

COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, May 6, 2020; 5:30 PM

City Hall, 226 W 4th St, Council Chambers

A partially electronic meeting is being held because a fully “in person” meeting is impossible or impractical due to concerns for the health and safety of Council members, staff, and the public presented by COVID-19, and to follow the Governor’s proclamation directing social distancing and placing restrictions on gatherings.

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Community Development

1. Public Hearing for Case ORD20-01 being the request of the City of Davenport to amend several sections of Title 17 of the Municipal Code entitled "Zoning." [All Wards]
2. Public Hearing for Case REZ20-01 being the request of the City of Davenport to rezone the properties located at all four corners of the intersection of N Pine St and W 3rd St from R-4C, Single and Two-Family Central Residential District, to C-1, Neighborhood Commercial District. [Ward 3]

B. Public Works

1. Public Hearing on the FY21 Iowa Department of Transportation State Transit Assistance (STA) Grant application in the amount of \$417,211. [All Wards]
2. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the FY21 Sidewalk Program, CIP #28025. [All Wards]
3. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the 46th St Patching - Marquette to Warren project, CIP #35042. [Ward 7]
4. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Water Pollution Control Plant UV Disinfection Project, CIP #39005. [All Wards]

VII. Petitions and Communications from Council Members and the Mayor

VIII. Action items for Discussion

COMMUNITY DEVELOPMENT

Kyle Gripp, Chair; Judith Lee, Vice Chair

I. COMMUNITY DEVELOPMENT

1. First Consideration: Ordinance for Case ORD20-01 being the request of the City of Davenport to amend several sections of Title 17 of the Municipal Code entitled "Zoning." [All Wards]
2. First Consideration: Ordinance for Case REZ20-01 being the request of the City of Davenport to rezone the properties located at all four corners of the intersection of N Pine St and W 3rd St from R-4C, Single and Two-Family Central Residential District to C-1, Neighborhood Commercial District. [Ward 3]
3. Resolution for Case F20-01 being the request of Townsend Engineering for a final plat of Interstate 80 Airport Industrial Park (I80AIP) 11th Addition on 11.6 acres, being a replat of lot 1 of I80AIP 9th Addition located at 2805 Research Parkway containing 2 industrial lots to facilitate development. [Ward 8]
4. Resolution for Case F20-02 being the request of Townsend Engineering for a final plat for a 21-lot subdivision on 18.19 acres, more or less, of property located on the west side of Northwest Blvd approximately 725 feet north of W 46th St. [Ward 7]
5. Resolution setting a Public Hearing regarding the proposed sale of vacated former public right-of-way located at N Elsie Ave extended north of W 3rd Pl (Schuetzenpark Gilde, petitioner). [Ward 1]
6. Motion approving the Five-Year Consolidated Plan for Federal Fiscal Years 2020-2024 and the Annual Plan for Year 46 (July 1, 2020 - June 30, 2021). [All Wards]

II. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Ray Ambrose, Chair; Ben Jobgen, Vice Chair

III. PUBLIC SAFETY

1. Third Consideration: Ordinance amending Schedule XV of Chapter 10.96 entitled "Pedestrian Traffic Signals" by deleting 2nd Street east of Fillmore Street. [Ward 3]
2. Motion approving the following noise variance request for various events on the listed dates and times.

Mississippi Valley Fair, Inc; 2815 W Locust St; various dates/times in 2020 May through September (see attached list); Outdoor events/music, over 50 dBa. [Ward 4]

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Rick Dunn, Chair; Matthew Dohrmann, Vice Chair

V. PUBLIC WORKS

1. Resolution approving the contracts and bonds for the FY21 Contract Sewer Repair Program to three contractors, each in the amount of \$250,000, and allowing the Public Works Director/Assistant City Administrator the ability to change order a contract with a maximum contract value of \$1,050,000, CIP #30053 and #33001. [All Wards]
2. Resolution approving the FY21 Iowa Department of Transportation State Transit Assistance (STA) Grant application in the amount of \$417,211. [All Wards]
3. Resolution approving the plans, specifications, form of contract, and estimate of cost for the FY21 Sidewalk Program, CIP #28025. [All Wards]
4. Resolution approving the plans, specifications, form of contract, and estimate of cost for the 46th St Patching - Marquette to Warren project, CIP #35042. [Ward 7]
5. Resolution accepting the Duck Creek Streambank Stabilization project completed by Legacy Corporation of East Moline, IL. The project was completed with a final contract amount of \$339,998.60, CIP #33030. [Wards 2 & 7]
6. Resolution accepting the River Dr Median Removal project completed by Langman Construction, Inc of Rock Island, IL. The project was completed with a final contract amount of \$228,172.09 funded in CIP #35044. [Ward 3]
7. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Water Pollution Control Plant Ultraviolet Disinfection Project, CIP #39005. [Ward 1]
8. Resolution approving the contract for the Water Pollution Control Plant Ultraviolet Disinfection Project – Bidding and Construction Related Services to Strand Associates, Inc in the amount not-to exceed \$747,000, CIP #39005. [Ward 1]
9. Resolution awarding the contract for the Caterpillar Engine #1 bottom end overhaul at the Water Pollution Control Plant to Altorfer Inc in the amount of \$198,226.95. [All Wards]
10. Motion approving an engineering and architectural service contract to Studio 483 Architects of Davenport, IA in the amount of \$87,100 for the Modern Woodman Park Floodwall Extension and Workout Room Addition project, CIP #23049. [Ward 3]

VI. Motion recommending discussion or consent for Public Works items

FINANCE

JJ Condon, Chair; Patrick Peacock, Vice Chair

VII. FINANCE

1. Resolution awarding a contract to purchase and install new playground equipment at Junge Park to Cunningham Recreation of Ankeny, IA in the amount of \$124,982.71, CIP #64079. [Ward 7]
2. Motion authorizing payment to Bi-State Regional Commission for FY20 membership dues in the amount of \$57,042. [All Wards]

VIII. Motion recommending discussion or consent for Finance items

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

1. Lane & Waterman LLP - legal fees - Amount: \$10,260
2. Lane & Waterman LLP - legal fees - Amount: \$10,295
3. Scott Broders - public housing appraisals - Amount: \$11,250
4. Lane & Waterman LLP - legal fees - Amount: \$11,857.35
5. Advantage Advertising - disposable masks - Amount: \$13,290
6. Innovative Rescue Systems LLC - extraction tools for Fire - Amount: \$43,366.62

X. Other Ordinances, Resolutions and Motions

XI. Public with Business

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

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

XII. Reports of City Officials

XIII. Adjourn

City of Davenport

Agenda Group:
Department: Community Development Committee
Contact Info: Matt Flynn 563-888-2286
Wards:

Action / Date
5/6/2020

Subject:
Public Hearing for Case ORD20-01 being the request of the City of Davenport to amend several sections of Title 17 of the Municipal Code entitled "Zoning." [All Wards]

Recommendation:
Hold the Public Hearing.

Background:
Following the adoption of the new code in January 2019, staff committed to 'fine-tuning' the ordinance at three, six, and twelve months after adoption. The following amendments are proposed at this time:

1. Added a definition for on for "Accessory Storage Building"
2. Clarifying the minimum 24 foot width of a dwelling applies to the front facade.
3. Makes drive-through facilities and outdoor dining permitted uses in the I-1 and I-2 Zoning Districts.
4. Clarifying "Retail Center" means the broader "Commercial Center".
5. Clarifies that Accessory Dwelling Units must meet the same setback requirements as Detached Garages.
6. Requires an occupied dwelling must exist on any lot in the R-1 District containing equines.
7. Requires showing the buffer zone (fall zone) on site plans for telecommunication towers.
8. Allows multiple dwelling units located above the ground floor of a commercial building.
9. Added a definition of "Truck Stop".
10. Prohibits accessory buildings in required reverse corner yards.
11. Provides an exception to the maximum size of accessory buildings for single and two family dwellings.
12. Deletes corner side yards from the fence height requirement.
13. Significant changes to the Accessory Structure requirements for single and two family dwellings. In most cases, there will be a reduction in the maximum size of an accessory structure to 50% of the living area or 720 square feet; with a maximum total accessory structure size not to

exceed the living area of the principal dwelling. This is more in line with what the previous code required.

14. Eliminates duplication of the rules for keeping equines.

15. Rewords the language concerning surfaces of parking areas.

16. Increases the allowable wall sign area by 100%.

17. Instead requiring an approved site plan before applying for a Special Use, wording changed to "reasonably complete".

18. Removed the carried over requirement for buffering between the new vehicle dealership and Stonegate Circle. This requirement was met using an alternative planting scheme that was supported overwhelmingly by Stonegate Circle property owners.

19. Allowing Residential Care Facilities in the C-T, Commercial Transition District, C-OP, Commercial Office Park District, C-D, Downtown District, and as a Special Use in the C-1, Neighborhood Commercial District.

Also added since the Plan and Zoning Commission Public Hearing is a revision of when the Design Review Board reviews streetscape improvements. Staff suggests the DRB only review in instances where there is significant deviation from the Streetscape Improvement Plan.

At its March 3, 2020 meeting, the Plan and Zoning Commission voted unanimously to forward this case to the City Council with a recommendation for approval.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance
▣ Backup Material	Proposed Changes Strikethrough Version 3-6-20
▣ Backup Material	Legal Notice

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Flynn, Matt	Approved	4/14/2020 - 2:07 PM

ORDINANCE NO. 2020-

Ordinance for Case ORD20-01, request of the City of Davenport to amend Title 17 of the Davenport Municipal Code, entitled, "Zoning", as follows: Amending Section 17.02.030 "Definition of General Terms" by adding Accessory Storage Building definition and by clarifying the Dwelling definition; by amending Section 17.08.020 "Use Matrix" to allow Drive-Through Facilities, Outdoor Dining, and Residential Care Facilities in additional districts, and by changing Vehicle Repair (major and Minor) from special use to permitted in I-MU; by amending 17.08.030 "Principal Use Standards" by renaming retail center to commercial center, by improving consistency in accessory structure language, by requiring residential occupancy for "R-1" Equine uses, and by replacing a fall-zone with a buffer; by amending Section 17.08.050 "Use Definitions" by allowing a second floor dwelling above commercial uses, and by adding the use definition Truck Stop; by amended Section 17.09.030 "Accessory Structures and Uses" by applying more consistent requirements for accessory structures in general and on residential single and two-family lots; by allowing certain fence types in various yards, and by removing Equine as an accessory use and keeping it as a primary use; by amended Section 17.09.040 "Permitted Encroachments" to match the encroachment of a stoop to its allowed dimension; by amending Section 17.10.030 "Off-Street Parking Design Standards" by clarifying pavement requirements for driveways; by amended 17.12.060 "Sign Permit Required" by renaming retail center to commercial center, and by allowing increased size for wall signs; by amending "Section 17.12.070 Summary of Sign Permissions" by renaming retail center to commercial center, and by amending Section 17.14.090 "Site Plan Review" by allowing flexibility with special use site plans; and by amending Section 17.14.100 by limiting Design Review Board approval authority with streetscape elements to only when a substantial deviation from the Downtown Streetscape Plan is proposed and by amending Section 17.17.010 "Reservation of Previously Approved Conditions" by striking a condition that is no longer applicable.

Section I.

Section 17.02.030 Definition of General Terms is hereby amended as follows:

Accessory Storage Building. A detached accessory structure incidental to a principal residential use for keeping personal items. For the purposes of this definition, an accessory storage building is distinguished from garages in that the largest doors and/or openings are six (6) feet or less in width and the structure is not intended for either vehicle storage or commercial use.

Dwelling. A structure, or portion thereof, designed or used exclusively for human habitation. Each dwelling type must contain a front façade of at least 24 feet of width at its largest dimension and be located on a permanent foundation. Every room within a dwelling unit must be accessible from every other room within the dwelling via a completely internal route within the envelope of the dwelling structure.

Section II.

Section 17.08.020 – Use Matrix

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	
Drive-Through Facility								S	P	P		S		P	P	P	P				Sec. 17.08.030.J	
Outdoor Dining								P	P	P	P	P	P	P	P	P	P				Sec. 17.08.030.V	
Residential Care Facility					P		P	S	P	P	P	P		P	P		P			P	Sec. 17.08.030.X	
Vehicle Repair/Service– Major															P	P	P				Sec. 17.08.030.CC	
Vehicle Repair/Service – Minor								S	P	P				P	P	P	P				Sec. 17.08.030.CC	

Section III.

17.08.030 Principal Use Standards is hereby amended as follows:

I. Day Care Center and Day Care Home

1. Each day care must have a state license and/or registration.
2. The exterior of a day care home must maintain its original appearance as a single-family dwelling. No visitor/client parking may be located in the front yard.
3. No signs are permitted for day care homes.
4. A day care center must provide a pickup/drop off area. When a day care center is part of a multi-tenant commercial center, the pickup/drop off area must not interfere with vehicle circulation in the parking lot, including blocking of the drive aisle.
5. Day care homes are limited to a maximum of six children or adults in care at any one time.
6. Day care homes are not permitted to have outside employees.

L. Dwelling – Accessory Dwelling Unit

1. One of the dwelling units must be occupied by the owner of the property.
2. No more than one accessory dwelling unit is allowed per lot. Accessory dwelling units must be located within a detached structure. When permitted, the accessory dwelling unit does not count toward the maximum number of dwelling units on a lot, including when the accessory dwelling unit is located in a detached structure.
3. Detached accessory dwelling units must meet the setback and yard requirements for Detached Garages in Section 17.09.030.
4. Both the principal dwelling unit and the accessory dwelling unit must maintain separate meter connections.
5. A detached accessory dwelling unit is subject to the height permitted for a detached garage.
6. No accessory dwelling unit may exceed 1,000 square feet in gross floor area.
7. When a detached garage is converted to an accessory dwelling unit, the ground floor may be used for the accessory dwelling unit so long as the minimum number of required off-street parking spaces are maintained on-site.
8. No additional parking is required for an accessory dwelling unit unless required by other City ordinances. Required parking for the principal structure must be maintained.

P. Equine, Keeping of/Equestrian Facility

1. A minimum of two acres is required to keep one equine. For each additional acre in excess of two acres, one additional equine may be housed and maintained.
2. A fence must be installed around the entire grazing area. The fence must be a minimum of 150 feet from the front lot line. The fence must be a minimum of 150 feet from an existing dwelling located on an adjacent lot.
3. A stable or shelter must be provided for the stabling of each equine. The stable or shelter must be a minimum of 100 feet from any side or rear lot line, and a minimum of 150 feet from any front lot line.
4. The keeping of equines for personal use is only permitted in the R-1 and S-AG Districts. No retail or wholesale use of these animals in the R-1 District. An equestrian facilities, which are defined as any place where equine are kept, housed, boarded, lodged, fed, hired, trained, sold, rented, or bred for monetary compensation, is only permitted in the S-AG District.

5. A legal and occupied dwelling must exist on the same lot as kept equine and associated facilities in the R-1 district.

EE. Wireless Telecommunications

1. Application Requirements

All applications to erect, construct, or modify any part of a wireless telecommunications system require site plan review must include the following items:

- a. A site plan showing:
 - i. The location, size, screening, and design of all structures, including fences.
 - ii. The location and size of all outdoor equipment.
 - iii. Elevations showing antenna height.
 - iv. If the site plan is for a new wireless telecommunications facility, a landscape plan showing all screening.
 - v. If the site plan is for a new wireless telecommunications tower, show a buffer as a radius from the center point of the tower equal distance to the height of the tower.
- b. A maintenance plan and any applicable maintenance agreement designed to ensure long-term, continuous maintenance, such as maintenance of landscape, keeping the area free from debris and litter, and immediate removal of any graffiti.
- c. A disclosure of what is proposed, demonstrating the need for the wireless telecommunications system in the proposed location. This is not required for co-location or stealth design antennas.
- d. The reason or purpose for the placement, construction, or modification in the proposed location with specific reference to the provider's coverage, capacity, and/or quality needs, goals, and objectives. This is not required if the proposal is does not involve the erection of a new tower.
- e. The service area of the proposed wireless telecommunications system.
- f. If the proposal is for a new telecommunications tower, then a map showing collocation opportunities within the City and within areas surrounding the borders of the City must be provided and justification for why co-location is not feasible in order to demonstrate the need for a new tower.
- g. If the proposal is for a new telecommunications tower, certification by a licensed and registered professional engineer regarding the manner in which the proposed structure will fail. The certification may be utilized, along with other criteria such as applicable regulations for the district in question, in determining if additional setback should be required for the structure and other facilities.

Section IV.

Section 17.08.050 Use Definitions is hereby amended as follows:

Dwelling - Multi-Family. A structure containing three or more attached dwelling units used for residential occupancy. A multi-family dwelling does not include a three-family or townhouse dwelling. In cases where dwelling units are located above the ground floor of a commercial building, one or more dwelling units for residential occupancy shall be permissible.

Truck Stop. Facilities that provide for the sale of fuel, provisions, supplies to motorists, including operators of over-the-road trucks, in which 30 percent or more of the total site area is devoted to the servicing, accommodation, parking, or storage of over-the-road trucks. The calculation of these areas includes but is not limited to fuel islands for diesel fuel, truck washing facilities, truck parking areas, and associated maneuvering areas. Travel centers include a mix of uses, including food sales, general retail services, auto and equipment services, and restaurants, and are typically located along or near interstate highways or other principal state and federal designated highway routes.

Section V.

Section 17.09.030 Accessory Structures and Uses is hereby amended as follows:

All accessory structures and uses are subject to the requirements of this section and the permitted encroachment requirements of Section 17.09.040. Additional accessory structures not regulated in this section may be regulated in Section 17.09.040.

A. General Regulations for Accessory Structures

All accessory structures are subject to the following regulations, unless otherwise permitted or restricted by specific regulations of this section and Ordinance.

1. No accessory structure may be constructed prior to construction of the principal building to which it is accessory.
2. Accessory structures shall be constructed out of material intended for long-term exposure to the elements. Prohibited materials include but are not limited to cloth, fabric, canvas, plastic sheets and tarps. Greenhouses are not subject to this prohibition, Shipping containers are prohibited as an accessory structure.
2. Only those accessory structures permitted by this section and Section 17.09.040 are permitted in required setbacks. Certain accessory structures may also be prohibited in certain yards. The use of the term "yard" refers to the area between the principal building and lot line. The distinction is made because certain principal buildings may not be built at required district setback lines, thereby creating a yard larger than the minimum setback dimension.
3. The maximum height of any detached accessory structure is 20 feet, unless otherwise permitted or restricted by this Ordinance. This does not apply to any structure accessory to an active agricultural use, which are not limited in height.
4. Detached accessory structures, including those listed in this section and Section 17.09.040, must be setback as follows, unless otherwise permitted or restricted by this Ordinance:
 - a. Four feet from any interior side lot line. This interior side setback may be reduced to two feet if the adjacent walls, or parts of walls, of the accessory building have no openings and are protected on the inside with fire-proofing materials or are constructed of fire-proof materials, as verified by the Zoning Administrator.
 - b. No closer than four feet from any rear lot line.
 - c. No structure may be located in a front, reverse corner, or corner side yard unless specifically allowed by this Ordinance.
5. Accessory structures are included in the calculation of all maximum impervious surface and building coverage requirements of the district.
6. The footprint of any single detached accessory structure cannot exceed the footprint of the principal building. This does not apply to any structure accessory to an active agricultural use, which are not limited in area; nor does it apply to the accessory structures of single-family and two-family dwellings.

H. Fences

2. Fences in Residential Districts and the C-T, C-1, C-D, C-V, and C-E Districts

- a. Within the required frontor reverse corner side setback, solid fences are limited in height to four feet and open fences are limited to a height of six feet. Chain link fences or other similar wire materials are prohibited.
- b. Within the required minimum interior side or rear setback, fences are limited to a height of six feet (open or solid).
- c. Where a lot line abuts an arterial or collector street and the lot does not take access from that street, fences within that setback may be up to six feet in height and may be open or solid. Chain link fences or other similar wire materials are prohibited.

d. When constructed outside the required minimum setback, within the buildable area, all fences are limited to eight feet.

e. Fences may be constructed at the boundaries of a lot without setback except in the following circumstances:

i. Fences are prohibited within a 30 foot visibility triangle at the intersection of two streets as measured along the back of curb or edge of roadway pavement, as applicable.

ii. Fences are prohibited within a ten foot visibility triangle at the intersection of a street and an alley or at the intersection of a street and a private driveway as measured along the back of curb or edge of roadway pavement, as applicable, or along the driveway edge.

iii. Fences are prohibited within a ten foot visibility triangle at the intersection of two alleys as measured along the edge of alley pavement.

K. Single-family or Two-family Accessory Structures

1. Only one detached garage and one carport is permitted per lot. Where a lot contains a detached garage and a carport, such carport must be attached to and constructed as an extension of the detached garage.

2. Detached garages, accessory storage buildings, sheds, and carports are permitted in the rear and interior side yards.

3. Detached garages, accessory storage buildings, and carports are permitted in the corner side yard, subject to the following:

a. Where there is no alley access, and the garage or carport is located in the corner side yard and takes access from the abutting street, the garage or carport must be set back at least 20 feet from the corner side lot line.

b. Where there is no alley access, and the garage or carport is located in the corner side yard but does not take access from the abutting street, the garage or carport must be set back at least four feet from the corner side lot line.

c. Any detached garage located in a corner side yard must be set back a minimum of five feet from the front building facade line.

4. Where served by an alley or rear service drive, garages, parking pads for access, and carports must take access from the alley or rear service drive. If a lot abuts an improved public alley that provides adequate access to a street, the garage or carport is not permitted within the required corner side yard setback.

5. Detached garages and accessory buildings are subject to the following design standards:

a. Structures shall have the eaves of roof extend a minimum of one foot past the outside walls.

b. Structures shall have a minimum 4/12 roof pitch.

c. Structures are encouraged to match the pitch of the roof of the principal dwelling.

d. Structures utilizing metal siding and/or roofing shall have a matte finish (or similar non-glare finish) and shall maintain the character of the surrounding neighborhood.

e. Structures shall not contain cooking facilities or plumbing. This does not apply if an accessory dwelling unit use has been approved, in which case those standards control.

f. The design standards related to eaves, roof pitch and metal finish do not apply to detached garages in the S-AG district or two acres in area or greater which have the detached garage and/or accessory storage building located in the rear yard.

6. Accessory structure size and quantity restrictions do not apply to any structure accessory to an active agricultural use regardless of the presence of a single or two-family dwelling.

Table 17.09-1: Bulk Requirements for Accessory Structures (Single-Family or Two-Family lots)				
	Detached Garage	Accessory Storage Building	Carport	Shed
Area (maximum)	50% of living area or 720 sq. ft., whichever is greater	50% of living area or 720 sq. ft., whichever is greater	576 sq. ft.	120 sq. ft.
Total Area All Accessory Structures	The combined total area of all accessory structures on a lot shall not exceed the principal structure's living area.			
Structures Allowed (quantity)	1	No maximum, see total area restriction above	1	No maximum, see total area restriction above
Door Width (maximum)	No Maximum	6 ft.	No Maximum	6 ft.
Height (maximum)	20 ft.	20 ft.	15 ft.	20 ft.
Design Standards Applied* (Yes/No)	Yes	Yes	No	No
<i>Specific Design Standards:</i>				
a.	<i>Structure shall have the eaves of roof extend a minimum of one foot past the outside walls.</i>			
b.	<i>Structure shall have a minimum 4/12 roof pitch.</i>			
c.	<i>Structures are encouraged to match the pitch of the roof of the principal dwelling.</i>			
d.	<i>Structures utilizing metal siding and/or roofing shall have a matte finish (or similar non-glare finish) and shall maintain the character of the surrounding neighborhood.</i>			
e.	<i>Structures shall not contain cooking facilities or plumbing. This does not apply if an accessory dwelling unit use has been approved, in which case those standards control.</i>			
*Exemption:	*Properties over 2 acres or more are exempt from design standards if the building is located in the rear yard or if the property is zoned S-AG District.			

M. Mechanical Equipment

Mechanical equipment includes heating, ventilation, and air conditioning (HVAC) equipment, electrical generators, and similar equipment.

1. Ground-Mounted Equipment

- a. Mechanical equipment is permitted in the interior side or rear yard only.
- b. For multi-family and non-residential uses, ground-mounted mechanical equipment must be screened from public view by a decorative wall, solid fence, or year-round landscaping that is compatible with the architecture and landscaping of a development site. The wall, fence, or plantings must be of a height equal to or greater than the height of the mechanical equipment being screened.

2. Roof-Mounted Equipment

- a. For structures 40 feet in height, all roof equipment must be set back from the edge of the roof a minimum distance of one foot for every two feet in height.
- b. For structures less than 40 feet in height and for any building where roof equipment cannot meet the setback requirement of item a above, there must be either a parapet wall to screen the equipment or the equipment must be housed in solid building material that is architecturally integrated with the structure.

3. Wall-Mounted Equipment

- a. Wall-mounted mechanical equipment is not permitted on the front or corner side façade of the building.
- b. For multi-family and non-residential uses, wall-mounted mechanical equipment that protrudes more than twelve inches from the outer building wall must be screened from view by structural features that are compatible with the architecture of the subject building.
- c. Wall-mounted mechanical equipment that protrudes less than twelve inches must be designed to blend with the primary color and architectural design of the subject building.
- d. These requirements do not apply to window air conditioning units or satellite dishes, which are regulated separately.

N. Outdoor Sales and Display (Accessory)

These regulations apply only to outdoor sales and display located on the lot.

- 1. Retail goods establishments and heavy retail establishments in the non-residential districts are permitted to have accessory outdoor sales and display of merchandise. Such merchandise must be customarily sold on the premises.
- 2. All outdoor display of merchandise must be located adjacent to the storefront and not in drive aisles, loading zones, or fire lanes. It may be located in a parking lot so long as the minimum number of required parking spaces remain unobstructed.
- 3. No display may be placed within three feet of either side of an active door, or within 15 feet directly in front of an active door.
- 4. A minimum clear width for pedestrian traffic of five feet is provided and maintained along the sidewalk.

O. Outdoor Storage (Accessory)

1. Residential Uses

- a. Outdoor storage is prohibited in a required front, corner side, or interior side setback.
- b. Outdoor storage is prohibited in any area of the front yard or corner side yard.
- c. Outdoor storage on a residential lot must be maintained so as not to cause a nuisance, including the pooling of stagnant water, creation of pest issues, or leaking of oils.

2. Nonresidential Uses

The following uses are permitted outdoor storage: greenhouse/nursery – retail, including the growing of plants in the open, heavy retail establishments, heavy rental and service establishments, vehicle dealerships, vehicle

rentals, vehicle operations facility, and vehicle repair/service - minor or major. The Zoning Administrator can also render an interpretation that a use not listed in this section would typically have outdoor storage and permit such use to include outdoor storage on the site. These uses are permitted ancillary outdoor storage in accordance with the following provisions:

- a. No outdoor storage is permitted in any public right-of-way or located so that it obstructs pedestrian or vehicular traffic.
- b. Outdoor storage is prohibited in a required interior side or corner side setback. Outdoor storage is prohibited in the front yard.
- c. All manufacturing, assembly, repair, or work activity must take place inside an enclosed building.
- d. Outdoor storage may be located in a parking lot so long as the minimum number of required parking spaces remain unobstructed.

P. Refuse and Recycling Containers

Refuse and recycling container regulations apply only to new construction of multi-family dwellings and non-residential uses as of the effective date of this Ordinance.

1. Refuse and recycling containers are prohibited in the front or corner side yard. No dumpsters may be located on any right-of-way, including alleys.
2. Enclosures constructed as follows are required in all districts except the C-D and C-V Districts:
 - a. All refuse and recycling containers must be fully enclosed on three sides by a solid fence, wall, or wall extension of the principal building a minimum of six feet and a maximum of eight feet in height. The wall or wall extension must be constructed as an integral part of the building's architectural design
 - b. The enclosure must be gated. Such gate must be solid and a minimum of six feet and a maximum of eight feet in height. This requirement does not apply to refuse containers located adjacent to an improved alley.
 - c. The gate must be maintained in good working order and must remain locked except when refuse/recycling pick-ups occur. The gate must be architecturally compatible with other buildings and structures on the site.
 - d. Refuse and recycling containers must remain in the enclosure with the gate closed and/or locked.

Q. Satellite Dish Antennas

1. General Requirements

- a. Satellite dish antennas must be permanently installed on a building, in the ground, or on a foundation, and cannot be mounted on a portable or movable structure.
- b. Subject to operational requirements, the dish color must be of a neutral color, such as white or grey. No additional signs or advertising is permitted on the satellite dish itself, aside from the logos of the satellite dish service provider and/or dish manufacturer.
- c. Antennas no longer in use must be immediately removed.
- d. Every effort must be made to install satellite dish antennas in locations that are not readily visible from neighboring properties or from the public right-of-way.

2. Additional Standards for Large Satellite Dish Antennas

Large satellite dish antennas, which are greater than one meter (3.28 feet) in diameter, are subject to the general requirements above as well as the following requirements:

- a. Large satellite dish antenna are permitted only in the rear yard, and must be set back a distance from all lot lines that is at least equal to the height of the dish, but in no case less than five feet from any lot line.

b. Roof-mounting is permitted only if the satellite dish antenna is entirely screened from public view along the right-of-way by an architectural feature.

c. A large satellite dish antenna must be located and screened so that it cannot be readily seen from public rights-of-way or adjacent properties. Screening includes solid fences or walls or plant materials located to conceal the antenna and its support structure. Plants must be a minimum of five feet tall at the time of installation.

R. Solar Panels

1. General Requirements

a. A solar panel may be building-mounted or freestanding.

b. Solar panels must be placed so that concentrated solar radiation or glare is not directed onto nearby properties or roadways.

2. Building-Mounted Systems

a. A building-mounted system may be mounted on the roof or wall of a principal building or accessory structure.

b. On pitched roof buildings, the maximum height a roof-mounted solar panel may rise is 18 inches.

c. On flat roofed buildings up to 40 feet in height, the roof-mounted solar panel system is limited to a maximum height of six feet above the surface of the roof. On flat roofed buildings over 40 feet in height, the roof-mounted solar panel system is limited to 15 feet above the height of such structure. Roof-mounted solar energy systems are excluded from the calculation of building height.

d. Wall-mounted solar panels may project up to 2.5 feet from a building façade and must be integrated into the structure as an architectural feature.

3. Freestanding Systems

a. A freestanding system is allowed in all yards. In the front or corner side yard, the system but must be six feet from any lot line.

b. The maximum height of a freestanding system is ten feet, except in the front or corner side yard where it is limited to four feet.

4. Co-Location

Solar panels may be co-located on structures such as wireless communication towers and light poles.

S. Wind Turbines

1. Wind turbines may be designed as either vertical or horizontal axis turbines, or designs that combine elements of the different types of turbines.

2. Wind turbines are subject to the following height restrictions:

a. The maximum height of any ground-mounted wind turbine is the maximum height allowed in the district or 35 feet, whichever is less. A taller height may be allowed by special use.

b. The maximum height of any wind turbine mounted upon a structure is 15 feet above the height of such structure.

c. Maximum height is the total height of the turbine system as measured from the base of the tower to the top. For horizontal axis turbines, the maximum vertical height of the turbine blades is measured as the length of a prop at maximum vertical rotation.

d. No portion of the exposed turbine blades of a horizontal axis wind turbine may be within 20 feet of the ground. The unexposed turbine blades of a vertical access wind turbine may be within ten feet of the ground.

3. Ground-mounted wind turbines are permitted only in the rear yard. The tower must be set back from all lot lines equal to the height of the system. No principal buildings may be located within this area.

4. All wind turbines must be equipped with manual (electronic or mechanical) and automatic over speed controls to limit the blade rotation speed to within the design limits of the wind energy system.

Section VI.

Section 17.09.040 Permitted Encroachments is hereby amended as follows:

Table 17.09-1: Permitted Encroachments Into Required Setbacks				
Y= Permitted // N= Prohibited				
Max. = Maximum // Min. = Minimum				
	Front Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Stoop Max. of 5' into setback	Y	Y	Y	Y

Section VII.

Section 17.10.030 Off-Street Parking Design Standards is hereby amended as follows:

I. Single-Family, Two-Family, and Townhouse Dwellings

1. All required off-street parking spaces must have vehicular access from a driveway that connects to a street or alley.
2. Townhouse developments are prohibited from constructing individual curb cuts for each dwelling unit along a public street.
3. Required off-street parking spaces may be designed so that the driver may back out into traffic.
4. All off-street parking lots, parking pads, and driveways must be improved with a hard surfaced, all-weather dustless material; pervious paving is encouraged and may also be used. Gravel, sealcoating and rotomillings are prohibited.
5. For single-family and two-family dwellings, a parking space may consist of two parallel paved parking strips, each of which is at least 18 inches in width and 18 feet long. Gravel is prohibited as fill material between the parking strips.

Section VIII.

17.12.060 Sign Permit Required is hereby amended as follows:

D. Freestanding Sign

1. Freestanding Sign Types

Freestanding signs are regulated as three types in this Ordinance:

- a. Freestanding signs – standard are permitted for multi-family dwellings and nonresidential uses (includes a nonresidential use comprised of two commercial establishments sharing a common building or which are in separate buildings that share a common access/entranceway or parking area) in any district.
- b. Freestanding signs – multi-tenant commercial center are permitted for multi-tenant commercial centers in any district. A multi-tenant commercial center is a commercial development under unified control consisting of three or more separate commercial establishments sharing a common building, or which are in separate buildings that share a common access/entranceway or parking area.
- c. Freestanding signs – residential subdivision are permitted for residential subdivisions in any district.

4. Freestanding Signs – Multi-Tenant Commercial Regulations

Freestanding signs – multi-tenant retail center are subject to the following.

- a.** One freestanding sign – multi-tenant commercial center is permitted per street frontage of a lot. An additional freestanding sign is permitted for each additional access point to the lot, however a minimum separation of 75 feet is required between signs. For the purposes of this regulation, a multi-tenant development where the development as a whole is comprised of separate lots of record, the entire development, including outlot parcels and inline development, is considered one lot.
- b.** Freestanding signs – multi-tenant commercial center permissions are as follows:

 - i.** Maximum sign area of 100 square feet of area per sign
 - ii.** Maximum sign height of ten feet in the C-T, C-1, C-D, C-V, and S-AG Districts. In all other districts where allowed they are limited to 25 feet.

I. Wall Sign

- 1.** Wall signs are permitted for all nonresidential uses in any district.
- 2.** Wall signs are permitted on all facades of a structure. On a site consisting of multiple structures, each structure is permitted wall signs per the regulations of this section. The square footage from different structures cannot be combined to create a larger sign on any one structure.
- 3.** For a single tenant structure, the maximum total wall sign area is two square feet per linear foot of building wall where the wall sign(s) will be mounted or 80 square feet, whichever is greater. The square footage from different facades cannot be combined to create a larger sign on any one facade.
- 4.** For a structure that contains multiple tenants, each tenant that has exterior business façade area is permitted a total wall sign area of two square feet per linear foot of business frontage or 80 square feet, whichever is greater, along their individual frontage(s).
- 5.** The number of individual wall signs on a facade is not limited, however the cumulative sign area of all signs on a facade cannot exceed the maximum allowable total wall sign area per facade.
- 6.** Wall signs may be internally or externally illuminated. If externally illuminated, all light must be directed onto the sign face.
- 7.** Wall signs must be safely and securely attached to the building wall. Wall signs must project 18 inches or less from the building wall. Wall signs may encroach into the public right-of-way no more than 18 inches.
- 8.** No wall sign affixed to a building, including sign support structure, may project beyond the ends or top of the wall or higher than the roofline of the structure to which it is attached.
- 9.** Wall signs must be constructed of wood or simulated wood, metal, plastic, or high-density urethane (HDU) foam board or similar durable foam construction. Canvas and similar material wall signs and painted wall signs are prohibited.
- 10.** Wall signs are permitted on architectural appurtenances, such as chimneys or penthouses, which are part of the structure. Wall signs must not cover any window, windowsill, transom sill, or significant architectural feature of the structure.
- 11.** On existing buildings, a parapet wall must not be constructed for the sole purpose of increasing the allowable height of a wall sign. For new buildings, when a sign is mounted on a parapet wall, that parapet wall must be consistent with the architectural design of the building, including building materials.
- 12.** Signs may be projected onto a wall and do not count toward total wall sign area. Such signs must remain static and cannot flash, rotate, or move. No such projected wall sign can project an electronic video. No such projected sign may glare onto adjacent properties.

Section IX.

Section 17.12.070 Summary of Sign Permissions is hereby amended as follows:

TABLE 17.12-1: SUMMARY OF SIGN PERMISSIONS			
Sign Type	Exempt Sign (Section 17.12.050)	Permit Required (Section 17.12.060)	Permitted Locations
A-Frame Sign	•		C-1, C-2, C-3, C-D, C-V, and I-MU Districts
Attention-Getting Device	•		Nonresidential uses
Awning Sign		•	Multi-family dwellings and nonresidential uses in all district
Canopy Sign: Non-Structural Canopy Signs		•	Multi-family dwellings and nonresidential uses in all district
Canopy Sign Structural: Attached to Principal Building		•	Multi-family dwellings and nonresidential uses in all district
Canopy Sign Structural: Freestanding		•	Gas stations and drive through facilities in any district
Construction Activity Sign	•		On a lot where active construction is taking place in all districts
Electronic Message Sign		•	Commercial and industrial districts S-IC District. Following uses in any district: conservation area, cultural facility, educational facility - primary or secondary, educational facility - university or college, government office/facility, public park, places of worship Gas stations in any district

TABLE 17.12-1: SUMMARY OF SIGN PERMISSIONS			
Sign Type	Exempt Sign (Section 17.12.050)	Permit Required (Section 17.12.060)	Permitted Locations
Freestanding Signs – Standard		•	Multi-family dwellings and nonresidential uses in all districts
Freestanding Signs – Multi-Tenant Center		•	Multi-tenant centers in all districts
Freestanding Signs – Residential Subdivision		•	Residential subdivisions in all districts
Government Sign	•		All districts
Light Pole Banner	•		Light pole banners on private property in all districts
Marquee		•	Commercial uses in C-3, C-D, and C-V Districts
Memorial or Historic Event	•		Where a structure or lot is related to a historic person, event, structure, or site in all districts
Menuboard		•	Drive through facilities in all districts
Multiple Tenant Building Entryway	•		Entryways for multiple tenant buildings (multi-family dwellings and non-residential and mixed-use developments) in all districts
Noncommercial Message	•		All districts
Parking Lots and Structures	•		Parking lot/structures for each entrance/exit, driveway intersection, drive-through lane, and other

TABLE 17.12-1: SUMMARY OF SIGN PERMISSIONS			
Sign Type	Exempt Sign (Section 17.12.050)	Permit Required (Section 17.12.060)	Permitted Locations
			circulation points in all districts
Projecting Signs		•	Commercial districts
Real Estate Activity	•		When a structure or lot is offered for sale, lease, or rent in all districts
Roof Sign		•	C-D District
Wall Sign		•	Non-residential uses in all districts
Window Sign	•		Nonresidential uses

Section X.

Section 17.14.090 Site Plan Review is hereby amended as follows:

D. Procedure

1. Applications for site plan review must be submitted to the Zoning Administrator. The Zoning Administrator may convene a technical review group comprised of City staff to review the application.
2. The Zoning Administrator must begin the review of the site plan within 30 days of the date the application is deemed complete. The Zoning Administrator Development must review and evaluate the application, pursuant to the standards of this section, and approve, approve with conditions, or deny the site plan.
3. Site plan approvals are applicable as follows:
 - a. When no other approvals are required, the site plan approval must occur before a building permit is issued. If the Zoning Administrator approves the site plan subject to certain conditions, all plans and drawings to be submitted as part of the application for a building permit or zoning approval must be revised to include those conditions.
 - b. When a special use approval is required, and site plan approval is required, the site plan must be deemed reasonably complete by Zoning Administrator prior to the hearing on the special use request. The reasonably complete site plan would be forwarded with the application and the staff recommendation on the request. The approving body would be allowed to impose additional conditions on the site plan
 - c. When a variance or administrative exception is required, the variance or administrative exception must be approved prior to final approval of the site plan. Once the variance or administrative exception is approved, the site plan may be submitted for review and approval. If the approving body imposed additional conditions as part of the variance or administrative exception approval, the site plan must include such conditions. If the Zoning Administrator approves the site plan subject to certain conditions, the site plan forwarded with the approval application must be revised to include those conditions and any conditions of the variance or administrative exception.

Section XI.

Section 17.14.100 Design Review is hereby amended to read as follows:

A. Purpose

The purpose of design review is to ensure that the buildings, improvements, signs, landscape design, and siting complies with the adopted performance standards and design guidelines, including City of Davenport's adopted Downtown Design Guidelines, Downtown Davenport Streetscape Improvement Plan, Village of East Davenport Performance Standards, and Elmore Corners Plan.

B. Initiation

Any person with an interest in the property may file an application for design approval.

C. Authority

The Design Review Board issues final design approval. Design review approval is required prior to site plan review approval. If site plan is not required, design review approval is required prior to issuance of a building permit.

D. Required Design Review Board Approval

1. Design Review Board Approval is required in the C-D, C-V, and C-E Districts for the following:
 - a. New construction or an alteration to the exterior of a structure where changes are visible from the public right-of-way.
 - b. Installation of any sign or action related to a sign.
 - c. New parking lots, fencing/walls and landscaping or an alteration to existing parking lots, fencing/walls or landscaping.
 - d. Streetscape elements within the right-of-way, only when there is a substantial deviation from the standards contained in the Downtown Davenport Streetscape Improvement Plan.
 - e. Demolition within the C-D and C-V Districts requires the owner(s) of record or the City to apply for a demolition approval. Alternately, the City Fire Marshal and/or the Chief Building Official may order the partial or complete demolition of a structure because it possesses an immediate, definite and serious threat to the life, health and safety of the general public. In such cases, the Design Review Board review is limited to reviewing the design, construction, and/or condition of any shared party wall made visible by the demolition.

Section XII.

Section 17.17.010 Reservation of Previously Approved Conditions is hereby amended as follows:

J. Ordinance 2017-520.

1. Condition 6. Lighting shall consist of LED Dark Sky fixtures not higher than twenty five feet. Fixtures shall be shielded from view from properties to the south and shall be powered down within one-half hour of closing to a level necessary to provide security lighting only.
2. Condition 7. Routine use of PA systems outside of buildings on the property shall not be permitted.
3. Condition 8. Car washes on the property shall not be located closer than one hundred twenty five (125) feet from the south property line, oriented so entrances and exits be oriented in an east-west direction and operate only when the dealership is open for business.
4. Condition 9. The following uses shall not be closer than three hundred (300) feet from the south property line:

- a. Automobile and service and oil change facilities not part of an automobile dealership.
- b. Any use utilizing drive-through window(s).

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

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

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

First Consideration: _____

Second Consideration: _____

Approved: _____

Published in the *Quad City Times* _____

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

Summary:

Amending Section 17.02.030 “Definition of General Terms” by adding Accessory Storage Building definition and by clarifying the Dwelling definition; by amending Section 17.08.020 “Use Matrix” to allow Drive-Through Facilities, Outdoor Dining, and Residential Care Facilities in additional districts, and by changing Vehicle Repair (major and Minor) from special use to permitted in I-MU; by amending 17.08.030 “Principal Use Standards” by renaming retail center to commercial center, by improving consistency in accessory structure language, by requiring residential occupancy for “R-1” Equine uses, and by replacing a fall-zone with a buffer; by amending Section 17.08.050 “Use Definitions” by allowing a second floor dwelling above commercial uses, and by adding the use definition Truck Stop; by amended Section 17.09.030 “Accessory Structures and Uses” by applying more consistent requirements for accessory structures in general and on residential single and two-family lots; by allowing certain fence types in various yards, and by removing Equine as an accessory use and keeping it as a primary use; by amended Section 17.09.040 “Permitted Encroachments” to match the encroachment of a stoop to its allowed dimension; by amending Section 17.10.030 “Off-Street Parking Design Standards” by clarifying pavement requirements for driveways; by amended 17.12.060 “Sign Permit Required” by renaming retail center to commercial center, and by allowing increased size for wall signs; by amending “Section 17.12.070 Summary of Sign Permissions” by renaming retail center to commercial center, and by amending Section 17.14.090 “Site Plan Review” by allowing flexibility with special use site plans; and by amending Section 17.14.100 by limiting Design Review Board approval authority with streetscape elements to only when a substantial deviation from the Downtown Streetscape Plan is proposed and by amending Section 17.17.010 “Reservation of Previously Approved Conditions” by striking a condition that is not applicable.

Section I.

Section 17.02.030 Definition of General Terms is hereby amended as follows:

Accessory Storage Building. A detached accessory structure incidental to a principal residential use for keeping personal items. For the purposes of this definition, an accessory storage building is distinguished from garages in that the largest doors and/or openings are six (6) feet or less in width and the structure is not intended for either vehicle storage or commercial use.

Dwelling. A structure, or portion thereof, designed or used exclusively for human habitation. Each dwelling type must contain a front façade of at least 24 feet of width at its largest dimension and be located on a permanent foundation. Every room within a dwelling unit must be accessible from every other room within the dwelling via a completely internal route within the envelope of the dwelling structure.

Section II.

Section 17.08.020 – Use Matrix

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
Drive-Through Facility								S	P	P		S		P	P	P	P				Sec. 17.08.030.J
Outdoor Dining								P	P	P	P	P	P	P	P	P	P				Sec. 17.08.030.V
Residential Care Facility					P		P	S	P	P	P	P		P	P		P			P	Sec. 17.08.030.X
Vehicle Repair/Service– Major															P	P	SP				Sec. 17.08.030.CC
Vehicle Repair/Service – Minor								S	P	P				P	P	P	SP				Sec. 17.08.030.CC

Section III.

17.08.030 Principal Use Standards is hereby amended as follows:

I. Day Care Center and Day Care Home

1. Each day care must have a state license and/or registration.
2. The exterior of a day care home must maintain its original appearance as a single-family dwelling. No visitor/client parking may be located in the front yard.
3. No signs are permitted for day care homes.
4. A day care center must provide a pickup/drop off area. When a day care center is part of a multi-tenant **retail commercial** center, the pickup/drop off area must not interfere with vehicle circulation in the parking lot, including blocking of the drive aisle.
5. Day care homes are limited to a maximum of six children or adults in care at any one time.
6. Day care homes are not permitted to have outside employees.

L. Dwelling – Accessory Dwelling Unit

1. One of the dwelling units must be occupied by the owner of the property.
2. No more than one accessory dwelling unit is allowed per lot. Accessory dwelling units must be located within a detached structure. When permitted, the accessory dwelling unit does not count toward the maximum number of dwelling units on a lot, including when the accessory dwelling unit is located in a detached structure.
3. ~~Detached accessory dwelling units may only be located in the rear yard.~~ Detached accessory dwelling units must meet the setback **and yard required requirements for Detached Garages** in Section 17.09.030.
4. Both the principal dwelling unit and the accessory dwelling unit must maintain separate meter connections.
5. A detached accessory dwelling unit is subject to the height permitted for a detached garage.
6. No accessory dwelling unit may exceed 1,000 square feet in gross floor area.
7. When a detached garage is converted to an accessory dwelling unit, the ground floor may be used for the accessory dwelling unit so long as the minimum number of required off-street parking spaces are maintained on-site.
8. No additional parking is required for an accessory dwelling unit unless required by other City ordinances. Required parking for the principal structure must be maintained.

P. Equine, Keeping of/Equestrian Facility

1. A minimum of two acres is required to keep one equine. For each additional acre in excess of two acres, one additional equine may be housed and maintained.
2. A fence must be installed around the entire grazing area. The fence must be a minimum of 150 feet from the front lot line. The fence must be a minimum of 150 feet from an existing dwelling located on an adjacent lot.
3. A stable or shelter must be provided for the stabling of each equine. The stable or shelter must be a minimum of 100 feet from any side or rear lot line, and a minimum of 150 feet from any front lot line.
4. The keeping of equines for personal use is only permitted in the R-1 and S-AG Districts. No retail or wholesale use of these animals in the R-1 District. An equestrian facilities, which are defined as any place where equine are kept, housed, boarded, lodged, fed, hired, trained, sold, rented, or bred for monetary compensation, is only permitted in the S-AG District.

5. A legal and occupied dwelling must exist on the same lot as kept equine and associated facilities in the R-1 district.

EE. Wireless Telecommunications

1. Application Requirements

All applications to erect, construct, or modify any part of a wireless telecommunications system require site plan review must include the following items:

- a. A site plan showing:
 - i. The location, size, screening, and design of all structures, including fences.
 - ii. The location and size of all outdoor equipment.
 - iii. Elevations showing antenna height.
 - iv. If the site plan is for a new wireless telecommunications facility, a landscape plan showing all screening.
 - v. If the site plan is for a new wireless telecommunications tower, **show a indication of the buffer as a radius from the center point of the tower equal distance to the height of the tower. fall zone as a shaded circle.**
- b. A maintenance plan and any applicable maintenance agreement designed to ensure long-term, continuous maintenance, such as maintenance of landscape, keeping the area free from debris and litter, and immediate removal of any graffiti.
- c. A disclosure of what is proposed, demonstrating the need for the wireless telecommunications system in the proposed location. This is not required for co-location or stealth design antennas.
- d. The reason or purpose for the placement, construction, or modification in the proposed location with specific reference to the provider's coverage, capacity, and/or quality needs, goals, and objectives. This is not required if the proposal is does not involve the erection of a new tower.
- e. The service area of the proposed wireless telecommunications system.
- f. If the proposal is for a new telecommunications tower, then a map showing collocation opportunities within the City and within areas surrounding the borders of the City must be provided and justification for why co-location is not feasible in order to demonstrate the need for a new tower.
- g. If the proposal is for a new telecommunications tower, certification by a licensed and registered professional engineer regarding the manner in which the proposed structure will fail. The certification may be utilized, along with other criteria such as applicable regulations for the district in question, in determining if additional setback should be required for the structure and other facilities.

Section IV.

Section 17.08.050 Use Definitions is hereby amended as follows:

Dwelling - Multi-Family. A structure containing three or more attached dwelling units used for residential occupancy. A multi-family dwelling does not include a three-family or townhouse dwelling. **In cases where dwelling units are located above the ground floor of a commercial building, one or more dwelling units for residential occupancy shall be permissible.**

Truck Stop. Facilities that provide for the sale of fuel, provisions, supplies to motorists, including operators of over-the-road trucks, in which 30 percent or more of the total site area is devoted to the servicing, accommodation, parking, or storage of over-the-road trucks. The calculation of these areas includes but is not limited to fuel islands for diesel fuel, truck washing facilities, truck parking areas, and associated maneuvering areas. Travel centers include a mix of uses, including food sales, general retail services, auto and equipment services, and restaurants, and are typically located along or near interstate highways or other principal state and federal designated highway routes.

Section V.

Section 17.09.030 Accessory Structures and Uses is hereby amended as follows:

All accessory structures and uses are subject to the requirements of this section and the permitted encroachment requirements of Section 17.09.040. Additional accessory structures not regulated in this section may be regulated in Section 17.09.040.

A. General Regulations for Accessory Structures

All accessory structures are subject to the following regulations, unless otherwise permitted or restricted by specific regulations of this section and Ordinance.

1. No accessory structure may be constructed prior to construction of the principal building to which it is accessory.
2. Accessory structures shall be constructed out of material intended for long-term exposure to the elements. Prohibited materials include but are not limited to cloth, fabric, canvas, plastic sheets and tarps. Greenhouses are not subject to this prohibition, Shipping containers are prohibited as an accessory structure.
2. Only those accessory structures permitted by this section and Section 17.09.040 are permitted in required setbacks. Certain accessory structures may also be prohibited in certain yards. The use of the term "yard" refers to the area between the principal building and lot line. The distinction is made because certain principal buildings may not be built at required district setback lines, thereby creating a yard larger than the minimum setback dimension.
3. The maximum height of any detached accessory structure is 20 feet, unless otherwise permitted or restricted by this Ordinance. This does not apply to any structure accessory to an active agricultural use, which are not limited in height.
4. Detached accessory structures, including those listed in this section and Section 17.09.040, must be setback as follows, unless otherwise permitted or restricted by this Ordinance:
 - a. Four feet from any interior side lot line. This interior side setback may be reduced to two feet if the adjacent walls, or parts of walls, of the accessory building have no openings and are protected on the inside with fire-proofing materials or are constructed of fire-proof materials, as verified by the Zoning Administrator.
 - b. No closer than four feet from any rear lot line.
 - c. No structure may be located in a front, **reverse corner**, or corner side yard unless specifically allowed by this Ordinance.
5. Accessory structures are included in the calculation of all maximum impervious surface and building coverage requirements of the district.
6. The footprint of any single detached accessory structure cannot exceed the footprint of the principal building. This does not apply to any structure accessory to an active agricultural use, which are not limited in area; **nor does it apply to the accessory structures of single-family and two-family dwellings.**

H. Fences

2. Fences in Residential Districts and the C-T, C-1, C-D, C-V, and C-E Districts

- a. Within the required front, **corner side**, or reverse corner side setback, solid fences are limited in height to four feet and open fences are limited to a height of six feet. Chain link fences or other similar wire materials are prohibited.
- b. Within the required minimum interior side or rear setback, fences are limited to a height of six feet (open or solid).

c. Where a lot line abuts an arterial or collector street and the lot does not take access from that street, fences within that setback may be up to six feet in height and may be open or solid. Chain link fences or other similar wire materials are prohibited.

d. When constructed outside the required minimum setback, within the buildable area, all fences are limited to eight feet.

e. Fences may be constructed at the boundaries of a lot without setback except in the following circumstances:

i. Fences are prohibited within a 30 foot visibility triangle at the intersection of two streets as measured along the back of curb or edge of roadway pavement, as applicable.

ii. Fences are prohibited within a ten foot visibility triangle at the intersection of a street and an alley or at the intersection of a street and a private driveway as measured along the back of curb or edge of roadway pavement, as applicable, or along the driveway edge.

iii. Fences are prohibited within a ten foot visibility triangle at the intersection of two alleys as measured along the edge of alley pavement.

K. ~~Garages, Detached and Carports~~ Single-family or Two-family Accessory Structures

1. Only one detached garage and one carport is permitted per lot ~~for a single family or two family dwelling~~. Where a lot contains a detached garage and a carport, such carport must be attached to and constructed as an extension of the detached garage.

2. Detached garages, ~~accessory storage buildings, sheds,~~ and carports are permitted in the rear and interior side yards.

3. Detached garages, ~~accessory storage buildings,~~ and carports are permitted in the corner side yard, subject to the following:

a. Where there is no alley access, and the garage or carport is located in the corner side yard and takes access from the abutting street, the garage or carport must be set back ~~at least~~ 20 feet from the corner side lot line.

b. Where there is no alley access, and the garage or carport is located in the corner side yard but does not take access from the abutting street, the garage or carport must be set back ~~at least~~ four feet from the corner side lot line.

c. Any detached garage located in a corner side yard must be set back a minimum of five feet from the front building facade line.

4. Where served by an alley or rear service drive, garages, parking pads for access, and carports must take access from the alley or rear service drive. If a lot abuts an improved public alley that provides adequate access to a street, the garage or carport is not permitted within the required corner side yard setback.

5. Detached garages ~~and accessory buildings~~ are subject to the following ~~design standards~~:

a. ~~Structures Detached garages~~ shall have the eaves of roof extend a minimum of one foot past the outside walls.

b. ~~Structures Detached garages~~ shall have a minimum 4/12 roof pitch.

c. ~~Structures Detached garages~~ are encouraged to match the pitch of the roof of the principal dwelling.

d. ~~Structures Detached garages~~ utilizing metal siding and/or roofing shall ~~not have highly reflective surfaces~~ have a matte finish (or similar non-glare finish) and shall maintain the character of the surrounding neighborhood.

e. **Structures Detached garages** shall not contain cooking facilities or plumbing. This does not apply if an accessory dwelling unit use has been approved, in which case those standards control.

f. The design standards related to eaves, roof pitch and **highly reflective surfaces metal finish** do not apply to detached garages in the S-AG **district or lots R-1 Districts when properties are** two acres in area or greater **and which have** the detached garage **and/or accessory storage building** located in the rear yard.

6. Accessory structure size and quantity restrictions do not apply to any structure accessory to an active agricultural use regardless of the presence of a single or two-family dwelling.

Table 17.09-1: Bulk Requirements for Accessory Structures (Single-Family or Two-Family lots)

	Detached Garage	Accessory Storage Building	Carport	Shed
Area (maximum)	50% of living area or 720 sq. ft., whichever is greater	50% of living area or 720 sq. ft., whichever is greater	576 sq. ft.	120 sq. ft.
Total Area All Accessory Structures	The combined total area of all accessory structures on a lot shall not exceed the principal structure's living area.			
Structures Allowed (quantity)	1	No maximum, see total area restriction above	1	No maximum, see total area restriction above
Door Width (maximum)	No Maximum	6 ft.	No Maximum	6 ft.
Height (maximum)	20 ft.	20 ft.	15 ft.	20 ft.
Design Standards Applied* (Yes/No)	Yes	Yes	No	No
Specific Design Standards:				
a.	Structure shall have the eaves of roof extend a minimum of one foot past the outside walls.			
b.	Structure shall have a minimum 4/12 roof pitch.			
c.	Structures are encouraged to match the pitch of the roof of the principal dwelling.			
d.	Structures utilizing metal siding and/or roofing shall have a matte finish (or similar non-glare finish) and shall maintain the character of the surrounding neighborhood.			
e.	Structures shall not contain cooking facilities or plumbing. This does not apply if an accessory dwelling unit use has been approved, in which case those standards control.			
*Exemption:	*Properties over 2 acres or more are exempt from design standards if the building is located in the rear yard or if the property is zoned S-AG District.			

M. Keeping of Equines

1. The keeping of equines is allowed only in the R-1 District.
2. A minimum of two acres is required to keep one equine. For each additional acre in excess of two acres, one additional equine may be housed and maintained.
3. A fence must be installed around the entire grazing area. The fence must be a minimum of 150 feet from the front lot line. The fence must be a minimum of 150 feet from an existing dwelling located on an adjacent lot.
4. A stable or shelter must be provided for the stabling of each equine. The stable or shelter must be a minimum of 100 feet from any side or rear lot line, and a minimum of 150 feet from any front lot line.
5. The keeping of equines is for personal use only. No retail or wholesale use may be made of these animals.

