COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, January 18, 2023; 5:30 PM

City Hall | 226 West 4th Street | Council Chambers

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Public Works

1. Public Hearing on the proposed Resolution of Necessity covering the FY 2023 Alley Resurfacing Program. [Wards 3, 5, & 6]

B. Finance

1. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the installation of multi-sport courts at Cork Hill, Herington, and Van Buren Parks, CIP #ARP10. [Wards 1 & 3]

VII. Petitions and Communications from Council Members and the Mayor

VIII. Action items for Discussion

COMMUNITY DEVELOPMENT

Kyle Gripp, Chair; Judith Lee, Vice Chair

I. COMMUNITY DEVELOPMENT

1. Third Consideration: Ordinance for Case REZ22-07 being the request of High Properties on behalf of Shamrock Properties LC to rezone approximately 104.57 acres of land bounded by Veterans Memorial Parkway, Eastern Avenue, Interstate 80, and Jersey Ridge Road from S-AG Agricultural District to R-1 Single-Family Residential District (33 acres), R-4 Single-Family and Two-Family Residential District (20 acres), R-MF Multi-Family Residential District (35 acres), and C-2 Corridor Commercial District (16 acres). [Ward 8]

2. Third Consideration: Ordinance for Case ROW22-05 being the request of Corn Belt Capital, LLC to vacate unimproved right-of-way located south of Research Parkway and to the west of Interstate 80 Airport Industrial Park 12th Addition. [Ward 8]

3. Second Consideration: Ordinance for Case REZ22-08 being the request of

Ecumenical Housing Development Group to rezone 1112 Bridge Avenue from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 5]

4. Resolution approving Case F22-15 being the request of S.A.M.S. on behalf of Petersen Properties LC for a final plat of North Welcome Way Subdivision 3rd Addition, a 2-lot subdivision on 13.79 acres located on Brady Street south of East 90th Street. [Ward 8]

5. Resolution approving Case F23-01 being the request of Traver Properties LLC for a final plat of Traver Oaks, a 3-lot subdivision on 41 acres located at the southwest corner of 145th Street and 110th Avenue in unincorporated Scott County. [Adjacent to Ward 1]

II. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Ben Jobgen, Chair; Maria Dickmann, Vice Chair

III. PUBLIC SAFETY

1. Second Consideration: Ordinance amending Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by amending Schedule V Four-Way Stop Intersections thereto by adding Lombard Street at Jebens Avenue. [Ward 4]

2. First Consideration: Ordinance amending Schedule XIV Intersection Traffic Signals of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by adding three intersections thereto. [Wards 2 & 6]

3. Resolution approving street, lane, or public ground closures for the listed dates and times.

   Center for Active Seniors, Inc; 41st Annual St. Patrick's Day Race; Downtown; 5:00 a.m. - 12:00 p.m. Saturday, March 18, 2023; **Closures:** ***5:00 a.m. - 12:00 p.m.*** 2nd Street from Harrison Street to Brady Street; ***8:00 a.m. - 11:00 a.m.*** 2nd Street from Harrison Street to Ripley Street; ***8:30 a.m. - 11:00 a.m.*** two westernmost travel lanes and parking lane on Brady from 2nd to 3rd; 3rd Street from Brady Street to Gaines Street; ***9:30 a.m. - 11:00 a.m.*** 3rd Street from Gaines Street to Division Street; ***9:50 a.m. - 10:10 a.m.*** all lanes of Brady Street from River Drive to 3rd Street. [Ward 3]

   St. Patrick's Society; Grand Parade XXXVII; Downtown; 12:00 p.m. - 2:00 p.m. Saturday, March 18, 2023; **Closures:** Gaines Street from the Centennial Bridge to 3rd Street; 3rd Street from Gaines Street to the RiverCenter where the parade disbands. [Ward 3]

4. Motion approving a noise variance request on the listed date and time for an outdoor event.

   St. Patrick's Society; Grand Parade XXXVII; Downtown (see parade route); Saturday, March 18, 2023 12:00 p.m. - 2:00 p.m.; Outdoor music/performances, over 50 dBA. [Ward 3]

5. Motion approving beer and liquor license applications.

A. New License, new owner, temporary permit, temporary outdoor area, location transfer, etc (as noted):

Ward 1

Brew 64 (Brew Mex, LLC) - 3624 West Locust Street - New License/New Owner - License Type: Class “B” Retail (LG)

Ward 4

Brew 59 (Brew Mex, LLC) - 1732 Marquette Street - New License/Owner - License Type: Class “B” Retail (LG)

Brew 69 (Brew Mex, LLC) - 303 West Locust Street - New License/Owner - License Type: Class “B” Retail (LG)

Ward 5

Brew 61 (Brew Mex, LLC) - 2242 East 12th Street - New License/Owner - License Type: Class “B” Retail (LG)

Brady Mart (Warehouse Goods, LLC) – 3107 Brady Street - New License/Owner - License Type: Class “E” Retail (LE)

Ward 6

El Compita (El Compita Mexican Bar & Grill in Kimberly, Inc) - 1720 East Kimberly Road – New License/Owner – License Type: Class “C” Retail (LC)

Ward 7

Brew 65 (Brew Mex, LLC) - 201 West 53rd Street - New License/Owner - License Type: Class “B” Retail (LG)

Brew 66 (Brew Mex, LLC) - 1670 West Kimberly Road - New License/Owner - License Type: Class “B” Retail (LG)

B. Annual license renewals (with outdoor area renewals as noted):

Ward 3

Chucks Tap (White T Corporation) - 1731 West 6th Street - License Type: Class “C” Retail (LC)

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Rick Dunn, Chair; Tim Kelly, Vice Chair

V. PUBLIC WORKS

1. Resolution accepting work completed under the City Hall Exterior Repairs project by Bi-State Masonry Inc of Rock Island, Illinois in the amount of $539,533.50, CIP #23067. [Ward 3]
2. Resolution accepting work completed under the Partial Roof Replacement at Public Works project by White Roofing Co, Inc of Eldridge, Iowa in the amount of $583,566.84, CIP #23033. [Ward 7]
3. Resolution accepting work completed under the CY 2022 ADA Ramp Program project by Centennial Contractors of the Quad Cities, Inc of Moline, Illinois in the amount of $263,247.58, CIP #28024. [All Wards]
4. Resolution adopting the final assessment schedule for the FY 2022 Alley Resurfacing Program in accordance with the Alley Cost Share Program, and amending, confirming, and levying the assessments, CIP #35038. [Wards 3 & 5]
5. Resolution awarding a contract for 2023 nuisance mowing services with Quad City Lawn & Landscape Inc of Davenport, Iowa as the primary provider, and Oak and Maker Design Co of Davenport, Iowa as the backup provider. [All Wards]
6. Motion approving the Public Transportation Agency Safety Plan (PTASP) for Davenport Transit as required by the Federal Transit Administration (FTA). [All Wards]

VI. Motion recommending discussion or consent for Public Works items

FINANCE

JJ Condon, Chair; Derek Cornette, Vice Chair

VII. FINANCE

1. Resolution approving the plans, specifications, form of contract, and estimate of cost for the installation of multi-sports courts at Cork Hill, Herington, and Van Buren Parks, CIP #ARP10. [Wards 1 & 3]
2. Resolution adopting the Internal Revenue Service mileage rate to reimburse employees for use of a personal vehicle for City business. [All Wards]
3. Motion approving a four-year collective bargaining agreement between the City of Davenport and the Davenport Association of Professional Firefighters, Local #17 for the term beginning July 1, 2023 through June 30, 2027. [All Wards]

VIII. Motion recommending discussion or consent for Finance items

IX. PURCHASES OF $10,000 TO $50,000 (For Information Only)

1. Minuteman Security Technologies, Inc | operating system security technology renewal for Parking | Amount: $11,184
2. Kilburg Equipment | solid waste truck repairs | Amount: $11,243.23
3. CDW Government Inc | anti-virus and security protection renewal | Amount: $11,656
4. Main Street Iowa LLLP | Kids Pass partner payment | Amount: $11,880
5. Fiberbuilt Manufacturing Inc | tee mats for Duck Creek Golf Course | Amount:

$18,593.11

X. Other Ordinances, Resolutions and Motions

XI. Public with Business

PLEASE NOTE: At this time individuals may address the City Council on any matters of City business not appearing on this agenda. This is not an opportunity to discuss issues with the Council members or get information. In accordance with Open Meetings law, the Council cannot take action on any complaint or suggestions tonight, and cannot respond to any allegations at this time.

Please state your Name and Ward for the record. There is a five (5) minute time limit. Please end your comments promptly.

XII. Reports of City Officials

XIII. Adjourn

City of Davenport

Department: Public Works - Engineering
Contact Info: Brian Schadt | 563-326-7923

Action / Date
1/18/2023

Subject:
Public Hearing on the proposed Resolution of Necessity covering the FY 2023 Alley Resurfacing Program. [Wards 3, 5, & 6]

Recommendation:
Hold the Hearing.

Background:
Costs for the alley program are according to the following percentages.

Residential | 25% property owner/75% City funds
Commercial | 50% property owner/50% City funds

The below alleys have requested to be included in the upcoming program.

1. east-west residential alley between Elm Street and East High Street from Lorton Avenue to alley end.
2. east-west residential alley from Kenwood Avenue to Forest Road between East Locust Street and East 18th Street.
3. north-south residential alley between Bridge Avenue and College Avenue from East Locust Street to Kirkwood Boulevard.
4. east-west residential alley from Kenwood Avenue to Forest Road between East 18th Street and Middle Road.
5. east-west named commercial alley (Emerson Place) from Pershing Avenue to Iowa Street between East River Drive and East 2nd Street.

During the process, if greater than 50% of the adjacent property owners declare they wish to opt out of the program, that alley will be removed from the program. Alleys removed during the process are eligible to participate in future years. The total estimated cost of these improvements is $600,000.

The Resolution associated with this Public Hearing will be on the next City Council cycle.

ATTACHMENTS:

Type	Description
Backup Material	Public Hearing

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	1/11/2023 - 9:49 AM
Public Works Committee	Moses, Trish	Approved	1/11/2023 - 9:49 AM
City Clerk	Admin, Default	Approved	1/12/2023 - 2:02 PM

DAVENPORT
PUBLIC WORKS

Date: January 3, 2023

To: TRACE A TIMMONS
2702 E 18TH ST
DAVENPORT IA 52803

From: Engineering Division

Re: Alley Program

Property Owner Subject to Special Assessment,

The City of Davenport has plans to resurface your alley. Included with this letter is the amount of your proposed assessment and deficiency assessment for each assessment parcel that you own. A copy of the notice to property owners listing the date, time and place of the public hearing regarding the resolution of necessity is on the reverse of this sheet.

During the public hearing, property owners subject to assessment for the proposed improvement may appear and be heard for or against the making of the improvement, the boundaries of the district, the cost, the assessment against any lot or the final adoption of the resolution of necessity.

If you have any questions, please don't hesitate to let me know. I can be reached by phone at 563-326-7784 or by email at Nichole.Kuzniewicz@davenportiowa.com.

Sincerely,
Engineering Division

Nichole Kuzniewicz, PE
Civil Engineer I
Nichole.Kuzniewicz@davenportiowa.com
563-326-7784

Publish twice: January 5 & 12, 2023
Quad City Times

Notice to Property Owners

Notice is hereby given: That there is now on file for public inspection in the office of the City Clerk of Davenport, Iowa, a proposed resolution of necessity, an estimate of cost, and a plat and schedule showing the amounts proposed to be assessed against each lot and the valuation of each lot within a district approved by the City Council of Davenport, Iowa, for paving improvements, described in general as the 2023 Alley Resurfacing Program of the type(s) and in the location(s) as follows:

The following alleys are to be resurfaced:

- The east-west residential alley between Elm Street and East High Street from Lorton Avenue to alley end.
- The east-west residential alley from Kenwood Avenue to Forest Road between East Locust Street and East 18th Street.
- The north-south residential alley between Bridge Avenue and College Avenue from East Locust Street to Kirkwood Boulevard.
- The east-west residential alley from Kenwood Avenue to Forest Road between East 18th Street and Middle Road.
- The east-west named commercial alley (Emerson Place) from Pershing Avenue to Iowa Street between East River Drive and East 2nd Street.

The Council will meet at 5:30 p.m. on the 18th day of January, 2023, at the Council Chambers, City Hall, Davenport, Iowa, at which time the owners of the property subject to assessment for the proposed improvement or any other person having an interest in the matter may appear and be heard for or against the making of the improvement, the boundaries of the district, the cost, the assessment against any lot or the final adoption of the resolution of necessity. A property owner will be deemed to have waived all objections unless at the time of the hearing he has filed objections with the Deputy Clerk.

Brian Krup
Deputy City Clerk
PO: 2306596
Davenport, Iowa
January 5, 2023

Preliminary Assessment Estimate
2023 Alley Resurfacing Program

Parcel No. & Legal Description	Property Owner and Mailing Address	**Preliminary Assessment Amount***
E0007-35 MCCLELLAN PARK ADD Lot 4 Block 11	TRACE A TIMMONS 2702 E 18TH ST, DAVENPORT IA 52803	**$1000**
TOTAL:		**$1000**

Description of Table

The table above outlines the assessment(s) to your property that are included as part of this project. These assessments are going toward a portion of the project cost associated with the Alley Resurfacing Program.

You will receive final assessment costs after the project is completed. The final amount will never be higher than the preliminary estimate you see here.

*This is an estimate only
*This represents the maximum amount you will be assessed

Payment Options

You will receive additional information on final cost, interest rates, and payment options after the project is complete.

Payment options will include:

- Paying a lump sum
- Paying a partial lump sum with the remainder paid in installments, with interest
- Paying in installments, with interest

If the assessment amount is greater than $500, the amount will be assessed to the property over 10 years and will accrue interest at the applicable interest rate per Council resolution. Assessment amounts less than $500, will need to be paid for in the same calendar year.

This is not a bill. You will not receive a bill for this work, should it happen, until after completion of construction.

Public Works
1200 East 46th St. Davenport, Iowa 52801

T | **563.326.7923**
E | contactus@davenportiowa.com

davenportiowa.com/publicworks

City of Davenport

Department: Finance
Contact Info: Chad Dyson | 563-326-7817

Action / Date
1/4/2023

Subject:
Public Hearing on the plans, specifications, form of contract, and estimate of cost for the installation of multi-sport courts at Cork Hill, Herington, and Van Buren Parks, CIP #ARP10. [Wards 1 & 3]

Recommendation:
Hold the Hearing.

Background:
This project will install new multi-sport courts at Van Buren, Cork Hill, and Herington parks. Multi-sport courts provide a variety of sport play options in a singular hard court system.

ATTACHMENTS:

Type	Description
Backup Material	Public Hearing Notice Proof

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	1/12/2023 - 1:53 PM
Finance Committee	Merritt, Mallory	Approved	1/12/2023 - 1:53 PM
City Clerk	Admin, Default	Approved	1/12/2023 - 2:21 PM

*** Proof of Publication ***

STATE OF IOWA
SCOTT COUNTY, } ss.

The undersigned, being first duly sworn, on oath does say that he/she is an authorized employee of THE QUAD-CITY TIMES, morning edition, a daily newspaper printed and published by Lee Enterprises, Incorporated, in the City of Davenport, Scott County, Iowa, and that a notice, a printed copy of which is made a part of this affidavit, was published in said THE QUAD-CITY TIMES, on the dates listed below.

CITY OF DAVENPORT - LEGALS
Sharon Langel
226 W 4TH ST
DAVENPORT, IA 52801

ORDER NUMBER 145455

The affiant further deposes and says that all of the facts set forth in the foregoing affidavit are true as he/she verily believes.

Michene Graham

Notice of Hearing
On the Proposed Plans, Specifications, Form of Contract, and estimate of costs for multi-sports courts at Van Buren Park, Herington Park, and Cork Hill Park
For the City of Davenport, Iowa
Notice is hereby given that at 5:30 P.M., on Wednesday, January 18th, 2023, at the Council Chambers, City Hall, in the City of Davenport, Iowa, there will be conducted a hearing on the Proposed Plans, Specifications and Proposed Contract for the multi-sports courts at Van Buren Park, Herington Park, and Cork Hill Park which the City Council has caused to be filed with the City Clerk of the City of Davenport, Iowa, and on the cost and necessity of the above project in the City of Davenport, Iowa.
At said hearing any interested person may file written objection or comments with respect to the above mentioned program or cost of and necessity for such improvements and may be heard orally with respect thereto.
Brian Krup,
Deputy City Clerk

Section: Notices & Legals
Category: 2627 Miscellaneous Notices
PUBLISHED ON: 01/12/2023

TOTAL AD COST: 36.39
FILED ON: 1/13/2023

Subscribed and sworn to before me by said affiant this 13 day of January 2023.

Sherrie Kilts

Notary Public in and for Scott County, Iowa

NOTARIAL SEAL IOWA
SHERRIE KILTS
Commission Number 772917
My Commission Expires
May 9, 2024

City of Davenport

Department: Community Planning & Economic Development **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **1/25/2023**

Subject:
Third Consideration: Ordinance for Case REZ22-07 being the request of High Properties on behalf of Shamrock Properties LC to rezone approximately 104.57 acres of land bounded by Veterans Memorial Parkway, Eastern Avenue, Interstate 80, and Jersey Ridge Road from S-AG Agricultural District to R-1 Single-Family Residential District (33 acres), R-4 Single-Family and Two-Family Residential District (20 acres), R-MF Multi-Family Residential District (35 acres), and C-2 Corridor Commercial District (16 acres). [Ward 8]

Recommendation:
Adopt the Ordinance.

Background:
The Plan & Zoning Commission reviewed Case REZ22-07 at its November 15, 2022 meeting and voted unanimously to recommend approval of the request 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 Residential General and Open Space and Public Land. The C-2 Corridor Commercial District is consistent with the Commercial Node identified at the intersection of Veterans Memorial Parkway and Eastern Avenue.
2. The proposed zoning map amendment to R-1 Single-Family Residential District, R-4 Single-Family and Two-Family Residential District, R-MF Multi-Family Residential District, and C-2 Corridor Commercial District is compatible with the zoning of nearby developed property.
3. With conditions recommended by staff, the proposed zoning map amendment will enable the area to be developed in a manner consistent with the surrounding area.
4. With conditions requiring transportation improvements, the proposed zoning map amendment will promote the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities following development.

Conditions:

1. No lot shall be platted to contain more than one zoning district.
2. A traffic study is required. Additional traffic safety measures may be required as development occurs.
3. Eastern Avenue shall be extended to the south property line of 7219 Eastern Avenue. Provide a minimum of one street connection to the subject property from Eastern Avenue.
4. Install a roundabout on Veterans Memorial Parkway located midway between the east and west boundaries of the subject property.
5. Right-of-way shall be dedicated, as determined by the City of Davenport, for the purpose of constructing a roundabout at the intersection of Eastern Avenue and Veterans Memorial Parkway.
6. A landscape buffer yard shall be installed in accordance with Section 17.11.080 of the

Davenport Zoning Ordinance along the south lot line, where abutting property zoned R-1 Single-Family Residential District.

7. Provide a 40 foot setback along the north lot line, where abutting Interstate-80.
8. A minimum of .5 acres shall be reserved as a pocket park within the western half of the R-MF Multi-Family Residential District.
9. The principal use "Billboard" shall be prohibited on property zoned C-2 Corridor Commercial District.
10. The maximum building height in the C-2 District shall be 35 feet.

The full staff report is attached as background materials.

Public Input:

The applicant has held two neighborhood meetings prior to submission of a formal application. A meeting was held on May 10, 2022 without City staff or elected officials present. Addresses within 200 feet of the request were invited to the meeting.

A second neighborhood meeting was held on June 9, 2022 at the Eastern Avenue Branch of the Davenport Library with City staff and elected officials present. The notification area for this meeting was expanded to property owners within 800 feet of the request.

Letters were sent to property owners within 800 feet of the proposed request notifying them of the November 1, 2022 Plan and Zoning Commission Public Hearing. Given the large area petitioned for rezoning, staff increased the required notification area from 200 feet to 800 feet as a courtesy to nearby neighbors.

To date, staff is in communication with adjacent property owners located south of Veterans Memorial Parkway. Concerns raised include proximity of commercial zoning to established residential neighborhoods, traffic, noise, density, and landscape buffers. One official protest has been received and can be found in the background materials.

Staff will apprise Council of any additional correspondence.

ATTACHMENTS:

Type	Description
Ordinance	Ordinance
Backup Material	Staff Report
Backup Material	Rezoning Exhibit
Backup Material	Concept Plan with Staff Recommendations
Backup Material	Concept Plan
Backup Material	Vicinity, Zoning, & Future Land Use Map
Backup Material	Neighborhood Meeting Presentation
Backup Material	Sight Distance Exhibit
Backup Material	Application
Backup Material	Public Notice
Backup Material	Neighborhood Meeting Invitation 6-9-22
Backup Material	Neighborhood Meeting Attendance 6-10-22
Backup Material	Neighborhood Meeting Attendance 5-10-22

Backup Material	Protest Petition
Backup Material	Public Comments

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	11/30/2022 - 12:19 PM

ORDINANCE NO. _____

AN ORDINANCE FOR CASE REZ22-07 BEING THE REQUEST OF HIGH PROPERTIES ON BEHALF OF SHAMROCK PROPERTIES LC TO REZONE APPROXIMATELY 104.57 ACRES OF LAND BOUNDED BY VETERANS MEMORIAL PARKWAY, EASTERN AVENUE, INTERSTATE 80, AND JERSEY RIDGE ROAD FROM S-AG AGRICULTURAL DISTRICT TO R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (33 ACRES), R-4 SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL DISTRICT (20 ACRES), R-MF MULTI-FAMILY RESIDENTIAL DISTRICT (35 ACRES), AND C-2 CORRIDOR COMMERCIAL DISTRICT (16 ACRES).

