

COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, May 1, 2019; 5:30 PM

City Hall, 226 W 4th Street, Council Chambers

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 REZ19-02: Request of Jennifer Smith, SJ56, LLC/Russell, to rezone Lot 1 of Crow Valley Plaza 12th Addition from C-T Commercial Transitional District to C-OP Commercial Office Park; property contains 9.58 acres and is located on East 56th Street east of Utica Ridge Road. [Ward 6]
2. Public Hearing for Case REZ19-03: Request of the City of Davenport for a Zoning Map Amendment from R-MF Multi-Family Residential District to CT Commercial Transitional Zoning District on 1 acre, more or less, for the property located at 709 East 46th Street. [Ward 7]
3. Public Hearing for Case REZ19-04: Request of the City of Davenport for Zoning Map Amendment from C-2 Corridor Commercial Zoning District to R-MF Multi-Family Residential District on .25 acres, more or less, for the property located at 641 and 643 East 46th Street (west 60 feet only). [Ward 7]

B. Finance

1. Public Hearing on not-to-exceed \$51,225,000 General Obligation Corporate and Refunding Bonds, Series 2020. [All Wards]

VII. Presentations

VIII. Petitions and Communications from Council Members and the Mayor

A. Community Engagement Update - Alderwoman Meginnis

IX. Action items for Discussion

COMMUNITY DEVELOPMENT

Rita Rawson, Chairman; Ray Ambrose, Vice Chairman

I. COMMUNITY DEVELOPMENT

1. Second Consideration: Ordinance for Case ORD19-01 being the request of the City of Davenport to amend various sections of Title 17 of the Davenport City Code, entitled "Zoning," by correcting scrivener errors and amending certain dimensional standards. [All Wards]
2. First Consideration: Case REZ19-02: Request of Jennifer Smith, SJ56, LLC/Russell, to rezone Lot 1 of Crow Valley Plaza 12th Addition from C-T Commercial Transitional District to C-OP Commercial Office Park; property contains 9.58 acres and is located on E 56th St east of Utica Ridge Rd. [Ward 6]
3. First Consideration: Case REZ19-03: Request of the City of Davenport for a Zoning Map Amendment from R-MF Multi-Family Residential District to C-T Commercial Transitional Zoning District on 1 acre, more or less, for the property located at 709 East 46th Street. [Ward 7]
4. First Consideration: Case REZ19-04: Request of the City of Davenport for Zoning Map Amendment from C-2 Corridor Commercial Zoning District to R-MF Multi-Family Residential District on .25 acres, more or less, for the property located at 641 and 643 East 46th Street (west 60 feet only). [Ward 7]
5. Resolution for Case F19-04: Request of Jarrod Mahaffey, of CESO, Inc., for a Final Plat of a Replat of Lot 33 of Spring Village Addition, a single-lot subdivision located northwest of the intersection of Kimberly Rd and Belle Ave. [Ward 6]

II. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Kyle Gripp, Chairman; Maria Dickmann, Vice Chairman

III. PUBLIC SAFETY

1. Second Consideration: Ordinance amending Schedule VII of Chapter 10.96 entitled "No Parking" by adding 4th Street along the north side from Ripley Street west to the Scott County Courthouse driveway. [Ward 3]
2. First Consideration: Ordinance amending Schedule XV of Chapter 10.96 entitled "Pedestrian Traffic Signals" by adding Hickory Grove Road across from 2705 Hickory Grove Road. [Ward 2]
3. First Consideration: Ordinance amending Schedule VI of Chapter 10.96 entitled "Speed Limits" by updating the speed limit on 53rd St from Brady St to the east City limits to 40 mph. [Wards 6, 7 & 8]
4. Resolution closing various street(s), lane(s), or public grounds on the listed date(s) to hold outdoor events.

Scott Tunnicliff; Hilltop Hidden Treasures Fest Pirate Run; Saturday, May 25, 2019 7:00 AM - 10:00 AM; **Closure:** Main St from W Locust St to W 5th St. [Wards 3 & 5]

Bucktown Center for the Arts; ArtWorks Expo Pastel Competition; Saturday, May 25,

2019 8:00 AM - 5:00 PM; **Closure:** Pershing Ave between E 2nd St and Emerson Pl. [Ward 3]

Robert Stansberry; Quad Cities Pride Festival; 832 W 2nd St; 12:00 PM Friday, May 31st – 7:00 PM Sunday, June 2nd; **Closure:** W 2nd St from Mary's on 2nd to Post Office parking lot; Warren St from alley to alley between River Dr and 3rd St. [Ward 3]

5. Motion approving noise variance request(s) for various events on the listed dates and times.

Scott Tunnicliff; Hilltop's Hidden Treasures Fest; Saturday, May 25, 2019 8:00 AM - 10:00 PM; 1702 N Main St and 1600 N Harrison St; Outdoor music and car show, over 50 dBa. [Wards 4 & 5]

Robert Stansberry; Quad Cities Pride Festival; 832 W 2nd St; Friday, May 31st 4:00 PM – 12:00 AM; Saturday, June 1st 12:00 PM – 12:00 AM; Sunday, 12:00 PM – 4:00 PM; Outdoor music/performances, over 50 dBa. [Ward 3]

6. Motion approving beer and liquor license applications.

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

Ward 3

Rubys (Infamous LLC) - 429 E 3rd St., Ste. 2 - Premise Update to Extend Permanent Outdoor Area - License Type: C Liquor

Ward 6

Duck Creek Golf Course (City of Davenport) - 3000 E Locust St. - Outdoor Area - License Upgrade to Class C Liquor

Ward 7

CASI (Center for Active Seniors. Inc.) - 1035 W Kimberly Rd. (Parking Lot Only) - Outdoor Area June 14, 2019 "Rock the Lot" - License Type: B Beer

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

Ward 1

Frackies (Frackie's Pub, Inc.) – 2820 Rockingham Rd. – License Type: C Liquor

Ward 2

Hy-Vee Wine and Spirits (Hy-Vee, Inc.) – 3301 W Kimberly Rd. – License Type: E Liquor / C Beer / B Wine

Ward 3

Chuck's Tap (White T. Corporation) – 1731 W 6th St. – License Type: C Liquor

Cru 221 (Cru 221, LLC) – 221 Brady St. – License Type: C Liquor

Golden Mart (Golden Mart Inc.) – 1026 W River Dr. – License Type: E Liquor / C Beer / B Wine

Gravy's (Gravy's Bar and Grill, Inc.) – 1902 Rockingham Rd. – License Type: C Liquor

Sippis Restaurant (Sippis Inc.) – 406 W 2nd St. – Outdoor Area – License Type: C Liquor

Triple Crown Whiskey Bar and Raccoon Motel (Triple Crown Whiskey Bar LLC) – 304 E 3rd St. – Outdoor Area – License Type: C Liquor

Ward 4

CVS/Pharmacy #8659 (Iowa CVS Pharmacy, LLC) – 1777 Division St. – License Type: E Liquor / C Beer / B Wine

Sun Mart LLC (Sun Mart LLC) – 2920 W Locust St. – License Type: E Liquor

Washington Street Mini Mart (Nazar, LLC) – 1601 Washington St. – License Type: E Liquor / C Beer / B Wine

Ward 6

Camp McClellan Cellars (Julie Keehn) – 2302 E 11th St. – License Type: C Beer / B Wine

Panchero's Mexican Grill (Central Coast Hospitality, Inc.) – 4888 Utica Ridge Rd. – License Type: B Beer

QC Marts (Bethany Enterprises, Inc.) – 2845 E 53rd St. – License Type: C Beer

Red Robin America's Gourmet Burgers & Spirits (Red Robin International, Inc.) – 3903 E 53rd St. – Outdoor Area – License Type: C Liquor

Rhythm City Casino (Rhythm City Casino, LLC) – 7077 Elmore Ave. – Outdoor Area – License Type: B Liquor / C Beer

Ward 7

CVS Pharmacy #8658 (Iowa CVS Pharmacy, LLC) – 1655 W Kimberly Rd. – License Type: E Liquor / C Beer / B Wine

Lunardi's (T.S. Lunardi, Inc.) – 102 E Kimberly Rd., Ste. E – License Type: C Liquor

Ward 8

Thunder Bay Grille (Thunder Bay Grille, LLC) – 6511 Brady St. – Outdoor Area –

License Type: C Liquor

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Rick Dunn, Chairman; JJ Condon, Vice Chairman

V. PUBLIC WORKS

1. Third Consideration: Ordinance to change the name of a section of E 60th St to Duggleby Ave located in Eastern Avenue Farms 5th Addition (City of Davenport, petitioner). [Ward 8]
2. Resolution of acceptance for the Sterilite & EIIIC Sewer Extension Project, completed by Legacy Corporation of East Moline, IL with a final cost of \$573,981.50, CIP #30040. [Ward 8]
3. Resolution awarding the contract for the 2nd St & Marquette St Sewer Improvements to Miller Trucking & Excavating of Silvis, IL in the amount of \$1,067,626, CIP #30016. [Ward 3]
4. Resolution to approve the contract for the Jersey Ridge Rd and Cromwell Circle Turn Lanes Phase II to Langman Construction of Rock Island, IL in the amount of \$223,673, CIP #35000. [Wards 6 and 8]
5. Resolution approving the contract for the DOT Full Depth Patching Program to CDMI Concrete Contractors Inc of Port Byron, IL in the amount of \$133,950, CIP #35035. [All Wards]
6. Resolution approving the contract for the East 36th St Reconstruction project to CDMI Concrete Contractors Inc of Port Byron, IL in the amount of \$297,581, CIP #35036. [Ward 7]
7. Resolution approving the contract award for the West High Street Flood Mitigation project to N J Miller Inc of Bettendorf, IA in the amount of \$155,413.50, CIP #33020. [Ward 4]
8. Motion approving a change order in the amount of \$49,088 for the Veterans Memorial Parkway Project from Jersey Ridge RD to I-74, CIP #02418. [Ward 6]
9. Motion approving a contract amendment to the 4th and LeClaire Sewer Separation Project with Langman Construction in the amount of \$53,000, CIP #30016. [Ward 3]
10. Motion approving the contract for the demolition of four structures to Central State Contractors Inc of Marion, IA in the amount of \$59,960, CIP #22005. [Wards 3 and 5]

VI. Motion recommending discussion or consent for Public Works items

FINANCE

Mike Matson, Chairman; Rich Clewell, Vice Chairman

VII. FINANCE

1. Resolution approving the contract for repairs to the Parks and Recreation Department maintenance building at Vander Veer to Bi-State Masonry Inc. of Rock Island IL, in the amount of \$156,718.60, CIP #10519. [Ward 7]
2. Resolution establishing the method and timing of interest rates for special assessments. [All Wards]
3. Resolution making provisions for the issuance of not-to-exceed \$51,225,000 General Obligation Corporate and Refunding Bonds, Series 2020. [All Wards]
4. Motion directing the City Administrator to complete various parks projects with the \$350,000 allocated in the Parks Development project in the FY 2020 Capital Improvement Program. [All Wards]

VIII. Motion recommending discussion or consent for Finance items

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

1. Graybill Communications Inc. - Install police equipment in new squads - Amount: \$13,900
2. Timothy Haahs & Associates Inc. - Parking study - Amount: \$25,000
3. Xylem Inc. - 6" Godwin pump - Amount \$48,688.30

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. 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

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Matt Flynn 563-888-2286,

matt.flynn@ci.davenport.ia.us

Wards:

Action / Date

5/1/2019

Subject:

Public Hearing for Case REZ19-02: Request of Jennifer Smith, SJ56, LLC/Russell, to rezone Lot 1 of Crow Valley Plaza 12th Addition from C-T Commercial Transitional District to C-OP Commercial Office Park; property contains 9.58 acres and is located on East 56th Street east of Utica Ridge Road. [Ward 6]

Recommendation:

Hold the Public Hearing

Background:

Reason for Request:

According to the petitioner, "expand development opportunities by removing the 5000 square foot limitation in current C-T classification."

Comprehensive Plan:

The property is within the Urban Service Area.

It is designated as RG, Residential General, on the Future Land Use Map. RG is defined as, "Neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Technical Review:

No specific concerns have been noted by the Technical Review Team. Neighboring property owners have expressed concern about the existing drainage way that transects the lot. Any development occurring on the lot, as anywhere else in the City, will have to meet the City's current standards for storm water management.

Public Input:

A neighborhood meeting was held on March 7. Property owners within 200 feet were notified. Approximately 7 people attended.

A sign was posted on the property on February 25.

At the Plan and Zoning Commission Public Hearing on March 19, 2019, one person spoke in opposition.

Discussion:

The new zoning ordinance includes approval standards for rezonings. Staff will be using these standards as part of the evaluation of rezoning requests.

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

Staff Comments:

Staff's opinion is that the proposed zoning, with conditions, meets the intent of the future land use designation of RG, as it promotes transitional uses along its edges.

b. The compatibility with the zoning of nearby property.

Staff Comments:

C-OP already exists to the south and east. C-T, Commercial Transitional zoning exists to the west. R-MF, Multi-family Residential exists to the north. It is staff's opinion that the proposed C-OP zoning, with conditions, is compatible with the adjacent C-T and R-MF Zoning.

c. The compatibility with established neighborhood character.

Staff Comments:

The residential development to the north is completely built out and stable. The existing office park to the east and south has been developing over the past 20 years and is nearing completion. The proposed rezoning would allow for limited office park expansion while protecting the stability of the neighborhood.

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

Staff Comments:

The proposed C-OP zoning, coupled with the conditions limiting uses and building height, work to promote the health, safety and welfare of the neighborhood.

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 Comments:

The property is suited for either development meeting the current classification (C-T) or the proposed classification of C-OP. The petitioner has indicated current interest from potential developers for office buildings exceeding 5000 square feet on the property. Less interest has been shown to develop uses consistent with C-T zoning.

f. The extent to which the proposed amendment creates non-conformities.

Staff Comments:

The property is vacant and has no non-conformities.

C-1 and C-OP Comparison Summary:

Through discussions with the petitioner, it was determined that C-OP appeared to be a better fit than C-1, including the following reasons:

- C-1 is designed to primarily provide for neighborhood-oriented goods and services. C-OP is designed to provide for office-park like development.
- C-1 has a 70% build-to requirement, intended to orient development towards the street. C-OP allows for a more campus-like development pattern.
- C-1 allows a 15 foot rear yard setback at most. C-OP requires 25 feet.
- Uses in C-1 may generate more traffic, parking and activity spread out over the entire week, whereas C-OP may have more limited activity concentrated primarily during the Monday-Friday work day.

A more complete side by side comparison of some of the purpose statements, dimensional standards and permitted uses is attached to this report.

Conclusion:

Staff's opinion is that zoning this property C-OP, with the use and building height restrictions provide adequate protections to the neighborhood while allowing the petitioner more flexibility in who they can market the land to.

The existing zoning of C-T can accomplish that as well, but it appears that current demand for new development in the vicinity is more aligned with the uses that need C-OP zoning to move forward.

Plan and Zoning Commission Recommendation:

At its April 16, 2019 meeting, the Plan and Zoning Commission accepted the listed findings and voted unanimously to forward Case REZ19-02 to the City Council with a recommendation or approval subject to the conditions:

Findings:

1. The property is designated RG, Residential General, on the Comprehensive Plan future land use map.
2. RG allows for transitional uses along its edges.
3. The proposed C-OP zoning with conditions meets the intent of transitional uses under the RG Plan designation.
4. The proposed C-OP zoning with conditions adequately protects the adjoining residential property from adverse impacts.
5. There is existing C-OP zoning adjacent to the east and south; the proposed zoning is an expansion of an existing zoning district.
6. The petitioner claims that demand for office buildings of moderate scale but exceeding the current 5000 square feet maximum exists in the area.

Conditions:

1. Building height is limited to 35 feet.
2. The following uses are prohibited:
 - a. Restaurant
 - b. Vehicle dealership (indoor)
 - c. Hotel

d. Light industrial

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance
▣ Backup Material	P&Z Letter
▣ Backup Material	P&Z Vote
▣ Backup Material	Application
▣ Backup Material	Notice Map
▣ Backup Material	Zoning Map
▣ Backup Material	Future Land Use Map
▣ Backup Material	Public Hearing and Neighborhood Meeting Notices and Notified Property Owners
▣ Backup Material	Objections
▣ Backup Material	C-1, C-OP Comparison
▣ Backup Material	Protest: Harris
▣ Backup Material	Notice

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	4/25/2019 - 10:16 AM
Community Development Committee	Berger, Bruce	Approved	4/25/2019 - 10:17 AM
City Clerk	Thorndike, Tiffany	Approved	4/25/2019 - 10:40 AM

ORDINANCE NO.

Ordinance for Case REZ19-02: Request of Jennifer Smith, SJ56, LLC/Russell, to rezone Lot 1 of Crow Valley Plaza 12th Addition from C-T Commercial Transitional District to C-OP Commercial Office Park District. [Ward 6].

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 from C-T Commercial Transitional District to C-OP Commercial Office Park District.

The Legal Description is as follows:

Lot 1 of Crow Valley Plaza 12th Addition to the City of Davenport, Scott County, Iowa.

Part of the Southwest Quarter of Section 12, Township 78 North, Range 3 East of the 5th P.M., Davenport, Scott County, Iowa, being more particular described as Lot 2 of Ryde High 2nd Addition to the City of Davenport, Scott County, Iowa.

Section 2. The following conditions are hereby imposed upon said rezoning:

1. Building height is limited to 35 feet.
2. The following uses are prohibited:
 - a. Restaurant
 - b. Vehicle dealership (indoor)
 - c. Hotel
 - d. Light Industrial

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 _____

Frank J. Klipsch
Mayor

Attest: _____

Brian Krup
Deputy City Clerk

Published in the *Quad City Times* on _____



*Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com*

April 23, 2019

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Subject: Case REZ19-02

Honorable Mayor and City Council:

At its regular meeting of April 16, 2019, the Davenport Plan and Zoning Commission considered the following case:

Case REZ19-02: Request of Jennifer Smith, SJ56, LLC/Russell, to rezone Lot 1 of Crow Valley Plaza 12th Addition from C-T Commercial Transitional District to C-OP Commercial Office Park District; property contains 9.58 acres and is located on East 56th Street east of Utica Ridge [Ward 6].

At its April 16, 2019 meeting, the Plan and Zoning Commission forwarded this case to the City Council with a recommendation for approval, including the following conditions:

1. Building height is limited to 35 feet.
2. The following uses are prohibited:
 - a. Restaurant
 - b. Vehicle dealership (indoor)
 - c. Hotel
 - d. Light industrial

On a unanimous vote of 9-0, the Plan and Zoning Commission forwards Case REZ19-02 to the City Council for approval.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. Inghram', written over a light gray rectangular background.

Robert Inghram, Chairperson
City Plan and Zoning Commission

City Plan & Zoning Commission Voting Record

Meeting Date: 4-16-19

Meeting Location: Council Chambers-City Hall

No.	Name:	Public Hearing Roll Call	Regular Meeting Roll Call	4-2-19 Minutes	M	S	Amended cont'd 2-9 REZ 19-02 MS	M	S
1	Schneider	✓	✓	Y			Y	Y	
2	Lammers	✓	✓	Y			Y	X	Y
3	Medd	✓	✓	Y			Y		X
4	Johnson	✓	✓	Y			Y	X	Y
5	Tallman	✓	✓	Y	X		Y	X	X
6	Inghram	✓	✓						
7	Connell	✓	✓	Y		X	Y	Y	
8	Hepner	✓	✓	Y			X	Y	
9	Brandsgard	✓	✓	Y			Y	X	
10	Reinartz	✓	✓	Y			Y	Y	
11	Maness	EX	EX						
	Result	10	10	9-0			9-0	9-0	

Notes:



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

Property Address* Lot 1 - CROW VALLEY PLAZA 12th ADDITION

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

Applicant (Primary Contact)**

Name: JENNIFER SMITH
 Company: SJ56, LLC / RUSSELL
 Address: 4600 E 53rd ST
 City/State/Zip: DAVENPORT, IA 52807
 Phone: 563-459-4652
 Email: JENSMITH@RUSSELLCO.COM

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

Name:
 Company: RUSSELL
 Address: SAME AS ABOVE
 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: C-TProposed Zoning Map Amendment: C-1

Purpose of the Request:

Expand potential development opportunities by removing the 5,000 sf limitation included in current C-T classification.

Total Land Area: 9.58 ACRES Please SelectDoes the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☒ Yes ☐ No**Submittal Requirements:**

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

Formal Procedure:

(1) Application:

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

(2) Plan and Zoning Commission public hearing:

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

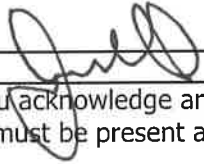
(3) Plan and Zoning Commission's consideration of the request:

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

Formal Procedure (continued):

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

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

Applicant:  _____

Date: 2/21/19

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: _____

Date: _____

Planning staff

Date of the Public Hearing: _____

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

Request for a Zoning Map Amendment (Rezoning) Plan and Zoning Commission

Adjacent Property Owner Notice Area



Legend

 Subject_Property

 200' Adjacent Owner Notice Boundary

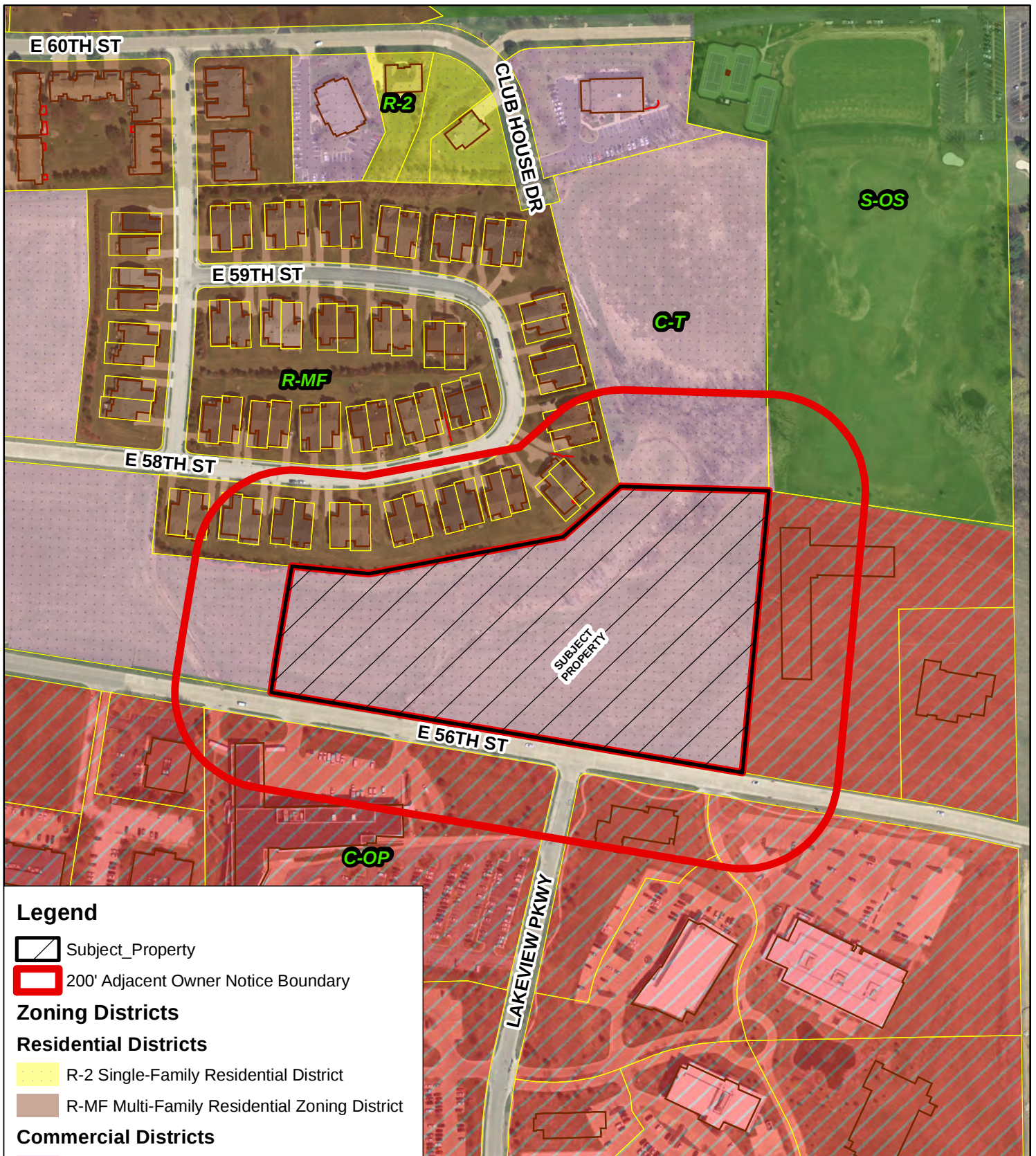


1 inch = 200 feet



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

Zoning Map



Legend

 Subject_Property

 200' Adjacent Owner Notice Boundary

Zoning Districts

Residential Districts

 R-2 Single-Family Residential District

 R-MF Multi-Family Residential Zoning District

Commercial Districts

 C-T Commercial Transitional Zoning District

 C-1 Neighborhood Commercial Zoning District

 C-OP Commercial Office Park

Special Purpose Districts

 S-OS Open Space Zoning District

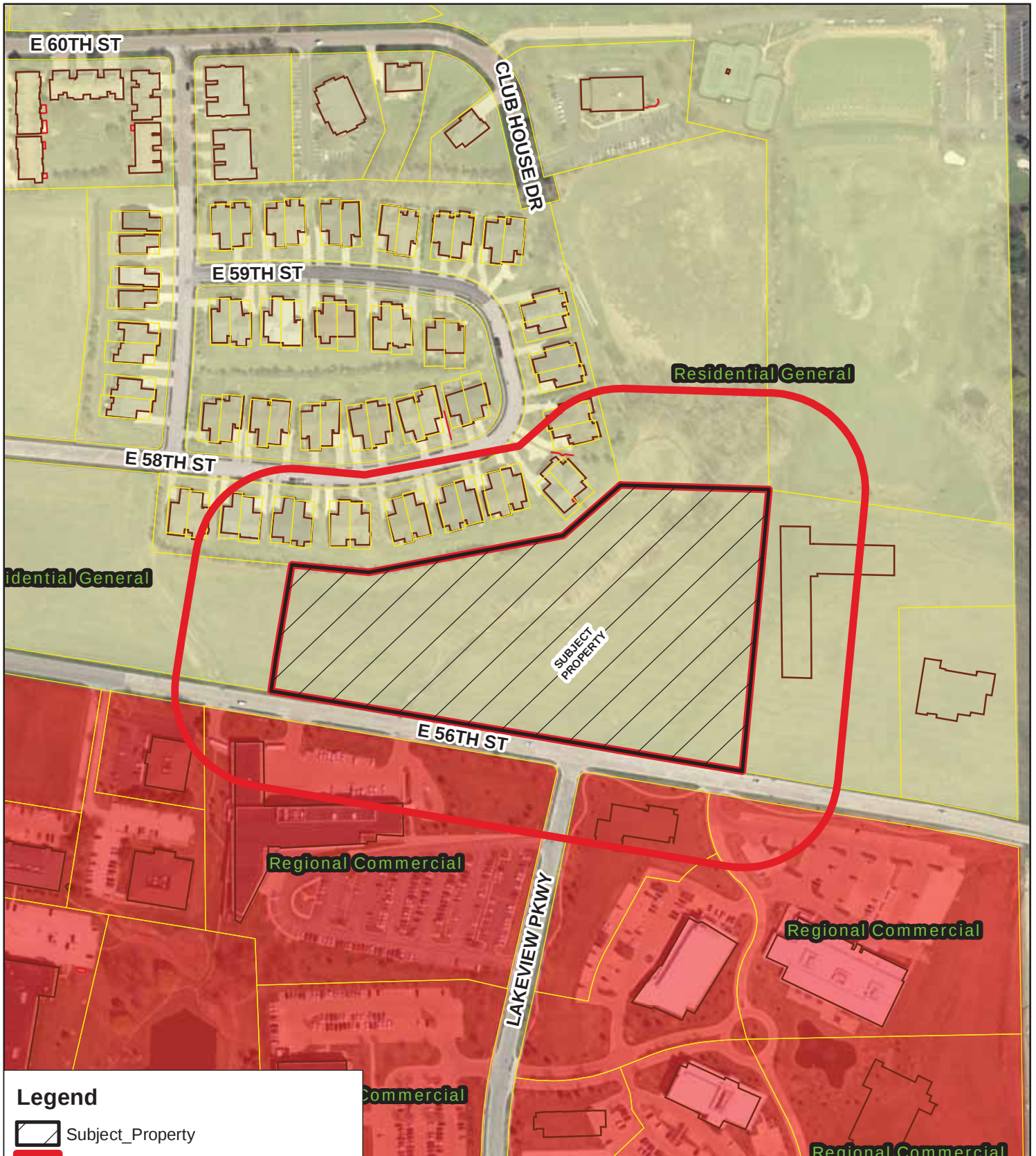
0 100 200 400 Feet

1 inch = 276 feet

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



Future Land Use Map (Davenport +2035)



Legend

- Subject_Property
- 200' Adjacent Owner Notice Boundary

Land_Use+2035

Type

- Regional Commercial
- Residential General

0 100 200 400 Feet

1 inch = 276 feet

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





*Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com*

**NOTICE
PUBLIC HEARING
DAVENPORT PLAN AND ZONING COMMISSION
CITY HALL COUNCIL CHAMBERS
226 WEST FOURTH STREET, DAVENPORT, IOWA 52801**

Please be aware of possible zoning changes that may impact your property or neighborhood.

Case REZ19-02: Request of Jennifer Smith, SJ56, LLC/Russell, to rezone Lot 1 of Crow Valley Plaza 12th Addition from C-T Commercial Transitional District to C-1 Neighborhood Commercial District; property contains 9.58 acres and is located on East 56th Street east of Utica Ridge [Ward 6].

The proposed rezoning, if approved, would allow for commercial development of a larger scale to occur on the property.

A public hearing will be held at the time and place listed above. As a property owner within 200 feet of the subject property, you have the opportunity to formally protest this request. To do so, please contact the Community Planning Office at the email or mailing address below.

Any written protest must be received no later than the close of the public hearing before the Committee of the Whole, tentatively scheduled for March 6, 2019.

If you have any questions regarding the proposal, please contact the Community Planning Division.

