

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, FEBRUARY 16, 2021; 5:00 PM

CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

A PARTIALLY ELECTRONIC MEETING IS BEING HELD BECAUSE A FULLY "IN PERSON" MEETING IS IMPRACTICAL DUE TO CONCERNS FOR THE HEALTH AND SAFETY OF COUNCIL MEMBERS, STAFF, AND THE PUBLIC PRESENTED BY COVID-19, AND TO FOLLOW THE GOVERNOR'S PROCLAMATION AND THE MAYOR'S EXECUTIVE ORDER DIRECTING SOCIAL DISTANCING AND PLACING RESTRICTIONS ON GATHERINGS. IN PERSON ATTENDANCE BY THE GENERAL PUBLIC AT ANY CITY OF DAVENPORT PUBLIC MEETING WITHIN ITS FACILITIES SHALL BE LIMITED TO 10 PERSONS.

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

- A. Case REZ21-01: Request of Dan Lorentzen on behalf of Rock Church Ministries Inc. to rezone Parcel P1304-02C from S-OS Open Space District to R-1 Single-Family Residential District to allow for the construction of a church [Ward 7].

I. New Business

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

- A. Consideration of the February 2, 2021 meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

- i. Case ROW20-02 being the request of Palmer College of Chiropractic to vacate a portion of alley in Block 96 of LeClaire's 8th Addition. [Ward 3]

B. New Business

- i. Case F21-01 of Chris Townsend on behalf of Don Shewry for final plat West

Lake Business Park 4th Addition on 3.2 acres, being a replat of lot 2 West Lake Business Park 3rd Addition (PIN T2435-02) located at 7630 Louis Rich CT containing 2 industrial lots. [Ward 1]

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
2/16/2021

Subject:

Case REZ21-01: Request of Dan Lorentzen on behalf of Rock Church Ministries Inc. to rezone Parcel P1304-02C from S-OS Open Space District to R-1 Single-Family Residential District to allow for the construction of a church [Ward 7].

Recommendation:

Hold the Public Hearing.

Background:

This item was tabled at the February 2, 2021 Plan and Zoning Commission meeting. The applicant was not in attendance.

The petitioner is requesting a rezoning to R-1 Single-Family Residential District to allow for construction of a church. The S-OS Open Space District does not permit places of worship. A rezoning to R-1 Single-Family Residential District is the least intensive zoning classification that permits a church.

The 3.53 acre lot is located south of 46th Street and west of the railroad tracks. Deere Creek flows through the southeast corner of the parcel. The wooded lot also contains 100 year flood plain overlay, making the eastern portion of the property undevelopable.

The vacant parcel does not contain any street frontage. A fifteen foot private easement abuts the railroad right-of-way on the east lot line connecting the site to 46th Street. However, the private easement is not practical in offering ingress and egress to the property given the topography and proximity to Deere Creek. In order to develop the property, the owner will have to purchase additional property or create a new private easement along the west lot line for access to 46th Street.

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designations: The property is designated Parks and Recreation (PR) in the Davenport +2035 Land Use Plan. The Future Land Use Designation would need to be amended to Residential General (RG) through the adoption of a resolution by City Council.

1. **Parks and Recreation (PR)** – Designates major developed parks, recreation areas, golf courses, cemeteries, etc. Park or recreation properties can be located in any zoning district. Smaller parks may not appear on the map because of the more general nature and scale of the map. But, it is implied in Residential General (RG) that small neighborhood parks are included.
2. **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.

Zoning:

The property is currently zoned S-OS Open Space District. This district is intended to provide and protect larger open space and public recreational facilities, both outdoor and indoor, and cemeteries. Larger regional open spaces/parks may include both active and passive recreation areas and certain ancillary uses, such as cultural facilities, performance venues, and eating establishments. This district is also intended for governmental agency offices/facilities providing a governmental service to the public.

The applicant is requesting a rezoning of the property to R-1 Single-Family Residential District. This district is intended to accommodate the lowest-density single-family neighborhoods within the City of Davenport, exhibiting a predominantly semi-suburban development pattern of large lots and generous yards. The R-1 district is the least intensive residential zoning classification that allows for places of worship.

Technical Review:

City Departments are reviewing the proposed Zoning Map Amendment Application. Further comments will be provided at the February 16, 2021 Plan and Zoning Commission meeting.

Public Input:

Letters were sent to property owners within 200 feet of the proposed request notifying them of the February 2, 2021 Plan and Zoning Commission Public Hearing.

To date, staff has not received any responses from adjacent property owners.

Staff will apprise the Commission of any correspondence at the February 16, 2021 Plan and Zoning Commission Public Hearing.

Why is a Zoning Map Amendment Required?

The Zoning Ordinance does not permit a place of worship in the S-OS Open Space District. The R-1 Single-Family Residential District is the least intensive residential zoning classification that allows for a new church to be constructed.

ATTACHMENTS:

Type	Description
▢ Backup Material	Vicinity Map
▢ Backup Material	Zoning Map
▢ Backup Material	Future Land Use Map
▢ Backup Material	Application
▢ Backup Material	Concept Plan
▢ Backup Material	Public Hearing Notice

Staff Workflow Reviewers

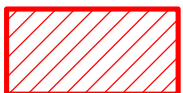
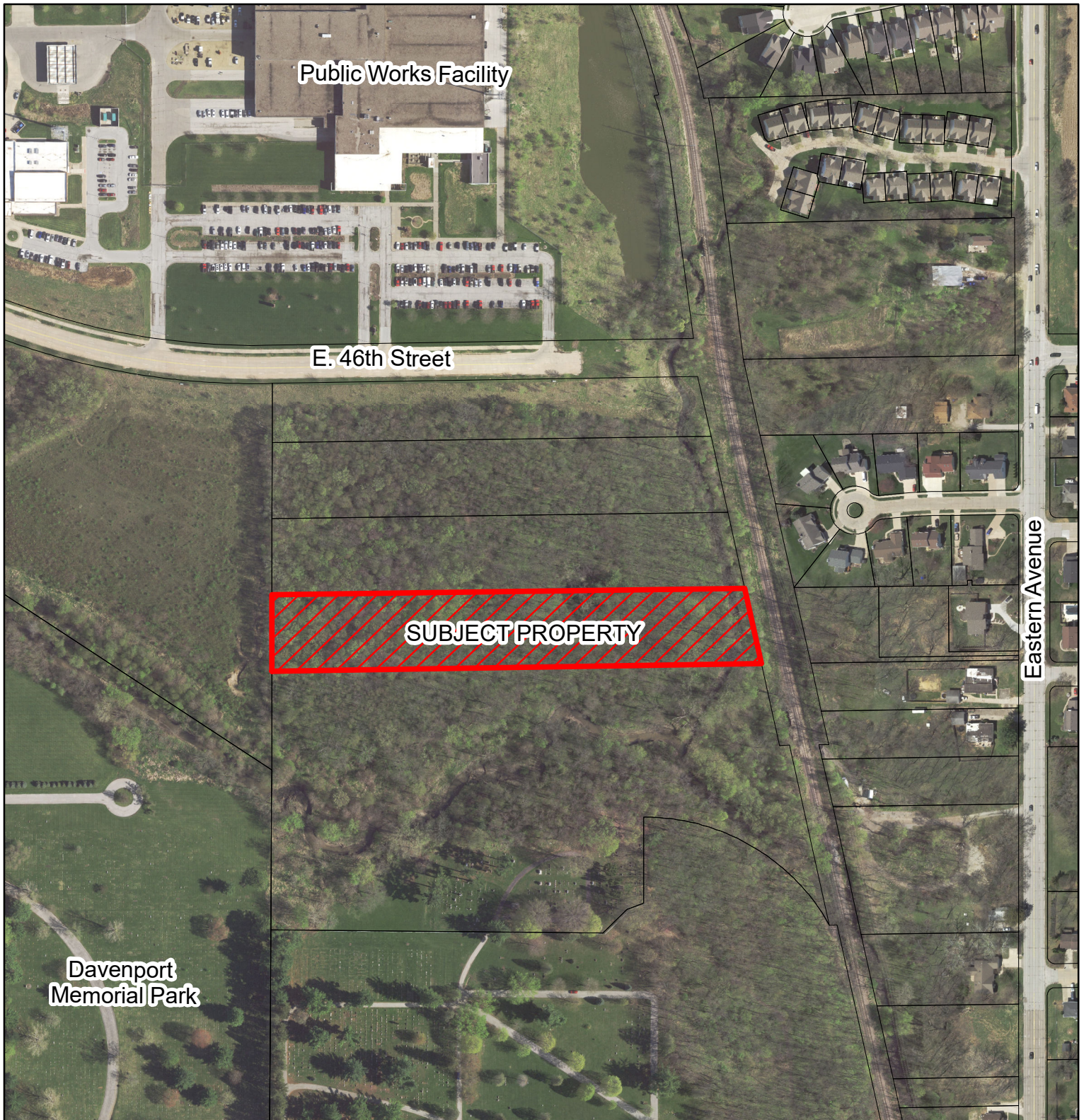
REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	2/5/2021 - 2:49 PM

Vicinity Map

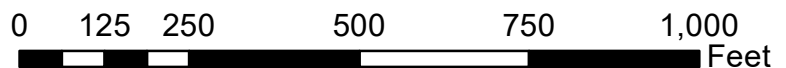
Parcel: P1304-02C

REZ21-01



S-OS Open Space District to R-1 Single-Family Residential District

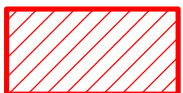
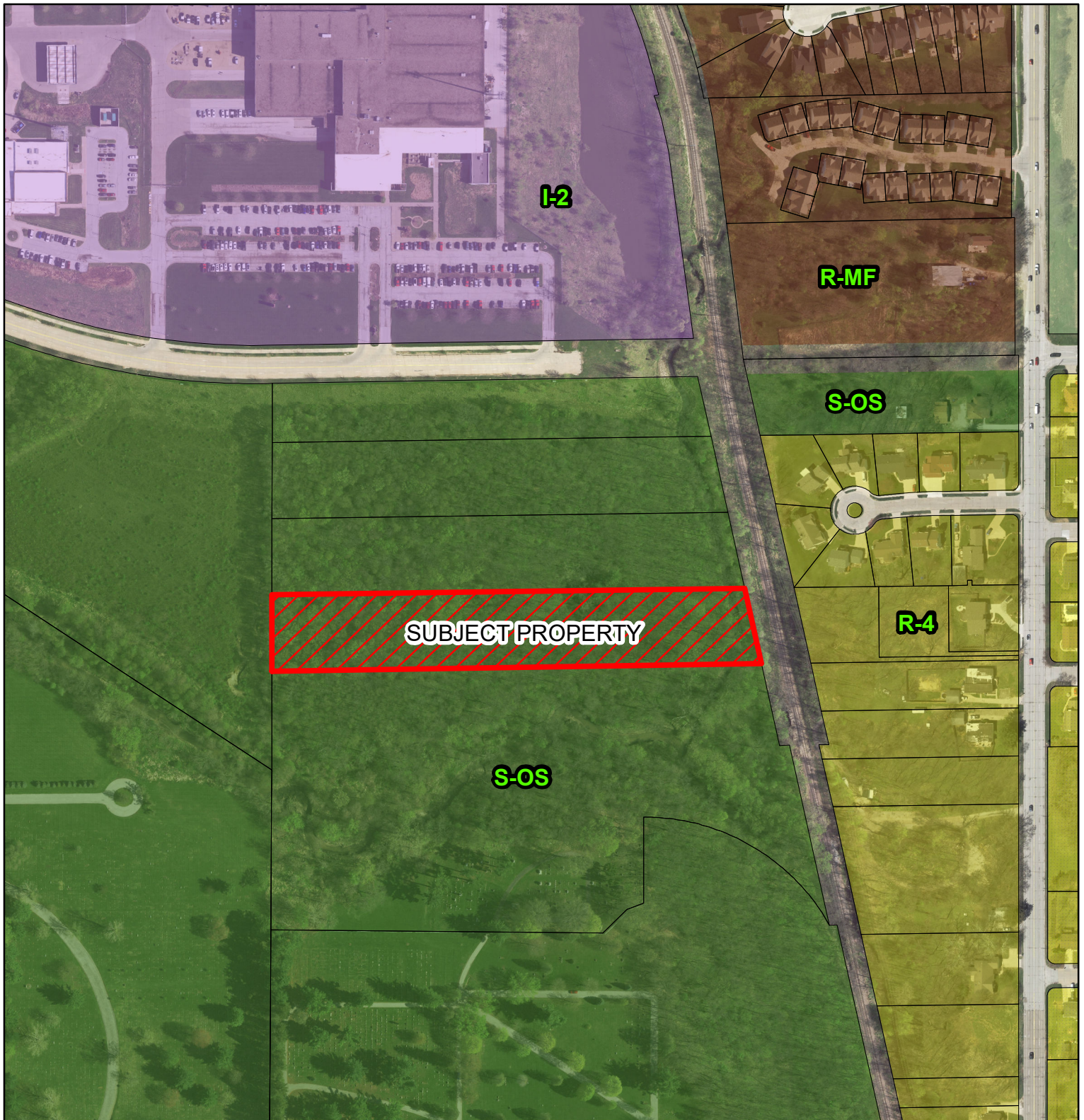
Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.



Zoning Map Amendment (Rezoning) Request

Parcel: P1304-02C

REZ21-01



S-OS Open Space District to R-1 Single-Family Residential District

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.

