

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, FEBRUARY 19, 2019; 5:00 PM

CITY HALL, 226 WEST 4TH STREET

I. New Business

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

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Authority

III. Secretary's Report

- A. Consideration of the Minutes of the January 15, 2019 Meeting

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

i.

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

VI. Subdivision Activity

A. Old Business

B. New Business

i.

Case ROW18-04 of McManus Development for the vacation (abandonment) of public right-of-way south of 2950 Crestline Drive, containing 3,000 square feet, more or less. [Ward 6]

VII. Future Business

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

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

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

Date
2/5/2019

Subject:

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

Recommendation:

Hold the Public Hearing

Background:

Reason for Request: To allow for development of apartments on the site.

Comprehensive Plan: There is mapping error on the future land use map. This property lacks a future land use classification. A classification should be included as part of any rezoning approval.

Attached to this report is a draft Future Land Use Map amendment designating future land use to the overlooked parcels. Staff suggests the correct way to remedy the situation is to request the City Council pass a resolution assigning the designations. Affected property owners will be notified.

The property is located within the urban service area. All municipal services are available.

This vacant property is located on an edge between multi-family development to the south and light industrial/service development to the north.

A neighborhood meeting was scheduled for January 30 but was rescheduled to February 4th on account of the weather.

ATTACHMENTS:

Type	Description
▣ Backup Material	Application
▣ Backup Material	Future Land Use Map
▣ Backup Material	Zoning Map
▣ Backup Material	Adjacent Owners List
▣ Backup Material	Public Meeting Notice and Map
▣ Backup Material	Legal Notice
▣ Backup Material	Proposed Future Land Use Map Amendment

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
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City Clerk

Flynn, Matt

Approved

1/29/2019 - 12:43 PM

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* 5000 Grand Ave, Davenport, IA 52803 / P1210-01F

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

Applicant (Primary Contact)**

Name: Bradly Matthews
Company: Matthews Mayorga Real Estate, LLC
Address: 1225 E River Drive, Suite 320
City/State/Zip: Davenport IA 52803
Phone: (309) 230-8412
Email: brad@amrestitutions.com

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 ☐

Owner (if different from Applicant)

Name: Robert C. Harmsen 2013 Estate Trust
Company:
Address: 4729 Wyoming Ave
City/State/Zip: Davenport IA 52803
Phone: (563) 324-4488
Email:

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 ☐

Engineer (if applicable)

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

Design Review Board

- Certificate of Design Approval ☐
Demolition Request in the Downtown ☐

Architect (if applicable)

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

Historic Preservation Commission

- Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Administrative

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

Attorney (if applicable)

Name: Abigail Waeyer
Company: Callie & Harper
Address: 506 15th Street Suite 600
City/State/Zip: Moline, IL 61265
Phone: (309) 761-8300
Email:

****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: Brady Matthews

Date: 1/14/19

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

Received by: [Signature]

Date: 1.14.19

Planning staff

Date of the Public Hearing: 2.6.19

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

Authorization to Act as Applicant

I,
authorize
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the
property located at .

Signature(s)*

*Please note: original signature(s) required.

City of Davenport Neighborhood Meeting Guidelines

Purpose:

The purpose of requiring applicants to conduct neighborhood meetings is to offer an opportunity for both applicant and neighboring residents/property owners to share ideas, offer suggestions, and air concerns in advance of the formal public hearing process.

Procedure:

1. The neighborhood meeting should be held at least one week before the scheduled public hearing for the case.
2. It is the responsibility of the applicant to coordinate the meeting date, time and location. It is necessary to coordinate with the Ward Alderman and both Alderman at Large prior to scheduling the meeting. Please note that Wednesday evenings should be avoided due to conflicting with City Council meetings. The Case Manager will provide you a map and mailing list of surrounding property owners, neighborhood representatives, and the Ward Alderman and both Alderman at Large. The applicant is responsible for the cost of the mailing and facility rental, if any.
3. The neighborhood meeting notice should include the meeting date, location and time, the map provided by the City and the applicant's contact information in case someone is unable to attend the meeting. Every effort should be made to contact all residents within the area as well as owners. If renters are assumed at a property, a notice should be sent to the address labeled, "Resident". Please provide the Case Manager with a copy of neighborhood meeting notice. The Case Manager or another member of City Staff will make every effort to attend the meeting, however, the primary purpose for attending is to be simply an observer and resource for factual information, if requested.
4. Following the meeting, the applicant shall compile a list of attendees as well as a meeting summary and submit it to the Case Manager by Thursday preceding the public hearing. Please include all handouts distributed at the meeting.

Neighborhood Meeting Attendance List

Case: _____

Date: _____

Name	Address	Phone	Email
1	_____	_____	_____
2	_____	_____	_____
3	_____	_____	_____
4	_____	_____	_____
5	_____	_____	_____
6	_____	_____	_____
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15	_____	_____	_____
16	_____	_____	_____
17	_____	_____	_____
18	_____	_____	_____
19	_____	_____	_____
20	_____	_____	_____
21	_____	_____	_____
22	_____	_____	_____

Neighborhood Meeting Ground Rules

- 1. Fact-finding and issue-identification are the primary reasons for this meeting. It should be informative, not argumentative. Ask questions, express concerns, but keep in mind this meeting is not a public hearing and no decision-makers are in attendance.**
- 2. Allow time for everyone to speak.**
- 3. Refrain from overly-critical remarks ("I hate this idea") and personal attacks ("You are trying to ruin the neighborhood").**

2018 PLAN & ZONING COMMISSION CALENDAR

CITY PLAN & ZONING COMMISSION SCHEDULE

CITY COUNCIL SCHEDULE

COMMISSION PUBLIC HEARING <u>REZONING & ROW</u> <u>VACATION</u> SUBMITTAL DEADLINE (5:00 PM - Monday)	<u>DEVELOPMENT</u> <u>PLANS, SUBDIVISION</u> <u>PLATS</u> SUBMITTAL DEADLINE (5:00 PM - Monday)	CITY PLAN & ZONING COMMISSION PUBLIC HEARING (Preview for plats & plans) (5:00 PM - Tuesday)	CITY PLAN & ZONING COMMISSION MEETING (5:00 PM - Tuesday)	SUBMISSION DEADLINE FOR COUNCIL ITEMS (Noon - Monday)	COMMITTEE OF THE WHOLE MEETING (PUBLIC HEARING) (5:30 PM - Wednesday)	CITY COUNCIL MEETING (5:30 PM - Wednesday)
11/13/17	11/27/17	12/05/17	12/19/17	12/22/17	01/03/18	01/10/18
11/27/17	12/11/17	12/19/17	01/02/18	01/08/18	01/17/18	01/24/18
12/11/17	12/21/17	01/02/18	01/16/18	01/29/18	02/07/18	02/14/18
12/26/17	01/08/18	01/16/18	02/06/18	02/12/18	02/21/18	02/28/18
01/16/18	01/19/18	02/06/18	02/20/18	02/26/18	03/07/18	03/14/18
01/29/18	02/12/18	02/20/18	03/06/18	03/12/18	03/21/18	03/28/18
02/12/18	02/26/18	03/06/18	03/20/18	03/26/18	04/04/18	04/11/18
02/26/18	03/12/18	03/20/18	04/03/18	04/09/18	04/18/18	04/25/18
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11/26/18	12/10/18	12/18/18	01/01/19	01/07/19	01/16/19	01/23/19
12/10/18	12/21/18	01/01/19	01/15/19	01/28/19	02/06/19	02/13/19
12/21/18	01/07/19	01/15/19	02/05/19	02/11/19	02/20/19	02/27/19

