

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, APRIL 6, 2021; 5:00 PM

COUNCIL CHAMBERS CITY HALL 226 W 4TH STREET

A PARTIALLY ELECTRONIC MEETING IS BEING HELD BECAUSE A FULLY "IN PERSON" MEETING IS IMPRACTICAL DUE TO CONCERNS FOR THE HEALTH AND SAFETY OF COUNCIL MEMBERS, STAFF, AND THE PUBLIC PRESENTED BY COVID-19, AND TO FOLLOW THE GOVERNOR'S PROCLAMATION AND THE MAYOR'S EXECUTIVE ORDER DIRECTING SOCIAL DISTANCING AND PLACING RESTRICTIONS ON GATHERINGS. IN PERSON ATTENDANCE BY THE GENERAL PUBLIC AT ANY CITY OF DAVENPORT PUBLIC MEETING WITHIN ITS FACILITIES SHALL BE LIMITED TO 20 PERSONS.

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

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

II. Next Public Hearing: April 20, 2021

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

- A. Consideration of the March 2, 2021 meeting minutes.

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

- i. Case F21-02: Request of Prairie Heights Development, LLC for a Final Plat of Prairie Heights 4th Addition for a 21 lot subdivision on 17.13 acres located west

of Olde Brandy Lane and Mississippi Avenue. [Ward 8]

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
4/6/2021

Subject:

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

Recommendation:

Hold the Public Hearing.

Background:

Following the adoption of the new code in January, 2019, Staff committed to 'fine-tuning' the ordinance at regular intervals after adoption. The following amendments are proposed at this time:

Table 17.08-01 Use Matrix Proposed Changes

- **Remove Bars as a Special Use in C-1**

Explanation: The intensity of a Bar as a use has been determined to be incompatible with the Neighborhood Commercial Zoning District which serve the nearby residential neighborhoods. Certain areas may be reestablished as defined as the new use "Bar-Neighborhood."

- **Add Bar - Neighborhood as Permitted in C-1**

Explanation: This new use allows certain areas of C-1 to reestablish as bars. This is to address certain locations that have traditionally been bars to remain in order to support the neighborhood and its character. Areas are defined in the Principal Use Standards in 17.08.030.

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

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

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

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

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

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

- **Add Outdoor Dining as Permitted in S-IC**

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

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

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

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

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

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

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

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

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

Section 17.05.040 Design Standards

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

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

Section 17.08.030 Bar - Neighborhood

1. Establishes a sunset rule for establishments within certain areas of the city that can reestablish as a bar within 10-years of the adoption of the ordinance.
2. The areas are Harrison between 14th and Locust; Washington between 14th and Locust, West Locust between Fillmore and Division.

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

Section 17.08.050 Use Definitions

- **Remove the word “primarily” from Retail Alcohol Sales**

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

Section 17.17.010 Reservation of Previously Approved Conditions

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

Section 17.04.020 Uses

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

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

Public Input:

A Notice of Public Hearing was published in the Quad City Times informing the community of the April 6, 2021 Plan and Zoning Commission Public Hearing.

To date, staff has not received any responses from the community.

Staff will apprise the Commission of any correspondence at the April 20, 2021 Plan and Zoning Commission Public Hearing.

ATTACHMENTS:

Type	Description
▢ Backup Material	Public Hearing Notice

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	4/1/2021 - 10:31 AM

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

STATE OF IOWA
SCOTT COUNTY, } ss.

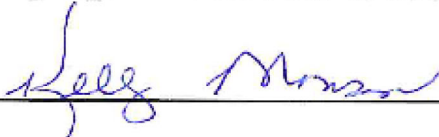
The undersigned, being first duly sworn, on oath does say that he/she is an authorized employee of THE QUAD-CITY TIMES, morning edition, a daily newspaper printed and published by Lee Enterprises, Incorporated, in the City of Davenport, Scott County, Iowa, and that a notice, a printed copy of which is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

CITY OF DAVENPORT

226 W 4TH ST
DAVENPORT, IA 52801

ORDER NUMBER 90979

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



NOTICE

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

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

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

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

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

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

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

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
4/6/2021

Subject:
Consideration of the March 2, 2021 meeting minutes.

Recommendation:
Approve the minutes.

