make a larger store, we are going to be increasing the crime rate, garbage, traffic, and noise around our neighborhood. This is a neighborhood, not a business district.

His current establishment is filthy and should be inspected more thoroughly as it probably would not pass health inspections. He doesn't maintain a clean property and he allows loitering around his business.

As a property owner and taxpayer in this area, I am asking the commission to deny this request.

Thank you for letting me voice my concerns.

Lori Lakey
2254 West 45th Street
Davenport, IA 52806

Phone 563-340-9825

Our lives are not determined by what happens to us, but how we react to what happens; not by what life brings to us, but by the attitude we bring to life. A positive attitude causes a chain reaction of positive thoughts, events and outcomes. It is a catalyst ... a spark that creates extraordinary results.

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immediately and delete or destroy all copies of the original message and attachments thereto. Email sent to or from UI Health Care may be retained as required by law or regulation. Thank you.

Rusnak, Ryan

From: betyandmariom <betyandmariom@yahoo.com>
Sent: Tuesday, May 7, 2019 5:22 PM
To: Rusnak, Ryan
Subject: I reject the Zone change

Hi this is Mario Martinez owner off 4524 North Pine for about eight years. I definitely disagree with the rezoning. I definitely don't want a bigger gas station this is residential zone a nice peaceful place that is mine and family house our neighborhood and were my two kids are growing up in a safe environment and by having that gas station or rezoning to commercial would destroy our peace by bringing the possibility of crime and more garbage around our streets and I always have to pick up garbage and little bottles of licor from gas station product when mowing the front yard. Can't imagine if this rezoning goes through. Would have to most likely move out to keep me and my family peace and safe. So definitely reject the possibility of rezoning. Let's keep our neighborhood the way it has been safe, peaceful, and calm thank you.

Sent from my Samsung Galaxy smartphone.

Rusnak, Ryan

From: Chris Cooper <qcadmin@gmail.com>
Sent: Tuesday, April 30, 2019 3:14 PM
To: Planning Division – CPED
Cc: Rusnak, Ryan; Tompkins, Kerri
Subject: Objection to Rezoning 4607 North Pine (REZ19-06)

Christopher Cooper
4601 Kelling St.
Davenport, IA 52806

April 30th, 2019

To: Davenport Plan and Zoning Commission

Subject: Objection to Rezoning 4607 North Pine (REZ19-06)

Dear Members of the Commission,

At the time of writing, I am currently **opposed** to the rezoning of property at 4607 North Pine Street due to the following concerns:

- A. **Precedent** - The precedent will be set for rezoning from C1 to C2 in the area. While I understand rezoning is handled on a case by case basis, it is my understanding that this will be the first variance given locally under the newly revised classifications. It was mentioned at the April 29th neighborhood meeting by the owners that they were already considering plans to continue expansion in the future to include the remainder of parcel M1049-46 (4624 Cheyenne Ave). Many legal decisions are based on precedent, and this would establish a pattern of major corridor development in a currently residential area.
- B. **After Hours Noise & Litter** - At the April 29th meeting, the owners stated that with the expansion and rezoning, they plan to expand operations to 24 hours and include hot food options. With the property adjacent to one bar (Hawkeye Tap), and 1000 ft away from a second bar (Jeno's), it is my belief this store will become a natural stop after bar closing, contributing to noise pollution and litter in the area. Inebriated patrons are not typically known for cleanliness (or quietness), nor would I reasonably expect a 3rd shift employee to be as vigilant about property clean up as required.
- C. **Lack of Additional Need** - At the April 29th neighborhood meeting, the owners indicated the primary reason for expansion was to accommodate more gas pumps due to need in the area. I do not believe there is sufficient need for additional gas or convenience store amenities in the area. Within a 1.5 Mile radius:

Gas Station / Convenience Stores:

- 1. 0.5 mi - Big 10 Mart (Pine & 53rd)
- 2. 0.8 mi - Kwik Shop (Division & Kimberly)
- 3. 0.9 mi - Kwik Star (Division & Kimberly)
- 4. 0.9 mi - SNS Mart (Division & Kimberly)
- 5. 1.0 mi - Casey's General Store (Division & 53rd)
- 6. 1.3 mi - Murphy Gas (Elsie & Kimberly)
- 7. 1.4 mi - Casey's General Store (Pine & 63rd)

Drinks / Snacks / Tobacco / Liquor:

1. 0.5 mi - Hy-Vee (Pine & Kimberly)
2. 0.8 mi - Walgreens (Division & Kimberly)
3. 0.9 mi - CVS (No Tobacco) (Division & Kimberly)
4. 1.2 mi - Fareway (No Tobacco) (Villa & 53rd)
5. 1.3 mi - Walmart (Elsie & Kimberly)
6. 1.4 mi - Hy-Vee Wine & Spirits (Elsie & Kimberly)

Sincerely,
Christopher Cooper

Subject: Objection to Rezoning 4607 North Pine Street, GD Express (REZ19-06)

My name is Judith Lee, and I live in the greater Green Acres neighborhood at 4621 Kelling Street, about a block from the establishment at 4607 North Pine Street.

I am opposed to the proposed rezoning, and I respectfully request that the Planning & Zoning Commission fail to recommend, and ultimately, the City Council deny the change in zoning from C-1 Neighborhood Commercial Zoning District to C-2 Commercial Zoning District.

As you can see from this Google Earth screenshot, the great Green Acres Neighborhood is mostly quiet residential, even along West 53rd Street, with large lots and relatively modest homes and many houses of worship, especially on North Pine Street. The commercial development is mostly limited to, for example, small business offices, a tanning spa, a renewable energy office, a small strip mall of offices, all businesses with minor associated vehicular and people traffic. Even the BP gas station and neighborhood store on the corner of 53rd and North Pine Street has relatively limited traffic. The only establishments with active vehicular and people traffic in this area are the Hawkeye Tap and the GD Express.

The City of Davenport spent a lot of tax money and hired a professional company from Chicago to prepare an updated zoning code to match today's realities of development and visions for the city.

As you can see from the screen shot of the greater Green Acres neighborhood, I believe that the City of Davenport made a wise decision in zoning this area C-1, which focuses on providing commercial uses that are compatible in scale and character with the surrounding residential area with low intensity mixed. The C-2 Corridor Commercial Zoning District is primarily corridors oriented toward retail centers, individual businesses, and mixed use development, similar to that on Kimberly Road, as the City Planner agreed at the neighborhood meeting last night.

The zoning code has been in place less than 5 months and already the GD Express is requesting a change in zoning that is incompatible with the C-1 character of the Green Acres area. Under the current ordinance, C-1 Districts allow bars and gas stations only as an approved special use and prohibit sales of alcohol, tobacco and vaping products, while C-2 Commercial inherently allows bars and gas stations and sales of alcohol and tobacco and vaping products. The General Manager of GD Express, with the tacit approval of the owner, told 21 people gathered at the neighborhood meeting last night that he intends to expand his business beyond the current boundaries of his site to include more gasoline, fast food, and hard liquor, beer, and wine.

I ask for the Commission to recommend not approving the request for the following reasons:

1. **Setting a Precedent.** As the City Planner stated at the neighborhood meeting, once a zoning variance is approved, it sets a precedence for future

police, 9 were for disturbances/nuisances, 3 were for warrants/checks, 3 were for theft, and 5 were for fraud/deception, weapons, and drugs. I have to admit that 11 officers were called on our neighborhood meeting to respond to a disturbance, which reinforces that disturbances in the area are taken seriously.

5. **Lack of Neighborhood Public Notice.** I understand that city policy is to notify only within 200 feet, but this affects a much larger area – 21 people attended the neighborhood meeting last night. The 200 foot area only include an empty house, the bar, the establishment, the strip mall, a house of worship, several rental properties, and three houses. Residents who would be actually affected were not notified in sufficient time for responses.

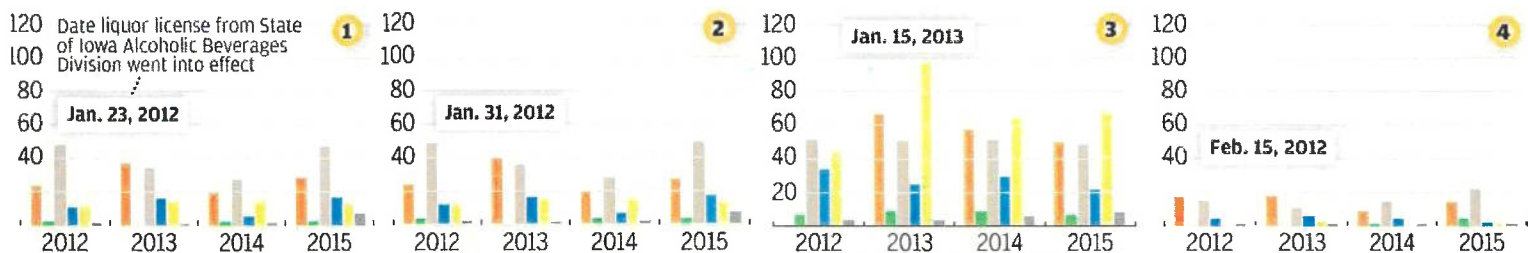
In closing, I respectfully request that the zoning not be changed from C-1 to C-2 for this establishment for the reasons stated above.

Thank you.