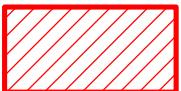
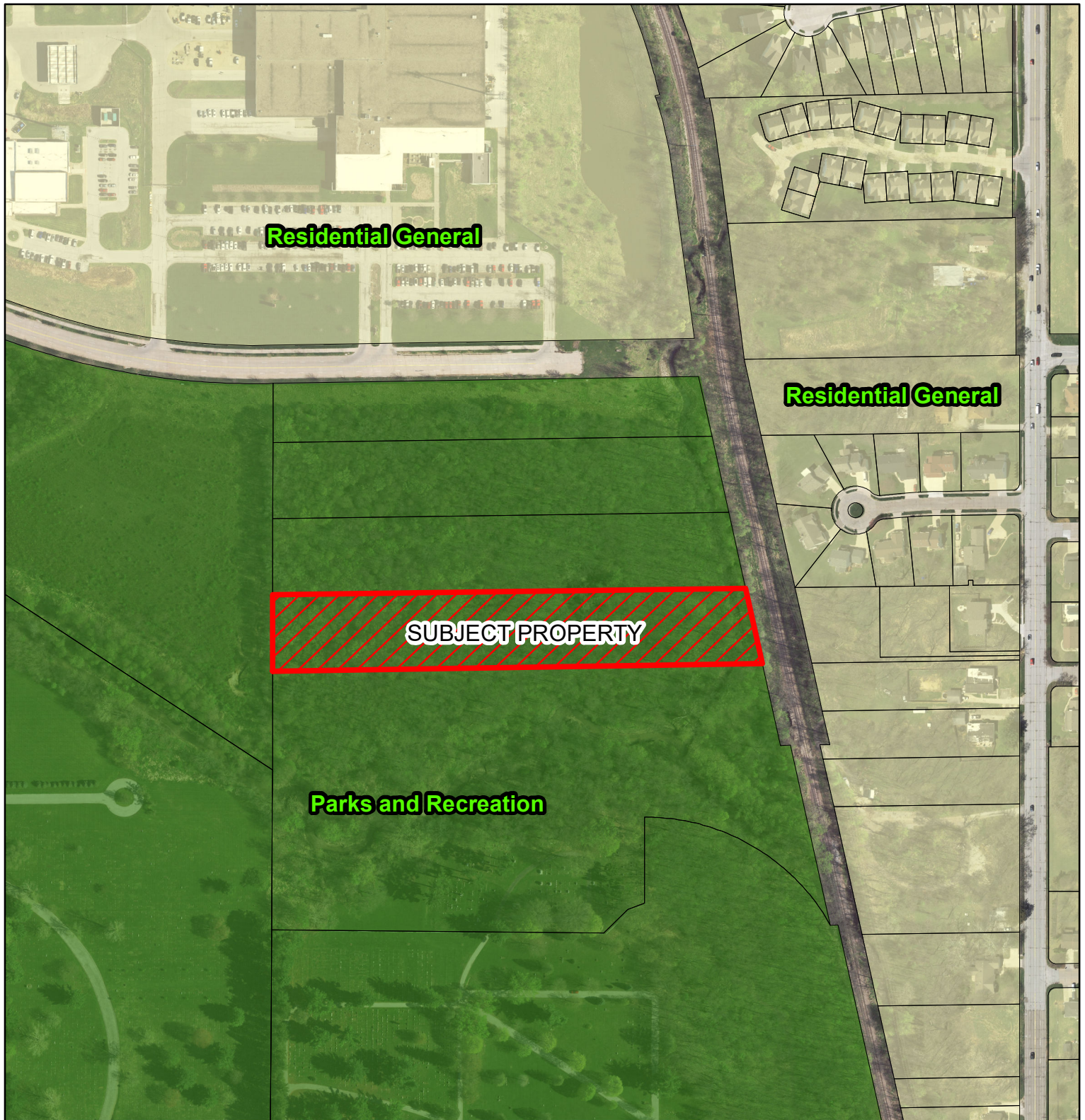
0 125 250 500 750 1,000 Feet



Future Land Use Map-Davenport +2035

Parcel: P1304-02C

REZ21-01



S-OS Open Space District to R-1 Single-Family Residential District

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.

0 125 250 500 750 1,000 Feet





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

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Complete application can be emailed to planning@ci.davenport.ia.us

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

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

Owner (if different from Applicant)

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

Zoning Board of Adjustment

Zoning Appeal ☐
Special Use ☐
Hardship Variance ☐

Engineer (if applicable)

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

Design Review Board

Design Approval ☐
Demolition Request in the Downtown ☐
Demolition Request in the Village of East Davenport ☐

Architect (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Administrative

Administrative Exception ☐
Health Services and Congregate Living Permit ☐

Attorney (if applicable)

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

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

Request:Existing Zoning: S-OS Open Space Zoning DistrictProposed Zoning Map Amendment: R-1 Single-Family Zoning District**Purpose of the Request:**

Our intent is to use the land to build a church. Existing S-OS zoning is highly restrictive on what can be built on the property. We are requesting a rezoning to R-1 to allow for this type of construction project.

Total Land Area: 3.6 AcresDoes the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☒ Yes ☐ No**Submittal Requirements:**

- The completed application form.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
 - Zoning Map Amendment is less than 1 acre - \$400.
 - Zoning Map Amendment is one acre but less than 10 acres - \$750 plus \$25/acre.
 - Zoning Map Amendment is 10 acres or more - \$1,000 plus \$25/acre.
 - \$10.00 per sign; more than one sign may be required depending upon the area of the request.

Formal Procedure:**(1) Application:**

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Plan and Zoning Commission public hearing:

- The City shall post notification sign(s) in advance of the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request.
- The applicant shall make a presentation regarding the request at a neighborhood meeting. The purpose of meeting is to offer an opportunity for both applicant and neighboring residents/property owners to share ideas, offer suggestions, and air concerns in advance of the formal public hearing process. Planning staff will coordinate meeting date, time, and location and send notices to surrounding property owners.
- The Plan and Zoning Commission will hold a public hearing on the request. Planning staff will send notices to surrounding property owners.

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

- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council.
- If the Plan and Zoning Commission recommends denial, the request may only be approved by a favorable 3/4 vote of the City Council.

Formal Procedure (continued):

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

- The Committee of the Whole (COW) will hold a public hearing on the request. Planning staff will send a public hearing notice to surrounding property owners.
- If property owners representing 20% or more of the area within 200 feet of the exterior boundaries of the request submit a written protest, the request may only be approved by a favorable 3/4 vote of the City Council. For the purpose of the 20% protest rate, formal protests will be accepted until the public hearing is closed.
- The City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant: Danny J. Lorentzen

Date: 1-5-2021

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, Danny J. Lorentzen
authorize Joshua J. Arzuffello
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council.

Danny J. Loren
D. Loren
Signature(s)

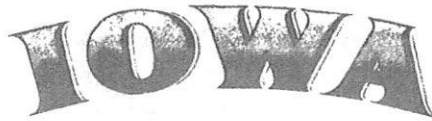
State of _____,
County of _____.
Sworn and subscribed to before me

This day of 20

Form of Identification

Notary Public

My Commission Expires:



No. W00307386
Date: 06/25/2002

SECRETARY OF STATE

504ADN-000266203
ROCK CHURCH MINISTRIES, INC.

ACKNOWLEDGEMENT OF DOCUMENT FILED

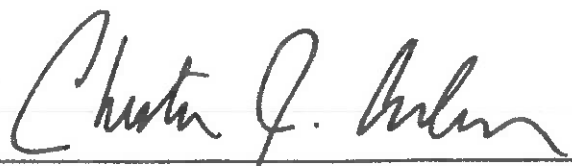
The Secretary of State acknowledges receipt of the following document:

Articles of Incorporation

The document was filed on June 7, 2002, at 10:22 AM, to be effective as of June 7, 2002, at 10:22 AM.

The amount of \$20.00 was received in full payment of the filing fee.





CHESTER J. CULVER SECRETARY OF STATE



266203

**ARTICLES OF INCORPORATION
OF
ROCK CHURCH MINISTRIES, INC.**

TO THE SECRETARY OF STATE
OF THE STATE OF IOWA:

The undersigned, acting as Incorporator of a corporation under the Iowa Nonprofit Corporation Act, Chapter 504A, Code of Iowa, adopts the following Articles of Incorporation for such corporation:

ARTICLE I.

The name of the Corporation shall be Rock Church Ministries, Inc.

ARTICLE II.

The place in this state where its initial registered office is to be located is 26729 172nd Long Grove, IA 52748, and the name of the initial registered agent at such address is Ethel Freiberg.

ARTICLE III.

The Corporation is organized exclusively for charitable, religious, educational, and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code.

ARTICLE IV.

The number of directors constituting the initial Board of Directors is five (5) and the names and addresses of the individuals who will serve as directors until the later of: (1) the first annual meeting of the directors (or the members of the Corporation, if the Corporation shall have members and if the members are vested with the authority to elect directors), and (2) until their successors are elected and shall qualify are:

Dan Lorentzen
2437 27th Street
Moline IL 61265

Wayne Alvey
2370 33rd Street
Moline IL 61265

Brett Black
515 NW 69th Avenue
Des Moines IA 50313

Terri Lorentzen
2437 27th Street
Moline IL 61265

Linda Alvey
2370 33rd Street
Moline IL 61265

02 JUN -7 AM 10:22
SECRETARY OF STATE
IOWA
#20-06
357464 ART120

000005

(2)

ARTICLE V.

The name and address of the Incorporator is:

<u>Name</u>	<u>Address</u>
Dan Lorentzen	2437 27th Street, Moline IL 61265

The Incorporator shall have the authority to apply for and receive the employer identification number from the Internal Revenue Service on behalf of the Corporation.

ARTICLE VI.

No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article III. hereof. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting, to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of these articles, the Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code, or corresponding section of any future federal tax code.

ARTICLE VII.

A director may be removed from office, with or without cause at a meeting called specifically for that purpose by the affirmative vote of not less than 2/3 of the Board of Directors. The director being considered for removal shall not be allowed to vote on such matter. For determining the number of directors that make up 2/3 of the Board of Directors, the total number of directors then in office less the director being considered shall be used. Any vacancy created by such removal shall be filled as provided in the Bylaws of the Corporation.

ARTICLE VIII.

The initial Bylaws of the Corporation shall be adopted by the Board of Directors of the Corporation. The power to alter, amend or repeal the Bylaws or adopt new Bylaws shall be vested in the Board of Directors.

007365

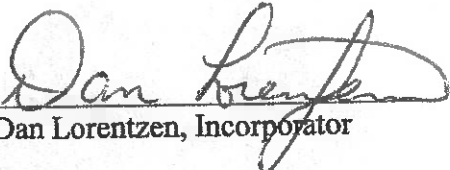
ARTICLE IX.

This Corporation shall indemnify any director or former director, officer, employee, member, or volunteer who is serving or has served at the request of the Corporation to the fullest extent permissible by Section 490.850 through Section 490.858, both inclusive, of the Code of Iowa. In the event that Section 490.850 through Section 490.858 of the Iowa Code shall be changed by action of the legislature, and these articles are not subsequently amended, then a director, officer, employee, member or volunteer seeking indemnification may, at such person's option, unless otherwise prohibited by law, require that the Corporation indemnify such person, either under the provisions as permitted under Section 490.850 through Section 490.858, both inclusive, of the Iowa Code, in effect as of the date of these Articles or the legislatively amended or substituted provisions relating to indemnification of directors, officers, employees, members, or volunteers. No director, officer, member or other volunteer shall be personally liable in that capacity for a claim based upon an act or omission of the person preformed in the discharge of the person's duties, except for a breach of the duty of loyalty to the Corporation, for acts or omissions not in good faith or which involve intentional misconduct or knowing violation of the law, or for a transaction from which the person derives an improper personal benefit.

ARTICLE X.

Upon the dissolution of the Corporation, assets shall be distributed by the board of directors for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government for a public purpose. Any such assets not so disposed of shall be disposed of by the District Court of the county in which the principle office of the Corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 31 day of May, 2002.


Dan Lorentzen, Incorporator

FILED
IOWA
SECRETARY OF STATE

6-7-02
10:22AM
W307386



46TH STREET

PROPOSED PRIVATE DRIVE

704

700

70

680

660

Proposed Hydrant & Gate Valve

Proposed 25' Utility Easement

Proposed 25' Utility Easement

Proposed 25' Utility Easement

Proposed 25' Utility Easement

704

700

70

680

660

640

620

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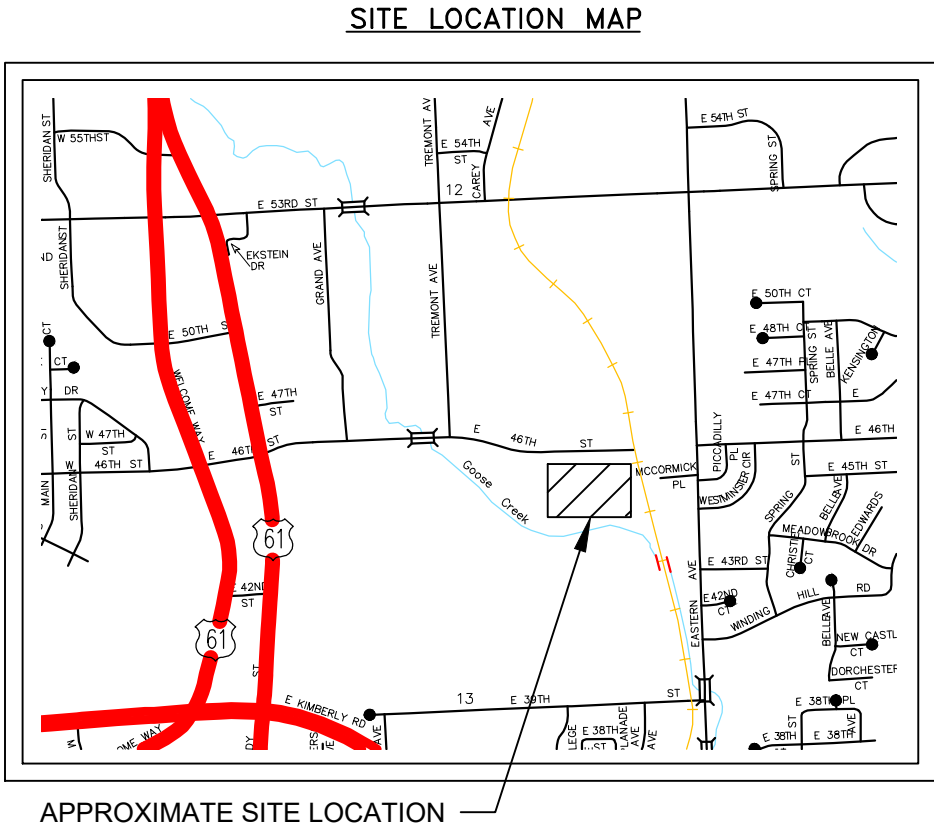
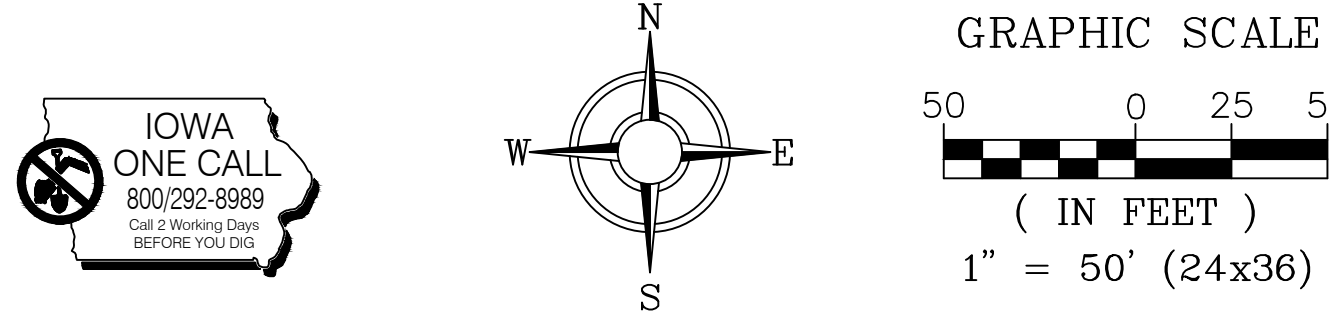