Case No. REZ19-02

EMAIL: planning@ci.davenport.ia.us

PHONE: (563) 326-7765

**MAILING ADDRESS: CPED
City Hall, 226 West Fourth Street
Davenport, IA 52801**

Request for a Zoning Map Amendment (Rezoning) Plan and Zoning Commission

Adjacent Property Owner Notice Area



Legend

-  Subject_Property
-  200' Adjacent Owner Notice Boundary



1 inch = 200 feet



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



*Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com*

**NOTICE
PUBLIC MEETING
THURSDAY, MARCH 7, 2019, 5:00 PM
BIRCHWOOD LEARNING CENTER
4620 E. 53RD ST. DAVENPORT, IOWA 52807**

Please be aware of possible zoning changes that may impact your property or neighborhood.

Case No. REZ19-02: Request by Jennifer Smith, Russell Construction, to rezone 9.58 acres, more or less, of property located on the north side of East 56th Street and east of Utica Ridge Road [Ward 6] (See map of the affected property on reverse side of this notice).

This rezoning is requested in order to expand potential development opportunities by removing the existing 5000 sq. ft. building size limitation within the current CT classification.

A public meeting, hosted by the applicant, will be held to discuss the proposal at the time and place listed above. A formal public hearing will be held on the matter by the Plan and Zoning Commission on Tuesday, March 12, 2019, 5:00 pm at Davenport City Hall. You will receive an additional notice prior to this meeting.

If you have any questions regarding the proposal, please contact the Community Planning Division.

Case No. REZ19-02

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

Request for a Zoning Map Amendment (Rezoning) Plan and Zoning Commission

Adjacent Property Owner Notice Area



Legend

-  Subject_Property
-  200' Adjacent Owner Notice Boundary



1 inch = 200 feet



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

Parcel#	Property Address	Owner Name	Owner Mailing Address	Owner CityStateZip	Area
Y0451-24E	6300 UTICA RIDGE RD	CROW VALLEY GOLF CLUB	4315 E 60TH ST	DAVENPORT IA 52807	34570.76
Y0901-15	4221 E 58TH ST	LLOYD & DOROTHY FOX REVOC TRUS	4221 E 58TH ST	DAVENPORT IA 52807	4032.011
Y0901-16	4219 E 58TH ST	PATRICIA M HARRIS TRUST	4219 E 58TH ST	DAVENPORT IA 52807	4031.996
Y0901-17	4215 E 58TH ST	SMAZAL JOE	4215 E 58TH ST	DAVENPORT IA 52807	4034.629
Y0901-18A	4213 E 58TH ST	SUSAN R QUAIL REVOCABLE TRUST	4213 E 58TH ST	DAVENPORT IA 52807	4029.532
Y0901-19A	4209 E 58TH ST	STEVEN H JACOBS REVOC TRUST	4209 E 58TH ST	DAVENPORT IA 52807	4031.997
Y0901-20A	4207 E 58TH ST	JOAN W MCGEE TRUST	4207 E 58TH ST	DAVENPORT IA 52807	3926.422
Y0901-21A	4203 E 58TH ST	STEVEN E FRELS REV TR	4203 E 58TH ST	DAVENPORT IA 52807	329.1993
Y0901A04	E 60TH ST	MCCARTHY IMPROVEMENT CO	5401 VICTORIA AV	DAVENPORT IA 52807	66247.54
Y0901C02	4640 E 56TH ST	RIVERSTONE GROUP INC	1701 FIFTH AVE	MOLINE IL 61265	118098.3
Y0901D02	4400 E 56TH ST	MCCARTHY IMPROVEMENT CO	5401 VICTORIA AV	DAVENPORT IA 52807	51526.47
Y0903-05	4249 E 58TH ST	MARK J VRABLEC REVOC TRUST	4249 E 58TH ST	DAVENPORT IA 52807	3486.405
Y0903-06	4247 E 58TH ST	WALSH LIVING TRUST	4247 E 58TH ST	DAVENPORT IA 52807	4031.989
Y0903-07	4245 E 58TH ST	HEAPS ROBERT B	4245 E 58TH ST	DAVENPORT IA 52807	4031.985
Y0903-08	4243 E 58TH ST	HAMMES MARY J	4243 E 58TH ST	DAVENPORT IA 52807	4032.012
Y0903-09	4239 E 58TH ST	ANDREA HEITMAN KEEFE TR	4239 E 58TH ST	DAVENPORT IA 52807	4031.997
Y0903-10	4237 E 58TH ST	CONNIE R JONES TRUST	4237 E 58TH ST	DAVENPORT IA 52807	4031.997
Y0903-11A	4233 E 58TH ST	KRAMER DENNIS L	4233 E 58TH ST	DAVENPORT IA 52807	4030.655
Y0903-12	4231 E 58TH ST	STEPHEN L DARLING TRUST	4231 E 58TH ST	DAVENPORT IA 52807	4028.449
Y0903-13	4227 E 58TH ST	JOHN T MOUW REVOCABLE TRUST	4227 E 58TH ST	DAVENPORT IA 52807	4031.996
Y0903-14A	4225 E 58TH ST	ZIMMERMAN KURT M	4225 E 58TH ST	DAVENPORT IA 52807	4032.01
Y0917-01	5500 LAKEVIEW PKWY	MISSISSIPPI VALLEY REGIONAL BLOOD CENTER	5500 LAKEVIEW PKWY	DAVENPORT IA 52807	105266.7
Y0917-12M	4427 E 56TH ST	JBNN HOLDINGS LLC	3632 E 60TH CT	DAVENPORT IA 52807	4421.028
Y0919-01C	4650 E 53RD ST	BIRCHWOOD III LLC	4600 E 53RD ST	DAVENPORT IA 52807	26583.09
Y0919A01	4620 E 53RD ST	S J RUSSELL LC	4600 E 53RD ST	DAVENPORT IA 52807	41391.64
Y0919A02	4600 E 53RD ST	S J RUSSELL LC	4600 E 53RD ST	DAVENPORT IA 52807	583.3602
		VILLAS AT CROW VALLEY 2ND ADD	4555 UTICA RIDGE RD	BETTENDORF IA 52722	92533.22

Rusnak, Ryan

From: Connie R. Jones <connierjones@aol.com>
Sent: Friday, March 08, 2019 10:27 AM
To: Planning Division – CPED
Cc: ConnieRJones@aol.com; Clewell, Rich
Subject: REZ19-02

March 8, 2019

City Staff, Plan and Zoning Commission, and City Council,

I recently received notice of a public hearing for Case REZ19-02. At this time, I am formally objecting to the request to change the zoning from C-T Commercial Transitional to C-1 Neighborhood Commercial. My reasons follow:

1. I spent time last summer at City Hall with City Staff trying to understand the draft overhaul of the City's zoning. I applaud the much needed update, the use of an expert consultant and the clarity it now provides. As I hope you can appreciate, it is disappointing to be asked to consider a zoning change within weeks of the City Council approving the new zoning.
2. Several homeowners, including myself, remain concerned about water runoff at the south and east ends of the Villas at Crow Valley. The land slopes down from Utica Ridge, which especially impacts the south and east ends of the Villas. The parcel in question contains a very large swale running right through the middle of it. Increasing development, both in density and scale, has the potential of exacerbating the water runoff. Villas homeowners want to ensure that property damage is not going to result. I would hope that the City would agree that assurances need to be in place before changing any zoning to ensure that property damage and legal exposure is not being created.
3. Further, the 5,000 square foot limitation for C-T, essentially limits the building height to one story. This is an appealing transition for those of us who would have to live within 25' of its rear setback.

I do want to express my appreciation for the professionalism exhibited by the Russell representative at the neighborhood meeting held last evening.

Respectfully submitted,
Connie R. Jones
Villas at Crow Valley
6th Ward

Rusnak, Ryan

From: Dennis Kramer <denniskramer99@msn.com>
Sent: Monday, March 11, 2019 11:03 PM
To: Planning Division – CPED
Cc: Clewell, Rich
Subject: REZ19-02

My wife and I at 4233 E. 58th St. are included in the map that would be impacted by this rezone request. We are currently in Florida with our mail being forwarded to us. Yesterday (10 March) we received an envelop postmarked "MAR 05 2019", and a letter saying "Any written protest must be received no later than the close of the public hearing before the Committee of the Whole, tentatively scheduled for March 6, 2019." We would like to formally protest the request for this rezone. We do not want it for multiple reasons. Most of all, we don't want tall lighted retail businesses outside our back screened in porch.

And if I heard correctly, the City just approved a zoning map that has this area in question a "C-T" transitional. If true, are we *really* going to consider changing it to C-1 before the ink is even dry?

Thank you,
Dennis and Carol Kramer
4233 E. 58th St.

Comparison of Some of the Standards in C-1 and C-OP		
	C-1	C-OP
Purpose Statements	The C-1 Neighborhood Commercial Zoning District is intended to provide for commercial uses that predominantly serve the needs of nearby residential neighborhoods, and that are compatible in scale and character with the surrounding residential area. Low intensity mixed-use is encouraged.	The C-OP Commercial Office Park Zoning District is intended to accommodate larger office developments, office parks, and research and development facilities, which may include limited indoor light industrial uses with no outside impacts. The district is oriented toward larger-scale complexes that may include ancillary services for employees such as personal services, restaurants, and retail establishments. District standards are intended to guide the development of campus-like environments, and include provisions for orientation of structures around plazas or public spaces, and the creation of a cohesive appearance.
Minimum Lot Area	None	20,000 sq. ft.
Minimum Lot Width	None	70'
Maximum Height	45'	45'
Minimum Front Setback	Build to line of between 0 to 15'	20'
Front setback build to line percentage	70'	None
Minimum Rear Setback	Min 15'	25'
(Selected) Permitted Uses	Art Gallery Fitness Studio Bar (Special Use) Body Modification Establishment Community Center Community Garden Cultural Facility Day Care Center Drive through facility (Special Use) Domestic Violence Shelter Residential (most types) Financial Institution Government Office Industrial Design Lodge/Meeting Hall Medical Dental Office Office Outdoor dining Personal service Restaurant Retail Goods Establishment Vehicle Repair (Special Use) Wireless Communications (Stealth, Permitted; New Pole Special Use)	Broadcasting Facility Community Garden Day Care Center University or College Vocational School Financial Institution Government Office/Facility Hotel Light Industrial Industrial Design Lodge/Meeting Hall Medical Dental Office Office Outdoor Dining Parking Structure Personal Service Establishment Public Park Restaurant Indoor Self Storage Facility Solar Farm Wireless Communications (Stealth, Permitted, New Pole Special Use)

From: [Patricia Harris](#)
To: [Flynn, Matt](#); [Clewell, Rich](#)
Subject: REZ19-02: Public Input opposing proposed rezoning
Date: Friday, March 22, 2019 12:13:59 AM

Dear City Staff and Alderman Clewell,

I will be filing a formal protest and plan to attend the upcoming Plan & Zoning meeting relating to REZ19-02, and the purpose of this email is to recap at a high level the reasons for my objection to Petitioner's request to rezoning a parcel along East 56th Street from C-T to C-1:

1. The area surrounding the subject parcel, *as developed*, is residential and primarily one-story professional office buildings, all consistent with the former Zoning Ordinance C-0 use and the current C-T use. I incorporate by reference all objections that I filed relating to REZ18-09 (both the initial petition covering the Lot 1 parcel along Utica Ridge Road between East 56th and East 58th Streets and the parcel between the Villas of Crow Valley subdivision and East 56th Street) and the petition as amended (relating solely to Lot 1) on this point.
2. The City Staff's final report recommended approval of the amended REZ18-09 petition, and the City Council did approve it (overriding the Plan & Zoning Commission's vote against it) with restrictions on the basis there had been a compromise, and the subject property was along what is, *as developed*, the busy corridor of Utica Ridge Road. I referenced that in more detail in my Public Input opposing a second rezoning petition, REZ19-02, relating to the northeast corner of Utica Ridge and East 58th Street, which I also incorporate by reference.
3. The City Staff's final report relating to REZ18-09 recommended approval also on the basis the property was along the Utica Ridge corridor (even though it is surrounded on three sides by residential property), and also referred to the Future Land Use Map. (I will look again at that Land Use Map, however, I found it too general to pinpoint the color coding for the subject property. In any case, I question how a general directional map can take precedence over specific Zoning Ordinance provisions and corresponding detailed zoning map, and the area as currently developed.)
4. The stated rationale for adopting REZ18-09 and REZ18-16 does not apply to REZ19-02.
 - a. I note Utica Ridge is a 45 mph corridor, and East 56th is a 25 mph corridor.
 - b. More importantly, the fact there is a critical distinction between the REZ18-09 and REZ18-16 subject properties on one hand, and the REZ19-02 subject property on the other, is, I believe, repeatedly reflected in the City Staff final reports and City Council statements.
 - c. It would be unfair to base approval on surrounding area *as developed* for

recommending *approval* of a petition, but not consider it in recommending *denial* of a petition.

d. Homeowners believe they received some assurance that this distinction, and the "compromise" repeatedly referenced, remain in effect, and I believe the City may reasonably chalk up what appears up to now lower participation to that.

6. I do not object to Petitioner's request for a variance allowing 5,000 square feet of space, assuming the study of water runoff supports that, but I question why not write that exception into the current C-T use rather than rezone to C-1 with an exception. I continue to be troubled by the approach of zoning "up" subject to numerous "exceptions." I very strongly object to a two-story building in close proximity to one-story residential.

I appreciate your consideration.

Respectfully submitted,

Patricia Harris
6th Ward Resident

Wednesday, April 17, 2019

Please publish the following public notice in the Tuesday, April 23, 2019 edition of the Quad City Times.

The PO number for this notice is: 1912443

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

**NOTICE
PUBLIC HEARING
WEDNESDAY, MAY 1, 2019 - 5:30 P.M.
CITY OF DAVENPORT COMMITTEE OF THE WHOLE
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

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

Case REZ19-02: Request of Jennifer Smith, SJ56, LLC/Russell, to rezone Lot 1 of Crow Valley Plaza 12th Addition from C-T Commercial Transitional District to C-OP Commercial Office Park District; property contains 9.58 acres and is located on East 56th Street east of Utica Ridge [Ward 6].

At its April 16, 2019 meeting, the Plan and Zoning Commission forwarded this case to the City Council with a recommendation for approval, including the following conditions:

1. Building height is limited to 35 feet.
2. The following uses are prohibited:
 - a. Restaurant
 - b. Vehicle dealership (indoor)
 - c. Hotel
 - d. Light industrial

The legal description of the proposed rezoning is as follows:

Lot 1 of Crow Valley Plaza 12th Addition to the City of Davenport, Scott County, Iowa.

The public hearing on the above matters are scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, May 1, 2019 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 attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s). PO # 1912443

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

City of Davenport

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Matt Flynn 563-888-2286,

matt.flynn@ci.davenport.ia.us

Wards:

Action / Date

5/1/2019

Subject:

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

Recommendation:

Hold the Public Hearing

Background:

This action corrects an error in the preparation of the new zoning map for the City. Subject property is a credit union. Assigning C-T, Commercial Transitional zoning will make the facility legally conforming.

At its April 2, 2019 meeting, the Plan and Zoning Commission voted unanimously to forward this case to the City Council for approval.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance
▣ Backup Material	P&Z Letter
▣ Backup Material	P&Z Vote Sheet
▣ Backup Material	Zoning Map
▣ Backup Material	Location Map
▣ Backup Material	Public Meeting Notice and Map
▣ Backup Material	Legal Notice

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	4/25/2019 - 10:05 AM
Community Development Committee	Berger, Bruce	Approved	4/25/2019 - 10:06 AM
City Clerk	Thorndike, Tiffany	Approved	4/25/2019 - 10:48 AM

ORDINANCE NO.

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

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 from R-MF Multi-family Residential District to C-T Commercial Transitional Zoning District.

The Legal Description is as follows:

Part of the Southwest Quarter of Section 12, Township 78 North, Range 3 East of the 5th P.M., Davenport, Scott County, Iowa, being more particular described as Lot 2 of Ryde High 2nd Addition to the City of Davenport, Scott County, Iowa.

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 _____

Frank J. Klipsch
Mayor

Attest: _____

Brian Krup
Deputy City Clerk

Published in the *Quad City Times* on _____



*Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com*

April 23, 2019

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Subject: Cases REZ19-03 and REZ19-04

Honorable Mayor and City Council:

At its regular meeting of April 2, 2019, the Davenport Plan and Zoning Commission considered the following cases:

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

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

On a unanimous vote of 9-0, the Plan and Zoning Commission forwards Cases REZ19-03 and REZ19-04 to the City Council for approval.

Respectfully submitted,

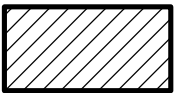
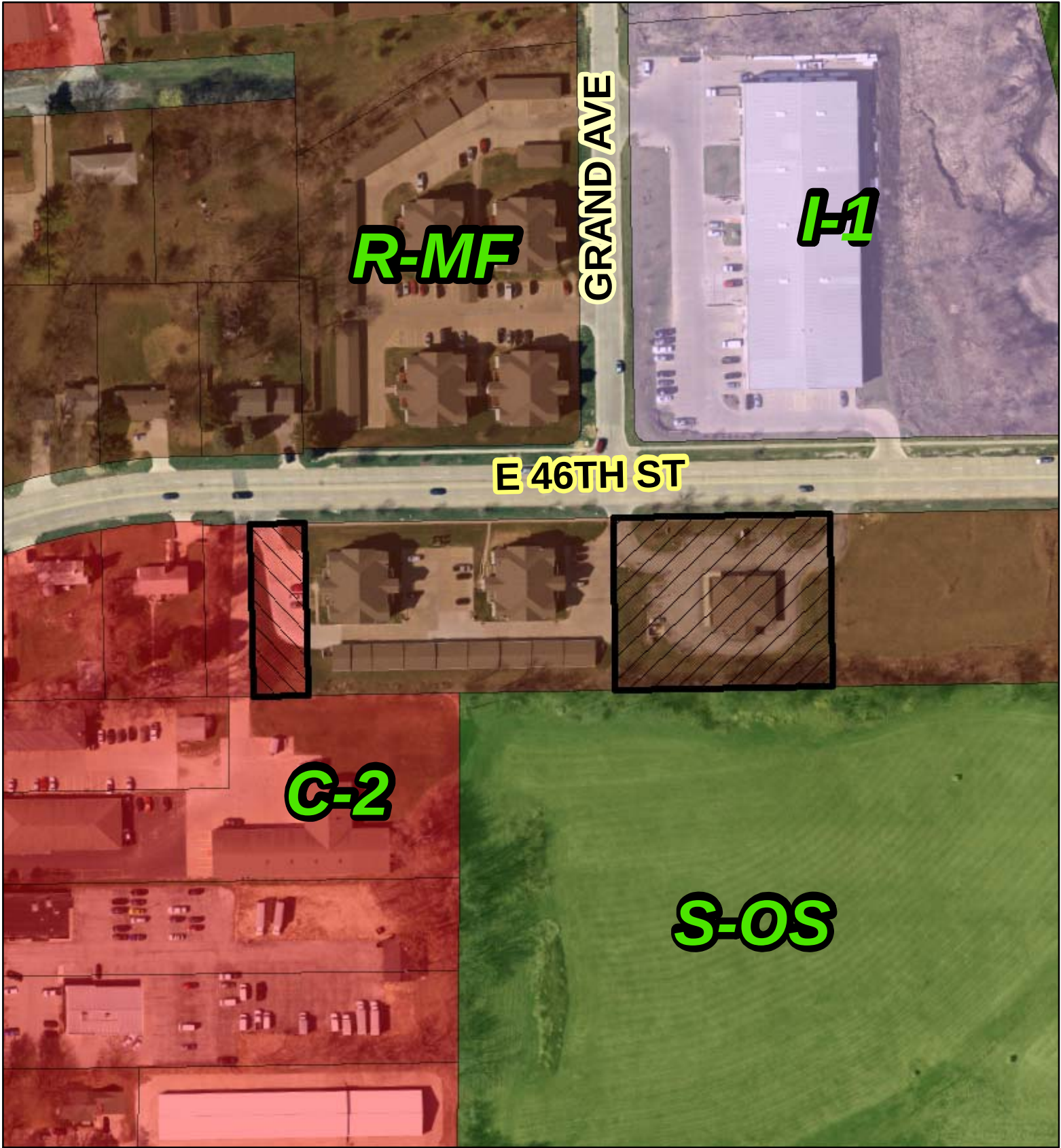
A handwritten signature in black ink, appearing to read 'R. Inghram', with a stylized flourish at the end.

Robert Inghram, Chairperson
City Plan and Zoning Commission

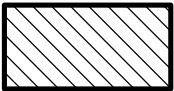
City Plan & Zoning Commission Voting Record
Meeting Date: 4-16-19
Meeting Location: Council Chambers-City Hall

No.	Name:	Public Hearing Roll Call	Regular Meeting Roll Call	4-2-19 Minutes	M	S	Amended cont'd 2-9 REZ 19-02 MS	M	S
1	Schneider	✓	✓	Y			Y	Y	
2	Lammers	✓	✓	Y			Y	X	Y
3	Medd	✓	✓	Y			Y		X
4	Johnson	✓	✓	Y			Y	X	Y
5	Tallman	✓	✓	Y	X		Y	X	X
6	Inghram	✓	✓						
7	Connell	✓	✓	Y		X	Y	Y	
8	Hepner	✓	✓	Y			X	Y	
9	Brandsgard	✓	✓	Y			Y	X	
10	Reinartz	✓	✓	Y			Y	Y	
11	Maness	EX	EX						
	Result	10	10	9-0			9-0	9-0	

Notes:

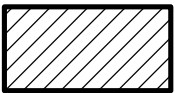


Subject Property

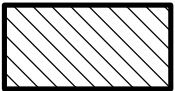


Subject Property





Subject Property



Subject Property



**NOTICE
PUBLIC MEETING
TUESDAY, MARCH 26, 2019, 1:00 PM
CPED OFFICES, 2ND FLOOR, CITY HALL
226 WEST 4TH STREET, DAVENPORT, IOWA**

The City adopted a new zoning ordinance on January 20, 2019. In the course of assigning zoning classifications to all 43,000+ properties in the City, couple minor errors were made on east 46th Street (See map on the other side). The City seeks to correct the error through the following actions:

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

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

A public meeting will be held to discuss the proposal at the time and place listed above. A formal public hearing will be held on the matter by the Plan and Zoning Commission on Tuesday, April 2, 2019, 5:00 pm at Davenport City Hall.

If you have any questions regarding the proposal, please contact the Community Planning Division.

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

Thursday, April 18, 2019

If at all possible, please publish the following public notice in the Tuesday, April 23, 2019 edition of the Quad City Times. If this cannot be done, please publish Wednesday, April 24.

The PO number for this notice is: 1912499

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

**NOTICE
PUBLIC HEARING
WEDNESDAY, MAY 1, 2019 - 5:30 P.M.
CITY OF DAVENPORT COMMITTEE OF THE WHOLE
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

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

Case REZ19-03: Request of the City of Davenport to rezone the property located at 709 East 46th Street containing 1 acre, more or less, from R-MF to C-T Commercial Transitional District. Property. [Ward 5]

The legal description of the proposed rezoning is as follows: Part of the Southwest Quarter of Section 12, Township 78 North, Range 3 East of the 5th P.M., Davenport, Scott County, Iowa, being more particular described as Lot 2 of Ryde High 2nd Addition to the City of Davenport, Scott County, Iowa.

The Plan and Zoning Commission for case REZ19-03 to the City Council with a recommendation for approval.

Case REZ19-04: Request of the City of Davenport to rezone a portion of the property located at 641 and 643 East 46th Street containing approximately 11,160 square feet, more or less, from C-2, Corridor Commercial District to R-MF, Residential Multi-Family District [Ward 5]

The legal description of the proposed rezoning is as follows: Part of the Southwest Quarter of Section 12, Township 78 North, Range 3 East of the 5th P.M., Davenport, Scott County, Iowa, being more particular described as the west sixty (60) feet of the Plat of 46th Street Condominiums, City of Davenport, Scott County, Iowa.

The Plan and Zoning Commission for case REZ19-04 to the City Council with a recommendation for approval.

The public hearing on the above matters are scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, May 1, 2019 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 attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s). PO No. 1912499

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

City of Davenport

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Matt Flynn, matt.flynn@ci.davenport.ia.us

Wards:

Action / Date

5/1/2019

Subject:

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

Recommendation:

Hold the Public Hearing

Background:

This action corrects a mapping error made in the preparation of the new zoning map. This property is used as multi-family and should contain uniform R-MF zoning.

At its April 2, 2019 meeting, the Plan and Zoning Commission unanimously recommended Case REZ19-04 be forwarded to the City Council for approval.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance
▣ Resolution Letter	P&Z Letter
▣ Backup Material	P&Z Vote Sheet
▣ Backup Material	meeting notice
▣ Backup Material	Location Map
▣ Backup Material	Zoning Map
▣ Backup Material	Notice

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	4/25/2019 - 9:56 AM
Community Development Committee	Berger, Bruce	Approved	4/25/2019 - 10:04 AM
City Clerk	Thorndike, Tiffany	Approved	4/25/2019 - 10:46 AM

ORDINANCE NO.

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

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 from C-2 Corridor Commercial Zoning District to R-MF Multi-Family Residential District.

The Legal Description is as follows:

Part of the Southwest Quarter of Section 12, Township 78 North, Range 3 East of the 5th P.M., Davenport, Scott County, Iowa, being more particularly described as the west sixty (60) feet of the Plat of 46th Street Condominiums, City of Davenport, Scott County, Iowa.

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 _____

Frank J. Klipsch
Mayor

Attest: _____

Brian Krup
Deputy City Clerk

Published in the *Quad City Times* on _____



*Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com*

April 23, 2019

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Subject: Cases REZ19-03 and REZ19-04

Honorable Mayor and City Council:

At its regular meeting of April 2, 2019, the Davenport Plan and Zoning Commission considered the following cases:

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

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

On a unanimous vote of 9-0, the Plan and Zoning Commission forwards Cases REZ19-03 and REZ19-04 to the City Council for approval.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. Inghram', with a stylized flourish at the end.

Robert Inghram, Chairperson
City Plan and Zoning Commission

City Plan & Zoning Commission Voting Record
Meeting Date: 4-16-19
Meeting Location: Council Chambers-City Hall

No.	Name:	Public Hearing Roll Call	Regular Meeting Roll Call	4-2-19 Minutes	M	S	Amended cont'd 2-9 REZ 19-02 MS	M	S
1	Schneider	✓	✓	Y			Y	Y	
2	Lammers	✓	✓	Y			Y	X	Y
3	Medd	✓	✓	Y			Y		X
4	Johnson	✓	✓	Y			Y	X	Y
5	Tallman	✓	✓	Y	X		Y	X	X
6	Inghram	✓	✓						
7	Connell	✓	✓	Y		X	Y	Y	
8	Hepner	✓	✓	Y			X	Y	
9	Brandsgard	✓	✓	Y			Y	X	
10	Reinartz	✓	✓	Y			Y	Y	
11	Maness	EX	EX						
	Result	10	10	9-0			9-0	9-0	

Notes:

**NOTICE
PUBLIC MEETING
TUESDAY, MARCH 26, 2019, 1:00 PM
CPED OFFICES, 2ND FLOOR, CITY HALL
226 WEST 4TH STREET, DAVENPORT, IOWA**

The City adopted a new zoning ordinance on January 20, 2019. In the course of assigning zoning classifications to all 43,000+ properties in the City, couple minor errors were made on east 46th Street (See map on the other side). The City seeks to correct the error through the following actions:

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

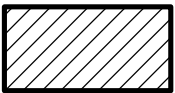
Case REZ19-04: Request of the City of Davenport for Zoning Map Amendment from C-2 Corridor Commercial Zoning District to R-MF Multi-Family Residential District on .25 acres, more or less, for the property located at 641 and 643 East 46th Street (west 60 feet only). [Ward 7]

A public meeting will be held to discuss the proposal at the time and place listed above. A formal public hearing will be held on the matter by the Plan and Zoning Commission on Tuesday, April 2, 2019, 5:00 pm at Davenport City Hall.

If you have any questions regarding the proposal, please contact the Community Planning Division.

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

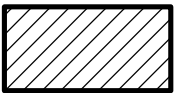
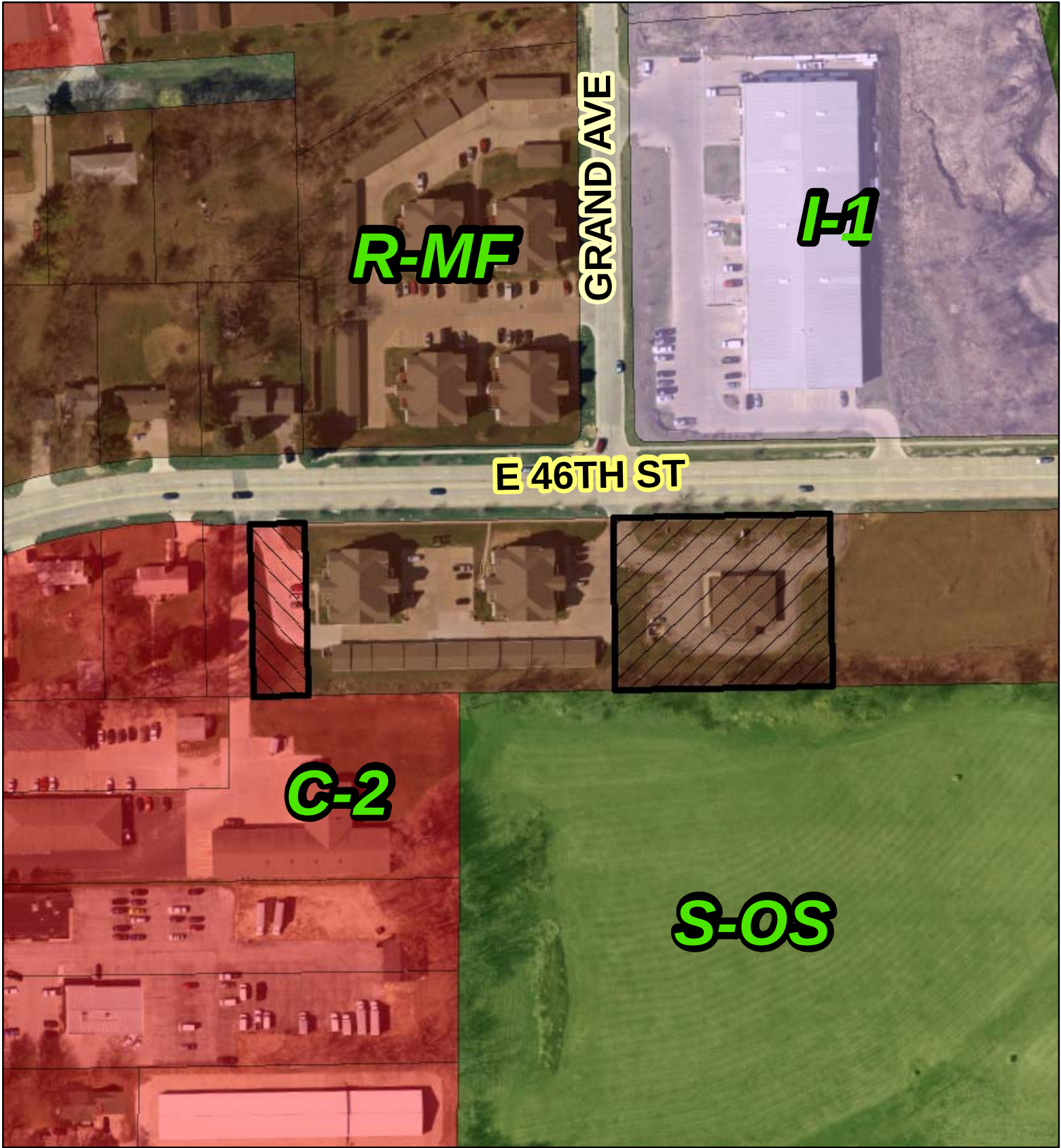


Subject Property

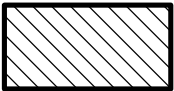


Subject Property





Subject Property



Subject Property



Thursday, April 18, 2019

If at all possible, please publish the following public notice in the Tuesday, April 23, 2019 edition of the Quad City Times. If this cannot be done, please publish Wednesday, April 24.