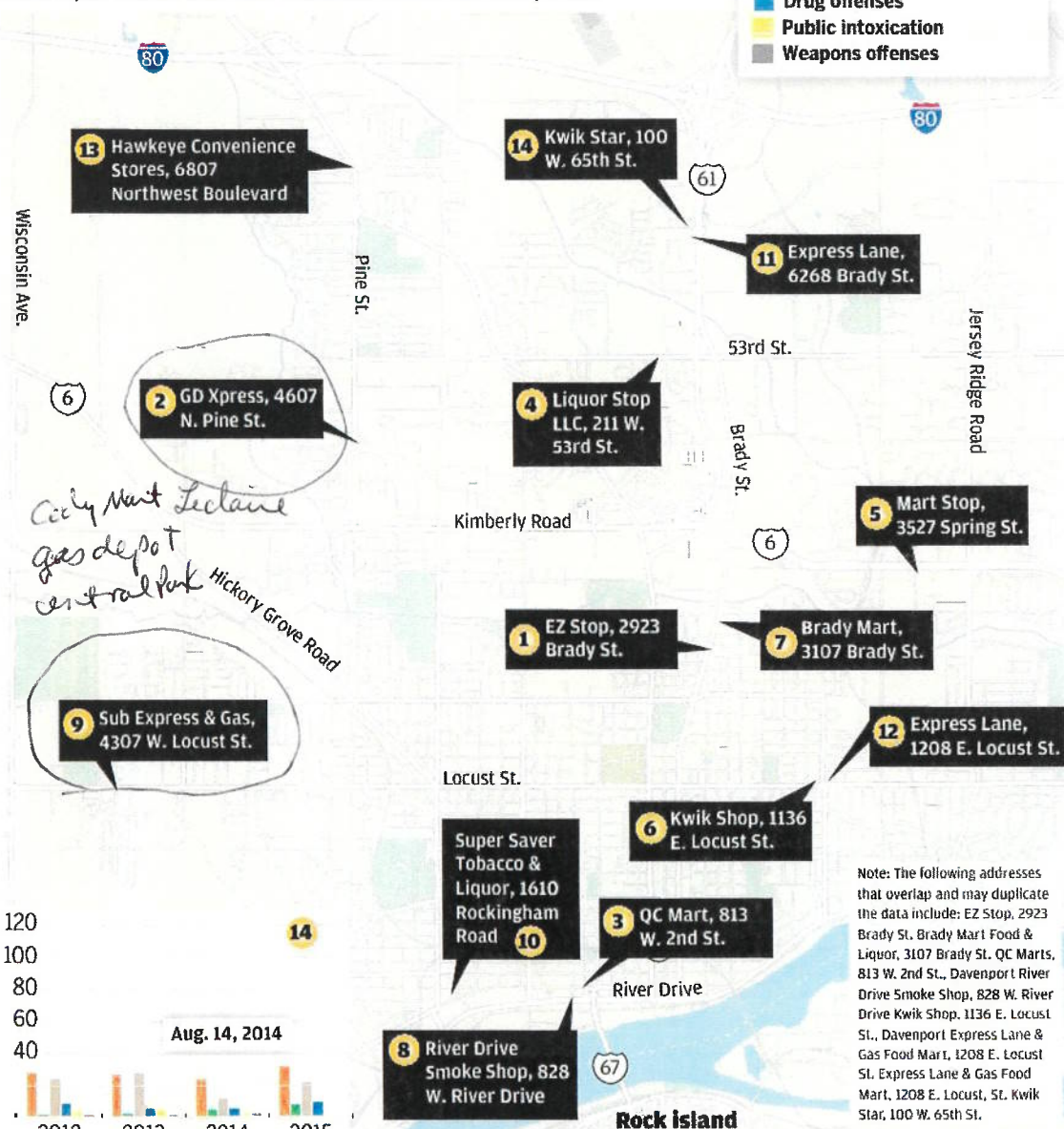






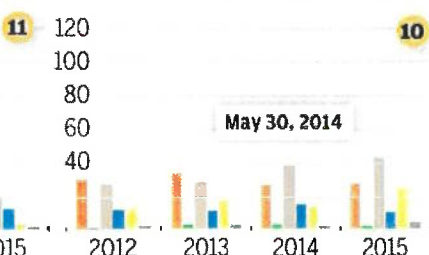
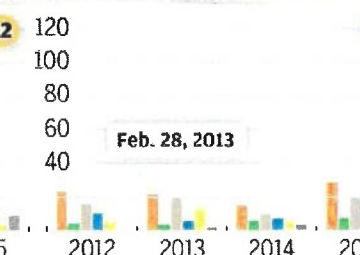
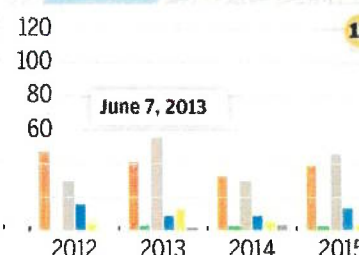
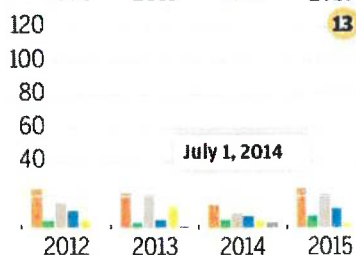
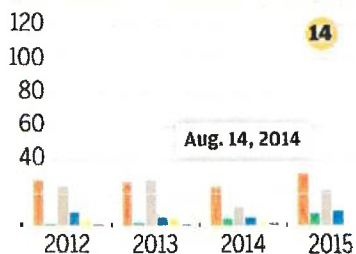
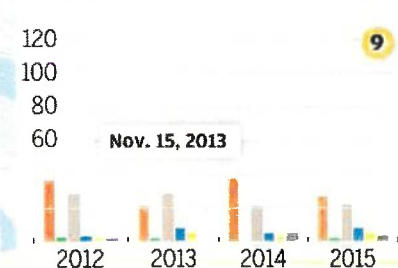
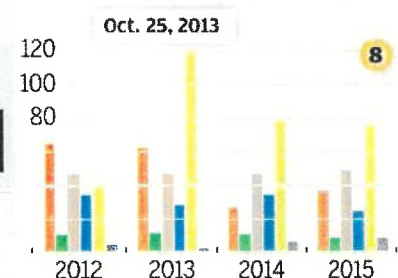
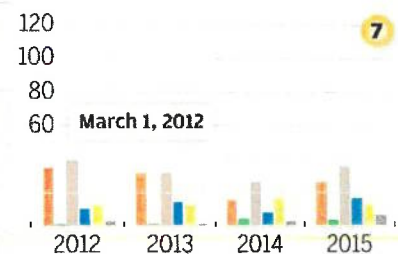
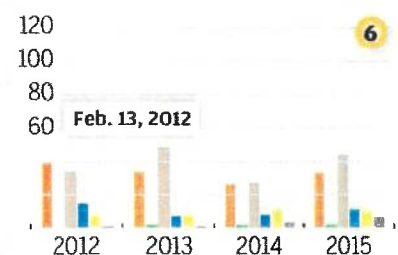
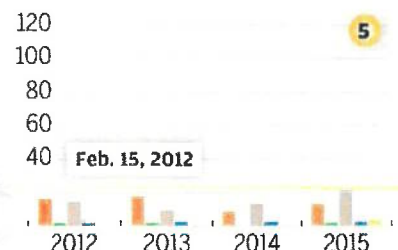
Crime near convenience, liquor stores

The Quad-City Times examined crime data within 1,500 feet of 14 liquor stores and convenience stores in Davenport between 2012 and 2015. According to the Iowa State Alcoholic Beverages Division, the stores examined originally had a liquor license that went into effect within that time period.



TYPES OF INCIDENTS

- Assault (aggravated/simple)
- Robbery
- Vandalism
- Drug offenses
- Public intoxication
- Weapons offenses



Rusnak, Ryan

From: JandPCarr <carrlot58@yahoo.com>
Sent: Tuesday, April 30, 2019 6:50 AM
To: Tompkins, Kerri; Rusnak, Ryan
Subject: 4607 North Pine Zoning Meeting.

My name is James Carr, 4626 Kelling Street, Davenport, Ia and I'm responding to offer my opinion on the rezoning that is being considered for G&D Express Gas/Convenience Store located at 4607 North Pine Street. My wife and I were in attendance at the neighborhood meeting held at the store on 04/30/19.

Thank you both for attending this meeting and providing information in regards to this matter.

My initial response is that I'm against this rezoning. To me it will set a zoning precedent for this area that could inspire other development minded individuals to attempt to convert what was once green space or residential to commercial use. The quality and character of our neighborhood would then change, for the worse in my view, as more traffic, noise, and activity would be introduced.

I understand G&D's motivation, they just want to build a more viable/attractive business. Sadly for them I think the location and it's restrictions do not suit their goals. We should not sacrifice the quality of life we as residents currently enjoy for the purpose of expanding a business that does not fit in with the neighborhood and may alter it's character permanently.

Thank You.

James Carr

Dear City Council Members,

Recently I learned that the Gas Station located little more than 200 feet from my front door, will be expanding. I find this truly distressing and potentially dangerous to our neighborhood. I have lived in this neighborhood for over 15 years and the property I live on has been owned by my family since the early 80's. I have watched many people come and go, and some businesses close. We had small issues with the bar located across the street in the past, but nothing like the problems that have ensued since the G.D. Express opened. Small issues like trash and loitering, are nothing compared to the other bigger problems. First the sale of alcohol has brought a very bad element to this neighborhood, that wasn't present before. These people bring with them loud music late at night, yelling and yes fighting. So bad I can't even have my windows open at night because I would be constantly woken up. To be truthful, I am starting to wonder if having my windows open is even safe anymore and I hate feeling this way. I understand that the gas station has a right to run a profitable, successful business, but at what price to the neighborhood? Do we honestly want or need a 5000 Square foot gas station, which is located less than a mile from a BP gas station? I say no, we don't need that. We are located close too Hy Vee and Fareway Grocery stores. Both within walking distance and both stores carrying everything the gas station does and more. We are also located right on the bus line and the bus stops at several corners. This neighborhood has the best of both worlds, it's close to shops and transportation, meaning the people that live in this neighborhood are well served.

Unfortunately, if you allow this Gas Station to expand, you will change the makeup of this neighborhood. We already have traffic issues, that Pine street can barely handle. Speeding, accidents and failure to stop at the stop signs. They have installed flashing lights just to make sure that people see the stop signs. Last Thursday we had two cop cars handing out speeding tickets all afternoon and they stayed busy. How much busier will Pine street be , I.E. our neighborhood if the gas station is allowed to expand. The noise

and traffic from the gas station is bad now, how much worse will it get? No one can say and I would rather we don't find out. I ask any and all Counsel Members to come observe a Friday or Saturday night in my back yard and get an idea of what goes on in this neighborhood. Until to live here, I don't feel you have the right to inflict drastic change on our neighborhood. I also feel that changing the zoning will only make this area less of a neighborhood and more of a business district. I lived in a business district in college and would rather not live in one again. Please consider everyone in the neighborhood, and all the issues that this expansion will create, before granting this business a license to expand.

Sincerely,

Jayne Haffarnan

4706 North Pine Street

Davenport

A handwritten signature in blue ink, reading "Jayne Haffarnan". The signature is written in a cursive, flowing style with a large initial "J".

4/25/19

From:

Richard & Lydia McCrady
4716 N. Pine
Davenport, IA 52806

RE: Proposed construction of Liquor
and grocery mart at 46th street
and Cheyenne Ave., with major sales
of alcohol.

My wife, Lydia McCrady and I are definitely
opposed to this proposal for the following
reasons;

1. Increased traffic for this short street
resulting in more vehicle accidents from
cars turning onto Pine street.
2. This area is already saturated with
businesses selling alcohol.
 1. Hawkeye Tap
4646 Cheyenne Ave
 2. Seno's Little Hungary Tavern
4908 N. Pine
 3. BP 10 Mart
2308 W 53rd Street (NW corner of 53rd & Pine)
 4. Hy-Vee Store
2200 Kimberly Rd. (NE corner (Kimberly + Pine))

2. These businesses are all located within a 10 block area, North and South of the Proposed site.
3. The proposed business indicate they plan to sell groceries along with alcohol products. This is a sham because they cannot compete with Fairway, Hy-Vee or Walmart on prices. Their main business would be alcohol.
4. The parking lot would become a gathering space and hang-out for people drinking their purchases.

Signed: Richard McQuady
Dylin McQuady

INCIDENT SEARCH

Print Date/Time: 4/30/2019 9:53:39 AM

Incident Number	Call Date/Time	Officers	Location	Incident Type
Dispositions				
=====	=====			
2019-00033968	04/29/2019 17:32:33	842 Hunter, 831 Blaser, 800 Blocker, 869 Crow, 813 Howell, 855 Remley, 838 Johnson, 818 Askam, 817 Mayfield, 867 Mitchell, 788 Runge	UNFOUNDED - 1	4607 N PINE ST, Davenport Disturbance/Nuisance
2019-00033157	04/26/2019 17:56:19			
HBO - 1			4607 N PINE ST, Davenport	Public Service
2019-00032868	04/25/2019 15:21:49		849 Askew	
REPORT - 1			4607 N PINE ST, Davenport	Traffic Stop
2019-00032863	04/25/2019 15:13:12		738 Miller	
HBO - 1			4607 N PINE ST, Davenport	Wanted Check
2019-00029253	04/13/2019 19:38:58		865 Mark, 784 Bowers	
HBO - 1			4607 N PINE ST, Davenport	Public Service
2019-00029231	04/13/2019 18:20:11		869 Crow, 788 Runge, 818 Askam, 854 Wehde, 824 Hegg, 766 Mahieu, 865 Mark, 784 Bowers	
REPORT - 1			4607 N PINE ST, Davenport	Weapons/Fire Arms
2019-00015612	02/25/2019 13:41:56		808 Stegall	
REPORT - 1			4607 N PINE ST, Davenport	Traffic Hazard
2018-00077665	10/04/2018 23:37:30		837 Thomas	
CIT - 1, REPORT - 1			4607 N PINE ST, Davenport	Traffic Stop
2018-00073613	09/20/2018 10:04:00		646 Anderson	
HBO - 1			4607 N PINE ST, Davenport	Harassment/Stalking/Threat
2018-00073419	09/19/2018 17:07:58		1170 VanCamp	
REPORT - 1			4607 N PINE ST, Davenport	Fraud/Deception
2018-00073298	09/19/2018 10:23:58		715 Crow, 708 Alcala	
HBO - 1			4607 N PINE ST, Davenport	Harassment/Stalking/Threat
2018-00072964	09/17/2018 23:33:11		762 Koepke	
CIT - 1			4607 N PINE ST, Davenport	Traffic Stop
2018-00070185	09/07/2018 17:21:09		784 Bowers, 709 Gillaspie	
UTL/GOA - 1			4607 N PINE ST, Davenport	Domestic Disburbance/Violence
2018-00069046	09/03/2018 07:45:33		715 Crow, 708 Alcala	
UTL/GOA - 1			4607 N PINE ST, Davenport	Domestic Disburbance/Violence
2018-00065323	08/22/2018 11:25:53		715 Crow	
REPORT - 1			4607 N PINE ST, Davenport	Domestic Disburbance/Violence
2018-00065185	08/21/2018 23:27:52		825 Deney	
HBO - 1			4607 N PINE ST, Davenport	Traffic Hazard
2018-00064419	08/19/2018 09:48:51		757 Regan	
HBO - 1			4607 N PINE ST, Davenport	Traffic Hazard
2018-00056603	07/23/2018 10:20:57		715 Crow	
HBO - 2			4607 N PINE ST, Davenport	Public Service
2018-00047237	06/21/2018 09:27:59		715 Crow, 694 Greenleaf	
REPORT - 1			4607 N PINE ST, Davenport	Public Service
2018-00045301	06/14/2018 01:38:48		791 Trice, 819 Digman	
UNFOUNDED - 1			4607 N PINE ST, Davenport	Weapons/Fire Arms
2018-00044161	06/09/2018 22:02:24		833 Griffin	
HBO - 1			4607 N PINE ST, Davenport	Theft (Larceny)
2018-00043793	06/08/2018 14:41:20		827 Jarrin	
UTL/GOA - 1			4607 N PINE ST, Davenport	Traffic Hazard
2018-00043247	06/06/2018 15:51:37		760 Antle	
UTL/GOA - 1			4607 N PINE ST, Davenport	Drugs
2018-00042784	06/04/2018 17:43:38		818 Askam	
HBO - 1			4607 N PINE ST, Davenport	Assist Other Agencies
2018-00038704	05/21/2018 14:27:24		851 Rusk, 788 Runge	
UTL/GOA - 1			4607 N PINE ST, Davenport	Disturbance/Nuisance
2018-00031648	04/28/2018 19:09:32		800 Blocker, 788 Runge, 746 Kelling, 831 Blaser	
ARREST - 1, REPORT - 1			4607 N PINE ST, Davenport	Warrant Service

**NOTICE
NEIGHBORHOOD MEETING
MONDAY, APRIL 29, 2019 – 5:30 P.M.
4607 NORTH PINE STREET**

You are invited to a neighborhood meeting regarding the following request:

Case REZ19-06: Request of Jasveer Saini for a zoning map amendment on .56 acres, more or less, of property located at 4607 North Pine Street from C-1 Neighborhood Commercial Zoning District to C-2 Corridor Commercial District. [Ward 7]

The purpose of the request is to allow the property to be redevelopment with a larger store and additional gasoline pumps.

