

COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, May 5, 2021; 5:30 PM

City Hall | 226 West 4th Street | Council Chambers

REVISED MAY 3, 2021

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Community Development

1. Public Hearing for Case ORD21-01 amending various sections of Chapter 17 of the Municipal Code of Davenport, Iowa entitled "Zoning." [All Wards]
2. Public Hearing on the conveyance of the vacated public right-of-way known as part of East 11th Street between Perry and Pershing and portions of vacated public alleys located in Blocks 89 and 96 of LeClaire's 8th Addition (Palmer College of Chiropractic, petitioner). [Ward 3]

B. Public Works

1. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Downtown Davenport Streetscape | East 2nd Street project, CIP #35049. [Ward 3]
2. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the installation of new traffic signals at the intersection of Hickory Grove Road and Central Park Avenue. [Wards 2 & 4]
3. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Hickory Grove Road Resurfacing project, CIP #35053. [Ward 2]

VII. Proclamations

A. Military Appreciation Week | May 9 - 15, 2021

VIII. Petitions and Communications from Council Members and the Mayor

IX. Action items for Discussion

COMMUNITY DEVELOPMENT

Kyle Gripp, Chair; Judith Lee, Vice Chair

I. COMMUNITY DEVELOPMENT

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

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

2. First Consideration: Ordinance for Case ORD21-01 amending various sections of Chapter 17 of the Municipal Code of Davenport, Iowa entitled "Zoning." [All Wards]
3. Resolution authorizing the conveyance of the vacated public right-of-way known as part of East 11th Street between Perry and Pershing and portions of the vacated public alleys located in Blocks 89 and 96 of LeClaire's 8th Addition (Palmer College of Chiropractic, petitioner). [Ward 3]
4. Resolution approving a development agreement between the City of Davenport and Seefried Industrial Properties, Inc for the development of a 2.9 million square foot distribution center and associated infrastructure improvements. [Ward 8]

II. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Ben Jobgen, Chair; Maria Dickmann, Vice Chair

III. PUBLIC SAFETY

1. Third Consideration: Ordinance amending Schedule VII of Chapter 10.96 entitled "No Parking" by adding East 56th Street along both sides from Utica Ridge Road east to the City limits. [Ward 6]
2. Resolution approving street, lane, or public ground closures on the listed dates and times to hold outdoor events.

J&M Displays Inc; Fireworks after Quad City River Bandits games; Modern Woodmen Park | 209 South Gaines Street; various dates May through September 2021 (see attached list); **Closure**: bike path behind Modern Woodmen for approximately a half hour after the listed games. [Ward 3]

Hope at the Brick House; Neighborhood Block Party; 1431 Ripley Street; 3:00 p.m. - 9:00 p.m. on Friday, June 11, 2021; Friday, July 9, 2021; and Friday, August 20, 2021; **Closure**: Ripley Street from West 15th Street to West 14th Street. [Ward 4]

3. Motion approving beer and liquor license applications.

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

Ward 2

Hickory Creek Event Center (Chariot, LLC) - 3504 Hickory Grove Rd - License Type: Class C Liquor

Ward 5

Iron + Grain Coffee House - Davenport (Iron + Grain Coffee House – Davenport, LLC) - 1618 N Main St - Outdoor Area - License Type: Beer/Wine

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

Ward 1

Roadrunners Roadhouse (JW'S First and Last Lap, Inc) - 3803 Rockingham Rd - Outdoor Area - License Type: Class C Liquor

Ward 2

Hy-Vee Market Cafe (Hy-Vee, Inc) - 2200 W Kimberly Rd - License Type: Class C Liquor

Ward 3

Blackhawk Bowl & Martini Lounge (Blackhawk Bowl & Martini Lounge, LLC) - 200 E 3rd St - License Type: Class C Liquor

Front Street Brewery (Front St Brewery, Inc) - 208 E River Dr - Outdoor Area - License Type: Class C Liquor

Hotel Blackhawk (Innkeeper Hospitality Services, LLC) - 200 E 3rd St - Outdoor Area - License Type: Class B Liquor

Nally's Kitchen, Inc (Nally's Kitchen, Inc) - 1622 Rockingham Rd - License Type: Class B Beer

Varieties Nightclub (Newman's Arcade & Amusement, LLC) - 822 W 2nd St - Outdoor Area - License Type: Class C Liquor

Ward 4

Azteca Express Restaurant, Inc (Azteca Express Restaurant, Inc) - 1902 N Division St, Ste 5 - License Type: Class C Liquor

CVS/Pharmacy #8659 (Iowa CVS Pharmacy, LLC) - 1777 Division St - License Type: Class E Liquor

Hy-Vee Market Cafe (Hy-Vee, Inc) - 2351 W Locust St - License Type: Class C Liquor

Ward 5

Bicycle Rack Sports Grill (Sports Station, Inc) - 3303 Brady St - Outdoor Area - License Type: Class C Liquor

Kwik Shop #588 (Kwik Shop, Inc) - 1136 E Locust St - License Type: Class E Liquor

Ward 6

Links (KJT Holdings, LLC) - 5619 Utica Ridge Rd, Ste 300 - Outdoor Area - License Type: Class C Liquor

Portillo's Hot Dogs (Portillo's Hot Dogs, LLC) - 2741 E 53rd St - Outdoor Area - License Type: Beer/Wine

Uptown Bar & Grill (TBS Enterprises, LLC) - 1720 E Kimberly Rd - Outdoor Area - License Type: Class C Liquor

Ward 7

American Legion Post 26 (Davenport Post # 26, The American Legion, Inc) - 702 W 35th St - Outdoor Area - License Type: Class C Liquor

Azteca 4 (Azteca 4, Inc) - 3566 Brady St - License Type: Class C Liquor

Smokin' Joe's Tobacco & Liquor Outlet #8 (The Outlet, Inc) - 902 W Kimberly Rd, Ste 55-56 - License Type: Class E Liquor

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Rick Dunn, Chair; Matthew Dohrmann, Vice Chair

V. PUBLIC WORKS

1. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Downtown Davenport Streetscape | East 2nd Street project, CIP #35049. [Ward 3]
2. Resolution approving the plans, specifications, form of contract, and estimate of cost for the installation of new traffic signals at the intersection of Hickory Grove Road and Central Park Avenue. [Wards 2 & 4]
3. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Hickory Grove Road Resurfacing project, CIP #35053. [Ward 2]
4. Resolution awarding the contract for street resurfacing on West Lombard Street to Manatt's, Inc - Eastern Iowa Division of Camanche, Iowa in the amount of \$208,642.10, CIP #35046. [Ward 5]
5. Resolution authorizing the submission of a grant application to the Federal Transit Administration for FY 2020 carryover grant funding. [All Wards]

6. Resolution approving an engineering contract with Shive-Hattery of Moline, Illinois in the amount of \$471,900 for the street infrastructure improvements associated with the Seefried Industrial development agreement. [Ward 8]

VI. Motion recommending discussion or consent for Public Works items

FINANCE

JJ Condon, Chair; Patrick Peacock, Vice Chair

VII. FINANCE

1. Motion awarding the contract for talent development consulting services to Ziksana Consulting Inc of San Diego, California. [All Wards]

VIII. Motion recommending discussion or consent for Finance items

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

1. MTI Distributing Inc - zero turn mower for Parks - Amount: \$11,789.50
2. Kilburg Equipment - parts for garbage packer rebuild - Amount: \$12,579.06
3. Stearns, Conrad, and Scmidt Consulting Engineers - route optimization for Solid Waste - Amount: \$15,212.40
4. Schichtel's Nursery Inc - trees for 2021 tree planting - Amount: \$15,475
5. LeaseQueryLLC - GASB 87 lease management software - Amount: \$18,480
6. Acorn Farms Inc - trees for 2021 tree planting - Amount: \$21,560
7. Swanson Construction Co - doors at Annie Wittenmyer & Fejervary pools - Amount: \$32,363
8. Green Endeavors Group LLC - fence for Central Fire Station - Amount: \$43,900

XI. Other Ordinances, Resolutions and Motions

XII. 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.

XIII. Reports of City Officials

XIV. Adjourn

City of Davenport

Department: City Clerk
Contact Info: Laura Berkley | 563-888-3553

Action / Date
5/5/2021

Subject:

Public Hearing for Case ORD21-01 amending various sections of Chapter 17 of the Municipal Code of Davenport, Iowa entitled "Zoning." [All Wards]

Recommendation:

Hold the Hearing.

Background:

Following the adoption of the new code in January 2019, City staff committed to fine-tuning the Ordinance at regular intervals after adoption. A memo outlining the proposed changes with explanations is attached with strikethrough versions of the code sections.

A Public Hearing notice was published in the Quad City Times informing the community of the April 6, 2021 Plan & Zoning Commission Public Hearing. No comments were received during that public hearing. The Plan & Zoning Commission voted to recommend approval of the proposed text amendments at its April 20, 2021 meeting 8-0.

A notice was published in the Quad City Times for the May 5, 2021 Public Hearing. To date, staff has received one comment from the community supporting the removal of Two-Family Conversions from all R-3 and R-4 zoning districts. The correspondence has been included in the background info.

Staff finds that the proposed Zoning text amendments meet the approval standards for text amendments in Section 17.14.040 of the City Code.

ATTACHMENTS:

Type	Description
▢ Ordinance	Ordinance
▢ Backup Material	Proposed Zoning Text Amendments Summary
▢ Backup Material	Proposed Change 17.04.020
▢ Backup Material	Proposed Change 17.05.040
▢ Backup Material	Proposed Change Table 17.08-1: Use Matrix
▢ Backup Material	Proposed Change 17.08.030
▢ Backup Material	Proposed Change 17.08.050 - Bar - Neighborhood
▢ Backup Material	Proposed Change 17.08.050 - Retail Alcohol Sales
▢ Backup Material	Proposed Change 17.17.010
▢ Backup Material	Public Comment
▢ Backup Material	P&Z Public Hearing Notice
▢ Backup Material	COW Public Hearing Notice

REVIEWERS:

Department	Reviewer	Action	Date
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City Clerk

Berkley, Laura

Approved

4/29/2021 - 11:53 AM

ORDINANCE NO.

AN ORDINANCE FOR CASE ORD21-01 AMENDING VARIOUS SECTIONS OF CHAPTER 17 OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, ENTITLED "ZONING", BY AMENDING VARIOUS SUBSECTIONS THERETO.

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

Section 1. That subsection 17.04.020(B)(2) of the Municipal Code of Davenport, Iowa, be and the same is hereby amended to read as follows:

Conversion of a structure from a single-family dwelling into a two-dwelling is ~~a special use prohibited~~.

Section 2. That ~~the unnumbered opening paragraphs of~~ section 17.05.040 of the Municipal Code of Davenport, Iowa, be and the same are hereby amended to read as follows:

The following design standards apply to new construction, substantial repair or rehabilitation of the exterior façade of an existing structure meant to remedy damage or deterioration, and additions to an existing structure in the commercial districts, with the exception of the C-D, C-V, and C-E Districts. Design standards for development in the C-D, C-V, and C-E Districts are found in Sections 17.05.050, 17.05.060, and 17.05.070 respectively, below. Only those standards that relate to the specific repair, rehabilitation action, or addition apply. These standards do not apply to interior remodeling.

~~New construction of any new dwelling shall meet either the Design Standards in Table 17.05-2 or the Use Standards for the applicable dwelling type in Section 17.080.030.~~

(Note: Lettered subsections A and B remain unchanged.)

Section 3. That section 17.08.020 Table 17.08-01 entitled Use Matrix of the Municipal Code of Davenport, Iowa, be the same is hereby amended as follows.

Remove "Bar" as a Special Use in C-1

Add "Bar – Neighborhood" as Permitted in C-1 with a Use Standard reference to Sec. 17.08.030

Remove "Drive-Through Facility" as a Special Use in C-1 and I-MU

Remove "Dwelling – Two-Family (Conversion)" as a Special Use in R-3 and R-4

Add "Live Performance Venue" as Permitted in I-1

Add "Outdoor Dining" as Permitted in S-IC

Add "Place of Worship" as Permitted in I-1 and I-MU

Add "Private Recreation Facility" as Permitted in C-OP and I-MU

Add "Vehicle Repair/Service – Major" as Special Use in C-3

Remove "Vehicle Repair/Service – Minor" as Special Use in C-1

Section 4. That section 17.08.030 of the Municipal Code of Davenport, Iowa, be the same as amended to add a new subsection (C) to be read as follows:

C. Bar - Neighborhood

1. The property must be within one of the following geographic locations.
 - a. Harrison Street from 14th Street to Locust Street.
 - b. Washington Street from 14th Street to Locust Street.
 - c. West Locust from Fillmore Street to Division Street.
2. A Class C license, as defined under Chapter 5.10 of the Davenport City Code, shall have been issued ten years prior to July 1, 2021.
3. Eligible neighborhood bars shall not be reestablished after July 1, 2031.

(the current subsection (C) and all subsequent lettered subsections of this section shall be relettered alphabetically as appropriate, and the relettered alphabetical changes shall be reflected as amended in the Use Standard column of Table 17.08-1 of Section 17.08.020)

Section 5. That section 17.08.050 of the Municipal Code of Davenport, Iowa, shall be the same and amended to add where alphabetically appropriate or to read as follows:

Bar – Neighborhood – A bar that is eligible for reestablishment.

Retail Alcohol Sales. A retail establishment that sells primarily beer, wine, or liquor.

Section 6. That section 17.17.010 of the Municipal Code of Davenport, Iowa, add a new subsection shall be the same and amended to read as follows:

B. Ordinance 2002-177

1. Condition 1. That the uses be limited to apartments (with a maximum density of 192 units) and 8 condominiums in 4 buildings buffering the adjacent single family homes. All structures shall be limited to 2 ½ stories in height.
2. Condition 9. That parking lot lighting be limited to downcast luminaries.
3. Condition 14. That the developer shall construct the eight condominium units in four two-family structures on the eastern end of the of the subject property.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions

shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

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

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

First Consideration _____

Second Consideration _____

Approved _____

Mike Matson
Mayor

Attest: _____

Brian Krup
Deputy City Clerk

Published in the *Quad City Times* on _____



DAVENPORT

DEVELOPMENT &
NEIGHBORHOOD SERVICES

DATE: April 6, 2021

TO: File

FROM: Laura Berkley, Development & Planning Administrator

RE: Case ORD21-01 – Summary of Proposed Zoning Text Amendments

Section 17.04.020 Uses

Replace with B2 "Conversion of a structure from a single-family dwelling into a two-family dwelling is prohibited.

Explanation: Need to update language to reflect removal of two-family conversion in R-3, R-3C, R-4 and R-4C.

Section 17.05.040 Design Standards

In cases of conflict between commercial design standards and dwelling use standards, the developer can choose between commercial design standards or the applicable dwelling use standards.

Explanation: Certain commercial design standards are in direct conflict with dwelling unit new construction. Transparency is of largest concern where up to 50% transparency on street facing facades is required. This will provide some flexibility depending on the character of the proposed development.

Table 17.08-01 Use Matrix Proposed Changes

1. Remove Bars as a Special Use in C-1 and add a Note to reference Section 17.15.020G

Explanation: The intensity of a Bar as a use has been determined to be incompatible with the Neighborhood Commercial Zoning District which serve the nearby residential neighborhoods. Certain areas may be reestablished as outlined in referenced section.

2. Remove Drive-Through Facility as a Special Use in C-1 and I-MU

Explanation: The intensity of a Drive-Through as a use has been determined to be incompatible with Neighborhood Commercial Zoning District which are to serve the nearby residential neighborhoods. The dimensional standards and typical lot size (no minimum lot size required) of both districts are in direct conflict with the use standards meaning a Hardship Variance is required for the use to locate within the districts.

3. Remove Dwelling – Two-Family (Conversion) as a Special Use in all R-3 and R-4 Districts

Explanation: The code emphasizes preservation of neighborhood character as well as promotion of infill development. The code still allows new construction two-family homes within these districts.

4. Add Live Performance Venue as Permitted in I-1

Explanation: As a use that has the potential of producing more noise, I-1 would be an appropriate district to located live performance. This use also encourages adaptive reuse of buildings that are functionally obsolete.

5. Add Outdoor Dining as Permitted in S-IC

Explanation: This addition would allow schools, hospitals, colleges and universities the ability to develop areas for users to dine outdoors.

6. Add Place of Worship as Permitted in I-1 and I-MU

Explanation: This use would be a good adaptive reuse of buildings that are functionally obsolete. Access and parking are often more prevalent in these districts than others that currently allow this use. Existing building stock is potentially large enough to accommodate use.

7. Add Private Recreation Facility as Permitted in C-OP and I-1

Explanation: This use would be a good adaptive reuse of buildings that are functionally obsolete. Traditionally, indoor tennis, basketball and volleyball facilities have been located in industrial districts. C-OP would offer a complimentary use to office complexes where employees may wish to utilize the facilities before or after work or on lunch breaks. Buildings would need to meet design standards.

8. Add Vehicle Repair/Service-Major as Special Use in C-3

Explanation: Activities may be deemed appropriate in C-3 with careful review and oversight. This would be done on a case by case basis by reviewing proposed location, site plan, surrounding uses, analysis for the neighborhood, review of business model and practice, and with certain conditions in place to minimize any impacts. Allowing RV dealerships in C-3 without allowing work on them is counter intuitive. C-3 can support higher intensity uses but also provide more appropriate access to patrons. Minimum lot size is double what is required in I-1 which allows ability to accommodate buffer yards and impacts to adjacent property.

9. Remove Vehicle Repair/Service-Minor as Special Use in C-1

Explanation: This use has been determined as not compatible with Neighborhood Commercial Zoning District which are to serve the nearby residential neighborhoods.

Section 17.08.030 Principal Use Standard for Bar - Neighborhood

- Add this section in response to removing Bars as a Special Use in C-1.
- Establishes a sunset rule for establishments within certain areas of the city that can reestablish as a bar within 10-years of the adoption of the ordinance.
- The areas are Harrison between 14th and Locust; Washington between 14th and Locust, West Locust between Fillmore and Division.

Explanation: This allows certain areas of C-1 to reestablish as bars. This is to address certain locations that have traditionally been bars to remain to support the neighborhood and its character.

Section 17.08.050 Use Definitions

- Add a definition for new use “Bar – Neighborhood.”
- Remove the word “primarily” from Retail Alcohol Sales

Explanation: The intent of this definition and the zoning code is to regulate all alcohol sales. Removing the word primarily removes ambiguity in its use and how primarily is determined.

Section 17.17.010 Reservation of Previously Approved Conditions

Add conditions of Ordinance 2002-177 for 5601 Eastern Avenue.

Explanation: The City has been alerted to a recorded covenant that restricts the use of part of this property. Staff has been instructed to add the conditions of the rezoning back into this section to align with the original intent to the rezoning and covenant.

Section 17.04.020 Uses

- A. Chapter 17.08 lists permitted, special, and temporary uses for the residential districts.
- B. In the R-3, R-3C, R-4, and R-4C Districts, two-family dwellings are allowed as follows:
1. New construction of a two-family dwelling is a permitted use.
 2. Conversion of a structure from a single-family dwelling into a two-family dwelling is a special use prohibited.

Section 17.04.030 Dimensional Standards

- A. Table 17.04-1: Residential Districts Dimensional Standards establishes the dimensional standards for the residential districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use. See Section 17.02.040 for measurement methodologies.
- B. A house court design for single-family and/or two-family dwellings must comply with the dimensional standards of Section 17.08.030.N.
- C. R-MHP District standards are found in Section 17.04.040.

Table 17.04-1: Residential Districts Dimensional Standards SF = Single-Family // SF-SD = Single-Family Semi-Detached // 2F = Two-Family // TH = Townhouse // MF = Multi-Family				
	R-1	R-2	R-3	R-3C
Bulk				
Minimum Lot Area	20,000sf	SF: 10,000sf SF-SD: 10,000sf/du	SF: 7,500sf SF-SD: 4,000sf/du 2F: 8,500sf Non-Residential: 10,000sf	SF: 7,500sf SF-SD: 4,000sf/du 2F: 8,500sf Non-Residential: 10,000sf
Minimum Lot Width	100'	SF: 60' SF-SD: 60'/du	SF & 2F: 60' SF-SD: 30'/du Non-Residential: 75'	SF & 2F: 50' SF-SD: 25'/du Non-Residential: 75'
Maximum Building Height	35'	35'	35'	35'
Maximum Building Coverage	25%	35%	35%	35%
Maximum Impervious Surface	40%	50%	60% Non-Residential: 70%	60% Non-Residential: 70%
Setbacks				
Minimum Front Setback	30' or average of front setbacks, whichever is less	30' or average of front setbacks, whichever is less	25' or average of front setbacks, whichever is less	25' or average of front setbacks, whichever is less
Minimum Interior Side Setback	7'	7'	7'	5'
Minimum Corner Side Setback	25'	20'	15'	15'
Minimum Reverse Corner Side Setback	30'	30'	25'	25'
Minimum Rear Setback	30' or 20% of lot depth, whichever is less	30' or 20% of lot depth, whichever is less	25' or 20% of lot depth, whichever is less	25' or 20% of lot depth, whichever is less

Section 17.05.040 Design Standards

The following design standards apply to new construction, substantial repair or rehabilitation of the exterior façade of an existing structure meant to remedy damage or deterioration, and additions to an existing structure in the commercial districts, with the exception of the C-D, C-V, and C-E Districts. Design standards for development in the C-D, C-V, and C-E Districts are found in Sections 17.05.050, 17.05.060, and 17.05.070 respectively, below. Only those standards that relate to the specific repair, rehabilitation action, or addition apply. These standards do not apply to interior remodeling.

New construction of any new dwelling shall meet either the Design Standards in Table 17.05-2 or the Use Standards for the applicable dwelling type in Section 17.080.030.

A. Commercial Districts Design Standards

Table 17.05-2: Commercial Districts Design Standards establishes the design standards for the commercial districts. In the table, a “•” indicates that the standard is applicable in the district indicated. The absence of a “•” indicates that the standard does not apply to the district.