NM. Mechanical Equipment

Mechanical equipment includes heating, ventilation, and air conditioning (HVAC) equipment, electrical generators, and similar equipment.

1. Ground-Mounted Equipment

- a. Mechanical equipment is permitted in the interior side or rear yard only.
- b. For multi-family and non-residential uses, ground-mounted mechanical equipment must be screened from public view by a decorative wall, solid fence, or year-round landscaping that is compatible with the architecture and landscaping of a development site. The wall, fence, or plantings must be of a height equal to or greater than the height of the mechanical equipment being screened.

2. Roof-Mounted Equipment

- a. For structures 40 feet in height, all roof equipment must be set back from the edge of the roof a minimum distance of one foot for every two feet in height.
- b. For structures less than 40 feet in height and for any building where roof equipment cannot meet the setback requirement of item a above, there must be either a parapet wall to screen the equipment or the equipment must be housed in solid building material that is architecturally integrated with the structure.

3. Wall-Mounted Equipment

- a. Wall-mounted mechanical equipment is not permitted on the front or corner side façade of the building.
- b. For multi-family and non-residential uses, wall-mounted mechanical equipment that protrudes more than twelve inches from the outer building wall must be screened from view by structural features that are compatible with the architecture of the subject building.
- c. Wall-mounted mechanical equipment that protrudes less than twelve inches must be designed to blend with the primary color and architectural design of the subject building.
- d. These requirements do not apply to window air conditioning units or satellite dishes, which are regulated separately.

ON. Outdoor Sales and Display (Accessory)

These regulations apply only to outdoor sales and display located on the lot.

1. Retail goods establishments and heavy retail establishments in the non-residential districts are permitted to have accessory outdoor sales and display of merchandise. Such merchandise must be customarily sold on the premises.

2. All outdoor display of merchandise must be located adjacent to the storefront and not in drive aisles, loading zones, or fire lanes. It may be located in a parking lot so long as the minimum number of required parking spaces remain unobstructed.
3. No display may be placed within three feet of either side of an active door, or within 15 feet directly in front of an active door.
4. A minimum clear width for pedestrian traffic of five feet is provided and maintained along the sidewalk.

PQ. Outdoor Storage (Accessory)

1. Residential Uses

- a. Outdoor storage is prohibited in a required front, corner side, or interior side setback.
- b. Outdoor storage is prohibited in any area of the front yard or corner side yard.
- c. Outdoor storage on a residential lot must be maintained so as not to cause a nuisance, including the pooling of stagnant water, creation of pest issues, or leaking of oils.

2. Nonresidential Uses

The following uses are permitted outdoor storage: greenhouse/nursery – retail, including the growing of plants in the open, heavy retail establishments, heavy rental and service establishments, vehicle dealerships, vehicle rentals, vehicle operations facility, and vehicle repair/service - minor or major. The Zoning Administrator can also render an interpretation that a use not listed in this section would typically have outdoor storage and permit such use to include outdoor storage on the site. These uses are permitted ancillary outdoor storage in accordance with the following provisions:

- a. No outdoor storage is permitted in any public right-of-way or located so that it obstructs pedestrian or vehicular traffic.
- b. Outdoor storage is prohibited in a required interior side or corner side setback. Outdoor storage is prohibited in the front yard.
- c. All manufacturing, assembly, repair, or work activity must take place inside an enclosed building.
- d. Outdoor storage may be located in a parking lot so long as the minimum number of required parking spaces remain unobstructed.

QP. Refuse and Recycling Containers

Refuse and recycling container regulations apply only to new construction of multi-family dwellings and non-residential uses as of the effective date of this Ordinance.

1. Refuse and recycling containers are prohibited in the front or corner side yard. No dumpsters may be located on any right-of-way, including alleys.
2. Enclosures constructed as follows are required in all districts except the C-D and C-V Districts:
 - a. All refuse and recycling containers must be fully enclosed on three sides by a solid fence, wall, or wall extension of the principal building a minimum of six feet and a maximum of eight feet in height. The wall or wall extension must be constructed as an integral part of the building's architectural design
 - b. The enclosure must be gated. Such gate must be solid and a minimum of six feet and a maximum of eight feet in height. This requirement does not apply to refuse containers located adjacent to an improved alley.
 - c. The gate must be maintained in good working order and must remain locked except when refuse/recycling pick-ups occur. The gate must be architecturally compatible with other buildings and structures on the site.
 - d. Refuse and recycling containers must remain in the enclosure with the gate closed and/or locked.

RQ.**Satellite Dish Antennas****1. General Requirements**

- a. Satellite dish antennas must be permanently installed on a building, in the ground, or on a foundation, and cannot be mounted on a portable or movable structure.
- b. Subject to operational requirements, the dish color must be of a neutral color, such as white or grey. No additional signs or advertising is permitted on the satellite dish itself, aside from the logos of the satellite dish service provider and/or dish manufacturer.
- c. Antennas no longer in use must be immediately removed.
- d. Every effort must be made to install satellite dish antennas in locations that are not readily visible from neighboring properties or from the public right-of-way.

2. Additional Standards for Large Satellite Dish Antennas

Large satellite dish antennas, which are greater than one meter (3.28 feet) in diameter, are subject to the general requirements above as well as the following requirements:

- a. Large satellite dish antenna are permitted only in the rear yard, and must be set back a distance from all lot lines that is at least equal to the height of the dish, but in no case less than five feet from any lot line.
- b. Roof-mounting is permitted only if the satellite dish antenna is entirely screened from public view along the right-of-way by an architectural feature.
- c. A large satellite dish antenna must be located and screened so that it cannot be readily seen from public rights-of-way or adjacent properties. Screening includes solid fences or walls or plant materials located to conceal the antenna and its support structure. Plants must be a minimum of five feet tall at the time of installation.

SR.**Solar Panels****1. General Requirements**

- a. A solar panel may be building-mounted or freestanding.
- b. Solar panels must be placed so that concentrated solar radiation or glare is not directed onto nearby properties or roadways.

2. Building-Mounted Systems

- a. A building-mounted system may be mounted on the roof or wall of a principal building or accessory structure.
- b. On pitched roof buildings, the maximum height a roof-mounted solar panel may rise is 18 inches.
- c. On flat roofed buildings up to 40 feet in height, the roof-mounted solar panel system is limited to a maximum height of six feet above the surface of the roof. On flat roofed buildings over 40 feet in height, the roof-mounted solar panel system is limited to 15 feet above the height of such structure. Roof-mounted solar energy systems are excluded from the calculation of building height.
- d. Wall-mounted solar panels may project up to 2.5 feet from a building façade and must be integrated into the structure as an architectural feature.

3. Freestanding Systems

- a. A freestanding system is allowed in all yards. In the front or corner side yard, the system but must be six feet from any lot line.

- b. The maximum height of a freestanding system is ten feet, except in the front or corner side yard where it is limited to four feet.

4. Co-Location

Solar panels may be co-located on structures such as wireless communication towers and light poles.

TS. Wind Turbines

1. Wind turbines may be designed as either vertical or horizontal axis turbines, or designs that combine elements of the different types of turbines.
2. Wind turbines are subject to the following height restrictions:
 - a. The maximum height of any ground-mounted wind turbine is the maximum height allowed in the district or 35 feet, whichever is less. A taller height may be allowed by special use.
 - b. The maximum height of any wind turbine mounted upon a structure is 15 feet above the height of such structure.
 - c. Maximum height is the total height of the turbine system as measured from the base of the tower to the top. For horizontal axis turbines, the maximum vertical height of the turbine blades is measured as the length of a prop at maximum vertical rotation.
 - d. No portion of the exposed turbine blades of a horizontal axis wind turbine may be within 20 feet of the ground. The unexposed turbine blades of a vertical access wind turbine may be within ten feet of the ground.
3. Ground-mounted wind turbines are permitted only in the rear yard. The tower must be set back from all lot lines equal to the height of the system. No principal buildings may be located within this area.
4. All wind turbines must be equipped with manual (electronic or mechanical) and automatic over speed controls to limit the blade rotation speed to within the design limits of the wind energy system.

Section VI.

Section 17.09.040 Permitted Encroachments is hereby amended as follows:

Table 17.09-1: Permitted Encroachments Into Required Setbacks				
Y= Permitted // N= Prohibited				
Max. = Maximum // Min. = Minimum				
	Front Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Stoop Max. of 4' 5" into setback	Y	Y	Y	Y

Section VII.

Section 17.10.030 Off-Street Parking Design Standards is hereby amended as follows:

I. Single-Family, Two-Family, and Townhouse Dwellings

1. All required off-street parking spaces must have vehicular access from a driveway that connects to a street or alley.
2. Townhouse developments are prohibited from constructing individual curb cuts for each dwelling unit along a public street.
3. Required off-street parking spaces may be designed so that the driver may back out into traffic.
4. All off-street parking lots, ~~and~~ parking pads, ~~and driveways~~ must be improved with a hard surfaced, all-weather dustless material; pervious paving is encouraged and may also be used. ~~Gravel is prohibited. Sealcoating and rotomilling (the process of removing at least part of the surface of a paved area) is prohibited. Gravel, sealcoating and rotomillings are prohibited.~~
5. For single-family and two-family dwellings, a parking space may consist of two parallel paved parking strips, each of which is at least 18 inches in width and 18 feet long. Gravel is prohibited as fill material between the parking strips.

Section VIII.

17.12.060 Sign Permit Required is hereby amended as follows:

D. Freestanding Sign

1. Freestanding Sign Types

Freestanding signs are regulated as three types in this Ordinance:

- a. Freestanding signs – standard are permitted for multi-family dwellings and nonresidential uses (includes a nonresidential use comprised of two commercial establishments sharing a common building or which are in separate buildings that share a common access/entranceway or parking area) in any district.
- b. Freestanding signs – multi-tenant ~~commercial retail~~ center are permitted for multi-tenant ~~commercial retail~~ centers in any district. A multi-tenant ~~commercial retail~~ center is a commercial development under unified control consisting of three or more separate commercial establishments sharing a common building, or which are in separate buildings that share a common access/entranceway or parking area.
- c. Freestanding signs – residential subdivision are permitted for residential subdivisions in any district.

4. Freestanding Signs – Multi-Tenant ~~Commercial Retail~~ Center Regulations

Freestanding signs – multi-tenant retail center are subject to the following.

a. One freestanding sign – multi-tenant commercial retail center is permitted per street frontage of a lot. An additional freestanding sign is permitted for each additional access point to the lot, however a minimum separation of 75 feet is required between signs. For the purposes of this regulation, a multi-tenant development where the development as a whole is comprised of separate lots of record, the entire development, including outlot parcels and inline development, is considered one lot.

b. Freestanding signs – multi-tenant commercial retail center permissions are as follows:

- i. Maximum sign area of 100 square feet of area per sign
- ii. Maximum sign height of ten feet in the C-T, C-1, C-D, C-V, and S-AG Districts. In all other districts where allowed they are limited to 25 feet.

I. Wall Sign

1. Wall signs are permitted for all nonresidential uses in any district.
2. Wall signs are permitted on all facades of a structure. On a site consisting of multiple structures, each structure is permitted wall signs per the regulations of this section. The square footage from different structures cannot be combined to create a larger sign on any one structure.
3. For a single tenant structure, the maximum total wall sign area is two one square feet feet per linear foot of building wall where the wall sign(s) will be mounted or 80 40 square feet, whichever is greater. The square footage from different facades cannot be combined to create a larger sign on any one facade.
4. For a structure that contains multiple tenants, each tenant that has exterior business façade area is permitted a total wall sign area of two one square feet feet per linear foot of business frontage or 80 40 square feet, whichever is greater, along their individual frontage(s).
5. The number of individual wall signs on a facade is not limited, however the cumulative sign area of all signs on a facade cannot exceed the maximum allowable total wall sign area per facade.
6. Wall signs may be internally or externally illuminated. If externally illuminated, all light must be directed onto the sign face.
7. Wall signs must be safely and securely attached to the building wall. Wall signs must project 18 inches or less from the building wall. Wall signs may encroach into the public right-of-way no more than 18 inches.
8. No wall sign affixed to a building, including sign support structure, may project beyond the ends or top of the wall or higher than the roofline of the structure to which it is attached.
9. Wall signs must be constructed of wood or simulated wood, metal, plastic, or high-density urethane (HDU) foam board or similar durable foam construction. Canvas and similar material wall signs and painted wall signs are prohibited.
10. Wall signs are permitted on architectural appurtenances, such as chimneys or penthouses, which are part of the structure. Wall signs must not cover any window, windowsill, transom sill, or significant architectural feature of the structure.
11. On existing buildings, a parapet wall must not be constructed for the sole purpose of increasing the allowable height of a wall sign. For new buildings, when a sign is mounted on a parapet wall, that parapet wall must be consistent with the architectural design of the building, including building materials.
12. Signs may be projected onto a wall and do not count toward total wall sign area. Such signs must remain static and cannot flash, rotate, or move. No such projected wall sign can project an electronic video. No such projected sign may glare onto adjacent properties.

Section IX.

Section 17.12.070 Summary of Sign Permissions is hereby amended as follows:

TABLE 17.12-1: SUMMARY OF SIGN PERMISSIONS			
Sign Type	Exempt Sign (Section 17.12.050)	Permit Required (Section 17.12.060)	Permitted Locations
A-Frame Sign	•		C-1, C-2, C-3, C-D, C-V, and I-MU Districts
Attention-Getting Device	•		Nonresidential uses
Awning Sign		•	Multi-family dwellings and nonresidential uses in all district
Canopy Sign: Non-Structural Canopy Signs		•	Multi-family dwellings and nonresidential uses in all district
Canopy Sign Structural: Attached to Principal Building		•	Multi-family dwellings and nonresidential uses in all district
Canopy Sign Structural: Freestanding		•	Gas stations and drive through facilities in any district
Construction Activity Sign	•		On a lot where active construction is taking place in all districts
Electronic Message Sign		•	Commercial and industrial districts S-IC District. Following uses in any district: conservation area, cultural facility, educational facility - primary or secondary, educational facility - university or college, government office/facility, public park, places of worship Gas stations in any district

TABLE 17.12-1: SUMMARY OF SIGN PERMISSIONS			
Sign Type	Exempt Sign (Section 17.12.050)	Permit Required (Section 17.12.060)	Permitted Locations
Freestanding Signs – Standard		•	Multi-family dwellings and nonresidential uses in all districts
Freestanding Signs – Multi-Tenant Commercial Retail Center		•	Multi-tenant commercial retail centers in all districts
Freestanding Signs – Residential Subdivision		•	Residential subdivisions in all districts
Government Sign	•		All districts
Light Pole Banner	•		Light pole banners on private property in all districts
Marquee		•	Commercial uses in C-3, C-D, and C-V Districts
Memorial or Historic Event	•		Where a structure or lot is related to a historic person, event, structure, or site in all districts
Menuboard		•	Drive through facilities in all districts
Multiple Tenant Building Entryway	•		Entryways for multiple tenant buildings (multi-family dwellings and non-residential and mixed-use developments) in all districts
Noncommercial Message	•		All districts

TABLE 17.12-1: SUMMARY OF SIGN PERMISSIONS			
Sign Type	Exempt Sign (Section 17.12.050)	Permit Required (Section 17.12.060)	Permitted Locations
Parking Lots and Structures	•		Parking lot/structures for each entrance/exit, driveway intersection, drive-through lane, and other circulation points in all districts
Projecting Signs		•	Commercial districts
Real Estate Activity	•		When a structure or lot is offered for sale, lease, or rent in all districts
Roof Sign		•	C-D District
Wall Sign		•	Non-residential uses in all districts
Window Sign	•		Nonresidential uses

Section X.

Section 17.14.090 Site Plan Review is hereby amended as follows:

D. Procedure

1. Applications for site plan review must be submitted to the Zoning Administrator. The Zoning Administrator may convene a technical review group comprised of City staff to review the application.
2. The Zoning Administrator must begin the review of the site plan within 30 days of the date the application is deemed complete. The Zoning Administrator Development must review and evaluate the application, pursuant to the standards of this section, and approve, approve with conditions, or deny the site plan.
3. Site plan approvals are applicable as follows:
 - a. When no other approvals are required, the site plan approval must occur before a building permit is issued. If the Zoning Administrator approves the site plan subject to certain conditions, all plans and drawings to be submitted as part of the application for a building permit or zoning approval must be revised to include those conditions.
 - b. When a special use approval is required, ~~the site plan must be approved and site plan approval is required, the site plan must be deemed reasonably complete~~ by Zoning Administrator prior to the hearing on the special use ~~approval request~~. The ~~approved reasonably complete~~ site plan would be forwarded with the application and the staff recommendation on the ~~approval request~~. The approving body would be allowed to impose additional conditions on the site plan. ~~If the Zoning Administrator approves the site plan subject to certain conditions, the site plan forwarded with the approval application must be revised to include those conditions.~~
 - c. When a variance or administrative exception is required, the variance or administrative exception must be approved prior to final approval of the site plan. Once the variance or administrative exception is approved, the site plan may be submitted for review and approval. If the approving body imposed additional conditions as part of the variance or administrative exception approval, the site plan must include such conditions. If the Zoning Administrator approves the site plan subject to certain conditions, the site plan forwarded with the approval application must be revised to include those conditions and any conditions of the variance or administrative exception.

Section XI.

Section 17.14.100 Design Review is hereby amended to read as follows:

A. Purpose

The purpose of design review is to ensure that the buildings, improvements, signs, landscape design, and siting complies with the adopted performance standards and design guidelines, including City of Davenport's adopted Downtown Design Guidelines, Downtown Davenport Streetscape Improvement Plan, Village of East Davenport Performance Standards, and Elmore Corners Plan.

B. Initiation

Any person with an interest in the property may file an application for design approval.

C. Authority

The Design Review Board issues final design approval. Design review approval is required prior to site plan review approval. If site plan is not required, design review approval is required prior to issuance of a building permit.

D. Required Design Review Board Approval

1. Design Review Board Approval is required in the C-D, C-V, and C-E Districts for the following:

- a. New construction or an alteration to the exterior of a structure where changes are visible from the public right-of-way.
- b. Installation of any sign or action related to a sign.
- c. New parking lots, fencing/walls and landscaping or an alteration to existing parking lots, fencing/walls or landscaping.
- d. Streetscape elements within the right-of-way, only when there is a substantial deviation from the standards contained in the Downtown Davenport Streetscape Improvement Plan.
- e. Demolition within the C-D and C-V Districts requires the owner(s) of record or the City to apply for a demolition approval. Alternately, the City Fire Marshal and/or the Chief Building Official may order the partial or complete demolition of a structure because it possesses an immediate, definite and serious threat to the life, health and safety of the general public. In such cases, the Design Review Board review is limited to reviewing the design, construction, and/or condition of any shared party wall made visible by the demolition.

Section XII.

Section 17.17.010 Reservation of Previously Approved Conditions is hereby amended as follows:

J. Ordinance 2017-520.

- ~~1. Condition 5. That a fifty (50) foot landscape buffer and 6 foot high fence be established along the south end of the property. The landscape buffer shall be developed with the following plantings: four canopy trees, six understory trees and 24 shrubs or 12 evergreens/conifers per 100 linear feet. Note: Condition 5 was modified to remove reference to previous Zoning Ordinance.~~

21. Condition 6. Lighting shall consist of LED Dark Sky fixtures not higher than twenty five feet. Fixtures shall be shielded from view from properties to the south and shall be powered down within one-half hour of closing to a level necessary to provide security lighting only.

32. Condition 7. Routine use of PA systems outside of buildings on the property shall not be permitted.

43. Condition 8. Car washes on the property shall not be located closer than one hundred twenty five (125) feet from the south property line, oriented so entrances and exits be oriented in an east-west direction and operate only when the dealership is open for business.

54. Condition 9. The following uses shall not be closer than three hundred (300) feet from the south property line:

- a. Automobile and service and oil change facilities not part of an automobile dealership.
- b. Any use utilizing drive-through window(s).



Tuesday, April 14, 2020

Please publish the following public notice in the Monday, April 27, 2020 edition of the Quad City Times.

The PO number for this notice is: 2010387

Please provide proof of publication for our records. If you have any questions, please contact us at planning@ci.davenport.ia.us or 563-326-7765. Thank you!

**NOTICE
PUBLIC HEARING
WEDNESDAY, MAY 6, 2020 5:30 P.M.
CITY OF DAVENPORT COMMITTEE OF THE WHOLE
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

There is on file in the Community Planning and Economic Development Department (CPED), on behalf of the Plan and Zoning Commission, the following requests:

Case REZ20-01: Request of the City of Davenport to rezone 2139, 2147, 2147 1/2, and 2202 W. 3th Street and 220 and 226 North Pine Street from R-4C Single and Two Family Central Residential Zoning District to C-1, Neighborhood Commercial District. Property contains 36,000 square feet. [Ward 3]

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

Lot 8 of Block 1 of J M F Hall's Addition (2148 W 3rd Street); Lot 1 of Block 2 of J M F Hall's Addition (2202 W 3rd Street); Lot 9 of Block 5 of Parker's Addition (2139-2147-2147½ W 3rd Street); and Lot 16 of Block 6 of Parker's Addition (220-226 N Pine Street). All properties located in the City of Davenport, Scott County, Iowa.

Also:

Case ORD19-02: Request of the City of Davenport to amend Title 17 of the Davenport Municipal Code (hereto referred to as DMC), entitled "Zoning", by amending Section 17.02.010 of the DMC, entitled "Rules of Interpretation" by adding and defining the term "should" and by reordering the subsequent rules, by amending Section 17.02.030 of the DMC, entitled "Definition of General Terms" by adding and defining the terms "Adjacent" and "Façade" to the existing list of Definition and General Terms and by revising the definitions of the terms "Sign, Freestanding" by correcting a term inconsistency, "Stoop" by adding a maximum dimension and "Substantial Repair/Rehabilitation" by revising unclear language, by amending Section 17.04.010 of the DMC, entitled "Purpose Statements" by modifying Section 17.04.010.G by replacing single-family dwellings with semi-detached dwellings in the purpose statement, by amending Section 17.04.030 of the DMC, entitled "Dimensional Standards" by modifying Table 17.04-1 by deleting "SF" and related standards and adding a five foot interior side setback for "2F" and "SF-SD" within the "R-MF" District, by amending Section 17.04.050 of the DMC, entitled "R-3C and R-4C District Design Standards" by deleting language and a diagram related to garages, carports and alley access, by amending

Section 17.05.010 of the DMC, entitled "Purpose Statement" by revising the locational intent, by amending Section 17.05.040 of the DMC entitled "Design Standards" by modifying Table 17.05-2 by replacing the term "abut" with "face" and the term "abutting" with "facing", by clarifying unclear language, by deleting overly restrictive transparency requirements for outlot buildings and by revising reduced setback language for commercial centers so that it is permissive and not mandatory (the diagram for Multi-Tenant Commercial Center Site Design Standards is also modified), by amending Section 17.05.050 of the DMC, entitled "C-D District Standards" by modifying Section 17.05.050.C by correcting a scrivener's error, by amending Section 17.05.060 of the DMC, entitled "C-V District Standards" by modifying Section 17.05.060.C by correcting a scrivener's error, by amending Section 17.05.070 of the DMC, entitled "C-E District Standards" by modifying Section 17.05.070.C by correcting a scrivener's error, by amending Section 17.06.030 of the DMC, entitled "Dimensional Standards" by modifying Table 17.06-1 by reducing the minimum interior side setback from five feet to none in certain circumstances, by amending Section 17.07.020 of the DMC, entitled "S-OS Open Space District" by modifying Section 17.07.020.A by adding additional uses to the purpose statement, by amending Section 17.080.020 of the DMC, entitled "Use Matrix" by modifying Table 17.08.020 by adding "Amusement Facility – Indoor", "Animal Care Facility – Small Animal" and "Parking Lot (Principal Use)" to the list of permitted uses in the I-1 District, by adding "Dwelling – Multi-Family" and "Dwelling – Townhouse" to the list of permitted uses in the I-MU District, by adding "Government Office/Facility", "Public Safety Facility" and "Restaurant" to the list of permitted uses in the S-OS District, by adding the use "Equine, Keeping of/Equestrian Facility" to the list of permitted uses in the R-1 and S-AG Districts, by revising the "Use Standard" section for "Dwelling – Townhouse" and by reordering the "Use Standard" subsections subsequent to Section 17.08.030.P, by amending Section 17.080.030 of the DMC, entitled "Principal Use Standards" by modifying Section 17.080.030.D, entitled "Billboard" by deleting reference to the same side of the street, by modifying Section 17.08.030.N, entitled "Dwelling – Multi-Family or Townhouse" by deleting reference and standards related to a townhouse and by deleting "Aluminum, steel or other metal siding" and "Vinyl" from the listed of prohibited building materials, by modifying Section 17.080.O, entitled "Dwelling - Single-Family, Single-Family Semi-Detached, and Two-Family" by adding reference to and standards related to a townhouse, by creating a point system for front façade design, by revising certain language and a diagram to support this point system, by deleting the "Transition Rule for Section 17.080.030.O.3" provision, by adding Section 17.08.030.P, entitled "Equine, Keeping of/Equestrian Facility" and related principal use standards, by reordering subsections subsequent to Section 17.08.030.P and by deleting language in Section 17.08.030.DD (being revised to Section 17.08.030.EE) regarding distributed antenna systems in the right-of-way, by amending Section 17.08.050 of the DMC, entitled "Use Definitions" by revising the definition of the uses "Lodge/Meeting Hall" and "Place of Worship" by including language regarding the service and/or sale of food and drinks as an ancillary use, by revising the definition of the use "Public Safety Facility" by deleting reference to canine and equine units and by revising the definition of the use "Restaurant" to include language regarding alcoholic beverages, by amending Section 17.090.030 of the DMC, entitled "Accessory Structures and Uses" by modifying Section 17.090.030.A, entitled "General Regulations for Accessory Structures" by adding a material standard and a prohibition on the use of shipping containers, by modifying Section 17.090.030.H.1, entitled "General Requirements for All Fences" by deleting reference to walls and by revising and deleting certain language regarding the finished side of all fences, by modifying Section 17.09.030.K, entitled "Garage, Detached and Carports", by adding language and a diagram requiring access from the alley or rear service drive, by creating design standards for detached garages, by deleting the "Sunset for Section 17.09.030.K.4.d" provision, by deleting language regarding temporary tent structures, by modifying Section 17.09.030.L, entitled "Home Occupation" by adding language to prohibit any business that provides physical good, products, or merchandise directly to the consumer, by deleting Section 17.09.030.M, entitled "Keeping of Equines", by reordering subsections subsequent to Section 17.09.030.M and by modifying Table 17.09-1 by deleting the phrase "Prohibited in the front yard" from the encroachment term "Deck", by amending Section 17.10.030 of the DMC, entitled "Off-Street Parking Design Standards" by revising certain off-street parking space minimum dimensions and aisle width in Figure 17.10-1, by amending Section 17.10.040 of the DMC, entitled "Required Off-Street Vehicle and Bicycle Parking Spaces" by modifying Section 17.10.040.C by correcting a term inconsistency and Section 17.10.040.E by deleting a definition contained

elsewhere in Title 17, by amending Section 17.10.070 of the DMC, entitled “Required Off-Street Loading Spaces” by modifying Section 17.10.070.B by correcting a term inconsistency, by amending Section 17.11.050 of the DMC, entitled “Parking Lot Perimeter Landscape Yard” by requiring a perimeter landscape yard when a parking lot is adjacent to streets, alleys and public spaces and by revising the width of the perimeter parking lot landscape area in certain circumstances, by amending Section 17.11.070 of the DMC, entitled “Site Landscape” by replacing the term “abuts” with the phrase “is adjacent to”, by amending Section 17.11.080 of the DMC, entitled “Buffer Yards” by modifying Section 17.11.080.C.6 by including vinyl as a permitted fence material, by amending Section 17.14.020 of the DMC, entitled “Notice” by deleting “required” in certain subsections and by revising certain mandatory language to permissive language in certain subsections, by amending Section 17.14.040 of the DMC, entitled “Zoning Text and Map Amendment” by modifying Section 17.14.040.D by revising mandatory language to permissive language, by amending Section 17.14.090 of the DMC, entitled “Site Plan Review” by adding Section 17.14.090.F, entitled “Minor Adjustments to Certain Design Standards” and subsection standards, by reordering subsections subsequent to Section 17.14.090.F and by correcting a scrivener’s error in Section 17.14.090.G (revised to Section 17.14.090.H) and by amending Section 17.14.100, entitled “Design Review” by modifying Section 17.14.100.D.2 by adding “and/or National Register of Historic Places”. [Ward All]

At its March 30, 2020 meeting, the Plan and Zoning Commission unanimously recommended approval of the two aforementioned cases.

The public hearings on the above matters are scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, May 6, 2020 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s). PO No. 2010387

Department of Community Planning & Economic Development
E-MAIL: planning@ci.davenport.ia.us PHONE: 563-326-7765

City of Davenport

Agenda Group:
Department: Community Development Committee
Contact Info: Matt Flynn 563-888-2286
Wards:

Action / Date
5/6/2020

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

Recommendation:
Hold the Hearing.

Background:
In January of 2019, the City of Davenport adopted a new zoning ordinance for the entire City. Part of this effort included assigning new zoning classifications to each of the 43,000 +/- parcels in the City.

Upon adoption of the code, City staff has detected a few errors in the new zoning map. One error was all the commercially used property located at the intersection of W 3rd St and N Pine St were zoned R-4C Residential by mistake. Those properties contain the following businesses: New Opendoor Tap, Thirsty's on 3rd, Quick Cash Pawnbrokers, Grubeez, and Scott's Shovelhead Shed. The intention is to correct this issue by initiating the process to rezone these parcels to C-1, Neighborhood Commercial District.

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

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.

Since this action merely corrects a mapping error, and no land use changes are anticipated, no technical review was conducted and a neighborhood meeting was not held.

All affected property owners were contacted by letter and neighbors within 200 feet have been notified. Since no changes in land use are anticipated, a neighborhood meeting was not held.

One affected property owner called requesting additional information, but is not opposed to the rezoning.

ATTACHMENTS:

Type	Description
□ Ordinance	Ordinance

- ▣ Backup Material
- ▣ Backup Material
- ▣ Backup Material

COW Meeting Notice
Background Material
COW Legal Notice

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Flynn, Matt	Approved	4/14/2020 - 2:07 PM

ORDINANCE NO. _____

ORDINANCE for Case REZ20-01 being the request of the City of Davenport to rezone approximately 0.83 acres located at all four corners of the W 3rd Street and N Pine Street intersection from R-4C, Single and Two-Family Residential Central Zoning District to C-1, Neighborhood Business District [Ward 3].

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

Section 1. The following described units of Scott County, Iowa real estate is hereby rezoned to "C-1, Neighborhood Commercial District".

Lot 8 of Block 1 of J M F Hall's Addition (2148 W 3rd Street); Lot 1 of Block 2 of J M F Hall's Addition (2202 W 3rd Street); Lot 9 of Block 5 of Parker's Addition (2139-2147 W 3rd Street); and Lot 16 of Block 6 of Parker's Addition (220-226 N Pine Street). All properties located in the City of Davenport, Scott County, Iowa.

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

Findings:

1. This action corrects an error in mapping for the new Zoning Ordinance.

Section 3. At its March 3, 2020 meeting, the Plan and Zoning Commission voted to forward the case to the City Council with a recommendation to approve.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

Mike Matson
Mayor

Attest: _____
Brian Krup
Deputy City Clerk



April 27, 2020

Subject: Public Hearing for Rezoning

Dear Property Owner:

In January of 2019, the City adopted a new zoning ordinance and zoning map for the entire City. Part of this effort was to assign specific zoning classifications to each parcel in the City. It has been discovered that all of the commercially used property at this corner were zoned residential by mistake. The City has initiated the process to correct this error and must hold public hearings to address the issue.

The Plan and Zoning Commission has recommended approval of the proposed rezoning at its March 3, 2020 meeting.

Please note that there are no changes contemplated by any business affected by this action. It merely corrects a mapping error that was an oversight. Please contact the Community Planning Department listed below if you have any questions.

**PUBLIC HEARING
WEDNSDAY, MAY 6, 2020 - 5:30 P.M.
CITY OF DAVENPORT COMMITTEE OF THE WHOLE
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

There is on file in the Community Planning and Economic Development Department (CPED), on behalf of the Plan and Zoning Commission, the following request:

Case REZ20-01: Request of the City of Davenport to rezone 2139, 2147, 2147 1/2, and 2202 W. 3th Street and 220 and 226 North Pine Street from R-4C Single and Two Family Central Residential Zoning District to C-1, Neighborhood Commercial District. Property contains 36,000 square feet. [Ward 3]

The public hearing on the above matter is scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, May 6, 2020 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s).

For more information please contact:

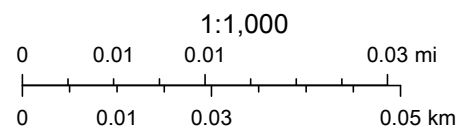
Department of Community Planning & Economic Development
E-MAIL: planning@davenportiowa.com PHONE: 563-326-7765

REZ20-01 Existing Zoning - R4C



2/13/2020, 4:34:06 PM

- Parks
- Piped Creeks
- Parcels
- City Limit
- Street Centerline (Labels only)
- Address Points
- Creeks
- Named Creeks
- Unnamed Tributaries
- Zoning Districts
- R-1 Single-Family Residential District
- R-2 Single-Family Residential District



Scott County Iowa, Bi-State Regional Commission



February 11, 2020

Subject: Public Hearing for Rezoning

Dear Property Owner:

In January of 2019, the City adopted a new zoning ordinance and zoning map for the entire City. Part of this effort was to assign specific zoning classifications to each parcel in the City.

It has been discovered that all of the commercially used property at this corner were zoned residential by mistake. The City has initiated the process to correct this error and must hold public hearings to address the issue.

Please note that there are no changes contemplated by any business affected by this action. It merely corrects a mapping error that was an oversight. Please contact the Community Planning Department listed below if you have any questions.

**PUBLIC HEARING
TUESDAY, MARCH 3, 2020 -5:00 P.M.
CITY OF DAVENPORT PLAN AND ZONING COMMISSION
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

There is on file in the Community Planning and Economic Development Department (CPED), on behalf of the Plan and Zoning Commission, the following request:

Case REZ20-01: Request of the City of Davenport to rezone 2139, 2147, 2147 1/2, and 2202 W. 3th Street and 220 and 226 North Pine Street from R-4C Single and Two Family Central Residential Zoning District to C-1, Neighborhood Commercial District. Property contains 36,000 square feet. [Ward 3]

The public hearing on the above matter is scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday, March 3, 2020 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s).

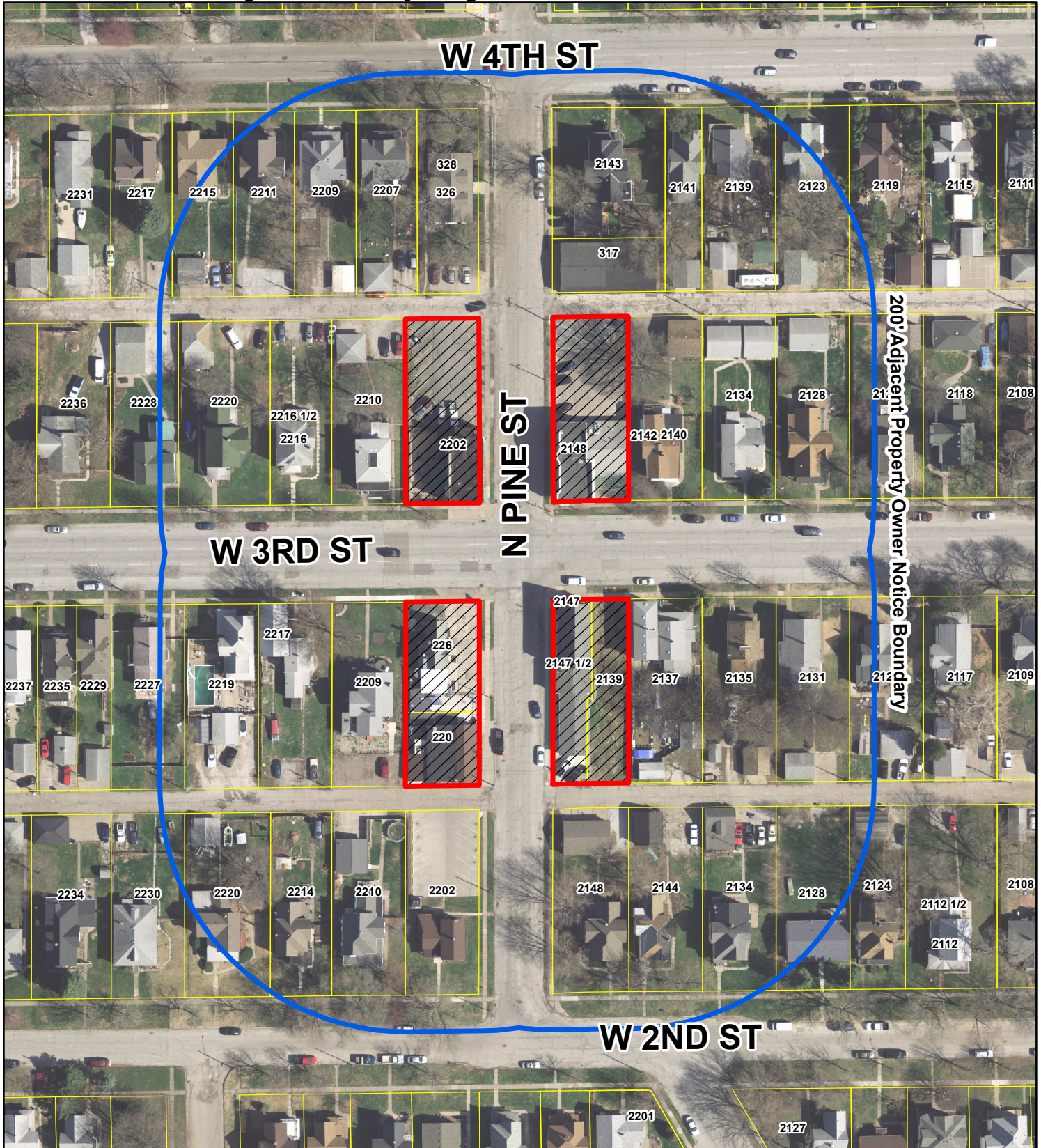
For more information please contact:

Department of Community Planning & Economic Development

E-MAIL: planning@davenportiowa.com PHONE: 563-326-7765

Zoning Map Amendment (Rezoning) Request

Adjacent Property Owner Notice Area



200' Adjacent Property Owner Notice Boundary

Legend

- 200' Adjacent Owners Notice Area - REZ20-01
- Subject Property REZ20-01

0 50 100 Feet



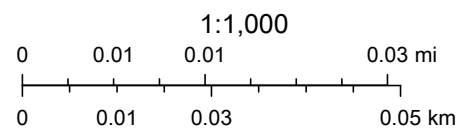
Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

REZ20-01 Existing Zoning - R4C



2/13/2020, 4:34:06 PM

- Parks
- Piped Creeks
- Parcels
- City Limit
- Street Centerline (Labels only)
- Address Points
- Creeks
- Named Creeks
- Unnamed Tributaries
- Zoning Districts
- R-1 Single-Family Residential District
- R-2 Single-Family Residential District

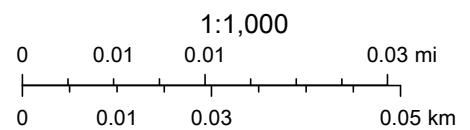
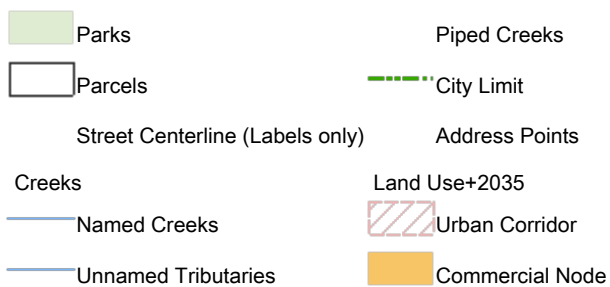


Scott County Iowa, Bi-State Regional Commission

REZ20-01 Future Land Use - RG



2/13/2020, 4:30:02 PM



Scott County Iowa, Bi-State Regional Commission



January 31, 2020

Scott A. Nicely
220 N. Pine St.
Davenport, IA 52802

Subject: 220 N. Pine St. Davenport

Dear Property Owner:

In January of 2019, the City of Davenport adopted a new zoning ordinance for the entire City. Part of this effort included assigning new zoning classifications to each of the 43,000 +/- parcels in the City.

Upon adoption of the code, City staff has detected a few errors in the new zoning map. One error was all the commercially used property located at the intersection of W. 3rd Street and N. Pine Street were zoned R-4C Residential by mistake. Those properties contain the following businesses: New Opendoor Tap, Thirsty's on 3rd, Quick Cash Pawnbrokers, Grubeez, and Scott's Shovelhead Shed. We intend to correct this issue by initiating the process to rezone these parcels to C-1, Neighborhood Commercial District.

The business at your property, Scott's Shovelhead Shed, is a bar and would be able to continue operations as it exists. It would be granted a Special Use in the C-1 District as part of this process. Being a Special Use, future expansion would be allowed only if approved by the Zoning Board of Adjustment.

The rezoning process involves public hearings before both the Plan and Zoning Commission and City Council, and eventual vote by the Council. We will notify by letter all property owners within the area and property owners within 200 feet of those public hearings. We will attempt to place blue "Notice of Rezoning Request" signs in front of the properties, if we can penetrate the frozen ground. The public hearing before the Plan and Zoning Commission is likely to be on March 3, 2020.

But since this is an error by City staff, you do not have to do anything. This process will take approximately 3 months to complete.

If you have any comments or questions, please contact me at your convenience.
Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Flynn', with a horizontal line extending to the right.

Matthew G. Flynn, AICP
Senior Planning Manager
matt.flynn@davenportiowa.com
563-888-2286



DAVENPORT

COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT

January 31, 2020

Scott A. Nicely
3520 Rockingham Rd.
Davenport, IA 52802

Subject: 226 N. Pine Street

Dear Property Owner:

In January of 2019, the City of Davenport adopted a new zoning ordinance for the entire City. Part of this effort included assigning new zoning classifications to each of the 43,000 +/- parcels in the City.

Upon adoption of the code, City staff has detected a few errors in the new zoning map. One error was all the commercially used property located at the intersection of W. 3rd Street and N. Pine Street were zoned R-4C Residential by mistake. Those properties contain the following businesses: New Opendoor Tap, Thirsty's on 3rd, Quick Cash Pawnbrokers, Grubeez, and Scott's Shovelhead Shed. We intend to correct this issue by initiating the process to rezone these parcels to C-1, Neighborhood Commercial District.

The business at your property, Grubeez, is classified as a restaurant and is a permitted use in the C-1 District.

The rezoning process involves public hearings before both the Plan and Zoning Commission and City Council, and eventual vote by the Council. We will notify by letter all property owners within the area and property owners within 200 feet of those public hearings. We will attempt to place blue "Notice of Rezoning Request" signs in front of the properties, if we can penetrate the frozen ground. The public hearing before the Plan and Zoning Commission is likely to be on March 3, 2020.

But since this is an error by City staff, you do not have to do anything. This process will take approximately 3 months to complete.

If you have any comments or questions, please contact me at your convenience.
Sincerely,

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

Matthew G. Flynn, AICP
Senior Planning Manager
matt.flynn@davenportiowa.com
563-888-2286



DAVENPORT

COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT

January 31, 2020

CRSTFR Inc.
2147 W. 3rd St.
Davenport, IA 52802

Subject: 2139/2147/2147½ W. 3rd Street Davenport

Dear Property Owner:

In January of 2019, the City of Davenport adopted a new zoning ordinance for the entire City. Part of this effort included assigning new zoning classifications to each of the 43,000 +/- parcels in the City.

Upon adoption of the code, City staff has detected a few errors in the new zoning map. One error was all the commercially used property located at the intersection of W. 3rd Street and N. Pine Street were zoned R-4C Residential by mistake. Those properties contain the following businesses: New Opendoor Tap, Thirsty's on 3rd, Quick Cash Pawnbrokers, Grubeez, and Scott's Shovelhead Shed. We intend to correct this issue by initiating the process to rezone these parcels to C-1, Neighborhood Commercial District.

The business at your property, Quick Cash Pawnbrokers, is classified as retail and is a permitted use in the C-1 District.

The rezoning process involves public hearings before both the Plan and Zoning Commission and City Council, and eventual vote by the Council. We will notify by letter all property owners within the area and property owners within 200 feet of those public hearings. We will attempt to place blue "Notice of Rezoning Request" signs in front of the properties, if we can penetrate the frozen ground. The public hearing before the Plan and Zoning Commission is likely to be on March 3, 2020.

But since this is an error by City staff, you do not have to do anything. This process will take approximately 3 months to complete.

If you have any comments or questions, please contact me at your convenience.
Sincerely,

A handwritten signature in black ink, appearing to read "Matthew G. Flynn", written over a light gray rectangular background.

Matthew G. Flynn, AICP
Senior Planning Manager
matt.flynn@davenportiowa.com
563-888-2286



January 31, 2020

Stacey/Brad Jones
3637 Sunnyside Ave.
Davenport, IA 52802

Subject: 2148 W. 3rd Street Davenport

Dear Property Owner:

In January of 2019, the City of Davenport adopted a new zoning ordinance for the entire City. Part of this effort included assigning new zoning classifications to each of the 43,000 +/- parcels in the City.

Upon adoption of the code, City staff has detected a few errors in the new zoning map. One error was all the commercially used property located at the intersection of W. 3rd Street and N. Pine Street were zoned R-4C Residential by mistake. Those properties contain the following businesses: New Opendoor Tap, Thirsty's on 3rd, Quick Cash Pawnbrokers, Grubeez, and Scott's Shovelhead Shed. We intend to correct this issue by initiating the process to rezone these parcels to C-1, Neighborhood Commercial District.

The business at your property, New Opendoor Tap, is a bar and would be able to continue operations as it exists. It would be granted a Special Use in the C-1 District as part of this process. Being a Special Use, future expansion would be allowed only if approved by the Zoning Board of Adjustment.

The rezoning process involves public hearings before both the Plan and Zoning Commission and City Council, and eventual vote by the Council. We will notify by letter all property owners within the area and property owners within 200 feet of those public hearings. We will attempt to place blue "Notice of Rezoning Request" signs in front of the properties, if we can penetrate the frozen ground. The public hearing before the Plan and Zoning Commission is likely to be on March 3, 2020.

But since this is an error by City staff, you do not have to do anything. This process will take approximately 3 months to complete.

If you have any comments or questions, please contact me at your convenience.
Sincerely,

A handwritten signature in black ink, appearing to read "Matthew G. Flynn", written in a cursive style.

Matthew G. Flynn, AICP
Senior Planning Manager
matt.flynn@davenportiowa.com
563-888-2286



DAVENPORT

COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT

January 31, 2020

Potter Investments LLC
801 Iowa Drive
LeClaire, IA 52753

Subject: 2202 W. 3rd Street Davenport

Dear Property Owner:

In January of 2019, the City of Davenport adopted a new zoning ordinance for the entire City. Part of this effort included assigning new zoning classifications to each of the 43,000 +/- parcels in the City.

Upon adoption of the code, City staff has detected a few errors in the new zoning map. One error was all the commercially used property located at the intersection of W. 3rd Street and N. Pine Street were zoned R-4C Residential by mistake. Those properties contain the following businesses: New Opendoor Tap, Thirsty's on 3rd, Quick Cash Pawnbrokers, Grubeez, and Scott's Shovelhead Shed. We intend to correct this issue by initiating the process to rezone these parcels to C-1, Neighborhood Commercial District.

The business at your property, Thirsty's on 3rd, is a bar and would be able to continue operations as it exists. I would be granted a Special Use in the C-1 District as part of this process. Being a Special Use, future expansion would be allowed only if approved by the Zoning Board of Adjustment.

The rezoning process involves public hearings before both the Plan and Zoning Commission and City Council, and eventual vote by the Council. We will notify by letter all property owners within the area and property owners within 200 feet of those public hearings. We will attempt to place blue "Notice of Rezoning Request" signs in front of the properties, if we can penetrate the frozen ground. The public hearing before the Plan and Zoning Commission is likely to be on March 3, 2020.

But since this is an error by City staff, you do not have to do anything. This process will take approximately 3 months to complete.

If you have any comments or questions, please contact me at your convenience.
Sincerely,

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

Matthew G. Flynn, AICP
Senior Planning Manager
matt.flynn@davenportiowa.com
563-888-2286



February 11, 2020

Subject: Public Hearing for Rezoning

Dear Property Owner:

In January of 2019, the City adopted a new zoning ordinance and zoning map for the entire City. Part of this effort was to assign specific zoning classifications to each parcel in the City.

It has been discovered that all of the commercially used property at this corner were zoned residential by mistake. The City has initiated the process to correct this error and must hold public hearings to address the issue.

Please note that there are no changes contemplated by any business affected by this action. It merely corrects a mapping error that was an oversight. Please contact the Community Planning Department listed below if you have any questions.

**PUBLIC HEARING
TUESDAY, MARCH 3, 2020 -5:00 P.M.
CITY OF DAVENPORT PLAN AND ZONING COMMISSION
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

There is on file in the Community Planning and Economic Development Department (CPED), on behalf of the Plan and Zoning Commission, the following request:

Case REZ20-01: Request of the City of Davenport to rezone 2139, 2147, 2147 1/2, and 2202 W. 3th Street and 220 and 226 North Pine Street from R-4C Single and Two Family Central Residential Zoning District to C-1, Neighborhood Commercial District. Property contains 36,000 square feet. [Ward 3]

The public hearing on the above matter is scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday, March 3, 2020 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s).

For more information please contact:

Department of Community Planning & Economic Development

E-MAIL: planning@davenportiowa.com PHONE: 563-326-7765



Tuesday, April 14, 2020

Please publish the following public notice in the Monday, April 27, 2020 edition of the Quad City Times.

The PO number for this notice is: 2010387

Please provide proof of publication for our records. If you have any questions, please contact us at planning@ci.davenport.ia.us or 563-326-7765. Thank you!

**NOTICE
PUBLIC HEARING
WEDNESDAY, MAY 6, 2020 5:30 P.M.
CITY OF DAVENPORT COMMITTEE OF THE WHOLE
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

There is on file in the Community Planning and Economic Development Department (CPED), on behalf of the Plan and Zoning Commission, the following requests:

Case REZ20-01: Request of the City of Davenport to rezone 2139, 2147, 2147 1/2, and 2202 W. 3th Street and 220 and 226 North Pine Street from R-4C Single and Two Family Central Residential Zoning District to C-1, Neighborhood Commercial District. Property contains 36,000 square feet. [Ward 3]

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

Lot 8 of Block 1 of J M F Hall's Addition (2148 W 3rd Street); Lot 1 of Block 2 of J M F Hall's Addition (2202 W 3rd Street); Lot 9 of Block 5 of Parker's Addition (2139-2147-2147½ W 3rd Street); and Lot 16 of Block 6 of Parker's Addition (220-226 N Pine Street). All properties located in the City of Davenport, Scott County, Iowa.

Also:

Case ORD19-02: Request of the City of Davenport to amend Title 17 of the Davenport Municipal Code (hereto referred to as DMC), entitled "Zoning", by amending Section 17.02.010 of the DMC, entitled "Rules of Interpretation" by adding and defining the term "should" and by reordering the subsequent rules, by amending Section 17.02.030 of the DMC, entitled "Definition of General Terms" by adding and defining the terms "Adjacent" and "Façade" to the existing list of Definition and General Terms and by revising the definitions of the terms "Sign, Freestanding" by correcting a term inconsistency, "Stoop" by adding a maximum dimension and "Substantial Repair/Rehabilitation" by revising unclear language, by amending Section 17.04.010 of the DMC, entitled "Purpose Statements" by modifying Section 17.04.010.G by replacing single-family dwellings with semi-detached dwellings in the purpose statement, by amending Section 17.04.030 of the DMC, entitled "Dimensional Standards" by modifying Table 17.04-1 by deleting "SF" and related standards and adding a five foot interior side setback for "2F" and "SF-SD" within the "R-MF" District, by amending Section 17.04.050 of the DMC, entitled "R-3C and R-4C District Design Standards" by deleting language and a diagram related to garages, carports and alley access, by amending

Section 17.05.010 of the DMC, entitled “Purpose Statement” by revising the locational intent, by amending Section 17.05.040 of the DMC entitled “Design Standards” by modifying Table 17.05-2 by replacing the term “abut” with “face” and the term “abutting” with “facing”, by clarifying unclear language, by deleting overly restrictive transparency requirements for outlot buildings and by revising reduced setback language for commercial centers so that it is permissive and not mandatory (the diagram for Multi-Tenant Commercial Center Site Design Standards is also modified), by amending Section 17.05.050 of the DMC, entitled “C-D District Standards” by modifying Section 17.05.050.C by correcting a scrivener’s error, by amending Section 17.05.060 of the DMC, entitled “C-V District Standards” by modifying Section 17.05.060.C by correcting a scrivener’s error, by amending Section 17.05.070 of the DMC, entitled “C-E District Standards” by modifying Section 17.05.070.C by correcting a scrivener’s error, by amending Section 17.06.030 of the DMC, entitled “Dimensional Standards” by modifying Table 17.06-1 by reducing the minimum interior side setback from five feet to none in certain circumstances, by amending Section 17.07.020 of the DMC, entitled “S-OS Open Space District” by modifying Section 17.07.020.A by adding additional uses to the purpose statement, by amending Section 17.080.020 of the DMC, entitled “Use Matrix” by modifying Table 17.08.020 by adding “Amusement Facility – Indoor”, “Animal Care Facility – Small Animal” and “Parking Lot (Principal Use)” to the list of permitted uses in the I-1 District, by adding “Dwelling – Multi-Family” and “Dwelling – Townhouse” to the list of permitted uses in the I-MU District, by adding “Government Office/Facility”, “Public Safety Facility” and “Restaurant” to the list of permitted uses in the S-OS District, by adding the use “Equine, Keeping of/Equestrian Facility” to the list of permitted uses in the R-1 and S-AG Districts, by revising the “Use Standard” section for “Dwelling – Townhouse” and by reordering the “Use Standard” subsections subsequent to Section 17.08.030.P, by amending Section 17.080.030 of the DMC, entitled “Principal Use Standards” by modifying Section 17.080.030.D, entitled “Billboard” by deleting reference to the same side of the street, by modifying Section 17.08.030.N, entitled “Dwelling – Multi-Family or Townhouse” by deleting reference and standards related to a townhouse and by deleting “Aluminum, steel or other metal siding” and “Vinyl” from the listed of prohibited building materials, by modifying Section 17.080.O, entitled “Dwelling - Single-Family, Single-Family Semi-Detached, and Two-Family” by adding reference to and standards related to a townhouse, by creating a point system for front façade design, by revising certain language and a diagram to support this point system, by deleting the “Transition Rule for Section 17.080.030.O.3” provision, by adding Section 17.08.030.P, entitled “Equine, Keeping of/Equestrian Facility” and related principal use standards, by reordering subsections subsequent to Section 17.08.030.P and by deleting language in Section 17.08.030.DD (being revised to Section 17.08.030.EE) regarding distributed antenna systems in the right-of-way, by amending Section 17.08.050 of the DMC, entitled “Use Definitions” by revising the definition of the uses “Lodge/Meeting Hall” and “Place of Worship” by including language regarding the service and/or sale of food and drinks as an ancillary use, by revising the definition of the use “Public Safety Facility” by deleting reference to canine and equine units and by revising the definition of the use “Restaurant” to include language regarding alcoholic beverages, by amending Section 17.090.030 of the DMC, entitled “Accessory Structures and Uses” by modifying Section 17.090.030.A, entitled “General Regulations for Accessory Structures” by adding a material standard and a prohibition on the use of shipping containers, by modifying Section 17.090.030.H.1, entitled “General Requirements for All Fences” by deleting reference to walls and by revising and deleting certain language regarding the finished side of all fences, by modifying Section 17.09.030.K, entitled “Garage, Detached and Carports”, by adding language and a diagram requiring access from the alley or rear service drive, by creating design standards for detached garages, by deleting the “Sunset for Section 17.09.030.K.4.d” provision, by deleting language regarding temporary tent structures, by modifying Section 17.09.030.L, entitled “Home Occupation” by adding language to prohibit any business that provides physical good, products, or merchandise directly to the consumer, by deleting Section 17.09.030.M, entitled “Keeping of Equines”, by reordering subsections subsequent to Section 17.09.030.M and by modifying Table 17.09-1 by deleting the phrase “Prohibited in the front yard” from the encroachment term “Deck”, by amending Section 17.10.030 of the DMC, entitled “Off-Street Parking Design Standards” by revising certain off-street parking space minimum dimensions and aisle width in Figure 17.10-1, by amending Section 17.10.040 of the DMC, entitled “Required Off-Street Vehicle and Bicycle Parking Spaces” by modifying Section 17.10.040.C by correcting a term inconsistency and Section 17.10.040.E by deleting a definition contained

elsewhere in Title 17, by amending Section 17.10.070 of the DMC, entitled “Required Off-Street Loading Spaces” by modifying Section 17.10.070.B by correcting a term inconsistency, by amending Section 17.11.050 of the DMC, entitled “Parking Lot Perimeter Landscape Yard” by requiring a perimeter landscape yard when a parking lot is adjacent to streets, alleys and public spaces and by revising the width of the perimeter parking lot landscape area in certain circumstances, by amending Section 17.11.070 of the DMC, entitled “Site Landscape” by replacing the term “abuts” with the phrase “is adjacent to”, by amending Section 17.11.080 of the DMC, entitled “Buffer Yards” by modifying Section 17.11.080.C.6 by including vinyl as a permitted fence material, by amending Section 17.14.020 of the DMC, entitled “Notice” by deleting “required” in certain subsections and by revising certain mandatory language to permissive language in certain subsections, by amending Section 17.14.040 of the DMC, entitled “Zoning Text and Map Amendment” by modifying Section 17.14.040.D by revising mandatory language to permissive language, by amending Section 17.14.090 of the DMC, entitled “Site Plan Review” by adding Section 17.14.090.F, entitled “Minor Adjustments to Certain Design Standards” and subsection standards, by reordering subsections subsequent to Section 17.14.090.F and by correcting a scrivener’s error in Section 17.14.090.G (revised to Section 17.14.090.H) and by amending Section 17.14.100, entitled “Design Review” by modifying Section 17.14.100.D.2 by adding “and/or National Register of Historic Places”. [Ward All]

At its March 30, 2020 meeting, the Plan and Zoning Commission unanimously recommended approval of the two aforementioned cases.

