

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, APRIL 2, 2019; 5:00 PM

CITY HALL COUNCIL CHAMBERS 226 WEST 4TH STREET

I. New Business

- A. Public Hearing for Case REZ19-03: Request of the City of Davenport for Zoning Map Amendment from R-MF Multi-Family Residential District to CT Commercial Transitional Zoning District on 1 acre, more or less, for the property located at 709 East 46th Street. [Ward 7]
- B. Public Hearing for Case REZ19-04: Request of the City of Davenport for Zoning Map Amendment from C-2 Corridor Commercial Zoning District to R-MF Multi-Family Residential District on .25 acres, more or less, for the property located at 641 and 643 East 46th Street (west 60 feet only). [Ward 7]
- C. Case ORD19-01: Request of the City of Davenport to amend various sections of Title 17 of the Davenport City Code, entitled Zoning, by correcting scrivener errors and amending certain dimensional standards. [Ward All]

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Authority

- A. 1. Ordinance for Case REZ19-01, request by Bradley Matthews to rezone approximately 1.1 acres located at 5000 Grand Ave from I-1 Light Industrial District to R-MF, Residential Multifamily District. [Ward 7]
ADOPTED 2019-102

III. Secretary's Report

- A. Consideration of the March 19, 2019 meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business: None

B. New Business

- i. Case REZ19-02: Request of Jennifer Smith, SJ56, LLC/Russell, to rezone Lot 1 of Crow Valley Plaza 12th Addition from C-T Commercial Transitional District to C-OP Commercial Office Park; property contains 9.58 acres and is located on East 56th Street east of Utica Ridge Road. [Ward 6]
- ii. Case REZ19-03: Request of the City of Davenport for Zoning Map Amendment

from R-MF Multi-Family Residential District to CT Commercial Transitional Zoning District on 1 acre, more or less, for the property located at 709 East 46th Street. [Ward 7]

- iii. Case REZ19-04: Request of the City of Davenport for Zoning Map Amendment from C-2 Corridor Commercial Zoning District to R-MF Multi-Family Residential District on .25 acres, more or less, for the property located at 641 and 643 East 46th Street (west 60 feet only). [Ward 7]
- iv. Case ORD19-01: Request of the City of Davenport to amend various sections of Title 17 of the Davenport City Code, entitled Zoning, by correcting scrivener errors and amending certain dimensional standards. [Ward All]

VI. Subdivision Activity

A. Old Business: None

B. New Business

- i. Request F19-05 of Russell Construction for final plat Russell - Crow Valley Office Park 7th Addition on 11.07 acres, more or less, being a replat of Lot 1& 2 of Russell - Crow Valley Office Park 3rd Addition located at 4700 E. 53rd St. containing four lots. [Ward 6]
- ii. Case F19-06: Request of Dolans 53rd Street LC for a Final Plat for a 1 lot subdivision on 2.83 acres located north of West 53rd Street and east of Villa Drive. [Ward 8]

VII. Future Business

- A. Case REZ19-05: Request of John Wolf, to rezone 6401 West Kimberly Road from R-1 Single-Family Residential District to I-1 Light Industrial District; property contains 0.42 acres. [Ward 2]

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Matt Flynn; matt.flynn@ci.davenport.ia.us, 563-888-2286

Date
4/2/2019

Subject:

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

Recommendation:

Hold the Public Hearing

Background:

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

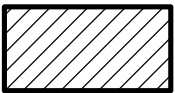
ATTACHMENTS:

Type	Description
▣ Backup Material	Location Map
▣ Backup Material	Zoning Map
▣ Backup Material	Public Meeting Notice and Map

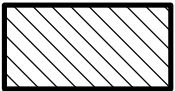
Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	3/28/2019 - 4:57 PM

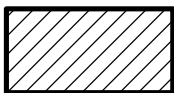
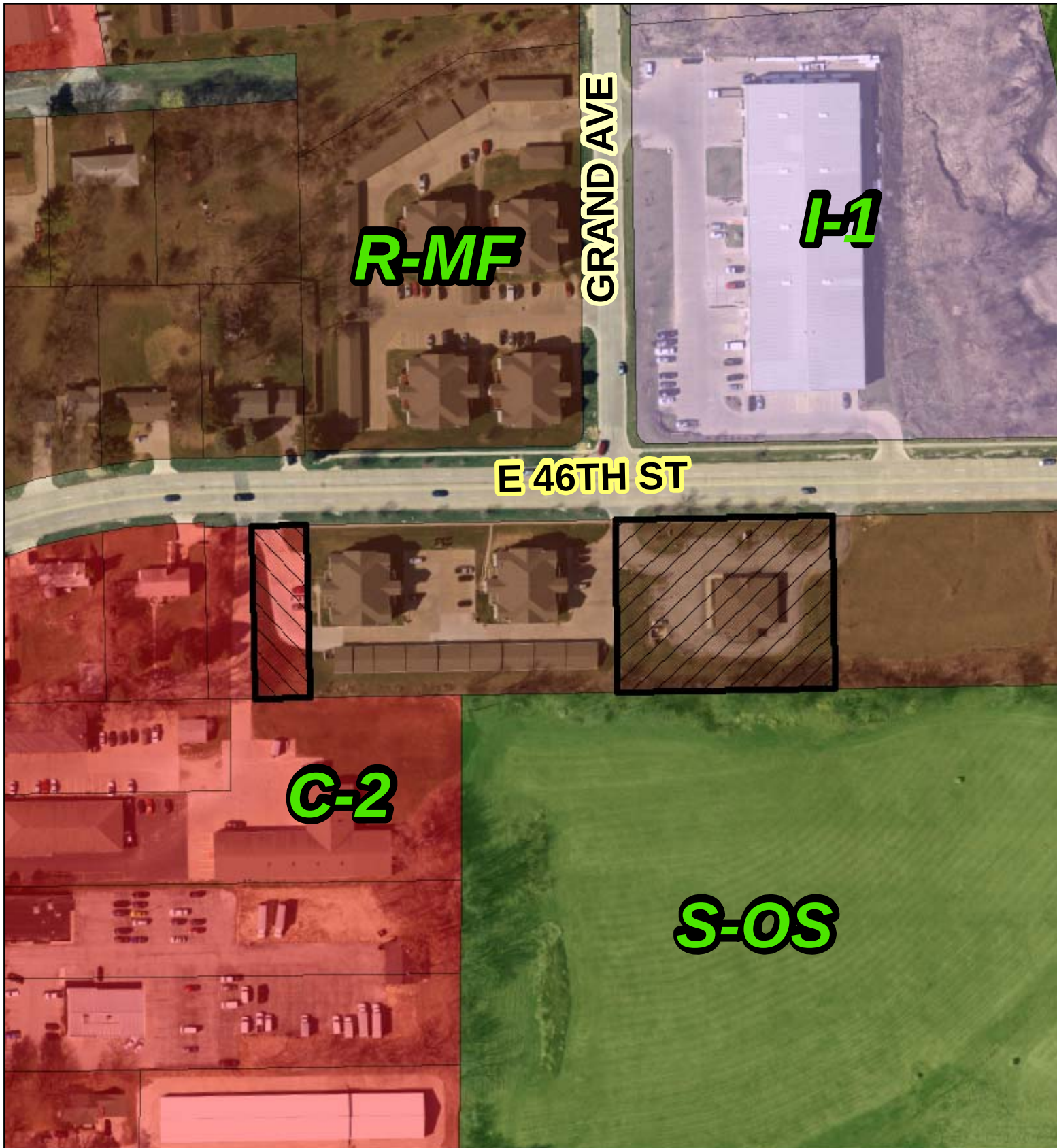


Subject Property

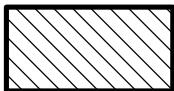


Subject Property





Subject Property



Subject Property



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

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

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

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

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

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

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

City of Davenport
Plan and Zoning Commission

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

Date
4/2/2019

Subject:

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

Recommendation:

Hold the Public Hearing

Background:

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

ATTACHMENTS:

Type	Description
▣ Backup Material	meeting notice
▣ Backup Material	Location Map
▣ Backup Material	Zoning Map

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	3/28/2019 - 5:27 PM

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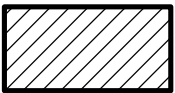
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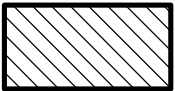
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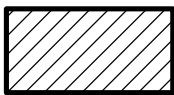
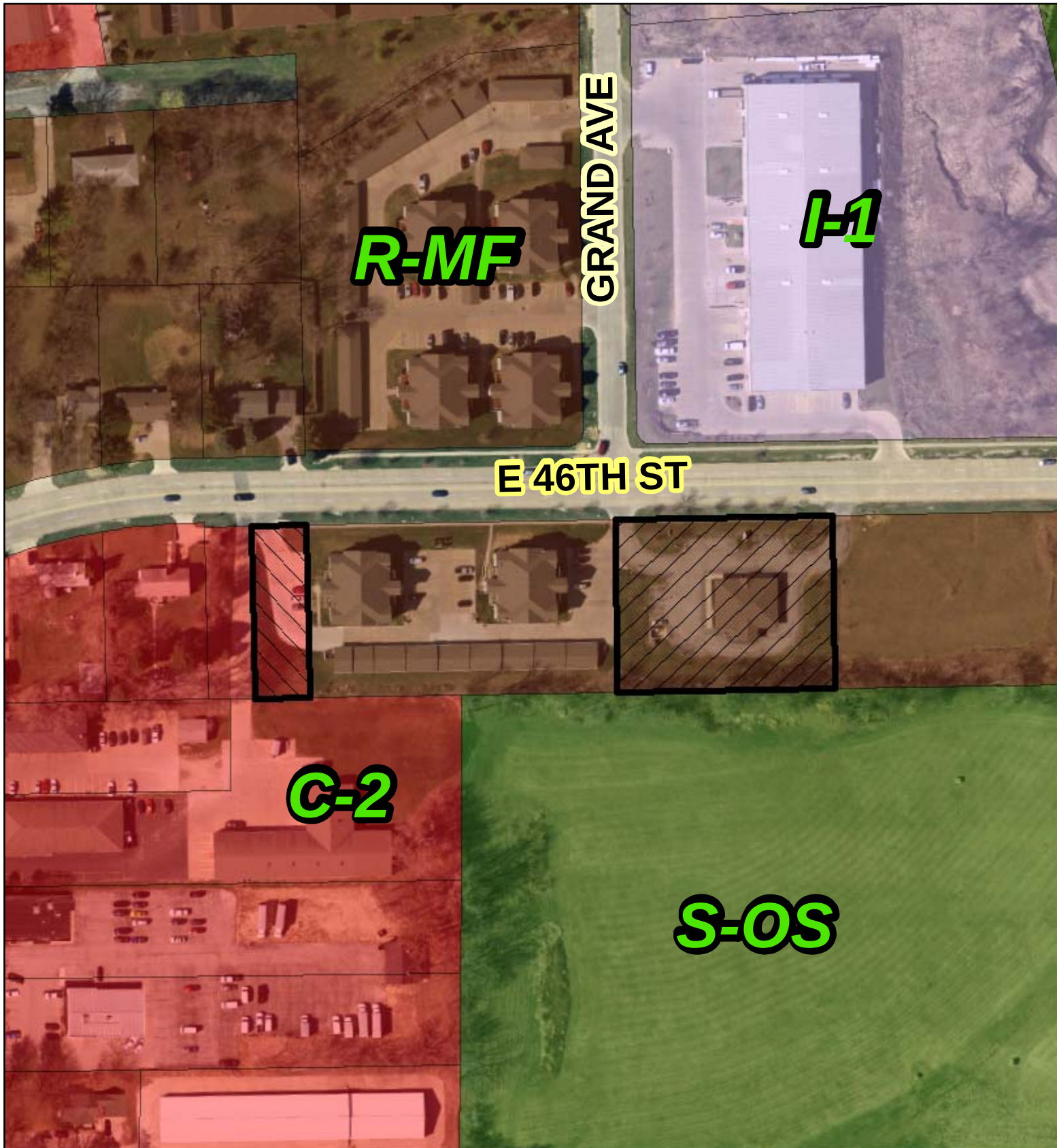


Subject Property

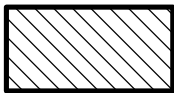


Subject Property





Subject Property



Subject Property



City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak rrusnak@ci.davenport.ia.us 563-888-2022

Date
3/27/2019

Subject:

Case ORD19-01: Request of the City of Davenport to amend various sections of Title 17 of the Davenport City Code, entitled Zoning, by correcting scrivener errors and amending certain dimensional standards. [Ward All]

Recommendation:

Hold the public hearing.

Background:

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

Section 1: Staff is recommending this change to achieve consistency with other sections of the Zoning Ordinance.

Section 2: Heart of America is seeking to construct a 58 foot high hotel on Elmore Avenue. Staff is recommending that the maximum building height in the C-3 District be changed to 55 feet. This is consistent with the 10 foot height increase already in the table (i.e. CT – 35', C-1 and C-2 – 45'). Please note that the developer can still request a 10% administrative exception to any dimensional requirement, thus allowing the 58 foot building height.

Section 3: Clarifies the intent of the transparency requirement.

