

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, FEBRUARY 28, 2017; 1:00 AM

COUNCIL CHAMBERS, CITY HALL, 226 W. 4TH STREET, DAVENPORT, IOWA

PUBLIC HEARING & MEETING CANCELLED

I. Old Business

A. None

II. New Business

A. None

III. Next Public Hearing

A. Tuesday, March 14, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall –
226 W 4th Street.

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Authority

III. Secretary's Report

A. (February 14, 2017 meeting minutes)

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. New Business

i. None

B. Old Business

i. None

VI. Subdivision Activity

A. New Business

i. None

B. Old Business

i. None

VII. Future Business

A. Preview of items for the March 14th public hearing and/or regular meeting (note-not all items to be heard may be listed):

- Case No. F17-02: the final plat of Windmill Hill Third Addition being a replat of part of Lot 6 of Windmill Hill Second Addition located north of West Locust Street and west of Jebens Avenue (2722 W Locust St) containing one (1) commercial lot.
- Case No. F17-03: the final plat of Daisy Fields Addition located south of East 32nd Street and east of Lorton Avenue (2707 E 32nd St) containing two (2) residential lots.
- Case No. F17-04: the final plat of Cross First Addition located north of Deer Woods Drive which is north of Rickerhill Road, containing one (1) residential lot.

VIII. Communications

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

IX. Other Business

X. Adjourn

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

Next Public Hearing/Regular Plan & Zoning Meeting:

Tuesday, March 14, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

Report of City Council Activity

February 22, 2017 Meeting –

Approved Resolution 2017-73 for Case No. F16-16 being the final plat of Old K's Subdivision No. 2, being a replat in part of Lot 1 of Old K's Subdivision, located west of Marquette Street and north of West Kimberly Road containing one (1) commercial lot on 0.447 acre, more or less. [Ward 7]

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 563-326-7743

Date
2/28/2017

Subject:
None

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Sakalosky, Mary	Approved	2/23/2017 - 1:21 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 563-326-7743

Date
2/28/2017

Subject:
None

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Sakalosky, Mary	Approved	2/23/2017 - 1:23 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 563-326-7743

Date
2/28/2017

Subject:

Tuesday, March 14, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall – 226 W 4th Street.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Sakalosky, Mary	Approved	2/23/2017 - 1:28 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 563-326-7743

Date
2/28/2017

Subject:
(February 14, 2017 meeting minutes)

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Sakalosky, Mary	Approved	2/23/2017 - 1:33 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 563-326-7743

Date
2/28/2017

Subject:
None

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Sakalosky, Mary	Approved	2/23/2017 - 1:37 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 563-326-7743

Date
2/28/2017

Subject:
None

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Sakalosky, Mary	Approved	2/23/2017 - 1:35 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 563-326-7743

Date
2/28/2017

Subject:
None

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Sakalosky, Mary	Approved	2/23/2017 - 1:40 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 563-326-7743

Date
2/28/2017

Subject:
None

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Sakalosky, Mary	Approved	2/23/2017 - 1:42 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 563-326-7743

Date
2/28/2017

Subject:

Preview of items for the March 14th public hearing and/or regular meeting (note-not all items to be heard may be listed):

- Case No. F17-02: the final plat of Windmill Hill Third Addition being a replat of part of Lot 6 of Windmill Hill Second Addition located north of West Locust Street and west of Jebens Avenue (2722 W Locust St) containing one (1) commercial lot. ·
- Case No. F17-03: the final plat of Daisy Fields Addition located south of East 32nd Street and east of Lorton Avenue (2707 E 32nd St) containing two (2) residential lots.
- Case No. F17-04: the final plat of Cross First Addition located north of Deer Woods Drive which is north of Rickerhill Road, containing one (1) residential lot.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Sakalosky, Mary	Approved	2/23/2017 - 1:55 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 563-326-7743

Date
2/28/2017

Subject:

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

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Sakalosky, Mary	Approved	2/23/2017 - 2:00 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 563-326-7743

Date
2/28/2017

Subject:

- *Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city code if the Commission does not act and report on this item within 30 days' time this agenda item is to be construed as approved by the Commission.*
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Tuesday, March 14, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

Report of City Council Activity

February 22, 2017 Meeting –

Approved Resolution 2017-73 for Case No. F16-16 being the final plat of Old K's Subdivision No. 2, being a replat in part of Lot 1 of Old K's Subdivision, located west of Marquette Street and north of West Kimberly Road containing one (1) commercial lot on 0.447 acre, more or less. [Ward 7]

ATTACHMENTS:

Type	Description
Backup Material	2/28/2017 P&Z Packet

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Sakalosky, Mary	Approved	2/23/2017 - 2:03 PM

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

MEETING CANCELLED

**TUESDAY February 28, 2017 • 5:00 PM
COUNCIL CHAMBERS – DAVENPORT CITY HALL
226 W 4TH STREET DAVENPORT, IA**

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING CANCELLED

PUBLIC HEARING AGENDA

OLD BUSINESS – None

NEW BUSINESS – None

Next Public Hearing:

Tuesday, March 14, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall – 226 West 4th Street.

MEETING CANCELLED

REGULAR MEETING AGENDA

- I. Roll Call of the Membership**
- II. Report of the City Council Activity**
- III. Secretary's Report** (February 14, 2017 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 – None**
 - B. New Business – None**
- VII. Other Business –**

VIII. Future Business – Preview of items for the March 14th public hearing and/or regular meeting (*note-not all items to be heard may be listed*):

- Case No. F17-02: the final plat of Windmill Hill Third Addition being a replat of part of Lot 6 of Windmill Hill Second Addition located north of West Locust Street and west of Jebens Avenue (2722 W Locust St) containing one (1) commercial lot.
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IX. Adjourn

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[Ward 7]

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

**TUESDAY February 14, 2017 • 5:00 PM
COUNCIL CHAMBERS – DAVENPORT CITY HALL
226 W 4TH STREET DAVENPORT, IA**

MINUTES

By this reference all reports, documents, presentations and the meeting video record are made a part of the minutes.

PUBLIC HEARING CANCELLED

PUBLIC HEARING AGENDA

OLD BUSINESS – None

NEW BUSINESS – None

Next Public Hearing:

Tuesday, February 28, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall – 226 West 4th Street.

REGULAR MEETING AGENDA

The meeting was called to order at 5:00 p.m.

I. Roll Call of the Membership

Present: Connell, Hepner, Inghram, Kelling, Lammers, Maness, Martinez, Medd, Quinn, Reinartz, and Tallman.

Excused: None.

Absent: None.

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

II. Report of the City Council Activity as presented.

III. Secretary's Report January 17, 2017 meeting minutes were approved.

IV. Report of the Comprehensive Plan Committee – Stakeholder interviewes are being scheduled and Flynn distributed the sign-up sheet.

V. Zoning Activity

A. Old Business – None

B. New Business

1. Case No. FDP17-01 being the petition of Geifman Food Stores, Inc. for a PDD Final Development Plan on 0.69 acres, more or less, located at 4939 Utica

Ridge Road (Lot 1 of Utica Corners 7th Addition). The purpose of the request is to facilitate the construction of a two-story commercial office building.

Findings

- The development conforms to the comprehensive plan;
- The development continues build-out of the Utica Corners area; and
- The Final Development Plan would conform to Ordinance 99-494 if the second floor is depicted as office and not residential.

Staff recommends the City Plan and Zoning Commission forward Case No. FDP17-01 to the City Council with a recommendation for approval subject to the following condition:

- That the Final Development Plan be revised such that the second floor is depicted as office and not residential.

Tallman indicated he was abstaining from this discussion and voting on this case.

A motion by Lammers, seconded by Maness, to forward Case No. FDP17-01 to the City Council with a recommendation for approval subject to the above stated condition was approved on a vote of 9-yes, 0-no and 1 abstention (Tallman).