SITE PLAN

STREAMLINE ARCHITECTS

THE ROCK

TO THE CITY OF DAVENPORT, IA



LEGEND:					
	EASEMENT		EXISTING GAS VALVE		EXISTING CONTOUR LINE
	SETBACK LINE		EXISTING WATER VALVE		PROPOSED CONTOUR LINE
	CENTERLINE		EXISTING UTILITY POLE		
	PROPERTY BOUNDARY		EXISTING LIGHT POLE		
	EXISTING FENCE		EXISTING TREE		SPOT ELEVATION TOP OF CURB
	EXISTING SANITARY		EXISTING BUSH		SPOT ELEVATION FL @ GUTTER
	PROPOSED SANITARY		EXISTING MANHOLE		SPOT ELEVATION SIDEWALK
	EXISTING STORM SEWER		EXISTING FIRE HYDRANT		FINISHED FLOOR ELEVATION
	PROPOSED STORM SEWER				
	EXISTING WATER				
	PROPOSED WATER				
	EXISTING GAS LINE				
	EXISTING ELECTRIC				























ROCK CHURCH

NEW CONSTRUCTION

DAVENPORT, IA

ADDENDUM 1

10/13/20



INDEX	
NO.	SHEET NAME
A000	COVER SHEET
A002	DRAWING STANDARDS
A101	LOWER LEVEL
A102	UPPER LEVEL
A110	LOWER LEVEL RCP
A111	UPPER LEVEL RCP
A120	ROOF PLAN
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS
A300	BUILDING SECTIONS
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS

	I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.
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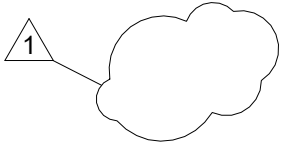
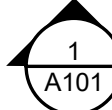
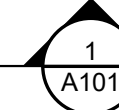
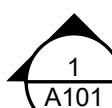
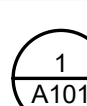
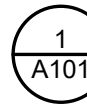
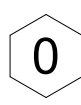
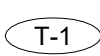
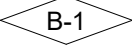
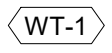
PROJECT NAME

ADDRESS

COVER SHEET

Project number	17-092
Date	10/13/20
Drawn by	JJA
Checked by	AJD
A000	
Scale	1/8" = 1'-0"

10/13/2020 11:12:43 AM

SYMBOL LEGEND	
ITEM	SYMBOL
DRAWING TITLE	00 TITLE SCALE _____
ROOM NAME ROOM NUMBER AREA	ROOM NAME 101 000 SF
DOOR NUMBER	101
WALL TYPE	1i 
WINDOW NUMBER / CURTAIN PANEL	11 
CEILING ELEVATION	00'-00"
KEYNOTE (Sheet Note)	
SPOT ELEVATION	0'-0" 
EQUIPMENT NUMBER	00 
AREA NAME	Department Name ← AREA SF 000 SF
NORTH ARROW	
REVISION	1 
BUILDING SECTION	1 SIM  1 SIM 
WALL SECTION	1 SIM  _____ 
SECTION DETAIL	1 SIM  _____ 
ENLARGED PLAN / ENLARGED ELEVATION / DETAIL	1 SIM  
ELEVATION	_____ Name Elevation 
EXISTING COLUMN LINE	0 
COLUMN LINE	0 
FLOOR FINISH	T-1 
BASE FINISH	B-1 
WALL FINISH	WT-1 
WOOD STAIN	P-1 
LINETYPE LEGEND	
PROPERTY LINE	_____
DEMOLITION	_____
EXISTING	_____
NEW CONSTRUCTION	_____
FIRE BARRIER 1 HOUR	1 — 1 — 1 — 1 — 1 — 1
FIRE BARRIER 2 HOUR	2 — 2 — 2 — 2 — 2 — 2

ABBREVIATIONS			
AC	AIR CONDITIONING	M.O.	MASONRY OPENING
AC/FL	ACCESS FLOOR	MACH.	MACHINE
ACP	ACOUSTICAL CEILING PANEL	MAX.	MAXIMUM
AD	AREA DRAIN	MDF	MEDIUM DENSITY FIBERBOARD
ADJ.	ADJUSTABLE	MECH.	MECHANICAL
AFF	ABOVE FINISHED FLOOR	MED.	MEDIUM
AL./ALUM.	ALUMINUM	MEZZ.	MEZZANINE
ALT.	ALTERNATE	MFR.	MANUFACTURER
ANOD.	ANODIZED	MIN.	MINIMUM
ANT.	ANTENNA	MISC.	MISCELLANEOUS
APPD.	APPROVED	MTD.	MORTAR
ARCH.	ARCHITECT	MTG.	MOUNTING
ARCHFL	ARCHITECTURAL	MTL.	METAL
		MULL.	MULLION
		MWK.	MILLWORK
B.M.	BENCH MARK		
BETW.	BETWEEN	NIC	NOT IN CONTRACT
BIT.	BITUMINOUS	NO.	NUMBER
BLDG.	BUILDING	NOM.	NOMINAL
BLK.	BLOCK	NRC	NOISE REDUCTION COEFFICIENT
BLKG.	BLOCKING	NTS	NOT TO SCALE
BM.	BELW		
BOT.	BOTTOM	O.C.	ON CENTER
BRG.	BEARING	OA	OVERHEAD
BSMT.	BASEMENT	OFCl	OWNER FURNISHED/ CONTRACTOR INSTALLED
		OFOI	OWNER FURNISHED/ OWNER INSTALLED
C.G.	CORNER GUARD	OFF.	OFFICE
C.T.	CERAMIC TILE	OPG.	OPENING
CAB.	CABINET	OPP.	OPPOSITE
CFCl	CONTRACTOR FURNISHED/ CONTRACTOR INSTALLED	ORN.	ORNAMENTAL
CL	CENTER LINE	P.C.	PRECAST CONCRETE
CLG.	CEILING	P.LAM.	PLASTIC LAMINATE
CLO.	CLOSET	PERF.	PERFORATED
CLR.	CLEAR	PH.	PHASE
CMU	CONCRETE MASONRY UNIT	PL.	PLATE
COL.	COLUMN	PLAS.	PLASTIC
CONC.	CONCRETE	PLBG.	PLUMBING
CONN.	CONNECTION	PLYWD.	PLYWOOD
CONST.	CONSTRUCTION	PNL.	PANEL
CORR.	CORRIDOR	PKG.	PARKING
CPT./CP	CARPET	PPT	PRESERVATIVE PRESSURE TREATED
		PR.	PAIR
DBL.	DOUBLE	PROT.	PROTECTION
DET.	DETAIL	PTD.	PAINTED
DIA.	DIAMETER	PTN.	PARTITION
DIM.	DIMENSION	PVMT.	PAVEMENT
DN	DOWN		
DR.	DOOR	Q.T.	QUARRY TILE
DS	DOWNSPOUT	QTY.	QUANTITY
DWG.	DRAWING		
		R/RAD.	RADIUS
EA.	EACH	R.B.	RESILIENT BASE
EL.	ELEVATOR	R.O.	ROUGH OPENING
ELEC.	ELECTRIC(AL)	R.T.	RUBBER TILE
ELEV.	ELEVATOR	RD.	ROOF DRAIN
EMER.	EMERGENCY	REF.	REFERENCE
ENCL.	ENCLOSED	REINF.	REINFORCED
ENG.	ENGINEER	REMD	REMOVED
EQ.	EQUAL	REQ'D	REQUIRED
EQPMNT.	EQUIPMENT		
ESC.	ESCALATOR	RES.	RESILIENT
EWC	ELECTRIC WATER COOLER	REV.	REVISION OR REVISED
EX	EXISTING	RF.	ROOF
EXH.	EXHAUST	RFG.	ROOFING
EXIST.	EXISTING	RH	RIGHT HAND
EXP.	EXPANSION OR EXPOSED	RM.	ROOM
EXT.	EXTERIOR		
		S&BR	SEALANT AND BACKER ROD
FD	FLOOR DRAIN	SCWD	SOLID CORE WOOD
FDVC	FIRE DEPARTMENT VALVE CABINET	S.S.	STAINLESS STEEL
FE	FIRE EXTINGUISHER	SHT.	SHEET
FEC	FIRE EXTINGUISHER CABINET	SIM.	SIMILAR
FEVC	FIRE EXTINGUISHER & VALVE CABINET	STD.	STANDARD
FHC	FIRE HOSE CABINET	STL.	STEEL
FIN.	FINISH(ED)	STO.	STORAGE
FLG.	FLASHING	SUSP.	SUSPENDED
FLR.	FLOOR		
FRT	FIRE RETARDANT TREATED	T/	TOP OF
FUT.	FUTURE	T&B	TOP AND BOTTOM
FVC	FIRE VALVE CABINET	T&G	TONGUE AND GROOVE
		TEL.	TELEPHONE
GA.	GAUGE	TEMP.	TEMPORARY
GALV.	GALVANIZED	TERR.	TERRAZZO
GB	GRAB BAR	THK.	THICK
GFRG	GLASS FIBER REINFORCED CONCRETE	TYP.	TYPICAL
GFRP	GLASS FIBER REINFORCED PLASTER		
GL.	GLASS, GLAZING	U.L.	UNDERWRITERS LABORATORY
GWB	GYPSUM WALL BOARD	U.N.O.	UNLESS NOTED OTHERWISE
H.C.	HOLLOW CORE	V.B.	VINYL BASE
H.M.	HOLLOW METAL	V.C.T.	VINYL COMPOSITE TILE
H.P.	HIGH POINT	VAP.BAR.	VAPOR BARRIER
HD	HEAD	VERT.	VERTICAL
HDWE	HARDWARE	VEST.	VESTIBULE
HDWD.	HARDWOOD	VIF	VERIFY IN FIELD
HORIZ.	HORIZONTAL	VWC	VINYL WALL COVERING
HT.	HEIGHT		
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING	W/	WITH
		W/O	WITHOUT
		WD.	WOOD
		WP	WATERPROOFING
		WRB	WATER-RESISTIVE BARRIER
INCL.	INCLUDE (ED) (ING)		
INFO.	INFORMATION		
INSUL.	INSULATION		
INT.	INTERIOR		
J.C.	JANITOR'S CLOSET		
JB.	JAMB		
JT.	JOINT		
L.P.	LOW POINT		
LAM.	LAMINATE		
LAV.	LAVATORY		
LH	LEFT HAND		
LT.	LIGHT		
LVR.	LOUVER		

