

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, MAY 1, 2018; 5:00 PM

CITY COUNCIL CHAMBERS

COMBINED PUBLIC HEARING & REGULAR MEETING

I. New Business

- A. Case No. REZ18-04: Request of Pheasant Creek LLC (Advance Homes) for the rezoning of approximately 33.11 acres located east of Jersey Meadows Subdivision from A-1 Agricultural District to R-2 Low Density Residential District, lo [6th Ward]
- B. Case No. REZ18-05: Request of Pheasant Creek, LLC (Advance Homes) for the proposed rezoning of approximately 5.55 acres from A-1 Agricultural District to PDD, Planned Development District [6th Ward].

II. Next Public Hearing

- A. Tuesday, May 15, 2018 at 5:00 P.M. in the Council Chambers of Davenport City Hall - 226 West 4th Street.

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Authority

- A. As presented

III. Secretary's Report

- A. April 03, 2018 meeting minutes. (April 17, 2018 meeting cancelled due to lack of business)

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

- i. Case No. ORD18-01: an Ordinance to amend Title 17 of the Davenport Municipal Code, entitled, "Zoning", by creating Chapter 17.41.060, entitled, "Elmore Corners Overlay District", and establishing said District and Design Standards. (City of Davenport, petitioner; Case No. ORD18-01, 6th Ward) (Remanded back from the Committee of the Whole on April 18, 2018)

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

VII. Future Business

- A. Preview of items for the May 15th public hearing and/or regular meeting (note not all items to be heard may be listed).
- B. Case No. F18-03: Final plat of Pheasant Ridge First Addition on 43.27 acres, more or less located west of Elmore Avenue and north of East 53rd Street containing three (3) lots. [Ward 6]

VIII. Communications

- A. Time open for citizens wishing to address the Commission on matters NOT on the established agenda.

IX. Other Business

- A. 2018 - 1st Quarter Development Report

X. Adjourn

- A.
 - Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city code if the Commission does not act and report on this item within 30 days' time this agenda item is to be construed as approved by the Commission.
 - Note: The Plan and Zoning Commission meeting is not a public hearing. It is time for the commission to discuss the issue(s) with City staff and if questions arise, with the developer.
 - A rezoning or ordinance text amendment has a second public hearing before the City Council at its Committee of the Whole meeting. Notification of that meeting will be sent to surrounding owners following the Plan and Zoning Commission meeting.

Next Public Hearing/Regular Plan & Zoning Meeting:

Tuesday, May 15, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall
226 West 4th Street.

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Matt Flynn, 888-2286

Date
5/1/2018

Subject:

Case No. REZ18-04: Request of Pheasant Creek LLC (Advance Homes) for the rezoning of approximately 33.11 acres located east of Jersey Meadows Subdivision from A-1 Agricultural District to R-2 Low Density Residential District, lo [6th Ward]

Recommendation:

No recommendation as this is the public hearing.

Relationship to Goals:

Fiscal Vitality

Background:

Petitioner proposes a single family subdivision of approximately 64 lots. Streets will connect to existing stubs to the west in Jersey Farms Subdivision.

See attachments for staff report and additional information.

ATTACHMENTS:

Type	Description
▢ Backup Material	Staff Report and Attachments

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/27/2018 - 11:30 AM



PLAN AND ZONING COMMISSION

Meeting Date: May 1, 2018
Request: Request to rezone 33.11 acres from A-1 Agricultural to R-2 Low Density Residential and 5.55 acres from A-1 Agricultural to PDD Planned Development District.
Case No.: REZ18-04; REZ18-05 (NOTE COMBINED STAFF REPORT)
Applicant: Adam Seitz, Pheasant Creek Properties, LLC (Advance Homes)
Ward: 6th

Contact: Matthew G. Flynn, AICP
Senior Planning Manager
matt.flynn@ci.davenport.ia.us
563-888-2286

Recommendation:

There is no recommendation at this time, this is the public hearing.

Background:

Petitioner intends to develop an approximate 64 lot single family residential subdivision to the east of Jersey Meadows Subdivision. The proposed R-2 zoning would provide for lots with a minimum of 60 feet of frontage at the building line and a minimum of 10,000 square feet.

The intent is to connect this subdivision by the existing terminated streets on the east side of Jersey Meadows. Preliminary and final plats are anticipated to be filed following successful completion of the rezoning effort.

The easternmost 5.55 acres is proposed for PDD, Planned Development District. A portion of the property is already zoned as such. This property presents development challenges as there are topography, drainage and access limitations. Nothing is planned at this time.

Site Characteristics:

Current Land Use: The property is currently in row crops. Pheasant creek runs along the east side in a significant swale and creates a natural boundary with properties to the east and the Elmore Corridor.

Comprehensive Plan. The property is within the Urban Service District and urban services can be reasonably accessed.

The Future Land Use Plan for this property indicates RG Residential General for the western portion and RC Regional Commercial to the east along Elmore Avenue.

Residential General (RG) - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods

are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

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

Existing Zoning: Attached to this report.

Technical Review:

Request for technical review has been distributed with a deadline of April 27. A summary will be provided with the final staff report.

Discussion:

Will be presented with the final staff report.

Public Input:

Public Meeting: A public meeting has been scheduled for April 30 at the Public Works Center.

Public Meeting Notice: 43 notices mailed April 18.

Signs Posted: 3 signs were posted on April 16

Public Hearing Notice: The notice was sent to the QCT for publication on April 17.

Public Hearing Mailing: Mailed to approximately 43 neighbors on April 18. To date, one protest has been filed.

Recommendation: To be presented with the final staff report.

Findings:

Conditions:

Final Recommendation:

**NOTICE
PUBLIC MEETING
MONDAY, APRIL 30, 5:30 PM
DAVENPORT PUBLIC WORKS CENTER
1200 EAST 46TH STREET, DAVENPORT, IOWA 52807**

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

A petition to rezoning property has been filed by Adam Seitz, Pheasant Creek Properties, LLC (Advance Homes) for 33.11 acres from A-1 Agricultural to R-2 Low Density Residential and 7.41 acres from A-1 Agricultural to PDD Planned Development District. (See map of the affected property on reverse side of this notice). The intent of this request is to allow for single family development on the larger tract and possible future commercial development on the smaller tract, which fronts Elmore Avenue.

One of the first steps in the rezoning process is to hold a public meeting, which provides an opportunity for the petitioner to explain the request further and for City staff to outline the formal process to come.

The public meeting will be held at the Davenport Public Works Center on the date and time listed above. Public Works can be reached by following Tremont Street south from East 53rd Street to East 46th Street; then traveling east. Signs will be posted on-site to direct you to the meeting room.

Public hearings before both the Plan and Zoning Commission and City Council will be forthcoming; you will be notified of these meetings as well. The public hearing before the Plan and Zoning Commission is tentatively set for Tuesday, May 1, 2018, 5:00 pm at City Hall.

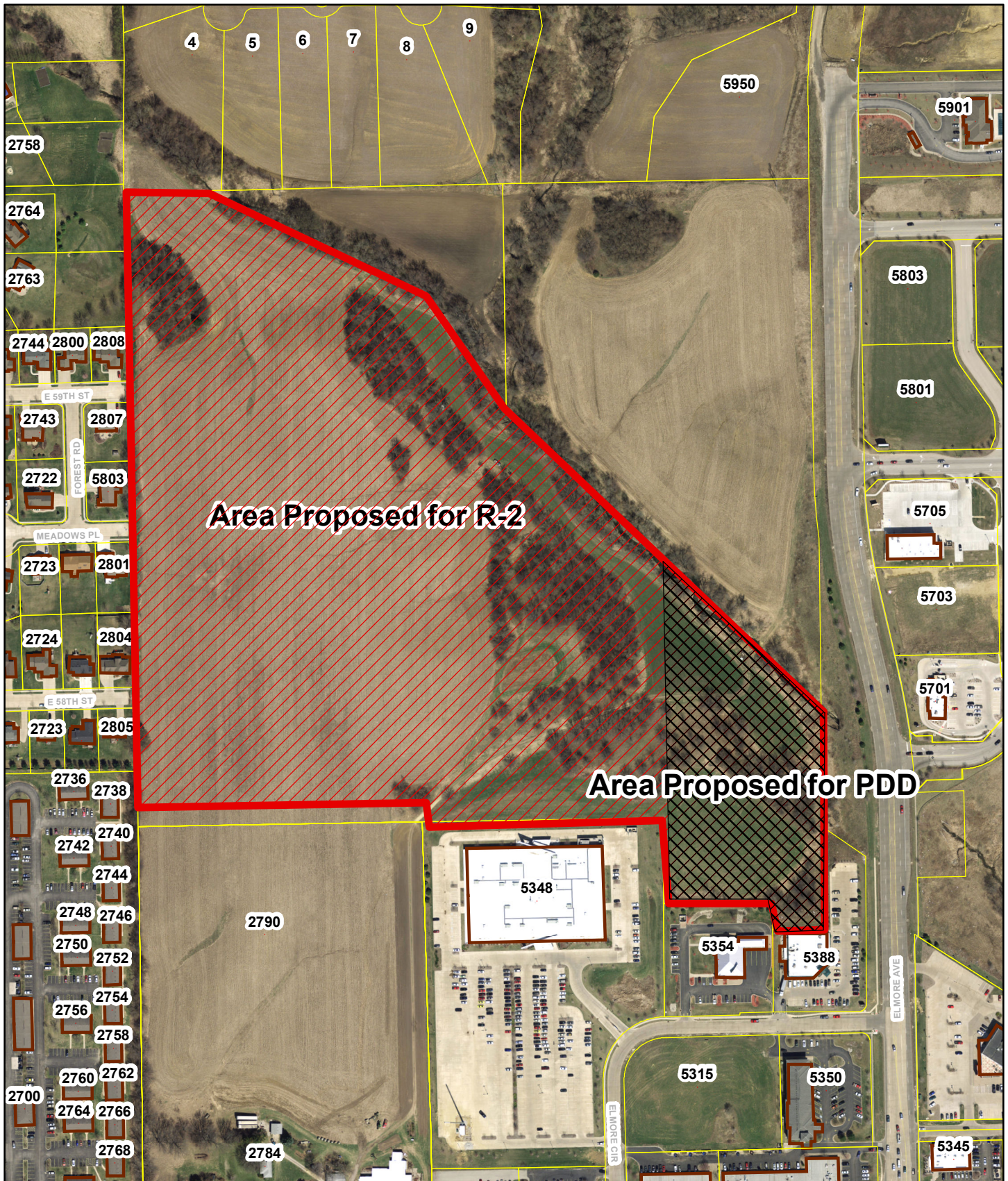
The City welcomes public participation in the rezoning process and your comments are important. If you cannot attend the public meeting and have questions or concerns, please contact the Community Planning Division.

Case No. REZ18-04; REZ18-05

E-MAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

REZ18-04: Pheasant Creek



0 70 140 280 420 560 Feet





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
TUESDAY, MAY 1, 2018
DAVENPORT CITY PLAN AND ZONING COMMISSION
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

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

Case No. REZ18-04: Request of Pheasant Creek, LLC to rezone approximately 33.11 acres located immediately east of Jersey Meadows Subdivision from A-1 Agricultural District to R-2, Low Density Residential District. [6th Ward] (See map of the affected property on reverse side of this notice)

A public hearing on the above matter is scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday May 1, 2018 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. It is your privilege to submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Property owners within the subject area or within 200 feet of affected boundary may also register a written protest of the proposed action.

Any written comments (which can be sent via email) 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).

If you believe you are affected by the proposed changes and have questions, please contact the Community Planning Division.

E-MAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-04

I/we _____ who own property located at (be specific as possible)

Hereby protest the proposed creation of the Elmore Corners Overlay District

Signed: _____

Date : _____

Please return this form to the email address above or mail/drop off at CPED, 226 West 4th Street, Davenport, IA 52801

Zoning Map Amendment: Adjacent Property Owner Notice Area



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

0 200 400 800 Feet



Zoning Map Amendment Application

226 West 4th Street
Davenport, Iowa 52801
(563) 326-7765
Planning@ci.davenport.ia.us

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Property Address* See Attachment A

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

Applicant (Primary Contact)**

Name: Adam Seitz
Company: Pheasant Creek Estates, LLC
Address: 4215 East 60th Street
City/State/Zip: Davenport, IA 52807
Phone: 563-940-4030
Email: adamseitz@advancehomesinc.com

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

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

Zoning Board of Adjustment

- Appeal from an Administrative Decision ☐
Special Use Permit - New Cell Tower ☐
Home Occupation Permit ☐
Special Exception ☐
Special Use Permit ☐
Hardship Variance ☐

Engineer (if applicable)

Name: David L. Meyer
Company: Verbeke-Meyer Consulting Engineers
Address: 4111 East 60th Street
City/State/Zip: Davenport, IA 52807
Phone: 563-359-1348
Email: dlm@verbeke-meyer.com

Design Review Board

- Certificate of Design Approval ☐
Demolition Request in the Downtown ☐

Architect (if applicable)

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

Historic Preservation Commission

- Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Attorney (if applicable)

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

Administrative

- Floodplain Development ☐
Cell Tower Co-Location ☐
Identification Signs ☐
Site Plan ☐

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

Request:Existing Zoning: Proposed Zoning Map Amendment: Total Land Area: Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☒ Yes ☐ No**Submittal Requirements:**

- The following items should be submitted to Planning@ci.davenport.ia.us for review:
- 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.
 - \$5.00 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) Public Notice for the Plan and Zoning Commission public hearing:

- After submitting the application the applicant shall post notification sign(s) supplied by the City on property at least two weeks prior to 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. Failure to post signs as required may result in a delay of the request.
- The applicant shall hold a neighborhood meeting as per the attached meeting guidelines.
- Planning staff will send a public hearing notice 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 hold a public hearing on the request. Subsequently, the Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

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

- Planning staff will send a public hearing notice to surrounding property owners.
- The Committee of the Whole (COW) will hold a public hearing on the request. Subsequently, 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:

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

Received by:

Planning staff

Date:

Date of the Public Hearing:

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

ATTACHMENT A

LEGAL DESCRIPTION FOR REZONING

Part of the Northeast Quarter of Section 7 and part of the Northwest Quarter of Section 8, all in Township 78 North, Range 4 East of the 5th P.M., Davenport, Scott County, Iowa, being more particularly described as follows:

Commencing, as a point of reference, at the northwest corner of the Northwest Quarter of said Section 8; thence South 00°-06'-45" East 534.52 feet along the west line of the Northwest Quarter of said Section 8 to the POINT OF BEGINNING of the tract of land hereinafter described:

thence South 44°-59'-10" East 358.73 feet;

thence South 00°-18'-15" East 732.61 feet to a point on the north line of lot 2 of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa ;

thence South 89°-41'-45" West 480.00 feet along the north line to the northwest corner of Lot 2 of said Lakehurst Commercial Park Fifth Addition;

thence North 00°-18'-15" West 50.00 feet;

thence South 89°-41'-45" West 682.74 feet to a point on the west line of the East 55 Acres of the Northeast Quarter of said Section 7;

thence North 00°-06'-45" East 1472.80 feet along the west line of the East 55 Acres of the Northeast Quarter of said Section 7, also being along the east line of Jersey Meadows Second Addition, Jersey Meadows Tenth Addition, Jersey Meadows Seventh Addition and Jersey Meadows Ninth Addition to the City of Davenport, Iowa, to a point on the north line of the Northeast Quarter of said Section 7;

thence North 89°-43'-55" East 230.81 feet along the north line of the Northeast Quarter of said Section 7;

thence South 65°-30'-40" East 586.00 feet;

thence South 25°-39'-00" East 320.00 feet to the point of beginning.

Containing 33.11 acres, more or less, subject to easements of record.

Also, to be known as Lot 1, Pheasant Ridge First Addition to the City of Davenport, Iowa.

February 27, 2018
VMCE # 17361-B

LEGAL DESCRIPTION – SCHAEFER EXTRA TRACT
ADVANCE HOMES PURCHASE
DAVENPORT, IOWA

Part of the Northeast Quarter of Section 7, Township 78 North, Range 4 East of the 5th P.M.,
Davenport, Scott County, Iowa, being more particularly described as follows:

Commencing at the northwest corner of the Northwest Quarter of said Section 8, said
point being the POINT OF BEGINNING of the tract of land hereinafter described:

thence South 00°-06'-45" West 534.52 feet along the west line of the Northwest Quarter
of said Section 8;

thence North 25°-39'-00" West 320.00 feet;

thence North 65°-30'-40" West 560.00 feet to a point on the north line of the
Northeast Quarter of said Section 7;

thence North 89°-43'-55" East 672.86 feet along the north line of the Northeast
Quarter of said Section 7 to the point of beginning.

Containing 2.75 acres, more or less, subject to easements of record.

March 12, 2018
VMCE #17361-C
Page 1 of 2

LEGAL DESCRIPTION – SCHAEFER DEVELOPMENT GROUND
ADVANCE HOMES PURCHASE
DAVENPORT, IOWA

Part of the Northeast Quarter of Section 7 and part of the Northwest Quarter of Section 8, all in Township 78 North, Range 4 East of the 5th P.M., Davenport, Scott County, Iowa, being more particularly described as follows:

Commencing, as a point of reference, at the northwest corner of the Northwest Quarter of said Section 8; thence South 00°-06'-45" East 534.52 feet along the west line of the Northwest Quarter of said Section 8 to the POINT OF BEGINNING of the tract of land hereinafter described:

thence South 44°-59'-10" East 358.73 feet;

thence South 00°-18'-15" East 732.61 feet to a point on the north line of lot 2 of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa ;

thence South 89°-41'-45" West 480.00 feet along the north line to the northwest corner of Lot 2 of said Lakehurst Commercial Park Fifth Addition;

thence North 00°-18'-15" West 50.00 feet;

thence South 89°-41'-45" West 682.74 feet to a point on the west line of the East 55 Acres of the Northeast Quarter of said Section 7;

thence North 00°-06'-45" East 1472.80 feet along the west line of the East 55 Acres of the Northeast Quarter of said Section 7, also being along the east line of Jersey Meadows Second Addition, Jersey Meadows Tenth Addition, Jersey Meadows Seventh Addition and Jersey Meadows Ninth Addition to the City of Davenport, Iowa, to a point on the north line of the Northeast Quarter of said Section 7;

March 12, 2018
VMCE #17361-C
Page 2 of 2

thence North $89^{\circ}-43'-55''$ East 230.81 feet along the north line of the Northeast Quarter of said Section 7;

thence South $65^{\circ}-30'-40''$ East 586.00 feet;

thence South $25^{\circ}-39'-00''$ East 320.00 feet to the point of beginning.

Containing 33.11 acres, more or less, subject to easements of record.

March 12, 2018
VMCE #17361-D
Page 1 of 2

LEGAL DESCRIPTION – PROPOSED COMMERCIAL DEVELOPMENT
ADVANCE HOMES PURCHASE
DAVENPORT, IOWA

Part of the Northwest Quarter of Section 8, Township 78 North, Range 4 East of the 5th P.M., Davenport, Scott County, Iowa, being more particularly described as follows:

Commencing, as a point of reference, at the northwest corner of the Northwest Quarter of said Section 8; thence South 44°-59'-10" East 358.74 feet to the POINT OF BEGINNING of the tract of land hereinafter described:

thence continuing South 44°-59'-10" East 690.31 feet to a point on the west right of way line of Elmore Avenue as now established in the City of Davenport, Iowa, said point also being on the west line of the South 75 Acres of the East 115 Acres of the Northwest Quarter of said Section 8;

thence South 00°-08'-25" West 511.79 feet along the west line of the South 75 Acres of the East 115 Acres of the Northwest Quarter of said Section 8 to an angle point on the north line of Lot 1 of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa;

thence South 89°-41'-45" West 121.43 feet along the north line of Lot 1 of said Lakehurst Commercial Park Fifth Addition to a point on the east line of Lot 1 of Lakehurst Commercial Park Fourth Addition to the City of Davenport, Iowa;

thence North 00°-18'-15" West 65.00 feet along the east line of Lot 1 of said Lakehurst Commercial Park Fourth Addition;

thence South 89°-41'-45" West 260.00 feet along the north line of Lot 1 of said Lakehurst Commercial park Fourth Addition to a point on the east line of Lot 2 of said Lakehurst Commercial Park Fifth Addition;

March 12, 2018
VMCE # 17361-D
Page 2 of 2

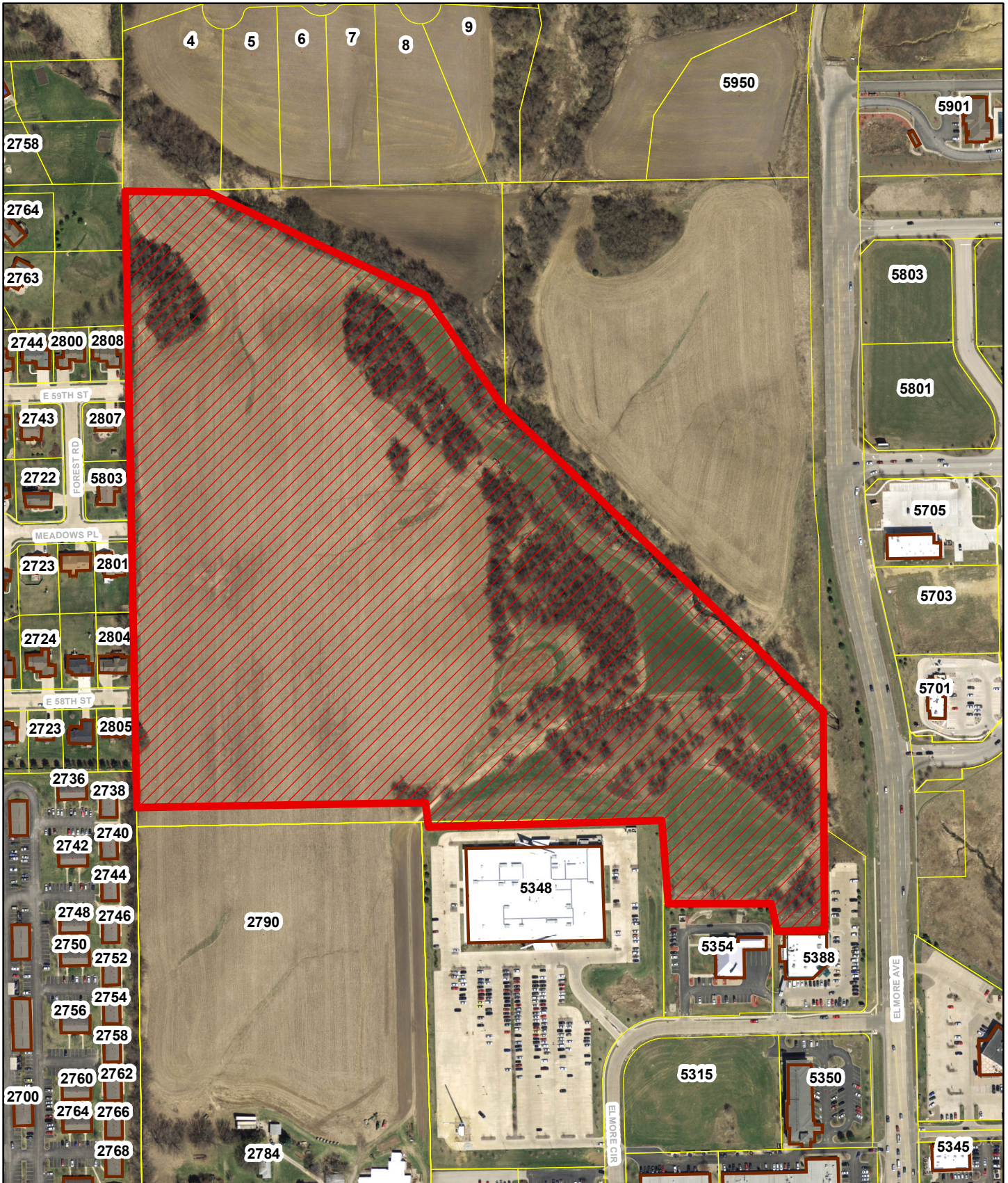
thence North $00^{\circ}-18'-15''$ West 205.00 feet along the east line of Lot 2 of said Lakehurst Commercial Park Fifth Addition;

thence South $89^{\circ}-41'-45''$ West 100.00 feet along the north line to the northwest corner of Lot 2 of said Lakehurst Commercial Park Fifth Addition;

thence North $00^{\circ}-18'-15''$ West 732.61 feet to the point of beginning.