Section 4: Corrects a scrivener's error.

Section 5: Reducing the minimum required parking for a hotel. Two submitted development proposals do not meet this requirement. City staff researched six recently constructed/permitted hotels in Davenport. Provided parking ranged from .96-1.36 parking spaces per hotel room (average - 1.15 parking spaces per hotel room). City staff is recommending that minimum parking requirement for a hotel be changed to 1.1 parking spaces per room.

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

Section 7: Adds omitted language.

Section 8: The Zoning Ordinance allows for a 10% administrative exception to any dimensional requirement. However, the approval standards are similar to the approval standards for a Hardship

Variance approved by the Zoning Board of Adjustment. It was never the intent to make this process as onerous as a Hardship Variance.

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

ATTACHMENTS:

Type	Description
Ordinance	Ordinance

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	3/27/2019 - 11:34 AM

ORDINANCE NO. 2019 -

ORDINANCE for Case No. ORD19-01: Request of the City of Davenport to amend Title 17 of the Davenport Municipal Code, entitled, “Zoning” by correcting scrivener errors and amending certain dimensional standards. [Ward All]

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

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

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

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

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

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

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

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

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

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

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

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

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

Table 17.10-2: Off-Street Vehicle Parking Requirements	
USE	MINIMUM REQUIRED VEHICLE SPACES
Domestic Violence Shelter	1 per 300sf GFA of office
Drug Treatment Clinic	1 per 500sf GFA
Drug/Alcohol Treatment Facility, Residential	1 per patient room
Dwelling – Manufactured Home	2 spaces
Dwelling – Multi-Family	1.5 per du
Dwelling – Single-Family (Detached)	2 per du
Dwelling – Townhouse	2 per du
Dwelling – Two-Family	2 per du
Educational Facility – Primary or Secondary	
<i>Educational Facility – Elementary and/or Junior High</i>	<i>3 per each classroom + 3 per office</i>
<i>Educational Facility – High School</i>	<i>6 per classroom + 4 per office</i>
Educational Facility – University	2 per classroom + 2 per office + 1 per 4 students of maximum enrollment
Educational Facility – Vocational	2 per classroom + 2 per office + 1 per 8 students of maximum enrollment
Financial Institution	1 per 500sf GFA
Financial Institution, Alternative (AFS)	1 per 500sf GFA
Food Bank	1 per 300sf of office
Food Pantry	1 per 500sf GFA
Funeral Home	1 per 200sf GFA of public space
Gas Station	2 per pump island + 1 per 500sf GFA of structure + 5 stacking spaces per car wash bay
Golf Course/Driving Range	4 per golf hole and/or 4 per tee of driving range
Government Office/Facility	1 per 500sf GFA
Greenhouse/Nursery - Retail	1 per 500sf GFA of indoor space + 1 per 1,000sf of outdoor space
Group Home	1 per 2 rooms
Halfway House	1 per 2 rooms
Healthcare Institution	1 per 3 beds
Heavy Retail, Rental, and Service	1 per 500sf GFA of indoor space + 1 per 1,000sf of outdoor display space
Homeless Shelter	1 per 300sf of office
Hotel	1.5 1.1 per room
Industrial – Light	1 per 1,000sf GFA up to 40,000sf, then 1 per 2,500sf for additional GFA above 40,000sf (excludes any outdoor storage)
Industrial – General	1 per 1,000sf GFA up to 40,000sf, then 1 per 2,500sf for additional GFA above 40,000sf (excludes any outdoor storage)
Industrial Design	1 per 500sf GFA
Live Performance Venue	1 per 5 persons based on maximum capacity
Lodge/Meeting Hall	1 per 500sf GFA
Manufactured Home Park	2 per manufactured home site
Medical/Dental Clinic	1 per 500sf GFA
Micro-Brewery	1 per 500sf GFA
Micro-Distillery	1 per 500sf GFA
Micro-Winery	1 per 500sf GFA
Office	1 per 500sf GFA
Personal Service Establishment	1 per 500sf GFA
Place of Worship	1 per 10 seats
Public Safety Facility	1 per 300sf GFA

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

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

A. Required Notice

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

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

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

3. Mailed Required Notice

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

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

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

E. Approval Standards

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

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

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

J. Ordinance 2017-520.

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

City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Date

Subject:

1. Ordinance for Case REZ19-01, request by Bradley Matthews to rezone approximately 1.1 acres located at 5000 Grand Ave from I-1 Light Industrial District to R-MF, Residential Multifamily District. [Ward 7]

ADOPTED 2019-102

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Rusnak, Ryan	Approved	3/29/2019 - 10:25 AM

City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Date
4/2/2019

Subject:
Consideration of the March 19, 2019 meeting minutes.

Recommendation:
Approve the minutes.

ATTACHMENTS:

Type	Description
Backup Material	3-19-2019 meeting minutes

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Rusnak, Ryan	Approved	3/29/2019 - 9:27 AM

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, MARCH 19, 2019; 5:00 PM

CITY HALL, COUNCIL CHAMBERS, 226 WEST 4TH STREET

REGULAR MEETING MINUTES

PUBLIC HEARING AGENDA

I. New Business

- A. Public Hearing for Case REZ19-02: Request of Jennifer Smith, SJ56, LLC/Russell, to rezone Lot 1 of Crow Valley Plaza 12th Addition from C-T Commercial Transitional District to C-1 Neighborhood Commercial District; property contains 9.58 acres and is located on East 56th Street east of Utica Ridge Road. [Ward 6] Flynn provided an introduction. Jennifer Smith gave an overview of the request. Connie Jones expressed opposition to the request, but acknowledged the petitioner was willing to some conditions that would make the request less of a concern.

Public Hearing was closed at 5:20 pm.

REGULAR MEETING AGENDA

I. Roll Call

Present: Connell, Hepner, Inghram, Johnson, Lammers, Maness, Medd, Tallman, Schneider, Quinn, Reinartz

Staff: Flynn, Melton, Rusnak, Heyer

II. Report of the City Council Authority

- A. Resolution for Case CP19-01: Amending the Davenport Comprehensive Plan by assigning Future Land Use Map classifications to fifteen properties overlooked in the 2016 Comprehensive Plan Land Use Update. [Wards 2, 6, & 7] ADOPTED 2019-79

III. Secretary's Report

- A. Consideration of the March 5, 2019 meeting minutes. These minutes were approved following a motion by Tallman and a seconded by Connell.

- IV. Report of the Comprehensive Plan Committee. Flynn informed the Commission that the first batch of zoning fixes will be on the April 2, 2019 Agenda. Inghram indicated that all the items appear non-controversial and he supports voting on the matter at the April 2 meeting as well.

V. Zoning Activity

- A. Old Business: None
- B. New Business: None

VI. Subdivision Activity

- A. Old Business
- B. New Business

- i. Case F19-01: Request of Ronald Dirksen for a final plat of Abbey's Estate on 0.36 acres located at 2305 W 67th Street containing 1 lot. [Ward 8]

MOTION by Johnson, seconded by Tallman, to forward Case F19-01 to the City Council with a recommendation for approval.

Findings:

1. The plat conforms to the Comprehensive Plan; and
2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

The vote to recommend approval was unanimous.

- ii. Case F19-03: Request of HOA Development, LLC for a Final Plat for a 2 lot subdivision located east of Elmore Avenue and southeast of the terminus of East 46th Street. [Ward 6]

MOTION by Johnson, seconded by Tallman, to forward Case F19-03 to the City Council with a recommendation for approval.

Findings:

1. The plat conforms to the Comprehensive Plan; and
2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

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 plat is tied to two quarter corners both labeled with description or two previously established lot corners both labeled with description of each corner.
4. That the zoning and lot information notes be removed from the plat.
5. That an ingress/Egress access easement for Lot 2 or a cross access easement be provided.
6. That a storm water easement be provided on the plat for access to detention.

7. That an easement be provided on the plat to convey the 100 year overland flow from the development to the detention basin.

8. That the limits of the 100 year floodplain be shown on the plat to ensure that the detention easement does not encroach into it.

9. That a note be added to the plat articulating who is responsible for management of stormwater in addition to the stormwater equivalent from lot 4 of Elmore Marketplace Addition.

10. That stormwater calculations be provided to ensure the drainage easement is sized correctly for the 100 year overland flow.

The vote to recommend approval was unanimous.

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

MOTION by Johnson, seconded by Tallman, to forward Case F19-04 to the City Council with a recommendation for approval.

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.

Conditions:

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

The vote to recommend approval was unanimous.

- iv. Case P19-01: Request of Grunwald Land Development for a preliminary plat of West Lake Settlement on 79 acres located in unincorporated Scott County southwest of the Locust Street/Interstate 280 Interchange containing 47 lots. [Adjacent to Ward 1] Flynn gave a staff report. Kevin Engelbrecht, representing the petitioner, also spoke.

MOTION by Johnson, seconded by Medd, to forward Case P19-01 to the City Council with a recommendation for denial.

Finding:

The plat does not achieve consistency with subdivision requirements nor is the location of the development within the urban service area.

The vote to recommend the City Council deny the preliminary plat was unanimous, 9-0 (Tallman abstained).

- VII. Future Business
- VIII. Communications
- IX. Other Business
- X. Adjourn The meeting adjourned at 5:55 pm.

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Matt Flynn 563.888.2286,
matt.flynn@ci.davenport.ia.us

Date
4/2/2019

Subject:

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

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case REZ19-02 to the City Council with a recommendation or approval subject to the two listed conditions.

Background:

Reason for Request:

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

UPDATE: The petitioner, since the Plan and Zoning Commission public hearing, has amended its application by requesting C-OP (Commercial Office Park) zoning rather than C-1 (Commercial Neighborhood) zoning. The Legal Department has determined that they are entitled to do so because the C-OP classification is not inherently more intense than C-1, and further, the official public hearing (the one held by the Committee of the Whole following P&Z action) has not been held yet.

Comprehensive Plan:

The property is within the Urban Service Area.

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

Technical Review:

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

Public Input:

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

Approximately 7 people attended.

A sign was posted on the property on February 25.

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

Discussion:

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

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

Staff Comments:

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

b. The compatibility with the zoning of nearby property.

Staff Comments:

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

c. The compatibility with established neighborhood character.

Staff Comments:

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

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

Staff Comments:

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

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

Staff Comments:

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

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

Staff Comments:

The property is vacant and has no non-conformities.

C-1 and C-OP Comparison Summary:

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

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

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

Conclusion:

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

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

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case REZ19-02 to the City Council with a recommendation or approval subject to the conditions:

Findings:

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

Conditions:

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

- c. Hotel
- d. Light industrial

ATTACHMENTS:

Type	Description
▢ Backup Material	Application
▢ Backup Material	Notice Map
▢ Backup Material	Zoning Map
▢ Backup Material	Future Land Use Map
▢ Backup Material	Public Hearing and Neighborhood Meeting Notices and Notified Property Owners
▢ Backup Material	Objections
▢ Backup Material	C-1, C-OP Comparison
▢ Backup Material	Protest: Harris

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	3/28/2019 - 2:51 PM



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

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

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

Applicant (Primary Contact)**

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

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

Name:
 Company: RUSSELL
 Address: SAME AS ABOVE
 City/State/Zip:
 Phone:
 Email:

Zoning Board of Adjustment

- Zoning Appeal ☐
 Special Use ☐
 Hardship Variance ☐

Engineer (if applicable)

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

Design Review Board

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

Architect (if applicable)

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

Historic Preservation Commission

- Certificate of Appropriateness ☐
 Landmark Nomination ☐
 Demolition Request ☐

Administrative

- Administrative Exception ☐
 Health Services and Congregate ☐
 Living Permit ☐

Attorney (if applicable)

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

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

Request:Existing Zoning: C-TProposed Zoning Map Amendment: C-1

Purpose of the Request:

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

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

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

Formal Procedure:

(1) Application:

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

(2) Plan and Zoning Commission public hearing:

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

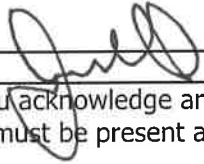
(3) Plan and Zoning Commission's consideration of the request:

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

Formal Procedure (continued):

