

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, MARCH 19, 2019; 5:00 PM

CITY HALL, COUNCIL CHAMBERS, 226 WEST 4TH STREET

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]

REGULAR MEETING AGENDA

I. Roll Call

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.

IV. Report of the Comprehensive Plan Committee

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]
- 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]
- 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]
- 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]

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

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

Date
3/5/2019

Subject:

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

Recommendation:

Hold the Public Hearing

Background:

Reason for Request:

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

Background:

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:

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

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.

Discussion:

To be included with the Final Report

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

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	3/4/2019 - 3:57 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: ST 516, 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.

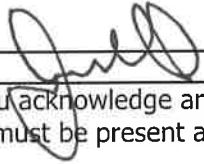
(3) Plan and Zoning Commission's consideration of the request:

- 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

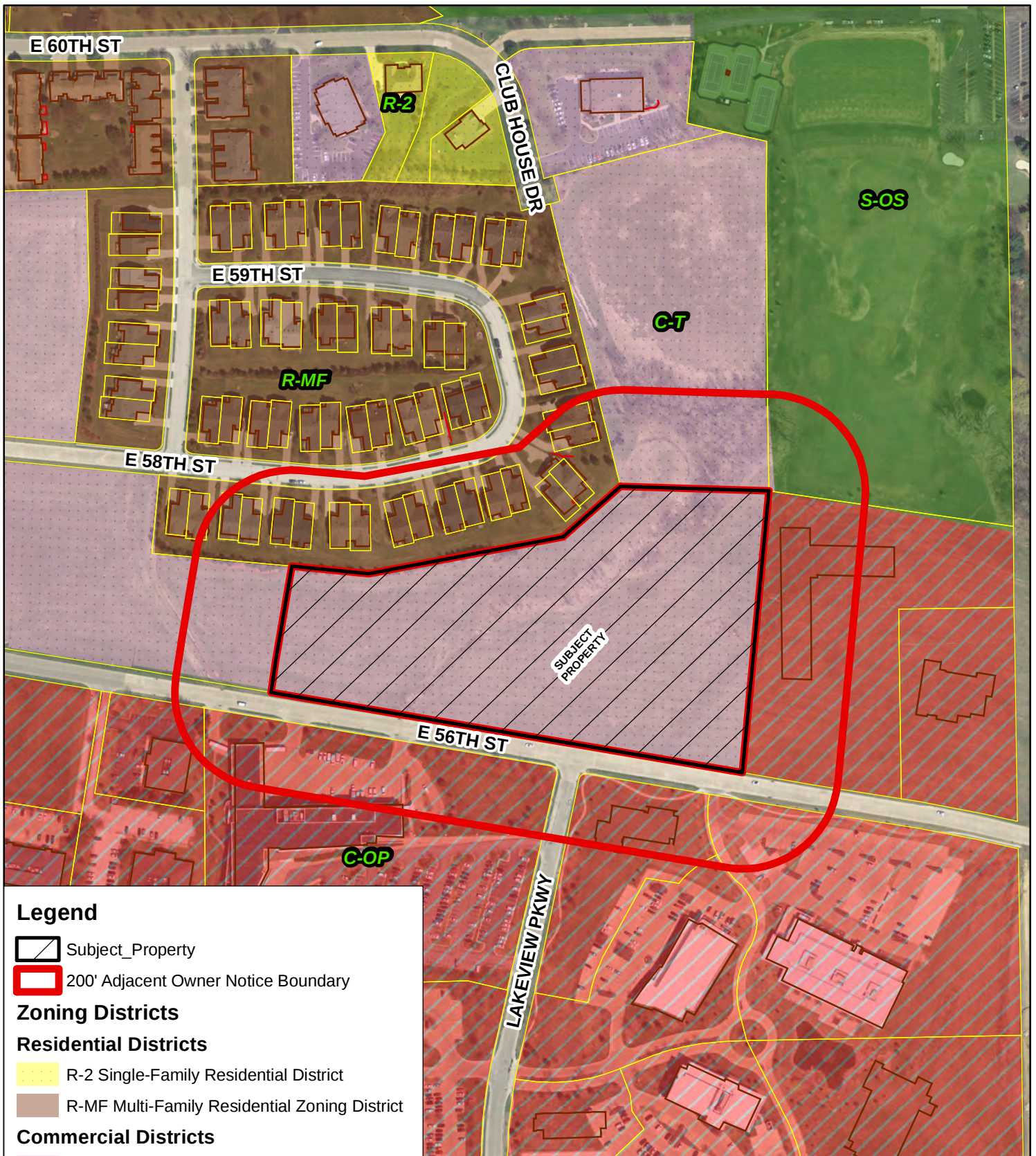


1 inch = 200 feet



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

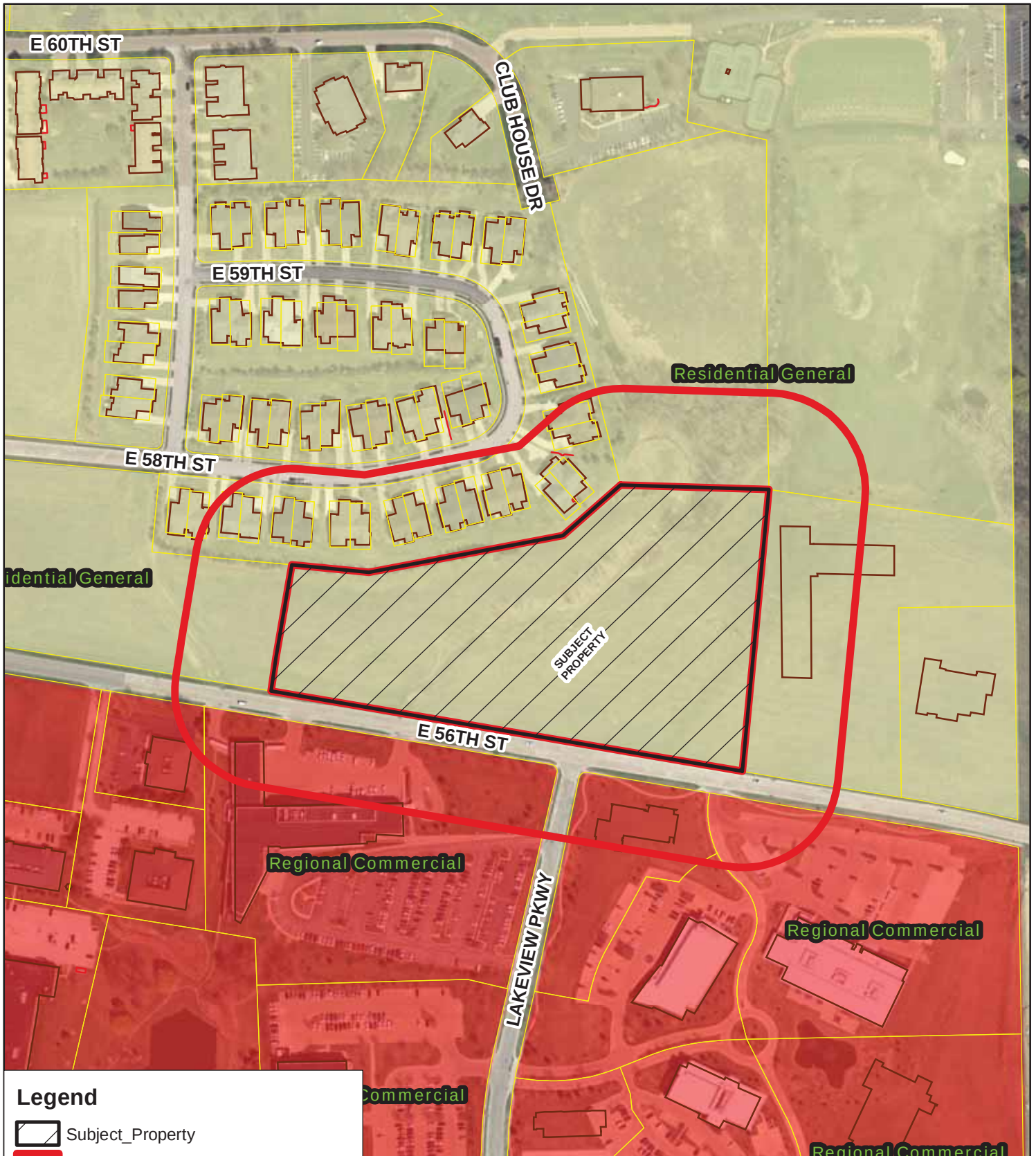
0 100 200 400 Feet

1 inch = 276 feet

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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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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



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

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

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

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

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

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

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

Case No. REZ19-02

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

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

Adjacent Property Owner Notice Area



Legend

-  Subject_Property
-  200' Adjacent Owner Notice Boundary



1 inch = 200 feet



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

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

Rusnak, Ryan

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

March 8, 2019

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

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

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

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

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

Rusnak, Ryan

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

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

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

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

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
3/19/2019

Subject:
Consideration of the March 5, 2019 meeting minutes.

Recommendation:
Approve the minutes.

ATTACHMENTS:

Type	Description
Backup Material	3-5-2019 meeting minutes

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Rusnak, Ryan	Approved	3/13/2019 - 4:43 PM

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, MARCH 5, 2019; 5:00 PM

CITY HALL, 226 WEST 4TH STREET, COUNCIL CHAMBERS

REGULAR MEETING MINUTES

I. Roll Call

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

Excused: Quinn, Reinartz

Staff: Flynn, Melton, Longlett, Heyer

II. Report of the City Council Authority Flynn reported the Crestline Drive ROW vacation was dropped from the Council Agenda as it was discovered this property was already vacated in 1960.

