

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 AGENDA

I. Roll Call

II. Report of the City Council Authority

III. Secretary's Report

A. Approval of the February 19, 2019 meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case 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]

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

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:
Approval of the February 19, 2019 meeting minutes.

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	3/1/2019 - 10:50 AM

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
2/28/2019

Subject:

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]

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward Case F19-02 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: Residential General (RG) - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

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. There are no storm water concerns with this plat.

Sanitary Sewer. The property is served by a 24" main on Rockingham Road as well as a 60" main on S Howell Street. No new service will be required.

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

Emergency Services. Central Station is located 1.5 mile east 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 rearrangement and subdivision of 3 lots 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. F19-02 to the City Council with a recommendation for approval subject to the following conditions:

1. That the plat show two tie points to quarter corners or two previously established corners ;
2. That the surveyor signs the plat; and
3. That the utility companies sign the plat when their easement needs have been met.

ATTACHMENTS:

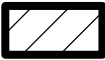
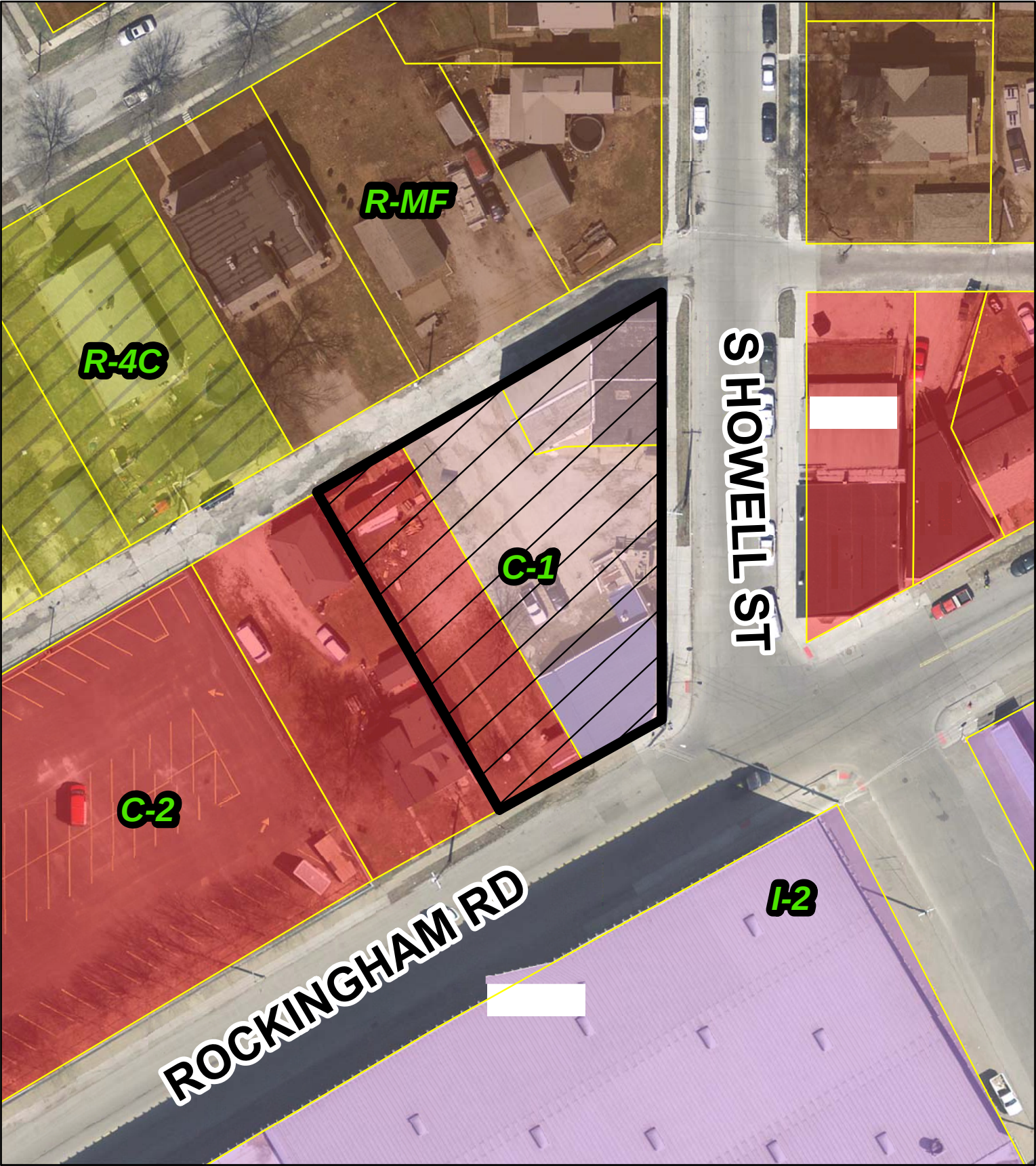
Type	Description
▣ Backup Material	Zoning Map
▣ Backup Material	Land Use Map
▣ Backup Material	Final Plat

Staff Workflow Reviewers

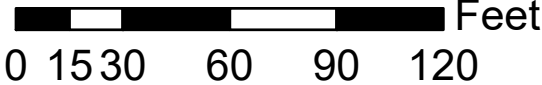
REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Melton, Brandon	Approved	2/28/2019 - 11:05 AM