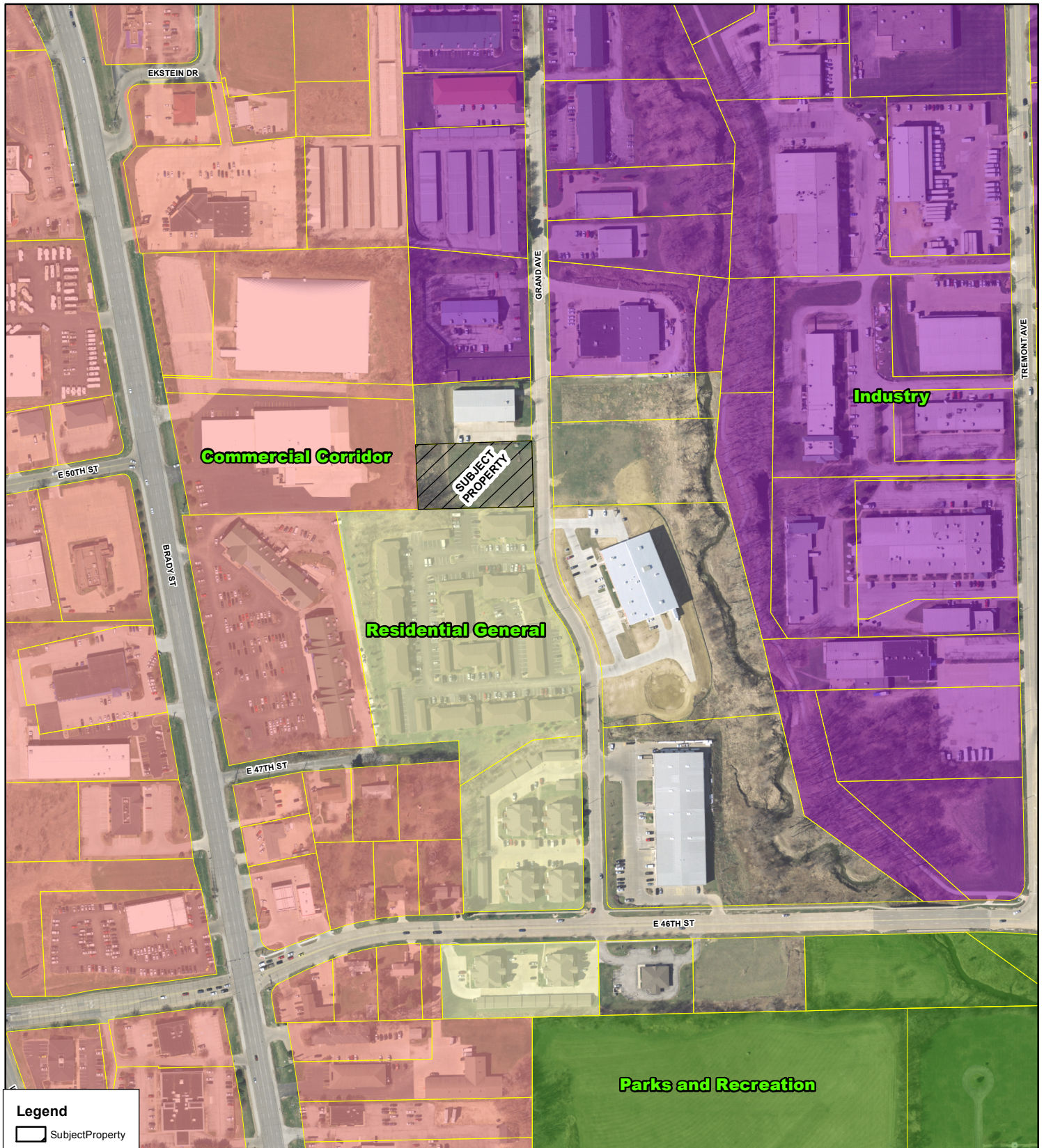
1 SUBMISSION & MEETING DATES MAY BE CHANGED DUE TO HOLIDAY MARKED IN RED

2 ORDINANCES REQUIRE THREE CONSIDERATIONS BEFORE CITY COUNCIL

3 DATES SUBJECT TO CQHHANE DUE TO HOLIDAYS MARKED IN RED

4 DELAYS MAY OCCUR UPON THE PETITION REACHING THE CITY COUNCIL'S AGENDA

Future Land Use Map (Davenport +2035)



Legend
Subject Property



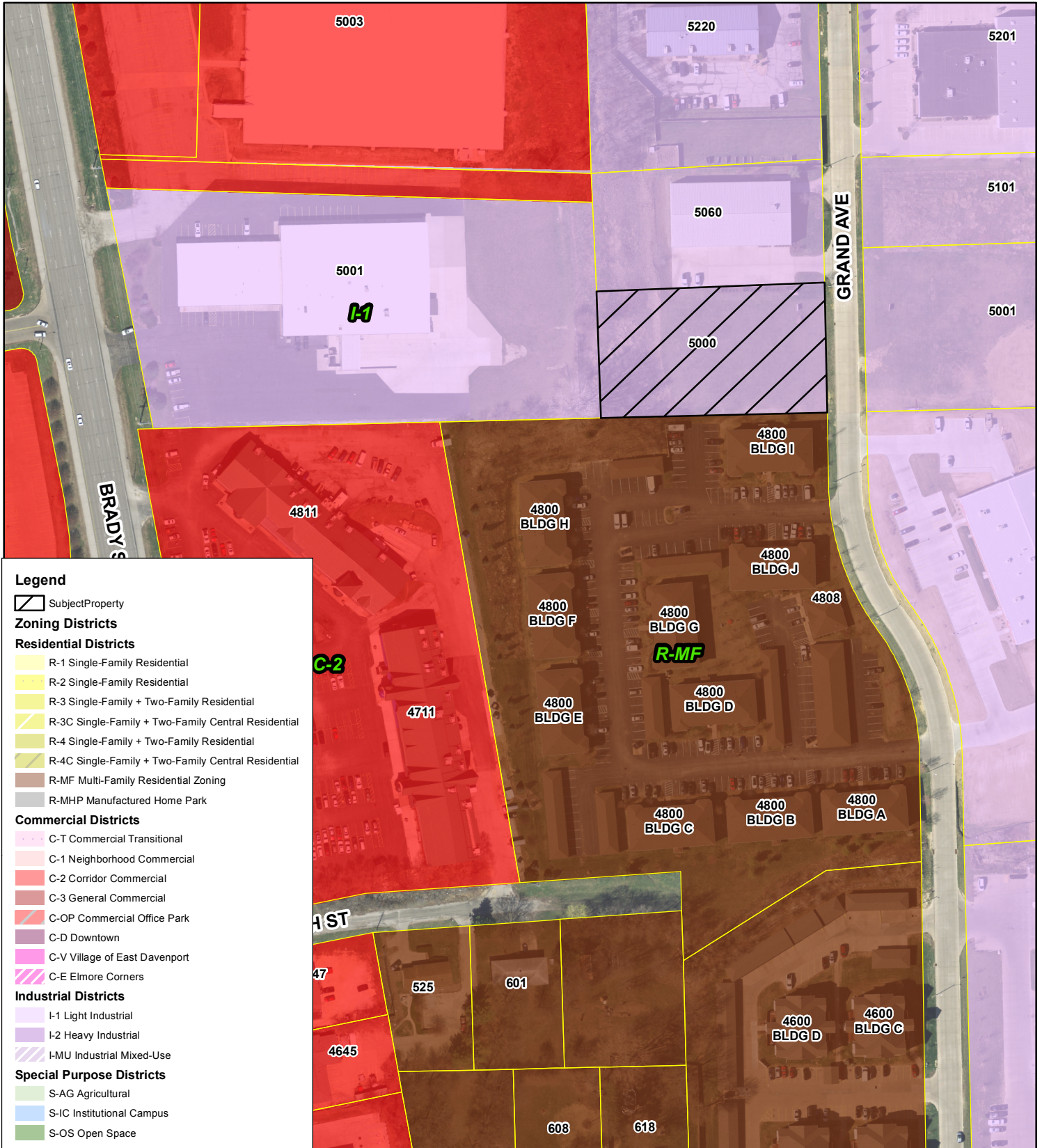
0 50 100 200 Feet

1 inch = 333 feet

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



Zoning Map



0 50 100 200 Feet

1 inch = 170 feet



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

Davenport.12795.1.REZ19-01_Neighborhood_Meeting_and_Adjacent_Owner_Notice_List.xlsx

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Petitioner: HARMSSEN 2013 ESTATE TRUST P&Z Chair: Bob Inghram bingham@activethermal.net Mayor's Clerk: Nevada Lemke nlemke@ci.davenport.ia.us Council Clerk: Tiffany Thorndike tthorndike@ci.davenport.ia.us Neighborhood: None				
	Ward/Ald: 7th Ward	Alderman Matson	mmatson@ci.davenport.ia.us	10 Notices Sent
	Ward/Ald: At-Large	Alderman Condon	jcondon@ci.davenport.ia.us	
	Ward/Ald: At-Large	Alderman Gripp	kgripp@ci.davenport.ia.us	
P1209-02	5003 BRADY ST	ST AMBROSE UNIVERSITY	518 W LOCUST ST	DAVENPORT IA 52803
P1209-04B	5001 BRADY ST	CCL&B INC	4444 S 108TH ST	OMAHA NE 68137
P1209-04C		ST AMBROSE UNIVERSITY	518 W LOCUST ST	DAVENPORT IA 52803
P1210-01D		ROBERT C HARMSSEN 2013 ESTATE TRUST	4729 WYOMING AV	DAVENPORT IA 52806
P1210-01E	5060 GRAND AVE	ROBERT C HARMSSEN 2013 ESTATE TRUST	4729 WYOMING AV	DAVENPORT IA 52806
P1210-01G	5201 GRAND AVE	CAPITAL RESOURCE ILLINOIS CORP	ATTN PERRY HANSEN	BETTENDORF IA 52722
P1210-02	5220 GRAND AVE	GEORGE J FARKUS	1456 EASTVIEW DR	CORALVILLE IA 52241
P1210-02G		CAPITAL RESOURCE ILLINOIS CORP	ATTN PERRY HANSEN	BETTENDORF IA 52722
P1215-03	4801 GRAND AVE	ARC TFDPTIA001 LLC	106 YORK ROAD	JENKINTOWN PA 19046
P1215A101	4800 GRAND AVE	MFR PARTNERS XII LLC	856 LAKE ST E	WAYZATA MN 55391

**NOTICE
PUBLIC MEETING**

THIS MEETING HAS BEEN RESCHEDULED FOR NOON MONDAY FEBRUARY 4, 2019
DAVENPORT PUBLIC WORKS CENTER
1200 E. 46 ST., DAVENPORT, IOWA 52807

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

Case No. REZ19-01: Request of Bradley Matthews on behalf of Robert C. Harmsen 2013 Estate Trust for a rezoning (map amendment) on 1.1 acres at 5000 Grand Avenue from "I-1" Light Industrial District to R-MF Multiple Family Residential District. [7th Ward] (See map of the affected property on reverse side of this notice).

The proposed rezoning, if approved, would allow for multi-family development to occur on the property.