Please see map on the back for the meeting location.

The purpose of the meeting is to allow the applicant to describe the proposed development, answer any questions you have and hear any concerns about the proposed development.

If you have any questions on this request, or if you need accommodations for any reason, please contact Ryan Rusnak, AICP, the case planner assigned to this project at rrusnak@ci.davenport.ia.us or 563-888-2022.



Subject Property

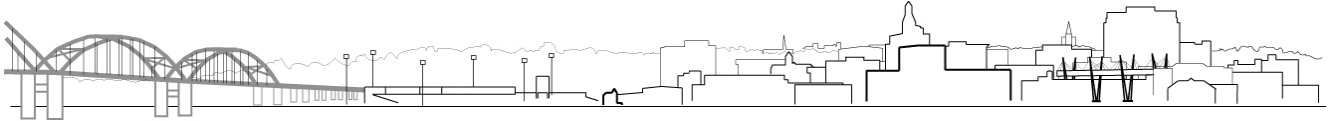


200 Foot Notification Radius

N



**PUBLIC HEARING NOTICE
PLAN AND ZONING COMMISSION
CITY OF DAVENPORT**



Public Hearing Details:

Date: 4/30/2019
Time: 5:00 PM
Location: 226 West 4th Street in City Hall Council Chambers.
Subject: Public hearing for a zoning map amendment.
Location: 4607 North Pine Street
Case #: REZ19-06

Ward: 7th

To: All property owners within 200 feet of the subject property.

What is this All About?

This notice is being sent to inform you that a public hearing will be held for a request for a zoning map amendment. The purpose of the request is to allow the property to be redevelopment with a larger store and additional gasoline pumps.

Request Description:

Case REZ19-06: Request of Jasveer Saini for a zoning map amendment on .56 acres, more or less, of property located at 4607 North Pine Street from C-1 Neighborhood Commercial Zoning District to C-2 Corridor Commercial District. [Ward 7]

What are the Next Steps after the Public Hearing?

The 4/30/2019 public hearing is the first step in the review/approval process. The Plan and Zoning Commission will meet on 5/14/2019 to vote (provide its recommendation) on the request. 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 specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment or Protest?

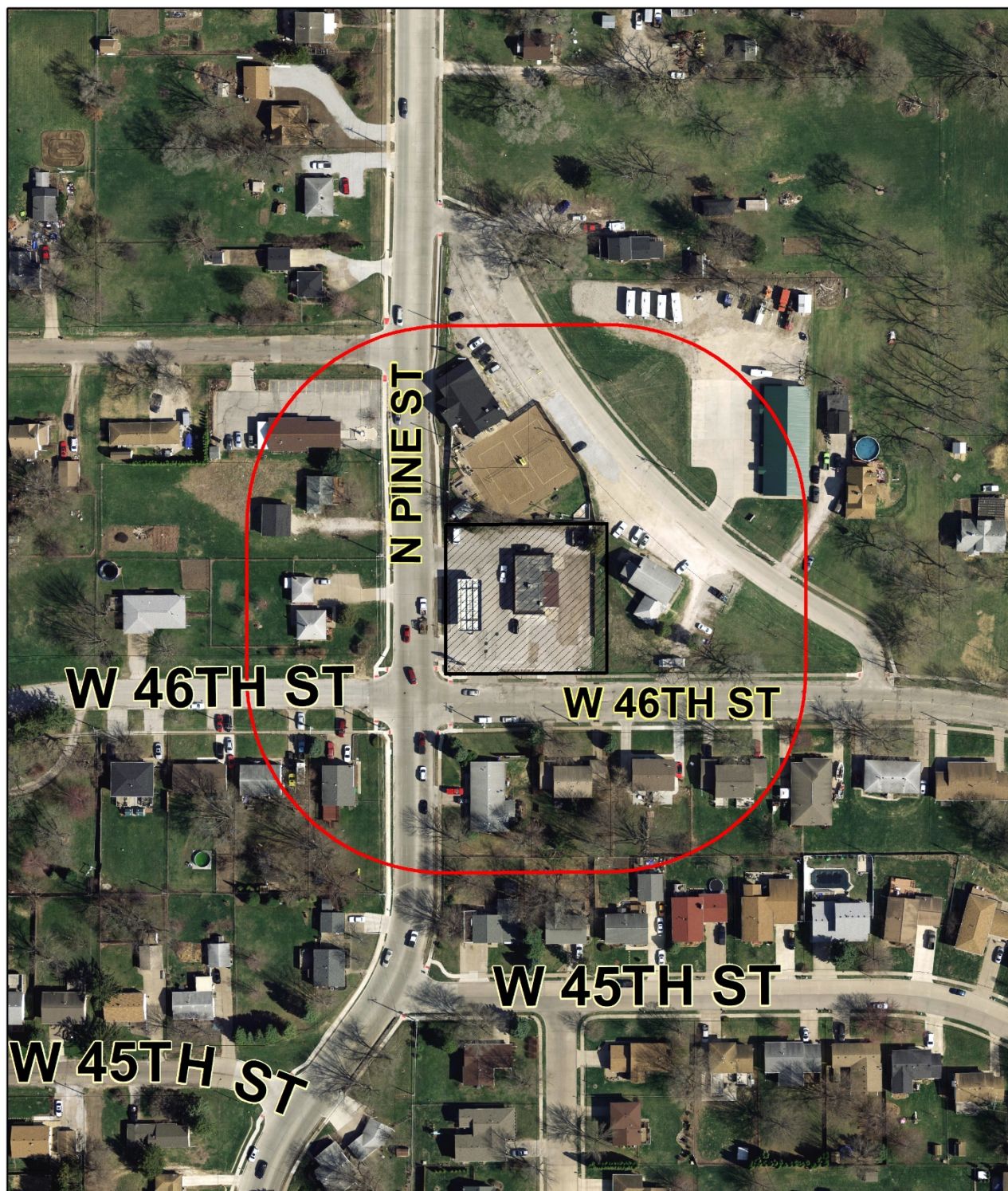
As a property owner within 200 feet of the subject property, you have the opportunity to officially comment or formally protest this request. These must be provided in writing.

If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the public hearing. Please note that for a protest to be official, it needs to be in writing. Send comments to planning@ci.davenport.ia.us or CPED, 226 W 4th St, Davenport IA 52801.

Do You Have Any Questions?

If you have any questions on this request, or if you need accommodations for any reason, please contact Ryan Rusnak, AICP, the case planner assigned to this project at rrusnak@ci.davenport.ia.us or 563-888-2022. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the Petitioner or Commission/Board. If you are interested in the current schedule and outcome of this case, please contact the Community Planning Office at 563-326-7765 or planning@ci.davenport.ia.us for updates.



Subject Property



200 Foot Notification Radius



FID	OBJECTID	TAX_LINK	TAX_RECORD	Parcel	Address	Occupancy	Deed1_Name	Deed1_Addr	Deed1_CSZ
0	2874	M1049-31A	SINGLE	M1049-31A	4621 CHEYENNE AV		IV-P INVESTMENTS LLC	4440 CHEYENNE AVE	DAVENPORT IA 52806
1	2236	M1049-31B	SINGLE	M1049-31B	4619 CHEYENNE AV	Single-Family	JESSICA K WEBB	4619 CHEYENNE AV	DAVENPORT IA 52806
2	13461	M1049-46	SINGLE	M1049-46	4624 CHEYENNE AV	Three-Family Conversion	NO BOUNDRY LLC	4118 BRIARWOOD DR	COUNCIL BLUFFS IA 51503
3	4372	M1049-46A	SINGLE	M1049-46A	4607 N PINE ST		SAINI III LLC	4607 N PINE ST	DAVENPORT IA 52806-5035
4	8004	M1049-47	SINGLE	M1049-47	4646 CHEYENNE AV		BARRY TUCKER		
5	24514	M1501A01	SINGLE	M1501A01	4521 N PINE ST	Two-Family Duplex	PATRICIA TUCKER	4646 CHEYENNE AV	DAVENPORT IA 52806
6	21925	M1501A02	SINGLE	M1501A02	2245 W 46TH ST	Two-Family Duplex	BFS PROPERTIES LLC	1415 ANTLER CT	BETTENDORF IA 52722
7	17426	M1501A03	SINGLE	M1501A03	2239 W 46TH ST	Two-Family Duplex	BFS PROPERTIES LLC	1415 ANTLER CT	BETTENDORF IA 52722
8	17420	M1501A04	SINGLE	M1501A04	2227 W 46TH ST	Two-Family Duplex	FLYNN HOLDINGS CO LLC	904 GRANT ST	BETTENDORF IA 52722
9	17415	M1501A05	SINGLE	M1501A05	2223 W 46TH ST	Two-Family Duplex	MICHELLE NEWTON	2227 W 46TH ST	DAVENPORT IA 52806-4801
10	376	M1501A09	SINGLE	M1501A09	2254 W 45TH ST	Single-Family	TIM SOTHMANN		
11	2895	M1501A10	SINGLE	M1501A10	2246 W 45TH ST	Single-Family	GLORIA SOTHMANN	1460 W 40TH ST	DAVENPORT IA 52806
12	2891	M1501A11	SINGLE	M1501A11	2238 W 45TH ST	Single-Family	LORI LAKEY	2254 W 45TH ST	DAVENPORT IA 52806
13	13328	M1501A12	SINGLE	M1501A12	2232 W 45TH ST	Single-Family	KITTI EIKENBERRY	2246 W 45TH ST	DAVENPORT IA 52806
14	24521	O1607C01	SINGLE	O1607C01	4524 N PINE ST	Single-Family	AURELIANO VAZQUEZ		
15	24523	O1607C02	SINGLE	O1607C02	2311 W 46TH ST	Single-Family	PETRA VAZQUEZ	2238 W 45TH ST	DAVENPORT IA 52806
16	11261	U0955-01	SINGLE	U0955-01	4604 N PINE ST	Single-Family	MICHAEL CARNEY		
17	3913	U0955-02	SINGLE	U0955-02	4616 N PINE ST		DEBRA CARNEY	2232 W 45TH ST	DAVENPORT IA 52806
18	22041	U0955-03B	SINGLE	U0955-03B	4630 N PINE ST		MARIO MARTINEZ	4524 N PINE ST	DAVENPORT IA 52806
							RIOT RENOVATIONS LLC	1519 11TH AVE	MOLINE IL 61265-3141
							LEROY TRACY		
							ANNE TRACY	4604 N PINE ST	DAVENPORT IA 52806
							DAVENPORT BUDDHIST ASSC KIM TEMPLE INC		
							KIM CANG TEMPLE INCE	4630 N PINE ST	DAVENPORT IA 52806
							DAVENPORT BUDDHIST ASSC KIM TEMPLE INC		
							KIM CANG TEMPLE INCE	4630 N PINE ST	DAVENPORT IA 52806

City of Davenport
Plan and Zoning Commission

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

Date
5/14/2019

Subject:

Request F19-07 of Advance Homes, INC for final plat Candlelight Village on 4.01 acres, being a replat of Lot 1 Candlelight Square 1st Addition located at 5330 Gaines St. containing 1 lot zoned multiple-family (R-MF). [Ward 6]

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward F19-07 to the City Council with a recommendation for approval subject to the listed conditions.

Background:

Comprehensive Plan:

Within Urban Service Area (USB35): Yes
Future Land Use Designation: RG

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.