Table 17.05-2: Commercial Districts Design Standards					
	C-T	C-1	C-2	C-3	C-OP
Façade Design					
Building façades that face a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 40 linear feet, measured parallel to the street.	•	•	•	•	
Building façades in excess of 100 linear feet that face a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, building material change, or a wall articulation change of no less than 2 feet in depth or projection, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 40 linear feet.	•	•	•	•	
Buildings with façades over 150 feet in length must incorporate wall projections or recesses, or changes in wall plane a minimum of two feet in depth a maximum of every 75 linear feet.					•
All buildings must have a public entrance from the sidewalk along the primary building frontage. Public entrances must be visually distinctive from the remaining portions of the façade.	•	•	•	•	
Building materials and visual elements used on the façade of the primary building frontage must continue on all building façades that face a public right-of-way (excluding alleys) and/or the lot line of a residential district.	•	•	•	•	
Large expanses of highly reflective wall surface material and mirror glass on exterior walls are prohibited.	•	•	•	•	•
Fenestration Design					
The ground floor of a façade facing a public right-of-way (excluding alleys) must maintain a minimum transparency of 50%, measured between two and ten feet in height from grade.		•	•		
The ground floor of a façade facing a public right-of-way (excluding alleys) must maintain a minimum transparency of 35%, measured between two and ten feet in height.				•	
Upper floors of a façade facing a public right-of-way (excluding alleys) must maintain a minimum transparency of 15% of the wall area of the story.	•	•	•		
Roof Design					
Rooflines over 100 linear feet in building length must contain variation, and incorporate a major focal point feature, such as a dormer, gable, or projected wall feature. An element of variegation on the roofline must occur at intervals of no more than 75 linear feet.	•	•	•	•	
Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops to provide visual interest.	•	•	•	•	
Any roof that is visible from a public right-of-way must be shingle or colored standing seam metal roofing.	•	•	•	•	
Green roof, blue roof, and white roof designs are encouraged.	•	•	•	•	•
Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.	•	•	•	•	•
Entrance Design					
Public entrances and primary building elevations must be oriented toward a public street. Main entrances to the buildings must be well defined.					•
Entries to office or guest facilities must address the street, with direct access to office or guest facilities from street frontages and parking areas.					•

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	
Adult Use															S	S					Sec. 17.08.030.A	
Agriculture																		P				
Amusement Facility - Indoor									P	P		P	P	P	P		P					
Amusement Facility - Outdoor										S				S	P		S					
Animal Care Facility – Large Animal																		P				
Animal Care Facility – Small Animal							S	S	P	P		S	S	P	P		P	P			Sec. 17.08.030.B	
Animal Breeder																		P			Sec. 17.08.030.B	
Art Gallery							P	P	P	P		P	P	P			P					
Arts and Fitness Studio							P	P	P	P		P	P	P			P					
Bar								S	P	P		P	P	P			P					
Bar – Neighborhood								P													Sec. 17.080.030	
Bed and Breakfast	P	P	S	S	S													P			Sec. 17.08.030.C	
Billboard									P	P					P	P					Sec. 17.08.030.D	
Body Modification Establishment								P	P	P		P		P			P					
Broadcasting Facility TV/Radio								P	P	P	P	P	P	P	P	P	P			P		
Campground																		S	P		Sec. 17.08.030.E	
Car Wash									P	P				S			P				Sec. 17.08.030.F	
Casino														P								
Cemetery																			P			
Children’s Home					P				P	P				P			S			P	Sec. 17.08.030.G	
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	
Community Center	P	P	P	P	P		P	P	P	P		P	P	P			P	P	P	P		
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	Sec. 17.08.030.H	
Conservation Area																		P	P			
Country Club																			P			
Cultural Facility							P	P	P	P		P	P	P			P		P	P		
Day Care Center					P		P	P	P	P	P	P	P	P			P			P	Sec. 17.08.030.I	
Day Care Home	P	P	P	P	P													P			Sec. 17.08.030.I	
Drive-Through Facility								S	P	P		S		P	P	P	P				Sec. 17.08.030.J	
Drug/Alcohol Treatment Facility, Residential									S	S				S			S			S	Sec. 17.08.030.K	
Drug Treatment Clinic									S	S				S			S			S	Sec. 17.08.030.K	
Domestic Violence Shelter					P			P	P	P				P			P			P	Sec. 17.08.030.G	
Dwelling – Accessory Dwelling Unit	P	P	P	P																	Sec. 17.08.030.L	

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	
Dwelling – Manufactured Home						P												S			Sec. 17.08.030.M	
Dwelling - Multi-Family					P		P	P	P	P		P	P	P			P				Sec. 17.08.030.N	
Dwelling - Townhouse					P		P	P	P	P		P	P	P			P				Sec. 17.08.030.O	
Dwelling - Single-Family	P	P	P	P			P	P	P				P								Sec. 17.08.030.O	
Dwelling - Single-Family Semi-Detached		P	P	P	P		P	P	P				P								Sec. 17.08.030.O	
Dwelling - Two-Family (New Construction)			P	P	P		P	P	P				P								Sec. 17.08.030.O	
Dwelling - Two-Family (Conversion)			S	S	P		P	P	P				P								Sec. 17.08.030.O	
Educational Facility - Primary or Secondary	P	P	P	P	P															P		
Educational Facility - University or College										P	P	P		P						P		
Educational Facility - Vocational							S	S	S	P	P	P	S	P	P	P	P			P		
Equine, Keeping of/Equestrian Facility	P																	P			Sec. 17.08.030.P	
Fairground																		S	S	P		
Financial Institution							P	P	P	P	P	P	P	P			P					
Financial Institution, Alternative									S	S				S			P				Sec. 17.08.030.Q	
Food Bank															P		P					
Food Pantry									P	S				S			S					
Funeral Home							S	S	S	P				P			P					
Gas Station								S	P	P				P	P	P	P				Sec. 17.08.030.R	
Golf Course/Driving Range																			P			
Government Office/Facility							P	P	P	P	P	P	P	P	P	P	P		P	P		
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Greenhouse/Nursery - Retail										P				P			P	S				
Group Home	P	P	P	P	P																Sec. 17.08.030.S	
Halfway House									S	S				S			S			S	Sec. 17.08.030.K	
Healthcare Institution																				P		
Heavy Rental and Service															P		P					
Heavy Retail										S				S	P		P					
Homeless Shelter									S	S				S			S			S	Sec. 17.08.030.K	
Hotel									P	P	P	P	S	P			P					
Industrial - General																P						
Industrial - Light											P				P	P	P					
Industrial Design								P	P	P	P	P		P	P	P	P					

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	
Live Performance Venue										P		P	P	P	P		P					
Lodge/Meeting Hall	S	S	S	S	S		P	P	P	P	P	P	P	P	P	P	P	P			Sec. 17.08.030.T	
Manufactured Home Park						P																
Medical/Dental Office							P	P	P	P	P	P	P	P			P			P		
Micro-Brewery/Distillery/Winery									P	P		P	P	P	P		P					
Neighborhood Commercial Establishment		S	S	S	S																Sec. 17.08.030.U	
Office							P	P	P	P	P	P	P	P	P	P	P			P		
Outdoor Dining							P	P	P	P	P	P	P	P	P	P	P			P	Sec. 17.08.030.V	
Parking Lot (Principal Use)								S	S	S	S	S	S	S	P		S			P	Chapter 17.10	
Parking Structure (Principal Use)								S	S	P	P	S	S	P			P			P	Chapter 17.10	
Personal Service Establishment							P	P	P	P	P	P	P	P	P		P			P		
Place of Worship	P	P	P	P	P		S	S	P	P	P	P	P	P	P		P	P		P		
Private Recreation Facility								P	P	P	P	P	P	P	P		P			P		
Public Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		
Public Safety Facility					P		P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Public Works Facility											P				P	P	P	P		P		
Reception Facility	S	S	S	S				S	S	P		S	S	P			P	S			Sec. 17.08.030.W	
Recreational Vehicle (RV) Park																		S	S		Sec. 17.08.030.E	
Research and Development											P				P	P	P			P		
Residential Care Facility					P		P	S	P	P	P	P		P	P		P			P	Sec. 17.08.030.X	
Restaurant								P	P	P	P	P	P	P	P	P	P		P	P		
Retail Goods Establishment							P	P	P	P	P	P	P	P	P	P	P			P		
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	
Retail Alcohol Sales									P	P		S		P	P							
Retail Sales of Fireworks															P	P					Sec. 17.08.030.Y	
Salvage Yard																S						
Self-Storage Facility: Enclosed									S	P	P			P	P	P	P				Sec. 17.08.030.Z	
Self-Storage Facility: Outdoor										S					P	P	S				Sec. 17.08.030.Z	
Social Service Center									P	P				P			P			P		
Solar Farm											P				P	P		S		P	Sec. 17.08.030.AA	
Specialty Food Service								P	P	P		P	P	P	P		P					
Storage Yard - Outdoor															P	P					Sec. 17.08.030.BB	
Truck Stop															P	P						
Vehicle Dealership – Enclosed										P	S	P		P	S		P					

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
Vehicle Dealership – With Outdoor Storage/Display										S				S	S		P				
Vehicle Operation Facility															P	P				P	
Vehicle Rental – Enclosed										P	S	P		P	S		P				
Vehicle Rental – With Outdoor Storage/Display										S				S	S		P				
Vehicle Repair/Service– Major										S					P	P	P				Sec. 17.08.030.CC
Vehicle Repair/Service – Minor								S	P	P				P	P	P	P				Sec. 17.08.030.CC
Warehouse															P	P					
Wholesale Establishment															P	P	S				
Wind Energy System											S				S	S		S		S	Sec. 17.08.030.DD
Wine Bar								S	P	P		P	P	P			P				
Winery																		S			
Wireless Telecommunications	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.EE
Wireless Telecommunications – Stealth Design Antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.EE
Wireless Telecommunications – DAS Co-Location	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.EE
Wireless Telecommunications – DAS New Pole	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.EE
TEMPORARY 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
Farmers' Market					T		T	T	T	T	T	T	T	T			T	T	T	T	Sec. 17.08.040.A
Real Estate Project Sales Office/Model Unit	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T	T			T	Sec. 17.08.040.B
Temporary Cell On Wheels (COW)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.C
Temporary Contractor Office and Contractor Yard	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.D
Temporary Outdoor Entertainment	T	T	T	T	T		T	T	T	T	T	T	T	T	T		T	T	T	T	Sec. 17.08.040.E
Temporary Outdoor Sales (No Fireworks Stand)	T	T	T	T	T		T	T	T	T	T	T	T	T	T		T	T		T	Sec. 17.08.040.F
Temporary Outdoor Sales - Fireworks Stand Only															T	T					Sec. 17.08.040.G
Temporary Outdoor Storage Container	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.H

B. Animal Care Facility – Small Animal, and Animal Breeder

These standards do not apply to any animal shelters operated by a City agency.

1. Animal care facilities must locate exterior exercise areas in the rear yard only. Exterior exercise areas must provide covered areas over a minimum of 30% of the exterior area to provide shelter against sun/heat and weather. A fence a minimum of six feet and a maximum of seven feet in height is required for all exterior exercise areas.
2. Animal care facilities must locate all overnight boarding facilities indoors. Outdoor boarding facilities for animal breeders are permitted but must be designed to provide shelter against sun/heat and weather.
3. All animal quarters and exterior exercise areas must be kept in a clean, dry, and sanitary condition.

C. Bar - Neighborhood

1. The property must be within one of the following geographic locations.
 - a. Harrison Street from 14th Street to Locust Street.
 - b. Washington Street from 14th Street to Locust Street.
 - c. West Locust from Fillmore Street to Division Street.
2. A Class C license, as defined under Chapter 5.10 of the Davenport City Code, shall have been issued ten years prior to July 1, 2021.
3. Eligible neighborhood bars shall not be reestablished after July 1, 2031.

(all subsequent headings and numbers of this section shall be renumbered as appropriate)

C. Bed and Breakfast

1. The exterior of a bed and breakfast must maintain its original appearance as a single-family dwelling. No parking may be located in front of the front building facade.
2. Cooking equipment is prohibited in individual guest rooms. However, a mini-refrigerator and/or a microwave is allowed.
3. No retail sales are permitted with the exception of ancillary retail of related items such as souvenirs, postcards, and snack items.
4. No bed and breakfast may operate a restaurant. Meals may only be served to registered guests and at private events.
5. One sign, either freestanding, window, or wall, is permitted. Such sign may not exceed six square feet in sign area. Freestanding signs are limited to six feet in height and must be a minimum of five feet from any lot line.

D. Billboard

1. Billboard locational restrictions are as follows:
 - a. Billboard structures are prohibited if visible from an interstate highway.
 - b. Billboard structures are prohibited on properties listed on the Davenport Register of Historic Places.
 - c. Billboards with a sign area of up to 300 square feet must be a minimum of 100 feet from any residential district. Billboards with a sign area of over 300 square feet must be a minimum of 150 feet from any residential district. This is measured in a straight line along either side of the right-of-way of the street.
2. The maximum sign area of a billboard is 672 square feet plus an extension area from the single continuous perimeter not to exceed 153 square feet.
3. The maximum height of a billboard is 45 feet.
4. Billboards must meet principal building setbacks.
5. All billboards must be separated by a minimum distance of 1,500 feet.

Agriculture. Land and associated structures used to grow crops and/or raise livestock for sale, personal food production, donation, and/or educational purposes. An agriculture use includes any associated single-family dwellings and any accessory dwellings that are ancillary to the principal activity of agriculture.

Alternative Correctional Facility. A facility for adults or minors that is required by the courts as an alternative to incarceration, also referred to community correctional centers.

Amusement Facility - Indoor. A facility for spectator and participatory uses conducted within an enclosed building, such as movie theaters, sports arenas, bowling alleys, tumbling centers, skating centers, roller rinks, escape room/physical adventure game facilities, and pool halls. Indoor amusement facilities do not include live performance venues. An indoor amusement facility may include uses such as, but not limited to, concession stands, restaurants, and retail sales as ancillary uses. Indoor amusement facility does not include a private recreational facility.

Amusement Facility - Outdoor. A facility for spectator and participatory uses conducted outdoors or within partially enclosed structures, such as outdoor stadiums, batting cages, and miniature golf courses. An outdoor amusement facility may include uses such as, but not limited to, concession stands, restaurants, and retail sales as ancillary uses. Outdoor amusement facility does not include a fairground.

Animal Care Facility – Large Animal. An establishment that provides care for large animals, such as horses and cattle, including veterinary offices for the treatment of animals, where animals may be boarded during their convalescence. Animal care facilities do not include animal breeders.

Animal Care Facility – Small Animal. An establishment which provides care for domestic animals, including veterinary offices for the treatment of animals, where animals may be boarded during their convalescence, pet grooming facilities, animal training centers and clubs, and pet boarding facilities, where animals are boarded during the day and/or for short-term stays. Animal care facilities do not include animal breeders.

Animal Breeder. An establishment where dogs over six months of age are bred, raised, and trained for commercial gain. Animal breeder does not include animal care facilities or shelter and training facilities for canine or equine units of public safety agencies.

Art Gallery. An establishment that sells, loans and/or displays paintings, sculpture, photographs, video art, or other works of art. Art gallery does not include a cultural facility, such as a library or museum, which may also display paintings, sculpture, photographs, video art, or other works.

Arts and Fitness Studio. An establishment where an art or activity is taught, studied, or practiced such as dance, martial arts, photography, music, painting, gymnastics, pilates, or yoga. An arts studio also includes private exercise studios for private sessions with trainers and/or private classes; health clubs are not an arts and fitness studio, but rather a personal service establishment. Arts and fitness studio do not include a private recreational facility.

Bar. An establishment where the primary purpose is the sale of alcoholic beverages for consumption on the premises. Snack foods or other prepared food may be available for consumption on the premises as an ancillary use.

Bar – Neighborhood. A bar that is eligible for reestablishment.

Bed and Breakfast. A single-family dwelling where a resident/owner provides lodging for a daily fee in guest rooms with no in-room cooking facilities, and prepares meals for guests. A bed and breakfast may include dining facilities.

Billboard. A permanent sign directing attention to a specific business, product, service, entertainment event, activity, or other commercial activity that is not sold, produced, manufactured, furnished, or conducted at the property upon which the sign is located.

Body Modification Establishment. An establishment that offers tattooing services, body piercing, and/or non-medical body modification. Body modification establishment does not include an establishment that offers only ear piercing as an ancillary service.

Broadcasting Facility - TV/Radio. A facility engaged in broadcasting and information relay services for radio and television signals, including studio facilities. A broadcasting facility may or may not include antennas to broadcast the signal.

Campground. Land used for transient occupancy by camping in tents, camp trailers, travel trailers, motor homes, or similar movable or temporary sleeping quarters.

protection of the individual. A residential care facility includes nursing care, assisted living, hospice care, and continuum of care facilities. Continuum of care facilities may also include independent living facilities as part of the continuum. Residential care facility does not include a residential drug/alcohol treatment facility. This includes institutions that are located in one or more buildings on contiguous property with one administrative body.

Restaurant. An establishment where food and drinks, including alcoholic beverages, are provided to the public for on-premises consumption by seated patrons and/or for carry-out service.

Retail Goods Establishment. An establishment that provides physical goods, products, or merchandise directly to the consumer, where such goods are typically available for immediate purchase and removal from the premises by the purchaser. Retail goods establishment do not include specialty food service.

Retail Alcohol Sales. A retail establishment that sells **primarily** beer, wine, or liquor.

Retail Sales of Fireworks. The sale of fireworks, which is the sale and storage of Iowa Department of Transportation Hazard Classes 1.3g and 1.4g fireworks, excluding any and all sparklers. The retail sales of fireworks includes both principal use of the property for such sales as well as temporary stands and accessory uses.

Salvage Yard. An establishment where damaged or junk vehicles or other machinery is broken up and the parts saved and processed for resale. A salvage yard also includes the storage of vehicles and trailers regardless if they are in the process of being dismantled. A salvage yard operation shall be completely screened from adjacent properties and rights of way by a solid fence, wall, or berm at least six feet in height and vehicle or part storage shall only occur upon a paved surface. A salvage yard cannot abut or adjoin a storage yard. A salvage yard use or property cannot be subdivided.

Self-Storage Facility: Enclosed. A facility for the storage of personal property where individual renters control and access individual storage spaces located within a fully enclosed building that is climate controlled. Ancillary retail sales of related items, such as moving supplies, and facility offices may also be included. Rental of vehicles and other equipment for moving is a separate use from self-storage facility. The heavy retail, rental, and service use must be allowed within the district and requires separate approval.

Self-Storage Facility: Outdoor. A facility for the storage of personal property where individual renters control and access individual storage spaces and where each storage unit has individual access from the outdoors. Ancillary retail sales of related items, such as moving supplies, and facility offices may also be included. Rental of vehicles and other equipment for moving is a separate use from self-storage facility. The heavy retail, rental, and service use must be allowed within the district and requires separate approval.

Social Service Center. A service establishment that provides assistance for those recovering from chemical or alcohol dependency; survivors of abuse seeking support; those transitioning from homelessness or prior incarceration; and those with health and disability concerns. It does not include in-patient, overnight, or living quarters for recipients of the service or for the staff. Such service does not include medical examinations or procedures, or medical detoxification, dispensing of drugs or medications, or other treatments normally conducted in a medical office.

Solar Farm. An energy system operated by a public, private, or cooperative company for the generation, transmission, distribution, storage, or processing of solar energy for the purposes of heating and cooling, electricity generation, and/or water heating.

Specialty Food Service. A business that specializes in the sale of certain food products, such as a delicatessen, bakery, candy maker, meat market, catering business, cheesemonger, coffee roaster, or fishmonger, and may offer areas for ancillary retail sales or restaurants that serve the products processed on-site. Specialty food service also includes preparation, processing, canning, or packaging of food products where all processing is completely enclosed and there are no outside impacts.

Storage Yard - Outdoor. The storage of material outdoors as a principal use for more than 24 hours. The storage of vehicles and trailers is not included in this definition (see Salvage Yard).

Temporary Cell on Wheels (COW). Cell on wheels (COW) is a portable, mobile cell site that provides temporary network and wireless coverage to locations where additional cellular coverage is required due to a temporary increase in user volume at such location or states of emergency.

Temporary Contractor Office and Contractor Yard. A temporary, portable, or modular structure utilized as a watchman's quarters, construction office, or equipment shed during the construction of a new development. This may include a contractor's yard where materials and equipment are stored in conjunction with a construction project.

3. In the event East 11th Street between Perry Street and Pershing Avenue is vacated and conveyed to Palmer College of Chiropractic, a pedestrian walkway be constructed from Perry Street to Pershing Avenue in the general location of East 11th Street utilizing existing bricks from the roadway surface and that historical markers be located at its intersection with Perry Street and Pershing Avenue. The cost of removing the roadway materials, curbs and sidewalks and the installation of the pedestrian walkway and historical markers shall be the expense of Palmer College of Chiropractic.

L. Ordinance 2018-364

1. Condition 2. That a 25 foot wide landscape buffer be maintained along the south property line. This landscape buffer has contain a 6 foot high fence along the northern portion of the landscape buffer.
2. Condition 3. That a 25 foot wide landscape buffer be maintained along the west property line.
3. Condition 4. That there be no vehicular access to Lorton Avenue.
4. Condition 5. That the following uses be prohibited because the potential for incompatibility with the surrounding residential properties: carryout sales of alcoholic beverages; gasoline stations and car washes.
5. Condition 6. That any dumpsters be located at least 60 feet from the south and west property line.
6. Condition 7. That parking lot lighting be shielded and directed away from the residential properties to the south and west.
7. Condition 8. That the west driveway access to East 53rd Street turn and through lanes extend to the southernmost east-west driveway to avoid being blocked by the through movement queue.

M. Ordinance 2002-177

1. Condition 1. That the uses be limited to apartments (with a maximum density of 192 units) and 8 condominiums in 4 buildings buffering the adjacent single family homes. All structures shall be limited to 2 ½ stories in height.
2. Condition 9. That parking lot lighting be limited to downcast luminaries.
3. Condition 14. That the developer shall construct the eight condominium units in four two-family structures on the eastern end of the of the subject property.

Section 17.17.020 Reservation of Previously Approved Concept Plan, Land Use Plans and Narrative of Intent and Compatibility with Surrounding Area.

The Concept Plans, Land Use Plans and Narrative of Intent and Compatibility with Surround Area being reserved were approved in conjunction with the adopted Ordinances listed below. The listed Concept Plans, Land Use Plans and Narrative of Intent and Compatibility with Surround Area are available for viewing in the records of the Zoning Administrator.

A. Ordinance 2006-158.

1. Concept Plan.

B. Ordinance 2006-514.

1. Concept Plan.

C. Ordinance 2012-96

1. Land Use Plan and Narrative of Intent and Compatibility with Surround Area.

D. Ordinance 2016-569

Berkley, Laura

From: lamarbuckelew@yahoo.com
Sent: Tuesday, April 6, 2021 11:49 AM
To: Berkley, Laura
Cc: Meginnis, Marion
Subject: [EXT] Public hearing comments

Dear ladies and gentlemen of the Planning and Zoning Commission of Davenport:

I am writing in support of the zoning changes to eliminate the option for special use permits to convert single family homes to duplexes in R-3 and R-4 residential areas.

These homes are changed practically forever after the changes are made to make them duplexes and decreases the chances they would ever be owner-occupied. Many neighborhoods in Davenport's oldest areas are fragile and more conversions disrupts the stability that owner occupation brings.

I live in a historic district neighborhood and we have several homes in our neighborhood which could potentially be converted. This reverses the progress to preserve and restore the architecture and history of our neighborhood. Davenport is unique due to the character and history of its oldest neighborhoods, and approving new conversions works against maintaining stability and protecting the character in these neighborhoods.

I am asking you to please consider changing the zoning code to eliminate the option for special use permits to convert single family homes to duplexes in R-3 and R-4 residential areas.

Thank you for your time,
Juliana Buckelew, PhD

Sent from my iPhone

***** Proof of Publication *****

STATE OF IOWA
SCOTT COUNTY, } ss.