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

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

Applicant:  _____

Date: 2/21/19

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

Received by: _____

Date: _____

Planning staff

Date of the Public Hearing: _____

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

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

Adjacent Property Owner Notice Area



Legend

-  Subject_Property
-  200' Adjacent Owner Notice Boundary

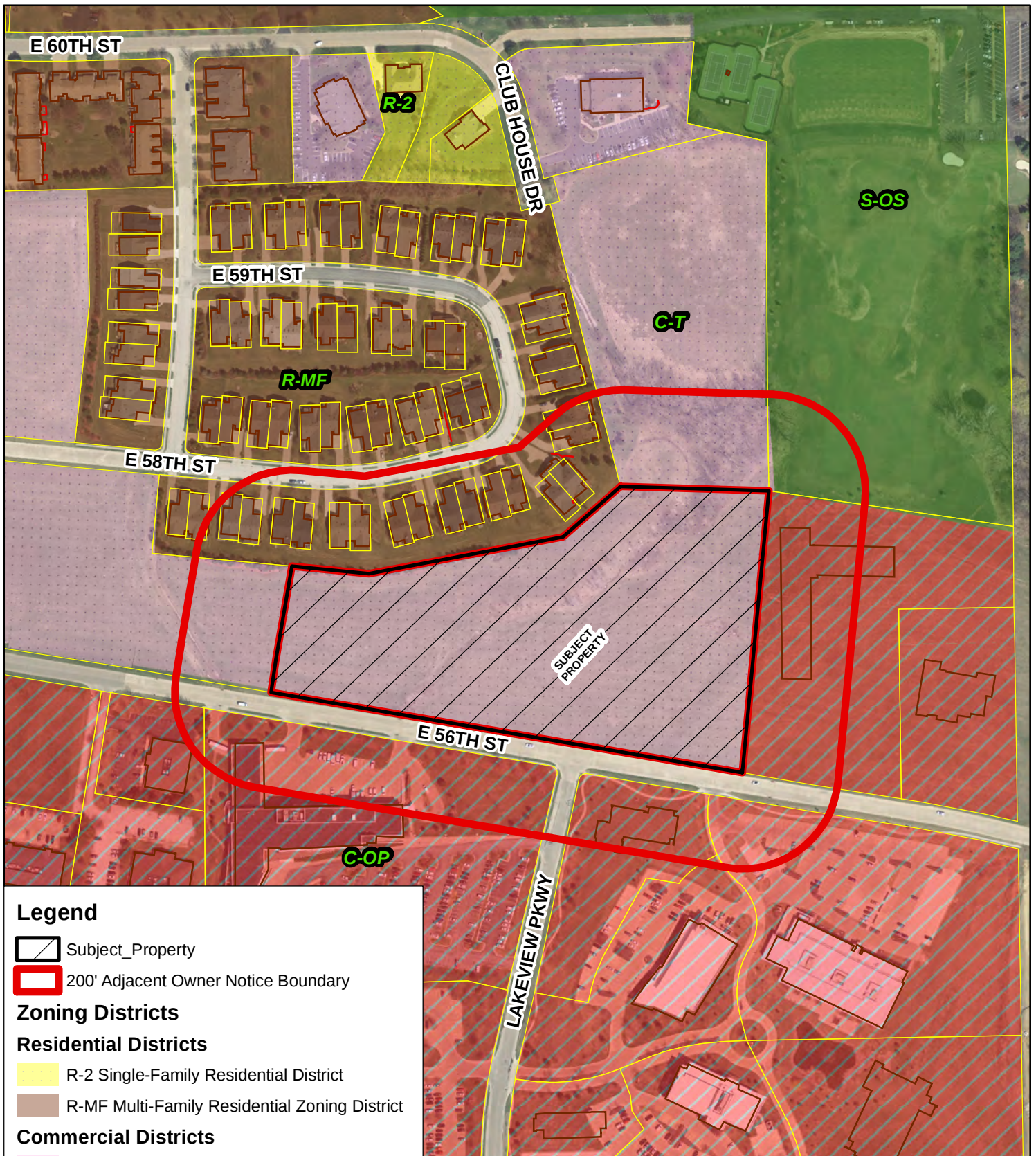


1 inch = 200 feet



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

Zoning Map



Legend

 Subject_Property

 200' Adjacent Owner Notice Boundary

Zoning Districts

Residential Districts

 R-2 Single-Family Residential District

 R-MF Multi-Family Residential Zoning District

Commercial Districts

 C-T Commercial Transitional Zoning District

 C-1 Neighborhood Commercial Zoning District

 C-OP Commercial Office Park

Special Purpose Districts

 S-OS Open Space Zoning District

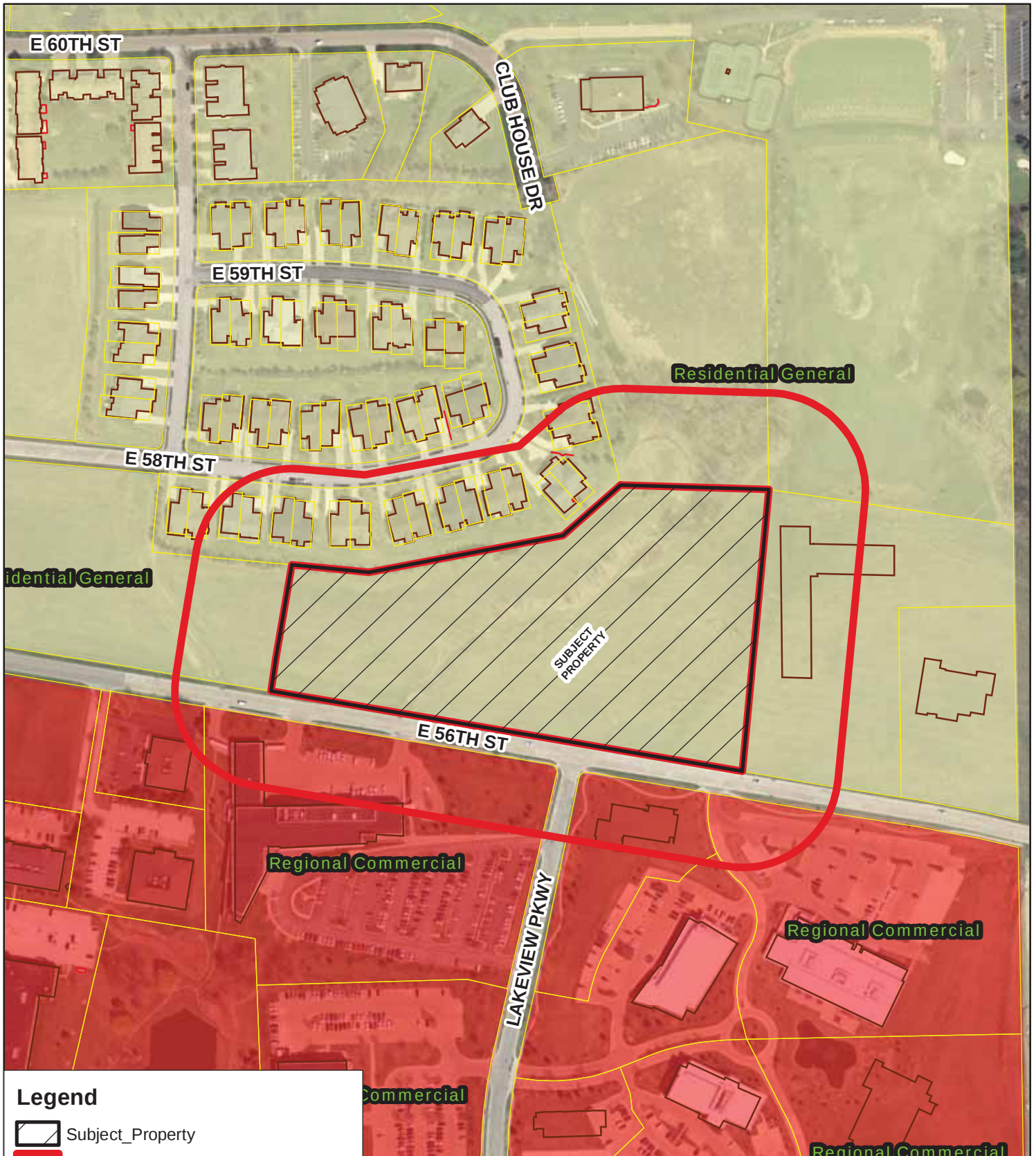
0 100 200 400 Feet

1 inch = 276 feet

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



Future Land Use Map (Davenport +2035)



Legend

- Subject_Property
- 200' Adjacent Owner Notice Boundary

Land_Use+2035

Type

- Regional Commercial
- Residential General

0 100 200 400 Feet

1 inch = 276 feet

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The City of Davenport will not be responsible for any costs or
liabilities incurred due to any differences between information
provided and actual physical conditions.





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

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

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

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

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

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

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

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

Case No. REZ19-02

EMAIL: planning@ci.davenport.ia.us

PHONE: (563) 326-7765

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

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

Adjacent Property Owner Notice Area



Legend

-  Subject_Property
-  200' Adjacent Owner Notice Boundary



1 inch = 200 feet



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

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

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

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

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

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

Case No. REZ19-02

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

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

Adjacent Property Owner Notice Area



Legend

-  Subject_Property
-  200' Adjacent Owner Notice Boundary



1 inch = 200 feet



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

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

Rusnak, Ryan

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

March 8, 2019

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

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

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

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

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

Rusnak, Ryan

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

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

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

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

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

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

Dear City Staff and Alderman Clewell,

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

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

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

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

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

I appreciate your consideration.

Respectfully submitted,

Patricia Harris
6th Ward Resident

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Matt Flynn; matt.flynn@ci.davenport.ia.us, 563-888-2286

Date
4/2/2019

Subject:

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

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed finding and forward Case REZ19-03 to the City Council with a recommendation for approval.

Background:

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

Recommendation:

Finding:

1. The proposed action corrects an error made in the preparation of the new zoning map. Staff recommends the Plan and Zoning Commission accept the listed finding and forward Case REZ19-03 to the City Council with a recommendation for approval.

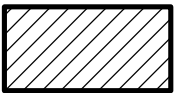
ATTACHMENTS:

Type	Description
▢ Backup Material	Location Map
▢ Backup Material	Zoning Map
▢ Backup Material	Public Meeting Notice and Map

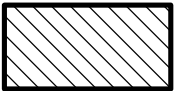
Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	3/28/2019 - 4:58 PM

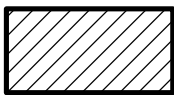
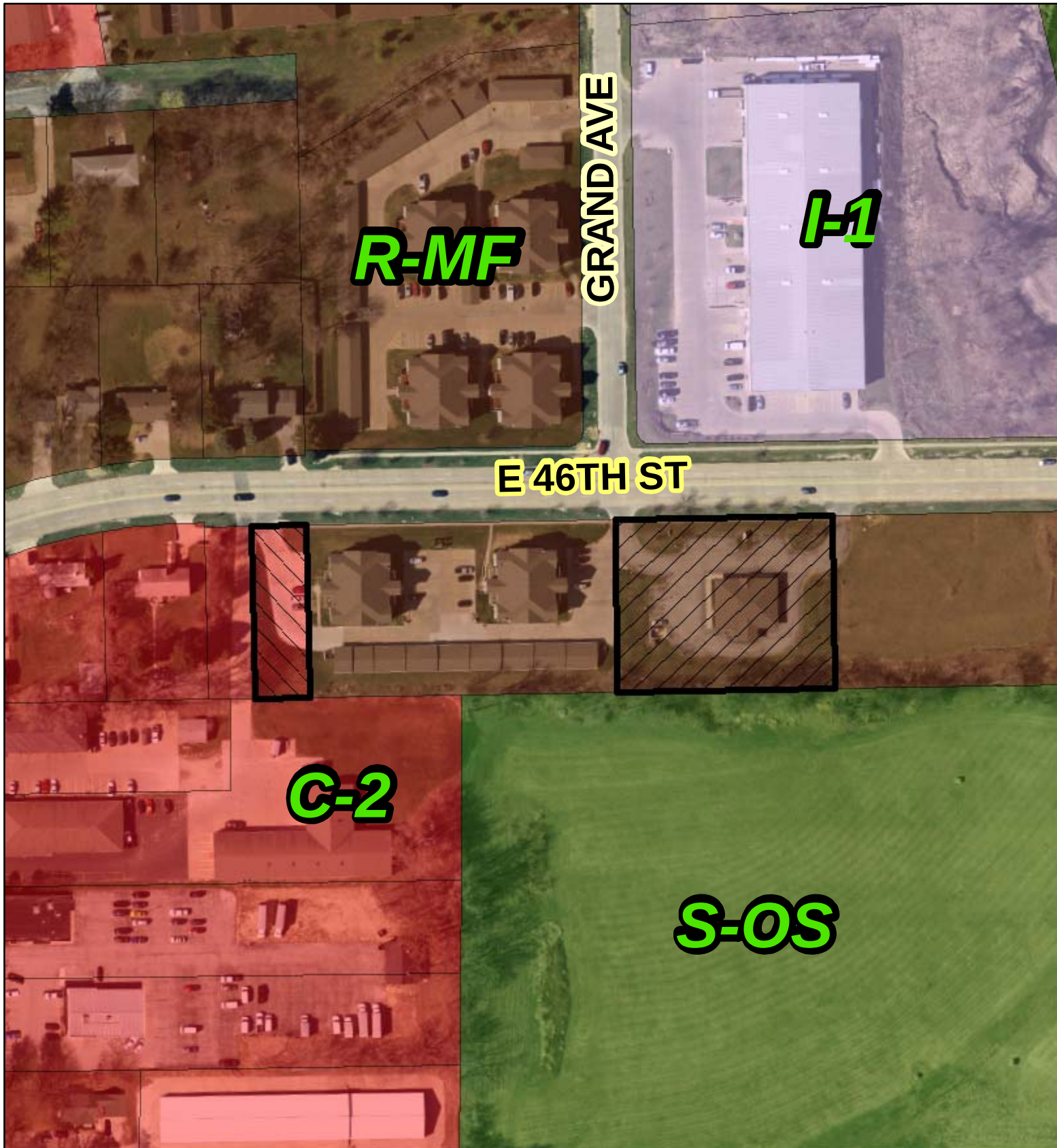


Subject Property

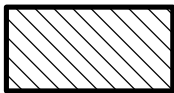


Subject Property





Subject Property



Subject Property



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

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

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

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

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

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

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

City of Davenport
Plan and Zoning Commission

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

Date
4/2/2019

Subject:

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

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed finding and forward Case No. REZ19-04 to the City Council with a recommendation for approval.