GENERAL NOTES	
A. SCOPE OF WORK AND GENERAL CONDITIONS 1. THIS SET OF DOCUMENTS CONSISTS OF ALL SHEETS LISTED IN THE SHEET INDEX ON THE TITLE SHEET AND ALL ADDENDA. WORK SHOWN ON ANY OF THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND/OR FIRE PROTECTION DRAWINGS, INVOLVING ANY ONE PARTICULAR TRADE SHALL BE PERFORMED BY THAT PARTICULAR TRADE WHETHER SUCH REQUIRED WORK IS SHOWN ON THE DRAWINGS AS BELONGING TO THAT TRADE. FOR CONFLICTS OR INCONSISTENCIES THAT MAY ARISE BETWEEN VARIOUS DOCUMENTS THE BIDDER SHALL ASSUME THE MORE STRINGENT OR SEVERE CONDITION. 2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE, AND SCOPE OF WORK DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE ALL WORK AS SHOWN ON THESE DRAWINGS EXCEPT WERE NOTED AS NOT IN CONTRACT (N.I.C.). CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WORK WITH THAT OF ALL OTHER TRADES. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKERS IN ACCORDANCE WITH THE BEST PRACTICES OF EACH TRADE. 3. DUE TO THE NATURE OF RENOVATION WORK, THE BIDDER SHALL CONSIDER CONTINGENCIES IN THE BID. NO ADDITIONAL FUNDS WILL BE PROVIDED FOR HIDDEN FIELD CONDITIONS THAT MAY ARISE. THE CONSTRUCTION DOCUMENTS ARE SCOPE DOCUMENTS AND AS SUCH MAY NOT DETAIL EXISTING CONDITIONS EXACTLY. HOWEVER, THIS DOES NOT RELEASE THE BIDDER FROM CAREFULLY REVIEWING THE EXISTING FIELD CONDITIONS AS THEY AFFECT THE WORK. 4. CONTRACTORS MUST PERFORM THEIR WORK AT THE OWNER'S CONVENIENCE AND SO AS NOT TO INTERFERE WITH THE OWNER'S NORMAL OPERATION. 5. ANY EXISTING WORK OR EQUIPMENT DAMAGED BY THE CONTRACTORS OR THEIR AGENTS OR EMPLOYEES MUST BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT, AND WITH NO CHANGE IN CONTRACT PRICE. 6. THE CONTRACTOR SHALL PROVIDE TEMPORARY ENCLOSURE OR OTHER MEANS OF PROTECTION AS REQUIRED. THE CONTRACTOR SHALL COORDINATE THE TEMPORARY ENCLOSURE WITH THE OWNER. 7. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR LICENSES REQUIRED BY LOCAL AUTHORITIES. B. QUALIFICATIONS AND CODE COMPLIANCE 1. THE CONSTRUCTION MANAGER AND ALL SUBCONTRACTORS SHALL BE LICENSED TO PRACTICE IN THE JURISDICTION OF THE SITE. 2. MODIFICATIONS REQUIRED TO COMPLY WITH CODES SHALL BE REVIEWED WITH ARCHITECT TO PRESERVE DESIGN INTENT. MODIFICATIONS TO MEET CODES SHALL BE PERFORMED AT NO ADDITIONAL CHARGE TO THE OWNER OVER THE ORIGINAL CONTRACT AMOUNT. 3. ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE OCCUPATION SAFETY AND HEALTH ACT OF 1970 (OSHA) AS PUBLISHED IN THE LATEST ISSUE OF THE FEDERAL REGISTER. THE CONTRACTOR MUST MAKE WHATEVER PROVISIONS ARE REQUIRED TO COMPLY. 4. ALL TRADES MUST BE KNOWLEDGEABLE OF PROVISIONS OF CURRENT GOVERNING CODES APPLICABLE TO THE TRADE. 5. PROVIDE HOT AND COLD WATER LINES, SOIL AND VENT LINES, AND SHUT-OFF VALVES AS REQUIRED IN ACCORDANCE WITH LOCAL BUILDING AND PLUMBING CODES. 6. ALL INSULATION TYPES MUST RECEIVE APPROVAL FROM THE GOVERNING AGENCY FOR USE IN THE BUILDING OR AS A COMPONENT OF A SYSTEM IN THE BUILDING. C. CONTRACT DRAWINGS AND SPECIFICATIONS 1. PLANS AND SPECIFICATIONS ARE COOPERATIVE AND COMPLEMENTARY. ALL LABOR AND MATERIALS REQUIRED TO FULLY CARRY OUT THE INTENTIONS OF THE PLANS AND SPECIFICATIONS ARE PART OF THIS CONTRACT WHETHER OR NOT SPECIFICALLY DOCUMENTED. 2. CONTRACTOR AND EACH SUBCONTRACTOR ARE REQUIRED TO THOROUGHLY INSPECT THESE DRAWINGS AND SPECIFICATIONS AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AT THE JOB SITE, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND/OR CONFLICTS IN WRITING BEFORE PROCEEDING WITH THE WORK OR ORDERING ANY MATERIAL. 3. EACH TRADE IS REQUIRED TO THOROUGHLY EXAMINE THESE DRAWINGS AND INSPECT EXISTING CONDITIONS AT THE JOB SITE TO IDENTIFY POTENTIAL PROBLEMS, CONFLICTS, DISCREPANCIES OR INTERFERENCE WITH OTHER TRADES. 4. EXISTING CONDITION REMOVAL DRAWINGS WERE PREPARED FOR THE CONVENIENCE OF THE CONTRACTOR AND OWNER. THE ARCHITECT DOES NOT WARRANT THE ACCURACY AND COMPLETENESS OF THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND BE FAMILIAR WITH ALL EXISTING CONDITIONS AFFECTED BY THE WORK. 5. ANY WORK OR MATERIALS CALLED FOR DIFFERENTLY ON THE DRAWINGS AND IN THE SPECIFICATIONS SHALL BE PROVIDED AS SHOWN ON ONE OR THE OTHER. AT THE ARCHITECT'S OPTION, AT NO COST OVER THE ORIGINAL CONTRACT AMOUNT. 6. INFORMATION IS NOT NECESSARILY REPEATED ON PLANS AND SPECIFICATIONS. BOTH ARE APPLICABLE. IN THE EVENT OF A CONFLICT, CONSULT THE ARCHITECT. 7. NOTES APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS AND CONSTRUCTION MATERIALS. ALL SHEETS ARE TO BE REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPLIED TO ALL RELATED DRAWINGS AND DETAILS. 8. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED. WHERE SPECIFIC DIMENSION, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. 9. DRAWINGS MAY BE DISTORTED FROM PRINTING AND ARE NOT TO BE SCALED. WRITTEN DIMENSIONS GOVERN; FAVOR LARGE SCALE DETAILS OVER SMALL SCALE DRAWINGS. ALL DIMENSIONS ARE FINISHED FACE OF WALLS AND PARTITIONS UNLESS OTHERWISE INDICATED. 11. ARCHITECTURAL DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER ENGINEERING DIMENSIONS AND NOTES. IF DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS ARE DISCOVERED, CONTACT ARCHITECT FOR INTERPRETATION. D. EXISTING CONDITIONS 1. THE CONTRACTOR SHALL VERIFY TO BE FAMILIAR WITH THE EXISTING CONDITIONS AS AFFECTED BY THE SCOPE OF WORK TO BE PERFORMED, BY SUBMITTING A BID OR EXECUTING THE CONTRACT. THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE SITE AND FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. 1. NO REQUESTS FOR ADDITIONAL FUNDS WILL BE ALLOWED DUE TO IGNORANCE OF EXISTING CONDITIONS OR INTERFERENCE WITH THE WORK OF THE OTHER TRADES. 2. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES, CONFLICTS, OR INCONSISTENCIES BETWEEN THE EXISTING CONDITIONS AND THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. 3. THE CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS AT THE SITE, WHERE REQUIRED, NEW WORK MUST BE ADAPTED TO FIT EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER. 4. THE CONTRACTOR SHALL VERIFY THAT ALL EXISTING FLOORS AND WALLS RELATED TO THE WORK ARE TRUE AND LEVEL TO PERMIT PROPER TOLERANCES FOR NEW WORK. COMMENCEMENT OF THE WORK INDICATES ACCEPTANCE OF CONDITION OF EXISTING WORK. 5. EXISTING CONDITIONS ARE INDICATED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AS THEY ARE AFFECTED BY THE WORK. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE EXISTING CONDITIONS SHOWN. NO ADDITIONAL FUNDS WILL BE AUTHORIZED FOR THE CONTRACTOR'S IGNORANCE OF CONDITIONS AND THEIR IMPLICATIONS.	E. DEMOLITION AND REMOVALS 1. DISPOSITION OF ALL EXISTING CONSTRUCTION ITEMS, EQUIPMENT, FIXTURES, ETC. THAT ARE TO BE REMOVED AND SALVAGED FOR OWNER AS PART OF THIS WORK, MUST BE VERIFIED WITH THE OWNER. CONTRACTORS MAY BE REQUIRED TO MOVE OFF SITE OR RELOCATE ANY OR ALL SUCH ITEMS. 2. ANY MECHANICAL AND/OR ELECTRICAL APPURTENANCES, ETC., WHICH ARE TO REMAIN ACTIVE MUST BE REMOVED IN THEIR ENTIRETY TO SUCH EXTENT AS NOT TO INTERFERE WITH, NOR DESTROY THE DESIGN CONCEPT OF THE NEW WORK. 3. CONTRACTOR SHALL COORDINATE WITH OWNER, AND STORE AS DIRECTED, ANY EXISTING FIXTURES THAT ARE IDENTIFIED AS SALVAGED FOR OWNER. F. CUTTING AND PATCHING 1. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH ADJACENT AND AFFECTED TRADES. THE CONTRACTOR SHALL PERFORM ALL CUTTING, PATCHING AND FILLING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED OR IMPLIED ON THE DRAWINGS AND ALL OTHER WORK AS MAY BE REQUIRED TO COMPLETE THE JOB. PATCH AND REPAIR FLOORS, WALLS, CEILINGS, AND MULLIONS AS REQUIRED TO MATCH ADJACENT SURFACE AND/OR AS INDICATED ON THE DRAWINGS. 2. ALL WORK SUCH AS CUTTING, PATCHING, REPAIR WORK, ETC., MUST BE PERFORMED BY TRADES SPECIALIZING IN THAT WORK. SURFACES FORM WHICH EXISTING CONSTRUCTION ITEMS ARE TO BE REMOVED SHALL BE PATCHED AS REQUIRED BY THE NEW WORK SO AS TO MATCH ALL ADJACENT NEW OR EXISTING SURFACES. 3. AFTER REMOVAL OF ANY EXISTING CONSTRUCTION, ALL AREAS AFFECTED OR DAMAGED BY REMOVAL WORK SHALL BE PATCHED AS REQUIRED TO MATCH ADJACENT SURFACE AND/OR ALL RESPECTS. 4. IN ALL LOCATIONS WHERE FILLING IN OF EXISTING OPENINGS IS REQUIRED, AND WHERE EXPOSED FINISH SURFACE IS MASONRY, THE CONTRACTOR SHALL MATCH THE ADJACENT MASONRY SURFACES AND INTERIOR FINISH IN EVER RESPECT. G. MATERIALS, ASSEMBLIES AND INSTALLATION 1. ALL OPENINGS AND OTHER PROVISIONS NECESSARY FOR INSTALLATION OF ARCHITECTURAL, PLUMBING, MECHANICAL, ELECTRICAL OR OWNER'S APPARATUS AND EQUIPMENT MUST BE VERIFIED WITH THE SPECIFIC TRADES INVOLVED, OR WITH THE OWNER PRIOR TO INSTALLATION, AND MUST BE OF SIZE, LOCATION, CONFIGURATION, ETC. REQUIRED. 2. MATERIALS MAY BE SPECIFIED ON DRAWINGS AS WELL AS SPECIFICATIONS. IN THE EVENT OF A CONFLICT, CONSULT ARCHITECT. 3. ANY DETAILS SYSTEMS MATERIALS, ETC. (ARCHITECTURAL, STRUCTURAL, MECHANICAL, ETC.) WHICH ARE PROPOSED TO BE CHANGED FROM THAT INDICATED OR SPECIFIED IN THE CONTRACT DOCUMENTS MUST BE REVIEWED BY THE ARCHITECT AND APPROVED BY THE OWNER PRIOR TO PREPARATION OF SHOP DRAWINGS. 4. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC ACTION AND DETERIORATION. 5. ALL WOOD BLOCKING SHALL BE FIREPROOF (UNLESS OTHERWISE NOTED). 6. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A MINIMUM OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION. 7. INSTALL ALL MATERIALS AND SYSTEMS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS OR INSTRUCTIONS. 8. THE FLAME SPREAD RATING AND SMOKE DEVELOPMENT RATINGS FOR ALL MATERIALS SHALL CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF GOVERNING AUTHORITIES. 9. WHERE NEW WORK ABUTS EXISTING CONSTRUCTION OR EXISTING CONSTRUCTION HAS BEEN PATCHED OR REPAIRED, PAINT EXISTING SURFACES FORM NEAREST CORNER TO NEAREST CORNER, AND FROM FLOOR TO CEILING. 10. ALL NEW PARTITIONS ARE TO EXTEND TIGHT UP TO THE FLOOR OR ROOF CONSTRUCTION, EXCEPT OTHERWISE SHOWN, AND ARE TO BE CUT TO FIT AROUND BEAMS, JOIST, DUCTS, CONDUITS, PIPES, HANGERS, ETC. ALL SUCH CUTS SHALL BE ACCURATE, STRAIGHT, AND SEALED WITH MORTAR OR TAPE AND COMPOUND, AND MADE AIR TIGHT. 11. PROVIDE PAINT FINISHES TO MATCH EXISTING ADJACENT CONDITIONS, UNLESS OTHERWISE NOTED. 12. UNLESS OTHERWISE NOTED, THE CONSTRUCTION OF ALL NEW WALLS SHALL MATCH THE THICKNESS, HEIGHT, RATING, MATERIAL AND COMPOSITION OF THE ADJACENT WALL. 13. FOR ANY UNSCHEDULED OPENINGS IN A MASONRY WALL, THE ASSOCIATED TRADE SHALL PROVIDE STEEL LINTELS AS SPECIFIED. 14. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE & ACCURATELY LOCATE ELECTRICAL AND MECHANICAL DEVICES WITH CASEWORK AND OTHER CONSTRUCTION TO AVOID CONFLICTS. NO ADDITIONAL FUNDS WILL BE AUTHORIZED BY THE ARCHITECT FOR MISCOORDINATED WORK. 15. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED SO AS TO BE COMPLETELY WATER-TIGHT AND AIR-TIGHT. 16. CONTRACTOR SHALL PROVIDE AND INSTALL NEW FIXTURES AND LAMPS AS SPECIFIED AND RELAMP EXISTING FIXTURES AS INDICATED ON DRAWINGS. 17. ALL LENSES, REFLECTORS, LAMPS, PLATES FOR NEW AND EXISTING LIGHT FIXTURES ETC. SHALL BE THOROUGHLY CLEANED PRIOR TO OCCUPANCY. 18. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY BRACING (TEMP. AND PERM.) FOR SOILS AND CONSTRUCTION TO MEET CODE DEFINED LOADING CONDITIONS. WHETHER OR NOT SPECIFICALLY DOCUMENTED AT NO ADDITIONAL COST TO OWNER. 19. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY BLOCKING, FURRING, AND GROUNDS (TEMP. AND PERM.) FOR GOOD CONSTRUCTION PRACTICE WHETHER OR NOT SPECIFICALLY DOCUMENTED AT NO ADDITIONAL COST TO THE OWNER. 20. ROOFING, WATERPROOFING AND MOISTURE PROTECTION DETAILS ARE INDICATED FOR DESIGN INTENT AND ARE SUGGESTIVE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE A PROPER AND COMPLETE SYSTEM PER THE SELECTED MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS, FOR MATERIALS AND EXECUTIONS THAT IS COMPLETELY WATER-TIGHT AND MEETS THE MANUFACTURER'S CRITERIA FOR WARRANTY. H. SITE CONDITIONS 1. ACTIVE PIPES, CONDUITS AND OTHER UTILITIES OF ALL TYPES, WHETHER SHOWN IN THE BID DOCUMENTS OR NOT, MUST BE PROTECTED BY THE CONTRACTOR AT ALL TIMES DURING THE CONSTRUCTION OF THE WORK. EXTREME CARE SHALL BE EXERCISED AT ALL TIMES NOT TO DAMAGE ANY SUCH PIPES AND CONDUITS. IF DAMAGE OCCURS THE CONTRACTOR SHALL REPAIR SUCH DAMAGE IN A MANNER APPROVED BY THE ARCHITECT, AND AT NO CHANGE IN CONTRACT PRICE. 2. UNLESS SPECIFICALLY OTHERWISE APPROVED BY THE OWNER, ALL MECHANICAL AND/OR ELECTRICAL LINES MUST BE KEPT ACTIVE DURING AND/OR AFTER CONSTRUCTION WHERE THEY INTERFERE. IF NEW OR REMODELING WORK, THEY MUST BE TEMPORARILY RELOCATED DURING CONSTRUCTION AND PERMANENTLY RELOCATED AFTER CONSTRUCTION, TO LOCATIONS APPROVED BY THE ARCHITECT, AT NO ADDITIONAL COST TO THE OWNER. 3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE STRUCTURE AND ITS INHABITANTS. 4. THROUGHOUT THE PERIOD OF DEMOLITION AND CONSTRUCTION PROVIDE ALL NECESSARY "ACCOMMODATIONS" TO KEEP THE TENANT-OCCUPIED PORTION OF THE FLOOR OPERATIONAL AND SAFE. THESE "ACCOMMODATIONS" INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL AND COMMUNICATIONS WIRING, HVAC, NOISE AND DUST CONTROL, PLUMBING, TEMPORARY SIGNAGE, AND LIFE-SAFETY MEASURES. 5. ALL CORRIDORS ARE TO BE KEPT FREE FOR REFUSE AND CONSTRUCTION MATERIAL. CONTRACTOR SHALL DISPOSE OF DEMOLISHED MATERIALS. L. NOTES



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[illegible]



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1. ALL GWB CEILING TO PAINTED WHITE, U.N.O.
2. ALL DRYWALL SOFFITS (VERTICAL PLANE) TO MATCH ADJACENT WALL FINISH, U.N.O.
3. ALL FIXTURES TO BE CENTERED IN CEILING TILE
4. ALL GRIDS TO BE CENTERED IN ROOMS, U.N.O.
5. ALL LIGHT FIXTURES INSTALLED IN SOFFITS TO BE CENTERED WITHIN WIDTH, U.N.O.
6. ALL SUSPENDED CEILING GRIDS, MECH. SYSTEMS, AUTO SPRINKLER SYSTEMS & PLUMBING TO BE SUPPORTED FROM THE BOTTOM OF JOIST WHERE APPLICABLE
7. GENERAL CONTRACTOR TO CONFIRM CEILING LAYOUT & COORDINATE MECHANICAL, FIRE PROTECTION & ELECTRICAL TRADES
8. SEE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION

2 x 2 SUSPENDED CEILING
GRID W/ ACOUSTICAL
CEILING TILE

GWB CEILING

RECESSED CAN FIXTURE

CABLE RAIL LIGHTING

SUSPENDED UTILITY FIXTURE

2 X 4 DIRECT/INDIRECT LED
LIGHT FIXTURE

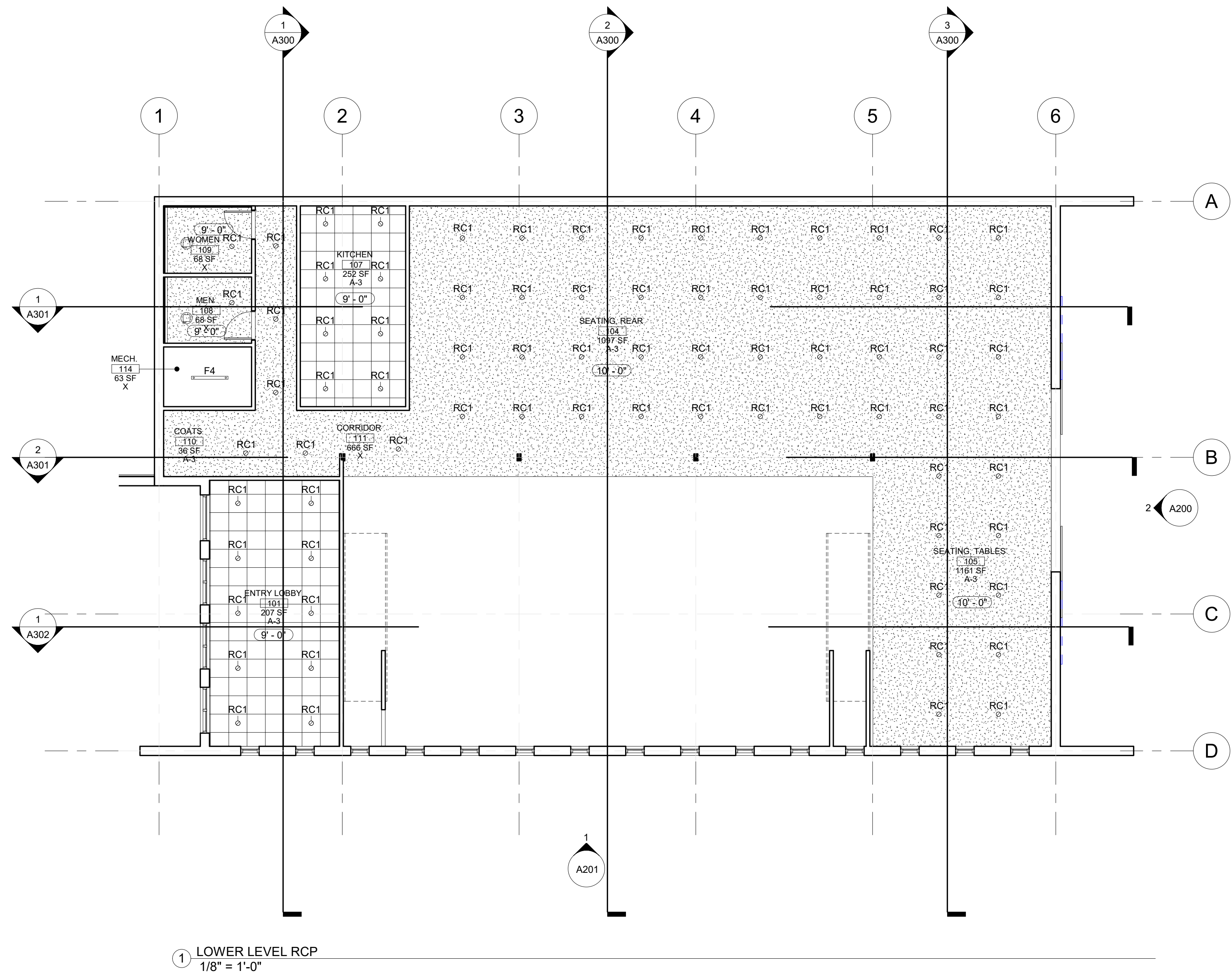
EMERGENCY LIGHT W/
90 MIN. BATTERY

EXIT LIGHT / EMERGENCY LIGHT
(LIGHTED FACE OF SIGN IS
SHADED) W/ 90 MIN. BATTERY

[illegible]

Project number	17-092
Date	10/13/20
Drawn by	Author
Checked by	Checker

Scale	As indicated
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Andrew Dasso, AIA
318 E. Third Street
Davenport, IA 52801
309-737-8587
andrew@streamlinearchitects.com

1. ALL GWB CEILING TO PAINTED WHITE, U.N.O.
2. ALL DRYWALL SOFFITS (VERTICAL PLANE) TO MATCH ADJACENT WALL FINISH, U.N.O.
3. ALL FIXTURES TO BE CENTERED IN CEILING TILE
4. ALL GRIDS TO BE CENTERED IN ROOMS, U.N.O.
5. ALL LIGHT FIXTURES IF STALLED IN SOFFITS TO BE CENTERED WITHIN WIDTH, U.N.O.
6. ALL SUSPENDED CEILING GRIDS, MECH. SYSTEMS, AUTO SPRINKLER SYSTEMS & PLUMBING TO BE SUPPORTED FROM THE BOTTOM OF JOIST WHERE APPLICABLE
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2 x 2 SUSPENDED GRID W/ ACOUSTICAL CEILING TILE

GWB CEILING

RECESSED CAN FIXTURE

CABLE RAIL LIGHTING

SUSPENDED UTILITY FIXTURE

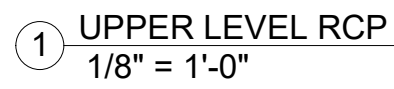
2 X 4 DIRECT / INDIRECT LIGHT FIXTURE

EMERGENCY LIGHT W/ 90 MIN. BATTERY

EXIT LIGHT / EMERGENCY LIGHT (LIGHTED FACE OF SIGN IS SHADED) W/ 90 MIN. BATTERY

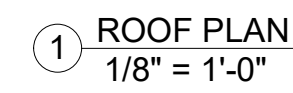
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Scale	As indicated
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Andrew Dasso, AIA
575 12th Ave
East Moline, IL
309-737-8587
andrew@buildbyarchitects.com



PROJECT NAME
ADDRESS
ROOF PLAN

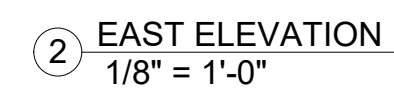
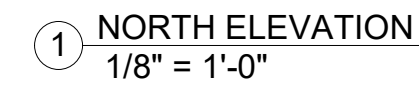
A120

Scale	1/8" = 1'-0"
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Streamline Architects, P.L.C.

Andrew Dasso, AIA
575 12th Ave
East Moline, IL
309-737-8587
andrew@buildbyarchitects.com

[illegible]

PROJECT NAME

ADDRESS

EXTERIOR ELEVATIONS

Project number	17-092
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Date	10/13/20
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Drawn by	Author
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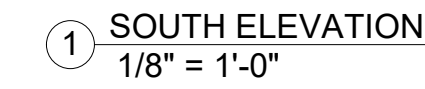
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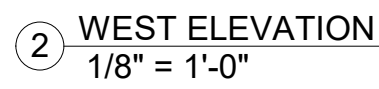


Andrew Dasso, AIA
318 E. Third Street
Davenport, IA 52801
309-737-8587
andrew@streamlinearchitects.com



NOTES:

1. ALL FINISHES TO BE APPROVED BY ARCHITECT & OWNER

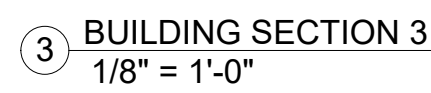
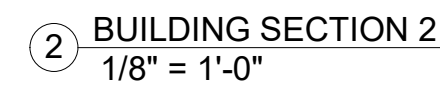
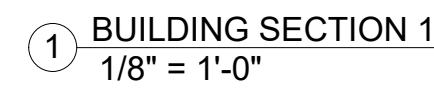


PROJECT NAME
ADDRESS
EXTERIOR
ELEVATIONS

Project number	17-092
Date	10/13/20
Drawn by	Author
Checked by	Checker
A201	
Scale	As indicated



Andrew Dasso, AIA
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309-737-8587
andrew@buildbyarchitects.com

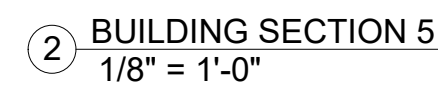
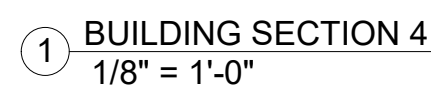


PROJECT NAME
ADDRESS
BUILDING SECTIONS

A300	
Scale	1/8" = 1'-0"



Andrew Dasso, AIA
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PROJECT NAME	
ADDRESS	
BUILDING SECTIONS	
Project number	17-092
Date	10/13/20
Drawn by	Author
Checked by	Checker
A301	
Scale	1/8" = 1'-0"



Andrew Dasso, AIA
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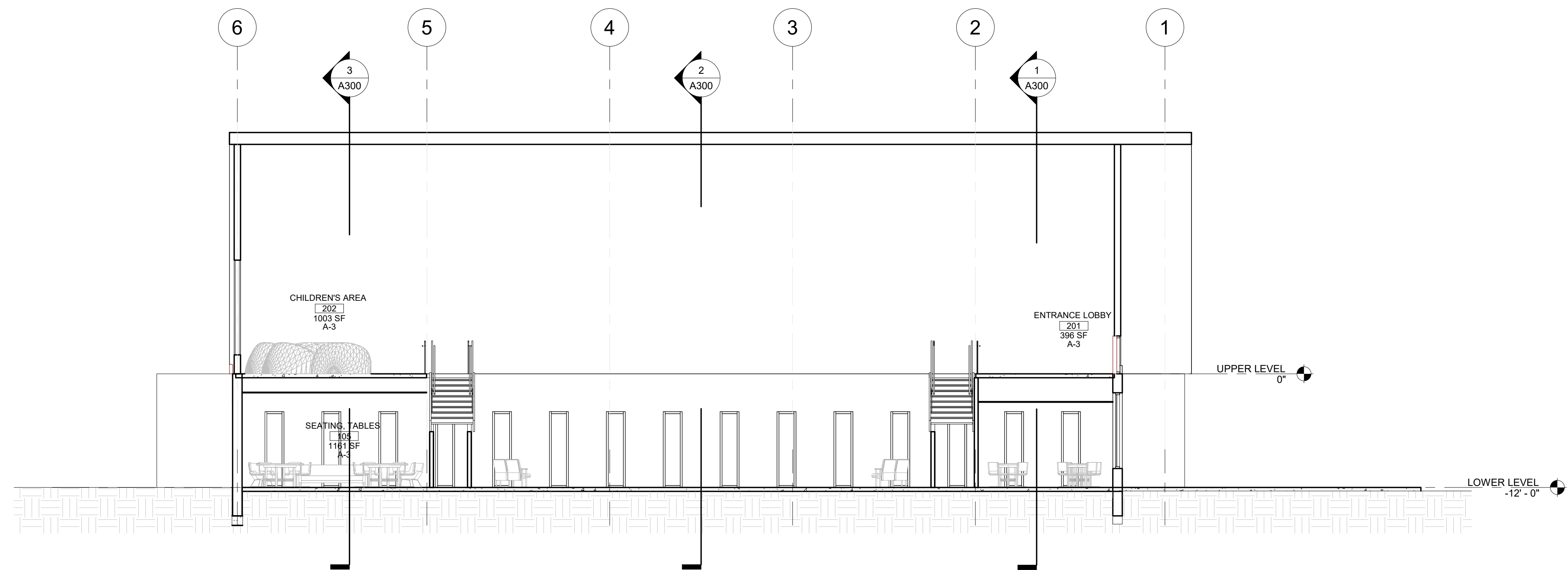
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PROJECT NAME
ADDRESS
BUILDING SECTIONS

Project number	17-092
Date	10/13/20
Drawn by	Author
Checked by	Checker

A302

Scale	1/8" = 1'-0"
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1 BUILDING SECTION 6
1/8" = 1'-0"



DAVENPORT

DEVELOPMENT &
NEIGHBORHOOD SERVICES

Public Hearing Notice | Plan and Zoning Commission

Date: 2/2/2021
Time: 5 PM

Location: Council Chambers | City Hall | 226 W. 4th ST.
Subject: Public Hearing for a Rezoning Request Before the Plan and Zoning Commission

To: All property owners within 200 feet of the subject property located **South of East 46th Street, West of the Railroad Tracks (Parcel P1304-02C).**

What is this About?

This notice is being sent to inform you that a public hearing will be held for a rezoning request. The purpose of the rezoning request is to change the property's allowed uses by changing the zoning classification.

Request/Case Description

Case REZ21-01: Request of Dan Lorentzen on behalf of Rock Church Ministries Inc. to rezone Parcel P1304-02C from S-OS Open Space District to R-1 Single-Family Residential District to allow for the construction of a church [Ward 7].

What are the Next Steps after the Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on February 2, 2021. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on February 16, 2021. The Commission's recommendation 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. 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 via email or in person at the public hearing. Send written comments to planning@davenportiowa.com (no later than 12:00 PM one day before the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

On-line/Telephone Participation:

Persons may join the meeting virtually: https://www.gotomeet.me/Davenport_Planning/planzoning & at 1-866-899-4679 with access code: 492-653-453. All documents related to the meeting (agenda included) are at "Search Minutes & Agendas": <http://www.cityofdavenportiowa.com/boards> Mondays before the meeting/public hearing.

Do You Have Any Questions?

If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

Adjacent Property Owner Notice Area
Parcel: P1304-02C
REZ21-01



S-OS Open Space District to R-1 Single-Family Residential District

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.

0 125 250 500 750 1,000 Feet



City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
2/16/2021

Subject:
Consideration of the February 2, 2021 meeting minutes.

Recommendation:
Approve the minutes.

ATTACHMENTS:

Type	Description
▣ Backup Material	Meeting Minutes 2-2-21

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	2/5/2021 - 2:52 PM

MINUTES

PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, FEBRUARY 2, 2021; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

A PARTIALLY ELECTRONIC MEETING IS BEING HELD BECAUSE A FULLY “IN PERSON” MEETING IS IMPRACTICAL DUE TO CONCERNS FOR THE HEALTH AND SAFETY OF COUNCIL MEMBERS, STAFF, AND THE PUBLIC PRESENTED BY COVID-19, AND TO FOLLOW THE GOVERNOR’S PROCLAMATION AND THE MAYOR’S EXECUTIVE ORDER DIRECTING SOCIAL DISTANCING AND PLACING RESTRICTIONS ON GATHERINGS. IN PERSON ATTENDANCE BY THE GENERAL PUBLIC AT ANY CITY OF DAVENPORT PUBLIC MEETING WITHIN ITS FACILITIES SHALL BE LIMITED TO 10 PERSONS.

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. Roll Call

Present: Schneider, Medd, Johnson, Tallman, Inghram, Hepner, Brandsgard, Reinarts, Maness, Garrington

Excused: Lammers

Staff: Berkley, Werderitch, Schadt

II. New Business

- A. Case REZ21-01: Request of Dan Lorentzen on behalf of Rock Church Ministries Inc. to rezone Parcel P1304-02C from S-OS Open Space District to R-1 Single-Family Residential District to allow for the construction of a church [Ward 7].

Werderitch provided an overview of the case. The petitioner was not in attendance. Motion by Tallman, second by Hepner to table the public hearing for REZ21-01 for one cycle. Motion to approve was unanimous by voice vote.

II. Next Public Hearing: February 16, 2021

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Medd, Johnson, Tallman, Inghram, Hepner, Brandsgard, Reinarts, Maness, Garrington
Excused: Lammers
Staff: Berkley, Werderitch, Schadt

II. Report of the City Council Activity

Park Place Apartments Third Addition was deleted from the City Council agenda and will not be moving forward.