III. Secretary's Report

A. The February 19, 2019 meeting minutes were approved following a motion by Tallman and a second by Connell.

V. Zoning Activity

A. Old Business None

B. New Business None

VI. Subdivision Activity

A. Old Business None

B. New Business

i. Case F19-02: Request of Leslie Miller for a Final Plat of a 2-lot subdivision located northwest of the intersection of Rockingham Road and South Howell Street. [Ward 3]

Melton gave an overview of the proposed plat. He explained that there is split zoning on the property. Not an ideal situation but not a reason to deny approval of the plat.

Motion by Schneider, seconded by Johnson, to forward F19-02 to the City Council with a recommendation for approval. Motion passed unanimously.

VII. Future Business

A. 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]

B. 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]

C. Case P19-01: Request of Grunwald Land Development for a 79 acre, 47 lot Preliminary Plat, located in unincorporated Scott County southwest of the Locust Street/Interstate 280 Interchange [Adjacent to Ward 1]

VIII. Communications

IX. Other Business None

X. Adjourn The meeting adjourned at 5:10 pm.

City of Davenport
Plan and Zoning Commission

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

Date
3/19/2019

Subject:

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]

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward Case No. F19-01 to the City Council with a recommendation for approval subject to the 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 Nodes 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.

Council Goals: Fiscal Vitality.

The proposed plat would comply with the Davenport 2035 proposed land use section properly conditioned.

Technical Review:

Streets: No new street(s) shall be added, no impact.

Storm Water: Storm water detention and water quality will not be impacted.

Sanitary Sewer: Sanitary sewer service exists in this location.

Other Utilities: Other utilities are existing/present at this site.

Discussion:

The petitioner is requesting a 1 lot subdivision to facilitate a combining of two residential lots.

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.

ATTACHMENTS:

Type	Description
▫ Exhibit	Plat
▫ Exhibit	Application

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	3/13/2019 - 11:31 AM

FINAL PLAT OF

ABBEY'S ESTATE

AN ADDITION TO THE CITY OF DAVENPORT, IOWA

BEING PART OF THE NORTHEAST QUARTER OF SECTION 4
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5th P.M. AND
BEING A REPLAT OF LOTS 19 AND 20 AND RESERVE AREA B OF
BLOCK 14 IN THE REPLAT OF RIDGEVIEW PARK SECOND ADDITION

OWNER - DEVELOPER

RONALD & JANICE OLSON

2305 WEST 67th STREET

DAVENPORT, IOWA 52806

GENERAL NOTES

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

IRON MONUMENTS FOUND SHOWN THUS (1/2" IRON PIN)

P.K. NAIL IN ASPHALT FOUND SHOWN THUS

FOUND CUT "+-" IN CONCRETE SHOWN THUS

ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 0.36 ACRES, MORE OR LESS.

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

SUBDIVISION IS ZONED R-4 (MODERATE DENSITY DWELLING DISTRICT).

BEARINGS SHOWN ARE BASED ON THE IOWA STATE PLANE COORDINATE SOUTH
ZONE, NAD 83 (2011).

I hereby certify that this land surveying document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Iowa.

Signature: David L. Meyer, P.E., License Number 7622
Date: 11/15/2022
My license expires on: 11/15/2025
THIS SHEET ONLY
Pages or sheets covered by this plat.



PREPARED BY

VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.

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

VMCE 19108

PLAN & ZONE COMMISSION CITY OF DAVENPORT, IOWA

BY
ATTEST
DATE

MEDIACOM

BY
DATE

IOWA-AMERICAN WATER CO.

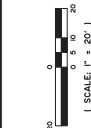
BY
DATE

MIDAMERICAN ENERGY COMPANY

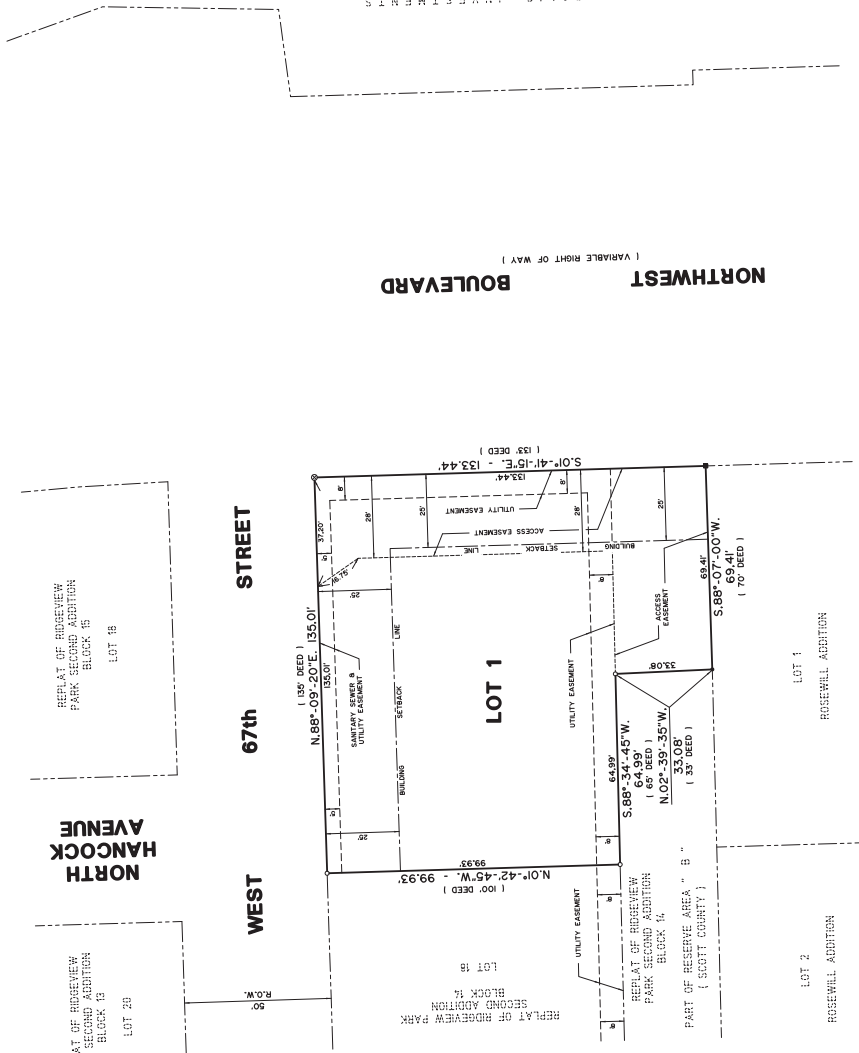
BY
DATE

CENTURYLINK

BY
DATE



LOT AREAS			
NO.	SQUARE FEET	NO.	ACRES
1	15,840	1	0.36



NORTHWEST BOULEVARD

(VARIABLE RIGHT OF WAY)

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

PRELIM / **FINAL** / PUD (circle the appropriate designation)

SUBDIVISION NAME: ABBEY'S ESTATE

LOCATION: 2305 West 67th Street

DEVELOPER: Name: Ronald Dirksen
Address: 2305 West 67th Street
Phone: 563-343-7650 FAX: _____
Mobile Phone: _____ Email: _____

ENGINEER: Name: Verbeke-Meyer Consulting Engineers, P.C.
Address: 4111 East 60th Street, Davenport, IA 52807
Phone: 563-359-1348 FAX: 563-359-3295
Mobile Phone: _____ Email: d1m@verbeke-meyer.com

ATTORNEY: Name: _____
Address: _____
Phone: _____ FAX: _____
Mobile Phone: _____ Email: _____

OWNER: Name: Ronald Dirksen
Address: 2305 West 67th Street
Phone: 563-343-7650 FAX: _____
Mobile Phone: _____ Email: _____

NUMBER OF LOTS: 1 ACRES: 0.36
SF 2F MF & EST. UNITS COMM IND

STREETS ADDED: -0- LINEAR FEET

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

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

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

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
3/13/2019

Subject:

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]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F19-03 to the City Council with a recommendation for approval subject to the 10 listed conditions.

Background:

Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Regional Corridor (CC) – Are the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. 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. Connectivity to nearby neighborhoods is desirable but less important.

Zoning:

The property is currently zoned C-3 General Commercial Zoning District.

Technical Review:

Streets.

The development would be located adjacent to Elmore Avenue.

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 2 lot subdivision located east of Elmore Avenue and south of the terminus of East 46th Street.

Recommendation:

Findings:

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

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F19-03 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 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.