Technical Review:

Streets. No new 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 and specifically 13.34.140.

Sanitary Sewer. Sanitary sewer service is located along the street. No new service will be required.

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

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

DISCUSSION

Planning Staff has reviewed this plat and confirmed that the plat generally conforms to the requirements of the subdivision code.

STAFF RECOMMENDATION

Findings

The plat shall conform to the requirements of the subdivision code and the plat shall further development in this areas.

Prepared by:

Scott Koops, AICP – Planner II Community Planning

ATTACHMENTS:

Type	Description
▢ Backup Material	Background Material
▢ Backup Material	Final Plat
▢ Exhibit	Application F19-07

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	5/8/2019 - 11:55 AM



City of Davenport
Community Planning & Economic Development Department
STAFF REPORT

PLAN AND ZONING COMMISSION

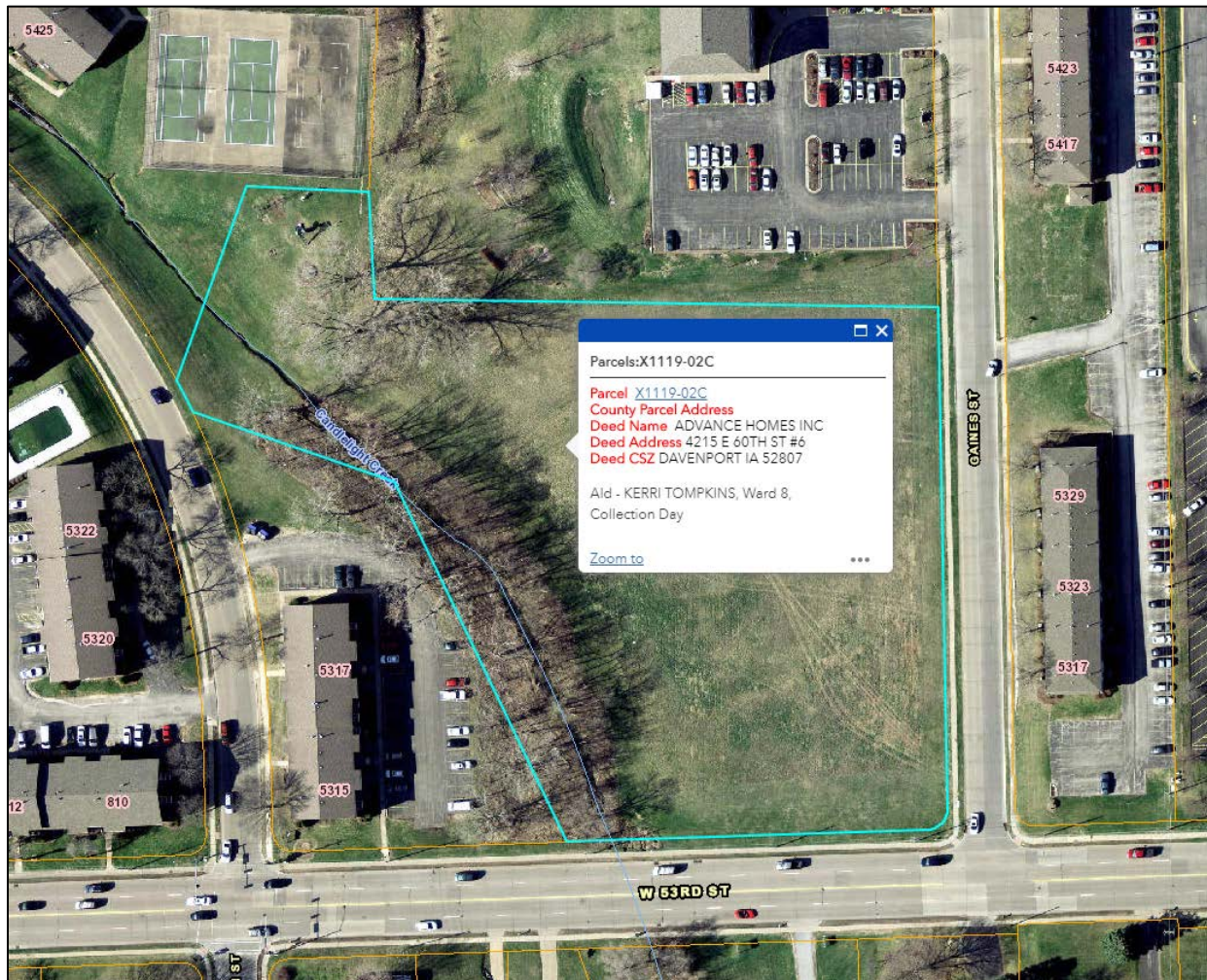
Date: April 30, 2019
Request: F19-07 Final Plat – Candlelight Village
Address: 5330 Gaines Street
Applicant: Advance Homes, INC

DESCRIPTION

Request F19-07 of Advance Homes, INC for final plat Candlelight Village on 4.01 acres, being a replat of Lot 1 Candlelight Square 1st Addition located at 5330 Gaines St. containing 1 lot zoned multiple-family (R-MF). [Ward 6]

Recommendation: Staff recommends the City Plan and Zoning Commission accept the listed findings and forward F19-07 to the City Council with a recommendation for approval subject to the listed conditions.

Aerial Photo:

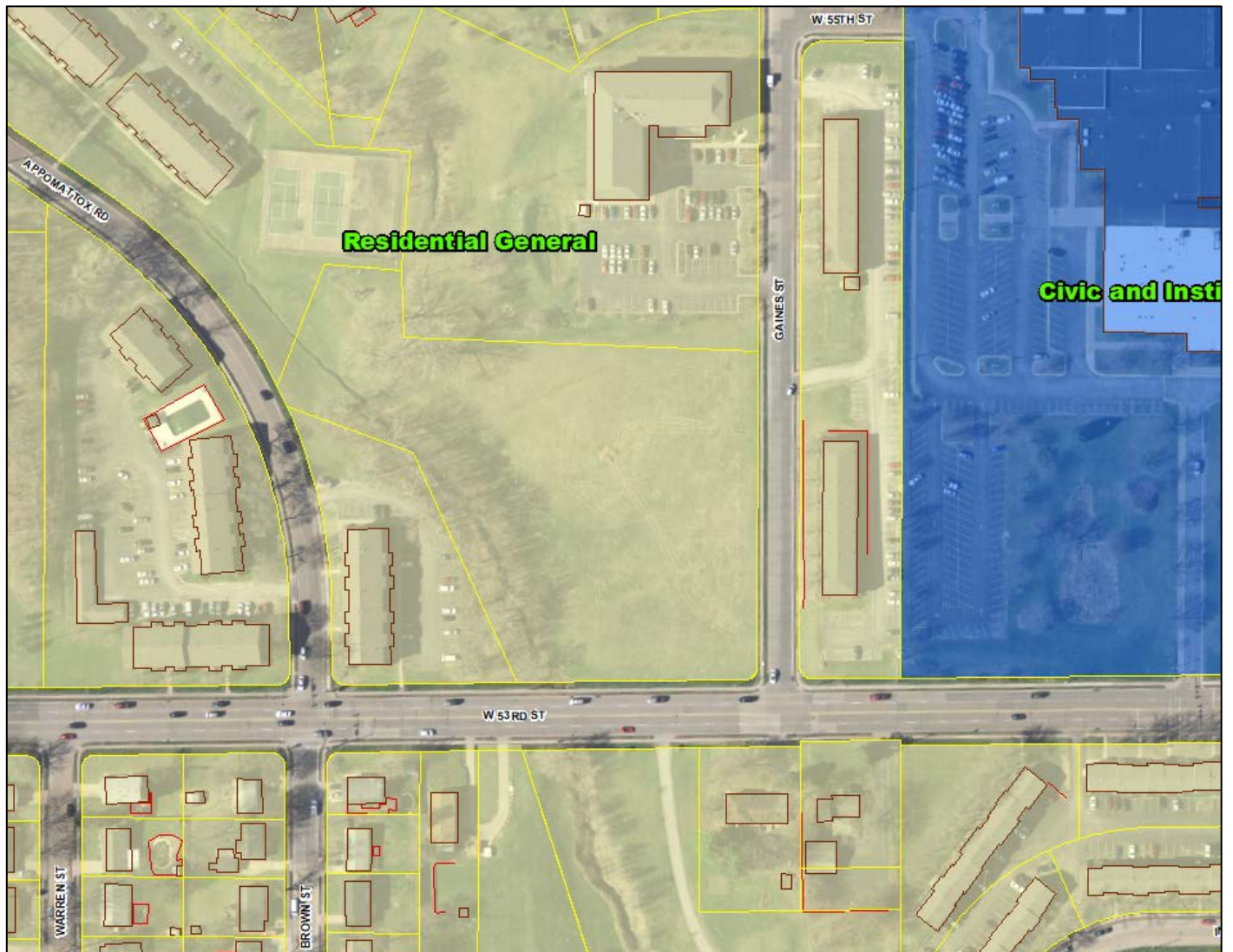


Zoning

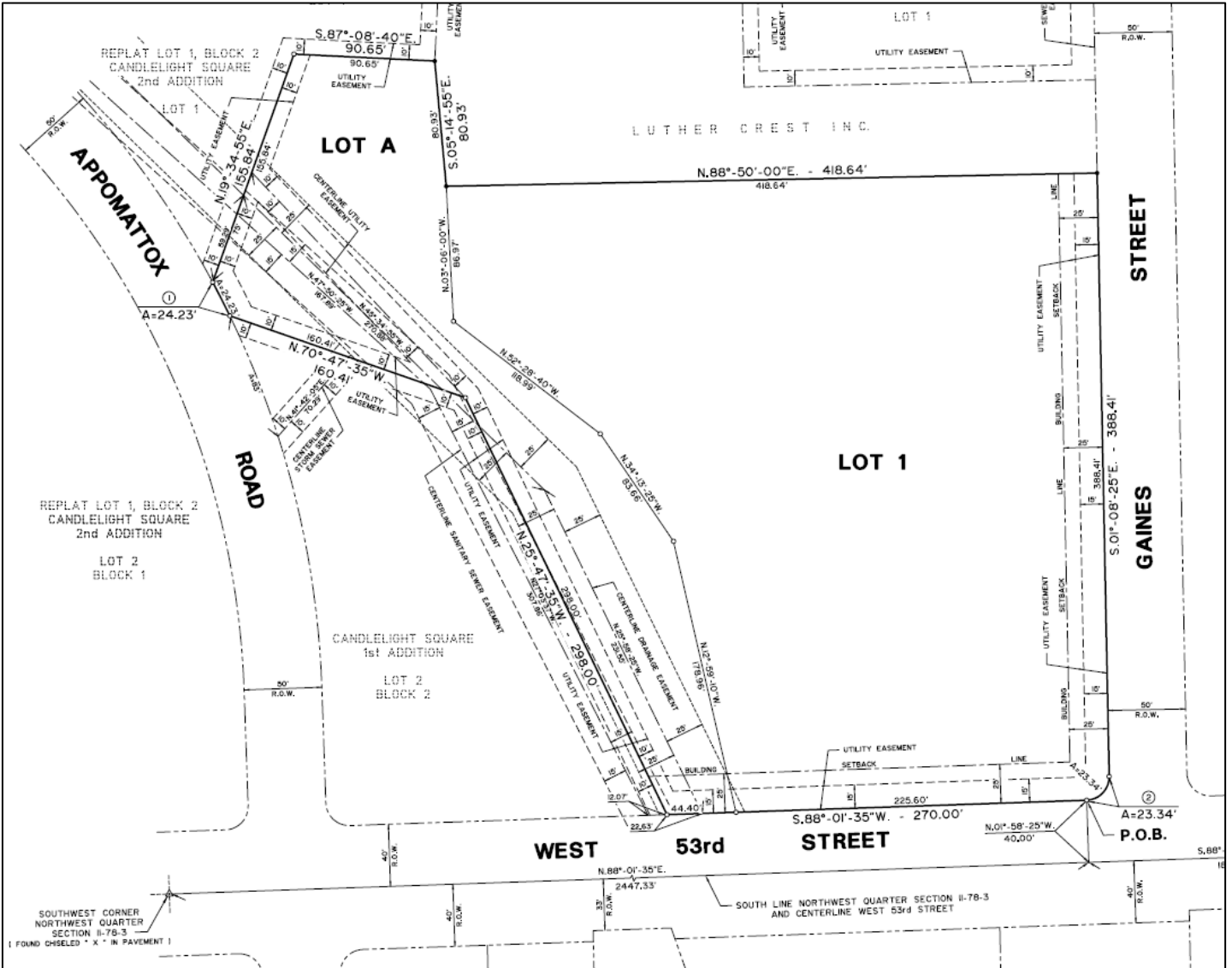
("R-MF" Multiple Family, "R-3" One & Two Family Residential, "R-1" Single Family, and "S-IC" Institutional Campus)