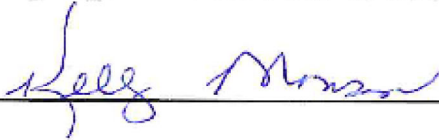
The undersigned, being first duly sworn, on oath does say that he/she is an authorized employee of THE QUAD-CITY TIMES, morning edition, a daily newspaper printed and published by Lee Enterprises, Incorporated, in the City of Davenport, Scott County, Iowa, and that a notice, a printed copy of which is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

CITY OF DAVENPORT

226 W 4TH ST
DAVENPORT, IA 52801

ORDER NUMBER 90979

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



NOTICE

NOTICE OF PUBLIC HEARING
Tuesday, April 6, 2021 – 5:00P.M.
City of Davenport Plan and
Zoning Commission

Council Chambers – Davenport City Hall
226 W. 4th Street – Davenport, Iowa

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

Case ORD21-01: Request of the City of Davenport to amend Title 17 of the Davenport City Code (hereto referred to as DMC), entitled "Zoning" amending the following sections [All wards]:

Section 17.04.020.B(2) by replacing "a special use" with "prohibited." Section 17.05.040 to allow new construction of dwellings to meeting either the Commercial Design Standards or Use Standards in section 17.08.030. Modifying Table 17.08-01 in Section 17.08.020 by removing Bars as a Special Use in C-1; adding a new use called "Neighborhood Bar"; removing Drive-Through Facility as a Special Use in C-1 and I-MU; removing Dwelling – Two-Family (Conversion) as a Special Use in all R-3 and R-4 Districts; adding Live Performance Venue as Permitted in I-1; adding Outdoor Dining as Permitted in S-1C; adding Place of Worship as Permitted in I-1 and I-MU; adding Private Recreation Facility as Permitted in C-OP and I-1; adding Vehicle Repair/Service-Major as Special Use in C-3; and removing Vehicle Repair/Service-Minor as Special Use in C-1. Section 17.08.030 by adding use standards for Neighborhood Bar. Section 17.08.050 by removing "primarily" from the definition of Retail Alcohol Sales and adding a definition for Neighborhood Bar. Section 17.17.010 by adding certain conditions of Ordinance 2002-177.

The public hearing on the above matters is scheduled for 5:00 p.m. on April 6, 2021, in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item or attend the public hearing to express your views, or both; only written comments will be used to calculate comment percentages. Interpretive services are available at no charge. Services interpretativos libres están disponibles. TTY: (563) 326-6145.

Any written comments to be reported at the public hearing should be received in the Development & Neighborhood Services Department at the Public Works Building, 1200 E. 46th Street, Davenport, Iowa 52807, no later than 12:00 noon on the day of the public hearing. PO No. 2108881. Phone: 563-326-6196

Public Notices/Accounting

Re: Public Notice

Please publish the following Zoning Board of Adjustment public hearing notice in your next available edition of the Quad City Times per your schedule for Public Notices.

The Purchase Order Number for this notice is PO# **2110129**

We would appreciate receiving the proof and the affidavit of publication for our records. If you have any questions, please contact me at the same email address this was sent with or at my phone number listed in my email.

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

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

Case ORD21-01: Request of the City of Davenport to amend Title 17 of the Davenport City Code (hereto referred to as DMC), entitled “Zoning” amending the following sections [All wards]:

Section 17.04.020.B(2) by replacing “a special use” with “prohibited.” Section 17.05.040 to allow new construction of dwellings to meeting either the Commercial Design Standards or Use Standards in section 17.08.030. Modifying Table 17.08-01 in Section 17.08.020 by removing Bars as a Special Use in C-1; adding a new use called “Neighborhood Bar”; removing Drive-Through Facility as a Special Use in C-1 and I-MU; removing Dwelling – Two-Family (Conversion) as a Special Use in all R-3 and R-4 Districts; adding Live Performance Venue as Permitted in I-1; adding Outdoor Dining as Permitted in S-IC; adding Place of Worship as Permitted in I-1 and I-MU; adding Private Recreation Facility as Permitted in C-OP and I-1; adding Vehicle Repair/Service-Major as Special Use in C-3; and removing Vehicle Repair/Service-Minor as Special Use in C-1. Section 17.08.030 by adding use standards for Neighborhood Bar. Section 17.08.050 by removing “primarily” from the definition of Retail Alcohol Sales and adding a definition for Neighborhood Bar. Section 17.17.010 by adding certain conditions of Ordinance 2002-177.

The above item in Case ORD21-01 was reviewed by the Plan & Zoning Commission with a recommendation of approval.

The public hearing on the above matter is scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, May 5, 2021 in the Council Chambers of 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 Development & Neighborhood Services, 1200 E 46th Street, no later than 12:00 noon on the day of the public hearing(s). PO No. 2110129

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

City of Davenport

Department: Legal
Contact Info: Brian Heyer | 563-326-7735

Action / Date
5/5/2021

Subject:

Public Hearing on the conveyance of the vacated public right-of-way known as part of East 11th Street between Perry and Pershing and portions of vacated public alleys located in Blocks 89 and 96 of LeClaire's 8th Addition (Palmer College of Chiropractic, petitioner). [Ward 3]

Recommendation:

Hold the Hearing.

Background:

The City currently owns the vacated public rights-of-way that were vacated at the March 24, 2021 City Council meeting and desires to sell its interest in this real estate. Palmer College of Chiropractic would like to acquire this property.

Per Iowa law, a city must hold a Public Hearing prior to conveying its interest in real property.

ATTACHMENTS:

Type	Description
▢ Cover Memo	PH

REVIEWERS:

Department	Reviewer	Action	Date
Legal	Admin, Default	Approved	5/3/2021 - 10:38 AM

Public Hearing on the proposed conveyance of vacated public right of way known that part of East 11th Street between Perry and Pershing and portions of vacated public alleys located in Block 89 and 96 of LeClaire's 8th Addition. Palmer College, Petitioner.

Recommendation: Hold the public hearing.

Relationship to Goals: Revitalized Neighborhoods and Corridors

City of Davenport

Department: Public Works - Engineering
Contact Info: Jen Walker | 563-326-6168

Action / Date
5/5/2021

Subject:

Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Downtown Davenport Streetscape | East 2nd Street project, CIP #35049. [Ward 3]

Recommendation:

Hold the Hearing.

Background:

A streetscaping project on the south side of East 2nd Street between 211 East 2nd Street (the Barrel House restaurant) and Iowa Street. The Downtown Davenport Streetscape Improvement Plan design guidelines will be applied, including “bump outs” on the southeast and southwest corners of the 2nd and Pershing intersection and the southwest corner of the 2nd and Iowa intersection.

Parking will be switched from parallel parking to angled parking (front in) in the block between Pershing and Iowa Streets; angled parking is already present in the block between Perry and Pershing Streets.

Other streetscape features such as ADA-accessible sidewalks and building entrances, brick banding, decorative lights, and new trees will be implemented. Per the June 2020 Streetscape Improvement Plan, cost will be shared between the City, property owners, and the Downtown Davenport Partnership. The engineer’s project estimate is \$413,641.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	4/28/2021 - 11:26 AM
Public Works Committee	Moses, Trish	Approved	4/28/2021 - 11:26 AM
City Clerk	Admin, Default	Approved	4/28/2021 - 1:44 PM

City of Davenport

Department: Public Works - Engineering
Contact Info: Gary Statz | 563-326-7754

Action / Date
5/5/2021

Subject:

Public Hearing on the plans, specifications, form of contract, and estimate of cost for the installation of new traffic signals at the intersection of Hickory Grove Road and Central Park Avenue. [Wards 2 & 4]

Recommendation:

Hold the Hearing.

Background:

This project involves the installation of new traffic signals at the intersection of Hickory Grove Road and Central Park Avenue. Plans and specifications were prepared by City of Davenport staff.

These signals will replace the existing signals and include left turn arrows for all directions. The new signals are expected to be operational during the 2021 construction season.

ATTACHMENTS:

Type	Description
▢ Cover Memo	PW_PH_Hickory Grove at Central Park signals_pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	4/28/2021 - 11:26 AM
Public Works Committee	Moses, Trish	Approved	4/28/2021 - 11:26 AM
City Clerk	Admin, Default	Approved	4/28/2021 - 1:27 PM

**NOTICE OF PUBLIC HEARING ON PLANS, SPECIFICATIONS, AND FORM OF CONTRACT
FOR THE HICKORY GROVE ROAD AND CENTRAL PARK AVENUE TRAFFIC SIGNAL
UPGRADE PROJECT.**

Notice is hereby given that at 5:30 p.m. on May 5, 2021, in the City Council Chambers, City Hall, Davenport, Iowa, there will be conducted a hearing on the plans, specifications and form 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 plans, specifications, form of contract, or cost of or necessity for such improvement, and may be heard orally with respect thereto.

PO: 2109575

Brian Krup
Deputy City Clerk

Davenport, Iowa
April 29, 2021

City of Davenport

Department: Public Works - Engineering
Contact Info: Nick Schmuecker | 563-327-5162

Action / Date
5/5/2021

Subject:

Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Hickory Grove Road Resurfacing project, CIP #35053. [Ward 2]

Recommendation:

Hold the Hearing.

Background:

The stretch of Hickory Grove Road from North Pine Street north to the end of asphalt overlay was selected for resurfacing by the City's pavement management program due to good overall structure but in need of a new top layer of pavement. This project will remove and replace the top few inches of asphalt while preserving the underlying pavement layers.

The project is scheduled to be bid yet this spring with construction to be complete before the end of the calendar year 2021 construction season. Funding for the Hickory Grove Road Resurfacing project is established within CIP #35053. The current estimate is \$440,000.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	4/28/2021 - 11:31 AM
Public Works Committee	Moses, Trish	Approved	4/28/2021 - 11:31 AM
City Clerk	Admin, Default	Approved	4/28/2021 - 1:22 PM

City of Davenport

Department: Office of the Mayor
Contact Info: Samantha Torres | 563-327-5128

Action / Date
5/5/2021

Subject:
Military Appreciation Week | May 9 - 15, 2021

REVIEWERS:

Department	Reviewer	Action	Date
Office of the Mayor	Admin, Default	Approved	4/21/2021 - 12:27 PM

City of Davenport

Department: Community Planning & Economic Development
Contact Info: Laura Berkley | 563-888-3553

Action / Date
4/28/2021

Subject:

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

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

Recommendation:

Adopt the Ordinance.

Background:

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

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

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

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

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

Findings:

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

ATTACHMENTS:

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

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

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

REVIEWERS:

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

ORDINANCE NO. _____

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

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

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

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

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

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

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

Zoning Analysis
Development and Neighborhood Services Department

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

Background:

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

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

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

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

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

1. **Parks and Recreation (PR)** – Designates major developed parks, recreation areas, golf courses, cemeteries, etc. Park or recreation properties can be located in any zoning district. Smaller parks may not appear on the map because of the more general nature and scale of the map. But, it is implied in Residential General (RG) that small neighborhood parks are included.
2. **Residential General (RG)** – Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Zoning:

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

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

Technical Review:

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

Public Input:

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

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

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

Staff will apprise the Commission of any additional correspondence.

Why is a Zoning Map Amendment Required?

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

Approval Standards for Map Amendments (Chapter 17.14.040)

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

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

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

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

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

b. The compatibility with the zoning of nearby property.

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

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

c. The compatibility with established neighborhood character.

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

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

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

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

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

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

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

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

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

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

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

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

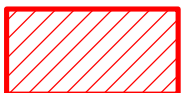
Staff Response: The undeveloped 3.53 acre site satisfies the dimensional standards for the R-1 Single-Family Residential District.

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

Vicinity Map

Parcel: P1304-02C

REZ21-01



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

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

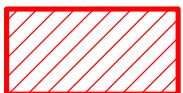
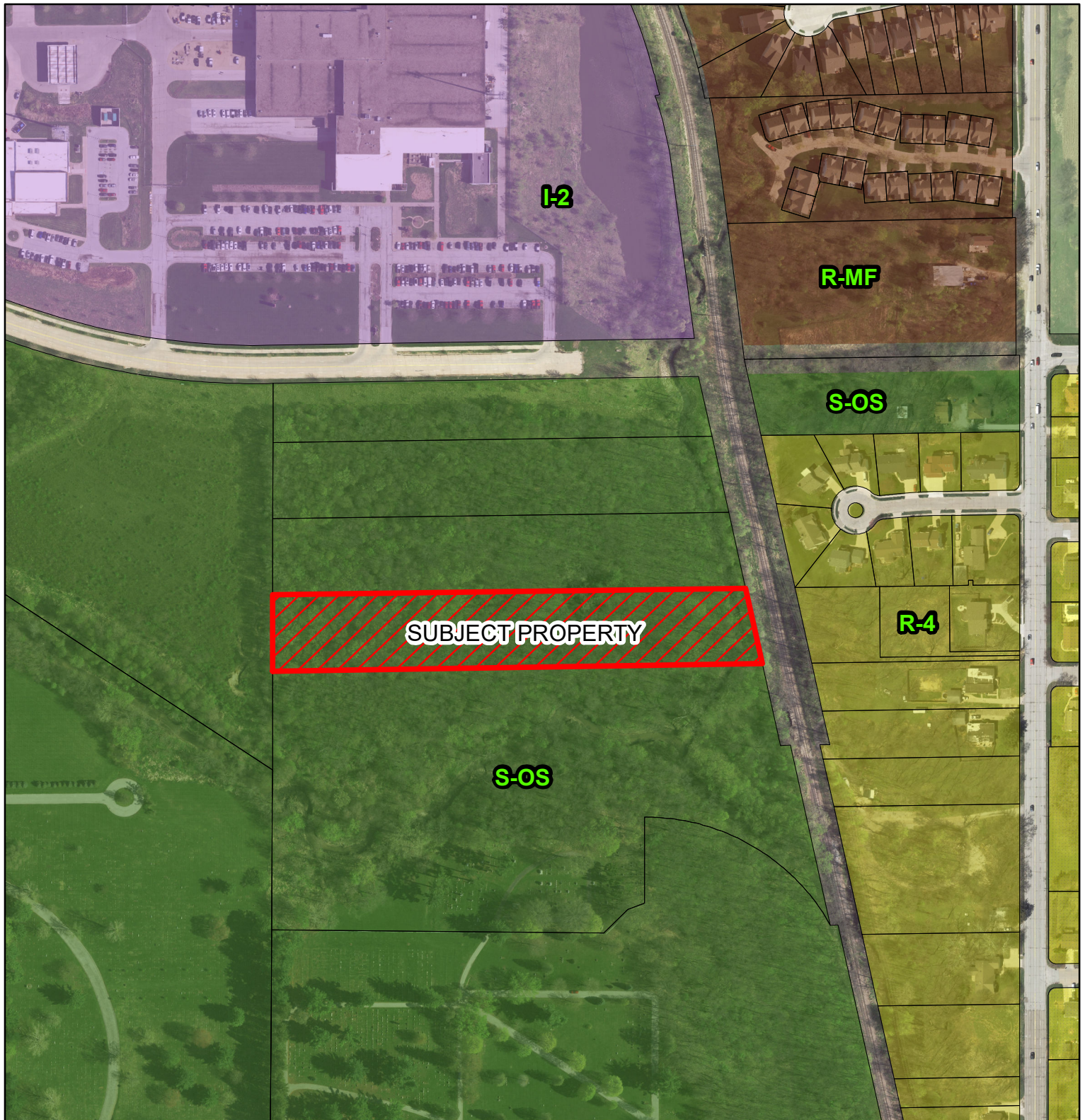
0 125 250 500 750 1,000 Feet



Zoning Map Amendment (Rezoning) Request

Parcel: P1304-02C

REZ21-01



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

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

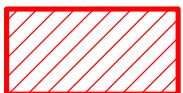
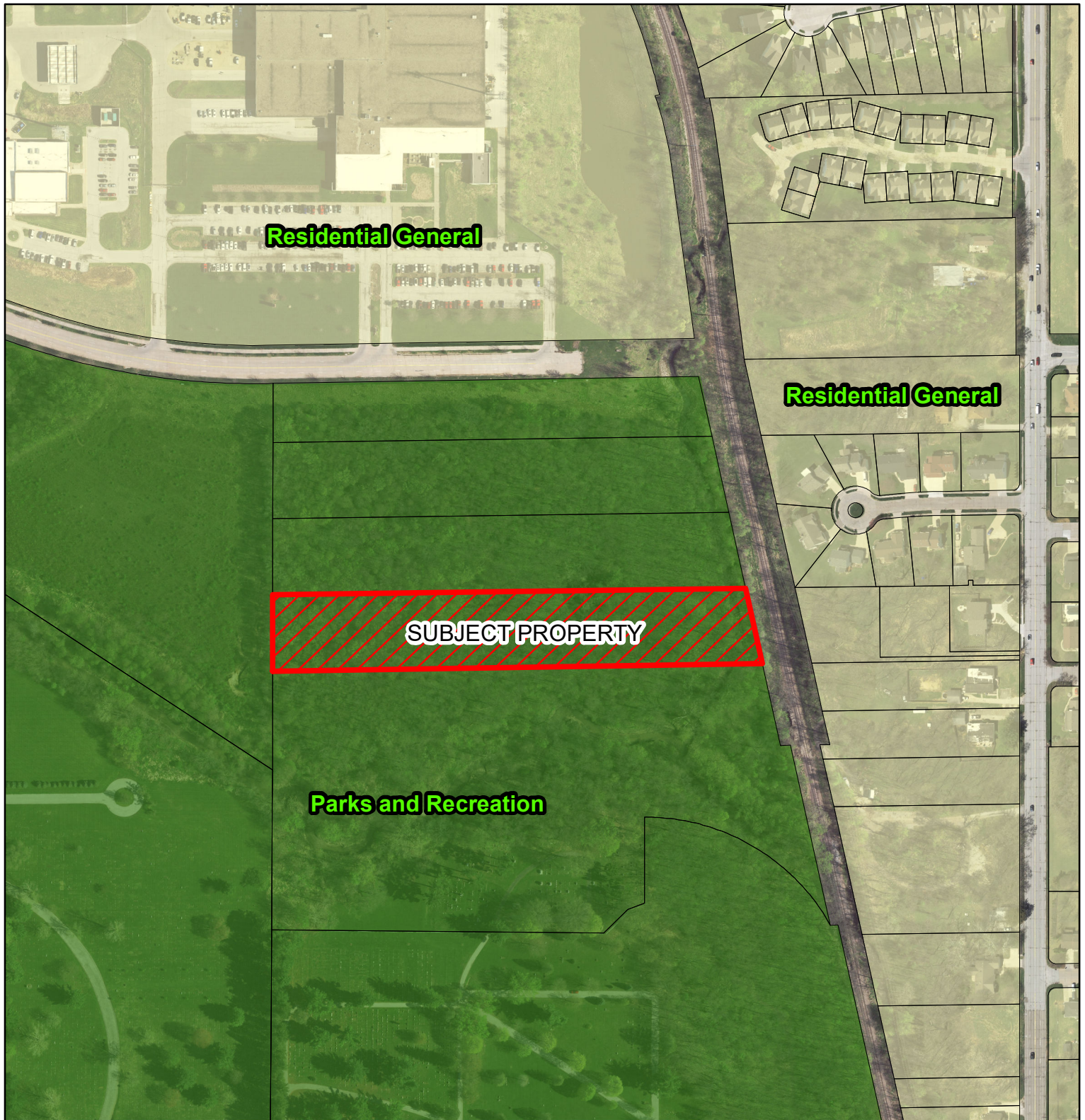
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Future Land Use Map-Davenport +2035

Parcel: P1304-02C

REZ21-01



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

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

0 125 250 500 750 1,000 Feet





Streamline Architects, PLC

a: 575 12th Avenue East Moline, IL 61244

p: (563) 345-2724

w: www.streamlinearchitects.com

February 3rd, 2021

Mr. Dann C. Naverson

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

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

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

Regards,

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

Signed by:

Date:

2-16-2021

Danny Lorentzen
Rock Church of the Quad Cities

Signed by:

Date:

2.16.2021

Josiah Lorentzen
Rock Church of the Quad Cities

Signed by:

Date:

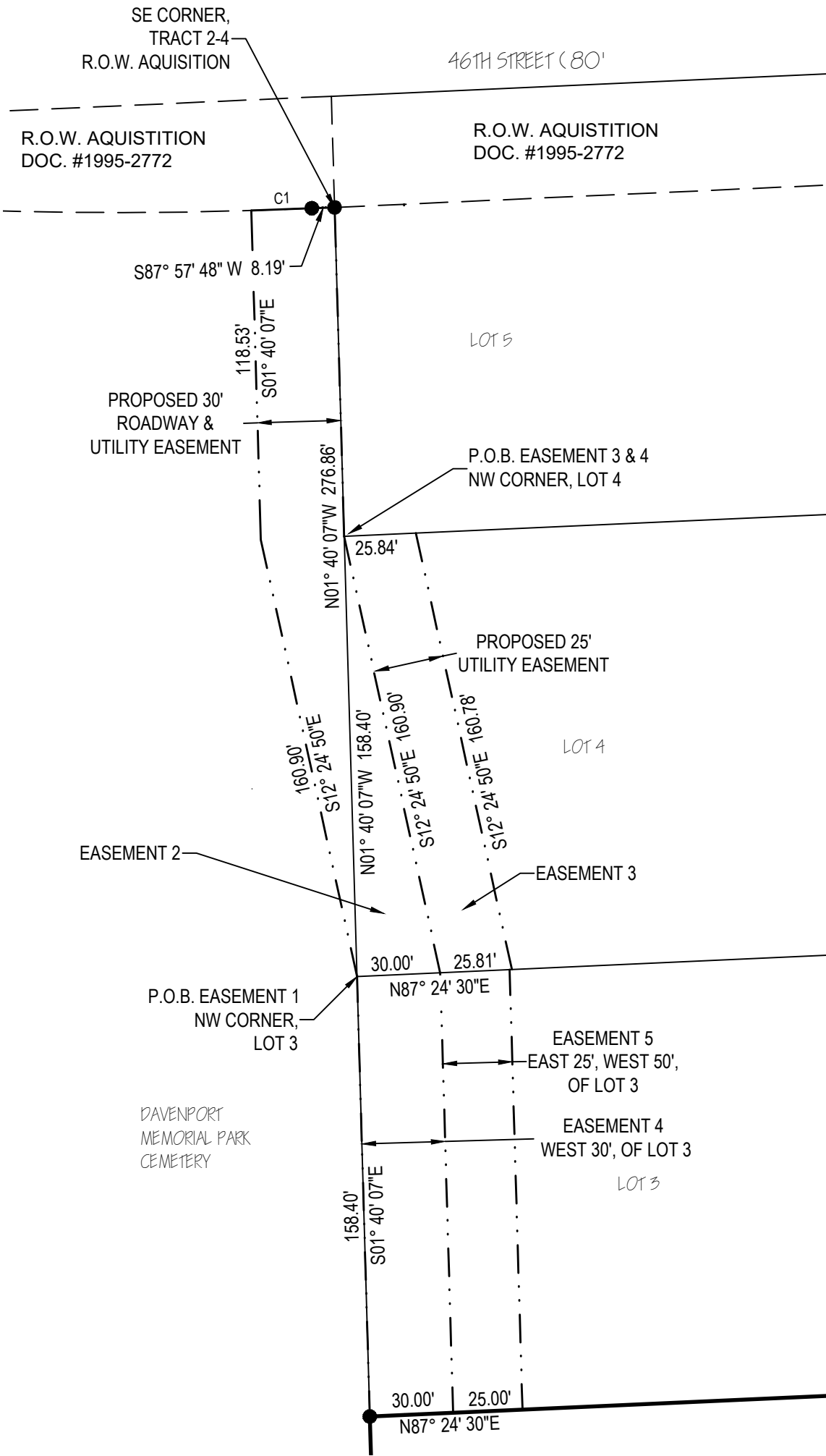
2/16/21

Dann C. Naverson,
Director of Real Estate - SCI Funeral Services

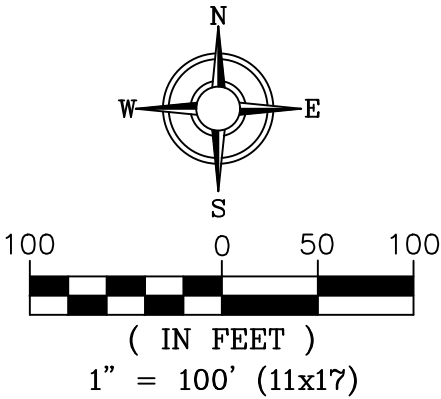
DIRECTOR REAL ESTATE - SCI SHARED RESOURCES, LLC

EASEMENT EXHIBIT

(SEE DESCRIPTIONS PAGE 2)