ATTACHMENTS:

Type	Description
□ Backup Material	Final Plat
□ Backup Material	Zoning and Land Use Maps

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
------------	----------	--------	------

City Clerk

Rusnak, Ryan

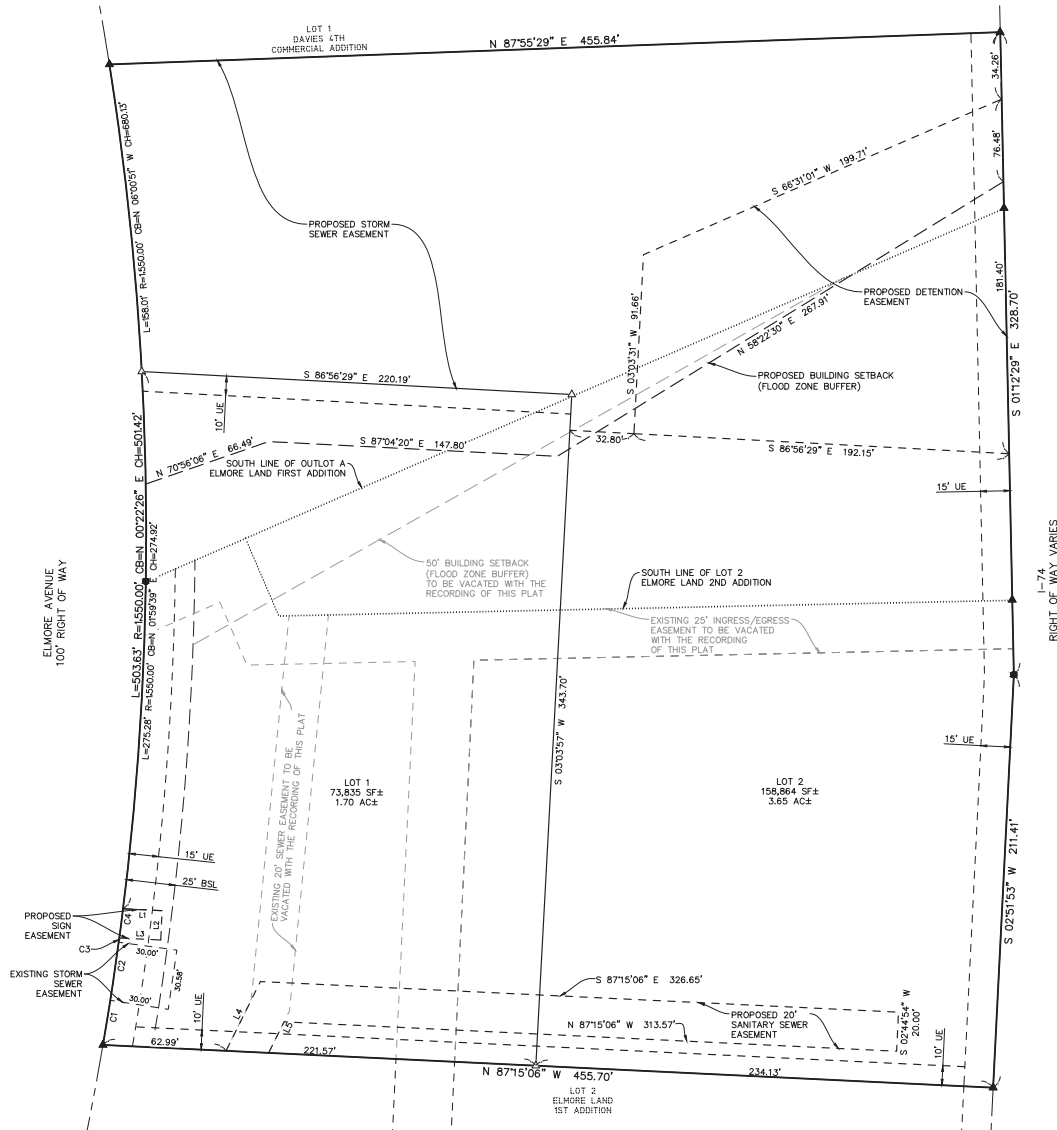
Approved

3/13/2019 - 4:28 PM



30 0 30 60
SCALE: 1" = 30'

SUBDIVISION PLAT
OF
ELMORE LAND 3RD ADDITION
A RE-PLAT OF OUTLOT "A" OF ELMORE LAND 1ST ADDITION FILED
05/25/2006 AS DOCUMENT#2006-16020,
AND LOTS 1 & 2 OF ELMORE LAND 2ND ADDITION,
FILED 06/13/2007, AS DOCUMENT#2007-17429,
IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA
5.35 ACRES±



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°15'06\"E	20.00'
L2	S 02°44'54\"W	15.00'
L3	S 87°15'06\"E	21.21'
L4	N 26°23'44\"E	39.54'
L5	S 26°23'44\"W	17.71'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	23.10'	1,550.00'	N 08°15'19\"E	23.10'
C2	30.00'	1,550.00'	N 08°16'26\"E	30.00'
C3	2.20'	1,550.00'	N 07°40'43\"E	2.20'
C4	15.05'	1,550.00'	N 07°21'36\"E	15.05'

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

ATTORNEY
MICHAEL L. GORSLINE
5318 UTICA RIDGE ROAD
DAVENPORT, IA 52807

OWNER/DEVELOPER
HKA DEVELOPMENT LLC
1501 RIVER DRIVE
MOLINE, IL 61265

ZONING AND LOT INFORMATION
CURRENT ZONING: PDD
BUILDING SETBACK: FRONT: 25 FEET

TOTAL NUMBER OF LOTS: 2
TOTAL AREA: 5.35 ACRES
LOT 1 AREA: 3.65 ACRES
LOT 2 AREA: 1.70 ACRES

LEGEND	
▲	REBAR WITH CAP#14414, FOUND
▲	5/8\"REBAR WITH ORANGE PLASTIC CAP #22228, SET
●	3/4\"REBAR, FOUND
—	SURVEY BOUNDARY
---	EXISTING LOT LINE
---	PROPOSED LOT LINE
---	HISTORICAL LINE - AS NOTED
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	EXISTING R.O.W. LINE
---	EXISTING SETBACK LINE
ABBREVIATIONS	
AC	ACRES
L	LENGTH
R	RADIUS
SF	SQUARE FEET
BSL	BUILDING SETBACK LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT

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 HKA DEVELOPMENT LLC.

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

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

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

NO INVESTIGATION WAS MADE AS APART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITIES OR MUNICIPAL FACILITIES, EXCEPT AS NOTED. CALL IOWA ONE-CALL AT 1-800-292-9889 FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES.

PART OF THIS SUBDIVISION IS SUBJECT TO A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA ON COMMUNITY FIRM MAP NO. 19163C03050F WITH AN EFFECTIVE DATE, FEBRUARY 18, 2011.

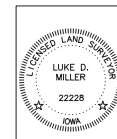
DISTANCES ARE LISTED IN FEET AND DECIMAL PART OF A FOOT.

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.



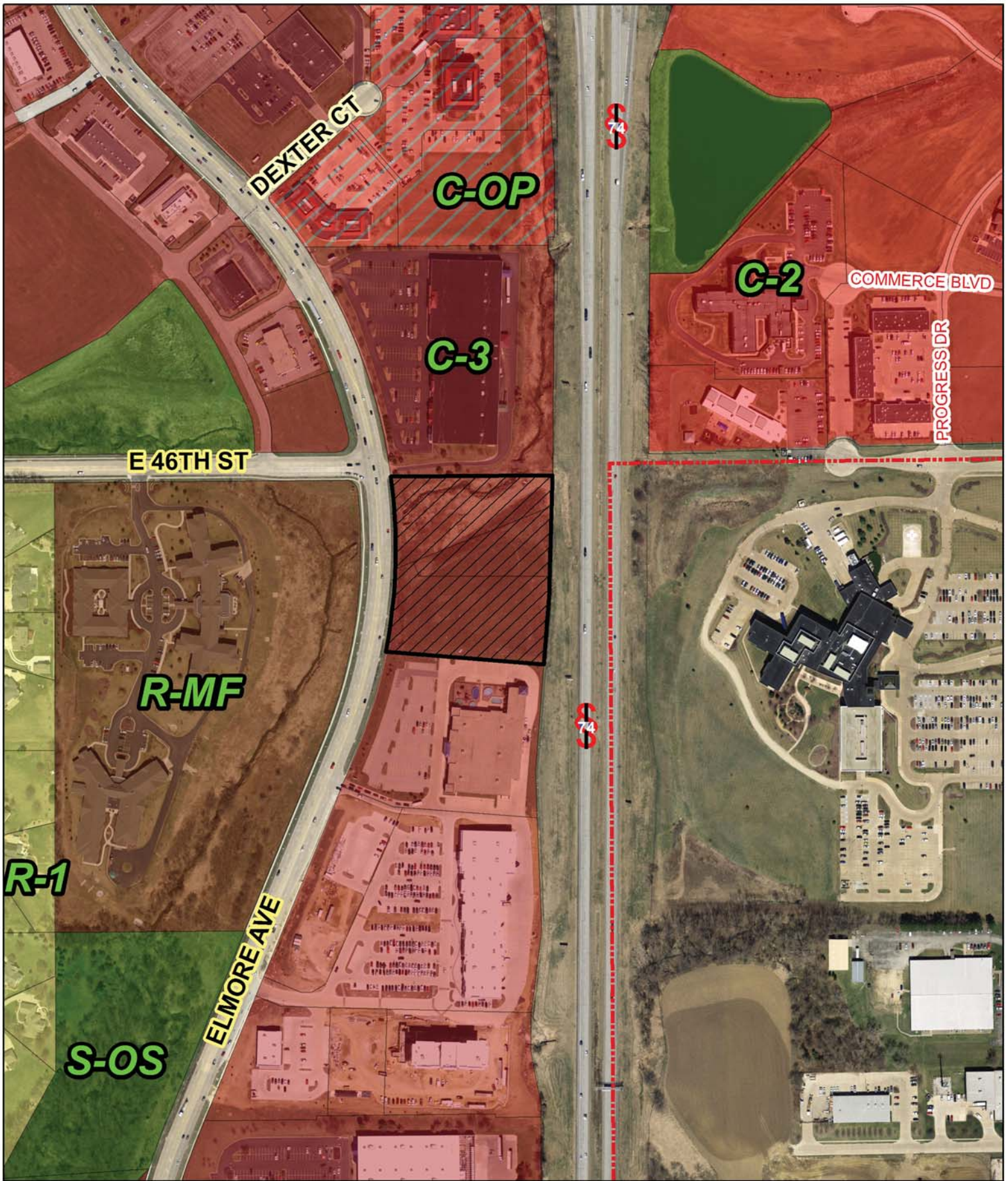
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.
Signature: _____ Luke D. Miller
Date: _____ Reg. No. 22228
My license renewal date is December 31, 2019.
Pages or sheets covered by this sheet: _____
THIS SHEET ONLY.

