

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, FEBRUARY 20, 2018; 5:00 PM

COUNCIL CHAMBERS

COMBINED PUBLIC HEARING & REGULAR MEETING

I. New Business

- A. Case No. REZ18-01: Request of Dave Meyer on behalf of Tom Swanwick dba Forest View LLC for a rezoning (map amendment) on 1.19 acres of property known as Lot 2 of Ryde High 2nd Addition located on the south side of East 46th Street between Grand and Tremont Avenues. The rezoning is from "C-2" General Commercial District to R-6M Planned Unit Development to construct attached townhouses on individual lots. Ten units are proposed. [7th Ward]

II. Next Public Hearing

- A. Tuesday, March 06, 2018 at 5:00 P.M. in the Council Chambers of Davenport City Hall - 226 West 4th Street

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Authority

- A. Council did not consider any Commission activity

III. Secretary's Report

- A. Consideration of the February 6, 2018 Plan and Zoning Commission meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

- i. Case No. FDP18-01: Request of John Crump dba Woodspringsone LLC for a PDD Final Development Plan located north of East 53rd Street and west of Elmore Avenue (Lot 1 of Lakehurst Commercial Park Third Addition) on 2.28 acres, more or less to develop a Woodspring Hotel. [6th Ward]

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case No. P18-01: Preliminary plat of Reed's Retreat located west of Wisconsin Avenue and north of Telegraph Road, containing seven (7) lots on 62.86 acres, more or less, The property is zoned both "R-1" Low Density Dwelling District and "A-1" Agricultural District.[1st Ward]
- ii. Case No. F18-01: Final plat of Reed's Retreat located west of Wisconsin Avenue and north of Telegraph Road, containing seven (7) lots on 62.86 acres, more or less, The property is zoned both "R-1" Low Density Dwelling District and "A-1" Agricultural District.[1st Ward]

VII. Future Business

- A. Preview of items for the March 06th public hearing and/or regular meeting (note-not all items to be heard may be listed):
- B. Case No. F18-02: Final plat of Bett's Corporation 2nd Addition located along the south side of West 53rd Street east of Brown Street containing one residential lot on 1.21 acres, more or less. [7th Ward]

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 06, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
2/20/2018

Subject:

Case No. REZ18-01: Request of Dave Meyer on behalf of Tom Swanwick dba Forest View LLC for a rezoning (map amendment) on 1.19 acres of property known as Lot 2 of Ryde High 2nd Addition located on the south side of East 46th Street between Grand and Tremont Avenues. The rezoning is from "C-2" General Commercial District to R-6M Planned Unit Development to construct attached townhouses on individual lots. Ten units are proposed. [7th Ward]

ATTACHMENTS:

Type	Description
Backup Material	REZ 18-01 Public Hearing packet

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	2/15/2018 - 3:57 PM



City of Davenport
Community Planning & Economic Development Department
PUBLIC HEARING REPORT

Meeting Date: February 20, 2018
Request: C-2 General Commercial to R-6M Planned Unit Development
Address: Lot 3 Ryde High 2nd Add'n – S of E 46th St between Grand & Tremont Aves
Case No.: REZ18-01
Applicant: David Meyer on behalf of Tom Swanwick dba Forest View LLC

Recommendation:

There is no recommendation at this time.

Introduction:

Request of Tom Swanwick dba Forest View LLC for a rezoning (map amendment) on 1.19 acres of property known as Lot 3 of Ryde High 2nd Addition located on the south side of East 46th Street between Grand and Tremont Avenues. The rezoning is from "C-2" General Commercial District to R-6M Planned Unit Development to construct attached townhouses on individual lots. Ten units are proposed.

AREA CHARACTERISTICS:

Aerial

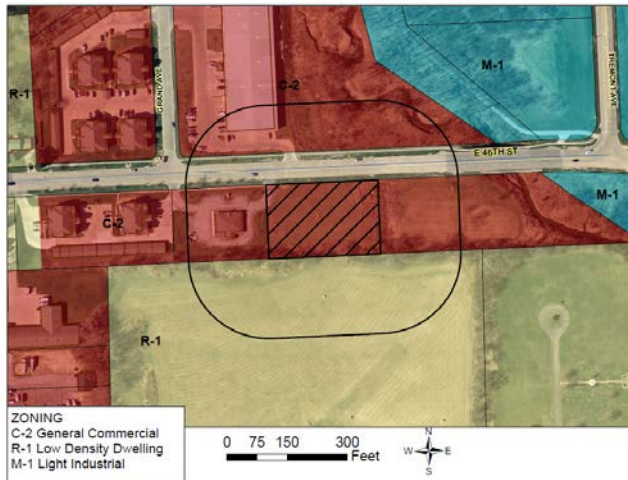


2014 Aerial Photo

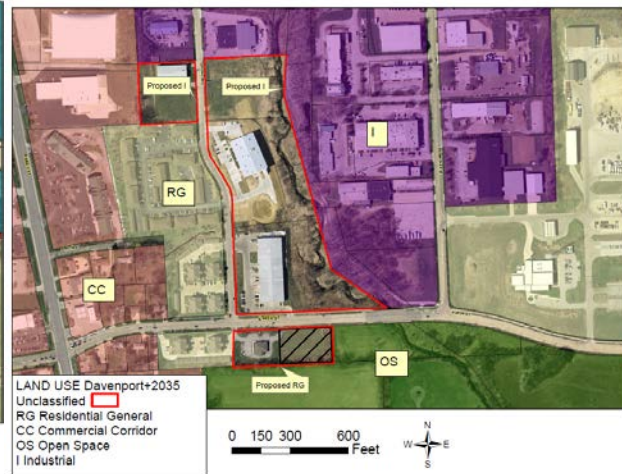
0 100 200 400
Feet



Zoning Map



Land Use



Background: **Comprehensive Plan:**

Within Urban Service Boundary +2035: Yes

Future Land Use Designation: The property being rezoned, the abutting property to the west and the area north of 46th Street (outlined in red) was missed during the development of the Davenport+2035 Land Use map. Staff would suggest that this be rectified as part of this rezoning.

Staff proposes the area south of 46th Street be classified as Residential General (RG) and the area north of 46th Street be classified as Industrial (I).

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:

Identify and reserve land for current and future development – *encourage a full range of development.*

Zoning:

The property is currently zoned “C-2” General Commercial District. The C-2 designation would allow for multiple family (apartments) similar to those developed to the west and northwest. The Planned Unit Development would allow for the attached town homes on individual lots (fee simple title).

Technical Review:

Streets. The property is located along East 46th Street east of Brady Street / Welcome Way couplet. East 46th St dead-ends east at the railroad to the east. There is a separation requirement for the driveways of 203 feet. The topography may not allow a full 230 feet but discussion with the City's Development and Traffic Engineers should be held earlier than later.

Storm Water. Stormwater infrastructure is located in East 46th Street.

Sanitary Sewer. Sanitary sewer service is located along the south side of East 46th Street (8-inch line).

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

Emergency Services. The property is located approximately 1-1/2 miles from Fire Stations No. 3 at 3506 Harrison Street and 2-miles from Fire Station No. 8 at 2820 E 53rd Street.

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

Public Input:

A neighborhood meeting was held February 13th at the Public Works Center. No one from the notice area attended. The developer presented staff with the proposed building elevations (not complete) and floor plans.

Discussion:

Zoning

The existing zoning is currently C-2 General Commercial. The Planned Unit Development (PUD) is a residential enhancement, therefore the residential downzoning. With regard to multiple family development the C-2 and R-6M zoning allow the same density.

The rezoning to the R-6M Planned Unit Development is to facilitate town home development with each unit on its own lot (fee simple title of land with each unit). The existing commercial zoning allows for multiple family (apartments) but not attached town home units on individual lots.

A final development plan and subdivision will also be required prior to the property being developed.

Staff Recommendation:

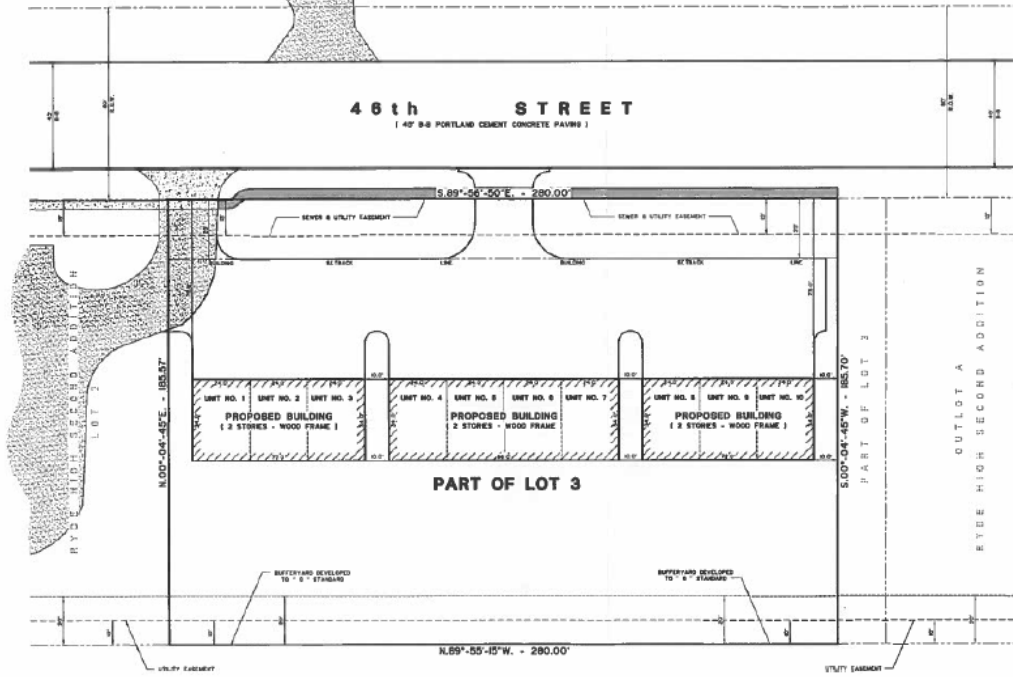
This is the public hearing, therefore no recommendation is made at this time.

Prepared by:

Wayne Wille, CFM - Planner II
Community Planning Division

RYDE HIGH ADDITION
LOT 2

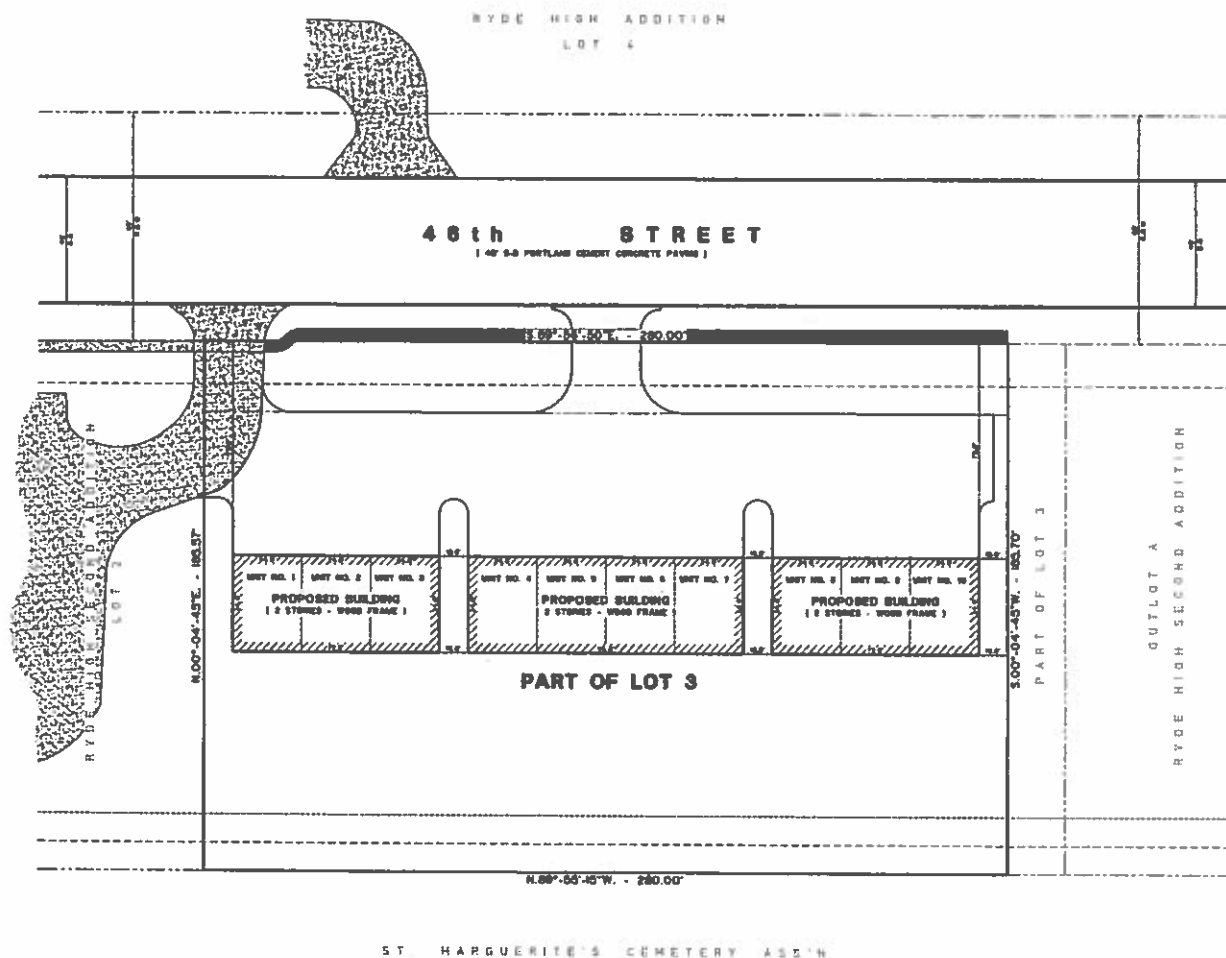
46th STREET
(4' 0" PORTLAND CEMENT CONCRETE PAVING)



ST. MARQUERITE'S CEMENTRY ASS'N



PART OF LOT 3
RYDE HIGH SECOND ADDITION
DAYTONPORT, IOWA
SITE PLAN
SHEET 1 OF

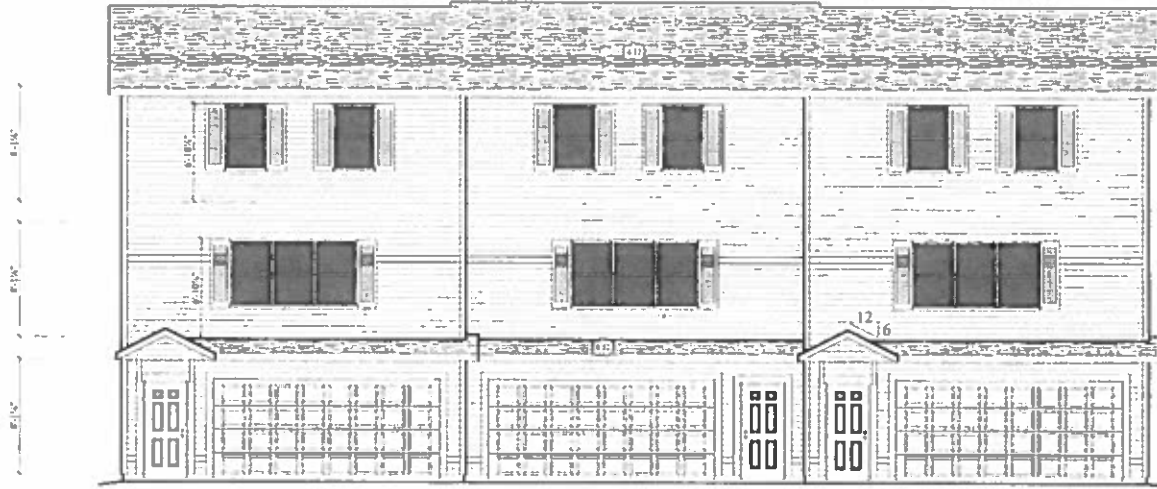


ST. HARGUERITE'S CEMETERY ASS'n

PREPARED BY
VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.