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

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

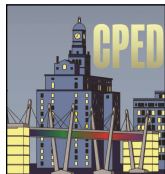
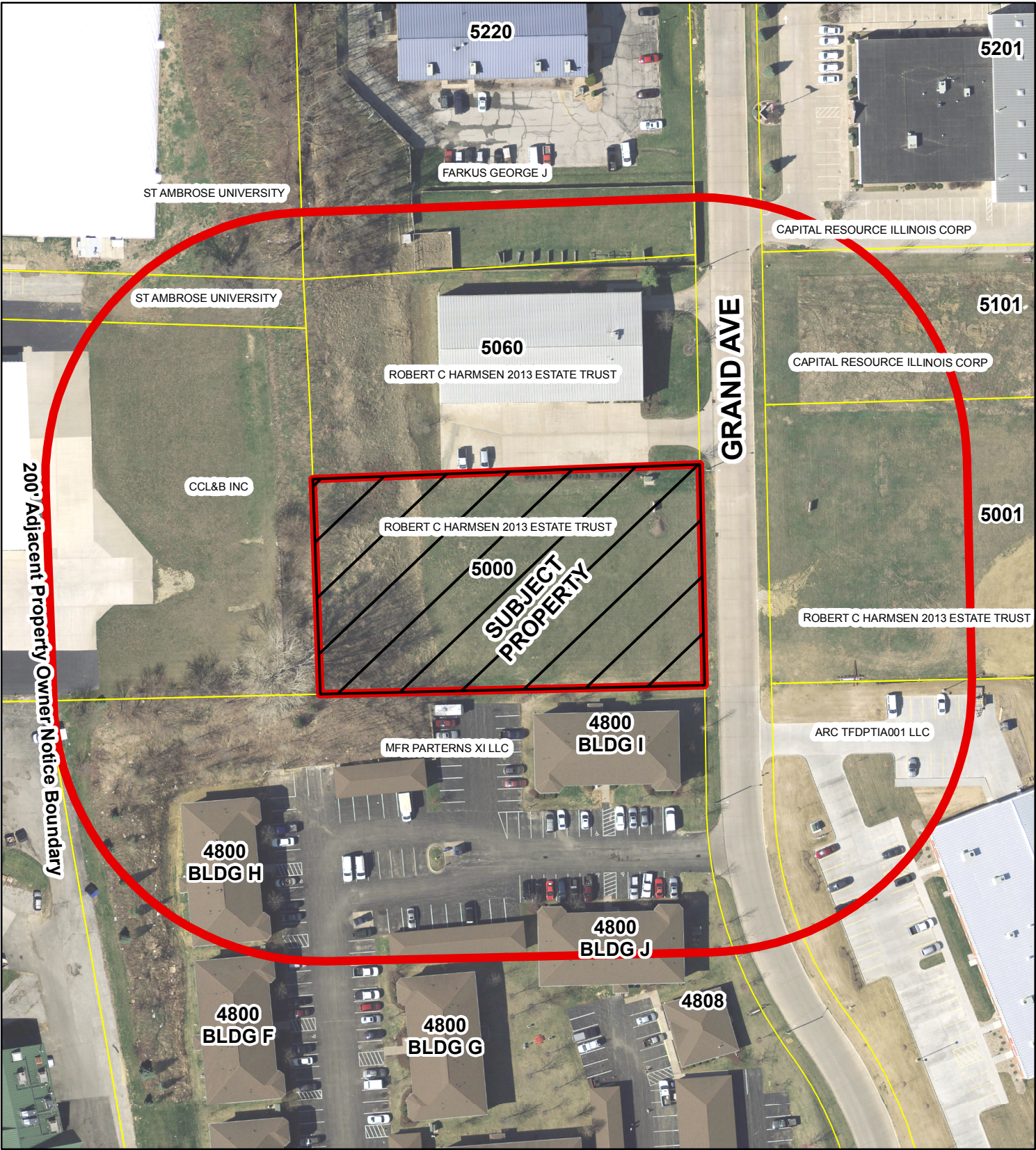
Case No. REZ19-01

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

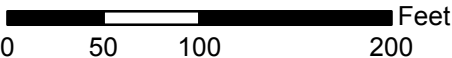
Request for a Zoning Map Amendment (Rezoning)

Adjacent Property Owner Notice Area



Legend

-  SubjectProperty
-  200' Notice Buffer



1 inch = 100 feet



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

Wednesday, January 23, 2019

Please publish the following public notice in the January 28, 2019 edition of the Quad City Times.

The PO number for this notice is: 1909207

Please provide proof of publication for our records. If you have any questions, please contact us at planning@ci.davenport.ia.us or 563-326-7765. Thank you!

**NOTICE
PUBLIC HEARING
TUESDAY, FEBRUARY 5, 2019 - 5:00 P.M.
CITY OF DAVENPORT PLAN AND ZONING COMMISSION
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

There is on file in the Community Planning and Economic Development Department (CPED), on behalf of the Plan and Zoning Commission, the following request:

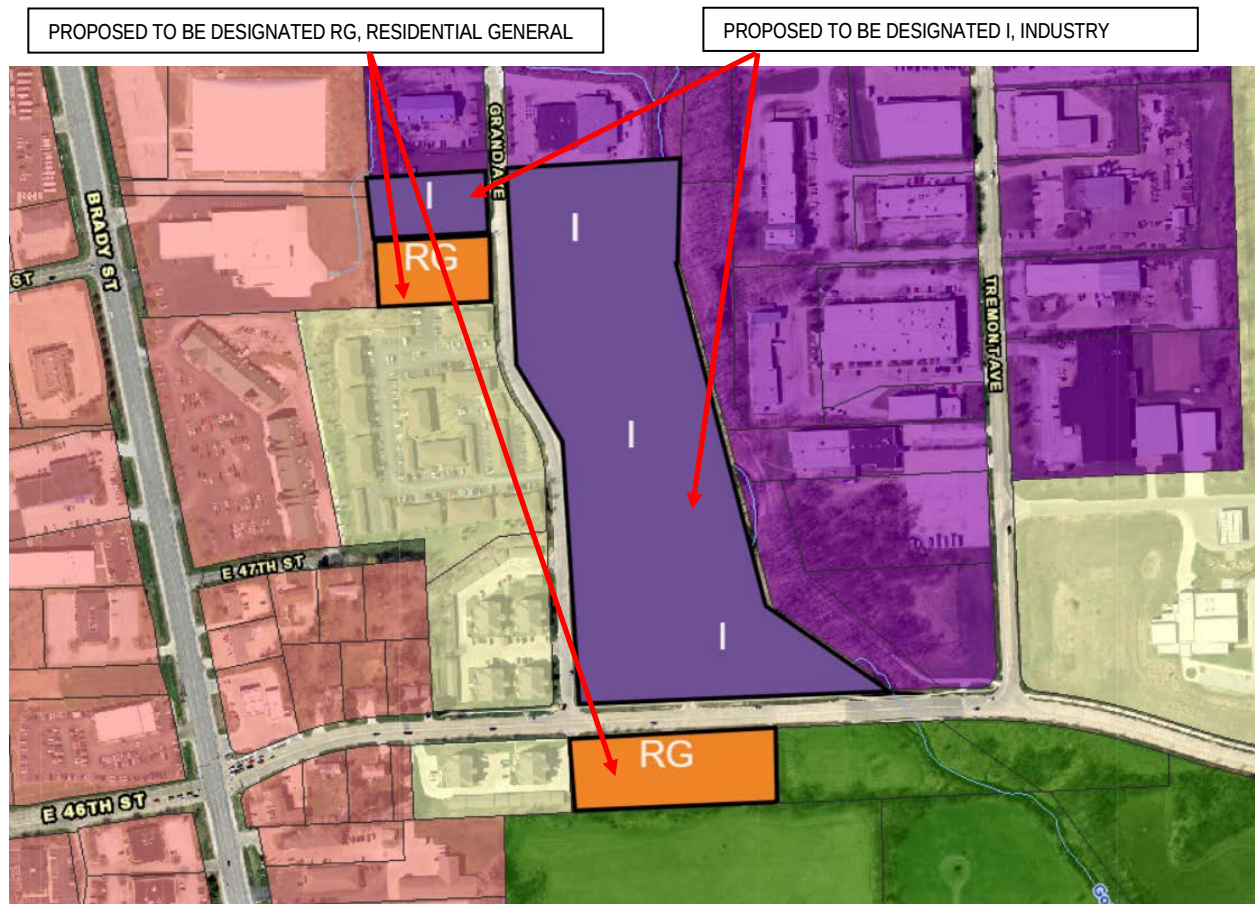
Case REZ19-01: Request by Bradley Matthews, to rezone 1.1 acres, more or less, of property located at 5000 Grand Avenue from I-1, Light Industrial District to R-MF, Residential Multifamily District. [Ward 7]

The public hearing on the above matter is scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday, February 5, 2019 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s). PO No. 1909207

Department of Community Planning & Economic Development
E-MAIL: planning@ci.davenport.ia.us PHONE: 563-326-7765

PROPOSED COMPREHENSIVE PLAN, FUTURE LAND USE MAP AMENDMENT CASE CP-19-01



City of Davenport
Plan and Zoning Commission

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

Date
2/5/2019

Subject:
Consideration of the Minutes of the January 15, 2019 Meeting

Recommendation:
Adopt the Minutes

ATTACHMENTS:

Type	Description
▢ Backup Material	1-15-19 Draft Minutes

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	1/31/2019 - 3:27 PM

PLAN AND ZONING COMMISSION MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, JANUARY 15, 2019; 5:00 PM

CITY COUNCIL CHAMBERS

COMBINED PUBLIC HEARING & REGULAR MEETING

PUBLIC HEARING AGENDA

New Business

Public Hearing for Case ROW18-04 of McManus Development for the vacation (abandonment) of public right-of-way south of 2950 Crestline Drive, containing 3,000 square feet, more or less. [Ward 6]\

Scott Koops gave the staff report. Public Hearing was held. Comments were received.

REGULAR MEETING AGENDA

I. Roll Call

Present: Connell, Hepner, Inghram, Johnson, Quinn, Reinartz, Schneider. Excused: Lammers, Maness, Medd, Tallman. Staff: Flynn, Koops, Leabhart.

II. Report of the City Council.

Nothing additional to report.

III. Secretary's Report

The December 18, 2018 Plan and Zoning Commission Minutes will be presented at the next meeting.

IV. Report of the Comprehensive Plan Committee.

Flynn reported the new zoning ordinance will be published in the Sunday Quad City Times in its entirety.

V. Zoning Activity

A. Old Business

B. New Business

1. Case REZ18-18: Request by Ahmed Ismail, for WK Development, to rezone 0.83 acres, more or less, of property located immediately northwest of the intersection of Elsie Avenue and West Kimberly Road from R-5M Medium Density Residential to C-2, General Commercial District [Ward 2].

Flynn gave the staff report. Charlie Armstrong and Vicki Stevenson, representing the petitioners, were present to answer questions.

MOTION by Johnson, seconded by Connell, to accept the listed findings and forward Case REZ18-18 to the City Council for approval.

Findings:

1. Property is located on an edge of an area designated as RG, Residential General, in the Comprehensive Plan.
2. Property is located between commercially zoned property.
3. The Elsie Avenue intersection is signalized and can accommodate additional commercial traffic.