REVIEW COPY
DO NOT RECORD

REVISIONS	DATE
DESCRIPTION	
No.	

IMEG	McClure
DAVENPORT, IOWA	DAVENPORT, IOWA
FAIRFIELD INN- ELMORE AVE.	SUBDIVISION PLAT

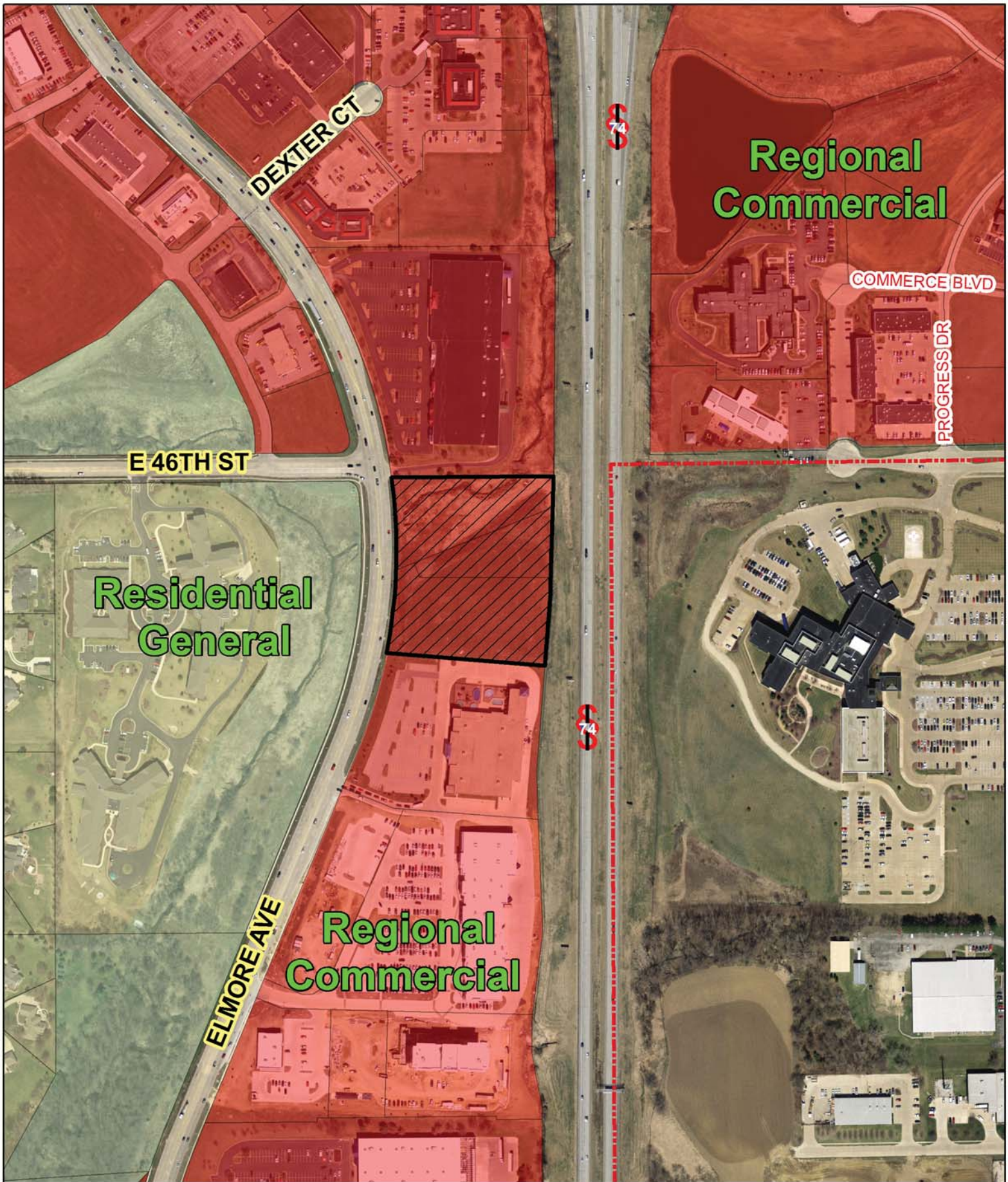
IMEG Project No: 18003722.00
File Name: 18003722_00-PLAT.dwg
© COPYRIGHT 2019 ALL RIGHTS RESERVED
Field Book No:####
Drawn By: JLR
Checked By: LDM
Date: 01/18/2019
PLAT-1
Sheet 1 of 1



Subject Property

N





Subject Property



City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Contact Info: Brandon Melton; 563-888-2221;
brandon.melton@ci.davenport.ia.us

Date
3/14/2019

Subject:

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]

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward Case F19-04 to the City Council with a recommendation for approval subject to the listed conditions.

Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

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

Council Goals: Fiscal Vitality.

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

Technical Review:

Streets. No new streets are proposed with this request.

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

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

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

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

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

Public Input:

No public hearing is required for a Final Plat.

Discussion:

This plat is to allow the subdivision of 1 lot into 2 lots to accommodate development on the property.

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

Staff Recommendation:

Findings:

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

Staff recommends the City Plan and Zoning Commission forward Case No. F19-04 to the City Council with a recommendation for approval subject to the following conditions:

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

ATTACHMENTS:

Type	Description
▣ Backup Material	Final Plat
▣ Backup Material	Land Use Map
▣ Backup Material	Zoning Map

Staff Workflow Reviewers

REVIEWERS:

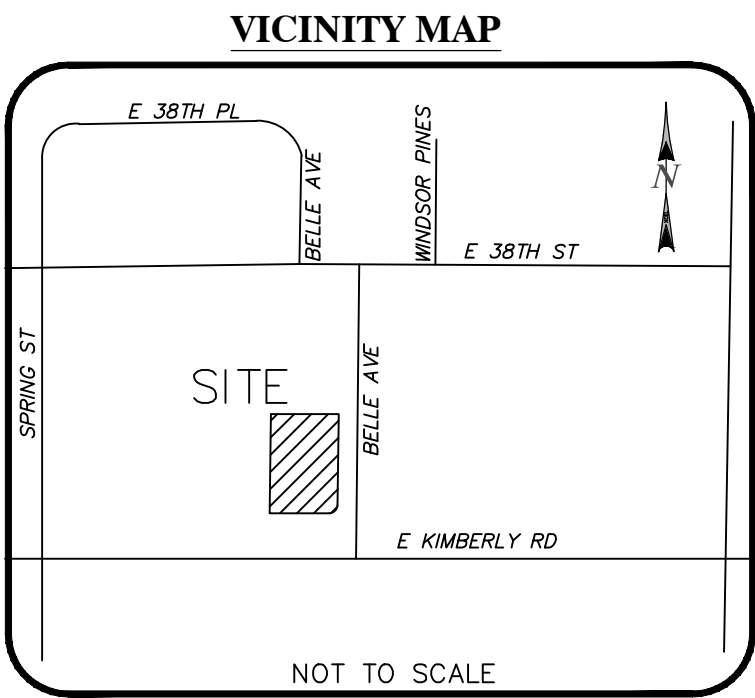
Department	Reviewer	Action	Date
City Clerk	Melton, Brandon	Approved	3/14/2019 - 10:27 AM

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

A REPLAT OF LOT 33 OF SPRING VILLAGE ADDITION.