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



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

EASEMENT #1

DAVENPORT MEMORIAL PARK DATE:

EASEMENTS #2-#3

SCI FUNERAL SERVICES DATE:

EASEMENTS #4-#5

HAWKEYE BANK OF CEDAR RAPIDS DATE:

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



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewal date is December 31, 2021
Pages or sheets covered by this seal: 2



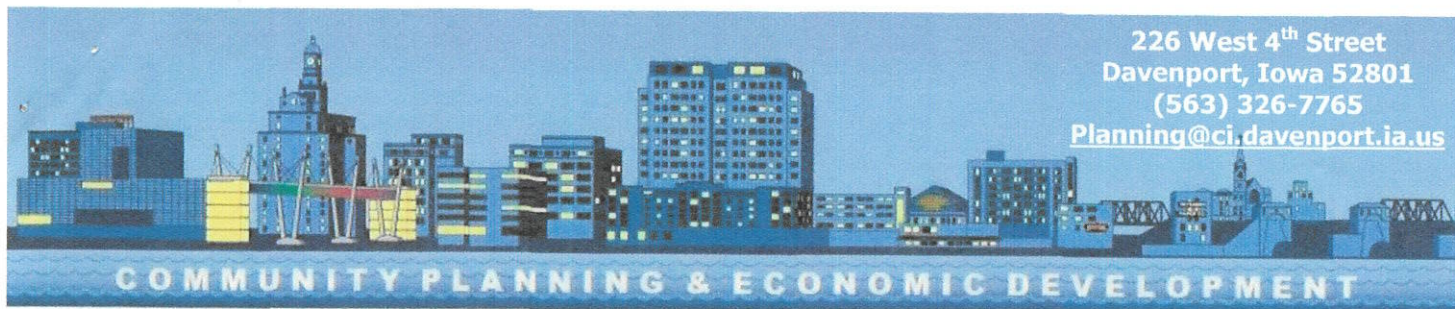
DATE:
3-2-2021
563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

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

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT
THE ROCK DAVENPORT
EASEMENT EXHIBIT
DAFENPORT, IOWA

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



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

Property Address*

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

Applicant (Primary Contact)**

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

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

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

Zoning Board of Adjustment

- Zoning Appeal ☐
 Special Use ☐
 Hardship Variance ☐

Engineer (if applicable)

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

Design Review Board

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

Architect (if applicable)

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

Historic Preservation Commission

- Certificate of Appropriateness ☐
 Landmark Nomination ☐
 Demolition Request ☐

Administrative

- Administrative Exception ☐
 Health Services and Congregate Living Permit ☐

Attorney (if applicable)

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

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

Request:Existing Zoning: S-OS Open Space Zoning DistrictProposed Zoning Map Amendment: R-1 Single-Family Zoning District**Purpose of the Request:**

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

Total Land Area: 3.6 AcresDoes the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☒ Yes ☐ No**Submittal Requirements:**

- The completed application form.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
 - Zoning Map Amendment is less than 1 acre - \$400.
 - Zoning Map Amendment is one acre but less than 10 acres - \$750 plus \$25/acre.
 - Zoning Map Amendment is 10 acres or more - \$1,000 plus \$25/acre.
 - \$10.00 per sign; more than one sign may be required depending upon the area of the request.

Formal Procedure:**(1) Application:**

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Plan and Zoning Commission public hearing:

- The City shall post notification sign(s) in advance of the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request.
- The applicant shall make a presentation regarding the request at a neighborhood meeting. The purpose of meeting is to offer an opportunity for both applicant and neighboring residents/property owners to share ideas, offer suggestions, and air concerns in advance of the formal public hearing process. Planning staff will coordinate meeting date, time, and location and send notices to surrounding property owners.
- The Plan and Zoning Commission will hold a public hearing on the request. Planning staff will send notices to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the request:

- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council.
- If the Plan and Zoning Commission recommends denial, the request may only be approved by a favorable 3/4 vote of the City Council.

Formal Procedure (continued):

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

- The Committee of the Whole (COW) will hold a public hearing on the request. Planning staff will send a public hearing notice to surrounding property owners.
- If property owners representing 20% or more of the area within 200 feet of the exterior boundaries of the request submit a written protest, the request may only be approved by a favorable 3/4 vote of the City Council. For the purpose of the 20% protest rate, formal protests will be accepted until the public hearing is closed.
- The City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant: Danny J. Lorentzen

Date: 1-5-2021

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

Received by: _____

Planning staff

Date: _____

Date of the Public Hearing: _____

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

Authorization to Act as Applicant

I, Danny J. Lorentzen
authorize Joshua J. Arzuffello
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council.

Danny J. Loren
D. Loren
Signature(s)

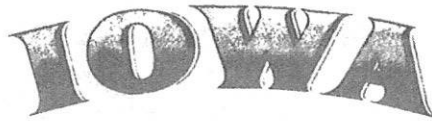
State of _____,
County of _____.
Sworn and subscribed to before me

This day of 20

Form of Identification

Notary Public

My Commission Expires:



No. W00307386
Date: 06/25/2002

SECRETARY OF STATE

504ADN-000266203
ROCK CHURCH MINISTRIES, INC.

ACKNOWLEDGEMENT OF DOCUMENT FILED

The Secretary of State acknowledges receipt of the following document:

Articles of Incorporation

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

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



CHESTER J. CULVER SECRETARY OF STATE



266203

**ARTICLES OF INCORPORATION
OF
ROCK CHURCH MINISTRIES, INC.**

02 JUN -7 AM 10:22
SECRETARY OF STATE
IOWA
#20-06
357464 ART120

TO THE SECRETARY OF STATE
OF THE STATE OF IOWA:

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

ARTICLE I.

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

ARTICLE II.

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

ARTICLE III.

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

ARTICLE IV.

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

Dan Lorentzen
2437 27th Street
Moline IL 61265

Wayne Alvey
2370 33rd Street
Moline IL 61265

Brett Black
515 NW 69th Avenue
Des Moines IA 50313

Terri Lorentzen
2437 27th Street
Moline IL 61265

Linda Alvey
2370 33rd Street
Moline IL 61265

000005

(2)

ARTICLE V.

The name and address of the Incorporator is:

<u>Name</u>	<u>Address</u>
Dan Lorentzen	2437 27th Street, Moline IL 61265

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

ARTICLE VI.

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

ARTICLE VII.

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

ARTICLE VIII.

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

007365

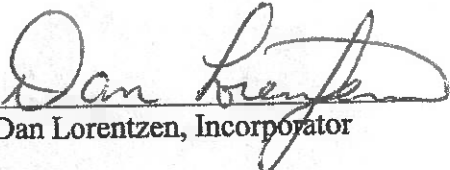
ARTICLE IX.

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

ARTICLE X.

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

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


Dan Lorentzen, Incorporator

FILED
IOWA
SECRETARY OF STATE

6-7-02
10:22AM
W307386



46TH STREET

PROPOSED PRIVATE DRIVE

704

700

70

680

660

Proposed Hydrant & Gate Valve

Proposed 25' Utility Easement

Proposed 25' Utility Easement

Proposed Transformer

Proposed Hydrant & Gate Valve

Proposed Storm Sewer

Proposed Storm Sewer

Proposed Storm Sewer

Proposed Building
5,873 S.F.

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

Proposed Detention Area

Side Setback (10')

1% Annual Flood Plane Limit

300.00' Rear Setback (10')

National Flood Hazard Layer FIRMette



Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, AE, AF
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

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

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

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

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

SITE PLAN

STREAMLINE ARCHITECTS
THE ROCK

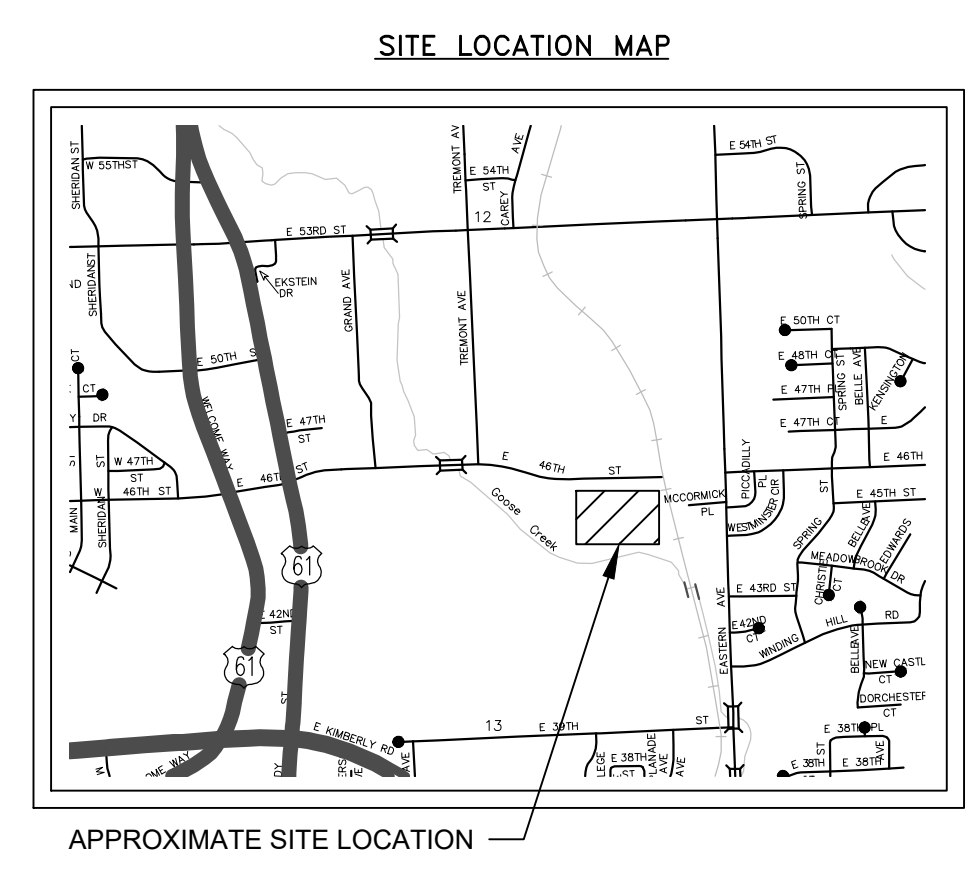
TO THE CITY OF DAVENPORT, IA

GRAPHIC SCALE

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

North Arrow

N
W E
S



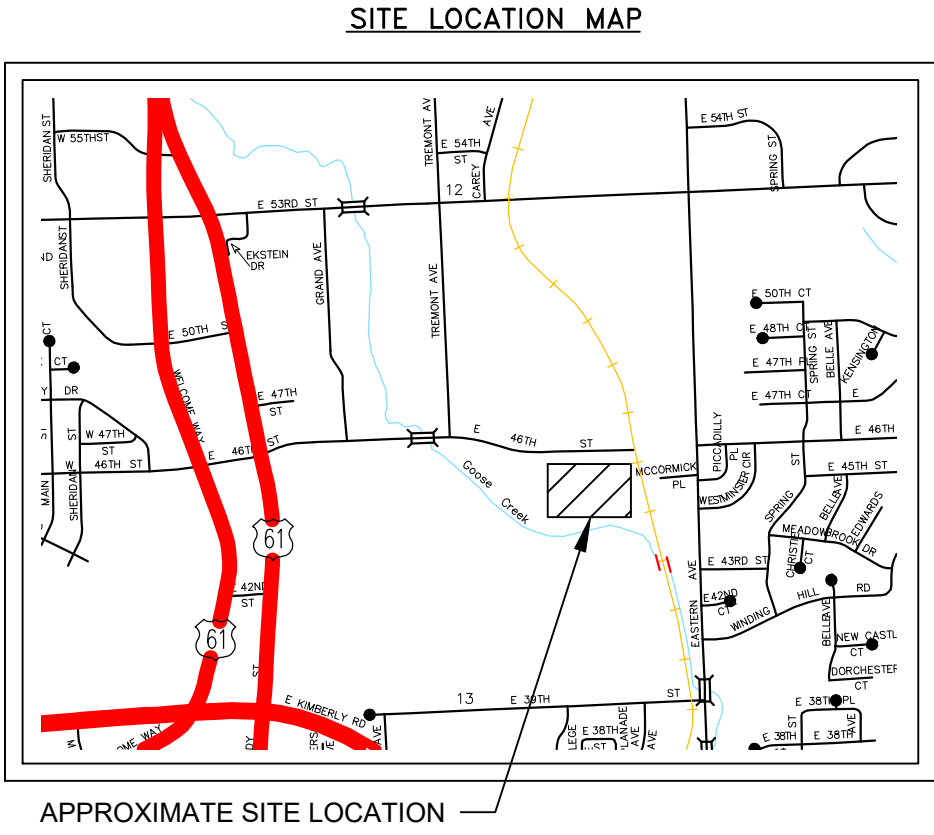
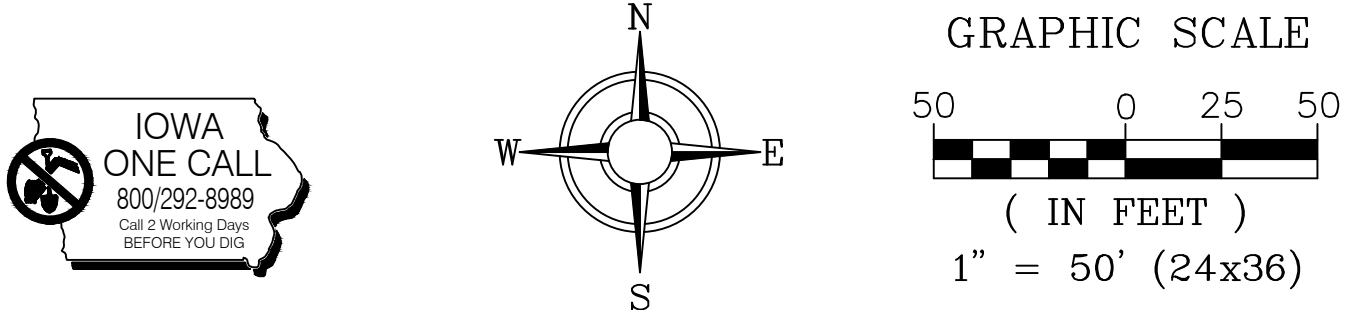


SITE PLAN

STREAMLINE ARCHITECTS

THE ROCK

TO THE CITY OF DAVENPORT, IA



LEGEND:					
	EASEMENT		EXISTING GAS VALVE		EXISTING CONTOUR LINE
	SETBACK LINE		EXISTING WATER VALVE		PROPOSED CONTOUR LINE
	CENTERLINE		EXISTING UTILITY POLE		
	PROPERTY BOUNDARY		EXISTING LIGHT POLE		
	EXISTING FENCE		EXISTING TREE		SPOT ELEVATION TOP OF CURB
	EXISTING SANITARY		EXISTING BUSH		SPOT ELEVATION FL @ GUTTER
	PROPOSED SANITARY		EXISTING MANHOLE		SPOT ELEVATION SIDEWALK
	EXISTING STORM SEWER		EXISTING FIRE HYDRANT		FINISHED FLOOR ELEVATION
	PROPOSED STORM SEWER				
	EXISTING WATER				
	PROPOSED WATER				
	EXISTING GAS LINE				
	EXISTING ELECTRIC				























ROCK CHURCH

NEW CONSTRUCTION

DAVENPORT, IA

ADDENDUM 1

10/13/20



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

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

CONTACT INFORMATION

BUILDING & PROPERTY OWNER

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

GENERAL CONTRACTOR

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

ARCHITECT

STREAMLINE ARCHITECTS
Andrew Dasso, AIA, LEED AP, NCARB
(309) 737-8587
575 12th Avenue
East Moline, IL 61244
andrew@streamlinearchitects.com

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



www.streamlinearchitects.com

Streamline Architects, P.L.C.

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

[illegible]

PROJECT NAME

ADDRESS

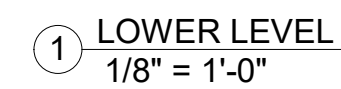
COVER SHEET

Project number	17-092
Date	10/13/20
Drawn by	JJA
Checked by	AJD
A000	
Scale	1/8" = 1'-0"

10/13/2020 11:12:43 AM



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



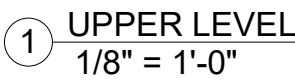
PROJECT NAME
ADDRESS
LOWER LEVEL

A101

Scale	1/8" = 1'-0"
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Andrew Dasso, AIA
575 12th Ave
East Moline, IL
309-737-8587
andrew@buildbyarchitects.com

[illegible]

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

Scale $1/8" = 1'-0"$



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

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

2 x 2 SUSPENDED CEILING
GRID W/ ACOUSTICAL
CEILING TILE

GWB CEILING

RECESSED CAN FIXTURE

CABLE RAIL LIGHTING

SUSPENDED UTILITY FIXTURE

2 X 4 DIRECT/INDIRECT LED
LIGHT FIXTURE

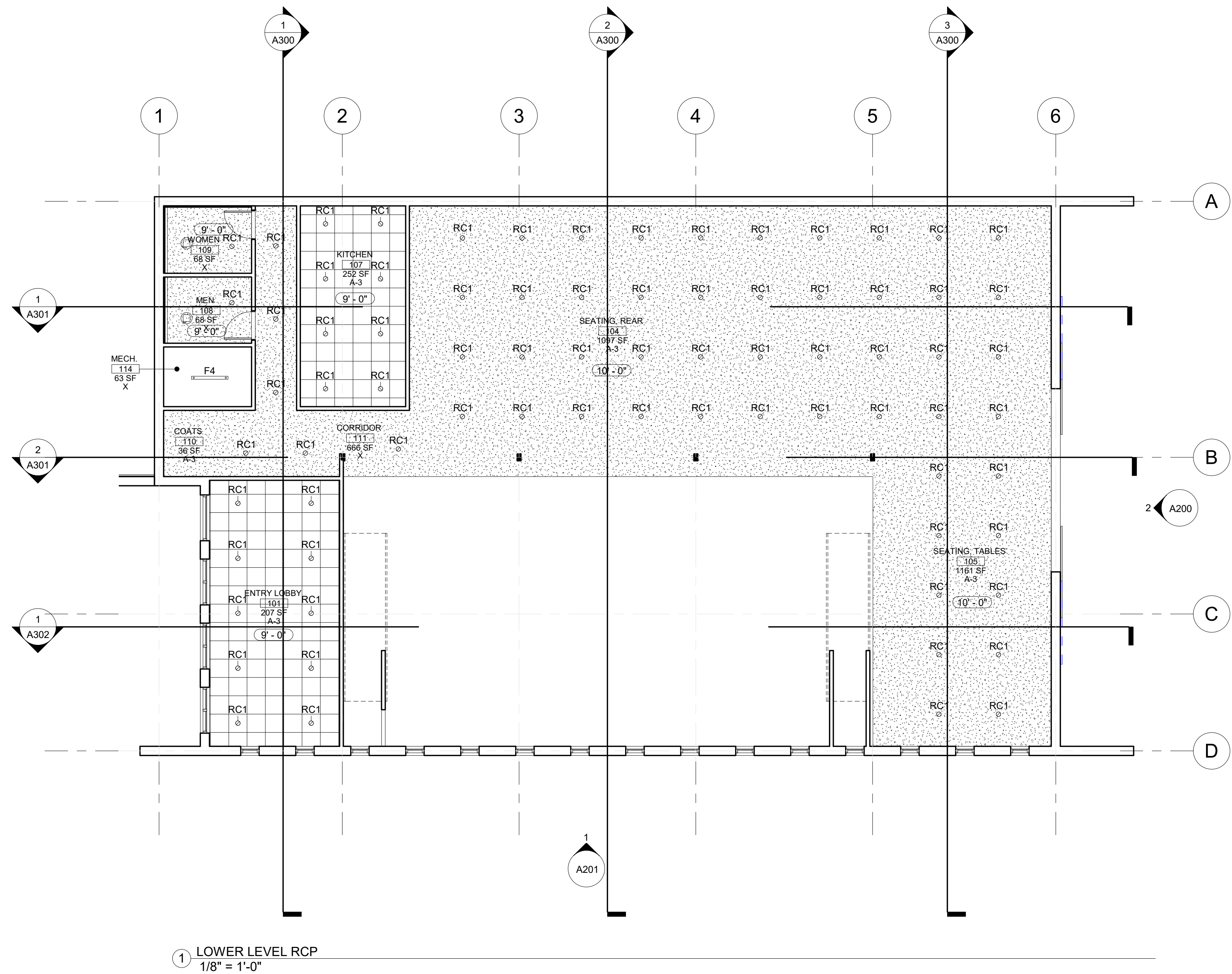
EMERGENCY LIGHT W/
90 MIN. BATTERY

EXIT LIGHT / EMERGENCY LIGHT
(LIGHTED FACE OF SIGN IS
SHADED) W/ 90 MIN. BATTERY

[illegible]