4111 EAST 90th STREET
DAYTONPORT, IOWA 52807
PHONE NUMBER: (563) 399 - 1349

VMCE 17263 - 82

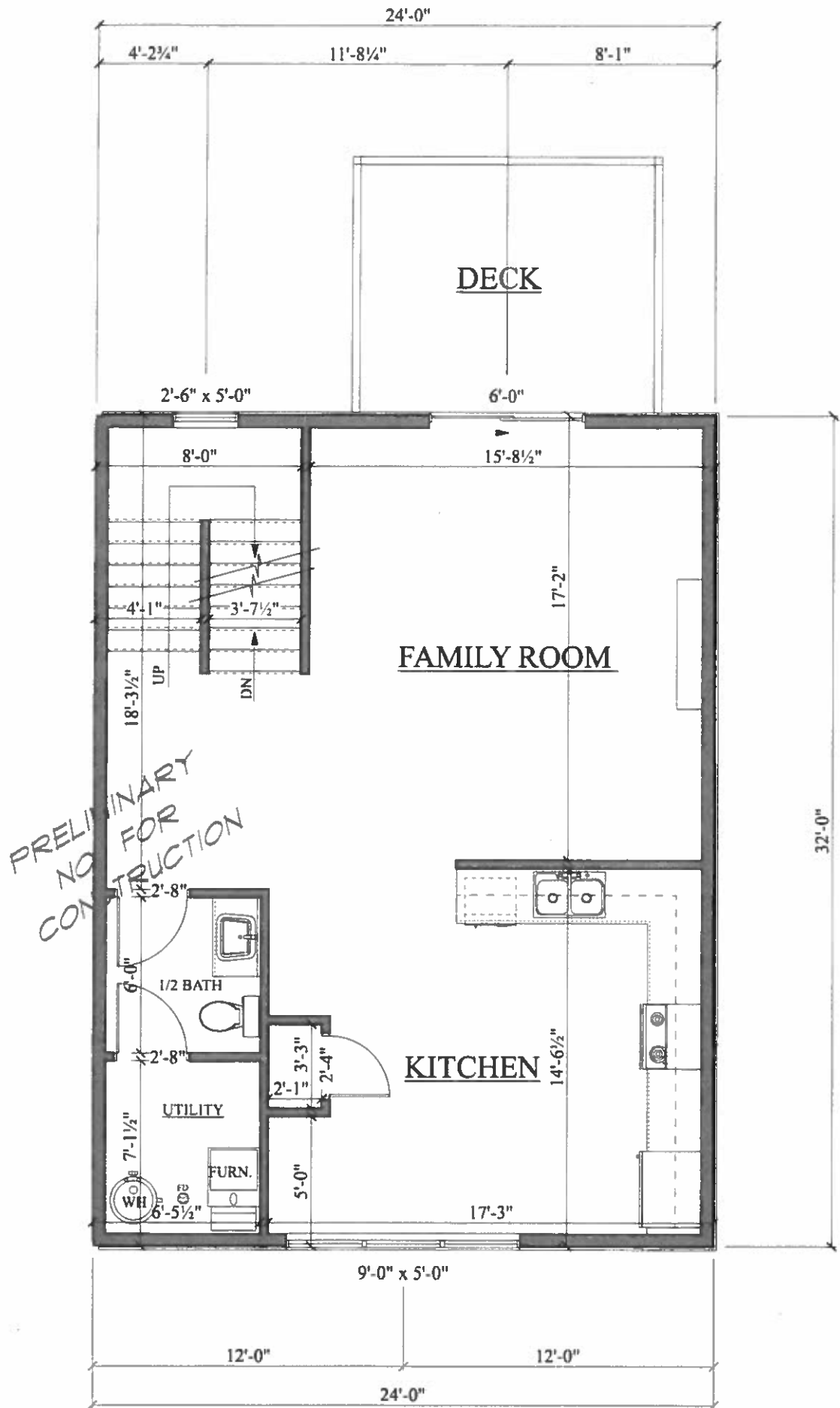


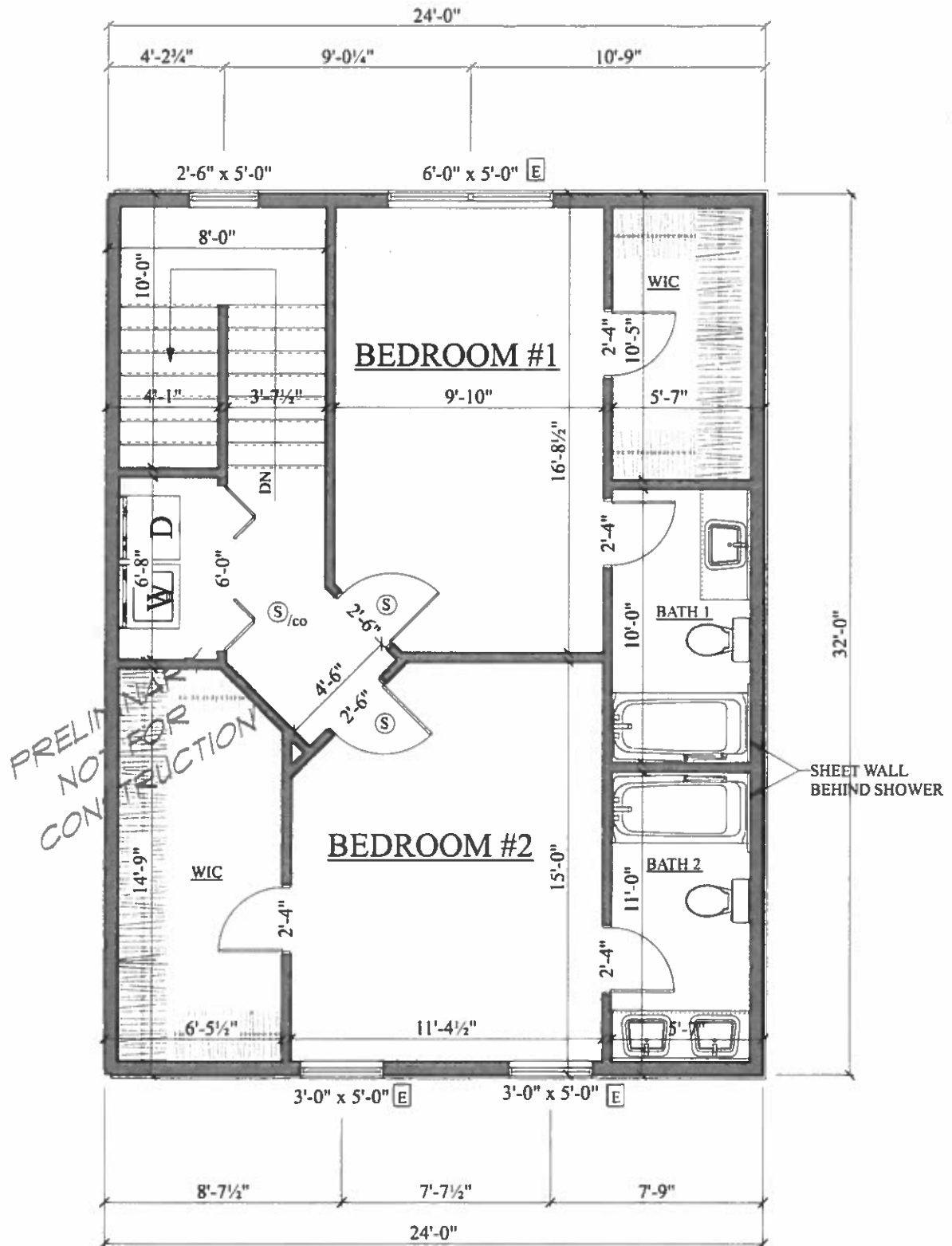
FRONT ELEVATION

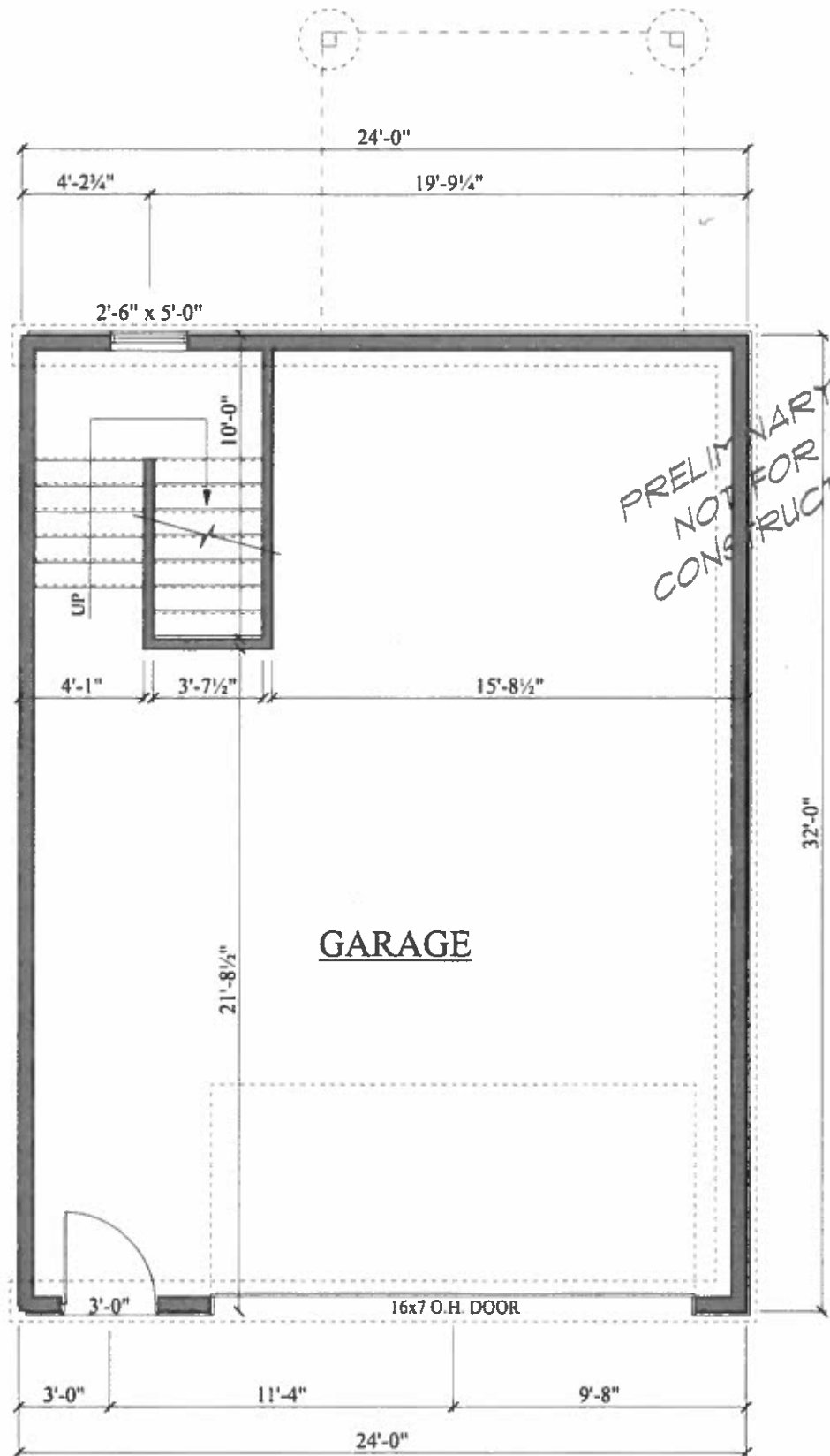


REAR ELEVATION

SHEET # 1	JOB # 1972-1017 SCALE 1/4" = 1'-0" February 2015	SUBJECT NAME SWANEY WEST 46TH CONDOS	SHEET DESCRIPTION Front & Rear Elevations
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Zoning Map Amendment Application

226 West 4th Street
Davenport, Iowa 52801
(563) 326-7765
Planning@ci.davenport.ia.us

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Property Address* Lot 3, Ryde High 2nd Addition except the East 20 feet thereof.

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

Applicant (Primary Contact)**

Name: Dave Meyer
Company: Verbeke-Meyer Consulting Engineers
Address: 4111 East 60th Street
City/State/Zip: Davenport, IA 52807
Phone: 563-359-1348
Email: d1m@verbeke-meyer.com

Owner (if different from Applicant)

Name: Tom Swanwick
Company: Forest View LLC
Address: 4555 Utica Ridge Road
City/State/Zip: Bettendorf, IA 52722
Phone: 563-343-6779
Email: Tswan444@AOL.com

Engineer (if applicable)

Name: Dave Meyer
Company: Verbeke-Meyer Consulting Engineers
Address: 4111 East 60th Street
City/State/Zip: Davenport, IA 52807
Phone: 563-359-1348
Email: d1m@verbeke-meyer.com

Architect (if applicable)

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

Attorney (if applicable)

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

Application Form Type:

Plan and Zoning Commission

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

Zoning Board of Adjustment

Appeal from an Administrative Decision ☐
Special Use Permit - New Cell Tower ☐
Home Occupation Permit ☐
Special Exception ☐
Special Use Permit ☐
Hardship Variance ☐

Design Review Board

Certificate of Design Approval ☐
Demolition Request in the Downtown ☐

Historic Preservation Commission

Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Administrative

Floodplain Development ☐
Cell Tower Co-Location ☐
Identification Signs ☐
Site Plan ☐

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

Request:Existing Zoning: Proposed Zoning Map Amendment: Total Land Area: AcresDoes the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☒ Yes ☐ No**Submittal Requirements:**

- The following items should be submitted to Planning@ci.davenport.ia.us for review:
- 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.
 - \$5.00 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) Public Notice for the Plan and Zoning Commission public hearing:

- After submitting the application the applicant shall post notification sign(s) supplied by the City on property at least two weeks prior to 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. Failure to post signs as required may result in a delay of the request.
- The applicant shall hold a neighborhood meeting as per the attached meeting guidelines.
- Planning staff will send a public hearing notice 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 hold a public hearing on the request. Subsequently, the Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

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

- Planning staff will send a public hearing notice to surrounding property owners.
- The Committee of the Whole (COW) will hold a public hearing on the request. Subsequently, 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:

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.