The PO number for this notice is: 1912499

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

**NOTICE
PUBLIC HEARING
WEDNESDAY, MAY 1, 2019 - 5:30 P.M.
CITY OF DAVENPORT COMMITTEE OF THE WHOLE
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

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

Case REZ19-03: Request of the City of Davenport to rezone the property located at 709 East 46th Street containing 1 acre, more or less, from R-MF to C-T Commercial Transitional District. Property. [Ward 5]

The legal description of the proposed rezoning is as follows: Part of the Southwest Quarter of Section 12, Township 78 North, Range 3 East of the 5th P.M., Davenport, Scott County, Iowa, being more particular described as Lot 2 of Ryde High 2nd Addition to the City of Davenport, Scott County, Iowa.

The Plan and Zoning Commission for case REZ19-03 to the City Council with a recommendation for approval.

Case REZ19-04: Request of the City of Davenport to rezone a portion of the property located at 641 and 643 East 46th Street containing approximately 11,160 square feet, more or less, from C-2, Corridor Commercial District to R-MF, Residential Multi-Family District [Ward 5]

The legal description of the proposed rezoning is as follows: Part of the Southwest Quarter of Section 12, Township 78 North, Range 3 East of the 5th P.M., Davenport, Scott County, Iowa, being more particular described as the west sixty (60) feet of the Plat of 46th Street Condominiums, City of Davenport, Scott County, Iowa.

The Plan and Zoning Commission for case REZ19-04 to the City Council with a recommendation for approval.

The public hearing on the above matters are scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, May 1, 2019 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 attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s). PO No. 1912499

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

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Brandon Wright 563-326-7750
Wards:

Action / Date
5/1/2019

Subject:
Public Hearing on not-to-exceed \$51,225,000 General Obligation Corporate and Refunding Bonds, Series 2020. [All Wards]

Recommendation:
Hold the Public Hearing.

Background:

A public hearing on the issuance of bonds to finance the FY2020 Capital Improvement Program (CIP) is required prior to the sale of bonds later this year. Several legal proceedings are required to issue the bonds. A resolution providing for the issuance of bonds and for the levy of taxes in FY2020 in order to make debt service payments on the provided bonds is on the Council cycle for approval on May 8, 2019. A list of CIP projects is attached.

ATTACHMENTS:

Type	Description
▣ Backup Material	2020 Bond Funded Projects

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Wright, Brandon	Approved	4/24/2019 - 12:32 PM
Finance Committee	Wright, Brandon	Approved	4/24/2019 - 12:32 PM
City Clerk	Admin, Default	Approved	4/24/2019 - 12:39 PM

City of Davenport, Iowa
2020 Bond Issue
(\$ Thousands)
3/28/2019

15-Year General Obligation Bonds	Amount	
Airport Improvements	248	
Bridge Repair and Maintenance	240	
City Facility Improvements	2,100	
Municipal Housing Projects	1,320	
Parks Improvements	2,345	
Public Safety Equipment	218	
Sewer Improvements	360	
Street Improvements	7,650	
Streetscape Improvements/Sidewalks & Paths	1,340	
Transit Bus Replacement	198	
Subtotal 15-Year GO Bonds		\$ 16,019
5-Year Equipment Bonds (GO)		
Acquisition of Streets Vehicles/Equipment	525	
Acquisition of Ice Resurfacer	150	
City Information Technology Network Improvements	300	
Library Equipment	525	
Subtotal 5-Year Equipment Bonds		\$ 1,500
15-Year Bonds Abated by Other Sources (GO)		
Sewer Improvements (Sewer Fund)	7,000	
Water Pollution Control Plant Improvements (WPCP Equip Replacement Fund)	5,000	
Subtotal 15-Year Bonds Abated by Other Sources		\$ 12,000
5-Year Bonds Abated by Other Sources (GO)		
Solid Waste Equipment (Solid Waste Fund)	766	
Subtotal 5-Year Bonds Abated by Other Sources		\$ 766
Total Proposed 2020 Bond Issue - Projected		<u>\$ 30,285</u>
Estimated Cost of Issuance and Underwriting Discount		\$ 441
Total 2020 Bond Issue - Not-to-Exceed		<u><u>\$ 30,725</u></u>

City of Davenport, Iowa
2020 Bond Issue
(\$ Thousands)
3/28/2019

Essential Corporate Purpose	Amount	
Acquisition of Streets Vehicles/Equipment	525	
Airport Improvements	248	
Bridge Repair and Maintenance	240	
Public Safety Equipment	218	
Municipal Housing Projects	1,320	
Parks Improvements	2,345	
Sewer Improvements	7,360	
Street Improvements	7,650	
Streetscape Improvements/Sidewalks & Paths	1,340	
Water Pollution Control Plant Improvements	5,000	
		\$ 26,246
 General Corporate Purpose		
Acquisition of Ice Resurfacer	150	
City Facility Improvements	2,100	
City Information Technology Network Improvements	300	
Library Equipment	525	
Solid Waste Equipment	766	
Transit Bus Replacement	198	
		\$ 4,039
 Total Proposed 2020 Bond Issue - Projected		\$ 30,285
 Estimated Cost of Issuance and Underwriting Discount		\$ 441
 Total 2020 Bond Issue - Not-to-Exceed		\$ 30,725

2020 Bonding Detail

<u>Funding Source</u>	<u>Program</u>	<u>CIP#</u>	<u>Project</u>	<u>Amount</u>
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	30007	LIFT STATION REHABILITATION (SANITARY)	50,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	30038	1930'S SANITARY SEWER RIVERFRONT INTERCEPTOR	3,000,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	30044	CONTRACT SEWER REPAIR PROGRAM (SANITARY)	1,275,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	30048	TREMONT BASIN MANHOLE RECONSTRUCTION	550,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	30049	SEWER LATERAL REPAIR PROGRAM	1,000,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	30050	SANITARY SEWER LINING PROGRAM	1,000,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	30051	PUMP STATION 202 REHABILITATION	125,000
BONDS ABATED BY SOLID WASTE FUND	FLEET	10503	SOLID WASTE EQUIPMENT REPLACEMENT PROGRAM	766,000
BONDS ABATED BY WPCP REPLACEMENT FUND	WPCP	39005	DISINFECTION OF TREATMENT PLANT EFFLUENT	5,000,000
EQUIPMENT BONDS	FLEET	24014	DUMP TRUCK REPLACEMENT PROGRAM	325,000
EQUIPMENT BONDS	FLEET	24016	RIVER'S EDGE ICE RESURFACER	150,000
EQUIPMENT BONDS	FLEET	24018	POTHOLE REPAIR EQUIPMENT REPLACEMENT	200,000
EQUIPMENT BONDS	INFORMATION TECHNOLOGY	67002	IT CAPITAL IMPROVEMENT PROGRAM	250,000
EQUIPMENT BONDS	INFORMATION TECHNOLOGY	67006	CITY FIBER NETWORK MAINTENANCE PROGRAM	50,000
EQUIPMENT BONDS	LIBRARY SERVICES	66012	LIBRARY ELECTRONIC REPLACEMENT PROGRAM	110,000
EQUIPMENT BONDS	LIBRARY SERVICES	66013	LIBRARY MATERIALS PROGRAM	415,000
GO BONDS	AIRPORT	20011	UNDERGROUND FUEL TANK REMOVAL	200,000
GO BONDS	AIRPORT	20012	MAINTENANCE BUILDING RENOVATION	48,250
GO BONDS	BRIDGES	21004	DIVISION STREET BRIDGE AT DUCK CREEK	100,000
GO BONDS	BRIDGES	21005	BRIDGE REPAIR FOR TRAIL AND PEDESTRIAN WAYS	100,000
GO BONDS	BRIDGES	21008	BRIDGE MAINTENANCE PROGRAM	40,000
GO BONDS	FACILITIES MAINTENANCE	10481	CAPITAL IMPROVEMENTS AT MWP	375,000
GO BONDS	FACILITIES MAINTENANCE	23033	PUBLIC WORKS ROOF REPLACEMENT	870,000
GO BONDS	FACILITIES MAINTENANCE	23036	PUBLIC HOUSING HVAC REPLACEMENT	50,000
GO BONDS	FACILITIES MAINTENANCE	23037	ROOSEVELT CENTER WINDOW REPLACEMENT	280,000
GO BONDS	FACILITIES MAINTENANCE	23038	MAIN LIBRARY AIR HANDLER REPLACEMENT	475,000
GO BONDS	FACILITIES MAINTENANCE	62002	POLICE STATION PUMP REPLACEMENTS	50,000
GO BONDS	FLEET	24015	BUS FLEET CAPITAL MANAGEMENT PROGRAM	198,000
GO BONDS	GENERAL GOVERNMENT	61002	DAVENPORT NOW	820,000
GO BONDS	GENERAL GOVERNMENT	61006	URBAN REVITALIZATION PROGRAM	500,000
GO BONDS	PARKS & RECREATION	64070	PARK DEVELOPMENT PROGRAM	350,000
GO BONDS	PARKS & RECREATION	64071	PARK AMENITY ADA ACCESS PROGRAM	150,000
GO BONDS	PARKS & RECREATION	64072	SWIMMING POOL IMPROVEMENTS	70,000
GO BONDS	PARKS & RECREATION	64073	GOLF COURSE IMPROVEMENTS PROGRAM	375,000
GO BONDS	PARKS & RECREATION	64074	PARK SHELTER REPAIR PROGRAM	50,000
GO BONDS	PARKS & RECREATION	64076	VANDER VEER PERGOLA REPLACEMENT	100,000
GO BONDS	PARKS & RECREATION	64077	JERSEY FARMS NEIGHBORHOOD PARK	200,000
GO BONDS	PEDESTRIAN TRANSPORTATION	28016	CIVIC ACCESS PROGRAM	400,000
GO BONDS	PEDESTRIAN TRANSPORTATION	28021	CREATING CONNECTIONS PROGRAM	700,000
GO BONDS	PEDESTRIAN TRANSPORTATION	28022	RECREATIONAL PATH RECONSTRUCTION PROGRAM	200,000
GO BONDS	PEDESTRIAN TRANSPORTATION	28023	RECREATIONAL PATH SECTIONAL REPAIR PROGRAM	40,000
GO BONDS	PUBLIC SAFETY	63008	SCBA EQUIPMENT REPLACEMENT	170,000
GO BONDS	PUBLIC SAFETY	63010	STORM WARNING SIRENS UPGRADES	47,500
GO BONDS	RIVERFRONT	68004	MAIN STREET LANDING IMPROVEMENTS	1,000,000
GO BONDS	RIVERFRONT	68010	RIVERFRONT FIXTURE REPLACEMENT	50,000
GO BONDS	STORMWATER	33001	CONTRACT SEWER REPAIR PROGRAM (STORM)	300,000
GO BONDS	STORMWATER	33025	LIFTSTATION REHABILITATION (STORM)	25,000
GO BONDS	STORMWATER	33037	HIGHWAY 61 BRIDGE OVER HIGHWAY 22	35,000
GO BONDS	STREETS	35031	53RD STREET RECONSTRUCTION AND WIDENING	1,000,000
GO BONDS	STREETS	35037	IDOT THRESHOLD RESURFACING PROGRAM	250,000
GO BONDS	STREETS	35038	ALLEY REPAIR PROGRAM	200,000
GO BONDS	STREETS	35039	NEIGHBORHOOD STREET REPAIR PROGRAM	1,000,000
GO BONDS	STREETS	35040	HIGH VOLUME STREET REPAIR PROGRAM	3,000,000
GO BONDS	STREETS	35042	CONTRACT MILLING PROGRAM	200,000

City of Davenport

Agenda Group:
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 563-888-2286
Wards:

Action / Date
4/5/2019

Subject:

Second Consideration: Ordinance for Case ORD19-01 being the request of the City of Davenport to amend various sections of Title 17 of the Davenport City Code, entitled "Zoning," by correcting scrivener errors and amending certain dimensional standards. [All Wards]

Recommendation:
Adopt the Ordinance.

Background:

Staff has been applying the recently adopted Zoning Ordinance to site development plans over the past two months. Two recent development proposals revealed four sections of the Zoning Ordinance that should be amended as soon as possible because developers anticipate breaking ground in the spring. CPED staff anticipates requesting future amendments at the six-month and one-year marks, following the initial Zoning Ordinance adoption. Below is summary of the amendments:

Section 1: Change to achieve consistency with other sections of the Zoning Ordinance.

Section 2: Heart of America is seeking to construct a hotel over 50' in height on Elmore Avenue. The change would increase the maximum building height in the C-3 District to 55 feet. This is consistent with the 10 foot height increase already in the table (i.e. CT – 35', C-1 and C-2 – 45').

Section 3: Clarifies the intent of the transparency requirement.

Section 4: Corrects a scrivener's error.

Section 5: The change would reduce the minimum required parking for a hotel to 1.0 parking space per room (1.5 per room currently). Two submitted development proposals do not meet this requirement. City staff researched six recently constructed/permitted hotels in Davenport. Provided parking ranged from .96-1.36 parking spaces per hotel room (average - 1.15 parking spaces per hotel room).

Section 6: Corrects the posting requirement for a design review application.

Section 7: Adds omitted language.

Section 8: The Zoning Ordinance allows for a 10% administrative exception to any dimensional requirement. However, the approval standards are similar to the approval standards for a Hardship Variance approved by the Zoning Board of Adjustment. It was never the intent to make this process as onerous as a Hardship Variance.

Section 9: Replaces language that references the previous Zoning Ordinance.

Plan and Zoning Commission recommendation:

Finding:

1. The Zoning Ordinance amendment will correct scrivener errors and amend certain overly restrictive dimensional standards

The Plan and Zoning Commission accepted the listed finding and forwards Case ORD19-01 to the City Council with a recommendation for approval.

The vote for approval was 8–yes, 0-no and 0-abstention.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance
▣ Ordinance	Ordinance - Strike Through and Underline Version
▣ Backup Material	Plan and Zoning Commission Letter to City Council - 4-3-2019

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	4/11/2019 - 12:07 PM
Community Development Committee	Berger, Bruce	Approved	4/11/2019 - 12:07 PM
City Clerk	Admin, Default	Approved	4/11/2019 - 1:47 PM

ORDINANCE NO. 2019 -

Case ORD19-01: Request of the City of Davenport to amend Title 17 of the Davenport City Code, entitled "Zoning", by amending Section 17.02.030, entitled "Definition of General Terms" by amending the definition of multi-tenant retail center to multi-tenant retail center, by amending Section 17.02.030, entitled "Definition of General Terms" by amending the definition of porch by adding language regarding steps, by amending Section 17.05.030, entitled "Dimensional Standards (Table 17.05-1 only)" by increasing the maximum building height in the C-2 District, by amending Section 17.08.030, entitled "Uses" (Section 17.08.030.O.3 only) by applying the transparency requirement only the front façade, by amending Section 17.09.040, entitled "Permitted Encroachments (Table 17.09-1 only)" by clarifying that a deck is not permitted to encroach into a front setback, by amending Section 17.10.040, entitled "Required Off-Street Vehicle and Bicycle Parking Spaces (Table 17.10-2 only)" by reducing the minimum required vehicles spaces for a hotel to 1.0 per room, by amending Section 17.14.020 entitled "Notice (Table 17.14-1 only)" by removing the requirement for a posted notice design review, by amending Section 17.14.020 of the Davenport Municipal Code, entitled "Notice (Section 17.14.020.C.3.a only)" by clarifying that notice be mailed to property owners, by amending Section 17.14.070, entitled "Administrative Exception (Section 17.14.070.E only)" by removing three of the approval standards, and by amending Section 17.17 entitled "Reservations of Previously Approved Conditions and Plans (Section 17.17.010.J only)" by amending language referring to the former Zoning Ordinance. [Ward All]

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

Section 1. Section 17.02.030 of the Davenport Municipal Code, entitled "Definition of General Terms (definition of multi-tenant retail center and porch only)" is hereby amended to read as follows:

Multi-Tenant Commercial Center. A group of two or more commercial establishments that is planned, owned, and/or managed as a single property. The two main configurations of multi-tenant retail centers are large shopping centers/malls and strip centers.

Porch. An architectural feature that projects from the exterior wall of a structure, often with steps leading up to it, has direct access to the street level of the building, and is covered by a roof or eaves.

Section 2. Section 17.05.030 of the Davenport Municipal Code, entitled "Dimensional Standards (Table 17.05-1 only)" is hereby amended to read as follows:

Table 17.05-1: Commercial Districts Dimensional Standards					
	C-T	C-1	C-2	C-3	C-OP
Bulk					
Minimum Lot Area	10,000sf	None	None	20,000sf	20,000sf
Minimum Lot Width	60'	None	None	80'	70'
Maximum Gross Floor Area of Nonresidential	5,000sf unless meeting the standards of Section 17.05.030.B	None	None	None	None
Maximum Building Height	35'	45'	45'	Nonresidential: 55' Mixed-Use: 75'	45'
Setbacks					
Minimum Front Setback	Build-to zone of 0' to 20'	Build-to zone of 0' to 15'	None	25'	20'
Front Setback Build-To Percentage	70%	70%	None	None	None
Minimum Interior Side Setback	None, unless abutting a residential district then 20'	None, unless abutting a residential district then 10'	None, unless abutting a residential district then 10'	10', unless abutting a residential district then 20'	15'
Minimum Corner Side Setback	Build-to zone of 0' to 15'	Build-to zone of 0' to 10'	10'	20'	Build-to zone of 0' to 20'
Corner Side Setback Build-To Percentage	60%	60%	None	None	60%
Minimum Rear Setback	15', unless abutting a residential district then 25' or 20% of lot depth, whichever is less	None, unless abutting a residential district then 15' or 20% of lot depth, whichever is less	None, unless abutting a residential district then 15'	10', unless abutting a residential district then 25'	25'

Section 3. Section 17.08.030 of the Davenport Municipal Code, entitled "Uses (Section 17.08.030.O.3 only)" is hereby amended to read as follows:

3. A 15% minimum transparency requirement applies to the front façade and is calculated on the basis of the entire area of the façade.

Section 4. Section 17.09.040 of the Davenport Municipal Code, entitled "Permitted Encroachments (Section 17.09.040 – Table 17.09-1 only)" is hereby amended to read as follows:

Table 17.09-1: Permitted Encroachments Into Required Setbacks Y= Permitted // N= Prohibited Max. = Maximum // Min. = Minimum				
	Front Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Accessibility Ramp	Y	Y	Y	Y
Air Conditioner Window Unit <i>Max. projection of 18" from building wall</i> <i>No building permit required</i>	Y	Y	Y	Y
Arbor <i>No building permit required</i>	Y	Y	Y	Y
Awning or Sunshade <i>Max. of 2' from building wall</i> <i>Does not include awnings used as a sign (See Chapter 17.12)</i>	Y	Y	Y	Y
Balcony <i>Max. of 6' into front, interior side, or corner side setback</i> <i>Max. of 8' into rear setback</i> <i>Min. of 4' from any lot line</i> <i>Min. vertical clearance of 8'</i>	Y	Y	Y	Y
Bay Window <i>Max. of 5' into any setback</i> <i>Min. of 24" above ground</i>	Y	Y	Y	Y
Canopy (Residential Uses) <i>Max. of 5' into any setback</i> <i>Min. of 4' from any lot line</i> <i>Max. 15' width or no more than 3' extension on either doorway side, whichever is less</i> <i>Does not include canopies used as a sign (See Chapter 17.12)</i>	Y	Y	Y	Y
Canopy (Non-Residential Uses) <i>Max. of 18" from the curb line</i> <i>Max. 15' width or no more than 3' extension on either doorway side, whichever is less</i> <i>Does not include canopies used as a sign (See Chapter 17.12)</i>	Y	Y	Y	Y
Chimney <i>Max. of 18" into setback</i>	Y	Y	Y	Y
Deck <i>Max. of 5' into corner side, or interior side setback</i> <i>Max. of 10' into rear setback</i> <i>Prohibited in front yard</i> <i>Max. height of 5' above grade</i>	N	Y	Y	Y
Dog House <i>Prohibited in front or corner side yard</i> <i>No building permit required</i>	N	N	N	Y
Eaves <i>Max. of 4' into setback</i>	Y	Y	Y	Y
Exterior Stairwell <i>Max. of 6' into setback</i> <i>Prohibited in front yard</i>	N	Y	Y	Y
Fire Escape <i>Max. of 3' into setback</i> <i>Prohibited in front yard</i>	N	Y	Y	Y
Gazebo or Pergola <i>Prohibited in front yard</i>	N	N	Y	Y
Greenhouse <i>Min. of 5' from any lot line</i> <i>Prohibited in front and corner side yard</i>	N	N	Y	Y

Table 17.09-1: Permitted Encroachments Into Required Setbacks Y= Permitted // N= Prohibited Max. = Maximum // Min. = Minimum				
	Front Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Personal Recreation Game Court <i>Prohibited in front and corner side yard</i> <i>Min. of 4' from any lot line</i>	N	N	N	Y
Playground Equipment <i>Prohibited in front and corner side yard</i> <i>Min. of 4' from any lot line</i> <i>(This does not apply to backstops & portable basketball nets, which are allowed in any yard)</i>	N	N	N	Y
Porch - Unenclosed <i>Max. of 5' into front, interior side, or corner side setback</i> <i>Max. of 10' into rear setback</i> <i>Enclosed porches are considered part of the principal structure</i>	Y	Y	Y	Y
Shed <i>Prohibited in front yard</i> <i>Min. of 4' from any lot line</i>	N	N	Y	Y
Sidewalk <i>No min. setback from lot lines</i>	Y	Y	Y	Y
Sills, belt course, cornices, and ornamental features <i>Max. of 3' into setback</i>	Y	Y	Y	Y
Stoop <i>Max. of 4' into setback</i>	Y	Y	Y	Y

Section 5. Section 17.10.040 of the Davenport Municipal Code, entitled "Required Off-Street Vehicle and Bicycle Parking Spaces (Section 17.10.040 - Table 17.10-2 only)" is hereby amended to read as follows:

Table 17.10-2: Off-Street Vehicle Parking Requirements	
USE	MINIMUM REQUIRED VEHICLE SPACES
Amusement Facility, Indoor	1 per 500sf GFA
Amusement Facility, Outdoor	1 per 1,000sf GFA
Animal Care Facility – Large Animal	1 per 500sf GFA
Animal Care Facility – Small Animal	1 per 500sf GFA
Art Gallery	1 per 500sf GFA
Art and Fitness Studio	1 per 300sf GFA
Bar	1 per 300sf GFA
Bed and Breakfast	2 spaces + 1 per guestroom
Body Modification Establishment	1 per 500sf GFA
Broadcasting Facility	1 per 1,000sf GFA
Campground	2 per campsite
Car Wash	1 per car wash bay + 3 stacking spaces per bay
Cemetery	1 per 200sf of GFA of office and/or chapel/parlor
Children's Home	1 per 200sf GFA of office
Community Center	1 per 500sf GFA
Country Club	Calculated as the cumulative number required per facilities offered (golf course, driving range, restaurant, bar, etc.)
Cultural Facility	1 per 500sf GFA
Day Care Center	1 per 500sf GFA
Domestic Violence Shelter	1 per 300sf GFA of office
Drug Treatment Clinic	1 per 500sf GFA

Table 17.10-2: Off-Street Vehicle Parking Requirements	
USE	MINIMUM REQUIRED VEHICLE SPACES
Drug/Alcohol Treatment Facility, Residential	1 per patient room
Dwelling – Manufactured Home	2 spaces
Dwelling – Multi-Family	1.5 per du
Dwelling – Single-Family (Detached)	2 per du
Dwelling – Townhouse	2 per du
Dwelling – Two-Family	2 per du
Educational Facility – Primary or Secondary	
<i>Educational Facility – Elementary and/or Junior High</i>	<i>3 per each classroom + 3 per office</i>
<i>Educational Facility – High School</i>	<i>6 per classroom + 4 per office</i>
Educational Facility – University	2 per classroom + 2 per office + 1 per 4 students of maximum enrollment
Educational Facility – Vocational	2 per classroom + 2 per office + 1 per 8 students of maximum enrollment
Financial Institution	1 per 500sf GFA
Financial Institution, Alternative (AFS)	1 per 500sf GFA
Food Bank	1 per 300sf of office
Food Pantry	1 per 500sf GFA
Funeral Home	1 per 200sf GFA of public space
Gas Station	2 per pump island + 1 per 500sf GFA of structure + 5 stacking spaces per car wash bay
Golf Course/Driving Range	4 per golf hole and/or 4 per tee of driving range
Government Office/Facility	1 per 500sf GFA
Greenhouse/Nursery - Retail	1 per 500sf GFA of indoor space + 1 per 1,000sf of outdoor space
Group Home	1 per 2 rooms
Halfway House	1 per 2 rooms
Healthcare Institution	1 per 3 beds
Heavy Retail, Rental, and Service	1 per 500sf GFA of indoor space + 1 per 1,000sf of outdoor display space
Homeless Shelter	1 per 300sf of office
Hotel	1.0 per room
Industrial – Light	1 per 1,000sf GFA up to 40,000sf, then 1 per 2,500sf for additional GFA above 40,000sf (excludes any outdoor storage)
Industrial – General	1 per 1,000sf GFA up to 40,000sf, then 1 per 2,500sf for additional GFA above 40,000sf (excludes any outdoor storage)
Industrial Design	1 per 500sf GFA
Live Performance Venue	1 per 5 persons based on maximum capacity
Lodge/Meeting Hall	1 per 500sf GFA
Manufactured Home Park	2 per manufactured home site
Medical/Dental Clinic	1 per 500sf GFA
Micro-Brewery	1 per 500sf GFA
Micro-Distillery	1 per 500sf GFA
Micro-Winery	1 per 500sf GFA
Office	1 per 500sf GFA
Personal Service Establishment	1 per 500sf GFA
Place of Worship	1 per 10 seats
Public Safety Facility	1 per 300sf GFA
Public Works Facility	1 per 500sf GFA
Reception Facility	1 per 300sf GFA

Table 17.10-2: Off-Street Vehicle Parking Requirements	
USE	MINIMUM REQUIRED VEHICLE SPACES
Recreational Vehicle (RV) Park	1 per RV site
Research and Development (R&D)	1 per 500sf GFA
Residential Care Facility	<i>To be calculated on the type of facility or combination of facilities provided below</i>
Independent Living Facility	0.75 per dwelling unit
Assisted Living Facility	0.5 per dwelling unit
Nursing Home or Hospice	0.5 per patient room
Restaurant	1 per 300sf GFA
Retail Goods Establishment	1 per 500sf GFA
Retail Alcohol Sales	1 per 500sf GFA
Retail Sales of Fireworks	1 per 500sf GFA
Self-Service Storage Facility	1 per 25 storage units
Social Service Center	1 per 500sf GFA
Specialty Food Service	1 per 500sf GFA
Storage Yard (Outdoor)	1 per 2,500sf of lot area
Vehicle Dealership	1 per 500sf of indoor sales and display area + 4 per service bay
Vehicle Operation Facility	1 per 2,500sf of lot area
Vehicle Rental	1 per 500sf GFA of indoor area (excluding indoor storage)
Vehicle Repair/Service – Major or Minor	2 per service bay
Wine Bar	1 per 300sf GFA
Warehouse & Distribution	1 per 500sf of office area + 1 per 30,000sf GFA of warehouse
Wholesale Establishment	1 per 500sf of office area + 1 per 15,000sf GFA of warehouse

Section 6. Section 17.14.020 of the Davenport Municipal Code, entitled “Notice (Section 17.14.020.A - Table 17.14-1 only)” is hereby amended to read as follows:

A. Required Notice

Table 17.14-1: Required Notice indicates the types of notice required for public hearings on the zoning applications. Certain applications may contain additional notice requirements within their specific provisions.

Table 17.14-1: Required Notice				
Zoning Application	Type			
	Published Notice	Mailed Courtesy Notice	Mailed Required Notice	Posted Notice
Zoning Text Amendment	•			
Zoning Map Amendment	•	•		•
Special Use	•	•		•
Hardship Variance	•	•		•
Design Review				
Planned Unit Development	•	•		•
Administrative Exception			•	
Zoning Appeals	•			

Section 7. Section 17.14.020 of the Davenport Municipal Code, entitled "Notice (Section 17.14.020.C.3.a only)" is hereby amended to read as follows:

3. Mailed Required Notice

Per Table 17.14-1, administrative exceptions require mailed notice.

- a.** Notice will be mailed to property owners abutting the subject property as well as the property owner located directly across the street.

Section 8. Section 17.14.070 of the Davenport Municipal Code, entitled "Administrative Exception (Section 17.14.070.E only)" is hereby amended to read as follows:

E. Approval Standards

The decision of the Zoning Administrator must make findings to support the following conclusion:

- 1.** The administrative exception, if granted, will not alter the essential character of the locality.