III. Secretary's Report

A. Consideration of the January 19, 2021 meeting minutes.

Motion by Tallman, second by Hepner to approve the January 19, 2021 meeting minutes. Motion to approve was unanimous by voice vote.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

- i. ORD20-02: Request of Palmer College of Chiropractic to amend a section of the Campus Master Plan, bounded by East 11th Street and East 10th Street, between Pershing Avenue and Perry Street, from an athletic field to student housing [Ward 3].

Berkley provided an overview of the case. Dennis Marchiori, Chancellor and CEO of Palmer College of Chiropractic, offered opening statements on the project. Jason Holdorf, IMEG Corp., gave a presentation and overview of the campus master plan. Greg Gowey, Studio 483, addressed questions pertaining to the dormitory building and buffering of the site.

Staff recommend Case ORD20-02 be forwarded to the City Council with a recommendation for approval subject to the listed findings:

- 1. The modification is consistent with the Comprehensive Plan.
- 2. The modification meets the intent of the Institutional Campus District.
- 3. Sufficient parking has been identified for the student housing.

Motion by Hepner, second by Tallman to approve staff recommendation for approval of Case ORD20-02. Motion to approve was unanimous by voice vote.

- ii. Case ROW20-02 being the request of Palmer College of Chiropractic to vacate East 11th Street between Perry Street and Pershing Avenue and portions of alley in Blocks 89 and 96 of LeClaire's 8th Addition [Ward 3].

Berkley introduced the case. Jason Holdorf, IMEG Corp., gave a presentation and overview of the proposed right-of-way vacations. Jason addressed concerns raised by the property owner at 208 East 11th Street and 1111 Perry Street regarding vehicular access to the rear of the building. Greg Gowy, Studio 483, answered questions pertaining to the historic brick street and site access to the dormitory parking lot.

Staff recommend the City Plan and Zoning Commission table a decision on the alley in Block 96 of LeClaire's 8th Addition.

Motion by Hepner, second by Tallman to table a decision on the alley in Block 96 of LeClaire's 8th Addition for one cycle. Motion to table was unanimous by voice vote.

Staff recommends the City Plan and Zoning Commission accept the listed findings for the East 11th Street and the alley in Block 89 of LeClaire's 8th Addition in Case ROW20-02 to the City Council with a recommendation for approval subject to the listed condition.

Findings:

1. The proposed right of way vacation would not impact adjacent property owners with the proposed ingress/egress easement; and
2. A utility easement would preserve the rights for utility providers maintaining utilities within the East 11th Street right-of-way.

Conditions:

1. A utility easement be dedicated for the preservation and maintenance of public utilities within the East 11th Street right-of-way.
2. An ingress/egress easement be provided from the alley to Pershing Avenue.

Motion by Hepner, second by Tallman to approve the right-of-way vacation of East 11th Street and the alley in Block 89 of LeClaire's 8th Addition. Motion to approve was unanimous by voice vote.

- iii. REZ20-09: Request of S.J. Russell, L.C. on behalf of Sophie Foster Revocable Trust to rezone the property located at 4607 East 53rd Street to C-2 Corridor Commercial District and R-MF Multi-Family Residential District. The purpose of the rezoning is to lift the existing land use and development restrictions on the property, adjust the commercial zoning boundary, and allow for townhouse and multi-family development [Ward 6].

Werderitch provided an overview of the case. Erron Vandemore, Russell Construction, and Kevin Dolan, Dan Dolan Homes, gave a presentation of the proposed development and answered questions during public comments. Several abutting property owners spoke in opposition of the proposed zoning map amendment. Concerns included school district capacity, traffic, road connections, light spill over, noise pollution, stormwater management, building height, and buffering.

Staff recommend Case REZ20-09 be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions.

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Regional Commercial (RC) along the 53rd Street corridor and Residential General (RG) on the southern portion of the site.
2. The proposed C-2 Corridor Commercial District is compatible with the zoning of nearby property on 53rd Street. However, the proposed R-MF Multi-Family Residential District creates a higher density than the surrounding neighborhoods, which are zoned R-3 Single-Family and Two-Family Residential District. Therefore, conditions requiring enhanced landscaping buffers and a reduction in the maximum building height are needed to mitigate potential impacts between land uses.
3. Special consideration must be given to the increased density the proposed rezoning petition. A traffic study is required to address increased traffic demand on the major arterial roadway and local streets. Requiring a traffic signal on 53rd Street and a public north-south road through the development site will aid in mitigating traffic and emergency response concerns.
4. Rezoning the property to C-2 Corridor Commercial District and R-MF Multi-Family Residential District does not create any nonconformities.

Conditions:

1. The City Council is requested to pass a resolution amending the Regional Commercial (RC) and Residential General (RG) land use boundaries on the Davenport +2035 Future Land Use Map.

2. A traffic study is required and additional traffic safety measures may be required as development occurs.
3. A north-south public street shall be required to connect Lakeview Parkway to Eastbury Estates Drive.
4. A traffic signal shall to be required at the intersection of Lakeview Parkway and East 53rd Street.
5. A second ingress/egress point to East 53rd Street shall be required.
6. Street connections to East 51st Street and Hawk Drive shall be prohibited.
7. The multi-purpose trail shall be extended to the west property line.
8. A 20-foot setback on the eastern and western-most property lines in the C-2 zoning district shall be required where abutting commercial zoning districts.
9. A 30-foot buffer shall be required on the eastern, western and southern-most property lines of the subject property where abutting residential districts.
10. The height of structures in the R-MF zoning district shall be no greater than 35 feet.

Motion by Hepner, second by Maness to approve staff recommendation for approval of Case REZ20-09 subject to listed findings and conditions. Motion to approve staff recommendation and conditions was 8 in favor, 0 opposed. Tallman and Garrington abstained.

VI. Subdivision Activity

A. Old Business

B. New Business

VII. Future Business

Staff received a Final Plat application for West Lake Business Park Fourth Addition, located north of West Locust Street and west of I-280. The 3.2 acre site will be split into two separate parcels.

VIII. Communications

Staff updated the Commission on a new zoning tool that has been added to the city's interactive map.

IX. Other Business

X. Adjourn

The meeting adjourned at 6:45 pm.

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Laura Berkley, 563-888-3553

Date
2/16/2021

Subject:

Case ROW20-02 being the request of Palmer College of Chiropractic to vacate a portion of alley in Block 96 of LeClaire's 8th Addition. [Ward 3]

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings for the alley in Block 96 of LeClaire's 8th Addition in Case ROW20-02 to the City Council with a recommendation for approval subject to the listed findings and conditions.

Findings:

1. The proposed right of way vacation would not impact adjacent property owners with the proposed ingress/egress easement; and
2. A utility easement would preserve the rights for utility providers maintaining utilities.

Conditions:

1. A 15 foot utility easement shall be dedicated for the preservation and maintenance of public utilities.
2. An ingress/egress easement shall be provided from the alley to 12th Street.

Background:

As part of Palmer College of Chiropractic's Campus Master Plan, East 11th Street between Perry Street and Pershing Avenue and the alleys on Blocks 89 and 96 of LeClaire's 8th Addition were planned for future right-of-way vacation. Palmer is formally requesting to vacate these sections of right-of-way to move forward with planned development.

At the February 2, 2021 Plan & Zoning Commission meeting, the Commission voted to table a decision on the alley in Block 96 of LeClaire's 8th Addition to allow the petitioner time to address concerns of the existing utilities located within the alley.

The utilities have agreed to the relocation of their infrastructure to a proposed 15 foot utility easement running from the remaining portion of the alley north to 12th Street. This will be captured in a future subdivision.

The legal description of the proposed vacation is attached. The land area to be vacated are is 4,091 square feet, more or less.

The staff report has been attached with a full analysis.

ATTACHMENTS:

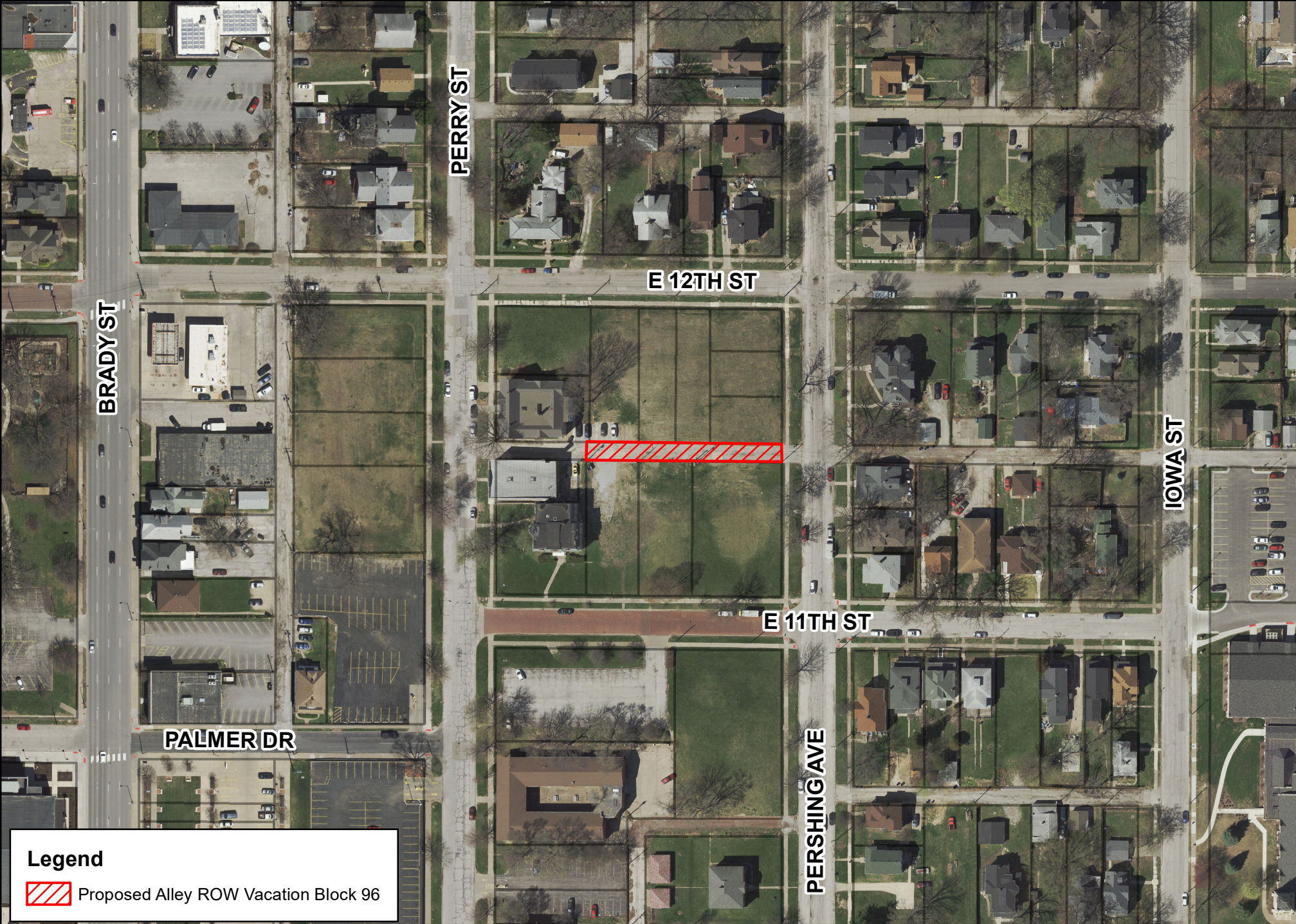
Type	Description
▣ Backup Material	ROW vacation map
▣ Backup Material	Staff Report
▣ Backup Material	Alley Block 96 vacation description

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	2/12/2021 - 11:58 AM

Right-of-Way Vacation Request
ROW20-02 - A Portion of Alley in Block 96 of LeClaire's 8th Addition



Legend

 Proposed Alley ROW Vacation Block 96

City of Davenport Plan & Zoning Commission

Case ROW20-02: Being the request of Palmer College of Chiropractic to vacate a portion of alley in Block 96 of LeClaire's 8th Addition. [Ward 3]

Introduction:

As part of Palmer College of Chiropractic's Campus Master Plan, East 11th Street between Perry Street and Pershing Avenue and the alleys on Blocks 89 and 96 of LeClaire's 8th Addition were planned for future right-of-way vacation. Palmer is formally requesting to vacate these sections of right-of-way to move forward with planned development.

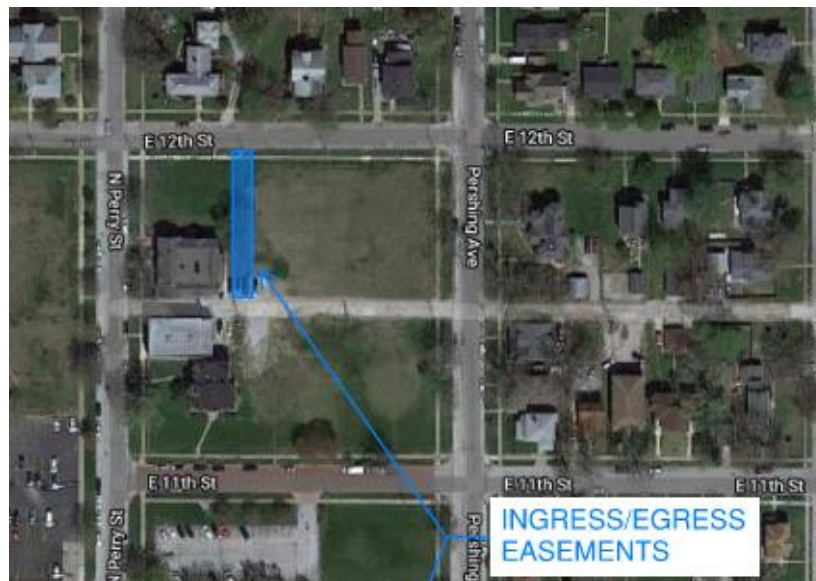
At the February 2, 2021 Plan & Zoning Commission meeting, the Commission voted to table a decision on the alley in Block 96 of LeClaire's 8th Addition to allow the petitioner time to address concerns of the existing utilities located within the alley. The utilities have agreed to the relocation of their infrastructure to a proposed 15 foot utility easement running from the remaining portion of the alley north to 12th Street. This will be captured in a future subdivision.

Palmer was rezoned in 2018 to Planned Institutional District (now called S-IC Institutional Campus), with Ordinance 2018-107. One condition was specific to the right-of-way:

Condition 3: That Palmer College of Chiropractic formally requests the vacation/abandonment of the public streets and alleys depicted on the Land Use Plan

The legal description of the proposed vacation is attached. The land area to be vacated is 4,091 square feet, more or less.

The Petitioner has proposed ingress/egress easement from the alleys to the street to ensure adjacent properties will be able to maintain two-points of access off of the existing street network. These would be formalized as part of a subdivision.



Analysis:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Zoning:

The adjacent properties are zoned S-IC Institutional Campus District and R-MF Residential Multi-Family District.

Technical Review:

Streets. The proposal calls for an ingress/egress easement that connects the remaining portion of the alley serving adjacent properties to 12th Street.