Authorization to Act as Applicant

I, Thomas C. Swanwick
authorize Dave Meyer
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the
property located at Part of Lot 3, Ryde High 2nd Addition.



Signature(s)*

*Please note: original signature(s) required.

Owner		Address	C-S-Z
Plumb Supply Company LLC		PO Box 4558	Des Moines IA 50305
Plumb Supply Company LLC		4601 Grand Ave	Davenport IA 52807
Bent River Community Credit Union		709 E 46th St	Davenport IA 52807
St Marguerite's Cemetary Assn	c/o Halligan-McCabe	614 Main St	Davenport IA 52803
Mt Calvery Holy Family Cemetary Assn	c/o Robert McCabe	614 Main St	Davenport IA 52803
Forest View LLC		4555 Utica Ridge Rd	Bettendorf IA 52722
David Meyer	Verbeke-Meyer	4111 E 60th St	Davenport IA 52807
Tom Swanwick	Forest View LLC	4555 Utica Ridge Rd	Davenport IA 52807
Michael Matson - 7th Ward Alderman	City Council Office	226 W 4th St	Davenport IA 52801
Kyle Gripp - At Large Alderman	City Council Office	226 W 4th St	Davenport IA 52801
JJ Condon - At Large Alderman	City Council Office	226 W 4th St	Davenport IA 52801
Tiffany Thorndike	City Council Office	226 W 4th St	Davenport IA 52801

GRAND AVE

TREMONT AVE

PLUMB SUPPLY
COMPANY LLC

E 46TH ST

E 46TH ST

BENT RIVER
COMMUNITY
C.V.

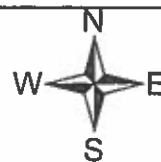
MT CALVERY HOLY FAMILY
CEMETARY ASSN

ST MARGUERITES
CEMETARY ASSN

200FT NOTICE
AREA BOUNDARY

Notification Plat

0 75 150 300
Feet



Neighborhood Meeting Attendance List

Case: REZ 18-01

Date: 2-13-18

Name	Address	Phone	Email
1 Tom Shanmick	4002 LAKEVIEW T-040	563-343-6779	TSUAN444@AOL.COM
2 Bob Ingram	3740 W 60th	563.349.0341	—
3			
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226 West Fourth Street • Davenport, Iowa 52801
Telephone: 563-326-7711 TDD: 563-326-6145
www.cityofdavenportiowa.com
NEIGHBORHOOD MEETING NOTICE

Date – Time - Place

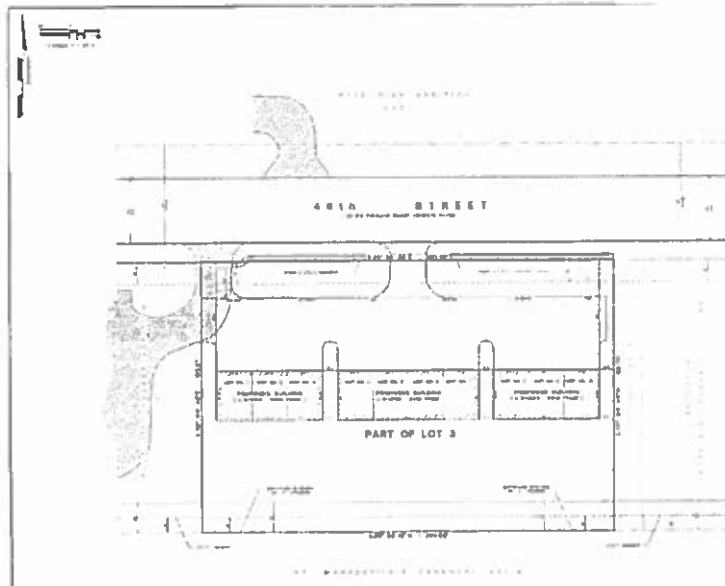
On February 13, 2018 at 4:30 P.M. a neighborhood meeting will be held to introduce you to a project that requires a property to be rezoned .

The meeting will be held at the City of Davenport's Public Work Center facility located at 1200 East 46th Street. Please use the eastern most entrance to the facility (see below):



What is it about?

The applicant is proposing to construct ten attached townhouse units in three buildings (two buildings will have three units and one building will have four units). Each unit will be on its own individually owned lot. The rezoning is to allow the each unit of an attached townhouse to be on its own lot. The concept plan below shows the proposed layout of the three buildings.



Having each unit on its own lot requires a change in zoning (map amendment) to a residential Planned Unit Development or PUD.

This is the first step in a rezoning process. Public hearings will be held before both the Plan and Zoning Commission and City Council. You will shortly be receiving notice of the City Plan and Zoning Commission's public hearing if you have not already.

The proposed schedule is as follows (the remaining meetings are held in the Council Chambers of City Hall at 226 W 4th Street:

- Tuesday – 02/20/2018 at 5:00 P.M. – Plan and Zoning Commission Public Hearing
- Tuesday – 03/06/2018 at 5:00 P.M. – Plan and Zoning Commission regular meeting (recommendation to City Council made)

The City Council requires three readings or considerations for a rezoning to be approved (unless waived by the City Council). (The following is a tentative schedule for the City Council meetings – You will also receive a notice of the public hearing at the City Council).

- Wednesday – 03/21/2018 at 5:30 P.M – Committee of the Whole (City Council public hearing)
- Wednesday – 03/28/2018 at 5:30 P.M. – First consideration by City Council
- Wednesday – 04/04/2018 at 5:30 P.M – Committee of the Whole
- Wednesday - 04/11/2018 at 5:30 P.M. – Second consideration by City Council
- Wednesday – 04/18/2018 at 5:30 P.M – Committee of the Whole
- Wednesday - 04/25/2018 at 5:30 P.M. – Third & Final consideration by City Council

A tabling (delay) may occur at any point in this process.

If you have any questions, please contact the Community Planning Office at 563-326-7765 or use the office e-mail planning@ci.davenport.ia.us

Wednesday, February 14, 2018

Please publish the following Plan and Zoning Commission public notice on Saturday 02/10/18. We would appreciate an email articulating which edition the ad will be published.

The PO number for this notice is: 1810801

Please provide proof of publication for our records. If you have any questions, please contact me at wtw@ci.davenport.ia.us or 563-326-6172

-Wayne Wille, CFM – Planner II

**PUBLIC HEARING NOTICE
PLAN AND ZONING COMMISSION
CITY OF DAVENPORT**

Public Hearing Details:

Date: 02/20/2018
Time: 5:00 PM
Location: Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa
Subject: Public hearing for a rezoning (map amendment) before the Plan and Zoning Commission
Case #: REZ18-01

To: All property owners within 200 feet of the subject property located at: **Lot 2 Ryde High Second Addition (the lot East of 709 E 46th St)**

What is this All About?

This notice is being sent to inform you that a public hearing will be held for a rezoning (map amendment) request. The purpose of the rezoning is to allow residential townhomes on individual lots.

Request Description

Case No. REZ18-01: Request of Dave Meyer on behalf of Tom Swanwick dba Forest View LLC for a rezoning (map amendment) on 1.19 acres of property known as Lot 2 of Ryde High 2nd Addition located on the south side of East 46th Street between Grand and Tremont Avenues. The rezoning is from "C-2" General Commercial District to R-6M Planned Unit Development to construct attached townhouses on individual lots. Ten units are proposed.

What are the Next Steps after the Public Hearing?

This public hearing is the first step in the review/approval process. The Commission's will make its recommendation two weeks following this public hearing will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing as you received this notice. For the specific dates and times of subsequent meetings, please contact the case planner below.

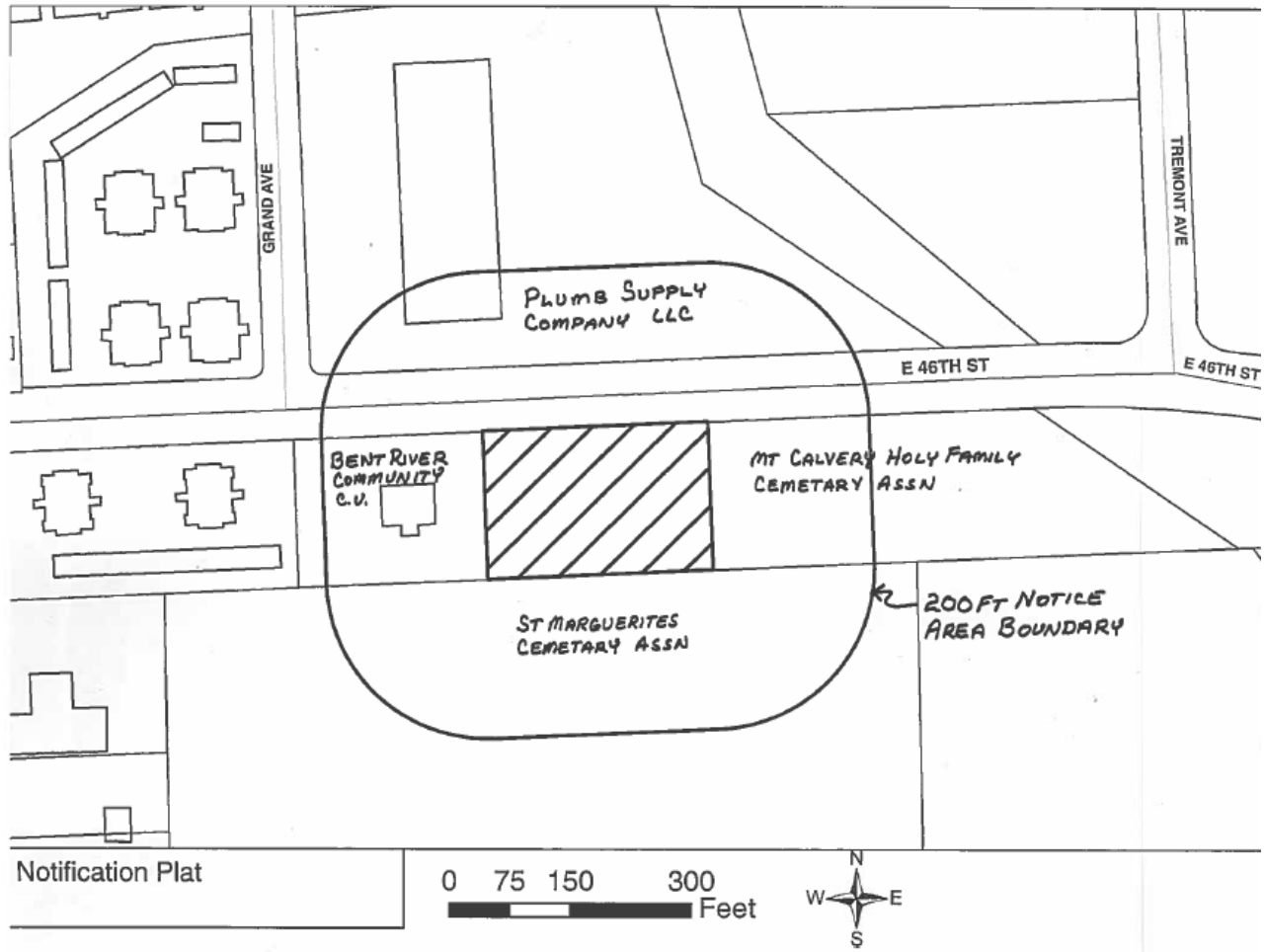
Would You Like to Submit an Official Comment?

As a neighboring property owner, you may have an interest in commenting on the proposed request either in writing/email or in person at the public hearing. If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the public hearing. Send comments to planning@ci.davenport.ia.us or CPED, 226 W 4th St, Davenport IA 52801.

Do You Have Any Questions?

If you have any questions on this request, or if ADA/special accommodations are needed, please contact Wayne Wille, CFM-Planner II, the planner assigned to this project at wtw@ci.davenport.ia.us or 563-326-6172. PO No. 1810801

Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the applicant. If you choose to attend the hearing, you may wish to contact Community Planning prior to your departure to learn of any changes to the agenda.



City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
2/20/2018

Subject:

Tuesday, March 06, 2018 at 5:00 P.M. in the Council Chambers of Davenport City Hall - 226 West 4th Street

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	2/15/2018 - 3:57 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
2/20/2018

Subject:
Council did not consider any Commission activity

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	2/15/2018 - 3:57 PM

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
2/20/2018

Subject:
Consideration of the February 6, 2018 Plan and Zoning Commission meeting minutes.

Recommendation:
Approve the minutes.

ATTACHMENTS:

Type	Description
▢ Backup Material	02-06-18 Minutes

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	2/15/2018 - 3:58 PM

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

**TUESDAY FEBRUARY 6, 2018 • 5:00 PM
COUNCIL CHAMBERS – DAVENPORT CITY HALL
226 W 4TH STREET DAVENPORT, IA**

MINUTES

PUBLIC HEARING AGENDA

OLD BUSINESS –

NEW BUSINESS –

Next Public Hearing:

Tuesday, February 20, 2018 at 5:00 P.M. in the Council Chambers of Davenport City Hall – 226 West 4th Street.

REGULAR MEETING AGENDA

I. Roll Call of the Membership

Present: Connell, Hepner, Inghram, Kelling, Lammers, Maness, Medd, Quinn and Reinartz and Tallman
Excused: Martinez
Staff: Flynn, Rusnak and Heyer

II. Report of the City Council Activity

III. Secretary's Report November 14, 2017 meeting minutes were approved.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business –

1. Case No. REZ17-08: Request of Palmer College of Chiropractic to rezone 38.65 acres, more or less, generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: "R-4" Moderate Density Dwelling District, "R-6M" High Density Dwelling District, "C-1" Neighborhood Commercial District, "C-2" General Commercial District, "C-4" Central Business District and "M-1" Light Industrial District to "PID" Planned Institutional District [3rd Ward]

On a motion by Tallman, seconded by Connell, to remove REZ17-08 from the table. Vote to remove REZ17-08 from the table was unanimous. Vote 9-yes, 0-no and 0-absentions.

The Chairperson indicated that he would allow public comment for the purpose of providing new information. He stated that Commissioner questions should wait until after the staff presentation and public comment.

Rusnak summarized the staff report. He stated that the Plan and Zoning Commission tabled this request indefinitely at its September 5, 2017 regular meeting to allow the City sufficient time to hire a consultant to analyze if the approval of the rezoning (and ultimate plan buildout) would cause a disparate impact on low income and minority communities. The analysis was completed in December 2017 and determined in part "... the City of Davenport's approval of the Palmer's PID rezoning application does not create a disparate impact on protected racial or ethnic groups."

Findings:

1. The proposed rezoning facilitates the adoption of a land use plan that enables the community to understand and visualize the levels of development being proposed, their likely impacts and appropriate mitigation measures;
2. The proposed rezoning would articulate the limits of the institutional growth and mitigate potential the adverse impacts associated with development and geographic expansion; and
3. The proposed rezoning would facilitate the ability of Palmer College of Chiropractic to grow and adapt to changing needs while protecting the livability and vitality of adjacent neighborhoods.
4. The design of the campus mitigates any potential impacts to the surrounding neighborhoods.