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

SITE INFORMATION
PREPARED FOR: PEBB DAVENPORT LLC
SITE ADDRESS: 2198 E. KIMBERLY ROAD
DAVENPORT, IOWA
ZONE: "PDD PLANNED DEVELOPMENT DISTRICT"



RECORDER INFORMATION

ALLIANT ENERGY
BY: _____
DATE: _____

CENTURYLINK
BY: _____
DATE: _____

DAVENPORT CITY COUNCIL
BY: _____
DATE: _____

MEDIACOM COMMUNICATIONS
BY: _____
DATE: _____

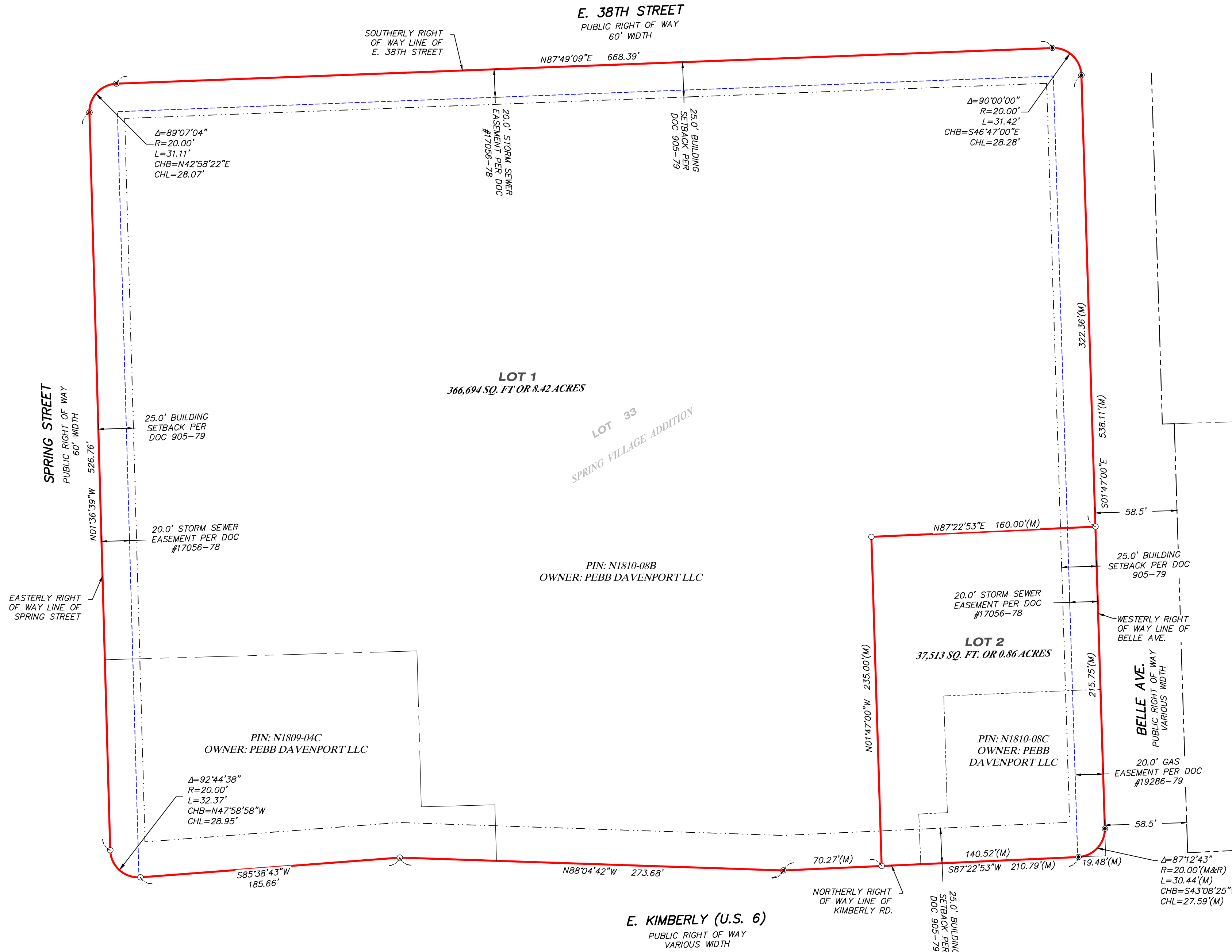
MIDAMERICAN GAS
BY: _____
DATE: _____

PLANNING AND ZONING COMMISSION
BY: _____
DATE: _____

QWEST
BY: _____
DATE: _____

OWNER INFORMATION
PEBB DAVENPORT LLC
7900 GLADES RD STE 600
BOCA RATON, FL 33496

DEVELOPER INFORMATION
PEBB DAVENPORT LLC
7900 GLADES RD STE 600
BOCA RATON, FL 33496



FLOOD INFORMATION
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 19163C0370F, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 18, 2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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

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

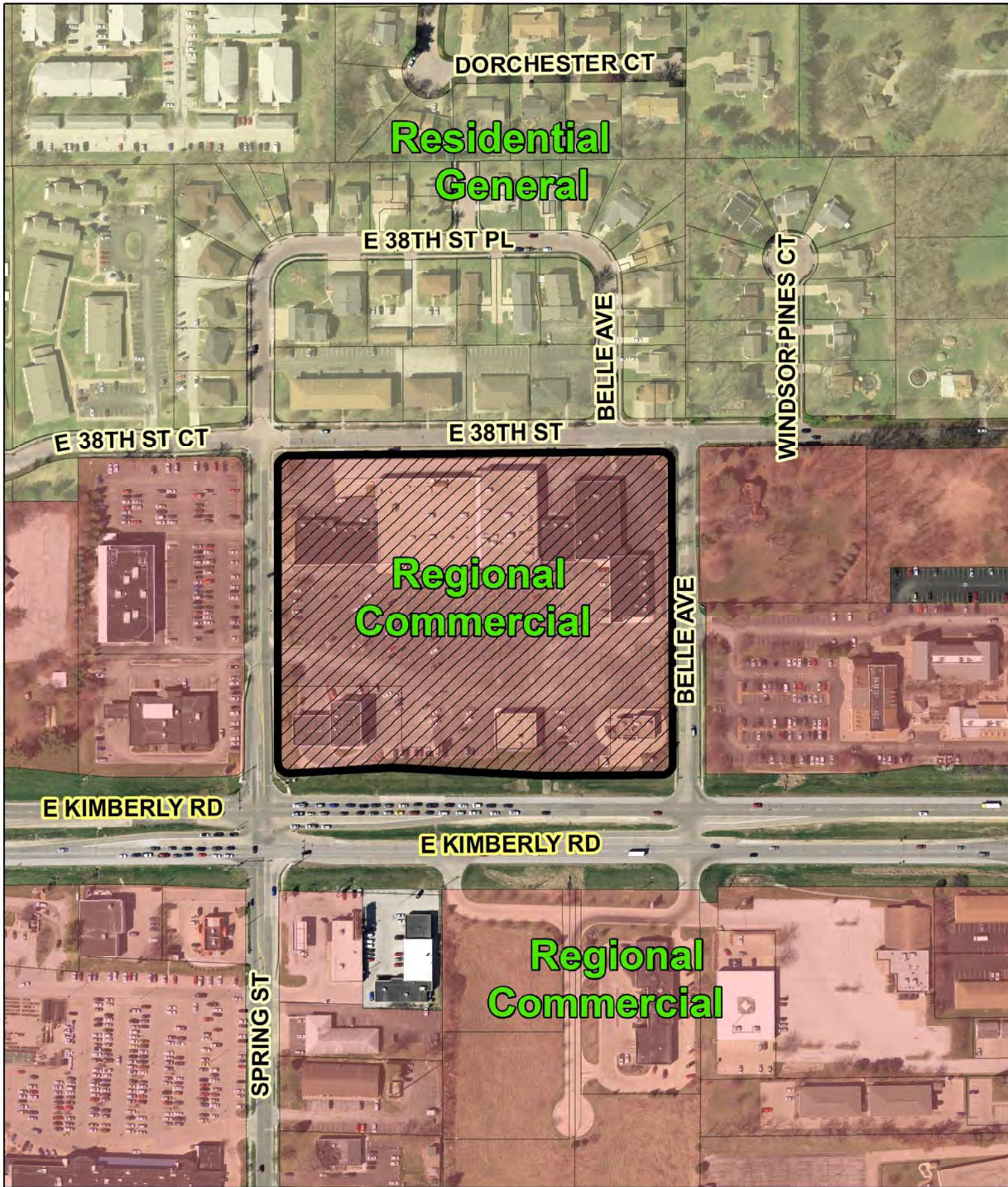
DAN J. KUEHL
PROFESSIONAL LAND SURVEYOR
IOWA LAND SURVEYOR NUMBER 19959
EXPIRES: DECEMBER 31, 2019
8301 42ND STREET WEST
ROCK ISLAND, IL 61201
TELEPHONE: 309-787-9988
DATE: 3/5/2019