Storm Water. There is no existing stormwater infrastructure within the alleys or E 11th Street rights-of-way.

Sanitary Sewer. No sanitary sewer service is located within the rights-of-way.

Other Utilities. Electric and telecommunication utilities are located within the alley in Block 96. The infrastructure will be relocated within a provided 15 foot utility easement from the existing alley north to 12th Street.

Emergency Services. The proposed ingress/egress easement will serve as a fire access point if needed. Adjacent property owners have street frontage.

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

Public Input:

Public Hearing notices were sent concurrently with Case ORD20-02, which is Palmer's request for a modification to the Campus Master Plan to allow for student housing. Property owners within 200 feet of the proposed right-of-way vacation in advance of the January 19, 2021 Plan and Zoning Commission Public Hearing. No one spoke other than the applicant at the public hearing. To date, staff has not received any written objections to the request.

Staff Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings for the alley in Block 96 of LeClaire's 8th Addition in Case ROW20-02 to the City Council with a recommendation for approval subject to the listed findings and conditions.

Findings:

1. The proposed right of way vacation would not impact adjacent property owners with the proposed ingress/egress easement; and
2. A utility easement would preserve the rights for utility providers maintaining utilities.

Conditions:

1. A 15 foot utility easement shall be dedicated for the preservation and maintenance of public utilities.
2. An ingress/egress easement shall be provided from the alley to 12th Street.

LEGAL DESCRIPTION

Part of a 20-foot alley located in Block 96 of LeClaire's 8th Addition in the city of Davenport, County of Scott, State of Iowa, more particularly described as follows:

Beginning at the southeast corner of Lot 5 in said Block 96;

Thence South 01°53'25" East along the east line of said Block 96, a distance of 20.00 feet to the south line of said alley;

Thence South 88°25'19" West along said south line, a distance of 204.63 feet;

Thence North 01°30'45" West, a distance of 20.00 feet to the north line of said alley;

Thence North 88°25'19" East along said north line, a distance of 204.50 feet to the Point of Beginning.

The above-described parcel contains 4,091 square feet, more or less as shown by the attached Alley Vacation Plat.

For the purpose of this description Bearings are based on the Iowa State Plane Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment).



REZONING REQUEST NOTICE | Plan and Zoning Commission

Rezoning Request

ORD20-02: Request of Palmer College of Chiropractic to amend a section of the Campus Master Plan, bounded by East 11th Street and East 10th Street, between Pershing Avenue and Perry Street, from an athletic field to student housing. The request also includes proposed right-of-way vacations, as shown on the attached map [Ward 3].

To: All property owners within 500 feet of the subject property bounded by East 11th Street and East 10th Street, between Pershing Avenue and Perry Street.

Neighborhood Meeting

Date: 1/11/21 Time: 5:30 PM Location: Council Chambers | City Hall | 226 W. 4th ST.

Plan and Zoning Commission Public Hearing

Date: 1/19/2021 Time: 5:00 PM Location: Council Chambers | City Hall | 226 W. 4th ST.

What is this About?

This notice is being sent to inform you that a neighborhood meeting and a public hearing will be held for a Zoning Map Amendment. The purpose of the Zoning Map Amendment is to modify a section of the Campus Master Plan from an athletic field to student housing. The request also includes proposed right-of-way vacations, as shown on the attached map.

What are the Next Steps after the Neighborhood Meeting and Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on January 19, 2021. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on February 2, 2021. The Commission's recommendation will be forwarded to the City Council, which is the final review authority. For the specific dates and times of subsequent meetings, please contact the case planner below. As a reminder, **Face masks are required for all in person attendance.**

Would You Like to Submit an Official Comment?

As a neighboring property owner you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46th St., Davenport IA 52807.

On-line/Telephone Participation at the Plan and Zoning Commission Public Hearing

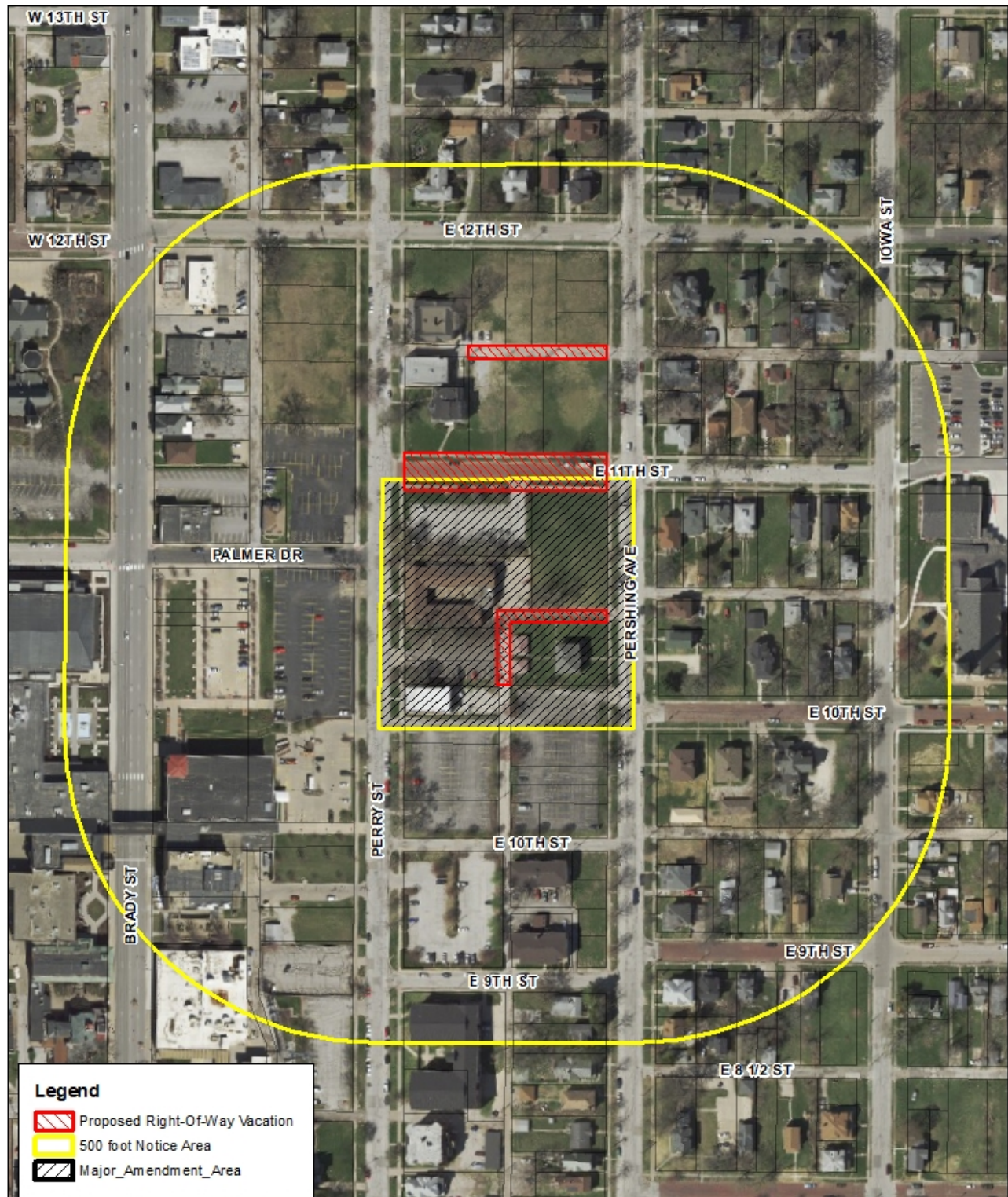
Persons may join the meeting virtually: https://www.gotomeet.me/Davenport_Planning/planzoning & at 1-866-899-4679 with access code: 492-653-453. All documents related to the meeting (agenda included) are at "Search Minutes & Agendas": www.cityofdavenportiowa.com/boards Mondays before the meeting/public hearing.

Do You Have Any Questions?

If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

**Request for a Major Amendment to Palmer's Campus Plan
and Proposed Right-Of-Way Vacations
Adjacent Property Owner Notice Area**



City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Scott Koops, Planner II, AICP
Scott.Koops@davenportiowa.com

Date
2/16/2021

Subject:

Case F21-01 of Chris Townsend on behalf of Don Shewry for final plat West Lake Business Park 4th Addition on 3.2 acres, being a replat of lot 2 West Lake Business Park 3rd Addition (PIN T2435-02) located at 7630 Louis Rich CT containing 2 industrial lots. [Ward 1]

Recommendation:

Staff recommends the City Plan and Zoning Commission forward F21-01 to the City Council with a recommendation for approval subject to the following:

1. A note shall be added to the plat listing the party(s) responsible for maintenance of the storm water basin.
2. Record the easement for maintenance access.
3. Note #9 shall be made to match the easement ('Storm water detention and water quality treatment easement').
4. Update the Maintenance plan (signed agreement shall be needed prior to the plat being signed).

Background:

Comprehensive Plan:

Within Urban Service Area (USB35): No

Future Land Use Designation: Industry (I)

Technical Review:

Streets: No (0) linear feet of streets are proposed with this request.

Storm Water: The plat will need to conform to any requirements of the City of Davenport Natural Resources Division; see the condition in the recommendation.

Sanitary Sewer: This is an existing subdivision with an existing system for sewerage.

Other Utilities: Normal utility services are available in this developed area.

Parks/Open Space: No park shall be required with this infill development.

STAFF RECOMMENDATION

Findings:

- 1) The plat conforms to the comprehensive plan Davenport+2035; and
- 2) The plat would achieve consistency with subdivision requirements properly conditioned.

Recommendation:

Staff recommends the City Plan and Zoning Commission forward F21-01 to the City Council with a recommendation for approval subject to the following:

1. A note shall be added to the plat listing the party(s) responsible for maintenance of the storm water basin.
2. Record the easement for maintenance access.

3. Note #9 shall be made to match the easement ('Storm water detention and water quality treatment easement').
4. Update the Maintenance plan (signed agreement shall be needed prior to the plat being signed).

ATTACHMENTS:

Type	Description
▣ Exhibit	Exhibits for report
▣ Resolution Letter	Plat
▣ Resolution Letter	Application

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Koops, Scott	Approved	2/12/2021 - 8:18 AM

Exhibits

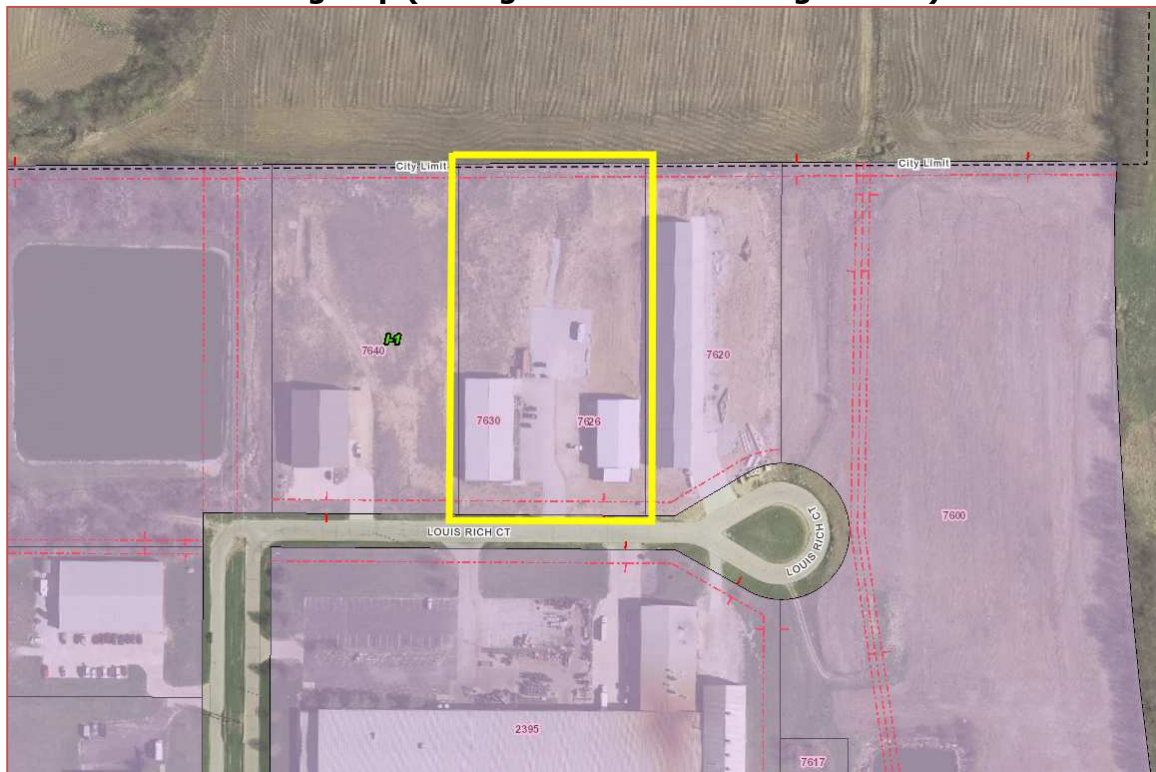
PLAN AND ZONING COMMISSION – Feb. 16, 2021

DESCRIPTION

Case F21-01 of Chris Townsend on behalf of Don Shewry for final plat West Lake Business Park 4th Addition on 3.2 acres, being a replat of lot 2 West Lake Business Park 3rd Addition (PIN [T2435-02](#)) located at 7630 Louis Rich CT containing 2 industrial lots. [Ward 1]

Recommendation: Staff recommends the City Plan and Zoning Commission forward F20-01 and P20-1 to the City Council with a recommendation for approval subject to the following:

Aerial Photo & Zoning Map (I-1 Light Industrial Zoning District):



BACKGROUND

Comprehensive Plan:

Within Urban Service Area (USB35): No
Future Land Use Designation: Industry (I)

Technical Review:

Streets: No (0) linear feet of streets are proposed with this request.