The public hearings on the above matters are scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, May 6, 2020 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s). PO No. 2010387

Department of Community Planning & Economic Development
E-MAIL: planning@ci.davenport.ia.us PHONE: 563-326-7765

City of Davenport

Agenda Group:

Department: Public Works - Admin

Contact Info: John Powell 563-888-2150

Wards:

Action / Date

5/6/2020

Subject:

Public Hearing on the FY21 Iowa Department of Transportation State Transit Assistance (STA) Grant application in the amount of \$417,211. [All Wards]

Recommendation:

Hold the Hearing.

Background:

Each state fiscal year, the Iowa Department of Transportation has provided financial operating assistance to Davenport public transit. This year the City is requesting to apply for the STA Grant in the amount of \$417,211 for FY21 general operations.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	4/30/2020 - 11:28 AM
Public Works Committee	Lechvar, Gina	Approved	4/30/2020 - 11:28 AM
City Clerk	Admin, Default	Approved	4/30/2020 - 1:16 PM

City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Eric Gravert 563-327-5125
Wards:

Action / Date
5/6/2020

Subject:
Public Hearing on the plans, specifications, form of contract, and estimate of cost for the FY21 Sidewalk Program, CIP #28025. [All Wards]

Recommendation:
Hold the Hearing.

Background:
This sidewalk program will be used to repair existing sidewalks throughout the city. Locations are based on citizens that have elected to utilize the 50/50 cost share program, areas where city trees tree roots have caused problems, and Cartegraph requests. A small increase for year two is an option. If for some reason there is no budget for the second year, the City will not extend it.

Funding for this contract is from the FY21 CIP #28025 from the sale of general obligation bonds.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	4/30/2020 - 11:27 AM
Public Works Committee	Lechvar, Gina	Approved	4/30/2020 - 11:28 AM
City Clerk	Admin, Default	Approved	4/30/2020 - 1:15 PM

City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Brian Schadt 563-326-7923
Wards:

Action / Date
5/6/2020

Subject:
Public Hearing on the plans, specifications, form of contract, and estimate of cost for the 46th St Patching - Marquette to Warren project, CIP #35042. [Ward 7]

Recommendation:
Hold the Hearing.

Background:
This project will involve large areas of PCC patching between Marquette St. and Warren St. as well as smaller areas for joint repairs. Patching will include: removal of existing driving surface and subbase; installation of subdrain, new subbase, 8" PCC driving surface, replacement of affected driveway approaches, ADA ramp improvements, and seeding.

ATTACHMENTS:

Type	Description
▣ Exhibit	Notice of Public Hearing
▣ Exhibit	Location Map

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	4/30/2020 - 11:26 AM
Public Works Committee	Lechvar, Gina	Approved	4/30/2020 - 11:26 AM
City Clerk	Admin, Default	Approved	4/30/2020 - 1:14 PM

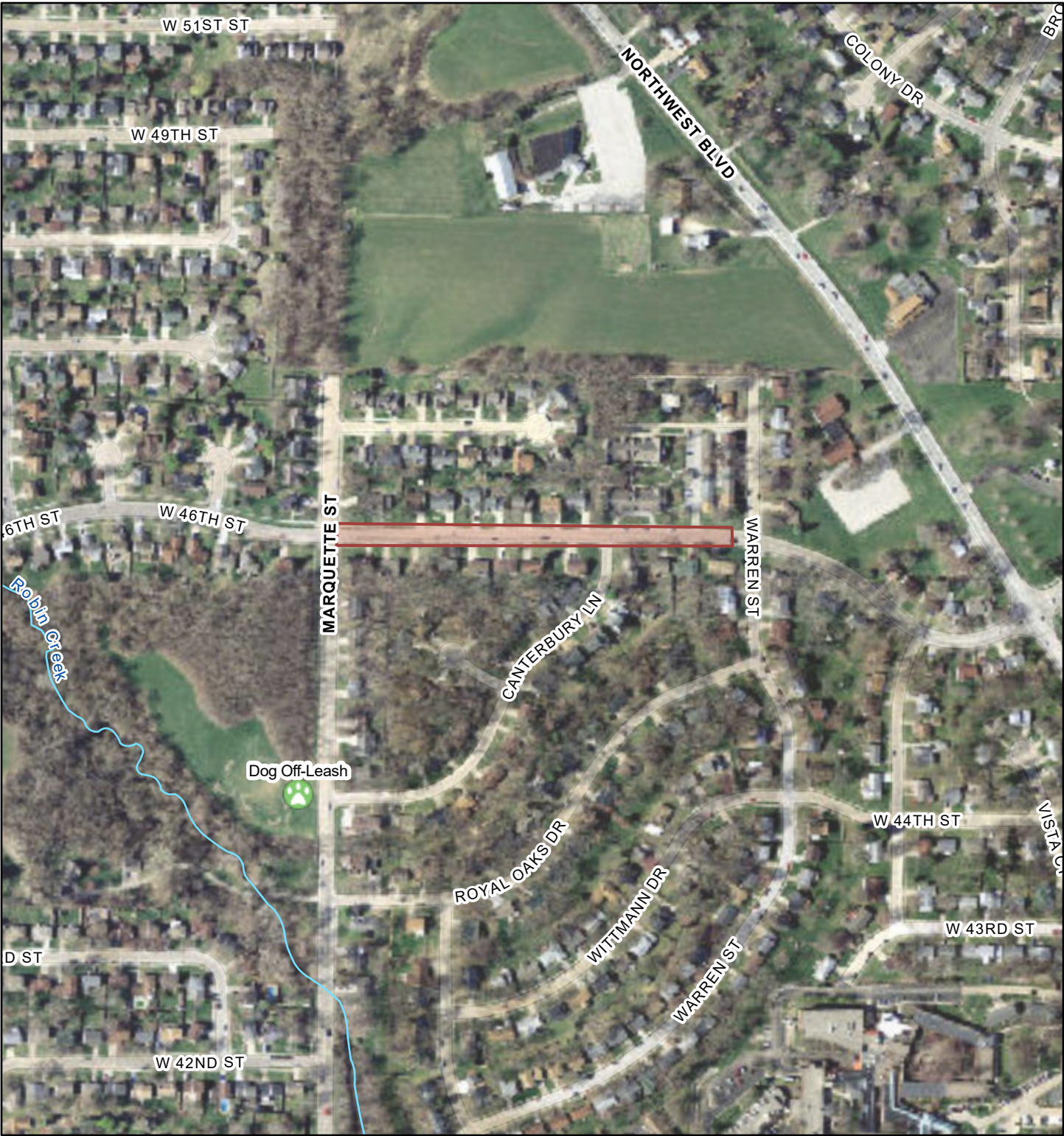
Notice of Hearing
on Proposed Plans, Specifications, and Proposed Contract for
46th Street Patching - Marquette to Warren

Notice is hereby given that at 5:30 P.M., on Wednesday May 6, 2020 at the Council Chambers, City Hall, in the City of Davenport, Iowa, there will be conducted a hearing on the proposed plans, specifications, and forms of contract which the City Council has caused to be filed with the City Clerk of the City of Davenport, Iowa, and on the cost and necessity of the above project in the City of Davenport, Iowa.

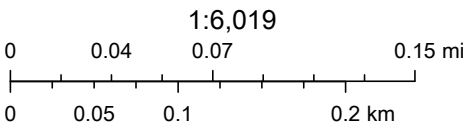
At said hearing any interested person may file written objection or comments with respect to the proposed plans, specifications, form of contract or cost of and necessity for such improvements and may be heard orally with respect thereto.

Brian Krup,
Deputy City Clerk

Project Map - 46th Marquette to Warren



4/17/2020, 2:50:56 PM



Scott County Iowa, Bi-State Regional Commission

City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Sandy Doran 563-326-7756
Wards:

Action / Date
5/6/2020

Subject:
Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Water Pollution Control Plant UV Disinfection Project, CIP #39005. [All Wards]

Recommendation:
Hold the Hearing.

Background:

The proposed project includes construction of a new UV Disinfection system with a UV Disinfection Building (approx. 2,300 sq. ft. plus 1,600 sq. ft. of fixed weirs) and associated mechanical, electrical, and site improvements. An option is included for installing launder covers on the final clarifier weirs and covering the effluent trough. The project covers an estimated total of 2.30 acres with approximately 0.20 acres of ground-disturbing construction activity.

This project has been identified in the Iowa Department of Natural Resources Consent Order.

Construction funding for the project is split between FY20 and FY21 out of CIP #39005.

ATTACHMENTS:

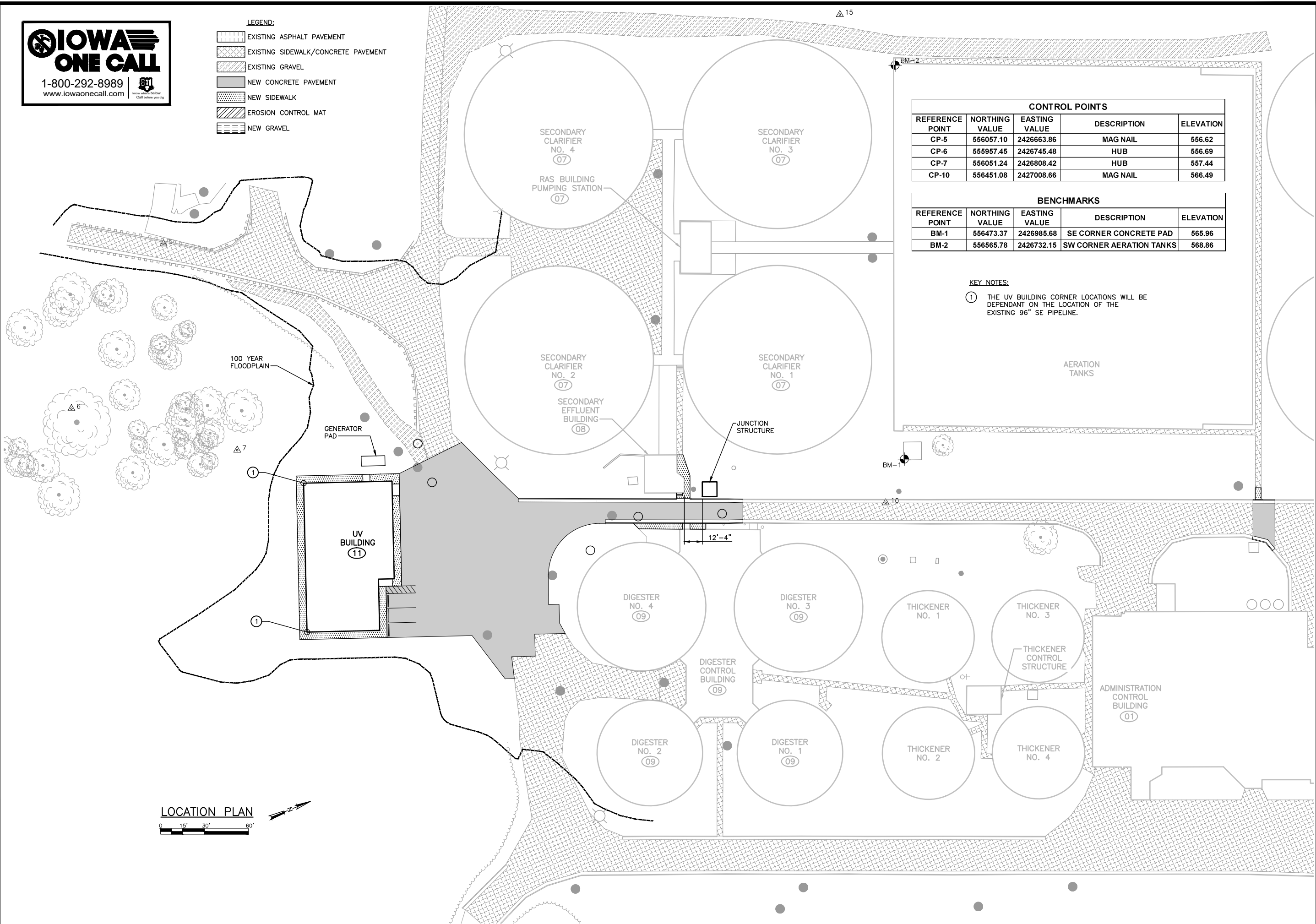
Type	Description
▣ Backup Material	UV Disinfection - Site Location Plan

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	4/30/2020 - 11:29 AM
Public Works Committee	Lechvar, Gina	Approved	4/30/2020 - 11:29 AM
City Clerk	Admin, Default	Approved	4/30/2020 - 1:18 PM



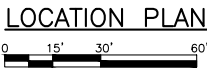
- LEGEND:
- EXISTING ASPHALT PAVEMENT
 - EXISTING SIDEWALK/CONCRETE PAVEMENT
 - EXISTING GRAVEL
 - NEW CONCRETE PAVEMENT
 - NEW SIDEWALK
 - EROSION CONTROL MAT
 - NEW GRAVEL



CONTROL POINTS				
REFERENCE POINT	NORTHING VALUE	EASTING VALUE	DESCRIPTION	ELEVATION
CP-5	556057.10	2426663.86	MAG NAIL	556.62
CP-6	555957.45	2426745.48	HUB	556.69
CP-7	556051.24	2426808.42	HUB	557.44
CP-10	556451.08	2427008.66	MAG NAIL	566.49

BENCHMARKS				
REFERENCE POINT	NORTHING VALUE	EASTING VALUE	DESCRIPTION	ELEVATION
BM-1	556473.37	2426985.68	SE CORNER CONCRETE PAD	565.96
BM-2	556565.78	2426732.15	SW CORNER AERATION TANKS	568.86

- KEY NOTES:
- ① THE UV BUILDING CORNER LOCATIONS WILL BE DEPENDANT ON THE LOCATION OF THE EXISTING 96" SE PIPELINE.



DATE:						
3/13/2020						
REVISIONS						
NO.						
1						

SITE LOCATION PLAN

ULTRAVIOLET DISINFECTION
WATER POLLUTION CONTROL PLANT
CITY OF DAVENPORT
DAVENPORT, IOWA

JOB NO.
3618.013

PROJECT MGR.
RANDALL A. WIRTZ

SHEET
8
00-C1.01

City of Davenport

Agenda Group:
Department: Community Development Committee
Contact Info: Matt Flynn 563-888-2286
Wards:

Action / Date
5/13/2020

Subject:

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

Recommendation:
Adopt the Ordinance.

Background:

Following the adoption of the new code in January 2019, staff committed to 'fine-tuning' the ordinance at three, six, and twelve months after adoption. The following amendments are proposed at this time:

1. Added a definition for on for "Accessory Storage Building"
2. Clarifying the minimum 24 foot width of a dwelling applies to the front facade.
3. Makes drive-through facilities and outdoor dining permitted uses in the I-1 and I-2 Zoning Districts.
4. Clarifying "Retail Center" means the broader "Commercial Center".
5. Clarifies that Accessory Dwelling Units must meet the same setback requirements as Detached Garages.
6. Requires an occupied dwelling must exist on any lot in the R-1 District containing equines.
7. Requires showing the buffer zone (fall zone) on site plans for telecommunication towers.
8. Allows multiple dwelling units located above the ground floor of a commercial building.
9. Added a definition of "Truck Stop".
10. Prohibits accessory buildings in required reverse corner yards.
11. Provides an exception to the maximum size of accessory buildings for single and two family dwellings.
12. Deletes corner side yards from the fence height requirement.
13. Significant changes to the Accessory Structure requirements for single and two family dwellings. In most cases, there will be a reduction in the maximum size of an accessory structure to 50% of the living area or 720 square feet; with a maximum total accessory structure size not to

exceed the living area of the principal dwelling. This is more in line with what the previous code required.

14. Eliminates duplication of the rules for keeping equines.

15. Rewords the language concerning surfaces of parking areas.

16. Increases the allowable wall sign area by 100%.

17. Instead requiring an approved site plan before applying for a Special Use, wording changed to "reasonably complete".

18. Removed the carried over requirement for buffering between the new vehicle dealership and Stonegate Circle. This requirement was met using an alternative planting scheme that was supported overwhelmingly by Stonegate Circle property owners.

19. Allowing Residential Care Facilities in the C-T, Commercial Transition District, C-OP, Commercial Office Park District, C-D, Downtown District, and as a Special Use in the C-1, Neighborhood Commercial District.

Also added since the Public Hearing is a revision of when the Design Review Board reviews streetscape improvements. Staff suggests the DRB only review in instances where there is significant deviation from the Streetscape Improvement Plan.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance
▣ Backup Material	Proposed Changes Strikethrough Version 3-6-20
▣ Backup Material	Legal Ad

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Flynn, Matt	Approved	4/14/2020 - 2:05 PM

ORDINANCE NO. 2020-

Ordinance for Case ORD20-01, request of the City of Davenport to amend Title 17 of the Davenport Municipal Code, entitled, "Zoning", as follows: Amending Section 17.02.030 "Definition of General Terms" by adding Accessory Storage Building definition and by clarifying the Dwelling definition; by amending Section 17.08.020 "Use Matrix" to allow Drive-Through Facilities, Outdoor Dining, and Residential Care Facilities in additional districts, and by changing Vehicle Repair (major and Minor) from special use to permitted in I-MU; by amending 17.08.030 "Principal Use Standards" by renaming retail center to commercial center, by improving consistency in accessory structure language, by requiring residential occupancy for "R-1" Equine uses, and by replacing a fall-zone with a buffer; by amending Section 17.08.050 "Use Definitions" by allowing a second floor dwelling above commercial uses, and by adding the use definition Truck Stop; by amended Section 17.09.030 "Accessory Structures and Uses" by applying more consistent requirements for accessory structures in general and on residential single and two-family lots; by allowing certain fence types in various yards, and by removing Equine as an accessory use and keeping it as a primary use; by amended Section 17.09.040 "Permitted Encroachments" to match the encroachment of a stoop to its allowed dimension; by amending Section 17.10.030 "Off-Street Parking Design Standards" by clarifying pavement requirements for driveways; by amended 17.12.060 "Sign Permit Required" by renaming retail center to commercial center, and by allowing increased size for wall signs; by amending "Section 17.12.070 Summary of Sign Permissions" by renaming retail center to commercial center, and by amending Section 17.14.090 "Site Plan Review" by allowing flexibility with special use site plans; and by amending Section 17.14.100 by limiting Design Review Board approval authority with streetscape elements to only when a substantial deviation from the Downtown Streetscape Plan is proposed and by amending Section 17.17.010 "Reservation of Previously Approved Conditions" by striking a condition that is no longer applicable.

Section I.

Section 17.02.030 Definition of General Terms is hereby amended as follows:

Accessory Storage Building. A detached accessory structure incidental to a principal residential use for keeping personal items. For the purposes of this definition, an accessory storage building is distinguished from garages in that the largest doors and/or openings are six (6) feet or less in width and the structure is not intended for either vehicle storage or commercial use.

Dwelling. A structure, or portion thereof, designed or used exclusively for human habitation. Each dwelling type must contain a front façade of at least 24 feet of width at its largest dimension and be located on a permanent foundation. Every room within a dwelling unit must be accessible from every other room within the dwelling via a completely internal route within the envelope of the dwelling structure.

Section II.

Section 17.08.020 – Use Matrix

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
Drive-Through Facility								S	P	P		S		P	P	P	P				Sec. 17.08.030.J
Outdoor Dining								P	P	P	P	P	P	P	P	P	P				Sec. 17.08.030.V
Residential Care Facility					P		P	S	P	P	P	P		P	P		P			P	Sec. 17.08.030.X
Vehicle Repair/Service– Major															P	P	P				Sec. 17.08.030.CC
Vehicle Repair/Service – Minor								S	P	P				P	P	P	P				Sec. 17.08.030.CC

Section III.

17.08.030 Principal Use Standards is hereby amended as follows:

I. Day Care Center and Day Care Home

1. Each day care must have a state license and/or registration.
2. The exterior of a day care home must maintain its original appearance as a single-family dwelling. No visitor/client parking may be located in the front yard.
3. No signs are permitted for day care homes.
4. A day care center must provide a pickup/drop off area. When a day care center is part of a multi-tenant commercial center, the pickup/drop off area must not interfere with vehicle circulation in the parking lot, including blocking of the drive aisle.
5. Day care homes are limited to a maximum of six children or adults in care at any one time.
6. Day care homes are not permitted to have outside employees.

L. Dwelling – Accessory Dwelling Unit

1. One of the dwelling units must be occupied by the owner of the property.
2. No more than one accessory dwelling unit is allowed per lot. Accessory dwelling units must be located within a detached structure. When permitted, the accessory dwelling unit does not count toward the maximum number of dwelling units on a lot, including when the accessory dwelling unit is located in a detached structure.
3. Detached accessory dwelling units must meet the setback and yard requirements for Detached Garages in Section 17.09.030.
4. Both the principal dwelling unit and the accessory dwelling unit must maintain separate meter connections.
5. A detached accessory dwelling unit is subject to the height permitted for a detached garage.
6. No accessory dwelling unit may exceed 1,000 square feet in gross floor area.
7. When a detached garage is converted to an accessory dwelling unit, the ground floor may be used for the accessory dwelling unit so long as the minimum number of required off-street parking spaces are maintained on-site.
8. No additional parking is required for an accessory dwelling unit unless required by other City ordinances. Required parking for the principal structure must be maintained.

P. Equine, Keeping of/Equestrian Facility

1. A minimum of two acres is required to keep one equine. For each additional acre in excess of two acres, one additional equine may be housed and maintained.
2. A fence must be installed around the entire grazing area. The fence must be a minimum of 150 feet from the front lot line. The fence must be a minimum of 150 feet from an existing dwelling located on an adjacent lot.
3. A stable or shelter must be provided for the stabling of each equine. The stable or shelter must be a minimum of 100 feet from any side or rear lot line, and a minimum of 150 feet from any front lot line.
4. The keeping of equines for personal use is only permitted in the R-1 and S-AG Districts. No retail or wholesale use of these animals in the R-1 District. An equestrian facilities, which are defined as any place where equine are kept, housed, boarded, lodged, fed, hired, trained, sold, rented, or bred for monetary compensation, is only permitted in the S-AG District.

5. A legal and occupied dwelling must exist on the same lot as kept equine and associated facilities in the R-1 district.

EE. Wireless Telecommunications

1. Application Requirements

All applications to erect, construct, or modify any part of a wireless telecommunications system require site plan review must include the following items:

- a. A site plan showing:
 - i. The location, size, screening, and design of all structures, including fences.
 - ii. The location and size of all outdoor equipment.
 - iii. Elevations showing antenna height.
 - iv. If the site plan is for a new wireless telecommunications facility, a landscape plan showing all screening.
 - v. If the site plan is for a new wireless telecommunications tower, show a buffer as a radius from the center point of the tower equal distance to the height of the tower.
- b. A maintenance plan and any applicable maintenance agreement designed to ensure long-term, continuous maintenance, such as maintenance of landscape, keeping the area free from debris and litter, and immediate removal of any graffiti.
- c. A disclosure of what is proposed, demonstrating the need for the wireless telecommunications system in the proposed location. This is not required for co-location or stealth design antennas.
- d. The reason or purpose for the placement, construction, or modification in the proposed location with specific reference to the provider's coverage, capacity, and/or quality needs, goals, and objectives. This is not required if the proposal is does not involve the erection of a new tower.
- e. The service area of the proposed wireless telecommunications system.
- f. If the proposal is for a new telecommunications tower, then a map showing collocation opportunities within the City and within areas surrounding the borders of the City must be provided and justification for why co-location is not feasible in order to demonstrate the need for a new tower.
- g. If the proposal is for a new telecommunications tower, certification by a licensed and registered professional engineer regarding the manner in which the proposed structure will fail. The certification may be utilized, along with other criteria such as applicable regulations for the district in question, in determining if additional setback should be required for the structure and other facilities.

Section IV.

Section 17.08.050 Use Definitions is hereby amended as follows:

Dwelling - Multi-Family. A structure containing three or more attached dwelling units used for residential occupancy. A multi-family dwelling does not include a three-family or townhouse dwelling. In cases where dwelling units are located above the ground floor of a commercial building, one or more dwelling units for residential occupancy shall be permissible.

Truck Stop. Facilities that provide for the sale of fuel, provisions, supplies to motorists, including operators of over-the-road trucks, in which 30 percent or more of the total site area is devoted to the servicing, accommodation, parking, or storage of over-the-road trucks. The calculation of these areas includes but is not limited to fuel islands for diesel fuel, truck washing facilities, truck parking areas, and associated maneuvering areas. Travel centers include a mix of uses, including food sales, general retail services, auto and equipment services, and restaurants, and are typically located along or near interstate highways or other principal state and federal designated highway routes.

Section V.

Section 17.09.030 Accessory Structures and Uses is hereby amended as follows:

All accessory structures and uses are subject to the requirements of this section and the permitted encroachment requirements of Section 17.09.040. Additional accessory structures not regulated in this section may be regulated in Section 17.09.040.

A. General Regulations for Accessory Structures

All accessory structures are subject to the following regulations, unless otherwise permitted or restricted by specific regulations of this section and Ordinance.

1. No accessory structure may be constructed prior to construction of the principal building to which it is accessory.
2. Accessory structures shall be constructed out of material intended for long-term exposure to the elements. Prohibited materials include but are not limited to cloth, fabric, canvas, plastic sheets and tarps. Greenhouses are not subject to this prohibition, Shipping containers are prohibited as an accessory structure.
2. Only those accessory structures permitted by this section and Section 17.09.040 are permitted in required setbacks. Certain accessory structures may also be prohibited in certain yards. The use of the term "yard" refers to the area between the principal building and lot line. The distinction is made because certain principal buildings may not be built at required district setback lines, thereby creating a yard larger than the minimum setback dimension.
3. The maximum height of any detached accessory structure is 20 feet, unless otherwise permitted or restricted by this Ordinance. This does not apply to any structure accessory to an active agricultural use, which are not limited in height.
4. Detached accessory structures, including those listed in this section and Section 17.09.040, must be setback as follows, unless otherwise permitted or restricted by this Ordinance:
 - a. Four feet from any interior side lot line. This interior side setback may be reduced to two feet if the adjacent walls, or parts of walls, of the accessory building have no openings and are protected on the inside with fire-proofing materials or are constructed of fire-proof materials, as verified by the Zoning Administrator.
 - b. No closer than four feet from any rear lot line.
 - c. No structure may be located in a front, reverse corner, or corner side yard unless specifically allowed by this Ordinance.
5. Accessory structures are included in the calculation of all maximum impervious surface and building coverage requirements of the district.
6. The footprint of any single detached accessory structure cannot exceed the footprint of the principal building. This does not apply to any structure accessory to an active agricultural use, which are not limited in area; nor does it apply to the accessory structures of single-family and two-family dwellings.

H. Fences

2. Fences in Residential Districts and the C-T, C-1, C-D, C-V, and C-E Districts

- a. Within the required frontor reverse corner side setback, solid fences are limited in height to four feet and open fences are limited to a height of six feet. Chain link fences or other similar wire materials are prohibited.
- b. Within the required minimum interior side or rear setback, fences are limited to a height of six feet (open or solid).
- c. Where a lot line abuts an arterial or collector street and the lot does not take access from that street, fences within that setback may be up to six feet in height and may be open or solid. Chain link fences or other similar wire materials are prohibited.

d. When constructed outside the required minimum setback, within the buildable area, all fences are limited to eight feet.

e. Fences may be constructed at the boundaries of a lot without setback except in the following circumstances:

i. Fences are prohibited within a 30 foot visibility triangle at the intersection of two streets as measured along the back of curb or edge of roadway pavement, as applicable.

ii. Fences are prohibited within a ten foot visibility triangle at the intersection of a street and an alley or at the intersection of a street and a private driveway as measured along the back of curb or edge of roadway pavement, as applicable, or along the driveway edge.

iii. Fences are prohibited within a ten foot visibility triangle at the intersection of two alleys as measured along the edge of alley pavement.

K. Single-family or Two-family Accessory Structures

1. Only one detached garage and one carport is permitted per lot. Where a lot contains a detached garage and a carport, such carport must be attached to and constructed as an extension of the detached garage.

2. Detached garages, accessory storage buildings, sheds, and carports are permitted in the rear and interior side yards.

3. Detached garages, accessory storage buildings, and carports are permitted in the corner side yard, subject to the following:

a. Where there is no alley access, and the garage or carport is located in the corner side yard and takes access from the abutting street, the garage or carport must be set back at least 20 feet from the corner side lot line.

b. Where there is no alley access, and the garage or carport is located in the corner side yard but does not take access from the abutting street, the garage or carport must be set back at least four feet from the corner side lot line.

c. Any detached garage located in a corner side yard must be set back a minimum of five feet from the front building facade line.

4. Where served by an alley or rear service drive, garages, parking pads for access, and carports must take access from the alley or rear service drive. If a lot abuts an improved public alley that provides adequate access to a street, the garage or carport is not permitted within the required corner side yard setback.

5. Detached garages and accessory buildings are subject to the following design standards:

a. Structures shall have the eaves of roof extend a minimum of one foot past the outside walls.

b. Structures shall have a minimum 4/12 roof pitch.

c. Structures are encouraged to match the pitch of the roof of the principal dwelling.

d. Structures utilizing metal siding and/or roofing shall have a matte finish (or similar non-glare finish) and shall maintain the character of the surrounding neighborhood.

e. Structures shall not contain cooking facilities or plumbing. This does not apply if an accessory dwelling unit use has been approved, in which case those standards control.

f. The design standards related to eaves, roof pitch and metal finish do not apply to detached garages in the S-AG district or two acres in area or greater which have the detached garage and/or accessory storage building located in the rear yard.

6. Accessory structure size and quantity restrictions do not apply to any structure accessory to an active agricultural use regardless of the presence of a single or two-family dwelling.

Table 17.09-1: Bulk Requirements for Accessory Structures (Single-Family or Two-Family lots)				
	Detached Garage	Accessory Storage Building	Carport	Shed
Area (maximum)	50% of living area or 720 sq. ft., whichever is greater	50% of living area or 720 sq. ft., whichever is greater	576 sq. ft.	120 sq. ft.
Total Area All Accessory Structures	The combined total area of all accessory structures on a lot shall not exceed the principal structure's living area.			
Structures Allowed (quantity)	1	No maximum, see total area restriction above	1	No maximum, see total area restriction above
Door Width (maximum)	No Maximum	6 ft.	No Maximum	6 ft.
Height (maximum)	20 ft.	20 ft.	15 ft.	20 ft.
Design Standards Applied* (Yes/No)	Yes	Yes	No	No
<i>Specific Design Standards:</i>				
a.	<i>Structure shall have the eaves of roof extend a minimum of one foot past the outside walls.</i>			
b.	<i>Structure shall have a minimum 4/12 roof pitch.</i>			
c.	<i>Structures are encouraged to match the pitch of the roof of the principal dwelling.</i>			
d.	<i>Structures utilizing metal siding and/or roofing shall have a matte finish (or similar non-glare finish) and shall maintain the character of the surrounding neighborhood.</i>			
e.	<i>Structures shall not contain cooking facilities or plumbing. This does not apply if an accessory dwelling unit use has been approved, in which case those standards control.</i>			
*Exemption:	*Properties over 2 acres or more are exempt from design standards if the building is located in the rear yard or if the property is zoned S-AG District.			

M. Mechanical Equipment

Mechanical equipment includes heating, ventilation, and air conditioning (HVAC) equipment, electrical generators, and similar equipment.

1. Ground-Mounted Equipment

- a. Mechanical equipment is permitted in the interior side or rear yard only.
- b. For multi-family and non-residential uses, ground-mounted mechanical equipment must be screened from public view by a decorative wall, solid fence, or year-round landscaping that is compatible with the architecture and landscaping of a development site. The wall, fence, or plantings must be of a height equal to or greater than the height of the mechanical equipment being screened.

2. Roof-Mounted Equipment

- a. For structures 40 feet in height, all roof equipment must be set back from the edge of the roof a minimum distance of one foot for every two feet in height.
- b. For structures less than 40 feet in height and for any building where roof equipment cannot meet the setback requirement of item a above, there must be either a parapet wall to screen the equipment or the equipment must be housed in solid building material that is architecturally integrated with the structure.

3. Wall-Mounted Equipment

- a. Wall-mounted mechanical equipment is not permitted on the front or corner side façade of the building.
- b. For multi-family and non-residential uses, wall-mounted mechanical equipment that protrudes more than twelve inches from the outer building wall must be screened from view by structural features that are compatible with the architecture of the subject building.
- c. Wall-mounted mechanical equipment that protrudes less than twelve inches must be designed to blend with the primary color and architectural design of the subject building.
- d. These requirements do not apply to window air conditioning units or satellite dishes, which are regulated separately.

N. Outdoor Sales and Display (Accessory)

These regulations apply only to outdoor sales and display located on the lot.

- 1. Retail goods establishments and heavy retail establishments in the non-residential districts are permitted to have accessory outdoor sales and display of merchandise. Such merchandise must be customarily sold on the premises.
- 2. All outdoor display of merchandise must be located adjacent to the storefront and not in drive aisles, loading zones, or fire lanes. It may be located in a parking lot so long as the minimum number of required parking spaces remain unobstructed.
- 3. No display may be placed within three feet of either side of an active door, or within 15 feet directly in front of an active door.
- 4. A minimum clear width for pedestrian traffic of five feet is provided and maintained along the sidewalk.

O. Outdoor Storage (Accessory)

1. Residential Uses

- a. Outdoor storage is prohibited in a required front, corner side, or interior side setback.
- b. Outdoor storage is prohibited in any area of the front yard or corner side yard.
- c. Outdoor storage on a residential lot must be maintained so as not to cause a nuisance, including the pooling of stagnant water, creation of pest issues, or leaking of oils.

2. Nonresidential Uses

The following uses are permitted outdoor storage: greenhouse/nursery – retail, including the growing of plants in the open, heavy retail establishments, heavy rental and service establishments, vehicle dealerships, vehicle

rentals, vehicle operations facility, and vehicle repair/service - minor or major. The Zoning Administrator can also render an interpretation that a use not listed in this section would typically have outdoor storage and permit such use to include outdoor storage on the site. These uses are permitted ancillary outdoor storage in accordance with the following provisions:

- a. No outdoor storage is permitted in any public right-of-way or located so that it obstructs pedestrian or vehicular traffic.
- b. Outdoor storage is prohibited in a required interior side or corner side setback. Outdoor storage is prohibited in the front yard.
- c. All manufacturing, assembly, repair, or work activity must take place inside an enclosed building.
- d. Outdoor storage may be located in a parking lot so long as the minimum number of required parking spaces remain unobstructed.

P. Refuse and Recycling Containers

Refuse and recycling container regulations apply only to new construction of multi-family dwellings and non-residential uses as of the effective date of this Ordinance.

1. Refuse and recycling containers are prohibited in the front or corner side yard. No dumpsters may be located on any right-of-way, including alleys.
2. Enclosures constructed as follows are required in all districts except the C-D and C-V Districts:
 - a. All refuse and recycling containers must be fully enclosed on three sides by a solid fence, wall, or wall extension of the principal building a minimum of six feet and a maximum of eight feet in height. The wall or wall extension must be constructed as an integral part of the building's architectural design
 - b. The enclosure must be gated. Such gate must be solid and a minimum of six feet and a maximum of eight feet in height. This requirement does not apply to refuse containers located adjacent to an improved alley.
 - c. The gate must be maintained in good working order and must remain locked except when refuse/recycling pick-ups occur. The gate must be architecturally compatible with other buildings and structures on the site.
 - d. Refuse and recycling containers must remain in the enclosure with the gate closed and/or locked.

Q. Satellite Dish Antennas

1. General Requirements

- a. Satellite dish antennas must be permanently installed on a building, in the ground, or on a foundation, and cannot be mounted on a portable or movable structure.
- b. Subject to operational requirements, the dish color must be of a neutral color, such as white or grey. No additional signs or advertising is permitted on the satellite dish itself, aside from the logos of the satellite dish service provider and/or dish manufacturer.
- c. Antennas no longer in use must be immediately removed.
- d. Every effort must be made to install satellite dish antennas in locations that are not readily visible from neighboring properties or from the public right-of-way.

2. Additional Standards for Large Satellite Dish Antennas

Large satellite dish antennas, which are greater than one meter (3.28 feet) in diameter, are subject to the general requirements above as well as the following requirements:

- a. Large satellite dish antenna are permitted only in the rear yard, and must be set back a distance from all lot lines that is at least equal to the height of the dish, but in no case less than five feet from any lot line.

b. Roof-mounting is permitted only if the satellite dish antenna is entirely screened from public view along the right-of-way by an architectural feature.

c. A large satellite dish antenna must be located and screened so that it cannot be readily seen from public rights-of-way or adjacent properties. Screening includes solid fences or walls or plant materials located to conceal the antenna and its support structure. Plants must be a minimum of five feet tall at the time of installation.

R. Solar Panels

1. General Requirements

a. A solar panel may be building-mounted or freestanding.

b. Solar panels must be placed so that concentrated solar radiation or glare is not directed onto nearby properties or roadways.

2. Building-Mounted Systems

a. A building-mounted system may be mounted on the roof or wall of a principal building or accessory structure.

b. On pitched roof buildings, the maximum height a roof-mounted solar panel may rise is 18 inches.

c. On flat roofed buildings up to 40 feet in height, the roof-mounted solar panel system is limited to a maximum height of six feet above the surface of the roof. On flat roofed buildings over 40 feet in height, the roof-mounted solar panel system is limited to 15 feet above the height of such structure. Roof-mounted solar energy systems are excluded from the calculation of building height.

d. Wall-mounted solar panels may project up to 2.5 feet from a building façade and must be integrated into the structure as an architectural feature.

3. Freestanding Systems

a. A freestanding system is allowed in all yards. In the front or corner side yard, the system but must be six feet from any lot line.

b. The maximum height of a freestanding system is ten feet, except in the front or corner side yard where it is limited to four feet.

4. Co-Location

Solar panels may be co-located on structures such as wireless communication towers and light poles.

S. Wind Turbines

1. Wind turbines may be designed as either vertical or horizontal axis turbines, or designs that combine elements of the different types of turbines.

2. Wind turbines are subject to the following height restrictions:

a. The maximum height of any ground-mounted wind turbine is the maximum height allowed in the district or 35 feet, whichever is less. A taller height may be allowed by special use.

b. The maximum height of any wind turbine mounted upon a structure is 15 feet above the height of such structure.

c. Maximum height is the total height of the turbine system as measured from the base of the tower to the top. For horizontal axis turbines, the maximum vertical height of the turbine blades is measured as the length of a prop at maximum vertical rotation.

d. No portion of the exposed turbine blades of a horizontal axis wind turbine may be within 20 feet of the ground. The unexposed turbine blades of a vertical access wind turbine may be within ten feet of the ground.

3. Ground-mounted wind turbines are permitted only in the rear yard. The tower must be set back from all lot lines equal to the height of the system. No principal buildings may be located within this area.

4. All wind turbines must be equipped with manual (electronic or mechanical) and automatic over speed controls to limit the blade rotation speed to within the design limits of the wind energy system.

Section VI.

Section 17.09.040 Permitted Encroachments is hereby amended as follows:

Table 17.09-1: Permitted Encroachments Into Required Setbacks				
Y= Permitted // N= Prohibited				
Max. = Maximum // Min. = Minimum				
	Front Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Stoop Max. of 5' into setback	Y	Y	Y	Y

Section VII.

Section 17.10.030 Off-Street Parking Design Standards is hereby amended as follows:

I. Single-Family, Two-Family, and Townhouse Dwellings

1. All required off-street parking spaces must have vehicular access from a driveway that connects to a street or alley.
2. Townhouse developments are prohibited from constructing individual curb cuts for each dwelling unit along a public street.
3. Required off-street parking spaces may be designed so that the driver may back out into traffic.
4. All off-street parking lots, parking pads, and driveways must be improved with a hard surfaced, all-weather dustless material; pervious paving is encouraged and may also be used. Gravel, sealcoating and rotomillings are prohibited.
5. For single-family and two-family dwellings, a parking space may consist of two parallel paved parking strips, each of which is at least 18 inches in width and 18 feet long. Gravel is prohibited as fill material between the parking strips.

Section VIII.

17.12.060 Sign Permit Required is hereby amended as follows:

D. Freestanding Sign

1. Freestanding Sign Types

Freestanding signs are regulated as three types in this Ordinance:

- a. Freestanding signs – standard are permitted for multi-family dwellings and nonresidential uses (includes a nonresidential use comprised of two commercial establishments sharing a common building or which are in separate buildings that share a common access/entranceway or parking area) in any district.
- b. Freestanding signs – multi-tenant commercial center are permitted for multi-tenant commercial centers in any district. A multi-tenant commercial center is a commercial development under unified control consisting of three or more separate commercial establishments sharing a common building, or which are in separate buildings that share a common access/entranceway or parking area.
- c. Freestanding signs – residential subdivision are permitted for residential subdivisions in any district.

4. Freestanding Signs – Multi-Tenant Commercial Regulations

Freestanding signs – multi-tenant retail center are subject to the following.

- a.** One freestanding sign – multi-tenant commercial center is permitted per street frontage of a lot. An additional freestanding sign is permitted for each additional access point to the lot, however a minimum separation of 75 feet is required between signs. For the purposes of this regulation, a multi-tenant development where the development as a whole is comprised of separate lots of record, the entire development, including outlot parcels and inline development, is considered one lot.
- b.** Freestanding signs – multi-tenant commercial center permissions are as follows:

 - i.** Maximum sign area of 100 square feet of area per sign
 - ii.** Maximum sign height of ten feet in the C-T, C-1, C-D, C-V, and S-AG Districts. In all other districts where allowed they are limited to 25 feet.

I. Wall Sign

- 1.** Wall signs are permitted for all nonresidential uses in any district.
- 2.** Wall signs are permitted on all facades of a structure. On a site consisting of multiple structures, each structure is permitted wall signs per the regulations of this section. The square footage from different structures cannot be combined to create a larger sign on any one structure.
- 3.** For a single tenant structure, the maximum total wall sign area is two square feet per linear foot of building wall where the wall sign(s) will be mounted or 80 square feet, whichever is greater. The square footage from different facades cannot be combined to create a larger sign on any one facade.
- 4.** For a structure that contains multiple tenants, each tenant that has exterior business façade area is permitted a total wall sign area of two square feet per linear foot of business frontage or 80 square feet, whichever is greater, along their individual frontage(s).
- 5.** The number of individual wall signs on a facade is not limited, however the cumulative sign area of all signs on a facade cannot exceed the maximum allowable total wall sign area per facade.
- 6.** Wall signs may be internally or externally illuminated. If externally illuminated, all light must be directed onto the sign face.
- 7.** Wall signs must be safely and securely attached to the building wall. Wall signs must project 18 inches or less from the building wall. Wall signs may encroach into the public right-of-way no more than 18 inches.
- 8.** No wall sign affixed to a building, including sign support structure, may project beyond the ends or top of the wall or higher than the roofline of the structure to which it is attached.
- 9.** Wall signs must be constructed of wood or simulated wood, metal, plastic, or high-density urethane (HDU) foam board or similar durable foam construction. Canvas and similar material wall signs and painted wall signs are prohibited.
- 10.** Wall signs are permitted on architectural appurtenances, such as chimneys or penthouses, which are part of the structure. Wall signs must not cover any window, windowsill, transom sill, or significant architectural feature of the structure.
- 11.** On existing buildings, a parapet wall must not be constructed for the sole purpose of increasing the allowable height of a wall sign. For new buildings, when a sign is mounted on a parapet wall, that parapet wall must be consistent with the architectural design of the building, including building materials.
- 12.** Signs may be projected onto a wall and do not count toward total wall sign area. Such signs must remain static and cannot flash, rotate, or move. No such projected wall sign can project an electronic video. No such projected sign may glare onto adjacent properties.

Section IX.

Section 17.12.070 Summary of Sign Permissions is hereby amended as follows:

TABLE 17.12-1: SUMMARY OF SIGN PERMISSIONS			
Sign Type	Exempt Sign (Section 17.12.050)	Permit Required (Section 17.12.060)	Permitted Locations
A-Frame Sign	•		C-1, C-2, C-3, C-D, C-V, and I-MU Districts
Attention-Getting Device	•		Nonresidential uses
Awning Sign		•	Multi-family dwellings and nonresidential uses in all district
Canopy Sign: Non-Structural Canopy Signs		•	Multi-family dwellings and nonresidential uses in all district
Canopy Sign Structural: Attached to Principal Building		•	Multi-family dwellings and nonresidential uses in all district
Canopy Sign Structural: Freestanding		•	Gas stations and drive through facilities in any district
Construction Activity Sign	•		On a lot where active construction is taking place in all districts
Electronic Message Sign		•	Commercial and industrial districts S-IC District. Following uses in any district: conservation area, cultural facility, educational facility - primary or secondary, educational facility - university or college, government office/facility, public park, places of worship Gas stations in any district

TABLE 17.12-1: SUMMARY OF SIGN PERMISSIONS			
Sign Type	Exempt Sign (Section 17.12.050)	Permit Required (Section 17.12.060)	Permitted Locations
Freestanding Signs – Standard		•	Multi-family dwellings and nonresidential uses in all districts
Freestanding Signs – Multi-Tenant Center		•	Multi-tenant centers in all districts
Freestanding Signs – Residential Subdivision		•	Residential subdivisions in all districts
Government Sign	•		All districts
Light Pole Banner	•		Light pole banners on private property in all districts
Marquee		•	Commercial uses in C-3, C-D, and C-V Districts
Memorial or Historic Event	•		Where a structure or lot is related to a historic person, event, structure, or site in all districts
Menuboard		•	Drive through facilities in all districts
Multiple Tenant Building Entryway	•		Entryways for multiple tenant buildings (multi-family dwellings and non-residential and mixed-use developments) in all districts
Noncommercial Message	•		All districts
Parking Lots and Structures	•		Parking lot/structures for each entrance/exit, driveway intersection, drive-through lane, and other

TABLE 17.12-1: SUMMARY OF SIGN PERMISSIONS			
Sign Type	Exempt Sign (Section 17.12.050)	Permit Required (Section 17.12.060)	Permitted Locations
			circulation points in all districts
Projecting Signs		•	Commercial districts
Real Estate Activity	•		When a structure or lot is offered for sale, lease, or rent in all districts
Roof Sign		•	C-D District
Wall Sign		•	Non-residential uses in all districts
Window Sign	•		Nonresidential uses

Section X.

Section 17.14.090 Site Plan Review is hereby amended as follows:

D. Procedure

1. Applications for site plan review must be submitted to the Zoning Administrator. The Zoning Administrator may convene a technical review group comprised of City staff to review the application.
2. The Zoning Administrator must begin the review of the site plan within 30 days of the date the application is deemed complete. The Zoning Administrator Development must review and evaluate the application, pursuant to the standards of this section, and approve, approve with conditions, or deny the site plan.
3. Site plan approvals are applicable as follows:
 - a. When no other approvals are required, the site plan approval must occur before a building permit is issued. If the Zoning Administrator approves the site plan subject to certain conditions, all plans and drawings to be submitted as part of the application for a building permit or zoning approval must be revised to include those conditions.
 - b. When a special use approval is required, and site plan approval is required, the site plan must be deemed reasonably complete by Zoning Administrator prior to the hearing on the special use request. The reasonably complete site plan would be forwarded with the application and the staff recommendation on the request. The approving body would be allowed to impose additional conditions on the site plan
 - c. When a variance or administrative exception is required, the variance or administrative exception must be approved prior to final approval of the site plan. Once the variance or administrative exception is approved, the site plan may be submitted for review and approval. If the approving body imposed additional conditions as part of the variance or administrative exception approval, the site plan must include such conditions. If the Zoning Administrator approves the site plan subject to certain conditions, the site plan forwarded with the approval application must be revised to include those conditions and any conditions of the variance or administrative exception.

Section XI.

Section 17.14.100 Design Review is hereby amended to read as follows:

A. Purpose

The purpose of design review is to ensure that the buildings, improvements, signs, landscape design, and siting complies with the adopted performance standards and design guidelines, including City of Davenport's adopted Downtown Design Guidelines, Downtown Davenport Streetscape Improvement Plan, Village of East Davenport Performance Standards, and Elmore Corners Plan.

B. Initiation

Any person with an interest in the property may file an application for design approval.

C. Authority

The Design Review Board issues final design approval. Design review approval is required prior to site plan review approval. If site plan is not required, design review approval is required prior to issuance of a building permit.

D. Required Design Review Board Approval

1. Design Review Board Approval is required in the C-D, C-V, and C-E Districts for the following:
 - a. New construction or an alteration to the exterior of a structure where changes are visible from the public right-of-way.
 - b. Installation of any sign or action related to a sign.
 - c. New parking lots, fencing/walls and landscaping or an alteration to existing parking lots, fencing/walls or landscaping.
 - d. Streetscape elements within the right-of-way, only when there is a substantial deviation from the standards contained in the Downtown Davenport Streetscape Improvement Plan.
 - e. Demolition within the C-D and C-V Districts requires the owner(s) of record or the City to apply for a demolition approval. Alternately, the City Fire Marshal and/or the Chief Building Official may order the partial or complete demolition of a structure because it possesses an immediate, definite and serious threat to the life, health and safety of the general public. In such cases, the Design Review Board review is limited to reviewing the design, construction, and/or condition of any shared party wall made visible by the demolition.

Section XII.

Section 17.17.010 Reservation of Previously Approved Conditions is hereby amended as follows:

J. Ordinance 2017-520.

1. Condition 6. Lighting shall consist of LED Dark Sky fixtures not higher than twenty five feet. Fixtures shall be shielded from view from properties to the south and shall be powered down within one-half hour of closing to a level necessary to provide security lighting only.
2. Condition 7. Routine use of PA systems outside of buildings on the property shall not be permitted.
3. Condition 8. Car washes on the property shall not be located closer than one hundred twenty five (125) feet from the south property line, oriented so entrances and exits be oriented in an east-west direction and operate only when the dealership is open for business.
4. Condition 9. The following uses shall not be closer than three hundred (300) feet from the south property line:

- a. Automobile and service and oil change facilities not part of an automobile dealership.
- b. Any use utilizing drive-through window(s).

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

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

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

First Consideration: _____

Second Consideration: _____

Approved: _____

Published in the *Quad City Times* _____

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

Summary:

Amending Section 17.02.030 "Definition of General Terms" by adding Accessory Storage Building definition and by clarifying the Dwelling definition; by amending Section 17.08.020 "Use Matrix" to allow Drive-Through Facilities, Outdoor Dining, and Residential Care Facilities in additional districts, and by changing Vehicle Repair (major and Minor) from special use to permitted in I-MU; by amending 17.08.030 "Principal Use Standards" by renaming retail center to commercial center, by improving consistency in accessory structure language, by requiring residential occupancy for "R-1" Equine uses, and by replacing a fall-zone with a buffer; by amending Section 17.08.050 "Use Definitions" by allowing a second floor dwelling above commercial uses, and by adding the use definition Truck Stop; by amended Section 17.09.030 "Accessory Structures and Uses" by applying more consistent requirements for accessory structures in general and on residential single and two-family lots; by allowing certain fence types in various yards, and by removing Equine as an accessory use and keeping it as a primary use; by amended Section 17.09.040 "Permitted Encroachments" to match the encroachment of a stoop to its allowed dimension; by amending Section 17.10.030 "Off-Street Parking Design Standards" by clarifying pavement requirements for driveways; by amended 17.12.060 "Sign Permit Required" by renaming retail center to commercial center, and by allowing increased size for wall signs; by amending "Section 17.12.070 Summary of Sign Permissions" by renaming retail center to commercial center, and by amending Section 17.14.090 "Site Plan Review" by allowing flexibility with special use site plans; and by amending Section 17.14.100 by limiting Design Review Board approval authority with streetscape elements to only when a substantial deviation from the Downtown Streetscape Plan is proposed and by amending Section 17.17.010 "Reservation of Previously Approved Conditions" by striking a condition that is not applicable.

Section I.

Section 17.02.030 Definition of General Terms is hereby amended as follows:

Accessory Storage Building. A detached accessory structure incidental to a principal residential use for keeping personal items. For the purposes of this definition, an accessory storage building is distinguished from garages in that the largest doors and/or openings are six (6) feet or less in width and the structure is not intended for either vehicle storage or commercial use.

Dwelling. A structure, or portion thereof, designed or used exclusively for human habitation. Each dwelling type must contain a front façade of at least 24 feet of width at its largest dimension and be located on a permanent foundation. Every room within a dwelling unit must be accessible from every other room within the dwelling via a completely internal route within the envelope of the dwelling structure.

Section II.

Section 17.08.020 – Use Matrix

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
Drive-Through Facility								S	P	P		S		P	P	P	P				Sec. 17.08.030.J
Outdoor Dining								P	P	P	P	P	P	P	P	P	P				Sec. 17.08.030.V
Residential Care Facility					P		P	S	P	P	P	P		P	P		P			P	Sec. 17.08.030.X
Vehicle Repair/Service– Major															P	P	SP				Sec. 17.08.030.CC
Vehicle Repair/Service – Minor								S	P	P				P	P	P	SP				Sec. 17.08.030.CC

Section III.

17.08.030 Principal Use Standards is hereby amended as follows:

I. Day Care Center and Day Care Home

1. Each day care must have a state license and/or registration.
2. The exterior of a day care home must maintain its original appearance as a single-family dwelling. No visitor/client parking may be located in the front yard.
3. No signs are permitted for day care homes.
4. A day care center must provide a pickup/drop off area. When a day care center is part of a multi-tenant **retail commercial** center, the pickup/drop off area must not interfere with vehicle circulation in the parking lot, including blocking of the drive aisle.
5. Day care homes are limited to a maximum of six children or adults in care at any one time.
6. Day care homes are not permitted to have outside employees.

L. Dwelling – Accessory Dwelling Unit

1. One of the dwelling units must be occupied by the owner of the property.
2. No more than one accessory dwelling unit is allowed per lot. Accessory dwelling units must be located within a detached structure. When permitted, the accessory dwelling unit does not count toward the maximum number of dwelling units on a lot, including when the accessory dwelling unit is located in a detached structure.
3. ~~Detached accessory dwelling units may only be located in the rear yard.~~ Detached accessory dwelling units must meet the setback **and yard required requirements for Detached Garages** in Section 17.09.030.
4. Both the principal dwelling unit and the accessory dwelling unit must maintain separate meter connections.
5. A detached accessory dwelling unit is subject to the height permitted for a detached garage.
6. No accessory dwelling unit may exceed 1,000 square feet in gross floor area.
7. When a detached garage is converted to an accessory dwelling unit, the ground floor may be used for the accessory dwelling unit so long as the minimum number of required off-street parking spaces are maintained on-site.
8. No additional parking is required for an accessory dwelling unit unless required by other City ordinances. Required parking for the principal structure must be maintained.

P. Equine, Keeping of/Equestrian Facility

1. A minimum of two acres is required to keep one equine. For each additional acre in excess of two acres, one additional equine may be housed and maintained.
2. A fence must be installed around the entire grazing area. The fence must be a minimum of 150 feet from the front lot line. The fence must be a minimum of 150 feet from an existing dwelling located on an adjacent lot.
3. A stable or shelter must be provided for the stabling of each equine. The stable or shelter must be a minimum of 100 feet from any side or rear lot line, and a minimum of 150 feet from any front lot line.
4. The keeping of equines for personal use is only permitted in the R-1 and S-AG Districts. No retail or wholesale use of these animals in the R-1 District. An equestrian facilities, which are defined as any place where equine are kept, housed, boarded, lodged, fed, hired, trained, sold, rented, or bred for monetary compensation, is only permitted in the S-AG District.

5. A legal and occupied dwelling must exist on the same lot as kept equine and associated facilities in the R-1 district.

EE. Wireless Telecommunications

1. Application Requirements

All applications to erect, construct, or modify any part of a wireless telecommunications system require site plan review must include the following items:

- a. A site plan showing:
 - i. The location, size, screening, and design of all structures, including fences.
 - ii. The location and size of all outdoor equipment.
 - iii. Elevations showing antenna height.
 - iv. If the site plan is for a new wireless telecommunications facility, a landscape plan showing all screening.
 - v. If the site plan is for a new wireless telecommunications tower, **show a indication of the buffer as a radius from the center point of the tower equal distance to the height of the tower. fall zone as a shaded circle.**
- b. A maintenance plan and any applicable maintenance agreement designed to ensure long-term, continuous maintenance, such as maintenance of landscape, keeping the area free from debris and litter, and immediate removal of any graffiti.
- c. A disclosure of what is proposed, demonstrating the need for the wireless telecommunications system in the proposed location. This is not required for co-location or stealth design antennas.
- d. The reason or purpose for the placement, construction, or modification in the proposed location with specific reference to the provider's coverage, capacity, and/or quality needs, goals, and objectives. This is not required if the proposal is does not involve the erection of a new tower.
- e. The service area of the proposed wireless telecommunications system.
- f. If the proposal is for a new telecommunications tower, then a map showing collocation opportunities within the City and within areas surrounding the borders of the City must be provided and justification for why co-location is not feasible in order to demonstrate the need for a new tower.
- g. If the proposal is for a new telecommunications tower, certification by a licensed and registered professional engineer regarding the manner in which the proposed structure will fail. The certification may be utilized, along with other criteria such as applicable regulations for the district in question, in determining if additional setback should be required for the structure and other facilities.

Section IV.

Section 17.08.050 Use Definitions is hereby amended as follows:

Dwelling - Multi-Family. A structure containing three or more attached dwelling units used for residential occupancy. A multi-family dwelling does not include a three-family or townhouse dwelling. **In cases where dwelling units are located above the ground floor of a commercial building, one or more dwelling units for residential occupancy shall be permissible.**

Truck Stop. **Facilities that provide for the sale of fuel, provisions, supplies to motorists, including operators of over-the-road trucks, in which 30 percent or more of the total site area is devoted to the servicing, accommodation, parking, or storage of over-the-road trucks. The calculation of these areas includes but is not limited to fuel islands for diesel fuel, truck washing facilities, truck parking areas, and associated maneuvering areas. Travel centers include a mix of uses, including food sales, general retail services, auto and equipment services, and restaurants, and are typically located along or near interstate highways or other principal state and federal designated highway routes.**

Section V.