Land Use 2035
(Residential General & Civic/Institutional)



Plat



FINAL PLAT OF CANDLELIGHT VILLAGE AN ADDITION TO THE CITY OF DAVENPORT, IOWA

BEING PART OF THE NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5th P.M.
AND BEING A REPLAT OF PART OF LOT 1,
CANDLELIGHT SQUARE 1st ADDITION

OWNER & DEVELOPER
ADVANCE HOMES INC.
4218 EAST 80th STREET
DAVENPORT, IOWA
ATTN: ADAM SEITZ

GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THIS  (5/8" IRON PIN)
IRON MONUMENTS SET SHOWN THIS  (5/8" IRON PIN)
ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
SUBDIVISION CONTAINS 4.01 ACRES, MORE OR LESS.
BLANKET UNDERGROUND AND OVERHEAD EASEMENTS GRANTED WITHIN
THE MINIMUM WIDTH OF SIDE YARD PROVISIONS OF CHAPTER 17.42 OF
THE ZONING ORDINANCE OF THE CITY OF DAVENPORT, IOWA, ALONG THE
SIDE LOT LINES OF EACH LOT HEREIN FOR ALL PRIMARY AND
SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC
TRANSFORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER
LATERALS, TELEPHONE SERVICE, CABLE T.V. AND STREET LIGHTS.
SUBDIVISION IS ZONED R-5M (MEDIUM DENSITY DWELLINGS DISTRICT).
BEARINGS SHOWN ARE BASED ON THE IOWA STATE PLANE COORDINATE
SOUTH ZONE, NAD 83 (2011)

I, the undersigned, being duly sworn, depose and say that the foregoing description of the property and the extent thereof are true and correct to the best of my knowledge and belief, and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.
Subscribed and sworn to before me on this 1st day of April, 2010.
Notary Public for the State of Iowa
My Commission Expires on December 31, 2012
Page 1 of 1
Printed on 11x17 inch paper

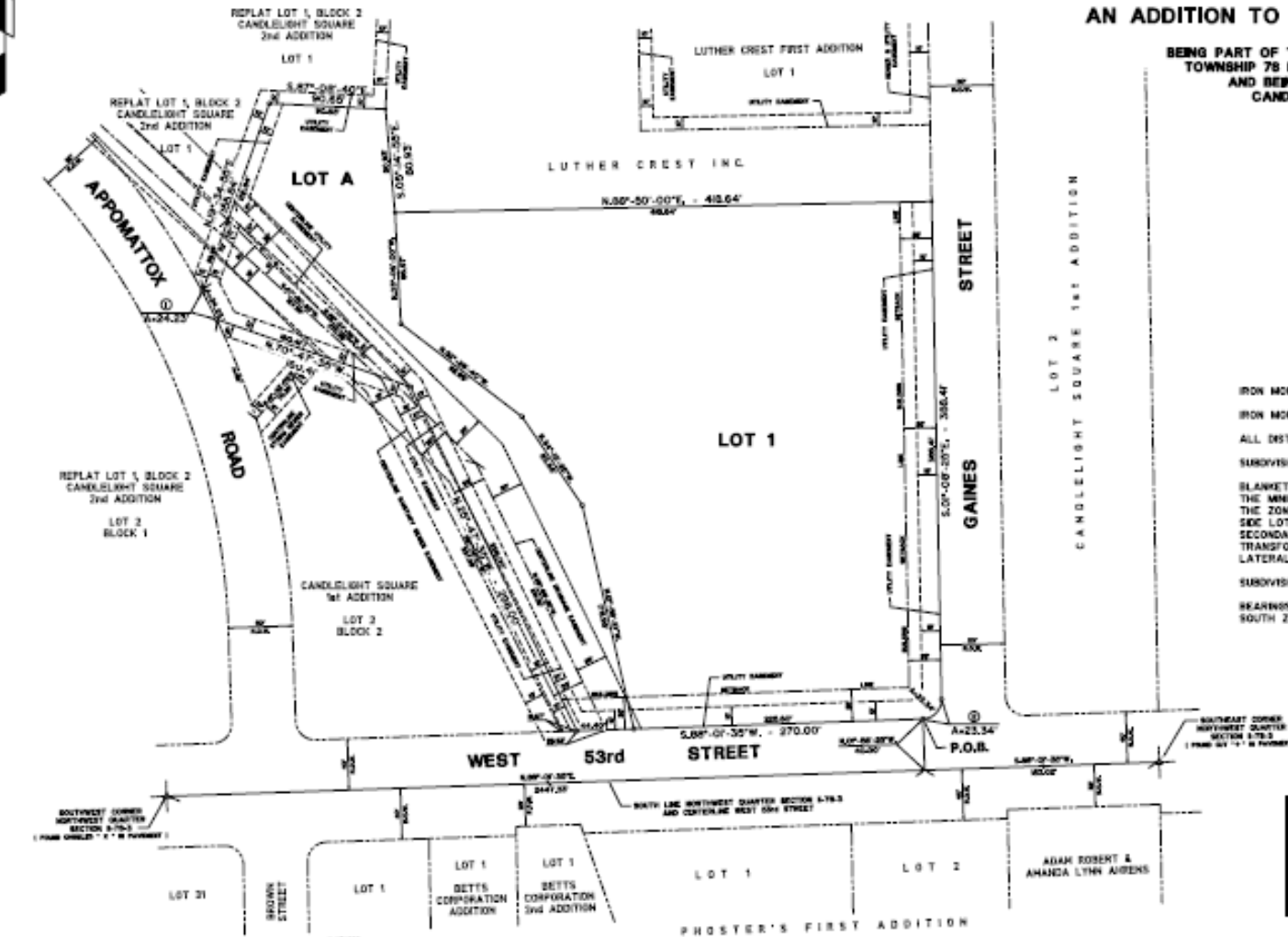


PREPARED BY
VERBEKE & MEYER
CONSULTING ENGINEERS, P.C.
4111 EAST 80th STREET
DAVENPORT, IOWA 52807
PHONE 319.355.1111 FAX 319.355.1112
WWW.VMENG.COM



LOT AREAS			
NO.	SQUARE FEET	AC.	INCHES
1	12,345	0.28	1/4"
2	12,345	0.28	1/4"

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARINGS	TANGENT
1	100.00'	90°-00'-00"	90.00'	90.00'	N 00°-00'-00" E	0.00'
2	100.00'	90°-00'-00"	90.00'	90.00'	N 00°-00'-00" E	0.00'



CENTURYLINK	MIDAMERICAN ENERGY COMPANY	IOWA-AMERICAN WATER CO.	MEDIACOM	PLAN & ZONE COMMISSION	CITY OF DAVENPORT, IOWA
BY _____	BY _____	BY _____	BY _____	BY _____	BY _____
DATE _____	DATE _____	DATE _____	DATE _____	DATE _____	DATE _____

BACKGROUND

Comprehensive Plan:

Within Urban Service Area (USB35): Yes

Future Land Use Designation: RG

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.

Technical Review:

Streets. No new 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 and specifically 13.34.140.

Sanitary Sewer. Sanitary sewer service is located along the street. No new service will be required.

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

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

DISCUSSION

Planning Staff has reviewed this plat and confirmed that the plat generally conforms to the requirements of the subdivision code.

STAFF RECOMMENDATION

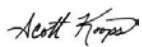
Findings

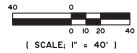
The plat shall conform to the requirements of the subdivision code and the plat shall further development in this areas.

Recommendation

Staff recommends the City Plan and Zoning Commission forward F19-07 to the City Council with a recommendation for approval subject to the following condition(s):

1. That the surveyor signs the plat;
2. That the plat depict a drainage easement to convey the 100 year storm event from Lot 1 to Lot A per 13.34.140;
3. Stormwater detention shall be proved on Lot 1 and a blank easement shall be provided;
4. A 50' buffer shall be required on both sides of the stream per 13.34 Easements; and
5. Ownership of Lot A shall be shown;

Prepared by: 
Scott Koops, AICP – Planner II Community Planning



LOT AREAS			
NO.	SQUARE FEET	NO.	ACRES
I	129,615	I	2.98
A	45,335	A	1.03

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	596.62'	02°-19'-35"	24.23'	24.22'	N.26°-56'-55"W.	12.81'
2	15.00'	89°-10'-00"	23.34'	21.06'	N.43°-26'-35"E.	14.78'

FINAL PLAT OF
CANDLELIGHT VILLAGE
AN ADDITION TO THE CITY OF DAVENPORT, IOWA

BEING PART OF THE NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5th P.M.
AND BEING A REPLAT OF PART OF LOT 1,
CANDLELIGHT SQUARE 1st ADDITION

OWNER - DEVELOPER

ADVANCE HOMES INC.

4215 EAST 60th STREET

DAVENPORT, IOWA

ATTN: ADAM SEITZ

GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THUS (5/8" Ø IRON PIN)

IRON MONUMENTS SET SHOWN THUS (5/8" Ø IRON PIN)

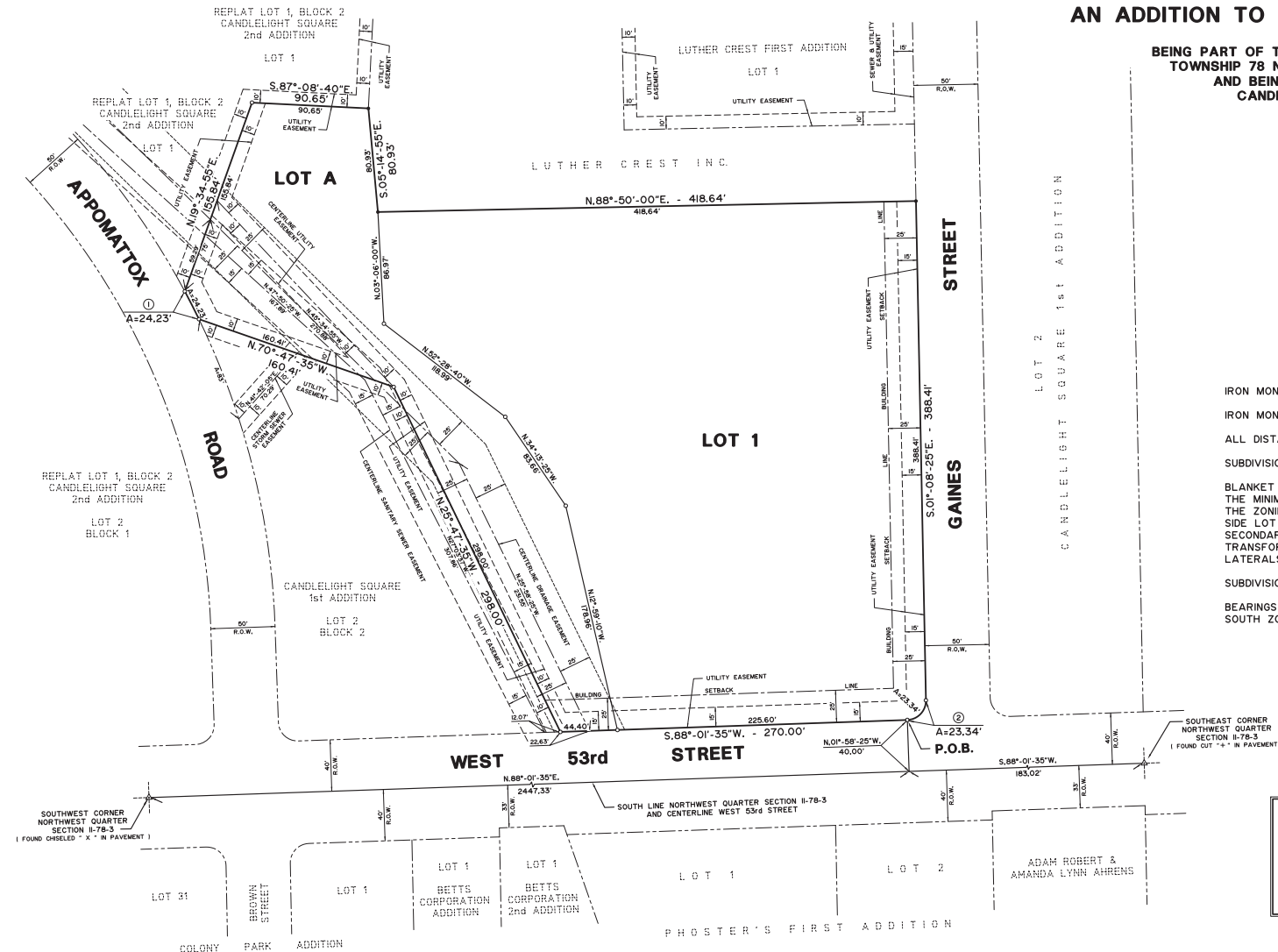
ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 4.01 ACRES, MORE OR LESS.