Conditions:

1. Iowa Department of Transportation will need to be contacted for work along Highway.
2. Extension of right of way line from west property along Kimberly may need to be dedicated.
3. No Parking along west side Elsie along proposed commercial development
4. Access to proposed development shall be no closer to Kimberly intersection than north line of existing 3916 Elsie address.

Motion was approved unanimously.

VI. Subdivision Activity

None

Old Business

New Business

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

The meeting adjourned at 5:17 pm.

City of Davenport
Plan and Zoning Commission

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

Date
2/19/2019

Subject:

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

Recommendation:

Staff recommends the Plan and Zoning Commission accept the findings and forward Case REZ19-01 to the City Council for approval.

Findings:

1. This property is located on the boundary between R-MF and I-1 Zoning.
2. The proposed rezoning will not significantly add traffic to Grand Avenue.
3. Zoning this property R-MF will allow for construction of apartment units in close proximity to employment opportunities.
4. No single family neighborhoods are in the vicinity and thus, none will be impacted.

Condition:

That the City Council is requested to pass a resolution assigning a Future Land Use Designation of RG, Residential General to this property and assigning either I, Industry or RG, Residential General designations to other nearby properties overlooked in the 2016 Comprehensive Plan Update.

Background:

Reason for Request: To allow for development of apartments on the site.

Comprehensive Plan: There is mapping error on the future land use map. This property lacks a future land use classification. A classification should be included as part of any rezoning approval.

Attached to this report is a draft Future Land Use Map amendment designating future land use to the overlooked parcels. Staff suggests the correct way to remedy the situation is to request the City Council pass a resolution assigning the designations. Affected property owners will be notified.

The property is located within the urban service area. All municipal services are available.

Discussion:

This vacant property is located on an edge between multi-family development to the south and

light industrial/service development to the north.

It is staff's opinion that simply moving the division between multifamily and industrial will have minimal effect to the area. There are no single family neighborhoods in the vicinity.

Public Input:

A neighborhood meeting was scheduled for January 30 but was rescheduled to February 4th on account of the weather. Two neighboring property owners attended but voiced no objections.

A public hearing notice was prepared for both the cancelled meeting on February 5 as well as February 19, 2019. Property owners within 200 feet were notified of both hearings.

ATTACHMENTS:

Type	Description
▢ Backup Material	Application
▢ Backup Material	Future Land Use Map
▢ Backup Material	Zoning Map
▢ Backup Material	Adjacent Owners List
▢ Backup Material	Public Meeting Notice and Map
▢ Backup Material	Legal Notice
▢ Cover Memo	Proposed Future Land Use Map Amendment

Staff Workflow Reviewers

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* 5000 Grand Ave, Davenport, IA 52803 / P1210-01F

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

Applicant (Primary Contact)**

Name: Bradly Matthews
Company: Matthews Mayorga Real Estate, LLC
Address: 1225 E River Drive, Suite 320
City/State/Zip: Davenport IA 52803
Phone: (309) 230-8412
Email: brad@amrestitutions.com

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 ☐

Owner (if different from Applicant)

Name: Robert C. Harmsen 2013 Estate Trust
Company:
Address: 4729 Wyoming Ave
City/State/Zip: Davenport IA 52803
Phone: (563) 324-4488
Email:

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 ☐

Engineer (if applicable)

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

Design Review Board

- Certificate of Design Approval ☐
Demolition Request in the Downtown ☐

Architect (if applicable)

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

Historic Preservation Commission

- Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Administrative

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

Attorney (if applicable)

Name: Abigail Waeyer
Company: Callie & Harper
Address: 506 15th Street Suite 600
City/State/Zip: Moline, IL 61265
Phone: (309) 761-8300
Email:

****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: Brady Matthews

Date: 1/14/19

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

Received by: [Signature]

Date: 1.14.19

Planning staff

Date of the Public Hearing: 2.6.19

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

Authorization to Act as Applicant

I,
authorize
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the
property located at .

Signature(s)*

*Please note: original signature(s) required.

City of Davenport Neighborhood Meeting Guidelines

Purpose:

The purpose of requiring applicants to conduct neighborhood meetings is to offer an opportunity for both applicant and neighboring residents/property owners to share ideas, offer suggestions, and air concerns in advance of the formal public hearing process.

Procedure:

1. The neighborhood meeting should be held at least one week before the scheduled public hearing for the case.
2. It is the responsibility of the applicant to coordinate the meeting date, time and location. It is necessary to coordinate with the Ward Alderman and both Alderman at Large prior to scheduling the meeting. Please note that Wednesday evenings should be avoided due to conflicting with City Council meetings. The Case Manager will provide you a map and mailing list of surrounding property owners, neighborhood representatives, and the Ward Alderman and both Alderman at Large. The applicant is responsible for the cost of the mailing and facility rental, if any.
3. The neighborhood meeting notice should include the meeting date, location and time, the map provided by the City and the applicant's contact information in case someone is unable to attend the meeting. Every effort should be made to contact all residents within the area as well as owners. If renters are assumed at a property, a notice should be sent to the address labeled, "Resident". Please provide the Case Manager with a copy of neighborhood meeting notice. The Case Manager or another member of City Staff will make every effort to attend the meeting, however, the primary purpose for attending is to be simply an observer and resource for factual information, if requested.
4. Following the meeting, the applicant shall compile a list of attendees as well as a meeting summary and submit it to the Case Manager by Thursday preceding the public hearing. Please include all handouts distributed at the meeting.

Neighborhood Meeting Attendance List

Case: _____

Date: _____

Name	Address	Phone	Email
1	_____	_____	_____
2	_____	_____	_____
3	_____	_____	_____
4	_____	_____	_____
5	_____	_____	_____
6	_____	_____	_____
7	_____	_____	_____
8	_____	_____	_____
9	_____	_____	_____
10	_____	_____	_____
11	_____	_____	_____
12	_____	_____	_____
13	_____	_____	_____
14	_____	_____	_____
15	_____	_____	_____
16	_____	_____	_____
17	_____	_____	_____
18	_____	_____	_____
19	_____	_____	_____
20	_____	_____	_____
21	_____	_____	_____
22	_____	_____	_____

Neighborhood Meeting Ground Rules

- 1. Fact-finding and issue-identification are the primary reasons for this meeting. It should be informative, not argumentative. Ask questions, express concerns, but keep in mind this meeting is not a public hearing and no decision-makers are in attendance.**
- 2. Allow time for everyone to speak.**
- 3. Refrain from overly-critical remarks ("I hate this idea") and personal attacks ("You are trying to ruin the neighborhood").**

2018 PLAN & ZONING COMMISSION CALENDAR

CITY PLAN & ZONING COMMISSION SCHEDULE

CITY COUNCIL SCHEDULE

COMMISSION PUBLIC HEARING <u>REZONING & ROW</u> <u>VACATION</u> SUBMITTAL DEADLINE (5:00 PM - Monday)	<u>DEVELOPMENT</u> <u>PLANS, SUBDIVISION</u> <u>PLATS</u> SUBMITTAL DEADLINE (5:00 PM - Monday)	CITY PLAN & ZONING COMMISSION PUBLIC HEARING (Preview for plats & plans) (5:00 PM - Tuesday)	CITY PLAN & ZONING COMMISSION MEETING (5:00 PM - Tuesday)	SUBMISSION DEADLINE FOR COUNCIL ITEMS (Noon - Monday)	COMMITTEE OF THE WHOLE MEETING (PUBLIC HEARING) (5:30 PM - Wednesday)	CITY COUNCIL MEETING (5:30 PM - Wednesday)
11/13/17	11/27/17	12/05/17	12/19/17	12/22/17	01/03/18	01/10/18
11/27/17	12/11/17	12/19/17	01/02/18	01/08/18	01/17/18	01/24/18
12/11/17	12/21/17	01/02/18	01/16/18	01/29/18	02/07/18	02/14/18
12/26/17	01/08/18	01/16/18	02/06/18	02/12/18	02/21/18	02/28/18
01/16/18	01/19/18	02/06/18	02/20/18	02/26/18	03/07/18	03/14/18
01/29/18	02/12/18	02/20/18	03/06/18	03/12/18	03/21/18	03/28/18
02/12/18	02/26/18	03/06/18	03/20/18	03/26/18	04/04/18	04/11/18
02/26/18	03/12/18	03/20/18	04/03/18	04/09/18	04/18/18	04/25/18
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11/13/18	11/26/18	12/04/18	12/18/18	12/22/18	01/02/19	01/09/19
11/26/18	12/10/18	12/18/18	01/01/19	01/07/19	01/16/19	01/23/19
12/10/18	12/21/18	01/01/19	01/15/19	01/28/19	02/06/19	02/13/19
12/21/18	01/07/19	01/15/19	02/05/19	02/11/19	02/20/19	02/27/19