Section 17.09.030 Accessory Structures and Uses is hereby amended as follows:

All accessory structures and uses are subject to the requirements of this section and the permitted encroachment requirements of Section 17.09.040. Additional accessory structures not regulated in this section may be regulated in Section 17.09.040.

A. General Regulations for Accessory Structures

All accessory structures are subject to the following regulations, unless otherwise permitted or restricted by specific regulations of this section and Ordinance.

1. No accessory structure may be constructed prior to construction of the principal building to which it is accessory.
2. Accessory structures shall be constructed out of material intended for long-term exposure to the elements. Prohibited materials include but are not limited to cloth, fabric, canvas, plastic sheets and tarps. Greenhouses are not subject to this prohibition, Shipping containers are prohibited as an accessory structure.
2. Only those accessory structures permitted by this section and Section 17.09.040 are permitted in required setbacks. Certain accessory structures may also be prohibited in certain yards. The use of the term "yard" refers to the area between the principal building and lot line. The distinction is made because certain principal buildings may not be built at required district setback lines, thereby creating a yard larger than the minimum setback dimension.
3. The maximum height of any detached accessory structure is 20 feet, unless otherwise permitted or restricted by this Ordinance. This does not apply to any structure accessory to an active agricultural use, which are not limited in height.
4. Detached accessory structures, including those listed in this section and Section 17.09.040, must be setback as follows, unless otherwise permitted or restricted by this Ordinance:
 - a. Four feet from any interior side lot line. This interior side setback may be reduced to two feet if the adjacent walls, or parts of walls, of the accessory building have no openings and are protected on the inside with fire-proofing materials or are constructed of fire-proof materials, as verified by the Zoning Administrator.
 - b. No closer than four feet from any rear lot line.
 - c. No structure may be located in a front, **reverse corner**, or corner side yard unless specifically allowed by this Ordinance.
5. Accessory structures are included in the calculation of all maximum impervious surface and building coverage requirements of the district.
6. The footprint of any single detached accessory structure cannot exceed the footprint of the principal building. This does not apply to any structure accessory to an active agricultural use, which are not limited in area; **nor does it apply to the accessory structures of single-family and two-family dwellings.**

H. Fences

2. Fences in Residential Districts and the C-T, C-1, C-D, C-V, and C-E Districts

- a. Within the required front, **corner side**, or reverse corner side setback, solid fences are limited in height to four feet and open fences are limited to a height of six feet. Chain link fences or other similar wire materials are prohibited.
- b. Within the required minimum interior side or rear setback, fences are limited to a height of six feet (open or solid).

c. Where a lot line abuts an arterial or collector street and the lot does not take access from that street, fences within that setback may be up to six feet in height and may be open or solid. Chain link fences or other similar wire materials are prohibited.

d. When constructed outside the required minimum setback, within the buildable area, all fences are limited to eight feet.

e. Fences may be constructed at the boundaries of a lot without setback except in the following circumstances:

i. Fences are prohibited within a 30 foot visibility triangle at the intersection of two streets as measured along the back of curb or edge of roadway pavement, as applicable.

ii. Fences are prohibited within a ten foot visibility triangle at the intersection of a street and an alley or at the intersection of a street and a private driveway as measured along the back of curb or edge of roadway pavement, as applicable, or along the driveway edge.

iii. Fences are prohibited within a ten foot visibility triangle at the intersection of two alleys as measured along the edge of alley pavement.

K. ~~Garages, Detached and Carports~~ Single-family or Two-family Accessory Structures

1. Only one detached garage and one carport is permitted per lot ~~for a single family or two family dwelling~~. Where a lot contains a detached garage and a carport, such carport must be attached to and constructed as an extension of the detached garage.

2. Detached garages, ~~accessory storage buildings, sheds,~~ and carports are permitted in the rear and interior side yards.

3. Detached garages, ~~accessory storage buildings,~~ and carports are permitted in the corner side yard, subject to the following:

a. Where there is no alley access, and the garage or carport is located in the corner side yard and takes access from the abutting street, the garage or carport must be set back ~~at least~~ 20 feet from the corner side lot line.

b. Where there is no alley access, and the garage or carport is located in the corner side yard but does not take access from the abutting street, the garage or carport must be set back ~~at least~~ four feet from the corner side lot line.

c. Any detached garage located in a corner side yard must be set back a minimum of five feet from the front building facade line.

4. Where served by an alley or rear service drive, garages, parking pads for access, and carports must take access from the alley or rear service drive. If a lot abuts an improved public alley that provides adequate access to a street, the garage or carport is not permitted within the required corner side yard setback.

5. Detached garages ~~and accessory buildings~~ are subject to the following ~~design standards~~:

a. ~~Structures Detached garages~~ shall have the eaves of roof extend a minimum of one foot past the outside walls.

b. ~~Structures Detached garages~~ shall have a minimum 4/12 roof pitch.

c. ~~Structures Detached garages~~ are encouraged to match the pitch of the roof of the principal dwelling.

d. ~~Structures Detached garages~~ utilizing metal siding and/or roofing shall ~~not have highly reflective surfaces~~ ~~have a matte finish (or similar non-glare finish) and shall maintain the character of the surrounding neighborhood.~~

e. **Structures Detached garages** shall not contain cooking facilities or plumbing. This does not apply if an accessory dwelling unit use has been approved, in which case those standards control.

f. The design standards related to eaves, roof pitch and **highly reflective surfaces metal finish** do not apply to detached garages in the S-AG **district or lots R-1 Districts when properties are** two acres in area or greater **and which have** the detached garage **and/or accessory storage building** located in the rear yard.

6. Accessory structure size and quantity restrictions do not apply to any structure accessory to an active agricultural use regardless of the presence of a single or two-family dwelling.

Table 17.09-1: Bulk Requirements for Accessory Structures (Single-Family or Two-Family lots)

	Detached Garage	Accessory Storage Building	Carport	Shed
Area (maximum)	50% of living area or 720 sq. ft., whichever is greater	50% of living area or 720 sq. ft., whichever is greater	576 sq. ft.	120 sq. ft.
Total Area All Accessory Structures	The combined total area of all accessory structures on a lot shall not exceed the principal structure's living area.			
Structures Allowed (quantity)	1	No maximum, see total area restriction above	1	No maximum, see total area restriction above
Door Width (maximum)	No Maximum	6 ft.	No Maximum	6 ft.
Height (maximum)	20 ft.	20 ft.	15 ft.	20 ft.
Design Standards Applied* (Yes/No)	Yes	Yes	No	No
Specific Design Standards:				
a.	Structure shall have the eaves of roof extend a minimum of one foot past the outside walls.			
b.	Structure shall have a minimum 4/12 roof pitch.			
c.	Structures are encouraged to match the pitch of the roof of the principal dwelling.			
d.	Structures utilizing metal siding and/or roofing shall have a matte finish (or similar non-glare finish) and shall maintain the character of the surrounding neighborhood.			
e.	Structures shall not contain cooking facilities or plumbing. This does not apply if an accessory dwelling unit use has been approved, in which case those standards control.			
*Exemption:	*Properties over 2 acres or more are exempt from design standards if the building is located in the rear yard or if the property is zoned S-AG District.			

M. Keeping of Equines

1. The keeping of equines is allowed only in the R-1 District.
2. A minimum of two acres is required to keep one equine. For each additional acre in excess of two acres, one additional equine may be housed and maintained.
3. A fence must be installed around the entire grazing area. The fence must be a minimum of 150 feet from the front lot line. The fence must be a minimum of 150 feet from an existing dwelling located on an adjacent lot.
4. A stable or shelter must be provided for the stabling of each equine. The stable or shelter must be a minimum of 100 feet from any side or rear lot line, and a minimum of 150 feet from any front lot line.
5. The keeping of equines is for personal use only. No retail or wholesale use may be made of these animals.

NM. Mechanical Equipment

Mechanical equipment includes heating, ventilation, and air conditioning (HVAC) equipment, electrical generators, and similar equipment.

1. Ground-Mounted Equipment

- a. Mechanical equipment is permitted in the interior side or rear yard only.
- b. For multi-family and non-residential uses, ground-mounted mechanical equipment must be screened from public view by a decorative wall, solid fence, or year-round landscaping that is compatible with the architecture and landscaping of a development site. The wall, fence, or plantings must be of a height equal to or greater than the height of the mechanical equipment being screened.

2. Roof-Mounted Equipment

- a. For structures 40 feet in height, all roof equipment must be set back from the edge of the roof a minimum distance of one foot for every two feet in height.
- b. For structures less than 40 feet in height and for any building where roof equipment cannot meet the setback requirement of item a above, there must be either a parapet wall to screen the equipment or the equipment must be housed in solid building material that is architecturally integrated with the structure.

3. Wall-Mounted Equipment

- a. Wall-mounted mechanical equipment is not permitted on the front or corner side façade of the building.
- b. For multi-family and non-residential uses, wall-mounted mechanical equipment that protrudes more than twelve inches from the outer building wall must be screened from view by structural features that are compatible with the architecture of the subject building.
- c. Wall-mounted mechanical equipment that protrudes less than twelve inches must be designed to blend with the primary color and architectural design of the subject building.
- d. These requirements do not apply to window air conditioning units or satellite dishes, which are regulated separately.

ON. Outdoor Sales and Display (Accessory)

These regulations apply only to outdoor sales and display located on the lot.

1. Retail goods establishments and heavy retail establishments in the non-residential districts are permitted to have accessory outdoor sales and display of merchandise. Such merchandise must be customarily sold on the premises.

2. All outdoor display of merchandise must be located adjacent to the storefront and not in drive aisles, loading zones, or fire lanes. It may be located in a parking lot so long as the minimum number of required parking spaces remain unobstructed.
3. No display may be placed within three feet of either side of an active door, or within 15 feet directly in front of an active door.
4. A minimum clear width for pedestrian traffic of five feet is provided and maintained along the sidewalk.

PQ. Outdoor Storage (Accessory)

1. Residential Uses

- a. Outdoor storage is prohibited in a required front, corner side, or interior side setback.
- b. Outdoor storage is prohibited in any area of the front yard or corner side yard.
- c. Outdoor storage on a residential lot must be maintained so as not to cause a nuisance, including the pooling of stagnant water, creation of pest issues, or leaking of oils.

2. Nonresidential Uses

The following uses are permitted outdoor storage: greenhouse/nursery – retail, including the growing of plants in the open, heavy retail establishments, heavy rental and service establishments, vehicle dealerships, vehicle rentals, vehicle operations facility, and vehicle repair/service - minor or major. The Zoning Administrator can also render an interpretation that a use not listed in this section would typically have outdoor storage and permit such use to include outdoor storage on the site. These uses are permitted ancillary outdoor storage in accordance with the following provisions:

- a. No outdoor storage is permitted in any public right-of-way or located so that it obstructs pedestrian or vehicular traffic.
- b. Outdoor storage is prohibited in a required interior side or corner side setback. Outdoor storage is prohibited in the front yard.
- c. All manufacturing, assembly, repair, or work activity must take place inside an enclosed building.
- d. Outdoor storage may be located in a parking lot so long as the minimum number of required parking spaces remain unobstructed.

QP. Refuse and Recycling Containers

Refuse and recycling container regulations apply only to new construction of multi-family dwellings and non-residential uses as of the effective date of this Ordinance.

1. Refuse and recycling containers are prohibited in the front or corner side yard. No dumpsters may be located on any right-of-way, including alleys.
2. Enclosures constructed as follows are required in all districts except the C-D and C-V Districts:
 - a. All refuse and recycling containers must be fully enclosed on three sides by a solid fence, wall, or wall extension of the principal building a minimum of six feet and a maximum of eight feet in height. The wall or wall extension must be constructed as an integral part of the building's architectural design
 - b. The enclosure must be gated. Such gate must be solid and a minimum of six feet and a maximum of eight feet in height. This requirement does not apply to refuse containers located adjacent to an improved alley.
 - c. The gate must be maintained in good working order and must remain locked except when refuse/recycling pick-ups occur. The gate must be architecturally compatible with other buildings and structures on the site.
 - d. Refuse and recycling containers must remain in the enclosure with the gate closed and/or locked.

RQ.**Satellite Dish Antennas****1. General Requirements**

- a. Satellite dish antennas must be permanently installed on a building, in the ground, or on a foundation, and cannot be mounted on a portable or movable structure.
- b. Subject to operational requirements, the dish color must be of a neutral color, such as white or grey. No additional signs or advertising is permitted on the satellite dish itself, aside from the logos of the satellite dish service provider and/or dish manufacturer.
- c. Antennas no longer in use must be immediately removed.
- d. Every effort must be made to install satellite dish antennas in locations that are not readily visible from neighboring properties or from the public right-of-way.

2. Additional Standards for Large Satellite Dish Antennas

Large satellite dish antennas, which are greater than one meter (3.28 feet) in diameter, are subject to the general requirements above as well as the following requirements:

- a. Large satellite dish antenna are permitted only in the rear yard, and must be set back a distance from all lot lines that is at least equal to the height of the dish, but in no case less than five feet from any lot line.
- b. Roof-mounting is permitted only if the satellite dish antenna is entirely screened from public view along the right-of-way by an architectural feature.
- c. A large satellite dish antenna must be located and screened so that it cannot be readily seen from public rights-of-way or adjacent properties. Screening includes solid fences or walls or plant materials located to conceal the antenna and its support structure. Plants must be a minimum of five feet tall at the time of installation.

SR.**Solar Panels****1. General Requirements**

- a. A solar panel may be building-mounted or freestanding.
- b. Solar panels must be placed so that concentrated solar radiation or glare is not directed onto nearby properties or roadways.

2. Building-Mounted Systems

- a. A building-mounted system may be mounted on the roof or wall of a principal building or accessory structure.
- b. On pitched roof buildings, the maximum height a roof-mounted solar panel may rise is 18 inches.
- c. On flat roofed buildings up to 40 feet in height, the roof-mounted solar panel system is limited to a maximum height of six feet above the surface of the roof. On flat roofed buildings over 40 feet in height, the roof-mounted solar panel system is limited to 15 feet above the height of such structure. Roof-mounted solar energy systems are excluded from the calculation of building height.
- d. Wall-mounted solar panels may project up to 2.5 feet from a building façade and must be integrated into the structure as an architectural feature.

3. Freestanding Systems

- a. A freestanding system is allowed in all yards. In the front or corner side yard, the system but must be six feet from any lot line.

- b. The maximum height of a freestanding system is ten feet, except in the front or corner side yard where it is limited to four feet.

4. Co-Location

Solar panels may be co-located on structures such as wireless communication towers and light poles.

TS. Wind Turbines

1. Wind turbines may be designed as either vertical or horizontal axis turbines, or designs that combine elements of the different types of turbines.
2. Wind turbines are subject to the following height restrictions:
 - a. The maximum height of any ground-mounted wind turbine is the maximum height allowed in the district or 35 feet, whichever is less. A taller height may be allowed by special use.
 - b. The maximum height of any wind turbine mounted upon a structure is 15 feet above the height of such structure.
 - c. Maximum height is the total height of the turbine system as measured from the base of the tower to the top. For horizontal axis turbines, the maximum vertical height of the turbine blades is measured as the length of a prop at maximum vertical rotation.
 - d. No portion of the exposed turbine blades of a horizontal axis wind turbine may be within 20 feet of the ground. The unexposed turbine blades of a vertical access wind turbine may be within ten feet of the ground.
3. Ground-mounted wind turbines are permitted only in the rear yard. The tower must be set back from all lot lines equal to the height of the system. No principal buildings may be located within this area.
4. All wind turbines must be equipped with manual (electronic or mechanical) and automatic over speed controls to limit the blade rotation speed to within the design limits of the wind energy system.

Section VI.

Section 17.09.040 Permitted Encroachments is hereby amended as follows:

Table 17.09-1: Permitted Encroachments Into Required Setbacks				
Y= Permitted // N= Prohibited				
Max. = Maximum // Min. = Minimum				
	Front Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Stoop Max. of 4' 5" into setback	Y	Y	Y	Y

Section VII.

Section 17.10.030 Off-Street Parking Design Standards is hereby amended as follows:

I. Single-Family, Two-Family, and Townhouse Dwellings

1. All required off-street parking spaces must have vehicular access from a driveway that connects to a street or alley.
2. Townhouse developments are prohibited from constructing individual curb cuts for each dwelling unit along a public street.
3. Required off-street parking spaces may be designed so that the driver may back out into traffic.
4. All off-street parking lots, and parking pads, and driveways must be improved with a hard surfaced, all-weather dustless material; pervious paving is encouraged and may also be used. Gravel is prohibited. Sealcoating and rotomilling (the process of removing at least part of the surface of a paved area) is prohibited. Gravel, sealcoating and rotomillings are prohibited.
5. For single-family and two-family dwellings, a parking space may consist of two parallel paved parking strips, each of which is at least 18 inches in width and 18 feet long. Gravel is prohibited as fill material between the parking strips.

Section VIII.

17.12.060 Sign Permit Required is hereby amended as follows:

D. Freestanding Sign

1. Freestanding Sign Types

Freestanding signs are regulated as three types in this Ordinance:

- a. Freestanding signs – standard are permitted for multi-family dwellings and nonresidential uses (includes a nonresidential use comprised of two commercial establishments sharing a common building or which are in separate buildings that share a common access/entranceway or parking area) in any district.
- b. Freestanding signs – multi-tenant commercial retail center are permitted for multi-tenant commercial retail centers in any district. A multi-tenant commercial retail center is a commercial development under unified control consisting of three or more separate commercial establishments sharing a common building, or which are in separate buildings that share a common access/entranceway or parking area.
- c. Freestanding signs – residential subdivision are permitted for residential subdivisions in any district.

4. Freestanding Signs – Multi-Tenant Commercial Retail Center Regulations

Freestanding signs – multi-tenant retail center are subject to the following.

a. One freestanding sign – multi-tenant commercial retail center is permitted per street frontage of a lot. An additional freestanding sign is permitted for each additional access point to the lot, however a minimum separation of 75 feet is required between signs. For the purposes of this regulation, a multi-tenant development where the development as a whole is comprised of separate lots of record, the entire development, including outlot parcels and inline development, is considered one lot.

b. Freestanding signs – multi-tenant commercial retail center permissions are as follows:

- i. Maximum sign area of 100 square feet of area per sign
- ii. Maximum sign height of ten feet in the C-T, C-1, C-D, C-V, and S-AG Districts. In all other districts where allowed they are limited to 25 feet.

I. Wall Sign

1. Wall signs are permitted for all nonresidential uses in any district.
2. Wall signs are permitted on all facades of a structure. On a site consisting of multiple structures, each structure is permitted wall signs per the regulations of this section. The square footage from different structures cannot be combined to create a larger sign on any one structure.
3. For a single tenant structure, the maximum total wall sign area is two one square feet foot per linear foot of building wall where the wall sign(s) will be mounted or 80 40 square feet, whichever is greater. The square footage from different facades cannot be combined to create a larger sign on any one facade.
4. For a structure that contains multiple tenants, each tenant that has exterior business façade area is permitted a total wall sign area of two one square feet foot per linear foot of business frontage or 80 40 square feet, whichever is greater, along their individual frontage(s).
5. The number of individual wall signs on a facade is not limited, however the cumulative sign area of all signs on a facade cannot exceed the maximum allowable total wall sign area per facade.
6. Wall signs may be internally or externally illuminated. If externally illuminated, all light must be directed onto the sign face.
7. Wall signs must be safely and securely attached to the building wall. Wall signs must project 18 inches or less from the building wall. Wall signs may encroach into the public right-of-way no more than 18 inches.
8. No wall sign affixed to a building, including sign support structure, may project beyond the ends or top of the wall or higher than the roofline of the structure to which it is attached.
9. Wall signs must be constructed of wood or simulated wood, metal, plastic, or high-density urethane (HDU) foam board or similar durable foam construction. Canvas and similar material wall signs and painted wall signs are prohibited.
10. Wall signs are permitted on architectural appurtenances, such as chimneys or penthouses, which are part of the structure. Wall signs must not cover any window, windowsill, transom sill, or significant architectural feature of the structure.
11. On existing buildings, a parapet wall must not be constructed for the sole purpose of increasing the allowable height of a wall sign. For new buildings, when a sign is mounted on a parapet wall, that parapet wall must be consistent with the architectural design of the building, including building materials.
12. Signs may be projected onto a wall and do not count toward total wall sign area. Such signs must remain static and cannot flash, rotate, or move. No such projected wall sign can project an electronic video. No such projected sign may glare onto adjacent properties.

Section IX.

Section 17.12.070 Summary of Sign Permissions is hereby amended as follows:

TABLE 17.12-1: SUMMARY OF SIGN PERMISSIONS			
Sign Type	Exempt Sign (Section 17.12.050)	Permit Required (Section 17.12.060)	Permitted Locations
A-Frame Sign	•		C-1, C-2, C-3, C-D, C-V, and I-MU Districts
Attention-Getting Device	•		Nonresidential uses
Awning Sign		•	Multi-family dwellings and nonresidential uses in all district
Canopy Sign: Non-Structural Canopy Signs		•	Multi-family dwellings and nonresidential uses in all district
Canopy Sign Structural: Attached to Principal Building		•	Multi-family dwellings and nonresidential uses in all district
Canopy Sign Structural: Freestanding		•	Gas stations and drive through facilities in any district
Construction Activity Sign	•		On a lot where active construction is taking place in all districts
Electronic Message Sign		•	Commercial and industrial districts S-IC District. Following uses in any district: conservation area, cultural facility, educational facility - primary or secondary, educational facility - university or college, government office/facility, public park, places of worship Gas stations in any district

TABLE 17.12-1: SUMMARY OF SIGN PERMISSIONS			
Sign Type	Exempt Sign (Section 17.12.050)	Permit Required (Section 17.12.060)	Permitted Locations
Freestanding Signs – Standard		•	Multi-family dwellings and nonresidential uses in all districts
Freestanding Signs – Multi-Tenant Commercial Retail Center		•	Multi-tenant commercial retail centers in all districts
Freestanding Signs – Residential Subdivision		•	Residential subdivisions in all districts
Government Sign	•		All districts
Light Pole Banner	•		Light pole banners on private property in all districts
Marquee		•	Commercial uses in C-3, C-D, and C-V Districts
Memorial or Historic Event	•		Where a structure or lot is related to a historic person, event, structure, or site in all districts
Menuboard		•	Drive through facilities in all districts
Multiple Tenant Building Entryway	•		Entryways for multiple tenant buildings (multi-family dwellings and non-residential and mixed-use developments) in all districts
Noncommercial Message	•		All districts

TABLE 17.12-1: SUMMARY OF SIGN PERMISSIONS			
Sign Type	Exempt Sign (Section 17.12.050)	Permit Required (Section 17.12.060)	Permitted Locations
Parking Lots and Structures	•		Parking lot/structures for each entrance/exit, driveway intersection, drive-through lane, and other circulation points in all districts
Projecting Signs		•	Commercial districts
Real Estate Activity	•		When a structure or lot is offered for sale, lease, or rent in all districts
Roof Sign		•	C-D District
Wall Sign		•	Non-residential uses in all districts
Window Sign	•		Nonresidential uses

Section X.

Section 17.14.090 Site Plan Review is hereby amended as follows:

D. Procedure

1. Applications for site plan review must be submitted to the Zoning Administrator. The Zoning Administrator may convene a technical review group comprised of City staff to review the application.
2. The Zoning Administrator must begin the review of the site plan within 30 days of the date the application is deemed complete. The Zoning Administrator Development must review and evaluate the application, pursuant to the standards of this section, and approve, approve with conditions, or deny the site plan.
3. Site plan approvals are applicable as follows:
 - a. When no other approvals are required, the site plan approval must occur before a building permit is issued. If the Zoning Administrator approves the site plan subject to certain conditions, all plans and drawings to be submitted as part of the application for a building permit or zoning approval must be revised to include those conditions.
 - b. When a special use approval is required, ~~the site plan must be approved and site plan approval is required, the site plan must be deemed reasonably complete~~ by Zoning Administrator prior to the hearing on the special use ~~approval request~~. The ~~approved reasonably complete~~ site plan would be forwarded with the application and the staff recommendation on the ~~approval request~~. The approving body would be allowed to impose additional conditions on the site plan. ~~If the Zoning Administrator approves the site plan subject to certain conditions, the site plan forwarded with the approval application must be revised to include those conditions.~~
 - c. When a variance or administrative exception is required, the variance or administrative exception must be approved prior to final approval of the site plan. Once the variance or administrative exception is approved, the site plan may be submitted for review and approval. If the approving body imposed additional conditions as part of the variance or administrative exception approval, the site plan must include such conditions. If the Zoning Administrator approves the site plan subject to certain conditions, the site plan forwarded with the approval application must be revised to include those conditions and any conditions of the variance or administrative exception.

Section XI.

Section 17.14.100 Design Review is hereby amended to read as follows:

A. Purpose

The purpose of design review is to ensure that the buildings, improvements, signs, landscape design, and siting complies with the adopted performance standards and design guidelines, including City of Davenport's adopted Downtown Design Guidelines, Downtown Davenport Streetscape Improvement Plan, Village of East Davenport Performance Standards, and Elmore Corners Plan.

B. Initiation

Any person with an interest in the property may file an application for design approval.

C. Authority

The Design Review Board issues final design approval. Design review approval is required prior to site plan review approval. If site plan is not required, design review approval is required prior to issuance of a building permit.

D. Required Design Review Board Approval

1. Design Review Board Approval is required in the C-D, C-V, and C-E Districts for the following:

- a. New construction or an alteration to the exterior of a structure where changes are visible from the public right-of-way.
- b. Installation of any sign or action related to a sign.
- c. New parking lots, fencing/walls and landscaping or an alteration to existing parking lots, fencing/walls or landscaping.
- d. Streetscape elements within the right-of-way, only when there is a substantial deviation from the standards contained in the Downtown Davenport Streetscape Improvement Plan.
- e. Demolition within the C-D and C-V Districts requires the owner(s) of record or the City to apply for a demolition approval. Alternately, the City Fire Marshal and/or the Chief Building Official may order the partial or complete demolition of a structure because it possesses an immediate, definite and serious threat to the life, health and safety of the general public. In such cases, the Design Review Board review is limited to reviewing the design, construction, and/or condition of any shared party wall made visible by the demolition.

Section XII.

Section 17.17.010 Reservation of Previously Approved Conditions is hereby amended as follows:

J. Ordinance 2017-520.

- ~~1. Condition 5. That a fifty (50) foot landscape buffer and 6 foot high fence be established along the south end of the property. The landscape buffer shall be developed with the following plantings: four canopy trees, six understory trees and 24 shrubs or 12 evergreens/conifers per 100 linear feet. Note: Condition 5 was modified to remove reference to previous Zoning Ordinance.~~

21. Condition 6. Lighting shall consist of LED Dark Sky fixtures not higher than twenty five feet. Fixtures shall be shielded from view from properties to the south and shall be powered down within one-half hour of closing to a level necessary to provide security lighting only.

32. Condition 7. Routine use of PA systems outside of buildings on the property shall not be permitted.

43. Condition 8. Car washes on the property shall not be located closer than one hundred twenty five (125) feet from the south property line, oriented so entrances and exits be oriented in an east-west direction and operate only when the dealership is open for business.

54. Condition 9. The following uses shall not be closer than three hundred (300) feet from the south property line:

- a. Automobile and service and oil change facilities not part of an automobile dealership.
- b. Any use utilizing drive-through window(s).



Tuesday, April 14, 2020

Please publish the following public notice in the Monday, April 27, 2020 edition of the Quad City Times.

The PO number for this notice is: 2010387

Please provide proof of publication for our records. If you have any questions, please contact us at planning@ci.davenport.ia.us or 563-326-7765. Thank you!

**NOTICE
PUBLIC HEARING
WEDNESDAY, MAY 6, 2020 5:30 P.M.
CITY OF DAVENPORT COMMITTEE OF THE WHOLE
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

There is on file in the Community Planning and Economic Development Department (CPED), on behalf of the Plan and Zoning Commission, the following requests:

Case REZ20-01: Request of the City of Davenport to rezone 2139, 2147, 2147 1/2, and 2202 W. 3th Street and 220 and 226 North Pine Street from R-4C Single and Two Family Central Residential Zoning District to C-1, Neighborhood Commercial District. Property contains 36,000 square feet. [Ward 3]

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

Lot 8 of Block 1 of J M F Hall's Addition (2148 W 3rd Street); Lot 1 of Block 2 of J M F Hall's Addition (2202 W 3rd Street); Lot 9 of Block 5 of Parker's Addition (2139-2147-2147½ W 3rd Street); and Lot 16 of Block 6 of Parker's Addition (220-226 N Pine Street). All properties located in the City of Davenport, Scott County, Iowa.

Also:

Case ORD19-02: Request of the City of Davenport to amend Title 17 of the Davenport Municipal Code (hereto referred to as DMC), entitled "Zoning", by amending Section 17.02.010 of the DMC, entitled "Rules of Interpretation" by adding and defining the term "should" and by reordering the subsequent rules, by amending Section 17.02.030 of the DMC, entitled "Definition of General Terms" by adding and defining the terms "Adjacent" and "Façade" to the existing list of Definition and General Terms and by revising the definitions of the terms "Sign, Freestanding" by correcting a term inconsistency, "Stoop" by adding a maximum dimension and "Substantial Repair/Rehabilitation" by revising unclear language, by amending Section 17.04.010 of the DMC, entitled "Purpose Statements" by modifying Section 17.04.010.G by replacing single-family dwellings with semi-detached dwellings in the purpose statement, by amending Section 17.04.030 of the DMC, entitled "Dimensional Standards" by modifying Table 17.04-1 by deleting "SF" and related standards and adding a five foot interior side setback for "2F" and "SF-SD" within the "R-MF" District, by amending Section 17.04.050 of the DMC, entitled "R-3C and R-4C District Design Standards" by deleting language and a diagram related to garages, carports and alley access, by amending

Section 17.05.010 of the DMC, entitled “Purpose Statement” by revising the locational intent, by amending Section 17.05.040 of the DMC entitled “Design Standards” by modifying Table 17.05-2 by replacing the term “abut” with “face” and the term “abutting” with “facing”, by clarifying unclear language, by deleting overly restrictive transparency requirements for outlot buildings and by revising reduced setback language for commercial centers so that it is permissive and not mandatory (the diagram for Multi-Tenant Commercial Center Site Design Standards is also modified), by amending Section 17.05.050 of the DMC, entitled “C-D District Standards” by modifying Section 17.05.050.C by correcting a scrivener’s error, by amending Section 17.05.060 of the DMC, entitled “C-V District Standards” by modifying Section 17.05.060.C by correcting a scrivener’s error, by amending Section 17.05.070 of the DMC, entitled “C-E District Standards” by modifying Section 17.05.070.C by correcting a scrivener’s error, by amending Section 17.06.030 of the DMC, entitled “Dimensional Standards” by modifying Table 17.06-1 by reducing the minimum interior side setback from five feet to none in certain circumstances, by amending Section 17.07.020 of the DMC, entitled “S-OS Open Space District” by modifying Section 17.07.020.A by adding additional uses to the purpose statement, by amending Section 17.080.020 of the DMC, entitled “Use Matrix” by modifying Table 17.08.020 by adding “Amusement Facility – Indoor”, “Animal Care Facility – Small Animal” and “Parking Lot (Principal Use)” to the list of permitted uses in the I-1 District, by adding “Dwelling – Multi-Family” and “Dwelling – Townhouse” to the list of permitted uses in the I-MU District, by adding “Government Office/Facility”, “Public Safety Facility” and “Restaurant” to the list of permitted uses in the S-OS District, by adding the use “Equine, Keeping of/Equestrian Facility” to the list of permitted uses in the R-1 and S-AG Districts, by revising the “Use Standard” section for “Dwelling – Townhouse” and by reordering the “Use Standard” subsections subsequent to Section 17.08.030.P, by amending Section 17.080.030 of the DMC, entitled “Principal Use Standards” by modifying Section 17.080.030.D, entitled “Billboard” by deleting reference to the same side of the street, by modifying Section 17.08.030.N, entitled “Dwelling – Multi-Family or Townhouse” by deleting reference and standards related to a townhouse and by deleting “Aluminum, steel or other metal siding” and “Vinyl” from the listed of prohibited building materials, by modifying Section 17.080.O, entitled “Dwelling - Single-Family, Single-Family Semi-Detached, and Two-Family” by adding reference to and standards related to a townhouse, by creating a point system for front façade design, by revising certain language and a diagram to support this point system, by deleting the “Transition Rule for Section 17.080.030.O.3” provision, by adding Section 17.08.030.P, entitled “Equine, Keeping of/Equestrian Facility” and related principal use standards, by reordering subsections subsequent to Section 17.08.030.P and by deleting language in Section 17.08.030.DD (being revised to Section 17.08.030.EE) regarding distributed antenna systems in the right-of-way, by amending Section 17.08.050 of the DMC, entitled “Use Definitions” by revising the definition of the uses “Lodge/Meeting Hall” and “Place of Worship” by including language regarding the service and/or sale of food and drinks as an ancillary use, by revising the definition of the use “Public Safety Facility” by deleting reference to canine and equine units and by revising the definition of the use “Restaurant” to include language regarding alcoholic beverages, by amending Section 17.090.030 of the DMC, entitled “Accessory Structures and Uses” by modifying Section 17.090.030.A, entitled “General Regulations for Accessory Structures” by adding a material standard and a prohibition on the use of shipping containers, by modifying Section 17.090.030.H.1, entitled “General Requirements for All Fences” by deleting reference to walls and by revising and deleting certain language regarding the finished side of all fences, by modifying Section 17.09.030.K, entitled “Garage, Detached and Carports”, by adding language and a diagram requiring access from the alley or rear service drive, by creating design standards for detached garages, by deleting the “Sunset for Section 17.09.030.K.4.d” provision, by deleting language regarding temporary tent structures, by modifying Section 17.09.030.L, entitled “Home Occupation” by adding language to prohibit any business that provides physical good, products, or merchandise directly to the consumer, by deleting Section 17.09.030.M, entitled “Keeping of Equines”, by reordering subsections subsequent to Section 17.09.030.M and by modifying Table 17.09-1 by deleting the phrase “Prohibited in the front yard” from the encroachment term “Deck”, by amending Section 17.10.030 of the DMC, entitled “Off-Street Parking Design Standards” by revising certain off-street parking space minimum dimensions and aisle width in Figure 17.10-1, by amending Section 17.10.040 of the DMC, entitled “Required Off-Street Vehicle and Bicycle Parking Spaces” by modifying Section 17.10.040.C by correcting a term inconsistency and Section 17.10.040.E by deleting a definition contained

elsewhere in Title 17, by amending Section 17.10.070 of the DMC, entitled “Required Off-Street Loading Spaces” by modifying Section 17.10.070.B by correcting a term inconsistency, by amending Section 17.11.050 of the DMC, entitled “Parking Lot Perimeter Landscape Yard” by requiring a perimeter landscape yard when a parking lot is adjacent to streets, alleys and public spaces and by revising the width of the perimeter parking lot landscape area in certain circumstances, by amending Section 17.11.070 of the DMC, entitled “Site Landscape” by replacing the term “abuts” with the phrase “is adjacent to”, by amending Section 17.11.080 of the DMC, entitled “Buffer Yards” by modifying Section 17.11.080.C.6 by including vinyl as a permitted fence material, by amending Section 17.14.020 of the DMC, entitled “Notice” by deleting “required” in certain subsections and by revising certain mandatory language to permissive language in certain subsections, by amending Section 17.14.040 of the DMC, entitled “Zoning Text and Map Amendment” by modifying Section 17.14.040.D by revising mandatory language to permissive language, by amending Section 17.14.090 of the DMC, entitled “Site Plan Review” by adding Section 17.14.090.F, entitled “Minor Adjustments to Certain Design Standards” and subsection standards, by reordering subsections subsequent to Section 17.14.090.F and by correcting a scrivener’s error in Section 17.14.090.G (revised to Section 17.14.090.H) and by amending Section 17.14.100, entitled “Design Review” by modifying Section 17.14.100.D.2 by adding “and/or National Register of Historic Places”. [Ward All]

At its March 30, 2020 meeting, the Plan and Zoning Commission unanimously recommended approval of the two aforementioned cases.

The public hearings on the above matters are scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, May 6, 2020 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s). PO No. 2010387

Department of Community Planning & Economic Development
E-MAIL: planning@ci.davenport.ia.us PHONE: 563-326-7765

City of Davenport

Agenda Group:
Department: Community Development Committee
Contact Info: Matt Flynn 563-888-2286
Wards:

Action / Date
5/13/2020

Subject:

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

Recommendation:

Adopt the Ordinance.

Background:

In January of 2019, the City of Davenport adopted a new zoning ordinance for the entire City. Part of this effort included assigning new zoning classifications to each of the 43,000 +/- parcels in the City.

Upon adoption of the code, City staff has detected a few errors in the new zoning map. One error was all the commercially used property located at the intersection of W 3rd St and N Pine St was zoned R-4C Residential by mistake. Those properties contain the following businesses: New Opendoor Tap, Thirsty's on 3rd, Quick Cash Pawnbrokers, Grubeez, and Scott's Shovelhead Shed. We intend to correct this issue by initiating the process to rezone these parcels to C-1, Neighborhood Commercial District.

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

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.

Since this action merely corrects a mapping error, and no land use changes are anticipated, no technical review was conducted and a neighborhood meeting was not held.

All affected property owners were contacted by letter and neighbors within 200 feet have been notified. One affected property owner called requesting additional information but is not opposed to the rezoning.

The Plan and Zoning Commission, at its March 3, 2020 meeting, forwarded Case REZ20-01 to the City Council for approval. Vote was unanimous.

Finding

Rezoning of these properties corrects an error made in the adoption of the new zoning map in 2019.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance
▣ Backup Material	Background Material
▣ Backup Material	PH Notice
▣ Backup Material	Neighbor Notice COW

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Flynn, Matt	Approved	4/14/2020 - 2:05 PM

ORDINANCE NO. _____

ORDINANCE for Case REZ20-01 being the request of the City of Davenport to rezone approximately 0.83 acres located at all four corners of the W 3rd Street and N Pine Street intersection from R-4C, Single and Two-Family Residential Central Zoning District to C-1, Neighborhood Business District [Ward 3].

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

Section 1. The following described units of Scott County, Iowa real estate is hereby rezoned to "C-1, Neighborhood Commercial District".

Lot 8 of Block 1 of J M F Hall's Addition (2148 W 3rd Street); Lot 1 of Block 2 of J M F Hall's Addition (2202 W 3rd Street); Lot 9 of Block 5 of Parker's Addition (2139-2147 W 3rd Street); and Lot 16 of Block 6 of Parker's Addition (220-226 N Pine Street). All properties located in the City of Davenport, Scott County, Iowa.

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

Findings:

1. This action corrects an error in mapping for the new Zoning Ordinance.

Section 3. At its March 3, 2020 meeting, the Plan and Zoning Commission voted to forward the case to the City Council with a recommendation to approve.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

Mike Matson
Mayor

Attest: _____
Brian Krup
Deputy City Clerk



February 11, 2020

Subject: Public Hearing for Rezoning

Dear Property Owner:

In January of 2019, the City adopted a new zoning ordinance and zoning map for the entire City. Part of this effort was to assign specific zoning classifications to each parcel in the City.

It has been discovered that all of the commercially used property at this corner were zoned residential by mistake. The City has initiated the process to correct this error and must hold public hearings to address the issue.

Please note that there are no changes contemplated by any business affected by this action. It merely corrects a mapping error that was an oversight. Please contact the Community Planning Department listed below if you have any questions.

**PUBLIC HEARING
TUESDAY, MARCH 3, 2020 -5:00 P.M.
CITY OF DAVENPORT PLAN AND ZONING COMMISSION
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

There is on file in the Community Planning and Economic Development Department (CPED), on behalf of the Plan and Zoning Commission, the following request:

Case REZ20-01: Request of the City of Davenport to rezone 2139, 2147, 2147 1/2, and 2202 W. 3th Street and 220 and 226 North Pine Street from R-4C Single and Two Family Central Residential Zoning District to C-1, Neighborhood Commercial District. Property contains 36,000 square feet. [Ward 3]

The public hearing on the above matter is scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday, March 3, 2020 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s).

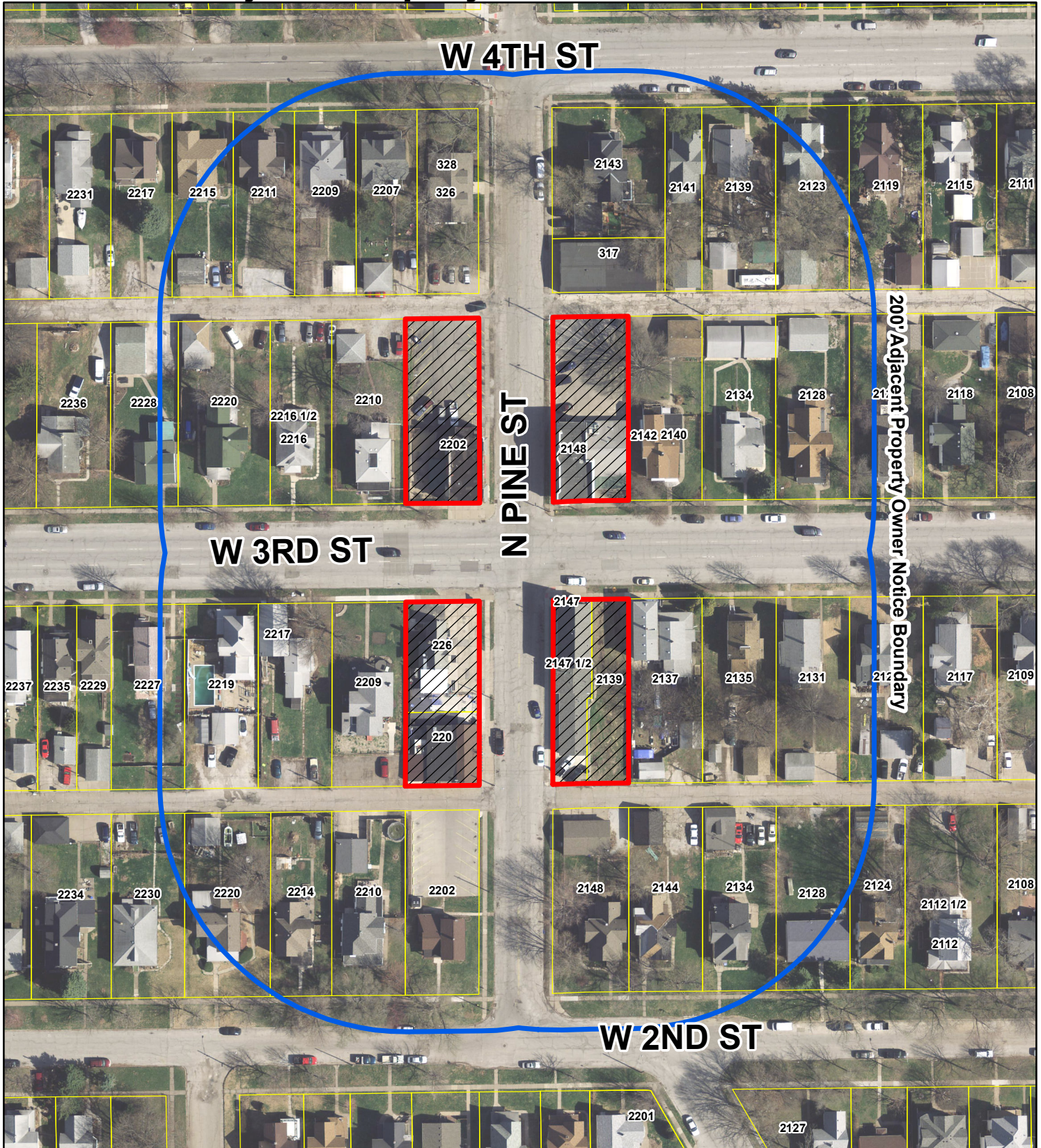
For more information please contact:

Department of Community Planning & Economic Development

E-MAIL: planning@davenportiowa.com PHONE: 563-326-7765

Zoning Map Amendment (Rezoning) Request

Adjacent Property Owner Notice Area



Legend

- 200' Adjacent Owners Notice Area - REZ20-01
- Subject Property REZ20-01

0 50 100 Feet



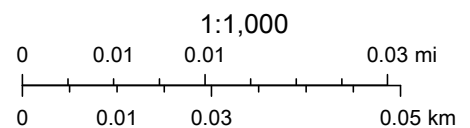
Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

REZ20-01 Existing Zoning - R4C



2/13/2020, 4:34:06 PM

- Parks
- Piped Creeks
- Parcels
- City Limit
- Street Centerline (Labels only)
- Address Points
- Creeks
- Named Creeks
- Unnamed Tributaries
- Zoning Districts
- R-1 Single-Family Residential District
- R-2 Single-Family Residential District

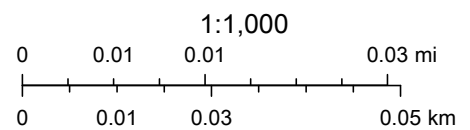
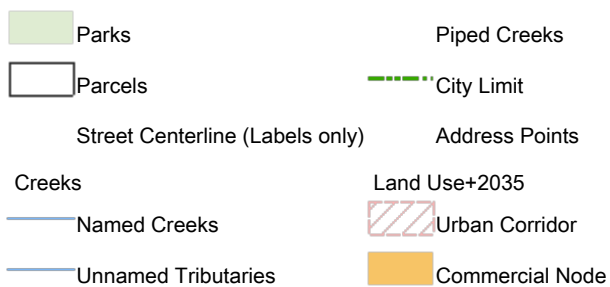


Scott County Iowa, Bi-State Regional Commission

REZ20-01 Future Land Use - RG



2/13/2020, 4:30:02 PM



Scott County Iowa, Bi-State Regional Commission



January 31, 2020

Scott A. Nicely
220 N. Pine St.
Davenport, IA 52802

Subject: 220 N. Pine St. Davenport

Dear Property Owner:

In January of 2019, the City of Davenport adopted a new zoning ordinance for the entire City. Part of this effort included assigning new zoning classifications to each of the 43,000 +/- parcels in the City.

Upon adoption of the code, City staff has detected a few errors in the new zoning map. One error was all the commercially used property located at the intersection of W. 3rd Street and N. Pine Street were zoned R-4C Residential by mistake. Those properties contain the following businesses: New Opendoor Tap, Thirsty's on 3rd, Quick Cash Pawnbrokers, Grubeez, and Scott's Shovelhead Shed. We intend to correct this issue by initiating the process to rezone these parcels to C-1, Neighborhood Commercial District.

The business at your property, Scott's Shovelhead Shed, is a bar and would be able to continue operations as it exists. It would be granted a Special Use in the C-1 District as part of this process. Being a Special Use, future expansion would be allowed only if approved by the Zoning Board of Adjustment.

The rezoning process involves public hearings before both the Plan and Zoning Commission and City Council, and eventual vote by the Council. We will notify by letter all property owners within the area and property owners within 200 feet of those public hearings. We will attempt to place blue "Notice of Rezoning Request" signs in front of the properties, if we can penetrate the frozen ground. The public hearing before the Plan and Zoning Commission is likely to be on March 3, 2020.

But since this is an error by City staff, you do not have to do anything. This process will take approximately 3 months to complete.

If you have any comments or questions, please contact me at your convenience.
Sincerely,

A handwritten signature in black ink, appearing to read "Matt Flynn", with a horizontal line extending from the end of the signature.

Matthew G. Flynn, AICP
Senior Planning Manager
matt.flynn@davenportiowa.com
563-888-2286



DAVENPORT

COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT

January 31, 2020

Scott A. Nicely
3520 Rockingham Rd.
Davenport, IA 52802

Subject: 226 N. Pine Street

Dear Property Owner:

In January of 2019, the City of Davenport adopted a new zoning ordinance for the entire City. Part of this effort included assigning new zoning classifications to each of the 43,000 +/- parcels in the City.

Upon adoption of the code, City staff has detected a few errors in the new zoning map. One error was all the commercially used property located at the intersection of W. 3rd Street and N. Pine Street were zoned R-4C Residential by mistake. Those properties contain the following businesses: New Opendoor Tap, Thirsty's on 3rd, Quick Cash Pawnbrokers, Grubeez, and Scott's Shovelhead Shed. We intend to correct this issue by initiating the process to rezone these parcels to C-1, Neighborhood Commercial District.

The business at your property, Grubeez, is classified as a restaurant and is a permitted use in the C-1 District.

The rezoning process involves public hearings before both the Plan and Zoning Commission and City Council, and eventual vote by the Council. We will notify by letter all property owners within the area and property owners within 200 feet of those public hearings. We will attempt to place blue "Notice of Rezoning Request" signs in front of the properties, if we can penetrate the frozen ground. The public hearing before the Plan and Zoning Commission is likely to be on March 3, 2020.

But since this is an error by City staff, you do not have to do anything. This process will take approximately 3 months to complete.

If you have any comments or questions, please contact me at your convenience.
Sincerely,

A handwritten signature in black ink, appearing to read "Matthew G. Flynn", with a horizontal line underneath.

Matthew G. Flynn, AICP
Senior Planning Manager
matt.flynn@davenportiowa.com
563-888-2286



DAVENPORT

COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT

January 31, 2020

CRSTFR Inc.
2147 W. 3rd St.
Davenport, IA 52802

Subject: 2139/2147/2147½ W. 3rd Street Davenport

Dear Property Owner:

In January of 2019, the City of Davenport adopted a new zoning ordinance for the entire City. Part of this effort included assigning new zoning classifications to each of the 43,000 +/- parcels in the City.

Upon adoption of the code, City staff has detected a few errors in the new zoning map. One error was all the commercially used property located at the intersection of W. 3rd Street and N. Pine Street were zoned R-4C Residential by mistake. Those properties contain the following businesses: New Opendoor Tap, Thirsty's on 3rd, Quick Cash Pawnbrokers, Grubeez, and Scott's Shovelhead Shed. We intend to correct this issue by initiating the process to rezone these parcels to C-1, Neighborhood Commercial District.

The business at your property, Quick Cash Pawnbrokers, is classified as retail and is a permitted use in the C-1 District.

The rezoning process involves public hearings before both the Plan and Zoning Commission and City Council, and eventual vote by the Council. We will notify by letter all property owners within the area and property owners within 200 feet of those public hearings. We will attempt to place blue "Notice of Rezoning Request" signs in front of the properties, if we can penetrate the frozen ground. The public hearing before the Plan and Zoning Commission is likely to be on March 3, 2020.

But since this is an error by City staff, you do not have to do anything. This process will take approximately 3 months to complete.

If you have any comments or questions, please contact me at your convenience.
Sincerely,

A handwritten signature in black ink, appearing to read "Matthew G. Flynn", with a horizontal line underneath.

Matthew G. Flynn, AICP
Senior Planning Manager
matt.flynn@davenportiowa.com
563-888-2286



DAVENPORT

COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT

January 31, 2020

Stacey/Brad Jones
3637 Sunnyside Ave.
Davenport, IA 52802

Subject: 2148 W. 3rd Street Davenport

Dear Property Owner:

In January of 2019, the City of Davenport adopted a new zoning ordinance for the entire City. Part of this effort included assigning new zoning classifications to each of the 43,000 +/- parcels in the City.

Upon adoption of the code, City staff has detected a few errors in the new zoning map. One error was all the commercially used property located at the intersection of W. 3rd Street and N. Pine Street were zoned R-4C Residential by mistake. Those properties contain the following businesses: New Opendoor Tap, Thirsty's on 3rd, Quick Cash Pawnbrokers, Grubeez, and Scott's Shovelhead Shed. We intend to correct this issue by initiating the process to rezone these parcels to C-1, Neighborhood Commercial District.

The business at your property, New Opendoor Tap, is a bar and would be able to continue operations as it exists. It would be granted a Special Use in the C-1 District as part of this process. Being a Special Use, future expansion would be allowed only if approved by the Zoning Board of Adjustment.

The rezoning process involves public hearings before both the Plan and Zoning Commission and City Council, and eventual vote by the Council. We will notify by letter all property owners within the area and property owners within 200 feet of those public hearings. We will attempt to place blue "Notice of Rezoning Request" signs in front of the properties, if we can penetrate the frozen ground. The public hearing before the Plan and Zoning Commission is likely to be on March 3, 2020.

But since this is an error by City staff, you do not have to do anything. This process will take approximately 3 months to complete.

If you have any comments or questions, please contact me at your convenience.
Sincerely,

A handwritten signature in black ink, appearing to read "Matthew G. Flynn". The signature is fluid and cursive, with a horizontal line extending from the end.

Matthew G. Flynn, AICP
Senior Planning Manager
matt.flynn@davenportiowa.com
563-888-2286



DAVENPORT

COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT

January 31, 2020

Potter Investments LLC
801 Iowa Drive
LeClaire, IA 52753

Subject: 2202 W. 3rd Street Davenport

Dear Property Owner:

In January of 2019, the City of Davenport adopted a new zoning ordinance for the entire City. Part of this effort included assigning new zoning classifications to each of the 43,000 +/- parcels in the City.

Upon adoption of the code, City staff has detected a few errors in the new zoning map. One error was all the commercially used property located at the intersection of W. 3rd Street and N. Pine Street were zoned R-4C Residential by mistake. Those properties contain the following businesses: New Opendoor Tap, Thirsty's on 3rd, Quick Cash Pawnbrokers, Grubeez, and Scott's Shovelhead Shed. We intend to correct this issue by initiating the process to rezone these parcels to C-1, Neighborhood Commercial District.

The business at your property, Thirsty's on 3rd, is a bar and would be able to continue operations as it exists. I would be granted a Special Use in the C-1 District as part of this process. Being a Special Use, future expansion would be allowed only if approved by the Zoning Board of Adjustment.

The rezoning process involves public hearings before both the Plan and Zoning Commission and City Council, and eventual vote by the Council. We will notify by letter all property owners within the area and property owners within 200 feet of those public hearings. We will attempt to place blue "Notice of Rezoning Request" signs in front of the properties, if we can penetrate the frozen ground. The public hearing before the Plan and Zoning Commission is likely to be on March 3, 2020.

But since this is an error by City staff, you do not have to do anything. This process will take approximately 3 months to complete.

If you have any comments or questions, please contact me at your convenience.
Sincerely,

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

Matthew G. Flynn, AICP
Senior Planning Manager
matt.flynn@davenportiowa.com
563-888-2286



February 11, 2020

Subject: Public Hearing for Rezoning

Dear Property Owner:

In January of 2019, the City adopted a new zoning ordinance and zoning map for the entire City. Part of this effort was to assign specific zoning classifications to each parcel in the City.

It has been discovered that all of the commercially used property at this corner were zoned residential by mistake. The City has initiated the process to correct this error and must hold public hearings to address the issue.

Please note that there are no changes contemplated by any business affected by this action. It merely corrects a mapping error that was an oversight. Please contact the Community Planning Department listed below if you have any questions.

**PUBLIC HEARING
TUESDAY, MARCH 3, 2020 -5:00 P.M.
CITY OF DAVENPORT PLAN AND ZONING COMMISSION
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

There is on file in the Community Planning and Economic Development Department (CPED), on behalf of the Plan and Zoning Commission, the following request:

Case REZ20-01: Request of the City of Davenport to rezone 2139, 2147, 2147 1/2, and 2202 W. 3th Street and 220 and 226 North Pine Street from R-4C Single and Two Family Central Residential Zoning District to C-1, Neighborhood Commercial District. Property contains 36,000 square feet. [Ward 3]

The public hearing on the above matter is scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday, March 3, 2020 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s).

For more information please contact:

Department of Community Planning & Economic Development

E-MAIL: planning@davenportiowa.com PHONE: 563-326-7765



Tuesday, April 14, 2020

Please publish the following public notice in the Monday, April 27, 2020 edition of the Quad City Times.

The PO number for this notice is: 2010387

Please provide proof of publication for our records. If you have any questions, please contact us at planning@ci.davenport.ia.us or 563-326-7765. Thank you!

**NOTICE
PUBLIC HEARING
WEDNESDAY, MAY 6, 2020 5:30 P.M.
CITY OF DAVENPORT COMMITTEE OF THE WHOLE
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

There is on file in the Community Planning and Economic Development Department (CPED), on behalf of the Plan and Zoning Commission, the following requests:

Case REZ20-01: Request of the City of Davenport to rezone 2139, 2147, 2147 1/2, and 2202 W. 3th Street and 220 and 226 North Pine Street from R-4C Single and Two Family Central Residential Zoning District to C-1, Neighborhood Commercial District. Property contains 36,000 square feet. [Ward 3]

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

Lot 8 of Block 1 of J M F Hall's Addition (2148 W 3rd Street); Lot 1 of Block 2 of J M F Hall's Addition (2202 W 3rd Street); Lot 9 of Block 5 of Parker's Addition (2139-2147-2147½ W 3rd Street); and Lot 16 of Block 6 of Parker's Addition (220-226 N Pine Street). All properties located in the City of Davenport, Scott County, Iowa.