ATTACHMENTS:

Type	Description
▣ Backup Material	Meeting Minutes 3-2-21

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	3/29/2021 - 2:57 PM

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, MARCH 2, 2021; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

A PARTIALLY ELECTRONIC MEETING IS BEING HELD BECAUSE A FULLY “IN PERSON” MEETING IS IMPRACTICAL DUE TO CONCERNS FOR THE HEALTH AND SAFETY OF COUNCIL MEMBERS, STAFF, AND THE PUBLIC PRESENTED BY COVID-19, AND TO FOLLOW THE GOVERNOR’S PROCLAMATION AND THE MAYOR’S EXECUTIVE ORDER DIRECTING SOCIAL DISTANCING AND PLACING RESTRICTIONS ON GATHERINGS. IN PERSON ATTENDANCE BY THE GENERAL PUBLIC AT ANY CITY OF DAVENPORT PUBLIC MEETING WITHIN ITS FACILITIES SHALL BE LIMITED TO 10 PERSONS.

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Lammers, Medd, Johnson, Tallman, Brandsgard, Reinartz, Maness, Garrington

Excused: Inghram, Hepner

Staff: Berkley, Werderitch

I. Report of the City Council Activity

II. Secretary's Report

A. Consideration of the February 16, 2021 meeting minutes.

Motion by Tallman, second by Schneider to approve the February 16, 2021 meeting minutes. Motion to approve was unanimous by voice vote.

III. Report of the Comprehensive Plan Committee

IV. Zoning Activity

A. Old Business

B. New Business

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

Werderitch provided an overview of the case. Joshua Arguello, project Architect, presented the proposed site layout and conceptual design to the Commission. The Rock Church is working with abutting property owners to record a shared access and utility easement from East 46th Street to the subject property. Dan Lorentzen, petitioner, spoke on behalf of Rock Church and answered questions. The commissioners raised concerns about site access, utility services, flooding, and potential uses of the property under the existing S-OS Open Space District.

Staff recommend Case REZ21-01 be forwarded to the City Council with a recommendation for denial.

Findings:

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

Motion by Tallman, second by Schneider to approve staff recommendation for denial of Case REZ21-01. Motion to approve staff recommendation passed by a roll call vote 5 to 3. Commissioners Schneider, Medd, and Brandsgard voted against.

V. Subdivision Activity

A. Old Business

B. New Business

VI. Future Business

VII. Communications

VIII. Other Business

Berkley updated the Commission on Case REZ20-08 and Case REZ20-09.

IX. Adjourn

The meeting adjourned at 5:37 pm.

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Laura Berkley, 563-888-3553

Date
4/6/2021

Subject:

Case F21-02: Request of Prairie Heights Development, LLC for a Final Plat of Prairie Heights 4th Addition for a 21 lot subdivision on 17.13 acres located west of Olde Brandy Lane and Mississippi Avenue. [Ward 8]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F21-02 to the City Council with a recommendation for approval subject to the 4 listed conditions.

Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

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

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

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

Zoning:

The property is currently zoned R-4 Single and Two-Family Residential Zoning District.

Technical Review:

- Streets. The property would have access via Olde Brandy Lane and would add 707 linear feet of new street added to the City, all of which would meet Davenport Municipal Code requirements.
- Storm Water. The development will include more than 5,000 square feet of hard surface. Outlot A in Prairie Heights 3rd Addition was designed to serve as water detention for this development at full build out. With R-4 zoning, the maximum impervious surface coverage is 60% of each of the lots. The development of the property will need to comply with the City's stormwater requirements.
- Sanitary Sewer. Sanitary sewers will be extended from existing infrastructure on Olde

Brandy Lane.

- Other Utilities. Other normal utility services are available.

Public Input:

No public hearing is required for a Final Plat.

Discussion:

The request is for a Final Plat for a 21 lot subdivision on 17.13 acres of property to facilitate a residential development. This plat is a continuation of the development adjacent to the east and is compatible with that development.

Recommendation:

Findings:

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

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F21-02 to the City Council with a recommendation for approval subject to the following conditions:

1. That the surveyor signs the plat;
2. That the utility providers sign the plat when their easement needs have been met;
3. That the cul-de-sac radius is increased to meet City specifications
4. That all easements be a minimum of 15 feet or twice the depth of the utility line.