Staff recommends that the Plan and Zoning Commission accept the listing findings and forward Case REZ17-08 to the City Council with a recommendation for approval subject to the following conditions:

1. That any property rendered non-conforming by the adoption of the "PID" Planned Institutional District not be subject to Section 17.46.020 entitled Discontinuance-Conformance required;
2. That the buildings achieve consistency with the required 25 foot front yard setback if a "PID" Planned Institutional District ordinance amendment is not adopted to allow setback reductions as depicted on the adopted Land Use Plan;
3. That the Land Use Plan be amended to depict a minimum 25 foot front yard setback for the buildings along Main Street south of West 8th Street;
4. That the Land Use Plan table be amended to clearly articulate the existing (including those to be preserved) vs. proposed use of the all properties and proposed building height and setbacks;
5. That Palmer College of Chiropractic formally requests the vacation/abandonment of the public streets and alleys depicted on the Land Use Plan as private use by Palmer College of Chiropractic. These areas on the Land Use are descriptive only with respect to the future use of the property and does not compel approval of any vacation/abandonment request; and
6. In the event that East 11th Street between Perry Street and Pershing Avenue is vacated and conveyed to Palmer College of Chiropractic, a pedestrian walkway be constructed from Perry Street to Pershing Avenue in the general location of East 11th Street utilizing existing bricks from the roadway surface and that historical markers be located at its intersection with Perry Street and Pershing Avenue. The cost of removing the roadway material, curbs and sidewalks and

the installation of the pedestrian walkway and historical markers shall be the expense of Palmer College of Chiropractic.

Scott Tunnicliff, Director of the Hilltop Campus Village spoke in favor of the request.

A.J. Reed spoke in opposition to the request such that there didn't appear to have much public input into the plan.

Carry Clark spoke in opposition to the Disparate Impact Analysis.

John De Taeye recommend that the Commission table the request to allow additional time to study the proposal.

Olivia Williams objected the the proposal as a fair housing professional.

Dr. Dennis Marchiori spoke on behalf of Palmer College of Chiropractic. She stated that he was present to answer any questions.

Latric Lacey stated that the Civil Rights Commission meets next week to discuss the proposal. She objected to the meeting notice, which excluded renters and the disparate impact analysis.

That concluded the staff presentation and public comments.

There were several questions from Commissions and responses from City staff. Staff stated that it was the City's opinion that the Deparate Impact Analysis was performed by a professional consultant and that study demonstates that the rezoning would not cause a disparate impact on low income and minority communities.

Assistant City Attorney stated that the Commission should consider the proposal based on its consistency with the "PID" Planned Instutional District Ordinance.

On a motion by Tallman, seconded by Connell, to recommend approval of REZ17-08 subject to the 6 conditions listed by City staff. Vote to recommend approval was unanimous. Vote was 9-yes, 0-no and 0-absentions

B. New Business -

VI. Subdivision Activity

A. Old Business – There was none.

B. New Business – Thre was none.

VII. Other Business –

VIII. Future Business – Preview of items for the February 06th public hearing and/or regular meeting (*note-not all items to be heard may be listed*):

- Case No. REZ18-01: Request of Dave Meyer on behalf of Tom Swanwick dba Forest View LLC for a rezoning (map amendment) on 1.19 acres of property known as Lot 2 of Ryde High 2nd Addition located on the south side of East 46th Street between Grand and Tremont Avenues. The rezoning is from "C-2"

General Commercial District to R-6M Planned Unit Development to construct attached townhouses on individual lots. Ten units are proposed. [7th Ward]

- Case No. FDP18-01: Request of John Crump dba Woodspringsone LLC for a PDD Final Development Plan located north of East 53rd Street and west of Elmore Avenue (Lot 1 of Lakehurst Commercial Park Third Addition) on 2.28 acres, more or less to develop a Woodspring Suites Hotel. [6th Ward]
- Case No. P18-01: Preliminary plat of Reed's Retreat located west of Wisconsin Avenue and north of Telegraph Road, containing seven (7) lots on 62.86 acres, more or less, The property is zoned both "R-1" Low Density Dwelling District and "A-1" Agricultural District.[1st Ward]
- Case No. F18-01: Final plat of Reed's Retreat located west of Wisconsin Avenue and north of Telegraph Road, containing seven (7) lots on 62.86 acres, more or less, The property is zoned both "R-1" Low Density Dwelling District and "A-1" Agricultural District.[1st Ward]

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

No one from the audience spoke.

X. Adjourn - The meeting was adjourned at approximately 6:15 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.*
- *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, February 20, 2018 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

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
2/20/2018

Subject:

Case No. FDP18-01: Request of John Crump dba Woodspringsone LLC for a PDD Final Development Plan located north of East 53rd Street and west of Elmore Avenue (Lot 1 of Lakehurst Commercial Park Third Addition) on 2.28 acres, more or less to develop a Woodspring Hotel. [6th Ward]

Recommendation:

Staff recommends the Plan and Zoning Commission forward case FDP18-01 to the City Council with a recommendation for approval subject to the following condition:

1. That the PDD Zoning Requirements table be updated to the following:
Front Yard: 25 Ft. Minimum Building Setback.
Side Yard: 10 Ft. Minimum Building Setback.
Year Yard: 0 Ft. Minimum Building Setback.

Relationship to Goals:

Strengthen the existing built environment.

Background:

Please see attached staff report.

ATTACHMENTS:

Type	Description
▢ Backup Material	FDP18-01 - Final Staff Report
▢ Backup Material	Proposed Final Development Plan
▢ Backup Material	Aerial Map

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	2/15/2018 - 3:58 PM



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

Meeting Date: February 20, 2018
Request: Final Development Plan for a four-story hotel
Address: North of East 53rd Street and west of Elmore Avenue
Case No.: FDP18-01
Applicant: John Crump dba Woodspringsone LLC

Recommendation:

Staff recommends the Plan and Zoning Commission forward case FDP18-01 to the City Council with a recommendation for approval subject to the condition stated below.

Introduction:

Case No. FDP18-01: Request of John Crump dba Woodspringsone LLC for a PDD Final Development Plan located north of East 53rd Street and west of Elmore Avenue (Lot 1 of Lakehurst Commercial Park Third Addition) on 2.28 acres, more or less to develop a Woodspring Suites Hotel.

AREA CHARACTERISTICS:

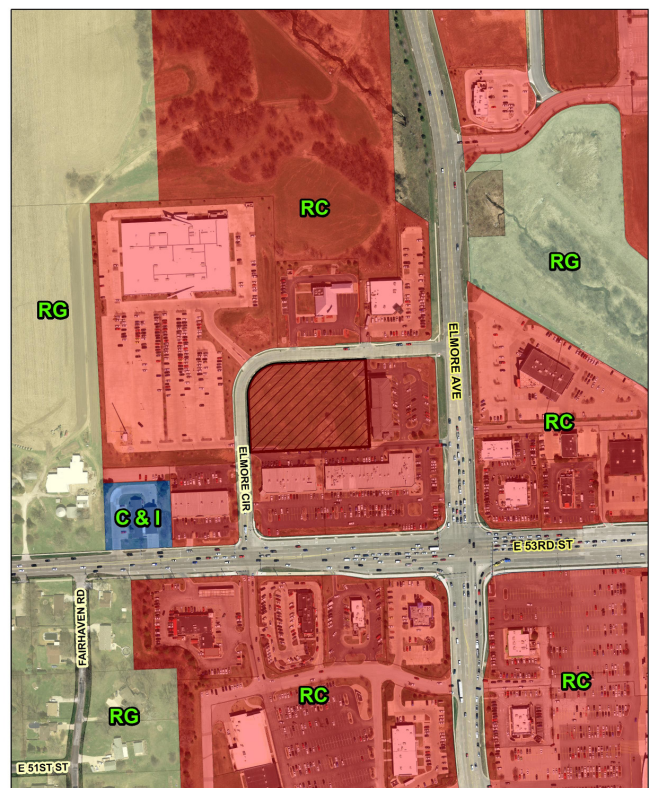
Zoning Map



 Subject Property



Land Use Map



 Subject Property



Background:**Comprehensive Plan:**

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Regional Commercial (RC) – 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.

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

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

Zoning:

The property is currently zoned "PDD" Planned Development District (Ordinance 1994-625) and is subject to the "HCOD" Highway Corridor Overlay District. The "PDD" allowable land use plan designated the property for commercial use.

Technical Review:

Streets. The property is located along Elmore Circle. Joint driveway accesses currently exist at the southwest and northeast portions of the property.

Storm Water. Storm water detention and water quality treatment are required with the proposed development. Storm water infrastructure is located in the Elmore Circle right-of-way.

Sanitary Sewer. Sanitary sewer service is located within the Elmore Circle right-of-way.

Other Utilities. Other utilities are located within this area.

Emergency Services. Station 8 is located to the southwest of the subject 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 Development Plan.

Discussion:

The proposal is to construct a four-story, 123 room Woodspring Suites Hotel. The property would contain 131 parking spaces, landscaping and storm water detention.

Staff Recommendation:

Finding:

1. The proposed Final Development Plan would achieve consistency with adopted ORD1994-625; and
2. The proposal would facilitate infill development within an area containing existing public utilities.

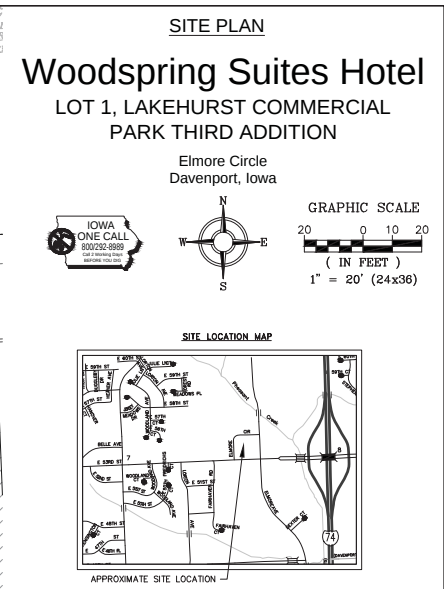
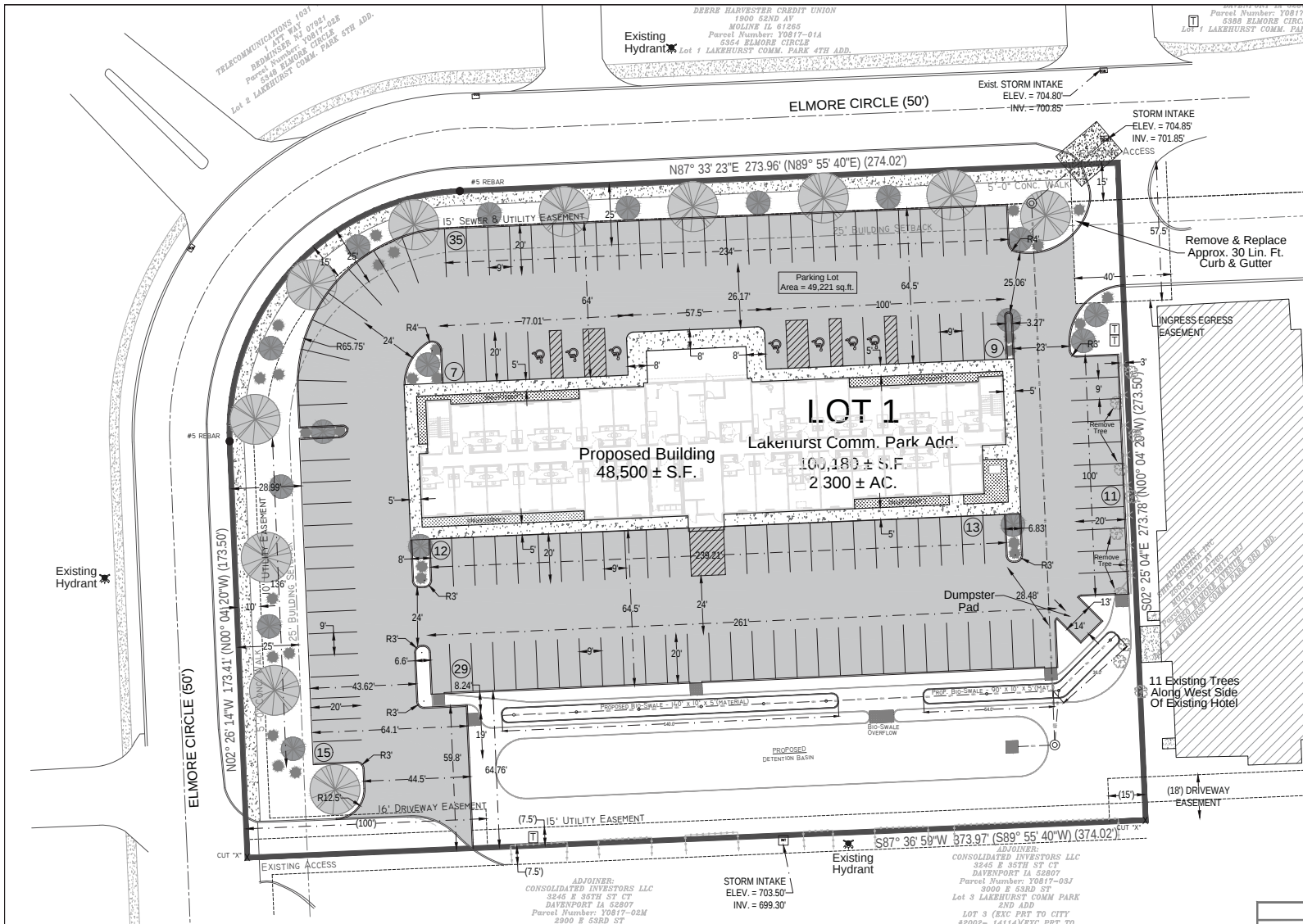
Staff recommends the Plan and Zoning Commission forward case FDP18-01 to the City Council with a recommendation for approval subject to the following condition:

1. That the PDD Zoning Requirements table be updated to the following:
Front Yard: 25 Ft. Minimum Building Setback.
Side Yard: 10 Ft. Minimum Building Setback.
Year Yard: 0 Ft. Minimum Building Setback.

Prepared by:

A handwritten signature in blue ink, appearing to read 'Ryan Rusnak', with a stylized flourish at the end.

Ryan Rusnak, AICP
Planner III



- GENERAL NOTES**
- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
 - LEGAL DESCRIPTION OF PROPERTY:
Parcel Number: Y0817-01U
Alternate ID: Y17001D
Legal Description: Lot: 001 LAKEHURST COMM PARK 3RD ADD
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
 - THE CONTRACTOR SHALL NOTIFY THE CITY OF DAVENPORT AND THE ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
 - PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO DRAIN OR TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
 - ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
 - CONCRETE PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF IOWA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAYS AND BRIDGE CONSTRUCTION, SECTION 2301, PORTLAND CEMENT CONCRETE PAVEMENT. CONCRETE PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF DAVENPORT STANDARDS AND SPECIFICATIONS.
 - ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
 - NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.
- TRASH ENCLOSURES: SHALL HAVE 14' X 13' 4" CMU WALLS, METAL SCREEN GATE (1/2" PERFORATED METAL 20 GAUGE THICKNESS) WITH HEAVY DUTY GATE HARDWARE, AND BOLLARD PROTECTION.