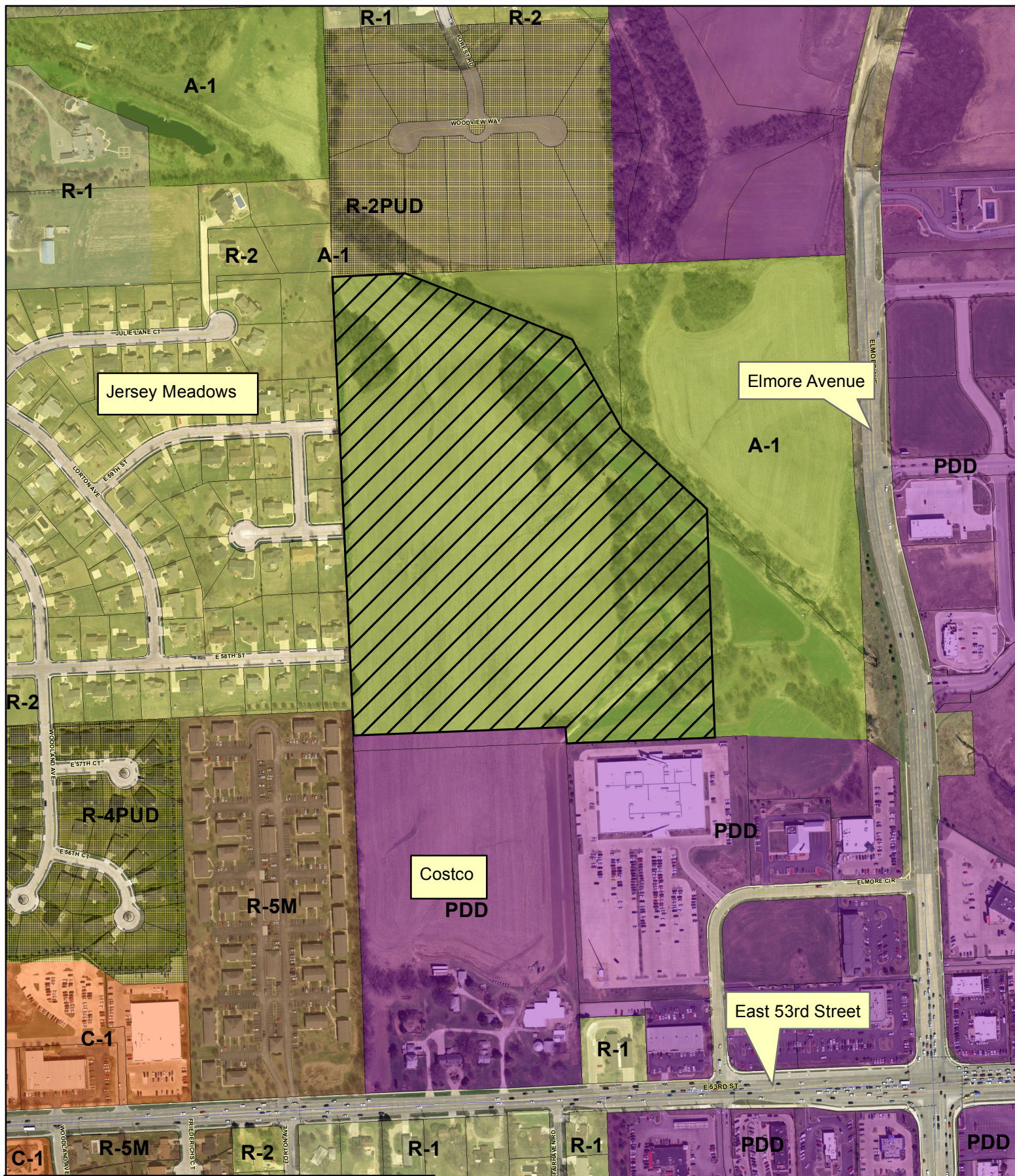
Containing 7.41 acres, more or less, subject to easements of record.

REZ18-04: Pheasant Creek



0 70 140 280 420 560 Feet

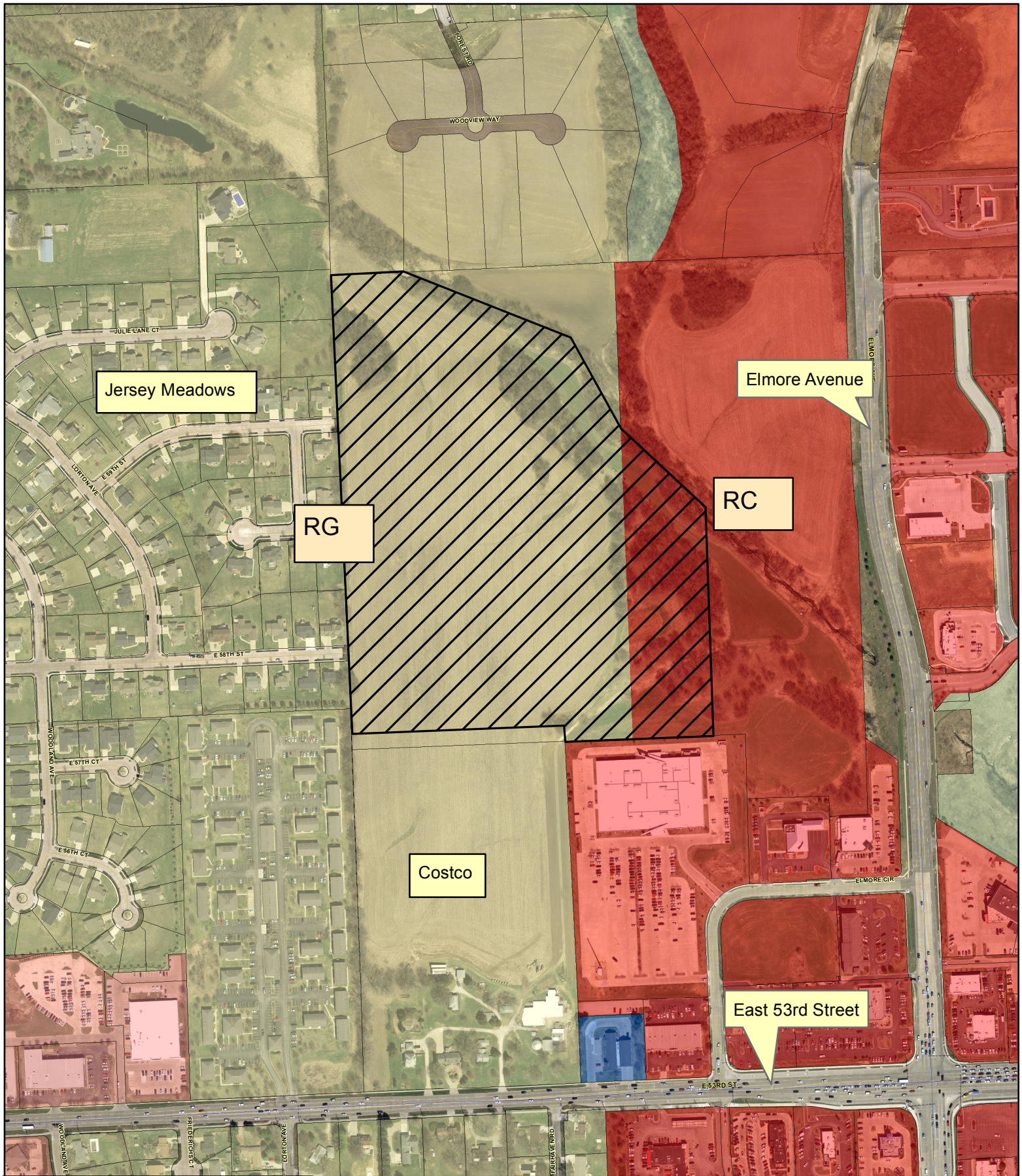




A-1 Agricultural
R-2 Low Density Dwelling
R-5M Medium Density Dwelling
PDD Planned Development

0 200 400 800 Feet



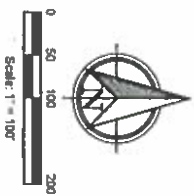
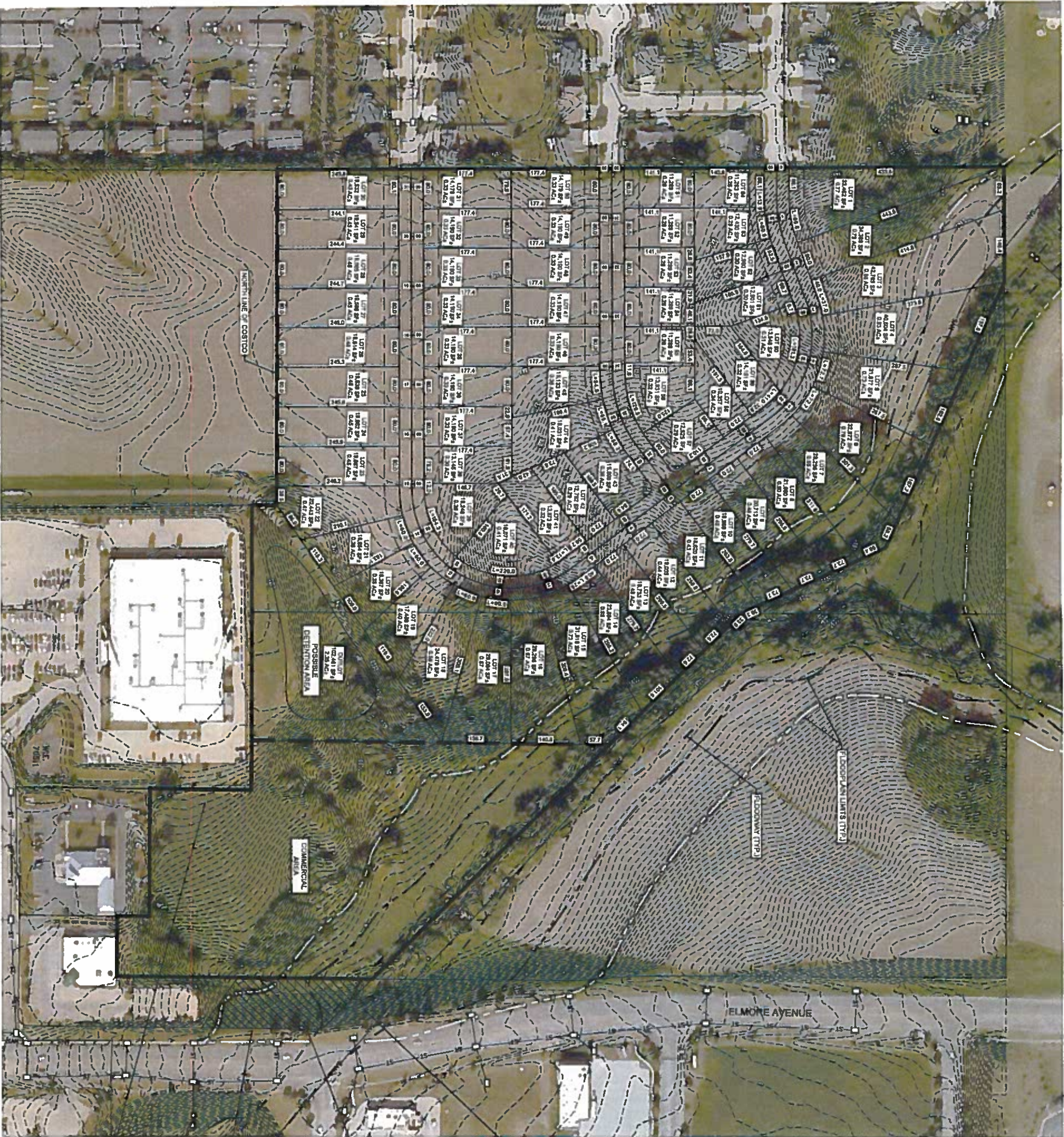


RG Residential General
RC Regional Commercial



REZ18-04 - Adjacent Owner Notice Mailing List

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Petitioner:	paste data here			
P&Z Chair:	Bob Inghram		binghram@activethermal.net	
Mayor's Clerk:	Nevada Lemke		nlemke@ci.davenport.ia.us	
Council Clerk:	Tiffany Thorndike		tthorndike@ci.davenport.ia.us	
Neighborhood:	Click here for Neighb. Contact List		<email address>	
Ward/Ald:	6th Ward	Alderman Clewell	rclewell@ci.davenport.ia.us	<#> Notices Sent
Ward/Ald:	At-Large	Alderman Condon	jcondon@ci.davenport.ia.us	
Ward/Ald:	At-Large	Alderman Gripp	kgripp@ci.davenport.ia.us	
Y0655-13C	2758 JULIE LANE CT	MARK A MANCHA	2758 JULIE LANE CT	DAVENPORT IA 52807
Y0655AOLB		TODD RINEHART	2758 JULIE LANE CT	DAVENPORT IA 52806
Y0707-03	2723 E 58TH ST	MICHAEL R KOTULA	2723 E 58TH ST	DAVENPORT IA 52807
Y0707-04	2729 E 58TH ST	CYNTHIA L KOTHENBEUTEL	2729 E 58TH ST	DAVENPORT IA 52807
Y0707-05	2805 E 58TH ST	TIMOTHY S HILTON	2805 E 58TH ST	DAVENPORT IA 52807
Y0707-14D	2764 JULIE LANE CT	KEVIN R SKILLETT	2764 JULIE LANE CT	DAVENPORT IA 52807
Y0707-15D	2763 JULIE LANE CT	TODD R STONE	2763 JULIE LANE CT	DAVENPORT IA 52807
Y0707-16C	2744 E 59TH ST	RONALD C MATHIAS	2744 E 59TH ST	DAVENPORT IA 52807
Y0707-17C	2800 E 59TH ST	JOSEPH L PALMER	280 E 59TH ST	DAVENPORT IA 52807
Y0707-18C	2808 E 59TH ST	AITCHISON FAMILY REVOCABLE TRUST	2808 E 59TH ST	DAVENPORT IA 52807
Y0707-19C	2807 E 59TH ST	LIVING TRUST EISBRENER	2807 E 59TH ST	DAVENPORT IA 52807
Y0707-20C	5803 FOREST RD	THOMAS W KAY	5803 FOREST RD	DAVENPORT IA 52807
Y0707-21C	2801 MEADOWS PL	SCOTT D KELLING	2801 MEADOWS PL	DAVENPORT IA 52807
Y0707-22C	2729 MEADOWS PL	BRON D MITCHELL	2729 MEADOWS PL	DAVENPORT IA 52807
Y0707-23C	2723 MEADOWS PL	MICHAEL C ORFITELLI	2723 MEADOWS PL	DAVENPORT IA 52807
Y0707-28C	2722 MEADOWS PL	AUGUSTO ANZOLA	2722 MEADOWS PLACE	DAVENPORT IA 52807
Y0707-29C	2743 E 59TH ST	GAYNELL BARR FOSTER 2011 ESTATE TRUST	2743 E 59TH ST	DAVENPORT IA 52807
Y0707-42C	2724 E 58TH ST	MARIAN INGRAHAM TRUST	2724 E 58TH ST	DAVENPORT IA 52807
Y0707-43C	2730 E 58TH ST	BRIAN G CARBER	2730 E 58TH ST	DAVENPORT IA 52807
Y0707-44C	2804 E 58TH ST	BENJAMIN KIMBELL	2804 E 58TH ST	DAVENPORT IA 52807
Y0707-OLC		KEVIN R SKILLETT	2764 JULIE LANE CT	DAVENPORT IA 52807
Y0707-OLD		TODD R STONE	2763 JULIE LN CT	DAVENPORT IA 52807
Y0801-02A		VTS FARM PARCEL A LLC	19134 246TH AV	BETTENDORF IA 52722
Y0817-01A	5354 ELMORE CR	DEERE HARVESTER CREDIT UNION	1900 52ND AV	MOLINE IL 61265-6380
Y0817-01B	5388 ELMORE CR	W & Y LLC	4901 UTICA RIDGE RD	DAVENPORT IA 52807
Y0817-02E	5348 ELMORE CR	TELECOMMUNICATIONS SPRINGING LLC	1 ATT WAY	BEDMINSER NJ 07921
Y0655AOLA		JED FERNINAND	2752 JULIE LANE CT	DAVENPORT IA 52807
Y0655A05	4 WOODVIEW WAY	JOE B SLAVENS	4 WOODVIEW WAY	DAVENPORT IA 52807
Y0655A10	9 WOODVIEW WAY	WOOD TRUST CMA	2805 E 43RD ST	DAVENPORT IA 52807
Y0655A09		MCCARTNEY IMPROVEMENT CO	5715 NW BD	DAVENPORT IA 52806
Y0655A08		MCCARTNEY IMPROVEMENT CO	5715 NW BD	DAVENPORT IA 52806
Y0655A07		MCCARTNEY IMPROVEMENT CO	5715 NW BD	DAVENPORT IA 52806
Y0655A06		MCCARTNEY IMPROVEMENT CO	5715 NW BD	DAVENPORT IA 52806
Y0723-02E	2790 E 53RD ST	COSTCO WHOLESALE CORPORATION	999 LAKE DR	ISSAQUAH WA 98027
Y0723-02E	2790 E 53RD ST	COSTCO WHOLESALE CORPORATION	999 LAKE DR	ISSAQUAH WA 98027
Y0723-02E	2790 E 53RD ST	COSTCO WHOLESALE CORPORATION	999 LAKE DR	ISSAQUAH WA 98027
Y0723-02E	2790 E 53RD ST	COSTCO WHOLESALE CORPORATION	999 LAKE DR	ISSAQUAH WA 98027
Y0723-02E	2790 E 53RD ST	COSTCO WHOLESALE CORPORATION	999 LAKE DR	ISSAQUAH WA 98027
Y0723-02E	2790 E 53RD ST	COSTCO WHOLESALE CORPORATION	999 LAKE DR	ISSAQUAH WA 98027
Y0723-02E	2790 E 53RD ST	COSTCO WHOLESALE CORPORATION	999 LAKE DR	ISSAQUAH WA 98027
Y0549-01A		CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
Y0723-01	2700 E 53RD ST	MFR PARTNERS XII LLC	856 LAKE ST E	WAYZATA MN 55391
Y0723-01	2700 E 53RD ST	JERSEY MEADOWS APARTMENTS	2700 E 53RD ST	DAVENPORT IA 52807



LOT LAYOUT IS BASED ON R-2 ZONING FOR THE CITY OF DAVENPORT WHICH REQUIRES THE FOLLOWING:

- 30' FRONT YARD SETBACK
- 60' LOT WIDTH AT BUILDING LINE
- 10,000 SF MINIMUM LOT AREA

j+m
civil design llc
2550 middle road, ste. 300
battendorf, ia 52722
www.jmvideogames.com

revision	
no.	date



APPROXIMATE LOCATION OF EXISTING BOX CULVERT



LOOKING SOUTH FROM THIS APPROXIMATE LOCATION



LOOKING EAST FROM THIS APPROXIMATE LOCATION

Subdivision Concept Plan
Northeast Davenport Near Elmore Avenue

ADVANCE HOMES

Concept
Plan

final project no.	P16-023
drawn by:	cam
checked by:	
date:	03.08.2018

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Matt Flynn, 888-2286

Date
5/1/2018

Subject:

Case No. REZ18-05: Request of Pheasant Creek, LLC (Advance Homes) for the proposed rezoning of approximately 5.55 acres from A-1 Agricultural District to PDD, Planned Development District [6th Ward].

Recommendation:

No recommendation as this is the public hearing.

Relationship to Goals:

Fiscal Vitality

Background:

In addition to the planned 33.11 acre residential subdivision to the west, the petitioner is proposing to rezone the easternmost 5.55 acres to PDD.

The subdivision concept plan serves as the concept plan for the PDD. Given significant drainage and slope issues, this property may only yield one lot for commercial purposes.

See the attached staff report and attachments for additional information.

ATTACHMENTS:

Type	Description
▢ Backup Material	Staff Report and Attachments

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/27/2018 - 11:30 AM



PLAN AND ZONING COMMISSION

Meeting Date: May 1, 2018
Request: Request to rezone 33.11 acres from A-1 Agricultural to R-2 Low Density Residential and 5.55 acres from A-1 Agricultural to PDD Planned Development District.
Case No.: REZ18-04; REZ18-05 (NOTE COMBINED STAFF REPORT)
Applicant: Adam Seitz, Pheasant Creek Properties, LLC (Advance Homes)
Ward: 6th

Contact: Matthew G. Flynn, AICP
Senior Planning Manager
matt.flynn@ci.davenport.ia.us
563-888-2286

Recommendation:

There is no recommendation at this time, this is the public hearing.

Background:

Petitioner intends to develop an approximate 64 lot single family residential subdivision to the east of Jersey Meadows Subdivision. The proposed R-2 zoning would provide for lots with a minimum of 60 feet of frontage at the building line and a minimum of 10,000 square feet.

The intent is to connect this subdivision by the existing terminated streets on the east side of Jersey Meadows. Preliminary and final plats are anticipated to be filed following successful completion of the rezoning effort.

The easternmost 5.55 acres is proposed for PDD, Planned Development District. A portion of the property is already zoned as such. This property presents development challenges as there are topography, drainage and access limitations. Nothing is planned at this time.

Site Characteristics:

Current Land Use: The property is currently in row crops. Pheasant creek runs along the east side in a significant swale and creates a natural boundary with properties to the east and the Elmore Corridor.

Comprehensive Plan. The property is within the Urban Service District and urban services can be reasonably accessed.

The Future Land Use Plan for this property indicates RG Residential General for the western portion and RC Regional Commercial to the east along Elmore Avenue.

Residential General (RG) - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods

are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

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

Existing Zoning: Attached to this report.

Technical Review:

Request for technical review has been distributed with a deadline of April 27. A summary will be provided with the final staff report.

Discussion:

Will be presented with the final staff report.

Public Input:

Public Meeting: A public meeting has been scheduled for April 30 at the Public Works Center.

Public Meeting Notice: 43 notices mailed April 18.

Signs Posted: 3 signs were posted on April 16

Public Hearing Notice: The notice was sent to the QCT for publication on April 17.

Public Hearing Mailing: Mailed to approximately 43 neighbors on April 18. To date, one protest has been filed.

Recommendation: To be presented with the final staff report.

Findings:

Conditions:

Final Recommendation:

**NOTICE
PUBLIC MEETING
MONDAY, APRIL 30, 5:30 PM
DAVENPORT PUBLIC WORKS CENTER
1200 EAST 46TH STREET, DAVENPORT, IOWA 52807**

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

A petition to rezoning property has been filed by Adam Seitz, Pheasant Creek Properties, LLC (Advance Homes) for 33.11 acres from A-1 Agricultural to R-2 Low Density Residential and 7.41 acres from A-1 Agricultural to PDD Planned Development District. (See map of the affected property on reverse side of this notice). The intent of this request is to allow for single family development on the larger tract and possible future commercial development on the smaller tract, which fronts Elmore Avenue.

One of the first steps in the rezoning process is to hold a public meeting, which provides an opportunity for the petitioner to explain the request further and for City staff to outline the formal process to come.

The public meeting will be held at the Davenport Public Works Center on the date and time listed above. Public Works can be reached by following Tremont Street south from East 53rd Street to East 46th Street; then traveling east. Signs will be posted on-site to direct you to the meeting room.

Public hearings before both the Plan and Zoning Commission and City Council will be forthcoming; you will be notified of these meetings as well. The public hearing before the Plan and Zoning Commission is tentatively set for Tuesday, May 1, 2018, 5:00 pm at City Hall.

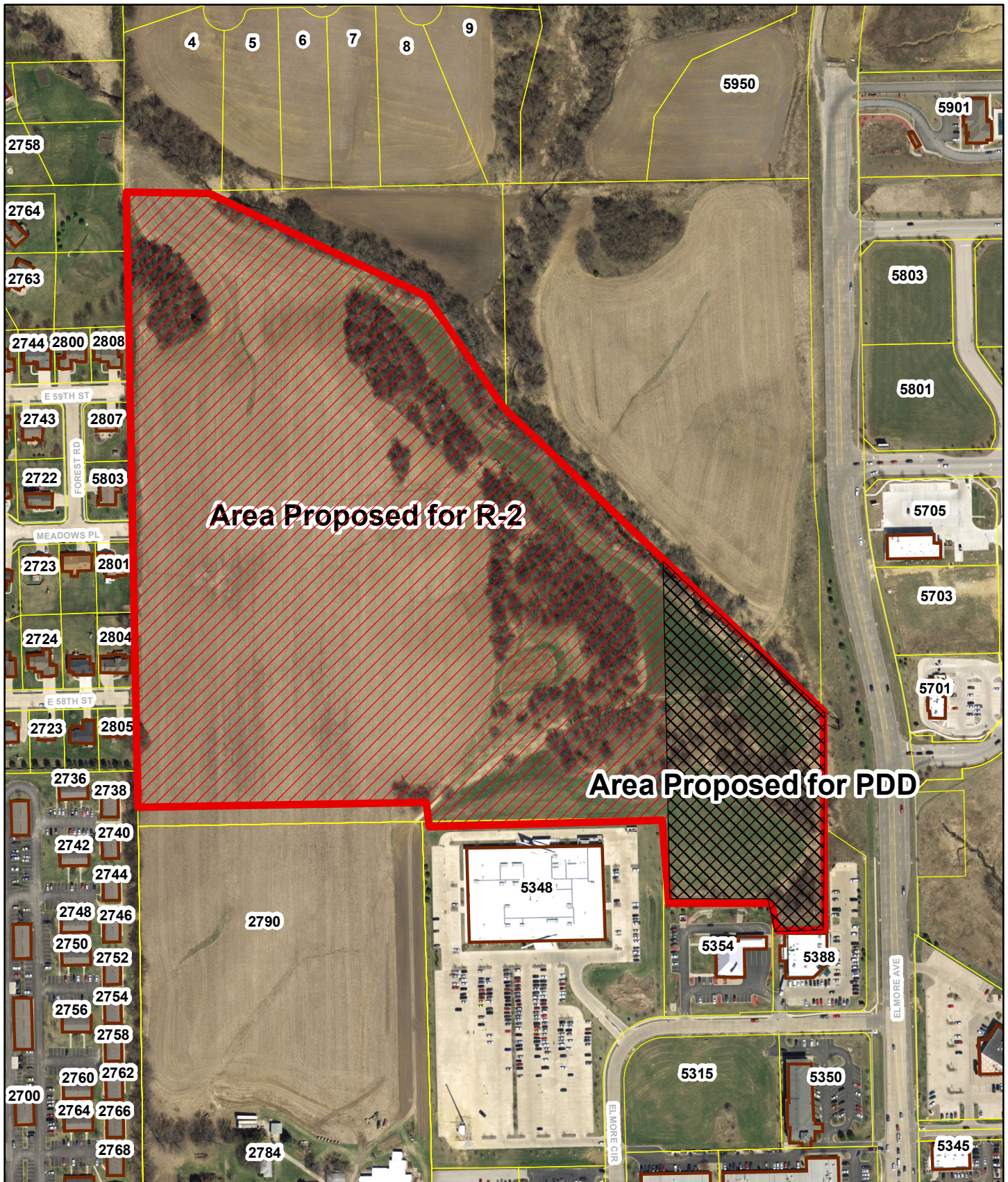
The City welcomes public participation in the rezoning process and your comments are important. If you cannot attend the public meeting and have questions or concerns, please contact the Community Planning Division.