Section 9. Section 17.17 of the Davenport Municipal Code, entitled "Reservations of Previously Approved Conditions and Plans (Section 17.17.010.J only)" is hereby amended to read as follows:

J. Ordinance 2017-520.

- 1.** Condition 5. That a fifty (50) foot landscape buffer and 6 foot high fence be established along the south end of the property. The landscape buffer shall be developed with the following plantings: four canopy trees, six understory trees and 24 shrubs or 12 evergreens/conifers per 100 linear feet. Note: Condition 5 was modified to remove reference to previous Zoning Ordinance.
- 2.** Condition 6. Lighting shall consist of LED Dark Sky fixtures not higher than twenty five feet. Fixtures shall be shielded from view from properties to the south and shall be powered down within one-half hour of closing to a level necessary to provide security lighting only.
- 3.** Condition 7. Routine use of PA systems outside of buildings on the property shall not be permitted.
- 4.** Condition 8. Car washes on the property shall not be located closer than one hundred twenty five (125) feet from the south property line, oriented so entrances and exits be oriented in an east-west direction and operate only when the dealership is open for business.
- 5.** Condition 9. The following uses shall not be closer than three hundred (300) feet from the south property line:
 - a.** Automobile and service and oil change facilities not part of an automobile dealership.
 - b.** Any use utilizing drive-through window(s).

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

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

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

First Consideration:

Second Consideration:

Approved:

Frank Klipsch, Mayor

Attest: _____
Brian Krup, Deputy City Clerk

Published in the *Quad City Times* on _____

ORDINANCE NO. 2019 -

Case ORD19-01: Request of the City of Davenport to amend Title 17 of the Davenport City Code, entitled "Zoning", by amending Section 17.02.030, entitled "Definition of General Terms" by amending the definition of multi-tenant retail center to multi-tenant retail center, by amending Section 17.02.030, entitled "Definition of General Terms" by amending the definition of porch by adding language regarding steps, by amending Section 17.05.030, entitled "Dimensional Standards (Table 17.05-1 only)" by increasing the maximum building height in the C-2 District, by amending Section 17.08.030, entitled "Uses" (Section 17.08.030.O.3 only) by applying the transparency requirement only the front façade, by amending Section 17.09.040, entitled "Permitted Encroachments (Table 17.09-1 only)" by clarifying that a deck is not permitted to encroach into a front setback, by amending Section 17.10.040, entitled "Required Off-Street Vehicle and Bicycle Parking Spaces (Table 17.10-2 only)" by reducing the minimum required vehicles spaces for a hotel to 1.0 per room, by amending Section 17.14.020 entitled "Notice (Table 17.14-1 only)" by removing the requirement for a posted notice design review, by amending Section 17.14.020 of the Davenport Municipal Code, entitled "Notice (Section 17.14.020.C.3.a only)" by clarifying that notice be mailed to property owners, by amending Section 17.14.070, entitled "Administrative Exception (Section 17.14.070.E only)" by removing three of the approval standards, and by amending Section 17.17 entitled "Reservations of Previously Approved Conditions and Plans (Section 17.17.010.J only)" by amending language referring to the former Zoning Ordinance. [Ward All]

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

Section 1. Section 17.02.030 of the Davenport Municipal Code, entitled "Definition of General Terms (definition of multi-tenant retail center and porch only)" is hereby amended to read as follows:

Multi-Tenant ~~Retail~~ **Commercial** Center. A group of two or more commercial establishments that is planned, owned, and/or managed as a single property. The two main configurations of multi-tenant retail centers are large shopping centers/malls and strip centers.

Porch. An architectural feature that projects from the exterior wall of a structure, **often with steps leading up to it**, has direct access to the street level of the building, and is covered by a roof or eaves.

Section 2. Section 17.05.030 of the Davenport Municipal Code, entitled “Dimensional Standards (Table 17.05-1 only)” is hereby amended to read as follows:

Table 17.05-1: Commercial Districts Dimensional Standards					
	C-T	C-1	C-2	C-3	C-OP
Bulk					
Minimum Lot Area	10,000sf	None	None	20,000sf	20,000sf
Minimum Lot Width	60'	None	None	80'	70'
Maximum Gross Floor Area of Nonresidential	5,000sf unless meeting the standards of Section 17.05.030.B	None	None	None	None
Maximum Building Height	35'	45'	45'	Nonresidential: 50' 55' Mixed-Use: 70' 75'	45'
Setbacks					
Minimum Front Setback	Build-to zone of 0' to 20'	Build-to zone of 0' to 15'	None	25'	20'
Front Setback Build-To Percentage	70%	70%	None	None	None
Minimum Interior Side Setback	None, unless abutting a residential district then 20'	None, unless abutting a residential district then 10'	None, unless abutting a residential district then 10'	10', unless abutting a residential district then 20'	15'
Minimum Corner Side Setback	Build-to zone of 0' to 15'	Build-to zone of 0' to 10'	10'	20'	Build-to zone of 0' to 20'
Corner Side Setback Build-To Percentage	60%	60%	None	None	60%
Minimum Rear Setback	15', unless abutting a residential district then 25' or 20% of lot depth, whichever is less	None, unless abutting a residential district then 15' or 20% of lot depth, whichever is less	None, unless abutting a residential district then 15'	10', unless abutting a residential district then 25'	25'

Section 3. Section 17.08.030 of the Davenport Municipal Code, entitled “Uses (Section 17.08.030.O.3 only)” is hereby amended to read as follows:

3. A 15% minimum transparency requirement applies to any the front façade and is calculated on the basis of the entire area of the façade.

Section 4. Section 17.09.040 of the Davenport Municipal Code, entitled “Permitted Encroachments (Section 17.09.040 – Table 17.09-1 only)” is hereby amended to read as follows:

Table 17.09-1: Permitted Encroachments Into Required Setbacks Y= Permitted // N= Prohibited Max. = Maximum // Min. = Minimum				
	Front Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Accessibility Ramp	Y	Y	Y	Y
Air Conditioner Window Unit Max. projection of 18" from building wall No building permit required	Y	Y	Y	Y
Arbor No building permit required	Y	Y	Y	Y
Awning or Sunshade Max. of 2' from building wall Does not include awnings used as a sign (See Chapter 17.12)	Y	Y	Y	Y
Balcony Max. of 6' into front, interior side, or corner side setback Max. of 8' into rear setback Min. of 4' from any lot line Min. vertical clearance of 8'	Y	Y	Y	Y
Bay Window Max. of 5' into any setback Min. of 24" above ground	Y	Y	Y	Y
Canopy (Residential Uses) Max. of 5' into any setback Min. of 4' from any lot line Max. 15' width or no more than 3' extension on either doorway side, whichever is less Does not include canopies used as a sign (See Chapter 17.12)	Y	Y	Y	Y
Canopy (Non-Residential Uses) Max. of 18" from the curb line Max. 15' width or no more than 3' extension on either doorway side, whichever is less Does not include canopies used as a sign (See Chapter 17.12)	Y	Y	Y	Y
Chimney Max. of 18" into setback	Y	Y	Y	Y
Deck Max. of 5' into corner side, or interior side setback Max. of 10' into rear setback Prohibited in front yard Max. height of 5' above grade	YN	Y	Y	Y
Dog House Prohibited in front or corner side yard No building permit required	N	N	N	Y
Eaves Max. of 4' into setback	Y	Y	Y	Y
Exterior Stairwell Max. of 6' into setback Prohibited in front yard	N	Y	Y	Y
Fire Escape Max. of 3' into setback Prohibited in front yard	N	Y	Y	Y
Gazebo or Pergola Prohibited in front yard	N	N	Y	Y
Greenhouse Min. of 5' from any lot line Prohibited in front and corner side yard	N	N	Y	Y

Table 17.09-1: Permitted Encroachments Into Required Setbacks Y= Permitted // N= Prohibited Max. = Maximum // Min. = Minimum				
	Front Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Personal Recreation Game Court <i>Prohibited in front and corner side yard</i> <i>Min. of 4' from any lot line</i>	N	N	N	Y
Playground Equipment <i>Prohibited in front and corner side yard</i> <i>Min. of 4' from any lot line</i> <i>(This does not apply to backstops & portable basketball nets, which are allowed in any yard)</i>	N	N	N	Y
Porch - Unenclosed <i>Max. of 5' into front, interior side, or corner side setback</i> <i>Max. of 10' into rear setback</i> <i>Enclosed porches are considered part of the principal structure</i>	Y	Y	Y	Y
Shed <i>Prohibited in front yard</i> <i>Min. of 4' from any lot line</i>	N	N	Y	Y
Sidewalk <i>No min. setback from lot lines</i>	Y	Y	Y	Y
Sills, belt course, cornices, and ornamental features <i>Max. of 3' into setback</i>	Y	Y	Y	Y
Stoop <i>Max. of 4' into setback</i>	Y	Y	Y	Y

Section 5. Section 17.10.040 of the Davenport Municipal Code, entitled “Required Off-Street Vehicle and Bicycle Parking Spaces (Section 17.10.040 - Table 17.10-2 only)” is hereby amended to read as follows:

Table 17.10-2: Off-Street Vehicle Parking Requirements	
USE	MINIMUM REQUIRED VEHICLE SPACES
Amusement Facility, Indoor	1 per 500sf GFA
Amusement Facility, Outdoor	1 per 1,000sf GFA
Animal Care Facility – Large Animal	1 per 500sf GFA
Animal Care Facility – Small Animal	1 per 500sf GFA
Art Gallery	1 per 500sf GFA
Art and Fitness Studio	1 per 300sf GFA
Bar	1 per 300sf GFA
Bed and Breakfast	2 spaces + 1 per guestroom
Body Modification Establishment	1 per 500sf GFA
Broadcasting Facility	1 per 1,000sf GFA
Campground	2 per campsite
Car Wash	1 per car wash bay + 3 stacking spaces per bay
Cemetery	1 per 200sf of GFA of office and/or chapel/parlor
Children's Home	1 per 200sf GFA of office
Community Center	1 per 500sf GFA
Country Club	Calculated as the cumulative number required per facilities offered (golf course, driving range, restaurant, bar, etc.)
Cultural Facility	1 per 500sf GFA
Day Care Center	1 per 500sf GFA
Domestic Violence Shelter	1 per 300sf GFA of office
Drug Treatment Clinic	1 per 500sf GFA

Table 17.10-2: Off-Street Vehicle Parking Requirements	
USE	MINIMUM REQUIRED VEHICLE SPACES
Drug/Alcohol Treatment Facility, Residential	1 per patient room
Dwelling – Manufactured Home	2 spaces
Dwelling – Multi-Family	1.5 per du
Dwelling – Single-Family (Detached)	2 per du
Dwelling – Townhouse	2 per du
Dwelling – Two-Family	2 per du
Educational Facility – Primary or Secondary	
<i>Educational Facility – Elementary and/or Junior High</i>	<i>3 per each classroom + 3 per office</i>
<i>Educational Facility – High School</i>	<i>6 per classroom + 4 per office</i>
Educational Facility – University	2 per classroom + 2 per office + 1 per 4 students of maximum enrollment
Educational Facility – Vocational	2 per classroom + 2 per office + 1 per 8 students of maximum enrollment
Financial Institution	1 per 500sf GFA
Financial Institution, Alternative (AFS)	1 per 500sf GFA
Food Bank	1 per 300sf of office
Food Pantry	1 per 500sf GFA
Funeral Home	1 per 200sf GFA of public space
Gas Station	2 per pump island + 1 per 500sf GFA of structure + 5 stacking spaces per car wash bay
Golf Course/Driving Range	4 per golf hole and/or 4 per tee of driving range
Government Office/Facility	1 per 500sf GFA
Greenhouse/Nursery - Retail	1 per 500sf GFA of indoor space + 1 per 1,000sf of outdoor space
Group Home	1 per 2 rooms
Halfway House	1 per 2 rooms
Healthcare Institution	1 per 3 beds
Heavy Retail, Rental, and Service	1 per 500sf GFA of indoor space + 1 per 1,000sf of outdoor display space
Homeless Shelter	1 per 300sf of office
Hotel	1.5 1.0 per room
Industrial – Light	1 per 1,000sf GFA up to 40,000sf, then 1 per 2,500sf for additional GFA above 40,000sf (excludes any outdoor storage)
Industrial – General	1 per 1,000sf GFA up to 40,000sf, then 1 per 2,500sf for additional GFA above 40,000sf (excludes any outdoor storage)
Industrial Design	1 per 500sf GFA
Live Performance Venue	1 per 5 persons based on maximum capacity
Lodge/Meeting Hall	1 per 500sf GFA
Manufactured Home Park	2 per manufactured home site
Medical/Dental Clinic	1 per 500sf GFA
Micro-Brewery	1 per 500sf GFA
Micro-Distillery	1 per 500sf GFA
Micro-Winery	1 per 500sf GFA
Office	1 per 500sf GFA
Personal Service Establishment	1 per 500sf GFA
Place of Worship	1 per 10 seats
Public Safety Facility	1 per 300sf GFA
Public Works Facility	1 per 500sf GFA
Reception Facility	1 per 300sf GFA

Table 17.10-2: Off-Street Vehicle Parking Requirements	
USE	MINIMUM REQUIRED VEHICLE SPACES
Recreational Vehicle (RV) Park	1 per RV site
Research and Development (R&D)	1 per 500sf GFA
Residential Care Facility	<i>To be calculated on the type of facility or combination of facilities provided below</i>
Independent Living Facility	0.75 per dwelling unit
Assisted Living Facility	0.5 per dwelling unit
Nursing Home or Hospice	0.5 per patient room
Restaurant	1 per 300sf GFA
Retail Goods Establishment	1 per 500sf GFA
Retail Alcohol Sales	1 per 500sf GFA
Retail Sales of Fireworks	1 per 500sf GFA
Self-Service Storage Facility	1 per 25 storage units
Social Service Center	1 per 500sf GFA
Specialty Food Service	1 per 500sf GFA
Storage Yard (Outdoor)	1 per 2,500sf of lot area
Vehicle Dealership	1 per 500sf of indoor sales and display area + 4 per service bay
Vehicle Operation Facility	1 per 2,500sf of lot area
Vehicle Rental	1 per 500sf GFA of indoor area (excluding indoor storage)
Vehicle Repair/Service – Major or Minor	2 per service bay
Wine Bar	1 per 300sf GFA
Warehouse & Distribution	1 per 500sf of office area + 1 per 30,000sf GFA of warehouse
Wholesale Establishment	1 per 500sf of office area + 1 per 15,000sf GFA of warehouse

Section 6. Section 17.14.020 of the Davenport Municipal Code, entitled “Notice (Section 17.14.020.A - Table 17.14-1 only)” is hereby amended to read as follows:

A. Required Notice

Table 17.14-1: Required Notice indicates the types of notice required for public hearings on the zoning applications. Certain applications may contain additional notice requirements within their specific provisions.

Table 17.14-1: Required Notice				
Zoning Application	Type			
	Published Notice	Mailed Courtesy Notice	Mailed Required Notice	Posted Notice
Zoning Text Amendment	•			
Zoning Map Amendment	•	•		•
Special Use	•	•		•
Hardship Variance	•	•		•
Design Review				•
Planned Unit Development	•	•		•
Administrative Exception			•	
Zoning Appeals	•			

Section 7. Section 17.14.020 of the Davenport Municipal Code, entitled “Notice (Section 17.14.020.C.3.a only)” is hereby amended to read as follows:

3. Mailed Required Notice

Per Table 17.14-1, administrative exceptions require mailed notice.

- a. Notice will be mailed to ~~properties~~ **property owners** abutting the subject property as well as the property **owner** located directly across the street.

Section 8. Section 17.14.070 of the Davenport Municipal Code, entitled “Administrative Exception (Section 17.14.070.E only)” is hereby amended to read as follows:

E. Approval Standards

The decision of the Zoning Administrator must make findings to support ~~each of~~ the following conclusions:

- ~~1. The strict application of the terms of this Ordinance will result in hardship unless the specific relief requested is granted.~~
- ~~2. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.~~
- ~~3. The plight of the owner is due to unique circumstances that do not apply to a majority of adjoining or nearby property, and is not a self-created hardship.~~
- 4.1.** The administrative exception, if granted, will not alter the essential character of the locality.

Section 9. Section 17.17 of the Davenport Municipal Code, entitled “Reservations of Previously Approved Conditions and Plans (Section 17.17.010.J only)” is hereby amended to read as follows:

J. Ordinance 2017-520.

- ~~1. Condition 5. That a fifty (50) foot landscape buffer (Class C, see Chapter 17.56) and 6 foot high fence be established along the south end of the property.~~
- 1. Condition 5. That a fifty (50) foot landscape buffer and 6 foot high fence be established along the south end of the property. The landscape buffer shall be developed with the following plantings: four canopy trees, six understory trees and 24 shrubs or 12 evergreens/conifers per 100 linear feet. Note: Condition 5 was modified to remove reference to previous Zoning Ordinance.**
- 2. Condition 6. Lighting shall consist of LED Dark Sky fixtures not higher than twenty five feet. Fixtures shall be shielded from view from properties to the south and shall be powered down within one-half hour of closing to a level necessary to provide security lighting only.**
- 3. Condition 7. Routine use of PA systems outside of buildings on the property shall not be permitted.**
- 4. Condition 8. Car washes on the property shall not be located closer than one hundred twenty five (125) feet from the south property line, oriented so entrances and exits be oriented in an east-west direction and operate only when the dealership is open for business.**
- 5. Condition 9. The following uses shall not be closer than three hundred (300) feet from the south property line:**
 - a. Automobile and service and oil change facilities not part of an automobile dealership.**
 - b. Any use utilizing drive-through window(s).**

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

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

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

First Consideration:

Second Consideration:

Approved:

Frank Klipsch, Mayor

Attest: _____
Brian Krup, Deputy City Clerk

Published in the *Quad City Times* on _____

April 3, 2019

Honorable Mayor and City Council
City Hall
226 West 4th Street
Davenport, Iowa 52801

At its regular meeting of April 2, 2019, the City Plan and Zoning Commission considered Case ORD19-01 being the request of the City of Davenport to amend various sections of Title 17 of the Davenport City Code, entitled "Zoning", by correcting scrivener errors and amending certain dimensional standards. [Ward All]

Finding:

1. The Zoning Ordinance amendment will correct scrivener errors and amend certain overly restrictive dimensional standards

The Plan and Zoning Commission accepted the listed finding and forwards Case ORD19-01 to the City Council with a recommendation for approval.

The vote for approval was 8–yes, 0–no and 0–abstention.

Respectfully submitted,



Robert Inghram, Chairperson
City Plan and Zoning Commission

City Plan & Zoning Commission Voting Record
Meeting Date: 4-2-19
Meeting Location: Council Chambers-City Hall

Name:	Public Hearing Roll Call	Regular Meeting Roll Call	3-19-19 Minutes	M	S	REZ19-02	M	S	REZ19-03	M	S	REZ19-04	M	S	ORD19-01 Revision	M	S	ORD19-01	M	S	F19-05	M	S	F19-06	M	S
Connell	Excused	Excused	E			E			E			E			E			E			E			E		
Hepner	Present	Present	Y		x	Y		x	Y			Y			Y		x	Y			Y	x		Y	x	
Inghram	Present	Present	A			A			A			A			A			A			A			A		
Johnson	Present	Present	Y			Y			Y		x	Y			Y			Y			Y			Y		
Lammers	Present	Present	Y			Y			Y			Y	x		Y			Y	x		Y	x		Y		x
Maness	Excused	Excused	E			E			E			E			E			E			E			E		
Medd	Present	Present	Y			Y			Y			Y			Y			Y			Y			Y		
Brandsgard	Present	Present	Y			Y			Y			Y			Y			Y			Y			Y		
Reinartz	Present	Present	Y			Y			Y			Y			Y			Y			Y			Y		
Tallman	Present	Present	Y	x		Y	x		Y	x		Y	x		Y	x		Y	x		Y			Y		
Schneider	Present	Present	Y			Y			Y			Y			Y			Y			Y			Y		
Result	9-0	9-0	8-0			8-0			8-0			8-0			8-0			8-0			8-0			8-0		

Notes:
REZ19-02 - Vote to table for additional public hearing next meeting.
ORD19-01 Revision - Vote to revise the hotel parking requirement from the 1.1 to 1.0 per room.

City of Davenport

Agenda Group:
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 563-888-2286
Wards:

Action / Date
5/1/2019

Subject:

First Consideration: Case REZ19-02: Request of Jennifer Smith, SJ56, LLC/Russell, to rezone Lot 1 of Crow Valley Plaza 12th Addition from C-T Commercial Transitional District to C-OP Commercial Office Park; property contains 9.58 acres and is located on E 56th St east of Utica Ridge Rd. [Ward 6]

Recommendation:

Adopt the Ordinance.

Background:

Reason for Request:

According to the petitioner, "expand development opportunities by removing the 5000 square foot limitation in current C-T classification."

Comprehensive Plan:

The property is within the Urban Service Area.

It is designated as RG, Residential General, on the Future Land Use Map. RG is defined as, "Neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Technical Review:

No specific concerns have been noted by the Technical Review Team. Neighboring property owners have expressed concern about the existing drainage way that transects the lot. Any development occurring on the lot, as anywhere else in the City, will have to meet the City's current standards for storm water management.

Public Input:

A neighborhood meeting was held on March 7. Property owners within 200 feet were notified. Approximately 7 people attended.

A sign was posted on the property on February 25.

At the Plan and Zoning Commission Public Hearing on March 19, 2019, one person spoke in opposition.

Discussion:

The new zoning ordinance includes approval standards for rezonings. Staff will be using these standards as part of the evaluation of rezoning requests.

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

Staff Comments:

Staff's opinion is that the proposed zoning, with conditions, meets the intent of the future land use designation of RG, as it promotes transitional uses along its edges.

b. The compatibility with the zoning of nearby property.

Staff Comments:

C-OP already exists to the south and east. C-T, Commercial Transitional zoning exists to the west. R-MF, Multi-family Residential exists to the north. It is staff's opinion that the proposed C-OP zoning, with conditions, is compatible with the adjacent C-T and R-MF Zoning.

c. The compatibility with established neighborhood character.

Staff Comments:

The residential development to the north is completely built out and stable. The existing office park to the east and south has been developing over the past 20 years and is nearing completion. The proposed rezoning would allow for limited office park expansion while protecting the stability of the neighborhood.

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

Staff Comments:

The proposed C-OP zoning, coupled with the conditions limiting uses and building height, work to promote the health, safety and welfare of the neighborhood.

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 Comments:

The property is suited for either development meeting the current classification (C-T) or the proposed classification of C-OP. The petitioner has indicated current interest from potential developers for office buildings exceeding 5000 square feet on the property. Less interest has been shown to develop uses consistent with C-T zoning.

f. The extent to which the proposed amendment creates non-conformities.

Staff Comments:

The property is vacant and has no non-conformities.

C-1 and C-OP Comparison Summary:

Through discussions with the petitioner, it was determined that C-OP appeared to be a better fit

than C-1, including the following reasons:

- C-1 is designed to primarily provide for neighborhood-oriented goods and services. C-OP is designed to provide for office-park like development.
- C-1 has a 70% build-to requirement, intended to orient development towards the street. C-OP allows for a more campus-like development pattern.
- C-1 allows a 15 foot rear yard setback at most. C-OP requires 25 feet.
- Uses in C-1 may generate more traffic, parking and activity spread out over the entire week, whereas C-OP may have more limited activity concentrated primarily during the Monday-Friday work day.

A more complete side by side comparison of some of the purpose statements, dimensional standards and permitted uses is attached to this report.

Conclusion:

Staff's opinion is that zoning this property C-OP, with the use and building height restrictions provide adequate protections to the neighborhood while allowing the petitioner more flexibility in who they can market the land to.

The existing zoning of C-T can accomplish that as well, but it appears that current demand for new development in the vicinity is more aligned with the uses that need C-OP zoning to move forward.

Plan and Zoning Commission Recommendation:

At its April 16, 2019 meeting, the Plan and Zoning Commission accepted the listed findings and forwarded Case REZ19-02 to the City Council with a recommendation for approval subject to the following conditions:

Findings:

1. The property is designated RG, Residential General, on the Comprehensive Plan future land use map.
2. RG allows for transitional uses along its edges.
3. The proposed C-OP zoning with conditions meets the intent of transitional uses under the RG Plan designation.
4. The proposed C-OP zoning with conditions adequately protects the adjoining residential property from adverse impacts.
5. There is existing C-OP zoning adjacent to the east and south; the proposed zoning is an expansion of an existing zoning district.
6. The petitioner claims that demand for office buildings of moderate scale but exceeding the current 5000 square feet maximum exists in the area.

Conditions:

1. Building height is limited to 35 feet.
2. The following uses are prohibited:
 - a. Restaurant
 - b. Vehicle dealership (indoor)
 - c. Hotel
 - d. Light industrial

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Ordinance
▣ Backup Material	P&Z Letter
▣ Backup Material	P&Z Vote Sheet
▣ Backup Material	Zoning Map
▣ Backup Material	Application
▣ Backup Material	Notice Map
▣ Backup Material	Future Land Use Map
▣ Backup Material	Public Hearing and Neighborhood Meeting Notices and Notified Property Owners
▣ Backup Material	Objections
▣ Backup Material	Protest: Harris
▣ Backup Material	C-1, C-OP Comparison

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	4/25/2019 - 10:17 AM
Community Development Committee	Berger, Bruce	Approved	4/25/2019 - 10:17 AM
City Clerk	Thorndike, Tiffany	Approved	4/25/2019 - 10:47 AM

ORDINANCE NO.

Ordinance for Case REZ19-02: Request of Jennifer Smith, SJ56, LLC/Russell, to rezone Lot 1 of Crow Valley Plaza 12th Addition from C-T Commercial Transitional District to C-OP Commercial Office Park District. [Ward 6].

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 from C-T Commercial Transitional District to C-OP Commercial Office Park District.

The Legal Description is as follows:

Lot 1 of Crow Valley Plaza 12th Addition to the City of Davenport, Scott County, Iowa.

Part of the Southwest Quarter of Section 12, Township 78 North, Range 3 East of the 5th P.M., Davenport, Scott County, Iowa, being more particular described as Lot 2 of Ryde High 2nd Addition to the City of Davenport, Scott County, Iowa.

Section 2. The following conditions are hereby imposed upon said rezoning:

1. Building height is limited to 35 feet.
2. The following uses are prohibited:
 - a. Restaurant
 - b. Vehicle dealership (indoor)
 - c. Hotel
 - d. Light Industrial

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 _____

Attest:

Frank J. Klipsch Mayor

Brian Krup
Deputy City Clerk

Published in the Quad City Times on _____

April 23, 2019

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Subject: Case REZ19-02

Honorable Mayor and City Council:

At its regular meeting of April 16, 2019, the Davenport Plan and Zoning Commission considered the following case:

Case REZ19-02: Request of Jennifer Smith, SJ56, LLC/Russell, to rezone Lot 1 of Crow Valley Plaza 12th Addition from C-T Commercial Transitional District to C-OP Commercial Office Park District; property contains 9.58 acres and is located on East 56th Street east of Utica Ridge [Ward 6].

At its April 16, 2019 meeting, the Plan and Zoning Commission forwarded this case to the City Council with a recommendation for approval, including the following conditions:

1. Building height is limited to 35 feet.
2. The following uses are prohibited:
 - a. Restaurant
 - b. Vehicle dealership (indoor)
 - c. Hotel
 - d. Light industrial

On a unanimous vote of 9-0, the Plan and Zoning Commission forwards Case REZ19-02 to the City Council for approval.

Respectfully submitted,



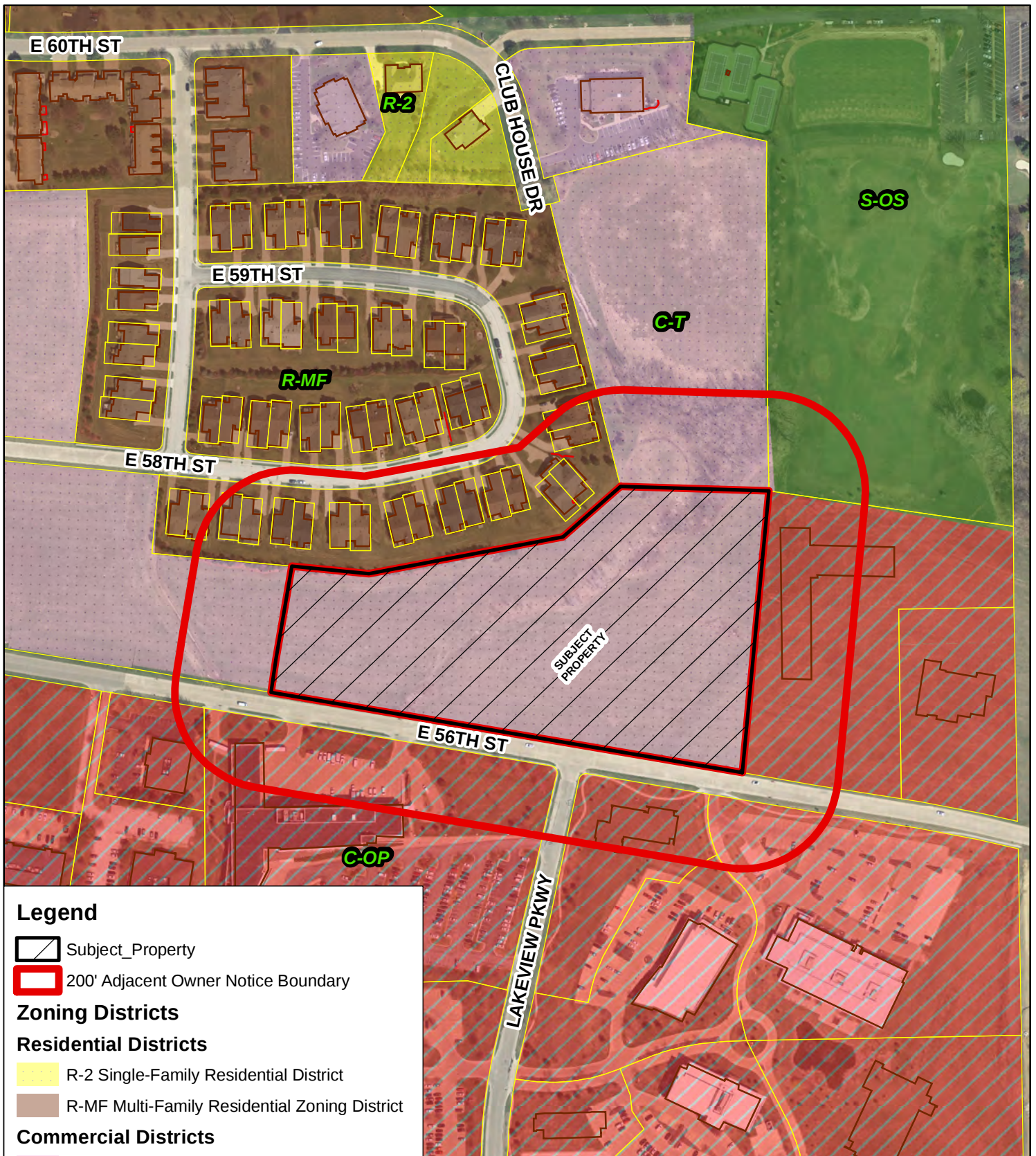
Robert Inghram, Chairperson
City Plan and Zoning Commission

City Plan & Zoning Commission Voting Record
Meeting Date: 4-16-19
Meeting Location: Council Chambers-City Hall

No.	Name:	Public Hearing Roll Call	Regular Meeting Roll Call	4-2-19 Minutes	M	S	Amended cont'd 2-9 REZ	MS 9-02	M	S
1	Schneider	✓	✓	Y			Y	Y		
2	Lammers	✓	✓	Y			Y	X	Y	
3	Medd	✓	✓	Y			Y		Y	X
4	Johnson	✓	✓	Y			Y	X	Y	
5	Tallman	✓	✓	Y	X		Y	X	X	
6	Inghram	✓	✓							
7	Connell	✓	✓	Y		X	Y	Y		
8	Hepner	✓	✓	Y			X	Y		
9	Brandsgard	✓	✓	Y			Y	X		
10	Reinartz	✓	✓	Y			Y	Y		
11	Maness	EX	EX							
	Result	10	10	9-0			9-0	9-0		

Notes:

Zoning Map



Legend

Subject_Property

200' Adjacent Owner Notice Boundary

Zoning Districts

Residential Districts

R-2 Single-Family Residential District

R-MF Multi-Family Residential Zoning District

Commercial Districts

C-T Commercial Transitional Zoning District

C-1 Neighborhood Commercial Zoning District

C-OP Commercial Office Park

Special Purpose Districts

S-OS Open Space Zoning District

0 100 200 400 Feet

1 inch = 276 feet

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





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

Property Address* Lot 1 - CROW VALLEY PLAZA 12th ADDITION

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

Applicant (Primary Contact)**

Name: JENNIFER SMITH
 Company: SJ56, LLC / RUSSELL
 Address: 4600 E 53rd ST
 City/State/Zip: DAVENPORT, IA 52807
 Phone: 563-459-4652
 Email: JENSMITH@RUSSELLCO.COM

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

Name:
 Company: RUSSELL
 Address: SAME AS ABOVE
 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: C-TProposed Zoning Map Amendment: C-1

Purpose of the Request:

Expand potential development opportunities by removing the 5,000 sf limitation included in current C-T classification.