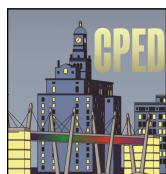
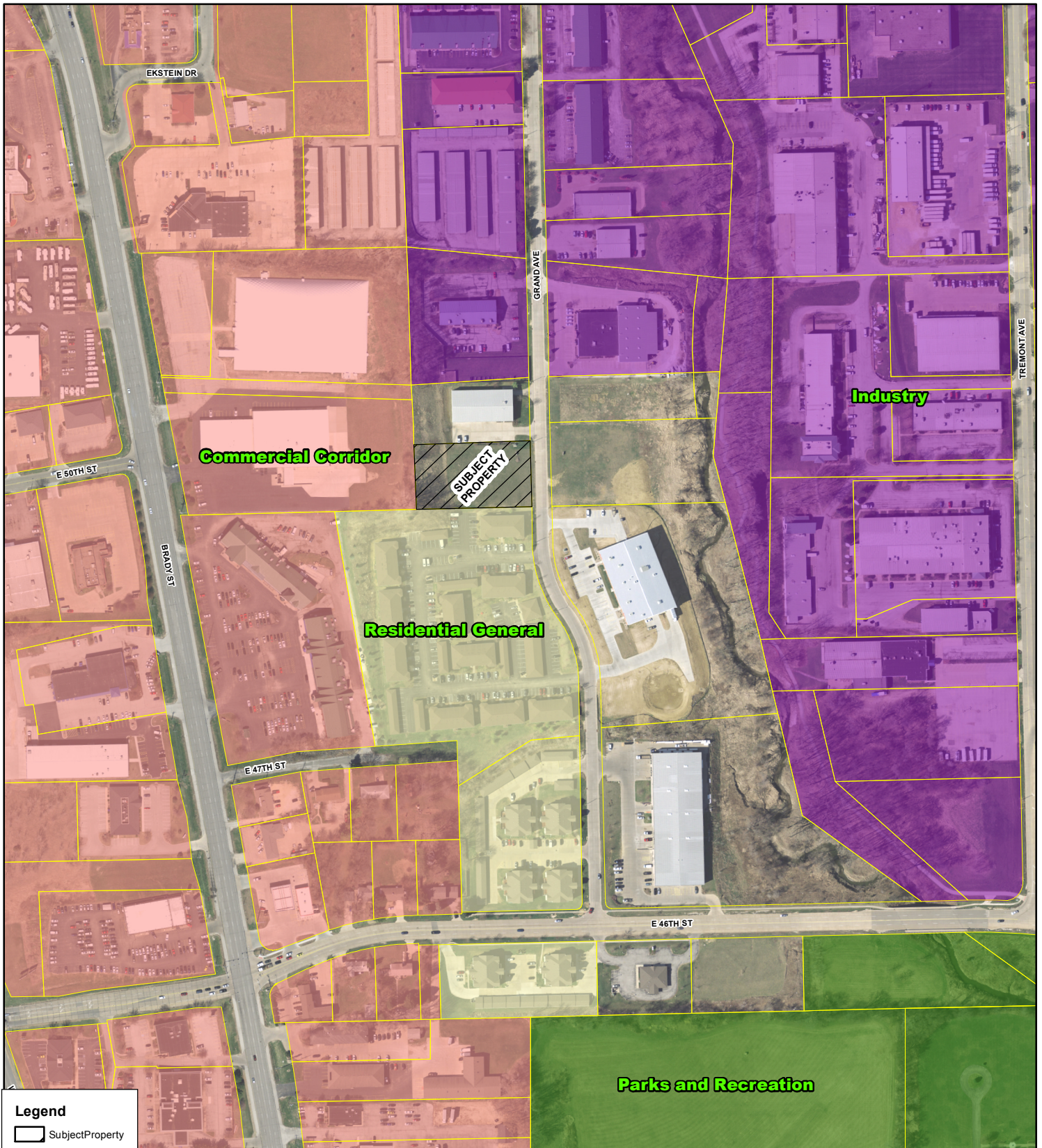
1 SUBMISSION & MEETING DATES MAY BE CHANGED DUE TO HOLIDAY MARKED IN RED

2 ORDINANCES REQUIRE THREE CONSIDERATIONS BEFORE CITY COUNCIL

3 DATES SUBJECT TO CQHHANE DUE TO HOLIDAYS MARKED IN RED

4 DELAYS MAY OCCUR UPON THE PETITION REACHING THE CITY COUNCIL'S AGENDA

Future Land Use Map (Davenport +2035)



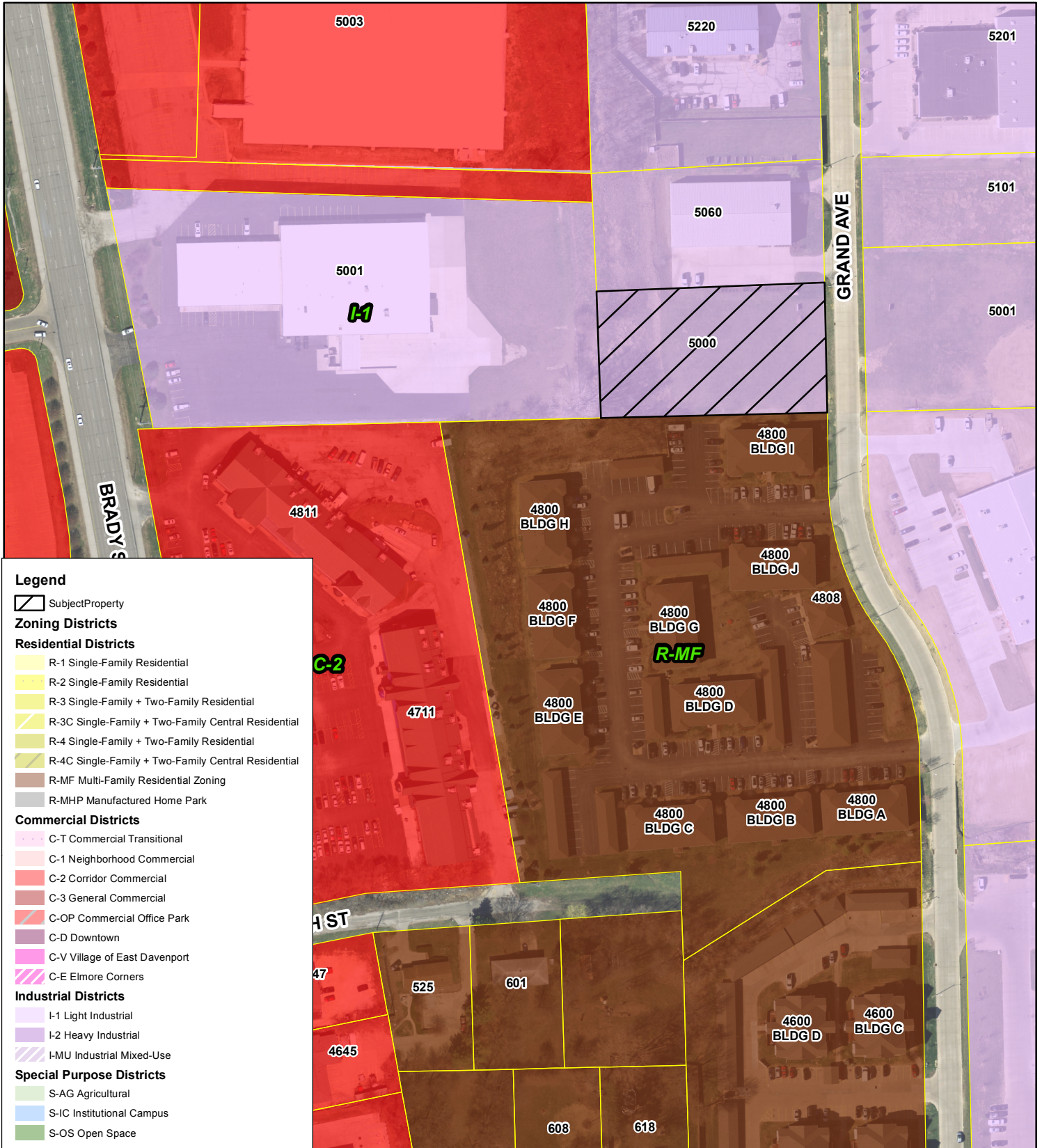
0 50 100 200 Feet

1 inch = 333 feet

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



Zoning Map



0 50 100 200 Feet

1 inch = 170 feet



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

Davenport.12795.1.REZ19-01_Neighborhood_Meeting_and_Adjacent_Owner_Notice_List.xlsx

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Petitioner: HARMSSEN 2013 ESTATE TRUST P&Z Chair: Bob Inghram bingham@activethermal.net Mayor's Clerk: Nevada Lemke nlemke@ci.davenport.ia.us Council Clerk: Tiffany Thorndike tthorndike@ci.davenport.ia.us Neighborhood: None				
	Ward/Ald: 7th Ward	Alderman Matson	mmatson@ci.davenport.ia.us	10 Notices Sent
	Ward/Ald: At-Large	Alderman Condon	jcondon@ci.davenport.ia.us	
	Ward/Ald: At-Large	Alderman Gripp	kgripp@ci.davenport.ia.us	
P1209-02	5003 BRADY ST	ST AMBROSE UNIVERSITY	518 W LOCUST ST	DAVENPORT IA 52803
P1209-04B	5001 BRADY ST	CCL&B INC	4444 S 108TH ST	OMAHA NE 68137
P1209-04C		ST AMBROSE UNIVERSITY	518 W LOCUST ST	DAVENPORT IA 52803
P1210-01D		ROBERT C HARMSSEN 2013 ESTATE TRUST	4729 WYOMING AV	DAVENPORT IA 52806
P1210-01E	5060 GRAND AVE	ROBERT C HARMSSEN 2013 ESTATE TRUST	4729 WYOMING AV	DAVENPORT IA 52806
P1210-01G	5201 GRAND AVE	CAPITAL RESOURCE ILLINOIS CORP	ATTN PERRY HANSEN	BETTENDORF IA 52722
P1210-02	5220 GRAND AVE	GEORGE J FARKUS	1456 EASTVIEW DR	CORALVILLE IA 52241
P1210-02G		CAPITAL RESOURCE ILLINOIS CORP	ATTN PERRY HANSEN	BETTENDORF IA 52722
P1215-03	4801 GRAND AVE	ARC TFDPTIA001 LLC	106 YORK ROAD	JENKINTOWN PA 19046
P1215A101	4800 GRAND AVE	MFR PARTNERS XII LLC	856 LAKE ST E	WAYZATA MN 55391

**NOTICE
PUBLIC MEETING**

THIS MEETING HAS BEEN RESCHEDULED FOR NOON MONDAY FEBRUARY 4, 2019
DAVENPORT PUBLIC WORKS CENTER
1200 E. 46 ST., DAVENPORT, IOWA 52807

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

Case No. REZ19-01: Request of Bradley Matthews on behalf of Robert C. Harmsen 2013 Estate Trust for a rezoning (map amendment) on 1.1 acres at 5000 Grand Avenue from "I-1" Light Industrial District to R-MF Multiple Family Residential District. [7th Ward] (See map of the affected property on reverse side of this notice).