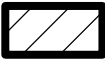
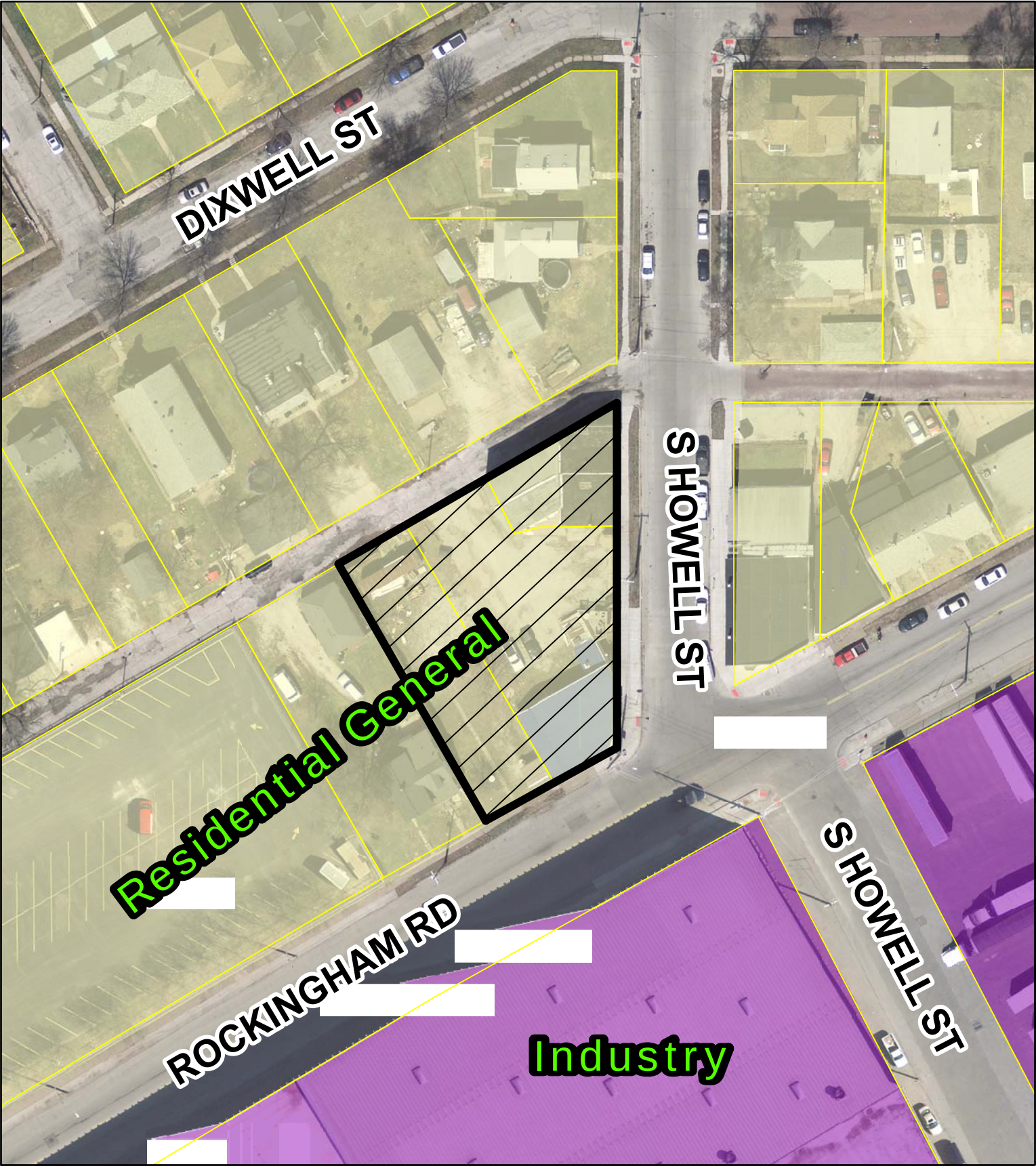
F19-02 - Zoning Map



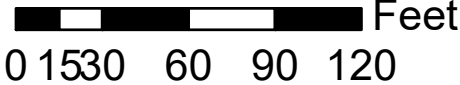
Subject Property



F19-02 - Land Use Map



Subject Property



FINAL PLAT

L. MILLER
FIRST ADDITION

A REPLAT OF LOT 12, IN BLOCK 2, OF VAN TUYL AND COOK'S
ADDITION, TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA.

APPROVED BY:
CITY OF DAVENPORT, IOWA

BY: _____

DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION

BY: _____ DATE: _____

MEDIACOM

DATE: _____

IOWA - AMERICAN WATER COMPANY

DATE: _____

CENTURY LINK

DATE: _____

MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN
* EXCEPT AS SPECIFIED IN THE NOTES IN THIS PLAT.

NOTES:

SUBDIVISION SUBJECT TO THE CITY OF DAVENPORT STORM WATER ORDINANCE, LATEST ADDITION.

A BLANKET EASEMENT SHALL BE GRANTED TO THE CITY OF DAVENPORT, NATURAL RESOURCE DIVISION FOR ACCESS AND MAINTENANCE OF STORM WATER DETENTION AND WATER QUALITY FEATURES.

DIMENSIONS ALONG CURVES ARE ARC DISTANCES.

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

BASIS OF BEARINGS IS THE NORTH LINE OF LOT 12 AND WAS ASSUMED TO BEAR NORTH 60 DEGREES 30 MINUTES 00 SECONDS EAST.

LEGEND:

DEED DIMENSION = (0.00')

FIELD DIMENSION = 0.00'

MONUMENTS FOUND:

AS NOTED = ●

MONUMENTS SET:

#5 REBAR W/ YELLOW PLASTIC CAP #8860 = ○

CUT "X" = X

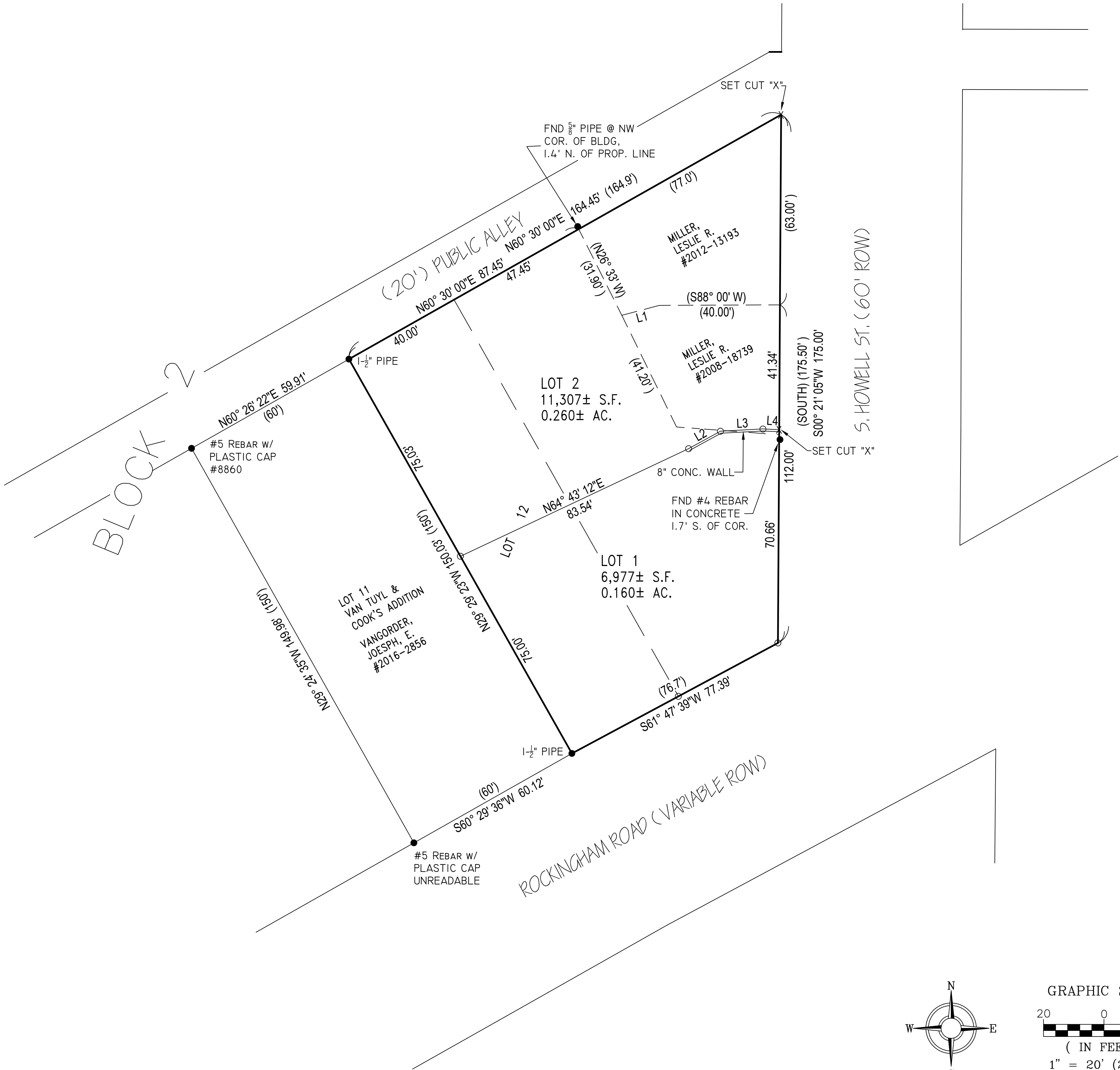
BOUNDARY LINE = _____

ROAD CENTER LINE = _____

EASEMENT LINE = _____

SETBACK LINE = _____

SECTION LINE = _____



1. Area of Subdivision-
Total: Acres 0.420+/-

2. Surveyor:
Jerry Rogers
3445 Cedar View Court
Bettendorf, Iowa 52722
Ph: (563) 726-1986

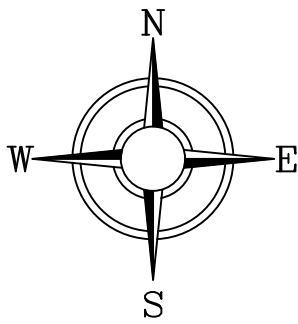
3. Attorney:
Mike Gorsline
Vollertsen, Britt & Gorsline P.C.
5119 Utica Ridge Rd.
Davenport, IA 52807
Phone: (563) 324-0441

4. Owners:
Leslie R. Miller
1902 Rockingham Road
Davenport, Iowa 52803

Rebecca S. Miller
5432 W. River Drive
Davenport, Iowa 52802

Line Table

Line #	Length (ft)	Bearing
L1	(12.80')	(S74° 15' W)
L2	12.04'	N61° 19' 44"E
L3	14.09'	N86° 57' 02"E
L4	5.39'	S87° 23' 15"E

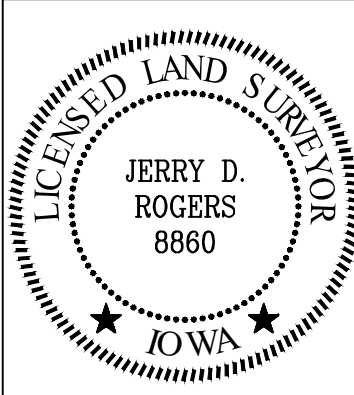


GRAPHIC SCALE

20 0 10 20

(IN FEET)

1" = 20' (24x36)



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.

JERRY D. ROGERS Date

Iowa License Number: 8860

My license renewal date is December 31, 2019.

Pages or sheets covered by this seal: 1

DATE SURVEY COMPLETED: 01/10/2019

DATE: 02/11/19	LOCATION: CITY OF DAVENPORT SCOTT COUNTY, IOWA		
SCALE: 1" = 20'	CHECKED BY: CGL	DRAWN BY: MDR	JOB NO: 119-103
REVISION:	REVISED BY:	REVISION DATE:	

C. LEHMAN LAND SURVEYING
#2 TIMBER RIDGE DRIVE
COAL VALLEY, ILLINOIS 61240
PHONE NO. (309) 799-7702 MOBILE (563) 340-9448

PROJECT FINAL PLAT
L. MILLER FIRST ADDITION
DAVENPORT, IOWA

PREPARED FOR: LESLIE MILLER
1902 ROCKINGHAM ROAD
DAVENPORT, IA 52803

SHEET NO.

1 OF 1

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
3/1/2019

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:

There is no recommendation at this time.

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.

Presented at the 3/19/2019 regular meeting.

Storm Water.

Presented at the 3/19/2019 regular meeting.