Total Land Area: 9.58 ACRES Please SelectDoes the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☒ Yes ☐ No**Submittal Requirements:**

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

Formal Procedure:

(1) Application:

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

(2) Plan and Zoning Commission public hearing:

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

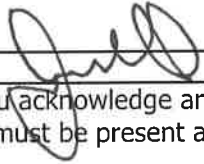
(3) Plan and Zoning Commission's consideration of the request:

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

Formal Procedure (continued):

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

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

Applicant:  _____

Date: 2/21/19

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: _____

Date: _____

Planning staff

Date of the Public Hearing: _____

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

Request for a Zoning Map Amendment (Rezoning) Plan and Zoning Commission

Adjacent Property Owner Notice Area



Legend

 Subject_Property

 200' Adjacent Owner Notice Boundary

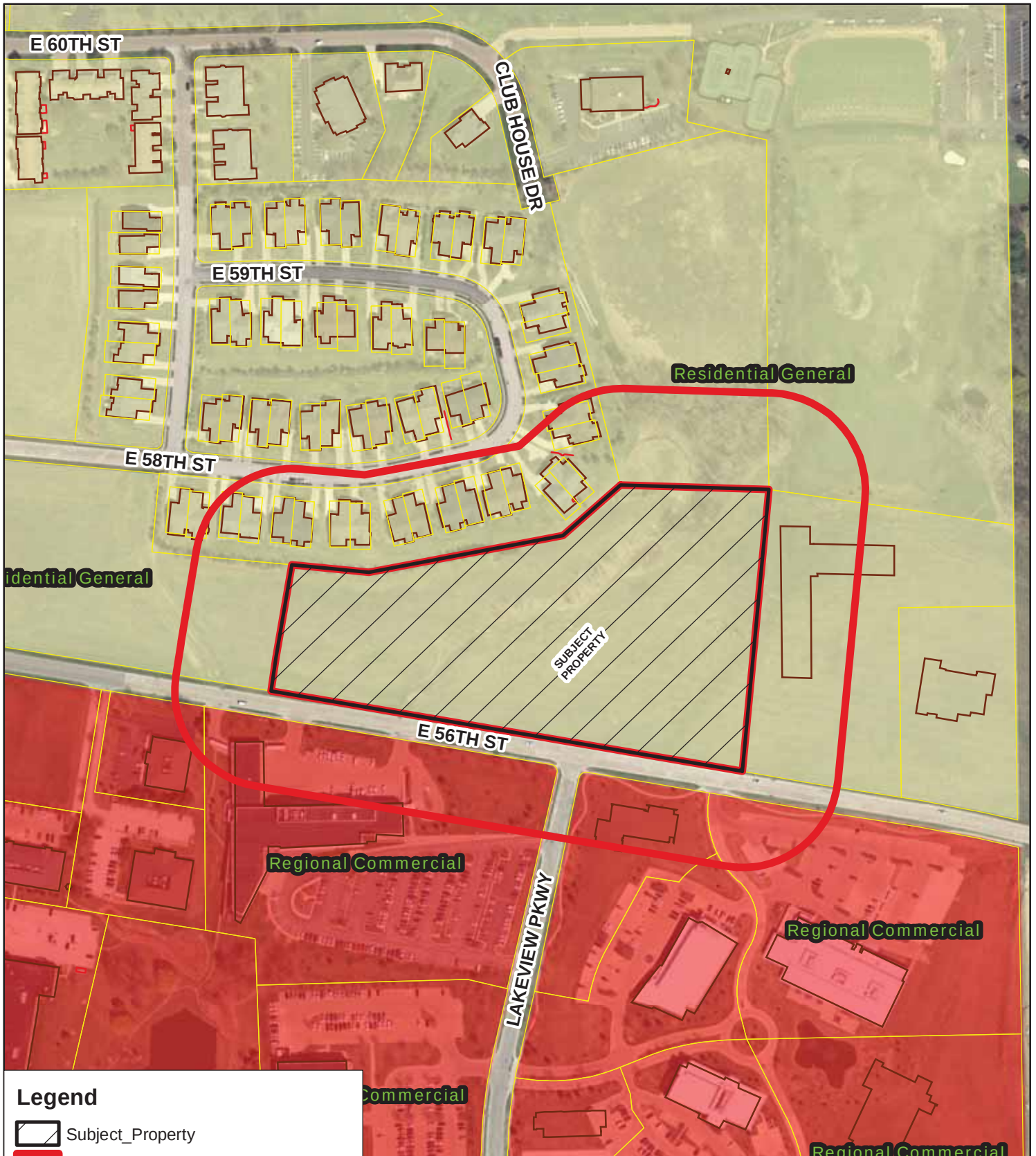


1 inch = 200 feet



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

Future Land Use Map (Davenport +2035)



Legend

-  Subject_Property
-  200' Adjacent Owner Notice Boundary

Land_Use+2035

Type

-  Regional Commercial
-  Residential General

0 100 200 400 Feet

1 inch = 276 feet

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





*Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com*

**NOTICE
PUBLIC HEARING
DAVENPORT PLAN AND ZONING COMMISSION
CITY HALL COUNCIL CHAMBERS
226 WEST FOURTH STREET, DAVENPORT, IOWA 52801**

Please be aware of possible zoning changes that may impact your property or neighborhood.

Case REZ19-02: Request of Jennifer Smith, SJ56, LLC/Russell, to rezone Lot 1 of Crow Valley Plaza 12th Addition from C-T Commercial Transitional District to C-1 Neighborhood Commercial District; property contains 9.58 acres and is located on East 56th Street east of Utica Ridge [Ward 6].

The proposed rezoning, if approved, would allow for commercial development of a larger scale to occur on the property.

A public hearing will be held at the time and place listed above. As a property owner within 200 feet of the subject property, you have the opportunity to formally protest this request. To do so, please contact the Community Planning Office at the email or mailing address below.

Any written protest must be received no later than the close of the public hearing before the Committee of the Whole, tentatively scheduled for March 6, 2019.

If you have any questions regarding the proposal, please contact the Community Planning Division.

Case No. REZ19-02

EMAIL: planning@ci.davenport.ia.us

PHONE: (563) 326-7765

**MAILING ADDRESS: CPED
City Hall, 226 West Fourth Street
Davenport, IA 52801**

Request for a Zoning Map Amendment (Rezoning) Plan and Zoning Commission

Adjacent Property Owner Notice Area



Legend

-  Subject_Property
-  200' Adjacent Owner Notice Boundary



1 inch = 200 feet



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

**NOTICE
PUBLIC MEETING
THURSDAY, MARCH 7, 2019, 5:00 PM
BIRCHWOOD LEARNING CENTER
4620 E. 53RD ST. DAVENPORT, IOWA 52807**

Please be aware of possible zoning changes that may impact your property or neighborhood.

Case No. REZ19-02: Request by Jennifer Smith, Russell Construction, to rezone 9.58 acres, more or less, of property located on the north side of East 56th Street and east of Utica Ridge Road [Ward 6] (See map of the affected property on reverse side of this notice).

This rezoning is requested in order to expand potential development opportunities by removing the existing 5000 sq. ft. building size limitation within the current CT classification.

A public meeting, hosted by the applicant, will be held to discuss the proposal at the time and place listed above. A formal public hearing will be held on the matter by the Plan and Zoning Commission on Tuesday, March 12, 2019, 5:00 pm at Davenport City Hall. You will receive an additional notice prior to this meeting.

If you have any questions regarding the proposal, please contact the Community Planning Division.

Case No. REZ19-02

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

Request for a Zoning Map Amendment (Rezoning) Plan and Zoning Commission

Adjacent Property Owner Notice Area



Legend

-  Subject_Property
-  200' Adjacent Owner Notice Boundary



1 inch = 200 feet



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

Parcel#	Property Address	Owner Name	Owner Mailing Address	Owner CityStateZip	Area
Y0451-24E	6300 UTICA RIDGE RD	CROW VALLEY GOLF CLUB	4315 E 60TH ST	DAVENPORT IA 52807	34570.76
Y0901-15	4221 E 58TH ST	LLOYD & DOROTHY FOX REVOC TRUS	4221 E 58TH ST	DAVENPORT IA 52807	4032.011
Y0901-16	4219 E 58TH ST	PATRICIA M HARRIS TRUST	4219 E 58TH ST	DAVENPORT IA 52807	4031.996
Y0901-17	4215 E 58TH ST	SMAZAL JOE	4215 E 58TH ST	DAVENPORT IA 52807	4034.629
Y0901-18A	4213 E 58TH ST	SUSAN R QUAIL REVOCABLE TRUST	4213 E 58TH ST	DAVENPORT IA 52807	4029.532
Y0901-19A	4209 E 58TH ST	STEVEN H JACOBS REVOC TRUST	4209 E 58TH ST	DAVENPORT IA 52807	4031.997
Y0901-20A	4207 E 58TH ST	JOAN W MCGEE TRUST	4207 E 58TH ST	DAVENPORT IA 52807	3926.422
Y0901-21A	4203 E 58TH ST	STEVEN E FRELS REV TR	4203 E 58TH ST	DAVENPORT IA 52807	329.1993
Y0901A04	E 60TH ST	MCCARTHY IMPROVEMENT CO	5401 VICTORIA AV	DAVENPORT IA 52807	66247.54
Y0901C02	4640 E 56TH ST	RIVERSTONE GROUP INC	1701 FIFTH AVE	MOLINE IL 61265	118098.3
Y0901D02	4400 E 56TH ST	MCCARTHY IMPROVEMENT CO	5401 VICTORIA AV	DAVENPORT IA 52807	51526.47
Y0903-05	4249 E 58TH ST	MARK J VRABLEC REVOC TRUST	4249 E 58TH ST	DAVENPORT IA 52807	3486.405
Y0903-06	4247 E 58TH ST	WALSH LIVING TRUST	4247 E 58TH ST	DAVENPORT IA 52807	4031.989
Y0903-07	4245 E 58TH ST	HEAPS ROBERT B	4245 E 58TH ST	DAVENPORT IA 52807	4031.985
Y0903-08	4243 E 58TH ST	HAMMES MARY J	4243 E 58TH ST	DAVENPORT IA 52807	4032.012
Y0903-09	4239 E 58TH ST	ANDREA HEITMAN KEEFE TR	4239 E 58TH ST	DAVENPORT IA 52807	4031.997
Y0903-10	4237 E 58TH ST	CONNIE R JONES TRUST	4237 E 58TH ST	DAVENPORT IA 52807	4031.997
Y0903-11A	4233 E 58TH ST	KRAMER DENNIS L	4233 E 58TH ST	DAVENPORT IA 52807	4030.655
Y0903-12	4231 E 58TH ST	STEPHEN L DARLING TRUST	4231 E 58TH ST	DAVENPORT IA 52807	4028.449
Y0903-13	4227 E 58TH ST	JOHN T MOUW REVOCABLE TRUST	4227 E 58TH ST	DAVENPORT IA 52807	4031.996
Y0903-14A	4225 E 58TH ST	ZIMMERMAN KURT M	4225 E 58TH ST	DAVENPORT IA 52807	4032.01
Y0917-01	5500 LAKEVIEW PKWY	MISSISSIPPI VALLEY REGIONAL BLOOD CENTER	5500 LAKEVIEW PKWY	DAVENPORT IA 52807	105266.7
Y0917-12M	4427 E 56TH ST	JBNN HOLDINGS LLC	3632 E 60TH CT	DAVENPORT IA 52807	4421.028
Y0919-01C	4650 E 53RD ST	BIRCHWOOD III LLC	4600 E 53RD ST	DAVENPORT IA 52807	26583.09
Y0919A01	4620 E 53RD ST	S J RUSSELL LC	4600 E 53RD ST	DAVENPORT IA 52807	41391.64
Y0919A02	4600 E 53RD ST	S J RUSSELL LC	4600 E 53RD ST	DAVENPORT IA 52807	583.3602
		VILLAS AT CROW VALLEY 2ND ADD	4555 UTICA RIDGE RD	BETTENDORF IA 52722	92533.22

Rusnak, Ryan

From: Connie R. Jones <connierjones@aol.com>
Sent: Friday, March 08, 2019 10:27 AM
To: Planning Division – CPED
Cc: ConnieRJones@aol.com; Clewell, Rich
Subject: REZ19-02

March 8, 2019

City Staff, Plan and Zoning Commission, and City Council,

I recently received notice of a public hearing for Case REZ19-02. At this time, I am formally objecting to the request to change the zoning from C-T Commercial Transitional to C-1 Neighborhood Commercial. My reasons follow:

1. I spent time last summer at City Hall with City Staff trying to understand the draft overhaul of the City's zoning. I applaud the much needed update, the use of an expert consultant and the clarity it now provides. As I hope you can appreciate, it is disappointing to be asked to consider a zoning change within weeks of the City Council approving the new zoning.
2. Several homeowners, including myself, remain concerned about water runoff at the south and east ends of the Villas at Crow Valley. The land slopes down from Utica Ridge, which especially impacts the south and east ends of the Villas. The parcel in question contains a very large swale running right through the middle of it. Increasing development, both in density and scale, has the potential of exacerbating the water runoff. Villas homeowners want to ensure that property damage is not going to result. I would hope that the City would agree that assurances need to be in place before changing any zoning to ensure that property damage and legal exposure is not being created.
3. Further, the 5,000 square foot limitation for C-T, essentially limits the building height to one story. This is an appealing transition for those of us who would have to live within 25' of its rear setback.

I do want to express my appreciation for the professionalism exhibited by the Russell representative at the neighborhood meeting held last evening.

Respectfully submitted,
Connie R. Jones
Villas at Crow Valley
6th Ward

Rusnak, Ryan

From: Dennis Kramer <denniskramer99@msn.com>
Sent: Monday, March 11, 2019 11:03 PM
To: Planning Division – CPED
Cc: Clewell, Rich
Subject: REZ19-02

My wife and I at 4233 E. 58th St. are included in the map that would be impacted by this rezone request. We are currently in Florida with our mail being forwarded to us. Yesterday (10 March) we received an envelop postmarked "MAR 05 2019", and a letter saying "Any written protest must be received no later than the close of the public hearing before the Committee of the Whole, tentatively scheduled for March 6, 2019." We would like to formally protest the request for this rezone. We do not want it for multiple reasons. Most of all, we don't want tall lighted retail businesses outside our back screened in porch.

And if I heard correctly, the City just approved a zoning map that has this area in question a "C-T" transitional. If true, are we *really* going to consider changing it to C-1 before the ink is even dry?

Thank you,
Dennis and Carol Kramer
4233 E. 58th St.

From: [Patricia Harris](#)
To: [Flynn, Matt](#); [Clewell, Rich](#)
Subject: REZ19-02: Public Input opposing proposed rezoning
Date: Friday, March 22, 2019 12:13:59 AM

Dear City Staff and Alderman Clewell,

I will be filing a formal protest and plan to attend the upcoming Plan & Zoning meeting relating to REZ19-02, and the purpose of this email is to recap at a high level the reasons for my objection to Petitioner's request to rezoning a parcel along East 56th Street from C-T to C-1:

1. The area surrounding the subject parcel, *as developed*, is residential and primarily one-story professional office buildings, all consistent with the former Zoning Ordinance C-0 use and the current C-T use. I incorporate by reference all objections that I filed relating to REZ18-09 (both the initial petition covering the Lot 1 parcel along Utica Ridge Road between East 56th and East 58th Streets and the parcel between the Villas of Crow Valley subdivision and East 56th Street) and the petition as amended (relating solely to Lot 1) on this point.
2. The City Staff's final report recommended approval of the amended REZ18-09 petition, and the City Council did approve it (overriding the Plan & Zoning Commission's vote against it) with restrictions on the basis there had been a compromise, and the subject property was along what is, *as developed*, the busy corridor of Utica Ridge Road. I referenced that in more detail in my Public Input opposing a second rezoning petition, REZ19-02, relating to the northeast corner of Utica Ridge and East 58th Street, which I also incorporate by reference.
3. The City Staff's final report relating to REZ18-09 recommended approval also on the basis the property was along the Utica Ridge corridor (even though it is surrounded on three sides by residential property), and also referred to the Future Land Use Map. (I will look again at that Land Use Map, however, I found it too general to pinpoint the color coding for the subject property. In any case, I question how a general directional map can take precedence over specific Zoning Ordinance provisions and corresponding detailed zoning map, and the area as currently developed.)
4. The stated rationale for adopting REZ18-09 and REZ18-16 does not apply to REZ19-02.
 - a. I note Utica Ridge is a 45 mph corridor, and East 56th is a 25 mph corridor.
 - b. More importantly, the fact there is a critical distinction between the REZ18-09 and REZ18-16 subject properties on one hand, and the REZ19-02 subject property on the other, is, I believe, repeatedly reflected in the City Staff final reports and City Council statements.
 - c. It would be unfair to base approval on surrounding area *as developed* for

recommending *approval* of a petition, but not consider it in recommending *denial* of a petition.

d. Homeowners believe they received some assurance that this distinction, and the "compromise" repeatedly referenced, remain in effect, and I believe the City may reasonably chalk up what appears up to now lower participation to that.

6. I do not object to Petitioner's request for a variance allowing 5,000 square feet of space, assuming the study of water runoff supports that, but I question why not write that exception into the current C-T use rather than rezone to C-1 with an exception. I continue to be troubled by the approach of zoning "up" subject to numerous "exceptions." I very strongly object to a two-story building in close proximity to one-story residential.

I appreciate your consideration.

Respectfully submitted,

Patricia Harris
6th Ward Resident

Comparison of Some of the Standards in C-1 and C-OP		
	C-1	C-OP
Purpose Statements	The C-1 Neighborhood Commercial Zoning District is intended to provide for commercial uses that predominantly serve the needs of nearby residential neighborhoods, and that are compatible in scale and character with the surrounding residential area. Low intensity mixed-use is encouraged.	The C-OP Commercial Office Park Zoning District is intended to accommodate larger office developments, office parks, and research and development facilities, which may include limited indoor light industrial uses with no outside impacts. The district is oriented toward larger-scale complexes that may include ancillary services for employees such as personal services, restaurants, and retail establishments. District standards are intended to guide the development of campus-like environments, and include provisions for orientation of structures around plazas or public spaces, and the creation of a cohesive appearance.
Minimum Lot Area	None	20,000 sq. ft.
Minimum Lot Width	None	70'
Maximum Height	45'	45'
Minimum Front Setback	Build to line of between 0 to 15'	20'
Front setback build to line percentage	70'	None
Minimum Rear Setback	Min 15'	25'
(Selected) Permitted Uses	Art Gallery Fitness Studio Bar (Special Use) Body Modification Establishment Community Center Community Garden Cultural Facility Day Care Center Drive through facility (Special Use) Domestic Violence Shelter Residential (most types) Financial Institution Government Office Industrial Design Lodge/Meeting Hall Medical Dental Office Office Outdoor dining Personal service Restaurant Retail Goods Establishment Vehicle Repair (Special Use) Wireless Communications (Stealth, Permitted; New Pole Special Use)	Broadcasting Facility Community Garden Day Care Center University or College Vocational School Financial Institution Government Office/Facility Hotel Light Industrial Industrial Design Lodge/Meeting Hall Medical Dental Office Office Outdoor Dining Parking Structure Personal Service Establishment Public Park Restaurant Indoor Self Storage Facility Solar Farm Wireless Communications (Stealth, Permitted, New Pole Special Use)

City of Davenport

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Matt Flynn 563-888-2286

Wards:

Action / Date

5/1/2019

Subject:

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

Recommendation:

Adopt the Ordinance.

Background:

This action corrects an error in the preparation of the new zoning map for the City. Subject property is a credit union. Assigning C-T, Commercial Transitional zoning will make the facility legally conforming.

At its April 2, 2019 meeting, the Plan and Zoning Commission unanimously recommended to forward Case REZ19-03 to the City Council for approval.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance
▣ Resolution Letter	P&Z Letter
▣ Backup Material	P&Z Vote
▣ Backup Material	Location Map
▣ Backup Material	Zoning Map
▣ Backup Material	Public Meeting Notice and Map

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	4/25/2019 - 9:54 AM
Community Development Committee	Berger, Bruce	Approved	4/25/2019 - 9:54 AM
City Clerk	Thorndike, Tiffany	Approved	4/25/2019 - 10:39 AM

ORDINANCE NO.

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

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 from R-MF Multi-family Residential District to C-T Commercial Transitional Zoning District.

The Legal Description is as follows:

Part of the Southwest Quarter of Section 12, Township 78 North, Range 3 East of the 5th P.M., Davenport, Scott County, Iowa, being more particular described as Lot 2 of Ryde High 2nd Addition to the City of Davenport, Scott County, Iowa.

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 _____

Frank J. Klipsch
Mayor

Attest: _____

Brian Krup
Deputy City Clerk

Published in the *Quad City Times* on _____



*Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com*

April 23, 2019

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Subject: Cases REZ19-03 and REZ19-04

Honorable Mayor and City Council:

At its regular meeting of April 2, 2019, the Davenport Plan and Zoning Commission considered the following cases:

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

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

On a unanimous vote of 9-0, the Plan and Zoning Commission forwards Cases REZ19-03 and REZ19-04 to the City Council for approval.

Respectfully submitted,

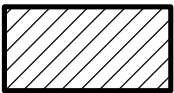
A handwritten signature in black ink, appearing to read 'R. Inghram', written over a light gray rectangular background.

Robert Inghram, Chairperson
City Plan and Zoning Commission

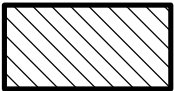
City Plan & Zoning Commission Voting Record
 Meeting Date: 4-16-19
 Meeting Location: Council Chambers-City Hall

No.	Name:	Public Hearing Roll Call	Regular Meeting Roll Call	4-2-19 Minutes	M	S	Amended cont'd 2-9 REZ	MS 9-02	M	S
1	Schneider	✓	✓	Y			Y	Y		
2	Lammers	✓	✓	Y			Y	X	Y	
3	Medd	✓	✓	Y			Y		Y	X
4	Johnson	✓	✓	Y			Y	X	Y	
5	Tallman	✓	✓	Y	X		Y	X	X	
6	Inghram	✓	✓							
7	Connell	✓	✓	Y		X	Y	Y		
8	Hepner	✓	✓	Y			X	Y		
9	Brandsgard	✓	✓	Y			Y	X		
10	Reinartz	✓	✓	Y			Y	Y		
11	Maness	EX	EX							
	Result	10	10	9-0			9-0	9-0		

Notes:

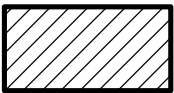
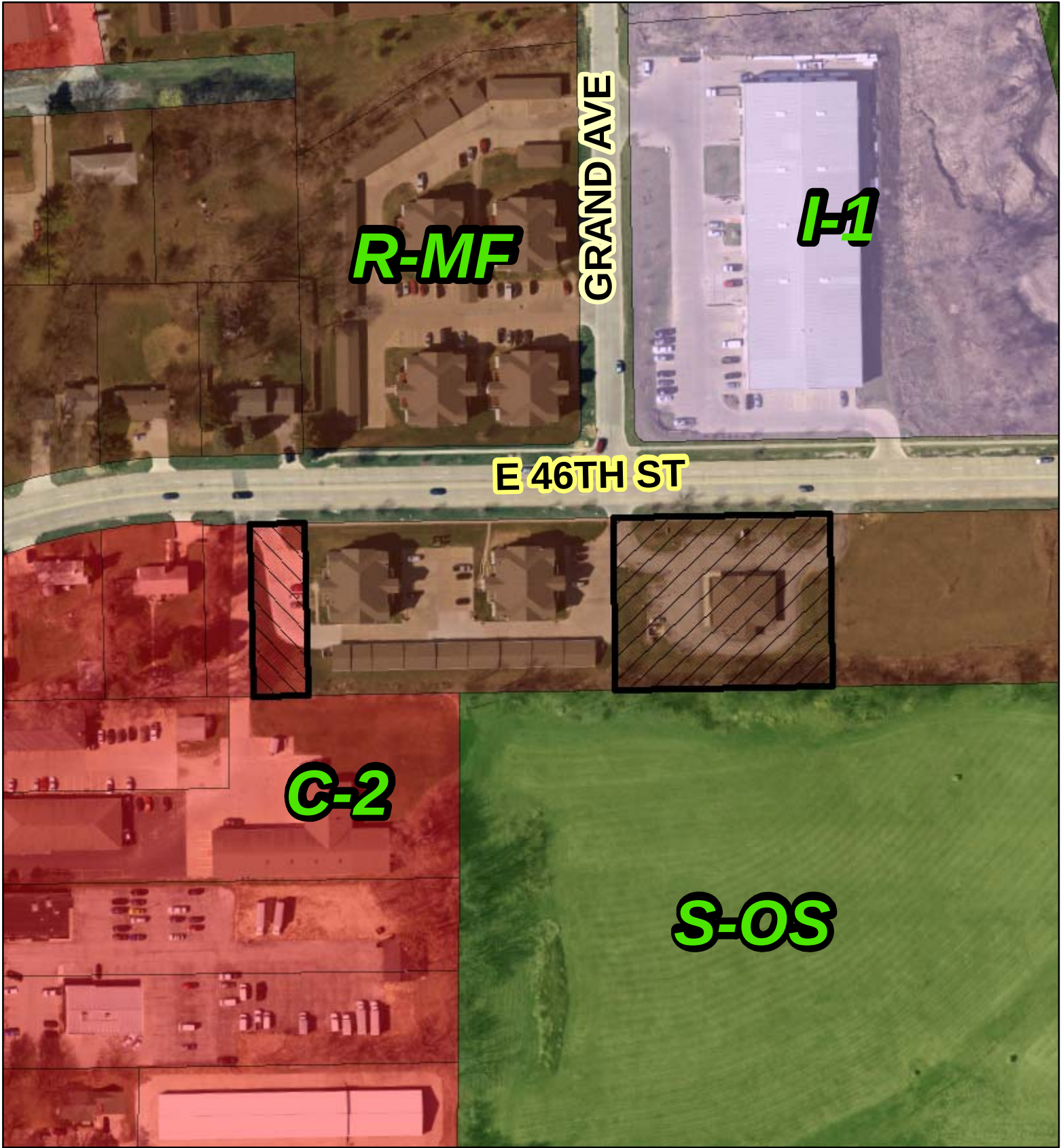


Subject Property

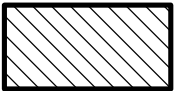


Subject Property





Subject Property



Subject Property



**NOTICE
PUBLIC MEETING
TUESDAY, MARCH 26, 2019, 1:00 PM
CPED OFFICES, 2ND FLOOR, CITY HALL
226 WEST 4TH STREET, DAVENPORT, IOWA**

The City adopted a new zoning ordinance on January 20, 2019. In the course of assigning zoning classifications to all 43,000+ properties in the City, couple minor errors were made on east 46th Street (See map on the other side). The City seeks to correct the error through the following actions:

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

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

A public meeting will be held to discuss the proposal at the time and place listed above. A formal public hearing will be held on the matter by the Plan and Zoning Commission on Tuesday, April 2, 2019, 5:00 pm at Davenport City Hall.

If you have any questions regarding the proposal, please contact the Community Planning Division.

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

City of Davenport

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Matt Flynn 563-888-2286

Wards:

Action / Date

4/2/2019

Subject:

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

Recommendation:

Adopt the Ordinance.

Background:

This action corrects a mapping error made in the preparation of the new zoning map. This property is used as multi-family and should contain uniform R-MF zoning.

At its April 2, 2019 meeting, the Plan and Zoning Commission unanimously recommended Case REZ19-04 be forwarded to the City Council for approval.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance
▣ Resolution Letter	P&Z Letter
▣ Backup Material	meeting notice
▣ Backup Material	Location Map
▣ Backup Material	Zoning Map

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	4/25/2019 - 10:11 AM
Community Development Committee	Berger, Bruce	Approved	4/25/2019 - 10:12 AM
City Clerk	Thorndike, Tiffany	Approved	4/25/2019 - 10:48 AM

ORDINANCE NO.

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

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 from C-2 Corridor Commercial Zoning District to R-MF Multi-Family Residential District.

The Legal Description is as follows:

Part of the Southwest Quarter of Section 12, Township 78 North, Range 3 East of the 5th P.M., Davenport, Scott County, Iowa, being more particularly described as the west sixty (60) feet of the Plat of 46th Street Condominiums, City of Davenport, Scott County, Iowa.