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

Scale	As indicated
-------	--------------





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

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

2 x 2 SUSPENDED GRID W/ ACOUSTICAL CEILING TILE

GWB CEILING

RECESSED CAN FIXTURE

CABLE RAIL LIGHTING

SUSPENDED UTILITY FIXTURE

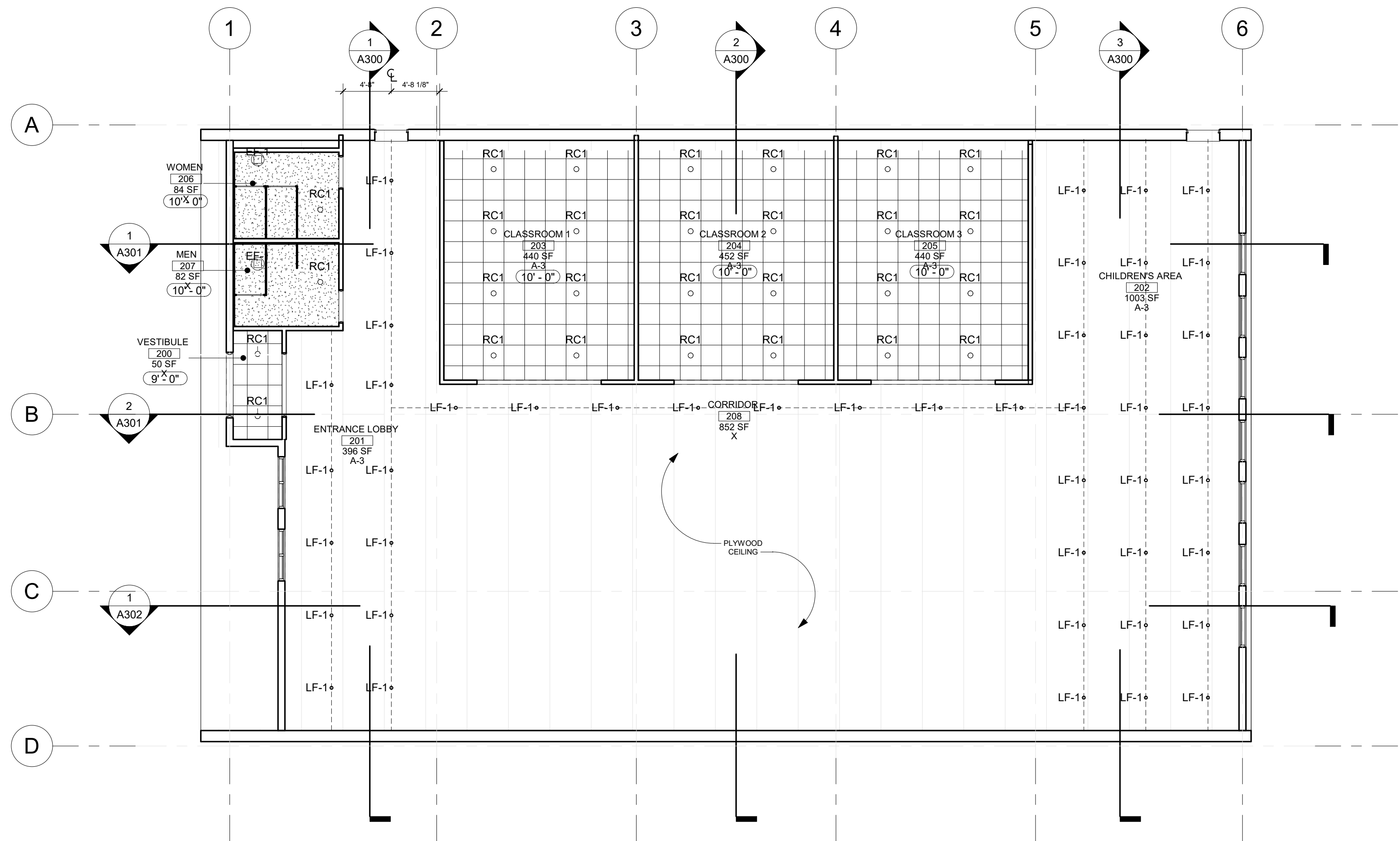
2 X 4 DIRECT / INDIRECT LIGHT FIXTURE

EMERGENCY LIGHT W/ 90 MIN. BATTERY

EXIT LIGHT / EMERGENCY LIGHT (LIGHTED FACE OF SIGN IS SHADED) W/ 90 MIN. BATTERY

[illegible]

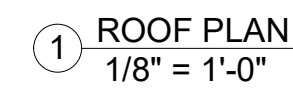
Scale	As indicated
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① UPPER LEVEL RCP
1/8" = 1'-0"



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



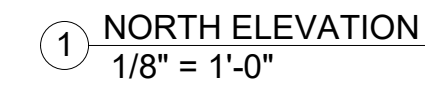
PROJECT NAME
ADDRESS
ROOF PLAN

A120

Scale $1/8" = 1'-0"$



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



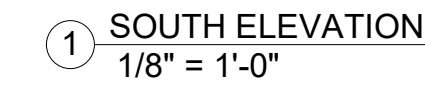
2 EAST ELEVATION
1/8" = 1'-0"

PROJECT NAME
ADDRESS
EXTERIOR
ELEVATIONS

Project number	17-092
Date	10/13/20
Drawn by	Author
Checked by	Checker
A200	
Scale	As indicated

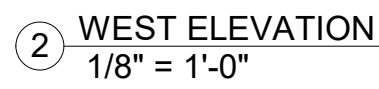


Andrew Dasso, AIA
318 E. Third Street
Davenport, IA 52801
309-737-8587
andrew@streamlinearchitects.com



NOTES:

1. ALL FINISHES TO BE APPROVED BY ARCHITECT & OWNER

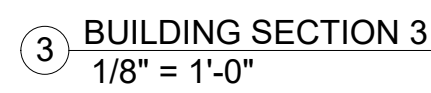
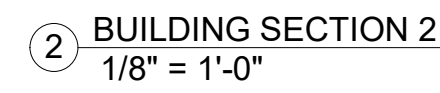
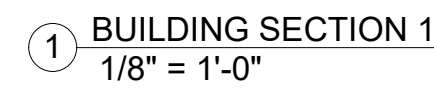


PROJECT NAME
ADDRESS
EXTERIOR
ELEVATIONS

Project number	17-092
Date	10/13/20
Drawn by	Author
Checked by	Checker
A201	
Scale	As indicated



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

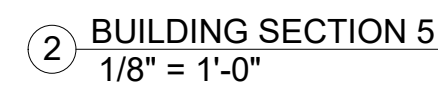
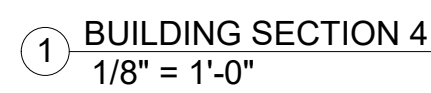


PROJECT NAME
ADDRESS
BUILDING SECTIONS

A300	
Scale	1/8" = 1'-0"



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



PROJECT NAME	
ADDRESS	
BUILDING SECTIONS	
Project number	17-092
Date	10/13/20
Drawn by	Author
Checked by	Checker
A301	
Scale	1/8" = 1'-0"



Streamline Architects, P.L.C.

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

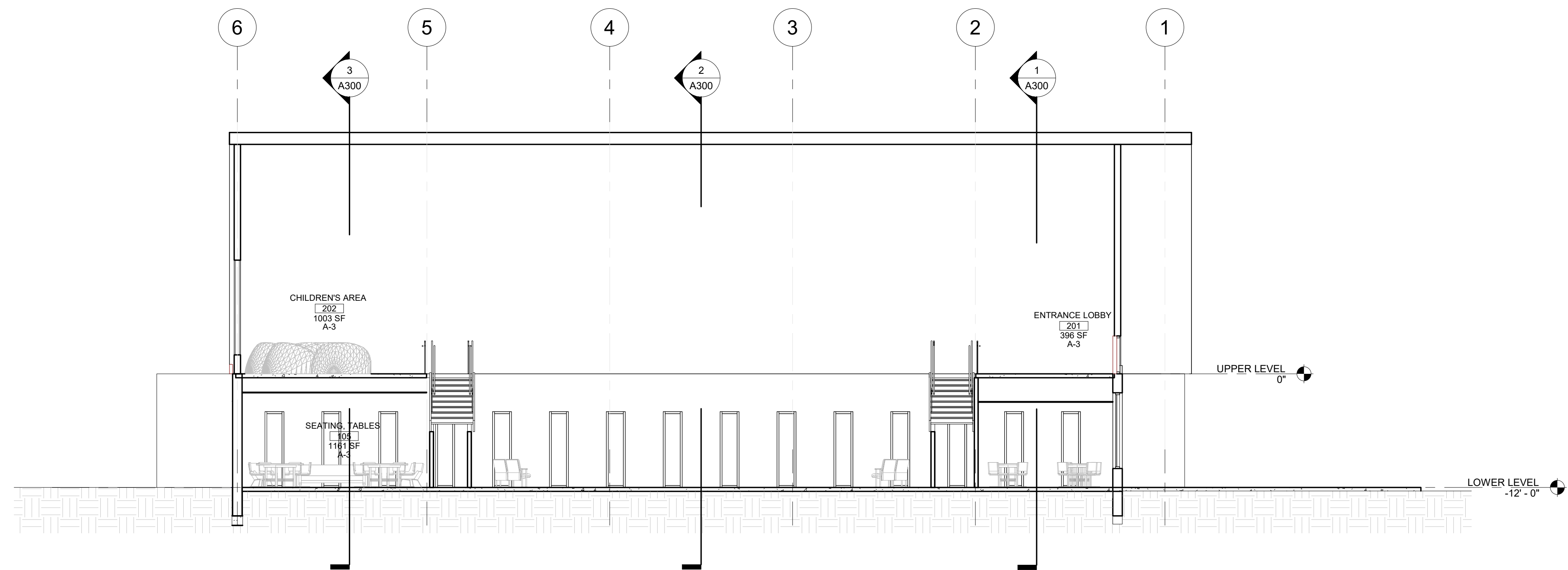
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PROJECT NAME
ADDRESS
BUILDING SECTIONS

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

A302

Scale	1/8" = 1'-0"
-------	--------------



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



Public Hearing Notice | Committee of the Whole

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

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

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

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

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

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

Findings:

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

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

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

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



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

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

0 125 250 500 750 1,000 Feet





Friday, March 5, 2021

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

The PO number for this notice is: 2108268

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

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

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

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

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

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

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

Findings:

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

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



DAVENPORT

DEVELOPMENT &
NEIGHBORHOOD SERVICES

Public Hearing Notice | Plan and Zoning Commission

Date: 2/2/2021
Time: 5 PM

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

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

What is this About?

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

Request/Case Description

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

What are the Next Steps after the Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on February 2, 2021. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on February 16, 2021. The Commission's recommendation will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?

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

On-line/Telephone Participation:

Persons may join the meeting virtually: https://www.gotomeet.me/Davenport_Planning/planzoning & at 1-866-899-4679 with access code: 492-653-453. All documents related to the meeting (agenda included) are at "Search Minutes & Agendas": <http://www.cityofdavenportiowa.com/boards> Mondays before the meeting/public hearing.

Do You Have Any Questions?

If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

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



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

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

0 125 250 500 750 1,000 Feet



Written Comment:

Request/Case Description

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

 Reply  Reply All  Forward



Jane Nickels <janenickels@mediacombb.net>

Planning

7:59 AM

[EXT] Rezoning REZ21-01. Rock Church

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



[Bing Maps](#)

+ Get more apps

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

Thank you so much,

Jane Nickels

1603 McCormick Place

Davenport, IA 52807

Sent from my iPad

City of Davenport

Department: City Clerk
Contact Info: Laura Berkley | 563-888-3553

Action / Date
5/12/2021

Subject:

First Consideration: Ordinance for Case ORD21-01 amending various sections of Chapter 17 of the Municipal Code of Davenport, Iowa entitled "Zoning." [All Wards]

Recommendation:

Adopt the Ordinance.

Background:

Following the adoption of the new code in January 2019, City staff committed to fine-tuning the Ordinance at regular intervals after adoption. A memo outlining the proposed changes with explanations is attached with strikethrough versions of the code sections.

A Public Hearing notice was published in the Quad City Times informing the community of the April 6, 2021 Plan & Zoning Commission Public Hearing. No comments were received during the Public Hearing. The Plan & Zoning Commission voted to recommend approval of the proposed text amendments at its April 20, 2021 meeting 8-0.

A notice was published in the Quad City Times for the May 5, 2021 Public Hearing. To date, staff has received one comment from the community supporting the removal of Two-Family Conversions from all R-3 and R-4 zoning districts. The correspondence has been included in the background info.

Staff finds that the proposed Zoning text amendments meet the approval standards for text amendments in Section 17.14.040 of the City Code.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance
▣ Backup Material	Proposed Zoning Text Amendments Summary
▣ Backup Material	Proposed Change 17.04.020
▣ Backup Material	Proposed Change 17.05.040
▣ Backup Material	Proposed Change Table 17.08-1: Use Matrix
▣ Backup Material	Proposed Change 17.08.030
▣ Backup Material	Proposed Change 17.08.050 - Bar - Neighborhood
▣ Backup Material	Proposed Change 17.08.050 - Retail Alcohol Sales
▣ Backup Material	Proposed Change 17.17.010
▣ Backup Material	Public Comment
▣ Backup Material	P&Z Public Hearing Notice
▣ Backup Material	COW Public Hearing Notice

REVIEWERS:

Department	Reviewer	Action	Date
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City Clerk

Berkley, Laura

Approved

4/29/2021 - 11:55 AM

ORDINANCE NO.

AN ORDINANCE FOR CASE ORD21-01 AMENDING VARIOUS SECTIONS OF CHAPTER 17 OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, ENTITLED "ZONING", BY AMENDING VARIOUS SUBSECTIONS THERETO.

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

Section 1. That subsection 17.04.020(B)(2) of the Municipal Code of Davenport, Iowa, be and the same is hereby amended to read as follows:

Conversion of a structure from a single-family dwelling into a two-dwelling is ~~a special use prohibited~~.

Section 2. That ~~the unnumbered opening paragraphs of~~ section 17.05.040 of the Municipal Code of Davenport, Iowa, be and the same are hereby amended to read as follows:

The following design standards apply to new construction, substantial repair or rehabilitation of the exterior façade of an existing structure meant to remedy damage or deterioration, and additions to an existing structure in the commercial districts, with the exception of the C-D, C-V, and C-E Districts. Design standards for development in the C-D, C-V, and C-E Districts are found in Sections 17.05.050, 17.05.060, and 17.05.070 respectively, below. Only those standards that relate to the specific repair, rehabilitation action, or addition apply. These standards do not apply to interior remodeling.

~~New construction of any new dwelling shall meet either the Design Standards in Table 17.05-2 or the Use Standards for the applicable dwelling type in Section 17.080.030.~~

(Note: Lettered subsections A and B remain unchanged.)

Section 3. That section 17.08.020 Table 17.08-01 entitled Use Matrix of the Municipal Code of Davenport, Iowa, be the same is hereby amended as follows.

Remove "Bar" as a Special Use in C-1

Add "Bar – Neighborhood" as Permitted in C-1 with a Use Standard reference to Sec. 17.08.030

Remove "Drive-Through Facility" as a Special Use in C-1 and I-MU

Remove "Dwelling – Two-Family (Conversion)" as a Special Use in R-3 and R-4

Add "Live Performance Venue" as Permitted in I-1

Add "Outdoor Dining" as Permitted in S-IC

Add "Place of Worship" as Permitted in I-1 and I-MU

Add "Private Recreation Facility" as Permitted in C-OP and I-MU

Add "Vehicle Repair/Service – Major" as Special Use in C-3

Remove "Vehicle Repair/Service – Minor" as Special Use in C-1

Section 4. That section 17.08.030 of the Municipal Code of Davenport, Iowa, be the same as amended to add a new subsection (C) to be read as follows:

C. Bar - Neighborhood

1. The property must be within one of the following geographic locations.
 - a. Harrison Street from 14th Street to Locust Street.
 - b. Washington Street from 14th Street to Locust Street.
 - c. West Locust from Fillmore Street to Division Street.
2. A Class C license, as defined under Chapter 5.10 of the Davenport City Code, shall have been issued ten years prior to July 1, 2021.
3. Eligible neighborhood bars shall not be reestablished after July 1, 2031.

(the current subsection (C) and all subsequent lettered subsections of this section shall be relettered alphabetically as appropriate, and the relettered alphabetical changes shall be reflected as amended in the Use Standard column of Table 17.08-1 of Section 17.08.020)

Section 5. That section 17.08.050 of the Municipal Code of Davenport, Iowa, shall be the same and amended to add where alphabetically appropriate or to read as follows:

Bar – Neighborhood – A bar that is eligible for reestablishment.

Retail Alcohol Sales. A retail establishment that sells primarily beer, wine, or liquor.

Section 6. That section 17.17.010 of the Municipal Code of Davenport, Iowa, add a new subsection shall be the same and amended to read as follows:

B. Ordinance 2002-177

1. Condition 1. That the uses be limited to apartments (with a maximum density of 192 units) and 8 condominiums in 4 buildings buffering the adjacent single family homes. All structures shall be limited to 2 ½ stories in height.
2. Condition 9. That parking lot lighting be limited to downcast luminaries.
3. Condition 14. That the developer shall construct the eight condominium units in four two-family structures on the eastern end of the of the subject property.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions

shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

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

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

First Consideration _____

Second Consideration _____

Approved _____

Mike Matson
Mayor

Attest: _____

Brian Krup
Deputy City Clerk

Published in the *Quad City Times* on _____



DAVENPORT

DEVELOPMENT &
NEIGHBORHOOD SERVICES

DATE: April 6, 2021

TO: File

FROM: Laura Berkley, Development & Planning Administrator

RE: Case ORD21-01 – Summary of Proposed Zoning Text Amendments

Section 17.04.020 Uses

Replace with B2 "Conversion of a structure from a single-family dwelling into a two-family dwelling is prohibited.

Explanation: Need to update language to reflect removal of two-family conversion in R-3, R-3C, R-4 and R-4C.

Section 17.05.040 Design Standards

In cases of conflict between commercial design standards and dwelling use standards, the developer can choose between commercial design standards or the applicable dwelling use standards.

Explanation: Certain commercial design standards are in direct conflict with dwelling unit new construction. Transparency is of largest concern where up to 50% transparency on street facing facades is required. This will provide some flexibility depending on the character of the proposed development.

Table 17.08-01 Use Matrix Proposed Changes

1. Remove Bars as a Special Use in C-1 and add a Note to reference Section 17.15.020G

Explanation: The intensity of a Bar as a use has been determined to be incompatible with the Neighborhood Commercial Zoning District which serve the nearby residential neighborhoods. Certain areas may be reestablished as outlined in referenced section.

2. Remove Drive-Through Facility as a Special Use in C-1 and I-MU

Explanation: The intensity of a Drive-Through as a use has been determined to be incompatible with Neighborhood Commercial Zoning District which are to serve the nearby residential neighborhoods. The dimensional standards and typical lot size (no minimum lot size required) of both districts are in direct conflict with the use standards meaning a Hardship Variance is required for the use to locate within the districts.

3. Remove Dwelling – Two-Family (Conversion) as a Special Use in all R-3 and R-4 Districts

Explanation: The code emphasizes preservation of neighborhood character as well as promotion of infill development. The code still allows new construction two-family homes within these districts.

4. Add Live Performance Venue as Permitted in I-1

Explanation: As a use that has the potential of producing more noise, I-1 would be an appropriate district to located live performance. This use also encourages adaptive reuse of buildings that are functionally obsolete.

5. Add Outdoor Dining as Permitted in S-IC

Explanation: This addition would allow schools, hospitals, colleges and universities the ability to develop areas for users to dine outdoors.

6. Add Place of Worship as Permitted in I-1 and I-MU

Explanation: This use would be a good adaptive reuse of buildings that are functionally obsolete. Access and parking are often more prevalent in these districts than others that currently allow this use. Existing building stock is potentially large enough to accommodate use.

7. Add Private Recreation Facility as Permitted in C-OP and I-1

Explanation: This use would be a good adaptive reuse of buildings that are functionally obsolete. Traditionally, indoor tennis, basketball and volleyball facilities have been located in industrial districts. C-OP would offer a complimentary use to office complexes where employees may wish to utilize the facilities before or after work or on lunch breaks. Buildings would need to meet design standards.

8. Add Vehicle Repair/Service-Major as Special Use in C-3

Explanation: Activities may be deemed appropriate in C-3 with careful review and oversight. This would be done on a case by case basis by reviewing proposed location, site plan, surrounding uses, analysis for the neighborhood, review of business model and practice, and with certain conditions in place to minimize any impacts. Allowing RV dealerships in C-3 without allowing work on them is counter intuitive. C-3 can support higher intensity uses but also provide more appropriate access to patrons. Minimum lot size is double what is required in I-1 which allows ability to accommodate buffer yards and impacts to adjacent property.

9. Remove Vehicle Repair/Service-Minor as Special Use in C-1

Explanation: This use has been determined as not compatible with Neighborhood Commercial Zoning District which are to serve the nearby residential neighborhoods.

Section 17.08.030 Principal Use Standard for Bar - Neighborhood

- Add this section in response to removing Bars as a Special Use in C-1.
- Establishes a sunset rule for establishments within certain areas of the city that can reestablish as a bar within 10-years of the adoption of the ordinance.
- The areas are Harrison between 14th and Locust; Washington between 14th and Locust, West Locust between Fillmore and Division.

Explanation: This allows certain areas of C-1 to reestablish as bars. This is to address certain locations that have traditionally been bars to remain to support the neighborhood and its character.

Section 17.08.050 Use Definitions

- Add a definition for new use “Bar – Neighborhood.”
- Remove the word “primarily” from Retail Alcohol Sales

Explanation: The intent of this definition and the zoning code is to regulate all alcohol sales. Removing the word primarily removes ambiguity in its use and how primarily is determined.

Section 17.17.010 Reservation of Previously Approved Conditions

Add conditions of Ordinance 2002-177 for 5601 Eastern Avenue.

Explanation: The City has been alerted to a recorded covenant that restricts the use of part of this property. Staff has been instructed to add the conditions of the rezoning back into this section to align with the original intent to the rezoning and covenant.

Section 17.04.020 Uses

- A. Chapter 17.08 lists permitted, special, and temporary uses for the residential districts.
- B. In the R-3, R-3C, R-4, and R-4C Districts, two-family dwellings are allowed as follows:
1. New construction of a two-family dwelling is a permitted use.
 2. Conversion of a structure from a single-family dwelling into a two-family dwelling is a special use prohibited.

Section 17.04.030 Dimensional Standards

- A. Table 17.04-1: Residential Districts Dimensional Standards establishes the dimensional standards for the residential districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use. See Section 17.02.040 for measurement methodologies.
- B. A house court design for single-family and/or two-family dwellings must comply with the dimensional standards of Section 17.08.030.N.
- C. R-MHP District standards are found in Section 17.04.040.

Table 17.04-1: Residential Districts Dimensional Standards SF = Single-Family // SF-SD = Single-Family Semi-Detached // 2F = Two-Family // TH = Townhouse // MF = Multi-Family				
	R-1	R-2	R-3	R-3C
Bulk				
Minimum Lot Area	20,000sf	SF: 10,000sf SF-SD: 10,000sf/du	SF: 7,500sf SF-SD: 4,000sf/du 2F: 8,500sf Non-Residential: 10,000sf	SF: 7,500sf SF-SD: 4,000sf/du 2F: 8,500sf Non-Residential: 10,000sf
Minimum Lot Width	100'	SF: 60' SF-SD: 60'/du	SF & 2F: 60' SF-SD: 30'/du Non-Residential: 75'	SF & 2F: 50' SF-SD: 25'/du Non-Residential: 75'
Maximum Building Height	35'	35'	35'	35'
Maximum Building Coverage	25%	35%	35%	35%
Maximum Impervious Surface	40%	50%	60% Non-Residential: 70%	60% Non-Residential: 70%
Setbacks				
Minimum Front Setback	30' or average of front setbacks, whichever is less	30' or average of front setbacks, whichever is less	25' or average of front setbacks, whichever is less	25' or average of front setbacks, whichever is less
Minimum Interior Side Setback	7'	7'	7'	5'
Minimum Corner Side Setback	25'	20'	15'	15'
Minimum Reverse Corner Side Setback	30'	30'	25'	25'
Minimum Rear Setback	30' or 20% of lot depth, whichever is less	30' or 20% of lot depth, whichever is less	25' or 20% of lot depth, whichever is less	25' or 20% of lot depth, whichever is less

Section 17.05.040 Design Standards

The following design standards apply to new construction, substantial repair or rehabilitation of the exterior façade of an existing structure meant to remedy damage or deterioration, and additions to an existing structure in the commercial districts, with the exception of the C-D, C-V, and C-E Districts. Design standards for development in the C-D, C-V, and C-E Districts are found in Sections 17.05.050, 17.05.060, and 17.05.070 respectively, below. Only those standards that relate to the specific repair, rehabilitation action, or addition apply. These standards do not apply to interior remodeling.