Sanitary Sewer.

Presented at the 3/19/2019 regular meeting.

Other Utilities.

Presented at the 3/19/2019 regular meeting.

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:

There is no recommendation at this time.

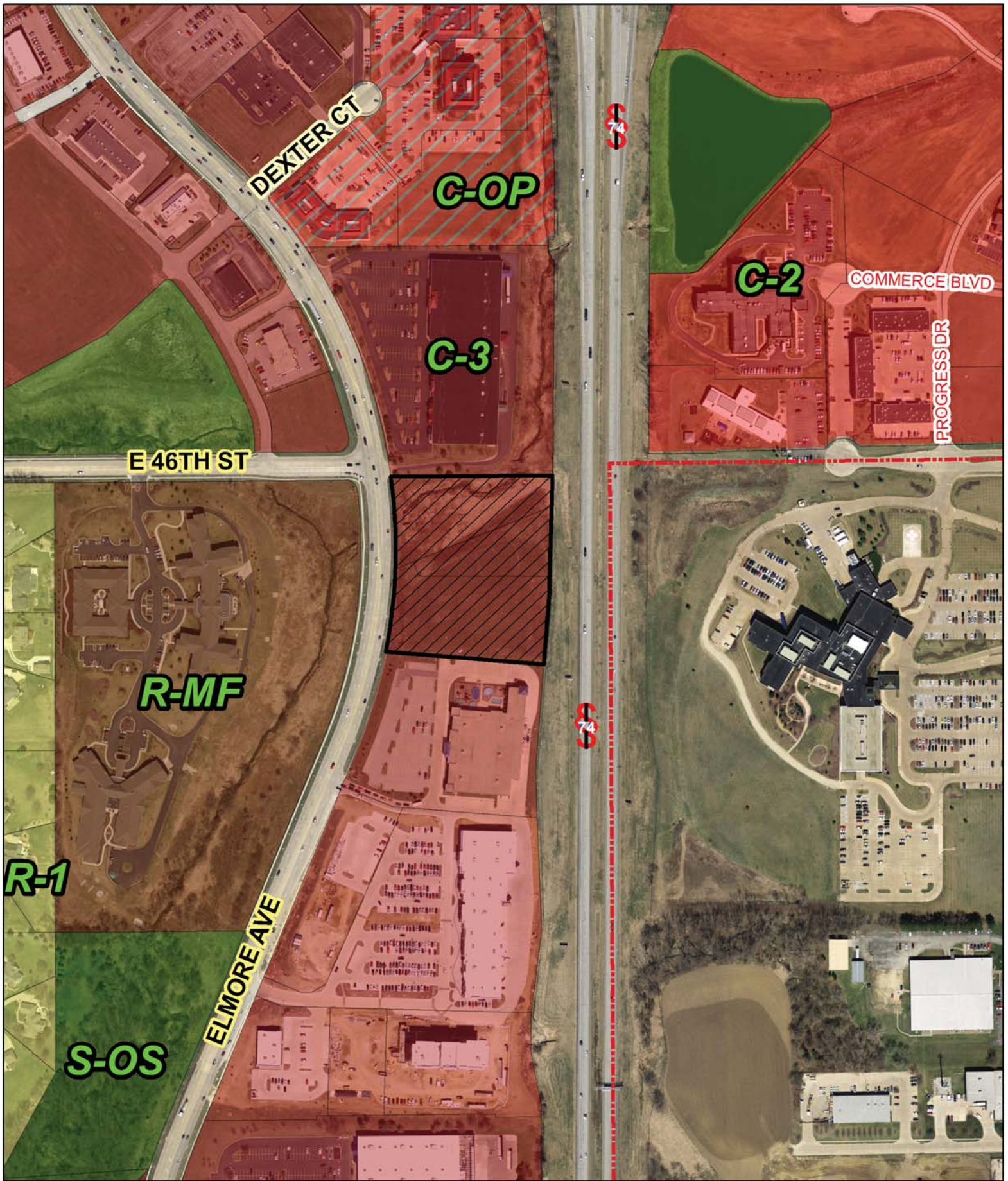
ATTACHMENTS:

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

Staff Workflow Reviewers

REVIEWERS:

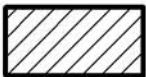
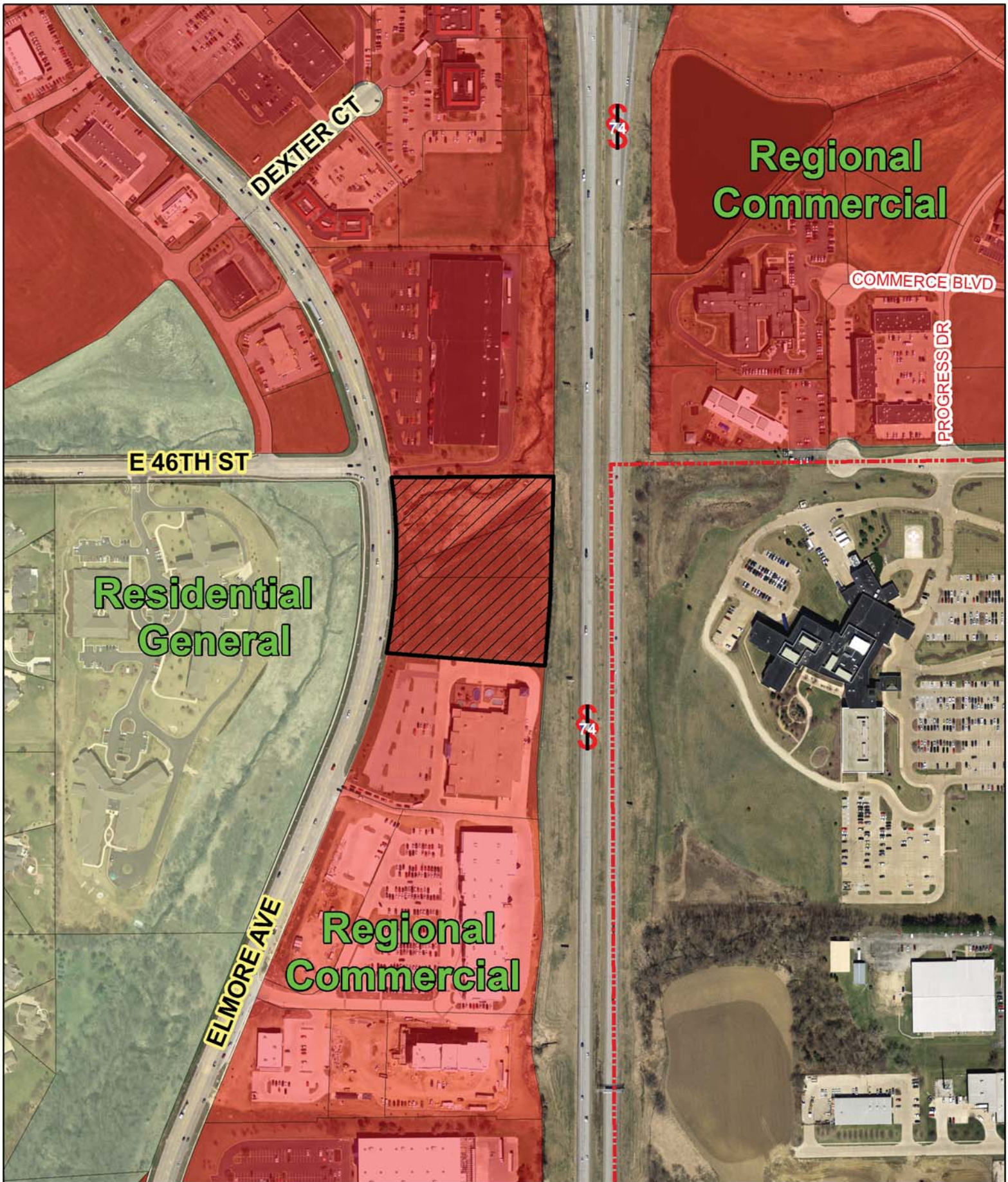
Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	2/28/2019 - 1:35 PM



Subject Property

N





Subject Property



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:

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:

None, this is the preview report.

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 has been scheduled for March 7. Property owners within 200 feet have been notified.

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	Location Map
▢ Backup Material	Zoning Map
▢ Backup Material	Future Land Use Map

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	3/1/2019 - 10:43 AM



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.

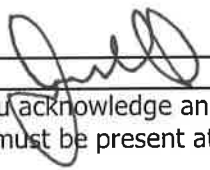
(3) Plan and Zoning Commission's consideration of the request:

- 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: _____

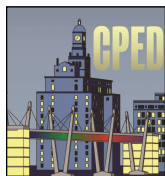
Date: _____

Planning staff

Date of the Public Hearing: _____

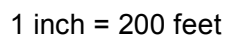
Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Adjacent Property Owner Notice Area