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 _____

Frank J. Klipsch, Mayor

Brian Krup, Deputy City Clerk

Published in the *Quad City Times* on _____



*Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com*

April 23, 2019

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Subject: Cases REZ19-03 and REZ19-04

Honorable Mayor and City Council:

At its regular meeting of April 2, 2019, the Davenport Plan and Zoning Commission considered the following cases:

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

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

On a unanimous vote of 9-0, the Plan and Zoning Commission forwards Cases REZ19-03 and REZ19-04 to the City Council for approval.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. Inghram', with a stylized flourish at the end.

Robert Inghram, Chairperson
City Plan and Zoning Commission

**NOTICE
PUBLIC MEETING
TUESDAY, MARCH 26, 2019, 1:00 PM
CPED OFFICES, 2ND FLOOR, CITY HALL
226 WEST 4TH STREET, DAVENPORT, IOWA**

The City adopted a new zoning ordinance on January 20, 2019. In the course of assigning zoning classifications to all 43,000+ properties in the City, couple minor errors were made on east 46th Street (See map on the other side). The City seeks to correct the error through the following actions:

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

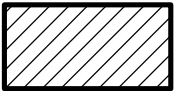
Case REZ19-04: Request of the City of Davenport for Zoning Map Amendment from C-2 Corridor Commercial Zoning District to R-MF Multi-Family Residential District on .25 acres, more or less, for the property located at 641 and 643 East 46th Street (west 60 feet only). [Ward 7]

A public meeting will be held to discuss the proposal at the time and place listed above. A formal public hearing will be held on the matter by the Plan and Zoning Commission on Tuesday, April 2, 2019, 5:00 pm at Davenport City Hall.

If you have any questions regarding the proposal, please contact the Community Planning Division.

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

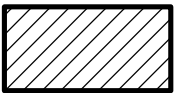
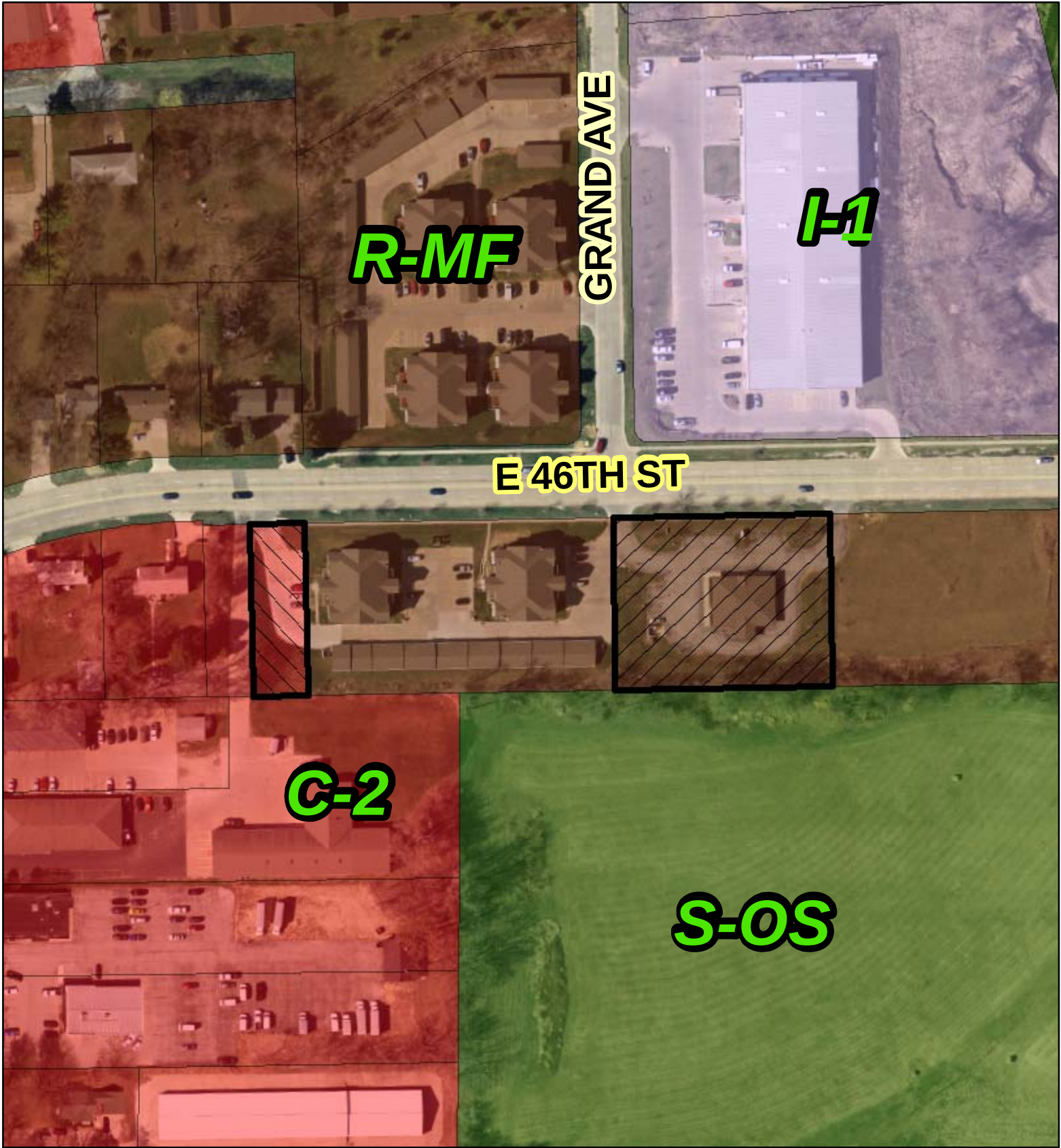


Subject Property

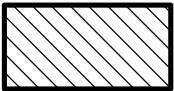


Subject Property





Subject Property



Subject Property



City of Davenport

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

Action / Date
5/1/2019

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

Recommendation:
Adopt the Resolution.

Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Commercial Corridor (CC) – Well-established corridors located along high-volume major streets dominated by retail and office uses that serve the greater community. Development is generally newer and redevelopment is not anticipated within the 20 year planning horizon. Improvements should focus on façade and site improvements, including pedestrian circulation systems and consolidated/updated signage.

Council Goals: Fiscal Vitality.

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

Technical Review:

Streets. No new streets are proposed with this request.

Storm Water. Based on preliminary conversations, this site is most likely going to require detention and water quality practices. These are required to be in an easement.

Sanitary Sewer. The property is served by an 8" sanitary line along the southerly right of way of E 38th St and along the easterly right of way of Spring St.

Other Utilities. This is an urban area and normal utility services are available.

Emergency Services. Fire Station #3 is located 2 miles west of the property.

Parks/Open Space. This request does not impact any existing or planned parks or public open spaces.

Public Input:

No public hearing is required for a Final Plat.

Discussion:

This plat is to allow for the replatting of one lot to accommodate development on the property.

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

Staff Recommendation:**Findings:**

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

The City Plan and Zoning Commission accepted the listed findings and forwards Case No. F 19-04 to the City Council with a recommendation for approval subject to the following conditions:

1. That the plat is tied to two quarter corners both labeled with description or two previously established lot corners both labeled with description of each corner;
2. That survey monuments be described and note whether they are existing or new;
3. That the plat be updated to show Mid American Energy not Allegiant;
4. That the appropriate utility companies sign the plat when their easement needs have been met;
5. That the following note be added to the plat: Sidewalks shall be installed along street frontages when so ordered by the City;
6. That the subdivision be named other than Replat of Lot 33. An example is Final Plat of Pebb Enterprises 1st Addition a Replat of Lot 33 of Spring Village Addition).
7. That the zoning indicated under "site information" be removed as zoning information is not required to be on the plat.
8. That sanitary sewer easements be identified along E 38th St and Spring St; and
9. That an ingress/egress access easement be provided for Lot 2 or a cross access easement.

The vote for approval was 10-yes, 0-no, 0 abstain.

ATTACHMENTS:

Type	Description
☐ Resolution Letter	Resolution F19-04
☐ Backup Material	P&Z Letter to Council F19-04
☐ Backup Material	Final Plat
☐ Backup Material	Land Use Map
☐ Backup Material	Zoning Map

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Melton, Brandon	Approved	4/24/2019 - 1:43 PM

RESOLUTION NO. _____

Resolution offered by Alderman Gripp

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case F19-04, request of Jarrod Mahaffey, of CESO, Inc., for a Final Plat of a Replat of Lot 33 of Spring Village Addition, a single-lot subdivision located northwest of the intersection of Kimberly Road and Belle Ave. [Ward 6]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Final Plat of PEBB Enterprises 1st Addition, a Replat of Lot 33 of Spring Village Addition to the City of Davenport, Iowa, be the same and is hereby approved and accepted subject to all the conditions as stated in the Commission's letter dated March 20, 2019 (Please note that conditions 1-9 have been added to the plat and/or provided and are not repeated on this resolution).

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

BE IT FURTHER RESOLVED THAT THE City Clerk is hereby directed to record the attached assessment waiver.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

March 20, 2019

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of March 19, 2019, the City Plan and Zoning Commission considered Case F19-04: Request of Jarrod Mahaffey, of CESO, Inc., for a Final Plat of a Replat of Lot 33 of Spring Village Addition, a single-lot subdivision located northwest of the intersection of Kimberly Road and Belle Ave. [Ward 6]

Findings:

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

Recommendation:

The City Plan and Zoning Commission accepted the findings and forwards Case No. F19-04 to the City Council for approval, subject to the following nine conditions:

1. That the plat is tied to two quarter corners both labeled with description or two previously established lot corners both labeled with description of each corner;
2. That survey monuments be described and note whether they are existing or new;
3. That the plat be updated to show Mid American Energy not Allegiant;
4. That the appropriate utility companies sign the plat when their easement needs have been met;
5. That the following note be added to the plat: Sidewalks shall be installed along street frontages when so ordered by the City;
6. That the subdivision be named other than Replat of Lot 33. An example is Final Plat of Pebb Enterprises 1st Addition a Replat of Lot 33 of Spring Village Addition).
7. That the zoning indicated under "site information" be removed as zoning information is not required to be on the plat.
8. That sanitary sewer easements be identified along E. 38th St. and Spring St.; and
9. That an ingress/egress access easement be provided for Lot 2 or a cross access easement.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'R. Inghram', written on a light gray rectangular background.

Robert Inghram, Chairperson
City Plan and Zoning Commission

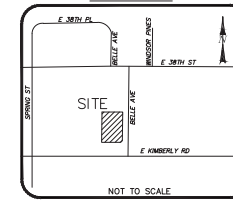
INDEX LEGEND
LOCATION: LOT 33, SPRING VILLAGE ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA
REQUESTOR: PEBB DAVENPORT LLC
PROFESSIONAL: DAN J. KUEHL
SURVEYOR COMPANY: XCEL CONSULTANTS, INC.
8300 42ND STREET WEST
ROCK ISLAND, IL 61201
RETURN TO: XCEL@XCELCONSULTANTSINC.COM

FINAL PLAT OF PEBB ENTERPRISES 1ST ADDITION A REPLAT OF LOT 33 OF SPRING VILLAGE ADDITION

LEGAL DESCRIPTION

LOT 33, SPRING VILLAGE ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA.

VICINITY MAP



RECORDER INFORMATION

CENTURYLINK

BY: _____
DATE: _____

DAVENPORT CITY COUNCIL

BY: _____
DATE: _____

MEDIACOM COMMUNICATIONS

BY: _____
DATE: _____

MIDAMERICAN ENERGY

BY: _____
DATE: _____

MIDAMERICAN GAS

BY: _____
DATE: _____

PLANNING AND ZONING COMMISSION

BY: _____
DATE: _____

QWEST

BY: _____
DATE: _____

OWNER INFORMATION

PEBB DAVENPORT LLC
7900 GLADES RD STE 400
BOCA RATON, FL 33496

DEVELOPER INFORMATION

PEBB DAVENPORT LLC
7900 GLADES RD STE 400
BOCA RATON, FL 33496

SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. THE FIELD WORK WAS COMPLETED ON JUNE 27, 2017.

DAN J. KUEHL
PROFESSIONAL LAND SURVEYOR
IOWA LAND SURVEYOR NUMBER 19959
EXPIRES: DECEMBER 31, 2019
8300 42ND STREET WEST
ROCK ISLAND, IL 61201
TELEPHONE: 309-787-9988

4/12/2018
DATE

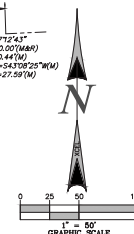
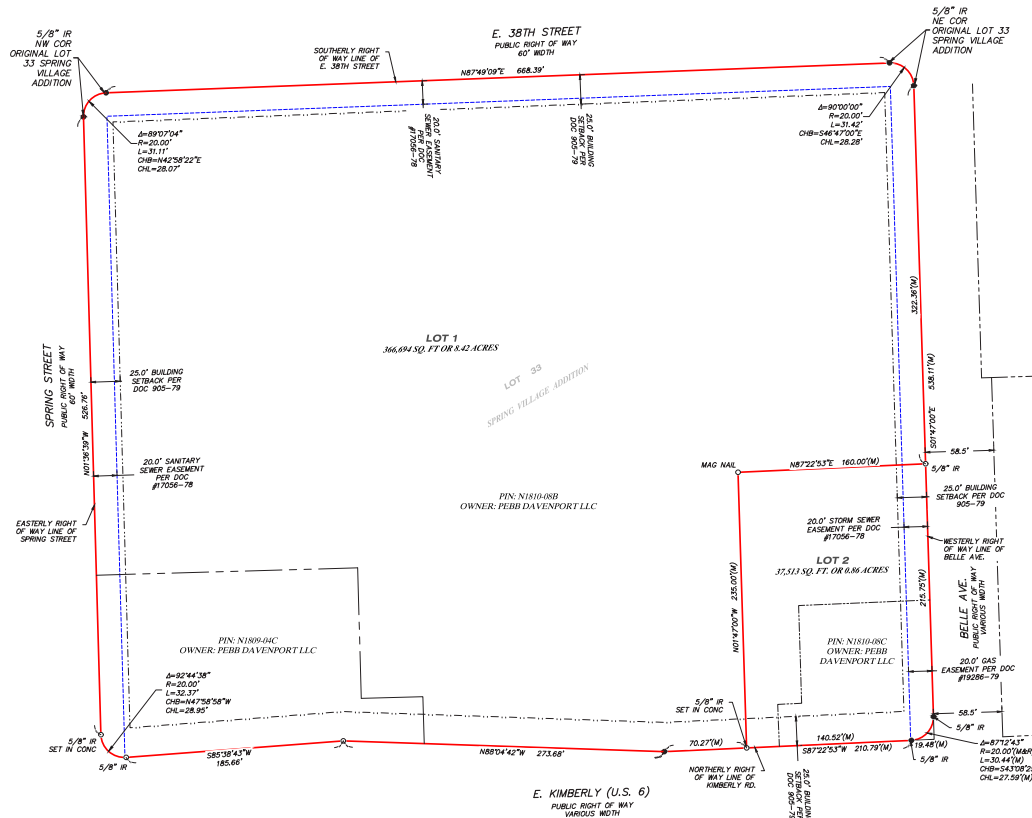


LEGEND

PROPOSED LOT LINE
EASEMENT LINE
RIGHT OF WAY LINE
PARCEL LINE
BUILDING SETBACK LINE
ADJACENT PROPERTY LINE

FLOOD INFORMATION

BY GRAPING PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 191830327G, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 18, 2011, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

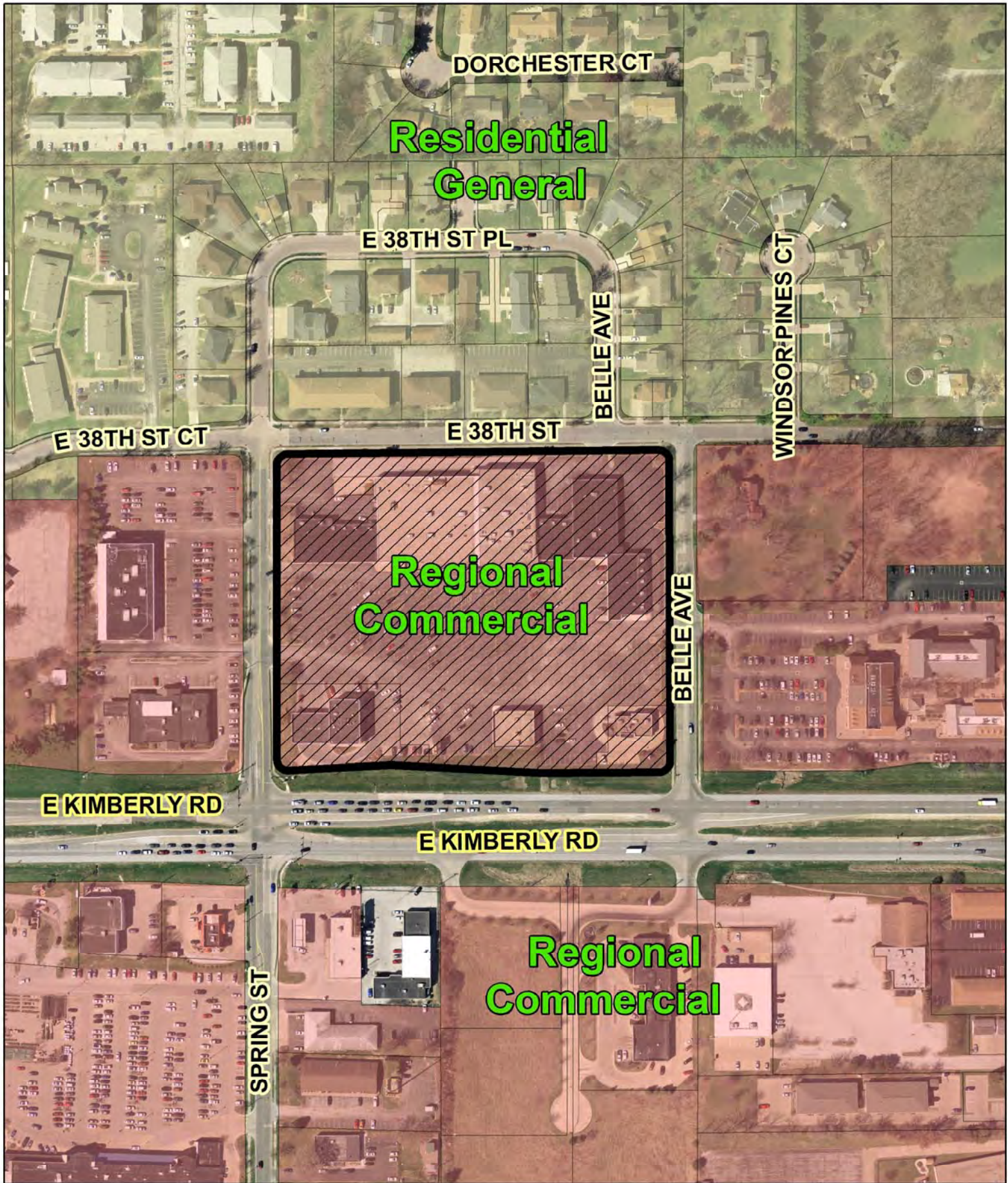


REVISIONS	
DATE	DESCRIPTION

XCEL
Consultants

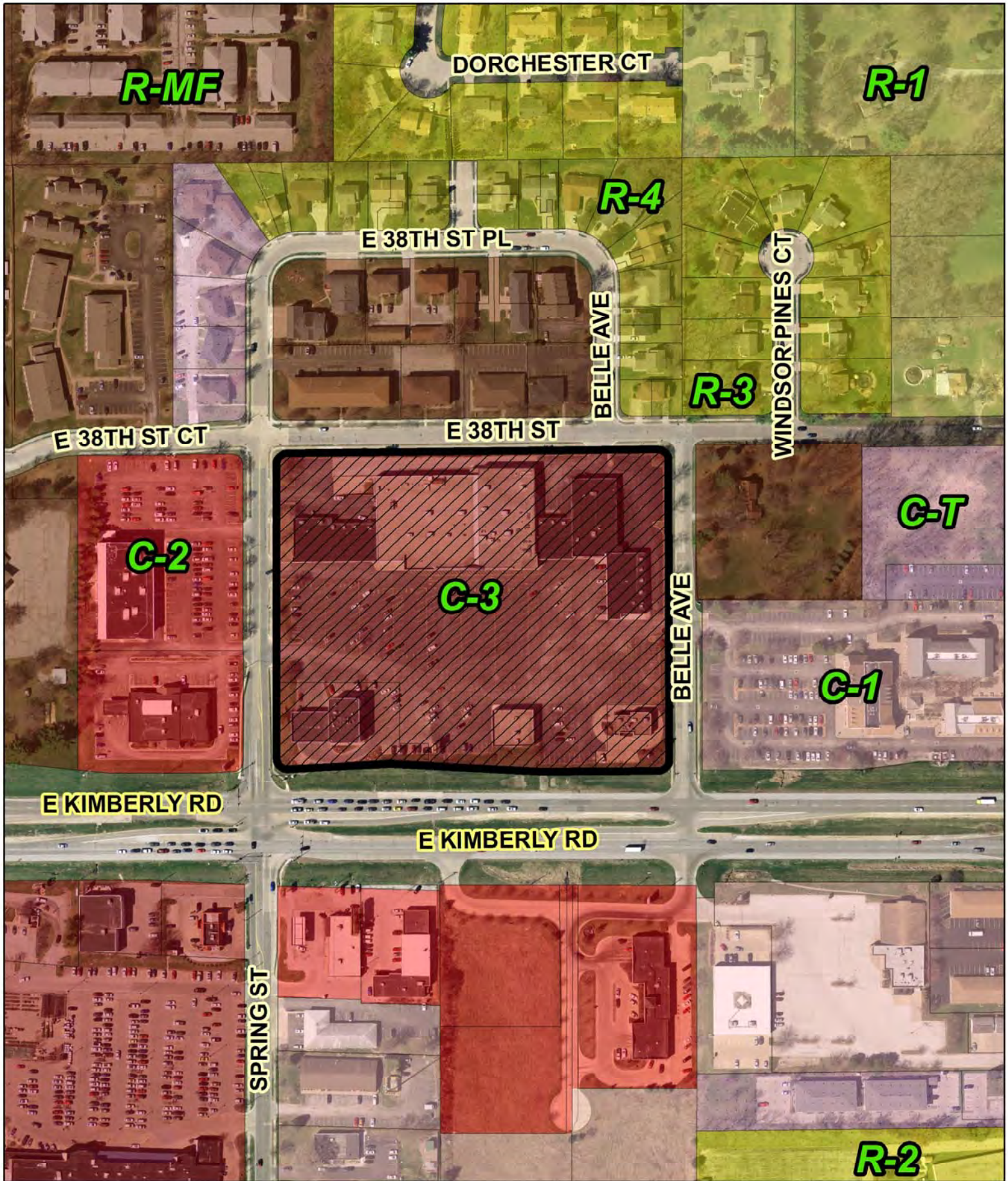
8300 42ND STREET WEST
ROCK ISLAND, IL 61201
(O) 309-787-9988
(F) 309-786-5540
(X) XCEL@XCELCONSULTANTSINC.COM

CHK BY: BCH	APV BY: DJK
XCEL JOB NUMBER: 171275	
DRAWING NUMBER: 1 OF 1	



Subject Property





 Subject Property



City of Davenport

Agenda Group:
Department: Public Safety
Contact Info: Gary Statz 563-326-7754
Wards:

Action / Date
4/17/2019

Subject:
Second Consideration: Ordinance amending Schedule VII of Chapter 10.96 entitled "No Parking" by adding 4th Street along the north side from Ripley Street west to the Scott County Courthouse driveway. [Ward 3]

Recommendation:
Adopt the Ordinance.

Background:
For security purposes, Scott County has requested no parking along 4th St in front of the court house. There is ample parking in the vicinity to make up for the loss of these spaces.

ATTACHMENTS:

Type	Description
▣ Cover Memo	PS_ORD_W 4th St no parking_pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	4/10/2019 - 2:50 PM
Public Works Committee	Lechvar, Gina	Approved	4/10/2019 - 2:50 PM
City Clerk	Admin, Default	Approved	4/10/2019 - 3:54 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 4TH STREET ALONG THE NORTH SIDE FROM RIPLEY STREET WEST TO THE SCOTT COUNTY COURTHOUSE DRIVEWAY.

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:

4th Street along the north side from Ripley Street west to the Scott County Courthouse driveway.

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 _____

Frank Klipsch
Mayor

Attest: _____

Brian Krup
Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Gary Statz 563-326-7754
Wards:

Action / Date
5/1/2019

Subject:

First Consideration: Ordinance amending Schedule XV of Chapter 10.96 entitled "Pedestrian Traffic Signals" by adding Hickory Grove Road across from 2705 Hickory Grove Road. [Ward 2]

Recommendation:

Adopt the Ordinance.

Background:

Cobham Mission Systems is expanding and they need more parking for their employees. A long-term solution to add a permanent parking lot is being designed but in the meantime, they need parking for over 100 vehicles across the street at 2705 Hickory Grove Road (Dance Works). A temporary pedestrian traffic signal is needed to make crossing Hickory Grove Road safer for the employees. This signal is only expected to be in operation for 6 months. Traffic on Hickory Grove will only have to stop when a push button is activated. This will mostly occur from 6:30 AM – 7:00 AM and from 3:30 PM – 4:30 PM on weekdays and should not cause problems with traffic on Hickory Grove Road.

All of the signal work and equipment will be paid for by Cobham. The City will paint the crosswalk and provide signage.

ATTACHMENTS:

Type	Description
▣ Ordinance	PS_ORD_Cobham pedestrian signal

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	4/24/2019 - 10:16 AM
Public Works Committee	Lechvar, Gina	Approved	4/24/2019 - 10:25 AM
City Clerk	Admin, Default	Approved	4/24/2019 - 10:39 AM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE XV PEDESTRIAN TRAFFIC SIGNALS THERETO BY ADDING HICKORY GROVE ROAD ACROSS FROM 2705 HICKORY GROVE ROAD.

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

Section 1. That Schedule XV Pedestrian Traffic Signals of the Municipal Code of Davenport Iowa, be and the same is hereby amended by adding the following:

Hickory Grove Road across from 2705 Hickory Grove Road

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 _____

Attest: _____

Brian Krup, Deputy City Clerk

Frank Klipsch, Mayor

Published in the *QC Times* on _____

City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Gary Statz 563-326-7754
Wards:

Action / Date
5/1/2019

Subject:

First Consideration: Ordinance amending Schedule VI of Chapter 10.96 entitled "Speed Limits" by updating the speed limit on 53rd St from Brady St to the east City limits to 40 mph. [Wards 6, 7 & 8]

Recommendation:
Adopt the Ordinance.

Background:

With the engineering/reconstruction of E 53rd, MUTCD code recommends this configuration and road width carry a 40 mph speed limit. As the reconstruction is completed, the signage will be changed from 45 to 40 mph. Here are some of the benefits of this change:

- Improved traffic flow with center turn lanes available
- Interconnected fiber signals that will improve timing of signals
- Configuration and reduced mph will help minimize rear-end collisions
- Improved pedestrian safety

ATTACHMENTS:

Type	Description
Ordinance	PW Pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	4/24/2019 - 11:46 AM
Public Works Committee	Lechvar, Gina	Approved	4/24/2019 - 11:46 AM
City Clerk	Admin, Default	Approved	4/24/2019 - 11:50 AM

ORDINANCE NO.

An Ordinance amending Schedule VI of Chapter 10.96 entitled "Speed Limits" by updating the speed limit on 53rd St from Brady St to the east city limits to 40 mph.

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

Section 1. That Schedule VI Speed Limits of the Municipal Code of Davenport Iowa, be and the same is hereby amended by amending the following:

53rd St from Brady St to the east city limits as a 40 mph street.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Frank Klipsch
Mayor

Attest: _____

Brian Krup
Deputy City Clerk

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Brian Krup 563-326-6163
Wards:

Action / Date
5/8/2019

Subject:
Resolution closing various street(s), lane(s), or public grounds on the listed date(s) to hold outdoor events.

Scott Tunnicliff; Hilltop Hidden Treasures Fest Pirate Run; Saturday, May 25, 2019 7:00 AM - 10:00 AM; **Closure:** Main St from W Locust St to W 5th St. [Wards 3 & 5]

Bucktown Center for the Arts; ArtWorks Expo Pastel Competition; Saturday, May 25, 2019 8:00 AM - 5:00 PM; **Closure:** Pershing Ave between E 2nd St and Emerson Pl. [Ward 3]

Robert Stansberry; Quad Cities Pride Festival; 832 W 2nd St; 12:00 PM Friday, May 31st – 7:00 PM Sunday, June 2nd; **Closure:** W 2nd St from Mary's on 2nd to Post Office parking lot; Warren St from alley to alley between River Dr and 3rd St. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
Per the City's Special Events Policy, City Council will approve street/lane/public grounds closures based on the recommendation of the Special Events Committee.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	Hilltop Hidden Treasure Fest Map
▣ Backup Material	ArtWorks Expo Map
▣ Backup Material	Quad Cities Pride Festival
▣ Backup Material	Quad Cities Pride Festival Neighbor Flyer

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Krup, Brian	Approved	4/23/2019 - 8:12 AM

Resolution No. _____

Resolution offered by Alderman Gripp

Resolution closing various street(s), lane(s), or public grounds on the listed date(s) to hold outdoor event(s).

RESOLVED by the City Council of the City of Davenport.