Also:

Case ORD19-02: Request of the City of Davenport to amend Title 17 of the Davenport Municipal Code (hereto referred to as DMC), entitled "Zoning", by amending Section 17.02.010 of the DMC, entitled "Rules of Interpretation" by adding and defining the term "should" and by reordering the subsequent rules, by amending Section 17.02.030 of the DMC, entitled "Definition of General Terms" by adding and defining the terms "Adjacent" and "Façade" to the existing list of Definition and General Terms and by revising the definitions of the terms "Sign, Freestanding" by correcting a term inconsistency, "Stoop" by adding a maximum dimension and "Substantial Repair/Rehabilitation" by revising unclear language, by amending Section 17.04.010 of the DMC, entitled "Purpose Statements" by modifying Section 17.04.010.G by replacing single-family dwellings with semi-detached dwellings in the purpose statement, by amending Section 17.04.030 of the DMC, entitled "Dimensional Standards" by modifying Table 17.04-1 by deleting "SF" and related standards and adding a five foot interior side setback for "2F" and "SF-SD" within the "R-MF" District, by amending Section 17.04.050 of the DMC, entitled "R-3C and R-4C District Design Standards" by deleting language and a diagram related to garages, carports and alley access, by amending

Section 17.05.010 of the DMC, entitled "Purpose Statement" by revising the locational intent, by amending Section 17.05.040 of the DMC entitled "Design Standards" by modifying Table 17.05-2 by replacing the term "abut" with "face" and the term "abutting" with "facing", by clarifying unclear language, by deleting overly restrictive transparency requirements for outlot buildings and by revising reduced setback language for commercial centers so that it is permissive and not mandatory (the diagram for Multi-Tenant Commercial Center Site Design Standards is also modified), by amending Section 17.05.050 of the DMC, entitled "C-D District Standards" by modifying Section 17.05.050.C by correcting a scrivener's error, by amending Section 17.05.060 of the DMC, entitled "C-V District Standards" by modifying Section 17.05.060.C by correcting a scrivener's error, by amending Section 17.05.070 of the DMC, entitled "C-E District Standards" by modifying Section 17.05.070.C by correcting a scrivener's error, by amending Section 17.06.030 of the DMC, entitled "Dimensional Standards" by modifying Table 17.06-1 by reducing the minimum interior side setback from five feet to none in certain circumstances, by amending Section 17.07.020 of the DMC, entitled "S-OS Open Space District" by modifying Section 17.07.020.A by adding additional uses to the purpose statement, by amending Section 17.08.020 of the DMC, entitled "Use Matrix" by modifying Table 17.08.020 by adding "Amusement Facility – Indoor", "Animal Care Facility – Small Animal" and "Parking Lot (Principal Use)" to the list of permitted uses in the I-1 District, by adding "Dwelling – Multi-Family" and "Dwelling – Townhouse" to the list of permitted uses in the I-MU District, by adding "Government Office/Facility", "Public Safety Facility" and "Restaurant" to the list of permitted uses in the S-OS District, by adding the use "Equine, Keeping of/Equestrian Facility" to the list of permitted uses in the R-1 and S-AG Districts, by revising the "Use Standard" section for "Dwelling – Townhouse" and by reordering the "Use Standard" subsections subsequent to Section 17.08.030.P, by amending Section 17.08.030 of the DMC, entitled "Principal Use Standards" by modifying Section 17.08.030.D, entitled "Billboard" by deleting reference to the same side of the street, by modifying Section 17.08.030.N, entitled "Dwelling – Multi-Family or Townhouse" by deleting reference and standards related to a townhouse and by deleting "Aluminum, steel or other metal siding" and "Vinyl" from the listed of prohibited building materials, by modifying Section 17.08.030.O, entitled "Dwelling - Single-Family, Single-Family Semi-Detached, and Two-Family" by adding reference to and standards related to a townhouse, by creating a point system for front façade design, by revising certain language and a diagram to support this point system, by deleting the "Transition Rule for Section 17.08.030.O.3" provision, by adding Section 17.08.030.P, entitled "Equine, Keeping of/Equestrian Facility" and related principal use standards, by reordering subsections subsequent to Section 17.08.030.P and by deleting language in Section 17.08.030.DD (being revised to Section 17.08.030.EE) regarding distributed antenna systems in the right-of-way, by amending Section 17.08.050 of the DMC, entitled "Use Definitions" by revising the definition of the uses "Lodge/Meeting Hall" and "Place of Worship" by including language regarding the service and/or sale of food and drinks as an ancillary use, by revising the definition of the use "Public Safety Facility" by deleting reference to canine and equine units and by revising the definition of the use "Restaurant" to include language regarding alcoholic beverages, by amending Section 17.09.030 of the DMC, entitled "Accessory Structures and Uses" by modifying Section 17.09.030.A, entitled "General Regulations for Accessory Structures" by adding a material standard and a prohibition on the use of shipping containers, by modifying Section 17.09.030.H.1, entitled "General Requirements for All Fences" by deleting reference to walls and by revising and deleting certain language regarding the finished side of all fences, by modifying Section 17.09.030.K, entitled "Garage, Detached and Carports", by adding language and a diagram requiring access from the alley or rear service drive, by creating design standards for detached garages, by deleting the "Sunset for Section 17.09.030.K.4.d" provision, by deleting language regarding temporary tent structures, by modifying Section 17.09.030.L, entitled "Home Occupation" by adding language to prohibit any business that provides physical good, products, or merchandise directly to the consumer, by deleting Section 17.09.030.M, entitled "Keeping of Equines", by reordering subsections subsequent to Section 17.09.030.M and by modifying Table 17.09-1 by deleting the phrase "Prohibited in the front yard" from the encroachment term "Deck", by amending Section 17.10.030 of the DMC, entitled "Off-Street Parking Design Standards" by revising certain off-street parking space minimum dimensions and aisle width in Figure 17.10-1, by amending Section 17.10.040 of the DMC, entitled "Required Off-Street Vehicle and Bicycle Parking Spaces" by modifying Section 17.10.040.C by correcting a term inconsistency and Section 17.10.040.E by deleting a definition contained

elsewhere in Title 17, by amending Section 17.10.070 of the DMC, entitled "Required Off-Street Loading Spaces" by modifying Section 17.10.070.B by correcting a term inconsistency, by amending Section 17.11.050 of the DMC, entitled "Parking Lot Perimeter Landscape Yard" by requiring a perimeter landscape yard when a parking lot is adjacent to streets, alleys and public spaces and by revising the width of the perimeter parking lot landscape area in certain circumstances, by amending Section 17.11.070 of the DMC, entitled "Site Landscape" by replacing the term "abuts" with the phrase "is adjacent to", by amending Section 17.11.080 of the DMC, entitled "Buffer Yards" by modifying Section 17.11.080.C.6 by including vinyl as a permitted fence material, by amending Section 17.14.020 of the DMC, entitled "Notice" by deleting "required" in certain subsections and by revising certain mandatory language to permissive language in certain subsections, by amending Section 17.14.040 of the DMC, entitled "Zoning Text and Map Amendment" by modifying Section 17.14.040.D by revising mandatory language to permissive language, by amending Section 17.14.090 of the DMC, entitled "Site Plan Review" by adding Section 17.14.090.F, entitled "Minor Adjustments to Certain Design Standards" and subsection standards, by reordering subsections subsequent to Section 17.14.090.F and by correcting a scrivener's error in Section 17.14.090.G (revised to Section 17.14.090.H) and by amending Section 17.14.100, entitled "Design Review" by modifying Section 17.14.100.D.2 by adding "and/or National Register of Historic Places". [Ward All]

At its March 30, 2020 meeting, the Plan and Zoning Commission unanimously recommended approval of the two aforementioned cases.

The public hearings on the above matters are scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, May 6, 2020 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s). PO No. 2010387

Department of Community Planning & Economic Development
E-MAIL: planning@ci.davenport.ia.us PHONE: 563-326-7765



April 27, 2020

Subject: Public Hearing for Rezoning

Dear Property Owner:

In January of 2019, the City adopted a new zoning ordinance and zoning map for the entire City. Part of this effort was to assign specific zoning classifications to each parcel in the City. It has been discovered that all of the commercially used property at this corner were zoned residential by mistake. The City has initiated the process to correct this error and must hold public hearings to address the issue.

The Plan and Zoning Commission has recommended approval of the proposed rezoning at its March 3, 2020 meeting.

Please note that there are no changes contemplated by any business affected by this action. It merely corrects a mapping error that was an oversight. Please contact the Community Planning Department listed below if you have any questions.

**PUBLIC HEARING
WEDNSDAY, MAY 6, 2020 - 5:30 P.M.
CITY OF DAVENPORT COMMITTEE OF THE WHOLE
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

There is on file in the Community Planning and Economic Development Department (CPED), on behalf of the Plan and Zoning Commission, the following request:

Case REZ20-01: Request of the City of Davenport to rezone 2139, 2147, 2147 1/2, and 2202 W. 3th Street and 220 and 226 North Pine Street from R-4C Single and Two Family Central Residential Zoning District to C-1, Neighborhood Commercial District. Property contains 36,000 square feet. [Ward 3]

The public hearing on the above matter is scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, May 6, 2020 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s).

For more information please contact:

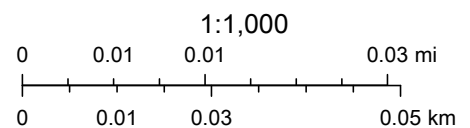
Department of Community Planning & Economic Development
E-MAIL: planning@davenportiowa.com PHONE: 563-326-7765

REZ20-01 Existing Zoning - R4C



2/13/2020, 4:34:06 PM

- Parks
- Parcels
- Street Centerline (Labels only)
- Creeks
 - Named Creeks
 - Unnamed Tributaries
- Piped Creeks
- City Limit
- Address Points
- Zoning Districts
 - R-1 Single-Family Residential District
 - R-2 Single-Family Residential District



Scott County Iowa, Bi-State Regional Commission

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Scott Koops 563-328-6701
Wards:

Action / Date
5/13/2020

Subject:

Resolution for Case F20-01 being the request of Townsend Engineering for a final plat of Interstate 80 Airport Industrial Park (I80AIP) 11th Addition on 11.6 acres, being a replat of lot 1 of I80AIP 9th Addition located at 2805 Research Parkway containing 2 industrial lots to facilitate development. [Ward 8]

Recommendation:

Adopt the Resolution.

Background:

Comprehensive Plan:

Within Urban Service Area (USB35): Yes

Future Land Use Designation: Industry (I)

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; see the condition in the recommendation.

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

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

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

DISCUSSION

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

STAFF RECOMMENDATION

Findings:

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

Recommendation:

Staff recommends the City Plan and Zoning Commission forward F20-01 to the City Council with a recommendation for approval subject to the following: a note to the plat shall be added stating "Water quality treatment facilities shall be required and an easement for such" (either specific or blanket site easement) "shall be provided to allow access to and throughout the water quality best management practice site(s)."

Please note that the final plat has been revised to achieve consistency with the listed conditions, and therefore, the conditions are not included in the resolution.

Also, note that the plat name has been changed from the 10th Addition to the 11th Addition.

The Commission vote was unanimous in favor.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Exhibit	Plat
▣ Exhibit	Exhibits for report

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berger, Bruce	Approved	4/30/2020 - 9:21 AM

Resolution No. _____

Resolution offered by Kyle Gripp.

RESOLVED by the City Council of the City of Davenport, IA.

RESOLUTION approving Case F20-01 being the request of Townsend Engineering for a final plat of Interstate 80 Airport Industrial Park (I80AIP) 11th Addition on 11.6 acres, being a replat of lot 1 of I-80AIP 9th Addition located at 2805 Research Parkway containing 2 industrial lots.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final plat of Interstate 80 Airport Industrial Park (I80AIP) 11th Addition to the City of Davenport, IA be the same and is hereby approved and accepted; and the Mayor and Deputy City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution.

Attest:

Approved:

Brian Krup
Deputy City Clerk

Mike Matson
Mayor

FINAL PLAT OF:

INTERSTATE 80 AIRPORT INDUSTRIAL PARK 11TH ADDITION

BEING A REPLAT OF LOT 1, INTERSTATE 80 AIRPORT INDUSTRIAL PARK 9TH ADDITION, DOCUMENT NUMBER 2012-24341, AN ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA.

LOT 1
MIDLAND SCIENTIFIC PROPERTIES, LLC
DOCUMENT # 2012-24341

APPROVED BY:
CITY OF DAVENPORT, IOWA

BY:

DATE:

ATTEST:

CITY PLAN & ZONE COMMISSION

BY:

DATE:

MEDCOM

IOWA - AMERICAN WATER COMPANY

CENTURY LAND

MDAMERICAN ENERGY

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MDAMERICAN

PLAT INFORMATION

1. Owner:
Midland Scientific Properties, LLC
10651 Chandler Road #102
La Vista, NE 68128

3. Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 388-4238

2. Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 388-4238

4. Attorney:
Joe J. Ridge
Lane and Waterman, LLP
220 N. Main Suite 600
Davenport, Iowa 52801
Ph: (563) 333-6668

Area of Subdivision:
Gross: 11.646 Acres ±
Lot 1: 4.831 Acres ±
Lot 2: 6.814 Acres ±

NOTES:

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

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

COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE, ALSO COMPARE ALL PORTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.

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

ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.

"UTILITY EASEMENTS" SHALL ACCOMMODATE GAS, ELECTRIC, WATER, SANITARY SEWER AND COMMUNICATION LINES AS NEEDED.

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

THE SUBJECT PROPERTY WILL BE ZONED I-1 LIGHT INDUSTRIAL AT THE TIME OF ACCEPTANCE BY THE CITY. ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.

NO PORTION OF THE SUBDIVISION ARE LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAP #1913C0365B, EFFECTIVE DATE FEBRUARY 18, 2011.

PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VAGATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATED.

STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. PROVISION FOR STORM WATER DETENTION FOR THIS SUBDIVISION WILL BE MADE IN A REGIONAL DETENTION FACILITY LOCATED IN OUTLOT A OF 6TH ADDITION OF INTERSTATE 80 AIRPORT INDUSTRIAL PARK OWNED BY THE GREATER DAVENPORT REDEVELOPMENT CORPORATION. THIS DETENTION FACILITY SHALL BE OWNED AND MAINTAINED BY THE EASTERN IOWA INDUSTRIAL CENTER OWNERS ASSOCIATION.

STORM WATER QUALITY TREATMENT FACILITIES SHALL BE REQUIRED FOR THIS SUBDIVISION. A BLANKET EASEMENT FOR SAID STORM WATER QUALITY FACILITIES SHALL BE PROVIDED TO ALLOW ACCESS TO AND THROUGHOUT THE STORM WATER QUALITY BEST MANAGEMENT PRACTICE (BMP).

Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	38.84'	25.00'	88°14'03"	35.12'	S42°54'30"W
	(38.84')	(25.00')	(88°14'03")		
C2	24.86'	25.00'	57°12'19"	23.94'	S30°33'32"E
	(24.86')	(25.00')	(57°12'19")		
C3	96.07'	70.00'	78°37'57"	88.70'	N20°24'58"W
	(96.07')	(70.00')	(78°37'57")		

LEGEND:

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



GRAPHIC SCALE
0 25 50
(IN FEET)
1" = 80' (24x36)

I-1 Light Industrial Zoning District Setbacks			
Front	Rear	Minimum Interior Side	Minimum Corner Side
25'	15'	5' unless otherwise specified	25'



Surveyor's Seal and Signature: Michael D. Richmond, State of Iowa, No. 12345. The seal includes the text 'IOWA SURVEYOR' and 'MICHAEL D. RICHMOND'.

TOWNSEND
ENGINEERING

DATE:
1/3/2020

563 388.4236 388.4231
2224 East 12th Street, Davenport, IA 52803

DRAWN BY:
JAL

CHECKED BY:
JER

DRAWING LOCATION
S:\PROJECTS\INTERSTATE 80\PLAT

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT
FINAL PLAT
INTERSTATE 80 AIRPORT
INDUSTRIAL PARK 10TH ADDITION
DAVENPORT, IOWA

DEVELOPER
MIDLAND SCIENTIFIC PROPERTIES, LLC
10651 CHANDLER ROAD #102
LA VISTA, NE 68128

SHEET NO.
1
OF
1

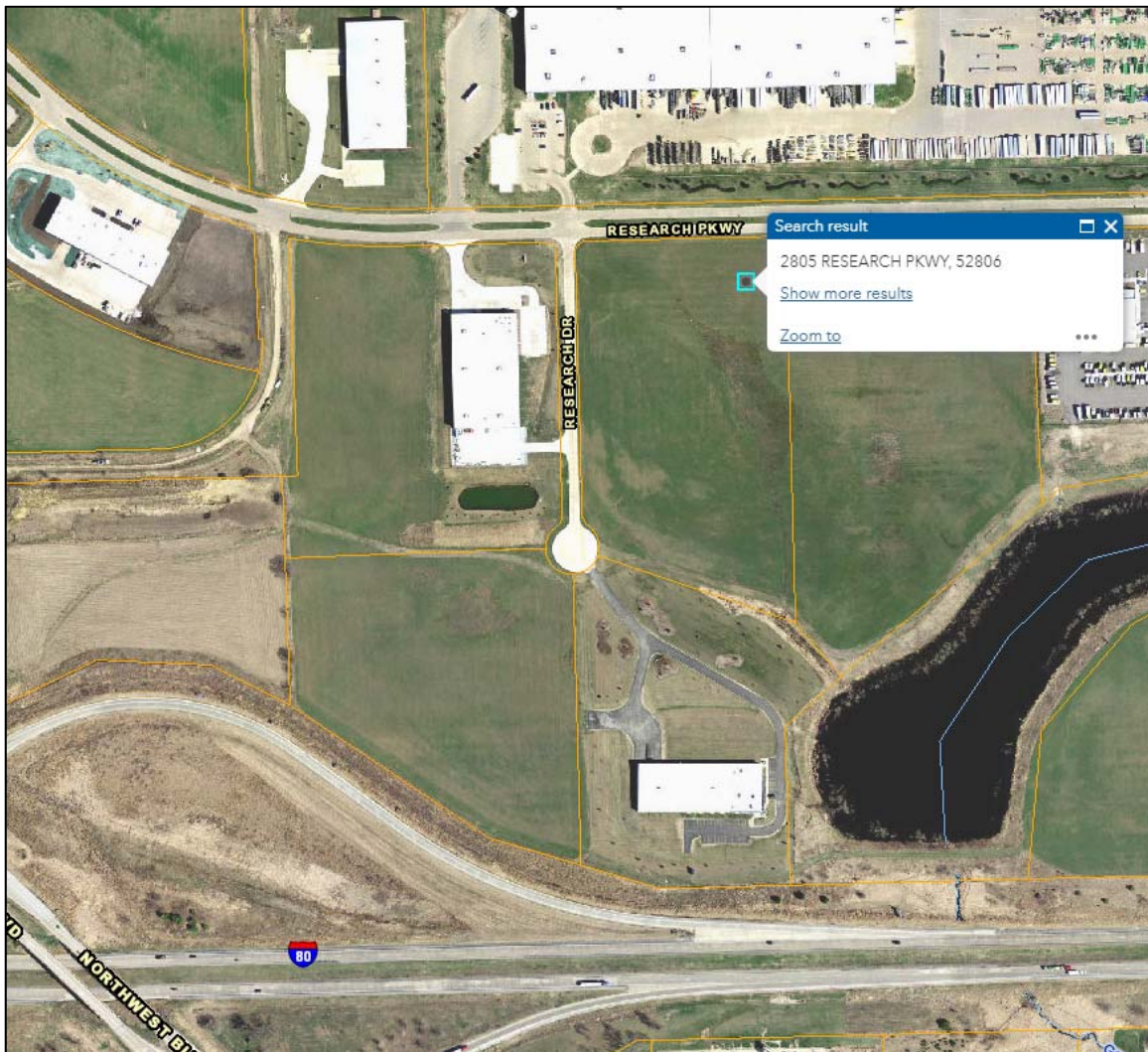
Exhibits

PLAN AND ZONING COMMISSION

DESCRIPTION

Case F20-01 of Townsend Engineering for final plat Interstate 80 Airport Industrial Park (I80AIP) 11th Addition on 11.6 acres, being a replat of lot 1 of I-80AIP 9th Addition located at 2805 Research Parkway containing 2 industrial lots to facilitate development. [Ward 8]

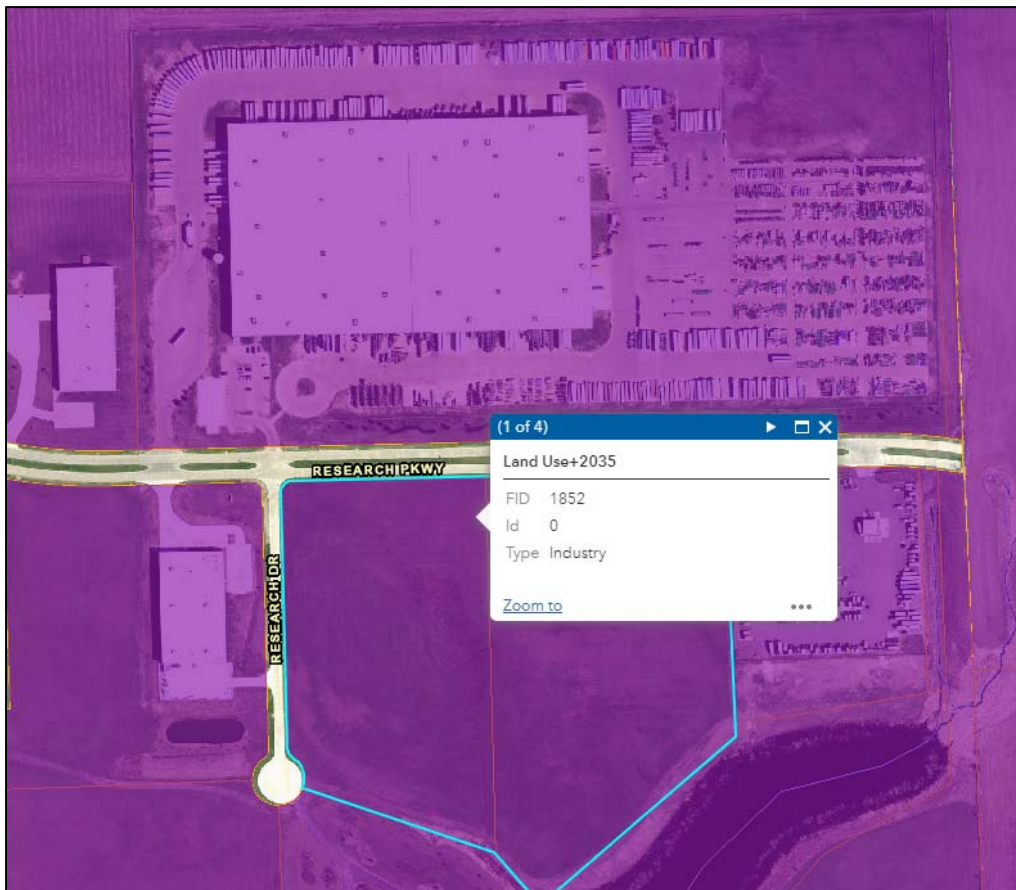
Recommendation: Staff recommends the City Plan and Zoning Commission forward F20-01 to the City Council with a recommendation for approval subject to the following: a note to the plat shall be added stating “Water quality treatment facilities shall be required and an easement for such” (either specific or blanket site easement) “shall be provided to allow access to and throughout the water quality best management practice site(s).”



Zoning
(I-1 Light Industrial)



Land Use 2035
(Industry)



RESEARCH PARKWAY

30' R.O.W.

S68°40'04"W 530.79'
(N68°40'14"E 530.79')

15.0' 25.0'

LOT 1
210,470 Sq. Ft.
4.831 Acres

N89°13'01"E 555.45'

15.0' 25.0'

LOT 2
296,848 Sq. Ft.
6.814 Acres

RESEARCH DRIVE

9' R.O.W.

N01°18'41"W 702.85'
(N01°20'56"W 702.39')

15.0' 25.0'

70.0'

9.0'

N71°20'34"W 542.35'
N71°21'40"W 542.96'

N40°50'39"W 7.11'
N40°12'47"W 7.24'

501°19'44"E 1023.74'
501°19'56"E 1023.79'

64.10'

25.0' 15.0'

1000

50 E. G. A. N.

RESEARCH PARKWAY

55°40'04"W 530.79'
(N55°40'16"E 530.79')

LOT 1
210,478 Sq. Ft.
4.831 Acres

NO1°18'41"N 702.85°
NO1°20'9"N 702.39°

RESEARCH DRIVE

N89°/90/T 555.45

LOT 2
296,848 Sq. Ft.
6.814 Acres

901° 944E 1028.74°
901° 956E 1029.79°

N71°20'34"W 542.35'
N71°21'40"W 542.96'

N40°50'39"W 7.11'
N40°12'47"W 7.24'

BACKGROUND

Comprehensive Plan:

Within Urban Service Area (USB35): Yes

Future Land Use Designation: Industry (I)

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; see the condition in the recommendation.

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

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

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

DISCUSSION

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

STAFF RECOMMENDATION

Findings:

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

Recommendation:

Staff recommends the City Plan and Zoning Commission forward F20-01 to the City Council with a recommendation for approval subject to the following: a note to the plat shall be added stating "Water quality treatment facilities shall be required and an easement for such" (either specific or blanket site easement) "shall be provided to allow access to and throughout the water quality best management practice site(s)."

Prepared by:



Scott Koops, AICP – Planner II
Community Planning

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Brandon Melton 563-888-2221
Wards:

Action / Date
5/13/2020

Subject:
Resolution for Case F20-02 being the request of Townsend Engineering for a final plat for a 21-lot subdivision on 18.19 acres, more or less, of property located on the west side of Northwest Blvd approximately 725 feet north of W 46th St. [Ward 7]

Recommendation:
Adopt the Resolution.

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.

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

Zoning:

The property is currently zoned R-3 Single Family and Two Family Residential Zoning District.

Technical Review:

Streets. Lots will be made accessible via a new road described as Willow Circle extending extending west from existing Northwest Blvd.

Storm Water. With R-3 zoning, the maximum impervious surface coverage will be 60% of each of the 21 buildable lots. Otherwise, the development will need to comply with the City's stormwater requirements.

Sanitary Sewer. 8" mains are located on Northwest Blvd, W 51st and W 59th Streets

Other Utilities. Other Normal utility services are available

Public Input:

No public hearing is required for a Final Plat.

Plan and Zoning Commission Recommendation:

The Plan and Zoning Commission considered Case F20-02 at its March 3, 2020 meeting.

Findings:

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

The Plan and Zoning Commission accepted the listed findings and forwards Case F20-02 to the City Council with a recommendation for approval subject to the following five (5) conditions:

1. That the surveyor signs the plat;
2. That the appropriate utility companies sign the plat when their easement needs have been met;
3. That the following note be added to the plat: "Sidewalks shall be installed along street frontages for all constructed lots";
4. That easements are adequate for the depth of sewers for maintenance; and
5. That easements be shown for the overland stormwater flow and that they are adequate to handle a 100 year flow.

Please note that the final plat has been revised to achieve consistency with the listed conditions, and therefor, the conditions are not included in the resolution.

The Commission vote was 8 yes, 0 no and 0 abstention.

ATTACHMENTS:

Type	Description
☐ Resolution Letter	Resolution
☐ Backup Material	Final Plat
☐ Backup Material	Zoning Map
☐ Backup Material	Land Use Map

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berger, Bruce	Approved	4/30/2020 - 9:15 AM

Resolution No. _____

Resolution offered by Kyle Gripp, Chairperson

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. F20-02 being the request of Townsend Engineering for a Final Plat for a 21 lot subdivision on 18.19 acres, more or less, of property located on the west side of Northwest Blvd approximately 725 feet north of W 46th St. [Ward 7]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Final Plat of Seng Meadows First Addition to the City of Davenport, Iowa be the same and is hereby approved and accepted subject to the five conditions as stated in the March 3, 2020 Plan and Zoning Commission's recommendation for approval (please note that the same conditions have been added to the plat and/or provided and are not repeated on this resolution).

and the Mayor and Deputy City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution.

Attest:

Approved:

Brian Krup, Deputy City Clerk

Michael J. Matson, Mayor

FINAL PLAT
SENG MEADOWS
FIRST ADDITION

PART OF THE SOUTHWEST QUARTER OF SECTION
11, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE
5th PRINCIPAL MERIDIAN, CITY OF DAVENPORT,
COUNTY OF SCOTT, STATE OF IOWA

Curve #	Length (FO)	Radius (FO)	Delta	Chord Length (FO)	Chord Direction
C1	87.74	1100	101.00	87.74	N 89° 59' 59" E
C2	26.40	1100	101.00	26.40	N 89° 59' 59" E
C3	84.28	1100	101.00	84.28	N 89° 59' 59" E
C4	26.40	1100	101.00	26.40	N 89° 59' 59" E
C5	84.28	1100	101.00	84.28	N 89° 59' 59" E
C6	26.40	1100	101.00	26.40	N 89° 59' 59" E
C7	84.28	1100	101.00	84.28	N 89° 59' 59" E
C8	26.40	1100	101.00	26.40	N 89° 59' 59" E
C9	84.28	1100	101.00	84.28	N 89° 59' 59" E
C10	26.40	1100	101.00	26.40	N 89° 59' 59" E
C11	84.28	1100	101.00	84.28	N 89° 59' 59" E
C12	26.40	1100	101.00	26.40	N 89° 59' 59" E

Lot #	Area (Ac.)
1	10.877
2	10.889
3	10.889
4	10.889
5	10.889
6	10.889
7	10.889
8	10.889
9	10.889
10	10.889
11	10.889
12	10.889
13	10.889
14	10.889
15	10.889
16	10.889
17	10.889
18	10.889
19	10.889
20	10.889
21	10.889

Line #	Direction	Length (FO)
L1	S 89° 59' 59" E	10.877
L2	N 89° 59' 59" E	10.889
L3	N 89° 59' 59" E	10.889
L4	N 89° 59' 59" E	10.889
L5	N 89° 59' 59" E	10.889
L6	N 89° 59' 59" E	10.889

APPROVAL SIGNATURES:

MAYOR

DATE:

CITY CLERK

DATE:

CHAIRMAN PLANNING & ZONING

DATE:

CENTURY LINK

DATE:

IOWA - AMERICAN WATER COMPANY

DATE:

MIDAMERICAN ENERGY

DATE:

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

PLAT INFORMATION

- Owner:
Jason McCoy
17172 214th Street
Davenport, Iowa 52805
Ph: (563) 285-2625
- Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
- Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
- Attorney:
Brooks Law Firm
3425 E Locust St., Suite 201
Davenport, IA 52803
Ph: (563) 326-4900

THE MEASURED BEARINGS SHOWN HEREON
ARE BASED ON THE US STATE PLANE
COORDINATE SYSTEM, IOWA SOUTH ZONE
(1493) GEOID 17A, NAD 83 (2011) EPOCH 2010.00

BOUNDARY LEGEND:

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

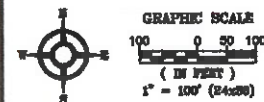
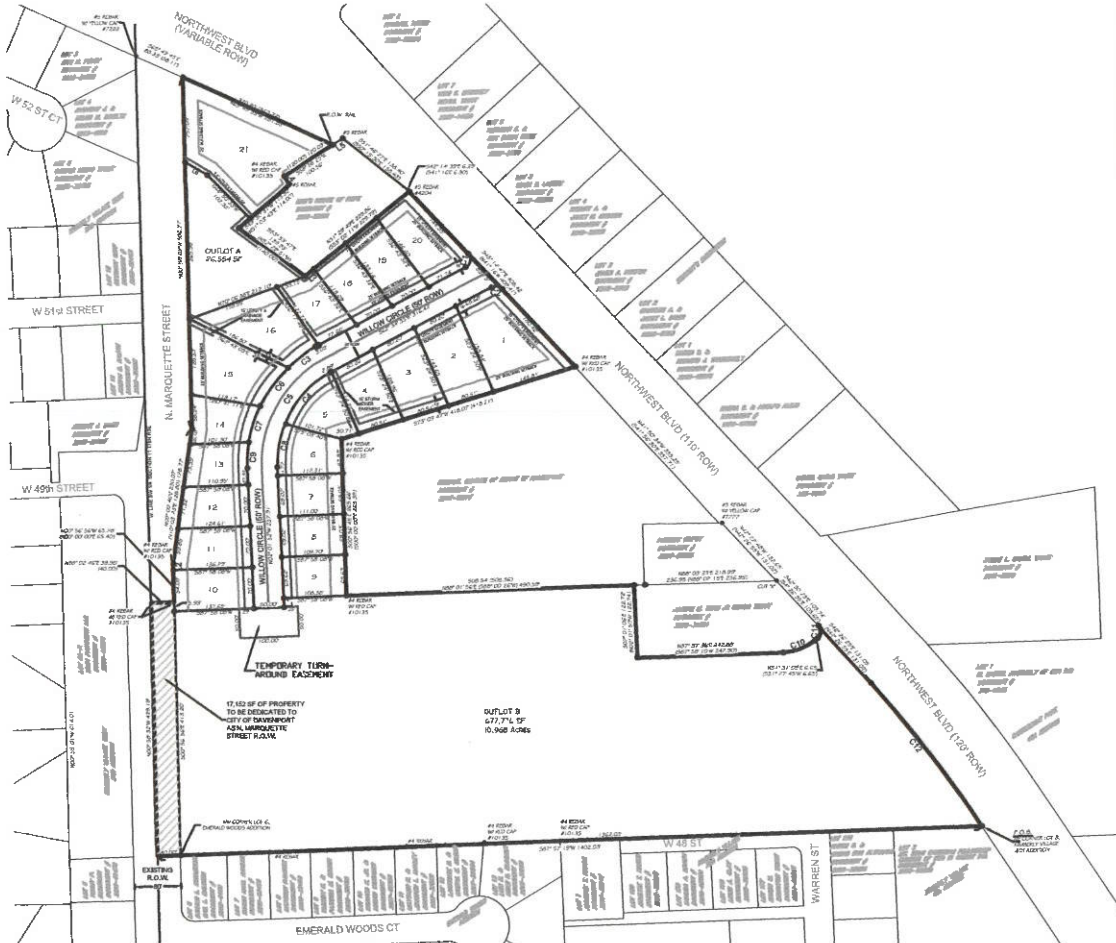


Area of Subdivision:

Gross: 18.199 Acres ±
Willow Circle R.O.W.: 0.895 Acres ±
N. Marquette Street R.O.W.: 0.934 Acres ±
Lots 1-21: 4.792 Acres ±
Outlot A: 0.610 Acres ±
Outlot B: 10.968 Acres ±

NOTES

- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
- COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DISCREPANCY.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.
- BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV, SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
- THE SUBJECT PROPERTY WILL BE ZONED R-3 SINGLE FAMILY AND TWO FAMILY CENTRAL RESIDENTIAL DISTRICT.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19H505068F EFFECTIVE DATE FEBRUARY 15, 2011.
- OUTLOT A SHALL BE RESERVED FOR STORM WATER DETENTION AND WATER QUALITY PURPOSES PER THE CITY OF DAVENPORT STORM WATER ORDINANCE, LATEST VERSION.
- OUTLOT B SHALL BE RESERVED FOR FUTURE DEVELOPMENT.
- STORM WATER QUALITY TREATMENT FACILITIES SHALL BE REQUIRED FOR THIS SUBDIVISION; A BLANKET EASEMENT FOR SAID STORM WATER QUALITY FACILITIES SHALL BE PROVIDED TO ALLOW ACCESS TO AND THROUGHOUT THE STORM WATER QUALITY BEST MANAGEMENT PRACTICE SITE(S).



TOWNSEND
ENGINEERING

DATE: 04-07-2020

563.386.4236 386.4231
2224 East 12th Street, Davenport, IA 52803

DRAWN BY:
MDR

CHECKED BY:
MDR

DRAWING LOCATION
B:\McCoys\Eng\Prop\Eng\Seng Meadows Final Plat.dwg

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
FINAL PLAT
SENG MEADOWS 1st ADDITION
DAVENPORT, IOWA

DEVELOPER
McCOY HOMES
17172 214th STREET
DAVENPORT, IOWA 52805

SHEET NO.
1
OF
1

PREPARED BY / RETURN TO: Townsend Engineering, 2224 E. 12th Street, Davenport, Iowa 52803





City of Davenport

Agenda Group:
Department: Legal
Contact Info: Brian Heyer 563-326-7735
Wards:

Action / Date
5/6/2020

Subject:
Resolution setting a Public Hearing regarding the proposed sale of vacated former public right-of-way located at N Elsie Ave extended north of W 3rd PI (Schuetzenpark Gilde, petitioner). [Ward 1]

Recommendation:
Adopt the Resolution.

Background:
This is another example of property platted as a street decades ago but will never be built. This right-of-way (ROW) extends north of the existing terminus of Elsie Ave into Schuetzen Park. The terrain is heavily wooded and hilly.

Property owners within 200 feet have been notified as well as the City's Technical Review Team.

No objections have been made to the vacation. The ROW is not needed for public purposes.

The City Council finalized vacation process for this property at the March 25, 2020 meeting.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Resolution setting PH Schuetzen

REVIEWERS:

Department	Reviewer	Action	Date
Legal	Flynn, Matt	Approved	4/30/2020 - 1:43 PM

RESOLUTION NO.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION setting a public hearing regarding the proposed sale of vacated former public right-of-way located at North Elsie Avenue extended north of West Third Strree Place. (Schuetzenpark Guild, petitioner).

WHEREAS, the City of Davenport is the legal owner of the following described real estate:

A portion of the subdivision for J.B. Eads as recorded in Book N on page 535 in the office of the Scott County Recorder, more particularly the platted street lying between Lots 1 and 2 of said J.B. Eads and is located in the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 28 and in the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 33 all of Township 78 North Range 3 East of the 5th P.M., City of Davenport, Iowa and is more particularly described as follows:

Beginning at the Northeast corner of Lot 2 of the subdivision for J.B. Eads as is recorded in Book N on page 535 in the office of the Scott County Recorder; thence N 88 degrees 10 minutes 21 seconds E along the North line of said J.B. Eads; a distance of 60.22 feet to the Northwest corner of Lot 1 of said J.B. Eads; thence S 00 degrees 27 minutes 38 seconds W along the W line of said Lot 1, a distance of 604.22 feet to the Southwest corner of said Lot 1; thence S 88 degrees, 45 minutes 3 seconds W along the Westerly extension of the South line of said Lot 1, a distance of 60.21 feet to a point on the West line of said Lot 2; thence N 00 degrees 27 minutes 38 seconds E along the East line of said Lot 2, a distance of 603.61 feet to the point of Beginning; containing 0.835 acre.

WHEREAS, the City of Davenport wishes to convey the property to Schuetzenpark Guild; and

WHEREAS, a public hearing on the matter is required by law;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that a public hearing shall be held on the proposed transfer of this

real estate on Monday, May 20, 2020, at 5:30 PM in the Council Chambers of City Hall and notice of said hearing shall be published in the manner prescribed by law.

Approved:

Attest:

Mike Matson, Mayor

Brian Krup, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Community Development Committee
Contact Info: Bruce Berger 563-326-7769
Wards:

Action / Date
5/13/2020

Subject:
Motion approving the Five-Year Consolidated Plan for Federal Fiscal Years 2020-2024 and the Annual Plan for Year 46 (July 1, 2020 - June 30, 2021). [All Wards]

Recommendation:
Pass the Motion.

Background:
Every five years, the City must submit a Five-Year Consolidated Plan to the Department of Housing and Urban Development (HUD). This plan is required in order to receive Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds. This consolidated plan will cover the federal fiscal years spanning from July 1, 2020 through June 30, 2025.

The Consolidated Plan identifies general areas of need and how these needs might be addressed using these federal funds over the next five years.

The Annual Plan identifies the areas of need to be addressed in the fiscal year July 1, 2020 through June 30, 2021 and the allocations of the federal entitlement funds for that year. The Annual Plan for program Year 46 is the first annual plan of the City's Five-Year Consolidated Plan for the period of July 1, 2020 to June 30, 2025.

The Citizens' Advisory Committee (CAC) reviewed applications for Year 46 CDBG funding and those recommendations have brought forward for Council consideration elsewhere on this agenda. Both the allocations and the draft Five Year Plan were available for public comment for 30 days.

Approval of this motion will approve the 2020-2024 Five-Year Consolidated Plan and the Year 46 Annual Plan pending completion of the public comment period and also authorize the City Administrator or designee to sign necessary documents and agreements.

Attached are the needs and goals that were identified in the planning process as well as the proposed Consolidated Plan document.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Draft 5-year Consolidated Plan
▣ Cover Memo	Needs and Goals Summary

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Admin, Default	Approved	5/4/2020 - 2:13 PM

City Clerk
City Clerk

Admin, Default
Admin, Default

Approved
Approved

4/30/2020 - 10:14 AM
4/30/2020 - 4:36 PM

**CONSOLIDATED PLAN FOR
FEDERAL FISCAL YEARS 2020-2024**

**ANNUAL ACTION PLAN
FEDERAL FISCAL YEAR 2020**



**THE CITY OF
DAVENPORT
IOWA | USA**



Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Five-Year Consolidated Plan is one of the requirements in order for the City of Davenport to receive funds through the Department of Housing and Urban Development (HUD) formula programs including the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME).

The Five-Year Plan presents a needs assessment for low- and moderate-income residents including: homeowners, renters, homeless persons and families, and persons with special needs. Components are a description of the process, a needs assessment, and a housing market analysis. Resulting from this analysis is a strategic plan based on general areas of need and how these needs might be addressed using these federal funds during the next five years, July 1, 2020 through June 30, 2024.

Significant challenges exist in confronting the housing and community development needs of low to moderate income residents, including lack of capacity of area non profits, and the age and condition of housing stock and infrastructure available. The funding cuts to the federal programs further reduces the ability of cities to meet the challenges faced by residents. While the City makes every effort to partner with non-profit groups, other government agencies, and for-profit developers, the needs continue to outstrip the funding available to address them. Through program design changes and more focused funding strategies, it is the City's hope that the impact of the reduced funding can be minimized.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City of Davenport held public input meetings and conducted a survey to gather citizen input. The results of these meetings, along with recommendations from the City's comprehensive plan, Housing Needs Assessment, and Analysis of Impediments of Fair Housing were presented to the 15 member Citizens' Advisory Committee. The Committee reviewed the results and identified areas of need from these items. They include:

- Housing: Increasing affordable decent housing for both renters and homeowners, particularly larger units, accessible units, those for households with very low incomes, and units outside areas of concentrated low income and minority populations.

- **Economic Development:** Increasing employment and business opportunities in the community to address lack of employment opportunities, particularly for younger workers, low to moderate income households, and minorities.
- **Infrastructure and Area Benefits:** Increasing neighborhood quality and safety through mitigating or removing blighting conditions and providing improved neighborhood infrastructure like streets, alleys and sidewalks.
- **Low-Mod Clientele and Public Services:** Providing services to residents, particularly those that provide services for those suffering from mental health conditions, the homeless, and youth.

These needs are expected to be addressed with federal funds through activities carried out by the City, nonprofit organizations, and the private sector, funding and qualified applicants permitting. Each year, the City submits a plan to HUD that identifies the amount allocated to the agencies and the types of programs to be funded. The City must demonstrate that these activities are linked to the general areas of need. Each year, additional public input will be gathered to generate local objectives for each year's funding.

3. Evaluation of past performance

Each year, the City is required to submit a Consolidated Annual Performance Evaluation Report (CAPER) to HUD, reporting on the activities that were funded with CDBG and HOME dollars, the amount spent, and the beneficiaries assisted. The City has submitted the required reports each year, and HUD has accepted the reports each year. Electronic versions of the City's past CAPER reports can be found on the City's website at www.davenportiowa.com.

4. Summary of citizen participation process and consultation process

The City's Consolidated Plan citizen participation process took place in July - September of 2019.

The City of Davenport held public input meetings and conducted a survey to gather citizen input. The results of these meetings, along with recommendations from the City's comprehensive plan, Housing Needs Assessment, and Analysis of Impediments of Fair Housing were presented to the 15 member Citizens' Advisory Committee. The Committee reviewed the results and identified needs from these items. From these needs, a set of local objectives were identified to be acted upon for the first year of the five year plan. In subsequent years, additional public input will be gathered to generate local objectives for upcoming years.

Public input was gathered through a series of community meetings and a survey. The meetings and survey were publically advertised in the newspaper, on the City's website, on Facebook and Twitter, and directly mailed and emailed to area non profit groups that the City either has worked with directly or has contact with through one of the groups of which the City is a member. Many of these groups serve special populations, such as veterans, homeless, those with physical or mental disabilities, minorities, and non-English speakers. Flyers and posters for the meetings and survey were distributed to local non

profits, at the public libraries, at the City's Office of Assisted Housing, and to the offices of subsidized housing developments monitored by the City, which comprise more than 300 affordable units. In all, more than 50 agencies were notified of the meeting. All agencies were encouraged to attend meetings, complete the survey, or both, and to invite their clients to attend the meeting and/or complete the survey.

The 2020-2024 consolidated plan, the 2020 annual plan and availability of CDBG and HOME funding was discussed during the meetings, and survey respondents were asked to identify priorities for funding.

5. Summary of public comments

The City of Davenport held public input meetings and conducted a survey to gather citizen input. The results of these meetings, along with recommendations from the City's comprehensive plan, Housing Needs Assessment, and Analysis of Impediments of Fair Housing were presented to the 15 member Citizens' Advisory Committee. The Committee reviewed the results and identified areas of need from these items. A Summary of the comments received at the public meetings and the survey results can be found in the Citizen Comments portion of this plan.

A Public Hearing will be held for the Year 46 CDBG allocations on March 18, 2020.

6. Summary of comments or views not accepted and the reasons for not accepting them

Any comments or views received were accepted.

7. Summary

The City of Davenport has carried out the preparation of this 5-Year Consolidated Plan according to HUD requirements, and has gathered valuable public input as well as consultant data that has been used to help guide the funding decisions for the CDBG and HOME program.

As noted above, decreased funding from the federal level for the CDBG and HOME programs has made it unlikely that all of the needs identified in this plan can be fully addressed. While the City makes every effort to partner with non-profit groups, other government agencies, and for-profit developers, the needs continue to outstrip the funding available to address them. Through program design changes and more focused funding strategies, it is the City's hope that the impact of the reduced funding can be minimized.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	DAVENPORT	Community Planning & Economic Development
HOME Administrator	DAVENPORT	Community Planning & Economic Development

Table 1 – Responsible Agencies

Narrative

The City of Davenport serves as the lead agency for the development of this Consolidated Plan as well as the subsequent Annual Plans and Consolidated Annual Performance Evaluation Reports. The department of Community & Economic Development carries the responsibility for the development of the Consolidated Plan and oversight for the program administration.

Staff worked closely with the Citizen's Advisory Committee (CAC), a fifteen member committee appointed by the Mayor and City Council. The CAC reviews and recommends to the City Council the allocation of CDBG entitlement funds.

Consolidated Plan Public Contact Information

City of Davenport, IA

Attn: Community & Economic Development

226 W. 4th Street, Davenport, IA 52801

(563) 326-7765

cped.info@davenportiowa.com

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City of Davenport engages in consultation with a variety of other entities, both public and private, during the preparation of the consolidated plan and during each subsequent annual plan. In addition, throughout each program year, the City remains in regular contact with the CDBG subrecipients and HOME developers who actually deliver housing and services. Through this contact, the City is able to maintain an understanding of changing conditions, such as when new programs and services are offered, when existing services cease, and what vacancy rates and needs are for housing.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Davenport remains in ongoing contact with public and assisted housing providers as well as health, mental health, and service agencies. Examples of this coordination are:

- City Staff are members of the Scott County Housing Council, the Scott County Housing Cluster, and the Quad City Shelter and Transitional Housing Council. These groups all have as member staff from the Scott County Health Department and local non-profit groups that address various physical and mental health needs of Davenport citizens. These groups include those that serve the needs of citizens with physical disabilities, accessibility challenges, mental disabilities, the elderly, survivors of domestic violence and those who suffer from HIV/AIDS. All members of these groups were invited to participate in the public input process, and many did attend and contribute, either in person or through the survey. Monthly meetings of these groups enable City staff to engage with those groups and be aware of changes, challenges and needs faced by organizations carrying out health, mental health, and service activities.
- Through the CDBG program, the City has in the past funded several agencies that meet the health, mental health, and service needs of residents, and the City is likely to fund these activities again in the future, pending application for funding and resources permitting. Previously funded agencies include those providing accessibility, transportation, and mental health services, services to the homeless and survivors of domestic violence, those with HIV/AIDS, the elderly, and others. All of these agencies were invited to participate in the public input process, and many did attend and contribute, either in person or through the survey.
- The Office of Assisted Housing (OAH) is a division within Community Planning and Economic Development, the City department which administers the CDBG and HOME grants. Department administrators meet regularly with OAH staff to discuss current issues and needs. The OAH administers a variety of vouchers, including ones that can be used in units targeting those with physical or mental disabilities and the elderly.

- The City monitors a portfolio of more than 300 privately owned subsidized units, which were funded originally through a variety of programs such as CDBG, HOME, Neighborhood Stabilization Program, CDBG-Disaster Recovery and various tax credit programs. Monitoring of these units not only enables the City to ensure that the units remain affordable for the duration of the financing commitment, it also enables City staff to remain in communication with the housing providers that are in direct contact with tenants and are most able to identify needs and issues as they arise. Importantly, monitoring provides valuable information regarding the need for affordable housing and information about vacancy rates and waiting lists that helps the City plan for affordable housing in the future. Many of the units currently in the portfolio were developed to meet the needs of the elderly and those with physical and mental disabilities. Many affordable housing operators have chosen to have service providers located in or available to visit their buildings with programming for those individuals. In the case of housing for those with mental health issues, one housing operator has on site staff coordinating care and services for tenants.
- As new projects come forward, the City works with developers to ensure that the affordable housing needs of the community are being addressed by the proposed projects. New projects that are developed with federal funds are checked to ensure that they meet applicable accessibility requirements, as well as to ensure that applicable lead based paint regulations are followed. These steps ensure that the activity is meeting the health and physical access needs of future tenants.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Davenport is part of the Continuum of Care for Scott County. The Continuum of Care is a strategic plan for providing a broad range of homeless services. This continuum covers emergency shelters, transitional housing, and permanent supportive housing. The Scott County Continuum of Care is developed and administered by the Quad-City Shelter and Transitional Housing Council (QCSTHC). QCSTHC is comprised of providers, funders, and government representatives. The QCSTHC and its members were invited to participate in the public input process, and many did attend and contribute, either in person or through the survey. City staff are members of the QCSTHC and attend monthly meetings of the group throughout the year. These meetings enable City staff to engage with those groups and be aware of changes, challenges and needs faced by organizations carrying out health, mental health, and service activities

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Davenport is not an ESG recipient. Agencies that serve City residents have access through the State of Iowa, and the City staff offers assistance to agencies in completing required steps for State funding.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Big Brothers Big Sisters of Mississippi Valley
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Anti-poverty Strategy Development of Priority Needs & Local Objectives
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop priority needs/local objectives, a separate set of meetings and a survey to generate the Housing Needs Assessment, and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.
2	Agency/Group/Organization	Project Renewal
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Market Analysis Anti-poverty Strategy Development of Priority Needs & Local Objectives
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop priority needs/local objectives, a separate set of meetings and a survey to generate the Housing Needs Assessment, and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.

3	Agency/Group/Organization	Vera French Community Mental Health Center
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-homeless Services-Health Service-Fair Housing Health Agency Publicly Funded Institution/System of Care Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Development of Priority Needs & Local Objectives
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop priority needs/local objectives, a separate set of meetings and a survey to generate the Housing Needs Assessment, and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.
4	Agency/Group/Organization	VERA FRENCH HOUSING CORPORATION
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-homeless Services-Health Service-Fair Housing Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Development of Priority Needs & Local Objectives
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop priority needs/local objectives, a separate set of meetings and a survey to generate the Housing Needs Assessment, and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.
5	Agency/Group/Organization	BOYS & GIRLS CLUB OF THE MISSISSIPPI VALLEY
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Anti-poverty Strategy Development of Priority Needs & Local Objectives
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop priority needs/local objectives, a separate set of meetings and a survey to generate the Housing Needs Assessment, and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.

6	Agency/Group/Organization	The Salvation Army
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless Rapid Rehousing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy Development of Priority Needs & Local Objectives
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop priority needs/local objectives, a separate set of meetings and a survey to generate the Housing Needs Assessment, and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.
7	Agency/Group/Organization	Humility of Mary Shelter, Inc. d/b/a Humility Homes and Services Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy Development of Priority Needs & Local Objectives
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop priority needs/local objectives, a separate set of meetings and a survey to generate the Housing Needs Assessment, and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.
8	Agency/Group/Organization	Friendly House
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy Development of Priority Needs & Local Objectives

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop priority needs/local objectives, a separate set of meetings and a survey to generate the Housing Needs Assessment, and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.
9	Agency/Group/Organization	FAMILY RESOURCES, INC
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Child Welfare Agency Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy Development of Priority Needs & Local Objectives
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop priority needs/local objectives, a separate set of meetings and a survey to generate the Housing Needs Assessment, and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.

10	Agency/Group/Organization	City of Davenport
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Employment Service-Fair Housing Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy Development of Priority Needs & Local Objectives

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Multiple City department were consulted in the development of the plan. The departments included Public Works (regarding infrastructure, building condition/code enforcement), Office of Assisted Housing (regarding public housing, assisted housing, and homelessness), Planning Department (regarding neighborhood planning and historic preservation), Economic Development (regarding developing, attracting, and retaining business and industry), Davenport Civil Rights Commission (regarding fair housing and equal opportunity), and Davenport CitiBus (regarding public transportation). All departments were invited to attend public meetings and to complete a survey to develop priority needs/local objectives, a separate set of meetings and a survey to generate the Housing Needs Assessment, and to review and comment upon the completed plan. Notifications of surveys and public input opportunities were placed at the public libraries, the parks department, public works and city hall to encourage participation.
11	Agency/Group/Organization	Neighborhood Groups
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Civic Leaders

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy Development of Priority Needs & Local Objectives
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Local groups were invited to participate in the process. 57 groups were contacted via email, additional groups were contacted through NextDoor and through contact with the City's Neighborhood Development Coordinator and Management Analyst to attend public meetings and to complete a surveys to develop local objectives and the housing needs assessment. These groups were encouraged (as were all agencies) to notify their members of the public meeting to distribute the survey to them to ensure their views were included. A listing of groups is included in the appendix.

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Davenport works with the State of Iowa in several ways:

- The City works with recipients of the State's ESG grant to ensure that all requirements are met and that local organizations within the Continuum of Care can access those funds.
- The City works with the States' Department of Economic Development and Iowa Finance Authority to assure that developers of affordable housing can access State funding for local housing development, including Low Income Housing Tax Exemptions, Historic Rehabilitation Tax Exemptions, and Workforce Housing Tax Credits.
- The City works with the State Historic Preservation Office to ensure that the rehabilitation programs funded through the CDBG and HOME programs comply with all required historic and environmental regulations.

The City of Davenport works with Scott County in several ways:

- City and County staff serve together on several local boards and commissions, such as Scott County Housing Council, Scott County Housing Cluster, and Quad City Shelter & Transitional Housing Council to ensure that the affordable housing needs in the community are being met.
- City and County staff work together to ensure that families with lead poisoned children are offered the opportunity to participate in the City's housing rehabilitation program to reduce lead hazards.
- City and County staff work together to ensure that land available through the County's tax certificate and tax deed programs is made available to local governments and non-profit groups for affordable housing and community development purposes.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Davenport held public input meetings and conducted a survey to gather citizen input. The results of these meetings, along with recommendations from the City's comprehensive plan, Housing Needs Assessment, and Analysis of Impediments of Fair Housing were presented to the 15 member Citizens' Advisory Committee. The Committee reviewed the results and identified needs from these items. From these needs, a set of local objectives were identified to be acted upon for the first year of the five year plan. In subsequent years, additional public input will be gathered to generate local objectives for upcoming years.

Public input was gathered through a series of community meetings and a survey. The meetings and survey were publically advertised in the newspaper, on the City's website, on Facebook and Twitter, and directly mailed and emailed to area nonprofit groups that the City either has worked with directly or has contact with through one of the groups of which the City is a member. Many of these groups serve special populations, such as veterans, homeless, those with physical or mental disabilities, minorities, and non-English speakers. Flyers and posters for the meetings and survey were distributed to local nonprofits, at the public libraries, at the City's Office of Assisted Housing, and to the offices of subsidized housing developments monitored by the City, which comprise more than 300 affordable units. In all, more than 50 agencies were notified of the meeting. All agencies were encouraged to attend meetings, complete the survey, or both, and to invite their clients to attend the meeting and/or complete the survey.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
------------	------------------	--------------------	--------------------------------	------------------------------	--	---------------------

1	Public Meeting	Minorities Non-English Speaking - Specify other language: Oral interpretation available at all meetings upon request Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Sign language interpreter available upon request	Four public meetings were held, each focusing on a different audience (residents of public/assisted housing, stakeholder group, public service providers, and the general public). The meetings were advertised in the Quad City Times; on the City's website, cable channel, Twitter and Facebook pages; via email to non-profit groups; media release; and with flyers and posters distributed to nonprofit groups, public housing offices and assisted housing developments.	Some items identified were: Housing: Need for affordable housing and housing rehabilitation. More restrictions on landlords to reduce predatory behavior and out of town investors. Economic Development: Re-invest in the Locust Street corridor. Gas stations and grocery stores in the downtown area. Additionally bike share/scooter stations were mentioned. W. Kimberly Road was also mentioned as an area that needed services Infrastructure: Bringing back two-way streets on 3rd/4th Streets and Brady/Harrison. Providing free public	All comments offered were accepted.	
---	----------------	--	--	--	--	--

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				transportation to those over 70. Street/alley and sidewalk improvements, especially along Locust Street. Public Services: Services and housing for those with mental illnesses was the most frequently discussed need, along with services for seniors especially related to transportation.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Survey	Minorities Persons with disabilities Non-targeted/broad community	Two direct outreach events were held at the Davenport Farmer's Market in September 2019. At these events City Staff attended to speak with attendees and solicit input and suggestions. Staff also distributed and collected paper copies of the survey for attendees to complete on site.	The comments received as part of the direct outreach events are included in the Summary of Comments Received section on the Public Meeting item listed above.	All comments offered were accepted.	

3	Survey	Minorities Non-English Speaking - Specify other language: Interpreter service available upon request Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Sign language interpreter available at all meetings upon request	An online survey was distributed and 617 responses were received. The survey was available for 9 weeks and was distributed in the following ways: On the City Website On the City's Facebook and Twitter pages Notifications through NextDoor application Sent via email to leaders of recognized neighborhoods Sent via email to residents on the City's Davenport NEW email list Sent via email to all City of Davenport subrecipient agencies and other nonprofit groups Distributed in paper form to the Office of Assisted Housing, the Davenport Public Libraries, at City Hall,	Respondents ranked the importance of the identified needs from highest to lowest as : Infrastructure (37%) Housing (33%) Public Services (19%) Economic Development (11%) Respondents prioritized the activities of highest importance in each category as: Housing: Energy efficiency improvements Economic Development: Job Creation/Retention Infrastructure : Street/Alley Improvements Public Services: Mental Health Services	All comments offered were accepted.	
---	--------	--	---	---	--	--

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			at the Public Works and Parks and Recreation offices, and to subsidized housing management offices and to non-profit groups. Provided in direct outreach efforts at the Davenport Farmer's Market on two occasions. Provided in person by City Staff at all Party in Park events in summer 2019			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Minorities Non-English Speaking - Specify other language: Interpreter service available upon request Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	A public hearing was held in conjunction with the City's allocation of funding in March 2020. Additionally, public comment during City Council Meetings was available at three points during the development of the plan: when Local Objectives were developed in Fall 2019, when finding recommendations were made in March 2020 and when the plan was considered by the Council for approval in April 2020.	No comments were received at the public hearing or during any of the City Council meetings where plan related items were considered.	All comments offered would have been accepted, however, no comments were offered.	