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "R-1 Single-Family Residential District;" "R-4 Single-Family and Two-Family Residential District;" "R-MF Multi-Family Residential District;" and "C-2 Corridor Commercial District."

Legal Description of the R-1 Single-Family Residential District portion of the property:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER S82°34'52"W, 857.67 FEET; THENCE S01°43'19"W, 589.46 FEET; THENCE S25°08'27"E, 627.34 FEET; THENCE S18°52'33"E, 674.64 FEET; THENCE S55°57'25"E, 414.61 FEET; THENCE S46°27'51"E, 29.12 FEET; THENCE N87°54'00"E, 113.71 FEET; THENCE N02°31'19"W, 2156.29 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 33.00 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

Legal Description of the R-4 Single-Family and Two-Family Residential District portion of the property:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER S82°34'52"W, 857.67 FEET; THENCE S82°34'52"W, 747.34 FEET; THENCE S81°47'02"W, 720.56 FEET; THENCE S02°00'19"E, 142.25 FEET; THENCE N87°45'31"E, 300.00 FEET; THENCE S02°00'19"E, 438.50 FEET; THENCE S87°46'01"W, 300.00 FEET; THENCE S02°00'19"E, 341.61 FEET; THENCE N87°57'31"E, 239.77 FEET; THENCE N66°31'14"E, 250.33 FEET; THENCE 52.16 FEET ALONG A 330.00 RADIUS CONCAVE EASTERLY (CHORD BEARING S28°00'26"E, 52.10 FEET); THENCE 60.02 FEET ALONG A 1712.02 RADIUS CONCAVE NORTHWESTERLY (CHORD BEARING N58°42'42"E, 60.02 FEET); THENCE 112.65 FEET ALONG A 230.16 RADIUS CONCAVE SOUTHERLY (CHORD BEARING N74°26'57"E, 111.53 FEET); THENCE N02°02'32"W, 381.63 FEET; THENCE N87°57'28"E, 765.92 FEET; THENCE N01°43'19"E, 589.46 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 20.73 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

Legal Description of the R-MF Multi-Family Residential District portion of the property:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER N02°00'19"W, 512.17 FEET; THENCE N02°00'19"W, 506.22 FEET; THENCE N87°57'31"E, 239.77 FEET; THENCE N66°31'14"E, 250.33 FEET; THENCE 52.16 FEET ALONG A 330.00 RADIUS CONCAVE EASTERLY (CHORD BEARING S28°00'26"E, 52.10 FEET); THENCE 60.02 FEET ALONG A 1712.02 RADIUS CONCAVE NORTHWESTERLY (CHORD BEARING N58°42'42"E, 60.02 FEET); THENCE 112.65 FEET ALONG A 230.16 RADIUS CONCAVE SOUTHERLY (CHORD BEARING N74°26'57"E, 111.53 FEET); THENCE N02°02'32"W, 381.63 FEET; THENCE N87°57'28"E, 765.92 FEET; THENCE S25°08'27"E, 627.34 FEET; THENCE S18°52'33"E, 674.64 FEET; THENCE S55°57'25"E, 414.61 FEET; THENCE 347.50 FEET ALONG A 1529.55 RADIUS CONCAVE NORTHERLY (CHORD BEARING N77°32'44"W, 346.76 FEET); THENCE N70°54'38"W, 808.70 FEET; THENCE 554.56 FEET ALONG A 1534.16 RADIUS CONCAVE SOUTHERLY (CHORD BEARING N81°27'54"W, 551.54 FEET); THENCE S87°054'33"W, 567.01 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 35.27 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

Legal Description of the C-2 Corridor Commercial District portion of the property:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER N02°00'19"W, 512.17 FEET; THENCE N87°54'33"E, 567.01 FEET; THENCE 554.56 FEET ALONG A 1534.16 RADIUS CURVE CONCAVE SOUTHERLY (CHORD BEARING S81°27'54"E, 551.54 FEET); THENCE S70°54'38"E, 808.70 FEET; THENCE 347.50 FEET ALONG A 1529.55 RADIUS CURVE CONCAVE NORTHERLY (CHORD BEARING S77°32'44"E, 346.76 FEET); THENCE S46°27'51"E, 29.12 FEET; THENCE S87°31'28"W, 216.38 FEET; THENCE; THENCE S87°39'14"W, 2003.57 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 17.48 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

Section 2. That the following findings and conditions are hereby imposed upon said rezoning:

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Residential General and Open Space and Public Land. The C-2 Corridor Commercial District is consistent with the Commercial Node identified at the intersection of Veterans Memorial Parkway and Eastern Avenue.
2. The proposed zoning map amendment to R-1 Single-Family Residential District, R-4 Single-Family and Two-Family Residential District, R-MF Multi-Family Residential District, and C-2 Corridor Commercial District is compatible with the zoning of nearby developed property.
3. With conditions recommended by staff, the proposed zoning map amendment will enable the area to be developed in a manner consistent with the surrounding area.

4. With conditions requiring transportation improvements, the proposed zoning map amendment will promote the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities following development.

Conditions:

1. No lot shall be platted to contain more than one zoning district.
2. A traffic study is required. Additional traffic safety measures may be required as development occurs.
3. Eastern Avenue shall be extended to the south property line of 7219 Eastern Avenue. Provide a minimum of one street connection to the subject property from Eastern Avenue.
4. Install a roundabout on Veterans Memorial Parkway located midway between the east and west boundaries of the subject property.
5. Right-of-way shall be dedicated, as determined by the City of Davenport, for the purpose of constructing a roundabout at the intersection of Eastern Avenue and Veterans Memorial Parkway.
6. A landscape buffer yard shall be installed in accordance with Section 17.11.080 of the Davenport Zoning Ordinance along the south lot line, where abutting property zoned R-1 Single-Family Residential District.
7. Provide a 40-foot setback along the north lot line, where abutting Interstate-80.
8. A minimum of .5 acres shall be reserved as a pocket park within the western half of the RMF Multi-Family Residential District.
9. The principal use "Billboard" shall be prohibited on property zoned C-2 Corridor Commercial District.
10. The maximum building height in the C-2 District shall be 35 feet.

Section 3. At its November 15, 2022 meeting, the Plan and Zoning Commission voted to forward Case REZ22-07 to the City Council with a recommendation for approval subject to the listed findings and conditions.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

_____	_____
Mike Matson	Brian Krup
Mayor	Deputy City Clerk

Staff Report
Case REZ22-07

Being the request of High Properties on behalf of Shamrock Properties LC to rezone approximately 104.57 acres of land bounded by Veterans Memorial Parkway, Eastern Avenue, Interstate 80, and Jersey Ridge Road from S-AG Agricultural District to R-1 Single-Family Residential District (33 acres), R-4 Single-Family and Two-Family Residential District (20 acres), R-MF Multi-Family Residential District (35 acres), and C-2 Corridor Commercial District (16 acres). [Ward 8]

The purpose of the request is to rezone the 104.57 acre site from S-AG Agricultural District to a mixed use development consisting of larger single-family residential lots to the east (R-1), moderate sized single-family lots to the north (R-4), multi-family housing in the center (R-MF), and commercial on the south side of Veterans Memorial Parkway (C-2).

A survey of the property has been provided by the applicant delineating the land to be rezoned.

The subject site has historically been used for farming. There is a 3 acre lot near the northwest corner of the subject property that is under separate ownership. This parcel is not included in the rezoning request and will maintain access onto Eastern Avenue through the existing right-of-way easement.

A concept plan has been submitted by the applicant indicating lot sizes, building footprints, detention ponds, internal street network, and access points onto Veterans Memorial Parkway and Eastern Avenue. However, this is not a final development plan and the overall site layout is subject to change. Staff are reviewing the concept plan for conformance with zoning district standards and all associated permitted uses.

Why is a Zoning Map Amendment Required?
The Zoning Ordinance does not permit residential or commercial development in an agricultural district. Pending approval of the rezoning by City Council, the applicant will return for approval of a preliminary and final plat.

Comprehensive Plan:
Within Urban Service Area 2035: Yes

Future Land Use Designations:
The subject property is designated Residential General and Open Space and Public Land in the Davenport +2035 Land Use Plan.

1. **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.

2. **Open Space / Public Land (OS):** Includes undeveloped open space, natural areas, floodplains and wetlands that may be or may not be planned for future park and recreation development.
3. **Commercial Node (CN):** Clusters of generally more intense uses found either along existing Urban Corridors or along or at the intersection of major streets in newly developed areas. CN areas may contain commercial uses somewhat more intense than uses found elsewhere on Urban Corridors, as well as higher density residential uses and office and service businesses. CN should serve a population of about 5000 people within 1/2 mile. Ideally, CN areas should be architecturally integrated, and designed to serve all modes of transportation. Pedestrian connections to the neighborhoods they serve are important. Therefore, master planning and customized zoning provisions for new CN areas should occur before development or redevelopment occurs.

Zoning:
Attached to this report is a Rezoning Exhibit indicating the boundaries of each district.

The property is currently zoned **S-AG Agricultural District.** This district is intended to address existing agricultural land uses. The standards of the S-AG District promote the continuation of farming, and protect agricultural land uses from encroachment of incompatible developments.

The applicant is requesting to rezone the 33 acres east of Pheasant Creek 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 northwest 20 acres of land is petitioned to be rezoned to **R-4 Single-Family and Two-Family Residential District**. This district is intended to accommodate residential neighborhoods in the City of Davenport consisting of single-family and two-family homes in a dense urban development pattern. The R-4District may also serve as a transitional district between Davenport's single-family and two-family neighborhoods and more intense uses within the City. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4 District.

In addition, the request is to rezone the 35 acres of land north of Veterans Memorial Parkway, from Eastern Avenue to Pheasant Creek, to **R-MF Multi-Family Residential District**. This district is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types including semi-detached dwellings, two-family dwellings, townhomes and multi-family dwellings. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-MF District.

Finally, the 16 acres of property south of Veterans Memorial Parkway is requested to be rezoned to **C-2 Corridor Commercial District**. This district is intended to address the commercial corridors that are primarily oriented toward a mix of retail, personal service, and office uses along arterial streets and collector streets adjacent to arterials streets in the City. The C-2 District accommodates auto-oriented development – both individual businesses and retail centers – and mixed-use development, with the intent of improving the pedestrian environment along Davenport's commercial corridors.

Technical Review:

City Departments reviewed the proposed Zoning Map Amendment Application for compliance with city ordinances and impacts to regional systems.

Approval Standards for Map Amendments (Chapter 17.14.040) The Plan and Zoning Commission recommendation and the City Council decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Plan and Zoning Commission and the City Council must consider the following standards. The approval of amendments is based on a balancing of these standards.

a. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.

Staff Response: The property is designated as Residential General (RG) and Open Space and Public Land in the Davenport +2035 Land Use Plan. In addition, there is a Commercial Node at the intersection of Veterans Memorial Parkway and Eastern Avenue.

There has been increased development interest along the Veterans Memorial Parkway corridor given the proximity to shopping centers, employment opportunities, schools, and neighborhood amenities. The proposed amendment to low and moderate density residential is consistent with the surrounding neighborhoods south of Veterans Memorial Parkway, between Jersey Ridge Road and Eastern Avenue.

Pheasant Creek serves as a natural divide between land uses. The existing floodplain will preserve the creek as open space and serve as an amenity to residential development.

Focusing density and commercial uses at the intersection of Eastern Avenue and Veterans Memorial Parkway is also consistent with the Commercial Node classification. Given the higher volume of vehicular traffic, it is appropriate to focus commercial development near this intersection.

It is staff's opinion the proposed amendment is consistent with the Comprehensive Plan and adopted land use policies. An amendment to the Comprehensive Plan is not required with this petition.

b. The compatibility with the zoning of nearby property.

Staff Response: The subject property is located on a high traffic corridor surrounded by low density residential to the east and south, a utility substation, undeveloped commercial-office park land to the west, and Interstate-80 to the north.

The petition to rezone the 33 acres east of Pheasant Creek to the R-1 District is compatible with the abutting large lot single-family homes along Jersey Ridge Road and Cromwell Circle. The R-1 District has a minimum lot size of 20,000 square feet, which is aligned with existing neighborhoods.

Rezoning the northern 20 acres, west of Pheasant Creek and abutting the interstate, to R-4 Single-Family and Two-Family Residential District is consistent with the lot sizes in the Prairie Heights Subdivision. The moderate density of the R-4 District will serve as a transition between multi-family development and low density single-family.

The central 35 acres of the site are petitioned to be rezoned to the R-MF Multi-Family Residential District. Davenport's highest density residential district will be physically separated from existing neighborhoods by Pheasant Creek and Veterans Memorial Parkway. The rezoning to multi-family will allow for a mix of housing types throughout the 104.57 acre site. The Kahl Home, east of the Jersey Ridge Road roundabout, and the northeast corner of Prairie Heights are also zoned R-MF District.

The 16 acres south of Veterans Memorial Parkway is proposed to be rezoned to C-2 Corridor Commercial District. The land west of Eastern Avenue is zoned C-OP Commercial Office Park District. Despite being undeveloped, designating another commercial district in the vicinity will enable a mix of retail, office, and personal service establishments that can serve the surrounding residents.

While Pheasant Creek and Veterans Memorial Parkway act as a clear delineation between zoning districts, staff is recommending a condition that no lot may contain more than one zoning classification.

It is staff's opinion the proposed zoning amendment to R-1 Single-Family Residential District, R-4 Single-Family and Two-Family Residential District, R-MF Multi-Family Residential District, and C-2 Corridor Commercial District is compatible with the zoning of nearby developed property.

c. The compatibility with established neighborhood character.

Staff Response: This 104.57 acre tract of land, as well as the property west of Eastern Avenue, is currently being used for farming. Aside from the low density single-family lots to the east and south, there is no established neighborhood character for this growth area. Therefore, the character will be determined by this development.

To create compatibility with the existing single-family homes, the applicant is requesting a rezoning to the R-1 District east of Pheasant Creek. The character of the subdivision increases in density west of the floodplain as lot sizes transition to a moderate density with a mixture of housing types.

Pheasant Creek will provide a natural greenway throughout the development and offer opportunities for trails and recreation. However, staff are recommending a minimum of .5 acres be reserved as a pocket park within the western half of the R-MF District. The City wants to ensure residents within the multi-family dwellings are given an accessible place for outdoor recreation, since this area of Davenport has limited parkland.

The existing utility substation on Eastern Avenue is a nonresidential land use. Therefore, a node of commercial development is compatible with a growing corridor. To further protect the character of adjacent neighborhoods, staff are recommending a condition to prohibit billboards as a principal use in the C-2 Corridor Commercial District. Staff also recommend a landscape buffer yard be installed along the south property line of the C-2 District, where abutting the R-1 District. Landscaping will provide additional separation between land uses and offer additional privacy to existing residents.

It is staff's opinion the proposed zoning districts and boundaries are compatible with the established neighborhood character with the recommended conditions.

d. The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.

Staff Response: The proposed residential and commercial zoning will significantly increase the density of the existing agricultural property. Development of the site requires a traffic study to ensure appropriate infrastructure is in place to address the projected increase in traffic volume on Veterans Memorial Parkway, Eastern Avenue, as well as to provide safe access points into the development.

Staff are recommending Eastern Avenue be extended to the south property line of 7219 Eastern Avenue. A minimum of one street connection to the subject property shall be provided from the extended roadway. In addition, the City intends to install a roundabout at the intersection of Eastern Avenue and Veterans Memorial Parkway. Depending on final design, the City may require the property owner to dedicate additional right-of-way for the construction of the roundabout.

Given the scale of development, a second roundabout is recommended on Veterans Memorial Parkway midway between the east and west boundaries of the subject property. A controlled intersection will reduce the vehicular speed on Veterans Memorial Parkway and facilitate access between the commercial development on the south with the residential neighborhood north of the parkway.

With the recommended traffic conditions, driver and pedestrian safety will be protected by channeling vehicles and pedestrians to controlled access points. Road connectivity will also ensure emergency response times and service standards are upheld. The final internal network of streets will be reviewed during the subdivision process.

In addition, staff are recommending a condition to provide a 40 foot building setback along the north lot line, where abutting Interstate-80. The applicant's concept plan details a 50 foot setback from the interstate to preserve existing vegetation and mitigate noise and light pollution. Busy roadways, such as I-80, are also associated with higher concentrations of air pollutants, which create a hazard to public health. An additional setback from the Interstate is warranted. Staff believe this condition will benefit existing neighborhoods as well as new construction on the site. The landscape buffer along the south property line will provide a barrier between commercial development and the existing homes on Cromwell Circle.

Staff believes adding conditions to the rezoning request can address and mitigate the impacts to the regional transportation network and public health. It is staff's opinion that the proposed zoning map amendment will promote the public health, safety, and welfare of the City with the recommended conditions for street connectivity and setbacks from Interstate-80.

e. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.

Staff Response: The existing S-AG Agricultural Zoning District is intended to promote the continuation of farming. A residence on an agricultural site may only be established if the property is a minimum of 38 acres. Given the petition to rezoned 104.57 acres, only two single-family home may be constructed under the existing zoning classification.

A rezoning to varying residential densities will enable the property to be built-out at a scale more aligned with the adjacent neighborhoods south of Veterans Memorial Parkway. In addition, the proposed residential districts will establish a mix of housing types and styles within a cohesive development.

It is staff's opinion that the proposed zoning map amendment will enable the area to be developed in a manner consistent with Davenport's neighborhoods and commercial corridors.

f. The extent to which the proposed amendment creates nonconformities.

Staff Response: The undeveloped 104.57 acre site is currently being used for farming. If rezoned to a residential or commercial zoning district, the agricultural use will be considered nonconforming until the site is subdivided and developed.

Dimensional standards, such as lot area, lot width, setbacks, building coverage, and impervious surface will be addressed during the subdivision and development process.

It is staff’s opinion that the proposed amendment will not create any nonconformities following development.

REZONING EXHIBIT

TRALEE FARMS

DAVENPORT, SCOTT COUNTY, IOWA

DEVELOPER/OWNER INFORMATION:

DEVELOPER / APPLICANT:
HIGH PROPERTY MANAGEMENT
C/O DARRYL HIGH
211 1ST AVE SE, SUITE A
CEDAR RAPIDS, IA 52401
319-363-3900
DARRYLH@HIGHDEVELOPMENT.COM

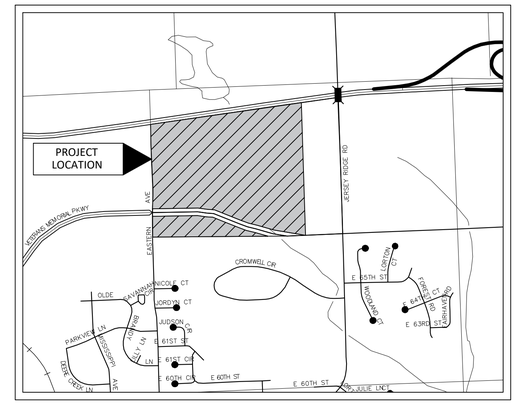
OWNER:
SHAMROCK PROPERTIES LC
1910 E KIMBERLY RD
DAVENPORT, IA 52807

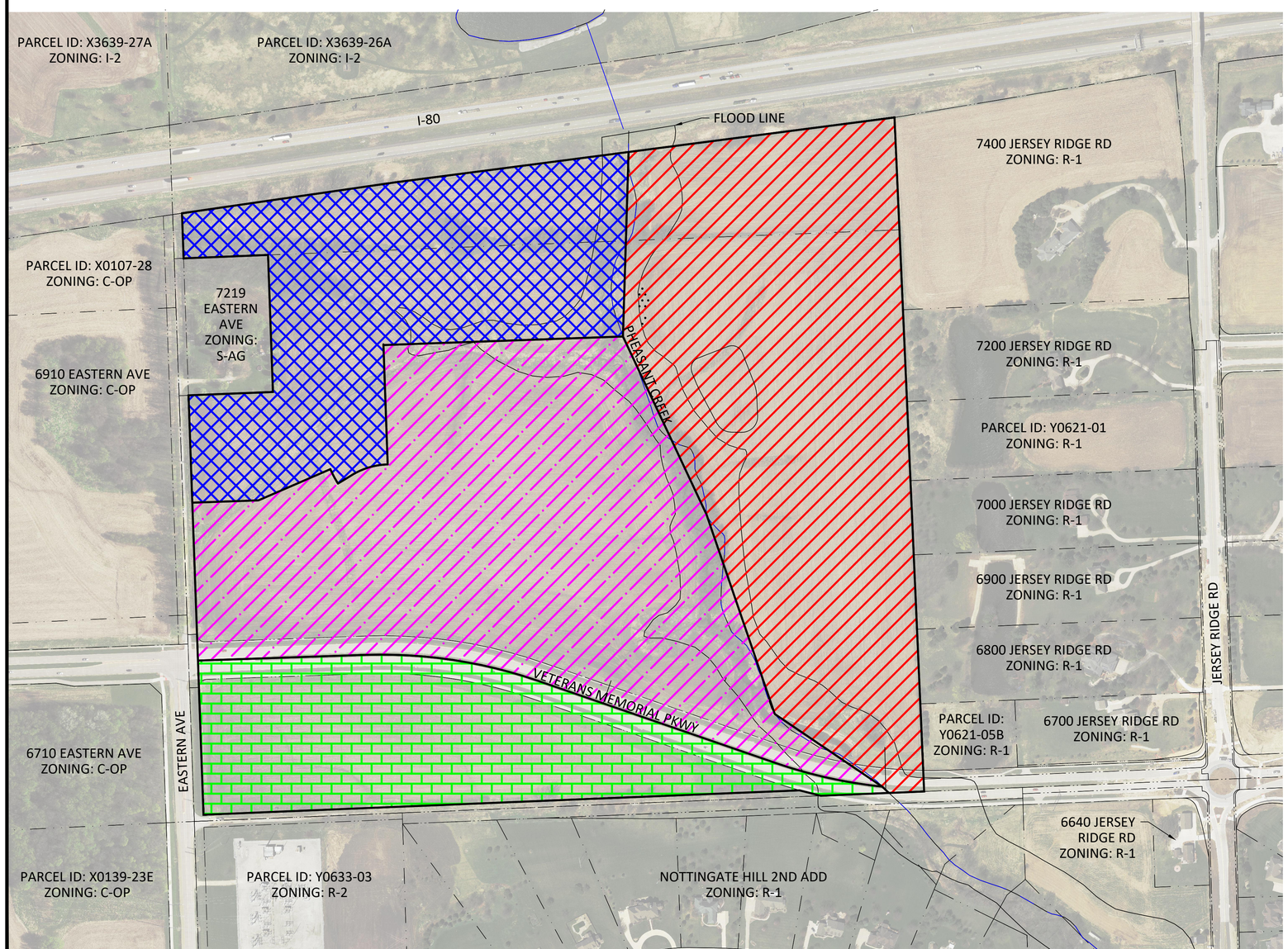
PREPARED BY:
AXIOM CONSULTANTS, LLC
C/O BRIAN BOELK
60 E. COURT STREET, UNIT 3
IOWA CITY, IOWA 52240
319-519-6220
BBOELK@AXIOM-CON.COM