Case No. REZ18-04; REZ18-05

E-MAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

REZ18-04: Pheasant Creek



0 70 140 280 420 560 Feet





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
TUESDAY, MAY 1, 2018
DAVENPORT CITY PLAN AND ZONING COMMISSION
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

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

Case No. REZ18-04: Request of Pheasant Creek, LLC to rezone approximately 33.11 acres located immediately east of Jersey Meadows Subdivision from A-1 Agricultural District to R-2, Low Density Residential District. [6th Ward] (See map of the affected property on reverse side of this notice)

A public hearing on the above matter is scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday May 1, 2018 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. It is your privilege to submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Property owners within the subject area or within 200 feet of affected boundary may also register a written protest of the proposed action.

Any written comments (which can be sent via email) 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).

If you believe you are affected by the proposed changes and have questions, please contact the Community Planning Division.

E-MAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-04

I/we _____ who own property located at (be specific as possible)

Hereby protest the proposed creation of the Elmore Corners Overlay District

Signed: _____

Date : _____

Please return this form to the email address above or mail/drop off at CPED, 226 West 4th Street, Davenport, IA 52801

Zoning Map Amendment: Adjacent Property Owner Notice Area



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

0 200 400 800 Feet



Zoning Map Amendment Application

226 West 4th Street
Davenport, Iowa 52801
(563) 326-7765
Planning@ci.davenport.ia.us

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Property Address* See Attachment A

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

Applicant (Primary Contact)**

Name: Adam Seitz
Company: Pheasant Creek Estates, LLC
Address: 4215 East 60th Street
City/State/Zip: Davenport, IA 52807
Phone: 563-940-4030
Email: adamseitz@advancehomesinc.com

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

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

Zoning Board of Adjustment

- Appeal from an Administrative Decision ☐
Special Use Permit - New Cell Tower ☐
Home Occupation Permit ☐
Special Exception ☐
Special Use Permit ☐
Hardship Variance ☐

Engineer (if applicable)

Name: David L. Meyer
Company: Verbeke-Meyer Consulting Engineers
Address: 4111 East 60th Street
City/State/Zip: Davenport, IA 52807
Phone: 563-359-1348
Email: dlm@verbeke-meyer.com

Design Review Board

- Certificate of Design Approval ☐
Demolition Request in the Downtown ☐

Architect (if applicable)

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

Historic Preservation Commission

- Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Attorney (if applicable)

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

Administrative

- Floodplain Development ☐
Cell Tower Co-Location ☐
Identification Signs ☐
Site Plan ☐

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

Request:Existing Zoning: Proposed Zoning Map Amendment: Total Land Area: Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☒ Yes ☐ No**Submittal Requirements:**

- The following items should be submitted to Planning@ci.davenport.ia.us for review:
- 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.
 - \$5.00 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) Public Notice for the Plan and Zoning Commission public hearing:

- After submitting the application the applicant shall post notification sign(s) supplied by the City on property at least two weeks prior to 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. Failure to post signs as required may result in a delay of the request.
- The applicant shall hold a neighborhood meeting as per the attached meeting guidelines.
- Planning staff will send a public hearing notice 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 hold a public hearing on the request. Subsequently, the Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

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

- Planning staff will send a public hearing notice to surrounding property owners.
- The Committee of the Whole (COW) will hold a public hearing on the request. Subsequently, 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:

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

Received by:

Planning staff

Date:

Date of the Public Hearing:

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

ATTACHMENT A

LEGAL DESCRIPTION FOR REZONING

Part of the Northeast Quarter of Section 7 and part of the Northwest Quarter of Section 8, all in Township 78 North, Range 4 East of the 5th P.M., Davenport, Scott County, Iowa, being more particularly described as follows:

Commencing, as a point of reference, at the northwest corner of the Northwest Quarter of said Section 8; thence South 00°-06'-45" East 534.52 feet along the west line of the Northwest Quarter of said Section 8 to the POINT OF BEGINNING of the tract of land hereinafter described:

thence South 44°-59'-10" East 358.73 feet;

thence South 00°-18'-15" East 732.61 feet to a point on the north line of lot 2 of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa ;

thence South 89°-41'-45" West 480.00 feet along the north line to the northwest corner of Lot 2 of said Lakehurst Commercial Park Fifth Addition;

thence North 00°-18'-15" West 50.00 feet;

thence South 89°-41'-45" West 682.74 feet to a point on the west line of the East 55 Acres of the Northeast Quarter of said Section 7;

thence North 00°-06'-45" East 1472.80 feet along the west line of the East 55 Acres of the Northeast Quarter of said Section 7, also being along the east line of Jersey Meadows Second Addition, Jersey Meadows Tenth Addition, Jersey Meadows Seventh Addition and Jersey Meadows Ninth Addition to the City of Davenport, Iowa, to a point on the north line of the Northeast Quarter of said Section 7;

thence North 89°-43'-55" East 230.81 feet along the north line of the Northeast Quarter of said Section 7;

thence South 65°-30'-40" East 586.00 feet;

thence South 25°-39'-00" East 320.00 feet to the point of beginning.

Containing 33.11 acres, more or less, subject to easements of record.

Also, to be known as Lot 1, Pheasant Ridge First Addition to the City of Davenport, Iowa.

February 27, 2018
VMCE # 17361-B

LEGAL DESCRIPTION – SCHAEFER EXTRA TRACT
ADVANCE HOMES PURCHASE
DAVENPORT, IOWA

Part of the Northeast Quarter of Section 7, Township 78 North, Range 4 East of the 5th P.M., Davenport, Scott County, Iowa, being more particularly described as follows:

Commencing at the northwest corner of the Northwest Quarter of said Section 8, said point being the POINT OF BEGINNING of the tract of land hereinafter described:

thence South 00°-06'-45" West 534.52 feet along the west line of the Northwest Quarter of said Section 8;

thence North 25°-39'-00" West 320.00 feet;

thence North 65°-30'-40" West 560.00 feet to a point on the north line of the Northeast Quarter of said Section 7;

thence North 89°-43'-55" East 672.86 feet along the north line of the Northeast Quarter of said Section 7 to the point of beginning.

Containing 2.75 acres, more or less, subject to easements of record.

March 12, 2018
VMCE #17361-C
Page 1 of 2

LEGAL DESCRIPTION – SCHAEFER DEVELOPMENT GROUND
ADVANCE HOMES PURCHASE
DAVENPORT, IOWA

Part of the Northeast Quarter of Section 7 and part of the Northwest Quarter of Section 8, all in Township 78 North, Range 4 East of the 5th P.M., Davenport, Scott County, Iowa, being more particularly described as follows:

Commencing, as a point of reference, at the northwest corner of the Northwest Quarter of said Section 8; thence South 00°-06'-45" East 534.52 feet along the west line of the Northwest Quarter of said Section 8 to the POINT OF BEGINNING of the tract of land hereinafter described:

thence South 44°-59'-10" East 358.73 feet;

thence South 00°-18'-15" East 732.61 feet to a point on the north line of lot 2 of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa ;

thence South 89°-41'-45" West 480.00 feet along the north line to the northwest corner of Lot 2 of said Lakehurst Commercial Park Fifth Addition;

thence North 00°-18'-15" West 50.00 feet;

thence South 89°-41'-45" West 682.74 feet to a point on the west line of the East 55 Acres of the Northeast Quarter of said Section 7;

thence North 00°-06'-45" East 1472.80 feet along the west line of the East 55 Acres of the Northeast Quarter of said Section 7, also being along the east line of Jersey Meadows Second Addition, Jersey Meadows Tenth Addition, Jersey Meadows Seventh Addition and Jersey Meadows Ninth Addition to the City of Davenport, Iowa, to a point on the north line of the Northeast Quarter of said Section 7;

March 12, 2018
VMCE #17361-C
Page 2 of 2

thence North $89^{\circ}-43'-55''$ East 230.81 feet along the north line of the Northeast Quarter of said Section 7;

thence South $65^{\circ}-30'-40''$ East 586.00 feet;

thence South $25^{\circ}-39'-00''$ East 320.00 feet to the point of beginning.

Containing 33.11 acres, more or less, subject to easements of record.

March 12, 2018
VMCE #17361-D
Page 1 of 2

LEGAL DESCRIPTION – PROPOSED COMMERCIAL DEVELOPMENT
ADVANCE HOMES PURCHASE
DAVENPORT, IOWA

Part of the Northwest Quarter of Section 8, Township 78 North, Range 4 East of the 5th P.M., Davenport, Scott County, Iowa, being more particularly described as follows:

Commencing, as a point of reference, at the northwest corner of the Northwest Quarter of said Section 8; thence South 44°-59'-10" East 358.74 feet to the POINT OF BEGINNING of the tract of land hereinafter described:

thence continuing South 44°-59'-10" East 690.31 feet to a point on the west right of way line of Elmore Avenue as now established in the City of Davenport, Iowa, said point also being on the west line of the South 75 Acres of the East 115 Acres of the Northwest Quarter of said Section 8;

thence South 00°-08'-25" West 511.79 feet along the west line of the South 75 Acres of the East 115 Acres of the Northwest Quarter of said Section 8 to an angle point on the north line of Lot 1 of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa;

thence South 89°-41'-45" West 121.43 feet along the north line of Lot 1 of said Lakehurst Commercial Park Fifth Addition to a point on the east line of Lot 1 of Lakehurst Commercial Park Fourth Addition to the City of Davenport, Iowa;

thence North 00°-18'-15" West 65.00 feet along the east line of Lot 1 of said Lakehurst Commercial Park Fourth Addition;

thence South 89°-41'-45" West 260.00 feet along the north line of Lot 1 of said Lakehurst Commercial park Fourth Addition to a point on the east line of Lot 2 of said Lakehurst Commercial Park Fifth Addition;

March 12, 2018
VMCE # 17361-D
Page 2 of 2

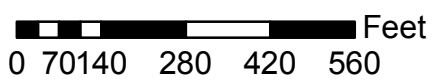
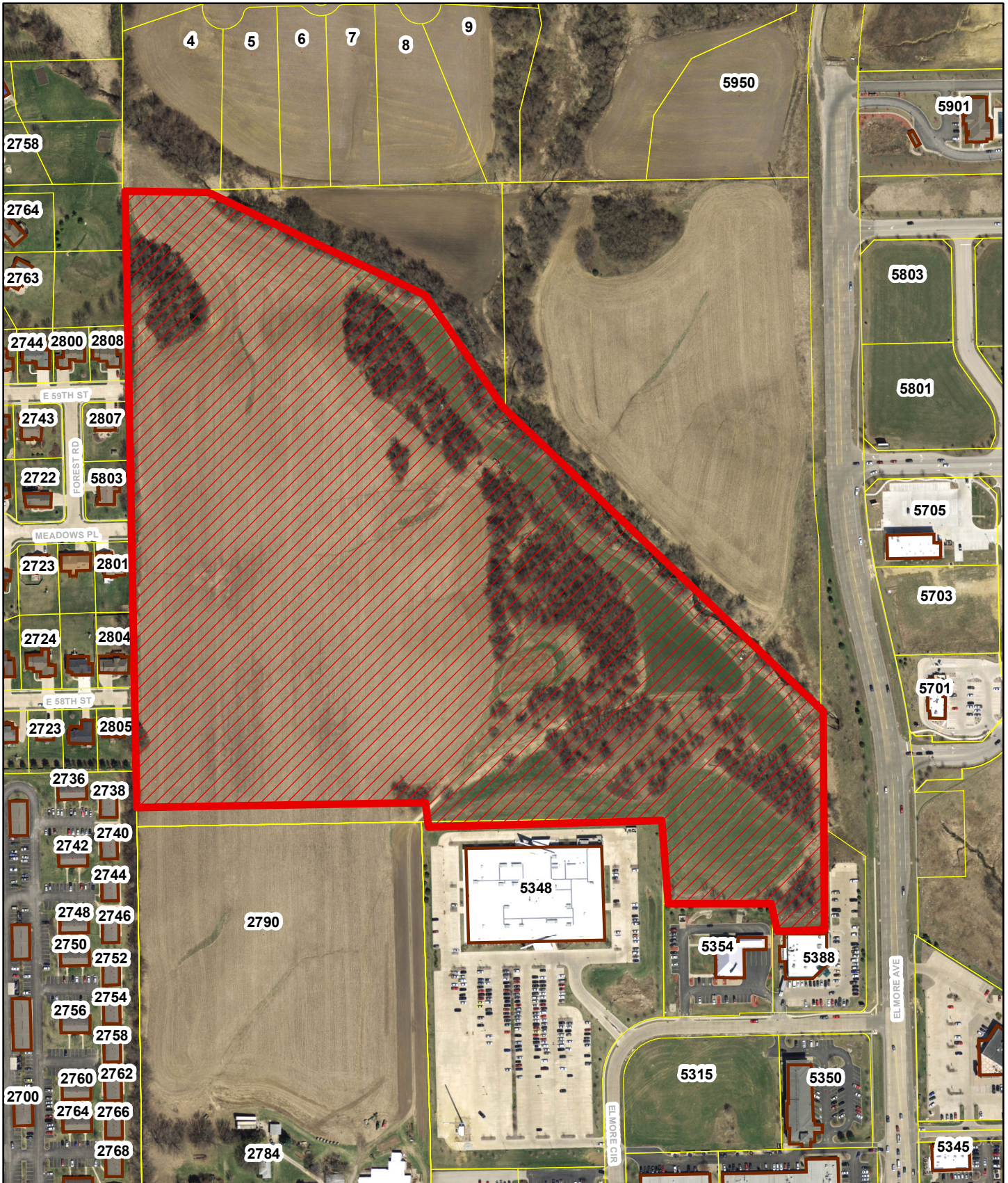
thence North $00^{\circ}-18'-15''$ West 205.00 feet along the east line of Lot 2 of said Lakehurst Commercial Park Fifth Addition;

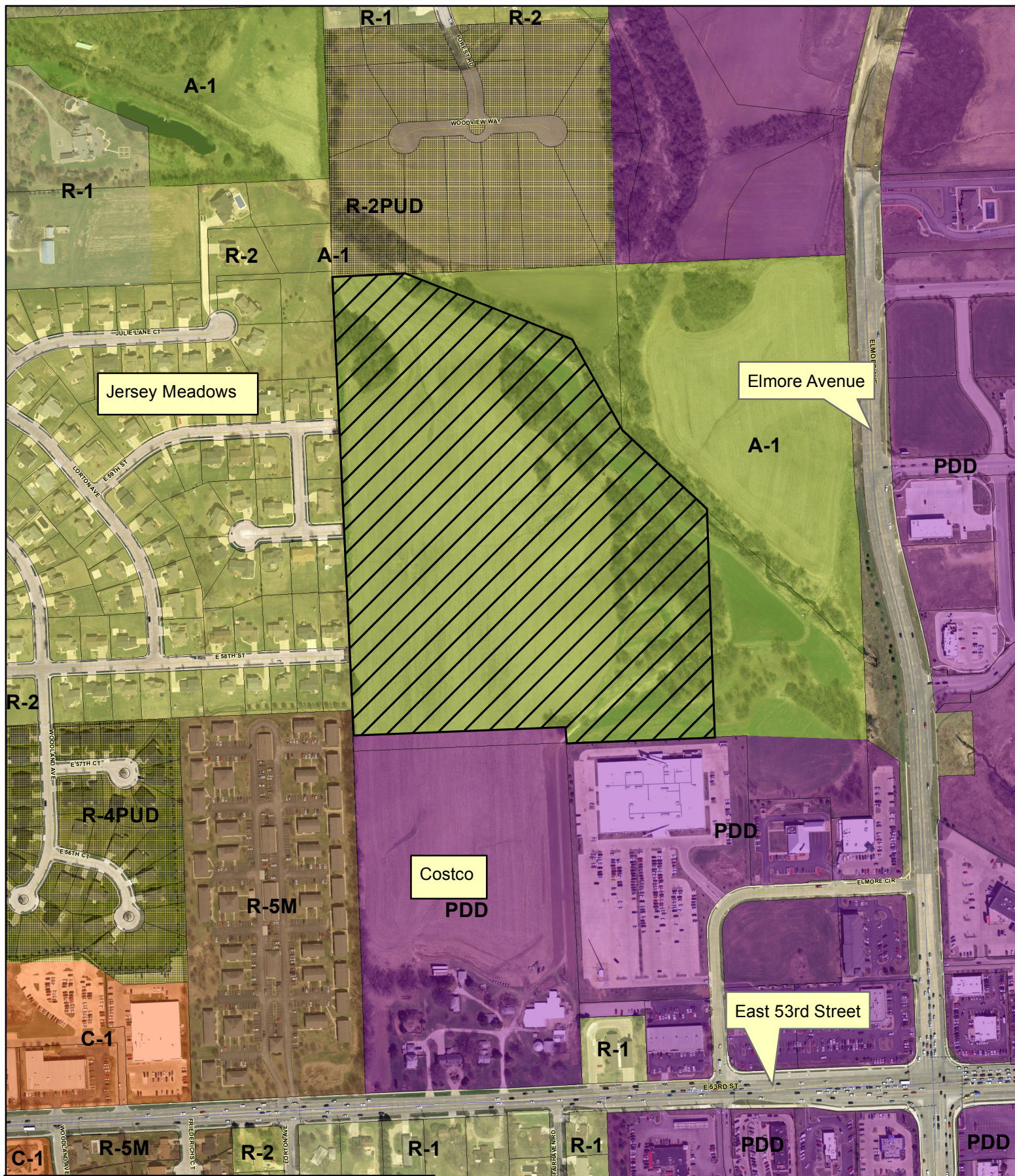
thence South $89^{\circ}-41'-45''$ West 100.00 feet along the north line to the northwest corner of Lot 2 of said Lakehurst Commercial Park Fifth Addition;

thence North $00^{\circ}-18'-15''$ West 732.61 feet to the point of beginning.

Containing 7.41 acres, more or less, subject to easements of record.

REZ18-04: Pheasant Creek

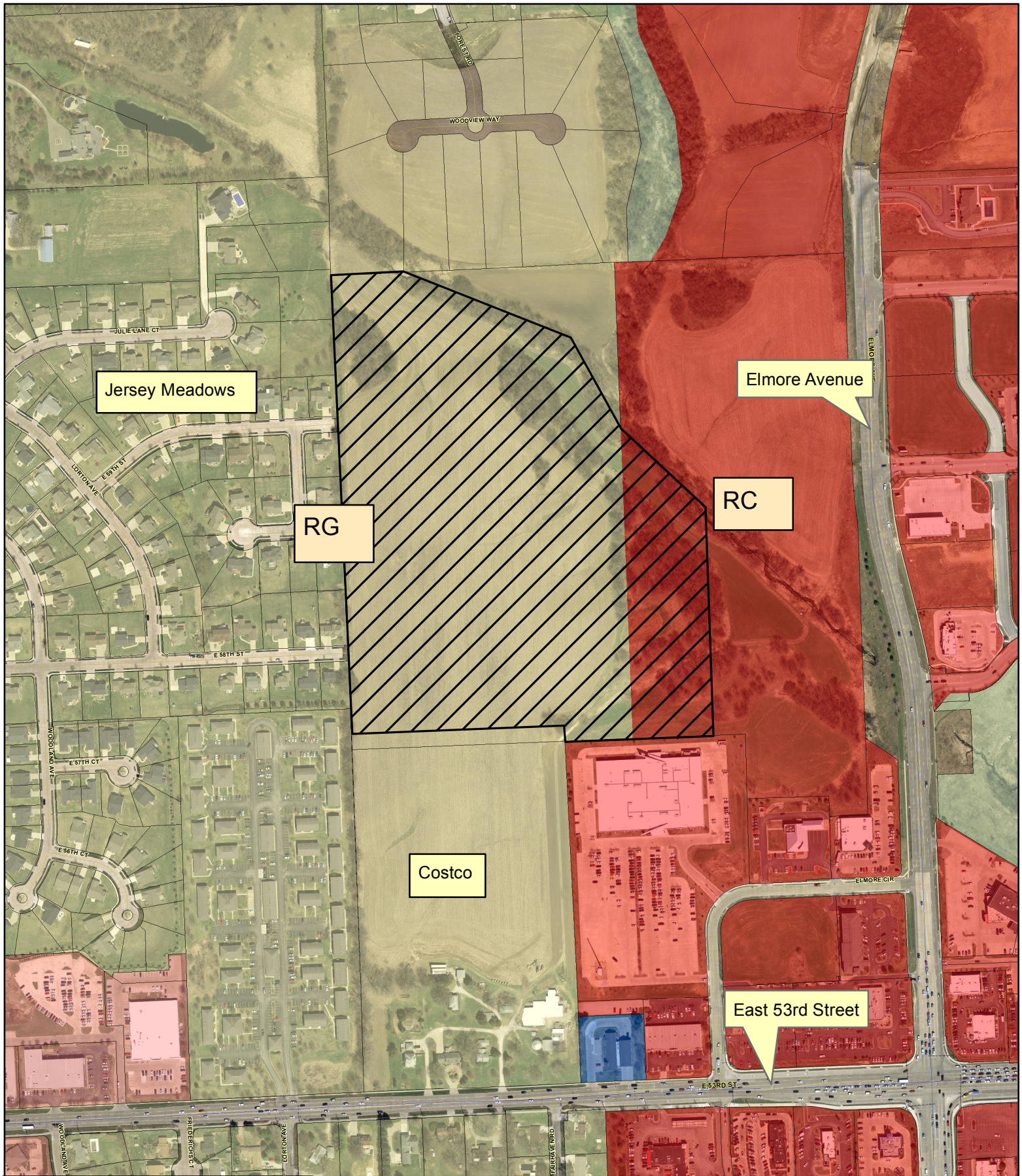




A-1 Agricultural
R-2 Low Density Dwelling
R-5M Medium Density Dwelling
PDD Planned Development