BLANKET UNDERGROUND AND OVERHEAD EASEMENTS GRANTED WITHIN THE MINIMUM WIDTH OF SIDE YARD PROVISIONS OF CHAPTER 17.42 OF THE ZONING ORDINANCE OF THE CITY OF DAVENPORT, IOWA, ALONG THE SIDE LOT LINES OF EACH LOT HEREIN FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE, CABLE T.V. AND STREET LIGHTS.

SUBDIVISION IS ZONED R-5M (MEDIUM DENSITY DWELLING DISTRICT).

BEARINGS SHOWN ARE BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 (2011).



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.

Signature: David L. Meyer, P.E. & L.S., License Number 7222
Date: APRIL 22, 2019
My license renewal date is December 31, 2020

THIS SHEET ONLY
Pages or sheets covered by this seal:



PREPARED BY

VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.

4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348

VMCE 19139

CENTURYLINK

BY _____
DATE _____

MIDAMERICAN ENERGY COMPANY

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

IOWA-AMERICAN WATER CO.

BY _____
DATE _____

MEDIACOM

BY _____
DATE _____

PLAN & ZONE COMMISSION

BY _____
DATE _____

CITY OF DAVENPORT, IOWA

BY _____
ATTEST _____
DATE _____

**CITY OF DAVENPORT
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT (CPED)
SUBDIVISION REFERENCE FILE**

PRELIM / **FINAL** / PUD (circle the appropriate designation)

SUBDIVISION NAME: CANDLELIGHT VILLAGE

LOCATION: Northwest corner 53rd & Gaines Streets

DEVELOPER: Name: Advance Homes, Inc. (Adam Seitz)
Address: 4215 East 60th Street, Davenport, IA 52807
Phone: 563-359-0309 FAX: _____
Mobile Phone: 563-940-4030 Email: adamseitz@advancehomesinc.com

ENGINEER: Name: Verbeke-Meyer Consulting Engineers, P.C.
Address: 4111 East 60th Street, Davenport, IA 52807
Phone: 563-359-1348 FAX: 563-359-3295
Mobile Phone: _____ Email: d1m@verbeke-meyer.com

ATTORNEY: Name: Samuel J. Skorepa
Address: Lane & Waterman, 200 North Main Street, Davenport, IA 52801
Phone: 563-333-6646 FAX: _____
Mobile Phone: _____ Email: sskorepa@l-wlaw.com

OWNER: Name: Same as Developer
Address: _____
Phone: _____ FAX: _____
Mobile Phone: _____ Email: _____

NUMBER OF LOTS: 2 ACRES: _____
SF 2F MF & EST. UNITS COMM IND

STREETS ADDED: - 0 - LINEAR FEET

Does the plat contain a drainage way or floodplain area: * Yes ___ No

Fee per Plat	Fee
Ten or fewer lots (< 10 lots)	\$400 plus \$25/lot
Eleven to twenty-five lots (≥ 11 lots ≤ 25 lots)	\$700 plus \$25/lot
More than twenty-five lots (> 25 lots)	\$1,000 plus \$25/lot
Reforestation fee (submit to Land Use Office Prior to City Council review)	\$150 per 50 feet of lineal lot frontage

**NOTE: THE PLAT WILL NOT BE PROCESSED UNTIL THE FEE AND COMPLETED REFERENCE FILE
ARE RECEIVED BY THE PLANNING AND LAND DEVELOPMENT OFFICE.**

City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Department
Contact Info: Brandon Melton 563-888-2221
brandon.melton@ci.davenport.ia.us

Date
5/14/2019

Subject:

Case F19-08: Request of J+M Civil Design for a Final Plat for a 2 lot subdivision located north of E. Kimberly Road between Brady Street and Welcome Way. [Ward 7]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F19-08 to the City Council with a recommendation for approval subject to the six listed conditions.

Background:

Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: 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.

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

Zoning:

The property is currently zoned C-3 General Commercial Zoning District.

Technical Review:

Streets.

The property has access to Brady Street and Kimberly Road.

Storm Water.

Development of the property will need to comply with the City's stormwater requirements.

Sanitary Sewer.

There is sanitary sewer adjacent to the property.

Other Utilities.

Other normal utility services are available.

Public Input:

No public hearing is required for a Final Plat.

Discussion:

The request is for a Final Plat for a 2 lot subdivision located north of E. Kimberly Road between Brady Street and Welcome Way.

Recommendation:

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.

Staff recommends the Plan and Zoning Commission accepted the listed findings and forward Case F19-08 to the City Council with a recommendation for approval subject to the following six 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 plat is tied to two quarter corners both labeled with description or two previously established lot corners both labeled with description of each corner;
4. That stormwater easement be provided for the 100 year overland flow from the subdivision to detention;
5. That detention and water quality practices be depicted as an easement either on this plat or on a separate recorded document;
6. That the building setback lines depicted on the plat be amended to reflect the dimensional standards of the C-3 General Commercial Zoning District.

ATTACHMENTS:

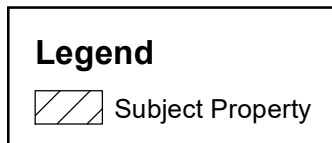
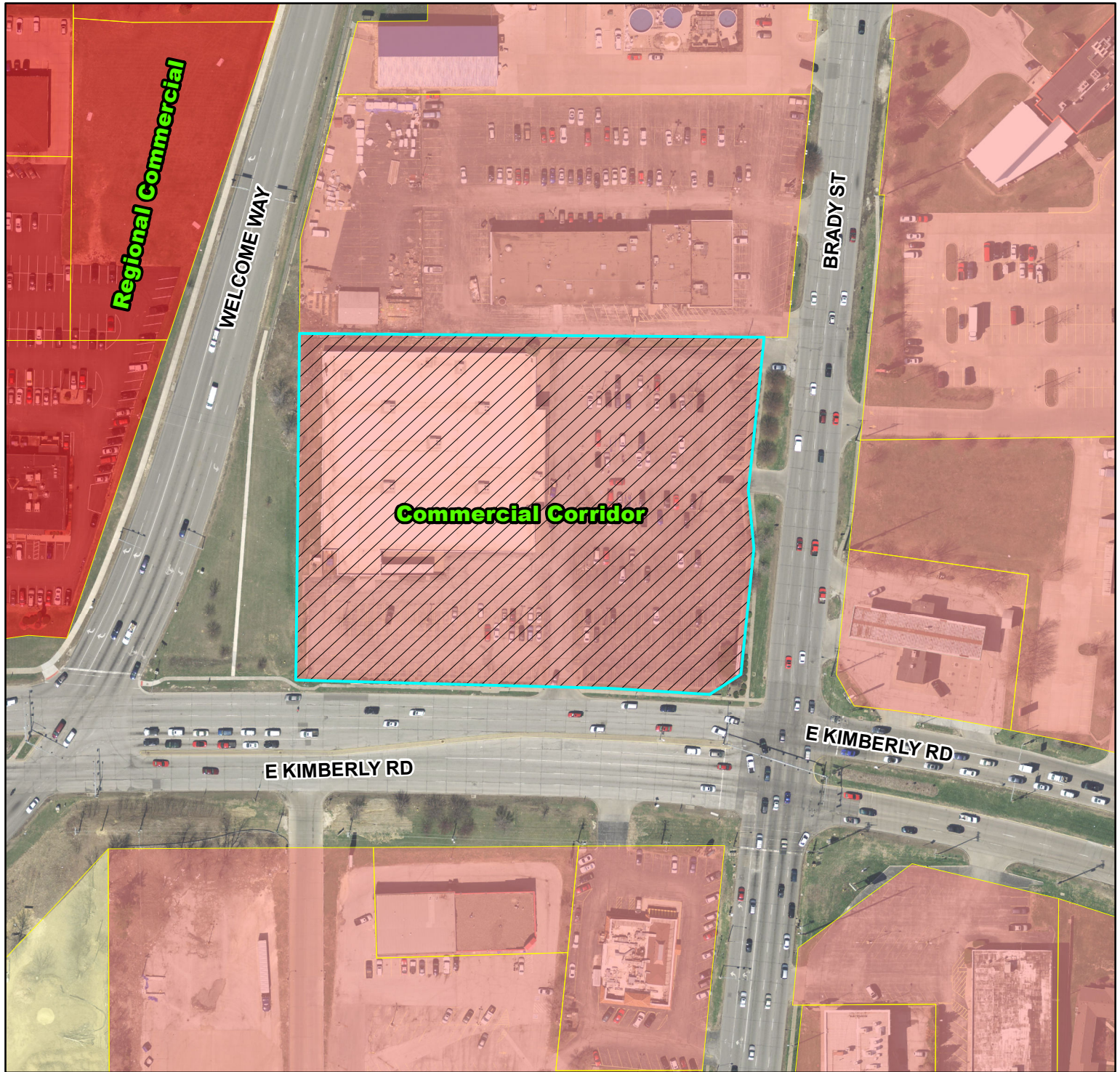
Type	Description
▣ Backup Material	Final Plat
▣ Backup Material	FLU Map
▣ Backup Material	Zoning Map

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Melton, Brandon	Approved	5/8/2019 - 8:17 AM

Future Land Use Map (Davenport +2035)

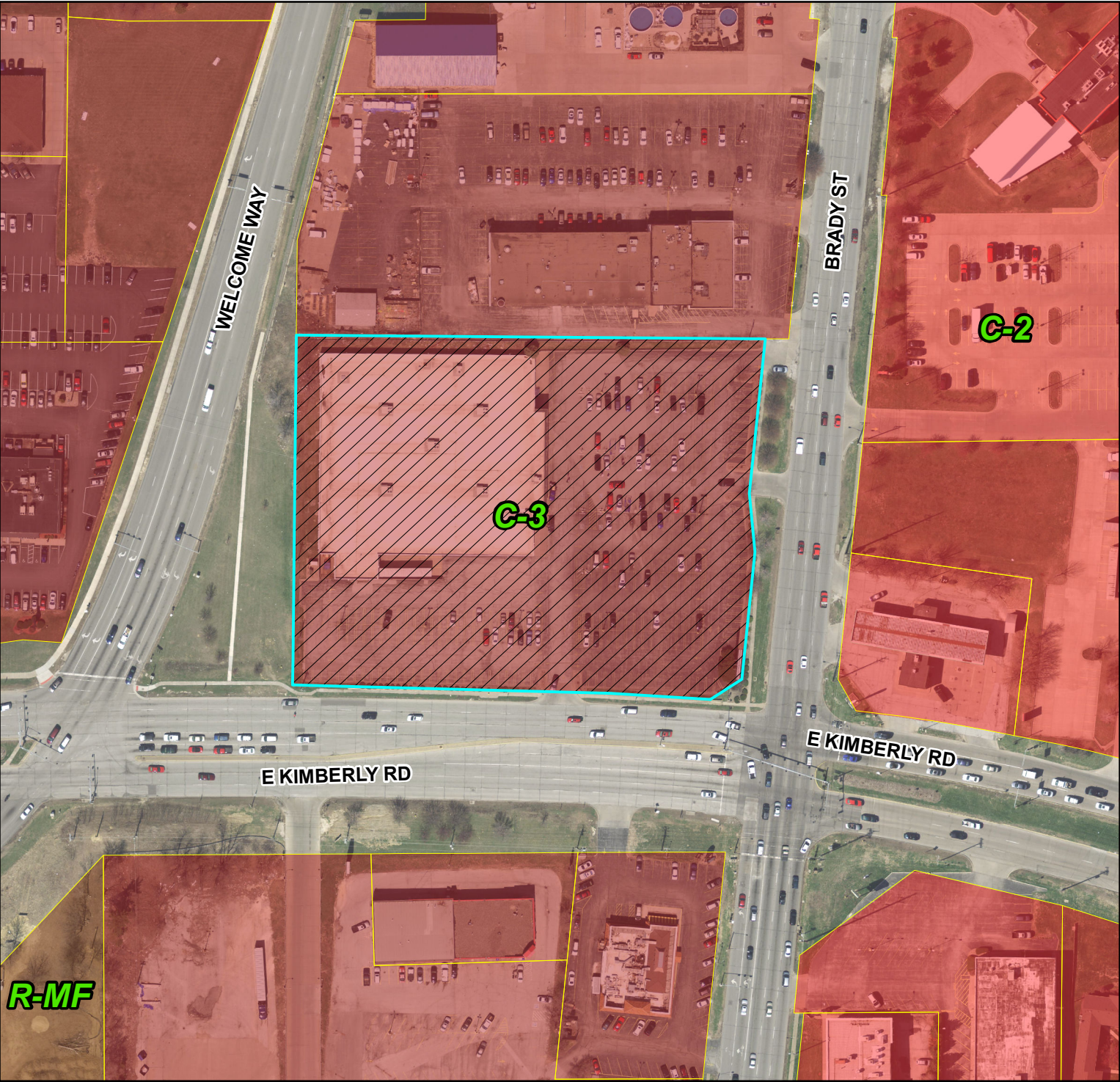


0 55 110 220 330 Feet
1 inch = 142 feet



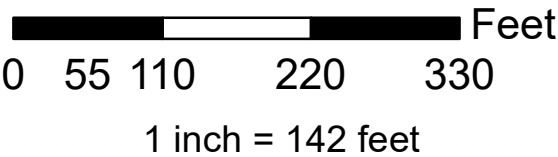
Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

Current Zoning Map



Legend

 Subject Property



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.