ATTACHMENTS:

Type	Description
▢ Backup Material	Final Plat
▢ Backup Material	Current Zoning Map
▢ Backup Material	Future Land Use Map
▢ Backup Material	Application

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	4/1/2021 - 4:58 PM

FINAL PLAT
PRAIRIE HEIGHTS FOURTH ADDITION
DAVENPORT, IOWA

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	106.44	480.00	12°42'17"	S09°01'14"E	106.22
C2	48.14	325.00	8°29'15"	S28°33'18"E	48.10
C3	39.27	25.00	90°00'00"	N42°20'12"E	35.36
C4	39.27	25.00	89°59'58"	S47°39'49"E	35.36
C5	110.73	325.00	19°31'15"	N82°54'10"W	110.19
C6	110.73	325.00	19°31'15"	N82°54'10"W	110.19
C7	24.17	30.00	46°09'49"	S83°46'33"W	23.52
C8	238.35	50.00	273°07'56"	N17°15'37"E	68.75
C9	238.35	50.00	273°07'56"	N17°15'37"E	68.75
C10	238.35	50.00	273°07'56"	N17°15'37"E	68.75
C11	238.35	50.00	273°07'56"	N17°15'37"E	68.75
C12	238.35	50.00	273°07'56"	N17°15'37"E	68.75
C13	238.35	50.00	273°07'56"	N17°15'37"E	68.75
C14	24.59	30.00	46°58'07"	S49°39'29"E	23.91
C15	93.69	275.00	19°31'15"	S82°54'10"E	93.24
C16	102.21	300.00	19°31'15"	S82°54'10"E	101.72

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	142.67	S70°40'43"W	L19	55.00	S87°20'12"W	L37	155.66	S08°17'34"W
L2	15.75	S19°19'17"E	L20	38.32	S10°33'00"E	L38	161.73	S11°43'02"W
L3	199.04	S70°40'43"W	L21	130.68	S65°48'24"E	L39	149.46	S20°13'18"W
L4	51.27	S77°26'54"W	L22	135.00	S24°11'36"W	L40	125.01	S63°29'07"W
L5	155.20	S61°37'38"W	L23	121.17	S65°48'24"E	L41	165.73	N73°08'33"W
L6	50.11	N35°22'21"W	L24	135.00	N24°11'36"E	L42	126.60	N29°44'42"W
L7	60.00	N65°21'33"W	L25	135.00	N87°20'12"E	L43	35.00	N81°42'26"W
L8	155.54	N24°11'36"E	L26	15.00	S02°39'48"E	L44	38.60	S50°37'54"E
L9	79.70	N65°48'24"W	L27	50.00	N87°20'12"E	L45	28.15	S30°01'10"E
L10	155.34	S20°22'46"W	L28	15.00	N02°39'48"W	L46	28.15	S30°01'10"E
L11	112.83	N65°48'24"W	L29	135.00	N87°20'12"E			
L12	141.04	N57°21'29"W	L30	54.29	S65°57'24"W			
L13	101.82	N42°49'17"W	L31	25.00	N87°20'12"E			
L14	224.34	N27°00'52"W	L32	25.00	N87°20'12"E			
L15	44.44	N01°24'39"W	L33	122.19	S73°08'33"E			
L16	147.15	S02°39'48"E	L34	14.49	N73°08'33"W			
L17	56.30	S30°01'10"E	L35	13.72	S73°08'33"E			
L18	135.00	S02°39'48"E	L36	135.00	N02°39'48"W			