0 200 400 800 Feet





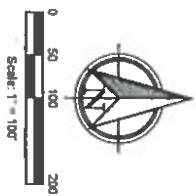
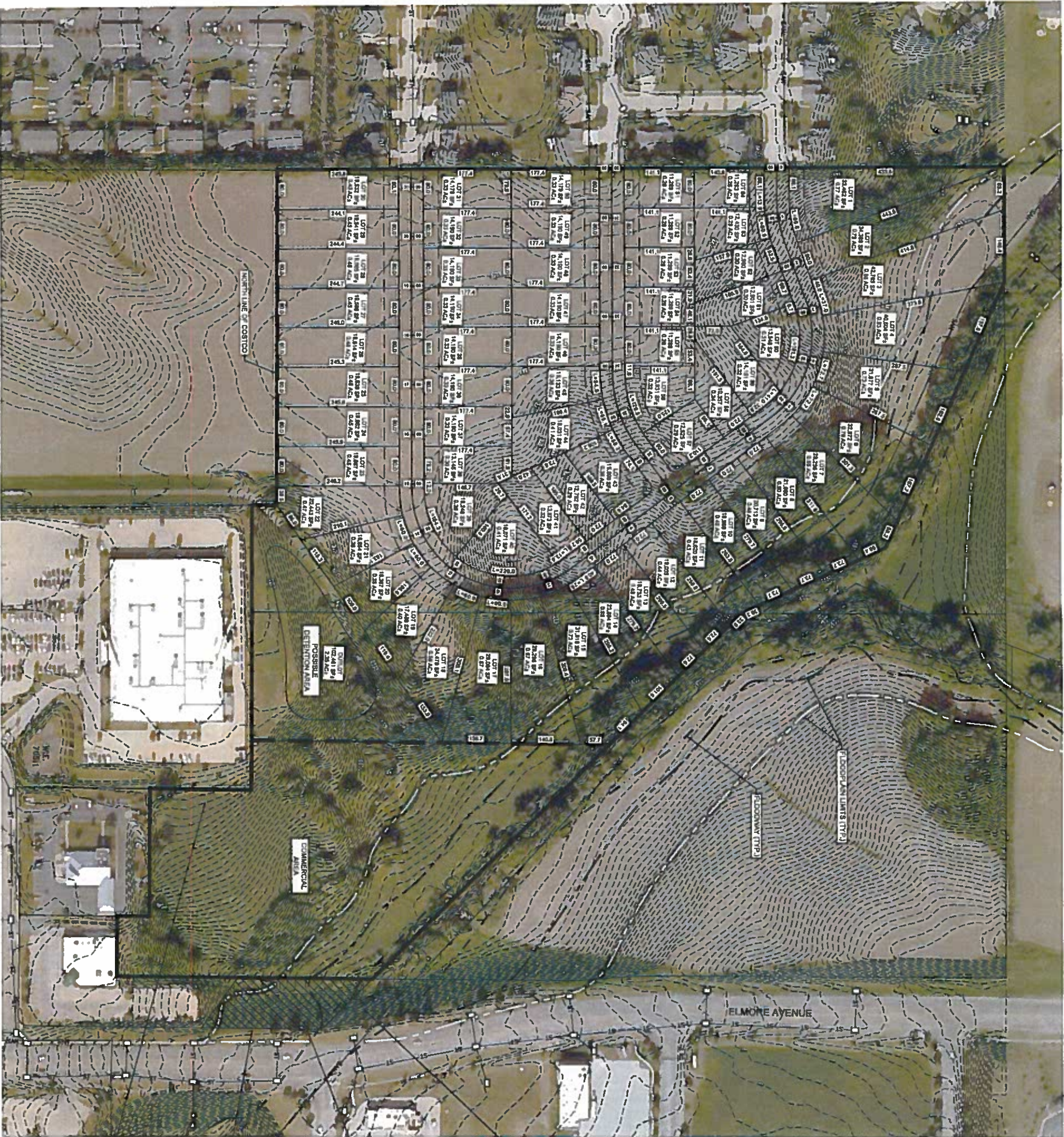
RG Residential General
RC Regional Commercial

0 200 400 800
Feet



REZ18-04 - Adjacent Owner Notice Mailing List

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Petitioner:	paste data here			
P&Z Chair:	Bob Inghram		binghram@activethermal.net	
Mayor's Clerk:	Nevada Lemke		nlemke@ci.davenport.ia.us	
Council Clerk:	Tiffany Thorndike		tthorndike@ci.davenport.ia.us	
Neighborhood:	Click here for Neighb. Contact List		<email address>	
Ward/Ald:	6th Ward	Alderman Clewell	rclewell@ci.davenport.ia.us	<#> Notices Sent
Ward/Ald:	At-Large	Alderman Condon	jcondon@ci.davenport.ia.us	
Ward/Ald:	At-Large	Alderman Gripp	kgripp@ci.davenport.ia.us	
Y0655-13C	2758 JULIE LANE CT	MARK A MANCHA	2758 JULIE LANE CT	DAVENPORT IA 52807
Y0655AOLB		TODD RINEHART	2758 JULIE LANE CT	DAVENPORT IA 52806
Y0707-03	2723 E 58TH ST	MICHAEL R KOTULA	2723 E 58TH ST	DAVENPORT IA 52807
Y0707-04	2729 E 58TH ST	CYNTHIA L KOTHENBEUTEL	2729 E 58TH ST	DAVENPORT IA 52807
Y0707-05	2805 E 58TH ST	TIMOTHY S HILTON	2805 E 58TH ST	DAVENPORT IA 52807
Y0707-14D	2764 JULIE LANE CT	KEVIN R SKILLETT	2764 JULIE LANE CT	DAVENPORT IA 52807
Y0707-15D	2763 JULIE LANE CT	TODD R STONE	2763 JULIE LANE CT	DAVENPORT IA 52807
Y0707-16C	2744 E 59TH ST	RONALD C MATHIAS	2744 E 59TH ST	DAVENPORT IA 52807
Y0707-17C	2800 E 59TH ST	JOSEPH L PALMER	280 E 59TH ST	DAVENPORT IA 52807
Y0707-18C	2808 E 59TH ST	AITCHISON FAMILY REVOCABLE TRUST	2808 E 59TH ST	DAVENPORT IA 52807
Y0707-19C	2807 E 59TH ST	LIVING TRUST EISBRENER	2807 E 59TH ST	DAVENPORT IA 52807
Y0707-20C	5803 FOREST RD	THOMAS W KAY	5803 FOREST RD	DAVENPORT IA 52807
Y0707-21C	2801 MEADOWS PL	SCOTT D KELLING	2801 MEADOWS PL	DAVENPORT IA 52807
Y0707-22C	2729 MEADOWS PL	BRON D MITCHELL	2729 MEADOWS PL	DAVENPORT IA 52807
Y0707-23C	2723 MEADOWS PL	MICHAEL C ORFITELLI	2723 MEADOWS PL	DAVENPORT IA 52807
Y0707-28C	2722 MEADOWS PL	AUGUSTO ANZOLA	2722 MEADOWS PLACE	DAVENPORT IA 52807
Y0707-29C	2743 E 59TH ST	GAYNELL BARR FOSTER 2011 ESTATE TRUST	2743 E 59TH ST	DAVENPORT IA 52807
Y0707-42C	2724 E 58TH ST	MARIAN INGRAHAM TRUST	2724 E 58TH ST	DAVENPORT IA 52807
Y0707-43C	2730 E 58TH ST	BRIAN G CARBER	2730 E 58TH ST	DAVENPORT IA 52807
Y0707-44C	2804 E 58TH ST	BENJAMIN KIMBELL	2804 E 58TH ST	DAVENPORT IA 52807
Y0707-OLC		KEVIN R SKILLETT	2764 JULIE LANE CT	DAVENPORT IA 52807
Y0707-OLD		TODD R STONE	2763 JULIE LN CT	DAVENPORT IA 52807
Y0801-02A		VTS FARM PARCEL A LLC	19134 246TH AV	BETTENDORF IA 52722
Y0817-01A	5354 ELMORE CR	DEERE HARVESTER CREDIT UNION	1900 52ND AV	MOLINE IL 61265-6380
Y0817-01B	5388 ELMORE CR	W & Y LLC	4901 UTICA RIDGE RD	DAVENPORT IA 52807
Y0817-02E	5348 ELMORE CR	TELECOMMUNICATIONS SPRINGING LLC	1 ATT WAY	BEDMINSER NJ 07921
Y0655AOLA		JED FERNINAND	2752 JULIE LANE CT	DAVENPORT IA 52807
Y0655A05	4 WOODVIEW WAY	JOE B SLAVENS	4 WOODVIEW WAY	DAVENPORT IA 52807
Y0655A10	9 WOODVIEW WAY	WOOD TRUST CMA	2805 E 43RD ST	DAVENPORT IA 52807
Y0655A09		MCCARTNEY IMPROVEMENT CO	5715 NW BD	DAVENPORT IA 52806
Y0655A08		MCCARTNEY IMPROVEMENT CO	5715 NW BD	DAVENPORT IA 52806
Y0655A07		MCCARTNEY IMPROVEMENT CO	5715 NW BD	DAVENPORT IA 52806
Y0655A06		MCCARTNEY IMPROVEMENT CO	5715 NW BD	DAVENPORT IA 52806
Y0723-02E	2790 E 53RD ST	COSTCO WHOLESALE CORPORATION	999 LAKE DR	ISSAQUAH WA 98027
Y0723-02E	2790 E 53RD ST	COSTCO WHOLESALE CORPORATION	999 LAKE DR	ISSAQUAH WA 98027
Y0723-02E	2790 E 53RD ST	COSTCO WHOLESALE CORPORATION	999 LAKE DR	ISSAQUAH WA 98027
Y0723-02E	2790 E 53RD ST	COSTCO WHOLESALE CORPORATION	999 LAKE DR	ISSAQUAH WA 98027
Y0723-02E	2790 E 53RD ST	COSTCO WHOLESALE CORPORATION	999 LAKE DR	ISSAQUAH WA 98027
Y0723-02E	2790 E 53RD ST	COSTCO WHOLESALE CORPORATION	999 LAKE DR	ISSAQUAH WA 98027
Y0723-02E	2790 E 53RD ST	COSTCO WHOLESALE CORPORATION	999 LAKE DR	ISSAQUAH WA 98027
Y0549-01A		CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
Y0723-01	2700 E 53RD ST	MFR PARTNERS XII LLC	856 LAKE ST E	WAYZATA MN 55391
Y0723-01	2700 E 53RD ST	JERSEY MEADOWS APARTMENTS	2700 E 53RD ST	DAVENPORT IA 52807



LOT LAYOUT IS BASED ON R-2 ZONING FOR THE CITY OF DAVENPORT WHICH REQUIRES THE FOLLOWING:

- 30' FRONT YARD SETBACK
- 60' LOT WIDTH AT BUILDING LINE
- 10,000 SF MINIMUM LOT AREA

j+m
civil design llc
2550 middle road, ste. 300
battendorf, ia 52722
www.jmvideogames.com

revision	
no.	date



APPROXIMATE LOCATION OF EXISTING BOX CULVERT



LOOKING SOUTH FROM THIS APPROXIMATE LOCATION



LOOKING EAST FROM THIS APPROXIMATE LOCATION

DRAWINGS PROVIDED BY ADVANCE HOMES SHOW THIS AS PART OF PURCHASE.
DRAWINGS FROM CITY SHOW THIS AS RIGHT-OF-WAY

Subdivision Concept Plan
Northeast Davenport Near Elmore Avenue

ADVANCE HOMES

Concept
Plan

final project no.	P16-023
drawn by:	cam
checked by:	
date:	03.08.2018

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
5/1/2018

Subject:

Tuesday, May 15, 2018 at 5:00 P.M. in the Council Chambers of Davenport City Hall - 226 West 4th Street.

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/26/2018 - 1:33 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
5/1/2018

Subject:
As presented

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Report of City Council Activity

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/26/2018 - 1:33 PM

REPORT OF CITY COUNCIL ACTIVITY

04-11-2018 City Council Meeting

Adopted Resolution 2018-135 for Case No. P18-02 being the preliminary plat of Seng Meadows on 20.9 acres, more or less, located west of Northwest Boulevard and north of 46th Street containing 58 residential lots and one outlot. Property is zoned "R-3" Moderate Density Dwelling District. [Ward 7]

04-25-2018 City Council Meeting

Adopted Ordinance 2018-161 for Case No. REZ18-01 being the request of Tom Swanwick dba Forest View LLC for a rezoning (map amendment) on 1.19 acre, more or less, on property known as Lot 3 of Ryde High 2nd Addition located on the south side of East 46th Street between Grand and Tremont Avenues. The rezoning is from "C-2" General Commercial District to "R-6M" Planned Unit Development to construct attached townhouses on individual lots. [Ward 7]

Adopted Resolution 2018-163 for Case No. F18-02 being the final plat of Bett's Corporation 2nd Addition on 7.94 acres, more or less, located abutting to the west of 741 West 53rd Street and between West 53rd Street and Colony Drive containing three (3) lots. Property is zoned "R-1" Low Density Dwelling District [Ward 7]

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
5/1/2018

Subject:

April 03, 2018 meeting minutes. (April 17, 2018 meeting cancelled due to lack of business)

ATTACHMENTS:

Type	Description
▣ Resolution Letter	04-03-2018 meeting minutes
▣ Resolution Letter	04-17-18 meeting minutes

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/26/2018 - 1:35 PM

**CITY PLAN AND ZONING COMMISSION
CITY OF DAVENPORT, IOWA**

**TUESDAY APRIL 03, 2018 • 5:00 PM
COUNCIL CHAMBERS – DAVENPORT CITY HALL
226 W 4TH STREET DAVENPORT, IA**

MINUTES

PUBLIC HEARING AGENDA

OLD BUSINESS –

NEW BUSINESS –

Next Public Hearing:

Tuesday, April 17, 2018 at 5:00 P.M. in the Council Chambers of Davenport City Hall – 226 West 4th Street.

REGULAR MEETING AGENDA

The regular meeting was called to order at 5:00 P.M., there was no public hearing

I. Roll Call of the Membership

Present: Hepner, Inghram, Kelling, Lammers, Medd, Reinartz and Tallman

Excused: Connell and Maness

Absent: Martinez and Quinn

Staff: Flynn, Leabhart, Rusnak, Wille and attorney Heyer

II. Report of the City Council Activity – as presented

III. Secretary's Report March 20, 2018 meeting minutes were approved

IV. Report of the Comprehensive Plan Committee

1. Case No. CP18-01: Consideration of the Elmore Corners Area Plan as an Element to the Davenport Comprehensive Plan. [Ward 6]

Findings:

- The Elmore Corners Areas presents a unique opportunity to create a special place by promoting high quality design standards in a well-coordinated development pattern.
- The Comprehensive Plan encourages the creation of sub area plans when the need and opportunity arises.

Recommendation:

Staff recommends Case No. CP18-01 be forwarded to the City Council with a recommendation for approval.

A Motion by Hepner, seconded by Tallman, to forward Case No. CP18-01 to the City Council for approval was approved on a vote of 6-yes, 0-no and 0-abstention.

V. Zoning Activity

A. Old Business –

B. New Business -

1. Case No. ORD18-01: Proposed Zoning Ordinance Text Amendment creating an Elmore Corners Overlay District (ECOD) and adoption of design standards. [Ward 6]

Findings:

- Proposed ordinance will serve as an effective tool in the implementation of the Elmore Corners Master Plan

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. ORD18-01 to the City Council for approval.

A motion by Tallman, seconded by Tallman to remove the Davenport Commons from the area covered by the overlay district was approved on a vote of 5-yes, 1-no (Reinartz) and 0-abstention.

A motion by Lammers, seconded by Tallman, to forward Case No. ORD18-01 to the City Council for approval as amended above was approved on a vote of 5-yes, 1-no (Reinartz), and 0-abstention.

2. Case No. ORD18-03: Request of the City of Davenport to amend Title 17 of the Davenport Municipal Code, entitled, "Zoning" by amending Section 17.36.030.B.6 by adding Sale and Storage of Fireworks and Explosive Devices, subject to such uses being located more than one thousand feet from any residential district to the list of permitted uses in the "M-1" Light Industrial District. [Wards All]

Finding:

- Due to the nature of the explosive materials, specific land use and separation from residential districts is warranted.

Staff recommends the Plan and Zoning Commission accept the listed finding forward Case ORD18-03 to the City Council with a recommendation for approval.

A motion by Kelling, seconded by Lammers, to table the request for one cycle failed on a vote of 2-yes, 4-no (Hepner, Medd, Reinartz and Tallman) and 0-abstention.

A motion by Lammers, seconded by Tallman, to forward Case ORD18-03 to the City Council for approval was approved on a vote of 4-yes, 2-no (Kelling and Lammers) and 0-abstention.

VI. Subdivision Activity

A. Old Business –

1. Case No. F18-02: Final plat of Bett's Corporation 2nd Addition on 7.40 acres, more or less, located abutting to the east of 741 West 53rd Street containing two (2) lots. The property is zoned "R-1" Low Density Dwelling District. [Ward 7]

Findings:

- The plat conform to the requirements of the Title 16 "Subdivisions".
- The plat conforms to the comprehensive plan.

Recommendation:

Staff recommends City Plan and Zoning Commission accept the finding and forward Case No. F18-02 to the City Council for approval subject to the listed condition:

1. That a north arrow be added to the plat

A motion by Hepner, seconded by Tallman, to forward Case No F18-02 to the City Council for appval subject to the above condition was approved on a vote of 6-yes, 0-no and 0-abstention.

B. New Business –

VII. Other Business –

VIII. Future Business – Preview of items for the April 17th public hearing and/or regular meeting (*note-not all items to be heard may be listed*):

IX. Communications (Time open for citizens wishing to address the Commission on matters not on the established agenda)

X. Adjourn - The meeting was adjourned at approximately 5:40 P.M.

- *Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city code if the Commission does not act and report on this item within 30 days' time this agenda item is to be construed as approved by the Commission.*
- *Note: The Plan and Zoning Commission meeting is not a public hearing. It is time for the commission to discuss the issue(s) with City staff and if questions rise, with the developer.*
- *A rezoning or ordinance text amendment has a second public hearing before the City Council at its Committee of the Whole meeting. Notification of that meeting will be sent to surrounding owners following the Plan and Zoning Commission meeting.*

Next Public Hearing/Regular Plan & Zoning Meeting:

**Tuesday, April 17, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall
226 West 4th Street.**

**CITY PLAN AND ZONING COMMISSION
CITY OF DAVENPORT, IOWA**

**TUESDAY APRIL 17, 2018 • 5:00 PM
COUNCIL CHAMBERS – DAVENPORT CITY HALL
226 W 4TH STREET DAVENPORT, IA**

MINUTES

NO HEARING OR MEETING DUE TO LACK OF BUSINESS

PUBLIC HEARING AGENDA

OLD BUSINESS –

NEW BUSINESS –

Next Public Hearing:

Tuesday, May 01, 2018 at 5:00 P.M. in the Council Chambers of Davenport City Hall – 226 West 4th Street.

REGULAR MEETING AGENDA

- I. Roll Call of the Membership**
- II. Report of the City Council Activity**
- III. Secretary's Report**
- IV. Report of the Comprehensive Plan Committee**
- V. Zoning Activity**
 - A. Old Business –**
 - B. New Business -**
- VI. Subdivision Activity**
 - A. Old Business –**
 - B. New Business –**
- VII. Other Business –**
- VIII. Future Business –** Preview of items for the May 1st public hearing and/or regular meeting (*note-not all items to be heard may be listed*):
- IX. Communications Commission** (Time open for citizens wishing to address the Commission on matters *not on the established agenda*)

- X. **Adjourn** - *Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city code if the Commission does not act and report on this item within 30 days' time this agenda item is to be construed as approved by the Commission.*
- *Note: The Plan and Zoning Commission meeting is not a public hearing. It is time for the commission to discuss the issue(s) with City staff and if questions rise, with the developer.*
 - *A rezoning or ordinance text amendment has a second public hearing before the City Council at its Committee of the Whole meeting. Notification of that meeting will be sent to surrounding owners following the Plan and Zoning Commission meeting.*

Next Public Hearing/Regular Plan & Zoning Meeting:

**Tuesday, May 01, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall
226 West 4th Street.**

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Matt Flynn, 888-2286

Date
5/1/2018

Subject:

Case No. ORD18-01: an Ordinance to amend Title 17 of the Davenport Municipal Code, entitled, "Zoning", by creating Chapter 17.41.060, entitled, "Elmore Corners Overlay District", and establishing said District and Design Standards. (City of Davenport, petitioner; Case No. ORD18-01, 6th Ward)(Remanded back from the Committee of the Whole on April 18, 2018)

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. ORD18-01 to the City Council with a recommendation for approval, including the property known as THF First Addition.

Relationship to Goals:

Fiscal Vitality

Background:

On April 18, 2018, the Committee of the Whole referred this case back to the Commission for clarification on its recommendation. This clarification is necessary to ensure proper public hearing notices are mailed out and whether or not a supermajority vote is required if the Council chooses to adopt an overlay district different than what the Commission recommends.

The consideration by Council of the Elmore Corners Plan has been tabled pending the outcome of Commission's review of the zoning case.

See attachments for a supplemental staff report and background information.

ATTACHMENTS:

Type	Description
▢ Backup Material	Supplemental Staff Report
▢ Backup Material	Original Staff Report and Attachments as presented to COW 4-18-18
▢ Backup Material	Proposed Ordinance
▢ Backup Material	Map of Disputed Area

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/27/2018 - 11:30 AM



PLAN AND ZONING COMMISSION

Meeting Date: May 1, 2018
Request: Proposed Zoning Ordinance Text Amendment establishing an Elmore Corners Overlay District and adopting Design Standards for Elmore Corners.
Ward: 6th
Case No.: ORD18-01
Applicant: City of Davenport

Contact: Matthew G. Flynn, AICP
Senior Planning Manager
matt.flynn@ci.davenport.ia.us
563-888-2286

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. ORD18-01 to the City Council for approval, including the entire THF First Addition being part of the area subject to the proposed ECOD Overlay District.

Update:

This case was remanded back to the Plan and Zoning Commission by the Committee of the Whole on April 18, 2018 for clarification of its recommendation.

Recall that at its April 3, 2018 meeting, the Commission heard from representatives of THF Development requesting that the area known as THF First Addition (Davenport Commons; Walmart/Dick's Shopping Center) be removed from the area subject to proposed ECOD Design Standards.

Staff did not oppose removal of the area at the April 3, 2018 meeting. This, however, did not reflect the position of overall City staff and was presented in error. The Commission voted in favor of removing the property from the proposed overlay district.

Staff advertised for the Public Hearing before the Committee of the Whole with the THF First development removed. There is uncertainty of what exactly is the intent of the Plan and Zoning Commission's recommendation. Further, what effect, if any, does this recommendation have on a possible requirement of a supermajority vote by the Council in order to approve.

Discussion:

- 1) Staff reiterates its position to keep the THF First Addition within the area subject to the proposed ECOD Design standards for the following reasons:
 - The area has always been part of the Elmore Corners Plan project area with no opposition being expressed until the day before the Plan and Zoning Commission vote.
 - Pheasant Creek provides a clear physical boundary for Elmore Corners.
 - The ECOD Design standards will ensure quality development strived for on the existing vacant parcels and possible expansion or development on the currently developed portions of the THF property.
- 2) Procedurally, the City Council is seeking to clarify whether the Plan and Zoning Commission recommendation is to approve the Elmore Corners Overlay District and Design Standards *only* if the aforementioned THF properties are removed OR if the Commission recommends approval of the District and Standards regardless of whether the THF properties are removed.

Obviously, the Commission could choose to take other action on this particular case as well. But the primary need is to clarify when a Council supermajority would be necessary.

The previous staff report (attached) contains additional information.



PLAN AND ZONING COMMISSION

Meeting Date: April 3, 2018
Request: Proposed Zoning Ordinance Text Amendment adopting Design Standards for Elmore Corners.
Ward: 6th
Case No.: ORD18-01
Applicant: City of Davenport

Contact: Matthew G. Flynn, AICP
Senior Planning Manager
matt.flynn@ci.davenport.ia.us
563-888-2286

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. ORD18-01 to the City Council for approval.

Introduction:

Case No. ORD18-01: Zoning Ordinance Text Amendment adopting Design Standards for Elmore Corners and creating the Elmore Corners Overlay District (ECOD).

Background:

Commercial Corridor Revitalization is a major goal of the City Council.

The Elmore Corners Plan and Design Standards project was authorized by City Council. Following a national search, Vandewalle Associates of Madison Wisconsin was selected to lead the City through the process.

The study area of the Plan closely matches the area proposed to be the overlay district.

The preliminary draft of the design standards is attached. Changes suggested the Plan and Zoning Commission at the Public Hearing are in blue type.

The design standards are intended to ensure a high quality level of coordinated development within the area designed to attract quality national and local retailers while protecting investment.

Following adoption, the new regulations will be incorporated into the new zoning ordinance as well.

Public Input:

Public input has been sought throughout the process.

There was a kick off meeting on July 18, 2017, where key stakeholders were interviewed and provided an overview of the project.

On October 25, 2017, the draft plan was presented to the steering committee. Comments were incorporated into the final draft.

On January 22, 2018, a public meeting was held to review the draft plan. Approximately 80 people attended.

On January 29, 2018, the draft plan was discussed at a 6th Ward meeting.

On February 22, 2018, a follow up public meeting was held.

A public hearing was held by the Plan and Zoning Commission at its March 20, 2018 meeting. No one from the public spoke.

Notices of this public hearing were sent to properties within and adjacent to the Proposed Overlay Area. Signs were posted and an ad run in the Quad City Times. As of this writing, no comments have been received.

Discussion:

These proposed regulations are an important implementation tool of the Comprehensive Plan and more specifically, the Elmore Corners Area Plan. The vision of the Area Plan cannot be reasonable expected to be achieved without the zoning changes.

Like any major zoning change (which would include the future complete zoning ordinance revamp) amendments may be necessary to repair errors and omissions from the current draft under consideration.

