

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, FEBRUARY 4, 2020; 5:00 PM

COUNCIL CHAMBERS CITY HALL 226 W 4TH STREET

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

A. Consideration of the Minutes of the January 21, 2020 meeting.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

- i. Case ROW20-01: Request of Schuetzenpark Gilde to vacate 0.0835 acres, more or less, of Right-of-Way located at North Elsie Avenue extended north of W. 3rd Street Place. [Ward 1]

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case F20-01 of Townsend Engineering for final plat Interstate 80 Airport Industrial Park (I80AIP) 10th Addition on 11.6 acres, being a replat of lot 1 of I80AIP 9th Addition located at 2805 Research Parkway containing 2 industrial lots to facilitate development. [Ward 8]

VII. Future Business

A. Case REZ20-01: 3rd/Pine R-4C to C-1 (For March 3, 2020 Public Hearing)

B. Case ORD20-01: Omnibus Zoning Ordinance Amendments (For March 3, 2020 Public Hearing)

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Matt Flynn, 888-2286

Date
2/4/2020

Subject:
Consideration of the Minutes of the January 21, 2020 meeting.

Recommendation:
Approve the Minutes

ATTACHMENTS:

Type	Description
▣ Backup Material	1-21-20 Minutes

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Flynn, Matt	Approved	1/30/2020 - 9:47 AM

MINUTES

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, JANUARY 21, 2020; 5:00 PM

COUNCIL CHAMBERS CITY HALL 226 W 4TH STREET

I. New Business

A. Public Hearing for Case ROW20-01: Request of Schuetzenpark Gilde to vacate 0.0835 acres, more or less, of Right-of-Way located at North Elsie Avenue extended north of W. 3rd Street Place. [Ward 1] Flynn gave a brief presentation. Kory Darnall of Schuetzenpark Gilde was present to answer questions. No one else spoke. The public hearing was closed.

REGULAR MEETING AGENDA

I. Roll Call Present: Schneider, Lammers, Medd, Johnson, Inghram, Hepner, Reinartz, Maness, Garrington. Excused: Tallman, Brandsgard. Staff: Flynn

II. Report of the City Council Activity

A. Resolution for Case F19-19 being the request of Classic Development Co Inc for a final plat for a 4-lot subdivision on 3.77 acres, more or less, of property located east of Waverly Road near the intersection of W 13th St and Waverly Rd. [Ward 1]
ADOPTED 2020-04

III. Secretary's Report

A. Consideration of the January 7, 2020 Minutes The minutes of the January 7, 2020 meeting were unanimously approved following a motion by Hepner and a second by Johnson.

IV. Report of the Comprehensive Plan Committee None

V. Zoning Activity None

A. Old Business None

B. New Business None

VI. Subdivision Activity None

A. Old Business None

B. New Business None

VII. Future Business

A. Case F20-01 of Townsend Engineering for final plat Interstate 80 Airport Industrial Park (I80AIP) 10th Addition on 11.6 acres, being a replat of lot 1 of I80AIP 9th Addition located at 2805 Research Parkway containing 2 industrial lots to facilitate development. [Ward 8]

VIII. Communications

IX. Other Business

A. Election of Vice Chair. A motion by Hepner, seconded by Medd, to nominate Susan Lammers as Vice Chair of the Commission passed unanimously.

X. Adjourn The meeting adjourned at 5:15 pm.

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Matt Flynn, 563-888-2286

Date
1/21/2020

Subject:

Case ROW20-01: Request of Schuetzenpark Gilde to vacate 0.0835 acres, more or less, of Right-of-Way located at North Elsie Avenue extended north of W. 3rd Street Place. [Ward 1]

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case ROW20-01 to the City Council with a recommendation for approval.

Background:

This is another example of property platted as a street decades ago but will never be built. This right-of-way extends north of the existing terminus of Elsie Avenue into Schuetzen Park. The terrain is heavily wooded and hilly.

Property owners within 200 feet have been notified as well as the City's Technical Review Team.

No objections have been made to the vacation. The Right-of-Way is not needed for public purposes.

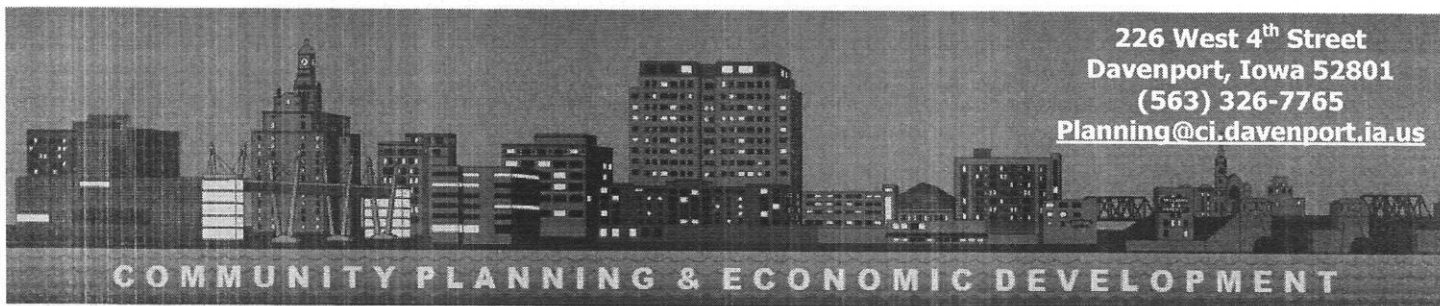
ATTACHMENTS:

Type	Description
☐ Backup Material	Background Material

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	1/30/2020 - 9:56 AM



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

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

Property Address* See attached legal description.