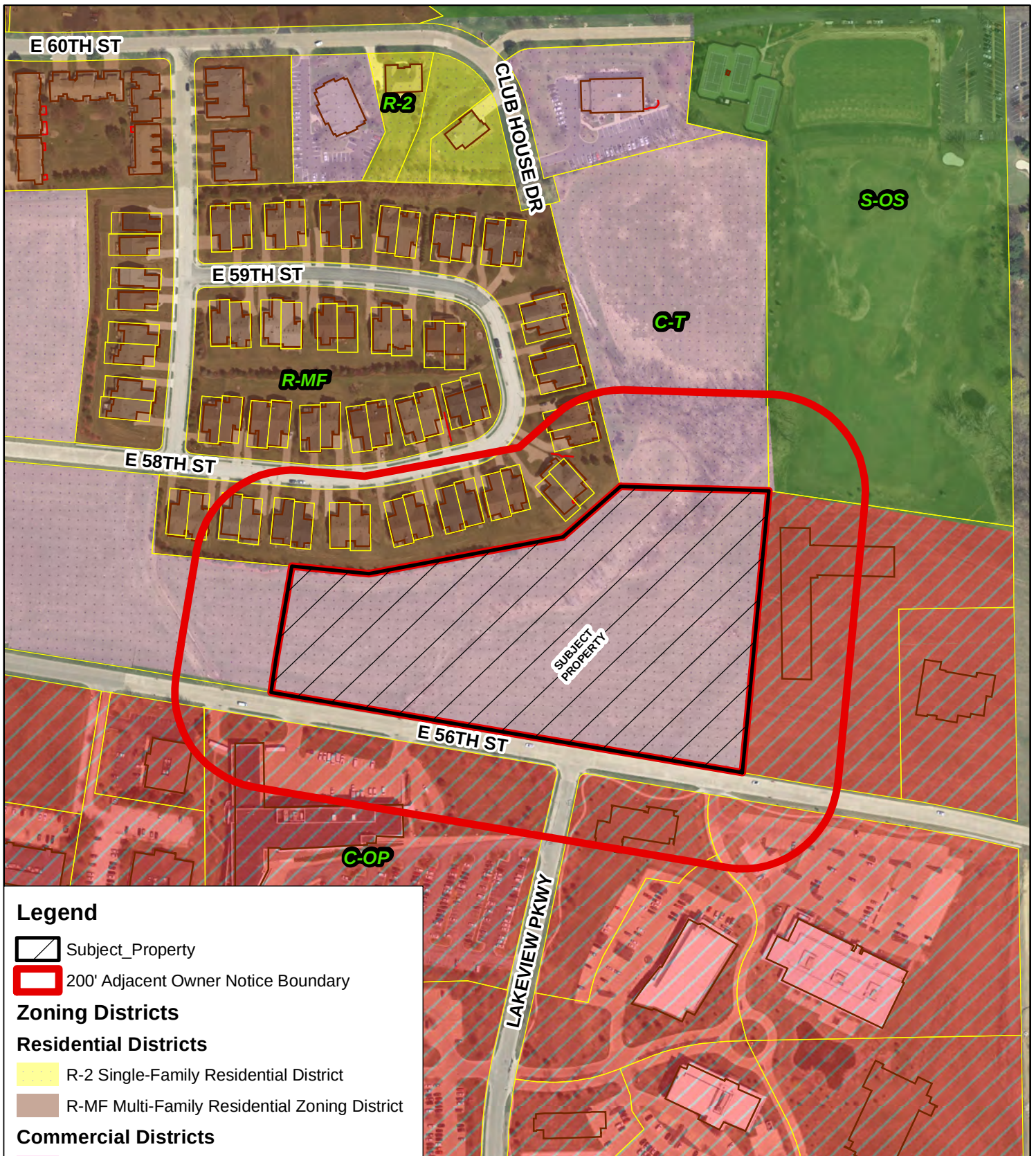
 Subject_Property

 200' Adjacent Owner Notice Boundary



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

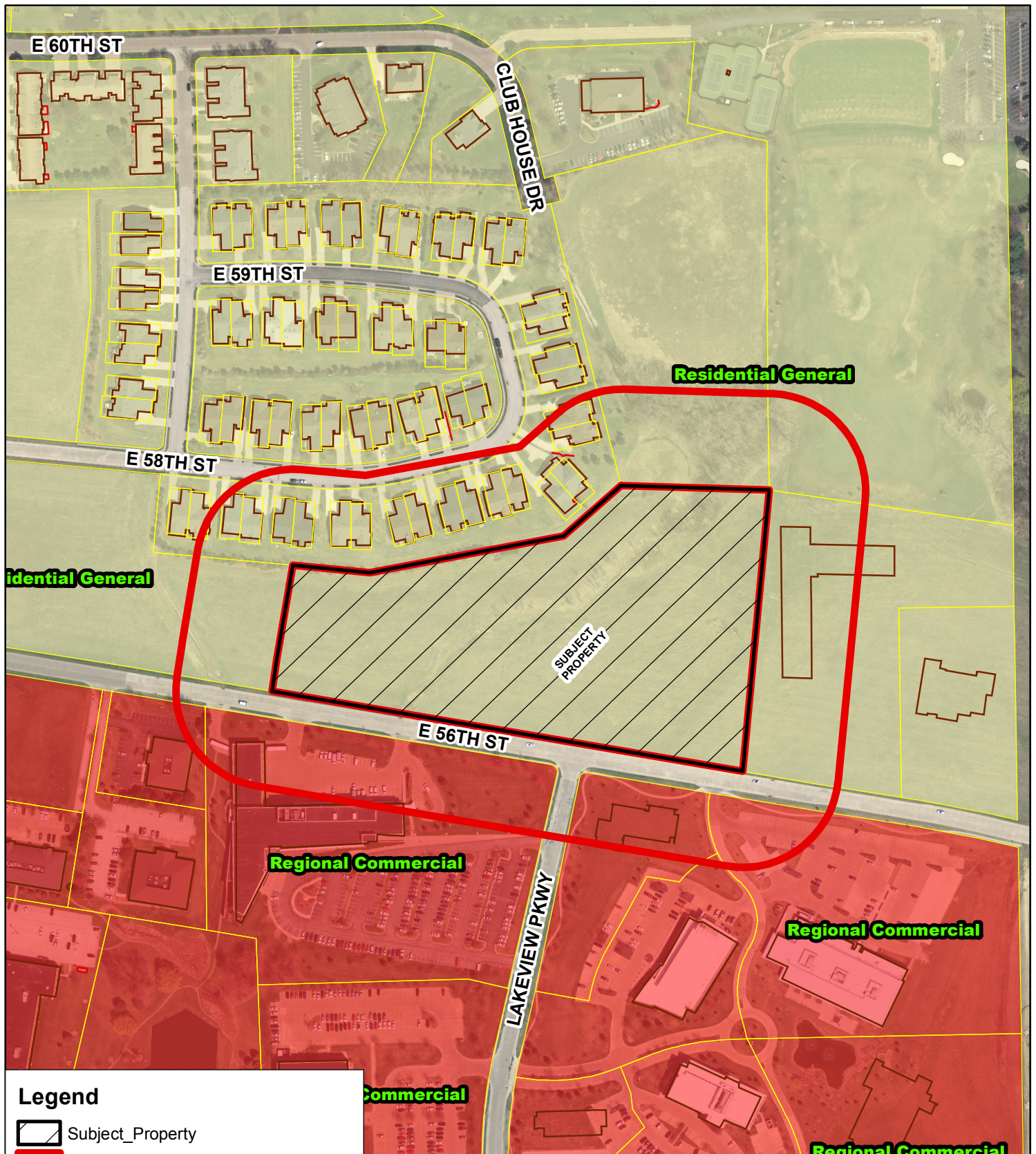
0 100 200 400 Feet

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.



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:

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]

Recommendation:

None; this is the preview.

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.

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	Flynn, Matt	Approved	3/1/2019 - 12:24 PM