The proposed rezoning, if approved, would allow for multi-family development to occur on the property.

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

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

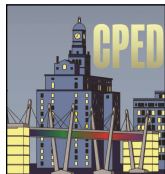
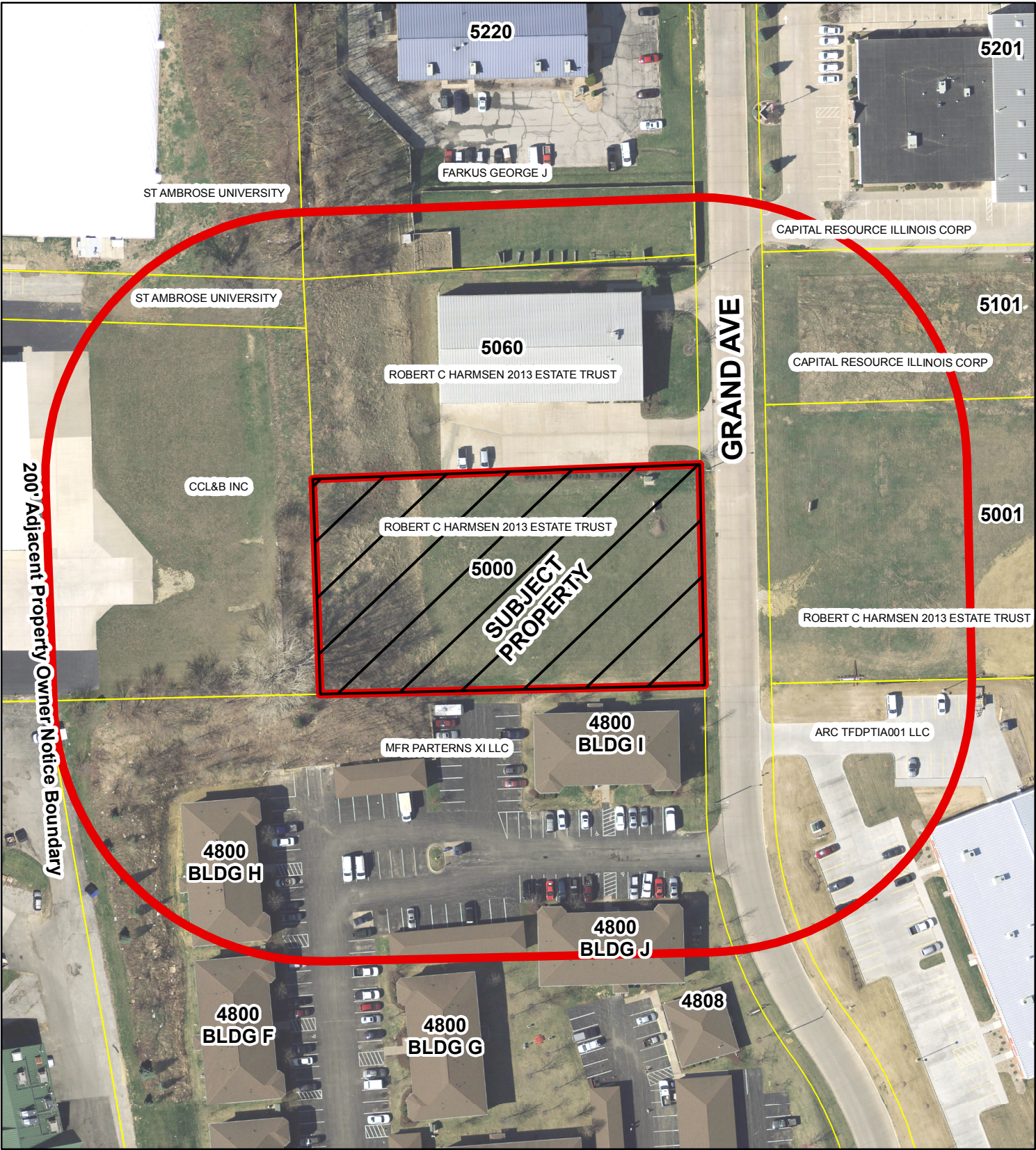
Case No. REZ19-01

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

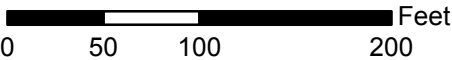
Request for a Zoning Map Amendment (Rezoning)

Adjacent Property Owner Notice Area



Legend

- SubjectProperty
- 200' Notice Buffer



1 inch = 100 feet



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

Wednesday, January 23, 2019

Please publish the following public notice in the January 28, 2019 edition of the Quad City Times.

The PO number for this notice is: 1909207

Please provide proof of publication for our records. If you have any questions, please contact us at planning@ci.davenport.ia.us or 563-326-7765. Thank you!

**NOTICE
PUBLIC HEARING
TUESDAY, FEBRUARY 5, 2019 - 5:00 P.M.
CITY OF DAVENPORT PLAN AND ZONING COMMISSION
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

There is on file in the Community Planning and Economic Development Department (CPED), on behalf of the Plan and Zoning Commission, the following request:

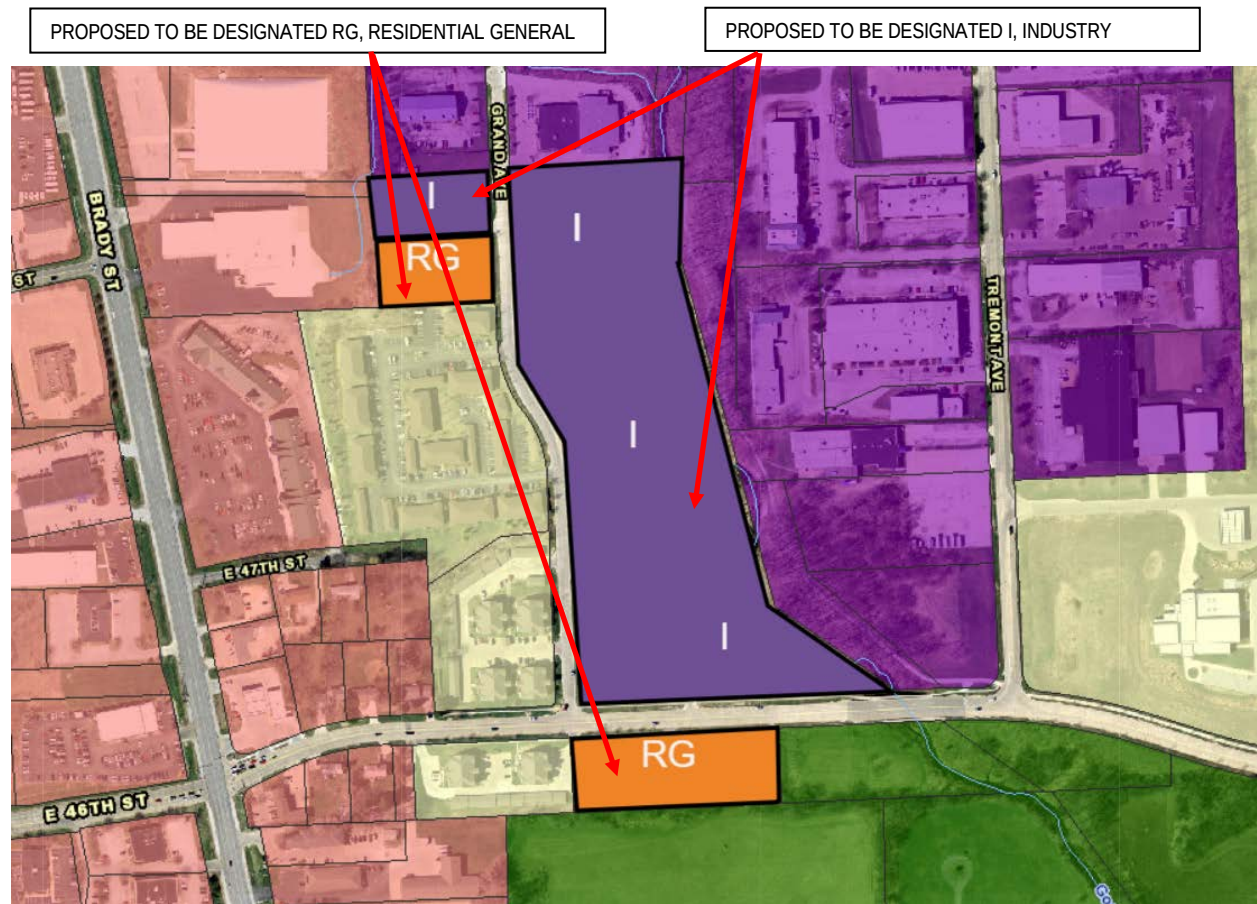
Case REZ19-01: Request by Bradley Matthews, to rezone 1.1 acres, more or less, of property located at 5000 Grand Avenue from I-1, Light Industrial District to R-MF, Residential Multifamily District. [Ward 7]

The public hearing on the above matter is scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday, February 5, 2019 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s). PO No. 1909207

Department of Community Planning & Economic Development
E-MAIL: planning@ci.davenport.ia.us PHONE: 563-326-7765

PROPOSED COMPREHENSIVE PLAN, FUTURE LAND USE MAP AMENDMENT CASE CP-19-01



City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Scott Koops sek@ci.davenport.ia 328-6701

Date
2/19/2019

Subject:

Case ROW18-04 of McManus Development for the vacation (abandonment) of public right-of-way south of 2950 Crestline Drive, containing 3,000 square feet, more or less. [Ward 6]

Recommendation:

Staff recommends the Plan and Zoning Commission accepts the listed findings and forward Case ROW18-04 to the City Council with a recommendation for denial based on the number of MidAmerican and City utilities in the right-of-way.

Background:

Introduction:

The petitioner is requesting to vacate the street in from of the dwelling to accommodate a gate. Properties at 2930 and 2950 Crestline Drive will be adjoined by a restrictive covenant-agreement not to sever.

DISCUSSION:

Staff has received comments from MidAmerican Energy request that the right-of-way NOT be vacated due to the abundance of utilities in this area. The City of Davenport also has a sewer easement in this area. Please see the attached comment for the MidAmerican Senior Right-of-Way Agent.