ZONING INFORMATION:

CURRENT ZONING:		
S-AG	AGRICULTURAL ZONING	105 ACRES
PROPOSED ZONING:		
R-1	SINGLE-FAMILY RESIDENTIAL	33 ACRES
R-4	SINGLE-FAMILY & TWO-FAMILY RESIDENTIAL	20 ACRES
R-MF	MULTI-FAMILY RESIDENTIAL	35 ACRES
C-2	CORRIDOR COMMERCIAL	16 ACRES

PROJECT VICINITY MAP





LEGAL DESCRIPTION:

R-1 LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER S82°35'34"W, 856.81 FEET; THENCE S01°43'15"W, 589.82 FEET; THENCE S25°08'27"E, 627.34 FEET; THENCE S18°52'33"E, 674.64 FEET; THENCE S55°57'25"E, 414.61 FEET; THENCE S46°27'51"E, 29.12 FEET; THENCE N87°39'04"E, 112.86 FEET; THENCE N02°31'16"W, 2155.91 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 33 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

R-4 LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER S82°35'34"W, 856.81 FEET; THENCE S82°35'34"W, 749.62 FEET; THENCE S81°45'21"W, 690.38 FEET; THENCE S02°02'47"E, 144.19 FEET; THENCE N87°43'01"E, 270.00 FEET; THENCE S02°02'47"E, 438.00 FEET; THENCE S87°43'01"W, 270.00 FEET; THENCE S02°02'47"E, 343.34 FEET; THENCE N87°57'13"E, 211.35 FEET; THENCE N66°31'14"E, 250.33 FEET; THENCE 52.16 FEET ALONG A 330.00 RADIUS CONCAVE EASTERLY (CHORD BEARING S28°00'26"E, 52.10 FEET); THENCE 60.02 FEET ALONG A 1712.02 RADIUS CONCAVE SOUTHEASTERLY (CHORD BEARING N58°42'42"E, 60.02 FEET); THENCE 112.65 FEET ALONG A 230.16 RADIUS CONCAVE SOUTHERLY (CHORD BEARING N74°26'57"E, 111.53 FEET); THENCE N02°02'32"W, 381.63 FEET; THENCE N87°57'28"E, 765.92 FEET; THENCE N01°43'15"E, 589.82 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 20 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

R-MF LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER N02°03'26"W, 492.91 FEET; THENCE N02°02'09"W, 504.93 FEET; THENCE N87°57'13"E, 211.35 FEET; THENCE N66°31'14"E, 250.33 FEET; THENCE 52.16 FEET ALONG A 330.00 RADIUS CONCAVE EASTERLY (CHORD BEARING S28°00'26"E, 52.10 FEET); THENCE 60.02 FEET ALONG A 1712.02 RADIUS CONCAVE SOUTHEASTERLY (CHORD BEARING N58°42'42"E, 60.02 FEET); THENCE 112.65 FEET ALONG A 230.16 RADIUS CONCAVE SOUTHERLY (CHORD BEARING N74°26'57"E, 111.53 FEET); THENCE N02°02'32"W, 381.63 FEET; THENCE N87°57'28"E, 765.92 FEET; THENCE S25°08'27"E, 627.34 FEET; THENCE S18°52'33"E, 674.64 FEET; THENCE S55°57'25"E, 414.61 FEET; THENCE 347.50 FEET ALONG A 1529.55 RADIUS CONCAVE NORTHERLY (CHORD BEARING N77°32'44"W, 346.76 FEET); THENCE N70°54'38"W, 808.70 FEET; THENCE 554.56 FEET ALONG A 1534.16 RADIUS CONCAVE SOUTHERLY (CHORD BEARING N81°27'54"W, 551.54 FEET); THENCE S88°02'33"W, 538.31 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 35 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

C-2 LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER N02°03'26"W, 492.91 FEET; THENCE N88°02'33"E, 538.31 FEET; THENCE 554.56 FEET ALONG A 1534.16 RADIUS CURVE CONCAVE SOUTHERLY (CHORD BEARING S81°27'54"E, 551.54 FEET); THENCE S70°54'38"E, 808.70 FEET; THENCE 347.50 FEET ALONG A 1529.55 RADIUS CURVE CONCAVE NORTHERLY (CHORD BEARING S77°32'44"E, 346.76 FEET); THENCE S46°27'51"E, 29.12 FEET; THENCE S87°39'04"W, 217.32 FEET; THENCE N75°47'57"W, 70.21 FEET; THENCE S87°39'04"W, 1906.07 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 16 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

NOT FOR CONSTRUCTION

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

0 100 200

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME: TRALEE FARMS DAVENPORT, IA 52807

CLIENT NAME: HIGH PROPERTY MANAGEMENT

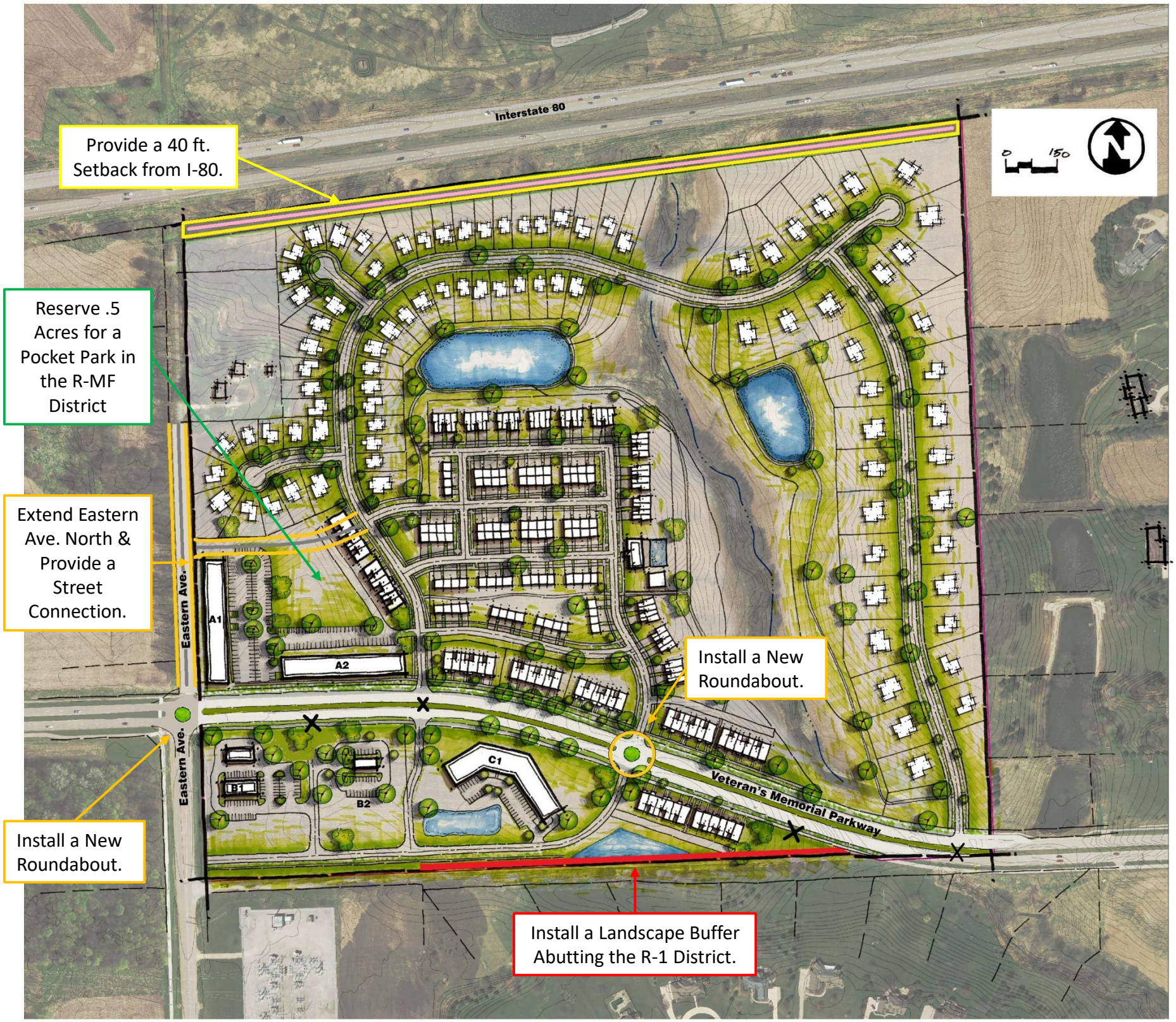
SHEET NAME: REZONING EXHIBIT

DESIGN PROFESSIONAL: BOELK

PROJECT NO.: 21-0127

SHEET NUMBER: 1 OF 1

Oct 06, 2022 - 1:14pm S:\PROJECTS\2021\210127\05 Design\Civil-Survey\Plats\210127 - Rezoning Exhibit.dwg



Duffy Property - Davenport, Iowa

AXIOMCONSULTANTS

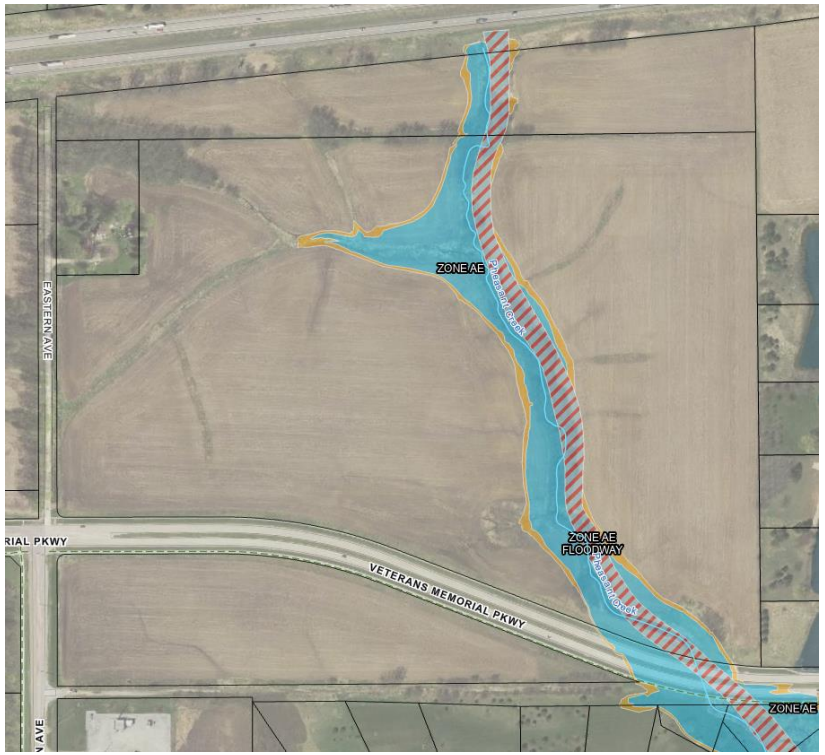
Concept Plan with Recommendations by City Staff

0 150

Duffy Property - Davenport, Iowa
Conceptual Site Plan Rendering

AXIOMCONSULTANTS

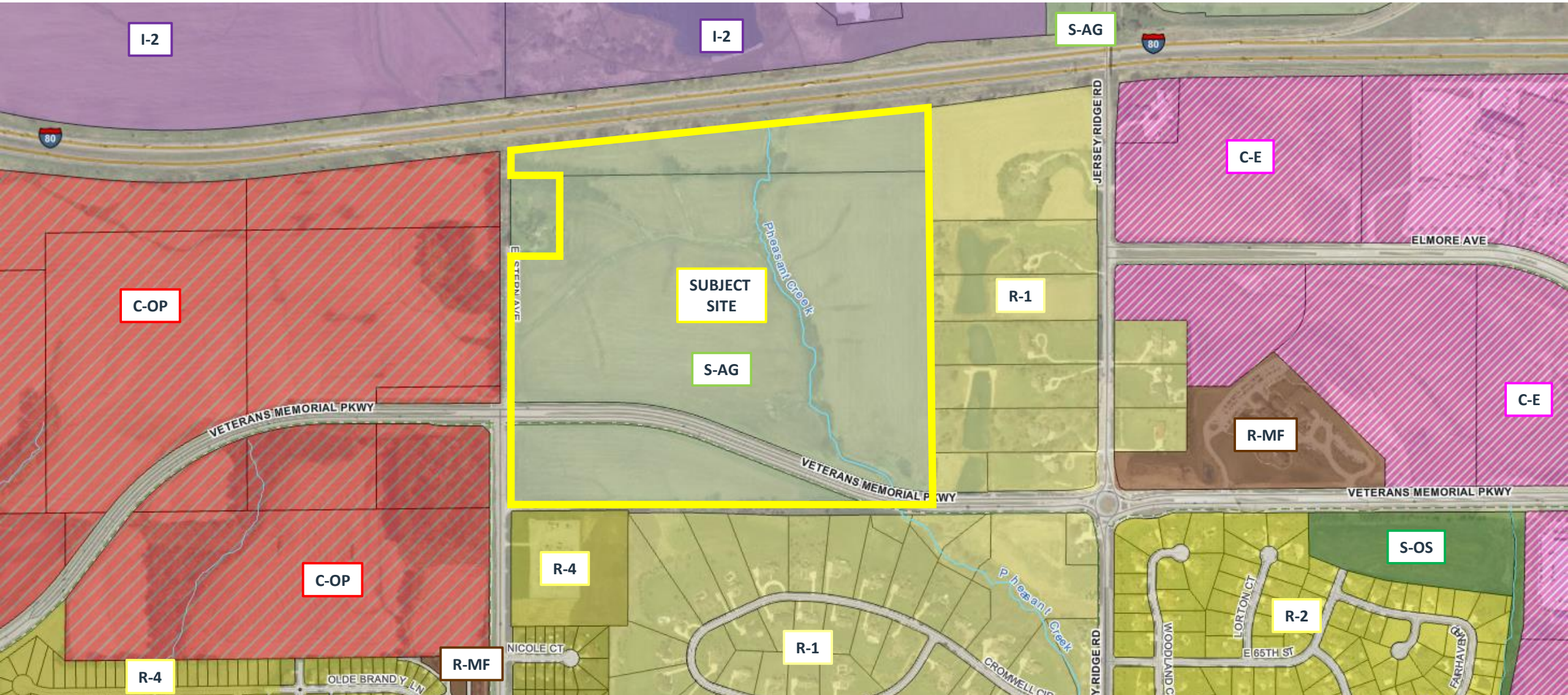
Vicinity Map



Pheasant Creek Floodplain

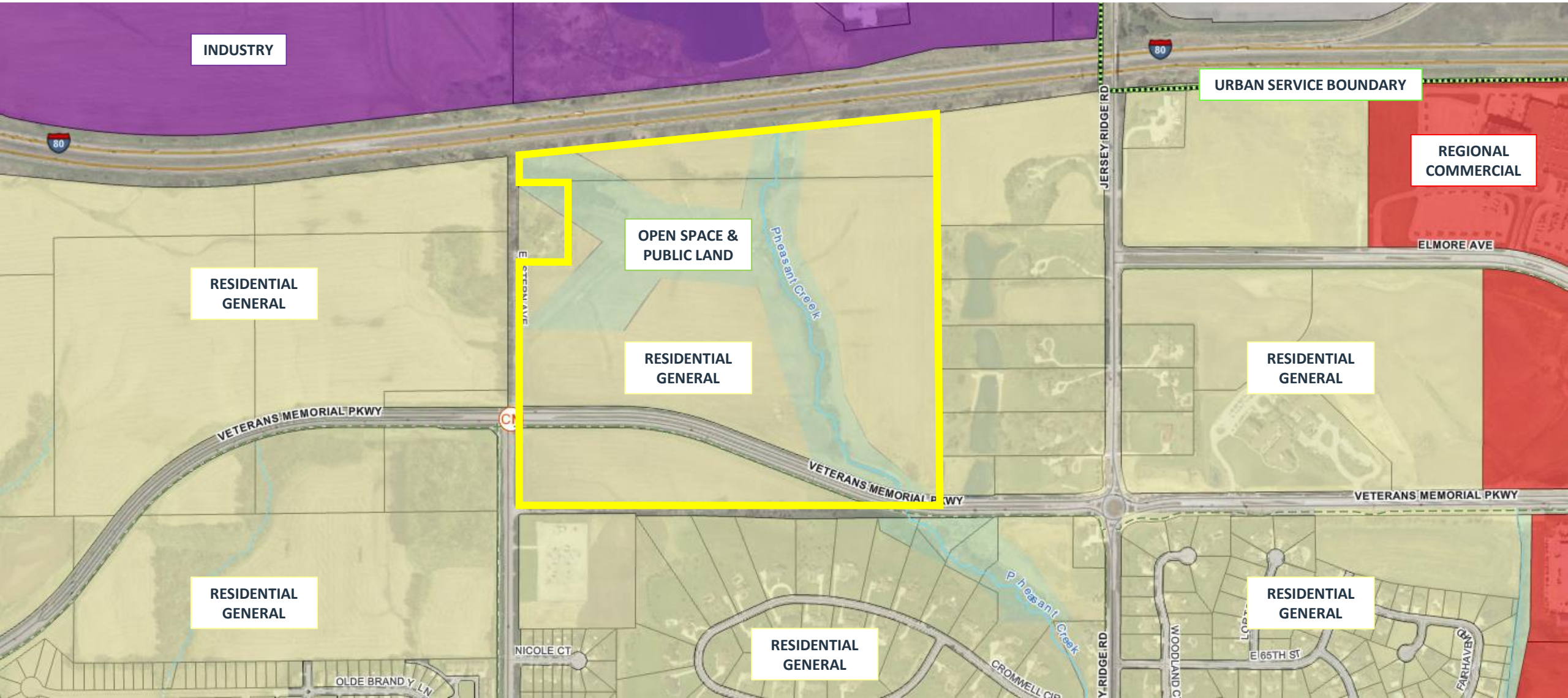
Zoning Map

DAVENPORT
IOWA | USA



Future Land Use Map

DAVENPORT
IOWA | USA



SHAMROCK DEVELOPMENT

Good Neighbor Meeting

June 9, 2022, 5:30 p.m.