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

Applicant (Primary Contact)

Name: Schuetzenpark Gilde
Company: dba Schuetzen Park Historic Site
Address: 3401 Schuetzen Ln. #224
City/State/Zip: Davenport, IA 52804-4353
Phone: 563-449-2358
Email: SchuetzenPark@yahoo.com

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

Name:
Company:
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:

Request:

We request the vacation of this right-of-way for the sole uses as described in our organization's non-profit mission. The public will still have access to this land for recreational and educational purposes.

Total Land Area:

Submittal Requirements:

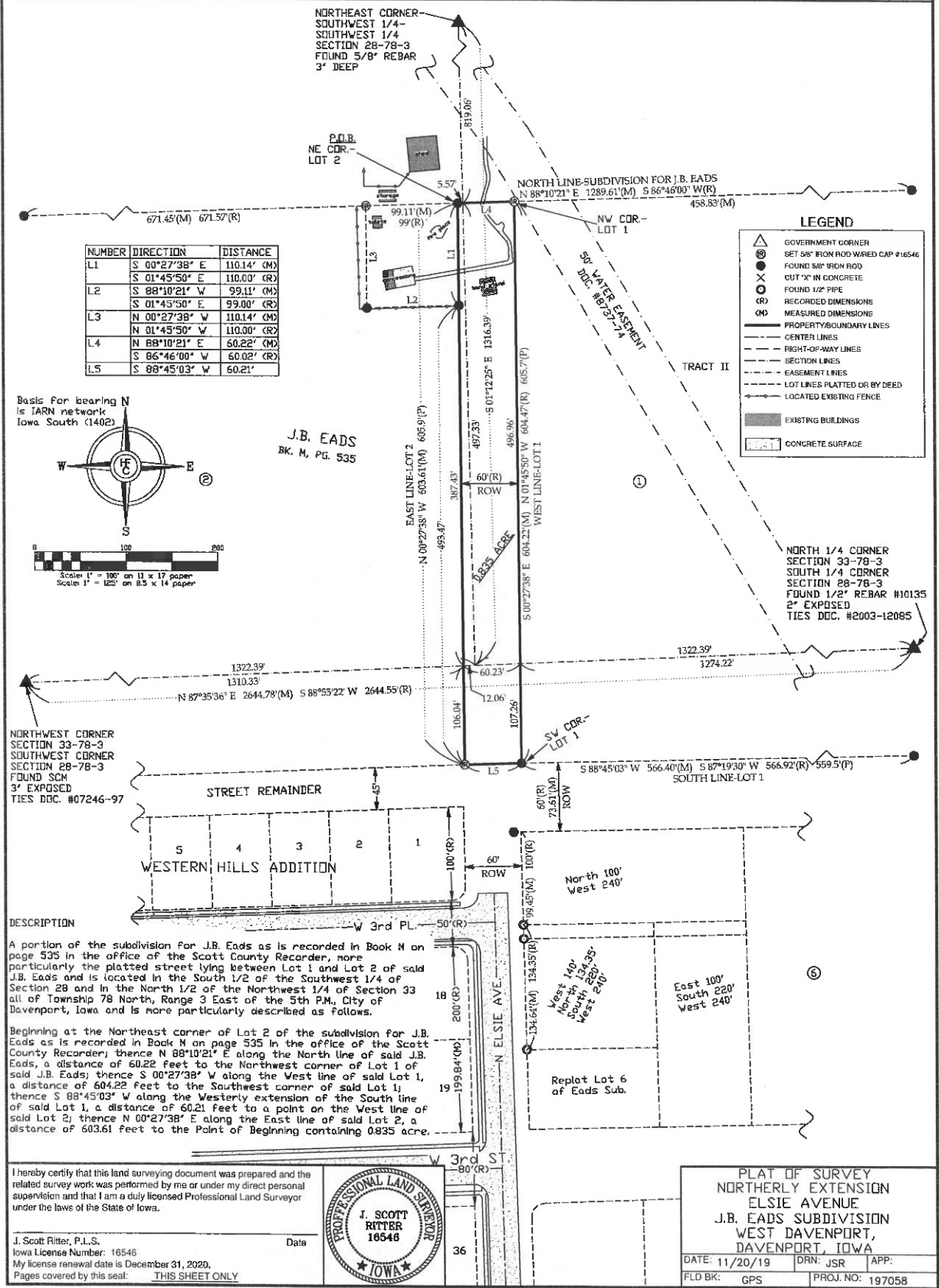
- The completed application form.
- Required fee: \$400.

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.