FINDINGS & RECOMMENDATION

Findings:

The vacation area has a number of utilities which precludes abandonment/ relinquishment of this right-of-way.

Recommendation:

Staff recommends the Plan and Zoning Commission accepts the listed findings and forward Case ROW18-04 to the City Council with a recommendation for denial based on the number of MidAmerican and City utilities in the right-of-way.

ATTACHMENTS:

Type	Description
▣ Cover Memo	ROW18-04 REVISED Staff Report
▣ Exhibit	Mid American Utilities
▣ Exhibit	sewer line
▣ Backup Material	Application
▣ Backup Material	Plat of Survey

Staff Workflow Reviewers

REVIEWERS:

Department

City Clerk

Reviewer

Koops, Scott

Action

Approved

Date

1/31/2019 - 9:55 AM



PLAN AND ZONING COMMISSION

Date: Feb. 19, 2019
Request: Public Right-of-Way Relinquishment Request
Address: Crestline Dr south of 2950 Crestline Dr
Applicant: McManus Development

DESCRIPTION

Request ROW18-04 of McManus Development for the vacation (abandonment) of public right-of-way south of 2950 Crestline Drive, containing 3,000 square feet, more or less. [Ward 6]

Recommendation: Staff recommends the Plan and Zoning Commission accepts the listed findings and forward Case ROW18-04 to the City Council with a recommendation for denial based on the number of MidAmerican and City utilities in the right-of-way.

Introduction:

The petitioner is requesting to vacate the street in front of the dwelling to accommodate a gate. Properties at 2930 and 2950 Crestline Drive will be adjoined by a restrictive covenant-agreement not to sever.

Aerial Photo: (ROW area in black crosshatching)



DISCUSSION

Staff has received comments from MidAmerican Energy request that the right-of-way NOT be vacated due to the abundance of utilities in this area. The City of Davenport also has a sewer easement in this area. Please see the attached comment for the MidAmerican Senior Right-of-Way Agent.

FINDINGS & RECOMMENDATION

Findings:

The vacation area has a number of utilities which precludes abandonment/relinquishment of this right-of-way.

Recommendation:

Staff recommends the Plan and Zoning Commission accepts the listed findings and forward Case ROW18-04 to the City Council with a recommendation for denial based on the number of MidAmerican and City utilities in the right-of-way.

Prepared by:

A handwritten signature in black ink, appearing to read "Scott Koops", written in a cursive style.

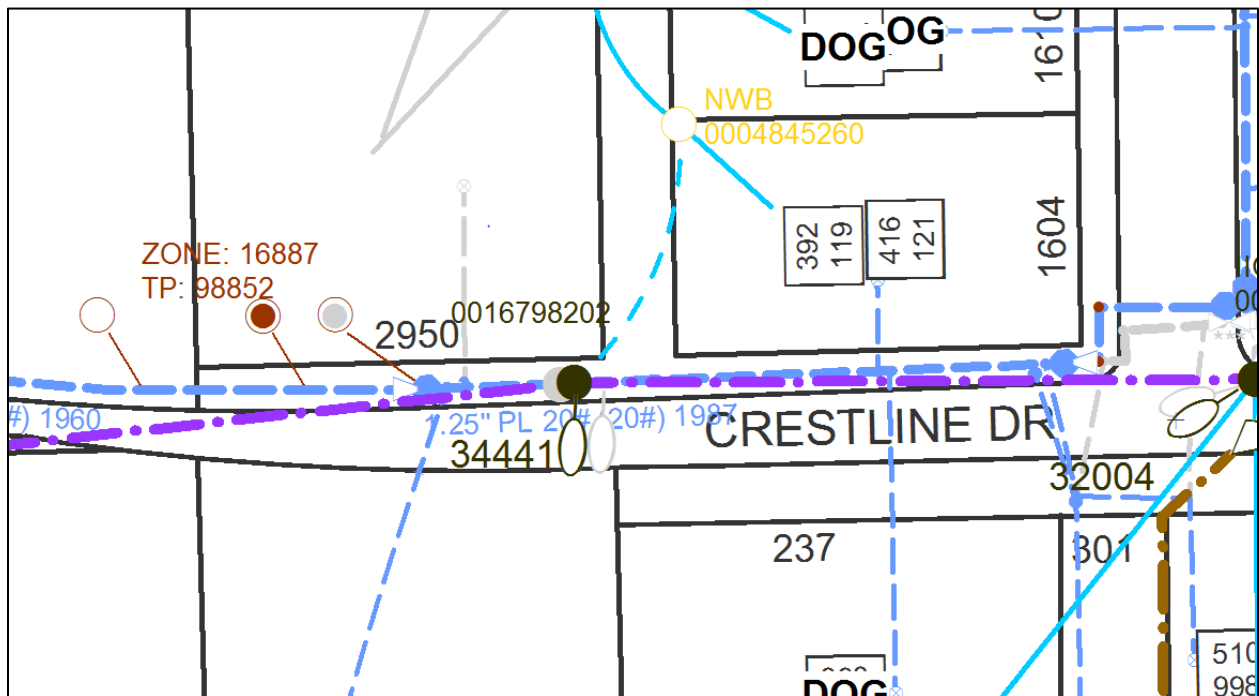
Scott Koops, AICP, Planner II

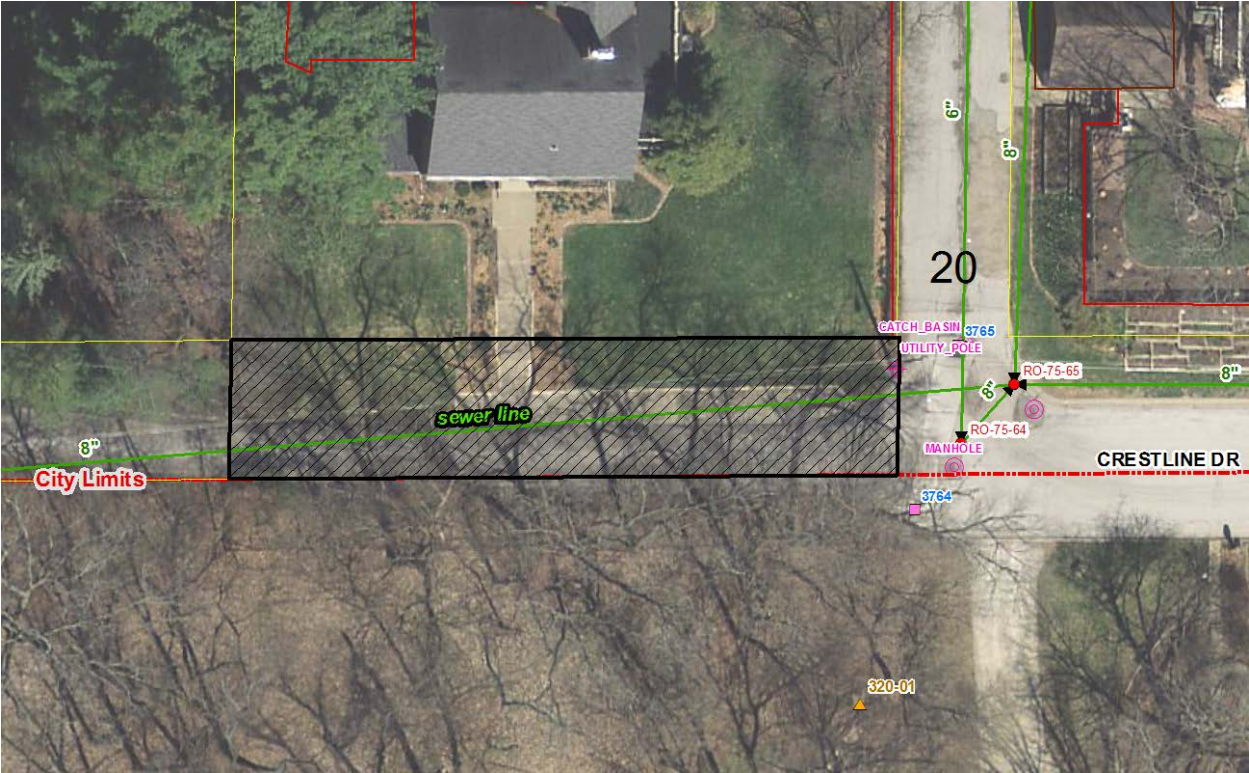
Mid-American Utilities Plan

Purple dashed line = overhead primary electric line

Large blue dashed line = gas main

Smaller blue dashed line = branch gas services







Property Address*

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

Applicant (Primary Contact)

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

Owner (if different from Applicant)

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

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

Engineer (if applicable)

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

Design Review Board

Certificate of Design Approval
Demolition Request in the Downtown

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

Architect (if applicable)

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

Administrative

Floodplain Development
Cell Tower Co-Location
Identification Signs
Site Plan

Attorney (if applicable)

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

Request:

Total Land Area:

Submittal Requirements:

- The completed application form.
- Required fee: \$400.

The Applicant hereby acknowledges and agrees to the following procedure and requirements:

(1) Application:

- Prior to submission of the application for the right-of-way or easement vacation, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the right-of-way or easement vacation 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:

- Planning staff will send a public hearing notice to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the right-of-way or easement vacation:

- 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 right-of-way or easement vacation:

- 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 right-of-way or easement vacation 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.