PDD Zoning Requirements

Front Yard: 25 Ft. Minimum Building Setback

Side Yard: 0 Ft. Minimum Building Setback

Rear Yard: 0 Ft. Minimum Building Setback

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	157.17 (057.09)	330.00 (100.00)	90° 00' 00" (04.42)	142.49 (04.42)	N42° 35' 49"E S42° 35' 49"W

CITY LANDSCAPING REQUIREMENTS BELOW

Landscaping not shown on plan. Plan to be provided by Landscaper. Fence Or Shrubbery Buffer Required Along East Property Line Due To Parking Lot Being Within 5 Feet Of Property Line.

- Canopy/Overstory Tree: Total Quantity = 11**
- 11 Canopy Trees Along Elmore Circle Property Line
 - 2 Canopy Trees Along East Side
 - 2 Canopy Trees Along South Side
 - 2 Canopy Trees Within Parking Lot
- Understory Tree: Total Quantity = 18**
- 10 Understory Trees Along Elmore Circle Property Line
 - 2 Understory Trees Along East Side
 - 2 Understory Trees Along South Side
 - 2 Understory Trees Within Parking Lot
- Shrubs: Total Quantity = 52**
- 14 Shrubs Along Elmore Circle Property Line
 - 6 Shrubs Along East Side
 - 6 Shrubs Along South Side
 - 14 Shrubs Within Parking Lot

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

Signature: *[Signature]* Date: 1-16-18

Engineer & Townsends, P.C.
1-16-18
Page or Sheet covered by this seal: C1-C4

LEGEND:			
EXISTENT	EXISTING GAS VALVE	EXISTING CONTOUR LINE	EXISTING CONTOUR LINE
SEWER LINE	EXISTING WATER VALVE	EXISTING CONTOUR LINE	EXISTING CONTOUR LINE
PROPERTY BOUNDARY	EXISTING UTILITY POLE	EXISTING CONTOUR LINE	EXISTING CONTOUR LINE
EXISTING FENCE	EXISTING TREE	EXISTING CONTOUR LINE	EXISTING CONTOUR LINE
EXISTING SANITARY	EXISTING BUSH	EXISTING CONTOUR LINE	EXISTING CONTOUR LINE
PROPOSED SANITARY	EXISTING MANHOLE	EXISTING CONTOUR LINE	EXISTING CONTOUR LINE
EXISTING STORM SEWER	EXISTING FIRE HYDRANT	EXISTING CONTOUR LINE	EXISTING CONTOUR LINE
PROPOSED STORM SEWER	FOUND PROPERTY PIN	EXISTING CONTOUR LINE	EXISTING CONTOUR LINE
EXISTING WATER	CONTROL POINT	EXISTING CONTOUR LINE	EXISTING CONTOUR LINE
PROPOSED WATER		EXISTING CONTOUR LINE	EXISTING CONTOUR LINE
GAS		EXISTING CONTOUR LINE	EXISTING CONTOUR LINE
ELECT		EXISTING CONTOUR LINE	EXISTING CONTOUR LINE



DATE: 1/10/18

563 386.4236 386.4231

2224 East 129th Street, Davenport, IA 52802

DRAWN BY: CV

CHECKED BY: CT

DRAWING LOCATION: S:\JD Royal\JD Royal Elmore Circle Site Plan

NO.	REVISIONS: DESCRIPTION	DATE

SITE PLAN

Woodspring Suites Hotel

LOT 1, LAKEHURST COMM. PARK 3rd ADD.

Elmore Circle

Davenport, Iowa

CONSOLIDATED INVESTORS LLC

3245 E 35TH ST CT

DAVENPORT IA 52807

SHEET NO.

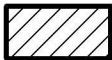
C1



ELMORE AVE

ELMORE CIR

E 53RD ST



Subject Property



City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
2/20/2018

Subject:

Case No. P18-01: Preliminary plat of Reed's Retreat located west of Wisconsin Avenue and north of Telegraph Road, containing seven (7) lots on 62.86 acres, more or less, The property is zoned both "R-1" Low Density Dwelling District and "A-1" Agricultural District.[1st Ward]

ATTACHMENTS:

Type	Description
▢ Backup Material	P18-01 packet

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	2/15/2018 - 3:58 PM



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

PLAN AND ZONING COMMISSION

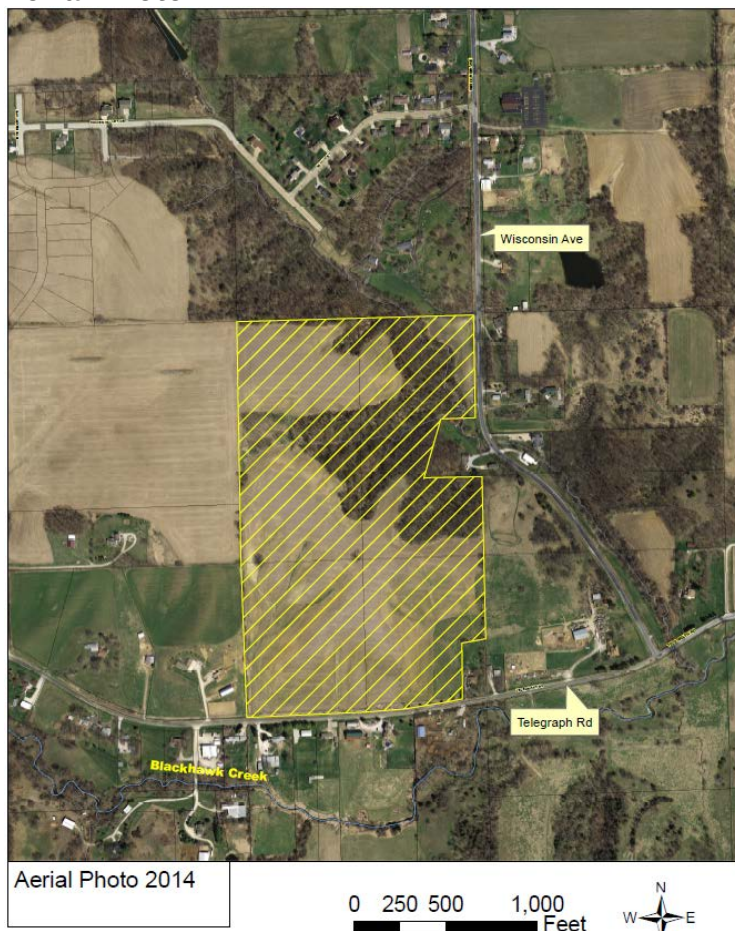
Preview Date: February 20, 2018
Request: P18-01 Preliminary Plat – Reed's Retreat
Address: West of Wisconsin Ave & North of Telegraph Rd
Applicant: Jeff Reed

INTRODUCTION

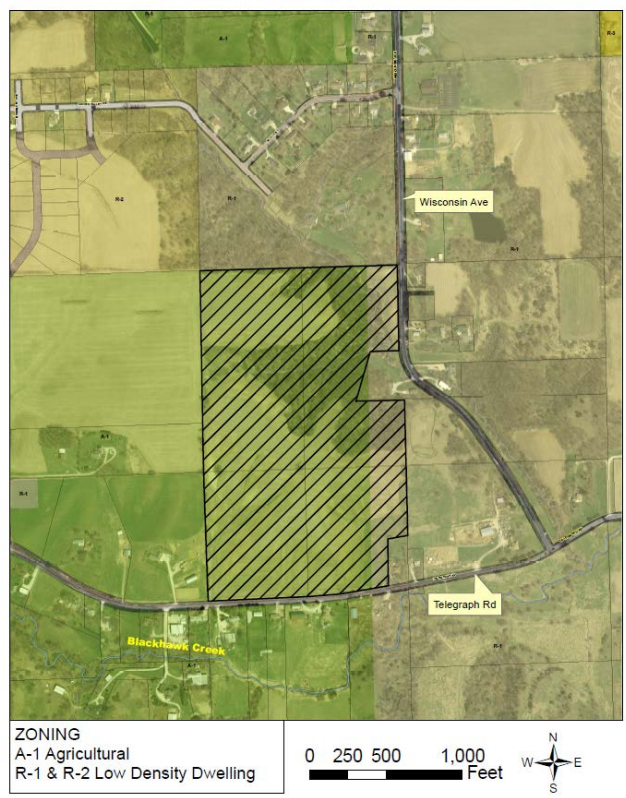
Request of Jeff Reed for a preliminary plat of 62.86 acres, more or less, located west of Wisconsin Avenue and north of Telegraph Road, containing seven (7) lots. The property is zoned both "R-1" Low Density Dwelling District and "A-1" Agricultural District.

Recommendation: Staff recommends the City Plan and Zoning Commission forward Case No. P18-01 the preliminary plat of Reed's Retreat to the City Council for approval subject to the listed conditions.

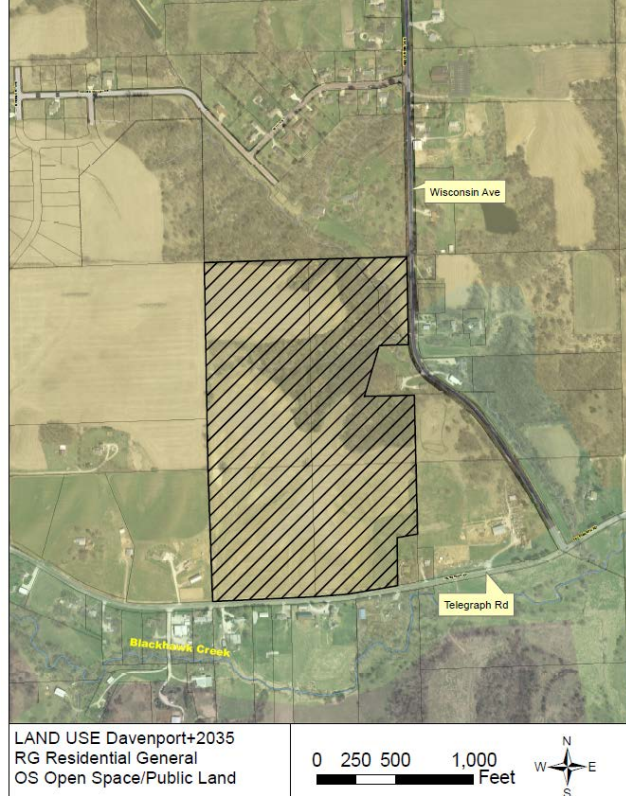
Aerial Photo:



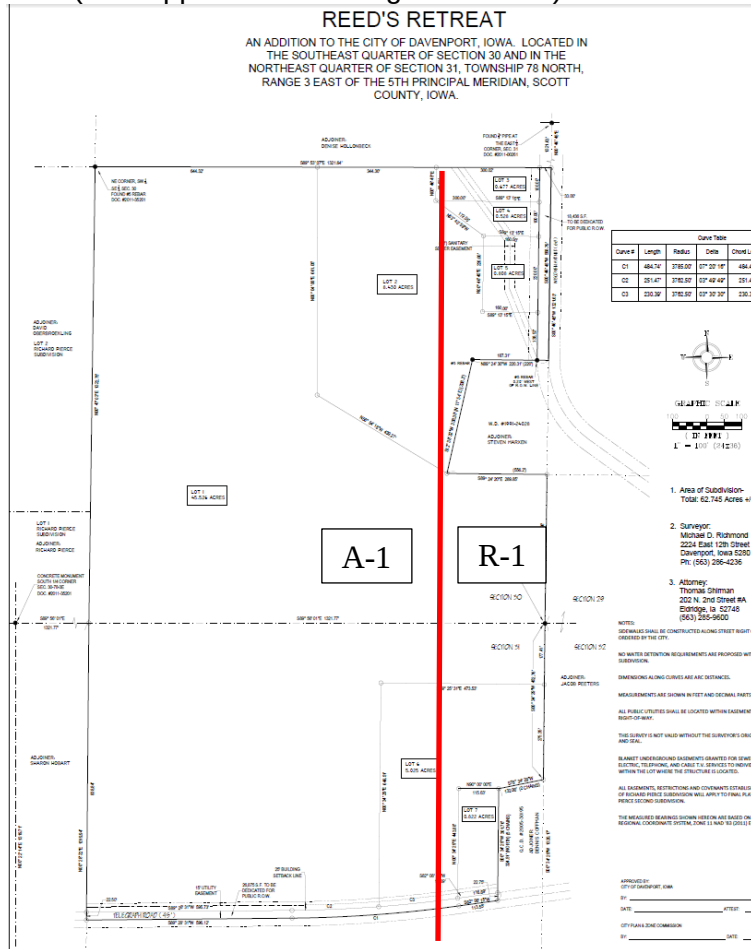
Zoning (R-1 Low Density Dwelling & A-1 Agricultural District)



Land Use 2035 (Residential General)



Plat (with approximate zoning district line)



BACKGROUND

Comprehensive Plan:

Within Urban Service Area (USB35): Yes
Proposed Land Use Designation: RG - Residential General

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.

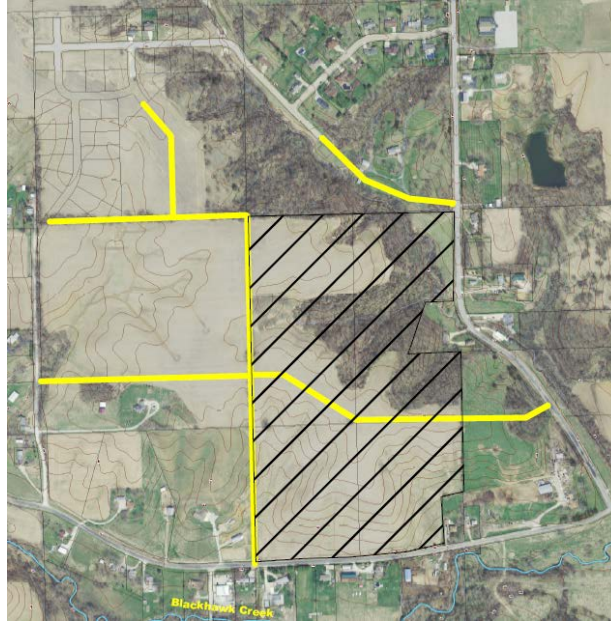
Relevant *Davenport+2035* Goals and Objectives:

1. *Strengthen the existing built environment.*
 - b. *Reduce the number of underoccupied, abandoned, or vacant buildings / properties through adaptive reuse and infill.*
2. *Identify and reserve land for future development*

Technical Review:

Streets. No new streets are proposed with this request. However the subdivision ordinance requires the developer to provide additional information such as noting the surface types of existing streets and showing the proposed right-of-way widths for Wisconsin Avenue and Telegraph Road as 45' from existing centerline.

Consideration should be made for future streets within the area. One option for a street pattern is below.



Storm Water. There is no existing stormwater infrastructure in the general area. Storm drainage is overland to the drainage way along Wisconsin Avenue and the Blackhawk Creek south of Telegraph Road. However there are ordinance requirements for additional information. The size and location of all existing culverts need to be shown on the plat. In addition all proposed and existing easements will need to be shown on the plat. See reference to stormwater ordinance below in the discussion section.