INDEX LEGEND
 LOCATION: STREET BETWEEN LOT 1 & LOT 2
 J.B. EADS OF WEST DAVENPORT
 REQUESTOR: SCHUETZEN PARK
 PROPRIETOR: CITY OF DAVENPORT
 SURVEYOR: J. SCOTT RITTER, PLS #16546
 COMPANY: HART-FREDERICK CONSULTANTS P.C.
 510 STATE ST. PO BOX 560 TIFFIN, IA 52340
 RETURN TO: sritter@hart-frederick.com (319) 545-7215

HFC HART-FREDERICK CONSULTANTS P.C.
 510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215 www.hart-frederick.com



INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **FEB 06 2001**

SCHUETZENPARK GILDE
701 N PINE ST
DAVENPORT, IA 52804

Employer Identification Number:
39-1899268

DLN:

17053013778031

Contact Person:

FRANK F THOMAS

ID# 31397

Contact Telephone Number:
(877) 829-5500

Our Letter, Dated:

December 1997

Addendum Applies:

No

Dear Applicant:

This modifies our letter of the above date in which we stated that you would be treated as an organization that is not a private foundation until the expiration of your advance ruling period.

Your exempt status under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3) is still in effect. Based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the Code because you are an organization of the type described in section 509(a)(1) and 170(b)(1)(A)(vi).

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(1) organization.

You are required to make your annual information return, Form 990 or Form 990-EZ, available for public inspection for three years after the later of the due date of the return or the date the return is filed. You are also required to make available for public inspection your exemption application, any supporting documents, and your exemption letter. Copies of these documents are also required to be provided to any individual upon written or in person request without charge other than reasonable fees for copying and postage. You may fulfill this requirement by placing these documents on the Internet. Penalties may be imposed for failure to comply with these requirements. Additional information is available in Publication 557, Tax-Exempt Status for Your Organization, or you may call our toll free number shown above.

If we have indicated in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

Letter 1050 (DO/CG)

Articles of Incorporation of Schuetzenpark Gilde

To the Secretary of State
of the State of Iowa

We, the undersigned, acting as incorporators of a corporation under the Iowa Nonprofit Corporation Act under Chapter 504A, Code of Iowa adopt the following Articles of Incorporation for such corporation:

I) The name of the corporation is the Schuetzenpark Gilde.

II) The period of its duration is perpetual.

III) The purpose for which the Corporation is organized is exclusively charitable, educational and literary and shall at all times operate as a tax exempt organization within the meaning of Section 501 (c) (3) of the Internal Revenue Code or corresponding sections of future United States Revenue Codes.

IV) The address of the initial registered office in the State of Iowa is 625 West 7th Street, in the City of Davenport, County of Scott, and the initial agent at such address is Kory Darnall.

V) The number of directors constituting the initial board of the Corporation is 3. The names and addresses of these initial directors are:

1. Kory Darnall, 625 West 7th Street. Davenport, Iowa 52803
2. James Stelk, 236 Hillcrest Avenue, Davenport, Iowa 52803
3. Velma Flynn, 2246 West 3rd Street, Davenport, Iowa 52802

VI) The Date on which the corporate existence shall begin is June 12, 1996

VII) The names and addresses of the incorporators are:

1. Kory Darnall, 625 West 7th Street, Davenport, Iowa 52803
2. James Stelk, 236 Hillcrest Avenue, Davenport, Iowa 52803
3. Velma Flynn, 2246 West 3rd Street, Davenport, Iowa 52802
4. David Simpson, 2020 Grand Avenue, Davenport, Iowa 52803
5. Paul Sass, 2005 State Street, Bettendorf, Iowa, 52722

VIII) Nonprofit: No Beneficial Owner. The corporation shall not be operated for profit. It shall have no shares of stock, stockholder, beneficial owner, or person having rights similar to those of a stockholder or beneficial owner. No part of its income, profit, net earnings, receipts, or assets shall inure to the benefit of, be owned by, or be distributed to any Director, officer, donor or individual.

IX) No Director, Officer, donor or other individual shall receive any dividend, distribution, or compensation from the corporation, except reasonable reimbursement for expenses properly incurred.

X) The Directors, officers, employees or volunteers of the Corporation shall not, as such, be liable on the Corporation's debts or obligations. Directors, officers, employees or volunteers shall not be personally liable in that capacity, for any claim based upon an act or omission of any such person performed in the discharge of the person's duties related to the Corporation except for:

- a. A breach of the duty of loyalty to the Corporation;
- b. Acts or omissions not in good faith or which involve intentional misconduct or knowing violation of the law, or
- c. A transaction from which the person derives an improper personal benefit.

The bylaws of the Corporation may provide for the indemnification and advancement of expenses.

XI) Upon the dissolution of the Corporation, the Board of Directors, after paying or making provisions for payment of all liabilities of the Corporation, dispose of all of the assets of the Corporation exclusively for the purpose of the Corporation in such manner, or to such organization or organizations organized and operated exclusively for charitable, educational or literary purposes, able to properly care for such assets, and shall at the time qualify as an exempt organization under Section 501 (c) (3) of the Internal Revenue Code of 1954 (or corresponding provision of any subsequent United States Internal Revenue Code), as the Board of Directors shall determine. Any such assets not 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 purpose or to such organizations as said court shall determine are organized exclusively for that purpose.

XII) Amendments:

1. These Articles of Incorporation may be amended by the affirmative vote of two-thirds of the full number of directors
2. The by-laws shall be consistent with these Articles of Incorporation and applicable law. These Articles of Incorporation shall prevail over and limit any inconsistent provision of the bylaws.

Date: 23 April, 1996.