DAN J. KUEHL
PROFESSIONAL LAND SURVEYOR
IOWA
19959

REVISIONS	
DATE	DESCRIPTION

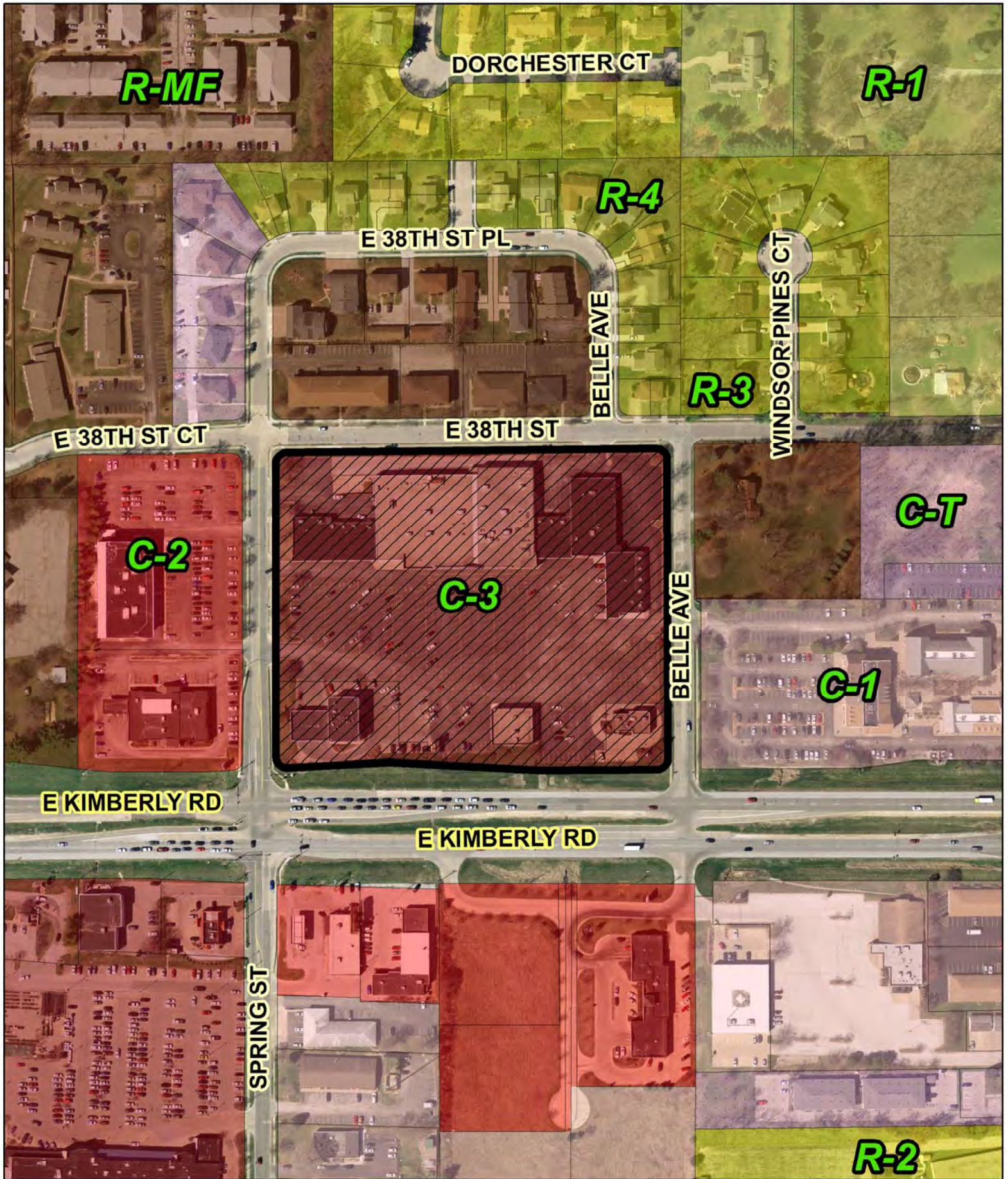
XCEL
Consultants
8300 42ND STREET WEST
ROCK ISLAND, IL 61201
(O) 309-787-9988
(F) 309-756-5540
(E) XCEL@XCELCONSULTANTSINC.COM

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



Subject Property





Subject Property

N



City of Davenport
Plan and Zoning Commission

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

Date
3/19/2019

Subject:

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]

Recommendation:

Staff recommends the City Plan and Zoning Commission forward Case No. F19-01 to the City Council with a recommendation for denial as the plat does not achieve consistency with subdivision requirements nor is the location of the development within the urban service area.

Background:

This property is contiguous with the City limits. The City has the authority to review subdivisions within 2 miles of its boundary.

There is an understanding between Scott County and the City that proposed development on the urban fringe will be encouraged to annex. In this case, it is the opinion of City Staff that annexation of this tract is undesirable because it is beyond the Urban Service Boundary (USB).

City staff informed the developer that it was unwilling to support annexation. The developer is proceeding with attempting to gain approval with the subdivision remaining in unincorporated Scott County.

This subdivision will have to be approved by both Scott County and the City. The County has the final say; and in practice has not taken final action until the City completes its process.

Findings:

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

Comments for Natural Resources and Engineering are as follows:

1. The detention basin shall require an agreement from both property owners as it is partly located in the subdivision and partly on county property.
2. All stormwater BMP's shall be in an easement and shall be accessible to public Right-of-Way (Detention near Outlot D shall meet these requirements).
3. The detention basin shall have an easement for the conveyance of a 100-year storm event.
4. Additional R.O.W. shall be required along the south side of Locust Street.
5. R.O.W. street section does not meet Municipal Code standards.
6. Detention area does not meet stormwater standards.
7. SUDAS standards shall be met.
8. The detention basin shall provide an access easement for maintenance and inspection.

See attachments for additional information.

ATTACHMENTS:

Type	Description
▣ Backup Material	Proposed Preliminary Plat
▣ Backup Material	County Notice
▣ Backup Material	Flynn Huey Correspondence

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	3/13/2019 - 11:52 AM

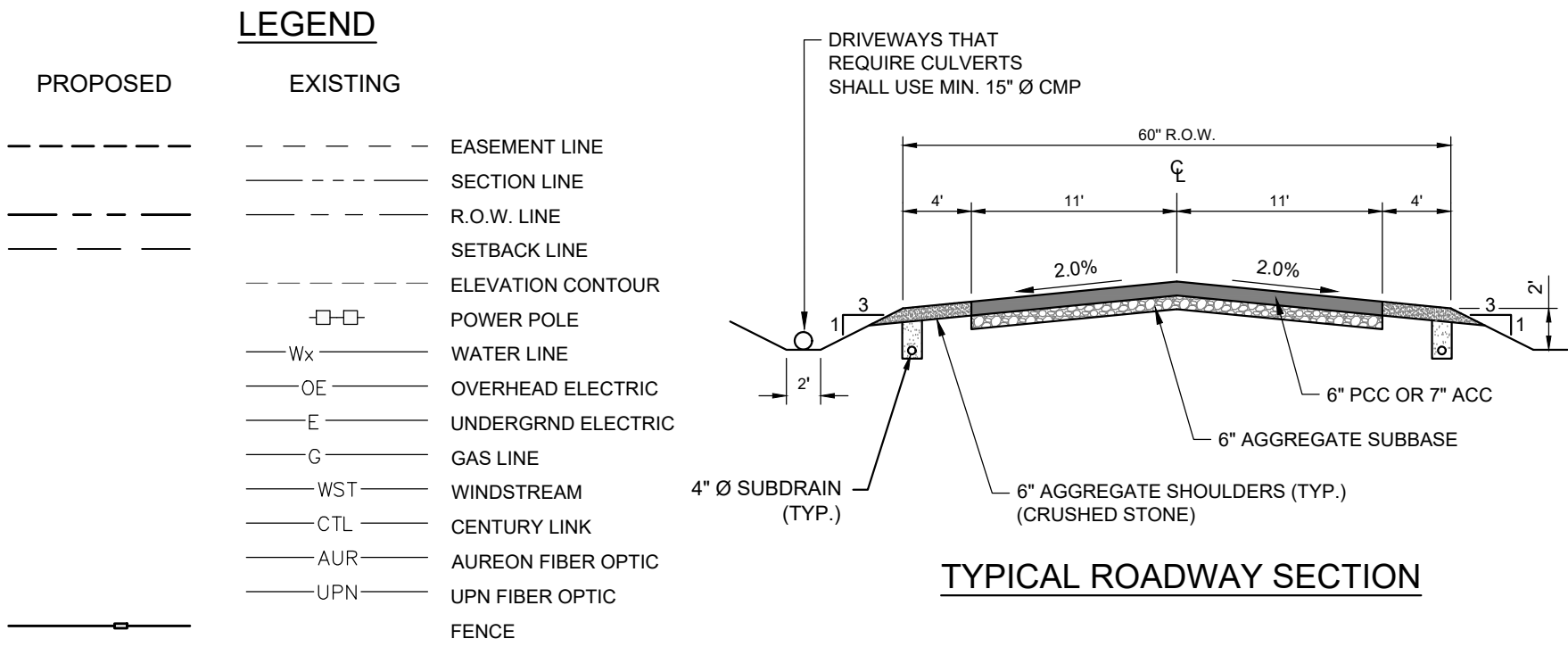
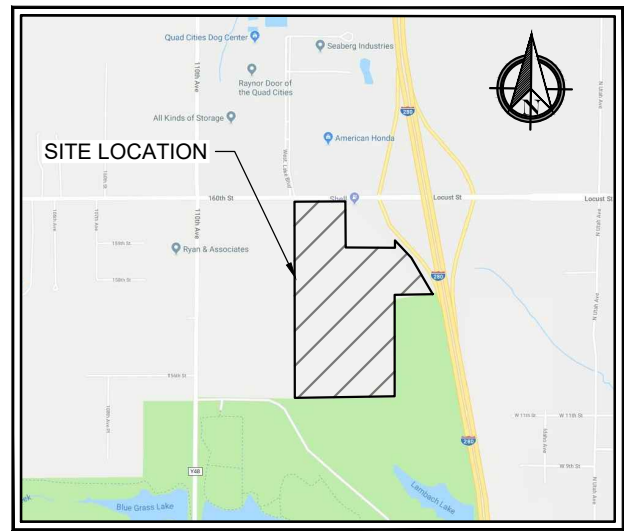
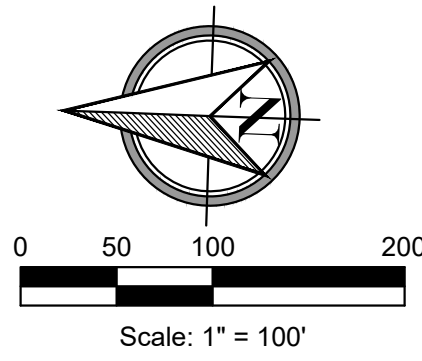
OPEN SPACE REQUIRED (50 LOTS):
10,000 SF (FIRST 15 LOTS)
64,000 SF (2,000 SF X 32 ADD'L LOTS)
74,000 SF TOTAL REQUIRED