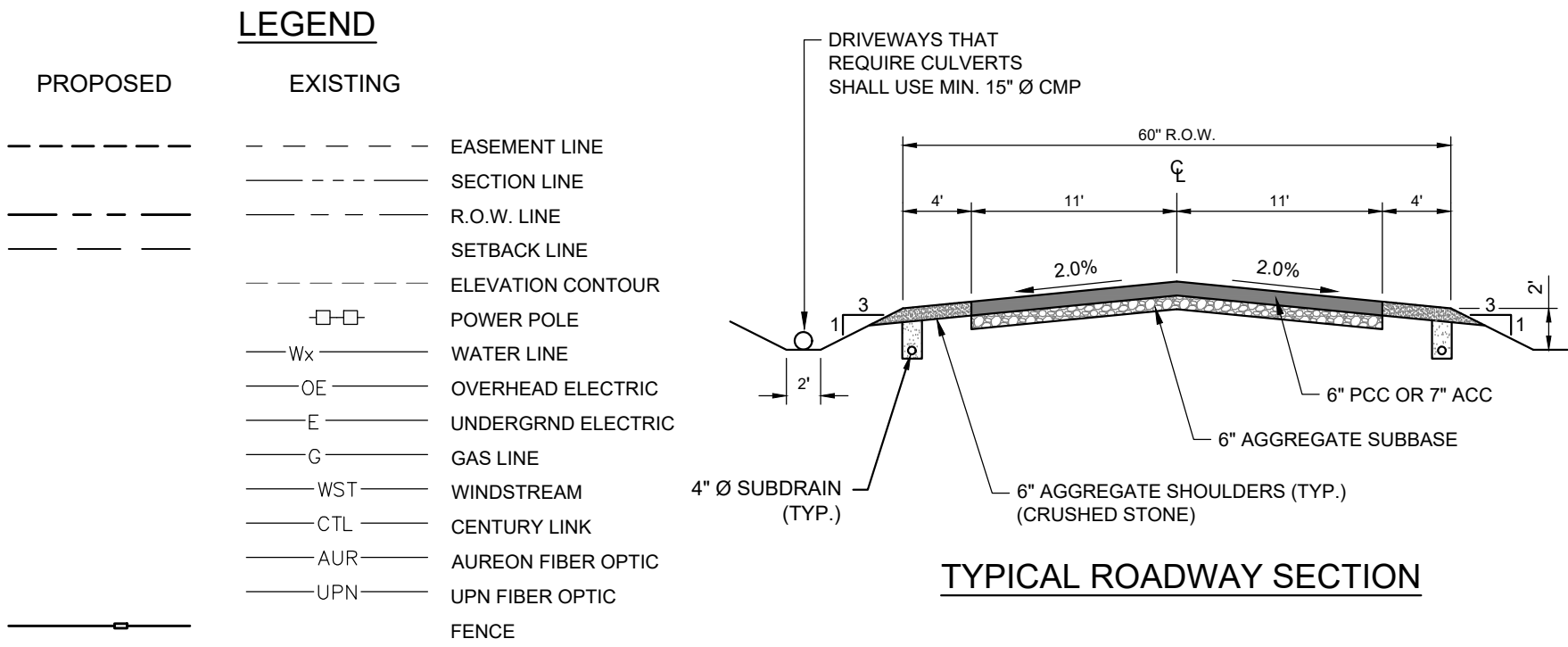
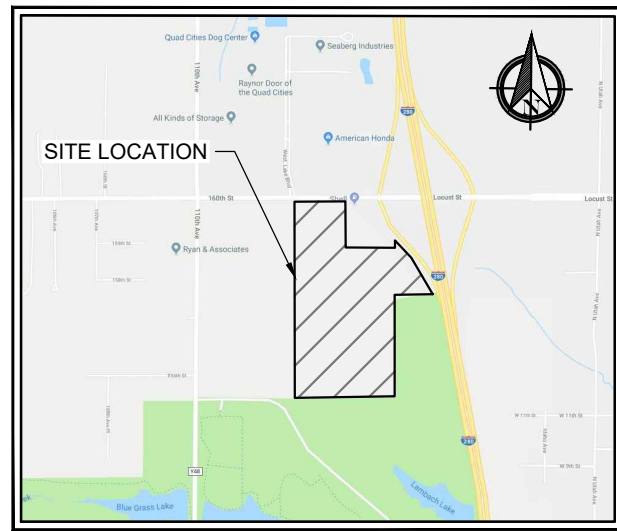
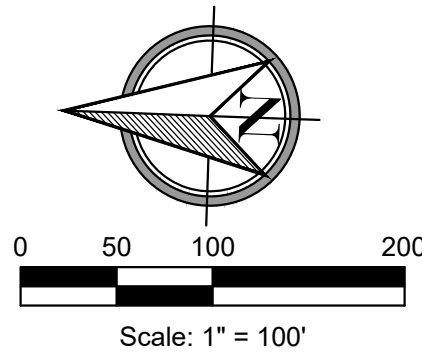
OPEN SPACE REQUIRED (50 LOTS):
10,000 SF (FIRST 15 LOTS)
64,000 SF (2,000 SF X 32 ADD'L LOTS)
74,000 SF TOTAL REQUIRED

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

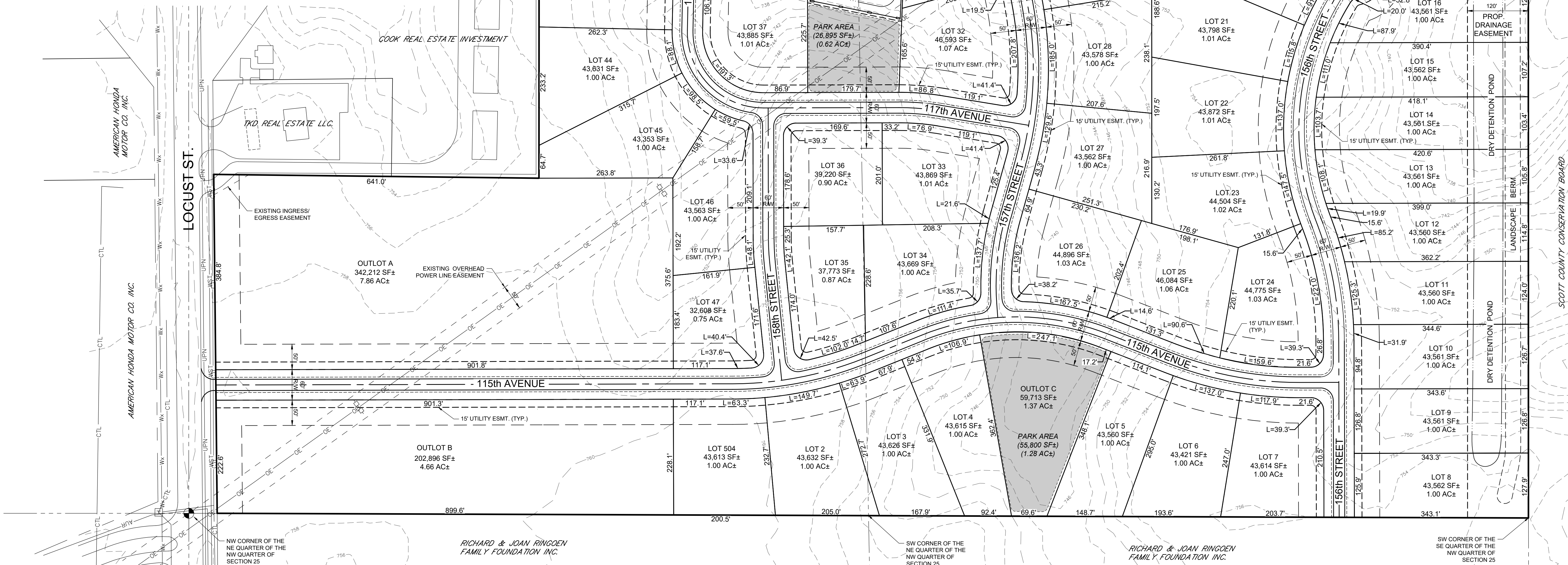
- THE PROPERTY CURRENTLY HAS DIRECT PHYSICAL ACCESS TO LOCUST STREET, AND A DEDICATED PUBLIC STREET OR HIGHWAY.
- THE PHYSICAL SITE ADDRESS WAS NOT OBSERVED ONSITE AS THIS PARCEL OF LAND IS UNDEVELOPED. PARCEL CONTAINS APPROXIMATELY 73.4 ACRES.
- THE PROPERTY IS CURRENTLY ZONED AS C-2 AND TAXED AS A-1. 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.