City of Davenport
Plan and Zoning Commission

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

Date
5/14/2019

Subject:

Request F19-10 for final plat W.K. First Addition on 1.71 acres, being a replat of portions of Westlyn and Georgetown Square Additions located at 3306 W. Kimberly Rd. containing 2 commercial lots. [Ward 2]

Recommendation:

This is a preview report. No recommendation is made at this time.

Background:

Comprehensive Plan:

Within Urban Service Area (USB35): Yes
Future Land Use Designation: RC

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; 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 with connectivity to nearby neighborhoods being less important.

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.

Technical Review:

Streets. No new 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.

Sanitary Sewer. Sanitary sewer service is located along the street.

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

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

DISCUSSION

Planning Staff has reviewed this plat and confirmed that the plat generally conforms to the requirements of the subdivision code.

ATTACHMENTS:

Type	Description
▢ Backup Material	Exhibit Maps
▢ Backup Material	Plat
▢ Cover Memo	Application

Staff Workflow Reviewers**REVIEWERS:**

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	5/8/2019 - 1:36 PM



City of Davenport
Community Planning & Economic Development Department
PREVIEW REPORT

PLAN AND ZONING COMMISSION

Date: April 30, 2019
Request: F19-07 Final Plat – Candlelight Village
Address: 5330 Gaines Street
Applicant: Advance Homes, INC

DESCRIPTION

Request F19-10 for final plat W.K. First Addition on 1.71 acres, being a replat of portions of Westlyn and Georgetown Square Additions located at 3306 W. Kimberly Rd. containing 2 commercial lots. [Ward 2]

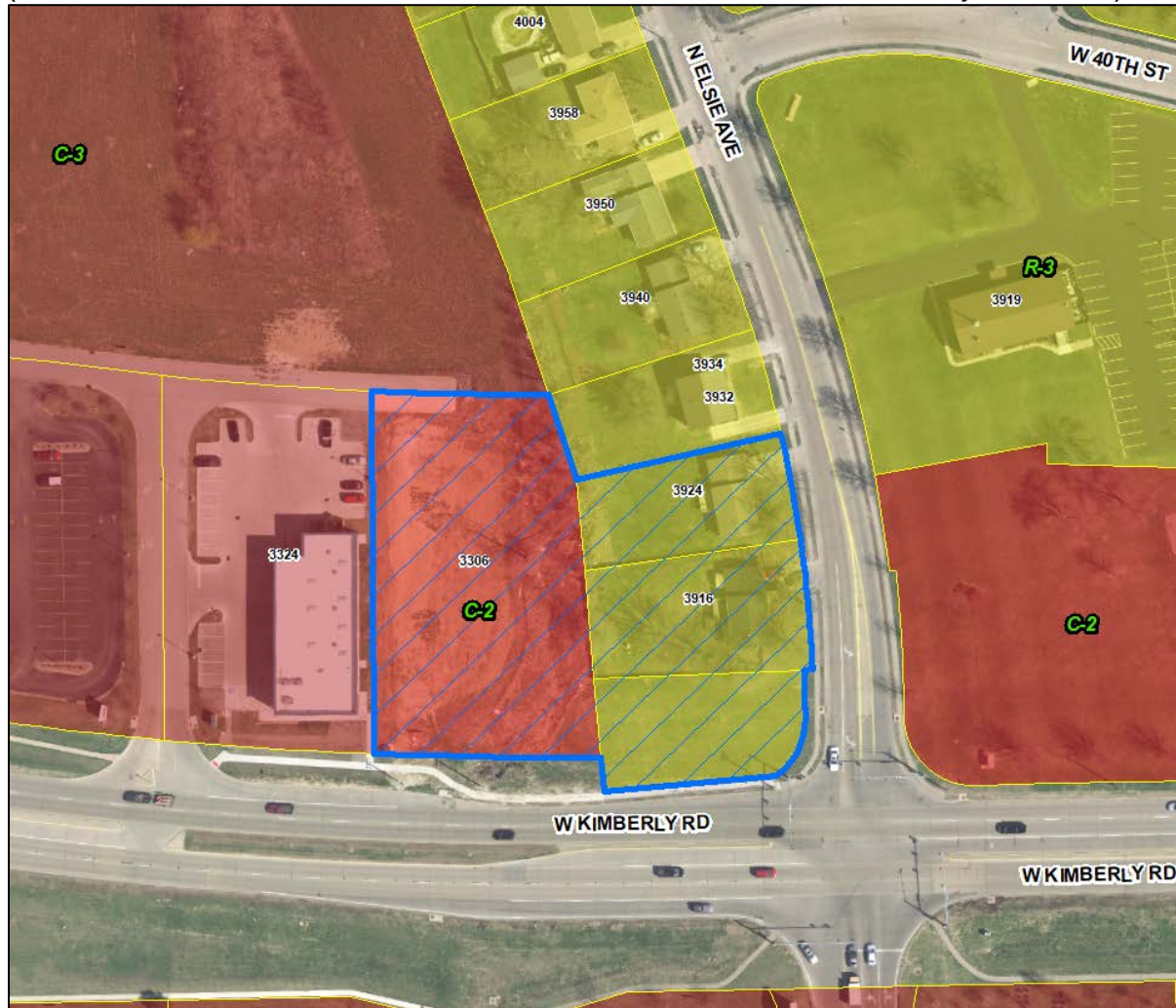
Recommendation: This is a preview report. No recommendation is made at this time.

Aerial Photo:

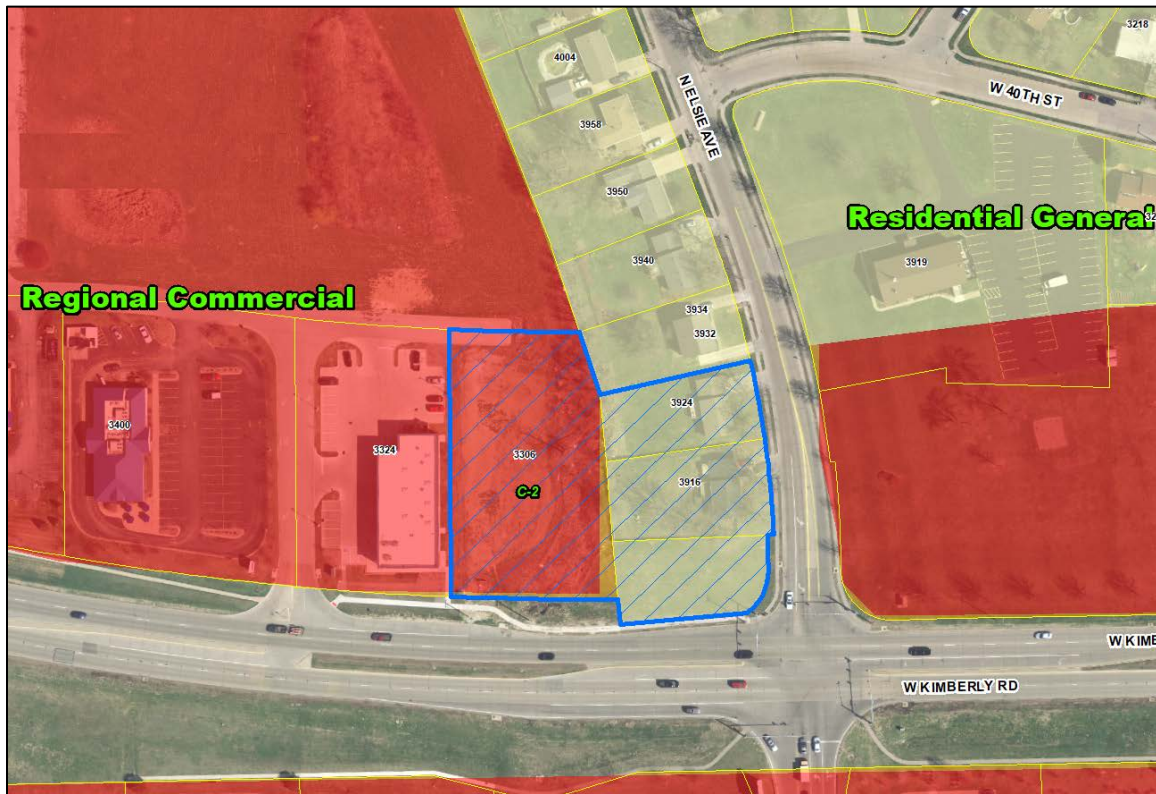


Zoning

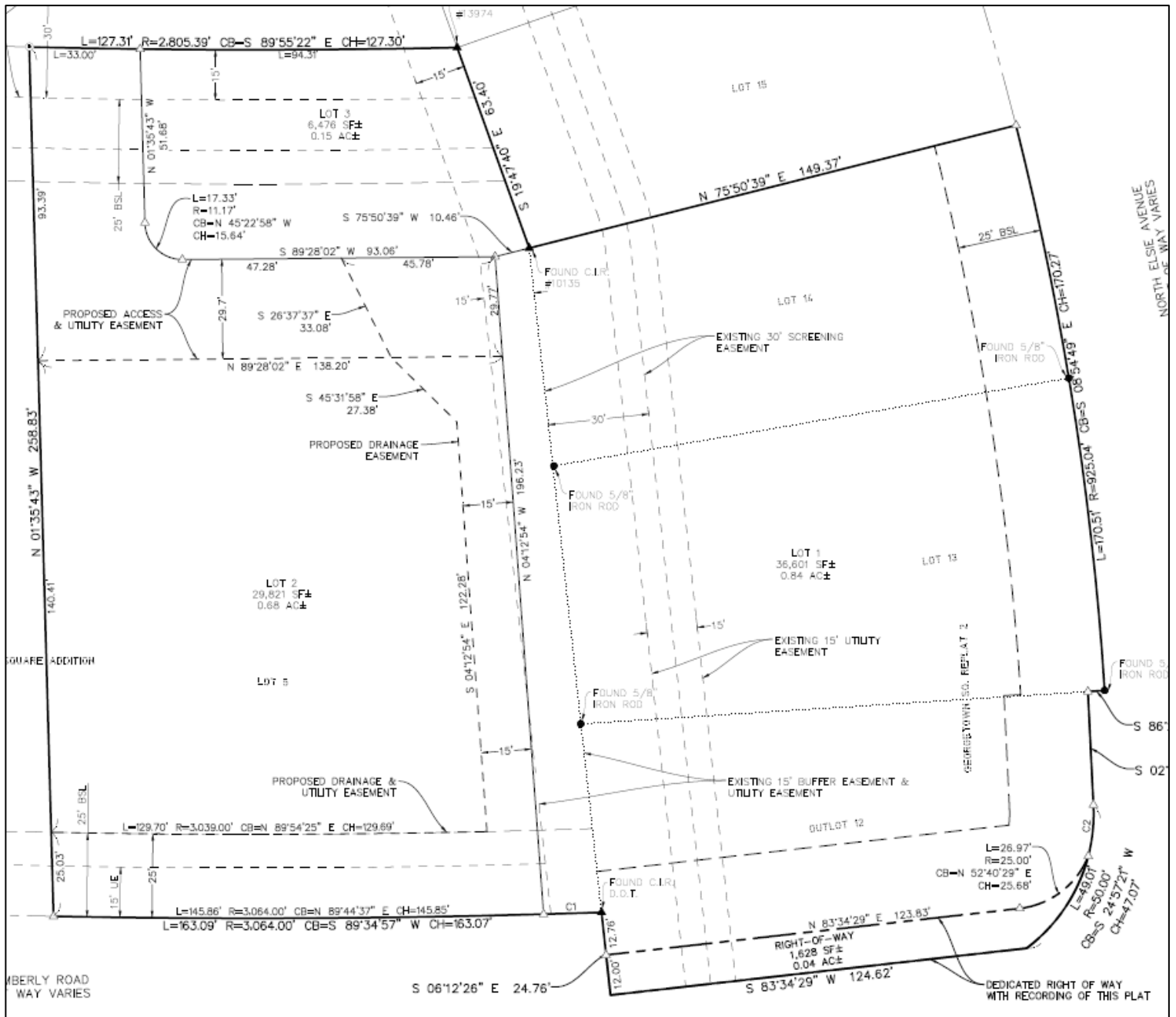
("C-2" Corridor Commercial, "C-3" General Commercial, "R-3" One & Two Family Residential)