Velma A. Flynn

James A. Stettin

Henry A. Darmann

Incorporators

State of Iowa
County of Scott

On this 22 day of April, 1996, before me, the undersigned, a notary public in said County and State, personally appeared Kasey Darnall, known to me to be the person named in and who executed the foregoing Articles of Incorporation, and acknowledged that HE executed the same as HIS voluntary act and deed.



Toni M. Nichols

Notary Public

21. November, 2000

Chet Culver
Secretary of State
State of Iowa
Hoover Building
Des Moines, Iowa 50319

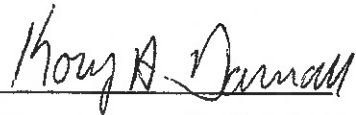
Re: Corp. Nr.: 000195422

On Saturday, November 18, 2000, a quorum having been present and by a unanimous vote of the Corporation's Board of Directors, this organization's mission statement was amended to read as follows:

The mission of this Gilde is to restore and preserve the cultural, historical and natural vestiges of Schuetzen Park (1870-1923), presently the Schuetzen Park Historic Site.

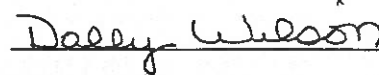
This new mission statement replaces the one set forth with the organization's original articles of incorporation which were filed May 1, 1996.

Date: 21. November 2000



Kory A. Darnall - President of the Board

On this 21st day of November, 2000, before me, the undersigned, a notary public in said County and State, personally appeared Kory A. Darnall, known to me to be the person named in and executing the foregoing amendment to the Schuetzenpark Gilde's Article of Incorporation, and acknowledged that Kory A. Darnall executed the same as a voluntary and deed.


Notary Public





Applicant: Kory A. Darnall, Board Pres.

Date: 12/30/2019

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]

Planning staff

Date: 12/31/19

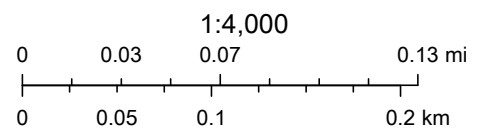
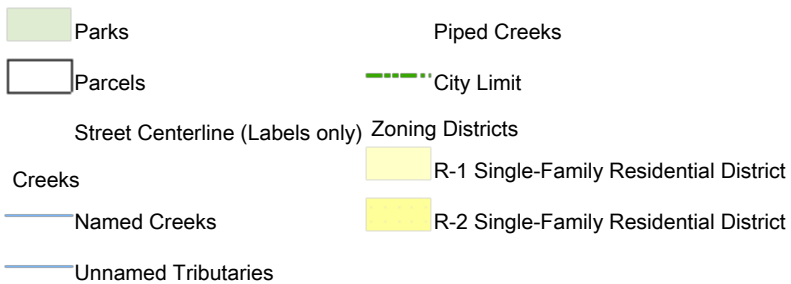
Date of the Public Hearing: 12/31

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

ROW20-01 Elsie Ave. Extended



1/6/2020, 9:26:09 AM



Scott County Iowa, Bi-State Regional Commission



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

Public Hearing Details:

Date: January 21, 2020
Time: 5:00 PM
Location: Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa
Subject: Public hearing for a proposed Right-of-Way vacation before the Plan and Zoning Commission
Case #: ROW20-01

To: Adjacent owners of City-owned property (right-of-way) proposed to be vacated (sold or conveyed to a private property owner). This property was platted some time ago as an extension of Elsie Avenue. See map on reverse for specific location.

What is this All About?

This notice is being sent to property owners within 200 feet inform you that a public hearing will be held for a proposed right-of-way vacation.

What are the Next Steps after the Public Hearing?

This public hearing is the first step in the review/approval process. The Commission's recommendation from this public hearing will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing as you received this notice. The City Council will ultimately decide if the property is no longer needed for City purposes, and is eligible for vacation. At that point, the City Attorney's office will negotiate with adjacent property owners to determine the appropriate way to convey the property, and possibly, purchase price. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?

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

Do You Have Any Questions?

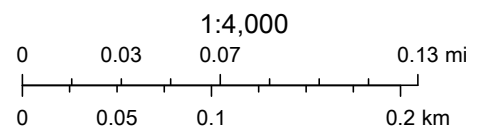
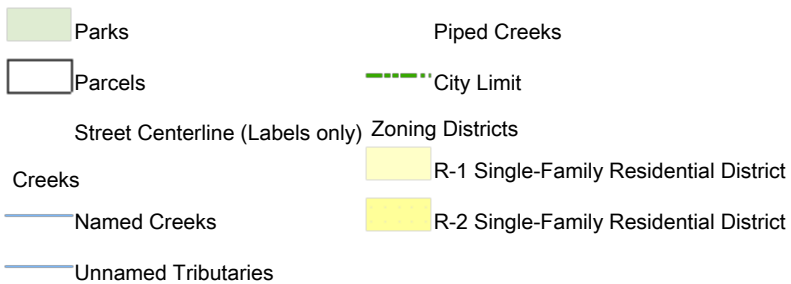
If you have any questions on this request, or if you need accommodations for any reason, please contact Matthew Flynn, AICP, the case planner assigned to this project at matt.flynn@ci.davenport.ia.us or at 563-888-2286. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the Petitioner or Commission/Board. If you are interested in the current schedule and outcome of this case, please contact the Community Planning Office at 563-326-7765 or planning@ci.davenport.ia.us for updates.