OPEN SPACE PROVIDED:
55,800 SF (PARK AREA - OUTLOT C)
26,895 SF (PARK AREA - OUTLOT D)
82,695 SF TOTAL PROVIDED

OWNER
KDC PROPERTIES, LLC
ATTN: KEVIN ENGELBRECHT
ELDRIDGE, IA 52748

DEVELOPER
GRUNWALD LAND DEVELOPMENT
ATTN: DALE GRUNWALD
408 S. SCHULTZ DRIVE
LONG GROVE, IA 52766

PRELIMINARY PLAT
OF
WEST LAKE SETTLEMENT
SCOTT COUNTY, IOWA



GENERAL NOTES

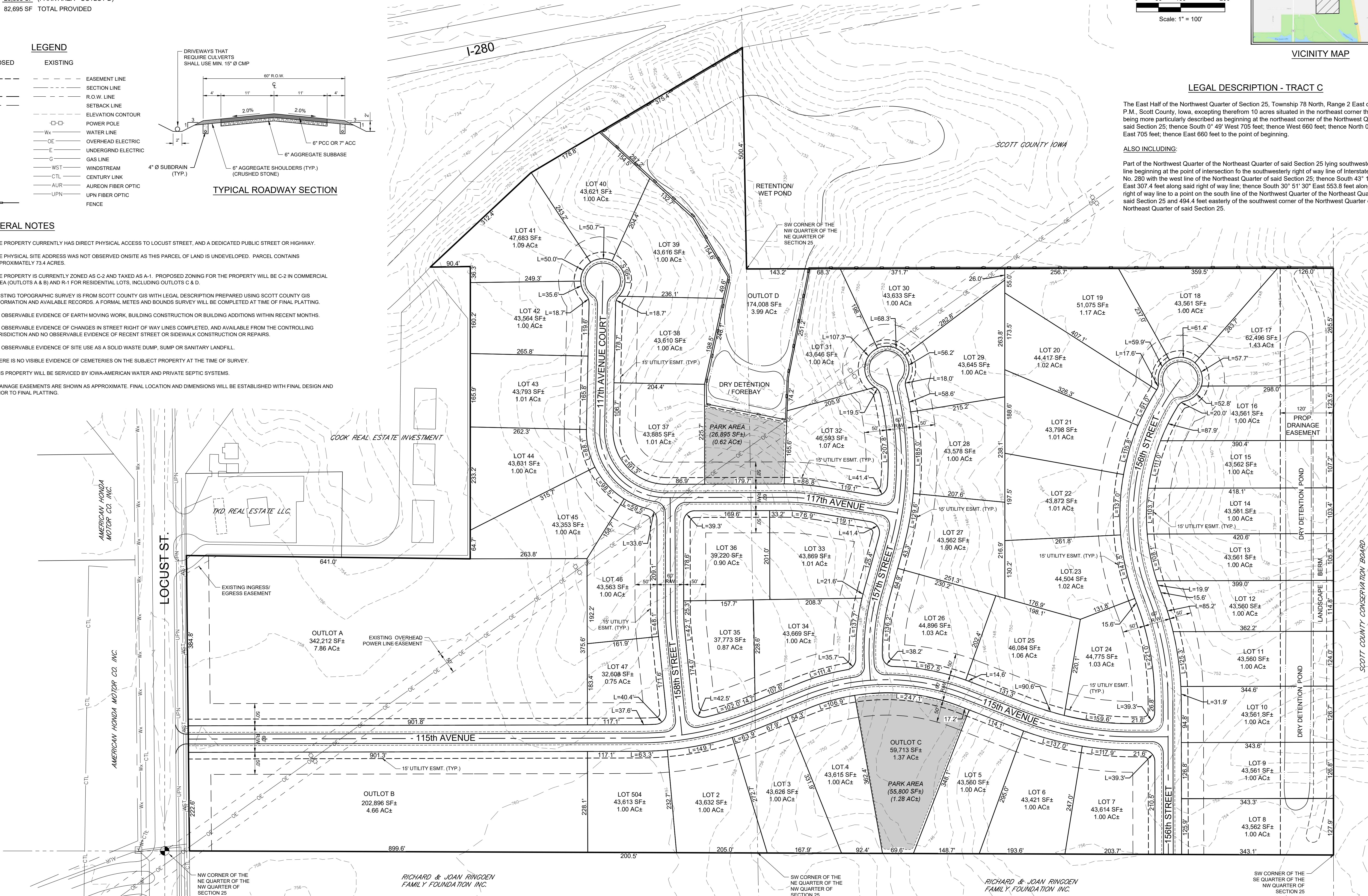
- THE PROPERTY CURRENTLY HAS DIRECT PHYSICAL ACCESS TO LOCUST STREET, AND A DEDICATED PUBLIC STREET OR HIGHWAY.
- THE PHYSICAL SITE ADDRESS WAS NOT OBSERVED ONSITE AS THIS PARCEL OF LAND IS UNDEVELOPED. PARCEL CONTAINS APPROXIMATELY 73.4 ACRES.
- THE PROPERTY IS CURRENTLY ZONED AS C-2 AND TAXED AS A-1. PROPOSED ZONING FOR THE PROPERTY WILL BE C-2 IN COMMERCIAL AREA (OUTLOTS A & B) AND R-1 FOR RESIDENTIAL LOTS, INCLUDING OUTLOTS C & D.
- EXISTING TOPOGRAPHIC SURVEY IS FROM SCOTT COUNTY GIS WITH LEGAL DESCRIPTION PREPARED USING SCOTT COUNTY GIS INFORMATION AND AVAILABLE RECORDS. A FORMAL METES AND BOUNDS SURVEY WILL BE COMPLETED AT TIME OF FINAL PLATTING.
- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
- THIS PROPERTY WILL BE SERVICED BY IOWA-AMERICAN WATER AND PRIVATE SEPTIC SYSTEMS.
- DRAINAGE EASEMENTS ARE SHOWN AS APPROXIMATE. FINAL LOCATION AND DIMENSIONS WILL BE ESTABLISHED WITH FINAL DESIGN AND PRIOR TO FINAL PLATTING.

LEGAL DESCRIPTION - TRACT C

The East Half of the Northwest Quarter of Section 25, Township 78 North, Range 2 East of the 5th P.M., Scott County, Iowa, excepting therefrom 10 acres situated in the northeast corner thereof being more particularly described as beginning at the northeast corner of the Northwest Quarter of said Section 25; thence South 0° 49' West 705 feet; thence West 660 feet; thence North 0° 49' East 705 feet; thence East 660 feet to the point of beginning.

ALSO INCLUDING:

Part of the Northwest Quarter of the Northeast Quarter of said Section 25 lying southwesterly of a line beginning at the point of intersection to the southwesterly right of way line of Interstate Route No. 280 with the west line of the Northeast Quarter of said Section 25; thence South 43° 10' 30" East 307.4 feet along said right of way line; thence South 30° 51' 30" East 553.8 feet along said right of way line to a point on the south line of the Northwest Quarter of the Northeast Quarter of said Section 25 and 494.4 feet easterly of the southwest corner of the Northwest Quarter of the Northeast Quarter of said Section 25.



2550 middle road, ste. 300
bettendorf, ia 52722

www.jmcivildesign.com

revision	LOT LINES AND SIZES; ADD FENCE; REV. STREET NAMES	
	LOT LINES AND SIZES; SUBDRAIN ON TYP SECTION	
date	no.	date
02.05.2019	1	02.13.2019
	2	

PRELIMINARY PLAT
West Lake Settlement
Davenport, Iowa

Grunwald Land Development

jmcid project no. 18-024
drawn by: cam
checked by: baj
date: 01-09-2019

Preliminary
Plat

PLANNING & DEVELOPMENT

600 West Fourth Street

Davenport, Iowa 52801-1106

Office: (563) 326-8643 Fax: (563) 326-8257

Email: planning@scottcountyiowa.com



Timothy Huey,
Director

January 25, 2019

**NOTICE OF PLANNING AND ZONING COMMISSION PUBLIC HEARING FOR A
PRELIMINARY PLAT OF A MAJOR SUBDIVISION**

Public Notice is hereby given as required by Section 6-25 of the County Code (Zoning Ordinance for unincorporated Scott County), that the Scott County Planning and Zoning Commission hold a public hearing for a preliminary plat of a major subdivision known as West Lake Settlement, submitted by Dale Grunwald Development at a public meeting on **Tuesday, February 5, 2019 at 7:00 PM.** The meeting will be held in the **1st Floor Board Room of the Scott County Administrative Center, 600 W. 4th Street, Davenport, Iowa 52801.**

The Planning and Zoning Commission will hear the request of **Grunwald Land Development** to rezone a 29 acre tract, more or less, from "Commercial and Light Industrial (C-2)" to "Single-Family Residential (R-1)," legally described as a 29 acre tract part of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25, Blue Grass Township **ALSO INCLUDING** a 5 acre tract part of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 25, Blue Grass Township **ALSO INCLUDING** a 40 acre tract part of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25, Blue Grass Township. The acreage of proposed rezoning totaling 79 acres, more or less. According to the petition to rezone, the intended new use of the property would include "Residential single family homes, villas, and commercial units."