LEGAL DESCRIPTION

PART OF THE SE ¼ OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA DESCRIBED AS LOT 23 OF PRAIRIE HEIGHTS THIRD ADDITION, AND ADDITIONALLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF LOT 23 OF PRAIRIE HEIGHTS THIRD ADDITION, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF DAVENPORT, AS RECORDED IN DOCUMENT #2020-00030329 OF THE SCOTT COUNTY RECORDER'S OFFICE, THENCE ALONG THE EAST LINE OF SAID LOT 23 S02°39'48"E, 498.56 FEET; THENCE 106.44 FEET ALONG SAID WEST LINE ON A 480.00 FOOT RADIUS CURVE CONCAVE EASTERLY (CHORD S09°01'14"E, 106.22 FEET); THENCE ALONG SAID WEST LINE S70°40'43"W, 142.67 FEET; THENCE ALONG SAID WEST LINE S19°19'17"E, 15.75 FEET; THENCE ALONG SAID WEST LINE S70°40'43"W, 199.04 FEET; THENCE 48.14 FEET ALONG SAID WEST LINE ON A 325.00 FOOT RADIUS CURVE CONCAVE WESTERLY (CHORD BEARING S28°33'18"E, 48.10 FEET); THENCE ALONG SAID WEST LINE S77°26'54"W, 51.27 FEET TO THE NORTHWEST CORNER DEERE CREEK LANE; THENCE S61°37'38"W, 155.20 FEET; THENCE N35°22'21"W, 50.11 FEET; THENCE N53°18'04"W, 270.05 FEET; THENCE N65°21'33"W, 60.00 FEET; THENCE N24°11'36"E, 155.54 FEET; THENCE N65°48'24"W, 79.70 FEET; S20°22'46"W, 155.34 FEET; THENCE N65°48'24"W, 112.83 FEET; THENCE N57°21'29"W, 141.04 FEET; THENCE N42°49'17"W, 101.82 FEET; THENCE N30°12'00"W, 224.08 FEET; THENCE N81°42'26"W, 233.79 FEET; THENCE N27°00'52"W, 224.34 FEET; THENCE N01°24'39"W, 44.44 FEET; THENCE N52°32'01"E, 344.01 FEET; THENCE S50°37'54"E, 204.19 FEET; THENCE N87°31'52"E, 276.61 FEET TO THE NW CORNER OF LOT 22 OF SAID PRAIRIE HEIGHTS THIRD ADDITION; THENCE S02°39'48"E, 147.15 FEET; THENCE S30°01'10"E, 56.30 FEET; THENCE S02°39'48"E, 135.00 FEET TO THE SW CORNER OF LOT 1 OF SAID PRAIRIE HEIGHTS THIRD ADDITION; THENCE S87°20'12"W, 55.00 FEET; THENCE S10°33'00"E, 38.32 FEET; THENCE S65°48'24"E, 130.68 FEET; THENCE S24°11'36"W, 135.00 FEET; THENCE S65°48'24"E, 121.17 FEET; THENCE N24°11'36"E, 135.00 FEET; THENCE S65°48'24"E, 199.60 FEET; THENCE S48°05'21"E, 179.27 FEET; THENCE N02°39'48"W, 502.73 FEET; THENCE N87°20'12"E, 135.00 FEET; THENCE S02°39'48"E, 15.00 FEET; THENCE N87°20'12"E, 50.00 FEET; THENCE N02°39'48"W, 15.00 FEET; THENCE N87°20'12"E, 135.00 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 17.13 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

- NOTES:
- THE INTENDED USE OF THE OUTLOT AND LETTERED LOTS WITHIN THE PLAT ARE AS FOLLOWS:

OUTLOT	INTENDED USE	RESPONSIBLE PARTY
LOT A	RIGHT-OF-WAY DEDICATION	CITY OF DAVENPORT
 - REQUIRED SETBACKS ARE:

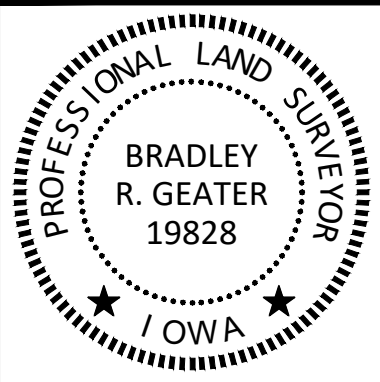
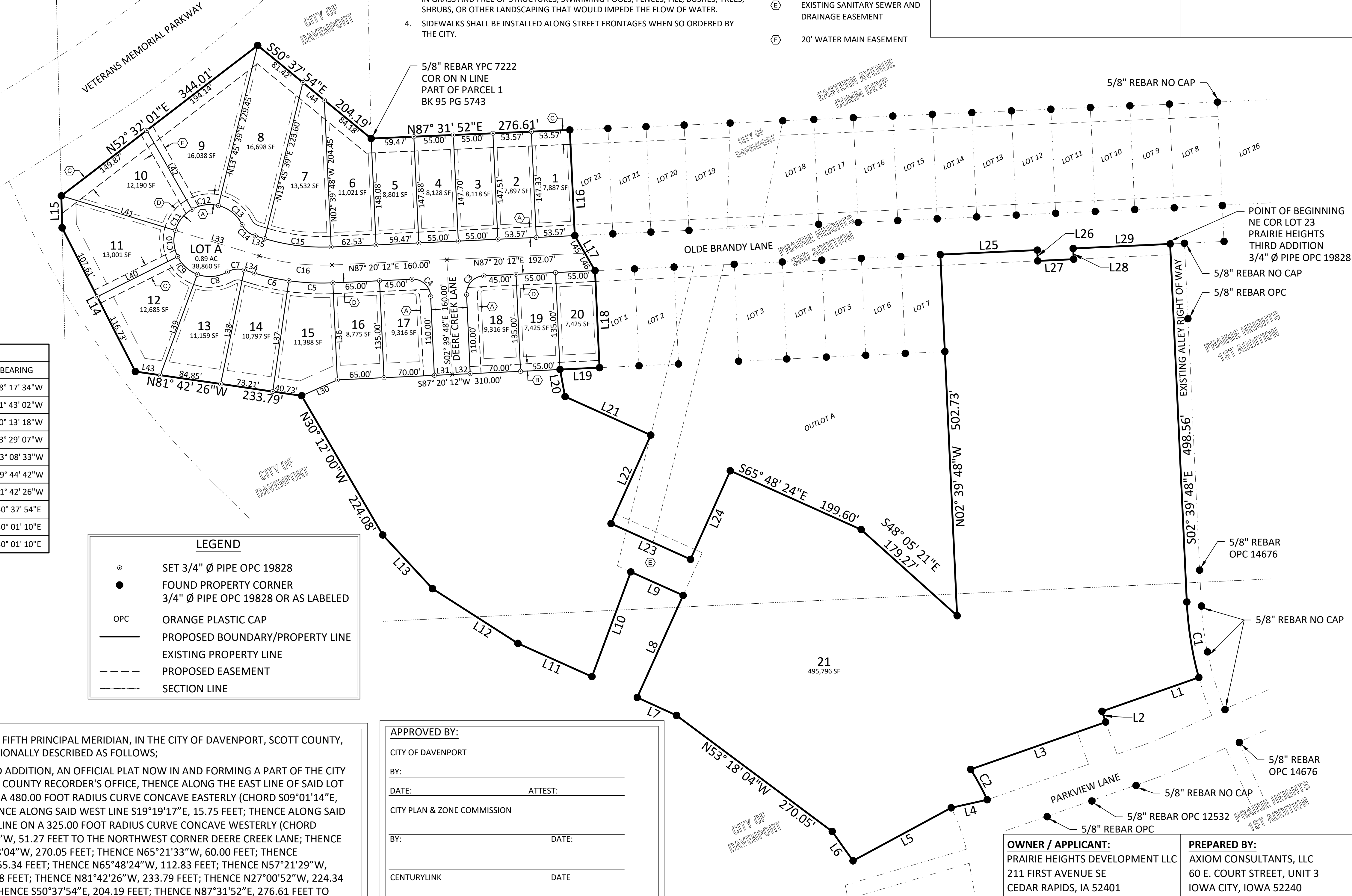
FRONT	SIDE	REAR
20'	5'	20'
 - OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS A STORMWATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF STRUCTURES, SWIMMING POOLS, FENCES, FILL, BUSHES, TREES, SHRUBS, OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF WATER.
 - SIDEWALKS SHALL BE INSTALLED ALONG STREET FRONTAGES WHEN SO ORDERED BY THE CITY.

- KEY NOTES:
- 15' PUBLIC UTILITY EASEMENT
 - 10' STORM SEWER AND DRAINAGE EASEMENT
 - 20' DRAINAGE EASEMENT
 - 15' SANITARY SEWER AND PUBLIC UTILITY EASEMENT
 - EXISTING SANITARY SEWER AND DRAINAGE EASEMENT
 - 20' WATER MAIN EASEMENT

FOR RECORDER'S USE ONLY

RECORDER'S INDEX

COUNTY: SCOTT
SECTION: 1-178N-R3E
QUARTER SECTION: SE 1/4
CITY: DAVENPORT
SUBDIVISION: PRAIRIE HEIGHTS FOURTH ADD
BLOCK: NA
LOT(S): NA



OWNER / APPLICANT:
PRAIRIE HEIGHTS DEVELOPMENT LLC
211 FIRST AVENUE SE
CEDAR RAPIDS, IA 52401

PREPARED BY:
AXIOM CONSULTANTS, LLC
60 E. COURT STREET, UNIT 3
IOWA CITY, IOWA 52240

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.

BRADLEY R. GEATER, P.L.S., P.E.
LICENSE NUMBER 19828.

DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021.

PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

ENGINEER:

0 20 40

DRAWING LOG

DATE	DESCRIPTION OF CHANGES

PROJECT NAME: PRAIRIE HEIGHTS FOURTH ADDITION

CLIENT NAME: PRAIRIE HEIGHTS DEV

DESIGN PROFESSIONAL: 19-0095 WELCH

SHEET NUMBER: 1 OF 1

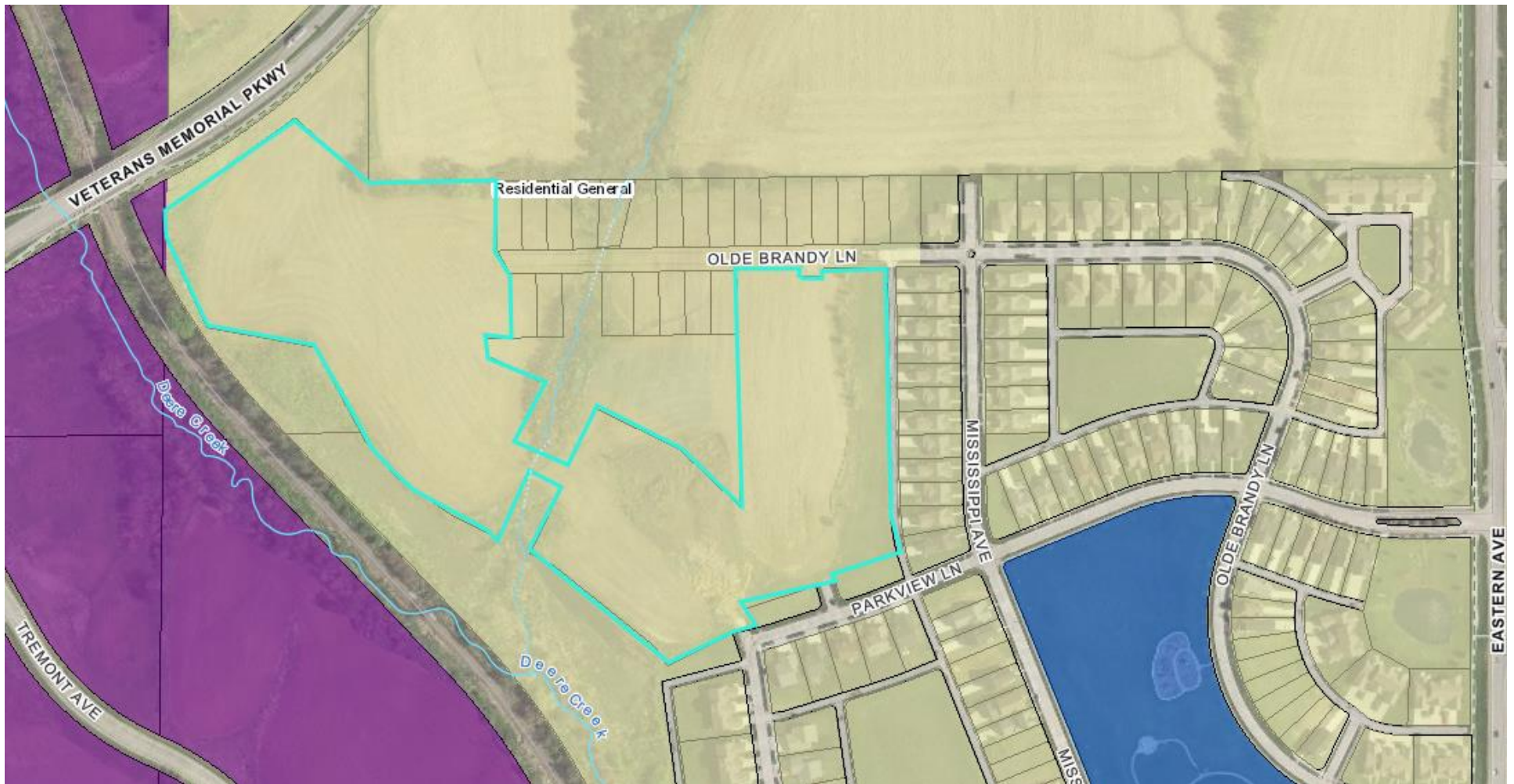
Case F21-02: Prairie Heights 4th Addition

Current Zoning



Case F21-02: Prairie Heights 4th Addition

Future Land Use





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

Property Address*

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

Applicant (Primary Contact)

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

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

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

Zoning Board of Adjustment

Zoning Appeal
Special Use
Hardship Variance

Engineer (if applicable)

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

Design Review Board

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

Architect (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

Administrative

Administrative Exception
Health Services and Congregate
Living Permit

Attorney (if applicable)

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

Preliminary Plat – Required for subdivisions of four lots or more.