Sanitary Sewer. Sanitary sewer service is located in the drainage way along Wisconsin Avenue. However there are ordinance requirements for additional information. The size and location of all existing sanitary sewers will need to be shown. In addition all proposed and existing easements will need to be shown on the plat.

Other Utilities. This is an urban area and normal utility services are available. However there are ordinance requirements for additional information. The size and location of the nearest existing water mains will need to be shown on the plat. In addition all proposed and existing easements will need to be shown on the plat

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

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

DISCUSSION

Zoning

The area of the subdivision contains two zoning classifications, “R-1” Low Density Dwelling District and “A-1” Agricultural District. The “R-1” zoning line was established in 1964 with the adoption of the 1964 zoning ordinance and map. The depth of the “R-1” zoning should be 300 feet from the right-of-way easement line (333 feet from the East Line of Section 30 and 31. This zoning line and “as of (date)” should be shown on the plat. This aids in the placement of individual home sites.

The subdivision plats seven (7) lots. All of the lots contain some “R-1” Low Density Dwelling District zoning which will allow for residential construction. Any residence will need to be located within the “R-1” zoned area.

Stormwater management

A significant drainage way is located within the northeast area of this plat. That water course will need to be shown on the plat. Section 13.34.160 of the Davenport City Code entitled “Stormwater Management – Easements” states:

B. Whenever any stream or water course is located in an area that is being subdivided, the subdivider shall dedicate a public right-of-way or drainage easement conforming substantially with the lines of such stream or water course and shall include such additional area adjoining both edges of such stream or water course that has been affected by damaging flood waters and/or inundated by the one hundred-year flood waters, as determined by the city engineer. This easement area shall also contain a minimum thirty foot vegetated buffer area on both sides of the stream as measured landward horizontally on a line perpendicular to a vertical line marking the top of the existing banks of the stream or drainage way. This buffer shall be planted with vegetation native to the mid-west region of the United States and maintained as a prairie as outlined in the Davenport Stormwater Manual.

C. Unless deeded to the city of Davenport, maintenance of the stream, streambanks and easement areas described in Section 13.34.160B shall be the responsibility of the landowners upon which the stream is located. This maintenance responsibility shall be clearly defined in a recorded document. The subdivider shall also provide reasonable public easements for access. Procedures for transfer of the property described in Section 13.34.160B to the city for maintenance or ownership are described in the Davenport Stormwater Manual.

D. It shall be noted on the final plat, "Owners of lots on which a drainage easement has been established as a stormwater passageway shall maintain said easement as a lawn, planted in grass and free of structures, fences, fill, bushes, trees, shrubs, or other landscaping that would impede the flow of water" and "Owners of lots on which a stream buffer is required shall maintain said buffer as a native planting area, not allowing vegetation to be cut to a height of less than nine-inches without authorization of the city of Davenport natural resources division." In the event that the area established as a drainage easement is reshaped or otherwise restricted for use as a drainage easement, the city will cause the restrictions to be removed at the expense of the parties causing the restriction.

Other platting requirements

Additional information is required by ordinance to be shown on the plat to aid in future development of the area. All existing buildings will need to be shown on the plat. This will verify future setback compliance from proposed property lines. Areas of significant tree massing should be outlined on the plat. Typically this highlights area of significant slope (untilled ground) or existing or potential conservation areas available to the developer. Existing contours will also need to be shown at five (5) foot intervals or less. This also highlights areas of significant slope where the developer should be cautious when planning future development. Finally a vicinity sketch will need to be added to this plat.

STAFF RECOMMENDATION

Findings

- The plat conforms to Davenport+2035.
- With the below corrections and additions the preliminary plat will conform to the minimum standards of Chapter 16.12 entitle 'Preliminary Plats'.
- The plat proposes development for the southwest area.

Staff recommends the City Plan and Zoning Commission forward Case No. P18-01 the preliminary plat of Reed's Retreat to the City Council for approval subject to the following conditions (note these are ordinance requirements):

1. Existing buildings be shown.
2. Existing water courses are shown.
3. Existing tree masses are shown.
4. The size and location of existing sanitary sewers are shown.
5. The size and location of all existing culverts and storm sewers are shown.
6. The size and location of the nearest existing water mains are shown.
7. All proposed and existing easements are shown.
8. All known underground structures are shown.
9. Existing contours are shown at intervals of 5' or less.
10. Names and boundaries of existing adjacent subdivisions are shown.
11. A vicinity sketch is shown.
12. Zoning is shown.
13. The surface types of existing streets are shown.
14. That the proposed ROW widths for Wisconsin Avenue and Telegraph Road are shown as 45' from existing centerline.

Prepared by:

Wayne Wille, CFM – Planner II
Community Planning Division

MEMORANDUM

Date: February 8, 2018

To: Wayne Wille, CFM
Community Planning and Economic Development

From: Tom Leabhart, P.E.
Chief of Design

Re: Proposed Preliminary Plat of Reed's Retreat

It is recommended that the above referenced plat be approved subject to the following conditions:

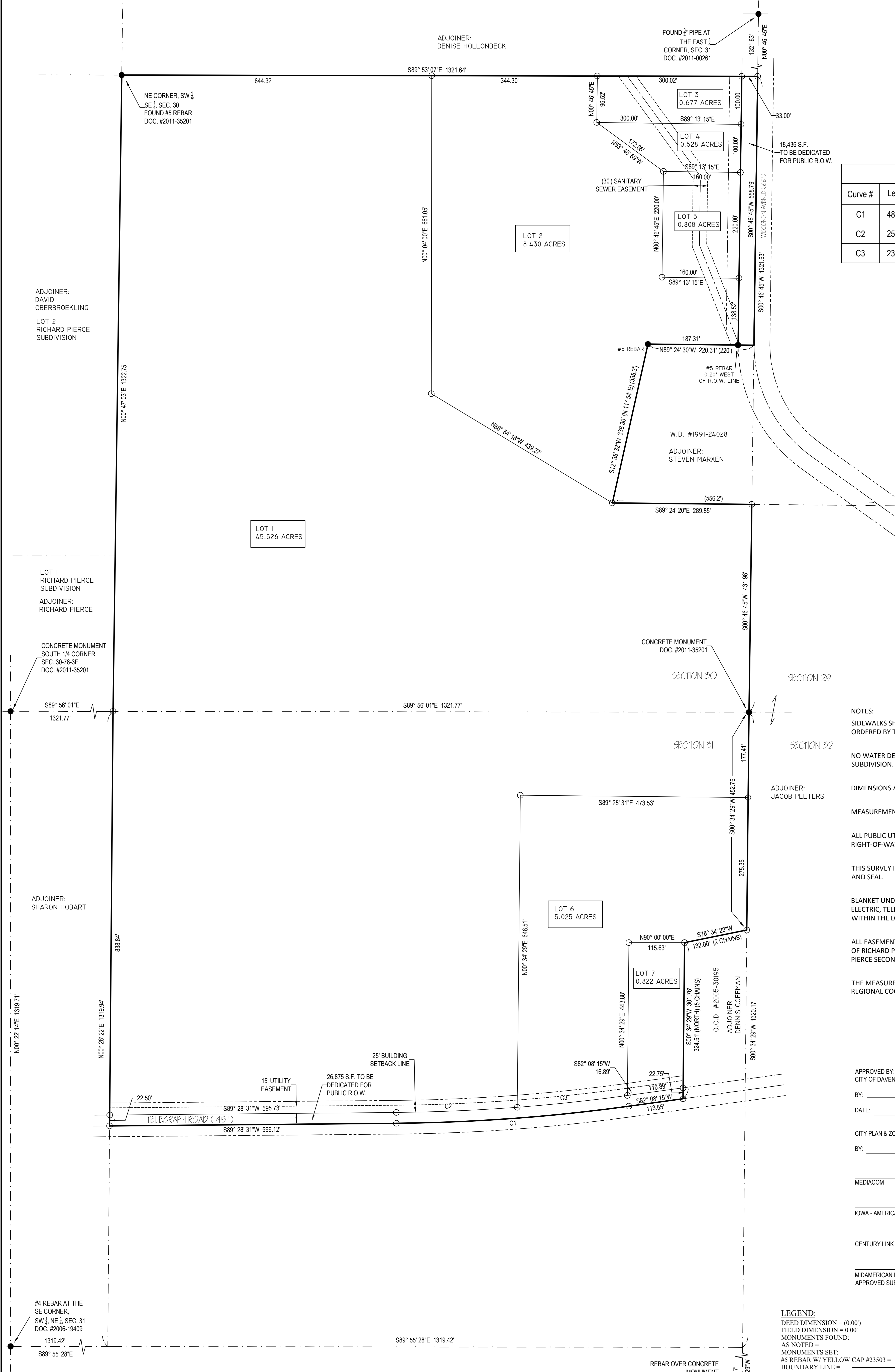
1. Existing buildings be shown.
2. Existing water courses are shown.
3. Existing tree masses are shown.
4. The size and location of existing sanitary sewers are shown.
5. The size and location of all existing culverts and storm sewers are shown.
6. The size and location of the existing water mains are shown.
7. All proposed and existing easements are shown.
8. All known underground structures are shown.
9. Existing contours are shown at intervals of 5' or less.
10. Names and boundaries of existing adjacent subdivisions are shown.
11. A vicinity sketch is shown.
12. Zoning is shown.
13. The surface types of existing streets are shown.
14. That the proposed ROW widths for Wisconsin Avenue and Telegraph Road are shown as 45' from existing centerline.

cc: File

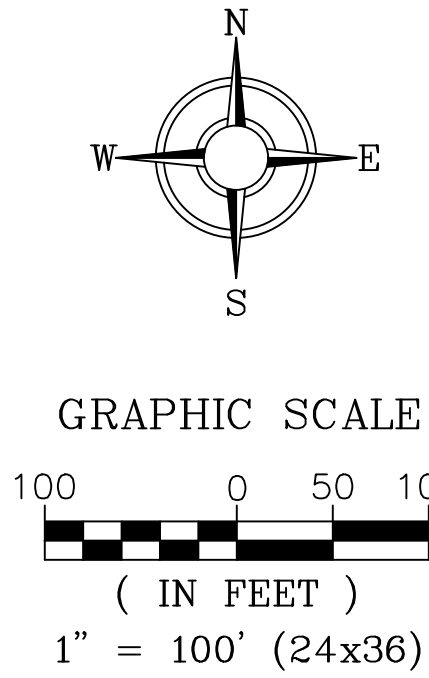
PRELIMINARY PLAT

REED'S RETREAT

AN ADDITION TO THE CITY OF DAVENPORT, IOWA. LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30 AND IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA.



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	484.74'	3785.00'	07° 20' 16"	484.41'	S85° 48' 23"W
C2	251.47'	3762.50'	03° 49' 49"	251.42'	N87° 37' 39"E
C3	230.39'	3762.50'	03° 30' 30"	230.36'	N83° 53' 31"E



- Area of Subdivision-
Total: 62.745 Acres +/-
- Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 5280
Ph: (563) 286-4236
- Attorney:
Thomas Shirman
202 N. 2nd Street #A
Eldridge, Ia 52748
(563) 285-9600

NOTES:
SIDEWALKS SHALL BE CONSTRUCTED ALONG STREET RIGHT OF WAYS WHEN SO ORDERED BY THE CITY.

NO WATER DETENTION REQUIREMENTS ARE PROPOSED WITH THIS SUBDIVISION.

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.

ALL EASEMENTS, RESTRICTIONS AND COVENANTS ESTABLISHED IN FINAL PLAT OF RICHARD PIERCE SUBDIVISION WILL APPLY TO FINAL PLAT OF RICHARD PIERCE SECOND SUBDIVISION.

THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE IOWA REGIONAL COORDINATE SYSTEM, ZONE 11 NAD '83 (2011) EPOCH 2010.00

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 _____ DATE: _____

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

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



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
Iowa License Number: 23503
My license renewal date is December 31, 2019
Pages or sheets covered by this seal: 1

TOWNSEND ENGINEERING CIVIL • STRUCTURAL • LAND DEVELOPMENT	DATE: 1-11-18 563 386.4236 office 386.4231 fax 2224 East 12th Street, Davenport, IA 52803	DRAWN BY: KLC CHECKED BY: MDR LOCATION BY: S: \REED-JEFF\SUBDIVISION.DWG	REVISIONS:			PROJECT FINAL PLAT REED'S RETREAT DAVENPORT, IOWA	OWNER DA MONTANA, LLC 9114 113TH STREET, BLUE GRASS, IOWA	SHEET NO. 1 OF 1
			NO.	DESCRIPTION	DATE			

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

PRELIM / FINAL / PUD (circle the appropriate designation)

SUBDIVISION NAME: Jeff Reed Subdivision

LOCATION: SE 1/4 Sec. 30 and NE 1/4 of Sec. 31, T 78N, R 3E.

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

ENGINEER: Name: Townsend Engineering
Address: 2224 E 12th Str. Davenport, Ia 52803
Phone: (563) 386-4236 FAX: _____
Mobile Phone: _____ Email: Kevin@Townsendengineering.net

ATTORNEY: Name: Thomas Shirmen
Address: 202 N. 2nd Str. #A Eldridge, Ia 52748
Phone: (563) 285-9600 FAX: _____
Mobile Phone: _____ Email: _____

OWNER: Name: Jeff Reed
Address: 9106 - 113th Str. Blue Grass, Ia
Phone: (563) 361-2904 FAX: _____
Mobile Phone: _____ Email: _____

NUMBER OF LOTS: 7 ACRES: 62.745+-
SF 2F MF & EST. UNITS COMM IND

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
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
2/20/2018

Subject:

Case No. F18-01: Final plat of Reed's Retreat located west of Wisconsin Avenue and north of Telegraph Road, containing seven (7) lots on 62.86 acres, more or less, The property is zoned both "R-1" Low Density Dwelling District and "A-1" Agricultural District.[1st Ward]

ATTACHMENTS:

Type	Description
▣ Backup Material	F18-01 Staff report packet

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	2/15/2018 - 3:58 PM



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

PLAN AND ZONING COMMISSION

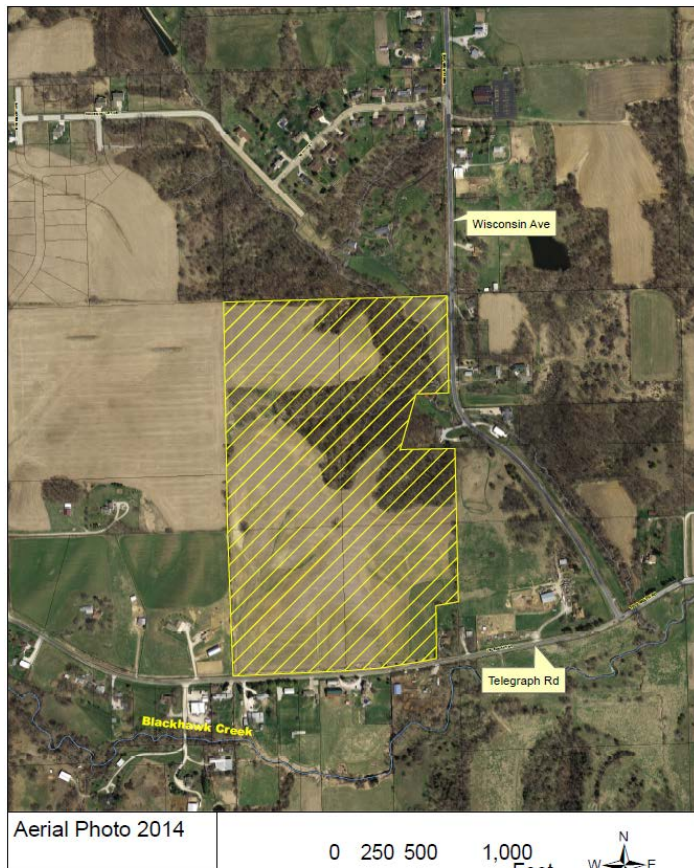
Preview Date: February 20, 2018
Request: F18-01 Final Plat – Reed’s Retreat
Address: West of Wisconsin Ave & North of Telegraph Rd
Applicant: Jeff Reed