HIGH PROPERTIES

AXIOM CONSULTANTS

PROJECT TEAM

High Development Corp. – Darryl High

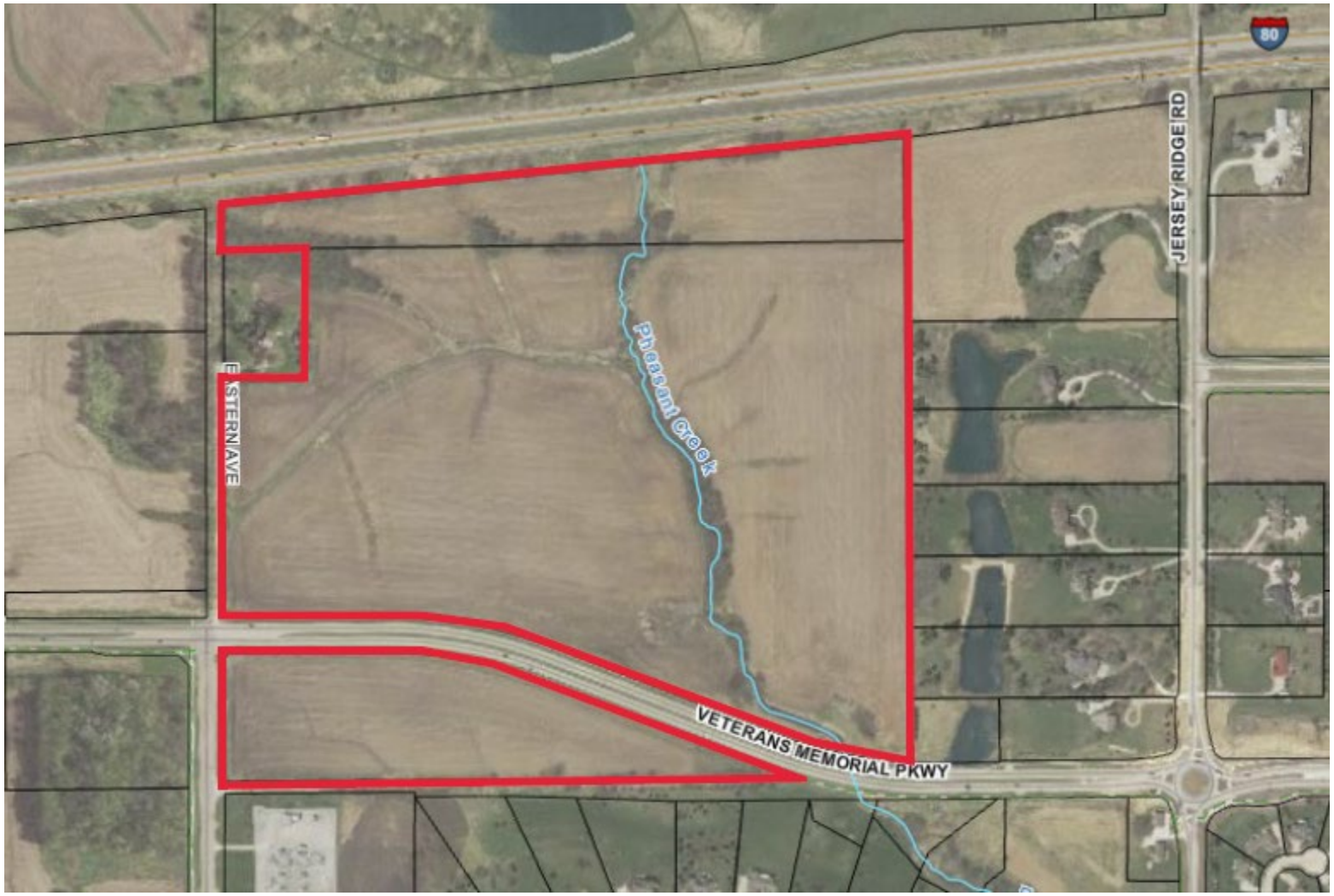
Axiom Consultants – Brian Boelk

Shamrock Properties – Duffy Family

HIGH PROPERTIES

AXIOM CONSULTANTS

PROJECT LOCATION



HIGH PROPERTIES

AXIOM CONSULTANTS

PRELIMINARY CONCEPT PLAN

(ORIGINAL)

HIGH PROPERTIES

AXIOM CONSULTANTS

PRELIMINARY CONEPT PLAN

(REVISED)

HIGH PROPERTIES

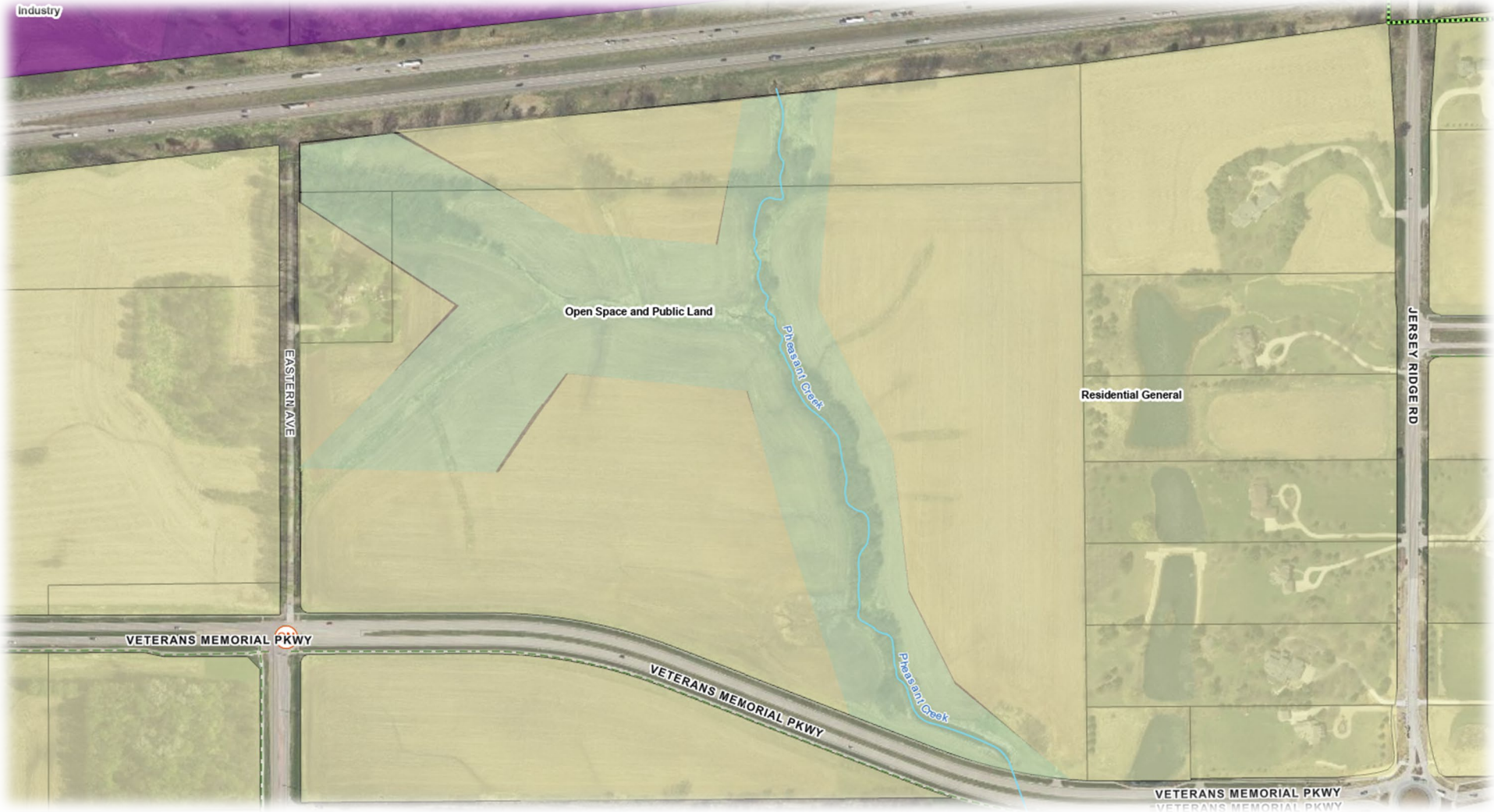
AXIOM CONSULTANTS

CURRENT ZONING MAP

HIGH PROPERTIES

AXIOM CONSULTANTS

FUTURE LAND USE MAP



HIGH PROPERTIES

AXIOM CONSULTANTS

HOUSING EXAMPLES

HIGH PROPERTIES

AXIOM CONSULTANTS

HOUSING EXAMPLES

HIGH PROPERTIES

AXIOM CONSULTANTS

HOUSING EXAMPLES

HIGH PROPERTIES

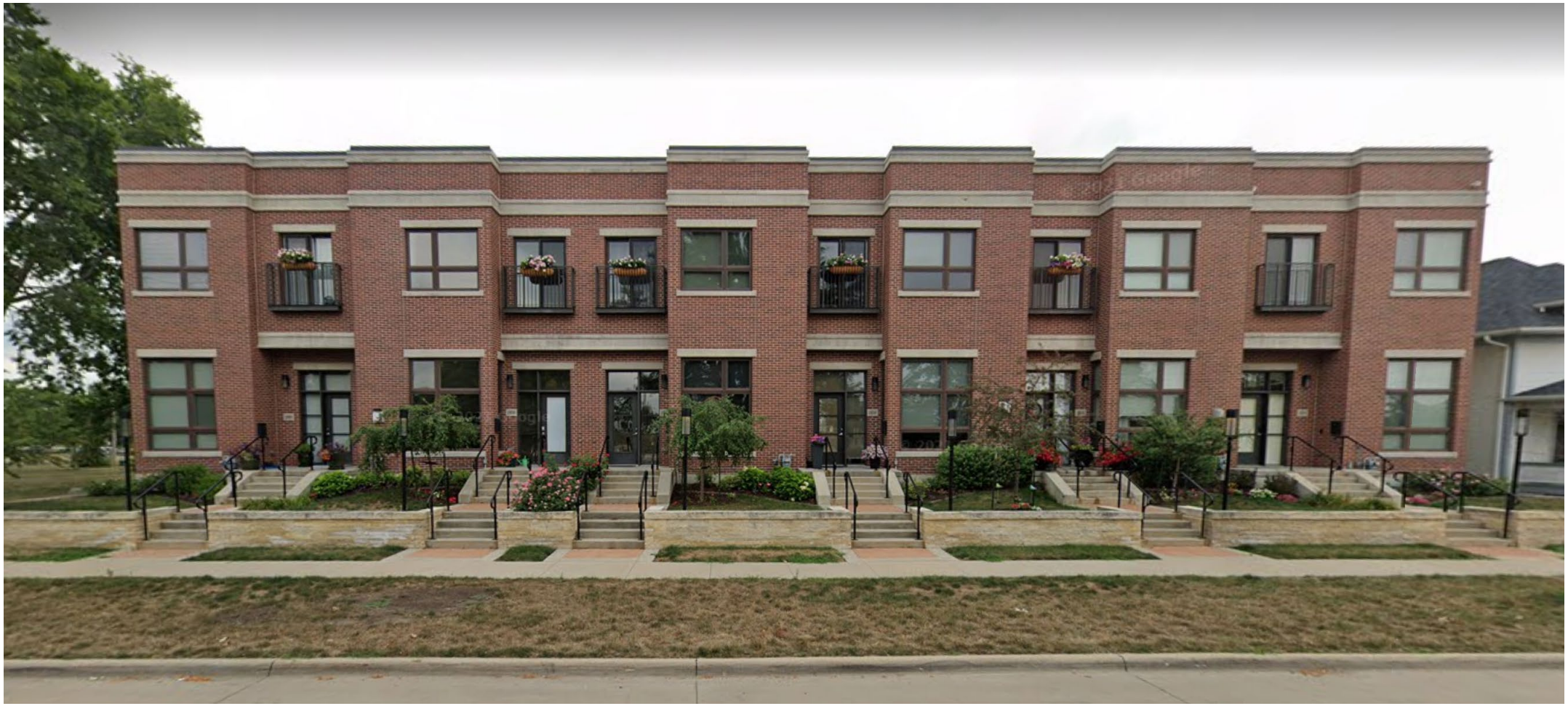
AXIOM CONSULTANTS

SITE RENDERING EXAMPLES

HIGH PROPERTIES

AXIOM CONSULTANTS

TOWNHOME/BROWNSTONE EXAMPLE



HIGH PROPERTIES

AXIOM CONSULTANTS

MULTI FAMILY LIVING EXAMPLE

HIGH PROPERTIES

AXIOM CONSULTANTS

SITE EXAMPLES

HIGH PROPERTIES

AXIOM CONSULTANTS

QUESTIONS / COMMENTS

Thank you for attending our Good Neighbor Meeting for the proposed Shamrock Development!

CONTACT INFORMATION

Axiom Consultants

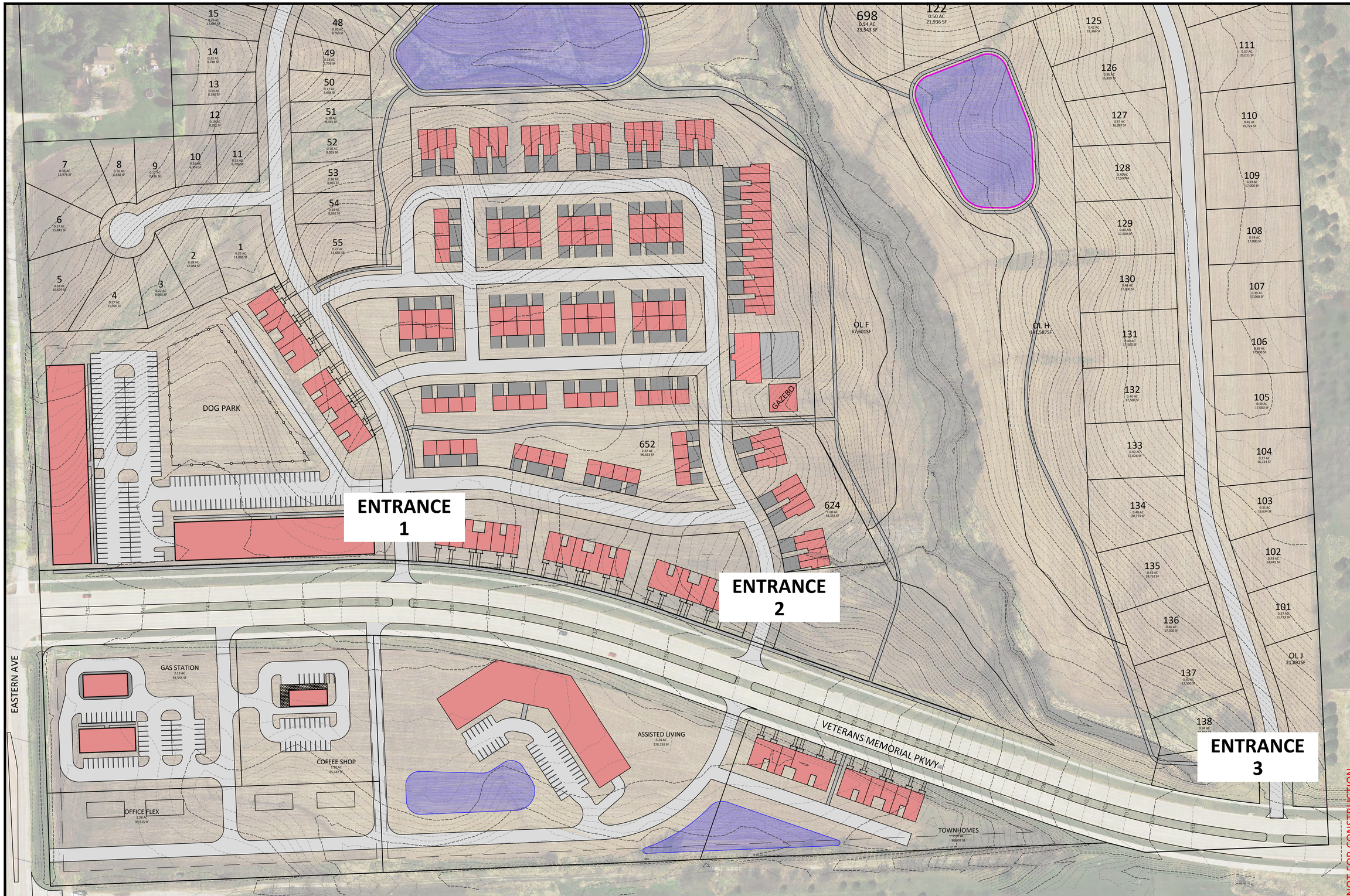
- Brian Boelk –bboelk@axiom-con.com, 319-519-6222

High Development Corp.

- Darryl High – darrylh@highdevelopment.com, 319-363-3900

HIGH PROPERTIES

AXIOM CONSULTANTS



ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

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DRAWING LOG		
REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME:
TRALEE FARMS
DAVENPORT, IOWA, 52807

CLIENT NAME:
HIGH PROPERTIES

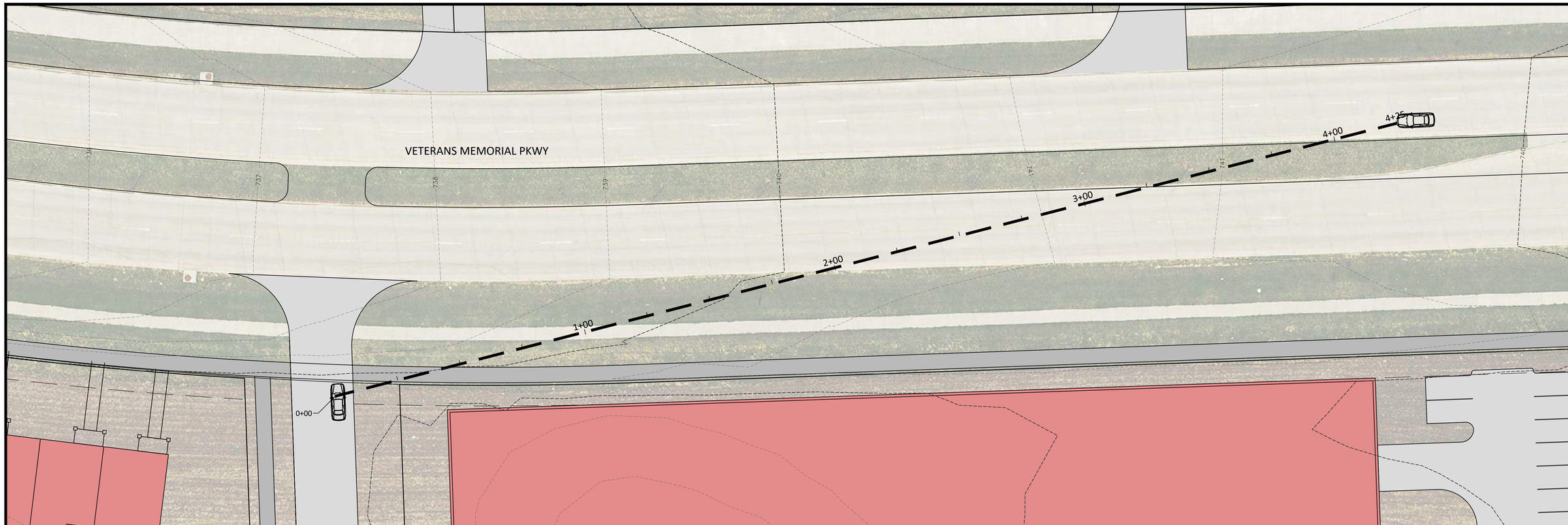
SHEET NAME:
SIGHT DISTANCE EXHIBIT
ENTRANCE MAP

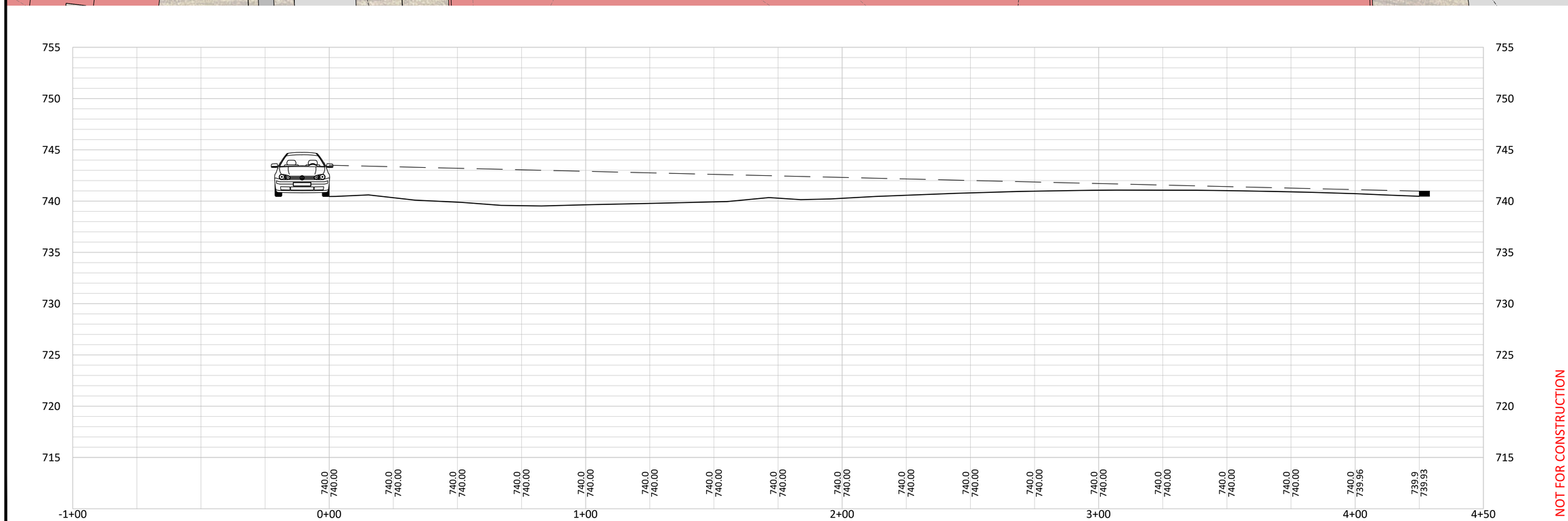
DESIGN PROFESSIONAL:
BOELK

PROJECT NO.:
21-0127

SHEET NUMBER:
1 OF 7

Sep 21, 2022 - 8:45am S:\PROJECTS\2021\210127\05 Design\Civil-Survey\Plats\210127 - Sight Distance Exhibit.dwg