Property Location:

Total Land Area:

Total Number of Lots:

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
Ten or fewer lots - \$400 plus \$25 per lot.
Eleven to twenty-five lots - \$700 plus \$25 per lot.
More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed plat at a scale of not less than one inch per one hundred feet, which depicts the following:
 - The location of existing property lines, section lines, easements, corporate limits and other legally established districts, streets, buildings, watercourses, tree masses and other existing features within the area to be subdivided and similar facts regarding existing conditions on the land.
 - The proposed location and width of streets, alleys, lots, building setback lines and easements.
 - Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet shall be indicated in a general way upon the plat.
 - Proposed name of the subdivision (which shall not duplicate any previously filed plat), the name of the land owner, land developer, and land surveyor.
 - The names and adjoining boundaries of all adjacent subdivisions and the names of record owners of adjoining parcels of unsubdivided land.
 - Existing contours with intervals of five feet or less.
 - North point, scale and date.
 - A vicinity sketch showing the proposed subdivision in relationship to surrounding development and street systems.

Final Plat – Required for subdivisions of two lots or more.

Property Location:

Total Land Area:

Total Number of Lots:

Linear Feet of Streets Added:

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
 - Ten or fewer lots - \$400 plus \$25 per lot.
 - Eleven to twenty-five lots - \$700 plus \$25 per lot.
 - More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed final plat at a scale of not less than one inch per one fifty feet, which depicts the following:
 - The boundary lines of the area being subdivided with accurate distances and bearings.
 - The lines of all proposed streets and alleys with their width and names.
 - The accurate outline of any property which is offered for dedication for public use.
 - The lines of all adjoining lands and the lines of adjacent streets and alleys with their width and names.
 - All lot lines and an identification system for lots and blocks.
 - Building lines and easements for any right-of-way provided for public use, services or utilities, or excess storm water passageways with figures showing their dimensions.
 - All dimensions, both linear and angular, necessary for locating subdivision boundaries, lots, streets, alleys, and of any other areas for public or private use. The linear dimensions are to be expressed in feet and decimals of a foot.
 - Radii, arcs and chords, points of tangency, central angles for all curvilinear streets, and radii and tangents for all rounded corners.
 - All survey monuments and bench marks together with their descriptions.
 - Name of subdivision and description of property subdivided showing its location by distance and bearing to the nearest quarter section monument; points of compass; graphic scale of map; and name and address of owner or owners or the subdivider, or in the case of corporate ownership, the name and address of the registered agent of said corporation shall also appear on the plat;
- Prior to forwarding the proposed final plat to City Council:
 - One full size copy of corrected final plat with the original mylar/sepia and one reduced copy signed/stamped by the utility companies.
 - Executed platting certificates acceptable to the City of Davenport:
 - Acceptance by the City of Davenport.
 - Hold Harmless Agreement.
 - Assessment waiver (sidewalks and subdivision improvements).
 - Dedication of Owner.
 - Consent to platting where applicable.
 - Certificate of Attorney.
 - Surveyor's Certificate.
 - Certificate of County Treasurer.
 - Certificate of Subdivision Name by Scott County Auditor.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Preliminary Plat:

- (1) Application:
 - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Plan and Zoning Commission's consideration of the proposed preliminary plat:
 - Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
 - The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (3) City Council's consideration of the proposed preliminary plat:
 - The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Final Plat:

- (1) Application:
 - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Plan and Zoning Commission's consideration of the proposed final plat:
 - Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
 - The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (3) City Council's consideration of the final plat:
 - Prior to forwarding the petition to the City Council, the following must be provided to the Community Planning and Economic Development Department:
 - One full size copy of the corrected final plat and one reduced copy of the corrected final plat signed/stamped by the utility companies.
 - Executed platting certificate.
 - The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.
- (4) Recordation:
 - After the Mayor signs the approved final plats and Acceptance by the City of Davenport, the final will be released to the Surveyor to obtain and return 21 full size copies to the Community Planning and Economic Development Department.
 - After the 21 copies are returned, two copies of the final plat and platting certificates will be released to the petitioner.
 - It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.

Petitioner:

Date:

By typing your name, you acknowledge and agree to the aforementioned procedure and requirements.

Received by:

Date:

Planning staff

Date of Plan and Zoning Commission Public Hearing:

Plan and Zoning Commission meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I, _____ authorize
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council.