Land Use 2035
(Regional Commerical & Residential General)



Plat



SURVEYOR
LUKE D. MILLER
IMEG CORP.
4800 BLACKHAWK COMMONS DRIVE
ROCK ISLAND, IL 61201
309-435-0510
LUKE.D.MILLER@MEGACORP.COM

OWNER/DEVELOPER
W.K. DEVELOPMENT, INC.
4528 WOODY CREEK CIRCLE
BETTENDORF, IA 52622

ATTORNEY
MICHAEL L. GORELINE
8195 UTICA RIDGE ROAD
DAVENPORT, IA 52807

SUBDIVISION PLAT OF W.K. FIRST ADDITION

A RE-PLAT OF LOT 5 OF WESTLYN SQUARE ADDITION
(DOCUMENT NUMBER 2003-52594) & OUTLOT 12 AND
LOTS 13 & 14 OF GEORGETOWN SQ. REPLAT 2
(FILED 2-23-1994) BOOK M1221 PAGE 198
IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA
1.71 ACRES±

BASE OF BEARING
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)

ZONING AND LOT INFORMATION

CURRENT ZONING: C-4
BUILDING SETBACK: FRONT: 25 FEET

TOTAL NUMBER OF LOTS: 3

TOTAL AREA: 1.71 ACRES
LOT 1 AREA: 0.84 ACRES
LOT 2 AREA: 0.88 ACRES
LOT 3 AREA: 0.15 ACRES
RIGHT OF WAY: 0.04 ACRES

NET AREA OF LOTS 1-3: 1.87 ACRES

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	17.23'	3,064.00'	N 89°13'01" E	17.23'
C2	15.47'	50.00'	N 0°42'02" E	15.34'

LEGEND

REBAR WITH CAP, FOUND AS NOTED
5/8" REBAR WITH ORANGE PLASTIC CAP #2228, SET
P.K. NAIL, FOUND
SURVEY BOUNDARY
EXISTING LOT LINE
PROPOSED LOT LINE
HISTORICAL LINE - AS NOTED
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
EXISTING R.O.W. LINE
PROPOSED R.O.W. LINE
PROPOSED SETBACK LINE
EXISTING SETBACK LINE

ABBREVIATIONS

AC ACRES
L LENGTH
R RADIUS
SF SQUARE FEET
BSL BUILDING SETBACK LINE
UE UTILITY EASEMENT
DE DRAINAGE EASEMENT

REVIEW COPY
DO NOT RECORD

MIDAMERICAN ENERGY COMPANY

BY: _____
DATE: _____
Approved subject to encumbrances of record by MEAC-Midamerican Energy Co.

MEDIAMCOM

BY: _____
DATE: _____

CENTURY LINK/ QWEST

BY: _____
DATE: _____

IOWA-AMERICAN WATER COMPANY

BY: _____
DATE: _____

PLANNING AND ZONING COMMISSION

BY: _____
DATE: _____

DAVENPORT CITY COUNCIL

BY: _____
DATE: _____
ATTEST: _____

GENERAL NOTES

THIS FINAL PLAT WAS PREPARED AT THE REQUEST OF, AND FOR THE EXCLUSIVE USE OF W.K. DEVELOPMENT, INC.

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 AND ROADWAYS OF RECORD.

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 SURVEY.

NO INVESTIGATION WAS MADE AS A PART OF THIS 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 1-800-282-6885 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. 19165C0349F & 19165C0359F WITH AN EFFECTIVE DATE FEBRUARY 18, 2011.

DISTANCES ARE LISTED IN FEET AND DECIMAL PART OF A FOOT.

ALL MONUMENTS HAVE BEEN FOUND OR WILL BE SET AS SHOWN ON THIS PLAT BY JANUARY 18, 2020.

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 TV TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.

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SEAWALKS SHALL BE INSTALLED ALONG STREET FRONTS WHEN SO ORDERED BY THE CITY.

LOT 3 IS RESERVED FOR STORM WATER DETENTION BASIN.



SCALE: 1" = 20'



I hereby certify that the last complete plat 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.
Signature: _____
Date: _____
By: _____
Date: _____
No. _____
Date: _____

GUNSTEEN CAR WASH
DAVENPORT, IOWA
SUBDIVISION PLAT

IMEG Project No:
18004131.00
File Name:
18004131.PLAT.dwg
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Field Book No. #####
Drawn By: JLR
Checked By: LDM
Date: 4/10/2019
PLAT-1
Sheet 1 of 1

BACKGROUND

Comprehensive Plan:

Within Urban Service Area (USB35): Yes

Future Land Use Designation: RC

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; 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 with connectivity to nearby neighborhoods being less important.

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.

Technical Review:

Streets. No new 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.

Sanitary Sewer. Sanitary sewer service is located along the street.

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

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

DISCUSSION

Planning Staff has reviewed this plat and confirmed that the plat generally conforms to the requirements of the subdivision code.

STAFF RECOMMENDATION

This is a preview report. No recommendation is made at this time.

Prepared by:



Scott Koops, AICP – Planner II
Community Planning

SURVEYOR
LUKE D. MILLER
IMEG CORP.
4500 BLACKHAWK COMMONS DRIVE
ROCK ISLAND, IL 61201
309-430-6570
LUKE.D.MILLER@IMEG.CORP.COM

OWNER/DEVELOPER
W.K. DEVELOPMENT, INC.
5319 UTICA RIDGE ROAD
DAVENPORT, IA 52722

ATTORNEY
MICHAEL L. GORSLINE
5319 UTICA RIDGE ROAD
DAVENPORT, IA 52707

SUBDIVISION PLAT

OF W.K. FIRST ADDITION

A RE-PLAT OF LOT 5 OF WESTLYN SQUARE ADDITION
(DOCUMENT NUMBER 2003-52594) & OUTLOT 12 AND
LOTS 13 & 14 OF GEORGETOWN SQ. REPLAT 2
(FILED 2-23-1994) BOOK M1221 PAGE 198
IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA
1.71 ACRES±

ZONING AND LOT INFORMATION

CURRENT ZONING: C-1
BUILDING SETBACK: FRONT: 25 FEET

TOTAL NUMBER OF LOTS: 3

TOTAL AREA: 1.71 ACRES
LOT 1 AREA: 0.84 ACRES
LOT 2 AREA: 0.08 ACRES
LOT 3 AREA: 0.15 ACRES
RIGHT OF WAY: 0.04 ACRES

NET AREA OF LOTS 1-3: 1.67 ACRES

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

LEGEND

- ▲ REBAR WITH CAP, FOUND AS NOTED
- △ 5/8" REBAR WITH ORANGE PLASTIC CAP #22228, SET
- REBAR, FOUND
- P.K. NAIL, FOUND
- SURVEY BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- HISTORICAL LINE - AS NOTED
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- PROPOSED SETBACK LINE
- EXISTING SETBACK LINE

ABBREVIATIONS

- AC ACRES
- L LENGTH
- R RADIUS
- SF SQUARE FEET
- BSL BUILDING SETBACK LINE
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT

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BY: _____
DATE: _____
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MEDIACOM

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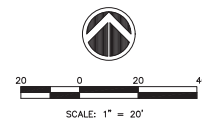
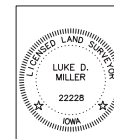
DATE	REVISIONS
DESCRIPTION	
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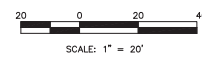
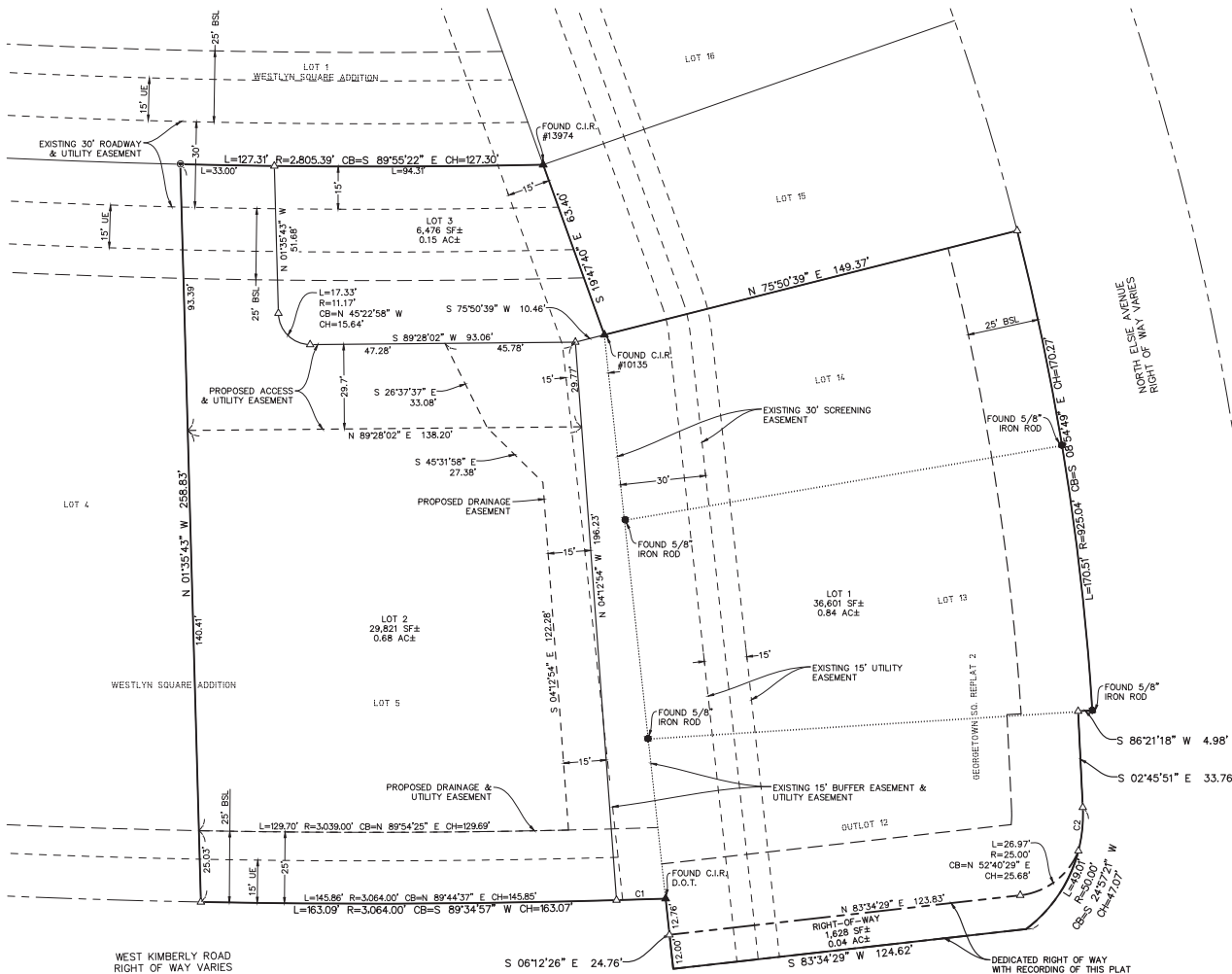
GUNSTEEN CAR WASH
DAVENPORT, IOWA
SUBDIVISION PLAT

IMEG Project No:
18004131.00
File Name:
18004131.00-PLAT.dwg
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Field Book No: ###
Drawn By: JLR
Checked By: LDM
Date: 4/10/2019
PLAT-1
Sheet 1 of 1

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.
Signature: _____
Date: _____
My license renewal date is December 31, 2019.
Pages or sheets covered by this seal: _____
THIS SHEET ONLY.



CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	17.23'	3,064.00'	N 88°13'07" E	17.23'
C2	15.40'	50.00'	N 05°42'02" E	15.34'



Project Information

Project Name W.K. First Addition - Plat

Review Type Standard Review

Project ID PRJ-1050

Start Date 5/2/2019

Alternate ID

Review Status Review Cycle 2, Open, Due 5/29/2019

Site Address NW Corner of Kimberly Road and Elsie Ave Davenport, IA, 52806 [View Additional Information](#)

2: 5/8/2019 (Open) ▼

Contacts

Engineer

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