5	Survey	Minorities Non-English Speaking - Specify other language: Oral interpretation available at all meetings upon request Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Sign language interpreter available at all meetings upon request	Multiple opportunities for input were provided as part of the development of the Housing Needs Assessment, which is being carried out in partnership with Moline and Rock Island, Illinois. They included: An online and paper survey of housing needs and opportunities that generated 418 responses was open for approximately 3 months Three housing stakeholder focus groups in November 2019Two public input webinars in January and March 2020Three public input meetings in February 2020	Extensive comments were received during this process, particularly from the non-profit housing providers for homeless people. In summary, the results of the process were: Focus Groups: Comments focused on the lack of resources for developing affordable housing, the number of households that have difficulty affording both rental and homeowner housing, and the need for increased education opportunities. Public input meetings: Difficult to develop affordable units without a loss of investment, Absentee landlords and dilapidated housing	All comments offered were accepted.	
---	--------	---	---	---	--	--

				are a concern, Housing is unaffordable to many households, both homeowners and renters Survey: highest rated needs were supportive housing for homeless and special needs followed by emergency housing for homeless and special needs and housing rehab and homebuyer education. The survey also indicated that the importance of proximity of housing to amenities including quality schools and employment opportunities. An additional input meeting will be held to provide an opportunity for comment on the		
--	--	--	--	---	--	--

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				preliminary findings and the draft report.		

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

In preparing this Consolidated Plan, the City conducted the required Needs Assessment utilizing a variety of sources, including Census Data, the Analysis of Impediments to Fair Housing, the Housing Needs Assessment, and information gathered during the public input process. The Needs Assessment consists of several parts:

- Housing Needs Assessment (including disproportionately greater needs assessment by housing problem, severe housing problem, cost burden, and public housing)
- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing Community Development Needs Assessment.

The results of each of these assessments can be found below.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

After a review of the data available from the US Census, the American Community Survey, and CHAS, the following housing needs were determined:

HOUSEHOLD TYPE:

There are 41,100 households in the City of Davenport with 18,900 determined to be low to moderate income.

- 46.1% of all Davenport households are low to moderate income.
- Small households account for 38.3% of all households, and 35.0% of them are low to moderate income.
- Large households account for 7.5% of all households, and 49.0% of them are low to moderate income.
- Households with at least one person aged 62-74 account for 18.3% of all households and 44.0% of them are low to moderate income.
- Households with at least one person aged 75 or older account for 11.0% of all households and 62.0% of them are low to moderate income.
- Households with at least one child aged 6 or younger account for 14.2% of all households and 59.3% of them are low to moderate income.

HOUSING PROBLEMS:

There are four main housing problems identified by HUD include; lack of complete plumbing and/or kitchen facilities, overcrowding, severe overcrowding, and cost burden.

- 29.1% of all households (at or below 100% AMI) in the City of Davenport suffer from one of more of the four housing problems identified by HUD.
- Among low to moderate income households at or below 80% AMI, housing problems are more prevalent, with 27.7% of all households suffering from one of the four housing problems.
- Renters are more likely than owners to suffer from one of the four housing problems: 18.3% of renter households and only 10.8% of owner households face one or more of the four housing problems.
- The prevalence of the four housing problems is most apparent at the lowest end of the economic spectrum, with 43.4% of households at or below 30% AMI suffering from one or more of the four housing problems.

COST BURDEN:

Households are considered cost burden when they spend more than 30% of their income on housing costs and severely cost burden when they spend more than 50% of their income on housing costs.

- 54.3% of low to moderate income households in Davenport are cost burdened and 27.6% are severely cost burdened.
- 13.7% of Elderly low to moderate income households in Davenport are cost burdened and 6.6% are severely cost burdened.

CROWDING:

Households are considered crowded when there is more than one person per room and severely overcrowded when there is more than 1.51 persons per room.

- 1.1% of all households (at or below 100% AMI) are overcrowded.
- Among households that are low to moderate income, renter households are impacted the most with 1.5% considered crowded and severely crowded.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	99,685	101,865	2%
Households	40,465	41,100	2%
Median Income	\$43,676.00	\$47,343.00	8%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	5,765	5,475	7,660	4,430	17,770
Small Family Households	1,535	1,430	2,540	1,550	8,675
Large Family Households	455	315	740	370	1,200
Household contains at least one person 62-74 years of age	830	1,065	1,415	815	3,405
Household contains at least one person age 75 or older	555	1,160	1,115	695	1,010
Households with one or more children 6 years old or younger	1,109	920	1,440	665	1,719

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	20	65	35	0	120	55	0	20	20	95
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	55	75	0	0	130	4	0	0	4	8
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	45	100	30	185	35	10	80	40	165
Housing cost burden greater than 50% of income (and none of the above problems)	2,555	700	160	10	3,425	965	395	220	35	1,615

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	390	1,685	885	65	3,025	280	745	970	385	2,380
Zero/negative Income (and none of the above problems)	650	0	0	0	650	170	0	0	0	170

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,640	885	295	35	3,855	1,060	405	320	105	1,890
Having none of four housing problems	765	2,305	3,330	1,205	7,605	485	1,880	3,715	3,085	9,165
Household has negative income, but none of the other housing problems	650	0	0	0	650	170	0	0	0	170

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	965	830	350	2,145	310	315	585	1,210
Large Related	215	155	25	395	70	90	130	290
Elderly	425	520	335	1,280	500	485	325	1,310
Other	1,415	970	375	2,760	420	260	190	870
Total need by income	3,020	2,475	1,085	6,580	1,300	1,150	1,230	3,680

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	810	200	0	1,010	280	125	135	540
Large Related	185	10	0	195	45	10	0	55
Elderly	350	225	155	730	335	130	65	530
Other	1,280	335	30	1,645	360	130	25	515
Total need by income	2,625	770	185	3,580	1,020	395	225	1,640

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	44	45	75	0	164	39	0	70	50	159
Multiple, unrelated family households	4	14	25	30	73	0	10	10	8	28

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	15	55	0	0	70	0	0	0	0	0
Total need by income	63	114	100	30	307	39	10	80	58	187

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

The needs of adults requiring housing assistance are numerous. According to the 2017 Housing Inventory Report from the Institute for Community Alliance persons without children accounted for just over 50% of the total clients. The shelter service providers reported that there were 181 persons without children and 68 veterans without children.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Local agencies that participate in the Scott County Shelter and Transitional Housing Council estimate that eighty percent of families in need of housing assistance are challenged by a disability or experiences of domestic violence, dating violence, sexual assault or stalking.

What are the most common housing problems?

People experiencing homelessness in Scott County are homeless for a variety of reasons, including an inability to pay for housing; unemployment or underemployment; disruptions in personal relationships; and medical, mental health or substance abuse problems. Individuals and families need supportive services to address challenges such as mental and physical health conditions, substance abuse issues, and experiences of domestic violence, which adversely affect their ability to obtain and maintain employment and housing stability.

Are any populations/household types more affected than others by these problems?

Populations with mental and physical health challenges, domestic violence experiences, and substance abuse issues are affected by these problems. These challenges are found across various household types.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Individuals and families at imminent risk typically require immediate/emergency assistance in order to remain housed, such as assistance with rent, food, clothing, and child care, as well as job stability or job improvement assistance to address underemployment or unemployment issues, as appropriate.

Recipients need service resources and referrals throughout their time receiving rapid re-housing assistance, including assistance with household budgeting; they also may need follow-up services after the RRH assistance ends. For example, in Family Resource's RRH program, program participants receive resources and referrals during the duration of their participation in the program, including Family Resources crisis line number for domestic violence, rape/sexual assault, and other violent crimes. The program participant receives a survey once a month for 3 months following the end of their financial assistance and again at 12 months post-RRH to ensure the participant is still in housing and not at risk of becoming homeless.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

In Scott County in 2019, The Iowa Institute for Community Alliances reported 234 sheltered/ 6 unsheltered individuals and households. Data is collected from agencies in the Scott County who provide services to homeless and at risk populations and entered into HMIS. Data is aggregated and analyzed by The Iowa Institute for Community Alliances. HMIS defines a at-risk as an individual or household that has sought services to prevent homelessness but did not qualify as homeless, this includes individuals, households, Veterans, and other special needs groups as a whole. Services sought were rental, food, and utility assistance.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Characteristics that may adversely affect housing stability include mental health challenges, substance abuse problems, chronic health problems, and domestic violence experiences. A 2013 study, *Creating a Coordinated Response to Homelessness in the Quad Cities and Surrounding Communities*, found that homeless adults have substantial medical and mental health needs, and that employed adults and victims/survivors of domestic violence are over-represented among first-time homeless persons.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole.

The City has assessed the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category as a whole. In the category of housing problems, the four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%.

According to the 2015 CHAS data, none of the AMI groups have a disproportionately greater need due to housing problems in the City of Davenport.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,365	580	820
White	2,935	435	580
Black / African American	945	70	205
Asian	150	10	25
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	255	19	4

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,720	1,755	0
White	2,795	1,470	0
Black / African American	425	135	0
Asian	94	35	0
American Indian, Alaska Native	35	0	0
Pacific Islander	0	0	0
Hispanic	310	90	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,465	5,195	0
White	1,830	4,300	0
Black / African American	365	630	0
Asian	25	20	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	240	245	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	590	3,845	0
White	445	3,155	0
Black / African American	90	375	0
Asian	20	44	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	35	210	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole.

The City has assessed the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category as a whole. In the category of housing problems, the four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%.

According to the 2015 CHAS data, none of the AMI groups have a disproportionately greater need due to housing problems in the City of Davenport.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,700	1,250	820
White	2,490	875	580
Black / African American	755	265	205
Asian	150	10	25
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	215	60	4

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,290	4,185	0
White	900	3,365	0
Black / African American	185	380	0
Asian	55	75	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	0	0
Hispanic	125	280	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	615	7,045	0
White	490	5,640	0
Black / African American	34	955	0
Asian	10	35	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	75	405	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	140	4,290	0
White	50	3,550	0
Black / African American	50	415	0
Asian	20	44	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	20	220	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole.

The City has assessed the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category as a whole. In the category of housing problems, the four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%.

According to the 2015 CHAS data, none of the AMI groups have a disproportionately greater need due to housing problems in the City of Davenport.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	28,990	5,985	5,305	835
White	24,620	4,470	3,710	590
Black / African American	2,125	840	970	205
Asian	455	49	205	25
American Indian, Alaska Native	35	39	4	0
Pacific Islander	0	0	0	0
Hispanic	1,345	535	315	8

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Based on the 2015 CHAS data no specific group in the City of Davenport has a disproportionate greater need than the community as a whole.

However data from the 2019 Analysis of Impediments show that in Davenport, there are 12,135 households with at least one problem, making up 29.8% of households citywide. About one-in-seven Davenport households have a severe housing need (5,960 households or 14.6%). Looking at need by householder race and ethnicity shows that 25.9% of non-Latino White households have a housing need and 12.5% have a severe housing need. HUD defines a group as having a disproportionate need if its members experience housing needs at a rate that is ten percentage points or more above that of White households. In Davenport, all five racial and ethnic groups examined have a disproportionate rate of housing needs relative to White households. Shares with needs range from 44.2% for other race households to 62.8% for Native American households. Three groups have a disproportionate rate of severe needs: African Americans (25.8% with a severe housing need), Asians (31.1% with a severe need), and Native Americans (32.1% with a severe need).

If they have needs not identified above, what are those needs?

The City has not been made aware of any needs not identified above in groups with disproportionately greater need through the data available or through the public input process.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

According to the most recent Analysis of Impediments to Fair Housing, completed in 2019:

The tracts with the highest rate of housing problems are located in and near downtown Davenport along the river. The tracts with the highest housing need rates generally have lower White population shares than the city overall. These patterns echo the findings in the data tables which show that households of color, particularly African American, Latino, and Native American households, are more likely to face housing needs.

A map of the Housing Problems and Race from the 2019 AI can be found in the appendix.

NA-35 Public Housing – 91.205(b)

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	41	514	0	514	0	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	10,378	11,879	0	11,879	0	0	
Average length of stay	0	0	4	6	0	6	0	0	
Average Household size	0	0	3	2	0	2	0	0	
# Homeless at admission	0	0	0	0	0	0	0	0	

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	0	0	72	0	72	0	0
# of Disabled Families	0	0	8	163	0	163	0	0
# of Families requesting accessibility features	0	0	41	514	0	514	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	7	183	0	183	0	0	0
Black/African American	0	0	34	322	0	322	0	0	0
Asian	0	0	0	6	0	6	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	0	2	0	2	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	2	14	0	14	0	0	0
Not Hispanic	0	0	39	500	0	500	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Applicants for the Public Housing and Section 8 housing choice voucher programs typically indicate that they or a family member have a disability and are in need of housing that can accommodate this disability. Generally, these families comprise on average 25% of program participants and the percentage of those on the waiting lists for Public Housing and the Section 8/HCV program is approximately the same at any given time. In addition to attempting to determine disability status on the program applications, participants meet with staff once they reach the top of the waiting lists and are interviewed to further define the needs of their family at that time and assist them with finding suitable housing. Accessible units in the Public Housing inventory are prioritized for families in need of it, and staff work closely with landlords that have accessible units to best meet the needs of program participants for Section 8/HCV.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The needs of the families with active applications on the waiting lists are consistent with those currently enrolled in programs (predominantly single mothers, approximately 15% elderly, and approximately 25% of families with at least one disabled family member), but unfortunately the wait for assistance in the jurisdiction is long. The Davenport Housing Authority currently has 650 applications on the waiting list for the Section 8/HCV program and 170 applications for the 42 scattered site Public Housing units in the inventory. As a result of low turnover and large waiting lists for both programs the Davenport Housing Commission passed a resolution to close both programs to new applications effective October 31, 2014. Prior to that date, both programs had been accepting applications continuously since September of 1994.

How do these needs compare to the housing needs of the population at large

The majority of families receiving housing assistance through the Davenport Housing Authority are at or below the Extremely Low Income limits (30% of AMI) and would not be able to find adequate housing for their families in the jurisdiction without assistance as the Fair Market Rents for our jurisdiction are the highest in the metropolitan area. Lower household incomes also means that program participants have a greater need for housing near schools, affordable health care, access to healthy foods, public transportation, and employment. Rarely does the location of affordable housing meet all of these needs, but the City is fortunate to have many landlords that accept Section 8/HCV that have units that meet many of these needs and families are encouraged to consider these things as they search for housing.

Discussion

More entitlement funding for assisted housing programs would also help to provide assistance to meet the needs of more families within the City of Davenport.

NA-40 Homeless Needs Assessment – 91.205(c)

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	6	234	240	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	1	26	27	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: State of Iowa (Institute for Community Alliance - <https://icalliances.org/iowa>) 2019 Point in time count data for Scott County.

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

According to the Housing Inventory Report prepared by the Iowa Institute for Community Alliances in 2017:

- A total of 495 beds were utilized among all of the service providers
- 214 or 43% were households with children
- 111 or 22% were veterans
- 395 beds are year-round beds/ 100 were seasonal

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Based on the county's point in time count performed on February 6, 2019, the county counted 240 persons (adults and children). No households with children were found unsheltered during the point in time count, however many households with children will bunk up with friends in time of need. Data from the Iowa Institute for Community Alliances reported 27 veterans served by homeless and homeless prevention programs in 2019 in Scott County.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The local council on homelessness coordinated the February 2019 Point in Time Count and did not collect racial and ethnic data. Additionally data from the Iowa Institute for Community Alliances did not include race/ethnic data in the housing inventory reports.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The February 2019 Point in Time Count reported 6 unsheltered persons were found during the count. The remaining 234 persons were sheltered during the count.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Describe the characteristics of special needs populations in your community:

The Categories of Non-Homeless Special Needs are:

- **Elderly (62 years old and older):** According to the US Census Bureau there are 7,530 households with at least one person (62-74) and 4,535 households with at least one person 75 or older. Of those households with a person 62 and over 50.1% are below 80% AMI.
- **Persons living with HIV/AIDS and their families:** According to the Iowa Department of Public Health, 223 individuals were living with HIV/AIDS in Scott County as of December 31, 2018. Data is not available for individual cities within the county.
- **Victims of domestic violence, dating violence and stalking:** While City staff does not have data on how many people have this special need in the City, the City does fund services for this population through a non-profit public service provider. Over the past five years, this provider reported serving 1,571 or an average of 314 individuals per year.
- **Persons with mental, physical and/or developmental disabilities:** While City staff does not have data on how many people have this special need in the City, the City does fund services for this population through several non-profit public service providers. Over the past five years, this provider reported serving 92 or an average of 18 individuals per year.
- **Frail Elderly (an elderly person who requires assistance with three or more activities of daily living such as bathing, walking and performing light housework); persons with drug addiction:** City staff has no data specifying the number of individuals with these special needs, however programs are offered in the area to meet their needs by a variety of non-profit and for profit entities.

What are the housing and supportive service needs of these populations and how are these needs determined?

The City of Davenport works with a variety of groups to ensure that the housing needs of non-homeless special needs populations are considered and addressed. The City serves as a member of the Scott County Housing Council, the Scott County Housing Cluster, the Scott County Shelter and Transitional Housing Council, and the Continuum of Care. All of these groups conduct activities that address the housing needs of low and moderate income residents, including both homeless and non-homeless individuals and those with special needs. These groups meet monthly. In addition, through the CDBG program, the City funds a variety of subrecipients that serve these populations in the public service category. When considering funding new affordable housing projects, the City takes into account accessibility and affordability, both of which benefit these special needs populations.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The City of Davenport is not a HOPWA grantee, therefore this question is not applicable.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

During the public participation process, the City of Davenport conducted a survey and held a variety of public input meetings that were attended by both non-profit groups and members of the public. A need for public facilities was not identified as a priority by either the survey or the commenters at the public input meetings. In addition, no applications have been put forth for public facilities for the upcoming year. Therefore, at this time the City has not identified the need for public facilities as a priority and has no immediate plans to expend CDBG funds on these activities. If a need is identified in future years, the City will consider amending the plan to allow for this activity.

How were these needs determined?

During the public participation process, the City of Davenport conducted a survey and held a variety of public input meetings that were attended by both non-profit groups and members of the public. A need for public facilities was not identified as a need by either the survey or the commenters at the public input meetings. A review of other commissioned studies, such as the Analysis of Impediments to Fair Housing and the Housing Needs Assessment did not explicitly identify public facilities as a need at this time, though if circumstances change in the future, the City would consider amending the plan to allow for the activity.

Describe the jurisdiction's need for Public Improvements:

During the public participation process, the City of Davenport conducted a survey and held a variety of public input meetings that were attended by both non-profit groups and members of the public. In addition, the City has updated the Analysis of Impediments to Fair Housing (completed in 2019) and a Housing Needs Assessment (last updated in 2013 and currently being updated for 2020). The following public improvement needs were identified:

- Survey: Responses to the survey indicated that there was an interest in using CDBG funding city-wide basis versus a targeted area, and that funding for Infrastructure was among the top five activities that should receive funding especially for streets/alleys.
- Public Input Meetings: Participants comments included a strong preference for safe walking routes, better sidewalks and streets, better lighting, alley improvements, the removal of overgrown trees and blighted buildings as ways to improve neighborhood quality and increase neighborhood safety.
- Analysis of Impediments to Fair Housing (AI): Last updated in 2019. The general impediments identified in the document indicate that there is a lack of decent, affordable housing, particularly accessible rental units.
- Housing Needs Assessment: Last updated in 2013, and currently being updated for 2020, the Housing Needs Assessment indicated the recommendations are that, with a large quantity of

older homes in need of repair, larger scale rehabilitation and replacement is needed. More rental assistance is needed, along with neighborhood stabilization through the rehabilitation of both owner and renter occupied housing, improved code enforcement and nuisance abatement, and efforts to address public safety and tenant/landlord stability and education. Infrastructure can be seen as integral to all of these efforts in that it promotes neighborhood quality and reduces the appearance of blight.

Because infrastructure was identified as a need in all of the above mentioned sources, the City has included infrastructure improvements in support of approved affordable housing rehabilitation or development projects as an activity in the upcoming year's plan. Assuming continued need, political support and available funding, the City intends to continue funding this activity to support the infrastructure needs of approved affordable housing rehabilitation or development projects in the future.

How were these needs determined?

The City conducted a survey and a series of public input meetings as part of the public participation process. In addition, the City reviewed contracted studies, such as the Analysis of Impediments to Fair Housing and the Housing Needs Assessment. All sources identified infrastructure as an issue in need of attention.

Describe the jurisdiction's need for Public Services:

During the public participation process, the City of Davenport conducted a survey and held a variety of public input meetings that were attended by both non-profit groups and members of the public. The following Public Service needs were identified:

- Survey: Responses to the survey indicated that there was an interest in using CDBG funding city-wide versus a specific area, and that funding for Public Services was the third highest priority, after Infrastructure and Housing. 57% of the survey respondents identified mental health services as the highest priority, followed by youth services and programs, and homeless services.
- Public Input Meetings: Participants in the public input meetings identified affordable supportive housing services (especially for those transitioning from other facilities and institutions), support and housing for the elderly, better enforcement of housing and neighborhood standards, improved transportation options and financial literacy as priorities.
- Analysis of Impediments to Fair Housing (AI): Last updated in 2019, the AI indicates that there is a need for affordable rental housing is concentrated in areas of high minority and the recommendations are to include more of an equity focus in planning decisions, including in addressing community perceptions about affordable housing and the barriers for protected classes.

- Housing Needs Assessment: Last updated in 2013, and currently in the process of being updated for 2020, the Housing Needs Assessment included the recommendation that public transit be expanded in terms of hours and routes, and that there be continued support of transitional housing and housing for special needs populations. Many of these issues can be addressed through public service programs, assuming an able and willing nonprofit or public partner can fund such programs.

How were these needs determined?

The City conducted a survey and a series of public input meetings as part of the public participation process. In addition, the City reviewed contracted studies, such as the Analysis of Impediments to Fair Housing and the Housing Needs Assessment. All sources identified needs that could be addressed by various public service activities.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

In preparing this Consolidated Plan, the City conducted the required Market Analysis utilizing a variety of sources, including Census Data, the Analysis of Impediments to Fair Housing, the Housing Needs Assessment, the Scott County Multi-Jurisdictional Hazard Mitigation Plan, and information gathered during the public input process. The Market Analysis consists of evaluation of several factors:

- Number of Housing Units
- Cost of Housing
- Public and Assisted Housing
- Homeless Facilities
- Special Needs Facilities and Services
- Barriers to Affordable Housing
- Non-Housing Community Development Assets
- Needs and Market Analysis Discussion
- Broadband Needs of Housing
- Hazard Mitigation

The results of each of these assessments can be found below.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	28,905	65%
1-unit, attached structure	1,290	3%
2-4 units	3,840	9%
5-19 units	6,145	14%
20 or more units	3,295	7%
Mobile Home, boat, RV, van, etc	1,160	3%
Total	44,635	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	570	4%
1 bedroom	495	2%	4,905	30%
2 bedrooms	5,645	23%	6,620	41%
3 or more bedrooms	18,735	75%	4,135	25%
Total	24,875	100%	16,230	100%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City of Davenport has a variety of programs that serve residents. Because most of the funding available for these programs is federal funding, many of the City's programs have income limits, as stipulated by the particular funding source. Programs currently offered are:

Federal: The City of Davenport receives Federal CDBG and HOME funding. With this funding, the City offers owner occupied rehabilitation programs, homebuyer programs and rental development/rehab programs. For CDBG, the income limit for all programs is 80% AMI, as defined by HUD. For HOME the income is 60% AMI at the time of initial occupancy for rental units, 80% AMI for homeowner and homebuyer programs. The City does not target assistance to any particular family type.

State: The City of Davenport has received several funding sources through the State in the past, such as CDBG-DR which at the time are no longer available. Aside from federal funding received through the State, there are several programs offered by the State of Iowa. Low Income Housing Tax Credits are available from the State, and that funding is available for households at or below 60% AMI that are not students. Other State programs, such as Workforce Housing Tax Credits and Urban Revitalization Tax Credits are available in targeted areas for specific development or redevelopment purposes, but do not have income limits or family household type requirements.

Local: The City of Davenport has developed several programs to encourage development, such as the Dream program which targets exterior and major mechanical updates in the core area of the City. Dream is available in a select area of the City and is available to all income types, new and existing home owners and does not have a family size requirement.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

During the 5 year period covered by this consolidated plan, it is estimated that 99 HOME assisted units will reach the end of their HUD required affordability period. City staff is unaware of any additional units that will be lost from the housing inventory for other reasons.

Does the availability of housing units meet the needs of the population?

The City of Davenport is currently in the process of updating the Housing Needs Assessment which will be completed in 2020. The last Housing Needs Assessment was completed in 2013 and indicated that there was a need for larger scale housing rehabilitation and infill development, including rehabilitation, demolition, and replacement.

The City of Davenport updated its Analysis of Impediments to Fair Housing Choice in 2019. This study indicated a continued need for an increased supply of decent affordable housing, more geographic diversity in affordable housing choices, more accessible housing units for people with disabilities, and assist with removing barriers for protected classes in accessing housing.

Describe the need for specific types of housing:

American Community Survey data cited elsewhere in this Consolidated plan has indicated that:

- 29.1% of all households (at or below 100% AMI) in the City of Davenport suffer from one of more of the four housing problems identified by HUD.
- Among low to moderate income households at or below 80% AMI, housing problems are more prevalent, with 27.7% of all households suffering from one of the four housing problems.
- median home price has increased 8% between 2009 and 2015, while median rent has increase 19%; which indicates the need for affordable rental units.

This data from the American Community survey and from public input indicates that there may be a need for the following types of housing programs:

- More affordable rental housing, especially larger units, accessible units, and units affordable to those with incomes at or below 50% AMI.
- Rehabilitation programs for both homeowners and homebuyers to address substandard conditions and potential lead hazards present in older homes with children present.
- Homebuyer programs to help low and moderate income households address the increasing cost of homeownership.

Discussion

According to the 2019 AI in Davenport, there are 12,135 households with at least one problem, making up 29.8% of households citywide. About one-in-seven Davenport households have a severe housing need (5,960 households or 14.6%). Looking at need by householder race and ethnicity shows that 25.9% of non-Latino White households have a housing need and 12.5% have a severe housing need. HUD defines a group as having a disproportionate need if its members experience housing needs at a rate that is ten percentage points or more above that of White households.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	112,300	121,700	8%
Median Contract Rent	505	603	19%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	4,845	29.9%
\$500-999	9,930	61.2%
\$1,000-1,499	840	5.2%
\$1,500-1,999	165	1.0%
\$2,000 or more	445	2.7%
Total	16,225	100.0%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,015	No Data
50% HAMFI	5,605	3,065
80% HAMFI	11,260	7,790
100% HAMFI	No Data	11,180
Total	17,880	22,035

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	556	648	830	1,087	1,225
High HOME Rent	556	648	830	1,087	1,225
Low HOME Rent	556	648	818	945	1,055

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

According to American Community Survey data cited in this Consolidated Plan:

- There are 5,765 households at or below 30% AMI; 1,015 units are affordable to a household at that income level. Note the data is for rental units only, there is no data available for owner units. See Table 30 for more details.
- There are 11,240 households at or below 50% AMI; there are 9,685 affordable units available at that income level.
- There are 18,900 households at or below 80% AMI; there are 28,735 affordable units available at that income level.
- There are 23,330 households at or below 100% AMI; there are 11,180 affordable units available at that income level. Note the data is for owner units only, there is no data available for rental units. See Table 30 for more details.

How is affordability of housing likely to change considering changes to home values and/or rents?

Based on American Community Survey data cited in this Consolidated Plan, between 2009 and 2015 the following changes have occurred:

- the median home value has increased by 8%
- the median rent has increased by 19%
- median household income has increased by only 8%
- the number of households has remained fairly stable, with only a 2% increase

Based on this data, it is reasonable to assume that the cost of homeownership and rent will continue to increase faster than household income increases, therefore the need for affordable homeownership and rental units will increase. On the other hand, because the number of households is increasing very slowly, and economic conditions are not anticipated to change, it is unlikely that a large influx of new households will enter the market and drive costs up further.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The high HOME rents are the same as the market rents for all bedroom sizes. The low HOME rents are the same as the High HOME rents at units with 0-1 bedrooms, and are \$12, \$145 and \$170 lower than the market rents at units with 2, 3, and 4 bedrooms, respectively. This indicates that the market rents are not significantly inflated and that property owners are not able to charge rents much higher than those subsidized through the HOME program.

Discussion

However, the City's Analysis of Impediments to Fair Housing, has indicated that there is a shortage of affordable, accessible units, and especially larger units with 3 and 4 bedrooms.

Further, the City's Housing Needs Assessment has indicated that, while there are a multitude of units in the area with low rents, these units are often older, smaller, less accessible, and in poor repair, making them affordable but not necessarily "decent" housing. Taken together, the data indicates a need for larger scale housing rehabilitation and infill development, including rehabilitation, demolition and replacement.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The City of Davenport operates several programs:

- owner occupied rehabilitation programs require that housing assisted through the program be occupied and insurable at the beginning of the process, and that code violations and health hazards be corrected at the end of that process.
- exterior grant programs require that exterior issues such as paint/siding, windows and roofs be addressed, but may not address any interior issues with the house.
- rental rehabilitation/development programs require that the property meet all zoning, building, safety, and rental licensing requirements and that the property owner establish replacement reserves sufficient to keep the property compliant for at least the duration of the affordability period.
- Acquisition/rehab/resale programs require that code violations and health hazards be corrected, that major systems of the home (such as HVAC, electric, plumbing, roof, etc.) have a minimum remaining useful life of at least 5 years or the length of the affordability period, whichever is longer.

Definitions

Substandard is defined in the City Code (8.17.120) as a “Dangerous Building” and includes: Any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such condition or defects exist to the extent that the life, health, property or safety of the public or its occupants are endangered.

Additionally Substandard but still suitable for rehabilitation falls under City Code (8.17.150) Repair, Vacation and Demolition: The following standards shall be followed by the designated official (and by the board of appeals if an appeal is taken) in ordering the repair, vacation or demolition of any dangerous building or structure:

- A. Any building declared a dangerous building under this code shall be made to comply with one of the following:
1. The building shall be repaired in accordance with the current building code or other current code applicable to the type of substandard conditions requiring repair; or
 2. The building shall be demolished at the option of the building owner.

The full section of City Code 8.17 can be found in the appendix.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,595	18%	6,950	43%
With two selected Conditions	120	0%	205	1%
With three selected Conditions	15	0%	4	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	20,140	81%	9,065	56%
Total	24,870	99%	16,224	100%

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,085	8%	2,085	13%
1980-1999	3,455	14%	2,660	16%
1950-1979	10,790	43%	6,010	37%
Before 1950	8,540	34%	5,465	34%
Total	24,870	99%	16,220	100%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	19,330	78%	11,475	71%
Housing Units build before 1980 with children present	1,825	7%	980	6%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

According to the American Community Survey, 75.0% of all housing units were built prior to 1980. The percentages are consistent across owner occupied housing (77.8%) and rental housing (70.1%).

According to the City's Analysis of Impediments to Fair Housing, completed in 2019, there are numerous units available at low rents, however those units tend to be older, smaller, and in poor repair and therefore are less likely to meet the standard of "decent" affordable housing.

The City is currently in the process of updating the Housing Needs Assessment. The last Housing Needs Assessment, completed in 2015, indicated that the age and condition of the City's housing stock indicated a need for large scale housing rehabilitation and infill development, including rehabilitation, demolition, and replacement.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

According to the American Community Survey, there are 30,805 units built before 1980. 16,800 units are in the category of 1950-1979, spanning 29 years. Assuming an equal number of units were built in each year that would account for 579 units per year. Using this logic, the total number in that category can be reduced by 1,158 units to account for the years of 1978 and 1979, when the use of lead based paint was prohibited. This means that 15,642 units can be estimated to have been built from 1950-1977. Adding that to the pre 1950 number of 14,005, the total units built before 1978 and at risk of having lead based paint present is 29,647.

A U.S. lead-based paint survey, conducted for HUD, has estimated that 90% of the housing constructed prior to 1940 is estimated to contain some lead-based paint. Sixty percent of the housing constructed from 1960 through 1979 is estimated to contain some lead-based paint. The accuracy of these estimates of lead-based paint prevalence in housing units is subject to plus or minus 10%. Utilizing these percentages in this study, approximately 19,025 units are estimated to contain lead based paint. The study referenced here is "The prevalence of lead-based hazards in U.S housing," Environmental Health Perspectives, vol. 110 no. 10 p A602 by Jacobs, et al, 2002.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Discussions are underway to explore the sale of the public housing units and a decision could be made during the time period this plan covers. If sold the Housing Choice Voucher program will continue to be administered by the City.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			42	724			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The City has 42 scattered-site public housing units with two that are currently ADA accessible. These include single family homes, duplexes, and six-unit row houses. HUD has reached out to the City regarding consolidation of public housing and at this time discussions are underway.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The upkeep and maintenance of the public housing units are ongoing.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The City improves the living environment of low and moderate income public housing residents by:

- Working proactively with tenants to address maintenance concerns early, which improve quality of life and keep overall maintenance costs lower.
- Checking appliances regularly for performance and developing an upgrade schedule.
- Doing outreach to connect tenants with other resources related to self-sufficiency

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Homelessness spans complex sets of social and economic issues. These issues are faced by a diverse provider network including non-profit organizations, faith-based organizations, and local governments. Housing, human services, mental health, and other social services have developed best practices to apply to the services they provide homeless populations . Seven local agencies and the City's assisted housing department provide emergency shelter, permanent supportive housing, rapid rehousing and voucher programs to the community.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	18	58	33	13	0
Households with Only Adults	98	104	0	11	0
Chronically Homeless Households	0	0	0	31	0
Veterans	10	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: * HUD VASH provides 28 PSH vouchers for households with children and 62 for households without children. ** Veteran's affairs GPD SITH for Families provides transitional housing for 15 households with children.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Providers have come together in local and regional networks and councils to improve collaboration, expend funds more efficiently, and provide a stronger continuum of care. On the local planning level, the Scott County Shelter and Transitional Housing Council is comprised of representatives from local providers of services. Agencies collaborate in mutual referrals and resources, using the Service Prioritization Decision Assistance Tool (SPDAT) at intake and the Iowa Balance of State Coordinated Services Network to identify the programs and services best aligned to end the family/individual homelessness. Preventative mainstream resources include rapid-rehousing programs including a Veteran RRH Program, crisis assistance programs, utility assistance programs and employment/education programs to improve household stability.

Outreach efforts are a collaboration between multiple local agencies; to ensure safety, local agencies perform outreach together in teams to locate unsheltered persons. Once needs have been assessed, agencies reach out to mainstream services that can provide housing, food, clothing, medical care, mental health care, employment and education training, alcohol/substance abuse recovery, case management, legal assistance, and childcare utilizing a coordinated entry method.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Seven local agencies provide beds to homeless persons in Davenport. Hospitals, correctional institutions, and local social service providers utilize a coordinated entry matrix to connect homeless persons leaving these facilities to the proper housing agencies and other supportive services. The City of Davenport's Assisted Housing program services the HUD-VASH program. Veteran rapid re-housing and homeless prevention programs are run through Humility Homes and Services and utilize supportive services from the local VA Homeless Outreach Program. Those supportive services include mental health, case management, and employment training. Humility Homes and Services also provides chronically homeless single male and females with a Housing First program designed to transition chronically homeless individuals through shelter to permanent housing quickly, while providing supportive services.

Humility Homes and Services and Family Resources provide homeless and chronically homeless families with children housing and supportive services through emergency shelter and transitional housing programs. Family Resources' program targets individuals who have been victims of domestic violence and provide advocacy and legal assistance.

MA-35 Special Needs Facilities and Services – 91.210(d)

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

To address the needs of elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS, and public housing residents, the City works with a variety of groups to meet the need for supportive housing. The City belongs to the Scott County Housing Council, the Scott County Housing Cluster, the Shelter and Transitional Housing Council and the Continuum of Care. The City has funded organizations that provide supportive housing and other services for special needs populations, including Humility of Mary Housing, Humility of Mary Shelter, Center for Active Seniors, Vera French Mental Health Center, The Project of the Quad Cities and others. In funding the development of new affordable housing, the City has worked with non-profit developers to fund new units for supportive housing for seniors and those with mental and physical disabilities. The City also has the most far-reaching antidiscrimination ordinance in the state, which prevents discrimination in housing based on factors that include race, color, religion, creed, sex, sexual orientation, gender identity, national origin or ancestry, age, mental or physical disability, marital status, and familial status. In addition, the City reviews all new multi-family housing construction projects to ensure that accessibility requirements are met so that any new housing will be accessible to those with special needs.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

In the upcoming year, the City of Davenport will fund with CDBG the following programs that serve non-homeless special needs:

- Family Resources, for victims of domestic violence, dating violence, sexual assault and stalking.
- Humility of Mary Shelter & Housing, for those recovering from alcohol and drug addiction, in addition to other issues.
- Vera French Community Mental Health provides case management services for Vera French Housing residents with long term mental illness to assist in the development of community living skills and provide support and access to services and amenities.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

In the upcoming year, the City of Davenport will fund with CDBG the following programs that serve non-homeless special needs:

- Family Resources, for victims of domestic violence, dating violence, sexual assault and stalking.
- Humility of Mary Shelter & Housing, for those recovering from alcohol and drug addiction, in addition to other issues
- Vera French Community Mental Health provides case management services for Vera French Housing residents with long term mental illness to assist in the development of community living skills and provide support and access to services and amenities.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

In 2019, the City of Davenport completed an updated Analysis of Impediments to Fair Housing. The Analysis of Impediments to Fair Housing contained several suggested action items:

- Increase supply of decent affordable housing,
- Increase the geographic diversity in affordable housing choices,
- Increase the supply of accessible housing for persons with disabilities,
- Increase consideration of fair housing in the comprehensive planning process, multifamily development, and zoning processes.
- Improve community perception of affordable housing

The Analysis of Impediments to Fair Housing recommended that the City continue its strategy of balancing housing investments between revitalizing older areas and developing new affordable housing where it has not been traditionally available.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	90	1	0	0	0
Arts, Entertainment, Accommodations	5,497	7,394	14	14	0
Construction	2,098	3,110	5	6	1
Education and Health Care Services	7,760	11,787	20	22	2
Finance, Insurance, and Real Estate	1,865	2,501	5	5	0
Information	628	872	2	2	0
Manufacturing	6,104	7,282	15	14	-1
Other Services	1,898	2,481	5	5	0
Professional, Scientific, Management Services	3,400	3,698	9	7	-2
Public Administration	0	0	0	0	0
Retail Trade	6,147	9,574	16	18	2
Transportation and Warehousing	1,741	1,863	4	3	-1
Wholesale Trade	2,213	3,146	6	6	0
Total	39,441	53,709	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	51,880
Civilian Employed Population 16 years and over	48,815
Unemployment Rate	5.89
Unemployment Rate for Ages 16-24	14.25
Unemployment Rate for Ages 25-65	4.07

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	9,050
Farming, fisheries and forestry occupations	1,845
Service	6,235
Sales and office	11,835
Construction, extraction, maintenance and repair	3,615
Production, transportation and material moving	3,195

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	39,930	86%
30-59 Minutes	5,085	11%
60 or More Minutes	1,325	3%
Total	46,340	100%

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,245	365	1,725

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	10,265	755	3,960
Some college or Associate's degree	14,810	885	3,605
Bachelor's degree or higher	12,250	180	2,515

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	150	310	320	845	630
9th to 12th grade, no diploma	1,085	715	630	1,510	1,365
High school graduate, GED, or alternative	3,095	3,705	3,030	8,265	5,370
Some college, no degree	4,245	3,820	2,955	5,555	2,405
Associate's degree	830	2,250	1,800	2,970	550
Bachelor's degree	950	3,730	2,355	3,950	2,110
Graduate or professional degree	95	1,410	1,045	2,560	1,085

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,836
High school graduate (includes equivalency)	27,214
Some college or Associate's degree	31,872
Bachelor's degree	45,062
Graduate or professional degree	58,263

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Davenport has three main employment sectors: Education and Health Care Services (19.7%), Retail Trade (15.6%), and Manufacturing (15.5%).

Describe the workforce and infrastructure needs of the business community:

Davenport's current greatest workforce challenge is due to low unemployment rates, employers are struggling to find workers to fill open positions. There is a need for medium skilled workers in our manufacturing trade. We have a need for semi-skilled workers with a two year associated or trade school certificate. We also have a need for basic skills in workers with the educational attainment of a high school graduate or GED, however this is not currently as critical as the need for semi-skilled labor.

Our aging road infrastructure is most often noted as a challenge point for businesses in our older industrial sectors or older industrial parks. However, city wide access to reliable and high speed internet connectivity is also noted as a problem by many businesses.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The city has two federally designated Opportunity Zones which are designed to spur economic development, private investment, and job creation in designated low-income census tracts. The program provides significant tax incentives for capital gains reinvested in Opportunity Zone funds. The zones in Davenport are located within the downtown. It is anticipated this additional incentive will spur additional investment within these zones.

Kraft-Heinz has relocated their food manufacturing plant to the Eastern Iowa Industrial Center, leaving behind a facility that is over 100 years old on the western edge of Davenport's downtown. Part of the economic development agreement with Kraft-Heinz requires that the former plant be torn down and remediated to commercially acceptable levels. This action removes blight within the urban core of the city while also opening up an opportunity for future development on 11 acres.

Davenport recently designated two Slum & Blight areas with the intent of making future funds available to eliminate blighted properties. This program will help spur additional economic development by eliminating a hurdle to reinvestment in some of the city's older commercial corridors.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

With the historically low unemployment rates not only in Davenport but across the country, many employers have both skilled and unskilled positions widely available. Our workforce is relatively matched to employment opportunities in the city when unemployment is closer to 4.5%. However, under current conditions there is not an adequate amount of people to fill both skilled and unskilled open positions.

There has been an ongoing need for people specializing in engineering fields of electrical and manufacturing. Additionally there is a distinct need for individuals with the ability to manipulate, create and fix items and systems within the manufacturing sectors.

The business community has also reported issues in hiring people with some of the soft skills needed: reading, basic math and etiquette such as showing up on time and on a daily basis. Our community college has soft skills certificate programs that have helped train workers in these areas.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Our local Eastern Iowa Community College has several different programs aimed at varying levels of training. They are described below.

Iowa Industrial New Jobs Training Program (260E): Program Purpose - To address the Iowa workforce development center needs of NEW employees of a company that is expanding in or relocating to Iowa. The program is flexible and designed to meet the wide variety of training and employee development needs of a new or expanding business. The assistance available ranges from highly specialized educational programs to on-the-job training salary reimbursement for new trainees.

Supplemental New Jobs Credit from Withholding: Program Purpose - The supplemental withholding credit is designed to promote the creation of high-quality jobs within Iowa by allowing an additional 1.5% percent withholding credit to provide additional funding for companies participating in the Iowa Industrial New Jobs Training Program (260E).

Iowa Workforce Development Center Fund: Program Purpose - This fund is one of the revenue sources that fund the 260F, training and retraining for targeted industries, innovative skills development and minority career opportunity programs. The assets of this fund are to be used to address Iowa workforce development center needs of the state by funding these training programs.

Iowa Jobs Training Program (260F): Program Purpose - To foster growth and competitiveness of Iowa's workforce and industry by ensuring that Iowa's workforce has the skills and expertise to compete with any workforce outside the state of Iowa. Forgivable loans are made to businesses to address the training needs of their workers. The training services provided may include vocational and skills assessment testing; adult basic education; job-related counseling; cost of company, college or contracted trainer or training services; training-related materials, equipment, software and supplies; lease or rental of training facilities; training-related travel and meals; subcontracted services; contracted or professional services.

Iowa Job Training Program - Business Networks (260F): Program Purpose - To foster growth and competitiveness of Iowa's workforce and industry by ensuring that Iowa's workforce has the skills and expertise to compete with any workforce outside the state of Iowa. Forgivable loans are made to five or

more business located in two or more community college districts to address a common training need of their workers. The training services provided may include vocational and skill assessment testing; adult basic education; job-related counseling; cost of company, college or contracted trainer or training services; training-related materials, equipment, software and supplies; lease or rental of training facilities; training-related travel and meals; subcontracted services; contracted or professional services.

These programs help to grow our available pool of qualified skilled and semi-skilled labor and also address soft skills as previously mentioned. Our Economic Development staff works closed with the community college to assist with the marketing of these programs

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that

In a partnership with the City of Bettendorf, the City of Davenport entered into an agreement with MetroNet to provide a fiber network throughout the entirety of both cities within a three-year period. This will help address internet access and affordability issues that business owners have identified.

The City also plans to undertake several measures to increase the City's resiliency to flooding on the Mississippi River including flood protection at the Waste Water Treatment Plant that serves the Iowa Quad Cities. Flood protection at the plant will ensure sewer service remains in operation even during significant flooding.

Locally, the City of Davenport is in the final stages of finishing up enhanced railroad access along city-owned track to the Transload facility in the Eastern Iowa Industrial Center. The Transload facility will allow truck to rail and vice versa traffic. This connection to the main rail line will open up the available acres in the Eastern Iowa Industrial Center to a broader range of companies in order to boost our chances of success for both new businesses and expanding businesses in Davenport.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

According to the 2019 AI, since 1990 the population has become less centralized and spread evenly to neighborhoods throughout the city. Racial and ethnic minority groups were mostly concentrated in dense, central neighborhoods and the northwest quadrant of the city in 1990, but have since moved progressively outwards following the residential patterns of the overall population. In addition to an overall population increase of non-White residents, the city of Davenport also experienced a noticeable growth in diversity among racial and ethnic minority populations.

A map of the Population by Race and Ethnicity from the 2019 AI can be found in the appendix.

What are the characteristics of the market in these areas/neighborhoods?

The most recently updated AI did not include a detailed evaluation of the geographic location of the HUD defined four housing problems. However, it does identify the following:

The tracts with the highest rate of housing problems are located in and near downtown Davenport along the river. These tracts have a lower share of homeownership and higher rental rates.

Homeownership is lowest in the areas just north and south of the Mississippi river, which corresponds to the downtown core areas of the City. In the two tracts along the river with the lowest homeownership only one-in-five (80%) or less of residents own their homes. Another area of low homeownership is in north central Davenport in the area around Pine Hill Cemetery and Northpark Mall.

A map of the Household Renters and Household Homeowners from the 2019 AI can be found in the appendix.

Are there any community assets in these areas/neighborhoods?

The Impacted Areas described in the Analysis of Impediments to Fair Housing are largely located in the dense urban core of the City of Davenport. These areas benefit from a compact footprint that is easily to traverse without private transportation, and access to many routes of public transportation during its hours of operation. These areas tend to have more public service providers, schools and institutions located within the neighborhoods, and there are large amounts of older and affordable housing in these areas. However, these areas are also challenged by the quality of the housing and transportation. As this planning process has indicated, there is a lack of decent, affordable housing in Davenport, with many units in the impacted areas being older, smaller and in poorer repair. In addition,

the planning process has identified public transportation hours of operation as an obstacle, with service available during limited hours and not at all at night. Finally, the growth in the City has tended to happen in the North and Northeast, and residents have noted that many services and amenities are moving in those directions and leaving behind empty locations in older parts of the City.

Are there other strategic opportunities in any of these areas?

As noted above, while the impacted areas identified in the AI and the Consolidated Plan have many assets, they have challenges as well. The opportunities that exist in these areas are:

- In the areas located in the core of the City, opportunities exist to balance the development of multi-family housing more fully between these areas and other parts of the City as well as promoting homeownership in areas where it is currently a smaller percentage of the residential market. In addition, opportunities exist to strengthen the public transportation system and work for rehabilitate the many units of older housing in the area that are affordable but in poor repair.

In the more northerly areas, opportunities exist to strengthen the public transportation system as well as to improve the infrastructure and establish street connectivity where it is planned but does not yet exist. As suggested by the AI, the City must continue to balance its investment between the large rehabilitation needs in the core of the City with developing new affordable rental and homeownership opportunities in the other parts of the City where they do not already exist.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

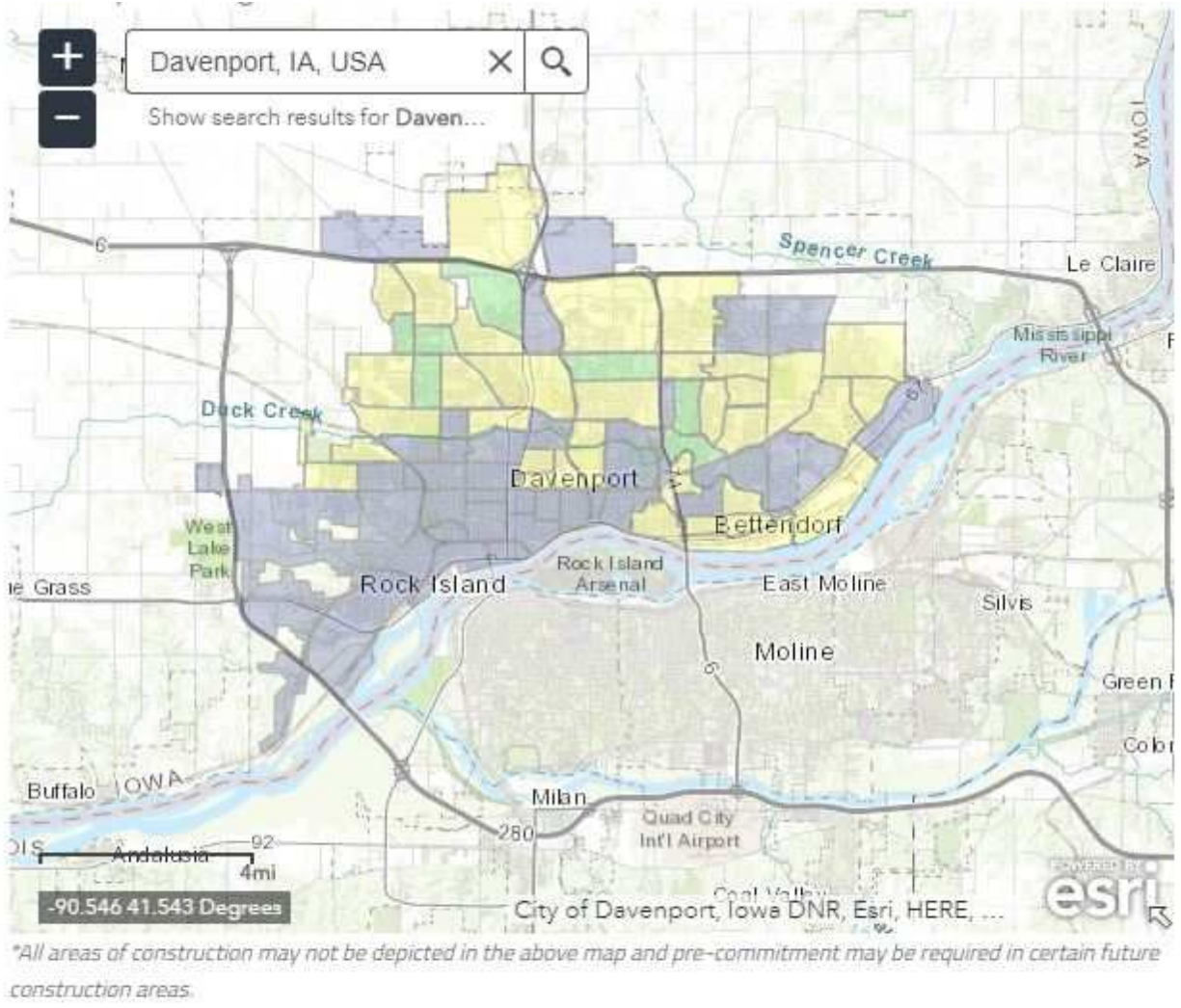
Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Access to broadband service is important for all people regardless of where they live, it is part of everyone's daily lives and access to it will continue to remain important. The City of Davenport is in an agreement with Metro Fibernet for the construction of a community-wide fiber network offering cable, phone, and internet services. The company is constructing private, full community-wide fiber network system in Davenport (and the neighboring City of Bettendorf). Under the terms of this non-exclusive agreement, MetroNet will be obligated to adhere to certain construction and notification practices as the dual-community fiber-to-the-premise network is built. The resulting network will be 100% fiber and offer gigabit-level speeds to residents and businesses. The infrastructure is being installed currently and is scheduled to be complete in 2021, see the attached map for current completed areas.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

New technologies bring challenges in terms of infrastructure and the relevance. In an article from the Information Technology and Innovation Foundation "A Policymaker's Guide to Broadband Competition, September 3, 2019": Jurisdiction policies need to recognize the unique economics of broadband: high fixed costs, spillover effects, and modularity, along with rapid technological change. The policy goal cannot be to simply maximize the number of competitors in a market; rather, policymakers should recognize each specific geographic area's cost structure and existing infrastructure and work incrementally to produce superior outcomes for users. In addition, policymakers should enable the emergence of new technology competitors, including both low-earth orbit (LEO) satellite and 5G broadband.

As Congress, the FCC, and states consider broadband policies over the next few years, the issue of competition is sure to play a central role in their deliberations. Policymakers should balance the desire for more competition to enhance consumer welfare in the broadband access with the need for the most efficient broadband industry structure. That means enabling, not promoting, more broadband competition, and allowing technological innovation to continue to bring ever-more benefits.



MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

According to the 2018 Scott County Multi-Jurisdictional Hazard Mitigation Plan the highest risks to Davenport are: Flash Flood, Thunderstorm, Lightning, Hail and Windstorm.

- **Flash flood** – highest vulnerability would be areas near creeks and with undersized storm sewers (older areas of the city). According to the 2013 Iowa Hazard Mitigation Plan, the State Hazard Mitigation Team concluded that the probability is highly likely that a flash flood event will affect Iowa in any given year. Using National Climatic Data Center (NCDC) data for Scott County, an average of 2.6 flash flood events occur in any given year.
- **Thunderstorm, Lightning, Hail** – Damage caused by a severe thunderstorm will likely most affect personal property, particularly older structures. Over 83% of the residential buildings in Scott County were built prior to 1980, and may be more likely to experience roofing damage and damage to the siding during high winds and lightning. Mobile home parks may also sustain wind damage and are at risk for toppling over in high winds. All of the structures within the county, regardless of whether they are critical facilities or not, are at risk of damage due to this hazard.
- **Windstorm** - Mobile home parks would be of particular concern as they are home to a high density of residents with structures not built to withstand high wind speeds. In addition, places with high densities of people such as schools, nursing homes, and large apartment buildings are also vulnerable. Based on historical statewide averages, Iowa would expect to have 15 to 20 wind events each year where wind speeds exceed 74 mph. The National Climate Data Center (NCDC) records 17 events for Scott County between 1974 and 2016 where high winds were the chief hazard. In some cases, there were multiple instances of wind gusts exceeding 64 knots per a given event.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Data from the 2018 Scott County Multi-Jurisdictional Hazard Mitigation Plan state that vulnerable populations include high-density residential areas, nursing and assisted living homes, schools, and mobile home parks. Davenport has three mobile home parks with at least a portion of their facility located within the Special Flood Hazard Area (SFHA), down from five in 2012

Creeks within the City of Davenport are susceptible to flash floods, in particular along Duck Creek that cuts through the middle of the city. Flash floods have severely damaged houses along the creeks as well as along the Mississippi River, which routinely floods. The city is making efforts to remove flood damaged properties from the floodplain and will continue to do so when funding is available. The city does participate in the National Flood Insurance Program and the Community Rating Service, and will continue to utilize floodplain and stormwater management to mitigate the effects of flooding.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

In preparing this Consolidated Plan, the City conducted the required Strategic Plan utilizing a variety of sources, including Census Data, the Analysis of Impediments to Fair Housing, the Housing Needs Assessment, and information gathered during the public input process. The Strategic Plan consists of evaluation of several factors:

- Geographic Priorities
- Influence of Market Conditions
- Anticipated Resources
- Institutional Delivery Structure
- Goals
- Public Housing Accessibility and Involvement
- Barriers to Affordable Housing
- Homelessness Strategy
- Lead Based Paint Hazards
- Anti-Poverty Strategy
- Monitoring

The results of each of these assessments can be found below.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

All of the programs funded with CDBG and HOME are offered citywide. This includes housing rehabilitation, economic development, and public service programs. Any resident that meets the individual program guidelines are welcome to participate.

The City has identified infrastructure in support of housing activities as a need. Infrastructure such as streets, sidewalks, and lighting was identified through the public input process as a concern of residents and other stakeholders. To address this need, the City may invest funds in infrastructure in the vicinity of the housing activities it funds. In addition, elimination of blight by demolishing unsafe buildings in older neighborhoods has also been identified as a concern. Because the housing stock and infrastructure needs are greater in older neighborhoods, it is likely that these activities will be concentrated in older neighborhoods.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Administration and Planning Housing

	Description	Increasing affordable decent housing for both renters and homeowners, particularly larger units, accessible units, those households with very low incomes, and units outside areas of concentrated low income and minority populations.
	Basis for Relative Priority	The City of Davenport held public input meetings and conducted a survey to gather citizen input. The results of these meetings, along with recommendations from the City's comprehensive plan, Housing Needs Assessment, and Analysis of Impediments of Fair Housing were presented to the 15 member Citizens' Advisory Committee. The Committee reviewed the results and identified needs from these items. From these needs, a set of local objectives were identified to be acted upon for the first year of the five year plan. In subsequent years, additional public input will be gathered to generate local objectives for upcoming years.
2	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Administration and Planning Economic Development
	Description	Increasing employment and business opportunities in the community to address lack of employment opportunities, particularly for younger workers, low to moderate income households, and minorities.