VI. Subdivision Activity

- A. Old Business** – None
- B. New Business** – None

VII. Other Business – None

VIII. Future Business – Preview of items for the February 28th public hearing and/or regular meeting (*note-not all items to be heard may be listed*):

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

IX. Adjourn – the meeting was adjourned at 5:08 p.m.

- *Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city code if the Commission does not act and report on this item within 30 days' time this agenda item is to be construed as approved by the Commission.*
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Next Public Hearing/Regular Plan & Zoning Meeting:

Tuesday, February 28, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

Report of City Council Activity

February 08, 2017 Meeting –

Ordinance to amend Title 6 of the Davenport Municipal Code by adding Chapter 6.06, entitled, “Urban Chickens” and amending Section 6.04.055, entitled, “Livestock and poultry prohibited” and amending Section 8.12.150, entitled, “Keeping of Animals and Fowl Restricted”. (City of Davenport, petitioner; Case No. 16-04) [All Wards] **ADOPTED 2017-46**

Ordinance for Case No. REZ16-11 being the request of Raju Penmatchu for the rezoning of 13.50 acres, more or less, of real property located at the northwest corner of West 65th Street and Scott Street from R-3 PUD – Moderate Density Dwelling District Planned Unit Development to R-6M PUD – High Density Dwelling District Planned Unit Development to facilitate a residential/senior care development. [Ward 8] **ADOPTED 2017-49 (as R-5M PUD)**

Ordinance for Case No. REZ17-01 being the request of the City of Davenport for the rezoning of 40 acres, more or less, of real property recently annexed to the City of Davenport and located south of Slopertown Road and east of Hillandale Road , from “A-1” Agricultural District to “M-1” Light Industrial District to facilitate expansion of the City’s industrial park. [Ward 8]
ADOPTED 2017-47

Ordinance for Case No. REZ17-02 being the request of the City of Davenport for the rezoning of 158.62 acres, more or less, of real property recently annexed to the City of Davenport and located south of Slopertown Road and west of Division Street, from “A-1” Agricultural District to “M-1” Light Industrial District to facilitate expansion of the City’s industrial park. [Ward 8]
ADOPTED 2017-48



City of Davenport
Community Planning & Economic Development Department
PREVIEW STAFF REPORT

Meeting Date: February 28, 2017
Request: Final Plat Windmill Hill Third Addition
Address: 2722 West Locust Street
Case No.: F17-02
Applicant: Windmill Hill LC

Recommendation:

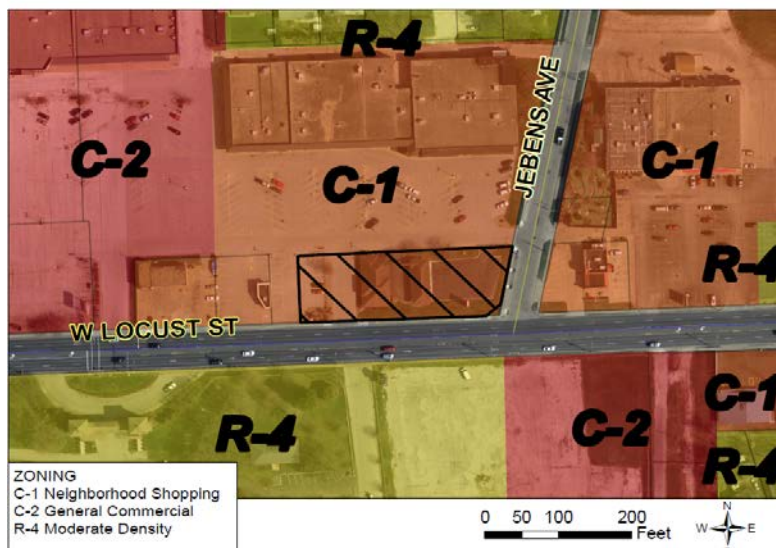
Preview - There is no recommendation at this time.

Introduction:

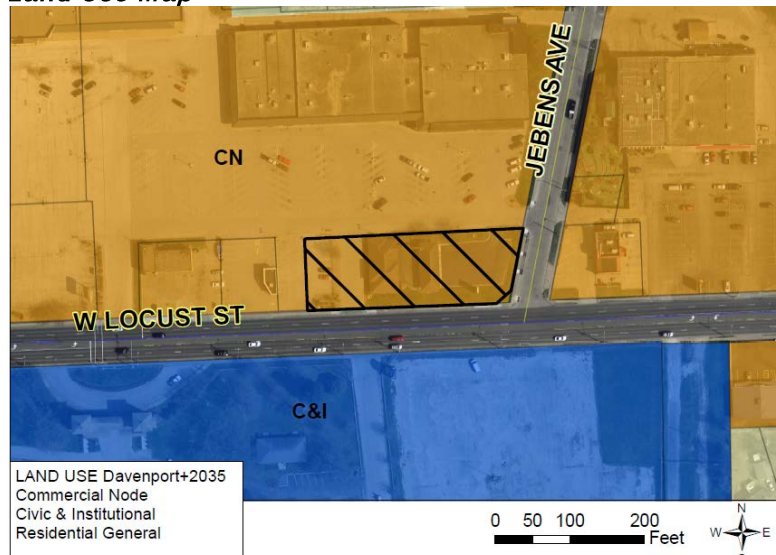
Petition of Windmill Hill LC for a final plat approval for a one lot subdivision to separate out the Midwest Bank facility at 2722 West Locust Street. The plat contains 0.676 acre, more or less.

AREA CHARACTERISTICS:

Zoning Map

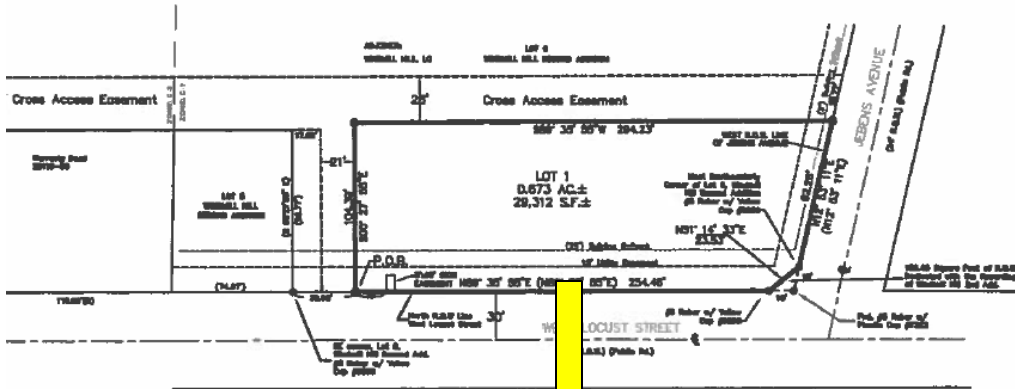


Land Use Map

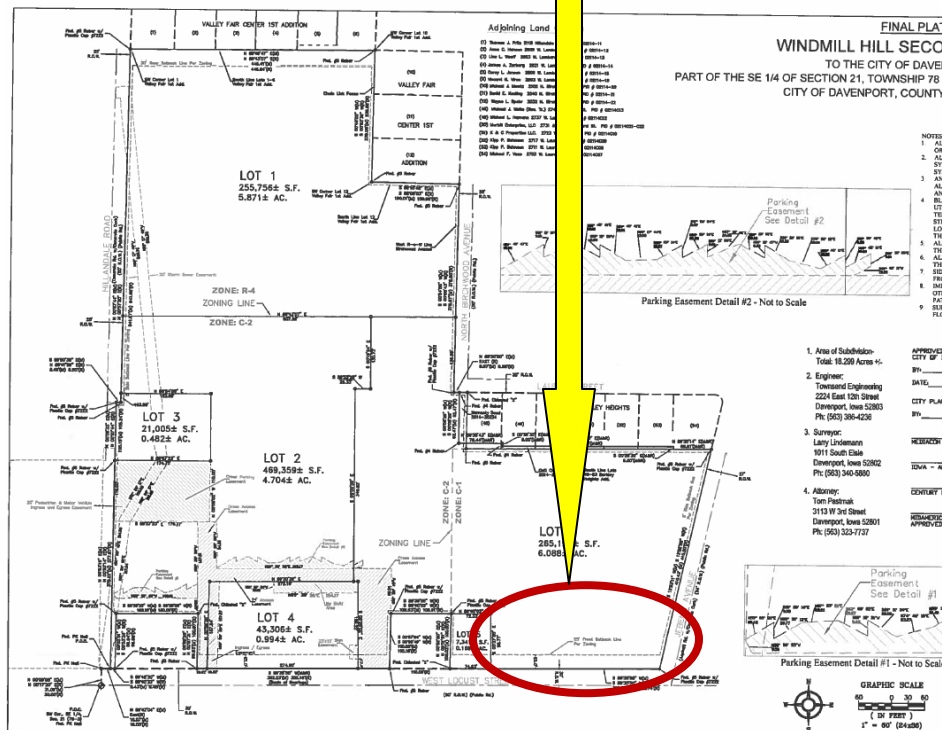


FINAL PLAT
WINDMILL HILL THIRD ADDITION

TO THE CITY OF DAVENPORT, IA
 BEING A REPLAT OF PART OF LOT 6 IN WINDMILL HILL
 SECOND ADDITION TO THE CITY OF DAVENPORT, IOWA.
 PART OF THE SE 1/4 OF SECTION 21, TOWNSHIP 78
 NORTH, RANGE 3 EAST OF THE 5th P.M. CITY OF
 DAVENPORT, COUNTY OF SCOTT, IOWA



Second Addition



Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Boundary 2035: Yes

Proposed Land Use Designation:

Commercial Node (CN) which designates clusters of generally more intense uses found either along existing

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

Relevant Goals to be considered in this Case:
Strengthen the existing built environment

Zoning:

C-1 Neighborhood Shopping-encompasses the 1st phase the Valley Fair constructed in 1965.