New construction of any new dwelling shall meet either the Design Standards in Table 17.05-2 or the Use Standards for the applicable dwelling type in Section 17.080.030.

A. Commercial Districts Design Standards

Table 17.05-2: Commercial Districts Design Standards establishes the design standards for the commercial districts. In the table, a “•” indicates that the standard is applicable in the district indicated. The absence of a “•” indicates that the standard does not apply to the district.

Table 17.05-2: Commercial Districts Design Standards					
	C-T	C-1	C-2	C-3	C-OP
Façade Design					
Building façades that face a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 40 linear feet, measured parallel to the street.	•	•	•	•	
Building façades in excess of 100 linear feet that face a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, building material change, or a wall articulation change of no less than 2 feet in depth or projection, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 40 linear feet.	•	•	•	•	
Buildings with façades over 150 feet in length must incorporate wall projections or recesses, or changes in wall plane a minimum of two feet in depth a maximum of every 75 linear feet.					•
All buildings must have a public entrance from the sidewalk along the primary building frontage. Public entrances must be visually distinctive from the remaining portions of the façade.	•	•	•	•	
Building materials and visual elements used on the façade of the primary building frontage must continue on all building façades that face a public right-of-way (excluding alleys) and/or the lot line of a residential district.	•	•	•	•	
Large expanses of highly reflective wall surface material and mirror glass on exterior walls are prohibited.	•	•	•	•	•
Fenestration Design					
The ground floor of a façade facing a public right-of-way (excluding alleys) must maintain a minimum transparency of 50%, measured between two and ten feet in height from grade.		•	•		
The ground floor of a façade facing a public right-of-way (excluding alleys) must maintain a minimum transparency of 35%, measured between two and ten feet in height.				•	
Upper floors of a façade facing a public right-of-way (excluding alleys) must maintain a minimum transparency of 15% of the wall area of the story.	•	•	•		
Roof Design					
Rooflines over 100 linear feet in building length must contain variation, and incorporate a major focal point feature, such as a dormer, gable, or projected wall feature. An element of variegation on the roofline must occur at intervals of no more than 75 linear feet.	•	•	•	•	
Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops to provide visual interest.	•	•	•	•	
Any roof that is visible from a public right-of-way must be shingle or colored standing seam metal roofing.	•	•	•	•	
Green roof, blue roof, and white roof designs are encouraged.	•	•	•	•	•
Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.	•	•	•	•	•
Entrance Design					
Public entrances and primary building elevations must be oriented toward a public street. Main entrances to the buildings must be well defined.					•
Entries to office or guest facilities must address the street, with direct access to office or guest facilities from street frontages and parking areas.					•

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	
Adult Use															S	S					Sec. 17.08.030.A	
Agriculture																		P				
Amusement Facility - Indoor									P	P		P	P	P	P		P					
Amusement Facility - Outdoor										S				S	P		S					
Animal Care Facility – Large Animal																		P				
Animal Care Facility – Small Animal							S	S	P	P		S	S	P	P		P	P			Sec. 17.08.030.B	
Animal Breeder																		P			Sec. 17.08.030.B	
Art Gallery							P	P	P	P		P	P	P			P					
Arts and Fitness Studio							P	P	P	P		P	P	P			P					
Bar								S	P	P		P	P	P			P					
Bar – Neighborhood								P													Sec. 17.080.030	
Bed and Breakfast	P	P	S	S	S													P			Sec. 17.08.030.C	
Billboard									P	P					P	P					Sec. 17.08.030.D	
Body Modification Establishment								P	P	P		P		P			P					
Broadcasting Facility TV/Radio								P	P	P	P	P	P	P	P	P	P			P		
Campground																		S	P		Sec. 17.08.030.E	
Car Wash									P	P				S			P				Sec. 17.08.030.F	
Casino														P								
Cemetery																			P			
Children’s Home					P				P	P				P			S			P	Sec. 17.08.030.G	
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	
Community Center	P	P	P	P	P		P	P	P	P		P	P	P			P	P	P	P		
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	Sec. 17.08.030.H	
Conservation Area																		P	P			
Country Club																			P			
Cultural Facility							P	P	P	P		P	P	P			P		P	P		
Day Care Center					P		P	P	P	P	P	P	P	P			P			P	Sec. 17.08.030.I	
Day Care Home	P	P	P	P	P													P			Sec. 17.08.030.I	
Drive-Through Facility								S	P	P		S		P	P	P	P				Sec. 17.08.030.J	
Drug/Alcohol Treatment Facility, Residential									S	S				S			S			S	Sec. 17.08.030.K	
Drug Treatment Clinic									S	S				S			S			S	Sec. 17.08.030.K	
Domestic Violence Shelter					P			P	P	P				P			P			P	Sec. 17.08.030.G	
Dwelling – Accessory Dwelling Unit	P	P	P	P																	Sec. 17.08.030.L	

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	
Dwelling – Manufactured Home						P												S			Sec. 17.08.030.M	
Dwelling - Multi-Family					P		P	P	P	P		P	P	P			P				Sec. 17.08.030.N	
Dwelling - Townhouse					P		P	P	P	P		P	P	P			P				Sec. 17.08.030.O	
Dwelling - Single-Family	P	P	P	P			P	P	P				P								Sec. 17.08.030.O	
Dwelling - Single-Family Semi-Detached		P	P	P	P		P	P	P				P								Sec. 17.08.030.O	
Dwelling - Two-Family (New Construction)			P	P	P		P	P	P				P								Sec. 17.08.030.O	
Dwelling - Two-Family (Conversion)			S	S	P		P	P	P				P								Sec. 17.08.030.O	
Educational Facility - Primary or Secondary	P	P	P	P	P															P		
Educational Facility - University or College										P	P	P		P						P		
Educational Facility - Vocational							S	S	S	P	P	P	S	P	P	P	P			P		
Equine, Keeping of/Equestrian Facility	P																	P			Sec. 17.08.030.P	
Fairground																		S	S	P		
Financial Institution							P	P	P	P	P	P	P	P			P					
Financial Institution, Alternative									S	S				S			P				Sec. 17.08.030.Q	
Food Bank															P		P					
Food Pantry									P	S				S			S					
Funeral Home							S	S	S	P				P			P					
Gas Station								S	P	P				P	P	P	P				Sec. 17.08.030.R	
Golf Course/Driving Range																			P			
Government Office/Facility							P	P	P	P	P	P	P	P	P	P	P		P	P		
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Greenhouse/Nursery - Retail										P				P			P	S				
Group Home	P	P	P	P	P																Sec. 17.08.030.S	
Halfway House									S	S				S			S			S	Sec. 17.08.030.K	
Healthcare Institution																				P		
Heavy Rental and Service															P		P					
Heavy Retail										S				S	P		P					
Homeless Shelter									S	S				S			S			S	Sec. 17.08.030.K	
Hotel									P	P	P	P	S	P			P					
Industrial - General																P						
Industrial - Light											P				P	P	P					
Industrial Design								P	P	P	P	P		P	P	P	P					

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	
Live Performance Venue										P		P	P	P	P		P					
Lodge/Meeting Hall	S	S	S	S	S		P	P	P	P	P	P	P	P	P	P	P	P			Sec. 17.08.030.T	
Manufactured Home Park						P																
Medical/Dental Office							P	P	P	P	P	P	P	P			P			P		
Micro-Brewery/Distillery/Winery									P	P		P	P	P	P		P					
Neighborhood Commercial Establishment		S	S	S	S																Sec. 17.08.030.U	
Office							P	P	P	P	P	P	P	P	P	P	P			P		
Outdoor Dining							P	P	P	P	P	P	P	P	P	P	P			P	Sec. 17.08.030.V	
Parking Lot (Principal Use)								S	S	S	S	S	S	S	P		S			P	Chapter 17.10	
Parking Structure (Principal Use)								S	S	P	P	S	S	P			P			P	Chapter 17.10	
Personal Service Establishment							P	P	P	P	P	P	P	P	P		P			P		
Place of Worship	P	P	P	P	P		S	S	P	P	P	P	P	P	P		P	P		P		
Private Recreation Facility								P	P	P	P	P	P	P	P		P			P		
Public Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		
Public Safety Facility					P		P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Public Works Facility											P				P	P	P	P		P		
Reception Facility	S	S	S	S				S	S	P		S	S	P			P	S			Sec. 17.08.030.W	
Recreational Vehicle (RV) Park																		S	S		Sec. 17.08.030.E	
Research and Development											P				P	P	P			P		
Residential Care Facility					P		P	S	P	P	P	P		P	P		P			P	Sec. 17.08.030.X	
Restaurant								P	P	P	P	P	P	P	P	P	P		P	P		
Retail Goods Establishment							P	P	P	P	P	P	P	P	P	P	P			P		
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	
Retail Alcohol Sales									P	P		S		P	P							
Retail Sales of Fireworks															P	P					Sec. 17.08.030.Y	
Salvage Yard																S						
Self-Storage Facility: Enclosed									S	P	P			P	P	P	P				Sec. 17.08.030.Z	
Self-Storage Facility: Outdoor										S					P	P	S				Sec. 17.08.030.Z	
Social Service Center									P	P				P			P			P		
Solar Farm											P				P	P		S		P	Sec. 17.08.030.AA	
Specialty Food Service								P	P	P		P	P	P	P		P					
Storage Yard - Outdoor															P	P					Sec. 17.08.030.BB	
Truck Stop															P	P						
Vehicle Dealership – Enclosed										P	S	P		P	S		P					

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
Vehicle Dealership – With Outdoor Storage/Display										S				S	S		P				
Vehicle Operation Facility															P	P				P	
Vehicle Rental – Enclosed										P	S	P		P	S		P				
Vehicle Rental – With Outdoor Storage/Display										S				S	S		P				
Vehicle Repair/Service– Major										S					P	P	P				Sec. 17.08.030.CC
Vehicle Repair/Service – Minor								S	P	P				P	P	P	P				Sec. 17.08.030.CC
Warehouse															P	P					
Wholesale Establishment															P	P	S				
Wind Energy System											S				S	S		S		S	Sec. 17.08.030.DD
Wine Bar								S	P	P		P	P	P			P				
Winery																		S			
Wireless Telecommunications	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.EE
Wireless Telecommunications – Stealth Design Antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.EE
Wireless Telecommunications – DAS Co-Location	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.EE
Wireless Telecommunications – DAS New Pole	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.EE
TEMPORARY 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
Farmers' Market					T		T	T	T	T	T	T	T	T			T	T	T	T	Sec. 17.08.040.A
Real Estate Project Sales Office/Model Unit	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T	T			T	Sec. 17.08.040.B
Temporary Cell On Wheels (COW)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.C
Temporary Contractor Office and Contractor Yard	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.D
Temporary Outdoor Entertainment	T	T	T	T	T		T	T	T	T	T	T	T	T	T		T	T	T	T	Sec. 17.08.040.E
Temporary Outdoor Sales (No Fireworks Stand)	T	T	T	T	T		T	T	T	T	T	T	T	T	T		T	T		T	Sec. 17.08.040.F
Temporary Outdoor Sales - Fireworks Stand Only															T	T					Sec. 17.08.040.G
Temporary Outdoor Storage Container	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.H

B. Animal Care Facility – Small Animal, and Animal Breeder

These standards do not apply to any animal shelters operated by a City agency.

1. Animal care facilities must locate exterior exercise areas in the rear yard only. Exterior exercise areas must provide covered areas over a minimum of 30% of the exterior area to provide shelter against sun/heat and weather. A fence a minimum of six feet and a maximum of seven feet in height is required for all exterior exercise areas.
2. Animal care facilities must locate all overnight boarding facilities indoors. Outdoor boarding facilities for animal breeders are permitted but must be designed to provide shelter against sun/heat and weather.
3. All animal quarters and exterior exercise areas must be kept in a clean, dry, and sanitary condition.

C. Bar - Neighborhood

1. The property must be within one of the following geographic locations.
 - a. Harrison Street from 14th Street to Locust Street.
 - b. Washington Street from 14th Street to Locust Street.
 - c. West Locust from Fillmore Street to Division Street.
2. A Class C license, as defined under Chapter 5.10 of the Davenport City Code, shall have been issued ten years prior to July 1, 2021.
3. Eligible neighborhood bars shall not be reestablished after July 1, 2031.

(all subsequent headings and numbers of this section shall be renumbered as appropriate)

C. Bed and Breakfast

1. The exterior of a bed and breakfast must maintain its original appearance as a single-family dwelling. No parking may be located in front of the front building facade.
2. Cooking equipment is prohibited in individual guest rooms. However, a mini-refrigerator and/or a microwave is allowed.
3. No retail sales are permitted with the exception of ancillary retail of related items such as souvenirs, postcards, and snack items.
4. No bed and breakfast may operate a restaurant. Meals may only be served to registered guests and at private events.
5. One sign, either freestanding, window, or wall, is permitted. Such sign may not exceed six square feet in sign area. Freestanding signs are limited to six feet in height and must be a minimum of five feet from any lot line.

D. Billboard

1. Billboard locational restrictions are as follows:
 - a. Billboard structures are prohibited if visible from an interstate highway.
 - b. Billboard structures are prohibited on properties listed on the Davenport Register of Historic Places.
 - c. Billboards with a sign area of up to 300 square feet must be a minimum of 100 feet from any residential district. Billboards with a sign area of over 300 square feet must be a minimum of 150 feet from any residential district. This is measured in a straight line along either side of the right-of-way of the street.
2. The maximum sign area of a billboard is 672 square feet plus an extension area from the single continuous perimeter not to exceed 153 square feet.
3. The maximum height of a billboard is 45 feet.
4. Billboards must meet principal building setbacks.
5. All billboards must be separated by a minimum distance of 1,500 feet.

Agriculture. Land and associated structures used to grow crops and/or raise livestock for sale, personal food production, donation, and/or educational purposes. An agriculture use includes any associated single-family dwellings and any accessory dwellings that are ancillary to the principal activity of agriculture.

Alternative Correctional Facility. A facility for adults or minors that is required by the courts as an alternative to incarceration, also referred to community correctional centers.

Amusement Facility - Indoor. A facility for spectator and participatory uses conducted within an enclosed building, such as movie theaters, sports arenas, bowling alleys, tumbling centers, skating centers, roller rinks, escape room/physical adventure game facilities, and pool halls. Indoor amusement facilities do not include live performance venues. An indoor amusement facility may include uses such as, but not limited to, concession stands, restaurants, and retail sales as ancillary uses. Indoor amusement facility does not include a private recreational facility.

Amusement Facility - Outdoor. A facility for spectator and participatory uses conducted outdoors or within partially enclosed structures, such as outdoor stadiums, batting cages, and miniature golf courses. An outdoor amusement facility may include uses such as, but not limited to, concession stands, restaurants, and retail sales as ancillary uses. Outdoor amusement facility does not include a fairground.

Animal Care Facility – Large Animal. An establishment that provides care for large animals, such as horses and cattle, including veterinary offices for the treatment of animals, where animals may be boarded during their convalescence. Animal care facilities do not include animal breeders.

Animal Care Facility – Small Animal. An establishment which provides care for domestic animals, including veterinary offices for the treatment of animals, where animals may be boarded during their convalescence, pet grooming facilities, animal training centers and clubs, and pet boarding facilities, where animals are boarded during the day and/or for short-term stays. Animal care facilities do not include animal breeders.

Animal Breeder. An establishment where dogs over six months of age are bred, raised, and trained for commercial gain. Animal breeder does not include animal care facilities or shelter and training facilities for canine or equine units of public safety agencies.

Art Gallery. An establishment that sells, loans and/or displays paintings, sculpture, photographs, video art, or other works of art. Art gallery does not include a cultural facility, such as a library or museum, which may also display paintings, sculpture, photographs, video art, or other works.

Arts and Fitness Studio. An establishment where an art or activity is taught, studied, or practiced such as dance, martial arts, photography, music, painting, gymnastics, pilates, or yoga. An arts studio also includes private exercise studios for private sessions with trainers and/or private classes; health clubs are not an arts and fitness studio, but rather a personal service establishment. Arts and fitness studio do not include a private recreational facility.

Bar. An establishment where the primary purpose is the sale of alcoholic beverages for consumption on the premises. Snack foods or other prepared food may be available for consumption on the premises as an ancillary use.

Bar – Neighborhood. A bar that is eligible for reestablishment.

Bed and Breakfast. A single-family dwelling where a resident/owner provides lodging for a daily fee in guest rooms with no in-room cooking facilities, and prepares meals for guests. A bed and breakfast may include dining facilities.

Billboard. A permanent sign directing attention to a specific business, product, service, entertainment event, activity, or other commercial activity that is not sold, produced, manufactured, furnished, or conducted at the property upon which the sign is located.

Body Modification Establishment. An establishment that offers tattooing services, body piercing, and/or non-medical body modification. Body modification establishment does not include an establishment that offers only ear piercing as an ancillary service.

Broadcasting Facility - TV/Radio. A facility engaged in broadcasting and information relay services for radio and television signals, including studio facilities. A broadcasting facility may or may not include antennas to broadcast the signal.

Campground. Land used for transient occupancy by camping in tents, camp trailers, travel trailers, motor homes, or similar movable or temporary sleeping quarters.

protection of the individual. A residential care facility includes nursing care, assisted living, hospice care, and continuum of care facilities. Continuum of care facilities may also include independent living facilities as part of the continuum. Residential care facility does not include a residential drug/alcohol treatment facility. This includes institutions that are located in one or more buildings on contiguous property with one administrative body.

Restaurant. An establishment where food and drinks, including alcoholic beverages, are provided to the public for on-premises consumption by seated patrons and/or for carry-out service.

Retail Goods Establishment. An establishment that provides physical goods, products, or merchandise directly to the consumer, where such goods are typically available for immediate purchase and removal from the premises by the purchaser. Retail goods establishment do not include specialty food service.

Retail Alcohol Sales. A retail establishment that sells **primarily** beer, wine, or liquor.

Retail Sales of Fireworks. The sale of fireworks, which is the sale and storage of Iowa Department of Transportation Hazard Classes 1.3g and 1.4g fireworks, excluding any and all sparklers. The retail sales of fireworks includes both principal use of the property for such sales as well as temporary stands and accessory uses.

Salvage Yard. An establishment where damaged or junk vehicles or other machinery is broken up and the parts saved and processed for resale. A salvage yard also includes the storage of vehicles and trailers regardless if they are in the process of being dismantled. A salvage yard operation shall be completely screened from adjacent properties and rights of way by a solid fence, wall, or berm at least six feet in height and vehicle or part storage shall only occur upon a paved surface. A salvage yard cannot abut or adjoin a storage yard. A salvage yard use or property cannot be subdivided.

Self-Storage Facility: Enclosed. A facility for the storage of personal property where individual renters control and access individual storage spaces located within a fully enclosed building that is climate controlled. Ancillary retail sales of related items, such as moving supplies, and facility offices may also be included. Rental of vehicles and other equipment for moving is a separate use from self-storage facility. The heavy retail, rental, and service use must be allowed within the district and requires separate approval.

Self-Storage Facility: Outdoor. A facility for the storage of personal property where individual renters control and access individual storage spaces and where each storage unit has individual access from the outdoors. Ancillary retail sales of related items, such as moving supplies, and facility offices may also be included. Rental of vehicles and other equipment for moving is a separate use from self-storage facility. The heavy retail, rental, and service use must be allowed within the district and requires separate approval.

Social Service Center. A service establishment that provides assistance for those recovering from chemical or alcohol dependency; survivors of abuse seeking support; those transitioning from homelessness or prior incarceration; and those with health and disability concerns. It does not include in-patient, overnight, or living quarters for recipients of the service or for the staff. Such service does not include medical examinations or procedures, or medical detoxification, dispensing of drugs or medications, or other treatments normally conducted in a medical office.

Solar Farm. An energy system operated by a public, private, or cooperative company for the generation, transmission, distribution, storage, or processing of solar energy for the purposes of heating and cooling, electricity generation, and/or water heating.

Specialty Food Service. A business that specializes in the sale of certain food products, such as a delicatessen, bakery, candy maker, meat market, catering business, cheesemonger, coffee roaster, or fishmonger, and may offer areas for ancillary retail sales or restaurants that serve the products processed on-site. Specialty food service also includes preparation, processing, canning, or packaging of food products where all processing is completely enclosed and there are no outside impacts.

Storage Yard - Outdoor. The storage of material outdoors as a principal use for more than 24 hours. The storage of vehicles and trailers is not included in this definition (see Salvage Yard).

Temporary Cell on Wheels (COW). Cell on wheels (COW) is a portable, mobile cell site that provides temporary network and wireless coverage to locations where additional cellular coverage is required due to a temporary increase in user volume at such location or states of emergency.

Temporary Contractor Office and Contractor Yard. A temporary, portable, or modular structure utilized as a watchman's quarters, construction office, or equipment shed during the construction of a new development. This may include a contractor's yard where materials and equipment are stored in conjunction with a construction project.

3. In the event East 11th Street between Perry Street and Pershing Avenue is vacated and conveyed to Palmer College of Chiropractic, a pedestrian walkway be constructed from Perry Street to Pershing Avenue in the general location of East 11th Street utilizing existing bricks from the roadway surface and that historical markers be located at its intersection with Perry Street and Pershing Avenue. The cost of removing the roadway materials, curbs and sidewalks and the installation of the pedestrian walkway and historical markers shall be the expense of Palmer College of Chiropractic.

L. Ordinance 2018-364

1. Condition 2. That a 25 foot wide landscape buffer be maintained along the south property line. This landscape buffer has contain a 6 foot high fence along the northern portion of the landscape buffer.
2. Condition 3. That a 25 foot wide landscape buffer be maintained along the west property line.
3. Condition 4. That there be no vehicular access to Lorton Avenue.
4. Condition 5. That the following uses be prohibited because the potential for incompatibility with the surrounding residential properties: carryout sales of alcoholic beverages; gasoline stations and car washes.
5. Condition 6. That any dumpsters be located at least 60 feet from the south and west property line.
6. Condition 7. That parking lot lighting be shielded and directed away from the residential properties to the south and west.
7. Condition 8. That the west driveway access to East 53rd Street turn and through lanes extend to the southernmost east-west driveway to avoid being blocked by the through movement queue.