Recommendation:

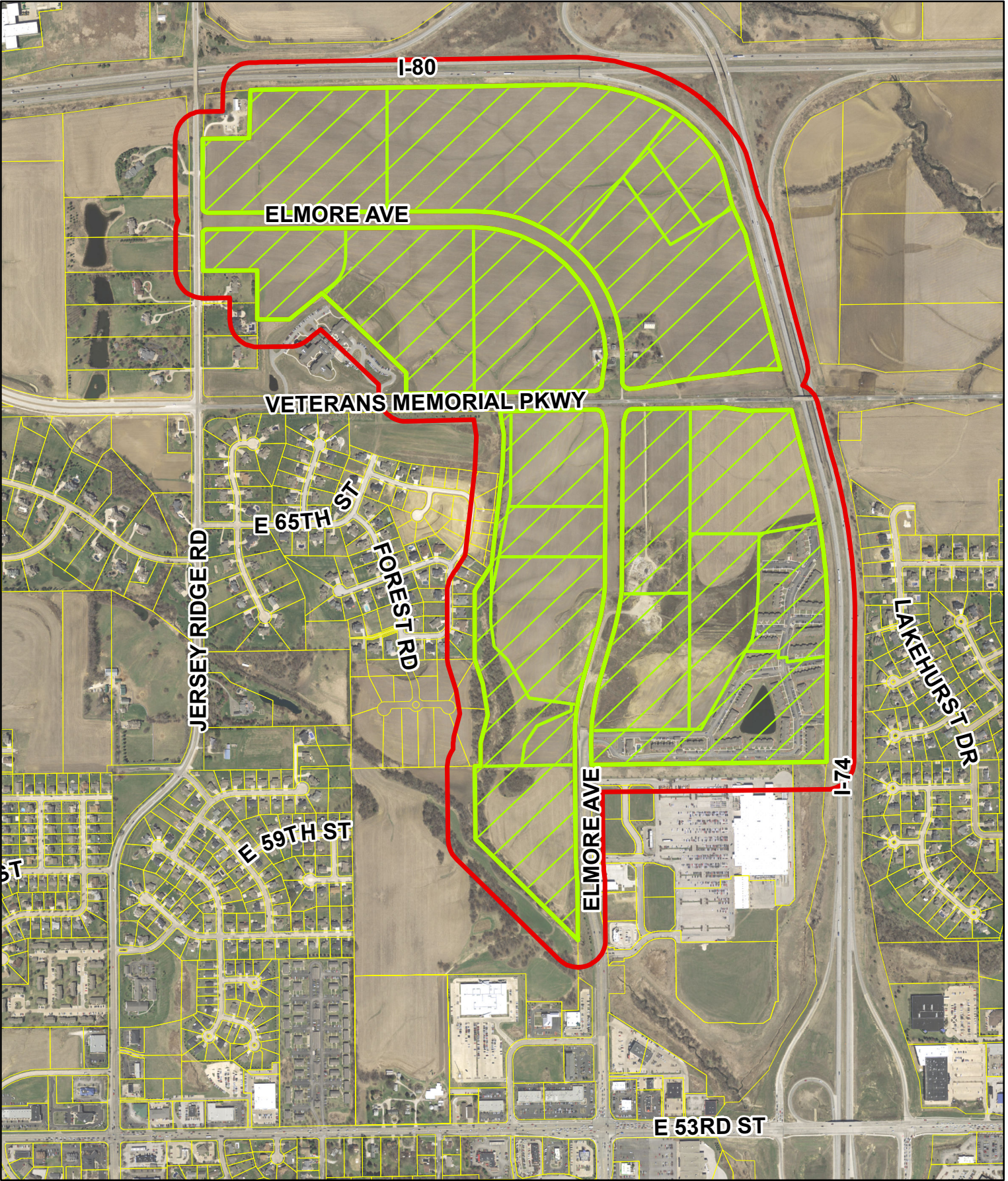
Findings:

Proposed ordinance will serve as an effective tool in the implementation of the Elmore Corners Master Plan

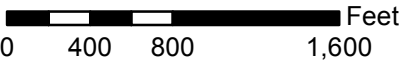
Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. ORD18-01 to the City Council for approval.

Plan & Zoning Commission: Adjacent Property Owner Notice Area



-  Adjacent Owner Notice Boundary
-  Elmore Corners Overlay Area



Elmore Corners Notice List - Mailing List

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Petitioner:	City of Davenport			
P&Z Chair:	Bob Inghram		binghram@activethermal.net	
Council Clerk:	Tiffany Hickman		tiffanyh@ci.davenport.ia.us	
Neighborhood:	Jersey Farms NA	Tom Jacobson (563) 343-4352	tljacobson@mediacommbb.net ; tomjacobson52@gmail.com	
Ward/Ald:	6th Ward	Alderman Clewell	rclewell@ci.davenport.ia.us	39 Notices Sent
Ward/Ald:	8th Ward	Alderman Tompkins	ktompkins@ci.davenport.ia.us	
Ward/Ald:	At-Large	Alderman Condon		
Ward/Ald:	At-Large	Alderman Gripp	kgripp@ci.davenport.ia.us	
Y0655-08A	2913 E 63RD ST	A.J. MURPHY	2913 E 63RD ST	DAVENPORT IA 52807
Y0533B01	6600 ELMORE AV	ARROWHEAD LLC	6600 ELMORE AV	DAVENPORT IA 52807
Y0533B02	6500 ELMORE AV	ARROWHEAD LLC		
Y0501A03A		BAXTER CONSTRUCTION CO LLC	3225 AVE N	FORT MADISON IA 52627
Y0801-11	5701 ELMORE AV	BEATON HOLDING COMPANY LC	5805 COUNCIL ST NE STE D	CEDAR RAPIDS IA 52402
Y0655-05A	6315 FAIRHAVEN RD	BRETT L FELS LIVING TRUST	6315 FAIRHAVEN RD	DAVENPORT IA 52807
Y0639-01A	6403 FAIRHAVEN RD	BRIAN S SMITH	6403 FAIRHAVEN RD	DAVENPORT IA 52807
Y0549-01A		CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
Y0533BOLA		CITY OF DAVENPORT		
Y0501A03B		CITY OF DAVENPORT		
Y0639-19F		CITY OF DAVENPORT IOWA		
Y0655A11	10 WOODVIEW WAY	DOUGLAS N WATTERS	10 WOODVIEW WAY	DAVENPORT IA 52807
Y0655-07A	6301 FAIRHAVEN RD	DUEKER LIVING TRUST	C/O A DUEKER	DAVENPORT IA 52807
Y0551A04	6403 ELMORE AV	ELMORE STORAGE LLC	3245 E. 35TH ST CT	DAVENPORT IA 52807
Y0621-25	6901 JERSEY RIDGE RD	ERIC G VANSEVEREN	6901 JERSEY RIDGE RD	DAVENPORT IA 52807
Y0801-09	5705 ELMORE AV	HALLE PROPERTIES LLC	20225 N SCOTTSDALE RD	SCOTTSDALE AZ 85255
Y0639-03A	6329 FAIRHAVEN RD	JAMES M SULLIVAN	6329 FAIRHAVEN RD	DAVENPORT IA 52807
Y0549A03		JCO PROPERTIES INC	3885 ELMORE AV STE 100	DAVENPORT IA 52807
Y0655-06A	6307 FAIRHAVEN RD	JEFF M HYLAND	6307 FAIRHAVEN RD	DAVENPORT IA 52807
Y0535A06	6551 ELMORE AV	JJO LLC	6215 UTICA RIDGE RD	DAVENPORT IA 52807
Y0621A01		KAHL HOME FOR AGED AND INFIRM	6701 JERSEY RIDGE RD	DAVENPORT IA 52807
Y0623A06		KAHL HOME FOR AGED AND INFIRM		
Y0605-25B	7403 JERSEY RIDGE RD	KARLL FARM L C	3211 E 35TH CT	DAVENPORT IA 52807
Y0639-05F	6455 FAIRHAVEN RD	LAURIE A DOBESH	6455 FAIRHAVEN RD	DAVENPORT IA 52807
Y0639-QLF		LAURIE A DOBESH		
Y0621-01		LEON S ERNESTO	2921 E 46TH ST	DAVENPORT IA 52807
Y0605-01	7400 JERSEY RIDGE RD	LINDA R DUFFY REV TRUST	7400 JERSEY RIDGE RD	DAVENPORT IA 52807
Y0655A09		MCCARTNEY IMPROVEMENT CO	5715 NW BD	DAVENPORT IA 52806
Y0639-QLC		MEADOW BUILDERS INC	4929 UTICA RIDGE RD	DAVENPORT IA 52807
Y0655-04A	6321 FAIRHAVEN RD	MICHAEL A INGLEBY	6321 FAIRHAVEN RD	DAVENPORT IA 52807
Y0655A12		MINH B LAI	921 W 66TH ST	DAVENPORT IA 52806
Y0605-02	7200 JERSEY RIDGE RD	NARIDER KUMAR	7200 JERSEY RIDGE RD	DAVENPORT IA 52807
Y0621-02	7000 JERSEY RIDGE RD	NIDAL H HARB TRUST	7000 JERSEY RIDGE RD	DAVENPORT IA 52807
Y0639-08F	6435 FAIRHAVEN RD	NORTHWEST BANK & TRUST COMPANY	100 E KIMBERLY RD	DAVENPORT IA 52806
Y0535A05	3250 VETERANS MEM PARKWAY	O'BROS L.L.C.	3885 ELMORE AVE	DAVENPORT IA 52807
Y0500-01B		PEDCOR INVESTMENTS	PO BOX 574	CARMEL IN 46082
Y0535-01N		PEDCOR INVESTMENTS		
Y0605A01		QC EQUITY INVESTMENTS LLC	201 HARRISON ST STE 402	DAVENPORT IA 52801
Y0621A07		QC EQUITY INVESTMENTS LLC		
Y0501A04		QC EQUITY INVESTMENTS LLC		
Y0517A05		QC EQUITY INVESTMENTS LLC		
Y0533B03	6300 ELMORE AV	QC SOUTH LANDS EQUITY INVESTMENTS LLC		
Y0549A02		QC SOUTH LANDS EQUITY INVESTMENTS LLC		
Y0639-02A	6335 FAIRHAVEN RD	RANDALL E BOLDT	6335 FAIRHAVEN RD	DAVENPORT IA 52807
Y0621-26	6801 JERSEY RIDGE RD	RICK W HOLLINGSWORTH	6801 JERSEY RIDGE RD	DAVENPORT IA 52807
Y0607A02	7077 ELMORE AV	RYTHYM CITY CASINO LLC	7077 ELMORE AVE	DAVENPORT IA 52807
Y0707-01C		WEBBER LIVING TRUST	19134 246TH AVE	BETTENDORF IA 52722
Y0801-06		THF DAVENPORT NORTH DEVELOPMEN	211 N STADIUM BD STE 201	COLUMBIA MO 65203
Y0801-07		THF DAVENPORT NORTH DEVELOPMEN		
Y0801-08		THF DAVENPORT NORTH DEVELOPMEN		
Y0801-10		THF DAVENPORT NORTH DEVELOPMEN		
Y0801-OLC		THF DAVENPORT NORTH DEVELOPMEN		
Y0803-01	5811 ELMORE AV	THF DAVENPORT NORTH DEVELOPMEN		
Y0819AOLA1		THF DAVENPORT NORTH DEVELOPMENT		
Y0639-09F		TOWNE & COUNTRY MANOR DEVELOPMENT CORP	2660 E 53RD ST STE 7	DAVENPORT IA 52807
Y0639-OLE		TOWNE & COUNTRY MANOR DEVELOPMENT CORP		
Y0639-OLD		TOWNE & COUNTRY MANOR DEVELOPMENT CORP		
Y0639-OLB		TOWNE & COUNTRY MANOR DEVELOPMENT CORP		
Y0639-OLA		TOWNE & COUNTRY MANOR DEVELOPMENT CORP		
Y0639-10F	6411 FAIRHAVEN RD	TOWNE & COUNTRY MANOR DEVELOPMENT CORP		
Y0639-07F		TOWNE & COUNTRY MANOR DEVELOPMENT CORP		
Y0639-06F		TOWNE & COUNTRY MANOR DEVELOPMENT CORP		
Y0639-04F		TOWNE & COUNTRY MANOR DEVELOPMENT CORP		
Y0801-02A		VTS FARM PARCEL A LLC	19134 246TH AV	BETTENDORF IA 52722
Y0621-24	7001 JERSEY RIDGE RD	WALTER J BRADLEY	7001 JERSEY RIDGE RD	DAVENPORT IA 52807
Y0655A10	9 WOODVIEW WAY	WOOD TRUST CMA	2805 E 43RD ST	DAVENPORT IA 52807

		APPROVED	APPROVED	APPROVED	FAILED	APPROVED	APPROVED		
Name:	Roll Call	CP18-01 Elmore Corners Plan	Amend ORD18-01 Amend 17.41 Elmore Corners Overlay District	ORD18-01 Amend 17.41 Elmore Corners Overlay District	Table ORD18-03 Amend 17.36 M-1 Uses	ORD18-03 Amend 17.36 M-1 Uses	F18-02 Bett's Corporation 2nd Add'n		
Connell	EX								
Hepner	P	Y	Y	Y	N	Y	Y		
Inghram	P								
Kelling	P	Y	Y	Y	Y	N	Y		
Lammers	P	Y	Y	Y	Y	N	Y		
Maness	EX								
Martinez	A								
Medd	P	Y	Y	Y	N	Y	Y		
Quinn	A								
Reinartz	P	Y	N	N	N	Y	Y		
Tallman	P	Y	Y	Y	N	Y	Y		
	7	6-YES 0-NO 0-ABSTAIN	5-YES 1-NO 0-ABSTAIN	5-YES 1-NO 0-ABSTAIN	2-YES 4-NO 0-ABSTAIN	4-YES 2-NO 0-ABSTAIN	6-YES 0-NO 0-ABSTAIN		

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* Admitted in Iowa and Illinois

** Admitted in Iowa Only

Planning and Zoning Commission

C/o Matt Flynn

City of Davenport

226 W. 4th St

Davenport, Iowa 52801

March 30, 2018

Re: Elmore Corridor Overlay District and
Design Standards

Dear members of the Commission:

We represent THF Davenport North Development, L.L.C., the owner of the Walmart, Dick's, Golf Galaxy and other vacant parcels referred to as Lots 1,4,5,6,7,8, and 10 in the THF First Addition to the City of Davenport, and on behalf of the owner, we object to any rezoning of these parcels or zoning overlay districts being added thereto.

We have thoroughly reviewed the proposed design standards and building restrictions proposed for the Elmore Corners Overlay District and believe they will make it more difficult to market and find tenants or purchasers of the remaining vacant parcels.

The Walmart store was constructed at a time when no one was considering developing Elmore Ave. Recently there has been more than 160,000 sq. ft. of commercial use added to the site with the location/expansion of Dick's Sporting Goods, Golf Galaxy, Field and Stream, and Hobby Lobby. The owner's investment in this area has totaled \$43,158,467. We have worked with Davenport councils and staff for over 17 years to make development on this site possible.

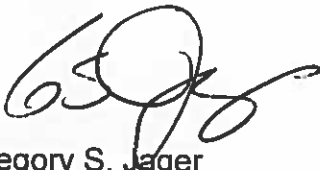
PASTRNAK LAW FIRM, P.C.

Gregory S. Jager
March 30, 2018
Page 2

When Walmart first located in Davenport, the City Council established numerous conditions upon the ultimate development of the site. (ordinances #94-644, 2001-229. 2001-230) with which we have complied. Those conditions were in response to concerns of the Council and neighbors regarding the development, and time has shown that we have not had the adverse impact that some had feared. We consider our development to be a main destination for many shoppers in Davenport and throughout the Quad City area. To impose additional regulations on property which is in the process of development and already subject to council review via the planned development district process is unnecessarily expensive and burdensome.

If the council must impose zoning restrictions beyond those already established by law on properties within the area, we ask that our ground be removed from the overlay district. Otherwise, we are opposed to the ECOD Elmore Corners Overlay District, and ask our objection be placed of record.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Jager', with a large, stylized loop at the end.

Gregory S. Jager
Attorney at Law
For: Pastrnak Law Firm
On Behalf of: THF Davenport North Development, L.L.C.

ORDINANCE NO. 2018 -

An ORDINANCE to amend Title 17 of the Davenport Municipal Code, entitled, "Zoning", by creating Chapter 17.41.060, entitled, "Elmore Corners Overlay District", and establishing said District and Design Standards. (City of Davenport, petitioner; Case No. ORD18-01, 6th Ward)

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

Section 1: Chapter 17.41 of the Davenport Municipal Code is hereby amended to read as follows:

Chapter 17.41 HCOD HIGHWAY CORRIDOR AND ELMORE CORNERS OVERLAY DISTRICT

Sections:

- 17.41.010 Intent.
- 17.41.020 Applicability.
- 17.41.030 Use regulations.
- 17.41.040 Height, yard, lot width and area regulations.
- 17.41.045 Design review.
- 17.41.050 Performance standards.
- 17.41.060 ECOD Elmore Corners Overlay District

17.41.010 Intent.

This district is intended to establish a physically attractive pattern of development on certain major entrance corridors into the city of Davenport, to protect these areas from the negative effects of incompatible development and to protect the traffic carrying of important highways within the city. (Ord. 2011-471 § 6 (part)).

17.41.020 Applicability.

The regulations set forth in this chapter, or set forth elsewhere in this title when referred to in this chapter, are the regulations in the "HCOD" highway corridor overlay district. (Ord. 2011-471 § 6 (part)).

17.41.030 Use regulations.

Permitted uses shall be all uses allowed in the underlying zoning districts. All future rezonings in the "HCOD" highway corridor overlay district other than single-family residential shall be limited to "PUD" planned development district, "PCP" planned commerce park district, and "M-3" planned industrial district, as these districts allow the degree of review and control necessary to achieve the goals of the "HCOD" highway corridor overlay district and allow a complete range of allowable uses for low density residential to retail to industrial.

This chapter shall not apply to single-family detached homes or single-family subdivisions. (Ord. 2011-471 § 6 (part)).

17.41.040 Height, yard, lot width and area regulations.

All requirements of the underlying zoning districts concerning building height, lot area, and yard depths shall remain applicable with the following exceptions:

A. A twenty-five foot landscape buffer shall be required on all major arterial or minor arterial streets. Parking lot circulation may cross the landscape buffer area but parking may not be developed within the required setback. On all other streets a similar ten foot landscape buffer shall be required. In cases where other provisions of the zoning ordinance requires more restrictive standards, the more restrictive standards shall apply.

B. All immediate structures for non-residential uses shall be set back from any immediately contiguous property used for residential development a minimum of twenty-five feet for a one and one-half story building (maximum height fifteen feet) and forty feet for a two story building (maximum height twenty-five feet). Structures shall be set back an additional one foot for each foot of building height over twenty-five feet to a maximum setback of seventy feet from any immediately contiguous residential property line or residential zone. Property separated by public rights-of-way shall not be considered immediately contiguous property.

The zoning board of adjustment may grant variances in cases where the above setback regulations (subsections A and B) unduly impact the developability of any lot subdivided for development prior to the passage of this chapter. The Board may consider the feasibility of complying with the additional setback requirements based upon all of the following:

1. Existing lot size.
2. Compatibility with adjacent development.
3. Locational and topographical factors. (Ord. 2011-471 § 6 (part)).

17.41.045 Design review.

Prior to the issuance of a building permit for the construction of a building, structure, or sign, as defined in Chapter 17.04, the plans shall be administratively reviewed and approved by the planning and economic director or his/her designee, to ensure that the building, structure, or sign complies with the performance standards and guidelines established in, and pursuant to, Section 17.41.050, Performance Standards (HCOD) and Section 17.41.055, Performance Standards (ECOD).

A. Exceptions.

1. Single-family dwellings and accessory structures thereto are not subject to review.
2. The review of public utility structures (except for public utility buildings which are subject to architectural review) shall be limited to requirements for berming and landscaping. Requirements may be extensive and shall include a mix of plant materials having year round effectiveness.
3. Exempted signs, as enumerated in Section 17.45.025 of the zoning ordinance.
4. Temporary signs, which are in compliance with the regulations enumerated Section 17.45.050 of the zoning ordinance.

Notwithstanding the above, the development official, may require the replacement of any of the above signs listed in subsection A, 4 above after one year, if in his or her opinion the sign has become unattractive or deteriorated. Appeals of such administrative decisions shall be made to the zoning board of adjustment within ten days of receipt of the notification of any defect.

B. Authority.

1. As part of the review by the commission of a final development plan, as required by the provisions of Chapter 17.32, "PDD" planned development district, Chapter 17.40, "M-3" planned industrial district, or Chapter 17.50, "PUD" planned unit development, the commission shall review the materials referenced in subsection C, 1 of this section and make recommendations to the commission and the city council relative to the commission and the city council relative to the compliance of the application with the criteria set forth in Section 17.41.050.

2. For other construction subject to the provisions of this chapter but not subject to final development plan approval, the community planning and economic director or his/her designee shall review the materials referenced in subsection C, 1 of this section and approve, conditionally approve, continue or deny any application, basing its decisions on the criteria set forth in Section 17.14.050. Approvals shall be valid for a period of one year from the date of approval. If no building permit has been issued pursuant to the development of the approved project within one year of approval, the approval shall expire.

C. Procedure. In the interests of neighborhood harmony and courtesy, a meeting with adjacent property owners and neighbors is strongly encouraged.

1. Prior to the preparation of final architectural drawings and prior to the issuance of any building permit for any proposal, the applicant shall submit the following information and materials:

- a. The completed application form;
- b. A dimensioned site plan, including the locations of any proposed or existing buildings on the subject parcel and on surrounding parcels, if the buildings are within one hundred feet of the subject parcel;
- c. A verifiable legal description, or a land survey, where deemed necessary by the development official;
- d. A map showing the existing topography of the subject parcel and the topography of other properties at two foot contour intervals, extending one hundred feet from the subject parcel;
- e. A preliminary grading plan showing before and after grades at two foot contour intervals;
- f. A landscape plan (although the authority of staff to approve site plans under Section 17.56 of the Zoning Ordinance remains in effect).
- g. Elevation drawings, in color and drawn to scale, of the front, sides, rear, and roof lines of all proposed buildings or structures, illustrating the appearance and treatment of required screening elements for roof-mounted equipment. Outdoor storage areas that are part of any submittal shall be reflected in the elevation drawings submitted and shall show their relationship to the building elevations as well as the material and treatment proposed that would accurately reflect the screening of the storage areas. A second set of elevations (not colored) shall be submitted on eight and one-half by eleven inch paper.
- h. Samples of each type of exterior building materials, including the color.
- i. Samples of the materials, including the color, along with scaled, accurately colored elevations, of any proposed sign and/or sign package.

2. Prior to issuance of a building permit, the development official shall determine that the submitted plans for the building permit are in substantial conformance with those approved as part of the final development plan, as stated in subsection B, 1 of this section, or by the community planning and economic development director or his/her designee, as stated in subsection B, 2 of this section, and that the time period for approvals has not expired. The stamping of the plans and the signature of the development official, and the date of the signature shall indicate that the plans are in conformance.

3. Prior to any external change, including, but not limited to, a remodeling or elevation alteration which includes changes in materials or colors, the property owner or his or her designated representative shall present the change for review to the development official. The development official may approve a sign, a change to the color scheme or an existing building, a building addition or structure, or a revised landscape plan based upon the following criteria:

a. Building addition or structure:

The addition of accessory structure shall not substantially alter the appearance of the site as viewed from off the site; or be visually incompatible with the existing building or structure.

(1) An addition to an existing building or accessory structure of one thousand square feet or less or;

(2) Which shall not increase the area of coverage by more than fifteen percent increase the number of stories or propose substantial changes to building materials. In no case shall increases greater than fifteen percent of the area of the building coverage, increases in the number of stories in a building, or substantial changes in exterior building materials be considered minor.

b. Landscaping:

(1) The quantity, density, and quality of the plant material is increased and upgraded; and

(2) The changes reflect a substantial improvement of the plan.

Exterior changes not meeting the criteria of subsection C, 3a. and b. shall be reviewed pursuant to the provisions of subsection B of this section.

4. Any conditions prescribed through the approval of the final development plan or by the community planning and economic development director or his/her designee shall be considered an integral part of the construction plans. The conditions shall be noted on all plans as may be required to applicable city departments.

5. Any building, structure, or sign which has been approved, constructed, or installed in accordance with the approval of a final development plan or of the community planning and economic development director or his/her designee may be removed. However, it shall not be modified, altered, or changed in any manner without additional review by the development official, who shall decide whether the proposed change shall be reviewed pursuant to the provisions of subsection C of this section.

6. Initiating construction or development prior to the issuance of building permits or noncompliance with approved plans and conditions shall be grounds for either stopping work on the project or denial of a certificate of occupancy.

7. Upon completion, prior to issuance of a certificate of occupancy, the property owner or general contractor shall certify in writing that, to the best of his or her knowledge, the building, structure, and site detail have been completed in accordance with the approved design and applicable codes.

8. Lack of maintenance of any portion of an approved project approved through the approval of a final development plan or by the community planning and economic development director or his/her designee of this code.

D. Appeal.

1. The applicant for design review, may appeal any decision of the community planning and economic development director or his/her designee to the design review board by filing written notice of appeal to the community planning and economic development department within ten working days of the date of the decision. Notice of such appeal and the date for its consideration.

2. The design review board shall base its decision to affirm, modify, or reverse the decision of the community planning and economic development director or his/her designee based on the information and materials previously submitted to the community planning and economic development director or his/her designee.

E. Violations and penalties. It shall be unlawful to construct, erect, install, alter, change, maintain, or permit the construction, erection, installation, alteration, change, maintenance of any building, structure, sign, wall, or landscaping, or use or permit the use of any lot or other land contrary to, or in violation of, any of the provisions of this chapter, and is punishable as set forth in Chapter 17.62 of this code. (Ord. 2011-471 § 6 (part)).