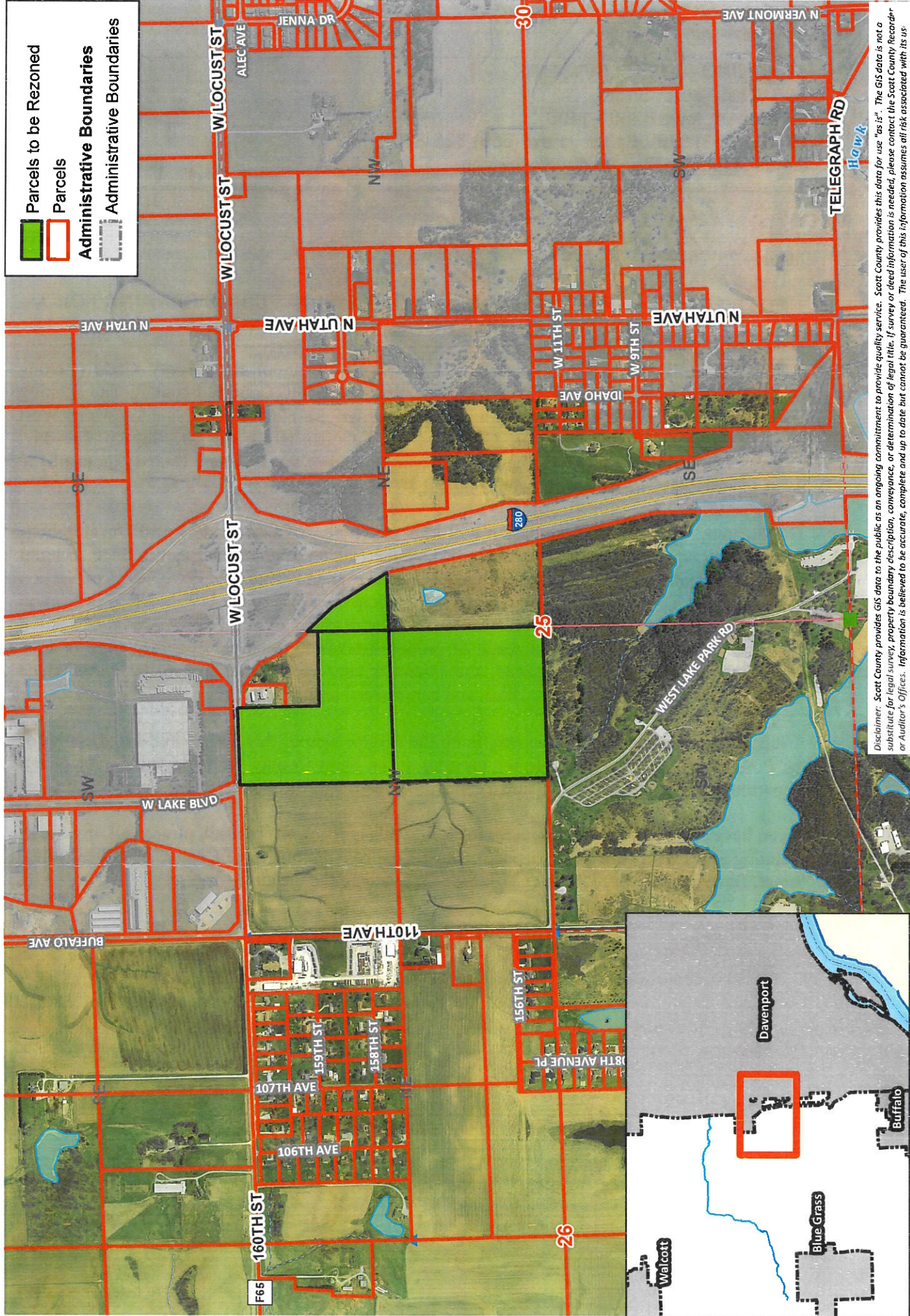
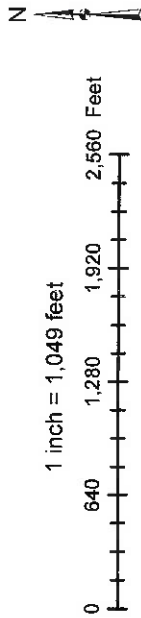
A location map of the subject property is on the reverse side of this notice. Full-sized copies of the Preliminary Plat are available for viewing at the Scott County Planning and Development Department at the address below, and a condensed version of the plat is attached with this notice.

If you have any questions or comments regarding this meeting or proposal, please call or write the Planning and Development Department, Scott County Administrative Center, 600 West Fourth Street, Davenport, Iowa 52801, (563) 326-8643, or attend the meeting.

Timothy Huey
Director



Location - Grunwald Land Development Proposed Rezoning Scott County, Iowa



Disclaimer: Scott County provides GIS data to the public as an ongoing commitment to provide quality service. Scott County provides this data for use "as is". The GIS data is not a substitute for legal survey, property boundary description, conveyance, or determination of legal title. If survey or deed information is needed, please contact the Scott County Recorder or Auditor's Offices. Information is believed to be accurate, complete and up to date but cannot be guaranteed. The user of this information assumes all risk associated with its use.

From: [Huey, Timothy](#)
To: [Flynn, Matt](#)
Cc: [Schadt, Brian](#); [Berger, Bruce](#); [Beswick, Taylor](#)
Subject: RE: Rezoning and Preliminary Plat for Review: West Lake Settlement Subdivision
Date: Tuesday, January 29, 2019 2:14:29 PM

Thank you for your thorough analysis and prompt reply. It is much appreciated. I will forward your comments on to the Scott County Planning Commission and also take them into consideration in formulating my own recommendation.

Again much appreciation;

Tim

Timothy Huey AICP, CRBI
Scott County Planning Director
563-326-8212



From: Flynn, Matt <matt.flynn@ci.davenport.ia.us>
Sent: Tuesday, January 29, 2019 12:42 PM
To: Huey, Timothy <Timothy.Huey@scottcountyiowa.com>
Cc: Schadt, Brian <bschadt@ci.davenport.ia.us>; Berger, Bruce <beb@ci.davenport.ia.us>
Subject: RE: Rezoning and Preliminary Plat for Review: West Lake Settlement Subdivision

Tim – thanks for the opportunity to comment on the proposal by Grunwald Land Development.

As you know, the City of Davenport did discuss the possibility of extending sanitary sewer to this property. The cost of this extension has been estimated at \$4.5 million, which is not currently budgeted within the City's Capital Improvement Plan. Both the City and Mr. Grunwald agree this extension is cost-prohibitive at this time.

Davenport lacks any adopted policies addressing extraterritorial development around the City. We believe that in the very long term, there may be opportunities for industrial and/or commercial development along the I-280 corridor. But currently, the City is looking at other development opportunities within or adjacent to the City's Urban Service Boundary.

We have discussed the possibility of annexation with Mr. Grunwald. We do not support annexation without connection to the sanitary sewer system, at a minimum. In order to be annexed to the City, all infrastructure improvements would need to meet the City's construction standards and be inspected by City staff or be certified by a professional engineering firm licensed in the State of Iowa. Understandably, Mr. Grunwald cannot absorb the costs of the sewer and still have a viable project.

In addition to the sewer issue, the location of this property cannot access any City services efficiently. It is conceivable even with the support of the City for annexation, the City Development Board may not look favorably to the proposal on account of the lack of municipal services.

So in summary, the City does not support annexation and also does not object to Scott County rezoning this property from C-2 to R-1.

Matt Flynn, AICP
Senior Planning Manager
City of Davenport, Iowa
Direct Phone: 563.888.2286

www.cityofdavenportiowa.com

From: Huey, Timothy <Timothy.Huey@scottcountyiowa.com>
Sent: Monday, January 28, 2019 1:29 PM
To: Flynn, Matt <matt.flynn@ci.davenport.ia.us>
Subject: FW: Rezoning and Preliminary Plat for Review: West Lake Settlement Subdivision

Matt:

I want to be sure you got this. I see Taylor sent it to CPEDINFO mail box.

If you could get me back your comments in the next couple of days I would appreciate it.

Let me know if you want to discuss any of this.

Tim

From: Beswick, Taylor <Taylor.Beswick@scottcountyiowa.com>
Sent: Friday, January 25, 2019 4:21 PM
To: Burgstrum, Jon <Jon.Burgstrum@scottcountyiowa.com>; Kersten, Angela <Angela.Kersten@scottcountyiowa.com>; Bradley, Eric <Eric.Bradley@scottcountyiowa.com>; Kean, Roger <Roger.Kean@scottcountyiowa.com>; Bulat, Denise L. <dbulat@bistateonline.org>; cped.info@ci.davenport.ia.us
Cc: Huey, Timothy <Timothy.Huey@scottcountyiowa.com>
Subject: Rezoning and Preliminary Plat for Review: West Lake Settlement Subdivision

All,

Attached are public hearing notices, location map, preliminary plat, and meeting agenda for a proposed rezoning and preliminary plat for a major subdivision near West Lake. The public hearings will take place at the next Planning & Zoning Commission Meeting on February 5th.

Please review and respond with any formal comments by Thursday, January 31st.

Thanks,

Taylor Beswick
Planning & Development Specialist
563.326.8643