Technical Review:

Streets. The subject property is located along West Locust Street, an arterial street, at its northwest intersection corner with Jebens Avenue a local street.

Storm Water. There is existing stormwater infrastructure within Jebens Avenue. the west side and the northeast. Stormwater detention for the center is provided north of the center.

Sanitary Sewer. Sanitary sewer service is located within Locust Street and in Jebens Avenue northeast of the proposed plat.

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

Emergency Services. The property is located less than one-mile from Fire Station No. 6, which is located at 1735 W Pleasant Street.

Parks/Open Space. The proposed rezoning 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 commercial area has been developed for over 20-years this main portion was recently platted. The proposed one lot plat separates out the bank facility at the northwest corner of Locust Street and Jebens Avenue.

Staff Recommendation:

There is no recommendation at this time.

Prepared by:

Wayne Wille, CFM
Planner II
Community Planning Division



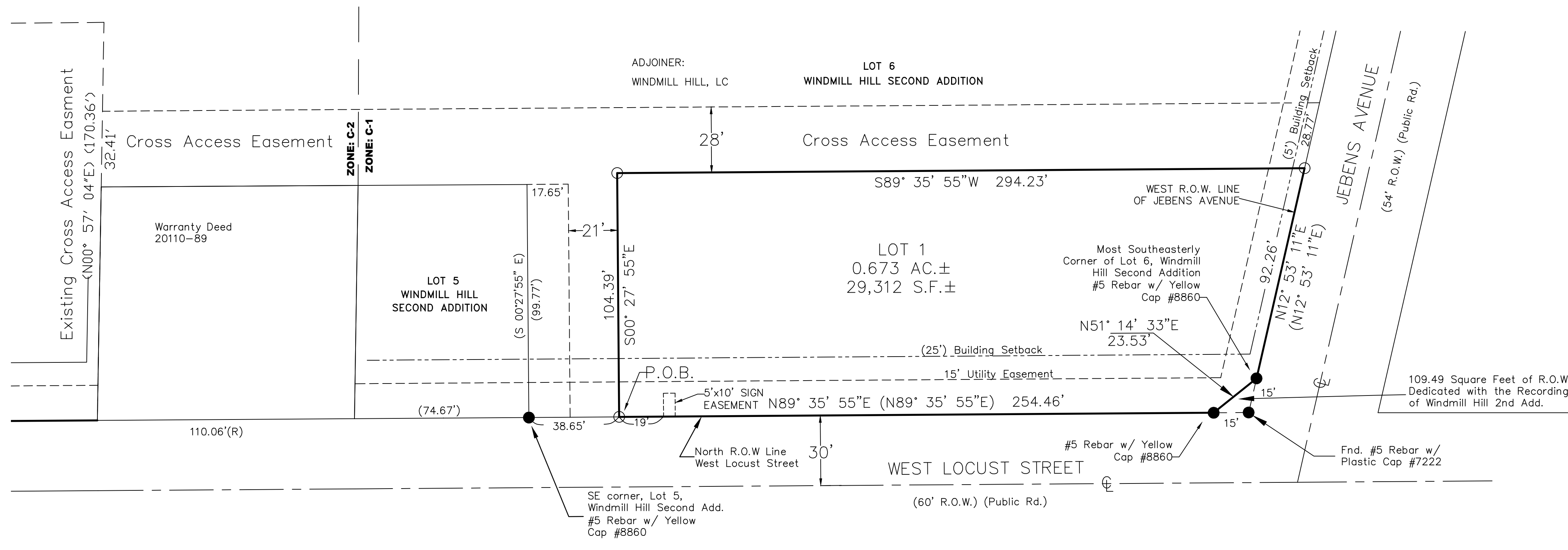
View West from Jebens Avenue



View Northeast from West Locust Street

FINAL PLAT

TO THE CITY OF DAVENPORT, IA
BEING A REPLAT OF PART OF LOT 6 IN WINDMILL HILL
SECOND ADDITION TO THE CITY OF DAVENPORT, IOWA.
PART OF THE SE 1/4 OF SECTION 21, TOWNSHIP 78
NORTH, RANGE 3 EAST OF THE 5th P.M. CITY OF
DAVENPORT, COUNTY OF SCOTT, IOWA



- NOTES
1. ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
 2. ALL LOTS WILL BE CONNECTED TO THE PUBLIC WATER SUPPLY SYSTEM OF DAVENPORT, AND TO THE PUBLIC SANITARY SEWER SYSTEM OF DAVENPORT.
 3. AN UNDERGROUND UTILITY EASEMENT ACROSS THE FRONT OF ALL LOTS TO BE GRANTED TO THE CITY OF DAVENPORT, IOWA AND TO OTHER PUBLIC UTILITY COMPANIES.
 4. BLANKET UNDERGROUND EASEMENTS GRANTED TO RESPECTIVE UTILITY COMPANY FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED. EASEMENT INCLUDES ELECTRIC PRIMARY AND SECONDARY CABLES, PAD-MOUNTED TRANSFORMERS AND GAS MAIN. BLANKET EASEMENTS FOR STREET LIGHTING WITHIN THE SUBDIVISION.
 5. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF DAVENPORT STANDARD SPECIFICATIONS.
 6. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
 7. SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL STREET FRONTAGES WHEN SO ORDERED BY THE CITY OF DAVENPORT.
 8. IMPROVEMENTS TO SUBDIVISION SHALL NOT BLOCK OR OTHERWISE IMPEDE EXISTING STORM WATER DRAINAGE PATTERN.
 9. SUBDIVISION LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA F.I.R.M. #9163C0365F, FEBRUARY 18, 2011.
 10. ACCESS TO BE RESTRICTED FROM WEST LOCUST STREET.

1. Area of Subdivision-
Total: 0.673 Acres +/-
2. Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
3. Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
4. Attorney:
Tom Pastnak
313 W 3rd Street
Davenport, Iowa 52801
Ph: (563) 323-7737

APPROVED BY:
CITY OF DAVENPORT, IOWA

BY: _____

DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION

BY: _____ DATE: _____

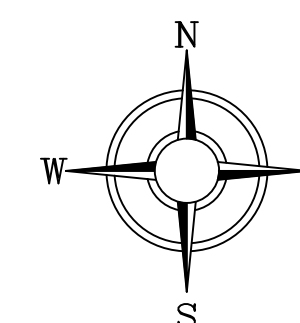
DATE: _____

_____ DATE:

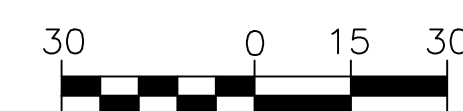
DATE: _____

_____ DATE: _____

MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

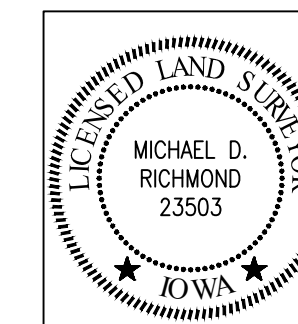


GRAPHIC SCALE



(IN FEET)

1'' = 30' (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.

MICHAEL D. RICHMOND Date
Iowa License Number: 23503
My license renewal date is December 31, 2017.
Pages or sheets covered by this seal: 1

SHEET NO.