M. Ordinance 2002-177

1. Condition 1. That the uses be limited to apartments (with a maximum density of 192 units) and 8 condominiums in 4 buildings buffering the adjacent single family homes. All structures shall be limited to 2 ½ stories in height.
2. Condition 9. That parking lot lighting be limited to downcast luminaries.
3. Condition 14. That the developer shall construct the eight condominium units in four two-family structures on the eastern end of the of the subject property.

Section 17.17.020 Reservation of Previously Approved Concept Plan, Land Use Plans and Narrative of Intent and Compatibility with Surrounding Area.

The Concept Plans, Land Use Plans and Narrative of Intent and Compatibility with Surround Area being reserved were approved in conjunction with the adopted Ordinances listed below. The listed Concept Plans, Land Use Plans and Narrative of Intent and Compatibility with Surround Area are available for viewing in the records of the Zoning Administrator.

A. Ordinance 2006-158.

1. Concept Plan.

B. Ordinance 2006-514.

1. Concept Plan.

C. Ordinance 2012-96

1. Land Use Plan and Narrative of Intent and Compatibility with Surround Area.

D. Ordinance 2016-569

Berkley, Laura

From: lamarbuckelew@yahoo.com
Sent: Tuesday, April 6, 2021 11:49 AM
To: Berkley, Laura
Cc: Meginnis, Marion
Subject: [EXT] Public hearing comments

Dear ladies and gentlemen of the Planning and Zoning Commission of Davenport:

I am writing in support of the zoning changes to eliminate the option for special use permits to convert single family homes to duplexes in R-3 and R-4 residential areas.

These homes are changed practically forever after the changes are made to make them duplexes and decreases the chances they would ever be owner-occupied. Many neighborhoods in Davenport's oldest areas are fragile and more conversions disrupts the stability that owner occupation brings.

I live in a historic district neighborhood and we have several homes in our neighborhood which could potentially be converted. This reverses the progress to preserve and restore the architecture and history of our neighborhood. Davenport is unique due to the character and history of its oldest neighborhoods, and approving new conversions works against maintaining stability and protecting the character in these neighborhoods.

I am asking you to please consider changing the zoning code to eliminate the option for special use permits to convert single family homes to duplexes in R-3 and R-4 residential areas.

Thank you for your time,
Juliana Buckelew, PhD

Sent from my iPhone

***** Proof of Publication *****

STATE OF IOWA
SCOTT COUNTY, } ss.

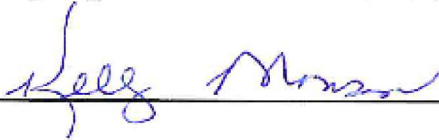
The undersigned, being first duly sworn, on oath does say that he/she is an authorized employee of THE QUAD-CITY TIMES, morning edition, a daily newspaper printed and published by Lee Enterprises, Incorporated, in the City of Davenport, Scott County, Iowa, and that a notice, a printed copy of which is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

CITY OF DAVENPORT

226 W 4TH ST
DAVENPORT, IA 52801

ORDER NUMBER 90979

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



NOTICE

NOTICE OF PUBLIC HEARING
Tuesday, April 6, 2021 – 5:00P.M.
City of Davenport Plan and
Zoning Commission

Council Chambers – Davenport City Hall
226 W. 4th Street – Davenport, Iowa

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

Case ORD21-01: Request of the City of Davenport to amend Title 17 of the Davenport City Code (hereto referred to as DMC), entitled "Zoning" amending the following sections [All wards]:

Section 17.04.020.B(2) by replacing "a special use" with "prohibited." Section 17.05.040 to allow new construction of dwellings to meeting either the Commercial Design Standards or Use Standards in section 17.08.030. Modifying Table 17.08-01 in Section 17.08.020 by removing Bars as a Special Use in C-1; adding a new use called "Neighborhood Bar"; removing Drive-Through Facility as a Special Use in C-1 and I-MU; removing Dwelling – Two-Family (Conversion) as a Special Use in all R-3 and R-4 Districts; adding Live Performance Venue as Permitted in I-1; adding Outdoor Dining as Permitted in S-1C; adding Place of Worship as Permitted in I-1 and I-MU; adding Private Recreation Facility as Permitted in C-OP and I-1; adding Vehicle Repair/Service-Major as Special Use in C-3; and removing Vehicle Repair/Service-Minor as Special Use in C-1. Section 17.08.030 by adding use standards for Neighborhood Bar. Section 17.08.050 by removing "primarily" from the definition of Retail Alcohol Sales and adding a definition for Neighborhood Bar. Section 17.17.010 by adding certain conditions of Ordinance 2002-177.

The public hearing on the above matters is scheduled for 5:00 p.m. on April 6, 2021, in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item or attend the public hearing to express your views, or both; only written comments will be used to calculate comment percentages. Interpretive services are available at no charge. Services interpretativos libres están disponibles. TTY: (563) 326-6145.

Any written comments to be reported at the public hearing should be received in the Development & Neighborhood Services Department at the Public Works Building, 1200 E. 46th Street, Davenport, Iowa 52807, no later than 12:00 noon on the day of the public hearing. PO No. 2108881. Phone: 563-326-6196

Public Notices/Accounting

Re: Public Notice

Please publish the following Zoning Board of Adjustment public hearing notice in your next available edition of the Quad City Times per your schedule for Public Notices.

The Purchase Order Number for this notice is PO# **2110129**

We would appreciate receiving the proof and the affidavit of publication for our records. If you have any questions, please contact me at the same email address this was sent with or at my phone number listed in my email.

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

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

Case ORD21-01: Request of the City of Davenport to amend Title 17 of the Davenport City Code (hereto referred to as DMC), entitled “Zoning” amending the following sections [All wards]:

Section 17.04.020.B(2) by replacing “a special use” with “prohibited.” Section 17.05.040 to allow new construction of dwellings to meeting either the Commercial Design Standards or Use Standards in section 17.08.030. Modifying Table 17.08-01 in Section 17.08.020 by removing Bars as a Special Use in C-1; adding a new use called “Neighborhood Bar”; removing Drive-Through Facility as a Special Use in C-1 and I-MU; removing Dwelling – Two-Family (Conversion) as a Special Use in all R-3 and R-4 Districts; adding Live Performance Venue as Permitted in I-1; adding Outdoor Dining as Permitted in S-IC; adding Place of Worship as Permitted in I-1 and I-MU; adding Private Recreation Facility as Permitted in C-OP and I-1; adding Vehicle Repair/Service-Major as Special Use in C-3; and removing Vehicle Repair/Service-Minor as Special Use in C-1. Section 17.08.030 by adding use standards for Neighborhood Bar. Section 17.08.050 by removing “primarily” from the definition of Retail Alcohol Sales and adding a definition for Neighborhood Bar. Section 17.17.010 by adding certain conditions of Ordinance 2002-177.

The above item in Case ORD21-01 was reviewed by the Plan & Zoning Commission with a recommendation of approval.

The public hearing on the above matter is scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, May 5, 2021 in the Council Chambers of 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 Development & Neighborhood Services, 1200 E 46th Street, no later than 12:00 noon on the day of the public hearing(s). PO No. 2110129

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

City of Davenport

Department: Community Planning & Economic Development
Contact Info: Brian Heyer | 563-326-7735

Action / Date
5/12/2021

Subject:

Resolution authorizing the conveyance of the vacated public right-of-way known as part of East 11th Street between Perry and Pershing and portions of the vacated public alleys located in Blocks 89 and 96 of LeClaire's 8th Addition (Palmer College of Chiropractic, petitioner). [Ward 3]

Recommendation:

Adopt the Resolution.

Background:

The City currently owns the vacated public rights-of-way that were vacated at the March 24, 2021 City Council meeting and desires to sell its interest in this real estate. Palmer College of Chiropractic would like to acquire this property.

Per Iowa law, a city must hold a Public Hearing prior to conveying its interest in real property. Said Hearing was held at the May 5, 2021 Committee of the Whole Meeting.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	5/3/2021 - 10:43 AM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION authorizing the conveyance of the vacated public right-of-way known as part of East 11th Street between Perry and Pershing and portions of the vacated public alleys located in Blocks 89 and 96 of LeClaire's 8th Addition (Palmer College of Chiropractic, petitioner).

WHEREAS, the City of Davenport currently owns the recently vacated public rights-of-way:

That part of East 11th Street located between Perry Street and Pershing Avenue, in the City of Davenport, County of Scott, State of Iowa, more particularly described as follows: Beginning at the southeast corner of Block 96 in LeClaire's 8th Addition; Thence South 02°52'09" East, a distance of 60.01 feet to the northeast corner of Block 89 in LeClaire's 8th Addition; Thence South 88°01'40" West along the north line of said Block 89, a distance of 321.23 feet to the northwest corner of said Block 89; Thence North 02°07'42" West, a distance of 61.84 feet to the southwest corner of said Block 96; Thence North 88°21'23" East along the south line of said Block 96, a distance of 320.47 feet to the Point of Beginning. The above-described parcel contains 19,545 square feet, more or less. For the purpose of this description bearings are based on the Iowa State Plane Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment).

And

Part of a 20-foot alley located partly in Block 89 of LeClaire's 8th Addition and partly in Outlot 30 of LeClaire's 2 nd Addition in the city of Davenport, County of Scott, State of Iowa, more particularly described as follows: Commencing at the at the northeast corner of Lot 5 in said Block 89; Thence South 01°50'01" East along the east line of said Block 89, a distance of 185.98 feet to the northerly line of said alley and the Point of Beginning; Thence continuing South 01°50'01" East along said east line, a distance of 20.00 feet to the southerly line of said alley; Thence South 88°02'49" West along said southerly line, a distance of 151.54 feet to the easterly line of said alley; Thence South 01°50'34" East along said easterly line, a distance of 108.54 feet; Thence South 87°15'17" West, a distance of 20.00 feet to the westerly line of said alley; Thence North 01°50'34" West along said westerly line, a distance of 128.82 feet to the northerly line of said alley; Thence North 88°02'49" East along said northerly line, a distance of 171.54 feet to the Point of Beginning. The above-described parcel contains 5,604 square feet, more or less. For the purpose of this description Bearings are based on the Iowa State Plane Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment).

And

Part of a 20-foot alley located in Block 96 of LeClaire's 8th Addition in the city of Davenport, County of Scott, State of Iowa, more particularly described as follows: Beginning at the southeast corner of Lot 5 in said Block 96; Thence South 01°53'25" East along the east line of said Block 96, a distance of 20.00 feet to the south line of said alley; Thence South 88°25'19" West along said south line, a distance of 204.63 feet; Thence North 01°30'45" West, a distance of 20.00 feet to the north line of said alley; Thence North 88°25'19" East along said north line, a distance of 204.50 feet to the Point of Beginning. The above-described parcel contains 4,091 square feet, more or less. For the purpose of this description Bearings are based on the Iowa State Plane Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment); and

WHEREAS, the City of Davenport desires to sell its interest in the aforementioned real estate; and

WHEREAS, Palmer College of Chiropractic would like to acquire said property; and

WHEREAS, a Public Hearing on the conveyance was held on May 5, 2021 as required by law.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the above-described real estate be conveyed to Palmer College of Chiropractic subject to easements and restrictions of record and existing utilities; and be it

FURTHER RESOLVED that the proposed conveyance shall be executed by the Mayor and Deputy City Clerk on behalf of the City of Davenport.

Passed and approved this 12th day of May, 2021.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Community Planning & Economic Development
Contact Info: Bruce Berger | 563-326-7769

Action / Date
5/12/2021

Subject:

Resolution approving a development agreement between the City of Davenport and Seefried Industrial Properties, Inc for the development of a 2.9 million square foot distribution center and associated infrastructure improvements. [Ward 8]

Recommendation:

Adopt the Resolution.

Background:

Seefried Industrial Properties, Inc is considering the development of a distribution center that will create more than 1,000 permanent jobs in the City of Davenport. The project cost would be at least \$100 million and be constructed over a 18 to 24 month period. The distribution center would be approximately 2.9 million square feet on 158 acres located west of Division Street and north of Research Parkway. As part of the project Seefried would be responsible for extending Research Parkway from its current end point, south of the Transload Facility, to Division Street.

The City would be responsible for upgrades to street infrastructure leading to the project site as well as improvements surrounding the area to accommodate the increase in automobile and industrial traffic. The City has applied for funding to the Iowa DOT RISE program to assist in paying up to 80% of the estimated \$3.9 million cost. Proposed improvements include:

- Reconstruction and new turning lanes on north Division Street adjacent to the project site
- Intersection improvements at Hillandale Road & Research Parkway with the EIIC
- Intersection improvements at Northwest Boulevard & Hillandale Road at the entrance of the EIIC
- Intersection improvements at Northwest Boulevard & West 76th Street

ATTACHMENTS:

Type	Description
▢ Resolution Letter	Resolution
▢ Backup Material	Development Agreement Draft

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	4/29/2021 - 3:21 PM
Community Development Committee	Berger, Bruce	Approved	4/29/2021 - 3:21 PM
City Clerk	Admin, Default	Approved	4/30/2021 - 9:29 AM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving a development agreement between the City of Davenport and Seefried Industrial Properties, Inc for the development of a 2.9 million square foot distribution center and associated infrastructure improvements.

WHEREAS, Seefried has entered into a purchase and sale contract to acquire 158 acres of property located east of Division Street and west of Research Parkway to be developed as a distribution center; and

WHEREAS, the City wishes to enter into an agreement to maximize the value of the new development by providing necessary infrastructure improvements and support the creation of more than 1,000 permanent jobs for the benefit of the citizens of the City of Davenport.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport that the development agreement between the City of Davenport and Seefried Industrial Properties, Inc for the development of a 2.9 million square foot distribution center and associated infrastructure improvements is hereby approved.

Passed and approved this 12th day of May 2021.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

DEVELOPMENT AGREEMENT

This Development Agreement (the “Agreement”) is entered into between the City of Davenport (“City”) and Seefried Industrial Properties, Inc. (“Developer”).

RECITALS

A. Developer has entered into a Purchase and Sale Contract to acquire 158 acres of property located west of Division Street and east of Research Parkway to be developed as a distribution center.

B. City wishes to enter into an agreement to maximize the value of the new development by providing necessary infrastructure improvements and support the creation of more than 1,000 permanent jobs for the benefit of the citizens of the City of Davenport.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein, the receipt and adequacy of which is hereby acknowledged, the parties agree as follows:

1. Development. Developer, or its affiliate or assignee, will construct an approximate 2.9 million square foot distribution center (the “Development”) on the property it will acquire. The Development will be constructed over approximately 18 to 24 months and will thereafter be open for business. It is anticipated that the Development will comprise an expenditure of at least \$100 million consisting of hard costs (including construction of improvements, roads, and utilities), soft costs, debt, equity and other development expenses associated with the Development.

2. Extension of Research Parkway. Developer agrees, at its expense, to design and construct, substantially in compliance with the City’s engineering standards, the extension of Research Parkway from its current end point past the Development and continuing to Division Street, and related improvements, including, but not limited to, storm sewer and other storm water management, utilities, signage and signaling (if required) (collectively, the “Road Extension”).

3. City Improvements. Following the construction start of the Development, the City agrees to construct the improvements to Research Parkway, Hillendale Road, Northwest Boulevard and West 76th Place and Division Street as generally depicted on the attached Location Map and Plan Sheets E-1 to E-6 (the “City Improvements”). The estimated cost of the City Improvements are more particularly itemized on the Roadway Project Description and Cost Estimate attached hereto. City agrees to pay the cost and expense of the City Improvements without regard to its source of funding for such City Improvements and to substantially complete the City Improvements on or before August 1, 2022 (“Completion Date”). The failure of the City Improvements to be completed by the Completion Date shall not prohibit the issuance of a certificate of occupancy for the Development. The City will obtain, as necessary, in a timely manner, any necessary right-of-way or other property rights for the construction of the City Improvements, including temporary construction easements, at its sole cost and expense. If the City fails to complete the City Improvements by the Completion Date for any reason other than as

permitted under Section 13, then, following 30-days' prior written notice to the City, Developer may, at its option, and without prejudice to any other right or remedy, complete the City Improvements on the City's behalf and the City shall pay the Developer, upon demand, all reasonable costs, expenses, and disbursements incurred by the Developer to complete the City Improvements.

4. Further Cooperation. City and Developer agree to cooperate in good faith with the performance of all of the activities contemplated herein, and to use reasonable efforts to promptly respond to requests and notices received from the other party. The parties further agree to diligently work toward executing all documents necessary to effectuate the purposes of this Agreement. The City shall expedite all permitting and expedite any City approvals as may be mutually determined to be necessary for the Development.

5. Contingent. This Agreement is contingent upon Developer entering into final definitive agreements for the Development with the end user. If final definitive agreements have not been entered into with the end user within twelve (12) months of the date of this Agreement, this Agreement shall terminate automatically.

6. Successors in Interest. All the terms, provisions and conditions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. Developer may assign the benefits of this Agreement to its assignee, in its sole discretion.

7. Modification. This Agreement may be modified or supplemented by the parties. Any such amendment shall be in writing and signed by a duly authorized representative of the parties.

8. Choice of Law. The laws of the State of Iowa shall govern and determine all matters arising out of or in connection with this Agreement without regard to the choice of law provisions of Iowa law. This provision shall not be construed as waiving any immunity to suit or liability including without limitation sovereign immunity in State or Federal court, which may be available to City.

9. Integration. This Agreement represents the entire Agreement between the parties. The parties shall not rely on any representation that may have been made which is not included in this Agreement.

10. Notice. Any and all notices, designations, consents, offers, acceptances or any other communication provided for herein shall be given in writing by FedEx or other similar overnight carrier which shall be addressed to each party as set forth as follows:

If to City:
City Administrator

City of Davenport
226 W 4th Street
Davenport, IA 52801

If to Developer:

Seefried Industrial Properties, Inc.
8745 W. Higgins Road, Suite 220
Chicago, IL 60631
Attn: David Riefe

Each such notice shall be deemed to have been provided at the time it is actually received. From time to time, the parties may change the name and address of a party designated to receive notice. Such change of the designated person shall be in writing to the other party and as provided herein.

11. Authorization. Each party to this Agreement represents and warrants to the other party that: it has the right, power and authority to enter into and perform its obligations under this Agreement, it has taken all requisite action (corporate, statutory or otherwise) to approve execution, delivery and performance of this Agreement, and this Agreement constitutes a legal, valid and binding obligation upon itself in accordance with its terms.

12. Counterparts. The parties agree that this Agreement has been or may be executed in several counterparts, each of which shall be deemed an original and all such counterparts shall together constitute one and the same instrument. Electronic or PDF copies shall constitute an original.

13. Delay or Impossibility of Construction Activity. Neither party shall be in default under this Agreement if construction activity required hereunder is delayed or made impossible by an act of God, flood, fire or similar events or civil insurrection or war. In each such case, the delay or impossibility must be beyond the control and without the fault or negligence of the party. If delay results from a party's conduct, negligence or failure to perform, the party shall not be excused from compliance with the terms and obligations of this Agreement.

[Signature page follows]

IN WITNESS WHEREOF, the parties hereto have executed and delivered this Agreement as of the day and year set forth above.

CITY OF DAVENPORT

By: _____
Mike Matson, Mayor

Attest: _____
Brian Krup, Deputy City Clerk

SEEFRIED INDUSTRIAL PROPERTIES, INC.

By: _____
_____, Its _____

City of Davenport

Department: Public Safety
Contact Info: Gary Statz | 563-326-7754

Action / Date
5/12/2021

Subject:

Third Consideration: Ordinance amending Schedule VII of Chapter 10.96 entitled "No Parking" by adding East 56th Street along both sides from Utica Ridge Road east to the City limits. [Ward 6]

Recommendation:

Adopt the Ordinance.

Background:

Both the City of Davenport and City of Bettendorf would like to convert East 56th Street (Utica Ridge Road to 18th Street in Bettendorf) to a 3-lane road. There are numerous driveways and side streets in this corridor so a continuous 2-way left turn lane would help ease congestion that might occur behind a driver waiting to turn left. All parking would need to be removed for this to be painted as a 3-lane road.

We have also had complaints about parked cars causing congestion and making it difficult to exit business driveways with cars parked across the street. All of the businesses in this area have ample off-street parking so this change should not cause a hardship. The road would be painted as soon as possible after the installation of the no parking signs.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	3/31/2021 - 11:02 AM
Public Works Committee	Moses, Trish	Approved	3/31/2021 - 11:02 AM
City Clerk	Admin, Default	Approved	3/31/2021 - 5:40 PM

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE VII NO PARKING THERETO BY ADDING EAST 56TH STREET ALONG BOTH SIDES FROM UTICA RIDGE ROAD EAST TO THE CITY LIMITS.

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

Section 1. That Schedule VII No Parking of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by adding the following:

East 56th Street along both sides from Utica Ridge Road east to the City limits.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
5/12/2021

Subject:

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

J&M Displays Inc; Fireworks after Quad City River Bandits games; Modern Woodmen Park | 209 South Gaines Street; various dates May through September 2021 (see attached list); **Closure:** bike path behind Modern Woodmen for approximately a half hour after the listed games. [Ward 3]

Hope at the Brick House; Neighborhood Block Party; 1431 Ripley Street; 3:00 p.m. - 9:00 p.m. on Friday, June 11, 2021; Friday, July 9, 2021; and Friday, August 20, 2021; **Closure:** Ripley Street from West 15th Street to West 14th Street. [Ward 4]

Recommendation:

Adopt the Resolution.

Background:

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

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	River Bandits Fireworks Shoot Site Map
▣ Backup Material	River Bandits Fireworks Dates
▣ Backup Material	Hope at the Brick House Map
▣ Backup Material	Hope at the Brick House Street Closure Petition

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	4/30/2021 - 4:37 PM

Resolution No. _____

Resolution offered by Alderman Jobgen.

RESOLVED by the City Council of the City of Davenport.