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."

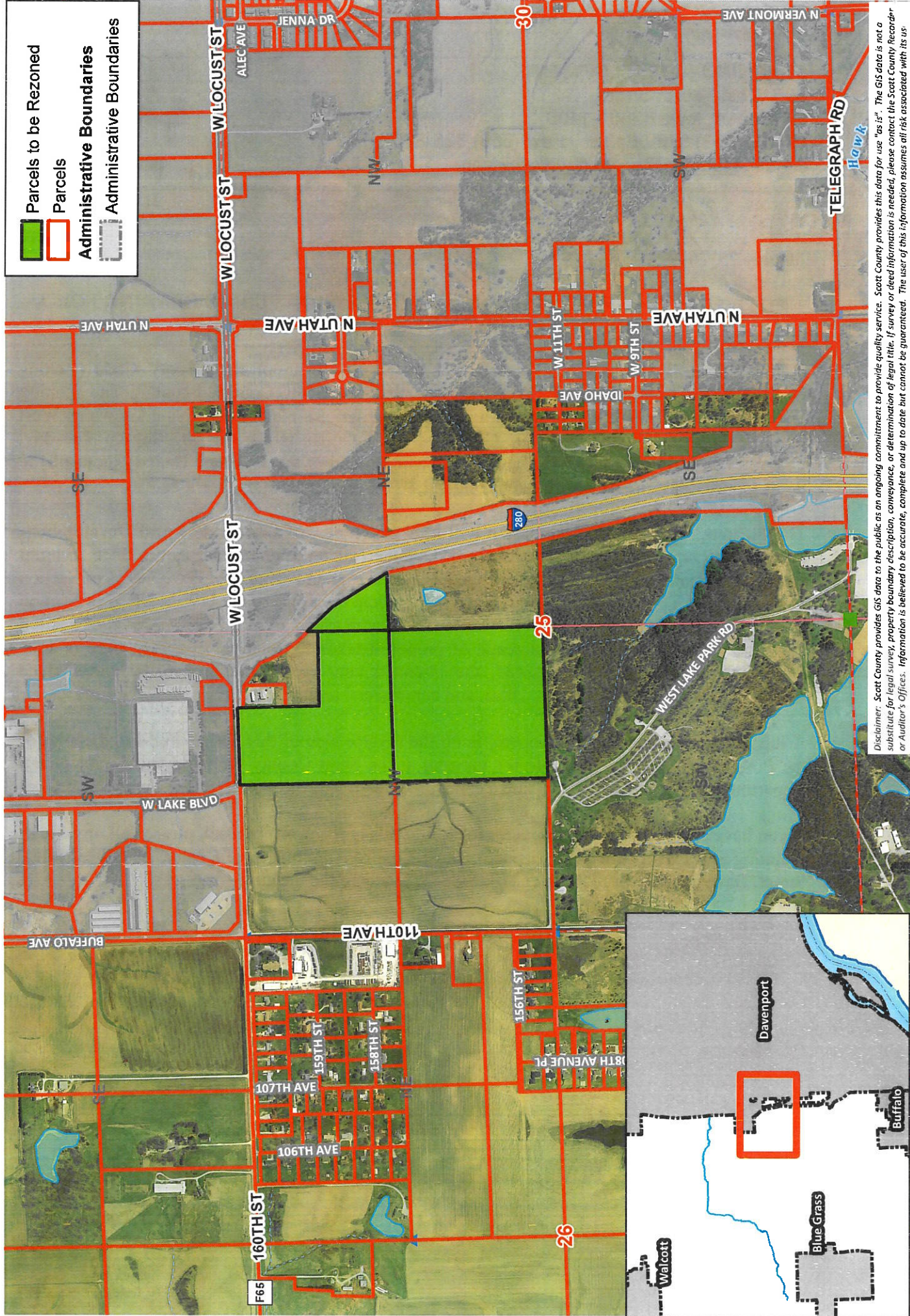
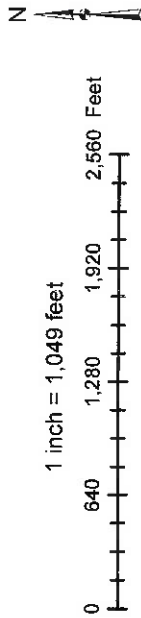
A location map of the subject property is on the reverse side of this notice. Full-sized copies of the Preliminary Plat are available for viewing at the Scott County Planning and Development Department at the address below, and a condensed version of the plat is attached with this notice.

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