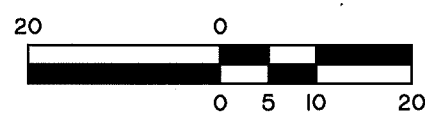
Received by:

Date:

Planning staff

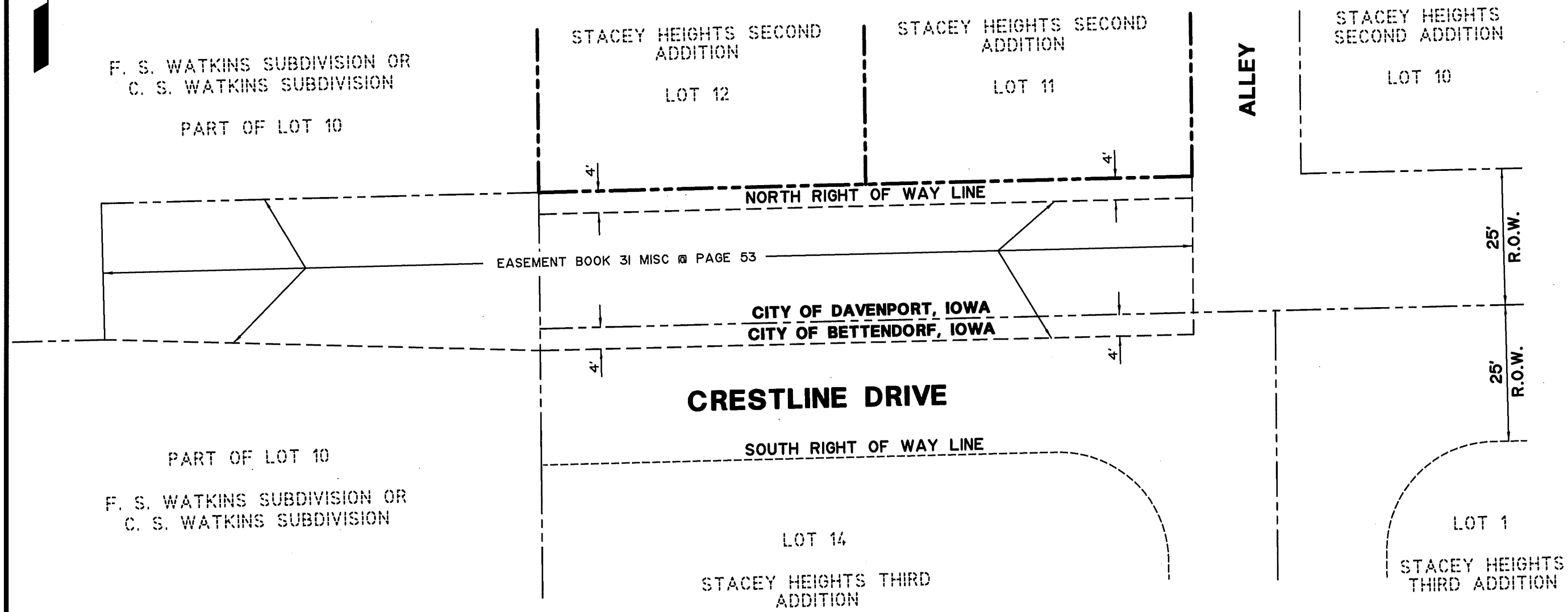
Date of the Public Hearing:

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



(SCALE: 1" = 20')
(NOVEMBER 21, 2018)

DISPLAY PLAT
STACEY HEIGHTS ADDITIONS
BETTENDORF, DAVENPORT, IOWA



PREPARED BY
VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.
4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348
VMCE 18311

City of Davenport
Plan and Zoning Commission

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

Date
2/19/2019

Subject:

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

Recommendation:

There is no recommendation at this time.

Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

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

Council Goals: Fiscal Vitality.

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

Technical Review:

Technical review will be provided at March 5, 2019 Planning and Zoning Commission Meeting.

Public Input:

No public hearing is required for a Final Plat.

Discussion:

This plat is to allow the rearrangement and subdivision of 3 lots into 2 lots to accommodate development on the property.

ATTACHMENTS:

Type	Description
□ Backup Material	Final Plat

Staff Workflow Reviewers

FINAL PLAT

L. MILLER
FIRST ADDITION

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

APPROVED BY:
CITY OF DAVENPORT, IOWA

BY: _____

DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION

BY: _____ DATE: _____

MEDIACOM

DATE: _____

IOWA - AMERICAN WATER COMPANY

DATE: _____

CENTURY LINK

DATE: _____

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

NOTES:

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

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

DIMENSIONS ALONG CURVES ARE ARC DISTANCES.

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

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

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

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

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

LEGEND:

DEED DIMENSION = (0.00')

FIELD DIMENSION = 0.00'

MONUMENTS FOUND:

AS NOTED = ●

MONUMENTS SET:

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

CUT "X" = X

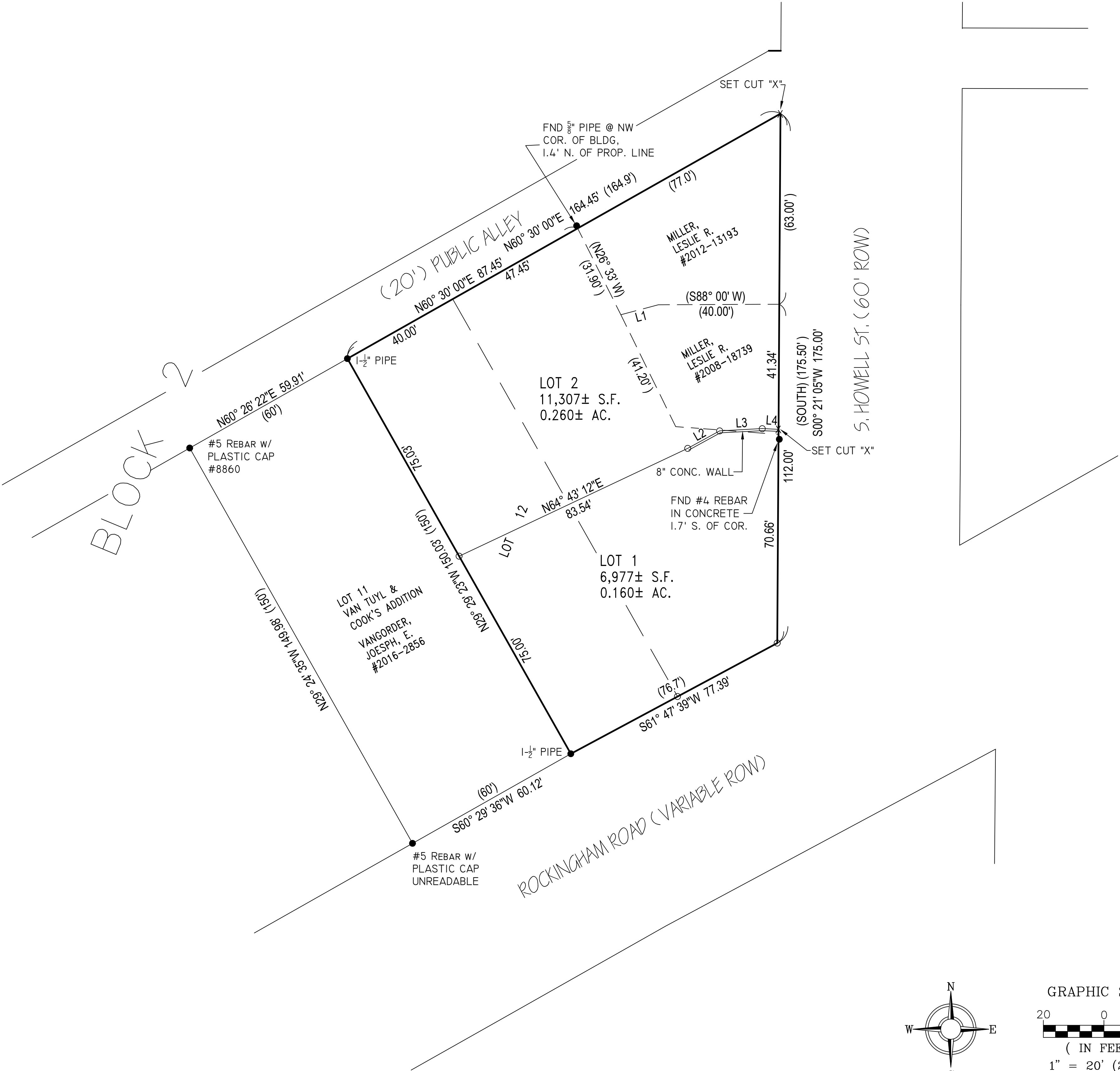
BOUNDARY LINE = _____

ROAD CENTER LINE = _____

EASEMENT LINE = _____

SETBACK LINE = _____

SECTION LINE = _____



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

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

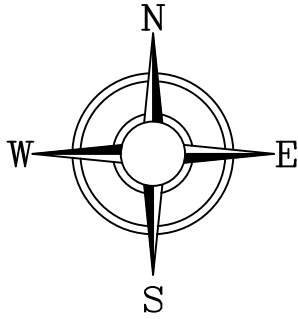
3. Attorney:
Mike Gorsline
Vollertsen, Britt & Gorsline P.C.
5119 Utica Ridge Rd.
Davenport, IA 52807
Phone: (563) 324-0441

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

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

Line Table

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

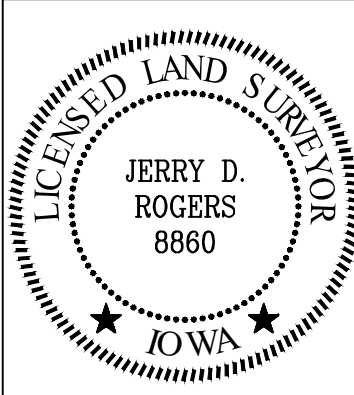


GRAPHIC SCALE

20 0 10 20

(IN FEET)

1" = 20' (24x36)



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

JERRY D. ROGERS Date

Iowa License Number: 8860

My license renewal date is December 31, 2019.

Pages or sheets covered by this seal: 1

DATE SURVEY COMPLETED: 01/10/2019

DATE: 02/11/19 LOCATION: CITY OF DAVENPORT
SCOTT COUNTY, IOWA

SCALE: 1" = 20' CHECKED BY: CGL DRAWN BY: MDR JOB NO: 119-103

REVISION: _____ REVISED BY: _____ REVISION DATE: _____

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

PROJECT FINAL PLAT
L. MILLER FIRST ADDITION
DAVENPORT, IOWA

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

SHEET NO.

1 OF 1