17.41.050 Performance standards.

All uses and buildings permitted within the "HCOD" highway corridor overlay district shall comply in total with the following performance standards:

A. Open space and landscaping requirements. The total ground area devoted to open space for natural landscape and landscape beautification shall not be less than twenty percent on any development site within the "HCOD" highway corridor overlay district. Such open spaces will be free of all drives, parking areas, structures, buildings, except for those walkways, monuments, and ornamental features considered to be necessary and essential to the central landscape theme. In the case of underlying zones which require more restrictive standards, the more restrictive standard shall apply.

The minimum site landscaping requirement shall be as required in Chapter 17.56 entitled "Site Plans." Additional plantings, and larger caliper sizes and heights may be required by the

development official to achieve the goals of this chapter. This landscaping shall be designed to minimize the adverse effects of long expanses of wall, exposed parking, and service areas.

Tree planting shall include a combination of evergreen and deciduous trees and shrubs. In the required front yard, canopy trees shall have a minimum caliper of two and one-half inches, multi-stem clumps shall have a minimum height of ten feet, understory trees shall have a minimum height of five feet, deciduous shrubs shall have a minimum height of twenty-four inches, and evergreen shrubs shall have a minimum height of eighteen inches.

"Caliper" shall be defined according to the standards of the American Association of Nurserymen.

Where fences are necessary for commercial projects, masonry, wrought iron/aluminum, moisture resistant wood (other than stockade) and hedges are encouraged. If visible from a public street, galvanized chain link fences are not to be allowed unless complemented by continuous tall shrubbery completely obscuring the fence.

B. Architectural standards. Buildings within the "HCOD" highway corridor overlay district shall be constructed of quality materials that have strength and permanence. Permanence means that buildings will age without deteriorating, given a minimum level of maintenance. The development shall recognize the strength and permanency of stone, brick, concrete, and steel as opposed to the frailty of light gauge sheet metal and constant maintenance of wood veneer. While no specific materials are disallowed, certain materials will be approved for exterior use only if they are an integral part of a design of unusual merit. Among those materials are architectural metal wall panels, plywood and composition siding such as hardboard. Other materials may be appropriate in one use or situation but be totally inappropriate in another.

The city council shall establish design guidelines to help guide the decisions by the design review board, city staff and to aid petitioners with design considerations.

C. Restricted uses. There are some uses that require additional restrictions within the "HCOD" highway corridor overlay district to lessen their negative impact and make them more compatible with the goals of this chapter. The following uses are restricted:

1. Automobile salesroom or showroom, or new or used car sales or vehicle storage lots. Design principles shall be incorporated into the design of auto dealerships which minimize the unattractive aspects of large areas of parked cars. One-car-deep display areas along arterial and collector streets and freeways shall be permitted. Display rows shall be screened from public rights-of-way with an eighteen inch earth berm. Additional rows of cars shall be separated from the initial row by a shrubbery hedge that completely conceals the view of these additional rows of cars from the public right-of-way. Five percent of the balance of the parking lot shall be landscaped and permeable in the form of islands and peninsulas. Signs applied to, located in, or painted onto vehicle bodies or windshields on cars in the display area are prohibited with the exception of factory invoices. The use of pennants and tinsel are prohibited. Elevated or tilted vehicle display platforms are prohibited. An earth berm or other form of

landscape buffer shall be located around the sides and rear of the property to shield the view of stored cars from adjoining residences and streets, if any. Berming and landscaping may be required to shield the view from commercial areas depending on sight lines. Lighting design shall be integrated with the design of the dealership. Non-glare, cut off luminaries shall be required so that lighting does not spill over onto adjacent properties. The leasing or renting of trucks intended for short term lease of less than seven days shall be prohibited either as a primary or an accessory use.

2. Public garages, service stations, car washes, repair shops, auto parts installation shops, auto service malls, and other similar uses. Building forms and materials shall emphasize masonry and be compatible with nearby retail buildings. Canopies over pumps and their supports shall have no lettering, logos, or striping, and shall be integrated with the building design. The use of pennants and tinsel are prohibited. Car wash structures shall be a minimum of fifty feet from any residential property line or residential zone. Outdoor storage shall be confined to areas enclosed by masonry walls. Stacks of tires, oil cans, and promotional items are not permitted. Garage bays shall be concealed from view from adjacent streets and parking lots whenever possible. The leasing or renting of trucks intended for short term lease of less than seven days shall be prohibited either as a primary or an accessory use.

3. Outdoor retailing. Outdoor retailing areas, such as garden centers, shall be orderly and attractive, with low screening walls concealing merchandise, except plant materials, from view. Additional landscaping similar to at least a "G" buffer as shown in Chapter 17.56 entitled "Site Plans" and berming may be required with such uses.

4. Contractor's yards and other similar uses involving the outside storage of materials and/or vehicles and equipment. Contractor's yards and other similar uses shall be orderly with screening walls, berms, and landscape buffers similar to at least a "G" buffer as shown in Chapter 17.56 entitled "Site Plans" to completely screen them from adjacent properties and public roads.

5. Outdoor vending machines. For the purposes of this chapter, outdoor vending machines shall also be considered outdoor retailing. Such vending machines shall be screened from public rights-of-way.

D. Environmental performance standards. Complete abatement, elimination, or reduction of all generally offensive characteristics such as odors, gases, noise, vibration, pollution of air or water or soil, excessive lighting intensity, hazardous activity, etc. which may be detrimental to the general welfare of the community shall be accomplished. The standards for compliance with this paragraph shall be as follows:

1. Air pollution. The use shall not emit any smoke, dust, odorous gases, or other matter in such quantities as to be readily detectable at any point beyond the perimeter of the site area.

2. Noise. Davenport Municipal Code, Chapter 8.16, "Noise Abatement," shall be used to regulate noise within the "HCOD" highway corridor overlay district.

3. Vibration. The use shall not include vibration which is discernible without instruments on any adjoining lot or property.

4. Site lighting and glare. All lights, other than street lights, shall be so situated and installed as to reflect away from adjacent streets and residential areas. Light and pole designs shall be compatible with the overall design of the building(s) and site. In large parking lots, poles are to be located within the landscape islands. The scale of the parking area shall be considered in the selection of pole height and spacing. Pole height shall decrease, where possible, near property lines and in low intensity use areas to further reduce glare. Uplighting trees and fountains, accent lighting on shrubs and entrances, and silhouette lighting may be used to create special effects.

5. Traffic hazard. The use shall not involve any activity substantially increasing the movement of traffic on public streets to a point that capacity and safety limitations are exceeded unless procedures are instituted to limit traffic hazards and congestion.

6. Storm water detention. Davenport Municipal Code, Chapter 13.34, "Storm Water Management" shall be used to regulate storm water run-off and provide detention where required.

7. Erosion control. Davenport Municipal Code 13.34.310–360, "Erosion Control" shall be used to regulate erosion on development sites. All development with a disturbed site in excess of five acres shall submit a copy of State of Iowa Department of Natural Resources Permit Number 2 with accompanying plans. Similarly, sites less than five acres shall submit a copy of the permit and plans if they are part of a larger development, the whole of which exceeds five acres. On sites less than five acres, an erosion control plan shall be required if, in the opinion of the city engineer, it is necessary to protect off-site properties. An approved grading plan shall be required prior to the commencement of any grading.

8. Overtax public utilities and facilities. The use shall not involve any activity substantially increasing the burden on any public facilities or utilities, unless provisions are made for necessary adjustments.

9. All utilities provided as new installation shall be underground and comply in full with the regulations set forth in Section 16.24.110 of the city of Davenport's Municipal Code entitled "Subdivision."

E. Off-street parking and loading. The required number of spaces shall remain the same as that of the underlying zoning districts. In all cases, parking lots created in the "HCOD" highway corridor overlay district shall be constructed with concrete or asphalt curbing. In all cases parking areas shall be screened from any public right-of-way or adjacent residential area by proper siting, the use of earth berms and vegetation. Earth berms shall be a minimum of three

feet in height (with the exception of those on automobile sales display rows) and shall be supplemented with substantially mature trees and shrubs which have year-round effectiveness. Service areas, loading docks, and garbage facilities shall be located properly and screened as well. Landscaped parking islands and peninsulas shall be included in lot layout to reduce the visual impact and produce shade. In parking lots of twenty or more spaces, an area equal to five percent of the total parking lot area must be landscaped and permeable. This shall not include perimeter plantings. This requirement may be waived in the case of industrial properties where interior landscaping may interfere with the necessary movement of trucks and other equipment.

F. Signage requirements. Signage shall be consistent with the central aesthetic theme of the "HCOD" highway corridor overlay district; sign materials shall be permanent or long lasting in quality. The lighting of signs shall be non-intrusive with back lighting or other methods of indirect lighting required.

Refer to Chapter 17.45 of the city of Davenport's zoning ordinance entitled, "Sign Regulations" Section 17.45.090 K. for a complete description of sign regulations in the "HCOD" highway corridor overlay district.

17.41.060 Elmore Corners Overlay District (ECOD)

A. Administration

1. Purpose. The purpose of the Elmore Corners Overlay District is to establish high quality design standards and coordination for new development to ensure implementation of the Elmore Corners Area Plan, an element of the Davenport Comprehensive Plan.

2. Subject Area. Attached Exhibit "A" depicts the area subject to the ECOD standards.

3. Process. The review process shall follow the process outlined in Title 17.41.045.

4. Design Standards. Prior to issuance of a building or development permit involving site alterations, new construction, or exterior change to a building or sign, the Highway Corridor Overlay (HCOD) standards and the following standards must be met. Unless otherwise noted, the standards contained herein are mandatory.

a. Use. Permitted uses are dictated based on the underlying zoning district. The following uses are prohibited anywhere within the ECOD: Single Family Detached Residential, Warehouse and Distribution Facilities, Self Storage Facilities, Outdoor Storage, and Billboards.

b. Building Composition

(1) Guideline: Buildings shall be of a quality design that contribute to the Elmore Corners destination appearance.

(2) Base, Middle, Top

Building facades shall be composed to define base, middle and top elements. The base of the building anchors it to the ground and is the interface between the building and people. This element shall be the most articulated. The transition between the middle of the building and the base and top shall be varied by use of materials, composition, repetition or ornamental features. The top terminates the building against the sky and provides an opportunity to create an interesting silhouette.

(3) Rhythm

Rhythm refers to the regular or harmonious recurrence of building elements. Rhythmic elements need not be boring, but can provide the visual “glue” that links together various buildings on a street. These patterns commonly reflect the building’s repetitive structural bays, often with the end bays given special identity. This articulation of the facade helps provide scale by comprising the facade into smaller visual parts. The variation of rhythm from building to building reaffirms the individuality of each building, while the recurrence of an overall rhythm helps unify the facade. The building’s structural column lines shall in some way be evident or expressed on its facade.

(4) Scale

In general, distinctive compositional elements of buildings (entries, structural bays, roof elements, windows) shall be distinguishable from both near and far distances. The size and shape of these elements shall give the building scale to relate to pedestrians as well as surrounding buildings. Special attention shall be paid to overall building height and massing in order to maintain a scale and character compatible with the area.

(5) Massing

Large buildings shall be comprised of a hierarchy of masses and forms to give the building a more human scale and visual richness. Techniques include using designed recesses or projections, creating distinct building components, and varying occasional roof forms according to individual building components. However, excessive use of changes in form can create a decidedly confused street façade and disharmony.

(6) Proportion

Building massing and components shall demonstrate consistent proportional harmonies. Typically, pedestrian friendly streets have building elements that rely more on vertically proportioned elements than horizontally proportioned elements. While no architectural rule is always valid, the use of vertically proportioned facade components seems to offer a traditionally street-friendly composition (regardless of specific architectural styles). The use of proportion is intended to provide a sense of visual harmony among elements of a building.

(7) Architectural Form

- Buildings shall be designed to create a pedestrian friendly and scale neighborhood
- Buildings shall be primarily rectangular in form and sited parallel to public streets
- Buildings are encouraged to have a mix of tenants and uses
- Entrances shall be provided at public streets and on parking sides
- Connect building entrances to public sidewalks and pedestrian pathways
- Articulate building shapes with window bays, cornices, parapets, and towers
- Buildings shall have primarily flat roofs with varied or broken lines
- Roof mechanicals shall be screened
- Locate service areas away from public streets and provide architectural screening
- Drive through facilities shall be located on rear building façades as to not dominate the streetscape
- Modify franchise architecture to fit the desired Elmore Corners character

(8) Inappropriate Design

- Flat, massive, monolithic geometric shapes
- Plain, undersigned buildings with large blank spaces
- Small buildings with single occupants
- Gabled, hipped, or steeply pitched roofs
- Large, monotonous roof forms
- Visible building mechanicals
- Faux-historic buildings

b. Building Facade

- (1) Guideline: Buildings shall have varied facades composed of high quality lasting materials as described under (3) below.

- Façades shall be articulated on all sides to provide visual interest.
- Break up façades and create visual interest and pedestrian scale by:
 - Varying materials and colors
 - Varying façade vertical and horizontal setbacks
 - Incorporate architectural reveals or floor step backs
 - Vary window styles and moldings
 - Design enhanced architectural details on the ground level
- Façades on multiple-tenant buildings shall be broken into design elements that reflect individual tenant spaces through vertical façade plain staggering, window/door groupings, and awnings
- Differentiate ground and above floors through horizontal banding, signage bands, and windows
- First floor façades shall be transparent to allow retail uses to interact with the street and parking-side entrances
- Commercial and retail façades shall have at least 40% transparency on the street façade
- Secondary façades that do not face the public street or parking areas are encouraged to have transparent windows. If

this is not possible, then façades shall contain architectural features that provide interest

- Building at corners shall contain interesting architectural features that address the corner such as towers, entrances, and metal or cloth awnings
- Identify building entrances through permanent awnings, overhangs, or signage

(2) Inappropriate Façade Treatment

- Large unarticulated wall planes
- Large expanses of walls without windows
- Projecting wall-mounted mechanical units
- Vinyl awnings

- Buildings with no pedestrian scale or defined entryways

(3) Materials

- High quality materials shall be installed on buildings to promote Elmore Corners
- Long lasting materials such as brick and stone shall be used to withstand weather and provide a feeling of permanence
- Primary building materials shall be natural stone, masonry, brick, and glass and be of natural earth tone colors
- Secondary materials such as decorative metal, wood, stucco, and cement board may be incorporated
- Using a mix of materials is recommended to create visual diversity on the building façade
- Enrichment of the pedestrian realm requires building materials at the street level to be of high quality:
 - These could include items such as brick, stone, decorative concrete masonry units, metal panel systems, or other creatively used high quality and durable building materials
 - Decorative finished block systems can be used along the base of the buildings, and as an accent, but are not recommended as the dominant building material on the entire building
 - Utility grade materials shall only be used on facades of the building not visible from publicly accessible areas
- Freestanding commercial structures shall be designed as four-sided architecture with finish grade materials used consistently on all façades:
 - Recommended primary materials include brick, stone and glass
 - Other materials such as precast concrete, decorative concrete block or decorative facade panels may be appropriate if properly detailed and integrated with the architecture
 - Metal and finished wood may be used as accents, but generally shall not be the primary material for any façade

(4) Inappropriate Materials

- Unfinished concrete, unless integral to the design of the building

- Corrugated metal typically found in 'pole buildings', vinyl, or aluminum siding
- Plywood siding panels
- Exposed treated lumber
- EIFS as a primary material or located on the first floor
- Windows
- Moderate to highly reflective glazing
- Strongly colored or darkly-tinted glazing
- Colors
- Predominant use of bright, high intensity colors
- Predominant use of metallic and neon colors

c. Setbacks

(1) Guideline: To provide a continuous street edge along the Elmore Corners District, buildings shall be sited within setback areas unless not possible due to affecting business operations.

- Along Elmore Avenue and Veterans Memorial Parkway, the primary building façade shall be located within 20-40 feet from the property line
- Along secondary streets, the primary building façade shall be located 0-10 feet from the property line
- To maintain an urban edge that is pedestrian friendly, areas adjacent to parking lots shall be screened with enhanced landscaping

(2) Inappropriate design

- Buildings set back over 40 feet from public streets
- Parking lots between public streets and the primary façade of a building

d. Density

(1) Guideline: Develop land as densely as possible to increase tax base while providing adequate landscaping, stormwater management, and connections to public ways.

- Development shall be designed to an urban density with minimal spaces between buildings
- Install advanced stormwater management practices to increase density
- Density may increase through vertical mixed-use and shared parking arrangements

e. Signage

(1) Guideline: Signage shall function as a marketing device, complement building architecture and materials, and not dominate the site. All signs must meet City Sign Codes.

- Appropriate and attractively designed site signage is an important component of the overall aesthetic appeal of any commercial or mixed-use area. Good signage based on design and graphic quality is encouraged throughout Elmore Corners.
- Business signage shall be wall mounted (projecting or flat), monument (if located away from the building), and window, canopy or awning style
- Similar materials, colors and styles shall be used to ensure the signage is consistent with the building design
- Signs shall reflect and enhance the nature and appeal of the retail and commercial experience and not be just a list of tenants
- Materials shall be of high quality to prevent premature weathering of the sign
- Signs shall fit within and not overwhelm the architectural features of the buildings
- Signs shall harmonize with their surroundings in terms of size, shape, color, texture, and lighting so that they complement the character of the neighborhood
- Signs shall be professionally constructed using high quality materials such as metal, stone, tile, composites, brass/metal plated, hardwood, and glass
- The creative use of materials, lettering, and interesting use of graphics is allowed and encouraged if the signs work well and complement the overall building and street design
- Signs shall be designed with the purpose of promoting retail and street activity while enhancing the pedestrian experience
- Addresses shall be clearly visible from the public right-of-way
- The use of tastefully designed pedestrian scale directories is encouraged for multi-tenant buildings

- Monument signs shall contain a base and not be pole-mounted
- Monument signs shall contain landscaping at the base that will not grow to cover the sign message
- Lighting shall be designed carefully to avoid excessive glare or over illumination:
- Letters can be illuminated internally or externally
- External lighting must be discreet and unobtrusive, and not shine outward into the pedestrian or driver vision path
- Fixtures shall be simple but attractive
- Lighting signs and letters shall be done in an attractive and subtle technique
- Individual letters that are backlit, halo-lit, reverse illumination channel letters, and neon are encouraged

(2) Inappropriate Signage

- Pole signs, billboard style wall-mounted and roof mounted signs are not allowed
- without special permission from the City Plan Commission
- Monument signs advertising individual businesses
- Tall mast signs
- Large temporary signs that impede pedestrian traffic
- Inflatable signs
- Overly illuminated signs
- Unshielded sign light sources, allowing upward transmission of light
- LED, animated, flashing, blinking, and video signs
- Plastic box signs
- Generic, un-stylized signs
- Large temporary signage located in windows that reduces transparency
- Large-scale street-level signage that overwhelms the pedestrian environment

- Signage that obscures architectural details
- Glaring and directed spotlights that affects neighboring properties

(3) Entertainment District Signage

Since the area around the Rhythm City Casino is planned for entertainment purposes, sign design and guidelines may be relaxed to create an exciting sense of place. Signs in this area may be taller along the interstate corridors, contain additional illumination, and may have moving components to advertise this district and its activities.

f. Site Design Guidelines

(1) Parking Lots – Design and Location Guideline: Parking lots shall be located behind buildings or interior of sites whenever possible and contain landscaping to buffer views from public ways.

- Parking lots shall be designed to allow for ease of vehicular circulation and meet all parking lot requirements set in this Title
- Locating parking lots at corners shall be avoided, when possible
- Safe pedestrian ways shall be provided between parking spaces and building entrances
- Canopy trees shall be planted at a minimum of every 12 parking stalls to reduce heat islands
- Edge landscaping shall be installed to screen parking lots from public streets
- Planting areas shall be incorporated into landscape islands and planting areas between parking bays
- Bio-swales and stormwater best management practices shall be used to collect and infiltrate stormwater run off
- Parking lot lights shall be 18-25 feet in height along pedestrian ways and edges
- Tall pole lights may be installed in parking lot internal bays with a maximum height of 30 feet
- Site lighting along pedestrian walkways is encouraged in bollards to provide safe lighting, but not over-illumination
- Lighting shall cast downward and be full cut-off
- Illumination levels shall not exceed 0.5 foot candles at the property line

- Businesses shall provide bicycle parking
- Short-term bicycle parking areas shall be provided within 20 feet of each commercial primary building entrance when possible
- Long-term bicycle parking areas shall be provided within 100 feet of each commercial primary building entrance when possible
- One bicycle parking space per 2,000 gross square feet shall be provided for retail uses. A minimum of two spaces is required
- One bicycle parking space per 10,000 gross square feet shall be provided for office. A minimum of two spaces is required
- A minimum of one bicycle parking spaces per residential unit shall be provided. In-building or covered bicycle parking is encouraged

(2) Inappropriate Parking Lot Design

- Parking lots located between buildings and public streets
- Parking areas located on corners
- Individual parking lots for each development/business
- Numerous access drives into disconnected parking areas
- No parking lot landscaping
- No bicycle parking

(3) Parking Management Guideline: Connect parking lots between developments and share parking between uses to minimize large parking lots and automobile traffic on public streets.

- Parking management shall promote effective economic activity, maximize the sharing of parking areas for commercial activity, and avoid inefficiencies in parking in which parking occupancy patterns discourage higher density and compact development
- Shared parking strategies are encouraged to eliminate redundant and unnecessarily large parking areas and to provide more land for taxable development. Parking lots are encouraged to be shared between building uses that require parking at separate times such as office parking during the day and residential parking at night
- New uses shall be required to produce a parking design and management study which documents the level of use at regular and peak times, the degree of sharing for parking with

nearby users, the way in which the owner/user intends to maximize efficient use, and sharing of the parking

- Cross access and/or joint parking easements may need to be developed in the event of the parcel being subdivided.
- Shared driveways shall be used to serve groups of buildings with shared parking courts between buildings
- Sharing arrangements shall be codified in covenants, deed restrictions, and developer agreements
- Connecting parking lots between development lots is encouraged to reduce traffic congestion on public streets

(4) Inappropriate Parking Management

- Individual parking lots by building, use, or development project
- Parking lots that are overbuilt and unused

(5) Site Circulation Guideline: A pedestrian friendly environment is encouraged to provide safe circulation within the site and between sites. Private development shall connect into existing public infrastructure.

- Concrete or similar material pedestrian walkways shall connect parking areas to building entrances
- Pedestrian walkways shall connect development sites to existing public sidewalks and paths such as the Urban Greenway
- Walkways shall be located outside of vehicle parking areas
- Walkways shall be safely illuminated

(6) Inappropriate Site Circulation

- Unpaved pedestrian walkways
- Parking lots with no pedestrian walkways
- Dark, unlit walkways

(7) Drive-Through and Service Guideline: Drive-throughs shall be located at the rear or side of buildings and shall not be placed between a public street/easement and the main building structure.

- Every effort shall be made to coordinate and integrate drive-through facilities into the overall architectural treatment of the main building
- Creative design solutions such as remote kiosks are encouraged to minimize the impact of the drive-through facility on the overall site design
- Clearly defined pedestrian crossings shall be provided where walkways intersect drive-through access lanes. In all cases drive-through facilities shall be designed to operate without endangering the public safety

(8) Inappropriate Drive-Through

- Drive-through window and service line visible from public streets

(9) Service, Storage, and Utility Areas Guideline: Service, loading, and utility areas, while necessary for business operation, shall be located away from the public view.

- Refuse and recycling areas shall be integrated into the building architecture with high quality design and/or screened with similar building materials to the main architecture. The areas shall be kept clean and avoid accumulation of excess disposal materials and the enclosure shall be locked
- When possible, service and utility areas shall be inside the building or integrated into the architecture of the building
- Loading areas shall be located behind buildings, away from parking areas and public streets
- Loading doors shall not be visible from public streets
- To reduce the amount of area dedicated to these needs, shared service areas between adjacent users and buildings shall be allowed and encouraged
- If indoor reuse is not possible, outdoor refuse areas shall be enclosed with attractive design and materials that match building architecture. Recommended enclosures would be of masonry or stone with gated access and surrounding landscaping. The gate and enclosure opening shall not be visible from public ways
- Rooftop mechanicals shall be screened with materials that match the building architecture

(10) Inappropriate Service Area

- Service areas and utility equipment along public streets
- Prefabricated storage sheds

- Visible garbage dumpsters
- Unscreened service, storage, or utility areas

(11) Landscaping Guideline: Create pedestrian-friendly landscapes that are functional, visually appealing, and relate to building activities and architecture. Use landscaping to screen undesirable views.

- Incorporate landscape elements that complement the character of the building and provide a pleasing relationship with adjoining properties, the public sidewalk, and the street
- Use appropriate landscape elements to establish continuity between buildings and to define the block face where there are no buildings
- Plant shade trees in surface parking lots to reduce heat islands
- Incorporate mid-level plantings and ground covers into parking planting areas
- Native plants shall be installed whenever possible
- Consider prairie plantings instead of turf to minimize maintenance and establish animal and insect habitat
- Use plant materials that provide year-round interest, add desirable color, texture, and smells to a site's experience
- Install plants to screen parking areas from public streets.
- Install plants to screen building mechanicals
- Incorporate rain gardens and bioretention basins to collect runoff and filter pollutants
- Install bioretention areas in surface parking lots for stormwater infiltration
- Use plant materials that are compatible with urban environments and will maintain their health with the expected amount of care
- Use salt tolerant plants due to the urban pedestrian environment

(12) Inappropriate Site Landscaping

- Single species planting schemes
- Residential or suburban landscape treatment such as boulders, bark chips, plastic edging, railroad ties, etc.