	Basis for Relative Priority	The City of Davenport held public input meetings and conducted a survey to gather citizen input. The results of these meetings, along with recommendations from the City's comprehensive plan, Housing Needs Assessment, and Analysis of Impediments of Fair Housing were presented to the 15 member Citizens' Advisory Committee. The Committee reviewed the results and identified needs from these items. From these needs, a set of local objectives were identified to be acted upon for the first year of the five year plan. In subsequent years, additional public input will be gathered to generate local objectives for upcoming years.
3	Priority Need Name	Infrastructure and Area Benefits
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Administration and Planning Infrastructure and Area Benefit
	Description	Increasing neighborhood quality and safety through mitigating or removing blighting conditions and providing improved neighborhood infrastructure like streets, alleys and sidewalks.
	Basis for Relative Priority	The City of Davenport held public input meetings and conducted a survey to gather citizen input. The results of these meetings, along with recommendations from the City's comprehensive plan, Housing Needs Assessment, and Analysis of Impediments of Fair Housing were presented to the 15 member Citizens' Advisory Committee. The Committee reviewed the results and identified needs from these items. From these needs, a set of local objectives were identified to be acted upon for the first year of the five year plan. In subsequent years, additional public input will be gathered to generate local objectives for upcoming years.
4	Priority Need Name	Low-Mod Clientele and Public Services

	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Administration and Planning Low-Mod Clientele and Public Services
	Description	Providing services to residents, particularly those that provide services for those suffering from mental health conditions, the homeless, and youth.

	Basis for Relative Priority	The City of Davenport held public input meetings and conducted a survey to gather citizen input. The results of these meetings, along with recommendations from the City's comprehensive plan, Housing Needs Assessment, and Analysis of Impediments of Fair Housing were presented to the 15 member Citizens' Advisory Committee. The Committee reviewed the results and identified needs from these items. From these needs, a set of local objectives were identified to be acted upon for the first year of the five year plan. In subsequent years, additional public input will be gathered to generate local objectives for upcoming years.
--	--	---

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Davenport receives HOME funding, which can be utilized to provide housing assistance to low to moderate income households. However, the City of Davenport also operates a Section 8 program and public housing units, which meet similar needs. In addition, a non-profit agency in Davenport receives HOME funding from the State of Iowa for a TBRA program. As a result of the public input process, and a review of the Housing Needs Assessment, the Analysis of Impediments of Fair Housing and the Market Analysis section of this Consolidated Plan, the City would generally not pursue funding for TBRA programs. This is because all sources reviewed indicate that while there may be a large number of existing units that have low rents, the age and condition of these units means that they are unlikely to meet the standard of "decent" housing under the HOME program and therefore could not be funded with TBRA. With limited resources available, funding could generally be better directed towards the rehabilitation of existing and the creation of new housing units that are both affordable and decent. While the City generally would not fund TBRA programs, there may be situations where, on a short term basis in response to an emergency situation the City may fund TBRA programs. An example of this would be funding a TBRA program to assist eligible households that have experienced unexpected loss or reduction of income due to COVID-19 related layoffs. Funding such a program on a short term basis would prevent these households from losing their current housing and reduce the strain on social services.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
TBRA for Non-Homeless Special Needs	The City of Davenport receives HOME funding, which can be utilized to provide housing assistance to low to moderate income households. However, the City of Davenport also operates a Section 8 program and public housing units, which meet similar needs. In addition, a non-profit agency in Davenport receives HOME funding from the State of Iowa for a TBRA program. As a result of the public input process, and a review of the Housing Needs Assessment, the Analysis of Impediments of Fair Housing and the Market Analysis section of this Consolidated Plan, the City would generally not pursue funding for TBRA programs. This is because all sources reviewed indicate that while there may be a large number of existing units that have low rents, the age and condition of these units means that they are unlikely to meet the standard of "decent" housing under the HOME program and therefore could not be funded with TBRA. With limited resources available, funding could generally be better directed towards the rehabilitation of existing and the creation of new housing units that are both affordable and decent. While the City generally would not fund TBRA programs, there may be situations where, on a short term basis in response to an emergency situation the City may fund TBRA programs. An example of this would be funding a TBRA program to assist eligible households that have experienced unexpected loss or reduction of income due to COVID-19 related layoffs. Funding such a program on a short term basis would prevent these households from losing their current housing and reduce the strain on social services.

New Unit Production	In preparing this Consolidated Plan, the City conducted a public input process and reviewed the Housing Needs Assessment, the Analysis of Impediments of Fair Housing and the Market Analysis section of this Consolidated Plan. Three factors were identified in this process: Quality of Affordable Units: • The age and condition of housing stock were identified as issues by both the public input process and the review of the above mentioned documents. Housing stock in Davenport is older, with nearly 75% of units in Davenport built prior to 1980. 34% of units in Davenport were built prior to 1950. The Analysis of Impediments to Fair Housing and the Housing Needs Assessment both indicated infill development is needed, as well as investment in affordable housing opportunities outside of areas with high concentrations of low to moderate income and minority residents in order to provide more choice in location to those in need of affordable housing. Quantity of Affordable Units: • All sources reviewed indicate that the City of Davenport does not have a shortage of housing particularly at moderate and higher income levels. There is a shortage of units that is affordable to households at the lowest end of the economic scale, those at 50% of Area Median Income or less. This shortage exists for both renters and homeowners. The City's experience with the Neighborhood Stabilization Program has indicated it is very difficult for individuals in this income range to qualify for home purchase mortgages. Production of new rental units affordable to households in this income range is a way to address the shortage, and HOME funds can be utilized to meet this need. Location of Affordable Units: Sources reviewed have indicated that affordable housing options are concentrated in older parts of the City, where the housing stock is likely to be older, smaller and in poorer repair. In addition, these areas are considered to be "impacted areas" by the Analysis of Impediments to Fair Housing. This means that they contain higher concentrations of minority and low to moderate income residents than other areas of the City. The Analysis of Impediments to Fair Housing and the Housing Needs Assessment both indicated infill
----------------------------	---

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
	development is needed, as well as investment in affordable housing opportunities outside of areas with • high concentrations of low to moderate income and minority residents in order to provide more choice in location to those in need of affordable housing. New unit production is a means to address all three of these identified factors, including providing quality units citywide, providing new affordable options in parts of the City that do not currently have them, and providing units affordable to those households at or below 50% of Area Median Income.
Rehabilitation	The age and condition of housing stock were identified as issues by both the public input process and the review of the Analysis of Impediments to Fair Housing and the Housing Needs Assessment. Housing stock in Davenport is older, with nearly 75% of units in Davenport built prior to 1980. 34% of units in Davenport were built prior to 1950. Because of the age of the housing stock, there is a presumption that lead based paint exists in a substantial portion of the City's housing stock, both rental and homeowner. Both of the above mentioned documents indicated rehabilitation is needed, as well as investment in affordable housing opportunities outside of areas with high concentrations of low to moderate income and minority residents in order to provide more choice in location to those in need of affordable housing. While the need for more variety in the location of affordable housing may be best met through the production of new units, rehabilitation of existing affordable units is still needed in parts of town where it already exists. The City has historically offered owner occupied rehabilitation programs, and made funds available citywide for major rental rehabilitations, and it intends to continue these programs as funding allows.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	The public input process and the review of the above mentioned documents indicated that there is a need for larger scale housing rehabilitation and infill development, including rehabilitation, demolition, replacement and financing. Homeowner: As the City has grown on the northern edge, the number of available homes in need of work in the central city has increased. Programs to encourage current homeowner investment as well as new homebuyers in the older parts of the city are important. The City has a few programs to assist these areas including DREAM and URTE. With federal funds, the City continues to see strong interest for the Urban Homestead Program, which provides funding for the rehabilitation and acquisition of existing homes. These programs also provide downpayment assistance. Rental: A review of the above mentioned documents and the public input process has indicated a need for affordable rental units, especially larger units, accessible units, and those for households with very low incomes. The City continues to offer funding to housing developers to acquire existing rental housing as a means of both preserving existing and providing additional affordable units.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

During the public participation process, four needs were identified:

- increasing affordable decent housing for both renters and homeowners, particularly larger units, those households with very low incomes, and units outside areas of concentrated low income and minority populations;
- increasing employment and business opportunities in the community to address lack of employment opportunities, particularly for younger workers, low to moderate income households, and minorities;
- increasing neighborhood quality and safety through better code enforcement and nuisance violations, removing blighting conditions;
- providing improved neighborhood infrastructure; providing services to residents, particularly those that benefit youth, improve transportation options and financial literacy.

In the process of developing the annual plan, the needs were used to develop local objectives to for the Year 46:

- Improve the availability and livability of affordable housing in Davenport neighborhoods.
- Support programs to retain existing businesses and to attract new businesses, with an emphasis on increasing employment and business opportunities for younger workers, low to moderate income households, and minorities.
- Provide support for human needs for the citizens of Davenport emphasizing building life skills

Utilizing these needs and objectives, a CDBG application process was undertaken to identify non-profit groups and city departments that could address the objectives. Successful applicants were awarded CDBG grant funding to undertake the projects listed below.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,597,567	350,000	1,050,000	2,997,567	6,200,000	Actual funding for Year 46 is shown. Year 47-50 is estimated at \$1,200,000/per year in new entitlement and \$350,000/ per year in program income. Prior year includes an estimate of \$940,000 in EN and \$600,000 in PI rolled over from Year 45 to Year 46.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	440,956	200,000	1,540,000	2,180,956	2,400,000	Actual entitlement for Year 46 is shown, estimated amounts for Year 47-50 are estimated at \$400,000 in entitlement and \$200,000 in program income per year. Prior year includes an estimate of \$940,000 in EN and \$600,000 in PI rolled over from Year 45 to Year 46.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

In meeting underserved needs, the largest obstacle remains the availability of funding to address needs. Because funding is not available to meet all needs, the Citizens' Advisory Committee, which is responsible for evaluating applications and awarding funding, has put in place an evaluation process that places a higher point value on closely addressing the identified local objectives and on compliance and performance in carrying out funded activities. In this way, the CAC is attempting to use the limited federal dollars available in the most efficient manner.

In addition to availability of funding, eligible non-profit partners in the community must bring forward applications for programs to meet identified needs and local objectives. For example, in the current program year, no applications were received for transportation or financial literacy programs, though those are needs identified through the planning process. In the absence of an eligible applicant to carry out these activities, the City is unable to evaluate them for funding in the current program year.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

When the City has property available that would be appropriate for redevelopment, it has sometimes offered these lots to other entities for development. These entities have included both for profit developers and non-profit developers. In the event land is offered to a developer, the terms of the transfer are evaluated based on the need for the development, the cash flow of the proposed development, and the ability of the receiving entity to pay. Depending on the outcome of this evaluation, the land may be sold or donated to the receiving entity according to terms negotiated on a case by case basis. In the past, examples of this have included the donation of foreclosed homes to nonprofit groups for rehabilitation and resale, the donation of single family lots for the construction of affordable homes, and the transfer of commercial land for the construction of affordable rental units.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Davenport	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

U. S. Department of Housing and Urban Development (HUD) – Provides entitlement funds to Davenport including CDBG and HOME. The City is neither an ESG nor HOPWA entitlement community. HUD also provides funding directly to nonprofit organizations to address the needs of homeless and special needs persons. Several entities with the City of Davenport are involved in this process:

- Department of Community Planning and Economic Development (CPED) - oversees the process which provides funding to organizations that provide decent housing, a suitable living environment, or expanded economic opportunities, principally for low- and moderate-income people. Davenport receives CDBG and HOME funds as part of an annual entitlement through the Department of Housing & Urban Development (HUD). CPED administers the City's housing rehab and economic development programs funded with HUD funds. CPED serves as the Public Housing Authority overseeing the Section 8 Program, management of the Scattered Sites Public Housing Units and the Heritage, a multi-unit high-rise providing housing for the elderly and persons with special needs. Finally, CPED prepares the plans, studies, and reports required by federal programs; prepares economic development strategies; and completes historic preservation and environmental reviews. Additionally, CPED provides staff support to the following groups that assist the City in administering HUD funded and HUD related programs. These groups include the Davenport Housing Commission, the Citizens' Advisory Committee and the Historic Preservation Commission.

- Through the Public Works Department, the City also enforces property maintenance standards for housing and neighborhoods, and provides Rental inspections.
- The City provides federal grant funding to a variety of non-profit partners to provide affordable housing, counseling, financing and services and to provide public services in the community to youth, seniors, homeless, survivors of domestic violence and other low to moderate income clientele eligible through the CDBG and HOME programs as funding allows.

The City has not identified any gaps in the institutional delivery system.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X		X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Within the jurisdiction beyond the mainstream and supportive services provided to any homeless individual, there are several programs targeting homeless person and persons with HIV/AIDS. De La Cerda, Inc. is located in Rock Island, Illinois which is across the river from the jurisdiction and accepts homeless individuals from the surrounding communities. De La Cerda provides transitional housing and supportive services for homeless individuals and households where a member of the family has HIV/AIDS. De La Cerda coordinates with Community Health Care, a local FQHC clinic and Genesis Medical Center's Virology Center to coordinate optimal care to participants. Outreach services are provided by a local nonprofit agency, The Project of the Quad Cities, provides free HIV testing and referrals to supportive services as well as case management.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Through the public input process, stakeholders who work with homeless and special needs populations indicated that they continuously work together through the Continuum of Care and the Shelter and Transitional Housing Council to provide services to residents at risk of homelessness, those actually homeless and special needs populations such as elderly and those with physical and mental disabilities.

The stakeholders did not indicate gaps in the service delivery system. However, they did indicate that financial resources have been declining and threaten the stability of agencies tasked with serving homeless and special needs populations. In particular, decreased federal funding coupled with increased federal regulation and reporting requirements have resulted in an increase in staff time devoted to administration without the funding to compensate for the staff time lost in providing services. The stakeholders also identified the limited amount of affordable housing units available to very low income households exiting shelter and transitional housing as a need. That need has also been addressed elsewhere in this plan.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

No gaps were identified in the institutional structure and service delivery system through the public input process. However, a need was identified for additional housing units affordable to households with very low incomes. That need is eligible to be addressed with unit production through the HOME program, and the City intends to address that need as funding is available and development opportunities arise.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration and Planning	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Housing Economic Development Infrastructure and Area Benefits Low-Mod Clientele and Public Services	CDBG: \$1,539,756 HOME: \$0	Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Housing	2020	2024	Affordable Housing		Housing	CDBG: \$3,107,811 HOME: \$4,580,956	Rental units constructed: 9 Household Housing Unit Rental units rehabilitated: 3 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit Homeowner Housing Rehabilitated: 90 Household Housing Unit Direct Financial Assistance to Homebuyers: 103 Households Assisted
3	Economic Development	2020	2024	Non-Housing Community Development		Economic Development	CDBG: \$1,850,000 HOME: \$0	Jobs created/retained: 75 Jobs Businesses assisted: 5 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Infrastructure and Area Benefit	2020	2024	Non-Housing Community Development		Infrastructure and Area Benefits	CDBG: \$1,500,000 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted Facade treatment/business building rehabilitation: 10 Business Buildings Demolished: 5 Buildings
5	Low-Mod Clientele and Public Services	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development		Low-Mod Clientele and Public Services	CDBG: \$1,200,000	Public service activities other than Low/Moderate Income Housing Benefit: 6763 Persons Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Administration and Planning
	Goal Description	Coordinates, administers, and monitors the CDBG and HOME programs; prepares reports and plans required by HUD, prepares environmental and historic preservations studies, monitors compliance of all federally funded activities under the grants. Manages CDBG and HOME funded assets including the loan portfolio, program income and any properties funded in whole or in part with CDBG or HOME funds. Funding is allowed through both the CDBG and HOME grants to pay for the administration and planning costs of the grants. Please note that neither the CDBG nor the HOME grants require that beneficiaries be reported for planning and administration activities, however, a goal outcome indicator was required to be selected for this goal. Therefore, the goal outcome indicator of "Other" was selected and a placeholder number of zero was entered to allow the screen to be saved. Note that funding in this category is capped by Federal regulations. The available funding estimated here is based on assumptions about ongoing grant amounts and program income amounts that may or may not actually be received. Only the first year's actual grant amount is known. See screen SP-35 for details about the assumptions made in these estimates for CDBG and HOME.
2	Goal Name	Housing
	Goal Description	Increasing affordable decent housing for both renters and homeowners, particularly larger units, accessible units, those for households with very low incomes, and units outside areas of concentrated low income and minority populations. May include: rehabilitation, acquisition/rehab/resale, refinance/rehab, demolition/site preparation, new construction, downpayment/closing cost assistance and housing counseling. Housing units assisted will be single or multi-unit affordable housing to be sold, rented, or lease/purchased, as allowed by CDBG and HOME regulations. Beneficiaries of housing activities will be low to moderate income households as specified by HUD regulations. The available funding estimated here is based on assumptions about ongoing grant amounts and program income amounts that may or may not actually be received. Only the first year's actual grant amount is known. See screen SP-35 for details about the assumptions made in these estimates for CDBG and HOME.

3	Goal Name	Economic Development
	Goal Description	Increasing employment and business opportunities in the community to address lack of employment opportunities, particularly for younger workers, low to moderate income households, and minorities. The available funding estimated here is based on assumptions about ongoing grant amounts and program income amounts that may or may not actually be received. Only the first year's actual grant amount is known. See screen SP-35 for details about the assumptions made in these estimates for CDBG and HOME.
4	Goal Name	Infrastructure and Area Benefit
	Goal Description	Infrastructure and area benefits to benefit low to moderate households and areas, as allowed by CDBG regulations. This could include (but is not limited to) improvements to streets, sidewalks, gutters, sewer, alleys and other neighborhood improvements. Could also include prevention/elimination of blight through acquisition, demolition, rehabilitation, facade improvements, etc. The available funding estimated here is based on assumptions about ongoing grant amounts and program income amounts that may or may not actually be received. Only the first year's actual grant amount is known. See screen SP-35 for details about the assumptions made in these estimates for CDBG and HOME.
5	Goal Name	Low-Mod Clientele and Public Services
	Goal Description	Providing services to residents, particularly those that provide services for those suffering from mental health conditions, the homeless, and youth. Note that funding in this category is capped by Federal regulations. The available funding estimated here is based on assumptions about ongoing grant amounts and program income amounts that may or may not actually be received. Only the first year's actual grant amount is known. See screen SP-35 for details about the assumptions made in these estimates for CDBG and HOME.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City estimates that over the 5 years of this consolidated plan more than 100 households will provided affordable housing, as specified in the Housing Goal table.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The City is not subject to a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

Staff meets with public housing residents at least annually for file updates and also to do a housekeeping visit. As part of those visits, staff asks them about their needs and whether or not they have any suggestions and/or requests with regard to their assisted housing unit or their housing development. Any issues that arise are addressed and/or referrals are made.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

The public housing agency is not designated as troubled.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

In 2019, the City of Davenport completed an updated Analysis of Impediments to Fair Housing. The Analysis of Impediments to Fair Housing contained several suggested action items:

- Increase supply of decent affordable housing,
- Increase the geographic diversity in affordable housing choices,
- Increase the supply of accessible housing for persons with disabilities,
- Increase consideration of fair housing in the comprehensive planning process, multifamily development, and zoning processes.
- Improve community perception of affordable housing

The Analysis of Impediments to Fair Housing recommended that the City continue its strategy of balancing housing investments between revitalizing older areas and developing new affordable housing where it has not been traditionally available.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The governing body for homeless service planning for the State of Iowa is the Iowa Council on Homelessness. This organization was established in Iowa Code 16.00A in 2008. The Iowa Council serves as the HUD designated primary decision making group and oversight board of the Iowa Balance of State CoC for the Homeless (IA-501). The Iowa Council on Homelessness is comprised of a 38 volunteer member appointed planning and advisory board. On the local planning level, the Scott County Shelter and Transitional Housing Council (SCSTHC) is comprised of local organizations, local and county government representatives that provide services to the community's homeless persons and persons at risk of becoming homeless. The local council assists in the point in time count which identifies unsheltered persons and performs weekly homeless outreach in the community looking for unsheltered persons. Agencies collaborate in mutual referrals and resources, using the Iowa Balance of State Coordinated Services Network and the Service Prioritization Decision Assistance Tool (SPDAT) at intake, to identify the programs and services best aligned to end the family/individual homelessness.

Addressing the emergency and transitional housing needs of homeless persons

The Scott County Council represents 28 non-profit organizations and local and county government. This multi-faceted council provides emergency shelter, transitional housing, permanent housing, affordable housing and mainstream supportive services. The Scott County Council identifies gaps in housing services and researches solutions to those gaps by utilizing the expertise of those agencies that have successfully provided housing and mainstream services to homeless persons. This collaboration provides program delivery that reduces redundancy in services, uses funds available more efficiently and allows those agencies who have the experience in program delivery the opportunity to expand on existing successful programs through coordinated entry.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Iowa Council identified a need for consistent Iowa standards for homeless operations, services and performance. Driven by new HUD regulations, the Iowa Council outlined its strategy for establishing commonality and consistency in operational practices, services, and performance measures for organizations and programs with a focus on housing needs and services. In 2014 state fiscal year, the Council used state appropriation funds to contract with the State Public Policy Group to develop recommended standards for homeless programs as a best practice for Iowa's homelessness system.

These standards are directed to individual organizations and their programs. By local achievement of these standards, each organization will contribute to the larger goal of system improvement and to reduce the amount of time homeless persons will need in shelter and prevent individuals and families who are recently homeless from re-entering shelter. The Iowa Balance of State Coordinated Services Network utilizes a computerized record keeping system that captures information about people experiencing homelessness that is administered by the Institute for Community Alliances. In addition to creating an unduplicated count of the homeless population and developing aggregate information that will assist in developing policies to end homelessness, the system allows programs to share information electronically about clients, including their service needs, who have been entered into the software, in order to better coordinate services.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Homeless prevention programs including rental and utility assistance program assist in helping low-income individuals and families from becoming homeless. The Salvation Army Family Center maintains the community's coordinated entry contact for homeless persons leaving hospitals and correctional institutions. Prior to discharge, staff utilize the coordinated entry staff who will assist with finding exiting individuals with appropriate transitional and permanent housing and mainstream resources while reducing the return or entry into shelter.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

All of the housing rehabilitation programs offered by the City and subrecipient agencies adhere to lead based paint regulations. This includes programs for homeownership, where homes are acquired, rehabilitated and sold to eligible households; as well as owner occupied rehabilitation programs for households that already own their homes. In both programs, federal funding is utilized to remediate or abate lead hazards as appropriate according to regulations. In all rehabilitation projects, lead safe work practices are used at all times when lead is present.

In addition to rehabilitating existing housing, the City was encouraged by the Analysis of Impediments to Fair Housing to continue to balance federal investments between the revitalization of older areas and the provision of new housing opportunities outside of areas where they have traditionally been available. In continuing this strategy, the City has funded the construction of a variety of new housing units, both owner occupied and rental, that will obviously be lead free by virtue of the fact that lead based paint is no longer produced or allowed.

Rehabilitation programs are available to families with lead poisoned children as well. Such families are referred by the Scott County Health Department at their discretion when they are detected. Because the State of Iowa has mandated that all children entering kindergarten be tested for lead based paint, the incidence of lead poisoning among children is now one that can be detected and addressed earlier.

To support regional and State efforts in reducing lead hazards, City staff attends regular meetings of the Live Lead Free Quad City Coalition and also sits on the State of Iowa's Childhood Lead Advisory Workgroup.

How are the actions listed above related to the extent of lead poisoning and hazards?

As a community with older housing stock, the prevalence of lead based paint is assumed to be widespread, though only lead testing can detect the presence of lead for certain, because nearly 80% of Davenport's housing units were built prior to 1980, the presence of lead based paint can be assumed to be widespread.

The presence of lead based paint, however, does not automatically indicate that the lead based paint is a hazard. When undertaking any rehabilitation project, the home is evaluated for lead based paint hazards. This can include visual assessment, presumption, or a full lead risk assessment depending on the level and type of rehabilitation being carried out and the amount of funding being used. The results of this risk assessment are used to guide the rehabilitation work to mitigate or abate hazards and to assure safe work practices. Upon completion of the project, clearance testing is performed when required by regulation to ensure that the home is safe to reoccupy.

How are the actions listed above integrated into housing policies and procedures?

The City of Davenport and all subrecipients working in the field of housing rehabilitation are required to follow lead based paint regulations as required by HUD. As described above, the presence of lead, and particularly lead based paint hazards, is considered at each step of the rehabilitation process from initial inspection through to clearance testing (if required based on the type of work performed). Lead based paint hazards are an eligible hazard to be addressed by the housing rehabilitation program, and health hazards of all types are considered priorities in any project ahead of other, less critical work.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City anticipates allocating CDBG funds to activities that assist in reducing the number of poverty level families in Davenport. Specific activities to reduce or assist in reducing poverty will be identified within the Annual Action Plan. In the past, the City has funded programs that assist poverty level families. These programs have included:

- economic development activities that create or retain jobs for low to moderate income workers and/or business owners,
- a transportation program for low/mod individuals and families,
- transitional housing and supportive services for low to moderate income single parents
- public service activities that support mentoring, after school, and summer programs for low to moderate income children

All of the activities funded through the CDBG and HOME programs are available to poverty level families, and the City has sought to balance the investment of federal funds between economic development activities that benefit low to moderate income business owners and employees in creating or retaining jobs, public service activities for families that need access to supportive services and enrichment activities, homeownership and rehabilitation opportunities for families that would like to purchase or improve a home, and rental development to ensure an adequate supply of decent, affordable housing for those who cannot afford or are not ready for homeownership.

While many of these programs provide services to families who are low to moderate income, the intention is that, particularly through affordable economic development, stable affordable housing, and child care activities that families will be able to utilize their saved or gained resources to take the step out of poverty. In particular, youth programs funded through CDBG are intended to provide resources, mentoring, and skills to young residents that help to break the cycle of poverty.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

All of the programs funded through the CDBG and HOME funds are available citywide and to all eligible low to moderate income residents. The Analysis of Impediments to Fair Housing and the Housing Needs Assessment both encouraged the City to continue to balance the investment of federal funds between revitalizing older areas where low income and minority residents are concentrated and to invest in new affordable housing opportunities in areas of the City where they have not been traditionally available. In addition, a need for units affordable to households at or below 50% of Area Median Income has been identified elsewhere in this Consolidated Plan. By attempting to meet the housing, service, and economic development needs of poverty level residents to the extent feasible with funds available, it is hoped that more residents will be able to rise out of poverty.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

CDBG:

The City has the responsibility to monitor its subrecipients for program compliance. CDBG Administration staff performs risk assessments on all subrecipients annually. The results of these risk assessments determine whether the subrecipient will receive an on-site visit, a desktop review, or some combination of the two. Factors that indicate a subrecipient may be high risk include high staff turnover, late or incorrect payout requests and/or quarterly reports, findings or concerns in the previous year, and length of time since the previous on-site visit.

During the monitoring visit, staff examines financial records, intake and participation records, and agency policies and procedures. Any concerns or findings are presented to the agency director and the chair of the agency's board of directors. Staff follow-up on any concerns or findings identified through monitoring to ensure that the agency has made appropriate changes to ensure program compliance. Ongoing or repeated compliance issues may result in more frequent monitoring, file by file review with CDBG Administration staff approval required before proceeding, or termination of the CDBG subrecipient agreement.

HOME:

The City has the responsibility to monitor HOME funded projects during the affordability period. CDBG Administration staff performs risk assessments on all rental developments still in the affordability period annually. The results of these risk assessments determine whether the development will receive an on-site visit, a desktop review, or some combination of the two. Factors that indicate a development may be high risk include high staff turnover, late or incorrect reports, tenant complaints, cash flow concerns, findings or concerns in the previous year, and length of time since the previous on-site visit.

During the monitoring visit, staff examines intake and tenant records, policies and procedures. Any concerns or findings are presented to the property manager and owner. Staff follow-up on any concerns or findings identified through monitoring to ensure that the agency has made appropriate changes to ensure program compliance. Ongoing or repeated compliance issues may result in more frequent monitoring, file by file review with HOME Administration staff approval required before proceeding, or repayment of funds.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

During the public participation process, four needs were identified:

- Increasing affordable decent housing for both renters and homeowners, particularly larger units, accessible units, those for households with very low incomes, and units outside areas of concentrated low income and minority populations.
- Increasing employment and business opportunities in the community to address lack of employment opportunities, particularly for younger workers, low to moderate income households, and minorities.
- Increasing neighborhood quality and safety through mitigating or removing blighting conditions and providing improved neighborhood infrastructure like streets, alleys and sidewalks.
- Providing services to residents, particularly those that provide services for those suffering from mental health conditions, the homeless, and youth.

In the process of developing the annual plan, the needs were used to develop local objectives to for the Year 46:

- Improve the availability and livability of affordable housing in Davenport neighborhoods.
- Support programs to retain existing businesses and to attract new businesses, with an emphasis on increasing employment and business opportunities for younger workers, low to moderate income households, and minorities.
- Provide support for human needs for the citizens of Davenport emphasizing building life skills

Utilizing these needs and objectives, a CDBG application process was undertaken to identify non-profit groups and city departments that could

address the objectives. Successful applicants were awarded CDBG grant funding to undertake the projects listed below.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,597,567	350,000	1,050,000	2,997,567	6,200,000	Actual funding for Year 46 is shown. Year 47-50 is estimated at \$1,200,000/per year in new entitlement and \$350,000/ per year in program income. Prior year includes an estimate of \$940,000 in EN and \$600,000 in PI rolled over from Year 45 to Year 46.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	440,956	200,000	1,540,000	2,180,956	2,400,000	Actual entitlement for Year 46 is shown, estimated amounts for Year 47-50 are estimated at \$400,000 in entitlement and \$200,000 in program income per year. Prior year includes an estimate of \$940,000 in EN and \$600,000 in PI rolled over from Year 45 to Year 46.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

In meeting underserved needs, the largest obstacle remains the availability of funding to address needs. Because funding is not available to meet all needs, the Citizens' Advisory Committee, which is responsible for evaluating applications and awarding funding, has put in place an evaluation process that places a higher point value on closely addressing the identified local objectives and on compliance and performance in carrying out funded activities. In this way, the CAC is attempting to use the limited federal dollars available in the most efficient manner.

In addition to availability of funding, eligible non-profit partners in the community must bring forward applications for programs to meet

identified needs and local objectives. For example, in the current program year, no applications were received for transportation or financial literacy programs, though those are needs identified through the planning process. In the absence of an eligible applicant to carry out these activities, the City is unable to evaluate them for funding in the current program year.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

When the City has property available that would be appropriate for redevelopment, it has sometimes offered these lots to other entities for development. These entities have included both for profit developers and non-profit developers. In the event land is offered to a developer, the terms of the transfer are evaluated based on the need for the development, the cash flow of the proposed development, and the ability of the receiving entity to pay. Depending on the outcome of this evaluation, the land may be sold or donated to the receiving entity according to terms negotiated on a case by case basis. In the past, examples of this have included the donation of foreclosed homes to nonprofit groups for rehabilitation and resale, the donation of single family lots for the construction of affordable homes, and the transfer of commercial land for the construction of affordable rental units.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration and Planning	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Housing Economic Development Infrastructure and Area Benefits Low-Mod Clientele and Public Services	CDBG: \$299,756 HOME: \$0	Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Housing	2020	2024	Affordable Housing		Housing	CDBG: \$1,467,811 HOME: \$2,054,480	Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit Homeowner Housing Rehabilitated: 18 Household Housing Unit Direct Financial Assistance to Homebuyers: 18 Households Assisted
3	Economic Development	2020	2024	Non-Housing Community Development		Economic Development	CDBG: \$650,000 HOME: \$0	Jobs created/retained: 10 Jobs Businesses assisted: 0 Businesses Assisted
4	Infrastructure and Area Benefit	2020	2024	Non-Housing Community Development		Infrastructure and Area Benefits	CDBG: \$300,000 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted Buildings Demolished: 0 Buildings
5	Low-Mod Clientele and Public Services	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development		Low-Mod Clientele and Public Services	CDBG: \$280,000 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 1827 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Administration and Planning
	Goal Description	Coordinates, administers, and monitors the CDBG and HOME programs; prepares reports and plans required by HUD, prepares environmental and historic preservations studies, monitors compliance of all federally funded activities under the grants. Manages CDBG and HOME funded assets including the loan portfolio, program income and any properties funded in whole or in part with CDBG or HOME funds. Funding is allowed through both the CDBG and HOME grants to pay for the administration and planning costs of the grants. Please note that neither the CDBG nor the HOME grants require that beneficiaries be reported for planning and administration activities, however, a goal outcome indicator was required to be selected for this goal. Therefore, the goal outcome indicator of "Other" was selected and a placeholder number of zero was entered to allow the screen to be saved. Note that funding in this category is capped by Federal regulations. The available funding estimated here is based on assumptions about ongoing grant amounts and program income amounts that may or may not actually be received. Only the first year's actual grant amount is known. See screen SP-35 for details about the assumptions made in these estimates for CDBG and HOME.
2	Goal Name	Housing
	Goal Description	Increasing affordable decent housing for both renters and homeowners, particularly larger units, accessible units, those for households with very low incomes, and units outside areas of concentrated low income and minority populations. May include: rehabilitation, acquisition/rehab/resale, refinance/rehab, demolition/site preparation, new construction, downpayment/closing cost assistance, housing counseling and Tenant Based Rental Assistance. Housing units assisted will be single or multi-unit affordable housing to be sold, rented, or lease/purchased, as allowed by CDBG and HOME regulations. Beneficiaries of housing activities will be low to moderate income households as specified by HUD regulations. The available funding estimated here is based on assumptions about ongoing grant amounts and program income amounts that may or may not actually be received. Only the first year's actual grant amount is known. See screen SP-35 for details about the assumptions made in these estimates for CDBG and HOME.

3	Goal Name	Economic Development
	Goal Description	Increasing employment and business opportunities in the community to address lack of employment opportunities, particularly for younger workers, low to moderate income households, and minorities. May include: section 108 loans, loan guarantees, grants, Microenterprise assistance, and infrastructure development to businesses locating to or expanding in Davenport, and to businesses in need of assistance to retain jobs. The available funding estimated here is based on assumptions about ongoing grant amounts and program income amounts that may or may not actually be received. Only the first year's actual grant amount is known. See screen SP-35 for details about the assumptions made in these estimates for CDBG and HOME.
4	Goal Name	Infrastructure and Area Benefit
	Goal Description	Infrastructure and area benefits to benefit low to moderate households and areas, as allowed by CDBG regulations. This could include (but is not limited to) improvements to streets, sidewalks, gutters, sewer, alleys and other neighborhood improvements. Could also include prevention/elimination of blight through acquisition, demolition, rehabilitation, facade improvements, etc. The available funding estimated here is based on assumptions about ongoing grant amounts and program income amounts that may or may not actually be received. Only the first year's actual grant amount is known. See screen SP-35 for details about the assumptions made in these estimates for CDBG and HOME.
5	Goal Name	Low-Mod Clientele and Public Services
	Goal Description	Providing services to residents, particularly those that provide services for those suffering from mental health conditions, the homeless, and youth. Note that funding in this category is capped by Federal regulations. The available funding estimated here is based on assumptions about ongoing grant amounts and program income amounts that may or may not actually be received. Only the first year's actual grant amount is known. See screen SP-35 for details about the assumptions made in these estimates for CDBG and HOME.

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects

#	Project Name
1	City Administration/Planning
2	Housing
3	Economic Development
4	Infrastructure and Area Benefits
5	Low-Mod Clientele and Public Services

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary
Project Summary Information

1	Project Name	City Administration/Planning
	Target Area	
	Goals Supported	Administration and Planning Housing Economic Development Infrastructure and Area Benefit Low-Mod Clientele and Public Services
	Needs Addressed	Housing Economic Development Infrastructure and Area Benefits Low-Mod Clientele and Public Services
	Funding	CDBG: \$299,756
	Description	Coordinates, administers, and monitors the CDBG and HOME programs; prepares reports and plans required by HUD, prepares environmental and historic preservations studies, monitors compliance of all federally funded activities under the grants. Manages CDBG and HOME funded assets including the loan portfolio, program income and any properties funded in whole or in part with CDBG or HOME funds. In the event that the City would pursue a Section 108 loan for housing or infrastructure, City Staff funded through CDBG and/or HOME would administer the Section 108 activities. Expected resources include 2020 entitlement and program income, as well as prior year entitlement and program income.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Planning and Administration activities will be undertaken by City Staff at Davenport City Hall.
	Planned Activities	Funds will be used to coordinate, administer, and monitor the CDBG and HOME programs; prepare reports and plans required by HUD, and to prepare Section 106 and environmental reviews, historic preservation studies, and other reports required by HUD.
2	Project Name	Housing
	Target Area	
	Goals Supported	Housing

Needs Addressed	Housing
Funding	CDBG: \$1,467,811 HOME: \$2,054,480
Description	With CDBG and HOME funding in accordance with rules and regulations, assistance will be provided by the City directly to homebuyers, homeowners, renters, and developers, as well as to non-profits, for-profits or CHDOs to acquire and/or rehabilitate properties, eliminate blight, correct substandard conditions, make general repairs, improve energy efficiency, reduce lead paint hazards, and make emergency or accessibility repairs. May include: rehabilitation, acquisition/rehab/resale, refinance/rehab, demolition/site preparation, new construction, downpayment/closing cost assistance, housing counseling and Tenant Based Rental Assistance. Housing units assisted will be single or multi-unit affordable housing to be sold, rented, or lease/purchased, as allowed by CDBG and HOME regulations. Beneficiaries of housing activities will be low to moderate income households as specified by HUD regulations. Other funding available includes program income generated by the respective revolving loan funds. Section 108 loans for eligible housing activities may be undertaken. Funding will also be utilized for project delivery costs and administration of housing programs, as allowed by CDBG and HOME regulations. Expected resources include 2020 entitlement and program income, as well as prior year entitlement and program income.
Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	It is estimated that the following beneficiaries will be served: • Housing rehabilitation loans/grants: 18 • Downpayment/closing cost assistance: 18
Location Description	Funding is available citywide. Exact addresses of housing projects are not known until applications have been received, processed and approved.

	Planned Activities	With CDBG and HOME funding in accordance with rules and regulations, assistance will be provided by the City directly to homebuyers, homeowners, renters, and developers, as well as to non-profits, for-profits or CHDOs to acquire and/or rehabilitate properties, eliminate blight, correct substandard conditions, make general repairs, improve energy efficiency, reduce lead paint hazards, and make emergency or accessibility repairs. May include: rehabilitation, acquisition/rehab/resale, refinance/rehab, demolition/site preparation, new construction, downpayment/closing cost assistance, housing counseling and Tenant Based Rental Assistance. Housing units assisted will be single or multi-unit affordable housing to be sold, rented, or lease/purchased, as allowed by CDBG and HOME regulations. Beneficiaries of housing activities will be low to moderate income households as specified by HUD regulations. Other funding available includes program income generated by the respective revolving loan funds. Funding will also be utilized for project delivery costs and administration of housing programs, as allowed by CDBG and HOME regulations.
3	Project Name	Economic Development
	Target Area	
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$300,000

	Description	Formulation, coordination, and implementation of local economic development strategies. Provide economic development assistance including loans, section 108 loans, loan guarantees, grants, Microenterprise assistance, and infrastructure development to businesses locating to or expanding in Davenport, and to businesses in need of assistance to retain jobs. Loans and grants provided will be for operating capital, acquisition, rehabilitation, demolition, slum blight prevention/removal. At least 51% of the jobs created or retained by the assisted businesses must be made available to low/moderate income people. Economic development assistance will also be provided to alleviate slum or blighted conditions in designated slum/blight areas or on individual slum/blight properties. Small business loan program will address the impact of the credit crunch and reduction of capital for business start-ups or expansion. Section 108 loans for eligible economic development activities may be undertaken. A percentage of staff costs will be covered by program income earned through the revolving loan fund. Expected resources include 2020 entitlement and program income, as well as prior year entitlement and program income.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimated that 10 jobs will be created or retained per \$20,000 in assistance through the Small Business Loan program or Downtown Davenport Jobs program.
	Location Description	Economic Development activities are available citywide.

	Planned Activities	Formulation, coordination, and implementation of local economic development strategies. Provide economic development assistance including loans, section 108 loans, loan guarantees, grants, Microenterprise assistance, and infrastructure development to businesses locating to or expanding . in Davenport, and to businesses in need of assistance to retain jobs. Loans and grants provided will be for operating capital, acquisition, rehabilitation, demolition, slum blight prevention/removal. At least 51% of the jobs created or retained by the assisted businesses must be made available to low/moderate income people. Economic development assistance will also be provided to alleviate slum or blighted conditions in designated slum/blight areas or on individual slum/blight properties. Small business loan program will address the impact of the credit crunch and reduction of capital for business start-ups or expansion. Section 108 loans for eligible economic development activities may be undertaken. A percentage of staff costs will be covered by program income earned through the revolving loan fund. Expected resources include 2020 entitlement and program income, as well as prior year entitlement and program income.
4	Project Name	Infrastructure and Area Benefits
	Target Area	
	Goals Supported	Infrastructure and Area Benefit
	Needs Addressed	Infrastructure and Area Benefits
	Funding	CDBG: \$300,000
	Description	Infrastructure and area benefits to benefit low to moderate households and areas, as allowed by CDBG regulations. This could include (but is not limited to) improvements to streets, sidewalks, gutters, sewer, alleys and other neighborhood improvements. Could also include prevention/elimination of blight through acquisition, demolition, rehabilitation, facade improvements, etc. Section 108 loans for eligible infrastructure and/or area benefit activities may be undertaken. Expected resources include 2020 entitlement and program income, as well as prior year entitlement and program income. Funds not utilized in the Infrastructure and Area Benefit project will be utilized in Project 2: Housing.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Because the beneficiaries are dependent on the area to be served, beneficiaries cannot be estimated until the areas to be assisted have been identified. For a placeholder in this plan, 300 households has been used. It is important to note, however, that this is only an estimate and actual number assisted may vary. Funds will be used to improve the availability and livability of affordable housing in Davenport neighborhoods. In any given year, the ability to complete infrastructure projects is dependent on funds available, eligible projects coming forward, and availability of public works staff and contractors to carry out the projects. Infrastructure projects may not be completed every year.
	Location Description	Infrastructure activities in support of affordable housing are available citywide.
	Planned Activities	Infrastructure and area benefits to benefit low to moderate households and areas, as allowed by CDBG regulations. This could include (but is not limited to) improvements to streets, sidewalks, gutters, sewer, alleys and other neighborhood improvements. Could also include prevention/elimination of blight through acquisition, demolition, rehabilitation, facade improvements, etc. Section 108 loans for eligible infrastructure and/or area benefit activities may be undertaken. Expected resources include 2020 entitlement and program income, as well as prior year entitlement and program income. Funds not utilized in the Infrastructure and Area Benefit project will be utilized in the Project 2: Housing.
5	Project Name	Low-Mod Clientele and Public Services
	Target Area	
	Goals Supported	Low-Mod Clientele and Public Services
	Needs Addressed	Low-Mod Clientele and Public Services
	Funding	CDBG: \$280,000

Description	Funding for a variety of public service activities serving low to moderate income clientele has been proposed for this year, including: Youth services: Providing mentoring, counseling, child care, before and after school programs, and summer programs for low to moderate income families. These programs provide social, physical, emotional, cultural and educational enrichment for low to moderate income children, primarily in the central city. Homeless and Transitional Housing: Provides shelter and transitional housing for homeless adults and families. Services also include advocacy, case management, referrals, service coordination, one-time crisis assistance to prevent homelessness, meal sites, and funding for the staff to implement these activities. Domestic Violence Services: Advocacy shelter provides assistance and shelter to victims of domestic violence. Legal Advocate provides assistance to survivors navigating the court system. Shelter staff provides crisis line, advocacy, and assistance to victims in obtaining safe shelter, food, clothing, medical attention, and basic needs. Program provides counseling, referrals, and legal assistance to victims of domestic violence. Provides community and prevention education programs to individuals age 3 to 18. Mental Illness Services: Provides support and case management for individuals with long term mental illness who are tenants in long term supportive housing units. Subsistence Payments: While the City generally would not fund subsistence payment programs, there may be situations where, on a short term basis in response to an emergency situation the City may fund such programs. An example of this would be funding for a program to assist eligible households that have experienced unexpected loss or reduction of income due to COVID-19 related layoffs. Funding such a program on a short term basis would prevent these households from losing their current housing and reduce the strain on other public and social services. Expected resources include 2020 and earlier entitlement funds. Davenport does not typically draw program income for public service activities, as the vast majority of program income is generated by the housing and economic development revolving loan funds, and the program income stays with the revolving loan fund that generated it. However, the projected amount of program income to be earned during the program year is included in the calculation of the public service cap. In the unlikely event that a substantial amount of program income is generated outside of the revolving loan funds, that program income may be drawn against expenses in the public service activities if necessary to comply with federal regulations.
--------------------	---

Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	This year, applicants for funds have indicated that 1,827 individuals will be served.
Location Description	Services for low and moderate income residents and public services are available citywide.
Planned Activities	Funding for a variety of public service activities serving low to moderate income clientele has been proposed for this year, including: Youth services: Providing mentoring, counseling, child care, before and after school programs, and summer programs for low to moderate income families. These programs provide social, physical, emotional, cultural and educational enrichment for low to moderate income children, primarily in the central city. Homeless and Transitional Housing: Provides shelter and transitional housing for homeless adults and families. Services also include advocacy, case management, referrals, service coordination, one-time crisis assistance to prevent homelessness, meal sites, and funding for the staff to implement these activities. Domestic Violence Services: Advocacy shelter provides assistance and shelter to victims of domestic violence. Legal Advocate provides assistance to survivors navigating the court system. Shelter staff provides crisis line, advocacy, and assistance to victims in obtaining safe shelter, food, clothing, medical attention, and basic needs. Program provides counseling, referrals, and legal assistance to victims of domestic violence. Provides community and prevention education programs to individuals age 3 to 18. Mental Illness Services: Provides support and case management for individuals with long term mental illness who are tenants in long term supportive housing units. Expected resources include 2020 and earlier entitlement funds. Davenport does not typically draw program income for public service activities, as the vast majority of program income is generated by the housing and economic development revolving loan funds, and the program income stays with the revolving loan fund that generated it. However, the projected amount of program income to be earned during the program year is included in the calculation of the public service cap. In the unlikely event that a substantial amount of program income is generated outside of the revolving loan funds, that program income may be drawn against expenses in the public service activities if necessary to comply with federal regulations.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Funding for all projects is available citywide. However, there are some activities that may be carried out primarily or solely in certain areas of the City for a variety of reasons:

- **Housing:** Funding for housing programs offered by the City and its non –profit partners is available citywide. However, because of a concentration of low income households and older housing stock in older areas of the City, it can be expected that the majority of housing rehabilitation activities will take place in these areas. New development of affordable housing, both homeowner and rental, is also eligible citywide, and attempts will be made to encourage that development to take place outside of areas where it has traditionally been available, as suggested by the Analysis of Impediments to Fair Housing. Finally, though funding is available citywide, the City or its non-profit partners may from time to time offer targeted outreach in particular areas of the City, especially in those areas where redevelopment is anticipated to occur, to encourage better overall neighborhood quality in the area of new development. For example, this could include outreach for exterior grants in a neighborhood surrounding a new affordable apartment building under the umbrella of the existing housing rehabilitation program.
- **Economic Development:** Funding for economic development programs is available citywide. However, the City may from time to time offer targeted outreach in particular areas of the City, especially in those areas where redevelopment is anticipated to occur, to encourage better overall neighborhood quality in the area of redevelopment. For example, this could include outreach grants to businesses opening in smaller commercial/retail districts or other areas of the City that are underinvested.
- **Infrastructure and Area Benefits:** Funding for infrastructure offered by the City is available citywide. However, because of a concentration of low income households and older housing stock in older areas of the City, it can be expected that the majority of infrastructure activities will take place in these areas. New development of affordable housing, both homeowner and rental, is also eligible citywide, and attempts will be made to encourage that development to take place outside of areas where it has traditionally been available, as suggested by the Analysis of Impediments to Fair Housing. When that development takes place in an area with older or failing infrastructure, and the area would meet HUD criteria for low to moderate area benefits, infrastructure improvements and blight removal in the area may be offered in support of the housing activities.
- **Low-Mod Clientele and Public Services:** Funding for public service programs offered by the City's non –profit partners is available citywide. However, because of a concentration of low income households in older areas of the City, it can be expected that the majority of public service activities will take place in these areas. Public service providers are encouraged to provide

services to all low to moderate income residents regardless of their location in the City.

Geographic Distribution

Target Area	Percentage of Funds

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

In preparing this plan, the public input process revealed that 63% of survey respondents support city-wide programs versus a targeted area. A review of the Analysis of Impediments to Fair Housing and the Housing Needs Assessment both indicated that the City should continue to balance investment between older areas of the city with higher concentrations of low income and minority residents and making new affordable housing opportunities available in parts of the City where they have not traditionally been present.

In attempting to balance those needs, the City has chosen to make all programs available citywide, so that the largest group of eligible residents may take advantage of them. However, the nature of certain activities means that the benefits of these activities are likely to be concentrated in low to moderate income areas. Examples of programs likely to be most utilized in older areas are:

- housing rehabilitation programs, which will likely benefit homeowners in areas of the city with the oldest and least well maintained housing stock,
- public service programs, which are likely to benefit areas where low to moderate income households are most concentrated,
- infrastructure activities, which will likely benefit areas of the city with the oldest infrastructure. When affordable housing development takes place in a low/mod area with older or failing infrastructure, non-maintenance supplemental infrastructure improvements in the area may be offered in support of neighborhood revitalization in the vicinity of the housing activities.
- Blight removal, which will likely benefit areas of the city with the oldest and least well maintained buildings.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The instructions for this section state that these households supported goals are not to include emergency shelter, transitional shelter, or social services. Instead, these numbers are only to include units that are reserved for homeless individuals and families. No new units of this type are anticipated this year.

Therefore, all the produced, rehabilitated, and acquired units shown in the second table are included in the first table as Non-Homeless units. These units represent estimated households to be assisted through the City's Housing fund.

In the second table, the new units to be produced include newly assisted rental and owner occupied units, rehabbed units include homes assisted through the CDBG and HOME programs, and acquisition of existing units includes households supported with downpayment assistance.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	36
Special-Needs	0
Total	36

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	18
Acquisition of Existing Units	18
Total	36

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The instructions for this section state that these households supported goals are not to include emergency shelter, transitional shelter, or social services. Instead, these numbers are only to include units that are reserved for homeless individuals and families. No new units of this type are anticipated this year.

Therefore, all the produced, rehabilitated, and acquired units shown in the second table are included in the first table as Non-Homeless units. These units represent estimated households to be assisted

through the City's Housing fund.

In the second table, the new units to be produced include newly assisted rental and owner occupied units, rehabbed units include homes assisted through the CDBG and HOME programs, and acquisition of existing units includes households supported with downpayment assistance.

AP-60 Public Housing – 91.220(h)

Introduction

The Davenport Office of Assisted Housing (OAH) has made an application for 2020 Public Housing Capital Fund Program funding from HUD in the amount of \$83,000 for continued operation of existing scattered site public housing units. OAH's available units offer a wide range of housing options for families of different sizes and with different needs.

Discussions are underway and a decision on the sale of the public housing units could be made during the time period this plan covers.

Actions planned during the next year to address the needs to public housing

OAH will continue to pull applicants from the waiting list as needed. There are a generous amount of applications at this time and therefore the waiting list is closed. Once all applications have been exhausted the waiting list will be reopened to future applicants.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

OAH works proactively with tenants on property maintenance and response to suggestions or requests for unit upgrades as funding allows. Tenants are encouraged to make use of community resources and other City of Davenport programs to help them become more self-sufficient and good candidates for home ownership. Although tenants typically enjoy a high quality of housing in our program and turnover is very low.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The public housing authority is not designated as troubled.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The governing body for homeless service planning for the State of Iowa is the Iowa Council on Homelessness. This organization was established in Iowa Code 16.00A in 2008. The Iowa Council serves as the HUD designated primary decision making group and oversight board of the Iowa Balance of State CoC for the Homeless (IA-501). The Iowa Council on Homelessness is comprised of a 38 volunteer member appointed planning and advisory board. On the local planning level, the Scott County Shelter and Transitional Housing Council (SCSTHC) is comprised of 28 local organizations, local and county government representatives that provide housing and supportive services to the community's homeless persons and persons at risk of becoming homeless.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Scott County Council assists in the point in time count which identifies unsheltered persons and performs weekly homeless outreach in the community looking for unsheltered persons. Agencies collaborate in mutual referrals and resources, using the Service Prioritization Decision Assistance Tool (SPDAT) at intake and the coordinated entry process to identify the programs and services best aligned to end the family/individual homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Scott County Council represents 28 non-profit organizations and local and county government. This multi-faceted council provides emergency shelter, transitional housing, permanent housing, affordable housing and mainstream supportive services. The Scott County Council identifies gaps in housing services and researches solutions to those gaps by utilizing the expertise of those agencies that have successfully provided housing and mainstream services to homeless persons. This collaboration provides program delivery that reduces redundancy in services, uses funds available more efficiently and allows those agencies who have the experience in program delivery the opportunity to expand on existing successful programs. The Scott County Council utilizes coordinated entry and diversion practice.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were

recently homeless from becoming homeless again

The Iowa Council identified a need for consistent Iowa standards for homeless operations, services and performance. Driven by new HUD regulations, the Iowa Council outlined its strategy for establishing commonality and consistency in operational practices, services, and performance measures for organizations and programs with a focus on housing needs and services. In 2014 state fiscal year, the Council used state appropriation funds to contract with the State Public Policy Group to develop recommended standards for homeless programs as a best practice for Iowa's homelessness system. These standards are directed to individual organizations and their programs. By local achievement of these standards, each organization will contribute to the larger goal of system improvement and to reduce the amount of time homeless persons will need in shelter and prevent individuals and families who are recently homeless from re-entering shelter. The coordinated entry and diversion staff is located at the Salvation Army Family Center.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Homeless prevention programs including rental and utility assistance program assist in helping low-income individuals and families from becoming homeless. The Scott County Council created and maintains the community's coordinated entry and diversion matrix for homeless persons leaving hospitals and correctional institutions. Prior to discharge, staff utilize coordinated entry in assisting exiting individuals with appropriate transitional and permanent housing and mainstream resources while reducing the return or entry into shelter.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

In 2019, the City of Davenport completed an updated Analysis of Impediments to Fair Housing. The Analysis of Impediments to Fair Housing contained several suggested action items:

- Increase supply of decent affordable housing,
- Increase the geographic diversity in affordable housing choices,
- Increase the supply of accessible housing for persons with disabilities,
- Increase consideration of fair housing in the comprehensive planning process, multifamily development, and zoning processes.
- Improve community perception of affordable housing

The Analysis of Impediments to Fair Housing recommended that the City continue its strategy of balancing housing investments between revitalizing older areas and developing new affordable housing where it has not been traditionally available.

The City of Davenport was in the process of creating an Assessment of Fair Housing (AFH) in a regional collaboration with the cities of Moline and Rock Island, Illinois. On January 5, 2018, HUD issued a notice in the Federal Register extending the deadline for submission of the AFH until the next AFH submission deadline that falls after October 31, 2020. For Davenport, that next deadline will not be until October 2024. The notice instructed entitlement communities to instead complete updated Analysis of Impediments to Fair Housing. Davenport completed the updated AI in 2019.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

As described elsewhere in this plan, the City of Davenport intends to continue to balance federal investments between revitalizing older areas and developing new affordable housing where it has not been traditionally available.

In addition to this strategy, the City intends to review the newly updated Analysis of Impediments to Fair Housing action plan to consider ways to increase the consideration of fair housing issues in the comprehensive planning and zoning process.

The City will also review required documents for HUD funded programs to ensure that all requirements are being met regarding fair housing.

Finally, the City will continue to meet all applicable requirements for HUD funded housing with regards

to accessibility.

As described above, the City incorporated the January 5, 2018 guidance from HUD produce an updated Analysis of Impediments (AI) instead of an AFH, per HUD's instruction. The updated AI will be used to inform future activities regarding fair housing.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

Because funding is not available to meet all needs, the Citizens' Advisory Committee, which is responsible for evaluating applications and awarding funding, has put in place an evaluation process that places a higher point value on closely addressing the identified local objectives and on compliance and performance in carrying out funded activities. In this way, the CAC is attempting to use the limited federal dollars available in the most efficient manner.

In addition to availability of funding, eligible non-profit partners in the community must bring forward applications for programs to meet identified needs and local objectives. For example, in the current program year, no applications were received for transportation or financial literacy programs, though those are needs identified through the planning process. In the absence of an eligible applicant to carry out these activities, the City is unable to consider funding for fund them in the current program year.

Actions planned to foster and maintain affordable housing

As described elsewhere in the consolidated plan, CDBG and HOME funding in accordance with rules and regulations will be provided by the City directly to homeowners, renters, and developers, as well as to non-profits, for-profits or CHDOs to acquire and/or rehabilitate properties, correct substandard conditions, make general repairs, improve energy efficiency, reduce lead paint hazards, and make emergency or accessibility repairs. This may include: acquisition/rehab/resale, refinance/rehab, demolition/site preparation, new construction, downpayment/closing cost assistance, housing counseling and Tenant Based Rental Assistance. Housing units assisted will be single or multi-unit affordable housing to be sold, rented, or lease/purchased, as allowed by CDBG and HOME regulations. Beneficiaries of housing activities will be low to moderate income households as specified by HUD regulations. Other funding available includes program income generated by the respective revolving loan funds. Funding will also be utilized for project delivery costs and administration of housing programs, as allowed by CDBG and HOME regulations.

Actions planned to reduce lead-based paint hazards

All of the housing rehabilitation programs offered by the City and subrecipient agencies adhere to lead based paint regulations. This includes programs for homeownership, where homes are acquired, rehabilitated and sold to eligible households; as well as owner occupied rehabilitation programs for households that already own their homes. In both programs, federal funding is utilized to remediate or abate lead hazards as appropriate according to regulations. In all rehabilitation projects, lead safe work

practices are used at all times when lead is present.

In addition to rehabilitating existing housing, the City was encouraged by the Analysis of Impediments to Fair Housing to continue to balance federal investments between the revitalization of older areas and the provision of new housing opportunities outside of areas where they have traditionally been available. In continuing this strategy, the City has funded the construction of a variety of new housing units, both owner occupied and rental, that will obviously be lead free by virtue of the fact that lead based paint is no longer produced or allowed.