ROW20-01 Elsie Ave. Extended



1/6/2020, 9:26:09 AM



Scott County Iowa, Bi-State Regional Commission



014288-0030 Scharlet 12/31/2019 03:24PM

Paid by: SCHUETZEN PARK GILDE

SCHEUTZENPARK GILDS
ZEM ALLEN BOUFF
UNIVERSITY OF ALABAMA

1286

DATE 3/27/79

Pay to the order of City of Montgomery \$ 400.00

Four Hundred and 00/100

City of Montgomery
1000 Montgomery Highway
Montgomery, AL 36102

Signature: K. Ott

CUSTOMER COPY
DUPLICATE RECEIPT

ROW20-20 Notice List

John Gainer
407 N. Michigan Ave.
Davenport, IA 52804

Evangelical Lutheran Good
700 Waverly Rd.
Davenport, IA 52804

Thomas Campbell
325 N. Rolff St.
Davenport, IA 52804

Perry Otten
330 N. Elsie Ave.
Davenport, IA 52804

Richard Geest
3112 W 3rd St PL
Davenport, IA 52804

Joanne Wagner
3118 W 3rd St. PL
Davenport, IA 52804

Susan Paulsen
2306 N Howell St
Davenport, IA 52804-2321

Jana Cushatt
327 N Elsie Ave.
Davenport, IA 52804

Karen Schulz
313 N. Elsie Ave.
Davenport, IA 52804

Christian Jump
3111 W 3rd St PL
Davenport, IA 52804

DESCRIPTION

A portion of the subdivision for J.B. Eads as is recorded in Book M on page 535 in the office of the Scott County Recorder, more particularly the platted street lying between Lot 1 and Lot 2 of said J.B. Eads and is located in the South 1/2 of the Southwest 1/4 of Section 28 and in the North 1/2 of the Northwest 1/4 of Section 33 all of Township 78 North, Range 3 East of the 5th P.M., City of Davenport, Iowa and is more particularly described as follows.

Beginning at the Northeast corner of Lot 2 of the subdivision for J.B. Eads as is recorded in Book M on page 535 in the office of the Scott County Recorder; thence N 88°10'21" E along the North line of said J.B. Eads, a distance of 60.22 feet to the Northwest corner of Lot 1 of said J.B. Eads; thence S 00°27'38" W along the West line of said Lot 1, a distance of 604.22 feet to the Southwest corner of said Lot 1; thence S 88°45'03" W along the Westerly extension of the South line of said Lot 1, a distance of 60.21 feet to a point on the West line of said Lot 2; thence N 00°27'38" E along the East line of said Lot 2, a distance of 603.61 feet to the Point of Beginning containing 0.835 acre.

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Scott Koops, Planner II, AICP
scott.koops@ci.davenport.ia.us

Date
2/4/2020

Subject:

Case F20-01 of Townsend Engineering for final plat Interstate 80 Airport Industrial Park (I80AIP) 10th Addition on 11.6 acres, being a replat of lot 1 of I80AIP 9th Addition located at 2805 Research Parkway containing 2 industrial lots to facilitate development. [Ward 8]

Recommendation:

Staff recommends the City Plan and Zoning Commission forward F20-01 to the City Council with a recommendation for approval subject to the following: a note to the plat shall be added stating "Water quality treatment facilities shall be required and an easement for such" (either specific or blanket site easement) "shall be provided to allow access to and throughout the water quality best management practice site(s)."

Background:

Comprehensive Plan:

Within Urban Service Area (USB35): Yes

Future Land Use Designation: Industry (I)

Technical Review:

Streets. No new 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. Sanitary sewer service is located along the street.

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

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

DISCUSSION

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

ATTACHMENTS:

Type	Description
▣ Exhibit	Exhibits for report
▣ Exhibit	Plat

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	1/30/2020 - 9:23 AM

Exhibits

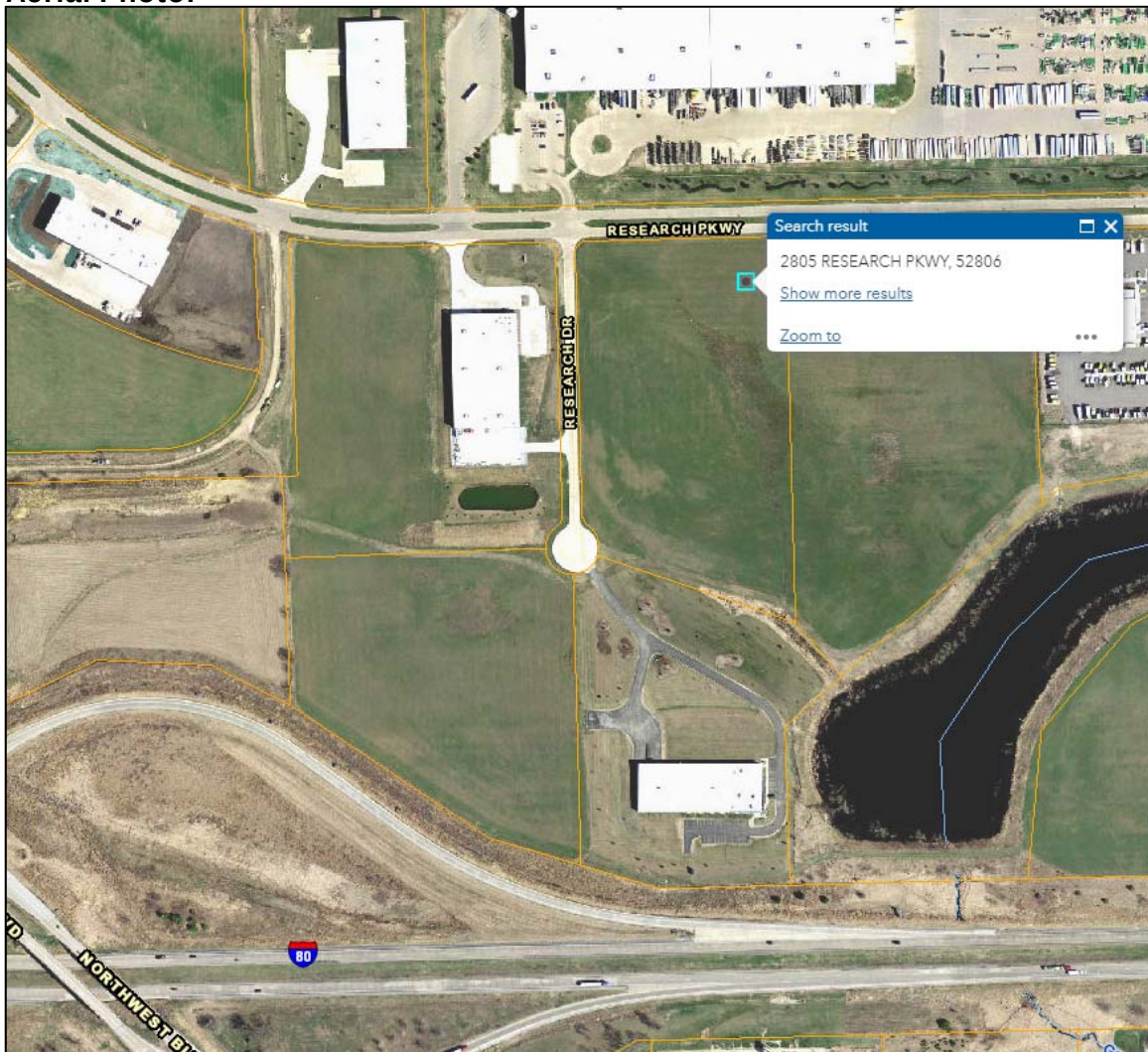
PLAN AND ZONING COMMISSION

DESCRIPTION

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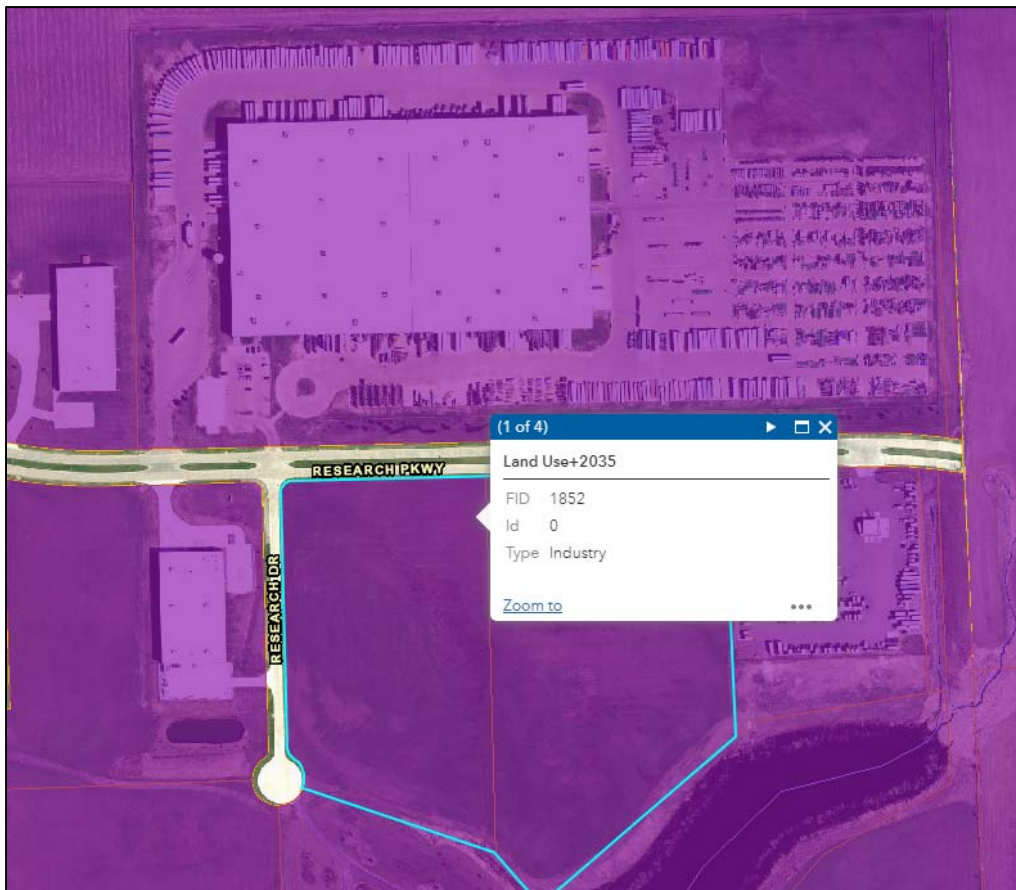
Aerial Photo:



Zoning
(I-1 Light Industrial)



Land Use 2035
(Industry)



[illegible]

1000

50 E.G.A.

RESEARCH PARKWAY

55°40'04"W 530.79'
(N55°40'16"E 530.79')

LOT 1
210,478 Sq. Ft.
4.831 Acres

NO 1° 18' 41" N 702.85°
NO 1° 20' 36" N 702.39°

NO 1° 18' 41" N 702.85°
NO 1° 20' 36" N 702.39°

RESEARCH DRIVE

NBS^a/SD/T 555.45

LOT 2
296,848 Sq. Ft.
6.814 Acres

501°19'44"E 1023.74'

501°19'44"E 1023.74'

N71°20'34"W 542.35'
N71°21'40"W 542.96'

N71°20'34"W 542.35'
N71°21'40"W 542.96'

N40°50'39"W 7.11'
N40°12'47"W 7.24'

N40°50'39"W 7.11'
N40°12'47"W 7.24'

BACKGROUND

Comprehensive Plan:

Within Urban Service Area (USB35): Yes

Future Land Use Designation: Industry (I)

Technical Review:

Streets. No new 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.

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

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.

Recommendation:

Staff recommends the City Plan and Zoning Commission forward F20-01 to the City Council with a recommendation for approval subject to the following: a note to the plat shall be added stating "Water quality treatment facilities shall be required and an easement for such" (either specific or blanket site easement) "shall be provided to allow access to and throughout the water quality best management practice site(s)."

Prepared by:

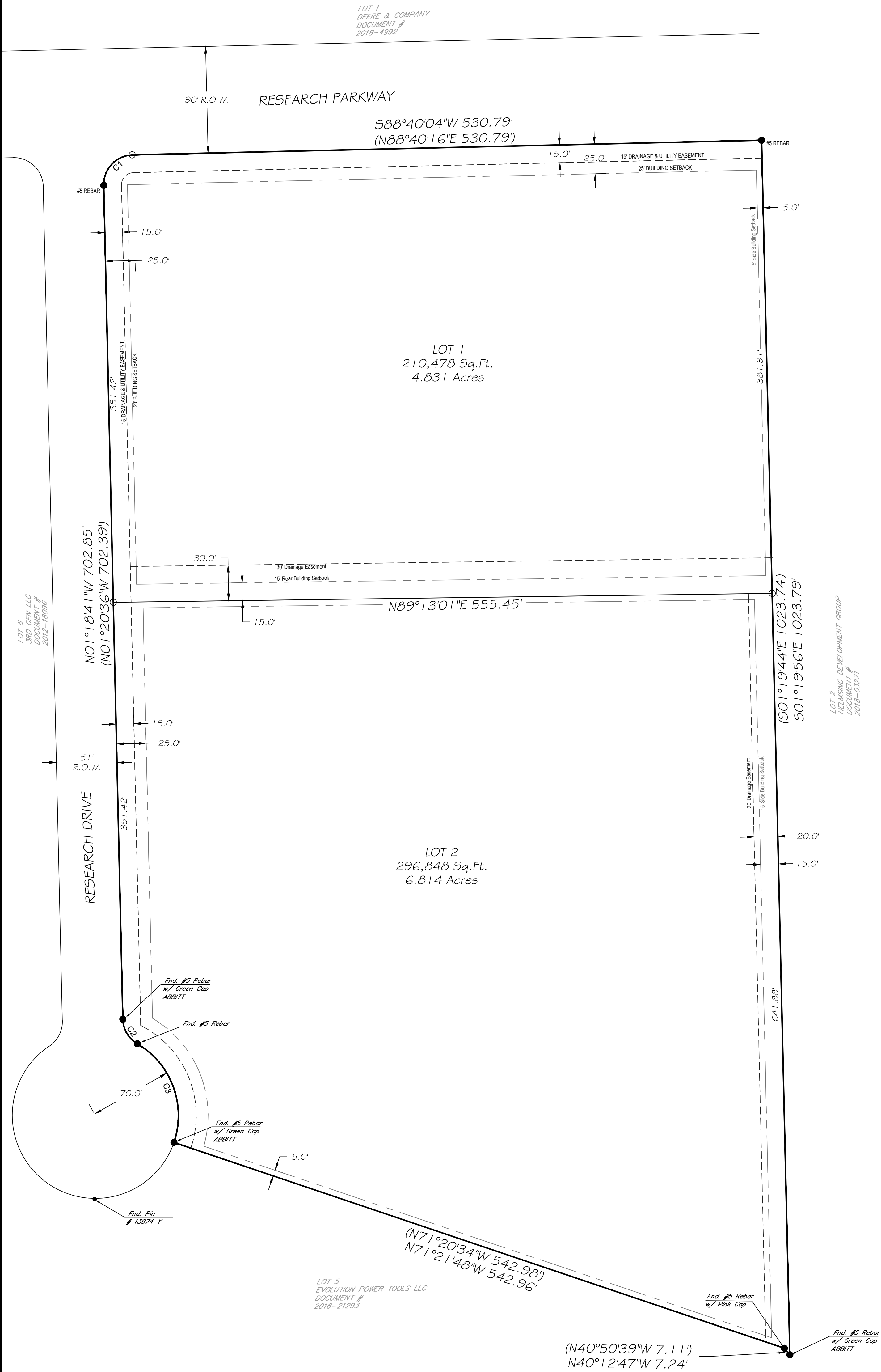


Scott Koops, AICP – Planner II
Community Planning

FINAL PLAT OF:

INTERSTATE 80 AIRPORT INDUSTRIAL PARK 10TH ADDITION

BEING A REPLAT OF LOT 1, INTERSTATE 80 AIRPORT INDUSTRIAL PARK 9TH ADDITION, DOCUMENT NUMBER 2012-24341, AN 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

PLAT INFORMATION

1. Owner:
Greater Dav Redevelopment Corp.
331 W. Third Street
Davenport, Iowa 52801

2. Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
3. Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236

4. Attorney:
TBD

Area of Subdivision:
Gross: 11.646 Acres ±
Lot 1: 4.831 Acres ±
Lot 2: 6.814 Acres ±

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.

"UTILITY EASEMENTS" SHALL ACCOMMODATE GAS, ELECTRIC, WATER, SANITARY SEWER AND COMMUNICATION LINES AS NEEDED.

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.

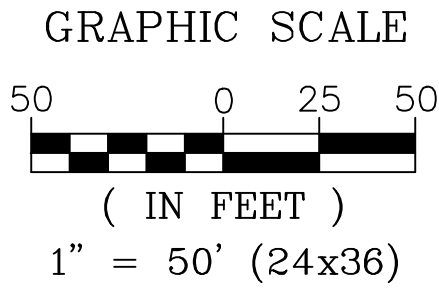
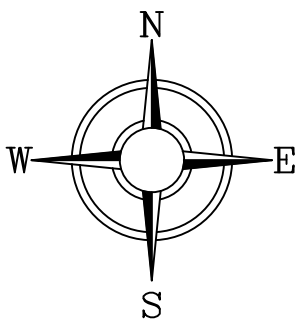
THE SUBJECT PROPERTY WILL BE ZONED I-1: LIGHT INDUSTRIAL AT THE TIME OF ACCEPTANCE BY THE CITY. ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL, IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.

NO PORTION OF THE SUBDIVISION ARE LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAP #19163C0355F, EFFECTIVE DATE FEBRUARY 18, 2011.

PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.

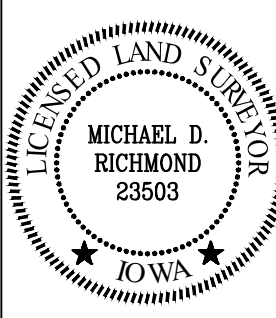
STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. PROVISION FOR STORM WATER DETENTION FOR THIS SUBDIVISION WILL BE MADE IN A REGIONAL DETENTION FACILITY LOCATED IN OUTLOT A OF 5TH ADDITION OF INTERSTATE 80 AIRPORT INDUSTRIAL PARK OWNED BY THE GREATER DAVENPORT REDEVELOPMENT CORPORATION. THIS DETENTION FACILITY SHALL BE OWNED AND MAINTAINED BY THE EASTERN IOWA INDUSTRIAL CENTER OWNERS ASSOCIATION.

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



Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	38.94'	25.00'	89°14'03"	35.12'	S42° 54' 30"W
	(39.84')	(25.00')	(91°18'03")		
C2	24.96'	25.00'	57°12'19"	23.94'	S30° 33' 32"E
	(25.41')	(25.00')	(58°14'35")		
C3	96.07'	70.00'	78°37'57"	88.70'	N20° 24' 58"W
	(95.59')	(70.00')	(78°14'37")		

I-1 Light Industrial Zoning District Setbacks			
Front	Rear	Minimum Interior Side	Minimum Corner Side
25'	15'	5', unless abutting a residential district then 25'	20'



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 _____

	DATE: 1/3/2020	DRAWN BY: JAL	NO.	REVISIONS:	DATE	PROJECT FINAL PLAT INTERSTATE 80 AIRPORT INDUSTRIAL PARK 10TH ADDITION DAVENPORT, IOWA	DEVELOPER BUILD TO SUIT 1805 STATE STREET BETTENDORF, IA 52722	SHEET NO. 1 OF 1
	563 386.4236 office 386.4231 fax 2224 East 12th Street, Davenport, IA 52803	CHECKED BY: MDR		DESCRIPTION				
		DRAWING LOCATION S:\BUILD2\SUIT\MIDLAND\FINAL PLAT						

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Matt Flynn, 563-888-2286

Date
2/4/2020

Subject:
Case REZ20-01: 3rd/Pine R-4C to C-1 (For March 3, 2020 Public Hearing)

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	1/31/2020 - 10:08 AM

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Matt Flynn, 563-888-2286

Date
2/4/2020

Subject:
Case ORD20-01: Omnibus Zoning Ordinance Amendments (For March 3, 2020 Public Hearing)

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	1/31/2020 - 10:09 AM