- Chain link, metal mesh, wire or barbed wire fencing
- Site furnishings not located adjacent to common spaces

(13) Urban Greenway Guideline: An urban greenway shall be established on the west edge of the planning area to both buffer new development from existing neighborhoods and provide an open space corridor for recreation and natural habitat.

- The urban greenway corridor shall be a 100 foot wide minimum public corridor
- Naturalized landscaping shall be installed to establish the natural space and buffer
- Low-maintenance native species including trees, shrubs and grasses shall be planted
- A 10 foot wide asphalt path may be constructed to provide an alternative transportation route and recreation trail
- The path shall connect to private development, public streets, and sidewalks

(14) Site Features and Urban Spaces Guideline: Private development is encouraged to establish urban spaces and install site features to enhance the Elmore Corners District and contribute to a pedestrian friendly streetscape.

- Commercial uses are encouraged to have public plaza spaces to provide space for activities such as outdoor dining or seating areas
- Commercial urban spaces shall be accessible from public ways
- Any security fencing shall consist of decorative materials (such as wrought iron, brick or stone)
- Select and locate site furnishings (benches, trash receptacles, bicycle racks, etc.) to unify the Elmore Corners District and provide a pleasing relationship with adjoining properties, the public sidewalk, and street
- Site furnishings shall be of high-quality materials that last in all-weather environments

(15) Inappropriate Site Features & Urban Spaces

- Urban gathering spaces that are closed off from public ways
- Site features of low quality that do not complement building architecture

(16) Public Streets and Streetscaping Guideline: Public streets shall be designed as complete streets serving all modes of transportation users including vehicles, bicycles, and pedestrians.

Streets shall contain streetscape elements to enhance the visual aesthetics of these public spaces.

- Primary public streets shall contain streetscape elements of a vehicular scale including:
 - Street lights – tall poles to safely illuminate the street
 - Sidewalk on one side and bicycle path on the other side
 - Turf terraces
 - District gateway features
 - Wayfinding sign directing visitors to district destinations
 - Light pole banners advertising special events
- Secondary streets shall contain streetscape elements of a pedestrian scale including:
 - Street lights – pedestrian scale with decorative fixtures
 - Concrete sidewalks on both sides of the street
 - Decorative brick, paver, or stamped concrete terraces
 - Wayfinding signs or kiosks directing visitors to district locations
 - Light pole banners advertising locations, uses, or events
 - Landscape planters with flowers and grasses
 - All street lights shall contain LED energy efficient fixtures
 - Street lights shall contain decorative poles and bases
 - Street lights shall be down casting to reduce light pollution
 - Stormwater management could be incorporated into the street terrace through stormwater planters, inlets, and swales
- Secondary streets may designate bicycle access through painted sharrows on street lanes

(17) Stormwater Management Guideline: All future developments must meet City Stormwater Ordinance requirements. In general, stormwater best management practices are encouraged and shall be incorporated into site designs, limiting large, monolithic retention ponds.

- Incorporate stormwater systems into development site plans and landscape plans
- Encourage regional ponds or ponds that serve multiple developments to density development and allow development to occur in urban form
- Utilize stormwater management techniques that maximize infiltration and filter runoff
- Incorporate bio-swales into parking lots to collect surface water and infiltrate on-site
- Install urban stormwater management systems where appropriate such as stormwater planters, rain gardens, underground cisterns and cells, porous pavement, and green street terraces
- Green roofs are encouraged to aid in reducing the amount of impervious surfaces
- Collect roof water into “purple pipe” grey water systems to reuse for irrigation, toilets or other non-potable uses
- If water does run off buildings, direct it into planting areas and rain barrels
- Include stormwater pond aeration systems and fountains to improve water quality and appearance
- Inappropriate Stormwater Management
- Direct stormwater runoff into the Pheasant Creek
- Large, unnaturally shaped stormwater detention ponds with no landscaping or aeration

B. Appeals. Appeals of any administrative decision made under this section shall be made in writing by the owner(s) of record of the property to the City Design Review Board no less than thirty (30) days prior to any rescheduled meeting of the Board. Appeals of any decision of the Design Review Board shall be made in writing by the owner(s) of record of the property to the City Council no less than thirty (30) days prior to the scheduled Council meeting.

Section 2. That the ECOD, Elmore Corners Overlay District is hereby created and encompasses the property described as follows:

Part of Sections 5, 6, 7 and 8 of Township 78 North, Range 4 East of the 5th P.M. being more particularly described as follows: River 80 First Addition; Jersey Farms Commercial Park First Addition; Jersey Farms Commercial Park Second Addition; and Parcel No. Y0801-02A being a 15.43 acre, more or less, tract of land owned by Schaefer Living Trust as general partner of the V & T Schaefer Family Partnership LP and described as Tract A in the following documents filed for record in Scott County as Trustee’s Quit Claim Deed document No. 2006-4757, Plat of Survey document No. 2001-37358. Boundary of the property contains 342 acres, more or less (area includes rights-of-way).

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 upon final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

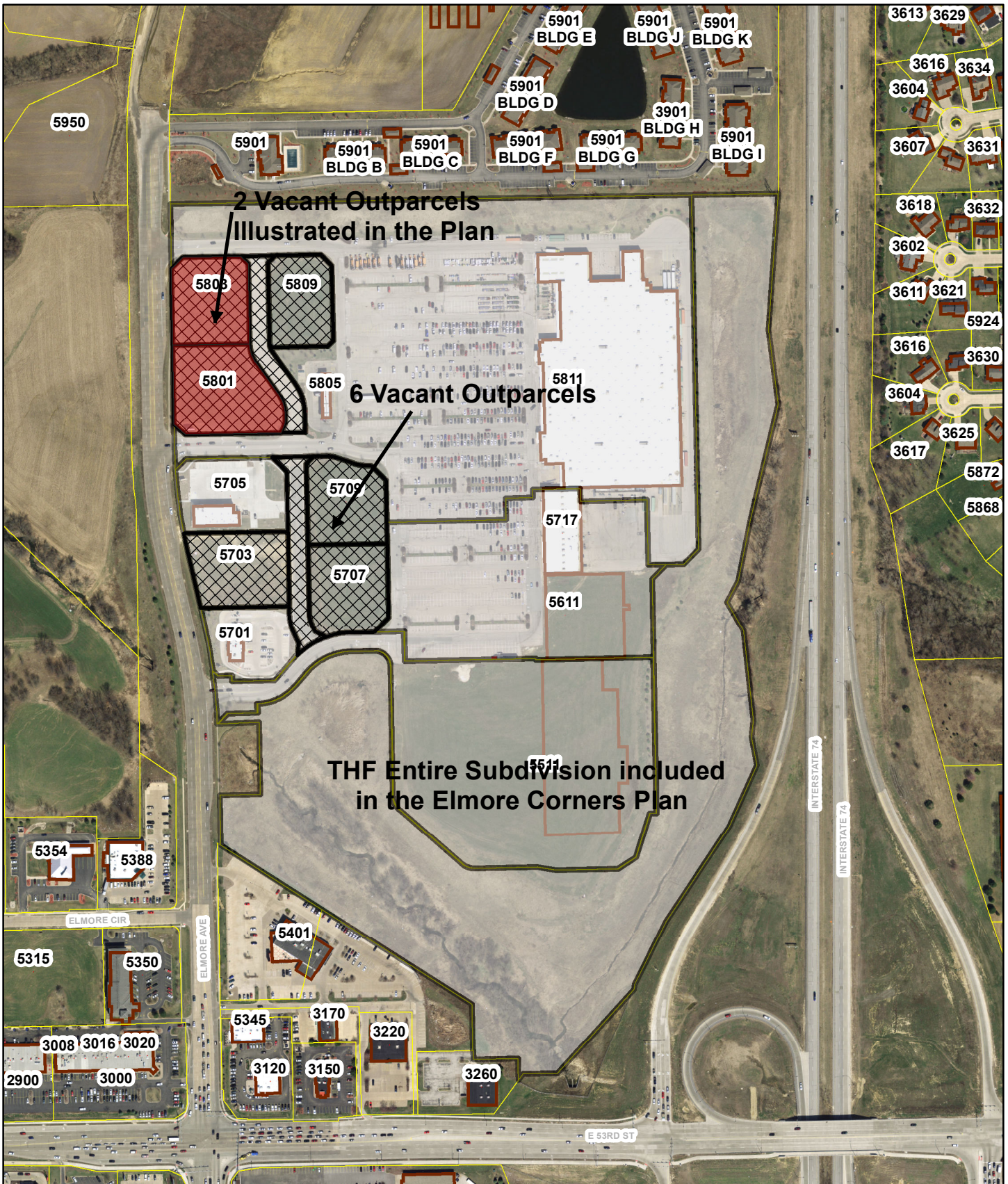
Frank Klipsch, Mayor

Attest: _____

Jackie Holecek, MMC
Deputy City Clerk

Published in the *Quad City Times* on _____

THF / ECOD Application Scenarios



0 80 160 320 480 640 Feet



City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
5/1/2018

Subject:

Preview of items for the May 15th public hearing and/or regular meeting (note not all items to be heard may be listed).

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/26/2018 - 1:36 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
5/1/2018

Subject:

Case No. F18-03: Final plat of Pheasant Ridge First Addition on 43.27 acres, more or less located west of Elmore Avenue and north of East 53rd Street containing three (3) lots. [Ward 6]

ATTACHMENTS:

Type	Description
▣ Resolution Letter	F18-03 Preview report & background

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/27/2018 - 11:26 AM



City of Davenport
Community Planning & Economic Development Department
PREVIEW REPORT

PLAN AND ZONING COMMISSION

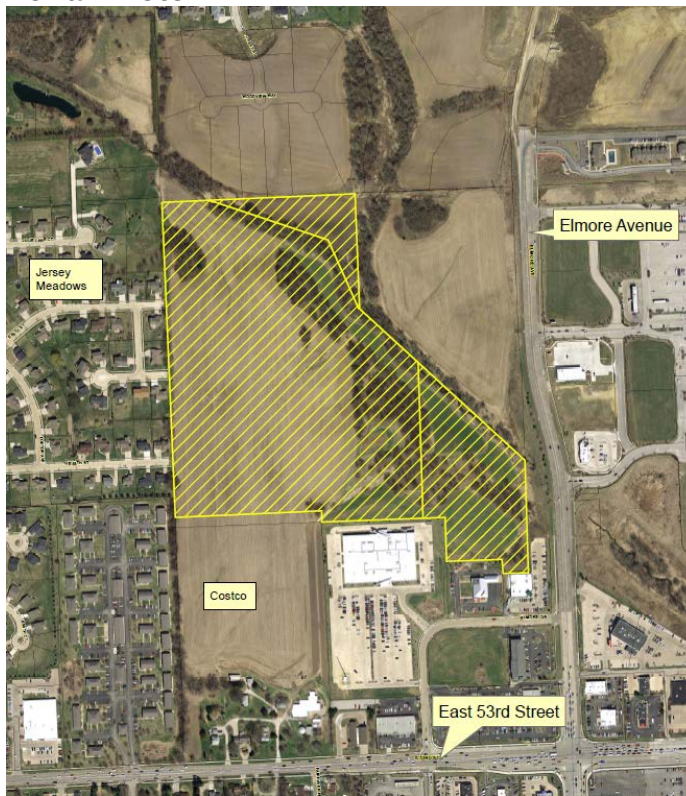
Preview Date: May 01, 2018
Request: F18-03 Final Plat – Pheasant Ridge First Addition
Address: West of Elmore Avenue & North of East 53rd Street
Applicant: Pheasant Creek Estates LLC (Adam Seitz)

INTRODUCTION

Request of Adam Seitz for a final plat Pheasant Ridge First Addition on 43.27 acres, more or less located west of Elmore Avenue and north of East 53rd Street containing three (3) lots. [Ward 6] There are two companion zonings; one for residential “R-2” on Lot 1 and commercial “PDD” on Lot 2. Lot 3 will remain zoned agricultural at this time. The concept plan for the area being zoned residential shows a typical single family development similar to that to the west of this area.

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

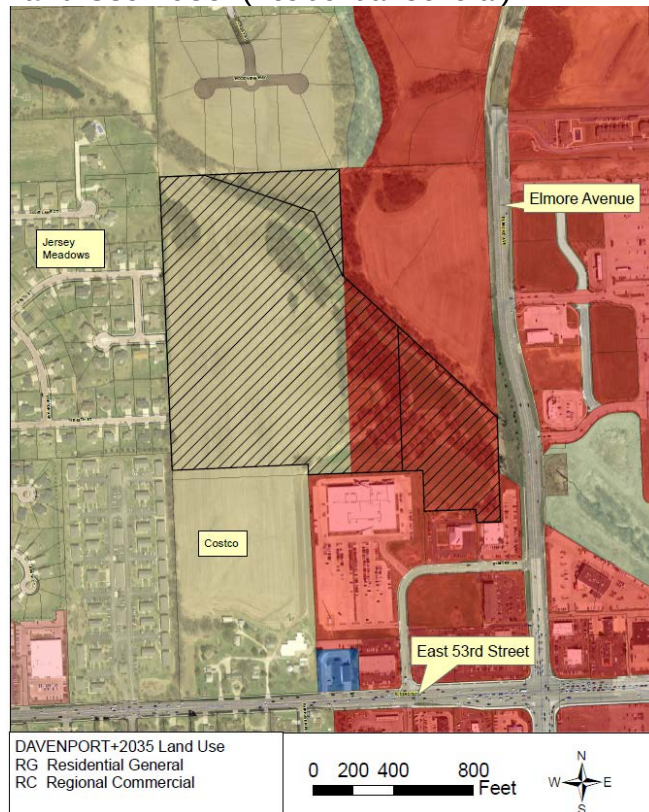
Aerial Photo:



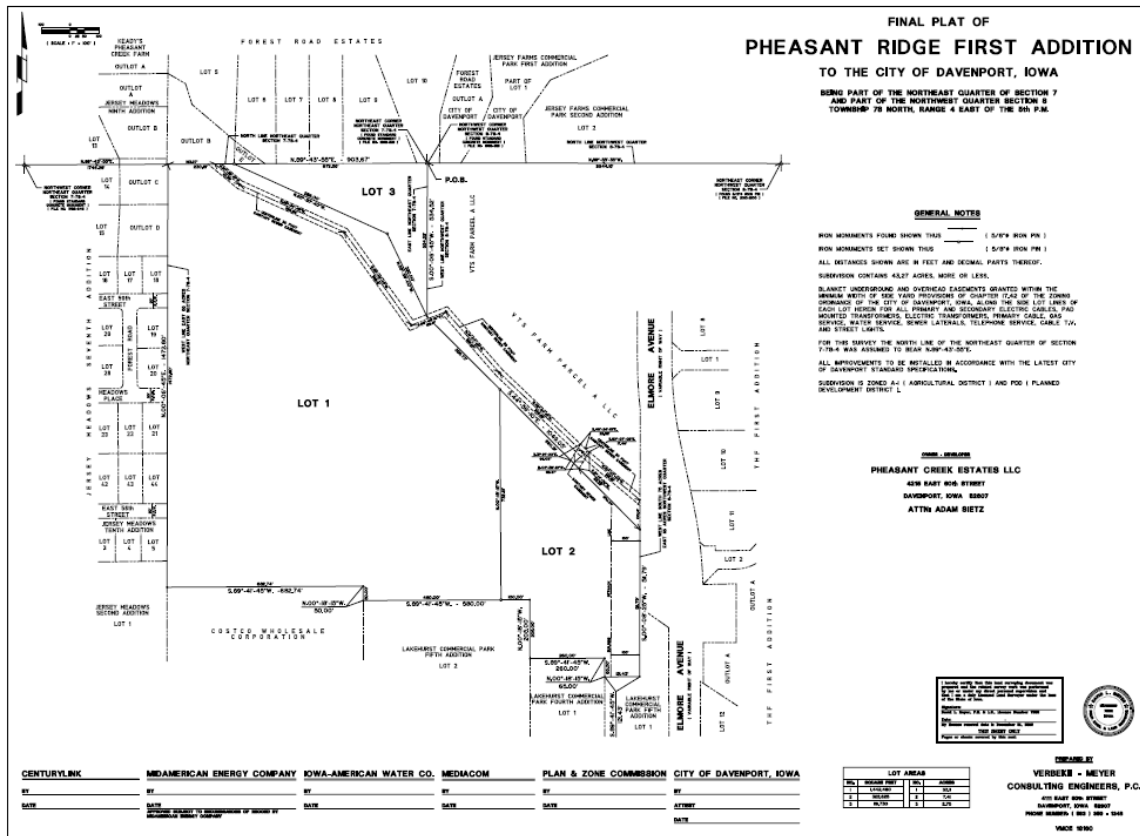
Zoning (A-1 Agricultural District & PDD Planned Development District)



Land Use 2035 (Residential General)



Plat



BACKGROUND

Comprehensive Plan:

Within Urban Service Area (USB35): Yes
Proposed Land Use Designation: RG - Residential General & RC Regional Commercial

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

Regional Commercial (RC) – Are the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. However, good pedestrian systems should serve these areas and focus on

connectivity from the street, through parking lots and between individual uses. Connectivity to nearby neighborhoods is desirable but less important.

Relevant *Davenport+2035* Goals and Objectives:

1. *Strengthen the existing built environment.*
 - b. *Reduce the number of underoccupied, abandoned, or vacant buildings / properties through adaptive reuse and infill.*
2. *Identify and reserve land for future development*

Technical Review:

Streets. No new streets are proposed with this request, though an eventual replat of Lot 1 will propose the extension of existing streets.

Storm Water. With the companion rezoning an area for possible detention is being proposed on the southeast corner of Lot 1, shown on the rezoning concept plan. Pheasant Creek is located along the approximate northeast boundary of Lots 1 and 2. A drainage easement and the Flood Insurance Rate Map floodplain boundary will need to be shown as it will impact many of the proposed lots and development of this plat. A buffer along the top of bank will also be required.

Sanitary Sewer. Sanitary sewer service is located in Pheasant Creek and lines are stubbed at the end of existing streets abutting the west line of Lot 1. An easement for the 15-inch line along the east line of Lot 3 will need to be added to the plat.

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

Parks/Open Space. A greenway is proposed along Pheasant Creek. The drainage easement along Pheasant Creek which will include the floodplain area should also be designated a greenway easement. An alternative to the easement would be to dedicate to the City for stormwater, floodplain and greenway purposes floodplain area along Pheasant Creek. This will lessen concerns regarding flood insurance for the developer and future owners of individual lots.

PUBLIC INPUT This is a subdivision plat. No notification is required. Notification is done with the companion rezoning.

DISCUSSION

Request of Adam Seitz for a final plat Pheasant Ridge First Addition on 43.27 acres, more or less located west of Elmore Avenue and north or East 53rd Street containing three (3) lots. [Ward 6] There are two companion zonings; one for residential "R-2" on Lot 1 and commercial "PDD" on Lot 2. Lot 3 will remain zoned agricultural at this time. The concept plan for the area being zoned residential shows a typical single family development similar to that to the west of this area.

B. Whenever any stream or water course is located in an area that is being subdivided, the subdivider shall dedicate a public right-of-way or drainage easement conforming substantially with the lines of such stream or water course and shall include such additional area adjoining both edges of such stream or water course that has been affected by damaging flood waters

and/or inundated by the one hundred-year flood waters, as determined by the city engineer. This easement area shall also contain a minimum thirty foot vegetated buffer area on both sides of the stream as measured landward horizontally on a line perpendicular to a vertical line marking the top of the existing banks of the stream or drainage way. This buffer shall be planted with vegetation native to the mid-west region of the United States and maintained as a prairie as outlined in the Davenport Stormwater Manual.

C. Unless deeded to the city of Davenport, maintenance of the stream, streambanks and easement areas described in Section 13.34.160B shall be the responsibility of the landowners upon which the stream is located. This maintenance responsibility shall be clearly defined in a recorded document. The subdivider shall also provide reasonable public easements for access. Procedures for transfer of the property described in Section 13.34.160B to the city for maintenance or ownership are described in the Davenport Stormwater Manual.

D. It shall be noted on the final plat, "Owners of lots on which a drainage easement has been established as a stormwater passageway shall maintain said easement as a lawn, planted in grass and free of structures, fences, fill, bushes, trees, shrubs, or other landscaping that would impede the flow of water" and "Owners of lots on which a stream buffer is required shall maintain said buffer as a native planting area, not allowing vegetation to be cut to a height of less than nine-inches without authorization of the city of Davenport natural resources division." In the event that the area established as a drainage easement is reshaped or otherwise restricted for use as a drainage easement, the city will cause the restrictions to be removed at the expense of the parties causing the restriction.

STAFF RECOMMENDATION

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

Prepared for:

Scott Koops, AICP – Planner II
Community Planning Division

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

PRELIM / FINAL / PUD (circle the appropriate designation)

SUBDIVISION NAME: PHEASANT RIDGE FIRST ADDITION

LOCATION: North of 53rd Street, West of Elmore Avenue

DEVELOPER: Name: Pheasant Creek Estates, LLC (Adam Seitz)
 Address: 4215 East 60th Street, Davenport, IA 52807
 Phone: _____ FAX: _____
 Mobile Phone: 563-940-4030 Email: adam@advancehomesinc.com

ENGINEER: Name: Verbeke-Meyer Consulting Engineers, P.C.
 Address: 4211 East 60th Street, Davenport, IA 52807
 Phone: 563-359-1348 FAX: 563-359-3295
 Mobile Phone: _____ Email: dlim@verbeke-meyer.com

ATTORNEY: Name: Samuel J. Skorepa
 Address: 220 North Main Street, Suite #200, Davenport, IA 52801
 Phone: 563-333-6646 FAX: 563-324-1616
 Mobile Phone: _____ Email: sskorepa@L-WLAW.com

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

NUMBER OF LOTS: 3 Total Lots ACRES: 43.27
 SF 2F MF & EST. UNITS COMM IND

STREETS ADDED: - 0 - LINEAR FEET

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

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

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

FINAL PLAT OF
PHEASANT RIDGE FIRST ADDITION
TO THE CITY OF DAVENPORT, IOWA

BEING PART OF THE NORTHEAST QUARTER OF SECTION 7
AND PART OF THE NORTHWEST QUARTER SECTION 8
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.

GENERAL NOTES

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

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

ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 43.27 ACRES, MORE OR LESS.

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

FOR THIS SURVEY THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 7-78-4 WAS ASSUMED TO BEAR N.89°-43'-55"E.

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

SUBDIVISION IS ZONED A-1 (AGRICULTURAL DISTRICT) AND PDD (PLANNED DEVELOPMENT DISTRICT).

OWNER - DEVELOPER

PHEASANT CREEK ESTATES LLC

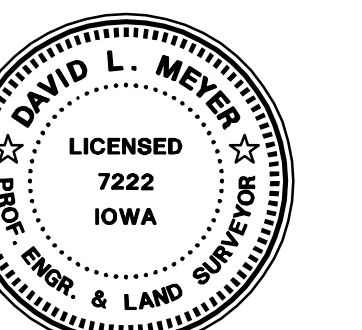
4215 EAST 60th STREET

DAVENPORT, IOWA 52807

ATTN: ADAM SIETZ

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signature: David L. Meyer, P.E. & L.S., License Number 7222
Date: .
My license renewal date is December 31, 2018
THIS SHEET ONLY
Pages or sheets covered by this seal:



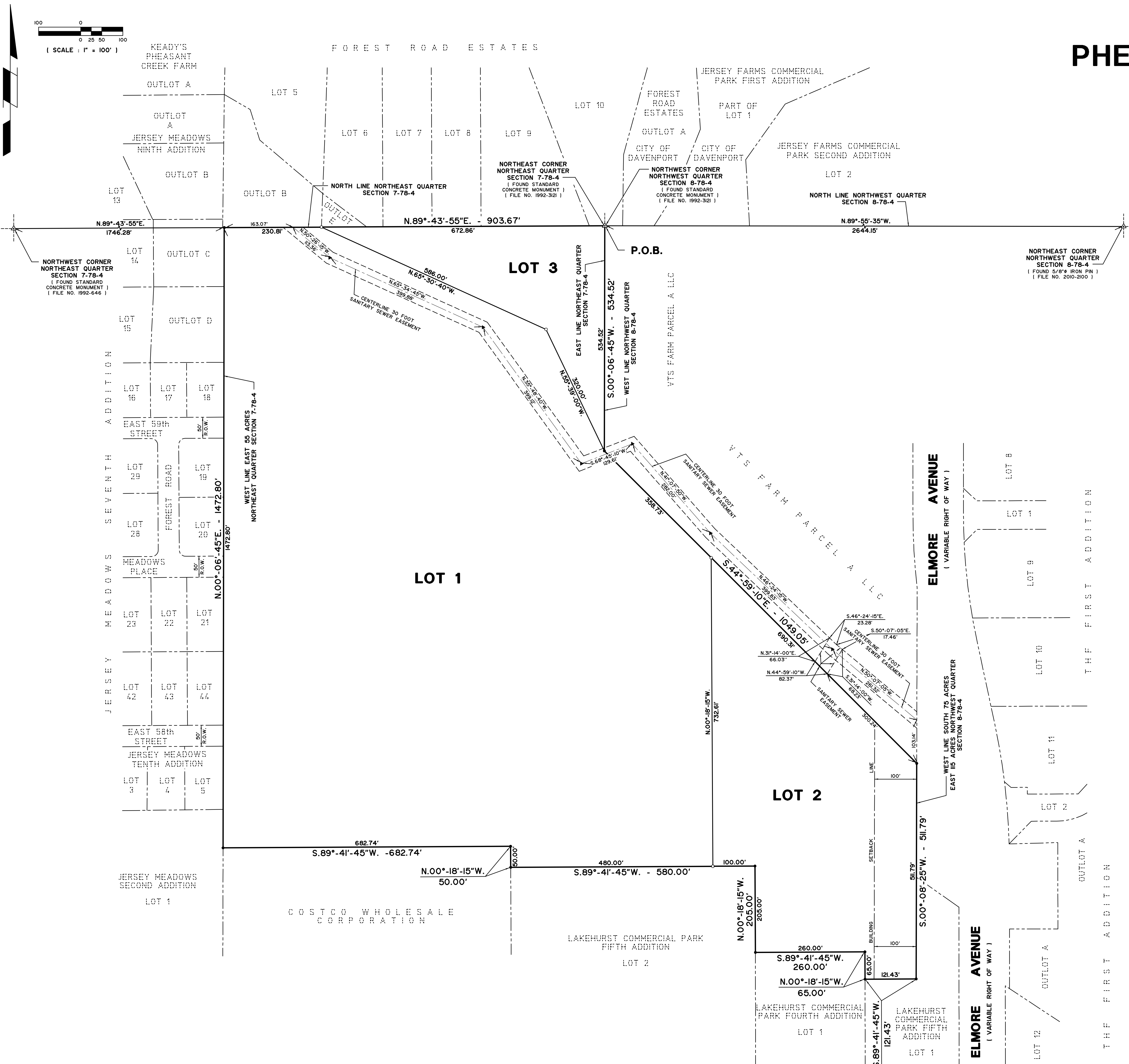
PREPARED BY

VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.