Rehabilitation programs are available to families with lead poisoned children as well. Such families are referred by the Scott County Health Department at their discretion when they are detected. Because the State of Iowa has mandated that all children entering kindergarten be tested for lead based paint, the incidence of lead poisoning among children is now one that can be detected and addressed earlier.

Actions planned to reduce the number of poverty-level families

The City anticipates allocating CDBG funds to activities that assist in reducing the number of poverty level families in Davenport. In the past, the City has funded programs that assist poverty level families. These programs have included:

- economic development activities that create or retain jobs for low to moderate income workers and/or business owners,
- a transportation program for low/mod individuals and families,
- transitional housing and supportive services for low to moderate income single parents
- public service activities that support mentoring, after school, and summer programs for low to moderate income children

All of the activities funded through the CDBG and HOME programs are available to poverty level families, and the City has sought to balance the investment of federal funds between activities that benefit extremely low income families through a comprehensive set of projects:

- economic development activities that benefit low to moderate income business owners and employees in creating or retaining jobs,
- public service activities for families that need access to supportive services and enrichment activities,
- homeownership and rehabilitation opportunities for families that would like to purchase or improve a home,
- rental development to ensure an adequate supply of decent, affordable housing for those who cannot afford or are not ready for homeownership
- Infrastructure activities in support of affordable housing to improve the livability and

sustainability of older neighborhoods with higher levels of low income residents.

As important as reducing the number of poverty level families is the attempt to prevent more from developing. While the City generally would not fund Tenant Based Rental Assistance and/or subsistence payment programs, there may be situations where, on a short term basis in response to an emergency situation the City may fund such programs. An example of this would be funding for programs to assist eligible households that have experienced unexpected loss or reduction of income due to COVID-19 related layoffs. Funding such programs on a short term basis would prevent these households from losing their current housing and reduce the strain on other public and social services.

While many of these programs provide services to families who are low to moderate income, the intention is that, particularly through economic development, affordable homeownership, and child care and enrichment activities that families will be able to utilize their saved or gained resources to take the step out of poverty. In particular, youth programs funded through CDBG are intended to build life skills by providing resources, mentoring, and enrichment to young residents that help to break the cycle of poverty.

Actions planned to develop institutional structure

No gaps were identified in the institutional structure and service delivery system through the public input process. However, a need was identified for additional housing units affordable to households with very low incomes. That need is eligible to be addressed with unit production through the HOME program, and the City intends to address that need as funding is available and development opportunities arise.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Davenport works with a variety of groups to coordinate plan activities:

- The City serves as a member of the Scott County Housing Council, the Scott County Housing Cluster, the Scott County Shelter and Transitional Housing Council, and the Continuum of Care. All of these groups conduct activities that address the housing needs of low and moderate income residents, including both homeless and non-homeless individuals and those with non-homeless special needs. These groups meet monthly. These groups represent a combined total of 76 public, private, and non-profit agencies serving Davenport residents.
- Through the CDBG program, the City funds a variety of subrecipients that serve these populations in the public service category. Comprised of eight agencies operating eight public services CDBG funded programs, these subrecipients represent a wide variety of public, private

and social service agencies.

The City intends to continue to hold membership on these boards and commissions. In addition, the City intends to continue funding subrecipients as applications for funding are submitted and resources permit. These entities have been invited to participate in public input process in the past, and the City anticipates continuing to include them in the future.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
<TYPE=[text] REPORT_GUID=[A698417B4C924AE0218B42865313DACF] DELETE_TABLE_IF_EMPTY=[YES]>	
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Davenport does not anticipate dedicating any additional forms of investment not listed in listed in 92.205. Developers applying for funds may bring investment from other sources that cannot

yet be identified.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The text of the covenant that the City uses for homebuyer projects is below:

Throughout at least the Term of Affordability (which may range from 5 to 20 years from the date of sale to the low- or moderate-income homebuyer) the Project must be occupied by low- or moderate-income households (less than 80% Area median income) who occupy the property as their primary residence, within the meaning of the Rules; thus, this agreement for covenants and restrictions shall be recorded ahead of all other mortgages, deeds, liens, and encumbrances and shall run with the property throughout the Term of Affordability so that all succeeding owners must comply with the provisions contained herein or repay in accordance with the following HUD-sanctioned Shared Net Proceeds rule:

Net proceeds are defined by HUD as the sale price of the home, minus loan repayments and closing costs. Under this rule, the City and the homeowner selling the property share in any net proceeds upon the sale of the property. The proportional share is calculated by the following formula:

HOME Downpayment Assistance _____ ' X Net Proceeds = HOME amount recaptured

HOME D. P. Assistance + homeowner investment

Homeowner Investment _____ ' X Net Proceeds = homeowner repayment

HOME D.P. Assistance + homeowner investment

The homeowner investment includes the amount the homeowner contributed to the down payment and any capital improvements made to the property over time.

It should be noted that there are three outcomes under this rule. The first possible outcome is that the sale price of the home yields no net proceeds (or even a loss). In this case, the homeowner bears the burden of the loss and there is nothing for the City to recapture. However, the sale to the new buyer releases the new buyer from this Agreement and satisfies the HOME contract with the original buyer.

The second possible outcome is that the sale price yields net proceeds, but the amount is

insufficient to repay both the City HOME investment and the homeowner investment in full. In this case, the formula above is applied and the City and the homeowner share in the net proceeds, each receiving less than originally invested. As an example, suppose the City's HOME down payment assistance was \$1,000 and the homeowner investment (additional down payment) was \$2,000. Further suppose that the net proceeds from the sale equal \$1,500. When the formula is applied, the City would recapture \$500 and the homeowner would receive \$1,000.

The third possible outcome is that the sale price of the home yields net proceeds greater than the City HOME and the homeowner investment. In this case, the formula above is again applied and the proceeds are shared. In following the same example wherein the HOME investment was \$1,000 and the homeowner investment was \$2,000, suppose the net proceeds equal \$3,600. In applying the formula, the City would recapture \$1,200 and the homeowner would receive \$2,400. Thus, both parties receive more than their initial investment.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City does not currently utilize HOME funds for acquisition programs. However, if funds were used for this activity, the City would utilize the same covenant as described above, which is repeated here:

Throughout at least the Term of Affordability (which may range from 5 to 20 years from the date of sale to the low- or moderate-income homebuyer) the Project must be occupied by low- or moderate-income households (less than 80% Area median income) who occupy the property as their primary residence, within the meaning of the Rules; thus, this agreement for covenants and restrictions shall be recorded ahead of all other mortgages, deeds, liens, and encumbrances and shall run with the property throughout the Term of Affordability so that all succeeding owners must comply with the provisions contained herein or repay in accordance with the following HUD-sanctioned Shared Net Proceeds rule:

Net proceeds are defined by HUD as the sale price of the home, minus loan repayments and closing costs. Under this rule, the City and the homeowner selling the property share in any net proceeds upon the sale of the property. The proportional share is calculated by the following

formula:

HOME Downpayment Assistance _____ ' X Net Proceeds = HOME amount recaptured

HOME D. P. Assistance + homeowner investment

Homeowner Investment _____ ' X Net Proceeds = homeowner repayment

HOME D.P. Assistance + homeowner investment

The homeowner investment includes the amount the homeowner contributed to the down payment and any capital improvements made to the property over time.

It should be noted that there are three outcomes under this rule. The first possible outcome is that the sale price of the home yields no net proceeds (or even a loss). In this case, the homeowner bears the burden of the loss and there is nothing for the City to recapture. However, the sale to the new buyer releases the new buyer from this Agreement and satisfies the HOME contract with the original buyer.

The second possible outcome is that the sale price yields net proceeds, but the amount is insufficient to repay both the City HOME investment and the homeowner investment in full. In this case, the formula above is applied and the City and the homeowner share in the net proceeds, each receiving less than originally invested. As an example, suppose the City's HOME down payment assistance was \$1,000 and the homeowner investment (additional down payment) was \$2,000. Further suppose that the net proceeds from the sale equal \$1,500. When the formula is applied, the City would recapture \$500 and the homeowner would receive \$1,000.

The third possible outcome is that the sale price of the home yields net proceeds greater than the City HOME and the homeowner investment. In this case, the formula above is again applied and the proceeds are shared. In following the same example wherein the HOME investment was \$1,000 and the homeowner investment was \$2,000, suppose the net proceeds equal \$3,600. In applying the formula, the City would recapture \$1,200 and the homeowner would receive \$2,400. Thus, both parties receive more than their initial investment.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not currently utilize HOME funds for refinancing of multifamily housing debt for

housing that is rehabilitated with HOME funds, nor does it intend to do so in this plan year. However, if the City does agree to consider refinancing existing debt for multi-family housing, it would follow the minimum underwriting standards described at 24 CFR 92.206(b), which are:

- HOME funds would be loaned only in the event that the refinancing is necessary to permit or continue the affordability of the units.
- Regardless of the amount of HOME funds invested, the minimum affordability period shall be 15 years.
- The minimum guidelines are:
- Application will demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing; City Staff will review management practices to demonstrate that disinvestment in the property has not occurred, that the long term needs of the project can be met and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated; Application will state whether the new investment is being made to maintain current affordable units, create additional affordable units, or both; Agreement will specify the required period of affordability, whether it is the minimum 15 years or longer; Application for HOME funds will be eligible jurisdiction-wide; and Agreement will state that HOME funds cannot be used to refinance multifamily loans made or insured by any Federal program, including CDBG.

Appendix- Alternate/Local Data Sources

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Administration and Planning Housing
	Description	Increasing affordable decent housing for both renters and homeowners, particularly larger units, those households with very low incomes, and units outside areas of concentrated low income and minority populations.

	Basis for Relative Priority	The City of Davenport held public input meetings and conducted a survey to gather citizen input. The results of these meetings, along with recommendations from the City's comprehensive plan, Housing Needs Assessment, and Analysis of Impediments of Fair Housing were presented to the 15 member Citizens' Advisory Committee. The Committee reviewed the results and identified needs from these items. From these needs, a set of local objectives were identified to be acted upon for the first year of the five year plan. In subsequent years, additional public input will be gathered to generate local objectives for upcoming years.
2	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Administration and Planning Economic Development
	Description	Increasing employment and business opportunities in the community to address lack of employment opportunities, particularly for younger workers, low to moderate income households, and minorities.
	Basis for Relative Priority	The City of Davenport held public input meetings and conducted a survey to gather citizen input. The results of these meetings, along with recommendations from the City's comprehensive plan, Housing Needs Assessment, and Analysis of Impediments of Fair Housing were presented to the 15 member Citizens' Advisory Committee. The Committee reviewed the results and identified needs from these items. From these needs, a set of local objectives were identified to be acted upon for the first year of the five year plan. In subsequent years, additional public input will be gathered to generate local objectives for upcoming years.
3	Priority Need Name	Infrastructure and Area Benefits

	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Administration and Planning Infrastructure and Area Benefit
	Description	Increasing neighborhood quality and safety through better code enforcement and nuisance violations, removing blighting conditions, and providing improved neighborhood infrastructure.
	Basis for Relative Priority	The City of Davenport held public input meetings and conducted a survey to gather citizen input. The results of these meetings, along with recommendations from the City's comprehensive plan, Housing Needs Assessment, and Analysis of Impediments of Fair Housing were presented to the 15 member Citizens' Advisory Committee. The Committee reviewed the results and identified needs from these items. From these needs, a set of local objectives were identified to be acted upon for the first year of the five year plan. In subsequent years, additional public input will be gathered to generate local objectives for upcoming years.
4	Priority Need Name	Low-Mod Clientele and Public Services
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Administration and Planning Low-Mod Clientele and Public Services
	Description	Providing services to residents, particularly those that benefit youth, improve transportation options, and financial literacy.

	Basis for Relative Priority	The City of Davenport held public input meetings and conducted a survey to gather citizen input. The results of these meetings, along with recommendations from the City's comprehensive plan, Housing Needs Assessment, and Analysis of Impediments of Fair Housing were presented to the 15 member Citizens' Advisory Committee. The Committee reviewed the results and identified needs from these items. From these needs, a set of local objectives were identified to be acted upon for the first year of the five year plan. In subsequent years, additional public input will be gathered to generate local objectives for upcoming years.
--	--	---

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration and Planning	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Housing Economic Development Infrastructure and Area Benefits Low-Mod Clientele and Public Services	CDBG: \$1,539,756 HOME: \$0	Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Housing	2020	2024	Affordable Housing		Housing	CDBG: \$3,107,811 HOME: \$4,580,956	Rental units constructed: 9 Household Housing Unit Rental units rehabilitated: 3 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit Homeowner Housing Rehabilitated: 90 Household Housing Unit Direct Financial Assistance to Homebuyers: 103 Households Assisted
3	Economic Development	2020	2024	Non-Housing Community Development		Economic Development	CDBG: \$1,850,000 HOME: \$0	Jobs created/retained: 75 Jobs Businesses assisted: 5 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Infrastructure and Area Benefit	2020	2024	Non-Housing Community Development		Infrastructure and Area Benefits	CDBG: \$1,500,000 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted Facade treatment/business building rehabilitation: 10 Business Buildings Demolished: 5 Buildings
5	Low-Mod Clientele and Public Services	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development		Low-Mod Clientele and Public Services	CDBG: \$1,200,000	Public service activities other than Low/Moderate Income Housing Benefit: 6763 Persons Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Administration and Planning
	Goal Description	Coordinates, administers, and monitors the CDBG and HOME programs; prepares reports and plans required by HUD, prepares environmental and historic preservations studies, monitors compliance of all federally funded activities under the grants. Manages CDBG and HOME funded assets including the loan portfolio, program income and any properties funded in whole or in part with CDBG or HOME funds. Funding is allowed through both the CDBG and HOME grants to pay for the administration and planning costs of the grants. Please note that neither the CDBG nor the HOME grants require that beneficiaries be reported for planning and administration activities, however, a goal outcome indicator was required to be selected for this goal. Therefore, the goal outcome indicator of "Other" was selected and a placeholder number of zero was entered to allow the screen to be saved. Note that funding in this category is capped by Federal regulations. The available funding estimated here is based on assumptions about ongoing grant amounts and program income amounts that may or may not actually be received. Only the first year's actual grant amount is known. See screen SP-35 for details about the assumptions made in these estimates for CDBG and HOME.
2	Goal Name	Housing
	Goal Description	Increasing affordable decent housing for both renters and homeowners, particularly larger units, accessible units, those for households with very low incomes, and units outside areas of concentrated low income and minority populations. May include: rehabilitation, acquisition/rehab/resale, refinance/rehab, demolition/site preparation, new construction, downpayment/closing cost assistance and housing counseling. Housing units assisted will be single or multi-unit affordable housing to be sold, rented, or lease/purchased, as allowed by CDBG and HOME regulations. Beneficiaries of housing activities will be low to moderate income households as specified by HUD regulations. The available funding estimated here is based on assumptions about ongoing grant amounts and program income amounts that may or may not actually be received. Only the first year's actual grant amount is known. See screen SP-35 for details about the assumptions made in these estimates for CDBG and HOME.

3	Goal Name	Economic Development
	Goal Description	Increasing employment and business opportunities in the community to address lack of employment opportunities, particularly for younger workers, low to moderate income households, and minorities. The available funding estimated here is based on assumptions about ongoing grant amounts and program income amounts that may or may not actually be received. Only the first year's actual grant amount is known. See screen SP-35 for details about the assumptions made in these estimates for CDBG and HOME.
4	Goal Name	Infrastructure and Area Benefit
	Goal Description	Infrastructure and area benefits to benefit low to moderate households and areas, as allowed by CDBG regulations. This could include (but is not limited to) improvements to streets, sidewalks, gutters, sewer, alleys and other neighborhood improvements. Could also include prevention/elimination of blight through acquisition, demolition, rehabilitation, facade improvements, etc. The available funding estimated here is based on assumptions about ongoing grant amounts and program income amounts that may or may not actually be received. Only the first year's actual grant amount is known. See screen SP-35 for details about the assumptions made in these estimates for CDBG and HOME.
5	Goal Name	Low-Mod Clientele and Public Services
	Goal Description	Providing services to residents, particularly those that provide services for those suffering from mental health conditions, the homeless, and youth. Note that funding in this category is capped by Federal regulations. The available funding estimated here is based on assumptions about ongoing grant amounts and program income amounts that may or may not actually be received. Only the first year's actual grant amount is known. See screen SP-35 for details about the assumptions made in these estimates for CDBG and HOME.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City estimates that over the 5 years of this consolidated plan more than 100 households will provided affordable housing, as specified in the Housing Goal table.

City of Davenport

Agenda Group:
Department: Public Safety
Contact Info: Gary Statz 563-326-7754
Wards:

Action / Date
5/13/2020

Subject:

Third Consideration: Ordinance amending Schedule XV of Chapter 10.96 entitled "Pedestrian Traffic Signals" by deleting 2nd Street east of Fillmore Street. [Ward 3]

Recommendation:
Adopt the Ordinance.

Background:

The buildings at the former site of Kraft Heinz will be removed in the near future. There will be no need for a pedestrian traffic signal at this location. The signal was at the crossing between the parking lot and the factory.

ATTACHMENTS:

Type	Description
Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	3/25/2020 - 12:29 PM
Public Works Committee	Lechvar, Gina	Approved	3/25/2020 - 12:29 PM
City Clerk	Admin, Default	Approved	3/26/2020 - 1:10 PM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE XV PEDESTRIAN TRAFFIC SIGNALS THERETO BY DELETING 2ND STREET EAST OF FILLMORE STREET.

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

Section 1. That Schedule XV Pedestrian Traffic Signals of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by deleting the following:

2nd Street east of Fillmore Street.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

Attest: _____

Brian Krup
Deputy City Clerk

Mike Matson
Mayor

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Brian Krup 563-326-6163
Wards:

Action / Date
5/13/2020

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

Mississippi Valley Fair, Inc; 2815 W Locust St; various dates/times in 2020 May through September (see attached list); Outdoor events/music, over 50 dBa. [Ward 4]

Recommendation:
Pass the Motion.

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

ATTACHMENTS:

Type	Description
Backup Material	List of events

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	5/1/2020 - 10:10 AM



Shawn Loter
General Manager

Mississippi Valley Fair, Inc.

2815 West Locust Street • Davenport, IA 52804
(563) 326-5338
www.mvfair.com

April 30, 2020

Brian Krup
City Administration
226 West Fourth Street
Davenport, Iowa 52801

Dear Brian,

On behalf of the Mississippi Valley Fair, I would like to request our 2020 noise variance for summer activities for the attached tentative dates. I am once again requesting a variance until 10:30 for our quarter mile track events, and a variance that allows us to finish the feature race on the half mile track, as long as the race is started before 10:00 p.m.. In any event, we will do our best to make sure that we comply with the 10:30 curfew for all track events, but do need some kind of cushion for the half mile races. The variance has worked well for us in the past several years.

I am enclosing a list of events scheduled to date and will update you on any new events or changes to the schedule.

Please feel free to call me if you have any questions. I will look forward to your written reply.

Regards,

Shawn Loter
General Manager
Mississippi Valley Fair

CC: Mayor Mike Matson

Mississippi Valley Fair
August 4 - August 9, 2020

April 3	Practice	¼ mile track	6:30-9	
April 10	Rebel 5K	½ mile track	Hot laps 6:30, races to follow.	\$20 adults \$12 students and seniors, 12 and under free. \$35 pit pass
April 17	Lucas Oil MLRA	½ mile track	Hot laps 6:30, races to follow.	\$20 adults \$12 students and seniors, 12 and under free. \$35 pit pass
April 24	Weekly Racing	¼ mile track	Hot laps 6:30, races to follow.	\$12 adults, \$5 kids 5-12, \$30 pit pass
May 1	Weekly Racing	¼ mile track	Hot laps 6:30, races to follow.	\$12 adults, \$5 kids 5-12, \$30 pit pass
May 8	Lucas Oil MLRA	¼ mile track	Hot laps 6:30, races to follow.	\$20 adults \$12 students and seniors, 12 and under free. \$35 pit pass
May 15	Weekly Races	¼ mile track	Hot laps 6:30, races to follow.	\$12 adults, \$5 kids 5-12, \$30 pit pass
May 22	Weekly Races	¼ mile track	Hot laps 6:30, races to follow.	\$12 adults, \$5 kids 5-12, \$30 pit pass
May 29	Weekly Races	¼ mile track	Hot laps 6:30, races to follow.	\$12 adults, \$5 kids 5-12, \$30 pit pass
June 5	Weekly Races	¼ mile track	Hot laps 6:30, races to follow.	\$12 adults, \$5 kids 5-12, \$30 pit pass
June 12	Weekly Races	¼ mile tract	Hot laps at 6:30 Races to follow	\$12 adult, \$5 kids 5-12, \$30 pit pass
June 19	Weekly Races	¼ mile track	Hot laps 6:30, races to follow.	\$12 adults, \$5 kids 5-12, \$30 pit pass
June 26	Weekly race with Sprint Invaders	¼ mile track	Hot laps 6:30, races to follow.	
July 2	Weekly Races, \$1,000 to win Late Models	¼ mile track	Hot laps 6:30, races to follow.	

July 10	Weekly Races	¼ mile track	Hot laps 6:30, races to follow.	\$12 adults, \$5 kids 5-12, \$30 pit pass
July 17	Weekly Races	¼ mile track	Hot laps 6:30, races to follow.	\$12 adults, \$5 kids 5-12, \$30 pit pass
July 24	Weekly Races	¼ mile track	Hot laps 6:30, races to follow.	\$12 adults, \$5 kids 5-12, \$30 pit pass
July 28	World of Outlaw Late Model Special	½ mile track	Hot laps 6:30, races to follow.	
August 14-15	SLMR Late Models	¼ mile track	Hot laps 6:30, races to follow.	
August 21	Weekly Races	¼ mile track	Hot laps 6:30, races to follow.	\$12 adults, \$5 kids 5-12, \$30 pit pass
August 28	Weekly Races	¼ mile track	Hot laps 6:30, races to follow.	\$12 adults, \$5 kids 5-12, \$30 pit pass
September 12	Night of Destruction	¼ mile track	Hot laps 6:00, races to follow.	\$18 adults, \$16 students and seniors, 12 and under free. \$30 pit pass.
September 26	Governors Cup	¼ mile track	Hot laps 6:00, races to follow.	\$20 adults \$12 students and seniors, 12 and under free. \$35 pit pass

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Kevan Oliver 563-327-5199
Wards:

Action / Date
5/13/2020

Subject:
Resolution approving the contracts and bonds for the FY21 Contract Sewer Repair Program to three contractors, each in the amount of \$250,000, and allowing the Public Works Director/Assistant City Administrator the ability to change order a contract with a maximum contract value of \$1,050,000, CIP #30053 and #33001. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
This program is to repair damages to sewer infrastructure by contract. Design of the sewer repairs and program management will be completed by the Sewer Division with quality assurance inspections being completed by City inspection staff.

Six (6) bids were received on April 2, 2020 at 2:00 p.m., and the first year bids ranged from a low of \$226,280 to a high of \$395,700. Bid tabulations are available at Public Works or the City Clerk's office.

This project was bid as an Indefinite Quantity, Indefinite Delivery Task Order Contract. The three lowest bidding contractors will enter into annual contracts with the City with an option for a one-year contract extension. Work will be assigned to the contractors on a rotating basis.

Contracts will be guaranteed in the amount of \$250,000 for each contractor with a maximum contract value of \$1,050,000. It is anticipated that each contract will be awarded additional funds, based on the individual contractor's progress and the needs of the City. These contracts primarily perform emergency sanitary and storm sewer work and provide the flexibility to allow repair work to continue without a delay in the work or payment to the contractor.

The accompanying resolution provides the Public Works Director/Assistant City Administrator with authority to approve change orders to the contracts in excess of \$50,000 without further review by City Council. The total of such change orders shall not exceed the amount budgeted for this program. Any funds added to a contract that exceed the amount budgeted for the program shall adhere to Purchasing guidelines for approval. This authority is intended to provide the flexibility for contractors to continue working on emergency repairs without a delay in the work or payment to the contractor.

Following are the approved contractors:

- Hagerty Earthworks, LLC of Muscatine, IA | \$250,000
- Hometown Plumbing and Heating Co, Inc of Davenport, IA | \$250,000
- Petersen Plumbing and Heating Co, Inc of Davenport, IA | \$250,000

Funds for the FY21 Contract Sewer Repair Program are budgeted in CIP #30053 at \$1,250,000 and in CIP #33001 at \$300,000.

ATTACHMENTS:

Type	Description
 Resolution Letter	PW_RES_FY21 Contract Sewer Repair

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	4/30/2020 - 11:38 AM
Public Works Committee	Lechvar, Gina	Approved	4/30/2020 - 11:38 AM
City Clerk	Admin, Default	Approved	4/30/2020 - 2:51 PM

Resolution No. _____

Resolution offered by Alderman Dunn

RESOLUTION approving the contracts and bonds for the FY21 Contract Sewer Repair Program to three contractors, each in the amount of \$250,000, and allowing the Public Works Director/Assistant City Administrator the ability to change order a contract with a maximum contract value of \$1,050,000.

WHEREAS, these contracts primarily perform emergency sanitary and storm sewer work and provide the flexibility to allow repair work to continue without a delay in the work or payment to the contractor, and

WHEREAS, the FY21 Contract Sewer Repair Project was duly advertised and published according to state law, and

WHEREAS, six (6) responsible and responsive bids were received at the appointed time and place for the bid opening;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa: that the first year of the contracts for the above-said work be awarded to Hagerty Earthworks, LLC of Muscatine, IA; Hometown Plumbing and Heating Co, Inc of Davenport, IA; and Petersen Plumbing and Heating Co, Inc, of Davenport, IA.

BE IT FURTHER RESOLVED that the second (option) year of the contract may be awarded by a separate Resolution to Exercise the Option Year at a later date as approved by City Council.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized and directed to sign said contract for and on behalf of the City of Davenport, Iowa.

BE IT FURTHER RESOLVED that the Project Manager may recommend increases in quantities up to a total contract amount of \$1,050,000, within the Capital Improvement Project budget constraints, upon approval of the Public Works Director/Assistant City Administrator.

BE IT FURTHER RESOLVED that, upon approval by City staff, the executed contract and bond are hereby approved.

Passed and approved this 13th day of May, 2020.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: John Powell 563-888-2150
Wards:

Action / Date
5/13/2020

Subject:
Resolution approving the FY21 Iowa Department of Transportation State Transit Assistance (STA) Grant application in the amount of \$417,211. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
Each state fiscal year, the Iowa Department of Transportation has provided financial operating assistance to Davenport public transit. This year the City is requesting to apply for the STA Grant in the amount of \$417,211 for FY21 general operations.

ATTACHMENTS:

Type	Description
▯ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	4/30/2020 - 11:30 AM
Public Works Committee	Lechvar, Gina	Approved	4/30/2020 - 11:30 AM
City Clerk	Admin, Default	Approved	4/30/2020 - 1:25 PM

Resolution No. _____

Resolution offered by Adlerman Dunn.

Resolved by the City Council of the City of Davenport.

RESOLUTION approving the FY21 Iowa Department of Transportation State Transit Assistance (STA) Grant application the amount of \$417,211.

WHEREAS, the Iowa Department of Transportation provides financial operating assistance for the City of Davenport Public Transit.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the application for State Transit Assistance and Capital Assistance is hereby approved.

Passed and approved this 13th day of May, 2020.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Eric Gravert 563-327-5125
Wards:

Action / Date
5/13/2020

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the FY21 Sidewalk Program, CIP #28025. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
This sidewalk program will be used to repair existing sidewalk throughout the city. Locations are based on citizens that have elected to utilize the 50/50 cost share program, areas where City tree roots have caused problems, and Cartegraph requests. A small increase for a second year is an option. If for some reason there is no budget for the second year, the City will not extend it.

Funding for this contract is from FY21 CIP #28025 from the sale of general obligation bonds.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	4/30/2020 - 11:31 AM
Public Works Committee	Lechvar, Gina	Approved	4/30/2020 - 11:31 AM
City Clerk	Admin, Default	Approved	4/30/2020 - 1:37 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the FY21 Sidewalk Contract, CIP #28025.

WHEREAS, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, IA for the FY21 Sidewalk Contract within the City of Davenport, IA; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, IA that said specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for said FY21 Sidewalk Contract.

Passed and approved this 13th day of May, 2020.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Brian Schadt 563-326-7923
Wards:

Action / Date
5/13/2020

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the 46th St Patching - Marquette to Warren project, CIP #35042. [Ward 7]

Recommendation:
Adopt the Resolution.

Background:
This project will involve large areas of PCC patching between Marquette St and Warren St as well as smaller areas for joint repairs. Patching will include: removal of existing driving surface and subbase; installation of subdrain, new subbase, 8" PCC driving surface, replacement of affected driveway approaches, ADA ramp improvements, and seeding.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Exhibit	Location Map

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	4/30/2020 - 11:36 AM
Public Works Committee	Lechvar, Gina	Approved	4/30/2020 - 11:36 AM
City Clerk	Admin, Default	Approved	4/30/2020 - 2:12 PM

Resolution No. _____

RESOLUTION offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the 46th St Patching - Marquette to Warren project, CIP #35042.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, IA for the 46th St Patching - Marquette to Warren project, CIP #35042.

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for said 46th St Patching - Marquette to Warren project.

Passed and approved this 13th day of May, 2020.

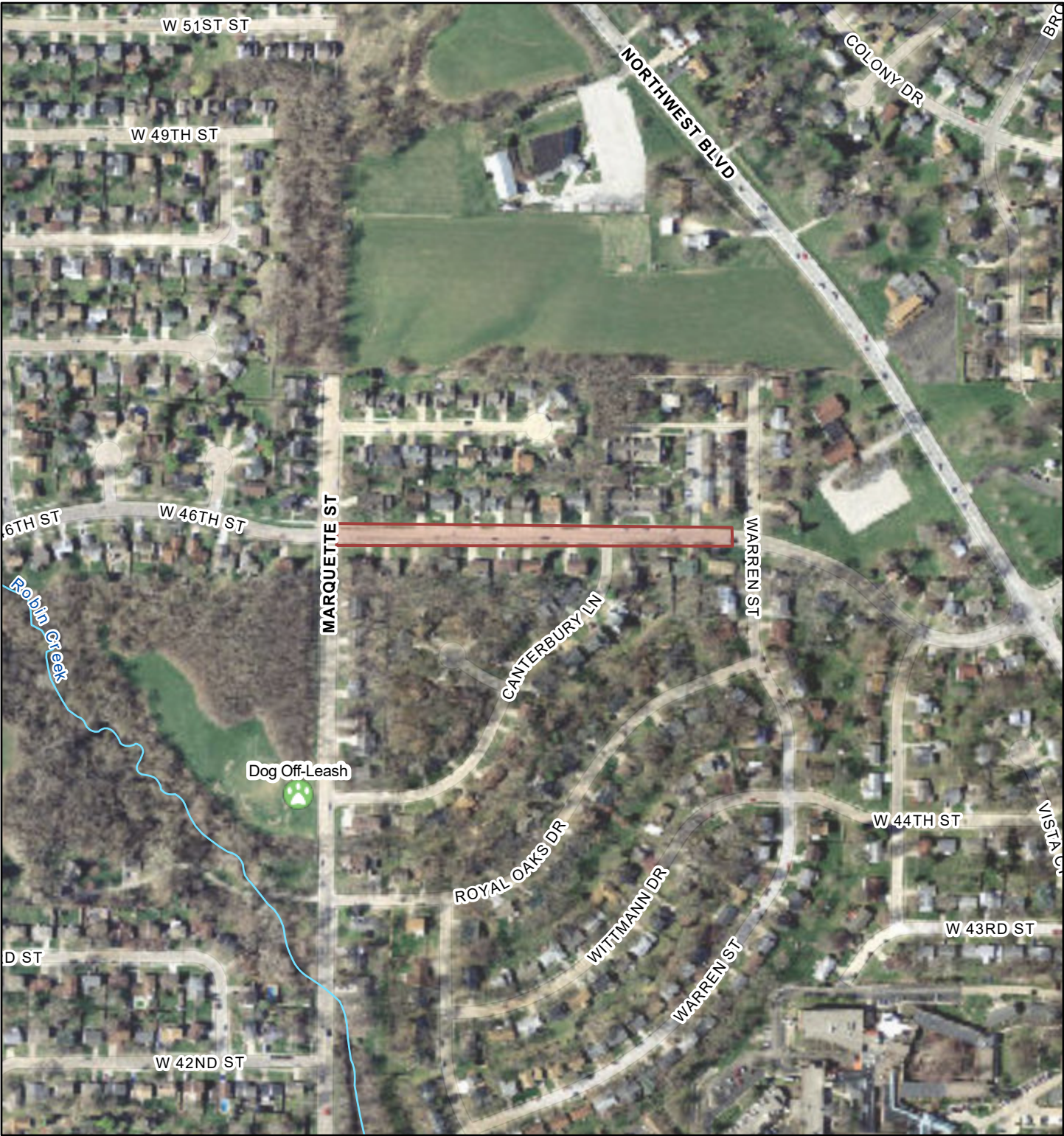
Approved:

Attest:

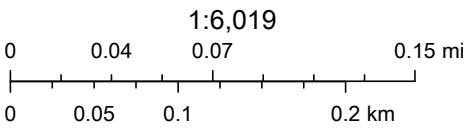
Mike Matson
Mayor

Brian Krup
Deputy City Clerk

Project Map - 46th Marquette to Warren



4/17/2020, 2:50:56 PM



Scott County Iowa, Bi-State Regional Commission

City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Eric Gravert 563-327-5125
Wards:

Action / Date
5/13/2020

Subject:
Resolution accepting the Duck Creek Streambank Stabilization project completed by Legacy Corporation of East Moline, IL. The project was completed with a final contract amount of \$339,998.60, CIP #33030. [Wards 2 & 7]

Recommendation:
Adopt the Resolution.

Background:
The project consisted of tree clearing, bank sloping, stream bank toe rock stabilization, vegetation establishment, and tree planting along the banks of Duck Creek.

The project was completed in accordance with the City of Davenport requirements with a final amount of \$339,998.60 funded in CIP #33030.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	4/30/2020 - 11:37 AM
Public Works Committee	Lechvar, Gina	Approved	4/30/2020 - 11:37 AM
City Clerk	Admin, Default	Approved	4/30/2020 - 2:20 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLUTION accepting the Duck Creek Streambank Stabilization project completed by Legacy Corporation of East Moline, IL.

WHEREAS, the City of Davenport entered into a contract with Legacy Corporation of East Moline, IL for construction work; and

WHEREAS, work on the project has been satisfactorily completed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, IA that the Duck Creek Streambank Stabilization Project is hereby accepted.

Passed and approved this 13th day of May, 2020.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Mike Kramer 563-327-5141
Wards:

Action / Date
5/6/2020

Subject:
Resolution accepting the River Dr Median Removal project completed by Langman Construction, Inc of Rock Island, IL. The project was completed with a final contract amount of \$228,172.09 funded in CIP #35044. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
Median removal was performed on River Dr between Perry St and Iowa St to improve flood fighting procedures by creating an improved surface and location for Hesco Barriers to be placed upon.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	4/30/2020 - 11:32 AM
Public Works Committee	Lechvar, Gina	Approved	4/30/2020 - 11:32 AM
City Clerk	Admin, Default	Approved	4/30/2020 - 1:42 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLUTION accepting the River Drive Median Removal project, CIP #35044, completed by Langman Construction, Inc of Rock Island, IL.

WHEREAS, the City of Davenport entered into a contract with Langman Construction, Inc of Rock Island, IL for construction work; and

WHEREAS, work on the project has been satisfactorily completed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, IA that the River Dr Median Removal Project, CIP #35044, is hereby accepted.

Passed and approved this 13th day of May, 2020.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Sandy Doran 563-326-7756
Wards:

Action / Date
5/13/2020

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the Water Pollution Control Plant Ultraviolet Disinfection Project, CIP #39005.[Ward 1]

Recommendation:
Adopt the Resolution.

Background:
The proposed project includes construction of a new UV disinfection system with a UV disinfection building (approximately 2,300 square feet plus 1,600 square feet of fixed weirs) and associated mechanical, electrical, and site improvements. An option is included for installing launder covers on the final clarifier weirs and covering the effluent trough. The project covers an estimated total of 2.30 acres with approximately 0.20 acres of ground-disturbing construction activity.

This project has been identified in the Iowa Department of Natural Resources Consent Order.

Bids will be received for the Water Pollution Control Plant Ultraviolet Disinfection Project on May 21, 2020.

Construction funding for the project is budgeted out of CIP #39005 and split between FY20 and FY21.

ATTACHMENTS:

Type	Description
□ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	4/30/2020 - 11:39 AM
Public Works Committee	Lechvar, Gina	Approved	4/30/2020 - 11:40 AM
City Clerk	Admin, Default	Approved	4/30/2020 - 2:57 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, IA.

RESOLUTION approving the plans, specifications, form of Contract, and estimate of cost for the Water Pollution Control Plant Ultraviolet Disinfection Project, CIP #39005.

WHEREAS, on the 29th day of April, 2020, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, IA for the Water Pollution Control Plant Ultraviolet Disinfection Project within the City of Davenport, IA; and

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for said Water Pollution Control Plant Ultraviolet Disinfection Project.

Passed and approved this 13th day of May, 2020.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Sandy Doran 563-326-7756
Wards:

Action / Date
5/13/2020

Subject:
Resolution approving the contract for the Water Pollution Control Plant Ultraviolet Disinfection Project – Bidding and Construction Related Services to Strand Associates, Inc in the amount not-to exceed \$747,000, CIP #39005. [Ward 1]

Recommendation:
Adopt the Resolution.

Background:
Strand Associates was selected to provide bidding and contract administration services for the project. The contract administration services will include preparing State Revolving Funds (SRF) certified change orders and pay requests per Iowa Department of Natural Resources guidelines for acceptance by City and the Iowa Finance Authority. Strand Associates' expertise with SRF will expedite the payments out of the State Revolving Loan, minimizing the wait time for the City to receive funds. In addition, Strand Associates' services include contractor coordination, preparing an operation and maintenance manual, construction observation for conformance to the contract documents, record drawings, and start-up and operator training services.

Bids for construction will be received on May 21, 2020 for the Water Pollution Control Plant Ultraviolet Disinfection Project.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	Strand Assoc. Scope of Services Bidding & Construction Related Services UV Disinfection Project

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	4/30/2020 - 11:40 AM
Public Works Committee	Lechvar, Gina	Approved	4/30/2020 - 11:41 AM
City Clerk	Admin, Default	Approved	4/30/2020 - 3:03 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, IA.

RESOLUTION approving the Contract for the Water Pollution Control Plant Ultraviolet Disinfection Project – Bidding Related and Construction Related Services to Strand Associates, Inc in the amount not to exceed \$747,000.00, CIP#39005.

WHEREAS, the work is to be performed at agreed upon prices; and

WHEREAS, on the 21st day of May, 2020 bids will be received for the Water Pollution Control Plant Ultraviolet Disinfection Project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, IA that the contract is hereby approved.

Passed and approved this 13th day of May, 2020.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk



FINAL COPY

Strand Associates, Inc.®

910 West Wingra Drive

Madison, WI 53715

(P) 608.251.4843

Task Order No. 20-01
City of Davenport, Iowa (OWNER)
and Strand Associates, Inc.® (ENGINEER)
Pursuant to Agreement for Technical Services dated April 8, 2015

Project Information

Services Name: Ultraviolet Disinfection Bidding-Related and Construction-Related Services

Services Description: Bidding-related Services, Funding-related Services, Contract Administration Services, Operation and Maintenance Manual Services, Construction Observation Services, Start-up and Operator Training Services, and Project Closeout Services for project previously designed by ENGINEER.

Scope of Services

ENGINEER will provide the following services to OWNER.

Bidding-Related Services

1. Distribute Bidding Documents electronically through OWNER's Ionwave system, available at <https://davenport.ionwave.net>, and as optional paper copies, available to bidders by request from ENGINEER's office for a refundable deposit.
2. Submit Notice to Bidders and Notice of Public Hearing to OWNER for publishing.
3. Prepare addenda and answer questions during bidding.
4. Attend the prebid meeting and the bid opening, tabulate and analyze bid results, and assist OWNER in the award of the Construction Contract.
5. Prepare four sets of Contract Documents for signature.

Funding-Related Services

1. Assist OWNER in developing the State Revolving Funds (SRF) application using OWNER-provided information.
2. Attend Public Hearing meeting to review application for SRF loan and Environmental Information.
3. Organize the SRF forms and applications and submit to OWNER for signatures and final submittal to Iowa Department of Natural Resources (IDNR).
4. Prepare monthly reimbursement requests for submittal to IDNR.
5. Submit change orders to IDNR for approval and adjustment of SRF loan.

Contract Administration Services

Provide contract administration services including the following:

1. Attend a preconstruction conference.
2. Review and reply to contractor's requests for information.
3. Review contractor's monthly schedule for up to 18 months.

ETY:\mro:raf\ppp\R\MAD\Documents\Agreements\D\Davenport, City of (IA)\TSA.2015\TO\2020\3618.017.20-01.docx

City of Davenport
Task Order No. 20-01
Page 2
April 16, 2020

4. Review contractor's monthly pay requests for up to 18 months.
5. Review compilation of certified payroll submitted by the contractor as needed by the Davis-Bacon Act and submit to OWNER.
6. Review contractor's shop drawing submittals, including up to two submittal reviews for each shop drawing. Additional reviews shall be considered additional services.
7. Attend monthly construction progress meetings and preparation of meeting agenda and minutes for up to 18 months.
8. Attend up to eight separate site visits by the project manager and project engineers.
9. Conduct substantial completion review and develop a substantial completion list of items to be completed or corrected.
10. Attend one final completion review meeting.
11. Provide supervisory control and data acquisition (SCADA) system review. This includes up to 40 hours of on-site SCADA controls review.
12. Provide record drawings in an electronic format from information compiled from contractor's records. ENGINEER is providing drafting services only for record drawings based on records presented to ENGINEER by contractor and OWNER. ENGINEER will not be liable for the accuracy of the record drawing information provided by contractor and OWNER.

Operation and Maintenance (O&M) Manual Services

Prepare O&M manual for the project including sections on operation of treatment processes and a compilation of manufacturer-provided materials. Manual will be provided in an electronic version (portable document format) and two paper copies, one of which will be permanently bound, and all of which will include the above information, project drawings, and specifications, and training information. The O&M manual sections will include a written narrative, figures, and descriptive tables to assist the operators in operation of the new and modified processes. The O&M sections shall be limited to new treatment processes or existing processes substantially modified as part of this project and are anticipated to include introduction, ultraviolet disinfection, backup generator, and blending operations. Schematics, gate lists, and figures will be produced to describe plant operation.

Construction Observation Services

Provide one resident project representative (RPR) for up to 1,700 hours of observation of construction. In furnishing observation services, ENGINEER's efforts will, in general, be directed towards determining for OWNER that the completed project will, in general, conform to the Contract Documents; but ENGINEER will not supervise, direct, or have control over the contractor's work and will not be responsible for the contractor's construction means, methods, techniques, sequences, procedures, or health and safety precautions or programs, or for the contractor's failure to perform the construction work in accordance with the Contract Documents.

RPR services include field time on-site as well as office time for support of the staff related to field issues brought to the RPR. RPR efforts are anticipated to be within a normal five-day work week for the construction period. Additional services to address an accelerated construction schedule or to overcome the contractor being behind schedule where the contractor works weekends or longer than 40 hours per week will be considered outside this Task Order's Scope of Services and will require an amendment to this Task Order.

City of Davenport
Task Order No. 20-01
Page 3
April 16, 2020

Start-up and Operator Training Services

1. Provide start-up assistance including consultation with OWNER regarding operating assistance during the equipment manufacturer's start-up and training of equipment.
2. Attend and observe equipment manufacturer's startup of equipment and systems.
3. Provide two on-site classroom trainings for OWNER describing design intent and operational overview on the wastewater processes being constructed or modified as part of this project.
4. Provide operating assistance to OWNER and respond to operator's inquiries during start-up of ultraviolet disinfection system.

Project Closeout Services

Provide ongoing assistance to OWNER during the period following the project's final completion and 12 months after substantial completion. Services will include office time and on-site time to assist with contractor or equipment warranty questions and answering OWNER's questions on operation of the new facility.

Compensation

OWNER shall compensate ENGINEER for Services under this Task Order on an hourly rate basis plus expenses a not-to-exceed fee of \$747,000 allocated as follows:

<u>Service Element</u>	<u>Fee</u>
Bidding-Related Services	\$ 20,000
Funding-Related Services	\$ 6,000
Contract Administration Services	\$312,000
O&M Manual Services	\$ 20,000
Construction Observation Services	\$350,000
Start-up and Operator Training Services	\$ 29,000
Project Closeout Services	<u>\$ 10,000</u>
Subtotal	<u>\$747,000</u>

The estimated distribution of costs under this Task Order may vary from final completion.

Schedule

Services will begin upon execution of this Task Order, which is anticipated the week of April 20, 2020. Services are scheduled for completion in accordance with the following milestones.

<u>Service</u>	<u>Anticipated Date of Completion</u>
Funding-Related Services	December 31, 2021
Bidding-Related Services	June 03, 2020
Contract Administration Services	December 31, 2021
Construction Observation Services	December 31, 2021
O&M Manual Services	October 31, 2021
Start-up and Operator Training Services	October 31, 2021
Project Closeout Services	October 31, 2022

City of Davenport
 Task Order No. 20-01
 Page 4
 April 16, 2020

<u>Construction Documents</u>	<u>Anticipated Date of Completion</u>
Bid Date	April 22, 2020
Notice of Award of Construction Contract	May 29, 2020
Notice to Proceed (Construction Contract)	July 3, 2020
Substantial Completion of Construction	October 29, 2021
Final Completion of Construction	December 31, 2021

TASK ORDER AUTHORIZATION AND ACCEPTANCE:

ENGINEER:

STRAND ASSOCIATES, INC.®

OWNER:

CITY OF DAVENPORT

 Joseph M. Bunker
 Corporate Secretary

 Date

 Mike Matson
 Mayor

 Date

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Nicole Gleason 563-327-5150
Wards:

Action / Date
5/13/2020

Subject:
Resolution awarding the contract for the Caterpillar Engine #1 bottom end overhaul at the Water Pollution Control Plant to Altorfer Inc in the amount of \$198,226.95. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
This is a sole source purchase request to award Altorfer Inc of Davenport, IA the bottom end overhaul of Caterpillar Engine #1. Altorfer Inc is the authorized Caterpillar dealer for Davenport.

Bottom end overhauls are recommended every 30,000 hour intervals by Caterpillar to prevent major repairs due to part failure. The State of Iowa has requirements to have back up power for WPCP in the event utility power is lost. The engines provide electrical power on a daily basis as well as back up power.

This is one of two Caterpillar 3516 engines at WPCP that provide electrical power, back-up electrical power, and process heat. Funding for this contract is from the FY21 equipment maintenance account 51151975 520226. Work will not begin until July 1, 2020 or later. The goal of this greensheet is to obtain approval to be placed on Altorfer's schedule.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	4/30/2020 - 11:45 AM
Public Works Committee	Lechvar, Gina	Approved	4/30/2020 - 2:23 PM
City Clerk	Admin, Default	Approved	4/30/2020 - 3:14 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, IA.

RESOLUTION awarding the contract for the bottom end overhaul of Engine #1 at the Water Pollution Control Plant facility to Altorfer Inc of Davenport, IA for the price of \$198,226.95, and authorizing Mayor Mike Matson or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract for the bottom end overhaul of Engine #1 at the Water Pollution Control Plant facility; and

WHEREAS, the applicable purchasing process was followed and Altorfer Inc is the sole source provider of Caterpillar engine overhauls in our area, resulting in a recommendation to award to Altorfer Inc.

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, IA that:

1. the contract for the Engine #1 bottom end overhaul at the Water Pollution Control Plant facility is awarded to Altorfer Inc of Davenport, IA; and
2. Mayor Mike Matson or designee is authorized to sign and manage any related agreements.

Attest:

Approved:

Brian Krup
Deputy City Clerk

Mike Matson
Mayor

City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Clay Merritt 563-888-3055
Wards:

Action / Date
5/13/2020

Subject:
Motion approving an engineering and architectural service contract to Studio 483 Architects of Davenport, IA in the amount of \$87,100 for the Modern Woodman Park Floodwall Extension and Workout Room Addition project, CIP #23049. [Ward 3]

Recommendation:
Pass the Motion.

Background:
On March 25, 2020 the City Council approved the First Amendment to the Letter of Agreement with Main Street Iowa, LLC. This agreement amended the list of projects by inserting the Workout Room Addition and Floodwall Extension project in FY20.

This contract will provide design and construction documents for the project.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	4/30/2020 - 12:24 PM
Public Works Committee	Lechvar, Gina	Approved	4/30/2020 - 12:24 PM
City Clerk	Admin, Default	Approved	4/30/2020 - 3:06 PM

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Betsy Tubbs 563-888-2220
Wards:

Action / Date
5/13/2020

Subject:
Resolution awarding a contract to purchase and install new playground equipment at Junge Park to Cunningham Recreation of Ankeny, IA in the amount of \$124,982.71, CIP #64079. [Ward 7]

Recommendation:
Adopt the Resolution.

Background:
A Request for Proposals was issued on February 13, 2020 and was sent to 74 vendors. On March 17, 2020, the Purchasing Division received and opened six proposals.

The existing playground at Junge Park will be replaced with a multi-component modular playground. The new unit will provide upgraded equipment and additional play value for our citizens.

The proposals were evaluated on the following criteria: Play Opportunities - 50%; Site Compatibility - 20%; Accessibility - 15%; and Cost Value - 15%.

The proposals were evaluated by Parks staff and opinions were taken from citizens in the neighborhood. Cunningham Recreation was the highest ranked company and is recommended for the contract.

Funding for this project is from CIP #64079 and a SCRA grant received by the Parks Department.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	FIN_RES_Junge Park Resolution Letter
▣ Backup Material	FIN_RES_Junge Park Signed Bid Tab

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Folland, Linda	Approved	4/29/2020 - 4:51 PM
Finance Committee	Folland, Linda	Approved	4/29/2020 - 4:51 PM
City Clerk	Admin, Default	Approved	4/29/2020 - 5:38 PM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the Junge Park Playground Replacement project to Cunningham Recreation of Ankeny, IA and authorizing Mayor Mike Matson or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract for the Junge Park Playground Replacement project; and

WHEREAS, Cunningham Recreation of Ankeny, IA was the highest scoring bidder to submit a proposal;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. Approving the contract for the Junge Park Playground Replacement project to Cunningham Recreation of Ankeny, IA; and
2. Mayor Mike Matson or designee is authorized to sign and manage any related agreements;

Attest:

Approved:

Brian Krup
Deputy City Clerk

Mike Matson
Mayor

**CITY OF DAVENPORT, IOWA
REQUEST FOR PROPOSALS RESPONDENTS**

DESCRIPTION: JUNGLE PARK PLAYGROUND REPLACEMENT

RFP NUMBER: 20-95

OPENING DATE: MARCH 17, 2020

GL ACCOUNT NUMBER: 74102680 530350.64079

RECOMMENDATION: AWARD THE CONTRACT TO CUNNINGHAM
RECREATION OF ANKENY, IA

<u>VENDOR NAME</u>	<u>LOCATION</u>
CUNNINGHAM RECREATION	ANKENY, IA
ABCREATIVE	GRIMES, IA
PARK PLANET	REDDING, CA
PLAY PRO RECREATION	DECATUR, IA
BOLAND RECREATION, INC.	MARSHALLTOWN, IA
COMMERCIAL RECREATION SPECIALISTS	VERONA, WI

Approved By Caitlyn Warner 4-22-2020
Purchasing Date

Approved By Charles [Signature] 4-22-2020
Parks Director Date

Approved By Brandi Couger 4/23/2020
Budget/CIP Date

Approved By Luck Stollard 4-23-2020
Chief Financial Officer Date

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Linda Folland 563-326-6789
Wards:

Action / Date
5/13/2020

Subject:
Motion authorizing payment to Bi-State Regional Commission for FY20 membership dues in the amount of \$57,042. [All Wards]

Recommendation:
Pass the Motion.

Background:
The City of Davenport has been a member of the Bi-State Regional Commission for many years, utilizing their planning services related to economic development and transportation programming, as well as joint purchasing services for many goods the City purchases such as paper and janitorial items. Additional information is attached.

Since this payment exceeds the \$50,000 staff approval level, City Council approval is necessary. Funding source is the General Fund.

ATTACHMENTS:

Type	Description
▢ Backup Material	Membership Dues Information

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Folland, Linda	Approved	4/29/2020 - 4:56 PM
Finance Committee	Folland, Linda	Approved	4/29/2020 - 4:56 PM
City Clerk	Admin, Default	Approved	4/30/2020 - 10:52 AM

BI-STATE MEMBER GOVERNMENTS DUES STRUCTURE AND ALLOCATION TO PROGRAMS

MEMBER GOVERNMENTS	2010 POPULATION	ADOPTED FY 18 DUES	PROPOSED FY 19 DUES
COUNTIES:			
HENRY	50,486	\$23,637	\$23,637
MERCER	16,434	0	\$0
MUSCATINE	42,745	20,012	\$20,012
ROCK ISLAND	147,546	69,078	\$69,078
SCOTT	<u>165,224</u>	<u>77,355</u>	<u>\$77,355</u>
COUNTY SUB-TOTAL	422,435	\$190,082	\$190,082
MUNICIPALITIES:			
DAVENPORT	99,685	\$57,042	\$57,042
MOLINE	43,483	24,882	24,882
ROCK ISLAND	39,018	22,327	22,327
BETTENDORF	33,217	19,007	19,007
MUSCATINE	22,886	10,715	10,715
EAST MOLINE	21,302	12,189	12,189
KEWANEE	12,916	6,047	6,047
SILVIS	7,479	4,279	4,279
GENESEO	6,586	3,084	3,084
ELDRIDGE	5,651	3,234	3,234
MILAN	5,099	2,917	2,917
COLONA	5,099	2,917	2,917
ALEDO	3,640	1,102	1,102
ALPHA	671	1,102	1,102
ANDALUSIA	1,178	1,102	1,102
ANDOVER	578	1,102	1,102
ANNAWAN	878	1,102	1,102
ATKINSON	972	1,102	1,102
BLUE GRASS	1,452	1,102	1,102
BUFFALO	1,270	1,102	1,102
CAMBRIDGE	2,160	1,102	1,102
CARBON CLIFF	2,134	1,102	1,102
COAL VALLEY	3,743	1,102	1,102
CORDOVA	672	1,102	1,102
FRUITLAND	1,349	1,102	1,102
GALVA	2,589	1,102	1,102
HAMPTON	1,863	1,102	1,102
HILLSDALE	523	1,102	1,102
LECLAIRE	3,765	1,102	1,102
LONG GROVE	808	1,102	1,102
MCCAUSLAND	291	1,102	1,102
NEW BOSTON	683	1,102	1,102
NICHOLS	444	1,102	1,102
OAK GROVE	607	1,102	1,102
ORION	1,861	1,102	1,102
PORT BYRON	1,647	1,102	1,102
PRINCETON	886	1,102	1,102
RAPIDS CITY	959	1,102	1,102
RIVERDALE	405	1,102	1,102
SHERRARD	640	1,102	1,102
VIOLA	955	1,102	1,102
WALCOTT	1,629	1,102	1,102
WEST LIBERTY	3,736	1,102	1,102
WILTON	2,802	1,102	1,102
WINDSOR	748	1,102	1,102
WOODHULL	811	1,102	1,102
MUNIC. SUB-TOTAL	<u>351,770</u>	<u>\$206,102</u>	<u>\$206,102</u>
TOTAL MEMBER GOV. DUES =		<u>\$396,184</u>	<u>\$396,184</u>

County governments and cities over 5,000 population pay dues on a per capita basis, while smaller towns pay dues at a flat rate. The proposed per capita rate is 47 cents per capita for all counties and the municipalities outside of the urbanized area and 57 cents per capita for cities over 5,000 population inside of the urbanized area. The extra 10 cents supports the transportation planning program. Communities under 5,000 pay \$1,102 per year.

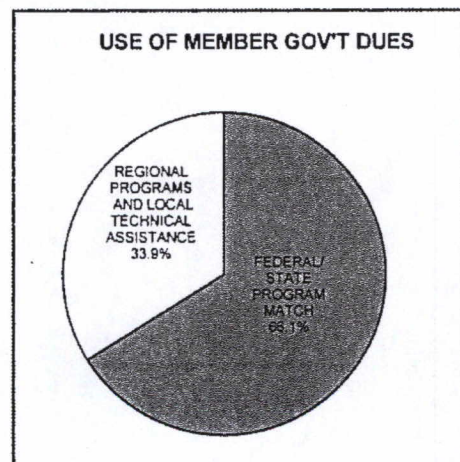
Member local governments dues are used to match federal and state programs and to provide other regional programs and direct technical assistance to member counties and cities.

The transportation program requires about \$191,897 to match \$767,587 in Federal Highway and Transit Administrations funding received through the States' DOTs.

The Economic Development Administration will provide \$70,000 which benefits all member governments and requires \$70,000 in local match.

In total, about \$261,897 of member dues are used to match transportation and economic development.

In addition to matching requirements, membership dues are used to supplement several regional programs including data services, joint purchasing, riverfront planning, intergovernmental forums, and environment. In total over \$134,287 is used to technical assistance to individual member governments in areas that are otherwise not provided by programs listed above. The graph below shows use of member dues:



City of Davenport

Agenda Group:

Department: Finance

Contact Info: Kris Keller 563-888-2077

Wards:

Action / Date

5/6/2020

Subject:

1. Lane & Waterman LLP - legal fees - Amount: \$10,260
2. Lane & Waterman LLP - legal fees - Amount: \$10,295
3. Scott Broders - public housing appraisals - Amount: \$11,250
4. Lane & Waterman LLP - legal fees - Amount: \$11,857.35
5. Advantage Advertising - disposable masks - Amount: \$13,290
6. Innovative Rescue Systems LLC - extraction tools for Fire - Amount: \$43,366.62

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Admin, Default	Approved	4/16/2020 - 2:22 PM