INTRODUCTION

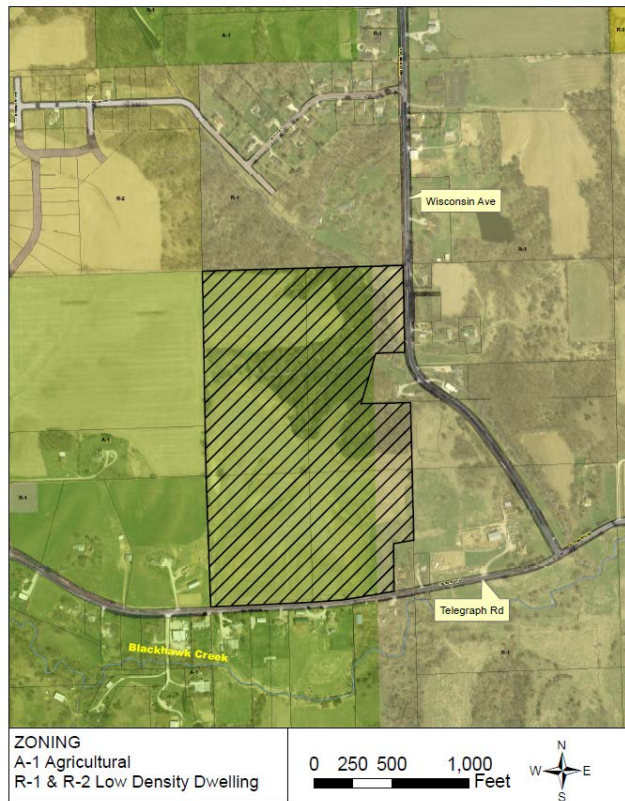
Request of Jeff Reed for a final plat on 62.86 acres, more or less, located west of Wisconsin Avenue and north of Telegraph Road, containing seven (7) lots. The property is zoned both “R-1” Low Density Dwelling District and “A-1” Agricultural District. There is a concurrent preliminary plat.

Recommendation: Staff recommends the City Plan and Zoning Commission forward Case No. F18-01 the final plat of Reed’s Retreat to the City Council for approval subject to the listed conditions.

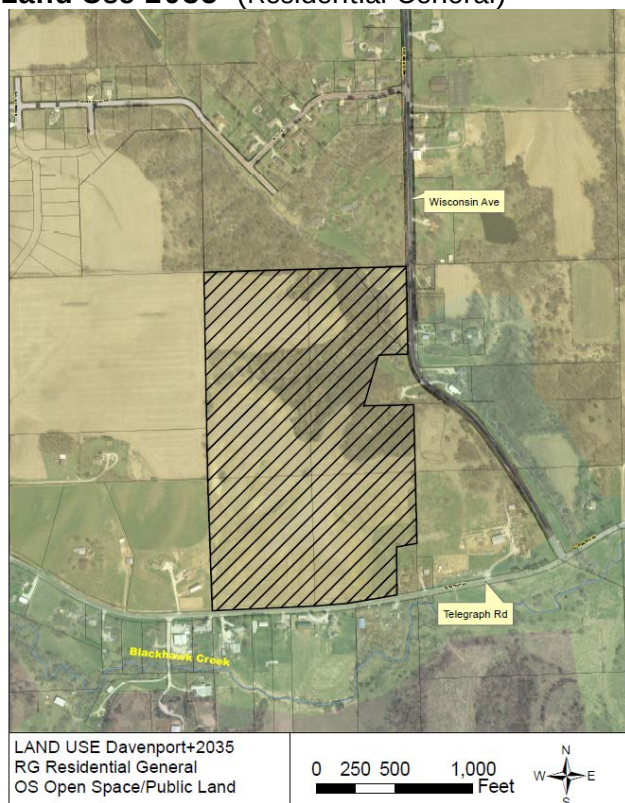
Aerial Photo:



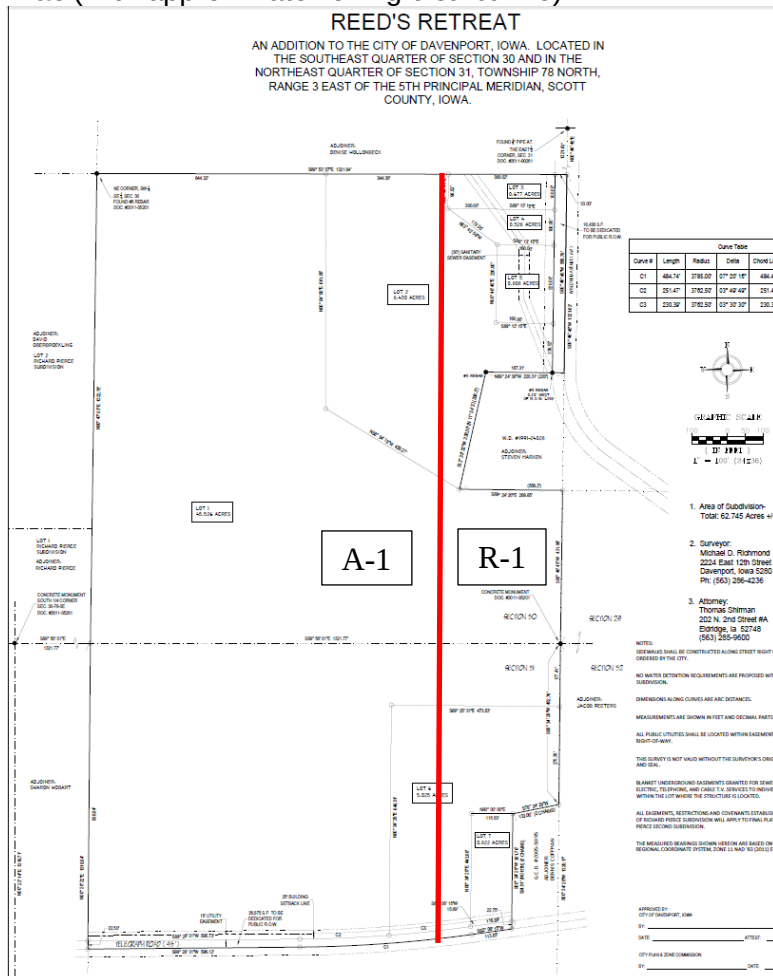
Zoning (R-1 Low Density Dwelling & A-1 Agricultural District)



Land Use 2035 (Residential General)



Plat (with approximate zoning district line)



BACKGROUND

Comprehensive Plan:

Within Urban Service Area (USB35): Yes
Proposed Land Use Designation: RG - Residential General

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.

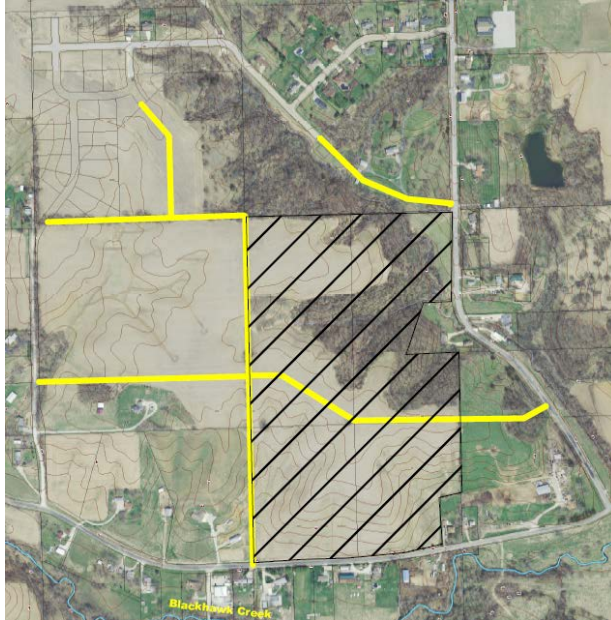
Relevant *Davenport+2035* Goals and Objectives:

1. *Strengthen the existing built environment.*
 - b. *Reduce the number of underoccupied, abandoned, or vacant buildings / properties through adaptive reuse and infill.*

2. Identify and reserve land for future development

Technical Review:

Streets. No new streets are proposed with this request. However the existing major streets, both Wisconsin Avenue and Telegraph Road will require the dedication of additional right-of-way to meet future pavement and development needs. Future platting will require consideration of creating a future street network within the area. One option for a street pattern is below.



Storm Water. There is no existing stormwater infrastructure in the general area. Storm drainage is overland to the drainage way along Wisconsin Avenue and the Blackhawk Creek south of Telegraph Road. A drainage easement will need to be shown for the major drainage way cutting across the plat (See reference stormwater ordinance below in the discussion section)

Sanitary Sewer. Sanitary sewer service is located in the drainage way along Wisconsin Avenue. An easement will need to be provided for this sewer and the easement will need to be tied to the plat so as to locate the easement from referenced lot corner(s).

Other Utilities. This is an urban area and normal utility services are available. The utility companies will need to sign the plat when their easement needs have been met. The utility easement will need to be shown on the plat (dedicated) with at least a fifteen (15) foot utility easement dedicated along all street frontages, both Wisconsin Avenue and Telegraph Road.

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

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

DISCUSSION

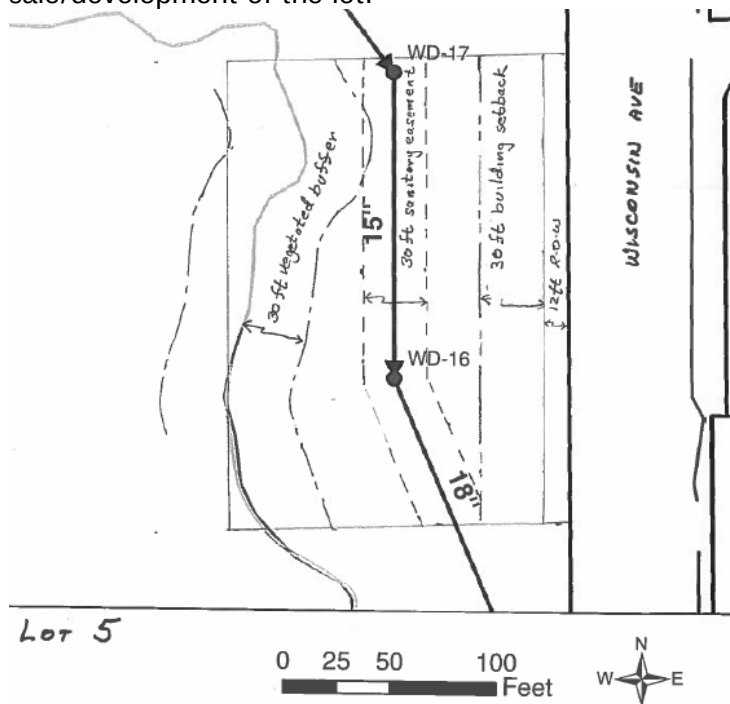
Zoning

The area of the subdivision contains two zoning classifications, "R-1" Low Density Dwelling District and "A-1" Agricultural District. The "R-1" zoning line was established in 1964 with the adoption of the 1964 zoning ordinance and map. The depth of the "R-1" zoning should be 300 feet from the right-of-way easement line (333 feet from the East Line of Section 30 and 31. This zoning line "as of (date)" should be shown on the plat.

The subdivision plats seven (7) lots. All of the lots contain some "R-1" Low Density Dwelling District zoning which will allow for residential construction. Any residence will need to be located within the "R-1" zoned area.

Buildable areas

Proposed Lot 5 may not have sufficient buildable area. Between the twelve (12) foot dedication for the right-of-way for Wisconsin Avenue, the thirty (30) foot setback required in the "R-1" district, the thirty foot (30) foot sanitary sewer easement and the stormwater easement and vegetated buffer along the drainage way there may not be enough area remaining for a sufficient building site as the lot is currently proposed. The developer is being advised that this may cause future problems upon the sale/development of the lot.



Stormwater management

A significant drainage way is located within the northeast area of this plat. Section 13.34.160 of the Davenport City Code entitled "Stormwater Management – Easements" states:

B. Whenever any stream or water course is located in an area that is being subdivided, the subdivider shall dedicate a public right-of-way or drainage easement conforming substantially with the lines of such stream or water course and shall include such additional area adjoining both edges of such stream or water course that has been affected by damaging flood waters

and/or inundated by the one hundred-year flood waters, as determined by the city engineer. This easement area shall also contain a minimum thirty foot vegetated buffer area on both sides of the stream as measured landward horizontally on a line perpendicular to a vertical line marking the top of the existing banks of the stream or drainage way. This buffer shall be planted with vegetation native to the mid-west region of the United States and maintained as a prairie as outlined in the Davenport Stormwater Manual.

C. Unless deeded to the city of Davenport, maintenance of the stream, streambanks and easement areas described in Section 13.34.160B shall be the responsibility of the landowners upon which the stream is located. This maintenance responsibility shall be clearly defined in a recorded document. The subdivider shall also provide reasonable public easements for access. Procedures for transfer of the property described in Section 13.34.160B to the city for maintenance or ownership are described in the Davenport Stormwater Manual.

D. It shall be noted on the final plat, "Owners of lots on which a drainage easement has been established as a stormwater passageway shall maintain said easement as a lawn, planted in grass and free of structures, fences, fill, bushes, trees, shrubs, or other landscaping that would impede the flow of water" and "Owners of lots on which a stream buffer is required shall maintain said buffer as a native planting area, not allowing vegetation to be cut to a height of less than nine-inches without authorization of the city of Davenport natural resources division." In the event that the area established as a drainage easement is reshaped or otherwise restricted for use as a drainage easement, the city will cause the restrictions to be removed at the expense of the parties causing the restriction.

Other platting requirements

The name and address of the owner/developer will need to be shown on the plat.

STAFF RECOMMENDATION

Findings

- The plat conforms to Davenport+2035.
- With the below corrections and additions the preliminary plat will conform to the minimum standards of Chapter 16.12 entitle 'Preliminary Plats'.
- The plat proposes development for the southwest area.

Recommendation

Staff recommends the City Plan and Zoning Commission forward Case No. F18-01 the final plat of Reed's Retreat to the City Council for approval subject to the following conditions:

(These are ordinance conditions)

1. The surveyor signs the plat.
2. The utility companies sign the plat when their easement needs have been met and all easement are shown and tied to the plat by bearing/dimension.
3. The Owner/Developer's name and address are shown.