NOT FOR CONSTRUCTION

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

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REV	DRAWING LOG DESCRIPTION OF CHANGES	DATE

PROJECT NAME:
TRALEE FARMS
DAVENPORT, IOWA, 52807

CLIENT NAME:
HIGH PROPERTIES

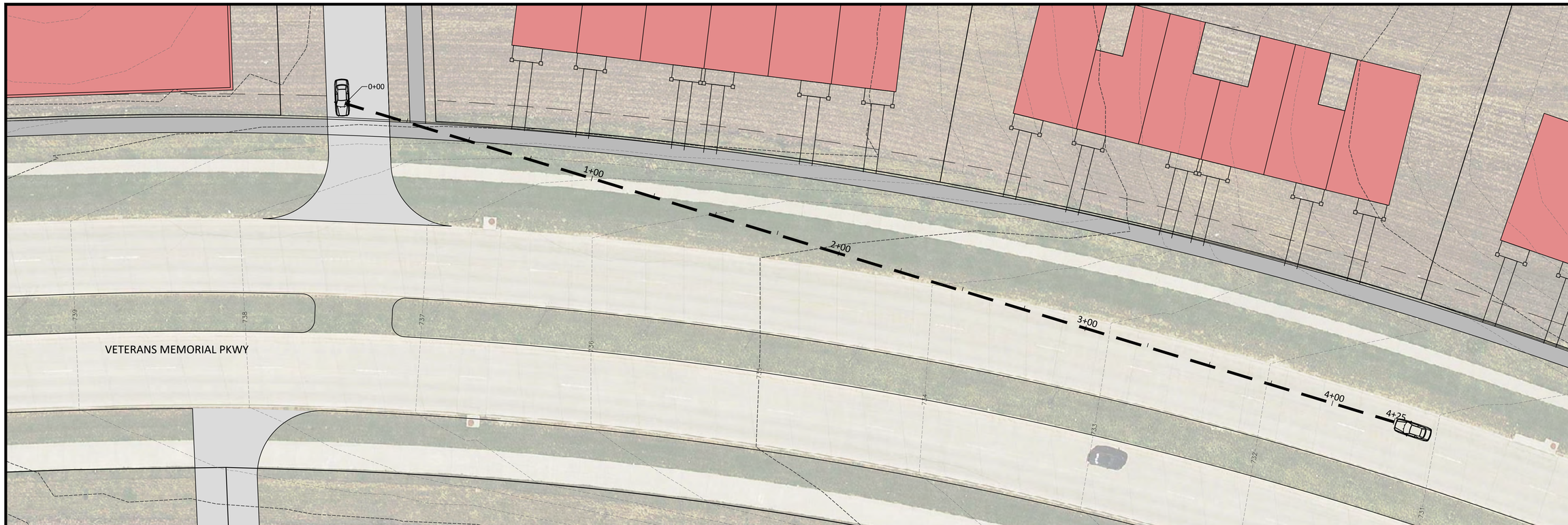
SHEET NAME:
SIGHT DISTANCE EXHIBITS
EASTBOUND CAR - ENTRANCE 1

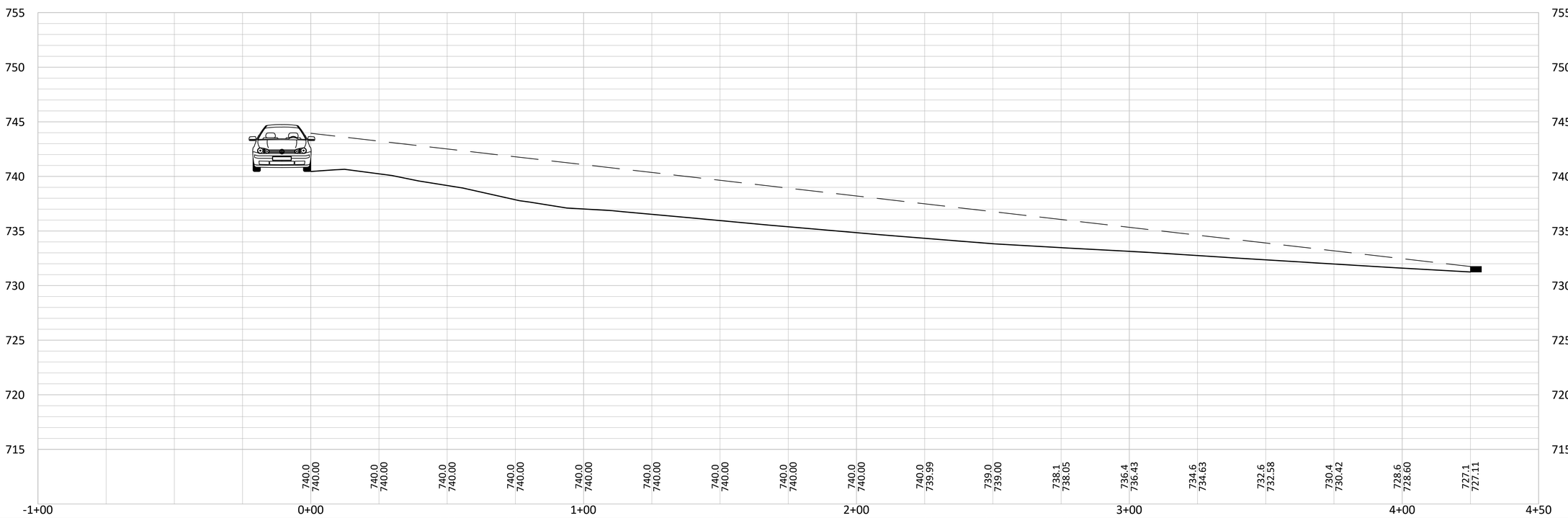
SHEET NUMBER:
2 OF 7

PROJECT NO.:
21-0127

DESIGN PROFESSIONAL:
BOELK

Sep 21, 2022 - 8:45am S:\PROJECTS\2021\210127\05 Design\Civil-Survey\Plats\210127 - Sight Distance Exhibit.dwg





NOT FOR CONSTRUCTION

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME:
TRALEE FARMS
DAVENPORT, IOWA, 52807

CLIENT NAME:
HIGH PROPERTIES

SHEET NAME:
SIGHT DISTANCE EXHIBITS
WESTBOUND CAR - ENTRANCE 1

DESIGN PROFESSIONAL:
BOELK

PROJECT NO.:
21-0127

SHEET NUMBER:
3 OF 7

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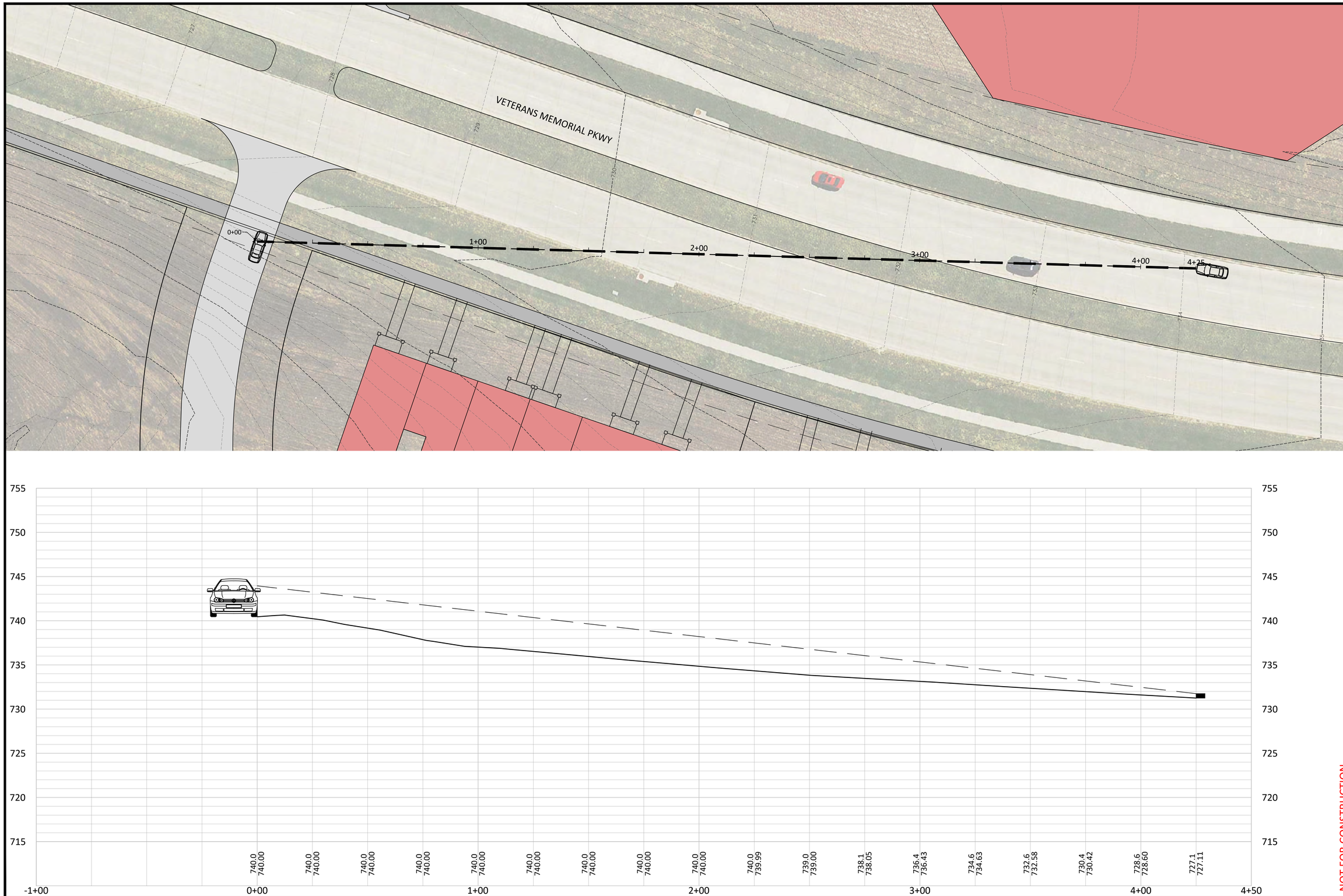

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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME:
TRALEE FARMS
DAVENPORT, IOWA, 52807

CLIENT NAME:
HIGH PROPERTIES

SHEET NAME:
SIGHT DISTANCE EXHIBITS
EASTBOUND CAR - ENTRANCE 2

DESIGN PROFESSIONAL:
BOELK

PROJECT NO.:
21-0127

SHEET NUMBER:
4 OF 7

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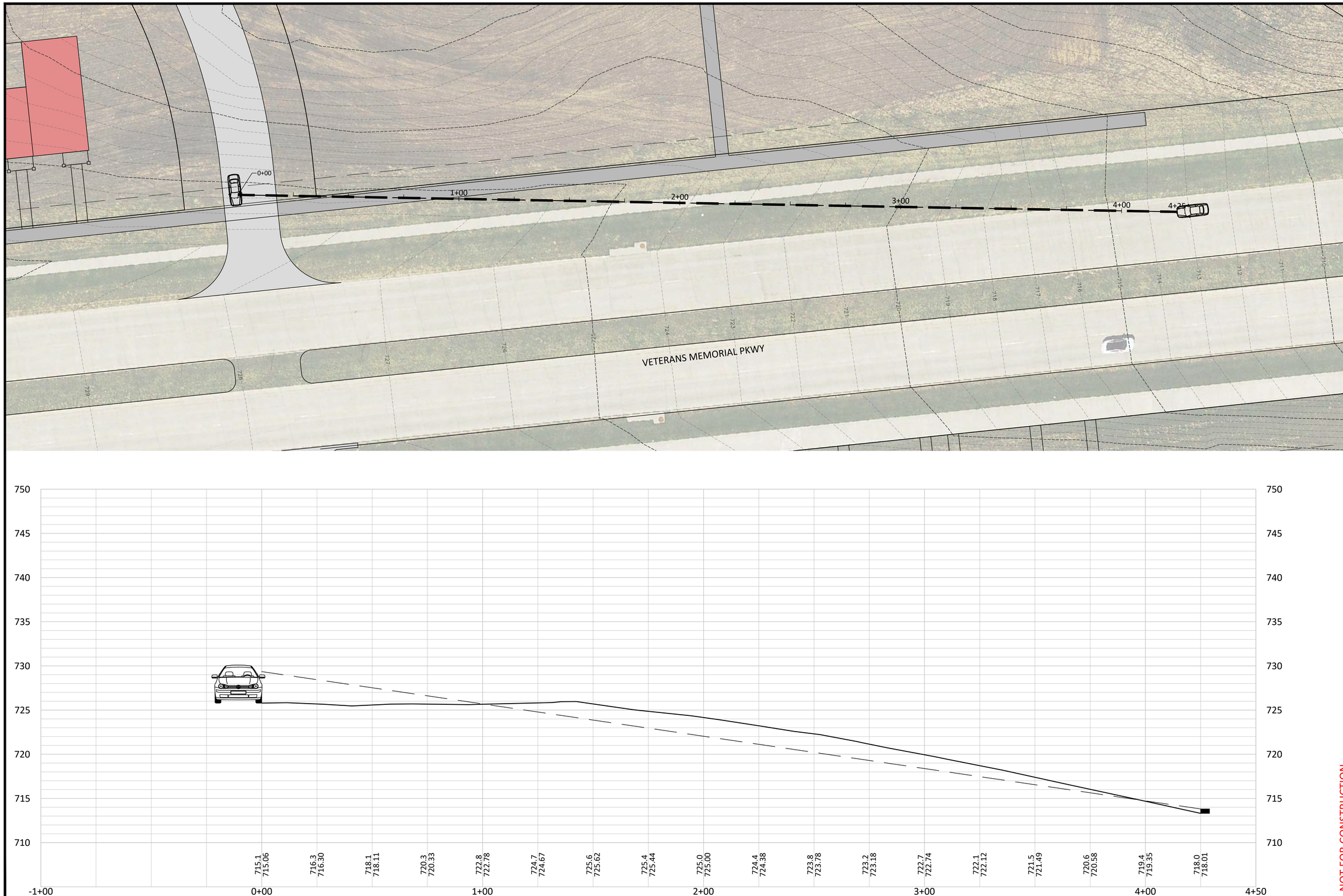

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ENGINEER:
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0 10 20

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME:
TRALEE FARMS
DAVENPORT, IOWA, 52807

CLIENT NAME:
HIGH PROPERTIES

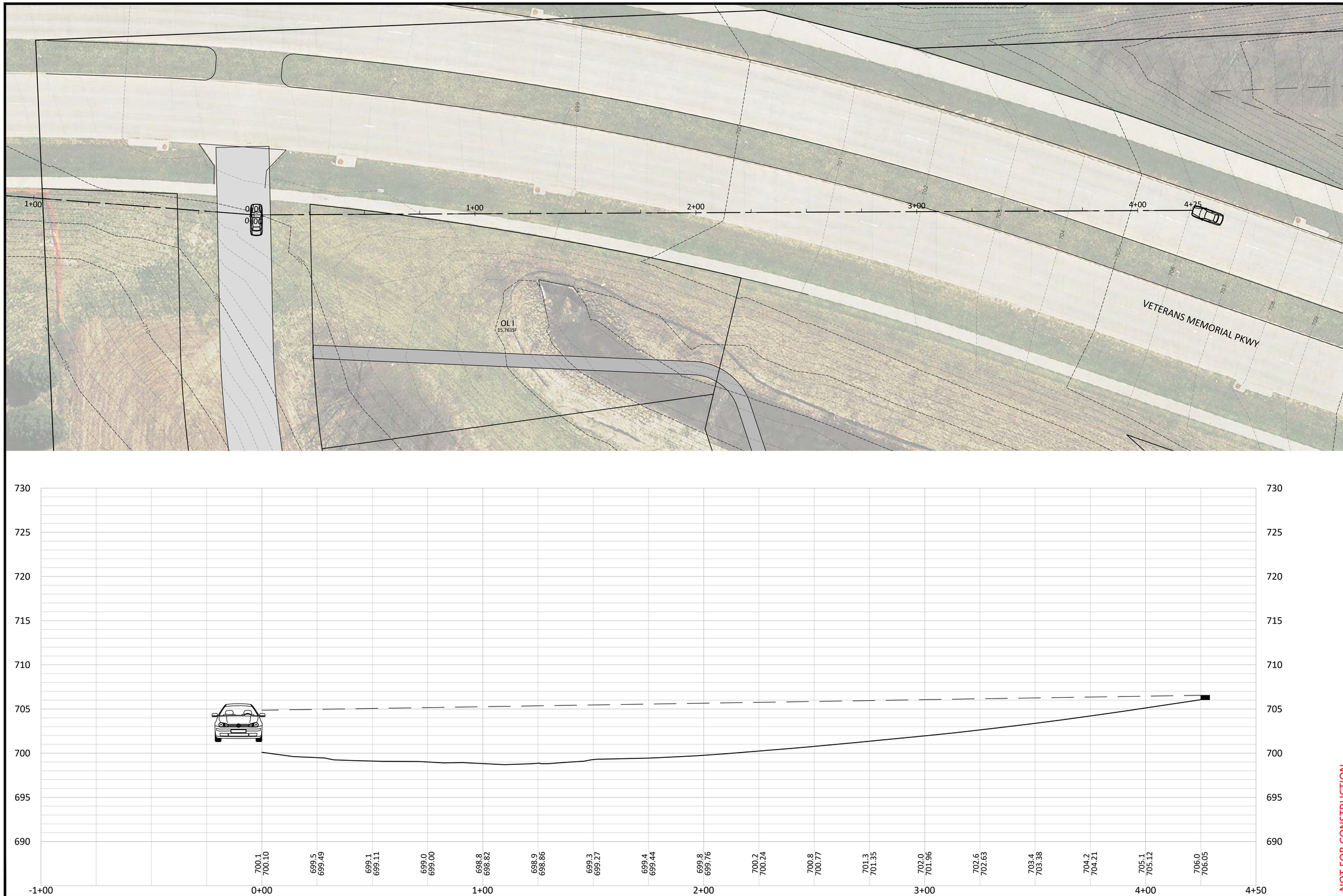
SHEET NAME:
SIGHT DISTANCE EXHIBITS
WESTBOUND CAR - ENTRANCE 2

DESIGN PROFESSIONAL:
BOELK

PROJECT NO.:
21-0127

SHEET NUMBER:
5 OF 7

Sep 21, 2022 - 8:45am S:\PROJECTS\2021\210127\05 Design\Civil-Survey\Plats\210127 - Sight Distance Exhibit.dwg



NOT FOR CONSTRUCTION

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

0 10 20

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME:
TRALEE FARMS
DAVENPORT, IOWA, 52807

CLIENT NAME:
HIGH PROPERTIES

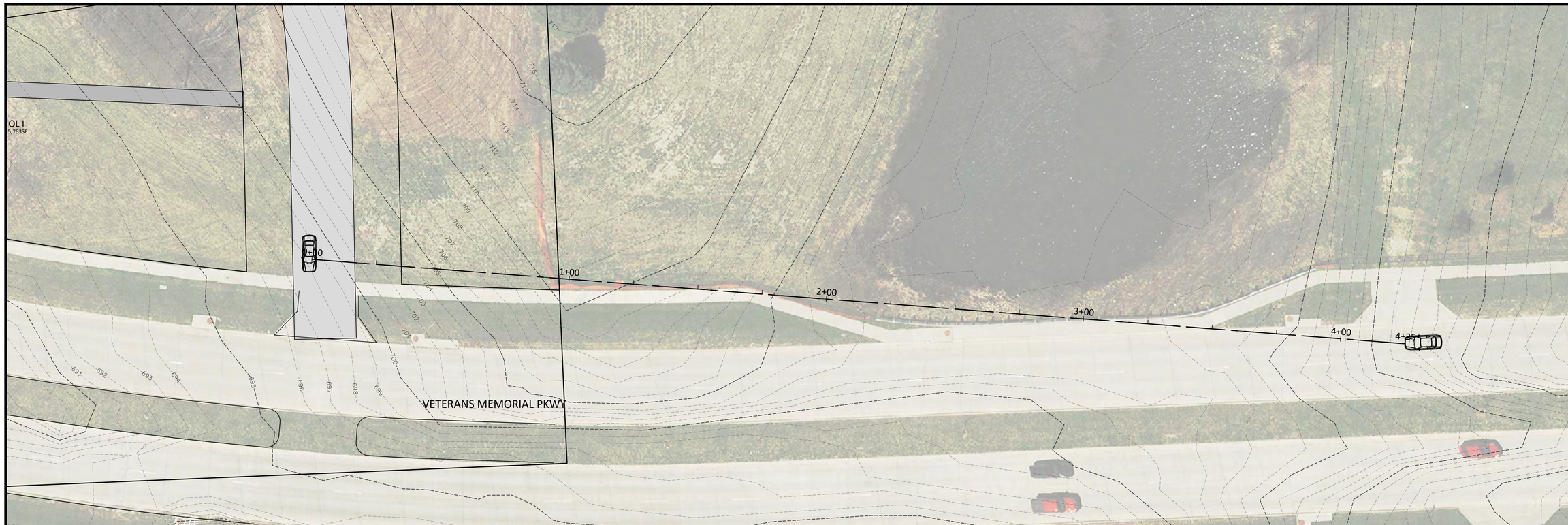
SHEET NAME:
SIGHT DISTANCE EXHIBITS
EASTBOUND CAR - ENTRANCE 3

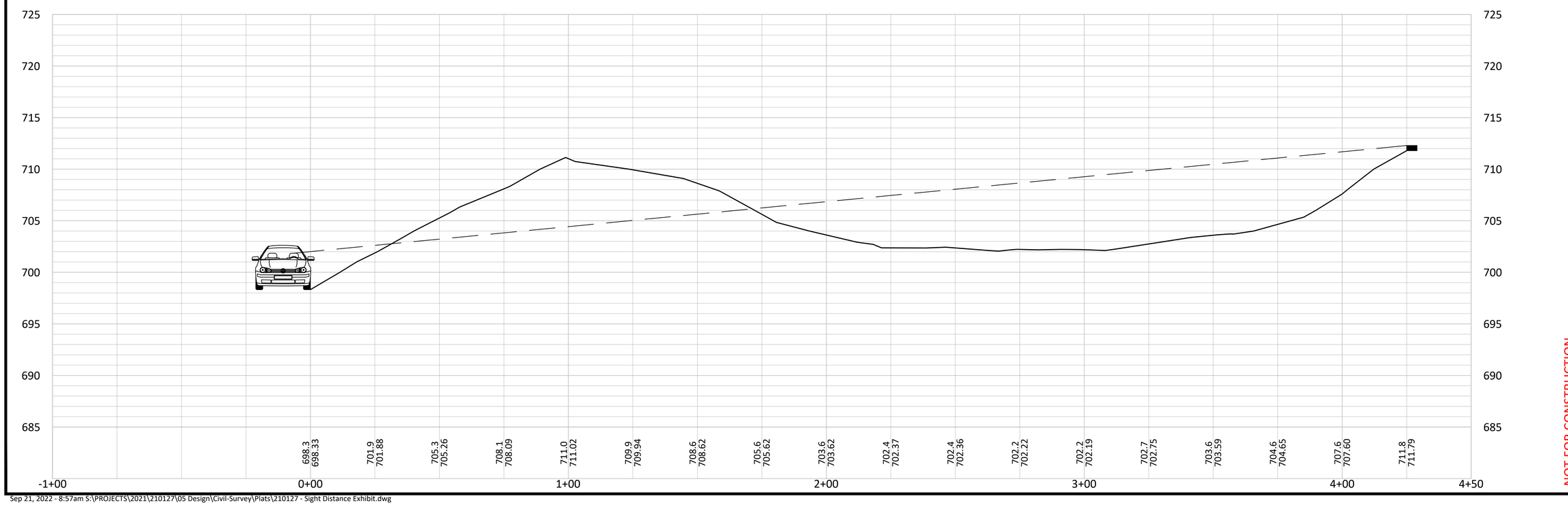
DESIGN PROFESSIONAL:
BOELK

PROJECT NO.:
21-0127

SHEET NUMBER:
6 OF 7

Sep 21, 2022 - 8:50am S:\PROJECTS\2021\210127\05 Design\Civil-Survey\Plats\210127 - Sight Distance Exhibit.dwg