1 OF 1

LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
#13974 (UNLESS NOTED) = ●
CUT "X" IN CONCRETE = X
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 = ○
BOUNDARY LINE = _____
ROAD CENTER LINE = - - - - -
EASEMENT LINE = - - - - -
SETBACK LINE = _____
SECTION LINE = - - - - -



TOWNSEND
ENGINEERING
CIVIL • STRUCTURAL • LAND DEVELOPMENT

DATE: 2/15/2017 TE PROJECT NO: Windmill-ValleyFair\Bank Lot

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY:	CHECKED BY:
KLC	MDR
DRAWING LOCATION	
S:\Windmill\ValleyFair2nd\Bank Lot 2017\Windmill Hill Third Addition.dwg	

CHECKED BY:
MDR

air2nd\Bank Lot 2017\
addition.dwg

REVISIONS:
DESCRIPTION

DATE _____

PROJECT

Final Plat
Windmill Hill Third Addition
Davenport, Iowa

DEVELOPER

Windmill Hill, LC
2720 West Locust Street
Suite 11B
Davenport, Iowa 52804

SHEET NO.

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

PRELIM FINAL PUD (circle the appropriate designation)

SUBDIVISION NAME: Windmill Hill Third Addition

LOCATION: SE 1/4, Sec. 21, T78N. R3E

DEVELOPER:

Name: Windmill Hill, LC

Address: 2720 West Locust Street Suite 118 Davenport, IA 52803

Phone: _____

FAX: _____

Mobile Phone: _____

Email: _____

ENGINEER:

Name: Townsend Engineering

Address: 2224 E. 12th Street, Davenport, IA 52803

Phone: (563) 386-4236

FAX: _____

Mobile Phone: _____

Email: _____

ATTORNEY:

Name: Tom Pasternak

Address: 313 W. 3rd Street

Phone: (563) 323-7737

FAX: _____

Mobile Phone: _____

Email: _____

OWNER:

Name: _____

Address: _____

Phone: _____

FAX: _____

Mobile Phone: _____

Email: _____

NUMBER OF LOTS: ONE

SF

2F

MF & EST. UNITS

COMM

IND

ACRES: _____

STREETS ADDED: N/A

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
Community Planning & Economic Development Department
PREVIEW STAFF REPORT

Meeting Date: February 28, 2017
Request: Final Plat Daisy Fields Addition
Address: 2707 East 32nd Street
Case No.: F17-03
Applicant: Jonathan Uhl

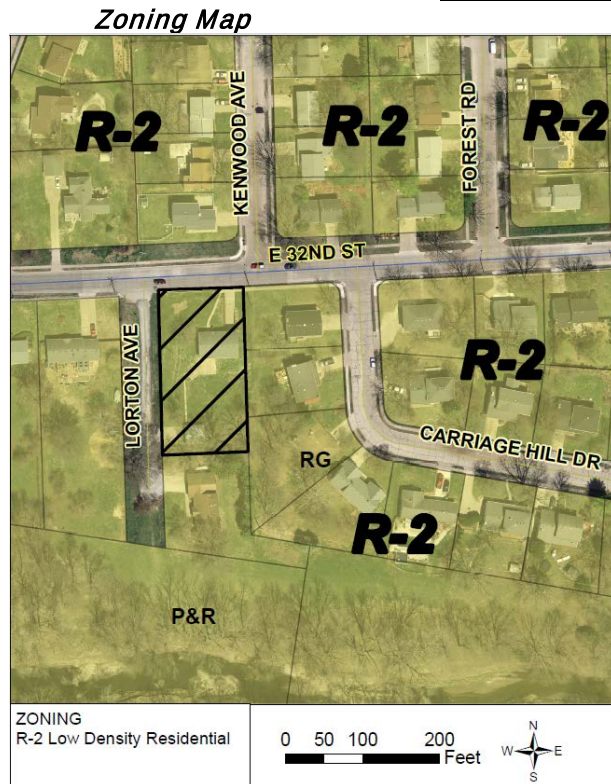
Recommendation:

Preview - There is no recommendation at this time.

Introduction:

Petition of Jonathan Uhl for a final plat approval for a two lot subdivision 2707 East 32nd Street. The plat contains 0.527 acre, more or less.

AREA CHARACTERISTICS:



Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Boundary 2035: Yes

Proposed Land Use Designation:

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

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

Relevant Goals to be considered in this Case:
Strengthen the existing built environment
Identify and reserve land for future development

Zoning:

R-2 Low Density Dwelling District; requires 10,000 square foot lot minimum.



Technical Review:

Streets. The subject property is located along East 32nd Street, a collector street, at the southeast intersection corner with Lorton Avenue.

Storm Water. There is no existing stormwater infrastructure at the intersection of East 32nd Street and Lorton Avenue.

Sanitary Sewer. Sanitary sewer service is located at the north end of Lorton Avenue.

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

Emergency Services. The property is located less than two-miles from Fire Station No. 4, which is located at 1805 East Locust Street.

Parks/Open Space. The proposed rezoning does not impact any existing or planned parks or public open spaces.

Public Input:

No public hearing is required for a Final Plat.

Discussion:

The plat appears to separate out the residence from the detached garage. The residence was built in the 1950's and the detached garage was built in 1992. In discussion with the surveyor/engineer this staff indicated that the garage cannot be located on a lot without a principle structure. There are options available: either the garage will need to be demolished prior to the subdivision being approved by City Council; a permit could be taken out for a new house on that lot with the garage; or as indicated to the surveyor/engineer the lot could be tied to another residential lot if the two combined contain more than 20,000 square feet.

Staff Recommendation:

There is no recommendation at this time.

Prepared by:

Wayne Wille, CFM
Planner II
Community Planning Division



FINAL PLAT

DAISY FIELDS ADDITION

TO THE CITY OF DAVENPORT, IOWA.
PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 78 NORTH, RANGE
4 EAST OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA.

_____ DATE: _____
MEDIACOM

IOWA - AMERICAN WATER COMPANY

CENTURY LINK _____ DATE: _____

DATE: _____

MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

APPROVED BY:
CITY OF DAVENPORT, IOWA

BY: _____

DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION

BY: _____ DATE: _____

PLAT INFORMATION

1. Area of Subdivision-
0.527 Acres +/-
22,962 Sq. Ft. +/-
2. Owner:
Jonathan Uhl
2224 E. 12th Street
Davenport, Iowa 52803
3. Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
4. Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
5. Attorney:
Milissa Hofmann
220 Emerson Place Suite
Davenport, Iowa 52801
(563) 326-4900

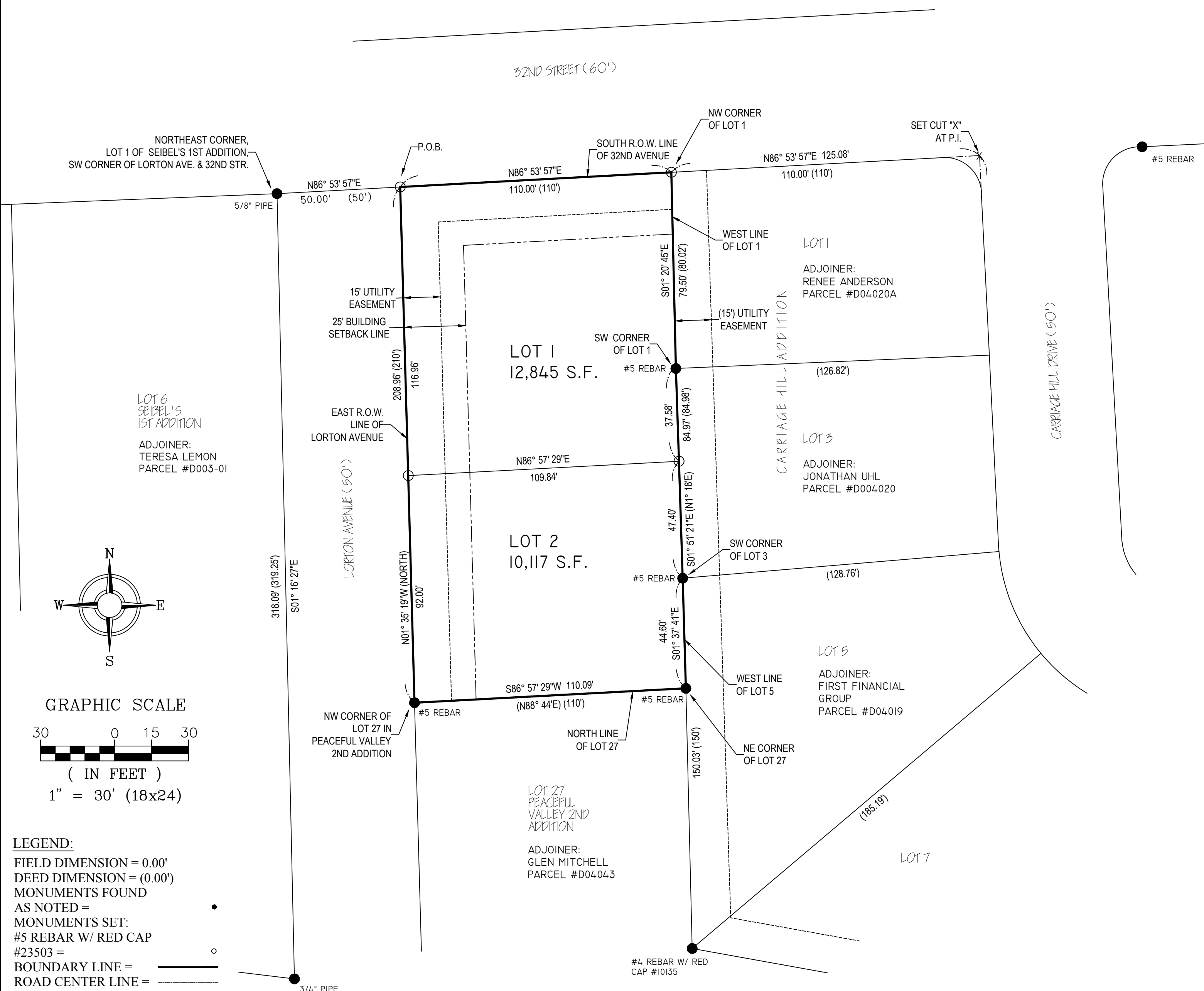
NOTES:

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

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

SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL STREET FRONTAGES WHEN SO ORDERED BY THE CITY OF DAVENPORT.

SUBDIVISION LOCATED OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA F.I.R.M. #19163C0370F, EFFECTIVE DATE 2/18/11.



LEGEND:

FIELD DIMENSION = 0.00'
DEED DIMENSION = (0.00')
MONUMENTS FOUND
AS NOTED =
MONUMENTS SET:
#5 REBAR W/ RED CAP
#23503 =
BOUNDARY LINE = 
ROAD CENTER LINE = 
EASEMENT LINE =
SETBACK LINE = 
SECTION LINE = 



DATE: 2-2-2019 TE PROJECT NO:
UHL SUBDIVISION

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC CHECKED BY: MDR

DRAWING LOCATION
S:\UHL-JOHN\FINAL PLAT.DWG

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT FINAL PLAT
UHL SUBDIVISION
DAVENPORT, IOWA

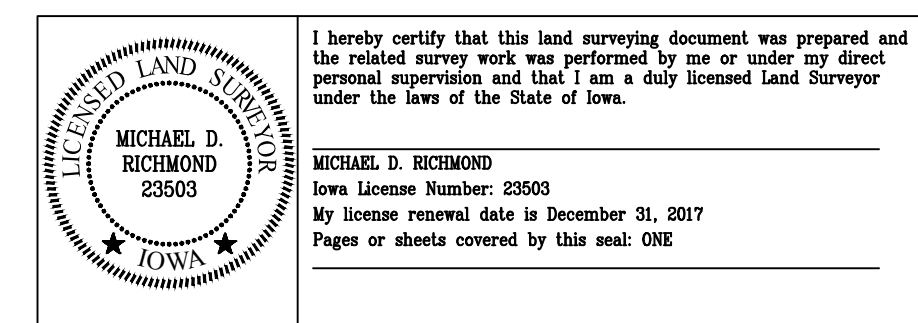
DEVELOPER

JONATHAN UHL
2224 E. 12TH STREET
DAVENPORT, IOWA

SHEET NO.

OF

1



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

PRELIM / FINAL / PUD (circle the appropriate designation)

SUBDIVISION NAME: Daisy Fields Addition

LOCATION: NE 1/4, NE 1/4, Section 19, T78N, R4E

DEVELOPER:

Name: Jonathan Uhl

Address: 2224 E. 12th Street Davenport, IA 52803

Phone: _____

FAX: _____

Mobile Phone: 563 723 7230

Email: _____

ENGINEER:

Name: Townsend Engineering

Address: 2224 E. 12th Street Davenport, IA 52803

Phone: (563) 386-4236

FAX: (563) 386-4231

Mobile Phone: _____

Email: Kevin@Townsendengineering.NET

ATTORNEY:

Name: Melissa Hofmann

Address: 220 Emerson Place Suite 301 Davenport, IA 52801

Phone: (563) 326-4900

FAX: _____

Mobile Phone: _____

Email: _____

OWNER:

Name: Jonathan Uhl Same as above

Address: _____

Phone: _____

FAX: _____

Mobile Phone: _____

Email: _____

NUMBER OF LOTS: 2

SF

2F

MF & EST. UNITS

COMM

IND

ACRES: _____

STREETS ADDED: N/A

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
Community Planning & Economic Development Department
PREVIEW STAFF REPORT

Meeting Date: February 28, 2017
Request: Final Plat Cross First
Case No.: F17-04
Applicant: Cross Roads Land Development Inc

Recommendation:

Preview - There is no recommendation at this time.

Introduction:

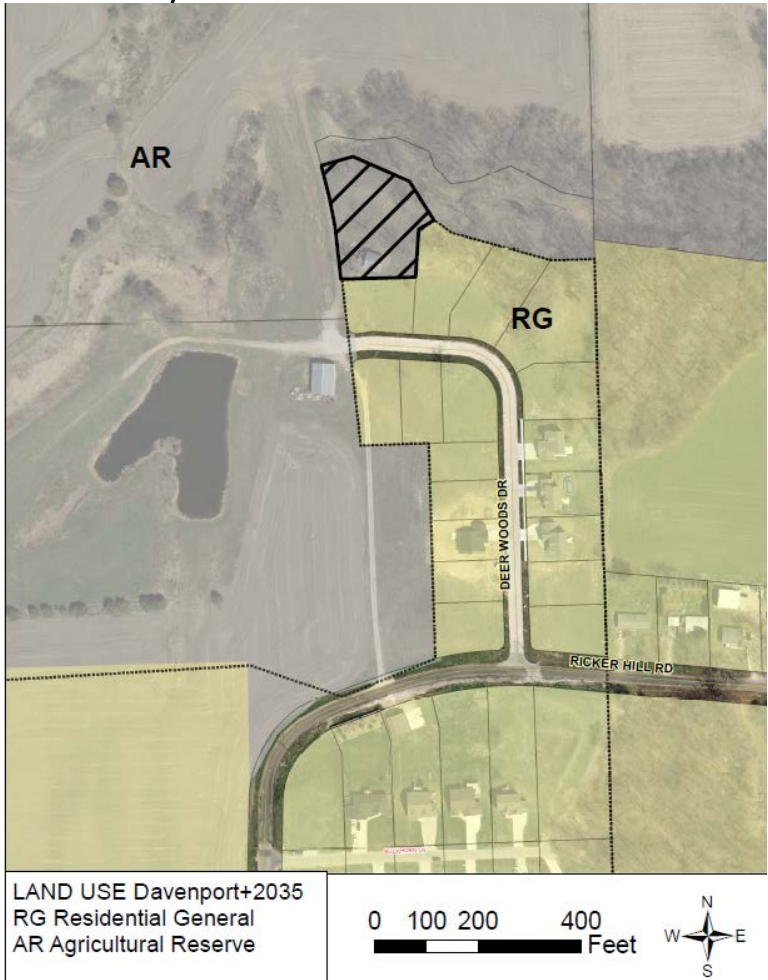
Petition of Cross Roads Land Development Inc for approval of a one lot subdivision to allow a single family residence. The plat contains 0.817 acre, more or less.