(These are conditions specific to this plat)

4. A 15-foot wide utility easement is dedicated along all street frontages including Wisconsin Avenue.
5. Dimensions are shown for the existing sanitary sewer easement and that the easement is tied to the plat in a manner that it can be located in reference to property corners.
6. An additional 12-feet of right-of-way is dedicated along Wisconsin Avenue bringing the total to 45-feet from existing right-of-way/easement centerline.

7. Additional right-of-way is dedicated along Telegraph Road as needed to bring the total width to 45-feet from existing right-of-way/easement centerline.
8. That Lot 5 be redesigned to accommodate a sufficient buildable area.
9. Future platting of Lot 1 will require the submission of a new preliminary plat and the possible dedication of future street(s) right-of-way.i

Prepared by:

Wayne Wille, CFM – Planner II
Community Planning Division

MEMORANDUM

Date: February 8, 2018

To: Wayne Wille, CFM
Planner II
Community Planning and Economic Development

From: Tom Leabhart, P.E.
Chief of Design

Re: Proposed Final Plat of Reed's Retreat

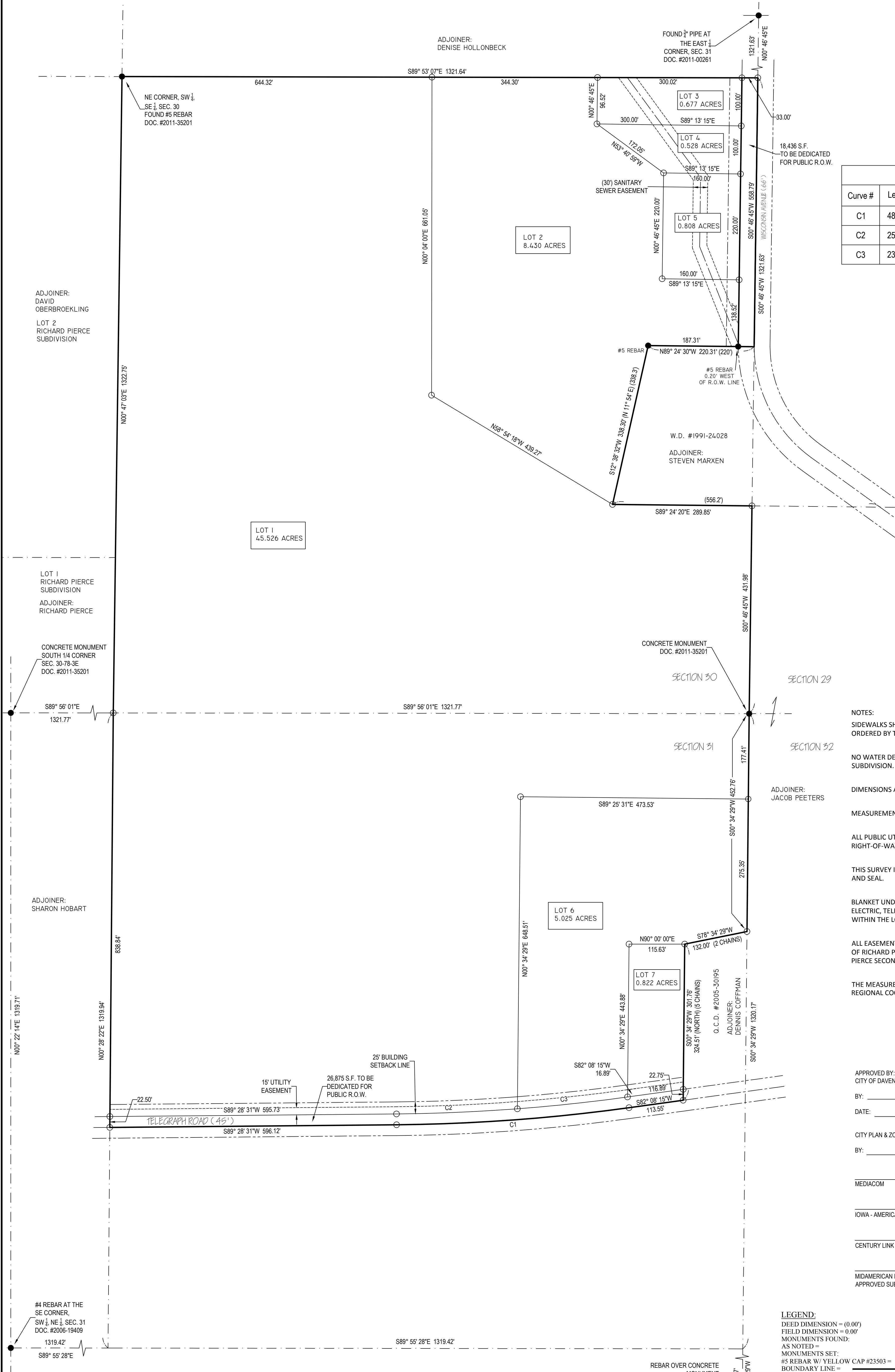
It is recommended that the above referenced plat be approved subject to the following conditions:

1. The surveyor signs the plat.
2. A 15 ft wide utility easement is dedicated along all street frontages including Wisconsin Avenue.
3. The utility companies sign the plat when their easement needs have been met.
4. The Owner/Developer's name and address are shown.
5. Dimensions are shown for the existing sanitary sewer easement and that the easement is tied to the plat in a manner that it can be located in reference to property corners.
6. An additional 12' of right-of-way is dedicated along Wisconsin Avenue bringing the total to 45' from existing right-of-way/easement centerline.
7. Additional right-of-way is dedicated along Telegraph Road as needed to bring the total width to 45' from existing right-of-way/easement centerline.

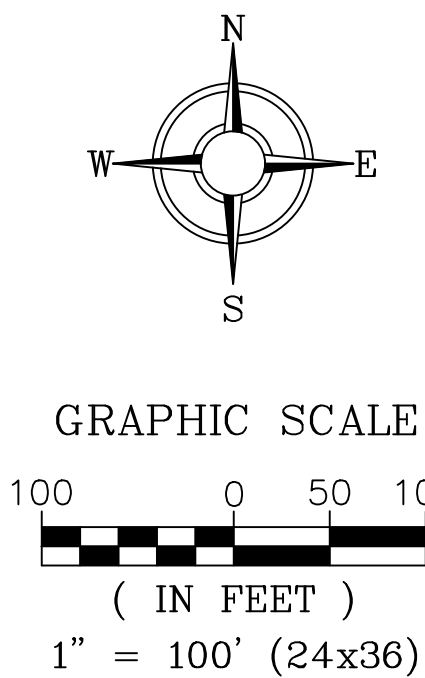
cc: File

REED'S RETREAT

AN ADDITION TO THE CITY OF DAVENPORT, IOWA. LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30 AND IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA.



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	484.74'	3785.00'	07° 20' 16"	484.41'	S85° 48' 23"W
C2	251.47'	3762.50'	03° 49' 49"	251.42'	N87° 37' 39"E
C3	230.39'	3762.50'	03° 30' 30"	230.36'	N83° 53' 31"E



1. Area of Subdivision-
Total: 62.745 Acres +/-
2. Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 5280
Ph: (563) 286-4236
3. Attorney:
Thomas Shirman
202 N. 2nd Street #A
Eldridge, Ia 52748
(563) 285-9600

NOTES:

SIDEWALKS SHALL BE CONSTRUCTED ALONG STREET RIGHT OF WAYS WHEN SO ORDERED BY THE CITY.

NO WATER DETENTION REQUIREMENTS ARE PROPOSED WITH THIS SUBDIVISION.

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.

ALL EASEMENTS, RESTRICTIONS AND COVENANTS ESTABLISHED IN FINAL PLAT OF RICHARD PIERCE SUBDIVISION WILL APPLY TO FINAL PLAT OF RICHARD PIERCE SECOND SUBDIVISION.

THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE IOWA REGIONAL COORDINATE SYSTEM, ZONE 11 NAD '83 (2011) EPOCH 2010.00

APPROVED BY:
CITY OF DAVENPORT, IOWA

DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION

BY: _____ DATE: _____

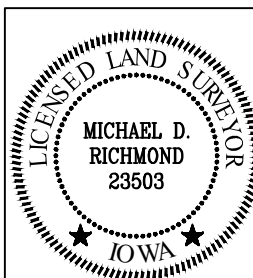
MEDIACOM

DATE: _____
IOWA - AMERICAN WATER COMPANY

CENTURY LINK _____ DATE: _____

MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

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



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
Iowa license Number: 23503
My license renewal date is December 31, 2019
Pages or sheets covered by this seal: 1

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

PRELIM / FINAL / PUD (circle the appropriate designation)

SUBDIVISION NAME: Jeff Reed Subdivision

LOCATION: SE 1/4 Sec. 30 and NE 1/4 of Sec. 31, T 78N, R 3E.

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

ENGINEER: Name: Townsend Engineering
Address: 2224 E 12th Str. Davenport, IA 52803
Phone: (563) 386-4236 FAX: _____
Mobile Phone: _____ Email: Kevin@Townsendengineering.net

ATTORNEY: Name: Thomas Shirmen
Address: 202 N. 2nd Str. #A Eldridge, IA 52748
Phone: (563) 285-9600 FAX: _____
Mobile Phone: _____ Email: _____

OWNER: Name: Jeff Reed
Address: 9106 - 113th Str. Blue Grass, IA
Phone: (563) 361-2904 FAX: _____
Mobile Phone: _____ Email: _____

NUMBER OF LOTS: 7 ACRES: 62.745+-
SF 2F MF & EST. UNITS COMM IND

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
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
2/20/2018

Subject:

Preview of items for the March 06th public hearing and/or regular meeting (note-not all items to be heard may be listed):

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	2/15/2018 - 3:59 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
2/20/2018

Subject:

Case No. F18-02: Final plat of Bett's Corporation 2nd Addition located along the south side of West 53rd Street east of Brown Street containing one residential lot on 1.21 acres, more or less. [7th Ward]

ATTACHMENTS:

Type	Description
▢ Backup Material	F18-02 Bett's Corp 2nd preview packet

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	2/15/2018 - 3:59 PM



City of Davenport
Community Planning & Economic Development Department
PREVIEW REPORT

PLAN AND ZONING COMMISSION

Preview Date: February 20, 2018
Request: F18-02 Final Plat – Bett's Corporation 2nd Addition
Address: Abutting to the East of 741 West 53rd Street
Applicant: Charles Easton

INTRODUCTION

Request of Charles Easton for a final plat on 1.21 acres, more or less, located abutting to the east of 741 West 53rd Street containing one (1) lots. The property is zoned both "R-1" Low Density Dwelling District. There is a concurrent preliminary plat.

Recommendation: This is a preview report. No recommendation is made at this time.

Aerial Photo:



Zoning (R-1 Low Density Dwelling & A-1 Agricultural District)



Land Use 2035 (Residential General)



FINAL PLAN
BETTS CORPORATION 2ND ADDITION

To the City of Davenport, Iowa,
Being part of the Southwest Quarter
of Section 21, Township 78 North,
Range 3 East of the 5th Principal
Meridian, Scott County, Iowa.

Comprehensive Plan:

Within Urban Service Area (USB35): Yes
Proposed Land Use Designation: RG - Residential General

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 *Davenport+2035* Goals and Objectives:

1. *Strengthen the existing built environment.*
 - b. *Reduce the number of underoccupied, abandoned, or vacant buildings / properties through adaptive reuse and infill.*
2. *Identify and reserve land for future development*

Technical Review:

Streets. No new streets are proposed with this request.

Storm Water. The property is surrounded by developed area which contains stormwater infrastructure. Drainage on this lot is overland to the east to Candlelight Creek.

Sanitary Sewer. Sanitary sewer service is located along the east property line.

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

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

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

DISCUSSION

The apparent reason for the plat is for the owner at 741 West 53rd Street (abutting to the west of the plat) to obtain additional land area.

Since this plat divides an existing parcel the remaining land should be made part of this plat, in essence a two (2) lot plat. Staff has notified the engineer/surveyor.

A significant drainage way is located along the east property line of this plat. Section 13.34.160 of the Davenport City Code entitled "Stormwater Management – Easements" states:

B. Whenever any stream or water course is located in an area that is being subdivided, the subdivider shall dedicate a public right-of-way or drainage easement conforming substantially with the lines of such stream or water course and shall include such additional area adjoining both edges of such stream or water course that has been affected by damaging flood waters and/or inundated by the one hundred-year flood waters, as determined by the city engineer. This easement area shall also contain a minimum thirty foot vegetated buffer area on both sides of the stream as measured landward horizontally on a line perpendicular to a vertical line marking the top of the existing banks of the stream or drainage way. This buffer shall be planted with vegetation native to the mid-west region of the United States and maintained as a prairie as outlined in the Davenport Stormwater Manual.

C. Unless deeded to the city of Davenport, maintenance of the stream, streambanks and easement areas described in Section 13.34.160B shall be the responsibility of the landowners upon which the stream is located. This maintenance responsibility shall be clearly defined in a recorded document. The subdivider shall also provide reasonable public easements for access. Procedures for transfer of the property described in Section 13.34.160B to the city for maintenance or ownership are described in the Davenport Stormwater Manual.

D. It shall be noted on the final plat, "Owners of lots on which a drainage easement has been established as a stormwater passageway shall maintain said easement as a lawn, planted in grass and free of structures, fences, fill, bushes, trees, shrubs, or other landscaping that would impede the flow of water" and "Owners of lots on which a stream buffer is required shall maintain said buffer as a native planting area, not allowing vegetation to be cut to a height of

*less than nine-inches without authorization of the city of Davenport natural resources division.”
In the event that the area established as a drainage easement is reshaped or otherwise restricted
for use as a drainage easement, the city will cause the restrictions to be removed at the expense
of the parties causing the restriction.*

STAFF RECOMMENDATION

This is a preview report. No recommendation is made at this time.

Prepared by:

Wayne Wille, CFM – Planner II
Community Planning Division

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

PRELIM / FINAL / PUD (circle the appropriate designation)

SUBDIVISION NAME: Betts Corporation 2nd Addition

LOCATION: SW 1/4 Sec 11, T 78 N, R 3 E 5th P.M.

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

ENGINEER: Name: Townsend Engineering
Address: 2224 E 12th St. Davenport, IA 52803
Phone: _____ FAX: _____
Mobile Phone: _____ Email: _____

ATTORNEY: Name: Jeff A Cook
Address: 1313 Harrison Str. Davenport, Ia
Phone: (563) 323-8054 FAX: _____
Mobile Phone: _____ Email: _____

OWNER: Name: Charles Easton
Address: 4941 Brown Str. Davenport, Ia
Phone: (563) 391-3644 FAX: _____
Mobile Phone: _____ Email: _____

NUMBER OF LOTS: 1 ACRES: 1.209
SF 2F MF & EST. UNITS COMM IND

STREETS ADDED: _____ 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 <u>\$425</u>
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 & Economic Development
Contact Info: Matt Flynn 888-2286

Date
2/20/2018

Subject:

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

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	2/15/2018 - 3:59 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
2/20/2018

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.
- 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 06, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	2/15/2018 - 4:00 PM