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ENGINEER:
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WWW.AXIOM-CON.COM | (319) 519-6220

0 10 20

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME:
TRALEE FARMS
DAVENPORT, IOWA, 52807

CLIENT NAME:
HIGH PROPERTIES

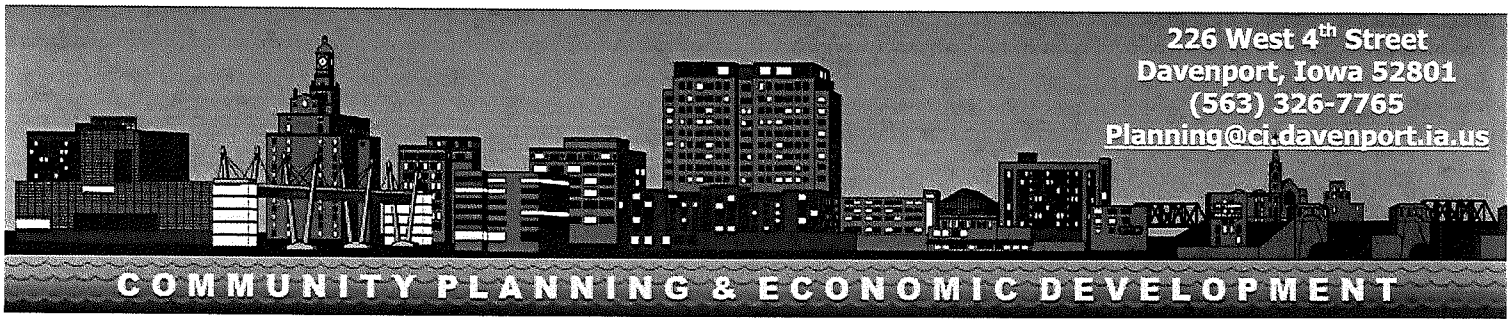
SHEET NAME:
SIGHT DISTANCE EXHIBITS
WESTBOUND CAR - ENTRANCE 3

SHEET NUMBER:
7 OF 7

PROJECT NO.:
21-0127

DESIGN PROFESSIONAL:
BOELK

Sep 21, 2022 - 8:57am S:\PROJECTS\2021\210127\05 Design\Civil-Survey\Plats\210127 - Sight Distance Exhibit.dwg



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

Property Address* Sec:06 Twp:78 Rng:04PRT NW/4 COM SW CORNW/4, SD PT POB; -N1360'; -E 3
***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)**

Name:	Darryl High
Company:	High Properties
Address:	211 1st Ave SE
City/State/Zip:	Cedar Rapids, IA 52401
Phone:	319-363-9300
Email:	darrylh@highdevelopment.com

Owner (if different from Applicant)

Name:	Brian Duffy
Company:	Shamrock Properties LC
Address:	1910 E Kimberly Rd
City/State/Zip	Davenport, IA 52807
Phone:	563-344-7311
Email:	Brian.Duffy@permarsecurity.com

Engineer (if applicable)

Name:	Brian Boelk
Company:	Axiom Consultants, LLC
Address:	60 E Court Street
City/State/Zip	Iowa City, IA 52240
Phone:	319-400-1056
Email:	bboelk@axiom-con.com

Architect (if applicable)

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

Attorney (if applicable)

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

Application Form Type:

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

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 ☐

Historic Preservation Commission
- Certificate of Appropriateness ☐
- Landmark Nomination ☐
- Demolition Request ☐

Administrative
- Administrative Exception ☐
- Health Services and Congregate Living Permit ☐

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

Request:

Existing Zoning: S-AG

Proposed Zoning Map Amendment: R-1, R-4, R-MF, and C-2

Purpose of the Request:

Rezone from existing agricultural land to a mixed use development consisting of larger single family residential to the east, smaller single family to the north, multi-family in the center, and a mix of commercial and multi-family residential on the south side of Veterans Memorial.

Total Land Area: 104.57 Acres

Does 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: Darryl High Date: 10/05/2022

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, Brian Duffy

authorize Darryl High (High Properties)

to act as applicant, representing me/us before the Plan and Zoning Commission and City Council.

Signature(s)

State of Iowa,

County of Scott.

Sworn and subscribed to before me

This 6 day of October 2022 Personally Known

Form of Identification

Notary Public

My Commission Expires: 5-18-2023

Patricia A. Nebinger
Commission Number: 828293
My Commission Expires:
May, 18-2023

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | Plan and Zoning Commission

Date: 11/1/2022 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5:00 PM Subject: Public Hearing for a Rezoning Request

To: All property owners within 800 feet of the subject property bounded by Veterans Memorial Parkway, Eastern Avenue, Interstate 80, and Jersey Ridge Road

What is this About?
This notice is being sent to inform you that a public hearing will be held for a Rezoning Request. The subject property is currently zoned S-AG Agricultural District. The purpose of the request is to rezone the existing agricultural land to a mixed use development. The property owner is requesting a rezoning to R-1 Single-Family Residential District, R-4 Single-Family and Two-Family Residential District, R-MF Multi-Family Residential District, and C-2 Corridor Commercial District.

Request/Case Description
Case REZ22-07: Request of High Properties on behalf of Shamrock Properties LC to rezone approximately 104.57 acres of land bounded by Veterans Memorial Parkway, Eastern Avenue, Interstate 80, and Jersey Ridge Road from S-AG Agricultural District to R-1 Single-Family Residential District (33 acres), R-4 Single-Family and Two-Family Residential District (20 acres), R-MF Multi-Family Residential District (35 acres), and C-2 Corridor Commercial District (16 acres). [Ward 8]

What are the Next Steps after the Public Hearing?
The Plan and Zoning Commission will hold a formal public hearing at their meeting on November 1, 2022. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on November 15, 2022. 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.

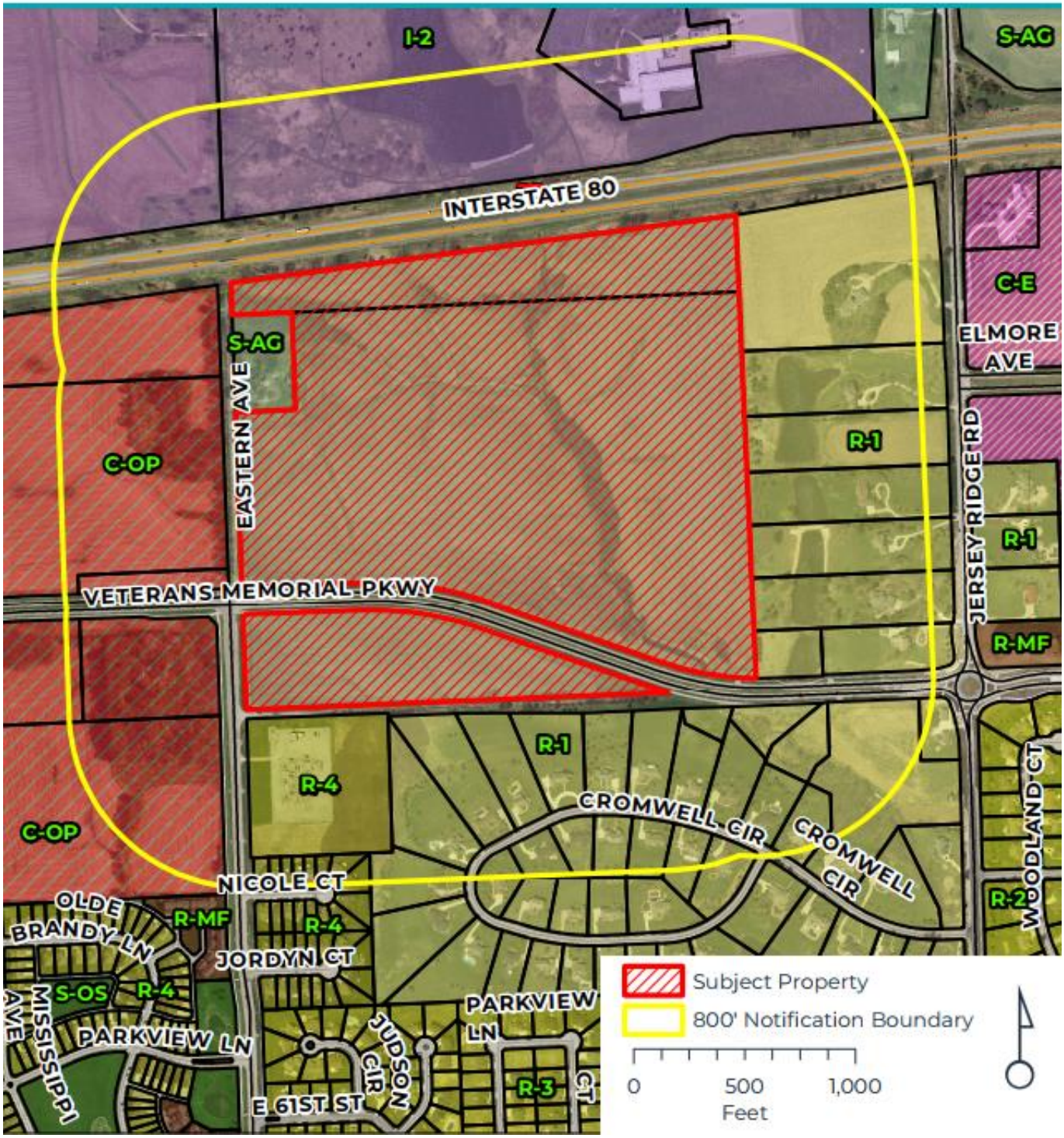
All documents related to the meeting (agenda included) are at "Search Minutes & Agendas": www.cityofdavenportiowa.com/boards Mondays before the meeting/public hearing.

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 in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

Rezoning Request | Case REZ22-07 | Public Hearing Notice

Rezone from S-AG Agricultural District (104 Acres) to
R-1 Single-Family Residential District (33 Acres),
R-4 Single-Family and Two-Family Residential District (20 Acres),
R-MF Multi-Family Residential District (35 Acres), and
C-2 Corridor Commercial District (16 Acres)



REZONING EXHIBIT

TRALEE FARMS
DAVENPORT, SCOTT COUNTY, IOWA

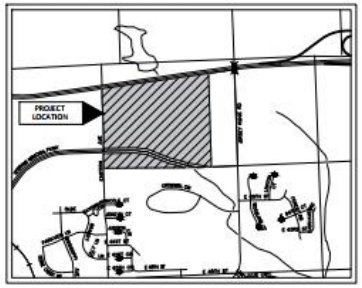
DEVELOPER/OWNER INFORMATION:

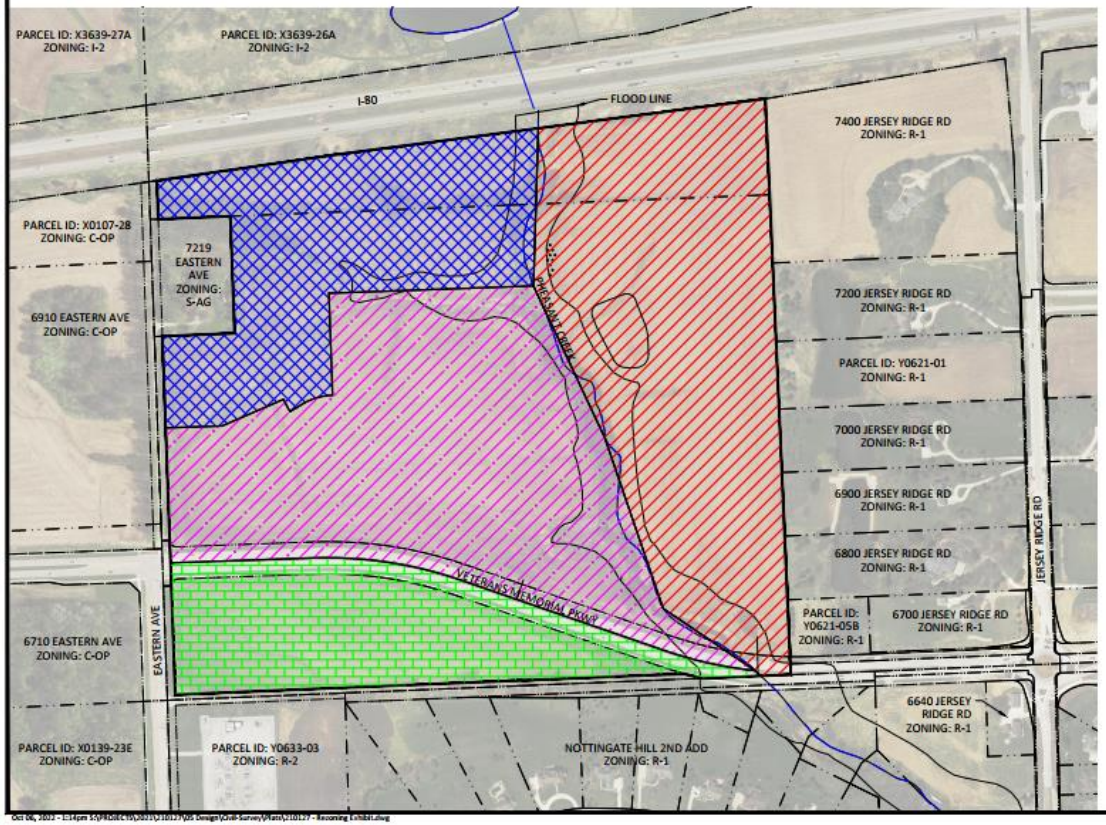
DEVELOPER / APPLICANT:	OWNER:	PREPARED BY:
HIGH PROPERTY MANAGEMENT C/O DARRYL HIGH 211 1ST AVE SE, SUITE A CEDAR RAPIDS, IA 52401 319-363-3900 DARRYLH@HIGHDEVELOPMENT.COM	SHAMROCK PROPERTIES LC 1910 E KIMBERLY RD DAVENPORT, IA 52807	AXIOM CONSULTANTS, LLC C/O BRIAN BOELK 60 E. COURT STREET, UNIT 3 IOWA CITY, IOWA 52240 319-519-6220 BBOELK@AXIOM-CON.COM

ZONING INFORMATION:

CURRENT ZONING:		
S-AG	AGRICULTURAL ZONING	105 ACRES
PROPOSED ZONING:		
R-1	SINGLE-FAMILY RESIDENTIAL	33 ACRES
R-4	SINGLE-FAMILY & TWO-FAMILY RESIDENTIAL	20 ACRES
R-MF	MULTI-FAMILY RESIDENTIAL	35 ACRES
C-2	CORRIDOR COMMERCIAL	16 ACRES

PROJECT VICINITY MAP





LEGAL DESCRIPTION:

R-1 LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER S82°35'34"W, 856.81 FEET; THENCE S01°43'15"W, 589.82 FEET; THENCE S25°08'27"E, 627.34 FEET; THENCE S18°52'33"E, 674.64 FEET; THENCE S55°57'25"E, 414.61 FEET; THENCE S46°27'51"E, 29.12 FEET; THENCE N87°39'04"E, 112.86 FEET; THENCE N02°31'16"W, 2155.91 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 33 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

R-4 LEGAL DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER S82°35'34"W, 856.81 FEET; THENCE S82°35'34"W, 749.62 FEET; THENCE S81°45'21"W, 690.38 FEET; THENCE S02°02'47"E, 144.19 FEET; THENCE N87°43'01"E, 270.00 FEET; THENCE S02°02'47"E, 438.00 FEET; THENCE S87°43'01"W, 270.00 FEET; THENCE S02°02'47"E, 343.34 FEET; THENCE N87°57'13"E, 211.35 FEET; THENCE N66°31'14"E, 250.33 FEET; THENCE 52.16 FEET ALONG A 330.00 RADIUS CONCAVE EASTERLY (CHORD BEARING S28°00'26"E, 52.10 FEET); THENCE 60.02 FEET ALONG A 1712.02 RADIUS CONCAVE SOUTHEASTERLY (CHORD BEARING N58°42'42"E, 60.02 FEET); THENCE 112.65 FEET ALONG A 230.16 RADIUS CONCAVE SOUTHERLY (CHORD BEARING N74°26'57"E, 111.53 FEET); THENCE N02°02'32"W, 381.63 FEET; THENCE N87°57'28"E, 765.92 FEET; THENCE N01°43'15"E, 589.82 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 20 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

R-MF LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER N02°03'26"W, 492.91 FEET; THENCE N02°02'09"W, 504.93 FEET; THENCE N87°57'13"E, 211.35 FEET; THENCE N66°31'14"E, 250.33 FEET; THENCE 52.16 FEET ALONG A 330.00 RADIUS CONCAVE EASTERLY (CHORD BEARING S28°00'26"E, 52.10 FEET); THENCE 60.02 FEET ALONG A 1712.02 RADIUS CONCAVE SOUTHEASTERLY (CHORD BEARING N58°42'42"E, 60.02 FEET); THENCE 112.65 FEET ALONG A 230.16 RADIUS CONCAVE SOUTHERLY (CHORD BEARING N74°26'57"E, 111.53 FEET); THENCE N02°02'32"W, 381.63 FEET; THENCE N87°57'28"E, 765.92 FEET; THENCE S25°08'27"E, 627.34 FEET; THENCE S18°52'33"E, 674.64 FEET; THENCE S55°57'25"E, 414.61 FEET; THENCE 347.50 FEET ALONG A 1529.55 RADIUS CONCAVE NORTHERLY (CHORD BEARING N77°32'44"W, 346.76 FEET); THENCE N70°54'38"W, 808.70 FEET; THENCE 554.56 FEET ALONG A 1534.16 RADIUS CONCAVE SOUTHERLY (CHORD BEARING N81°27'54"W, 551.54 FEET); THENCE S88°02'33"W, 538.31 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 35 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

C-2 LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER N02°03'26"W, 492.91 FEET; THENCE N88°02'33"E, 538.31 FEET; THENCE 554.56 FEET ALONG A 1534.16 RADIUS CURVE CONCAVE SOUTHERLY (CHORD BEARING S81°27'54"E, 551.54 FEET); THENCE S70°54'38"E, 808.70 FEET; THENCE 347.50 FEET ALONG A 1529.55 RADIUS CURVE CONCAVE NORTHERLY (CHORD BEARING S77°32'44"E, 346.76 FEET); THENCE S46°27'51"E, 29.12 FEET; THENCE S87°39'04"W, 217.32 FEET; THENCE N75°47'53"W, 70.21 FEET; THENCE S87°39'04"W, 1906.07 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS ABOUT 16 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

NOT FOR CONSTRUCTION

AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

0 100 200

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT TITLE: TRALEE FARMS
DAVENPORT, IA 52807
CLIENT NAME: HIGH PROPERTY MANAGEMENT
SHEET TITLE: REZONING EXHIBIT
PROJECT NO.: 21-0127
DESIGNED BY: BOELK
SHEET NUMBER: 1 OF 1

Oct 06, 2022 - 1:14pm S:\PROJECTS\2021\210127\05 Design\Civil-Survey\Plans\210127 - Rezoning Exhibit.dwg

DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

Neighborhood Meeting Invitation | Development Proposal

Date: 6/9/2022 **Location:** Eastern Avenue Library | Meeting Room B | 6000 Eastern Avenue
Time: 5:30 PM **Subject:** Informal Neighborhood Meeting Regarding a Development Proposal

To: All property owners within the vicinity of the subject property located south of Interstate 80, East of Eastern Avenue, north of Veterans Memorial Parkway, and west of Jersey Ridge Road.

You are invited to a neighborhood meeting regarding a development proposal on the approximately 97.56 acres of land bounded by Interstate 80, Eastern Avenue, Veterans Memorial Parkway, and Jersey Ridge Road. The property is currently zoned S-AG Agricultural District. A developer is proposing a mixed use development consisting of commercial and residential land uses.