Background:

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

Recommendation:

Finding:

The proposed action corrects an error made in the preparation of the new zoning map.

Staff recommends the Plan and Zoning Commission accept the listed finding and forward Case No. REZ19-04 to the City Council with a recommendation for approval.

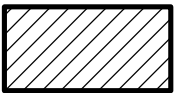
ATTACHMENTS:

Type	Description
▢ Backup Material	Location Map
▢ Backup Material	Zoning Map
▢ Backup Material	Meeting Notice

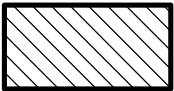
Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	3/28/2019 - 5:29 PM

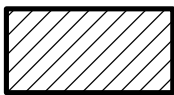
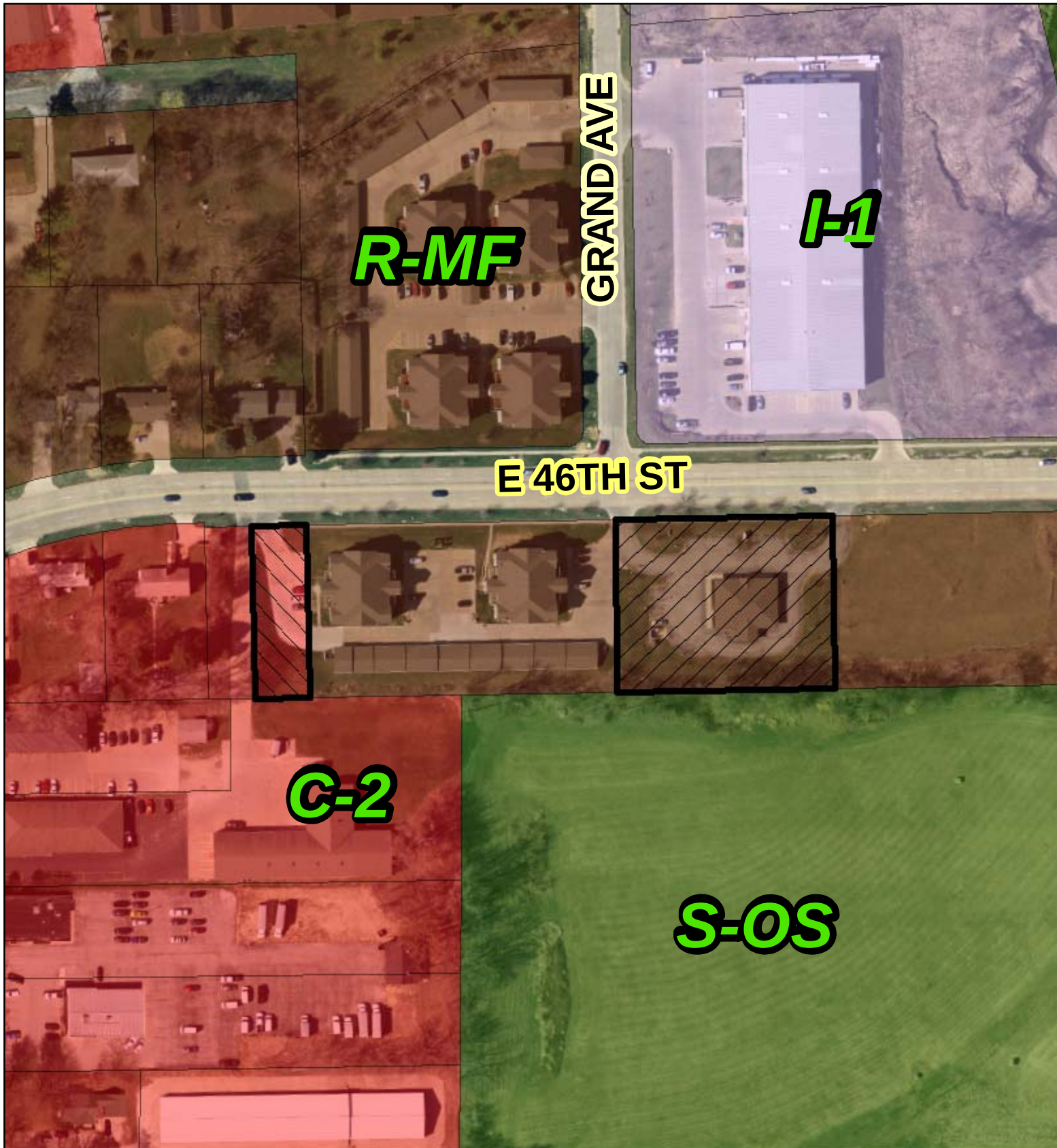


Subject Property

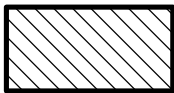


Subject Property





Subject Property



Subject Property



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CPED OFFICES, 2ND FLOOR, CITY HALL
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If you have any questions regarding the proposal, please contact the Community Planning Division.

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak rrusnak@ci.davenport.ia.us 563-888-2022

Date
3/27/2019

Subject:

Case ORD19-01: Request of the City of Davenport to amend various sections of Title 17 of the Davenport City Code, entitled Zoning, by correcting scrivener errors and amending certain dimensional standards. [Ward All]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed finding and forward Case ORD19-01 to the City Council with a recommendation for approval.

Background:

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

Section 1: Staff is recommending this change to achieve consistency with other sections of the Zoning Ordinance.

Section 2: Heart of America is seeking to construct a 58 foot high hotel on Elmore Avenue. Staff is recommending that the maximum building height in the C-3 District be changed to 55 feet. This is consistent with the 10 foot height increase already in the table (i.e. CT – 35', C-1 and C-2 – 45'). Please note that the developer can still request a 10% administrative exception to any dimensional requirement, thus allowing the 58 foot building height.

Section 3: Clarifies the intent of the transparency requirement.

Section 4: Corrects a scrivener's error.

Section 5: Reducing the minimum required parking for a hotel. Two submitted development proposals do not meet this requirement. City staff researched six recently constructed/permitted hotels in Davenport. Provided parking ranged from .96-1.36 parking spaces per hotel room (average - 1.15 parking spaces per hotel room). City staff is recommending that minimum parking requirement for a hotel be changed to 1.1 parking spaces per room.

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

Section 7: Adds omitted language.

Section 8: The Zoning Ordinance allows for a 10% administrative exception to any dimensional

requirement. However, the approval standards are similar to the approval standards for a Hardship Variance approved by the Zoning Board of Adjustment. It was never the intent to make this process as onerous as a Hardship Variance.

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

Recommendation:

Finding:

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

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

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	3/29/2019 - 9:22 AM

ORDINANCE NO. 2019 -

ORDINANCE for Case No. ORD19-01: Request of the City of Davenport to amend Title 17 of the Davenport Municipal Code, entitled, “Zoning” by correcting scrivener errors and amending certain dimensional standards. [Ward All]

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

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

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

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

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

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

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

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

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

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

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

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

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

Table 17.10-2: Off-Street Vehicle Parking Requirements	
USE	MINIMUM REQUIRED VEHICLE SPACES
Domestic Violence Shelter	1 per 300sf GFA of office
Drug Treatment Clinic	1 per 500sf GFA
Drug/Alcohol Treatment Facility, Residential	1 per patient room
Dwelling – Manufactured Home	2 spaces
Dwelling – Multi-Family	1.5 per du
Dwelling – Single-Family (Detached)	2 per du
Dwelling – Townhouse	2 per du
Dwelling – Two-Family	2 per du
Educational Facility – Primary or Secondary	
<i>Educational Facility – Elementary and/or Junior High</i>	<i>3 per each classroom + 3 per office</i>
<i>Educational Facility – High School</i>	<i>6 per classroom + 4 per office</i>
Educational Facility – University	2 per classroom + 2 per office + 1 per 4 students of maximum enrollment
Educational Facility – Vocational	2 per classroom + 2 per office + 1 per 8 students of maximum enrollment
Financial Institution	1 per 500sf GFA
Financial Institution, Alternative (AFS)	1 per 500sf GFA
Food Bank	1 per 300sf of office
Food Pantry	1 per 500sf GFA
Funeral Home	1 per 200sf GFA of public space
Gas Station	2 per pump island + 1 per 500sf GFA of structure + 5 stacking spaces per car wash bay
Golf Course/Driving Range	4 per golf hole and/or 4 per tee of driving range
Government Office/Facility	1 per 500sf GFA
Greenhouse/Nursery - Retail	1 per 500sf GFA of indoor space + 1 per 1,000sf of outdoor space
Group Home	1 per 2 rooms
Halfway House	1 per 2 rooms
Healthcare Institution	1 per 3 beds
Heavy Retail, Rental, and Service	1 per 500sf GFA of indoor space + 1 per 1,000sf of outdoor display space
Homeless Shelter	1 per 300sf of office
Hotel	1.5 1.1 per room
Industrial – Light	1 per 1,000sf GFA up to 40,000sf, then 1 per 2,500sf for additional GFA above 40,000sf (excludes any outdoor storage)
Industrial – General	1 per 1,000sf GFA up to 40,000sf, then 1 per 2,500sf for additional GFA above 40,000sf (excludes any outdoor storage)
Industrial Design	1 per 500sf GFA
Live Performance Venue	1 per 5 persons based on maximum capacity
Lodge/Meeting Hall	1 per 500sf GFA
Manufactured Home Park	2 per manufactured home site
Medical/Dental Clinic	1 per 500sf GFA
Micro-Brewery	1 per 500sf GFA
Micro-Distillery	1 per 500sf GFA
Micro-Winery	1 per 500sf GFA
Office	1 per 500sf GFA
Personal Service Establishment	1 per 500sf GFA
Place of Worship	1 per 10 seats
Public Safety Facility	1 per 300sf GFA

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

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

A. Required Notice

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

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

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

3. Mailed Required Notice

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

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

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

E. Approval Standards

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

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

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

J. Ordinance 2017-520.

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

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Scott Koops, AICP, Planner II
sek@ci.davenport.ia.us

Date
4/2/2019

Subject:

Request F19-05 of Russell Construction for final plat Russell - Crow Valley Office Park 7th Addition on 11.07 acres, more or less, being a replat of Lot 1& 2 of Russell - Crow Valley Office Park 3rd Addition located at 4700 E. 53rd St. containing four lots. [Ward 6]

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward F19-05 to the City Council with a recommendation for approval subject to the five listed conditions.

Background:

Comprehensive Plan:

Within Urban Service Area (USB35): Yes
Future Land Use Designation: RC – Regional Commercial

Regional Commercial (RC) - 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.

Technical Review:

Streets. No new streets are proposed with this request.

Storm Water. The plat will need to conform to any requirements of the City of Davenport Natural Resources Division.

Sanitary Sewer. Sanitary sewer service is located along the street. No new service will be required.

Other Utilities. Normal utility services are available nearby in this developed area. An Easement will be required for MidAmerican Water.

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

PUBLIC INPUT This is a subdivision plat. No notification is required.

DISCUSSION

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

Findings: The plat conforms to the comprehensive plan Davenport+2035; and

1. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

Recommendation:

Staff recommends the City Plan and Zoning Commission forward F19-05 to the City Council with a recommendation for approval subject to the following condition(s):

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 plat is tied to two quarter corners both labeled with description or two previously established lot corners both labeled with descriptions of each corner.
4. That the plat depict the stormwater passage required to convey the 100 year storm event overland within a drainage easement.
5. That an agreement be provided to hold the City of Davenport harmless from any damages, claims, or suites resulting from any private drive as shown on the final plat.