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

VMCE 18160

LOT AREAS			
NO.	SQUARE FEET	NO.	ACRES
1	1,442,460	1	33.11
2	322,625	2	7.41
3	119,730	3	2.75



CENTURYLINK

BY

DATE

MIDAMERICAN ENERGY COMPANY

BY

DATE

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY
MIDAMERICAN ENERGY COMPANY

IOWA-AMERICAN WATER CO.

BY

DATE

MEDIACOM

BY

DATE

PLAN & ZONE COMMISSION

BY

DATE

CITY OF DAVENPORT, IOWA

BY

ATTEST

DATE

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
5/1/2018

Subject:

Time open for citizens wishing to address the Commission on matters NOT on the established agenda.f

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/26/2018 - 1:36 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
5/1/2018

Subject:
2018 - 1st Quarter Development Report

ATTACHMENTS:

Type	Description
▣ Resolution Letter	2018 - 1st quarter development report

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/26/2018 - 5:46 PM

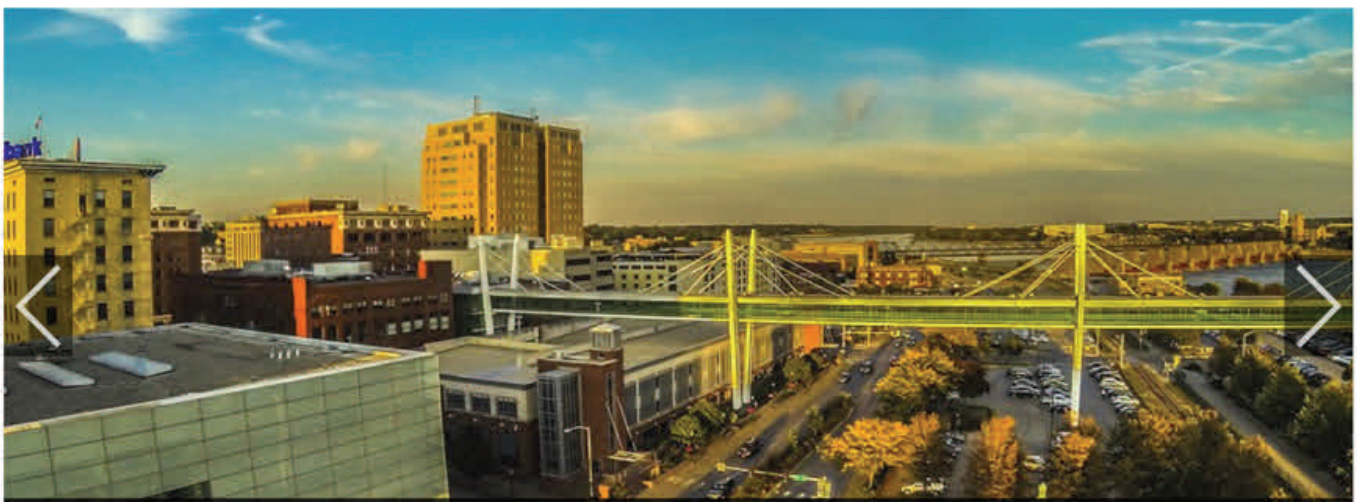


Community Planning & Economic Development (CPED)
Community Planning — 2018 1st Quarter Development Report
Thriving— Vibrant—Strong
City of Davenport

The Development Report is an annual publication that presents a summary of the zoning and development related activities in the City of Davenport. The quarterly reports are an attempt to provide more timely and detailed development information. As such analysis of the details is not preformed as in the annual report. Note: The City assumes no liability from the use of the information provided herein.

The Community Planning Division is staff to several review boards and commissions. These include the Plan and Zoning Commission, the Zoning Board of Adjustment, the Historic Preservation Commission and the Design Review Board.

Community Planning Division staff consists of a Senior Manager, a Planner III and two Planner II positions. Staff certifications include AICP and CFM.



Monthly Totals

Community Planning Division
Quarterly Activity Report
2017 - Jan to March



PLAN & ZONING COMMISSION	Jan	Feb	March	Qrtly
Rezoning Petitions	0	1	0	1
Final Subdivision Plats	0	2	0	2
Preliminary Subdivision Plats	0	1	1	2
Street Vacations & Name Change	0	0	0	0
Final Development Plans	0	1	0	1
Flood Plain Variances	0	0	0	0
Ordinance Text Amendments	0	0	3	3
Comp Plan / Econ Dev Reviews (includes SSMID & EDA)	0	0	1	0
Item Totals	0	5	5	10

Design Review Board	2	2	3	7
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ZONING BOARD OF ADJUSTMENT	Jan	Feb	March	Qrtly
Hardship Variances	0	1	0	1
Special Use Permits	0	0	0	0
Home Occupation Permits	0	0	0	0
Special Exceptions	0	0	0	0
Appeals of Admin Decisions	0	0	0	0
Item Totals	0	1	0	1

HISTORIC PRESERVATION	Jan	Feb	March	Qrtly
Landmark Designations	0	0	0	0
Certificates of Appropriateness	1	0	1	2
Demolition Reviews	0	0	0	0
Item Totals	1	0	1	2

1st QUARTER NARRATIVE

Plan & Zoning Commission

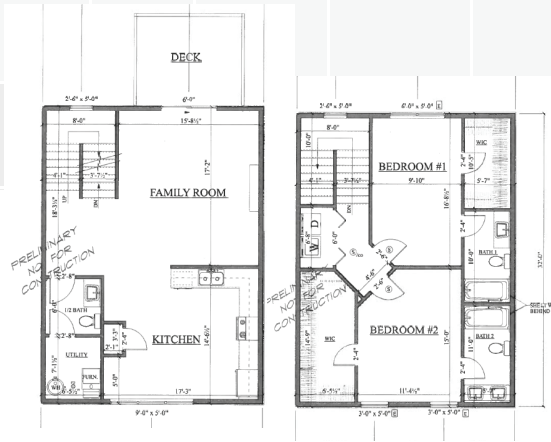
Rezoning activity –

One (1) rezoning petitions was submitted for review during the first quarter of 2017. The request is pending approval before Council.

Case #	Petitioner	Location	Acres	Zoning	Council Action	Census Tract	Ward/ Precinct
REZ18-01	Tom Swanwick	S side of E 46th St btw Grand & Tremont Aves	1.19	C-1 to R-6M	Pending	128.02	74



FRONT ELEVATION



Final Development Plan activity –

One (1) final development plan was submitted for consideration and recommended for approval. It was approved by Council.

Case #	Petitioner	Location	Acres	Zoning	Council Action	Census Tract	Ward/ Precinct
FDP18-01	John Crump dba Woodsprings Suites	Elmore Circle	2.28	PDD	03/14/18 2018-88	129.01	61



Subdivision activity –

Two (2) final plats and two (2) preliminary plats were submitted for consideration. One preliminary plat has been approved by Council and one final plat has been submitted for Council approval.

Case #	Subdivision Name	Acres	Zoning	Lots	Council Action	Recorded	Census Tract	Ward/ Precinct
F18-01	Reed's Retreat Plat Revision	62.86 10.2	R-1, A-1	7 4	Withdrawn Pending		125.02	13
F18-02	Bett's Corporation 2nd	0.68	C-1	1	Pending		128.02	73
P18-01	Reed's Retreat	62.86	R-1, A-1	7	Withdrawn		125.02	13
P18-02	Seng Meadows	20.9	R-3	58	04-12-18 2018-135		127.02	71

Right-of-Way Vacation activity –

No requests to vacate public right-of-way or easements were submitted for consideration.

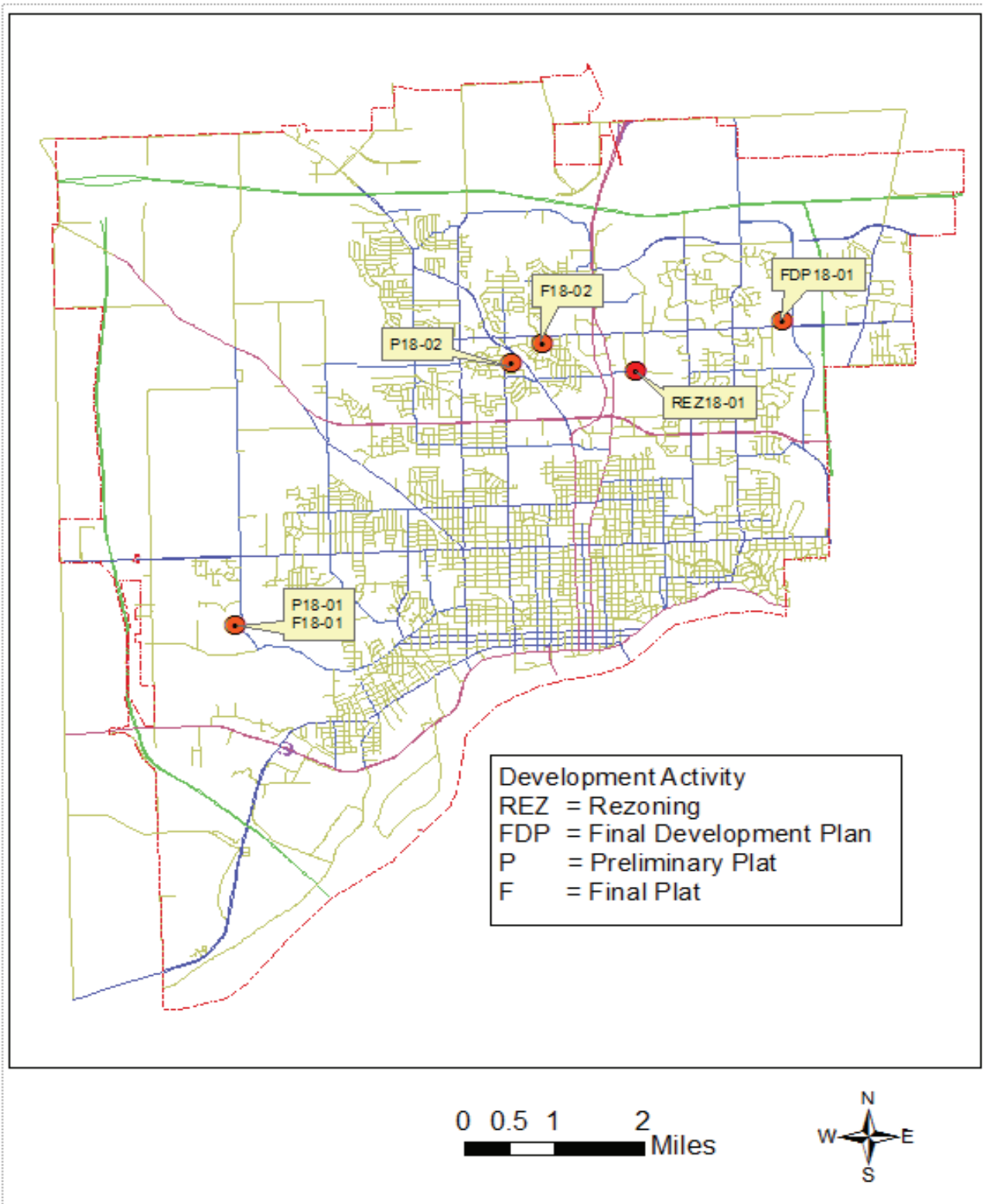
Case #	Petitioner	Type	Location	Area Sq Feet	Council Action	Census Tract	Ward/ Precinct

Miscellaneous activity –

Three (3) Ordinance amendments and one (1) Comprehensive Plan amendment have been considered by the Commission. Two of the ordinances and the plan amendment are pending Council consideration.

Case #	Petitioner	Type	Council Action	Census Tract	Ward/ Precinct
ORD18-01	City of Davenport	Elmore Corners Overlay & Plan		129.01	61
ORD18-02	City of Davenport	Rockingham Corridor Overlay		109, 110, 122,	13 & 33
ORD18-03	City of Davenport	Fireworks & Explosive Devices		All	All

Plan and Zoning Commission Development Activity Map



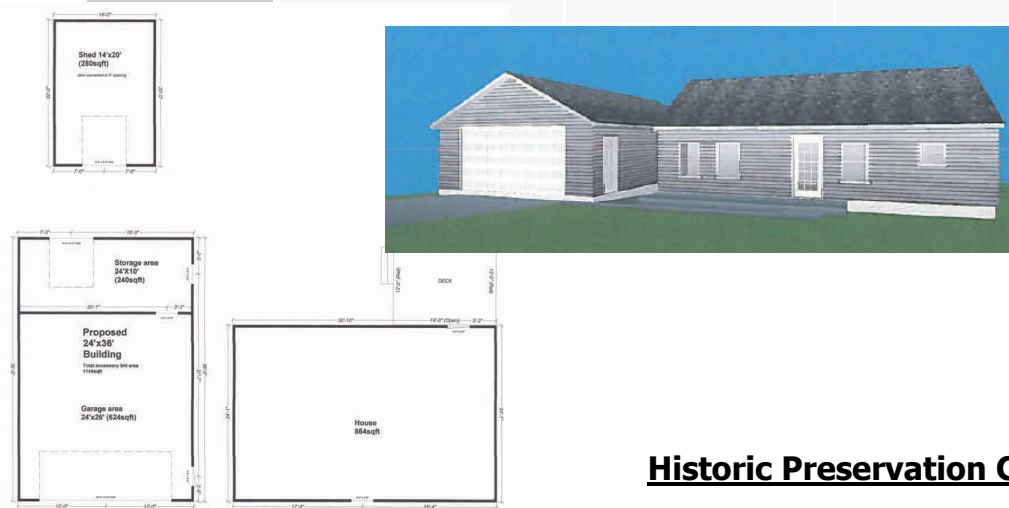
Zoning Board of Adjustment

Zoning Board of Adjustment

There were five (5) petitions made to the Board of Adjustment during the first quarter of 2016; three (3) hardship variances and one each for Special use permit and Home Occupation Permit.

The special use permits was for a class A service station The variances involve signage, a second garage and a front yard building encroachment. The home occupation was for a hair salon.

Case No.	Petitioner	Location	Request	Result
HV18-01	Ryan Uhle	2906 W 47th St	Detached	Approved



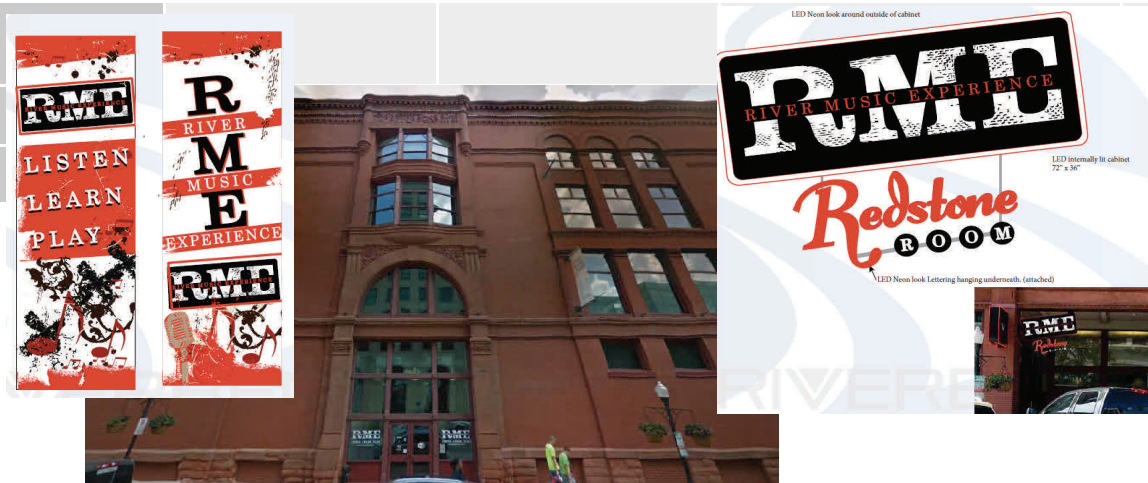
Historic Preservation Commission

Historic Preservation Commission

The HPC reviewed one (1) Certificates of Appropriateness (COA) and supported a request for rehabilitation of Buchanan School.

One work session was held to develop 2-year goals for the Commission.

Case No.	Petitioner	Location	Request	Result
COA18-01	Deb Powers	129 Main St	Banners JHC Petersen's Sons	Approved

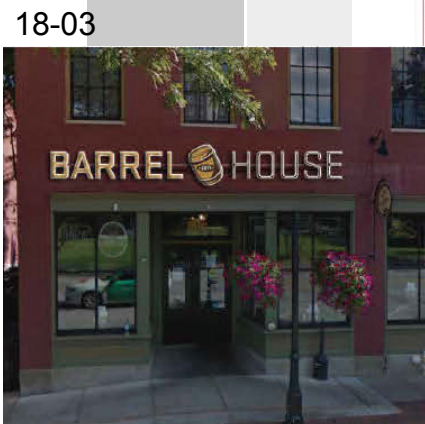
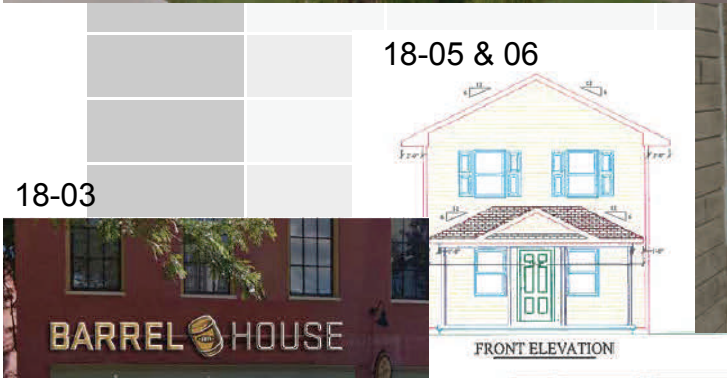
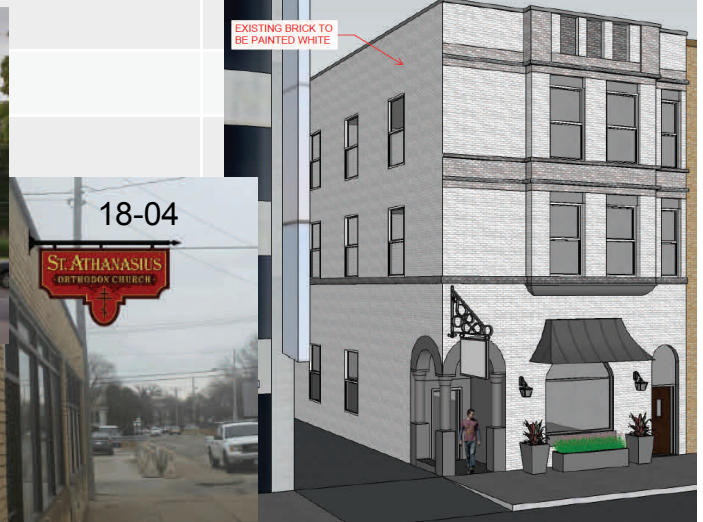


Design Review Board

Design Review Board -

Seven (7) cases were brought before the Board for their consideration in the first quarter of 2018. Three (3) of the cases were located in the Downtown Design Overlay District (DDOD) with two (2) each in the HCOD and RIDO.

Case No.	District	Petitioner	Location	Request	Result
DR18-01	HCOD	Charlie Cushman	1229 Brady St	Replace Windows	Approved
DR18-02	DDOD	Sara Fierce	218 Harrison St	Facade Improvements	Approved
DR18-03	DDOD	Wade Baffa	211 E 2nd St	Wall signage	Approved
DR18-04	HCOD	Jeff Young	228 W 15th St	Projecting wall sign	Approved
DR18-05	RIDO	Habitat for Humanity	408 E 6th St	Infill—SF	Approved
DR18-06	RIDO	Habitat for Humanity	414 E 6th St	Infill—SF	Approved
DR18-07	DDOD	Patricia Collins	735 Federal St	Sign—Polished	Approved



Permit Activity

New Construction Permits				
Owner	Type	Location	Value	Ward
Diamond Builders	SF	2665 Pheasant Creek Cir	\$ 191,000	
Diamond Builders	SF	4806 Pheasant Creek Ave	\$ 162,200	
Pearson Building Pursuits	SF	1647 Celtic Ct	\$ 196,000	
Barb Tronson	SF	6436 Lillie Ave	\$ 190,000	
White House Homes	SF	1210 W 63rd St	\$ 187,200	
Diamond Builders	SF	2607 Pheasant Creek Cir	\$ 191,600	
Diamond Builders	SF	4839 Pheasant Creek Ave	\$ 191,600	
Speer Development LLC	SF	1425 Parkview LN	\$ 230,000	
Diamond Builders	SF	2649 Pheasant Creek Cir	\$ 194,800	
Speer Development LLC	SF	6142 Mississippi Ave	\$ 174,000	
White Hose Homes	SF	6431 Lillie Ave	\$ 181,079	
Diamond Builders	SF	4724 Pheasant Creek Ave	\$ 162,200	
Sebatian Builders	SF	1803 W 75th PL	\$ 159,800	
C&L Plaza	Comm	1750 E 53rd St	\$ 450,000	
VTs Farm Parcel (Costco)	Comm	2790 E 53rd St	\$ 17,990,823	
VTs Farm Parcel (Costco)	Comm	2794 E 53rd St	\$ 1,334,291	
Tim Guizer	Indus	7620 Louis Rich Ct	\$ 830,931	
MLY Investments LLC	Comm	916 W Kimberly Rd	\$ 923,251	
Oertel Sheet Metal	Indus	9104 N Zenith Ave	\$ 138,000	



Building Summary

Building Permit Review - New Construction						
Permit Type	Jan	Feb	Mar	Qtrly		Resid Units
Residential - Single Family	8	0	5			13
Residential - Multi-Family	0	0	0			0
Commercial	0	0	4			
Industrial	0	0	2			
Item Totals	8	0	11			

Building Permit Review - Demolitions						
Permit Type	Jan	Feb	Mar	Qtrly		Resid Units
Residential - Single Family	0	3	6			9
Residential - Multi-Family	0	1	0			4
Commercial	2	0	1			
Industrial	0	0	0			
Item Totals	2	4	7			



Occupancy Permit Review						
Permit Type	Jan	Feb	Mar	Qtrly		Resid Units
Residential - Single Family	7	8	5			20
Residential - Multi-Family	0	0	0			0
Commercial	0	0	0			
Industrial	0	0	0			
Item Totals	7	8	5			



City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
5/1/2018

Subject:

- Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city code if the Commission does not act and report on this item within 30 days' time this agenda item is to be construed as approved by the Commission.
- Note: The Plan and Zoning Commission meeting is not a public hearing. It is time for the commission to discuss the issue(s) with City staff and if questions rise, with the developer.
- A rezoning or ordinance text amendment has a second public hearing before the City Council at its Committee of the Whole meeting. Notification of that meeting will be sent to surrounding owners following the Plan and Zoning Commission meeting.

Next Public Hearing/Regular Plan & Zoning Meeting:

Tuesday, May 15, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	4/26/2018 - 1:36 PM