AREA CHARACTERISTICS:

Zoning Map



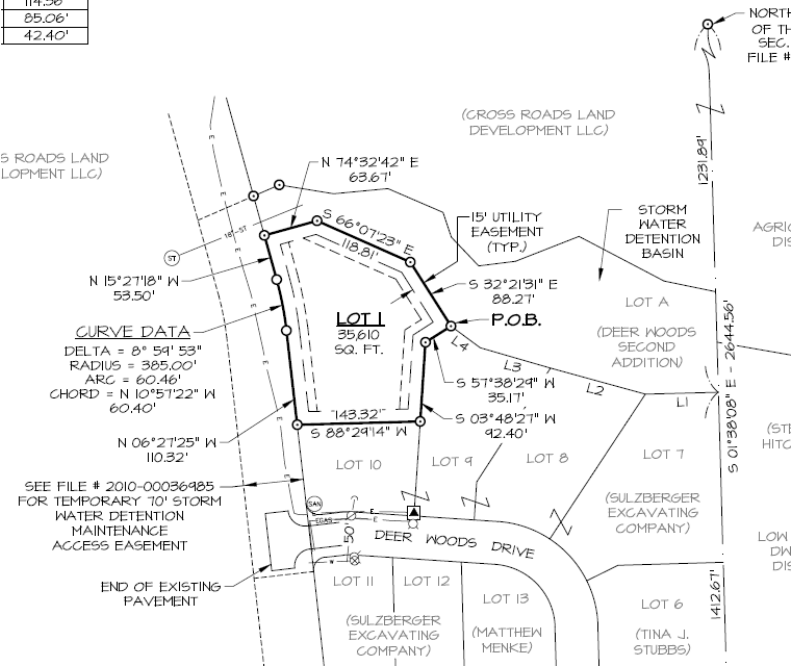
Land Use Map



R3E

CROSS FIRST ADDITION
FINAL PLAT

DISTANCE
85.11'
114.56'
85.06'
42.40'



Background:**Comprehensive Plan:**

Within Existing Urban Service Area: Yes

Within Urban Service Boundary 2035: No, but adjacent.

Proposed Land Use Designation:

Agricultural Reserve (AR) – Areas located outside the Urban Service Boundary and unlikely to develop in the foreseeable future. Uses should be limited to agriculture and open space, with only limited residential development needing minimal urban services.

Relevant Goals to be considered in this Case:

Identify and reserve land for future development

Zoning:

PDD Planned Development District. Was part of the Sulzberger rezoning allowing commercial and residential development within a larger area. This area of the PDD rezoning was proposed for residential development.

Technical Review:

Streets. The subject property is located north of Deer Woods Drive which is off of Ricker Hill Road.

Storm Water. There is limited stormwater infrastructure within Deer Woods Drive. Drainage is by surface run-off to the stormwater detention area adjacent to the north and east.

Sanitary Sewer. Sanitary sewer service is located along the west side of the proposed lot.

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

Emergency Services. The property is located approximately 2.5 miles from Fire Station No. 5, which is located at 2808 Telegraph Road.

Parks/Open Space. The proposed rezoning does not impact any existing or planned parks or public open spaces.

Public Input:

No public hearing is required for a Final Plat.

Discussion:

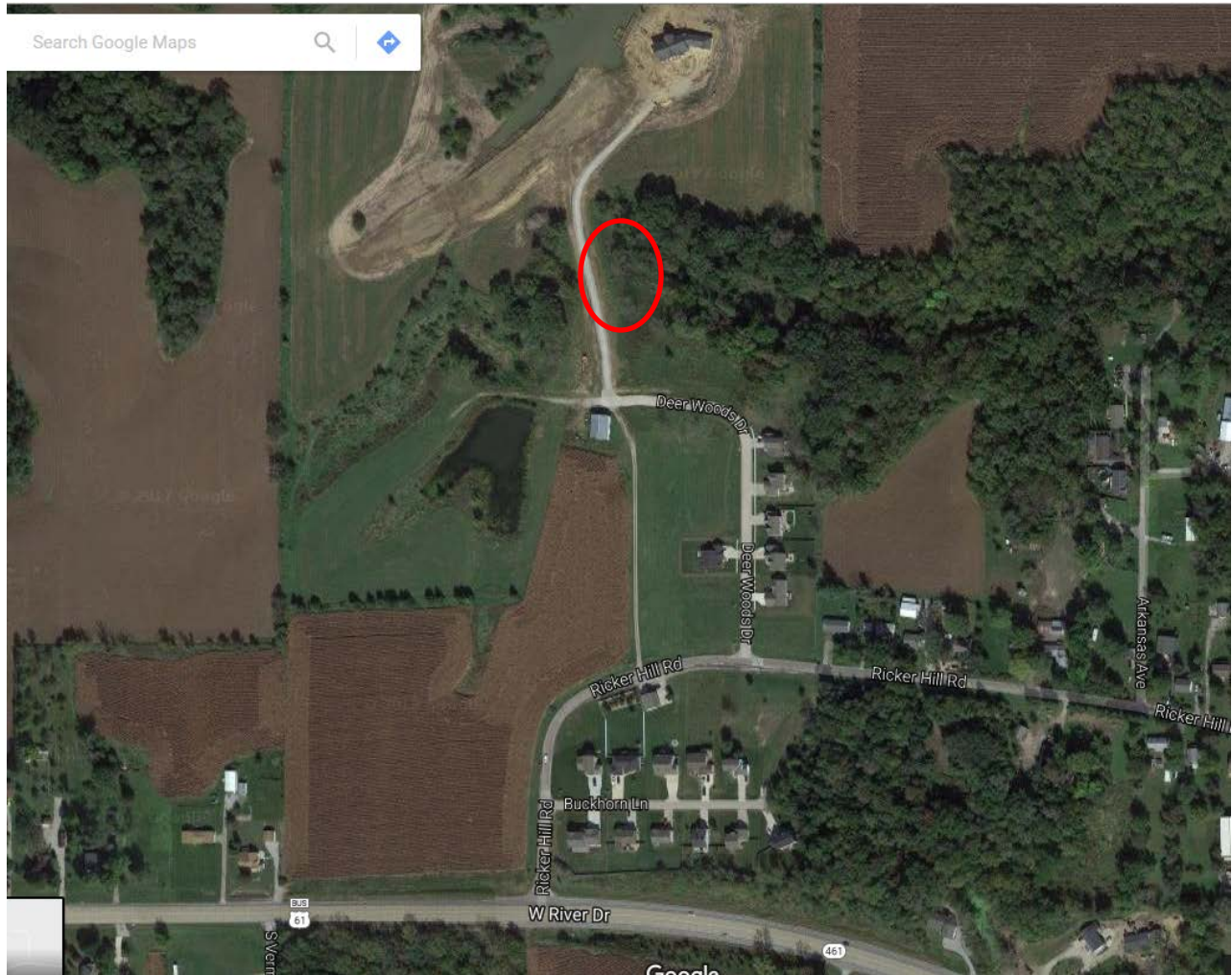
The proposal would allow a single family residence. The PDD zoning was approved in late 2009. Deer Woods Second Addition, the adjacent plat, was approved in late 2010.

Staff Recommendation:

There is no recommendation at this time.

Prepared by:

Wayne Wille, CFM - Planner II
Community Planning Division



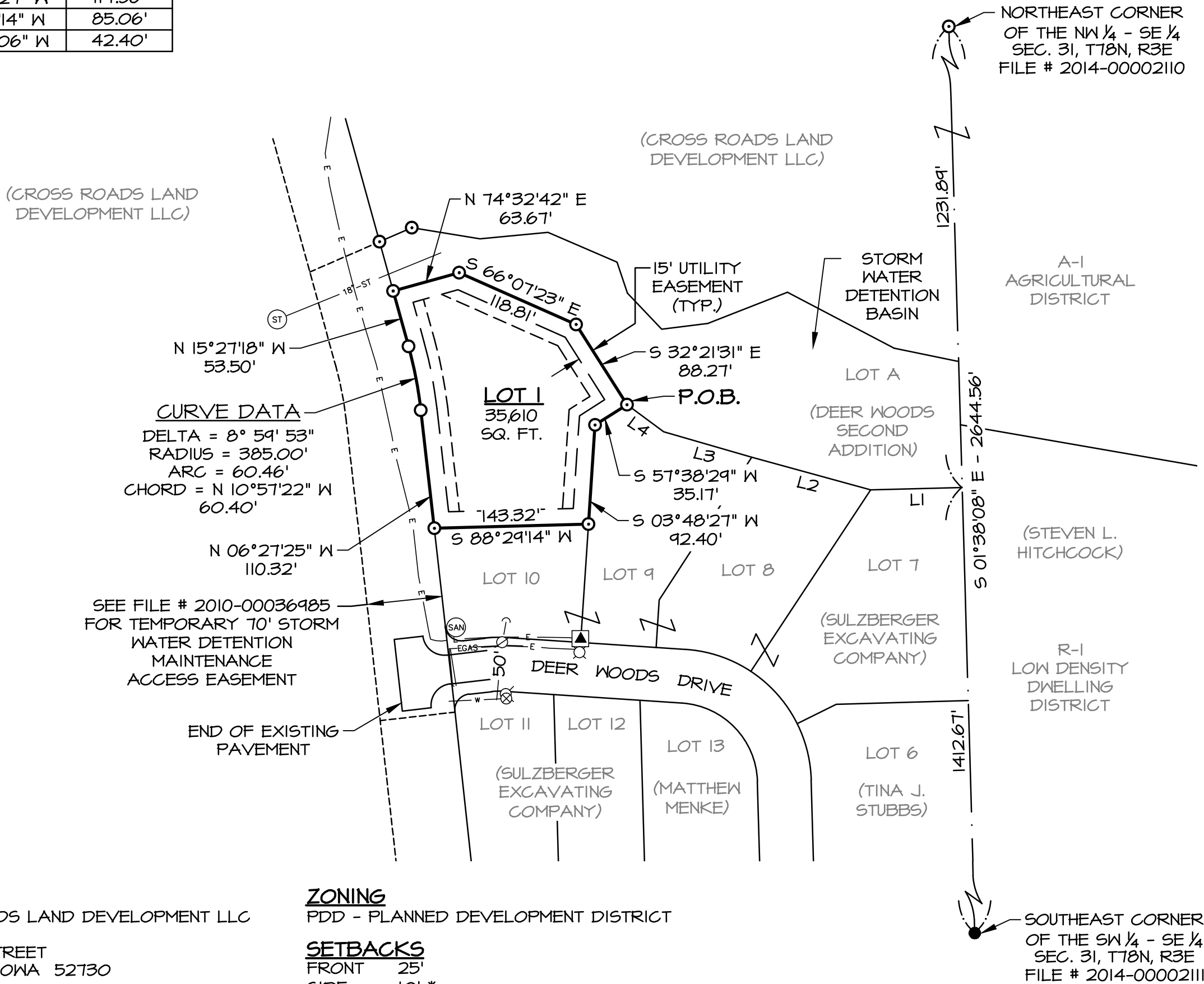
PREPARED BY: GARY W. WHITACRE, MARTIN & WHITACRE SURVEYORS & ENGINEERS, INC., P.O. BOX 413, MUSCATINE, IOWA 52761 / PHONE: (563) 263-7691

T78N

R3E

CROSS FIRST ADDITION FINAL PLAT

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S 88°34'11" W	85.11'
L2	N 74°38'27" W	114.56'
L3	N 73°54'14" W	85.06'
L4	N 53°35'06" W	42.40'



OWNER
CROSS ROADS LAND DEVELOPMENT LLC
P.O. BOX 80
3103 21ST STREET
CAMANCHE, IOWA 52730

DEVELOPER
CROSS ROADS LAND DEVELOPMENT LLC
P.O. BOX 80
3103 21ST STREET
CAMANCHE, IOWA 52730

PREPARED BY
MARTIN & WHITACRE SURVEYORS & ENGINEERS, INC.
GARY W. WHITACRE
1508 BIDWELL ROAD
MUSCATINE, IOWA 52761

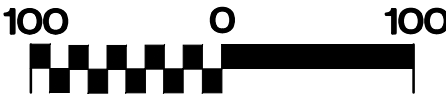
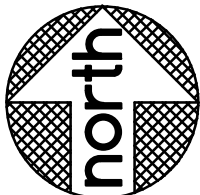
ZONING
PDD - PLANNED DEVELOPMENT DISTRICT

SETBACKS
FRONT 25'
SIDE 10' *
REAR 25'

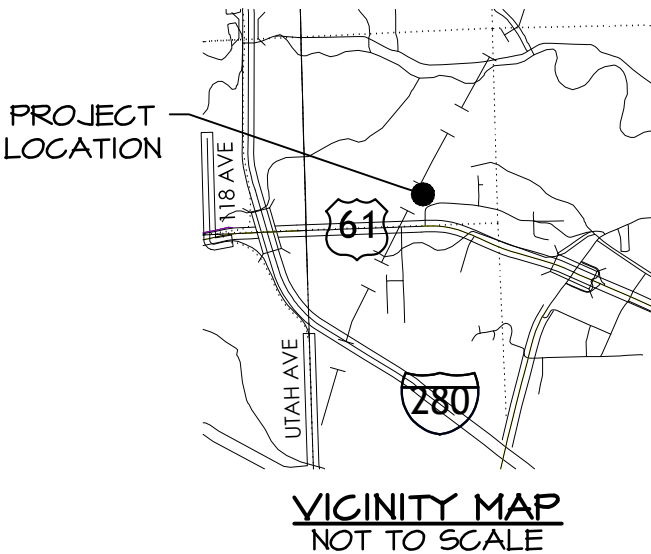
* EXCEPT AS FURTHER RESTRICTED BY EASEMENT

LAND DESCRIPTION -

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 78 NORTH, RANGE 3 EAST, IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA. COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 01°38'08" EAST 1231.89 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 88°34'11" WEST 85.11 FEET; THENCE NORTH 74°38'27" WEST 114.56 FEET; THENCE NORTH 73°54'14" WEST 85.06 FEET; THENCE NORTH 53°35'06" WEST 42.40 FEET TO THE NORTHWEST CORNER OF LOT 9 OF DEER WOODS SECOND ADDITION AND THE POINT OF BEGINNING; THENCE SOUTH 57°38'29" WEST 35.17 FEET; THENCE SOUTH 03°48'27" WEST 92.40 FEET; THENCE SOUTH 88°29'14" WEST 143.32 FEET; THENCE NORTH 06°27'25" WEST 110.32 FEET TO THE BEGINNING OF A 385 FOOT RADIUS TANGENT CURVE CONCAVE WESTERLY WHOSE 60.40 FOOT CHORD BEARS NORTH 10°57'22" WEST; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 60.46 FEET; THENCE NORTH 15°27'18" WEST 53.50 FEET; THENCE NORTH 74°32'42" EAST 63.67 FEET; THENCE SOUTH 66°07'23" EAST 118.81 FEET; THENCE SOUTH 32°21'31" EAST 88.27 FEET TO THE POINT OF BEGINNING. CONTAINING 35,610 SQUARE FEET AND IS SUBJECT TO EASEMENTS OF RECORD.



BASIS OF BEARINGS
IOWA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE



LEGEND

- SET 1/2" X 36" REBAR W/YELLOW CAP #10316
- FOUND 1/2" REBAR
- FOUND 1/2" REBAR W/CAP
- ⊕ FIRE HYDRANT
- ⊗ WATER VALVE
- GUY WIRE
- ⊗ LIGHT POLE
- ⊗ POWER POLE
- ▲ ELECTRIC TRANSPAD
- SAN SANITARY SEWER MANHOLE
- ST STORM SEWER MANHOLE
- 18"-ST STORM SEWER MAIN
- W WATER MAIN
- OE OVERHEAD ELECTRIC
- E UNDERGROUND ELECTRIC
- GAS UNDERGROUND GAS LINE
- UTILITY EASEMENT
- BUILDING SETBACK
- (NAME) ADJACENT PROPERTY OWNERS

NOTE:
SEE TOPOGRAPHIC SURVEY
FOR ADDITIONAL INFORMATION.

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 Professional Land Surveyor under the laws of the State of Iowa.

Gary W. Whitacre
Date _____ Reg. No. 10316
My license renewal date is December 31, 2017

Pages or sheets covered by this seal: 1



CITY OF DAVENPORT, IOWA

	Title	Date
PLANNING AND ZONING		
MID-AMERICAN ENERGY CO.		
MEDIACOM		
CENTURY LINK		
IOWA-AMERICAN WATER CO.		