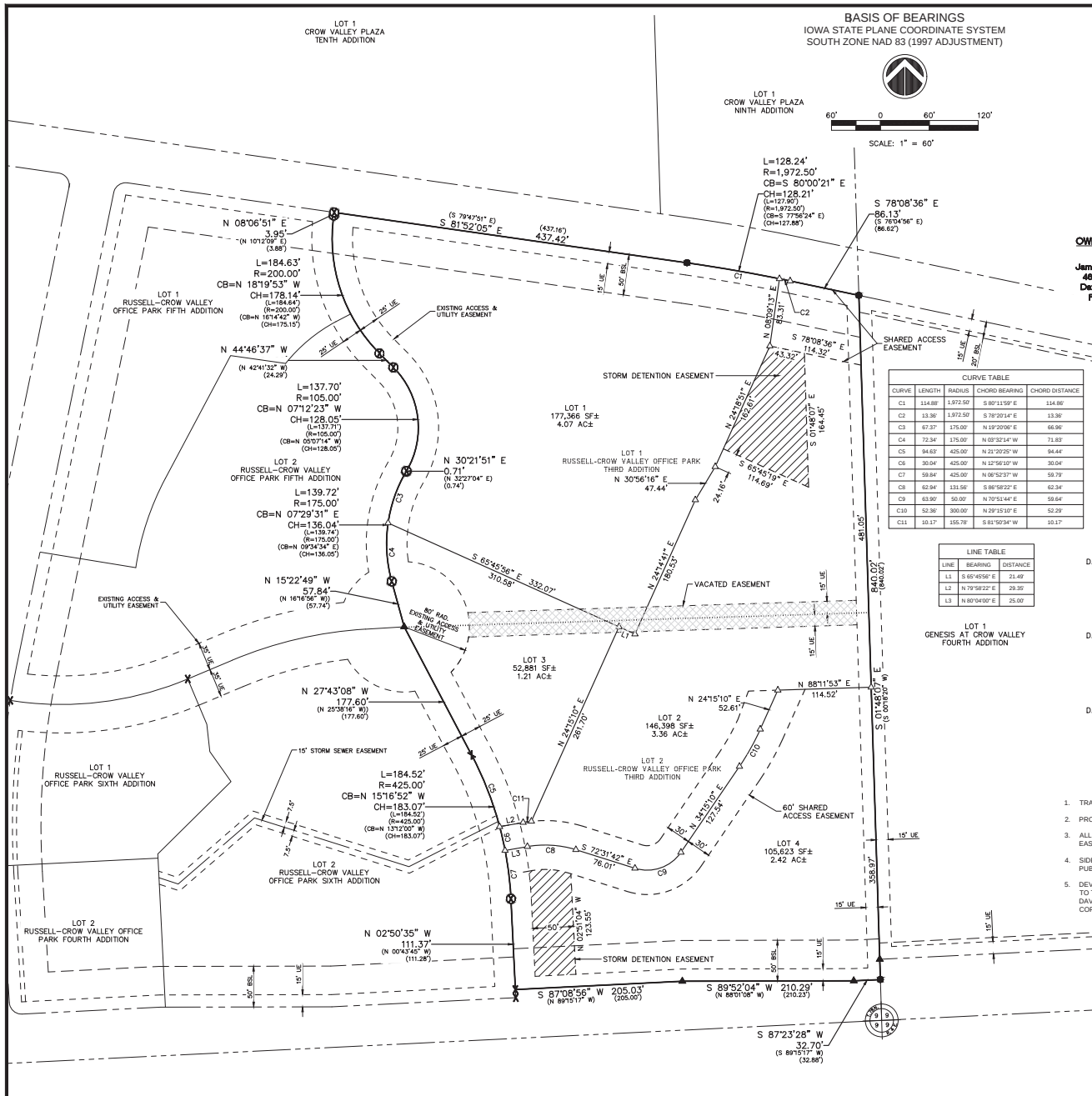
ATTACHMENTS:

Type	Description
▣ Exhibit	Plat F19-05
▣ Executive Summary	Final Staff Report
▣ Exhibit	Contacts
▣ Exhibit	Zoning Map
▣ Exhibit	Land Use Map

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	3/29/2019 - 9:59 AM



BASIS OF BEARINGS
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE NAD 83 (1997 ADJUSTMENT)

FINAL PLAT
OF
RUSSELL - CROW VALLEY
OFFICE PARK SEVENTH ADDITION
REPLAT OF LOTS 1 AND 2 OF RUSSELL - CROW VALLEY OFFICE PARK THIRD
ADDITION, BEING PART OF THE NORTHWEST QUARTER OF SECTION 9,
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF DAVENPORT, SCOTT COUNTY, IOWA
11.07 ACRES±

OWNER/DEVELOPER:
S.J. Russell, L.C.
James V. Russell, Manager
4600 East 53rd Street
Davenport, Iowa 52807
Ph. (563) 459-4600

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SECTION LINE
- R.O.W. LINE
- SETBACK LINE
- UNDERLYING LOT LINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- MEASURED DIMENSION
- RECORDED DIMENSION
- CHISELED "X" IN CONCRETE, FOUND
- CHISELED "Y" IN CONCRETE, SET
- 5/8" REBAR WITH CAP #12351, SET
- 1/2" REBAR WITH CAP #___, FOUND
- 5/8" REBAR

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	114.88	1,972.50	S 80°11'59" E	114.88
C2	13.36	1,972.50	S 78°08'36" E	13.36
C3	67.37	175.00	N 19°20'06" E	66.98
C4	72.34	175.00	N 69°32'34" W	71.39
C5	84.65	425.00	N 23°29'25" W	84.44
C6	59.84	425.00	N 12°56'10" W	59.54
C7	59.84	425.00	N 06°52'37" W	59.79
C8	62.94	131.56	S 86°58'22" E	62.34
C9	63.90	50.00	N 70°51'44" E	58.64
C10	52.36	300.00	N 29°15'10" E	52.29
C11	10.17	155.76	S 81°50'34" W	10.17

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 65°45'56" E	21.49
L2	N 79°58'22" E	29.30
L3	N 89°04'00" E	25.00

MID AMERICAN ENERGY CO.
DATE: _____
CENTURY LINK
DATE: _____
IOWA-AMERICAN WATER CO.
DATE: _____

MEDIACOM
BY: _____
DATE: _____
PLANNING AND ZONING
BY: _____
DATE: _____
CITY OF DAVENPORT, IOWA
BY: _____
ATTEST: _____
DATE: _____

GENERAL NOTES:

- TRACT IS CURRENTLY ZONED C-OP
- PROPOSED LOT AREA = 11.07 ACRES±
- ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC ROAD RIGHT-OF-WAY.
- SIDEWALKS SHALL BE CONSTRUCTED ALONG ALONG ALL PUBLIC STREETS WHEN SO ORDERED BY THE CITY.
- DEVELOPMENT WITHIN THE ADDITION SHALL BE SUBJECT TO THE REQUIREMENTS OF CHAPTER 17.41 OF THE DAVENPORT MUNICIPAL CODE ENTITLED "HCD" HIGHWAY CORRIDOR OVERLAY DISTRICT.

SURVEYOR'S NOTES:

This Final Plat was prepared at the request of S.J. Russell, L.C., 4600 E. 53rd Street, Davenport, Iowa, 52807.
It should be noted that in the performance of this re-survey, the courses and distances of the re-survey may vary from recorded calls, based on the existence of found monuments, occupation, or other controlling calls or conditions that have occurred in the re-survey of this property.
This property is subject to any and all easements, drainage areas and roadways that a complete title search would disclose.
No investigation concerning environmental and subsurface conditions, or for the existence of underground containers, structures or facilities which may affect the use or development of this property was made as a part of this re-survey.
No investigation was made as a part of this re-survey to determine or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal facilities, except as noted. Call Iowa One-Call at 1-800-292-8999 for information regarding these utilities or facilities.
Distances are listed in feet and decimal part of a foot.
All monuments have been found or set as shown on this plat.



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

REVISIONS

DATE	DESCRIPTION
No.	

IMEG

McClure

PROPERTY SURVEYORS

1000 E. 10TH STREET, SUITE 100
DAVENPORT, IOWA 52807
PH: 563.321.1987
WWW.MCCLURE-DES.COM

RUSSELL - CROW VALLEY OFFICE PARK SEVENTH ADDITION
DAVENPORT, IOWA

FINAL PLAT

IMEG Project No:
18003517.00

File Name:
18003517 Property.dwg

© COPYRIGHT © 2019
ALL RIGHTS RESERVED

Field Book No:

Drawn By: DAB

Checked By: ***

Date: 03/05/2018

FP-1

Sheet 1 of 1



City of Davenport
Community Planning & Economic Development Department
FINAL REPORT

PLAN AND ZONING COMMISSION

Date: April 2, 2019
Request: F19-05 Final Plat – Russell - Crow Valley Office Park 7th Add.
Address: 4700 E 53rd Street
Applicant: Russell Construction

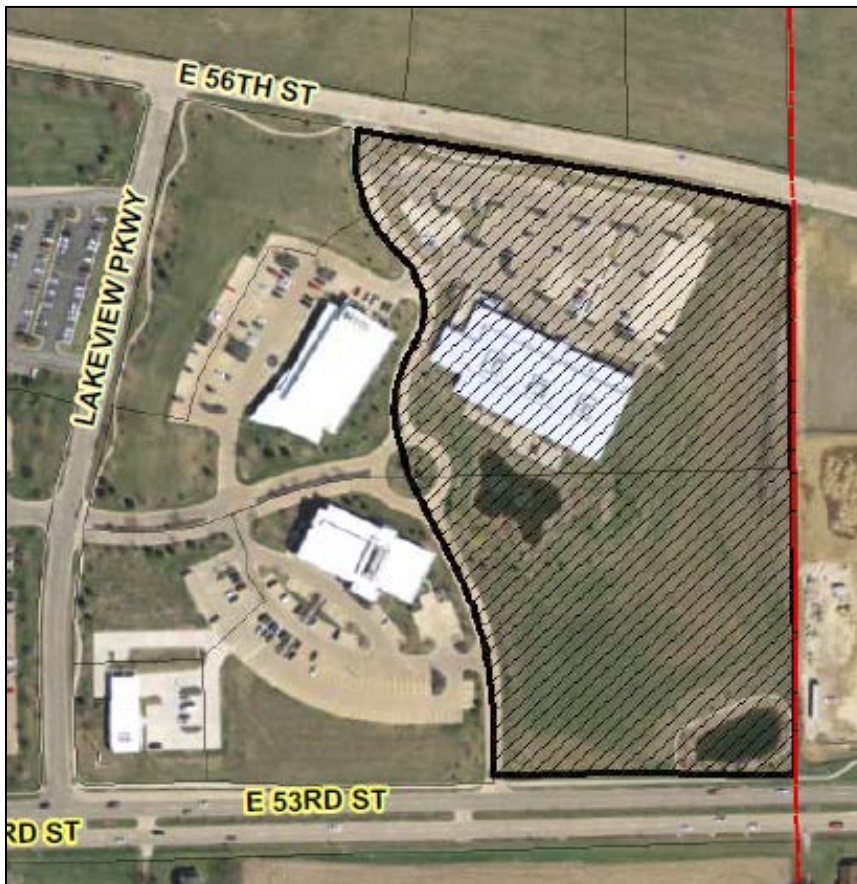
DESCRIPTION

Request F19-05 of Russell Construction for final plat Russell - Crow Valley Office Park 7th Addition on 11.07 acres, more or less, being a replat of Lot 1& 2 of Russell - Crow Valley Office Park 3rd Addition located at 4700 E. 53rd St. containing four lots. [Ward 6]

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward F19-05 to the City Council with a recommendation for approval subject to the listed conditions.

Aerial Photo:

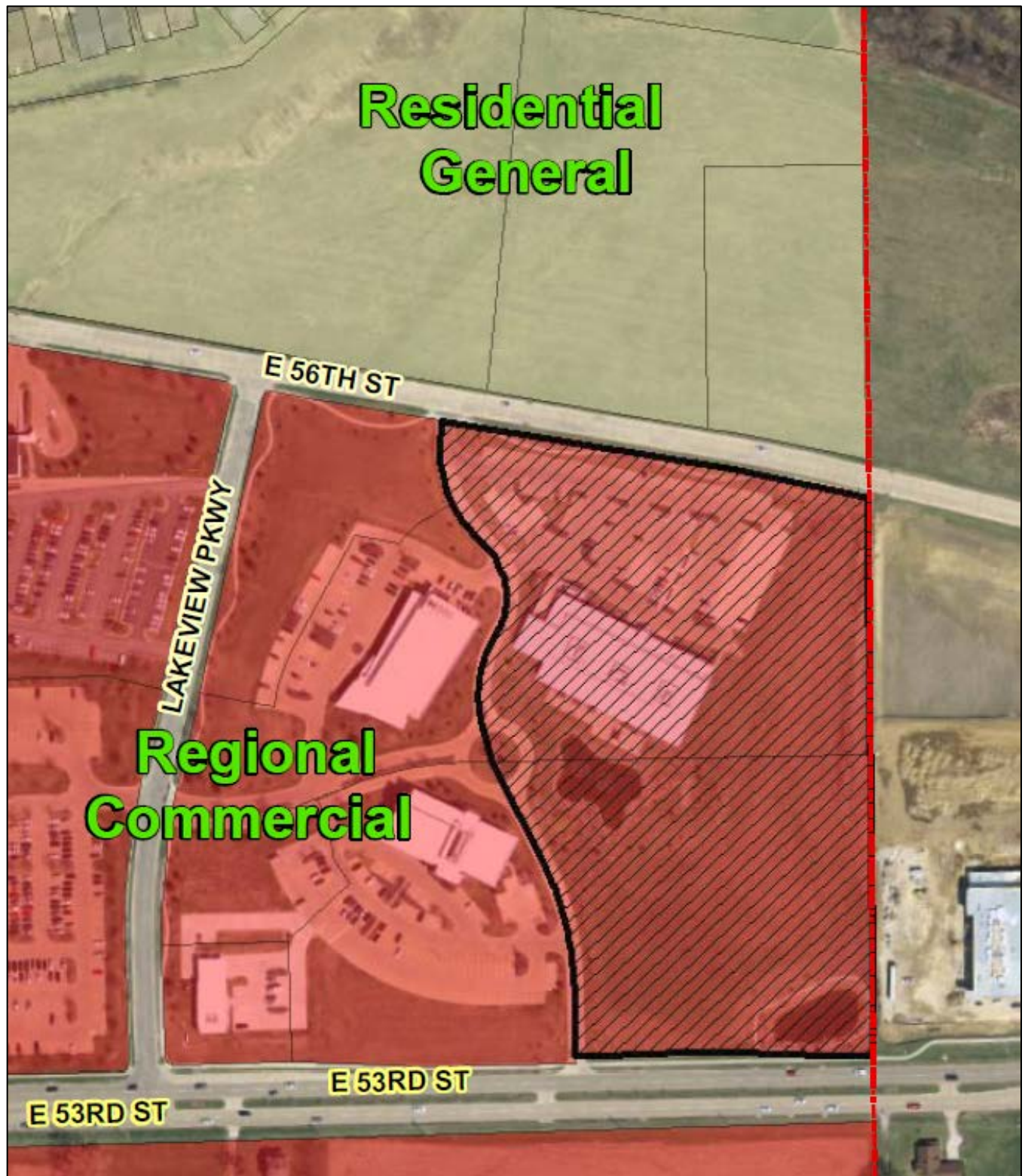


Zoning

(C-OP Commerical Office Park; C-T Commercial Transitional; C-2 Corridor Commerical)



Land Use 2035
(Residential General & Regional Commercial)



[illegible]

CURVE
C1
C2
C3
C4
C5
C6
C7
C8
C9
C10
C11

BACKGROUND

Comprehensive Plan:

Within Urban Service Area (USB35): Yes
Future Land Use Designation: RC – Regional Commercial

Technical Review:

Streets. No new streets are proposed with this request.