Signature(s)

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

This _____ day of _____ 20_____

Form of Identification

Notary Public

My Commission Expires:

2020 DEVELOPOMENT CALENDAR

CITY PLAN & ZONING COMMISSION SCHEDULE

CITY COUNCIL SCHEDULE

<u>REZONING & ROW VACATION</u> SUBMITTAL DEADLINE	<u>SUBDIVISION & DEV. PLAN</u> SUBMITTAL DEADLINE	PLAN & ZONING PUBLIC HEARING (Preview for plats/plans)	PLAN & ZONING COMMISSION MEETING	COUNCIL ITEMS SUBMITTAL DEADLINE	COMMITTEE OF THE WHOLE (PUBLIC HEARING)	CITY COUNCIL MEETING
12:00 PM - Monday	12:00 PM - Monday	5:00 PM - Tuesday	5:00 PM - Tuesday	12:00PM - Friday	5:30 PM - Wednesday	5:30 PM - Wednesday
11/19/19	12/02/19	12/10/19	12/24/19	12/27/19	01/08/20	01/15/20
12/02/19	12/16/19	12/24/19	01/07/20	01/10/20	01/22/20	01/29/20
12/17/19	12/28/19	01/07/20	01/21/20	01/24/20	02/05/20	02/12/20
12/27/19	01/13/20	01/21/20	02/04/20	02/07/20	02/19/20	02/26/20
01/13/20	01/27/20	02/04/20	02/18/20	02/21/20	03/04/20	03/11/20
01/27/20	02/10/20	02/18/20	03/03/20	03/06/20	03/18/20	03/25/20
02/10/20	02/24/20	03/03/20	03/17/20	03/20/20	04/01/20	04/08/20
02/24/20	03/09/20	03/17/20	03/31/20	04/03/20	04/15/20	04/22/20
03/09/20	03/23/20	03/31/20	04/21/20	04/24/20	05/06/20	05/13/20
03/30/20	04/13/20	04/21/20	05/05/20	05/08/20	05/20/20	05/27/20
04/13/20	04/27/20	05/05/20	05/19/20	05/22/20	06/03/20	06/10/20
04/27/20	05/11/20	05/19/20	06/02/20	06/05/20	06/17/20	06/24/20
05/11/20	05/22/20	06/02/20	06/16/20	06/19/20	07/01/20	07/08/20
05/22/20	06/08/20	06/16/20	06/30/20	07/03/20	07/15/20	07/22/20
06/08/20	06/22/20	06/30/20	07/14/20	07/24/20	08/05/20	08/12/20
06/22/20	07/06/20	07/14/20	08/04/20	08/07/20	08/19/20	08/26/20
07/13/20	07/27/20	08/04/20	08/18/20	08/21/20	09/02/20	09/09/20
07/27/20	08/10/20	08/18/20	09/01/20	09/04/20	09/16/20	09/23/20
08/10/20	08/24/20	09/01/20	09/22/20	09/25/20	10/07/20	10/14/20
08/31/20	09/14/20	09/22/20	10/06/20	10/09/20	10/21/20	10/28/20
09/14/20	09/28/20	10/06/20	10/20/20	10/22/20	11/04/20	11/10/20
09/28/20	10/12/20	10/20/20	11/03/20	11/05/20	11/18/20	11/24/20
10/12/20	10/26/20	11/03/20	11/17/20	11/20/20	12/02/20	12/09/20
10/26/20	11/09/20	11/17/20	12/01/20	cancelled due to holiday		
11/09/20	11/23/20	12/01/20	12/15/20	12/11/20	12/30/20	01/06/21
11/23/20	12/07/20	12/15/20	12/29/20	12/23/20	01/13/21	01/20/21
12/07/20	12/21/20	12/29/20	01/05/21	01/08/21	01/27/21	02/03/21
12/14/20	12/28/20	01/05/21	01/26/21	01/22/21	02/10/21	02/17/21

- SUBMISSION & MEETING DATES MAY BE CHANGED DUE TO HOLIDAY **MARKED IN RED**
- ORDINANCES REQUIRE THREE CONSIDERATIONS BEFORE CITY COUNCIL
- DATES SUBJECT TO CGHHANE DUE TO HOLIDAYS **MARKED IN RED**
- DELAYS MAY OCCUR UPON THE PETITION REACHING THE CITY COUNCIL'S AGENDA