SURVEY COMPANY / RETURN TO:

Martin & Whitacre
Surveyors & Engineers, Inc.
P.O. BOX 413 MUSCATINE, IOWA 52761
INFO@MARTIN-WHITACRE.COM (563)263-7691

SURVEYOR: GARY W. WHITACRE

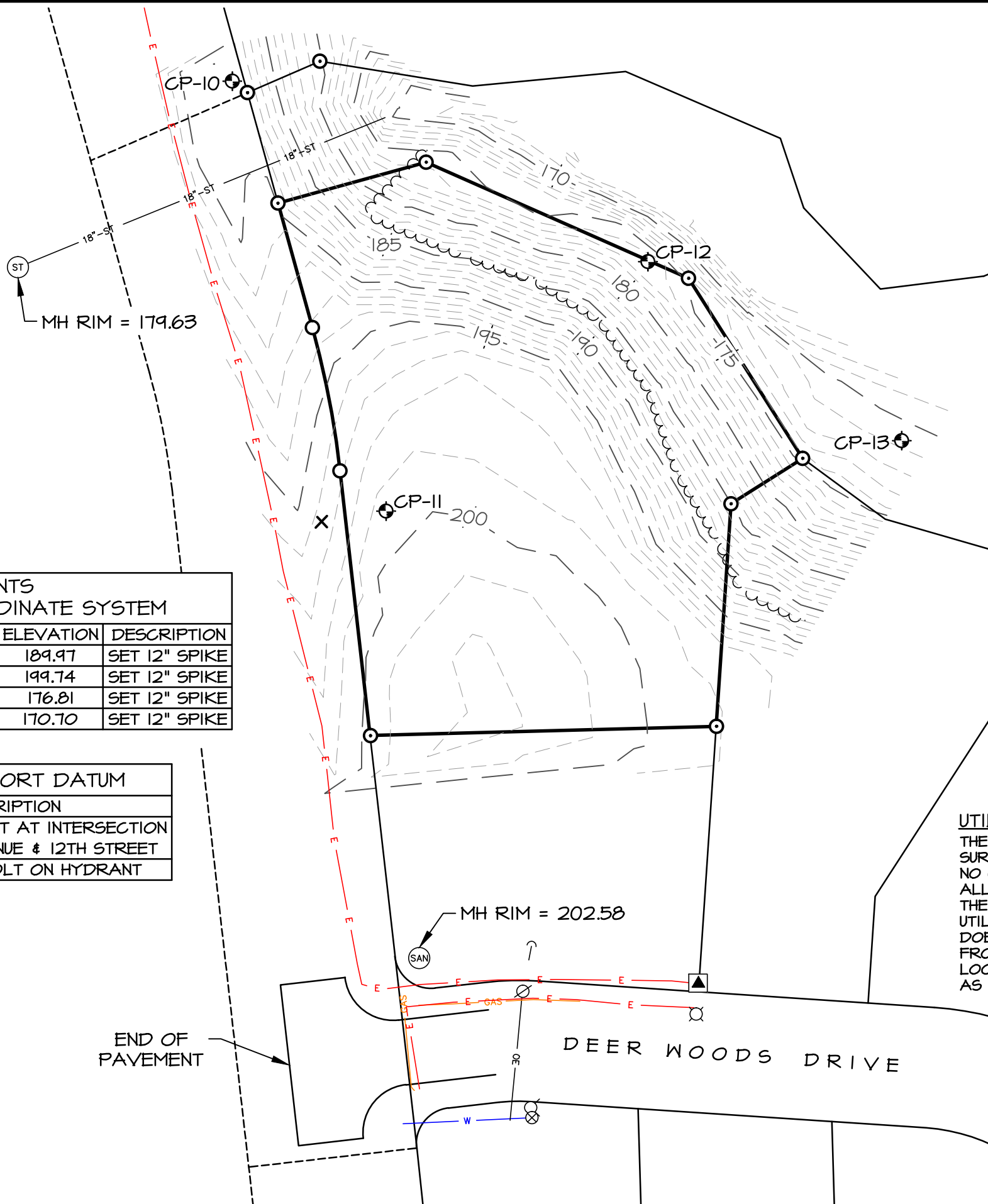
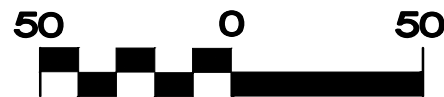
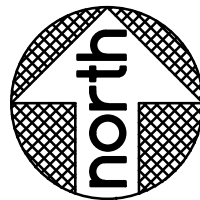
PROPRIETOR(S): CROSS ROADS LAND DEVELOPMENT LLC

REQUESTOR: MARK CROSS

LOCATION: CROSS FIRST ADDITION
SECTION 31, T78N, R3W, DAVENPORT, IOWA

SURVEY TYPE: FINAL PLAT

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
SCOTT CO.	DEER WOODS #2	1"=100'	JRM	GWW	02/17/17	8023.16
REV.	0				8023 SURVEY.DWG	SHEET 1 OF 1



CONTROL POINTS IOWA STATE PLANE COORDINATE SYSTEM				
CP #	NORTHING	EASTING	ELEVATION	DESCRIPTION
10	564234.4670	2419057.7343	189.97	SET 12" SPIKE
11	564056.4712	2419121.3739	199.74	SET 12" SPIKE
12	564159.6838	2419229.7534	176.81	SET 12" SPIKE
13	564085.5901	2419334.8608	170.70	SET 12" SPIKE

BENCHMARK - DAVENPORT DATUM		
BM	ELEVATION	DESCRIPTION
3	183.17	"BIM" ON HYDRANT AT INTERSECTION OF WILKES AVENUE & 12TH STREET
4	203.70	SOUTHWEST BOLT ON HYDRANT

NOTE:
SEE FINAL PLAT FOR
EASEMENTS, SETBACKS
AND LOT DIMENSIONS.

END OF
PAVEMENT

LEGEND

- 200— INDEX CONTOUR
- 196----- INTERMEDIATE CONTOUR
- PROPERTY LINE
- 18"-ST—— STORM SEWER MAIN
- ~~~~~ TREE LINE
- W— WATER MAIN
- OE— OVERHEAD ELECTRIC
- E— UNDERGROUND ELECTRIC
- GAS— UNDERGROUND GAS LINE
- SET 1/2" X 36" REBAR W/YELLOW CAP #10316
- FOUND 1/2" REBAR
- ⊙ FOUND 1/2" REBAR W/CAP
- ⊗ LIGHT POLE
- GUY WIRE
- ⊗ POWER POLE
- ▲ ELECTRICAL TRANSPAD
- ⊗ FIRE HYDRANT
- ⊗ WATER VALVE
- ⊙(SAN) SANITARY SEWER MANHOLE
- ⊙(ST) STORM SEWER MANHOLE
- X LATH MARKING SEWER SERVICE ?

UTILITY NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, BUT HAS SHOWN THEIR EXISTENCE AS LOCATED BY THE RESPECTIVE UTILITY COMPANIES.

Martin & Whitacre
Surveyors & Engineers, Inc.

P.O. BOX 413 (563)263-7691 MUSCATINE, IOWA

MARK CROSS TOPOGRAPHIC SURVEY IN
DEER WOODS THIRD ADDITION IN SEC. 31, T18N, R3E, DAVENPORT, IA

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
SCOTT CO.	DEER WOODS #2	1"=50'	JRM	GNW	02/17/17	8023.16
REV.	0				8023 TOPO.DWG	SHEET 1 OF 1

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

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

SUBDIVISION NAME: Cross First Addition

LOCATION: Deer Woods Drive, Davenport, IA

DEVELOPER: Name: Cross Roads Land Development LLC
Address: 3103 21st Street, P.O. Box 80, Camanche, IA 52730
Phone: 563-357-8760 FAX: _____
Mobile Phone: _____ Email: transtar@mchsi.com

ENGINEER: Name: Martin & Whitacre Surveyors & Engineers, Inc.
Address: 1508 Bidwell Road, Muscatine, IA 52761
Phone: 563-263-7691 FAX: _____
Mobile Phone: 563-299-4144 Email: gwhitacre@martin-whitacre.com

ATTORNEY: Name: Bush, Motto, Creen, Koury, P.L.C. - Michael Koury
Address: 5505 Victoria Avenue, Suite 100, Davenport, IA 52807-2944
Phone: 563-344-4900 FAX: 563-344-8961
Mobile Phone: _____ Email: makoury@bmcklaw.com

OWNER: Name: Cross Roads Land Development LLC
Address: 3103 21st Street, P.O. Box 80, Camanche, IA 52730
Phone: 563-357-8760 FAX: _____
Mobile Phone: _____ Email: transtar@mchsi.com

NUMBER OF LOTS: 1 ACRES: 0.82
SF 2F MF & EST. UNITS COMM IND

STREETS ADDED: 0 LINEAR FEET

Does the plat contain a drainage way or floodplain area: Yes X 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.**