Storm Water. The plat will need to conform to any requirements of the City of Davenport Natural Resources Division.

Sanitary Sewer. Sanitary sewer service is located along the street. No new service will be required.

Other Utilities. Normal utility services are available nearby in this developed area. An Easement will be required for MidAmerican Water.

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

PUBLIC INPUT This is a subdivision plat. No notification is required.

DISCUSSION

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

STAFF RECOMMENDATION

Findings: The plat conforms to the comprehensive plan Davenport+2035; and

1. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

Recommendation:

Staff recommends the City Plan and Zoning Commission forward F19-05 to the City Council with a recommendation for approval subject to the following condition(s):

1. That the surveyor signs the plat.
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5. That an agreement be provided to hold the City of Davenport harmless from any damages, claims, or suites resulting from any private drive as shown on the final plat.

Prepared by:



LOT 1
CROW VALLEY PLAZA
200 N. 10TH ST.
DAVENPORT, IOWA 52801

BASES OF BEARINGS
IOWA STATE LAND COMMISSION BY STAFF
SCOTT DAVENPORT, IOWA 52801



SCALE: 1" = 40'

RUSSELL - CROW VALLEY OFFICE PARK SEVENTH ADDITION

REPLAT OF LOTS 1 AND 2 OF RUSSELL - CROW VALLEY OFFICE PARK THIRD
ADDITION, BEING PART OF THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 28 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF DAVENPORT, IOWA, SCOTT COUNTY, IOWA
1107 ACRES

OWNER:
CENTURY LINK
1000 N. 10TH ST.
DAVENPORT, IOWA 52801
P. 562.444.4444

LOT	AREA	AREA (AC)	AREA (SQ. FT.)
1	1.00	1.00	69,696.00
2	1.00	1.00	69,696.00
3	1.00	1.00	69,696.00
4	1.00	1.00	69,696.00
5	1.00	1.00	69,696.00
6	1.00	1.00	69,696.00
7	1.00	1.00	69,696.00
8	1.00	1.00	69,696.00
9	1.00	1.00	69,696.00
10	1.00	1.00	69,696.00
11	1.00	1.00	69,696.00
12	1.00	1.00	69,696.00
13	1.00	1.00	69,696.00
14	1.00	1.00	69,696.00
15	1.00	1.00	69,696.00
16	1.00	1.00	69,696.00
17	1.00	1.00	69,696.00
18	1.00	1.00	69,696.00
19	1.00	1.00	69,696.00
20	1.00	1.00	69,696.00
21	1.00	1.00	69,696.00
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23	1.00	1.00	69,696.00
24	1.00	1.00	69,696.00
25	1.00	1.00	69,696.00
26	1.00	1.00	69,696.00
27	1.00	1.00	69,696.00
28	1.00	1.00	69,696.00
29	1.00	1.00	69,696.00
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31	1.00	1.00	69,696.00
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34	1.00	1.00	69,696.00
35	1.00	1.00	69,696.00
36	1.00	1.00	69,696.00
37	1.00	1.00	69,696.00
38	1.00	1.00	69,696.00
39	1.00	1.00	69,696.00
40	1.00	1.00	69,696.00
41	1.00	1.00	69,696.00
42	1.00	1.00	69,696.00
43	1.00	1.00	69,696.00
44	1.00	1.00	69,696.00
45	1.00	1.00	69,696.00
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47	1.00	1.00	69,696.00
48	1.00	1.00	69,696.00
49	1.00	1.00	69,696.00
50	1.00	1.00	69,696.00
51	1.00	1.00	69,696.00
52	1.00	1.00	69,696.00
53	1.00	1.00	69,696.00
54	1.00	1.00	69,696.00
55	1.00	1.00	69,696.00
56	1.00	1.00	69,696.00
57	1.00	1.00	69,696.00
58	1.00	1.00	69,696.00
59	1.00	1.00	69,696.00
60	1.00	1.00	69,696.00
61	1.00	1.00	69,696.00
62	1.00	1.00	69,696.00
63	1.00	1.00	69,696.00
64	1.00	1.00	69,696.00
65	1.00	1.00	69,696.00
66	1.00	1.00	69,696.00
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68	1.00	1.00	69,696.00
69	1.00	1.00	69,696.00
70	1.00	1.00	69,696.00
71	1.00	1.00	69,696.00
72	1.00	1.00	69,696.00
73	1.00	1.00	69,696.00
74	1.00	1.00	69,696.00
75	1.00	1.00	69,696.00
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79	1.00	1.00	69,696.00
80	1.00	1.00	69,696.00
81	1.00	1.00	69,696.00
82	1.00	1.00	69,696.00
83	1.00	1.00	69,696.00
84	1.00	1.00	69,696.00
85	1.00	1.00	69,696.00
86	1.00	1.00	69,696.00
87	1.00	1.00	69,696.00
88	1.00	1.00	69,696.00
89	1.00	1.00	69,696.00
90	1.00	1.00	69,696.00
91	1.00	1.00	69,696.00
92	1.00	1.00	69,696.00
93	1.00	1.00	69,696.00
94	1.00	1.00	69,696.00
95	1.00	1.00	69,696.00
96	1.00	1.00	69,696.00
97	1.00	1.00	69,696.00
98	1.00	1.00	69,696.00
99	1.00	1.00	69,696.00
100	1.00	1.00	69,696.00

OWNER:
CENTURY LINK
1000 N. 10TH ST.
DAVENPORT, IOWA 52801
P. 562.444.4444

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1000 N. 10TH ST.
DAVENPORT, IOWA 52801
P. 562.444.4444

- 1. THE CITY OF DAVENPORT, IOWA, HAS REVIEWED THE PLAT AND FINDS IT TO BE IN ACCORDANCE WITH THE CITY ORDINANCES AND THE IOWA PLAT ACT.
- 2. THE CITY OF DAVENPORT, IOWA, HAS REVIEWED THE PLAT AND FINDS IT TO BE IN ACCORDANCE WITH THE CITY ORDINANCES AND THE IOWA PLAT ACT.
- 3. THE CITY OF DAVENPORT, IOWA, HAS REVIEWED THE PLAT AND FINDS IT TO BE IN ACCORDANCE WITH THE CITY ORDINANCES AND THE IOWA PLAT ACT.
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THE CITY OF DAVENPORT, IOWA, HAS REVIEWED THE PLAT AND FINDS IT TO BE IN ACCORDANCE WITH THE CITY ORDINANCES AND THE IOWA PLAT ACT.



DAVENPORT, IOWA
CITY CLERK
JANUARY 1, 2011

DAVENPORT, IOWA
CITY CLERK
JANUARY 1, 2011



REVISIONS	DESCRIPTION	DATE
1	INITIAL PLAT	1/1/2011
2	REPLAT	1/1/2011
3	REPLAT	1/1/2011
4	REPLAT	1/1/2011
5	REPLAT	1/1/2011
6	REPLAT	1/1/2011
7	REPLAT	1/1/2011
8	REPLAT	1/1/2011
9	REPLAT	1/1/2011
10	REPLAT	1/1/2011

RUSSELL - CROW VALLEY OFFICE PARK SEVENTH ADDITION
DAVENPORT, IOWA
FINAL PLAT

Attorney

Russell Construction

East 53rd Street
Davenport
IA
52807
Business: 563-459-4600

Jennifer Smith

Business:
Cell:
Email:

Engineer

IMEG Corp.

State Street
Bettendorf
IA
52722
Business:

Kristin Crawford

State Street
Suite 201
Bettendorf
IA
52722
Business: 563-823-6080
Cell:
Email: kristin.e.crawford@imegcorp.c

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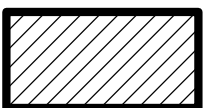
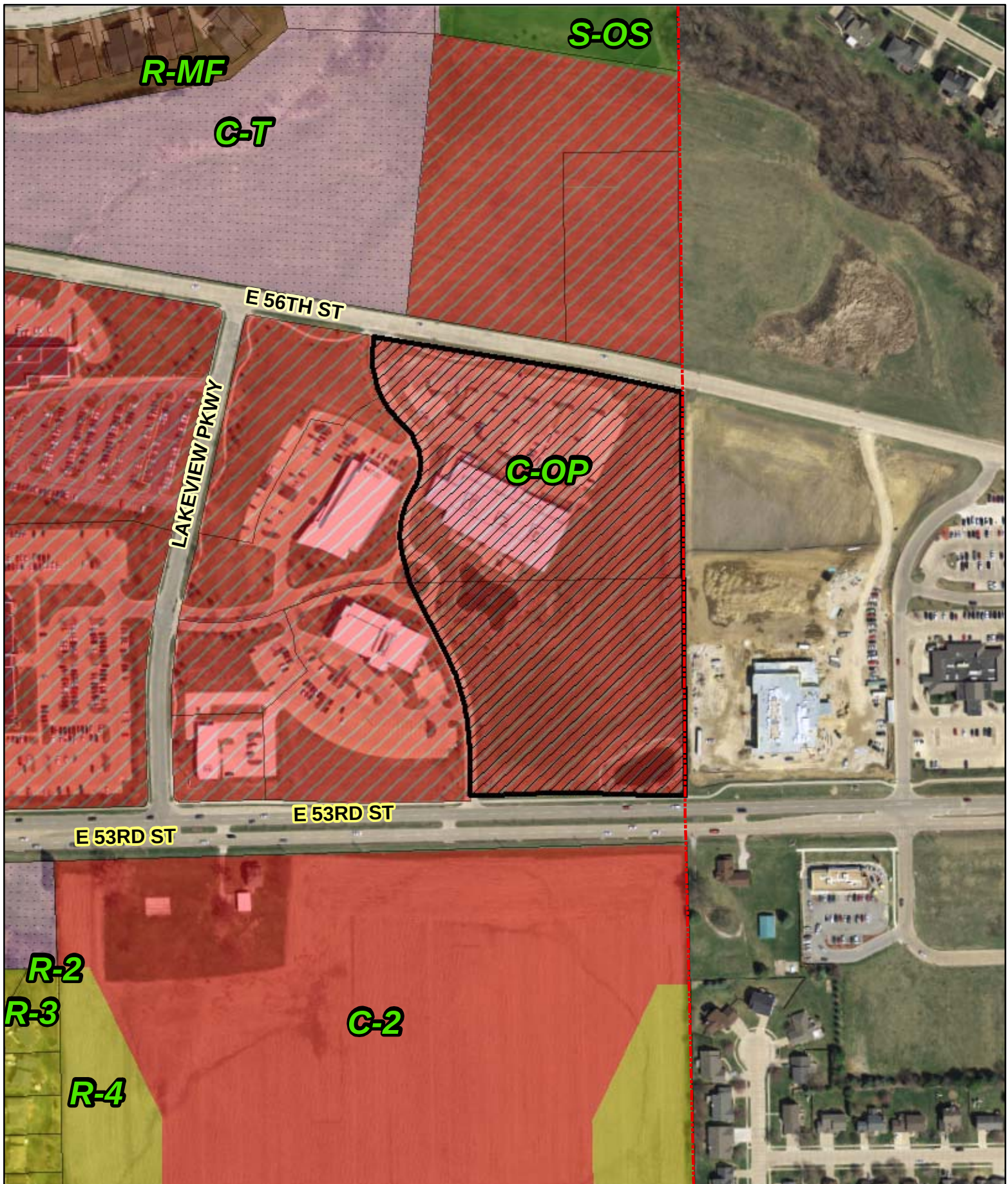
Owner