WHEREAS, the City through its Special Events Policy has accepted the following application(s) to hold outdoor event(s) on the following date(s), and

WHEREAS, upon review of the application(s) it has been determined that the street(s), lane(s), or public grounds on the date(s) listed below will need to be closed, and

NOW, THEREFORE, BE IT RESOLVED that the City Council approves and directs the staff to proceed with the temporary closure of the following street(s), lane(s), or public grounds on the following date(s) and time(s):

*Scott Tunnickliff; Hilltop Hidden Treasures Fest Pirate Run; Saturday, May 25, 2019 6:00 AM - 10:00 AM; **Closure:** Main St from W Locust St to W 5th St. [Wards 3 & 5]*

*Bucktown Center for the Arts; ArtWorks Expo Pastel Competition; Saturday, May 25, 2019 8:00 AM - 5:00 PM; **Closure:** Pershing Ave between E 2nd St and Emerson Pl. [Ward 3]*

*Robert Stansberry; Quad Cities Pride Festival; 832 W 2nd St; 12:00 PM Friday, May 31st – 7:00 PM Sunday, June 2nd; **Closure:** W 2nd St from Mary's on 2nd to Post Office parking lot; Warren St from alley to alley between River Dr and 3rd St. [Ward 3]*

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

AC Cruisers - Veterans Car Club
Auto Show

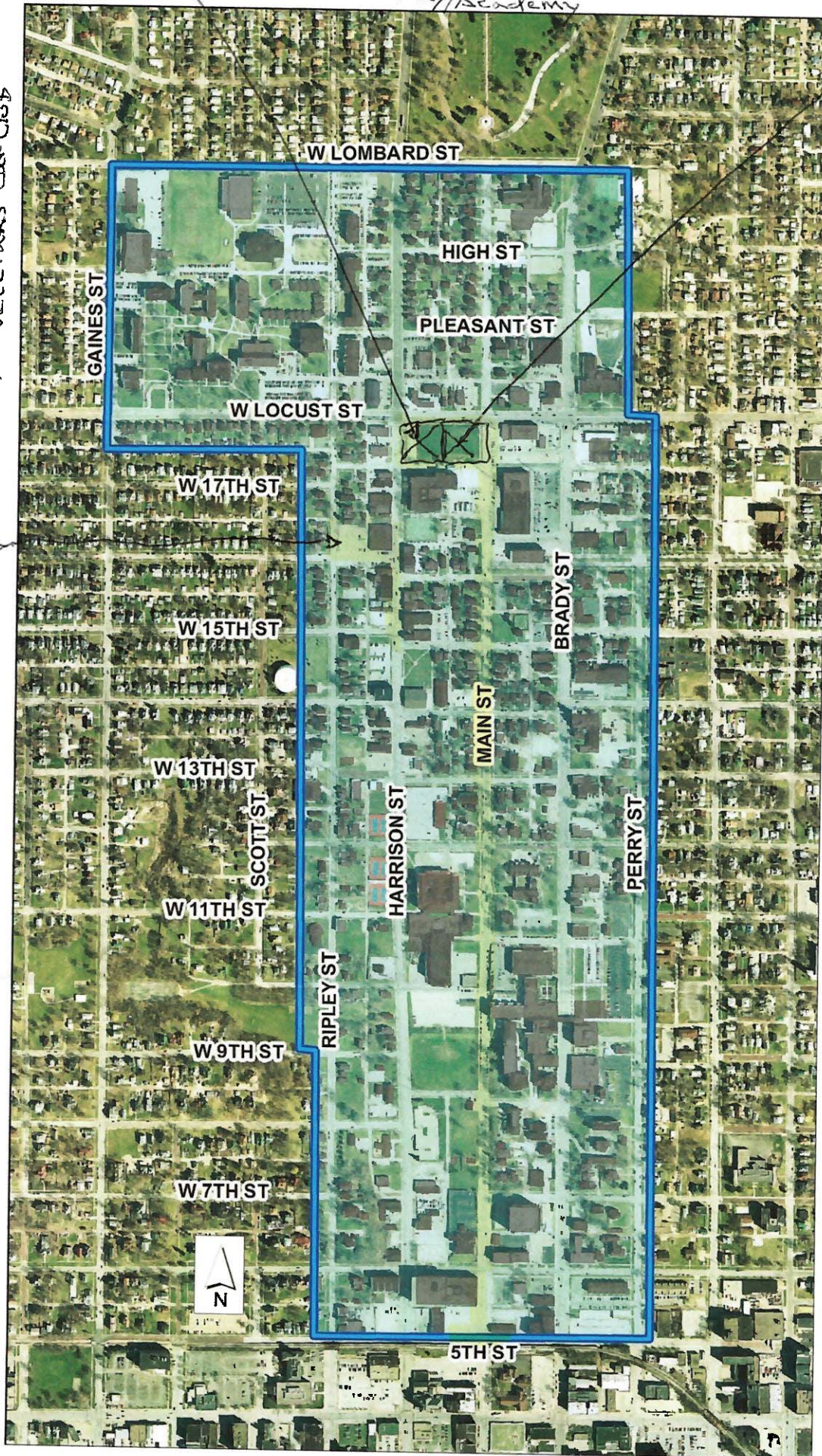
family movie/food truck

site plan
for

Hilltop's
Hidden
Treasure
Fest.

May 25, 2019

Pirate Run
← route



QUAD CITIES

"PRIDEFEST"

5/31-6/2 2019

2ND+WARREN STREETS

DAVENPORT IA

POST

PAPERING OFFICE

"ENTRANCE/EXIT"

"2ND

STREET

BATHROOMS X 10 (2 HANDICAP)

$W = 15 \text{ yd. waste bin}$

ENT FENCE LINE

 $V = \text{VENDOR SPACE}$

BEER TENT

1" ENTRANCE/EXIT"

Mary's
On 7/17

附

ALLEY

11-17-71
"ZDST"

Pridefest 2019 Security plan-Mary's on 2nd

Location-2nd & Warrens Streets, Davenport IA

Hours of Operation

May 31st, Friday 4pm-12am

June 1st, Saturday noon-12am

June 2nd, Sunday noon-4pm

Street Closed @ noon

Cleanup by 7:00 P

Off duty Davenport Police will be hired for the evening hours of Pridefest. In years past we have hired Officer DeLaere and Officer Pape. We would like to request these officers, again. We have already advised Officer DeLaere of the dates, as we try to give as much notice as possible.

Officer DeLaere 563.505.4696

Police Hours (7pm-12am-Friday and Saturday)

Gates- Hired Security during the Pridefest hours of operation at both gates. 1 per gate.

-Bag check

-legal drinking age checked and wristband given if 21 or older.

Festivals Grounds- Hired Security during the Pridefest hours of operation, walking festival.

Over night Security will also be provided to watch the grounds/property.

Noise Variance- Music will be played from stage, during festival hours. No music will be played beyond festivals hours.



Hello Neighbor! Marys on 2nd will be hosting PRIDEFEST this year and we wanted to give you a heads up.

PRIDEFEST HOURS

Friday 4pm-midnight

Saturday noon-midnight

Sunday noon-4pm

This event is similar to others we have had in the past. You can expect to see merchant and food vendors, along with live music and other performances. We look forward to a great event this year!

Please reach out with any questions

Bobby/Marys on 2nd Owner 563.570.3763

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Brian Krup 563-326-6163
Wards:

Action / Date
5/8/2019

Subject:
Motion approving noise variance request(s) for various events on the listed dates and times.

Scott Tunnicliff; Hilltop's Hidden Treasures Fest; Saturday, May 25, 2019 8:00 AM - 10:00 PM; 1702 N Main St and 1600 N Harrison St; Outdoor music and car show, over 50 dBa. [Wards 4 & 5]

Robert Stansberry; Quad Cities Pride Festival; 832 W 2nd St; Friday, May 31st 4:00 PM – 12:00 AM; Saturday, June 1st 12:00 PM – 12:00 AM; Sunday, 12:00 PM – 4:00 PM; Outdoor music/performances, over 50 dBa. [Ward 3]

Recommendation:
Pass the Motion.

Background:
The following requests for noise variances have been received pursuant to the Davenport Municipal Code Chapter 8.19 Noise Abatement, Section 8.19.090 Special Variances.

ATTACHMENTS:

Type	Description
▣ Backup Material	Pride Fest Neighbor Flyer

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Krup, Brian	Approved	4/23/2019 - 8:12 AM



Hello Neighbor! Marys on 2nd will be hosting PRIDEFEST this year and we wanted to give you a heads up.

PRIDEFEST HOURS

Friday 4pm-midnight

Saturday noon-midnight

Sunday noon-4pm

This event is similar to others we have had in the past. You can expect to see merchant and food vendors, along with live music and other performances. We look forward to a great event this year!

Please reach out with any questions

Bobby/Marys on 2nd Owner 563.570.3763

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Sherry Eastman 326-7795
Wards:

Action / Date
5/1/2019

Subject:
Motion approving beer and liquor license applications.

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

Ward 3

Rubys (Infamous LLC) - 429 E 3rd St., Ste. 2 - Premise Update to Extend Permanent Outdoor Area - License Type: C Liquor

Ward 6

Duck Creek Golf Course (City of Davenport) - 3000 E Locust St. - Outdoor Area - License Upgrade to Class C Liquor

Ward 7

CASI (Center for Active Seniors. Inc.) - 1035 W Kimberly Rd. (Parking Lot Only) - Outdoor Area June 14, 2019 "Rock the Lot" - License Type: B Beer

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

Ward 1

Frackies (Frackie's Pub, Inc.) – 2820 Rockingham Rd. – License Type: C Liquor

Ward 2

Hy-Vee Wine and Spirits (Hy-Vee, Inc.) – 3301 W Kimberly Rd. – License Type: E Liquor / C Beer / B Wine

Ward 3

Chuck's Tap (White T. Corporation) – 1731 W 6th St. – License Type: C Liquor

Cru 221 (Cru 221, LLC) – 221 Brady St. – License Type: C Liquor

Golden Mart (Golden Mart Inc.) – 1026 W River Dr. – License Type: E Liquor / C Beer / B Wine

Gravy's (Gravy's Bar and Grill, Inc.) – 1902 Rockingham Rd. – License Type: C Liquor

Sippis Restaurant (Sippis Inc.) – 406 W 2nd St. – Outdoor Area – License Type: C Liquor

Triple Crown Whiskey Bar and Raccoon Motel (Triple Crown Whiskey Bar LLC) – 304 E 3rd St. – Outdoor Area – License Type: C Liquor

Ward 4

CVS/Pharmacy #8659 (Iowa CVS Pharmacy, LLC) – 1777 Division St. – License Type: E Liquor / C Beer / B Wine

Sun Mart LLC (Sun Mart LLC) – 2920 W Locust St. – License Type: E Liquor

Washington Street Mini Mart (Nazar, LLC) – 1601 Washington St. – License Type: E Liquor / C Beer / B Wine

Ward 6

Camp McClellan Cellars (Julie Keehn) – 2302 E 11th St. – License Type: C Beer / B Wine

Panchero's Mexican Grill (Central Coast Hospitality, Inc.) – 4888 Utica Ridge Rd. – License Type: B Beer

QC Marts (Bethany Enterprises, Inc.) – 2845 E 53rd St. – License Type: C Beer

Red Robin America's Gourmet Burgers & Spirits (Red Robin International, Inc.) – 3903 E 53rd St. – Outdoor Area – License Type: C Liquor

Rhythm City Casino (Rhythm City Casino, LLC) – 7077 Elmore Ave. – Outdoor Area – License Type: B Liquor / C Beer

Ward 7

CVS Pharmacy #8658 (Iowa CVS Pharmacy, LLC) – 1655 W Kimberly Rd. – License Type: E Liquor / C Beer / B Wine

Lunardi's (T.S. Lunardi, Inc.) – 102 E Kimberly Rd., Ste. E – License Type: C Liquor

Ward 8

Thunder Bay Grille (Thunder Bay Grille, LLC) – 6511 Brady St. – Outdoor Area – License Type: C Liquor

Recommendation:
Consider the license applications.

Background:
The following applications have been reviewed by the Police, Fire, and Zoning Departments.

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Wright, Brandon	Approved	4/25/2019 - 2:16 PM
Finance Committee	Wright, Brandon	Approved	4/25/2019 - 2:16 PM
City Clerk	Thorndike, Tiffany	Approved	4/25/2019 - 2:47 PM

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Clay Merritt 563-888-3055
Wards:

Action / Date
3/20/2019

Subject:

Third Consideration: Ordinance to change the name of a section of E 60th St to Duggleby Ave located in Eastern Avenue Farms 5th Addition (City of Davenport, petitioner). [Ward 8]

Recommendation:
Adopt the Ordinance.

Background:

On September 5, 2018 the City Council approved the plat for the Eastern Avenue Farms 5th Addition. Public Works staff requests to rename a section of E 60th St that stretches from the extended lot line between Lot 9 and Lot 10 to Parkview Dr as Duggleby Ave. This request is being made in order to adhere to typical City street naming standards as the section in question has a north/south bearing and E 60th St should be exclusively an east/west street. The developer of the site is in agreement with this change.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Ordinance
▣ Backup Material	Eastern Avenue Farms 5th Addition
▣ Backup Material	Map of Proposed Street Rename

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	3/27/2019 - 9:55 AM
Public Works Committee	Lechvar, Gina	Approved	3/28/2019 - 1:48 PM
City Clerk	Admin, Default	Approved	3/28/2019 - 3:48 PM

ORDINANCE NO. _____

ORDINANCE to change the name of a section of East 60th Street to Duggleby Avenue located in Eastern Avenue Farms 5th Addition (City of Davenport, petitioner).

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

WHEREAS Renaming the portion of East 60th Street stretching from lot 9 and Lot 10 to Parkview Dr to Duggleby Avenue;

WHEREAS This change adheres to typical City street naming standards as the section has a north/south bearing and East 60th St is exclusively an east/west street.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Attest: _____
Brian Krup
Deputy City Clerk

Frank Klipsch
Mayor

Published in the QC Times _____

CITY OF DAVENPORT
BY *Frank Lepore*
DATE 9-12-2018
PLANNING AND ZONING
BY *Frank Lepore*
DATE 9-24-2018
IOWA - AMERICAN WATER CO.
BY *Frank Lepore*
DATE 8-31-18
MID AMERICAN ENERGY CO.
BY *Frank Lepore*
DATE 8/31/18
MEDIACOM
BY *Frank Lepore*
DATE 9-21-18
CENTURYLINK
BY *Frank Lepore*
DATE 9/18/18

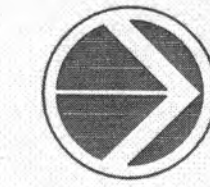
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	30.88'	175.00'	N 82°32'34" E	30.84'
C2	68.09'	175.00'	N 68°22'27" E	67.89'
C3	67.16'	175.00'	N 44°13'50" E	66.77'
C4	67.01'	175.00'	N 22°18'49" E	66.60'
C5	41.93'	175.00'	N 04°28'47" E	41.83'
C6	196.35'	125.00'	N 42°33'54" E	176.78'
C7	23.56'	15.00'	N 47°26'06" W	21.21'
C8	23.56'	15.00'	S 42°33'54" W	21.21'
C9	23.56'	15.00'	N 42°33'54" E	21.21'
C10	23.56'	15.00'	S 47°26'06" E	21.21'
C11	13.62'	15.00'	S 23°34'30" W	13.16'
C12	75.43'	50.00'	N 06°21'55" E	68.48'
C13	89.10'	50.00'	N 76°26'54" W	63.73'
C14	24.80'	50.00'	S 49°45'05" W	24.54'
C15	13.62'	15.00'	N 61°33'18" E	13.16'
C16	23.56'	15.00'	N 47°26'06" W	21.21'
C17	23.56'	15.00'	S 42°33'54" W	21.21'
C18	13.62'	15.00'	S 68°25'30" E	13.16'
C19	24.85'	50.00'	N 54°38'51" W	24.59'
C20	69.06'	50.00'	S 71°32'03" W	63.72'
C21	75.41'	50.00'	S 11°15'12" E	68.46'
C22	13.62'	15.00'	N 28°26'42" W	13.16'
C23	23.56'	15.00'	N 42°33'54" E	21.21'
C24	23.56'	15.00'	S 47°26'06" E	21.21'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°33'54" E	54.54'
L2	S 02°26'06" E	5.00'

FINAL PLAT
OF
EASTERN AVENUE FARMS FIFTH ADDITION
A RE-PLAT OF LOT 47 OF EASTERN AVENUE FARMS FOURTH ADDITION,
IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA
18.39 ACRES±

OWNER / SUBDIVIDER
O'BROS LLC
3885 ELMORE AVENUE
DAVENPORT, IOWA 52807
PHONE: (563) 823-1520

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



60' 0 60' 120'
SCALE: 1" = 60'

LEGEND

- REBAR, FOUND
- CHISELED "X" IN CONCRETE, FOUND
- CHISELED "X" IN CONCRETE, SET
- REBAR WITH CAP #, FOUND
- 5/8" REBAR WITH CAP #13581 SET
- MEASURED DIMENSION
- RECORDED DIMENSION
- LINE CONTINUATION
- SUBDIVISION BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- UNDERLYING DEED LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- DRAINAGE EASEMENT

ABBREVIATIONS

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

GENERAL NOTES

This Final Plat was prepared at the request of, and for the exclusive use of O'Bros, LLC.

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

This property is subject to any and all easements and roadways of record.

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

No investigation was made as apart of this survey to determine or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal facilities, except as noted. Call Iowa One-Call at 1-800-292-8989 for information regarding these utilities or facilities.

No part of this subdivision is subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0380F with an Effective Date February 18, 2011.

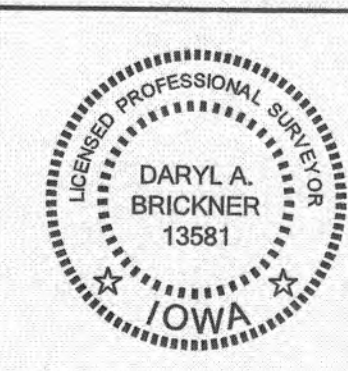
Distances are listed in feet and decimal part of a foot.

All monuments have been found or will be set as shown on this plat by December 1st 2018.

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

Easements designated as "Utility Easements" include all utilities that are provided by either the city of Davenport or those companies authorized to provide public utilities within the city of Davenport.

Sidewalks shall be installed along street frontages when so ordered by the City.



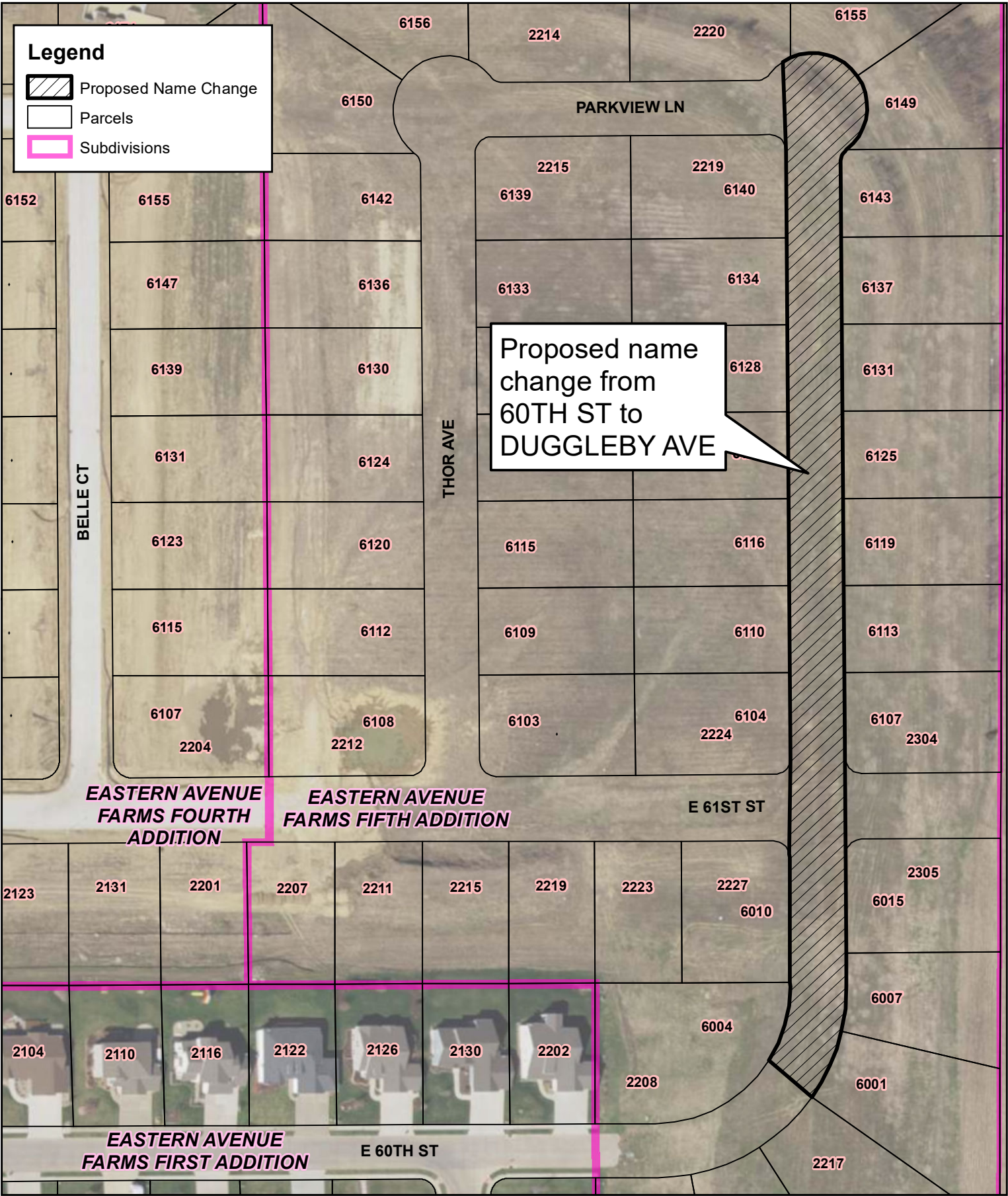
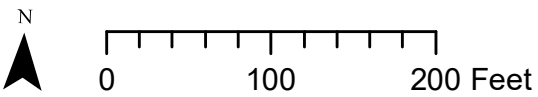
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.
Daryl A. Brickner
Daryl A. Brickner, PLS No. 13581
My license renewal date is December 31, 2019
No. of sheets covered by this seal: 1

REVISIONS	DESCRIPTION	DATE
1	REVISED PER CITY REVIEW COMMENTS	7/17/2018
2	REVISED UTILITY & DRAINAGE EASEMENT ALONG EAST LINE OF SUBDIVISION	8/27/2018

IMEG Project No:
18001330.00
File Name:
18001330_00-PROPERTY.dwg
© COPYRIGHT: 2018
ALL RIGHTS RESERVED
Field Book No:
Drawn By: DAB
Checked By: BDO
Date: 6/7/2018
Sheet 1 of 1

Proposed Street Name Change

60TH ST to DUGGLEBY AVE



City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Brad Guy 563-327-5105
Wards:

Action / Date
5/1/2019

Subject:
Resolution of acceptance for the Sterilite & EIIC Sewer Extension Project, completed by Legacy Corporation of East Moline, IL with a final cost of \$573,981.50, CIP #30040. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
Construction has been completed on the Sterilite & EIIC Sanitary Sewer Extension project. New sanitary sewer main and structures were constructed to service the Sterilite facility and provide additional capacity for future development in the Eastern Iowa Industrial Center. All work has been satisfactorily completed and accepted by the Engineering Division.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	RES_Sterilite & EIIC Sewer acceptance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	4/24/2019 - 11:19 AM
Public Works Committee	Lechvar, Gina	Approved	4/24/2019 - 11:22 AM
City Clerk	Admin, Default	Approved	4/24/2019 - 11:24 AM

Resolution No. _____

Resolution offered by Alderman Dunn

RESOLVED by the City Council of the City of Davenport.

RESOLUTION of acceptance for the Sterilite & EIIC Sewer Extension Project, completed by Legacy Corporation of East Moline IL, with a final cost of \$573,981.50 budgeted in CIP #30040. [Ward 8]

WHEREAS, work on the project has been satisfactorily completed and accepted by the Engineering Division

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Sterilite & EIIC Sewer Extension Project, completed by Legacy Corporation of East Moline IL, is hereby accepted.

Passed and Approved this 8th day of May, 2019.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Nicole Gleason 563-327-5150
Wards:

Action / Date
5/1/2019

Subject:
Resolution awarding the contract for the 2nd St & Marquette St Sewer Improvements to Miller Trucking & Excavating of Silvis, IL in the amount of \$1,067,626, CIP #30016. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
An Invitation to Bid was issued on March 27, 2019 and sent to contractors. On April 18, 2019, the Purchasing Division opened and read three responsive and responsible bids. Miller Trucking & Excavating of Silvis, IL was the lowest bid. See Bid Tab attached.

This work consists of the 2nd Street and Marquette Street sewer separation - infiltration removal and pavement patching. From smoke testing, field investigations and televising data that was completed, the results identified an old brick arched sanitary sewer on 2nd St from Marquette to Taylor that is structurally deficient and blind taps at a 30" diameter sanitary sewer. This project will rehabilitate the sanitary sewer pipe, eliminate cross connections to redirect storm water to existing storm sewer and add manholes to eliminate blind taps.

Funding for this project is from the CIP #30016 Additional I & I Removal. These funds are from the sale of General Obligation Bonds.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW Pg 2
▣ Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	4/24/2019 - 10:28 AM
Public Works Committee	Lechvar, Gina	Approved	4/24/2019 - 10:28 AM
City Clerk	Admin, Default	Approved	4/24/2019 - 10:49 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving a contract for the 2nd St & Marquette St Sewer Improvement to Miller Trucking & Excavating of Silvis IL, and authorizing Mayor Frank Klipsch or designee to sign and manage any related agreements.

WHEREAS, the City needs to have the 2nd St & Marquette St Sewer Improvements performed; and

WHEREAS, Miller Trucking & Excavating of Silvis IL was the lowest responsive and responsible bidder;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. Approving the contract for the 2nd St & Marquette St Sewer Improvement to Miller Trucking & Excavating of Silvis IL; and
2. Mayor Frank Klipsch or designee is authorized to sign and manage any related agreements;

Attest:

Approved:

Brian Krup
Deputy City Clerk

Frank Klipsch
Mayor

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: 2ND ST & MARQUETTE SEWER IMPROVEMENTS

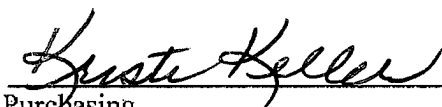
BID NUMBER: 19-75

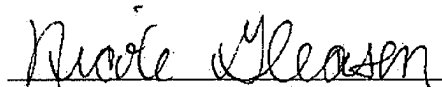
OPENING DATE: APRIL 18, 2019

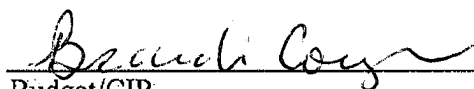
GL ACCOUNT NUMBER: CIP 30016 ADDITIONAL I & I REMOVAL

RECOMMENDATION: AWARD THE CONTRACT TO MILLER TRUCKING
& EXCAVATING OF SILVIS IL

<u>VENDOR NAME</u>	<u>PRICE</u>
Miller Trucking & Excavating of Silvis IL	\$1,067,626
Legacy Corporation of IL of East Moline IL	\$1,098,192
Langman Construction Inc of Rock Island IL	\$1,117,049

Approved By  4-23-19
Purchasing

Approved By  4-22-19
Director

Approved By 
Budget/CIP

Approved By  4-23-2019
Chief Financial Officer

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Nicole Gleason 563-327-5150
Wards:

Action / Date
5/1/2019

Subject:
Resolution to approve the contract for the Jersey Ridge Rd and Cromwell Circle Turn Lanes Phase II to Langman Construction of Rock Island, IL in the amount of \$223,673, CIP #35000. [Wards 6 and 8]

Recommendation:
Adopt the Resolution.

Background:
On April 2, 2019 an Invitation to Bid was issued and sent to contractors. On April 23, 2019, the Purchasing Division opened and read three responsive and responsible bids. See bid tab attached.

This work is for Phase II - Sidewalk and Trail.

Funding for this project is from the CIP account #70022696 530350 35000 Center Turn Lane Cromwell and 65th. These funds are from the sale of General Obligation Bonds.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	4/25/2019 - 1:17 PM
Public Works Committee	Lechvar, Gina	Approved	4/25/2019 - 1:17 PM
City Clerk	Thorndike, Tiffany	Approved	4/25/2019 - 3:16 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the Jersey Ridge Rd & Cromwell Circle Turn Lanes Phase II project to Langman Construction Inc of Rock Island IL, and authorizing Mayor Frank Klipsch or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract for the Jersey Ridge Rd & Cromwell Circle Turn Lanes Phase II project; and

WHEREAS, Langman Construction Inc. of Rock Island IL was the lowest responsive and responsible bidder;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. Approving the contract for the Jersey Ridge Rd & Cromwell Circle Turn Lanes Phase II project to Langman Construction Inc. of Rock Island IL; and
2. Mayor Frank Klipsch or designee is authorized to sign and manage any related agreements;

Attest:

Approved:

Brian Krup
Deputy City Clerk

Frank Klipsch
Mayor

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: JERSEY RIDGE & CROMWELL CIRCLE TURN LAND PHASE II

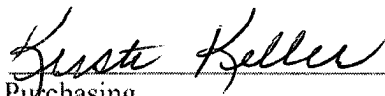
BID NUMBER: 19-91

OPENING DATE: APRIL 23, 2019

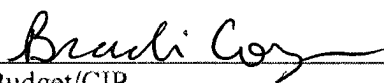
GL ACCOUNT NUMBER: 70022696 530350 35000

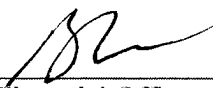
RECOMMENDATION: AWARD THE CONTRACT TO LANGMAN
CONSTRUCTION INC OF ROCK ISLAND IL

<u>VENDOR NAME</u>	<u>PRICE</u>
Langman Construction Inc. of Rock Island IL	\$223,673
N J Miller Inc. of Bettendorf IA	\$243,937.50
Valley Construction Company of Rock Island IL	\$244,135

Approved By  4/24/19
Purchasing

Approved By  4/24/19
Director

Approved By  4-24-19
Budget/CIP

Approved By  4-24-2019
Chief Financial Officer

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Nicole Gleason 563-327-5150
Wards:

Action / Date
5/1/2019

Subject:
Resolution approving the contract for the DOT Full Depth Patching Program to CDMI Concrete Contractors Inc of Port Byron, IL in the amount of \$133,950, CIP #35035. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
On April 10, 2019, an Invitation to Bid was issued and sent to contractors. On April 23, 2019, the Purchasing Division opened and read two responsive and responsible bids. See bid tab attached.

This contract is for the full depth patch of State roads within the City of Davenport. This project will operate based on an indefinite quantity, indefinite delivery task order contract but with defined contract limits.