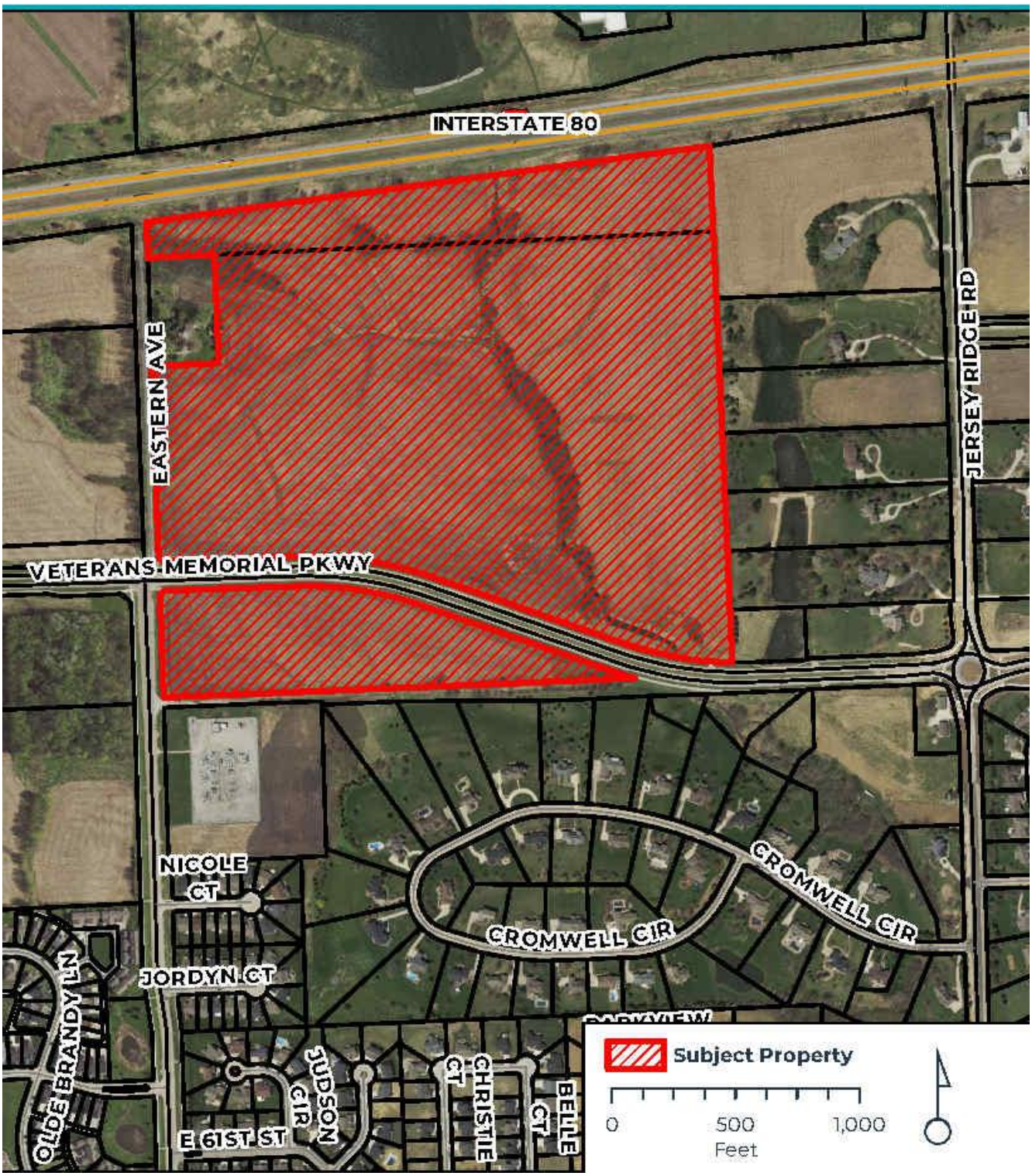
The purpose of this meeting is to provide an informal setting to allow the developer to describe the proposed development, to interact with adjacent owners, and to answer any questions and concerns about the proposed action.

What are the next steps after the neighborhood meeting?
Following the neighborhood meeting, the developer will submit an Application for a Zoning Map Amendment. The City Plan and Zoning Commission will hear public comments regarding this proposal at a yet to be determined date. Planning staff will send additional notices with the dates and times of additional public hearings regarding this request.

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

THE CITY OF DAVENPORT
IOWA | USA

Neighborhood Meeting Notice
Development Proposal



Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807

T | 563.326.6198
E | contactus@davenportiowa.com

davenportiowa.com/DNS

Staff
Scott Cooper

SIGN IN SHEET

NAME	ADDRESS	EMAIL
Robin Schilling	1598 Olde Brandy Ln	uspsrulesegmail.com
Ruth Hill	6341 Mississippi Av.	rhill1051@yahoo.com
S-S h-Ce	1580 Swamp	shariowa8@gmail
Teal Horack	1703 Nicole Court	teal293@gmail.com
Brian/Mandy Fleming	1708 Nicole Ct	belgie100@gmail.com
Jim & Kathy DeBoeuf	6900 Jersey Ridge Rd	K.deboeuf@mchsi.com
Steve Gipple	2343 Cromwell Circle	steve.Gipple@mchsi.com
William Boswell	1722 Nicole Ct	billbswll@Yahoo.com
Mike + Brenda Goellnitz	7219 Eastern Ave	pinkcubab2@gmail.com + brenda.goellnitz@unitypoint.org
Kristina Langan	2120 Cromwell Circle	langancrew7@gmail.com
Mark Sisel	1911 E 61st Circle	marksisel12@gmail.com
Ryan Van Drole	6450 Thomas Ct	Ryan@VanDroleGroup.com
Scott Pearson	6516 Woodland Ct	PearsonBPScott@gmail.com
Len Mendoza	1202 Nicole Ct	LM1307@icloud.com
Chris Mendoza	" " "	
Cindy + Larry Holden soph	1420 Olde Brandy Ln	cholden soph 0366@gmail.com
Ralph Rebecca Armstrong	1571 Olde Brandy Ln	rebstrong1953@gmail.com
John-Connie Dickman	1677 Nicole Ct	Actor [illegible]
MARK MARTINEZ	2140 Cromwell cir	MARKMTZ2000@HOTMAIL
Bernie + Cathy Mack	2236 Cromwell Circle	bernienack57@gmail.com
Toby Loy	1639 Parkview Ln	tobyloy@gmail.com
Mike and Paula Connell	1310 Olde Brandy Lane	pjconnell45@gmail.com
JOSH HEACOCK	6700 JERSEY RIDGE	JOSHANDKELLYHEACOCK@GMAIL.COM
Caryn Crouch	1714 Nicole Ct	
Rick Schaefer	1960 Cromwell	rschaefer@ruhlcommercial
Greg Franke	6123 Judson Circle	gfranke13@yahoo.com
Aaron Dunlap	2340 Cromwell Cir	aaron@aarondunlap.com

Martin Pereira 6500, Jersey Ridge Rd mmptvm@gmail.com
Dan Santry sans77@hotmail.com 1570 Savannah Circle
Becky Alpen beckyalphavs@gmail.com
2345 Cromwell Circle
Brian Fleming flemingb1260@mchsi.com
Cheryl Merritt - dr.bradmerritt@gmail.com
& Brad Merritt
Suzanne Jahns sjahns65@gmail.com (Nicole Ct.)
Ann Hughes Bthughes6630@gmail.com
Brian Hughes Athughes6630@gmail.com
RICHARD GUSTAR RICHARDGUSTAS@YMAIL.COM

AXIOMCONSULTANTS

CIVIL · STRUCTURAL · MECHANICAL · ELECTRICAL · SURVEY · SPECIALTY

SHAMROCK DEVELOPMENT
HIGH DEVELOPMENT
AXC 210157

SIGN-IN SHEET
DATE: WEDNESDAY, MAY 10, 2022

NAME	EMAIL	PHONE	ADDRESS
Russell Krenz		702-249-8294	5601 EASTERN AVE
Cecil/Janice Peterson		563-343-5034	2260 Cromwell Circle Dav.
Jim & Kathy DeBoenf	K.deboenf@mchsi.com	(563)344-0775	6900 Jersey Ridge Rd. Dav.
RICHARD GUSTAS	RICHARDGUSTAS@YMAIL.COM	(563) 355-5669	2242 CROMWELL CR.
Brenda + Mike Goellnitz	brenda.goellnitz@unitypoint.org	563-343-66661	7219 EASTERN DAV
Elizabeth Bradley			7001 IRR
Cheryl Merritt	dr.bradmerritt@gmail.com	563-529-~~2025~~ 1820	2130 Cromwell Cir Dav.
ROBERT LOUIS	RLOUIS5@MCHSI.COM	563-940-6057	2160 CROMWELL CIR.
RYAN VANDAELE	RYAN@VANDAELEGROUP.COM	563.271.6684	6450 THOMAS CT, BETTENDORF
MARK MARTINEZ	MARKMTZ2000@HOTMAIL.COM	254-383-4576	2140 CROMWELL CIR DAVENPORT
RYAN FICK	RSFICKCMC@MCHSI.COM	563 503 0224	EAGLE
JOSH + KELLY HEACOCK	JOSHANDKELLYHEACOCK@GMAIL.COM	319-321-6985	6700 JERSEY RIDGE RD

From: Kathy k.deboeuf@mchsi.com
Subject: Case REZ22-07 Request of High Properties on behalf of Shamrock Properties LC
Date: Nov 14, 2022 at 11:54:46 AM
To: planning@davenportiowa.com

We are opposed to the request from High Properties to rezone 104 acres located adjacent to Eastern Avenue and Veterans Memorial Parkway. To be specific, based on the concept plan we are opposed to the proposed C-2 Corridor Commercial District and the numerous traffic cuts onto VMP. We do not want commercial businesses in the middle of these residential neighborhoods. Since the city developed the parkway, it has become very popular with pedestrians and bicyclists. Why ruin that by putting additional traffic cuts on VMP for these people to navigate? All entrances and exits should be from Eastern Avenue. The current roundabout works very well but speed limits are ignored.
Thank you.

James DeBoeuf
Kathleen DeBoeuf
6900 Jersey Ridge Rd.
Davenport, IA

Sent from my iPad

Werderitch, Matt

From:
Sent: Monday, November 14, 2022 11:55 AM
To: Planning
Subject: [EXT] Case REZ22-07 Request of High Properties on behalf of Shamrock Properties LC

We are opposed to the request from High Properties to rezone 104 acres located adjacent to Eastern Avenue and Veterans Memorial Parkway. To be specific, based on the concept plan we are opposed to the proposed C-2 Corridor Commercial District and the numerous traffic cuts onto VMP. We do not want commercial businesses in the middle of these residential neighborhoods. Since the city developed the parkway, it has become very popular with pedestrians and bicyclists. Why ruin that by putting additional traffic cuts on VMP for these people to navigate? All entrances and exits should be from Eastern Avenue. The current roundabout works very well but speed limits are ignored.
Thank you.

James DeBoeuf
Kathleen DeBoeuf
6900 Jersey Ridge Rd.
Davenport, IA

Sent from my iPad

Werderitch, Matt

From:
Sent: Sunday, October 30, 2022 8:28 PM
To: Planning
Subject: [EXT] Case REZ22-07 Request of High Properties on behalf of Shamrock Properties LC

Please consider the following comments and concerns regarding this zoning change request before making your recommendations.

1). This area does not need 16 acres of Commercial property adjacent to single family housing. We don't need or want businesses operating 24/7 with their accompanying bright lighting in this corridor. Nor do we need the additional traffic congestion trying to turn into and out of this type of business (gas stations, convenience stores, vape shops, etc.). There are plenty of gas stations/convenience stores nearby on 53rd St., Brady and Jersey Ridge.

2). How will residents enter and exit this new development? The site limitations on Veterans Memorial Parkway (looking to the east) and the high rate of speed prohibit these residents from safely entering or exiting directly onto Veterans Memorial Parkway. The only safe approach to this new development will be from Eastern Avenue.

3). Why so much R-MF Multi-Family Residential? How about more single family homes instead?

Thank you for your consideration.

Kathleen DeBoeuf

Sent from my iPad

Werderitch, Matt

From: Berkley, Laura
Sent: Wednesday, November 2, 2022 10:41 AM
To: Koops, Scott E.; Werderitch, Matt
Subject: Fw: [EXT] Veteran's Memorial Parkway and Eastern.

From:
Sent: Monday, October 31, 2022 10:49:51 PM
To: Berkley, Laura
Subject: [EXT] Veteran's Memorial Parkway and Eastern.

It would appear to be reckless per the current plan for traffic to be routed onto the parkway from new areas. All should be entered onto Eastern where there is less traffic and lanes. For the safety of all concerned, all entrance / exits should utilize Eastern. The parkway has an appropriate speed of 45. That does not allow for people to slow to enter additional housing/business areas or ample space to exit and be accelerated to the 45 speed of traffic already moving on parkway.

In my opinion, serious rear end accidents and injuries/ death would be at risk. Developers of this need to structure exits with concern for citizen safety rather than economy.

Carol Hansen
6414 Fairhaven Road
Jersey Farms

Werderitch, Matt

From: Berkley, Laura
Sent: Wednesday, November 2, 2022 10:43 AM
To: Koops, Scott E.; Werderitch, Matt
Subject: Fw: [EXT] Fwd: Plan & Zoning Meeting - Tuesday 1 November @ 5:00 PM

From:
Sent: Monday, October 31, 2022 4:34:39 PM
To: Berkley, Laura
Subject: [EXT] Fwd: Plan & Zoning Meeting - Tuesday 1 November @ 5:00 PM

I agree with Tom Javobson's concern.

It is difficult to believe that any reputable traffic study wouldn't flag the amount of probable congestion on Veterans as is suggested by the number of housing units + gas station + coffee shop in what is a relatively small area. It is also notable that the plan makes so little use of the traffic control available via the existing lights at Eastern and Veterans.
As a retired engineer in another field, I know the wisdom staying in my own lane and deferring to actual experts, but even I can identify some changes which would seem to have potential:

1.An exit from the housing area (likely just south of the west end cul de sac) to the northern extension of Eastern. That combined with elimination of the currently planned western access to Veterans would funnel much of the traffic from the higher density residential section to the current Eastern/Veterans intersection.
2. A traffic control device (my preference would be a traffic circle rather than lights) at the east/west midpoint of the development (where the planned exits from the residential and the commercial both intersect Veterans). It seems likely that lights or a circle will be required at this location once the area is built up. Especially if a circle, provision must be made now to allow space.
3. Elimination of one or both of the western exits from the commercial area to Veterans and redirection of that traffic to an exit on Eastern and to the lights/circle suggested in item 2.
4. No change to the exit at the eastern end of the development. The number of housing units that exit supports is relatively small.

Thanks for the opportunity to comment.

Kevin Hoehn
6487 Fairhaven Road

---------- Forwarded message ---------
From:
Date: Mon, Oct 31, 2022 at 2:13 PM
Subject: Plan & Zoning Meeting - Tuesday 1 November @ 5:00 PM
To:

Please send your comments to Laura.Berkley@davenportiowa.com

Sent from Mail for Windows

From: Tom Jacobson
Sent: Monday, October 31, 2022 11:37 AM
Subject: Plan & Zoning Meeting - Tuesday 1 November @ 5:00 PM

The proposed plan calls for five cuts or entrances from the proposed residential and commercial developments to Veterans Memorial Parkway between the roundabout and Eastern Ave. It would seem a better solution would be route traffic to the Eastern Ave intersection to avoid traffic disruptions and turn lanes.

Click on or cut and paste this link into browser address bar.

file:///C:/Users/Tom%20Jacobson/Downloads/Good_Neighbor_Meeting_Presentation_-_06.09.2022.pdf

Interstate 90
Eastern Ave.
Veteran's Memorial Parkway
GAS STATION
COFFEE SHOP
C 01
C 01
400
620

Werderitch, Matt

From:
Sent: Monday, October 31, 2022 5:25 PM
To: Planning
Subject: [EXT] Fwd: Martinez 2140 Crowmwell Cir Davenport

Categories: Green Category

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From:
Sent: Monday, October 31, 2022 5:22 PM
To: Laura.Berkley@davenportiowa.com <Laura.Berkley@davenportiowa.com>
Subject: Martinez 2140 Crowmwell Cir Davenport

Hi Laura,

I hope this finds you well. My husband plans on being at the city council meeting tomorrow however, I was told to voice some of our concerns to you.

We live directly behind the corn field and with trees we planted 4 years ago are not nearly as large enough to provide much privacy for our back yard. We do have young girls and a pool. Two big concerns would be whatever tall building that is built especially residential apartments overlooking right down into our back yard. The next area of concern is people cutting through our back yard. We lived in another house in Davenport and that's exactly what happened when they built an apartment that was connected to back yard and why we moved. There are other concerns we have but these two our our top priority. With our backyard really being the only one connected with direct access and view I'd really hope someone can understand why we are not happy about the development.

I'm m sure you are busy with more complaints and work and I do appreciate your time reading this email. Please feel free to contact me with any questions. My cell number is

VR,
Mia and Mark Martinez

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Werderitch, Matt

From:
Sent: Tuesday, November 1, 2022 3:59 PM
To: Planning
Cc: Brad Merritt
Subject: [EXT] Zoning meeting 11-1-22 concerns

Hello- My name is Brad Merritt and my wife and I have lived at 2130 Cromwell Circle for 20 years. We went to the 'friendly neighbor' meetings with the developer and I'd like to believe that our residents were heard and requested action items were put into place for the future construction. There seems to be a paranoia that things can 'change' even after all the meetings for a host of reasons and I'm hoping that all these proceedings and follow through will be legitimated ultra responsible. We are proud of our Davenport community and don't want to become jaded with our process of transparency and responsible and wise building. We understand that there is a need to develop this corridor and we just want complete assurance that certain things are not going to happen:
1-just North of Cromwell on the pie-shaped parcel we have been repeatedly told that area will not have apartments or high density buildings nor will there be construction taller than a normal 2-story building..including garages.
2-If apartments are necessary out here it appears as though as far west and north would seem prudent…. Probably even into parcel west of Eastern for future dealings where there aren't pre existing homes.
3-Lighting is always a concern with new development but maybe even more vital is that all buildings have a very low noise emittance …exhausts/air systems, etc. Ex. The Kahl Home is very very loud and unreasonable even though it may somehow fall within guidelines it is a nuisance for residential.

Thank you and I hope that we can all grow well and wisely together, Brad Merritt, DC

Werderitch, Matt

From:
Sent: Tuesday, November 1, 2022 3:42 PM
To: Planning
Subject: [EXT] FW: Zoning meeting

Importance: High

Categories: Green Category

Forwarding to this department as requested per email.

From:
Sent: Tuesday, November 1, 2022 3:29 PM
To: Laura.Berkley@davenportiowa.com
Subject: Zoning meeting
Importance: High

Laura,

We are strongly opposed to rezoning land west of Jersey Ridge and north of Veterans Memorial Parkway. Under no conditions do we want a strip mall and multi-family residences that close to our residence. This will only bring in crime and high traffic. Veterans Memorial is busy enough already. We paid a premium to be in the Jersey Farms Neighborhood to get away from crime; please do not bring it to us by rezoning this land. There are all kinds of "for rent" signs around the QC for housing as well as empty business spaces. We do not need or want multiple curb cuts for a strip mall and apartments on Veterans Memorial Parkway. Traffic will be at a crawl on Jersey Ridge and Eastern and we will not be able to get out of our addition. Even now it is sometimes difficult to get out of Jersey Farms. We do not want our property devalued; that would hurt us but also the city as you would get less tax dollars from our addition.

NFM

Werderitch, Matt

From: Berkley, Laura
Sent: Wednesday, November 2, 2022 10:45 AM
To: Koops, Scott E.; Werderitch, Matt
Subject: Fw: [EXT] Good Neighbor Meeting Tuesday November 1

From:
Sent: Monday, October 31, 2022 7:11:30 PM
To: Berkley, Laura
Cc: Jobgen, Ben
Subject: [EXT] Good Neighbor Meeting Tuesday November 1

Greetings Ms. Berkley,

My name is Scott Scherbroeck and I have lived in northern Davenport for the last 31 years. Almost all of that 31 years my residence was at the corner of 61st Street and Utica Ridge Road. I moved to 61st Street in August 1991 before all the development along 53 Street, Elmore Avenue and Veterans Memorial. I am currently building a new home in the Forest Roads Estate subdivision of north Davenport.

Two of the three aforementioned developments I would qualify as a traffic disaster. The third now appears to be headed for the same fate as the other two. Since the initial completion of 53rd Street this street always seems to have a large section under repair or modification.which creates major traffic complications every construction season. Elmore with all the store entrances and exits is at worst an accident waiting to happen (or actually happening), and at its best is frequently a chaotic traffic jam.

Veterans Memorial took a long time to complete and closed down my favorite passage between Utica Ridge and Jersey Ridge - 67th Street. Once Veterans Memorial opened it became my favorite passage to avoid 53rd Street for east/west travel in north Davenport. Now it appears new development is going to complicate travel along Veterans Memorial and probably transition it into another 53rd Street or Elmore Street..

I have seen an early proposed plan for the development of land between Jersey Ridge and Eastern to the east and west and Veterans Memorial. I urge you to carefully consider the number of exits and entrances you allow traffic directly to enter Veterans Memorial, otherwise my preferred east/wester route for north Davenport may have to become I-80. I have never understood why Davenport doesn't utilize frontage roads as many other cities do to facilitate smoother and safer traffic flow to main thoroughfares.

Please don't allow the upcoming development along Veterans Memorial to generate another 53rd street or Elmore Street traffic quagmire. I am hoping the current Davenport city officials can learn from their predecessor's mistakes.

Scott Scherbroeck

From: David Samuelson <dsamuelson@outlook.com>
Sent: Wednesday, October 19, 2022 2:07 PM
To: Berkley, Laura <Laura.Berkley@davenportiowa.com>
Cc: Lee, Judith <Judith.Lee@davenportiowa.com>
Subject: Re: [EXT] Development of the Mike/Linda Duffy land

Dear Ms Berkeley. We live at 2159 Cromwell Circle in Davenport and have some concerns about the proposed Duffey development. According to the diagram, I see there are signal family homes proposed next to the large houses on Jersey Ridge Road north of VMP however you have commercial planned south of VMP next to the homes on Cromwell Circle. I believe the commercial should be north of VMP and single family homes south of VMP adjoining the homes on Cromwell Circle the same way you are recommending to the north. Both areas have expensive homes. Secondarily, currently the traffic on VMP moves at a good pace and it is a great way to get across town. Please put in frontage roads north and south of VMP to avoid curb cuts and turn lanes which will slow down and disrupt the traffic flow. We believe a roundabout at eastern and VMP would be a good idea. We use this road daily and would not like to see the flow disrupted by curb cuts. Thanks for your help. Dave and Ginny Samuelson

Werderitch, Matt

From: Berkley, Laura
Sent: Wednesday, October 19, 2022 3:06 PM
To: Werderitch, Matt
Subject: FW: [EXT] Development of the Mike/Linda Duffy land

FYI – can you please save these comments in the project folder?