Russell Construction

East 53rd Street
Davenport
IA
52807
Business: 563-459-4600

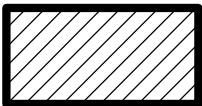
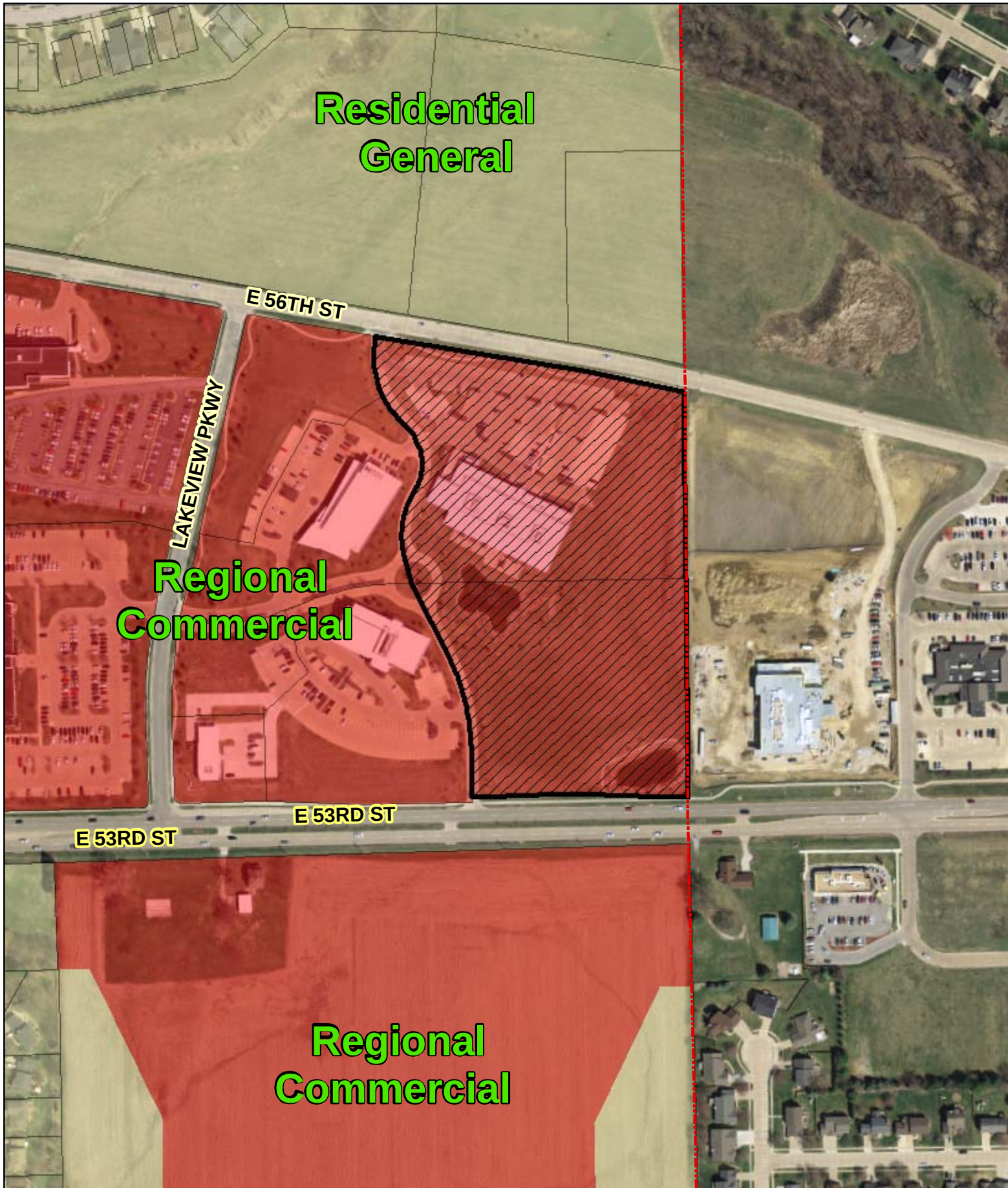
Caitlin Russell

Business:
Cell:
Email:



Subject Property





Subject Property



City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Date
3/27/2019

Subject:

Case F19-06: Request of Dolans 53rd Street LC for a Final Plat for a 1 lot subdivision on 2.83 acres located north of West 53rd Street and east of Villa Drive. [Ward 8]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F19-06 to the City Council with a recommendation for approval subject to the five listed conditions.

Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Commercial Node (CN) – Clusters of generally more intense uses found either along existing Urban Corridors or along or at the intersection of major streets in newly developed areas. CN areas may contain commercial uses somewhat more intense than uses found elsewhere on Urban Corridors, as well as higher density residential uses and office and service businesses. CN should serve a population of about 5000 people within 1/2 mile. Ideally, CN areas should be architecturally integrated, and designed to serve all modes of transportation. Pedestrian connections to the neighborhoods they serve are important. Therefore, master planning and customized zoning provisions for new CN areas should occur before development or redevelopment occurs.

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 C-2 Corridor Commercial Zoning District.

Technical Review:

Streets.

The property would have access via Villa Drive and a private drive that provides access to West 53rd Street.

Storm Water.

Development of the property will need to comply with the City's stormwater requirements.

Sanitary Sewer.

There is sanitary sewer adjacent to the property.

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 1 lot subdivision on 2.83 acres of property, which is a combination of Lot 2 of Dolan's 53rd Street First Addition and Lot 3 of Dolan's 53rd Street Second Addition.

The final plat would facilitate a townhouse development in four buildings.

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 accepted the listed findings and forward Case F19-06 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 plat is tied to two quarter corners both labeled with description or two previously established lot corners both labeled with description of each corner;
4. That a note be added to the plat stating that sidewalks shall be installed along street frontages when so ordered by the City; and
5. That the building setback lines depicted on the plat be amended to reflect the dimensional standards of the C-2 Corridor Commercial Zoning District.

ATTACHMENTS:

Type	Description
▢ Backup Material	Final Plat
▢ Backup Material	Zoning Map
▢ Backup Material	2035 Land Use Map

Staff Workflow Reviewers

REVIEWERS:

Department

Reviewer

Action

Date

City Clerk

Rusnak, Ryan

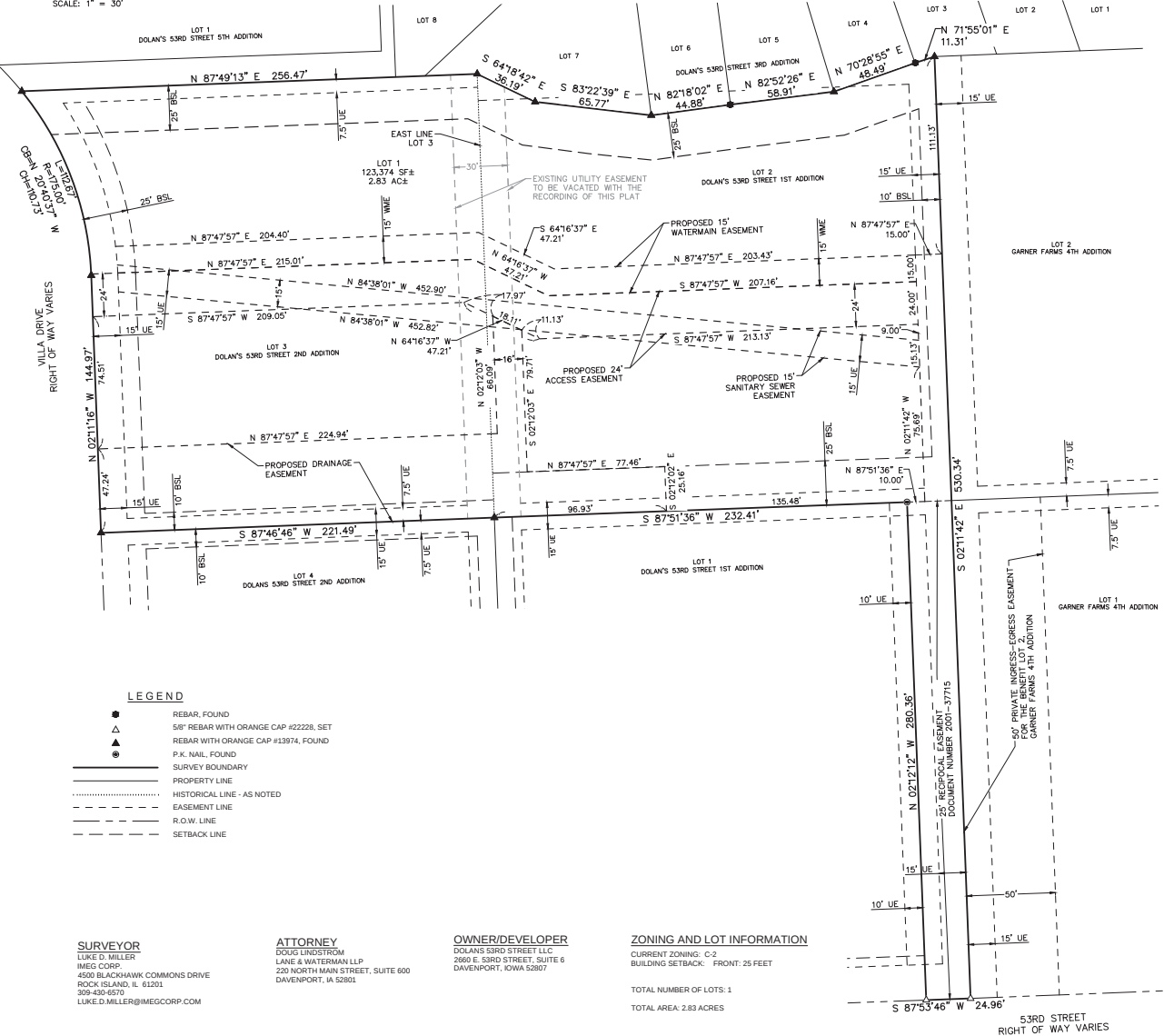
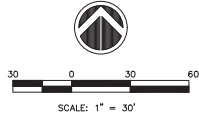
Approved

3/27/2019 - 3:03 PM

SUBDIVISION PLAT

DOLAN'S 53RD STREET 7TH ADDITION

BEING A RE-PLAT OF LOT 2, DOLAN'S 53RD STREET 1ST ADDITION (DOCUMENT NUMBER 2001-28516),
AND LOT 3, DOLAN'S 53RD STREET 2ND ADDITION (DOCUMENT NUMBER 2003-17705),
PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY IOWA.
2.83 ACRES±



LEGEND

- REBAR, FOUND
- ▲ 58" REBAR WITH ORANGE CAP #22228, SET
- ▲ REBAR WITH ORANGE CAP #13974, FOUND
- P.K. NAIL, FOUND
- SURVEY BOUNDARY
- PROPERTY LINE
- HISTORICAL LINE - AS NOTED
- - - EASEMENT LINE
- - - R.O.W. LINE
- - - SETBACK LINE

SURVEYOR
LUKE D. MILLER
IMEG CORP.
4500 BLACKHAWK COMMONS DRIVE
ROCK ISLAND, IL 61201
309-430-6570
LUKE.D.MILLER@IMEG.CORP.COM

ATTORNEY
DOUG LINDSTROM
LANE & WATERMAN LLP
220 NORTH MAIN STREET, SUITE 600
DAVENPORT, IA 52801

OWNER/DEVELOPER
DOLAN'S 53RD STREET LLC
2660 E 53RD STREET, SUITE 6
DAVENPORT, IOWA 52807

ZONING AND LOT INFORMATION

CURRENT ZONING: C-2
BUILDING SETBACK: FRONT: 25 FEET

TOTAL NUMBER OF LOTS: 1

TOTAL AREA: 2.83 ACRES

REVIEW COPY
DO NOT RECORD

MIDAMERICAN ENERGY COMPANY

BY: _____
DATE: _____
Approved subject to encumbrances of record by Mid-American Energy Co.

MEDIACOM

BY: _____
DATE: _____

CENTURY LINK/ QWEST

BY: _____
DATE: _____

IOWA-AMERICAN WATER COMPANY

BY: _____
DATE: _____

PLANNING AND ZONING COMMISSION

BY: _____
DATE: _____

DAVENPORT CITY COUNCIL

BY: _____
DATE: _____
ATTEST: _____

GENERAL NOTES

THIS FINAL PLAT WAS PREPARED AT THE REQUEST OF, AND FOR THE EXCLUSIVE USE OF DOLAN'S 53RD STREET LLC.

IT SHOULD BE NOTED THAT IN THE PERFORMANCE OF THIS RE-SURVEY, THE COURSES AND DISTANCES OF THE RE-SURVEY MAY VARY FROM RECORDED CALLS, BASED ON THE EXISTENCE OF FOUND MONUMENTATION, OCCUPATION, OR OTHER CONTROLLING CALLS OR CONDITIONS THAT HAVE OCCURRED IN THE RE-SURVEY OF THIS PROPERTY.

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND ROADWAYS OF RECORD.

NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

NO INVESTIGATION WAS MADE AS PART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITIES OR MUNICIPAL FACILITIES, EXCEPT AS NOTED. CALL IOWA ONE-CALL AT 1-800-292-8889 FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES.

NO PART OF THIS SUBDIVISION IS SUBJECT TO A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA ON COMMUNITY FIRM MAP NO. 15163C0355F WITH AN EFFECTIVE DATE FEBRUARY 18, 2011.

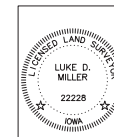
DISTANCES ARE LISTED IN FEET AND DECIMAL PART OF A FOOT.

ALL MONUMENTS HAVE BEEN FOUND OR WILL BE SET AS SHOWN ON THIS PLAT BY JANUARY 1ST 2020.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE AND CABLE T.V., TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.

EASEMENTS DESIGNATED AS "UTILITY EASEMENTS" INCLUDE ALL UTILITIES THAT ARE PROVIDED BY EITHER THE CITY OF DAVENPORT OR THOSE COMPANIES AUTHORIZED TO PROVIDE PUBLIC UTILITIES WITHIN THE CITY OF DAVENPORT.

SIDEWALKS SHALL BE INSTALLED ALONG STREET FRONTAGES WHEN SO ORDERED BY THE CITY.



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.
Signature: _____
Date: _____
My license renewal date is December 31, 2019.
Pages or sheets covered by this seal: _____
THIS SHEET ONLY.

REVISIONS	DESCRIPTION	DATE
No.		



DOLAN APARTMENTS
DAVENPORT, IOWA

IMEG Project No:
19000286

File Name:
19000286.PLT

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ALL RIGHTS RESERVED

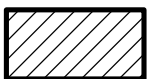
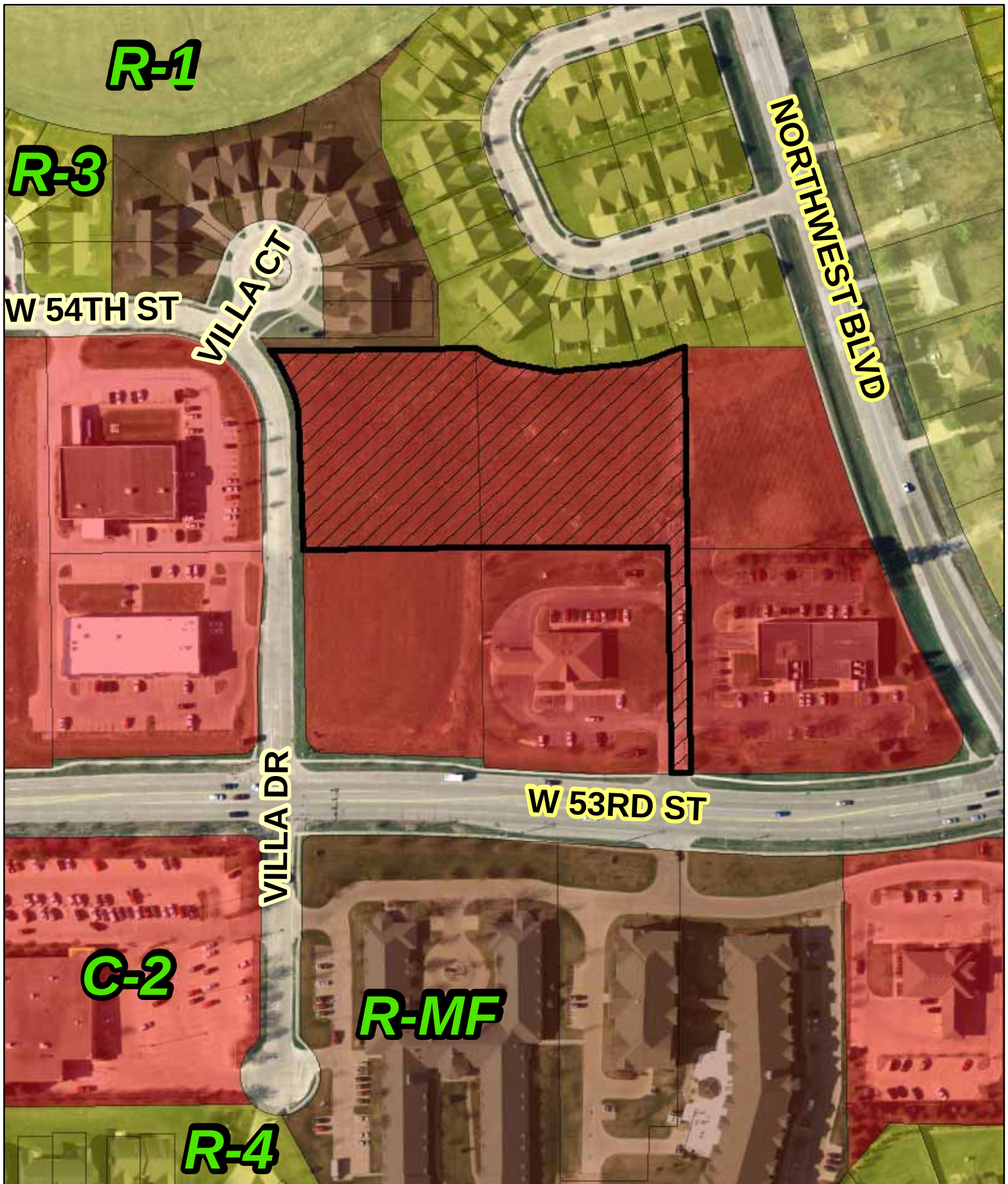
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Drawn By: SLD

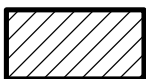
Checked By: LDM

Date: 02/26/2019

PLAT-1
Sheet 1 of 1



Subject Property



Subject Property

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Brandon Melton 563.888.2221,
brandon.melton@ci.davenport.ia.us

Date
4/2/2019

Subject:

Case REZ19-05: Request of John Wolf, to rezone 6401 West Kimberly Road from R-1 Single-Family Residential District to I-1 Light Industrial District; property contains 0.42 acres. [Ward 2]

Recommendation:

None, this is the preview report.

Background:

Reason for Request:

To allow for the operation of business office for John Wolf's Septic which is expected to include a business sign and indoor storage for equipment on site.

Background:

Comprehensive Plan:

The property is outside the Urban Service Area.

The property does not currently have a land use plan designation.

Technical Review:

Request for comments has been submitted. Any concerns will be factored into staff's recommendation.

Public Input:

A neighborhood meeting will be schedule prior to the public hearing. Property owners within 200 feet will be notified.

A sign was posted on the property on March 28.

Discussion:

To be included with the Final Report

ATTACHMENTS:

Type	Description
▢ Backup Material	Application
▢ Backup Material	Location Map
▢ Backup Material	Land Use Map
▢ Backup Material	Zoning Map

Staff Workflow Reviewers

REVIEWERS:

Department

City Clerk

Reviewer

Melton, Brandon

Action

Approved

Date

3/27/2019 - 5:43 PM



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

Property Address* 6401 W Kimberly Rd

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

Applicant (Primary Contact)**

Name: John Wulf
Company: John Wulf Septic
Address: 6401 W. Kimberly Rd
City/State/Zip: Davenport IA 52804
Phone: 563-329-3030
Email: WULFSEPTIC@Netins.net

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

Zoning Board of Adjustment

Zoning Appeal ☐
Special Use ☐
Hardship Variance ☐

Design Review Board

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

Engineer (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Architect (if applicable)

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

Administrative

Administrative Exception ☐
Health Services and Congregate Living Permit ☐

Attorney (if applicable)

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

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

Request:Existing Zoning: R 1Proposed Zoning Map Amendment: CT Z-1

Purpose of the Request:

Ann
~~Don~~ Want to ~~put~~ John Wolf Septic office out of this location
and put a business sign in the front yard.

Total Land Area: 0.42 Please SelectDoes the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☐ Yes ☐ No**Submittal Requirements:**

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

Formal Procedure:

(1) Application:

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

(2) Plan and Zoning Commission public hearing:

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

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

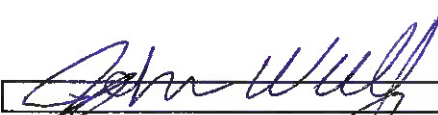
- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council.
- If the Plan and Zoning Commission recommends denial, the request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

Formal Procedure (continued):

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

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

Applicant:



Date:

3-7-2019

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.

6401 W Kimberly (R-1 to I-1)



1 inch = 500 feet



Legend



Subject Property

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.

Request for a Zoning Map Amendment (Rezoning)

Future Land Use Map (Davenport +2035)

6401 W Kimberly (R-1 to I-1)



Legend

-  Subject Property
-  200' Adjacent Owner Notice Boundary

Land Use+2035

Type

-  Residential General
-  Agricultural Reserve

0 37.5 75 150 225 Feet
1 inch = 100 feet

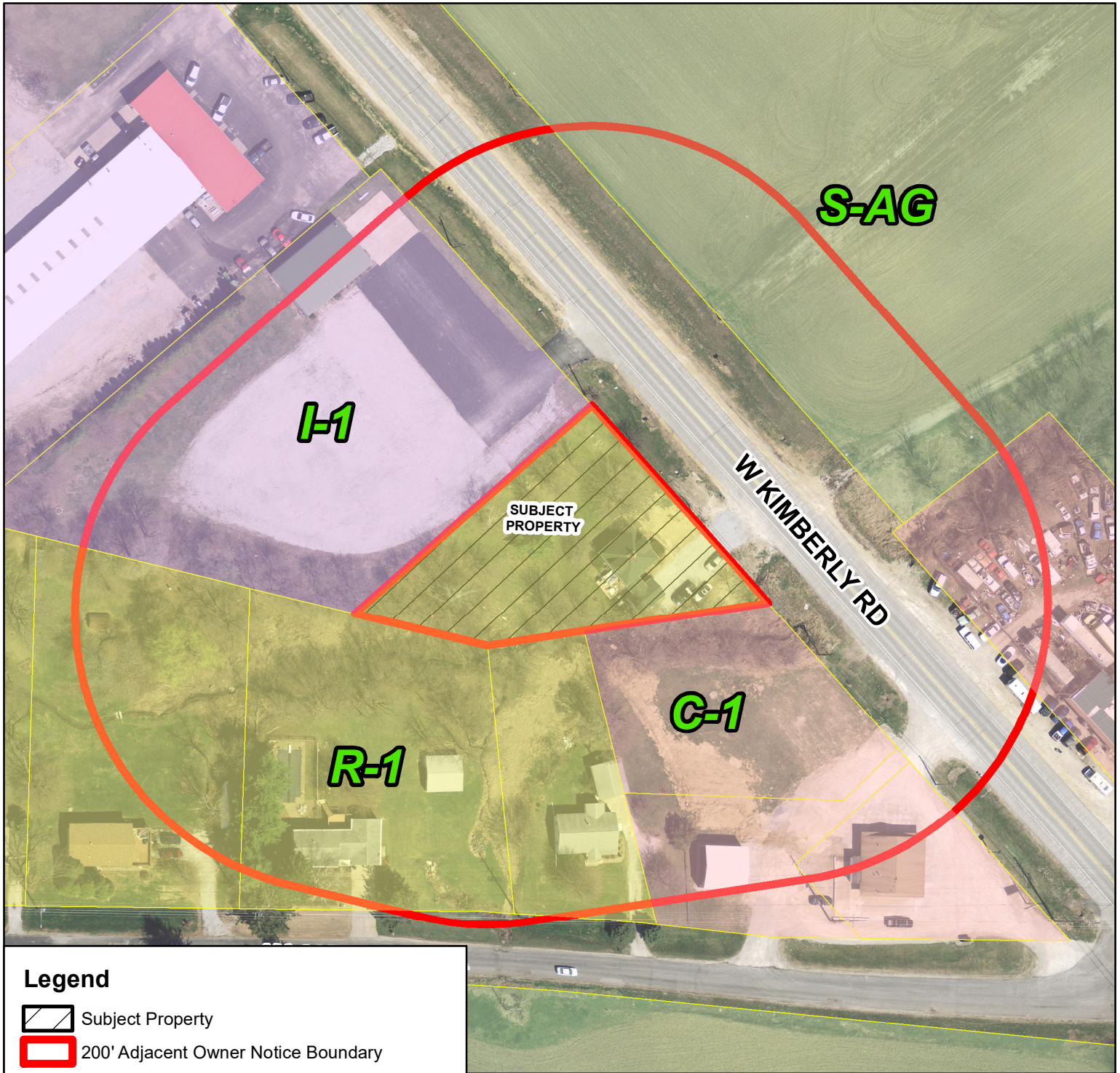


Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

Request for a Zoning Map Amendment (Rezoning)

Current Zoning Map

6401 W Kimberly (R-1 to I-1)



Legend

- Subject Property
- 200' Adjacent Owner Notice Boundary

Zoning Districts

Residential Districts

- R-1 Single-Family Residential District

Commercial Districts

- C-1 Neighborhood Commercial Zoning District

Industrial Districts

- I-1 Light Industrial Zoning District

Special Purpose Districts

- S-AG Agricultural Zoning District

0 37.5 75 150 225 Feet

1 inch = 100 feet



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