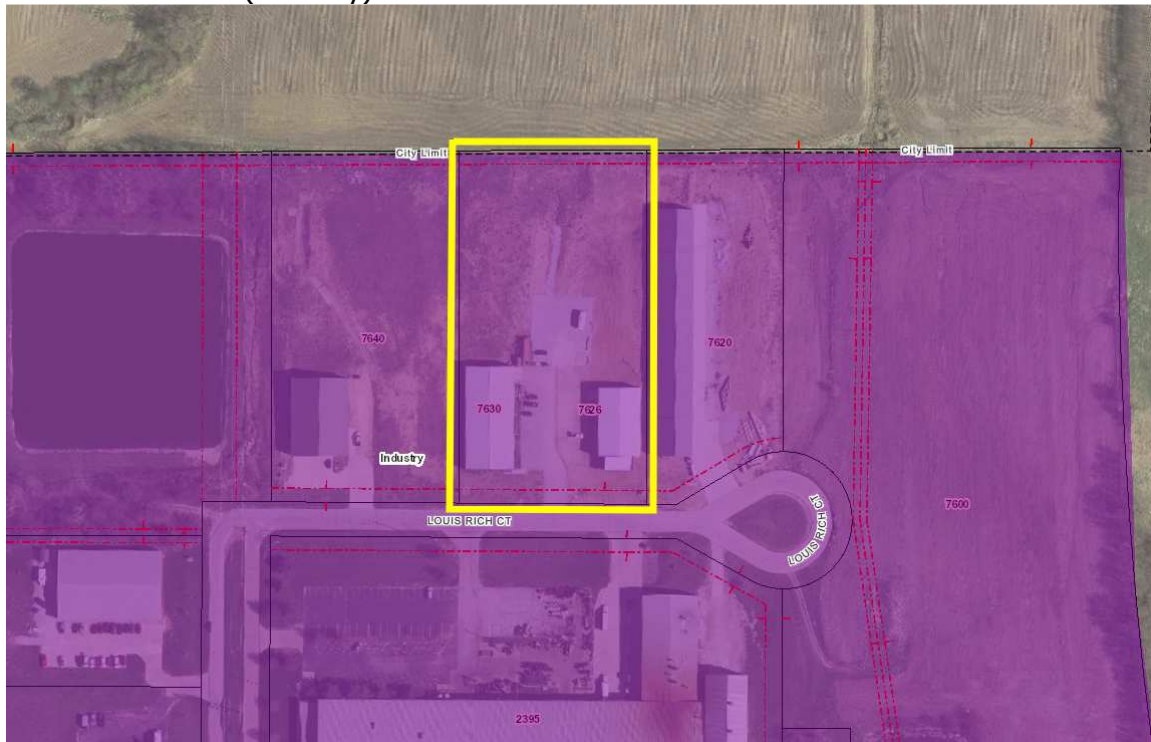
Storm Water: The plat will need to conform to any requirements of the City of Davenport Natural Resources Division; see the condition in the recommendation.

Sanitary Sewer: This is an existing subdivision with an existing system for sewerage.

Other Utilities: Normal utility services are available in this developed area.

Parks/Open Space: No park shall be required with this infill development.

Land Use 2035: (Industry)



DISCUSSION

Planning Staff has reviewing this plat for conformance to the subdivision code. The plat meets (or shall meet as conditioned) code requirements.

STAFF RECOMMENDATION

Findings:

- 1) The plat conforms to the comprehensive plan Davenport+2035; and
- 2) The plat would achieve consistency with subdivision requirements properly conditioned.

Recommendation:

Staff recommends the City Plan and Zoning Commission forward F21-01 to the City Council with a recommendation for approval subject to the following:

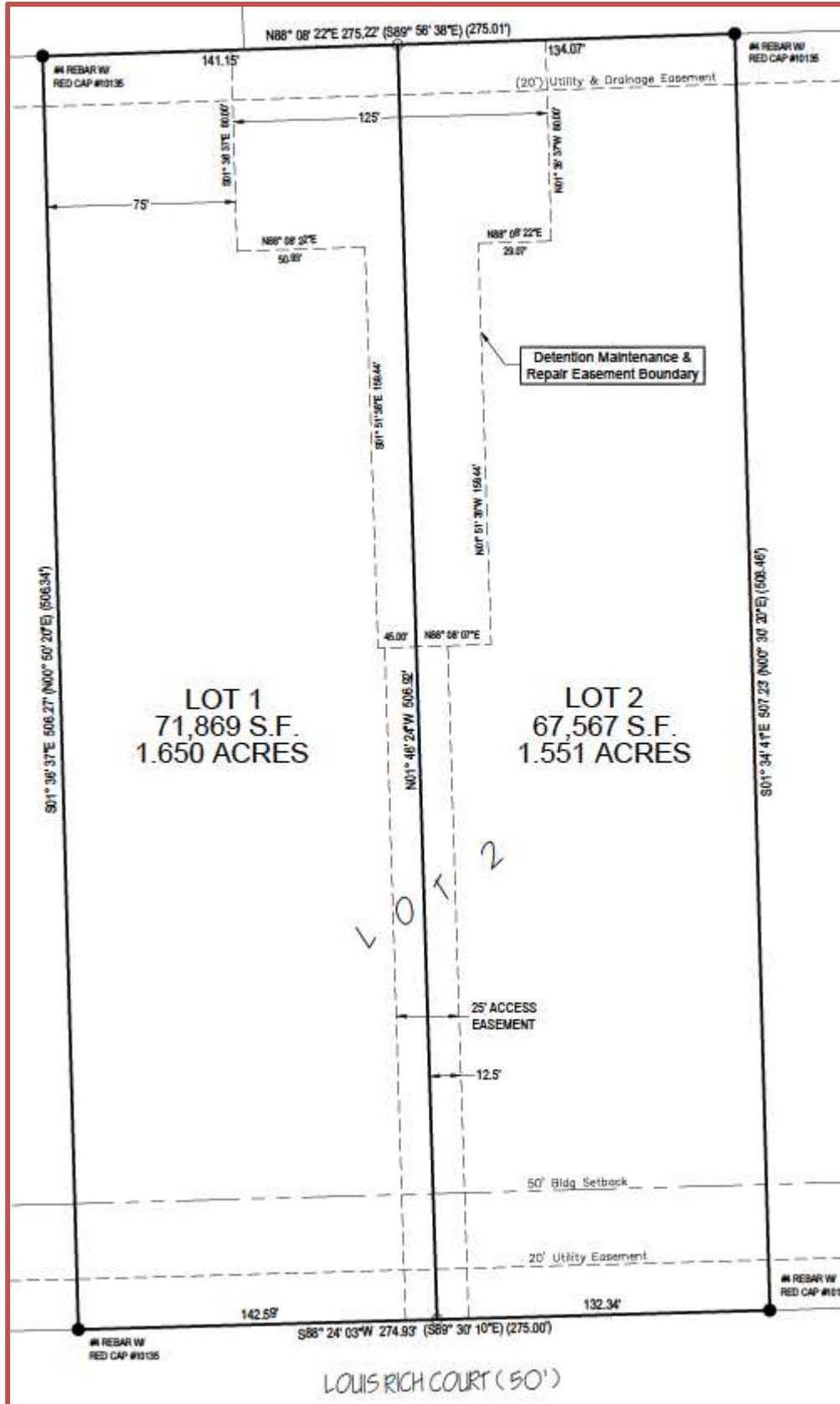
1. A note shall be added to the plat listing the party(s) responsible for maintenance of the storm water basin.
2. Record the easement for maintenance access.
3. Note #9 shall be made to match the easement ('Storm water detention and water quality treatment easement').
4. Update the Maintenance plan (signed agreement shall be needed prior to the plat being signed).

Prepared by:

A handwritten signature in black ink that reads 'Scott Koops'.

Scott Koops, AICP – Planner II,
DNS – Planning

Plat



FINAL PLAT

WEST LAKE BUSINESS PARK FOURTH ADDITION

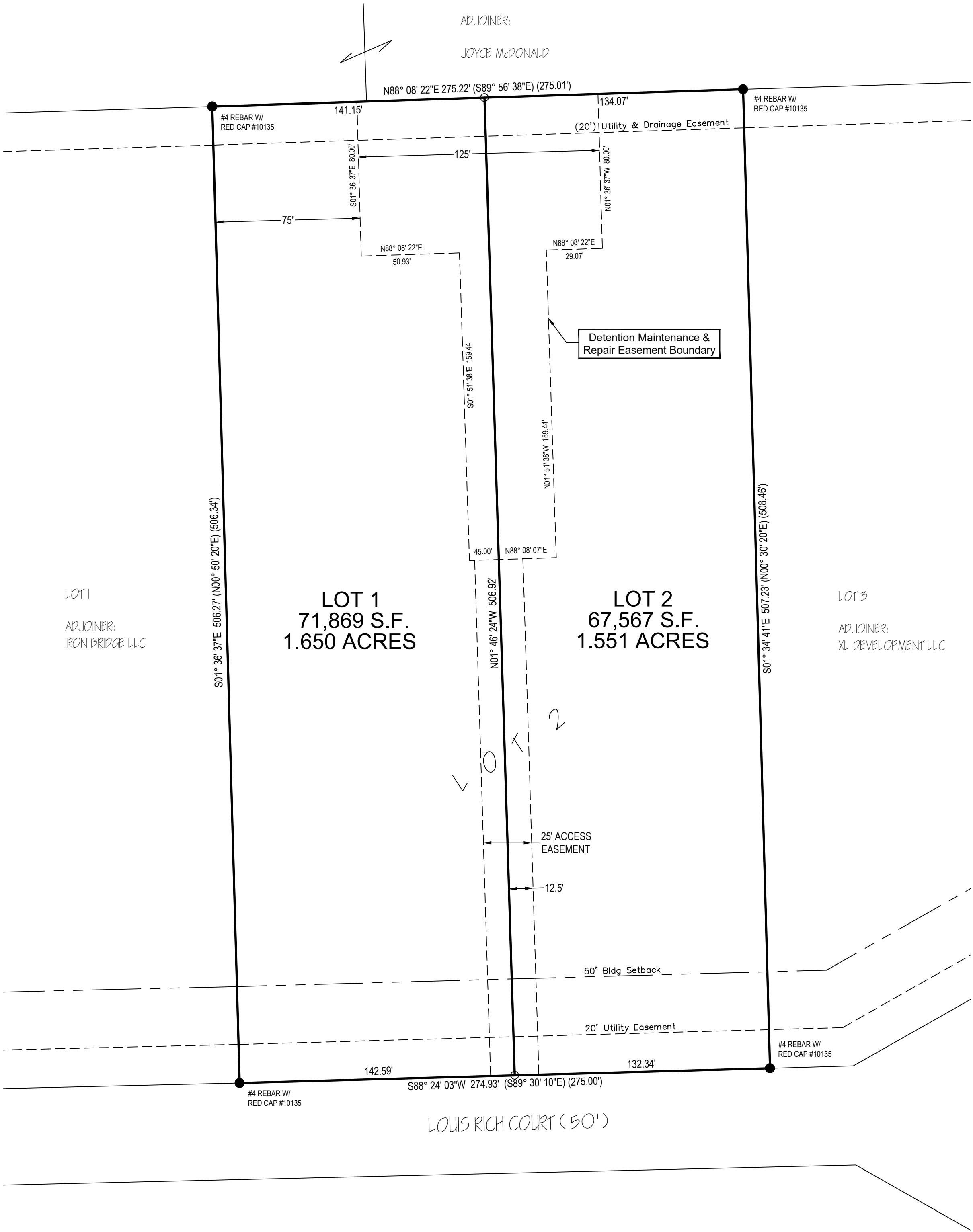
BEING A REPLAT OF LOT 2 OF WESTLAKE BUSINESS
PARK THIRD ADDITION TO THE CITY OF DAVENPORT,
IOWA, LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 24, TOWNSHIP 78 NORTH, RANGE 2 EAST OF
THE 5TH P.M., SCOTT COUNTY, IOWA.

NOTES:

- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
- COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO
COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD
SPECIFICATIONS.
- 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.
- THE SUBJECT PROPERTY IS ZONED I-1, INDUSTRIAL DISTRICT.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA
SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS
#19163C0345F EFFECTIVE DATE FEBRUARY 18, 2011.
- STORM WATER QUALITY TREATMENT FACILITIES SHALL BE REQUIRED FOR THIS SUBDIVISION. A BLANKET
EASEMENT FOR SAID STORM WATER QUALITY FACILITIES SHALL BE PROVIDED TO ALLOW ACCESS TO AND
THROUGHOUT THE STORM WATER QUALITY BEST MANAGEMENT PRACTICE SITE(S).

PLAT INFORMATION

- Owner:
Shewry Limited Partnership
4575 Trails End Road
Bettendorf, Iowa 52722
- Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
- Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
- Attorney:
Steve Hunter
201 W. 2nd Street
Davenport, Ia 52801
(563) 324-1000

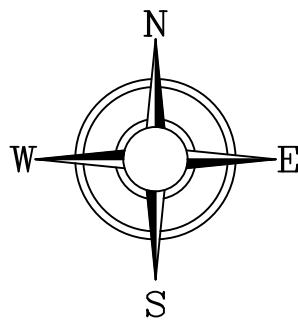


APPROVAL SIGNATURES:

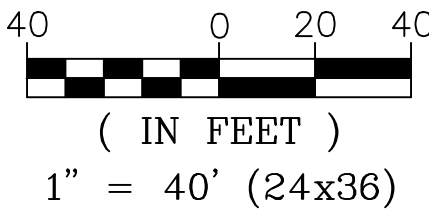
MAYOR	DATE:
CITY CLERK	DATE:
CHAIRMAN PLAN & ZONE	DATE:
CENTURY LINK	DATE:
IOWA - AMERICAN WATER COMPANY	DATE:
MEDIACOM	DATE:
MIDAMERICAN ENERGY	DATE:
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.	

LEGEND:

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



GRAPHIC SCALE



THE MEASURED BEARINGS SHOWN HEREON
ARE BASED ON THE US STATE PLANE
COORDINATE SYSTEM, IOWA SOUTH ZONE
(1402) GEOID 12A, NAD 83 (2011) EPOCH 2010.00.



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, 2021
Pages or sheets covered by this seal: 1



DATE: 01/06/2021

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

DRAWN BY:
KLC

CHECKED BY:
MDR

DRAWING LOCATION
S: \SHEWRY

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT

FINAL PLAT WESTLAKE BUSINESS
PARK FOURTH ADDITION
DAVENPORT, IOWA

DEVELOPER

SHEWRY LIMITED PARTNERSHIP
4575 TRAILS END ROAD
BETTENDORF, IOWA 52722

SHEET NO.

1 OF 1



Complete application can be emailed to planning@ci.davenport.ia.us

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

Zoning Map Amendment (Rezoning)
Planned Unit Development
Zoning Ordinance Text Amendment
Right-of-way or Easement Vacation
Voluntary Annexation

Owner (if different from Applicant)

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

Zoning Board of Adjustment

Zoning Appeal
Special Use
Hardship Variance

Design Review Board

Design Approval
Demolition Request in the Downtown
Demolition Request in the Village of
East Davenport

Engineer (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

Architect (if applicable)

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

Administrative

Administrative Exception
Health Services and Congregate
Living Permit

Attorney (if applicable)

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

Preliminary Plat – Required for subdivisions of four lots or more.

Property Location:

Total Land Area:

Total Number of Lots:

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
Ten or fewer lots - \$400 plus \$25 per lot.
Eleven to twenty-five lots - \$700 plus \$25 per lot.
More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed plat at a scale of not less than one inch per one hundred feet, which depicts the following:
 - The location of existing property lines, section lines, easements, corporate limits and other legally established districts, streets, buildings, watercourses, tree masses and other existing features within the area to be subdivided and similar facts regarding existing conditions on the land.
 - The proposed location and width of streets, alleys, lots, building setback lines and easements.
 - Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet shall be indicated in a general way upon the plat.
 - Proposed name of the subdivision (which shall not duplicate any previously filed plat), the name of the land owner, land developer, and land surveyor.
 - The names and adjoining boundaries of all adjacent subdivisions and the names of record owners of adjoining parcels of unsubdivided land.
 - Existing contours with intervals of five feet or less.
 - North point, scale and date.
 - A vicinity sketch showing the proposed subdivision in relationship to surrounding development and street systems.