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

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

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

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

*J&M Displays Inc; Fireworks after Quad City River Bandits games; Modern Woodmen Park | 209 South Gaines Street; various dates May through September 2021 (see attached list); **Closure:** bike path behind Modern Woodmen for approximately a half hour after the listed games. [Ward 3]*

*Hope at the Brick House; Neighborhood Block Party; 1431 Ripley Street; 3:00 p.m. - 9:00 p.m. on Friday, June 11, 2021; Friday, July 9, 2021; and Friday, August 20, 2021; **Closure:** Ripley Street from West 15th Street to West 14th Street. [Ward 4]*

Passed and approved this 12th day of May, 2021.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

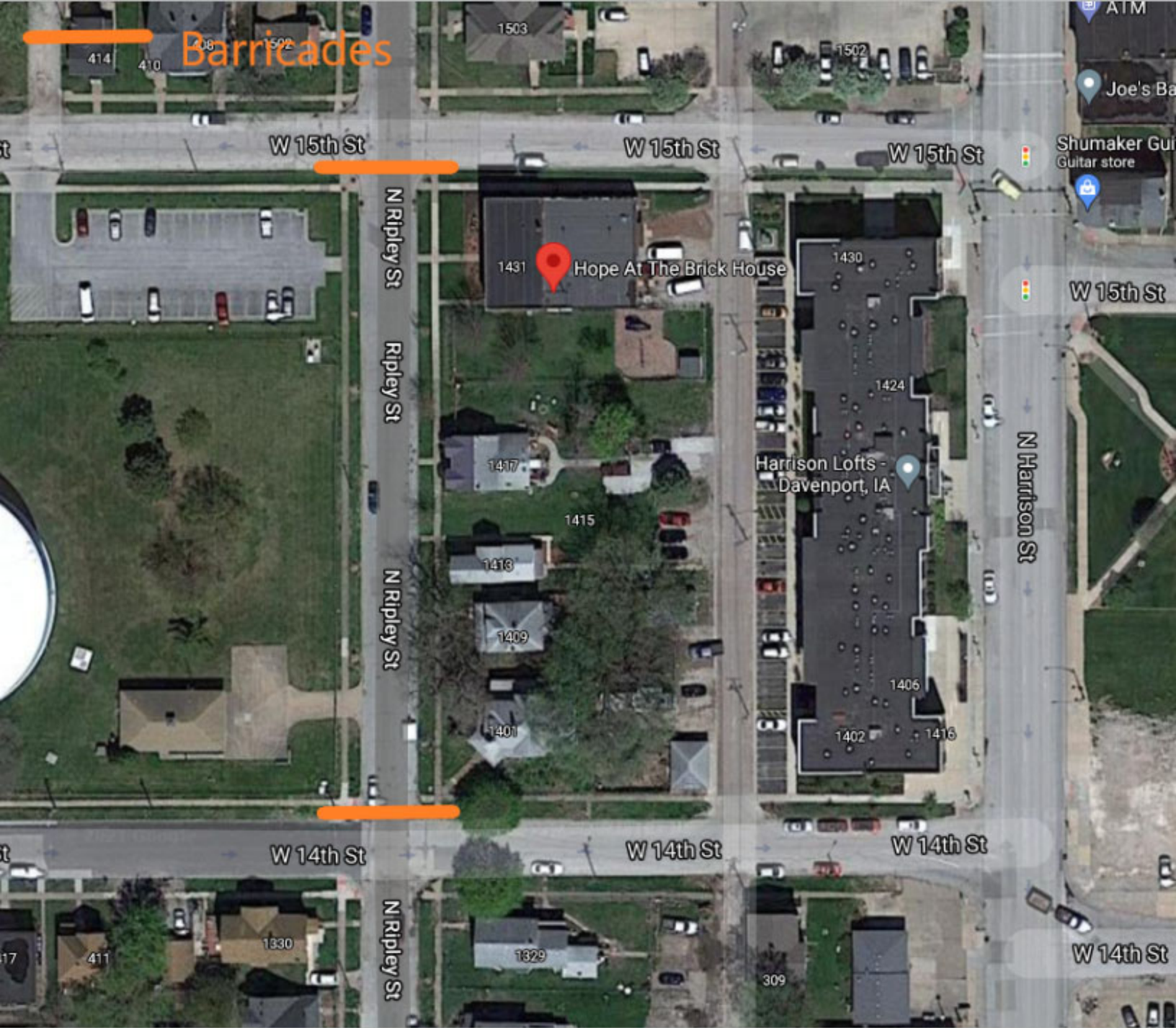


Quad City River Bandits
2021 Baseball
Fireworks Dates

Friday, May 14th, 2021
Friday, June 4th, 2021
Friday, June 18th, 2021
Friday, July 2nd, 2021
Sunday, July 4th, 2021
Friday, July 23rd, 2021
Friday, July 30th, 2021
Wednesday, August 11th, 2021
Friday, August 13th, 2021
Friday, August 27th, 2021
Friday, September 10th, 2021
Friday, September 17th, 2021

And any additional dates to be added
Katie & Steve Baumer
(563) 370-7697

Barricades



Hope at the BRICK House, 1431 Ripley Street will host a Block Party on June 11, July 9 and August 20. The street will be clocked off at 14th and 15th streets from 4 pm – 8:30 pm on those nights. We want to be sure you know about it and are okay with us doing this. If you have any concerns, please see Joyce at the Brick House or call 322-0382.

Please sign your preference:

Name/Address		OK	No	Not home
Joni Jutt	1329 Ripley	✓		
George Palout	1330 Ripley	x		
(Alan Smith via phone)	1401 Ripley	✓		OK'd on phone left dates w/info
Mark K. Lynch	1409 Ripley	✓		
Chet Saly	1413 Ripley	✓		
vacant	1417 Ripley #1	—		vacant
vacant	1417 Ripley #2	—		vacant
Joyce Klopp	1431 Ripley	x		
vacant	1502 Ripley	—		vacant
Tasper Tillotson	1503 Ripley	✓		

left dates with 'info for everyone.
I will make sure any new residents are aware
if they occupy 1417 or 1502

City of Davenport

Department: Public Safety
Contact Info: Jamie Swanson | 563-326-7795

Action / Date
5/12/2021

Subject:
Motion approving beer and liquor license applications.

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

Ward 2

Hickory Creek Event Center (Chariot, LLC) - 3504 Hickory Grove Rd - License Type: Class C Liquor

Ward 5

Iron + Grain Coffee House - Davenport (Iron + Grain Coffee House – Davenport, LLC) - 1618 N Main St - Outdoor Area - License Type: Beer/Wine

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

Ward 1

Roadrunners Roadhouse (JW'S First and Last Lap, Inc) - 3803 Rockingham Rd - Outdoor Area - License Type: Class C Liquor

Ward 2

Hy-Vee Market Cafe (Hy-Vee, Inc) - 2200 W Kimberly Rd - License Type: Class C Liquor

Ward 3

Blackhawk Bowl & Martini Lounge (Blackhawk Bowl & Martini Lounge, LLC) - 200 E 3rd St - License Type: Class C Liquor

Front Street Brewery (Front St Brewery, Inc) - 208 E River Dr - Outdoor Area - License Type: Class C Liquor

Hotel Blackhawk (Innkeeper Hospitality Services, LLC) - 200 E 3rd St - Outdoor Area - License Type: Class B Liquor

Nally's Kitchen, Inc (Nally's Kitchen, Inc) - 1622 Rockingham Rd - License Type: Class B Beer

Varieties Nightclub (Newman's Arcade & Amusement, LLC) - 822 W 2nd St - Outdoor Area - License Type: Class C Liquor

Ward 4

Azteca Express Restaurant, Inc (Azteca Express Restaurant, Inc) - 1902 N Division St, Ste 5 - License Type: Class C Liquor

CVS/Pharmacy #8659 (Iowa CVS Pharmacy, LLC) - 1777 Division St - License Type: Class E Liquor

Hy-Vee Market Cafe (Hy-Vee, Inc) - 2351 W Locust St - License Type: Class C Liquor

Ward 5

Bicycle Rack Sports Grill (Sports Station, Inc) - 3303 Brady St - Outdoor Area - License Type: Class C Liquor

Kwik Shop #588 (Kwik Shop, Inc) - 1136 E Locust St - License Type: Class E Liquor

Ward 6

Links (KJT Holdings, LLC) - 5619 Utica Ridge Rd, Ste 300 - Outdoor Area - License Type: Class C Liquor

Portillo's Hot Dogs (Portillo's Hot Dogs, LLC) - 2741 E 53rd St - Outdoor Area - License Type: Beer/Wine

Uptown Bar & Grill (TBS Enterprises, LLC) - 1720 E Kimberly Rd - Outdoor Area - License Type: Class C Liquor

Ward 7

American Legion Post 26 (Davenport Post # 26, The American Legion, Inc) - 702 W 35th St - Outdoor Area - License Type: Class C Liquor

Azteca 4 (Azteca 4, Inc) - 3566 Brady St - License Type: Class C Liquor

Smokin' Joe's Tobacco & Liquor Outlet #8 (The Outlet, Inc) - 902 W Kimberly Rd, Ste 55-56 - License Type: Class E Liquor

Recommendation:
Pass the Motion.

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

REVIEWERS:

Department	Reviewer	Action	Date
Public Safety	Merritt, Mallory	Approved	4/29/2021 - 2:10 PM
Public Safety Committee	Merritt, Mallory	Approved	4/29/2021 - 2:10 PM
City Clerk	Admin, Default	Approved	4/30/2021 - 9:29 AM

City of Davenport

Department: Public Works - Engineering
Contact Info: Jen Walker | 563-326-6168

Action / Date
5/12/2021

Subject:

Resolution approving the plans, specifications, form of contract, and estimate of cost for the Downtown Davenport Streetscape | East 2nd Street project, CIP #35049. [Ward 3]

Recommendation:

Adopt the Resolution.

Background:

A streetscaping project on the south side of East 2nd Street between 211 East 2nd Street (the Barrel House) and Iowa Street. The Downtown Davenport Streetscape Improvement Plan design guidelines will be applied, including “bump outs” on the southeast and southwest corners of the 2nd and Pershing intersection and the southwest corner of the 2nd and Iowa intersection.

Parking will be switched from parallel parking to angled parking (front in) in the block between Pershing and Iowa Streets; angled parking is already present in the block between Perry and Pershing Streets.

Other streetscape features such as ADA-accessible sidewalks and building entrances, brick banding, decorative lights, and new trees will be implemented. Per the June 2020 Streetscape Improvement Plan, cost will be shared between the City, property owners, and the Downtown Davenport Partnership. The engineer’s project estimate is \$413,641.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	4/28/2021 - 11:31 AM
Public Works Committee	Moses, Trish	Approved	4/28/2021 - 11:31 AM
City Clerk	Admin, Default	Approved	4/28/2021 - 1:50 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 Downtown Davenport Streetscape | East 2nd Street project, CIP #35049.

WHEREAS, plans, specifications, form of contract, and an estimate of cost were filed with the City Clerk of Davenport, Iowa for the Downtown Davenport Streetscape | East 2nd Street project; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport that said plans, specifications, form of contract, and estimate of cost are hereby approved for said Downtown Davenport Streetscape | East 2nd Street project.

Passed and approved this 12th day of May, 2021.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering
Contact Info: Gary Statz | 563-326-7754

Action / Date
5/12/2021

Subject:

Resolution approving the plans, specifications, form of contract, and estimate of cost for the installation of new traffic signals at the intersection of Hickory Grove Road and Central Park Avenue. [Wards 2 & 4]

Recommendation:

Adopt the Resolution.

Background:

This project involves the installation of new traffic signals at the intersection of Hickory Grove Road at Central Park Avenue. Plans and specifications were prepared by City of Davenport staff.

Funding for this project will be from General Obligation Bonds and the budget is \$180,000. This project is expected to be completed by November 2021.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	4/28/2021 - 11:32 AM
Public Works Committee	Moses, Trish	Approved	4/28/2021 - 11:33 AM
City Clerk	Admin, Default	Approved	4/28/2021 - 1:50 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 installation of traffic signals at the intersection of Hickory Grove Road at Central Park Avenue.

WHEREAS, the City of Davenport believes it is necessary to improve this intersection by upgrading the intersection by installing new traffic signal equipment at Hickory Grove Road and Central Park Avenue; and

WHEREAS, plans and specifications have been prepared by City of Davenport staff and the project cost paid for by General Obligation Bonds.

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that the plans, specifications, form of contract, and estimate of cost are hereby approved for said project.

Passed and approved this 12th day of May, 2021.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering
Contact Info: Nick Schmuecker | 563-327-5162

Action / Date
5/12/2021

Subject:

Resolution approving the plans, specifications, form of contract, and estimate of cost for the Hickory Grove Road Resurfacing project, CIP #35053. [Ward 2]

Recommendation:

Adopt the Resolution.

Background:

The stretch of Hickory Grove Road from North Pine Street north to the end of the asphalt overlay was selected for resurfacing by the City's pavement management program due to good overall structure but in need of a new top layer of pavement. This project will remove and replace the top few inches of asphalt while preserving the underlying pavement layers.

The project is scheduled to be bid yet this spring with construction to be complete before the end of the calendar year 2021 construction season. Funding for the Hickory Grove Road Resurfacing project is established within CIP #35053. The current estimate is \$440,000.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	4/28/2021 - 11:33 AM
Public Works Committee	Moses, Trish	Approved	4/28/2021 - 11:33 AM
City Clerk	Admin, Default	Approved	4/28/2021 - 1:46 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 Hickory Grove Road Resurfacing project, CIP #35053.

WHEREAS, on the 19th day of April, 2021, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa, for the Hickory Grove Road Resurfacing project; and

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for said Hickory Grove Road Resurfacing project.

Passed and approved this 12th day of May, 2021.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin

Contact Info: Nick Schmuecker | 563-327-5162

Action / Date

5/12/2021

Subject:

Resolution awarding the contract for street resurfacing on West Lombard Street to Manatt's, Inc - Eastern Iowa Division of Camanche, Iowa in the amount of \$208,642.10, CIP #35046. [Ward 5]

Recommendation:

Adopt the Resolution.

Background:

An Invitation to Bid was issued on April 6, 2021 and was sent to 106 vendors. On April 27, 2021, the Purchasing Division received and opened three responsive and responsible bids.

The stretch of West Lombard Street between Brady Street and Harrison Street was selected for resurfacing due to the necessity of a new top layer of pavement. This project will remove and replace the top few inches of asphalt while preserving the underlying pavement layers.

Funding for this project is established within CIP #35046.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	Bid Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	4/28/2021 - 5:14 PM
Public Works Committee	Moses, Trish	Approved	4/28/2021 - 5:14 PM
City Clerk	Admin, Default	Approved	4/29/2021 - 12:22 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION awarding the contract for the Lombard Street Resurfacing project to Manatt's, Inc – Eastern Iowa Division of Camanche, Iowa in the amount of \$208,642.10.

WHEREAS, the City needs to contract for this project to maintain sound infrastructure.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the contract for the Lombard Street Resurfacing project to Manatt's, Inc – Eastern Iowa Division of Camanche, Iowa is approved.

Passed and approved this 12th day of May, 2021.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

**CITY OF DAVENPORT, IOWA
BID TABULATION**

DESCRIPTION: LOMBARD STREET RESURFACING

BID NUMBER: 21-95

OPENING DATE: APRIL 27, 2021

GL ACCOUNT NUMBER: 70071681 530350 35046

RECOMMENDATION: AWARD THE CONTRACT TO MANATTS, INC. - EASTERN
IOWA DIVISION OF CAMANCHE, IA

<u>VENDOR NAME</u>	<u>PRICE</u>
Manatt's, Inc. of Camanche, IA	\$208,642.10
Hawkeye Paving Corporation of Davenport, IA	\$220,103.50
Brandt Construction Co. of Milan, IL	\$261,917.25

Approved By Caitlyn Warner 4-28-2021
Purchasing Agent Date

Approved By Nicole Wleason 4-28-2021
Public Works Director Date

Approved By Brandi Conger 4/28/21
Budget/CIP Date

Approved By Wally B. Wernit 04/28/2021
Chief Financial Officer Date

City of Davenport

Department: Public Works Committee
Contact Info: Marla Miller | 563-888-2099

Action / Date
5/12/2021

Subject:

Resolution authorizing the submission of a grant application to the Federal Transit Administration for FY 2020 carryover grant funding. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

Unused FTA Transit funding that is eligible for carryover must be approved by City Council. Transit will be submitting a Federal Transit Administration grant application for the carryover balance in the amount of \$1,204,447.

Funding Section Amount

Section 5307 Urbanized Areas Formula \$1,100,253

Section 5310 Enhanced Mobility of Seniors &

Individuals with Disabilities \$ 104,194

Total Carryover Balance \$1,204,447

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	Letter-FTA FY20 Carryover Letter

REVIEWERS:

Department	Reviewer	Action	Date
Public Works Committee	Miller, Marla	Approved	4/26/2021 - 10:20 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION authorizing the submission of a grant application to the Federal Transit Administration for FY 2020 carryover grant funding.

WHEREAS, the FTA provides operations and financial assistance for City of Davenport public transit; and

WHEREAS, unused Transit funding that is eligible for carryover must be approved by City Council.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the application for FTA carryover grant funding is hereby approved.

Passed and approved this 12th day of May, 2021.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk



U.S. Department
of Transportation
**Federal Transit
Administration**

REGION VII
Iowa, Kansas,
Missouri, Nebraska

901 Locust Street
Suite 404
Kansas City, MO 64106
816-329-3920
816-329-3921 (fax)

November 30, 2020

Nicole Gleason
Public Works Director
City of Davenport
300 West River Drive
Davenport, IA 52801

Re: Carryover Letter for FY2020 and earlier
FTA Program Funds

Dear Ms. Gleason:

Listed in this letter are the available carryover balances for the City of Davenport, IA, d.b.a. CitiBus, as of the date of this letter.

Funding Section	Accounting Class Code	Lapse Year	Apportionment Available
Sec. 5307: Urbanized Areas Formula	FY2020.25.90.91	FY 2025	\$1,100,253
Sec. 5310: Enhanced Mobility of Srs. & Ind. w/Disabilities	FY2020.25.16.DL	FY 2021	\$104,194
Sec. 5339: Bus & Bus Facilities	FY2020.25.34.BF	FY 2023	\$1
Sec. 5337: State of Good Repair Formula	FY2020.25.54.38	FY 2022	\$178,525

Complete grant applications should be entered into FTA's grant processing system, TRAMS, for review by **June 1, 2021**. Grant applications and amendments received after this date are not guaranteed to be reviewed and awarded prior to the end of FY2021. In addition, completed feasibility studies/environmental analysis for planned construction projects must be submitted to FTA Region VII office by **February 1, 2021** to ensure FTA has adequate time for review and comment prior to the completed grant submission. All grant applications requesting carryover or lapsing funds must be submitted in TRAMS by March 1, 2021.

All deadlines should be adhered to in order to ensure grant approval by September 21, 2021.

If you have any questions regarding the grant application process, contact Logan Daniels at (816) 329-3933 or e-mail at logan.daniels@dot.gov. For planning requirements (including TIP/STIP) contact Gerri Doyle at (816) 329-3928 or e-mail at gerri.doyle@dot.gov and for environmental requirements please contact Beth Held at (816) 329-3934 or e-mail at beth.held@dot.gov.

Page 2
November 30, 2020
Ms. Gleason

Sincerely,

A handwritten signature in black ink, appearing to read "Mokhtee Ahmad". The signature is fluid and cursive, with the first name "Mokhtee" and the last name "Ahmad" clearly distinguishable.

Mokhtee Ahmad
Regional Administrator

Cc: Linda Folland, Finance Department, City of Davenport
John Powell Jr., Transit Operations Manager, CitiBus, City of Davenport
Gena McCullough, AICP, Planning Director, Bi-State Regional Commission

City of Davenport

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

Action / Date
5/5/2021

Subject:

Resolution approving an engineering contract with Shive-Hattery of Moline, Illinois in the amount of \$471,900 for the street infrastructure improvements associated with the Seefried Industrial development agreement. [Ward 8]

Recommendation:

Adopt the Resolution.

Background:

Seefried Industrial Properties, Inc is considering the development of a distribution center in the Eastern Iowa Industrial Center. The development agreement is currently in front of the City Council and Mayor for discussion. The agreement states that the City would be responsible for upgrades to street infrastructure leading to the project site, as well as improvements surrounding the area to accommodate the increase in traffic that the development would generate.

The contract with Shive-Hattery will provide the City with preliminary engineering plans, right-of-way administration and construction inspection services for these projects, the estimated total cost of street infrastructure improvements is \$3,900,000. The City has applied for funding to the Iowa DOT RISE program to assist in paying for the cost of these services, along with any construction related cost.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	5/3/2021 - 3:37 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving an engineering contract with Shive-Hattery of Moline, Illinois in the amount of \$471,900 for the street infrastructure improvements associated with the Seefried Industrial development agreement.

WHEREAS, the City is requesting assistance on the preparation and submission of preliminary engineering design plans, right-of-way administration and construction services associated with the Seefried Industrial development; and

WHEREAS, Shive-Hattery of Moline, Illinois is being selected to provide these services.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport that the engineering contract with Shive-Hattery of Moline, Illinois in the amount of \$471,900 for the street infrastructure improvements associated with the Seefried Industrial development agreement is hereby approved.

Passed and approved this 12th day of May, 2021.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Finance
Contact Info: Corri Spiegel | 563-888-2066

Action / Date
5/12/2021

Subject:

Motion awarding the contract for talent development consulting services to Ziksana Consulting Inc of San Diego, California. [All Wards]

Recommendation:

Pass the Motion.

Background:

On January 15, 2021, a Request for Proposals was issued and sent to vendors. On February 12, 2021, the Purchasing Division opened and read sixteen (16) proposals. See attached tabulation.

As part of the adopted City Administrator's workplan and in alignment with the City's strategic initiatives for CY 2021, talent and organizational development has been identified as a strategic focus for the next two years.

An evaluation committee, consisting of four staff members, evaluated all proposals on the following criteria:

1. Ability, experience, qualifications, expertise of personnel assigned to the City's account - 20%,
2. Service provider's demonstrated proposal and expertise in performing the services required - 40%,
3. Quality and thoroughness of proposal - 20%,
4. Proposed pricing - 20%.

The top five companies scoring over 80% were interviewed by the evaluation committee, and reference checks were conducted. Through the evaluation process, Ziksana Inc was determined to be the vendor that could most comprehensively deliver talent development and training services to the City of Davenport.

The funding will be distributed from each department.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Tabulation for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	4/29/2021 - 2:09 PM
Finance Committee	Merritt, Mallory	Approved	4/29/2021 - 2:09 PM
City Clerk	Admin, Default	Approved	4/30/2021 - 9:25 AM

CITY OF DAVENPORT, IOWA
PROPOSAL TABULATION

DESCRIPTION: EXECUTIVE DEVELOPMENT CONSULTING SERVICES

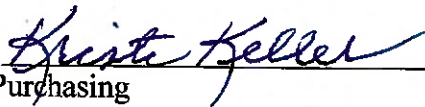
BID NUMBER: 21-62

OPENING DATE: FEBRUARY 12, 2021

GL ACCOUNT NUMBER: 50100700 520201

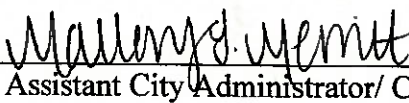
RECOMMENDATION: AWARD THE CONTRACT TO ZIKSANA CONSULTING
INC OF SAN DIEGO CA

<u>VENDOR NAME</u>	<u>LOCATION</u>
Ziksana Consulting Inc.	San Diego CA
Paradyne Consulting Works LLC	Santa Rosa Valley CA
Riffle	Davenport IA
Traaen & Associates LLC	Phoenix AZ
Government Professional Solutions	Gun Barrel City TX
Norman & Associates LLC	West Des Moines IA
Bloombase LLC	Bloomington IN
Aperio Consulting Group	Columbia MO
Leverage HR	Westerville OH
Eastern Iowa Community Colleges	Davenport IA
Quad City Leadership Consulting	Davenport IA
DRI Consulting	St Paul MN
Management Resource Group	Davenport IA
3 Shoes Inc	Astoria NY
Morrison Associates Ltd.	Palatine IL
Carlson Group	Waukegan IA

Approved By  4-21-2021
Purchasing Date

Approved By  4/21/2021
City Administrator Date

Approved By  4/22/21
Budget/CIP Date

Approved By  4/22/2021
Assistant City Administrator/ CFO Date