Funding for this project is from CIP #35035 High Volume St Repair Program, with a reimbursement from the State of Iowa DOT. The DOT does not pay for manhole or intake adjustments. Those items are paid from City funds and total \$3,950.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	4/25/2019 - 1:16 PM
Public Works Committee	Lechvar, Gina	Approved	4/25/2019 - 1:17 PM
City Clerk	Thorndike, Tiffany	Approved	4/25/2019 - 3:13 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the FY19 and FY20 DOT Full Depth Patching project to CDMI Concrete Contractors Inc. of Port Byron IL, and authorizing Mayor Frank Klipsch or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract for the FY19 and FY20 DOT Full Depth Patching project; and

WHEREAS, CDMI Concrete Contractors Inc. of Port Byron IL was the lowest responsive and responsible bidder;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. Approving the contract for the FY19 and FY20 DOT Full Depth Patching project to CDMI Concrete Contractors Inc. of Port Byron IL; and
2. Mayor Frank Klipsch or designee is authorized to sign and manage any related agreements;

Attest:

Approved:

Brian Krup
Deputy City Clerk

Frank Klipsch
Mayor

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: FY 19 & FY20 DOT FULL DEPTH PATCHING

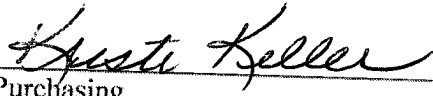
BID NUMBER: 19-97

OPENING DATE: APRIL 23, 2019

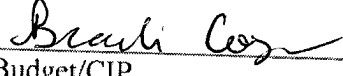
GL ACCOUNT NUMBER: 70057699 530350 35035

RECOMMENDATION: AWARD THE CONTRACT TO CDMI CONCRETE
CONTRACTORS INC OF PORT BYRON IL

<u>VENDOR NAME</u>	<u>PRICE</u>
CDMI Concrete Contractors of Port Byron IL	\$133,950
Langman Construction Inc of Rock Island IL	\$134,341.50

Approved By  4/24/19
Purchasing

Approved By  4/24/19
Director

Approved By  4-24-19
Budget/CIP

Approved By  4-24-2019
Chief Financial Officer

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Nicole Gleason 563-327-5150
Wards:

Action / Date
5/1/2019

Subject:
Resolution approving the contract for the East 36th St Reconstruction project to CDMI Concrete Contractors Inc of Port Byron, IL in the amount of \$297,581, CIP #35036. [Ward 7]

Recommendation:
Adopt the Resolution.

Background:
On March 29, 2019 an Invitation to Bid was issued and sent to contractors. On April 23, 2019, the Purchasing Division opened and read four responsive and responsible bids. See attached bid tab.

This work is for the reconstruction of E 36th Street from 115 ft west of Davenport Ave to 120 ft south of Kimberly Rd.

CDMI Concrete Contractors Inc. was the lowest responsive and responsible bidder.

Funding for this project comes from CIP #35036 Concrete Neighborhood Street Replacement. These funds are from the sale of General Obligation Bonds.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	4/25/2019 - 1:16 PM
Public Works Committee	Lechvar, Gina	Approved	4/25/2019 - 1:16 PM
City Clerk	Thorndike, Tiffany	Approved	4/25/2019 - 3:02 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the East 36th St Reconstruction project to CDMI Concrete Contractors Inc of Port Byron IL, and authorizing Mayor Frank Klipsch or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract for the East 36th St Reconstruction project; and

WHEREAS, CDMI Concrete Contractors Inc. of Port Byron IL was the lowest responsive and responsible bidder;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. Approving the contract for the East 36th St Reconstruction project to CDMI Concrete Contractors Inc of Port Byron IL; and
2. Mayor Frank Klipsch or designee is authorized to sign and manage any related agreements;

Attest:

Approved:

Brian Krup
Deputy City Clerk

Frank Klipsch
Mayor

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: EAST 36TH ST RECONSTRUCTION

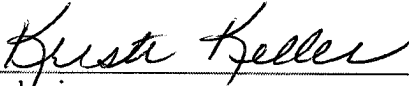
BID NUMBER: 19-89

OPENING DATE: APRIL 23, 2019

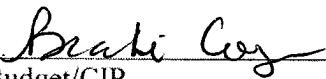
GL ACCOUNT NUMBER: 70058699 530350 35036

RECOMMENDATION: AWARD THE CONTRACT TO CDMI CONCRETE
CONTRACTORS INC OF PORT BYRON IL

<u>VENDOR NAME</u>	<u>PRICE</u>
CDMI Concrete Contractors of Port Byron IL	\$297,581
Langman Construction Inc of Rock Island IL	\$315,092.50
Centennial Contractors of the Quad Cities of Moline IL	\$320,873.50
N J Miller Inc. of Bettendorf IA	\$330,998

Approved By  4/24/19
Purchasing

Approved By  4/24/19
Director

Approved By  4-24-19
Budget/CIP

Approved By  4-24-2019
Chief Financial Officer

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Nicole Gleason 563-327-5150
Wards:

Action / Date
5/1/2019

Subject:
Resolution approving the contract award for the West High Street Flood Mitigation project to N J Miller Inc of Bettendorf, IA in the amount of \$155,413.50, CIP #33020. [Ward 4]

Recommendation:
Adopt the Resolution.

Background:
On April 5, 2019, an Invitation to Bid was issued and sent to contractors. On April 24, 2019, the Purchasing Division opened and read four bids. See bid tab attached.

This work consists of removing existing storm sewer pipes, manholes, and intakes and replacing with upsized RCP pipes, manholes, and intakes. It includes survey, remove and replace road and subbase above sewer work, sidewalk and traffic control. N J Miller Inc. of Bettendorf was the lowest responsive and responsible bidder.

Funding for this project is from the CIP #33020 High Street Flood Mitigation account. These funds are from the General Capital Projects.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW Pg 2
▣ Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	4/25/2019 - 1:17 PM
Public Works Committee	Lechvar, Gina	Approved	4/25/2019 - 1:17 PM
City Clerk	Thorndike, Tiffany	Approved	4/25/2019 - 3:16 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the W High Street Flood Mitigation project to N J Miller Inc. of Bettendorf IA, and authorizing Mayor Frank Klipsch or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract for the W High Street Flood Mitigation project; and

WHEREAS, N J Miller Inc. of Bettendorf IA was the lowest responsive and responsible bidder;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. Approving the contract for the W High Street Flood Mitigation project to N J Miller Inc. of Bettendorf IA; and
2. Mayor Frank Klipsch or designee is authorized to sign and manage any related agreements;

Attest:

Approved:

Brian Krup
Deputy City Clerk

Frank Klipsch
Mayor

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: WEST HIGH ST FLOOD MITIGATION

BID NUMBER: 19-96

OPENING DATE: APRIL 24, 2019

GL ACCOUNT NUMBER: 71024675 530350 33020

RECOMMENDATION: AWARD THE CONTRACT TO N J MILLER INC
OF BETTENDORF IA

<u>VENDOR NAME</u>	<u>PRICE</u>
N J Miller Inc of Bettendorf IA	\$155,413.50
Langman Construction Inc of Rock Island IL	\$174,545.75
Phoenix Corporation of the Quad Cities of Port Byron IL	\$199,263.50
Miller Trucking & Excavating of Silvis IL	\$233,018.00

Approved By Kristi Keller 4/24/19
Purchasing

Approved By Nicole Measom 4/24/19
Director

Approved By Brauli Conyer 4-24-19
Budget/CIP

Approved By Bm 4-24-2019
Chief Financial Officer

City of Davenport

Agenda Group:

Department: Public Works - Engineering

Contact Info: Jen Walker 326-6168

Wards:

Action / Date

5/1/2019

Subject:

Motion approving a change order in the amount of \$49,088 for the Veterans Memorial Parkway Project from Jersey Ridge RD to I-74, CIP #02418. [Ward 6]

Recommendation:

Pass the Motion.

Background:

This motion approves change orders #16 and #17 and consists of additional work that improves erosion control and long term maintenance for mowing purposes for the Veterans Memorial Parkway Project from Jersey Ridge Rd to I-74. A portion of the \$49,088 is eligible for grand reimbursement.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	4/24/2019 - 5:11 PM
Public Works Committee	Lechvar, Gina	Approved	4/25/2019 - 1:16 PM
City Clerk	Thorndike, Tiffany	Approved	4/25/2019 - 2:50 PM

City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Brad Guy 563-327-5105
Wards:

Action / Date
5/1/2019

Subject:
Motion approving a contract amendment to the 4th and LeClaire Sewer Separation Project with Langman Construction in the amount of \$53,000, CIP #30016. [Ward 3]

Recommendation:
Pass the Motion.

Background:
This contract adjustment covers the following items:

- (1) Additional quantity for Bid Item No. 34-ROCK EXCAVATION. The original estimated quantity on this item was to establish a contracted price in the event that rock was encountered during construction.
- (2) Adding a contract item for Paving Brick Removal and Replacement. A section along E. 4th Street required the removal and replacement of existing streetscaping to successfully install new storm pipe and structures.
- (3) Extra work was required to locate and verify utility depth in the project area to confirm that the new storm sewer could be constructed as designed. This work is to be paid on a time and materials basis.

The total costs associated with labor, equipment and materials needed to complete this work is estimated at \$53,000 which is available in CIP #30016.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	4/24/2019 - 11:18 AM
Public Works Committee	Lechvar, Gina	Approved	4/24/2019 - 11:18 AM
City Clerk	Admin, Default	Approved	4/24/2019 - 11:24 AM

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Rich Oswald 563-326-6115
Wards:

Action / Date
5/1/2019

Subject:
Motion approving the contract for the demolition of four structures to Central State Contractors Inc of Marion, IA in the amount of \$59,960, CIP #22005. [Wards 3 and 5]

Recommendation:
Pass the Motion.

Background:
On April 1, 2019 an Invitation to Bid was issued and sent to contractors for the demolition of structures. On April 18, 2019, the Purchasing Division opened and read five bids. See attached bid tab.

Work under this contract shall include all labor, materials, equipment, tools, utility abandonment, transportation services, landfill fees, and all incidentals necessary for the completion of the demolition. The four addresses are:

1) 825 Ripley Street, 2) 2203 E Locust St, 3) 514 E 10th St, and 4) 1413 W 10th St.

Funding for this project is from the CIP #22005.

ATTACHMENTS:

Type	Description
□ Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	4/25/2019 - 1:16 PM
Public Works Committee	Lechvar, Gina	Approved	4/25/2019 - 1:16 PM
City Clerk	Thorndike, Tiffany	Approved	4/25/2019 - 2:49 PM

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: DEMOLITIONS – 825 RIPLEY ST
2203 E LOCUST
514 E 10TH ST
1413 W 10TH ST

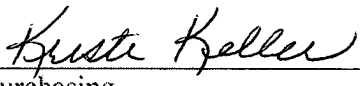
BID NUMBER: 19-90

OPENING DATE: APRIL 18, 2019

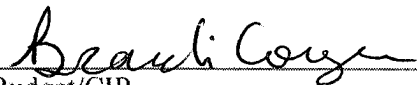
GL ACCOUNT NUMBER: 72521675 530350 22005

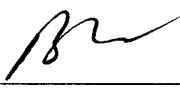
RECOMMENDATION: AWARD THE CONTRACT TO CENTRAL STATE
CONTRACTORS INC OF MARION IA

<u>VENDOR NAME</u>	<u>PRICE</u>
Central State Contractors Inc of Marion IA	\$59,960
Holst Trucking and Excavating of LeClaire IA	\$71,330
McAdam Inc. of Bettendorf IA	\$71,215
Valley Construction Company of Rock Island IL	Did not bid on all addresses, not low On addresses they did bid on
D W Zinser Inc. of Walford IA	\$116,451

Approved By  4/24/19
Purchasing

Approved By  4/24/19
Director

Approved By  4-24-19
Budget/CIP

Approved By  4-24-2019
Chief Financial Officer

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Chad Dyson 326-7817
Wards:

Action / Date
5/1/2019

Subject:
Resolution approving the contract for repairs to the Parks and Recreation Department maintenance building at Vander Veer to Bi-State Masonry Inc. of Rock Island IL, in the amount of \$156,718.60, CIP #10519. [Ward 7]

Recommendation:
Adopt the resolution

Background:
On March 20, 2019, an Invitation to Bid was issued and sent to contractors. On April 16, 2019, the Purchasing Division opened and read six bids. See bid tab attached.

The Parks and Recreation Department Maintenance Building for Vander Veer Park is in need of major repairs. This building is located at 214 W Central Park. Repairs generally consist of concrete demolition and removal, structural steel framing, concrete slab repairs, concrete slab on steel deck and concrete footing construction.

Bi-State Masonry Inc. of Rock Island IL was the lowest responsive and responsible bidder.

Funding for this project is from CIP 10519 Parks Infrastructure Upgrade, with a current balance of \$165,148. These funds are from the sale of General Obligation Bonds.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Wright, Brandon	Approved	4/25/2019 - 2:14 PM
Finance Committee	Wright, Brandon	Approved	4/25/2019 - 2:14 PM
City Clerk	Thorndike, Tiffany	Approved	4/25/2019 - 3:01 PM

Resolution No. _____

Resolution offered by Alderman Matson.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the Repairs to the Parks and Recreation Dept. Maintenance Building at Vander Veer to Bi-State Masonry Inc. of Rock Island IL, and authorizing Mayor Frank Klipsch or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract for the Repairs to the Parks and Recreation Dept. Maintenance Building at Vander Veer; and

WHEREAS, Bi-State Masonry Inc. of Rock Island IL was the lowest responsive and responsible bidder;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. Approving the contract for the Repairs to the Parks and Recreation Dept. Maintenance Building at Vander Veer to Bi-State Masonry Inc. of Rock Island IL; and
2. Mayor Frank Klipsch or designee is authorized to sign and manage any related agreements;

Attest:

Approved:

Brian Krup
Deputy City Clerk

Frank Klipsch
Mayor

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: REPAIRS TO PARKS AND RECREATION DEPT. STONE
MAINTENANCE BUILDING AT VANDER VEER

BID NUMBER: 19-73

OPENING DATE: APRIL 16, 2019

GL ACCOUNT NUMBER: CIP 10519

RECOMMENDATION: AWARD THE CONTRACT TO BI-STATE MASONRY
INC. OF ROCK ISLAND IL

<u>VENDOR NAME</u>	<u>PRICE</u>
Bi-State Masonry Inc. of Rock Island IL	\$156,718.60
Valley Construction Company of Rock Island IL	\$160,598.00
Estes Construction of Davenport	\$176,570.00
Brandt Construction Co. of Milan IL	\$280,160.00
E & H Restoration LLC of Davenport	\$310,223.00
Tricon General Construction of Dubuque IA	\$317,000.00

Approved By Kristi Keller
Purchasing

Approved By Chad Wynn
Director

Approved By Branci Woyce
Budget/CIP

Approved By [Signature]
Chief Financial Officer

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Jim Odean 326-7795
Wards:

Action / Date
5/1/2019

Subject:
Resolution establishing the method and timing of interest rates for special assessments. [All Wards]

Recommendation:
Adopt the Resolution.

Background:

The City of Davenport bills customers for clean water projects, alley repair, boarding up buildings, brush and debris clean-up, building demolition, sidewalk replacement, snow removal, tree removal, weed cutting, repair of sewer laterals, and water services. Sixty days after the bill date, outstanding balances are eligible to be assessed against a property.

Assessed properties with balance of \$500.00 or under are added to the property owners' property taxes the following year, while balances over \$500.00 are added to property taxes over the next ten years. Historically, residents are charged either 0% or 9% interest depending on the type of assessment. Large projects that are charged back to the customer and benefit the community such as streambank restabilization are assessed against a property at 0%. All other projects are assessed at 9% interest.

This resolution directs the Finance Department to establish the interest rate annually for assessments in January of each year subject to City Council approval of each assessment type. The interest rate will be calculated by evaluating the 10-year US Treasury yield curve, rounding up to the nearest percentage and adding one percent.

Based on this criteria, the assessment interest rate for calendar year 2019 is 4%. The established interest rate will be more in line with market rates and is intended to improve overall compliance and timely payments.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Wright, Brandon	Approved	4/24/2019 - 12:35 PM
Finance Committee	Wright, Brandon	Approved	4/24/2019 - 12:36 PM
City Clerk	Admin, Default	Approved	4/24/2019 - 12:44 PM

Resolution No. 2019-

Resolution offered by Alderman Matson

RESOLVED by the City Council of the City of Davenport.

RESOLUTION establishing the method and timing of interest rates for special assessments.

WHEREAS, the City of Davenport regularly bills and assesses properties for outstanding balances for work performed on a specific parcel; and

WHEREAS, in January each year, Finance will set the interest rate for that calendar year and City Council will approve with each assessment and

WHEREAS, using the 10-year US Treasury as a basis of the interest rate assessed will ensure the interest rate is in line with market conditions; and

WHEREAS, the interest rate is intended to improve overall compliance and timely payments; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that this Resolution establishing the method and timing of interest rates for special assessments is hereby approved.

BE IT FURTHER RESOLVED that the aforesaid method to establish assessment interest rates be adopted.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Brandon Wright 563-326-7750
Wards:

Action / Date
5/1/2019

Subject:
Resolution making provisions for the issuance of not-to-exceed \$51,225,000 General Obligation Corporate and Refunding Bonds, Series 2020. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
The City's FY2020 Capital Improvement Program becomes effective July 1, 2019. The Series 2020 bond sale will be used to fund a variety of capital projects in the FY2020 CIP. Attached is a summary of major projects.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	FY 2020 List of Projects

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Wright, Brandon	Approved	4/24/2019 - 12:33 PM
Finance Committee	Wright, Brandon	Approved	4/24/2019 - 12:33 PM
City Clerk	Admin, Default	Approved	4/24/2019 - 12:42 PM

HEARING ON GENERAL OBLIGATION
CORPORATE AND REFUNDING
BONDS, SERIES 2020

629872-86

Davenport, Iowa

May 8, 2019

The City Council of the City of Davenport, Iowa, met pursuant to law and the rules of the City Council, at 5:30 o'clock p.m. on May 8, 2019, at the Council Chambers, City Hall. The meeting was called to order and upon the roll being called, the following named Aldermen were present and absent:

Present: _____

Absent: _____

The City Council investigated and found that pursuant to notice duly published, the City Council had met as the Committee-of-the-Whole on May 1, 2019, to permit residents or property owners of the City to present oral or written objections to the proposed issuance of not to exceed \$51,225,000 General Obligation Corporate and Refunding Bonds, Series 2020, of the City. After receiving and considering all comments and objections, the hearing had been closed and the meeting had been adjourned until the regular meeting of the City Council at the current time and place.

Alderman _____ introduced and moved the adoption of the resolution hereinafter set out making provisions for the issuance of such bonds. The motion was seconded by Alderman _____ and the Mayor put the question on the motion and, the roll being called, the following named Aldermen voted:

Ayes: _____

Nays: _____

Whereupon, the Mayor declared the motion duly carried and said resolution adopted, as hereinafter set out.

RESOLUTION NO. _____

Making provisions for the issuance of not to exceed \$51,225,000 General Obligation Corporate and Refunding Bonds, Series 2020

WHEREAS, the City of Davenport (the “City”), in the County of Scott, State of Iowa, in the performance of its corporate functions as prescribed by the laws of the State of Iowa and the Charter of the City, and pursuant to notice duly published and a hearing held thereon, has proposed that it is in the best interest of the City that not to exceed \$51,225,000 General Obligation Corporate and Refunding Bonds, Series 2020 (the “Bonds”) be authorized by the City to provide funds to pay costs in connection with making improvements to sanitary sewers, sewage treatment works, storm sewers, streets, streetscapes, sidewalks and paths, airport, municipal housing projects, fire and police department facilities, parks, improvements to municipal buildings and facilities; acquisition of equipment for public safety, streets, solid waste, mass transit, parks and library; bridge repair and maintenance, vehicle maintenance, information technology and economic development projects; and to pay the cost of refunding the maturities of the City’s General Obligation Corporate Bonds, Series 2012 and General Obligation Refunding Bonds, Series 2012D that will come due after June 1, 2020;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Davenport, Iowa, as follows:

Section 1. All objections received or made at the hearing are hereby overruled, and the Bonds are hereby ordered to be issued in the future in a principal amount not to exceed \$51,225,000.

The Bonds shall bear interest, shall be payable as to principal and interest on the dates and in the amounts, may be subject to prepayment prior to maturity and may contain such other terms and provisions as shall be determined by the City Council at the time the Bonds are sold.

Section 2. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved May 8, 2019.

Mayor

Attest:

Deputy City Clerk

STATE OF IOWA
COUNTY OF SCOTT
CITY OF DAVENPORT

SS:

I, the undersigned, Deputy City Clerk of the City of Davenport, Iowa, do hereby certify that as such Deputy City Clerk I have in my possession or have access to the complete corporate records of the City and of its Council and officers and that I have carefully compared the transcript hereto attached with those corporate records and that the transcript hereto attached is a true, correct and complete copy of the corporate records related to that portion of a meeting of the Council held on May 8, 2019, at which the Council adopted a resolution ordering the future issuance of not to exceed \$51,225,000 General Obligation Corporate and Refunding Bonds, Series 2020, and that the transcript hereto attached contains a true, correct and complete copy of such resolution.

WITNESS MY HAND this _____ day of _____, 2019.

Deputy City Clerk

City of Davenport, Iowa
2020 Bond Issue
(\$ Thousands)
3/28/2019

15-Year General Obligation Bonds	Amount	
Airport Improvements	248	
Bridge Repair and Maintenance	240	
City Facility Improvements	2,100	
Municipal Housing Projects	1,320	
Parks Improvements	2,345	
Public Safety Equipment	218	
Sewer Improvements	360	
Street Improvements	7,650	
Streetscape Improvements/Sidewalks & Paths	1,340	
Transit Bus Replacement	198	
Subtotal 15-Year GO Bonds		\$ 16,019
5-Year Equipment Bonds (GO)		
Acquisition of Streets Vehicles/Equipment	525	
Acquisition of Ice Resurfacer	150	
City Information Technology Network Improvements	300	
Library Equipment	525	
Subtotal 5-Year Equipment Bonds		\$ 1,500
15-Year Bonds Abated by Other Sources (GO)		
Sewer Improvements (Sewer Fund)	7,000	
Water Pollution Control Plant Improvements (WPCP Equip Replacement Fund)	5,000	
Subtotal 15-Year Bonds Abated by Other Sources		\$ 12,000
5-Year Bonds Abated by Other Sources (GO)		
Solid Waste Equipment (Solid Waste Fund)	766	
Subtotal 5-Year Bonds Abated by Other Sources		\$ 766
Total Proposed 2020 Bond Issue - Projected		<u>\$ 30,285</u>
Estimated Cost of Issuance and Underwriting Discount		\$ 441
Total 2020 Bond Issue - Not-to-Exceed		<u><u>\$ 30,725</u></u>

City of Davenport, Iowa
2020 Bond Issue
(\$ Thousands)
3/28/2019

Essential Corporate Purpose	Amount	
Acquisition of Streets Vehicles/Equipment	525	
Airport Improvements	248	
Bridge Repair and Maintenance	240	
Public Safety Equipment	218	
Municipal Housing Projects	1,320	
Parks Improvements	2,345	
Sewer Improvements	7,360	
Street Improvements	7,650	
Streetscape Improvements/Sidewalks & Paths	1,340	
Water Pollution Control Plant Improvements	5,000	
		\$ 26,246
 General Corporate Purpose		
Acquisition of Ice Resurfacer	150	
City Facility Improvements	2,100	
City Information Technology Network Improvements	300	
Library Equipment	525	
Solid Waste Equipment	766	
Transit Bus Replacement	198	
		\$ 4,039
 Total Proposed 2020 Bond Issue - Projected		
		\$ 30,285
 Estimated Cost of Issuance and Underwriting Discount		
		\$ 441
 Total 2020 Bond Issue - Not-to-Exceed		
		\$ 30,725

2020 Bonding Detail

<u>Funding Source</u>	<u>Program</u>	<u>CIP#</u>	<u>Project</u>	<u>Amount</u>
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	30007	LIFT STATION REHABILITATION (SANITARY)	50,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	30038	1930'S SANITARY SEWER RIVERFRONT INTERCEPTOR	3,000,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	30044	CONTRACT SEWER REPAIR PROGRAM (SANITARY)	1,275,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	30048	TREMONT BASIN MANHOLE RECONSTRUCTION	550,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	30049	SEWER LATERAL REPAIR PROGRAM	1,000,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	30050	SANITARY SEWER LINING PROGRAM	1,000,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	30051	PUMP STATION 202 REHABILITATION	125,000
BONDS ABATED BY SOLID WASTE FUND	FLEET	10503	SOLID WASTE EQUIPMENT REPLACEMENT PROGRAM	766,000
BONDS ABATED BY WPCP REPLACEMENT FUND	WPCP	39005	DISINFECTION OF TREATMENT PLANT EFFLUENT	5,000,000
EQUIPMENT BONDS	FLEET	24014	DUMP TRUCK REPLACEMENT PROGRAM	325,000
EQUIPMENT BONDS	FLEET	24016	RIVER'S EDGE ICE RESURFACER	150,000
EQUIPMENT BONDS	FLEET	24018	POTHOLE REPAIR EQUIPMENT REPLACEMENT	200,000
EQUIPMENT BONDS	INFORMATION TECHNOLOGY	67002	IT CAPITAL IMPROVEMENT PROGRAM	250,000
EQUIPMENT BONDS	INFORMATION TECHNOLOGY	67006	CITY FIBER NETWORK MAINTENANCE PROGRAM	50,000
EQUIPMENT BONDS	LIBRARY SERVICES	66012	LIBRARY ELECTRONIC REPLACEMENT PROGRAM	110,000
EQUIPMENT BONDS	LIBRARY SERVICES	66013	LIBRARY MATERIALS PROGRAM	415,000
GO BONDS	AIRPORT	20011	UNDERGROUND FUEL TANK REMOVAL	200,000
GO BONDS	AIRPORT	20012	MAINTENANCE BUILDING RENOVATION	48,250
GO BONDS	BRIDGES	21004	DIVISION STREET BRIDGE AT DUCK CREEK	100,000
GO BONDS	BRIDGES	21005	BRIDGE REPAIR FOR TRAIL AND PEDESTRIAN WAYS	100,000
GO BONDS	BRIDGES	21008	BRIDGE MAINTENANCE PROGRAM	40,000
GO BONDS	FACILITIES MAINTENANCE	10481	CAPITAL IMPROVEMENTS AT MWP	375,000
GO BONDS	FACILITIES MAINTENANCE	23033	PUBLIC WORKS ROOF REPLACEMENT	870,000
GO BONDS	FACILITIES MAINTENANCE	23036	PUBLIC HOUSING HVAC REPLACEMENT	50,000
GO BONDS	FACILITIES MAINTENANCE	23037	ROOSEVELT CENTER WINDOW REPLACEMENT	280,000
GO BONDS	FACILITIES MAINTENANCE	23038	MAIN LIBRARY AIR HANDLER REPLACEMENT	475,000
GO BONDS	FACILITIES MAINTENANCE	62002	POLICE STATION PUMP REPLACEMENTS	50,000
GO BONDS	FLEET	24015	BUS FLEET CAPITAL MANAGEMENT PROGRAM	198,000
GO BONDS	GENERAL GOVERNMENT	61002	DAVENPORT NOW	820,000
GO BONDS	GENERAL GOVERNMENT	61006	URBAN REVITALIZATION PROGRAM	500,000
GO BONDS	PARKS & RECREATION	64070	PARK DEVELOPMENT PROGRAM	350,000
GO BONDS	PARKS & RECREATION	64071	PARK AMENITY ADA ACCESS PROGRAM	150,000
GO BONDS	PARKS & RECREATION	64072	SWIMMING POOL IMPROVEMENTS	70,000
GO BONDS	PARKS & RECREATION	64073	GOLF COURSE IMPROVEMENTS PROGRAM	375,000
GO BONDS	PARKS & RECREATION	64074	PARK SHELTER REPAIR PROGRAM	50,000
GO BONDS	PARKS & RECREATION	64076	VANDER VEER PERGOLA REPLACEMENT	100,000
GO BONDS	PARKS & RECREATION	64077	JERSEY FARMS NEIGHBORHOOD PARK	200,000
GO BONDS	PEDESTRIAN TRANSPORTATION	28016	CIVIC ACCESS PROGRAM	400,000
GO BONDS	PEDESTRIAN TRANSPORTATION	28021	CREATING CONNECTIONS PROGRAM	700,000
GO BONDS	PEDESTRIAN TRANSPORTATION	28022	RECREATIONAL PATH RECONSTRUCTION PROGRAM	200,000
GO BONDS	PEDESTRIAN TRANSPORTATION	28023	RECREATIONAL PATH SECTIONAL REPAIR PROGRAM	40,000
GO BONDS	PUBLIC SAFETY	63008	SCBA EQUIPMENT REPLACEMENT	170,000
GO BONDS	PUBLIC SAFETY	63010	STORM WARNING SIRENS UPGRADES	47,500
GO BONDS	RIVERFRONT	68004	MAIN STREET LANDING IMPROVEMENTS	1,000,000
GO BONDS	RIVERFRONT	68010	RIVERFRONT FIXTURE REPLACEMENT	50,000
GO BONDS	STORMWATER	33001	CONTRACT SEWER REPAIR PROGRAM (STORM)	300,000
GO BONDS	STORMWATER	33025	LIFTSTATION REHABILITATION (STORM)	25,000
GO BONDS	STORMWATER	33037	HIGHWAY 61 BRIDGE OVER HIGHWAY 22	35,000
GO BONDS	STREETS	35031	53RD STREET RECONSTRUCTION AND WIDENING	1,000,000
GO BONDS	STREETS	35037	IDOT THRESHOLD RESURFACING PROGRAM	250,000
GO BONDS	STREETS	35038	ALLEY REPAIR PROGRAM	200,000
GO BONDS	STREETS	35039	NEIGHBORHOOD STREET REPAIR PROGRAM	1,000,000
GO BONDS	STREETS	35040	HIGH VOLUME STREET REPAIR PROGRAM	3,000,000
GO BONDS	STREETS	35042	CONTRACT MILLING PROGRAM	200,000

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Brandon Wright
Wards:

Action / Date
5/1/2019

Subject:
Motion directing the City Administrator to complete various parks projects with the \$350,000 allocated in the Parks Development project in the FY 2020 Capital Improvement Program. [All Wards]

Recommendation:
Approve the motion

Background:
Similar to previous years, the City Council held a work session on April 16, 2019 to discuss potential parks projects that would most benefit the community and the parks system.

Below are the projects that were discussed at the City Council work session. This motion directs the City Administrator to complete these projects with the \$350,000 allocation during FY 2020.

FY 2019 Park Development CIP

Project Name	Budget Amount
Roosevelt Community Center Improvements	\$65,000
River's Edge Lobby Remodel	\$75,000
Junge Park Playground	\$60,000
Prairie Heights Playground Surface	\$15,000
Cosmic Golf System	\$30,000
Marquette Park Dog Area Turf	\$30,000
Vander Veer Workshop Roof Replacement	\$10,000
Vander Veer Conservatory Glass Repair	\$6,000
Rental Skate Replacement	\$32,500
River's Edge Parking Lot Repair	\$15,000
Junior Theatre Lift	\$7,500
Total	\$350,000

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Wright, Brandon	Approved	4/25/2019 - 3:08 PM
Finance Committee	Wright, Brandon	Approved	4/25/2019 - 3:09 PM
City Clerk	Thorndike, Tiffany	Approved	4/25/2019 - 3:17 PM