LAURA BERKLEY, CFM
Development & Planning Administrator | Development & Neighborhood Services
City of Davenport

O 563-888-3553
1200 E 46th St, Davenport, IA 52807

Davenportiowa.com

From: David Samuelson <dsamuelson@outlook.com>
Sent: Wednesday, October 19, 2022 2:07 PM
To: Berkley, Laura <Laura.Berkley@davenportiowa.com>
Cc: Lee, Judith <Judith.Lee@davenportiowa.com>
Subject: Re: [EXT] Development of the Mike/Linda Duffy land

Dear Ms Berkeley. We live at 2159 Cromwell Circle in Davenport and have some concerns about the proposed Duffey development. According to the diagram, I see there are signal family homes proposed next to the large houses on Jersey Ridge Road north of VMP however you have commercial planned south of VMP next to the homes on Cromwell Circle. I believe the commercial should be north of VMP and single family homes south of VMP adjoining the homes on Cromwell Circle the same way you are recommending to the north. Both areas have expensive homes. Secondarily, currently the traffic on VMP moves at a good pace and it is a great way to get across town. Please put in frontage roads north and south of VMP to avoid curb cuts and turn lanes which will slow down and disrupt the traffic flow. We believe a roundabout at eastern and VMP would be a good idea. We use this road daily and would not like to see the flow disrupted by curb cuts. Thanks for your help. Dave and Ginny Samuelson

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From: jcbrooke@mchsi.com <jcbrooke@mchsi.com>
Sent: Tuesday, October 18, 2022 7:19:31 PM
To: Laura Berkley <Laura.Berkley@davenportiowa.com>
Cc: Judith Lee <judith.lee@davenportiowa.com>; Dave Samuelson <dsamuelson@outlook.com>
Subject: Re: [EXT] Development of the Mike/Linda Duffy land

Ms. Berkley,
Thanks for the revised exhibit.
It will take a bit before I can ask something intelligent. How long is the period of questioning? Or is this simply a courtesy and the die is cast?
Assuming questions can be asked that might have an impact on what is actually done in building this development, here are a couple of general inquiries.
1. Is it usual for a light commercial segment to be built next to established houses? I'm referring to the buildings proposed south of VMP which are drawn as sitting immediately to the north of an existing neighborhood.

2. What is the actual number of apartments proposed and the estimated number of people housed in the apartments? Same question for the townhouses.
3. Are there any proposed buffering efforts to this development - for sound, sight and traffic?
4. Does it matter, in any way, that VMP at the site of the development is like a motordome, with the 45mph 4 lane road falling down from Eastern into a considerable stretch running between two long hills until the fun begins at the roundabout at Jersey Ridge, all of which tends to encourage acceleration and bouncy amplification of the noises from vehicles passing through?
5. Are there recommended setbacks for such a development from existing "things' such as the interstate and VMP and the property on which houses sit?
6. Are there considerations for egress and ingress? Is there ever a need to build frontal roads.
Thanks again.
John Brooke

----- Original Message -----
From: "Laura Berkley" <Laura.Berkley@davenportiowa.com>
To: "John Brooke" <jcbrooke@mchsi.com>
Cc: "Judith Lee" <Judith.Lee@davenportiowa.com>, "Aaron Dunlop" <aaron_d_dunlop@hotmail.com>
Sent: Monday, October 17, 2022 2:52:30 PM
Subject: RE: [EXT] Development of the Mike/Linda Duffy land

Mr. Brooke,

That is what has generally been conveyed at a conceptual level, but I wanted to make sure that you are aware that the density of the residential developments would need to follow the minimum standards within the zoning code. As of Friday afternoon, I have a completed application now. I have attached an exhibit provided in the application showing you how the request by zoning district.

There are a minimum/maximum dimensional standards for residential districts which can be found here: https://ecode360.com/35578471
Please note the following: R-1 lots are closer to 1/2 acre lots. The minimum lot size for R-4 is slightly more than 1/8 acres.

The dimensional standards for commercial districts can be found here: https://ecode360.com/35578572

In particular, I want to draw your attention the Zoning Use Matrix. This is a spreadsheet that tells use you uses are allowed in what districts. "P' means permitted and "S" means a special use permit from the Zoning Board of Adjustment is required: https://ecode360.com/attachment/DA4058/DA4058-017a%20Use%20Matrix%20Table.pdf Unless further restricted with the rezoning, the uses shown in the matrix would be permitted to develop.

LAURA BERKLEY, CFM
Development & Planning Administrator | Development & Neighborhood Services
City of Davenport

O 563-888-3553
1200 E 46th St, Davenport, IA 52807

Davenportiowa.com

-----Original Message-----
From: jcbrooke@mchsi.com <jcbrooke@mchsi.com>
Sent: Sunday, October 16, 2022 1:51 PM
To: Berkley, Laura <Laura.Berkley@davenportiowa.com>
Cc: Lee, Judith <Judith.Lee@davenportiowa.com>; Aaron Dunlop <aaron_d_dunlop@hotmail.com>
Subject: Re: [EXT] Development of the Mike/Linda Duffy land

Ms. Berkley,

Thanks again for sending the power point presentation.
It is difficult to know what is being planned at this point in the process, but if the drawings are a reasonable indication, the Duffy project looks to result in the following on the north side of Veteran's Memorial Parkway:
1. 30 houses on 1/4 acre lots
2. 50 houses on 1/8 acre lots
3. 100 town homes, town houses and duplexes 4. 150 x 4 levels = 600 multiple family living spaces.

On the south of VMP, which buts up to the houses in Cromwell Circle, are 1. A gas station 2. A coffee shop 3. A retail space strip for multiple businesses and parking for 50 4. 12 offices with parking.

Is that a fair expectation of what the Duffy project will turn out to be?
John Brooke

----- Original Message -----
From: "Laura Berkley" <Laura.Berkley@davenportiowa.com>
To: "John Brooke" <jcbrooke@mchsi.com>, "Judith Lee" <Judith.Lee@davenportiowa.com>
Cc: "Aaron Dunlop" <aaron_d_dunlop@hotmail.com>
Sent: Wednesday, October 12, 2022 1:42:51 PM
Subject: RE: [EXT] Development of the Mike/Linda Duffy land

Mr. Brooke,

The developer held one meeting on May 10, 2022 without city staff or elected officials present. From my understanding, addresses within 200 feet of the rezoning request were invited to the meeting, which is what is required by city ordinance. Another meeting was held on June 9, 2022 at 5:30pm at the Eastern Avenue Branch of the Davenport Library with City Staff and elected officials present. For this meeting, staff elected to expand the notice area to properties within 800 feet of the proposed rezoning. I do have you on the second mailing list, so I am not sure why you did not receive the mailing.

I have attached the presentation the developer gave at the meeting. The contact information for the developer and the engineering consultant can be found on the last slide. There is still plenty of time in the process to submit comments as the official process is just about to start.

Please let me know if you have any additional comments.

Sincerely,

LAURA BERKLEY, CFM
Development & Planning Administrator | Development & Neighborhood Services City of Davenport

O 563-888-3553
1200 E 46th St, Davenport, IA 52807

Davenportiowa.com

-----Original Message-----
From: jcbrooke@mchsi.com <jcbrooke@mchsi.com>
Sent: Wednesday, October 12, 2022 10:42 AM
To: Berkley, Laura <Laura.Berkley@davenportiowa.com>; Lee, Judith <Judith.Lee@davenportiowa.com>
Cc: Aaron Dunlop <aaron_d_dunlop@hotmail.com>
Subject: Re: [EXT] Development of the Mike/Linda Duffy land

Thank you Ms. Lee for arranging the response from Ms. Berkley.

There was a mention of "what has been presented at neighborhood meetings," of which I was unaware.
Were these meetings actually held, and if so , when and where, who was invited, and who presented?
Finally, it is possible to obtain the information that was presented?

Thanks again, and my apologies if I am asking for information that has already been presented.

John Brooke
2229 Cromwell Cir, 52807

----- Original Message -----
From: "Berkley, Laura" <Laura.Berkley@davenportiowa.com>
To: "Judith Lee" <Judith.Lee@davenportiowa.com>, "John Brooke" <jcbrooke@mchsi.com>
Cc: "Gripp, Kyle" <Kyle.Gripp@davenportiowa.com>, "Oswald, Richard" <Richard.Oswald@davenportiowa.com>, "Thorndike, Tiffany" <Tiffany.Thorndike@davenportiowa.com>, "Spiegel, Corri" <Corri.Spiegel@davenportiowa.com>
Sent: Wednesday, October 12, 2022 8:20:32 AM
Subject: RE: [EXT] Development of the Mike/Linda Duffy land

Ald. Lee,

We just received a formal application for the rezoning late last week, although we are still waiting on the payment of the fee, so it is not considered a complete application at this time. The request is pretty close to what has been presented at the neighborhood meetings - low density, single-family east of Pheasant Creek, with R-4 (similar to Prairie Heights) and R-MF (townhouses and apartments) on the remaining land north of Veterans Memorial Parkway. The request is still for C-2 Commercial Corridor to the south of Veterans Memorial Parkway.

Pending payment, the public hearing before the Plan & Zoning Commission is tentatively scheduled for November 1st. Letters to properties owners will be sent out early next week with more information, again, pending a complete application.

LAURA BERKLEY, CFM
Development & Planning Administrator | Development & Neighborhood Services City of Davenport

O 563-888-3553
1200 E 46th St, Davenport, IA 52807

Davenportiowa.com

-----Original Message-----
From: Lee, Judith <Judith.Lee@davenportiowa.com>
Sent: Tuesday, October 11, 2022 7:39 PM
To: jcbrooke@mchsi.com; Berkley, Laura <Laura.Berkley@davenportiowa.com>
Subject: Re: [EXT] Development of the Mike/Linda Duffy land

Laura,

Can you give me and John an update on the status of development of the Duffy Land?

Thank you!

Judith

Judith Lee
8th Ward Alderwoman
563 349 4214
Sent from my iPhone

City of Davenport

Department: Community Planning & Economic Development **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **1/25/2023**

Subject:
Third Consideration: Ordinance for Case ROW22-05 being the request of Corn Belt Capital, LLC to vacate unimproved right-of-way located south of Research Parkway and to the west of Interstate 80 Airport Industrial Park 12th Addition. [Ward 8]

Recommendation:
Adopt the Ordinance.

Background:
The purpose of the of the right-of-way vacation is to better facilitate development of property south of Research Parkway. The right-of-way is currently unimproved. Upon vacation, the city will immediately dedicate new right-of-way in a configuration that will better enable access to the lots south of Research Parkway while providing sufficient area for roadway improvements.

The Plan and Zoning Commission reviewed Case ROW22-05 at its November 15, 2022 meeting and have recommended approval subject to the following findings and condition:

Findings:

1. There is an excess of public right-of-way not required for city purposes.
2. Newly dedicated right-of-way will provide access to the lots south of Research Parkway.

Condition:

1. Upon vacation, the city shall immediately dedicate new right-of-way in a configuration that will better enable access to the lots south of Research Parkway while providing sufficient area for roadway improvements.

Comprehensive Plan:

Within Existing Urban Service Area: Yes
Within Urban Service Area 2035: Yes

Abutting Future Land Use Designation: Industry in the Davenport +2035 Land Use Plan.
Abutting Zoning: I-1 Light Industrial District.

Technical Review:

- Streets: Upon vacation, the City can dedicate new public right-of-way to better facilitate development of the lots south of Research Parkway.
- Natural Resources/Storm Water: No issues with the proposed vacation.
- Sanitary Sewer: There is no existing infrastructure within the proposed right-of-way vacation.
- MidAmerican Energy Company: No issues with the proposed vacation.
- Iowa American Water Company: No issues with the proposed vacation. Depending on the development of the site, a utility easement may be required.

- Lumen: No issues with the proposed vacation.
- Mediacom: No objection.

Public Input:

Letters were sent to property owners within 200 feet of the proposed request notifying them of the November 1, 2022 Plan and Zoning Commission Public Hearing.

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

ATTACHMENTS:

Type	Description
Ordinance	Ordinance
Backup Material	ROW Vacation Plat
Backup Material	Draft New ROW Dedication
Backup Material	Zoning & Future Land Use Map
Backup Material	Application
Backup Material	Public Notice

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	11/30/2022 - 12:15 PM

ORDINANCE NO. _____

AN ORDINANCE FOR CASE ROW22-05 BEING THE REQUEST OF CORN BELT CAPITAL, LLC TO VACATE UNIMPROVED RIGHT-OF-WAY LOCATED SOUTH OF RESEARCH PARKWAY AND TO THE WEST OF INTERSTATE 80 AIRPORT INDUSTRIAL PARK 12TH ADDITION.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described units of Scott County, Iowa real estate are hereby vacated (abandoned). The property has the following legal description:

Part of Section 33, Township 79 North, Range 3 East of the 5th Principal Meridian, more particularly described as follows:

Beginning at the southwest corner of Lot 2 of Interstate 80 Airport Industrial Park 8th Addition; Thence North 88°37'49" East, along the south line of said Lot 2, said line also being the north right of way line of 83rd Street, a distance of 471.80 feet; Thence along a curve concave to the northwest, with a radius of 278.33 feet, and arc length of 442.75 feet, and a central angle of 91°08'35" to the westerly right of way line of Hillandale Road, said line also being the easterly line of Lot 1 in said Interstate 80 Industrial Park 8th Addition; Thence continuing along said westerly right of way line, South 87°29'14" West, a distance of 10.00 feet; Thence continuing along said westerly right of way line, North 02°30'46" West, a distance of 272.66 feet; Thence along a curve concave to the southwest, with a radius of 25.00 feet, an arc length of 31.65 feet, and a central angle of 72°32'37", to the southerly right of way line of Research Parkway; Thence along a southeasterly extension of said southerly right of way line, on a curve concave northerly, having a radius of 1445.00 feet, an arc length of 121.71 feet, and a central angle of 04°49'33", to the northwest corner of Lot 1 of Interstate 8- Airport Industrial Park 12th Addition and the easterly right of way line of Hillandale Road; Thence South 02°30'46" East, along the west line of said Lot 1 and said easterly right of way line, a distance of 590.52 feet; Thence continuing along said easterly right of way line, South 02°03'07" East, a distance of 40.15 feet to the south right of way line of 83rd Street; Thence South 88°37'49" West, along said south right of way line, a distance of 841.95 feet to the east line of Lot 2 of Love's First Addition; Thence North 05°00'24" West, along said east line, a distance of 80.16 feet to the Point of Beginning.

The above described parcel contains 3.18 acres, more or less.

For the purpose of this legal description, the south line of Lot 2 of Interstate 80 Airport Industrial Park 8th Addition has an observed bearing of North 88°37'49" East.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

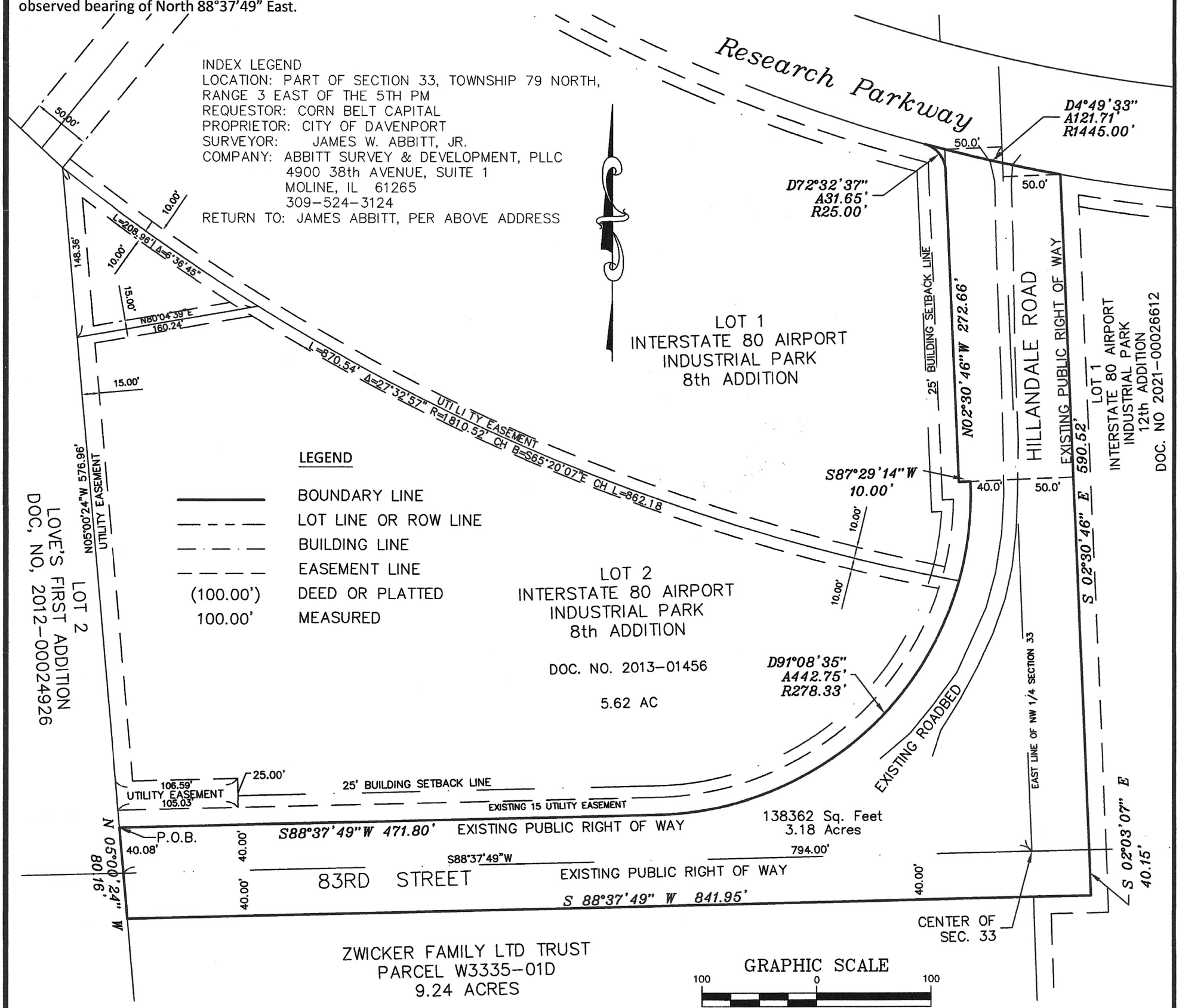
Attest:

_____	_____
Mike Matson	Brian Krup
Mayor	Deputy City Clerk

RIGHT OF WAY VACATION

PART OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DAVENPORT, SCOTT COUNTY, IOWA

Legal Description: Hillandale Road and 83rd Street Right of Way Vacation
Part of Section 33, Township 79 North, Range 3 East of the 5th Principal Meridian, more particularly described as follows:
Beginning at the southwest corner of Lot 2 of Interstate 80 Airport Industrial Park 8th Addition;
Thence North 88°37'49" East, along the south line of said Lot 2, said line also being the north right of way line of 83rd Street, a distance of 471.80 feet;
Thence along a curve concave to the northwest, with a radius of 278.33 feet, and arc length of 442.75 feet, and a central angle of 91°08'35" to the westerly right of way line of Hillandale Road, said line also being the easterly line of Lot 1 in said Interstate 80 Industrial Park 8th Addition;
Thence continuing along said westerly right of way line, South 87°29'14" West, a distance of 10.00 feet;
Thence continuing along said westerly right of way line, North 02°30'46" West, a distance of 272.66 feet;
Thence along a curve concave to the southwest, with a radius of 25.00 feet, an arc length of 31.65 feet, and a central angle of 72°32'37", to the southerly right of way line of Research Parkway;
Thence along a southeasterly extension of said southerly right of way line, on a curve concave northerly, having a radius of 1445.00 feet, an arc length of 121.71 feet, and a central angle of 04°49'33", to the northwest corner of Lot 1 of Interstate 8- Airport Industrial Park 12th Addition and the easterly right of way line of Hillandale Road;
Thence South 02°30'46" East, along the west line of said Lot 1 and said easterly right of way line, a distance of 590.52 feet;
Thence continuing along said easterly right of way line, South 02°03'07" East, a distance of 40.15 feet to the south right of way line of 83rd Street;
Thence South 88°37'49" West, along said south right of way line, a distance of 841.95 feet to the east line of Lot 2 of Love's First Addition;
Thence North 05°00'24" West, along said east line, a distance of 80.16 feet to the Point of Beginning.
The above described parcel contains 3.18 acres, more or less.
For the purpose of this legal description, the south line of Lot 2 of Interstate 80 Airport Industrial Park 8th Addition has an observed bearing of North 88°37'49" East.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY BE OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JAMES W. ABBITT, JR. IPLS NO. 18465

DATE: 10-18-22

MY LICENSE EXPIRES DECEMBER 31, 2022

LICENSED LAND SURVEYOR
JAMES W. ABBITT JR.
18465
IOWA

Abbitt Survey & Development, PLLC

ABBITT SURVEY & DEVELOPMENT, PLLC.
4900 38TH AVE. SUITE 1
MOLINE, ILLINOIS 61265
PH. 309-524-3124

DATE: 10-17-2022	SCALE: 1" = 100'	DRAWN BY: SEM	CHECKED BY: JWA
PREPARED FOR: CORN BELT CAPITAL ATTN: RYAN HINTZE 2505 FAIRWAY COURT BETTENDORF, IA 52722		PAGE: 1 OF 1 Job No.:	
DRAWING TITLE: RIGHT OF WAY VACATION		22-222-IADA-B-CORN BELT	

RIGHT - OF - WAY DEDICATION

PART OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DAVENPORT, SCOTT COUNTY, IOWA

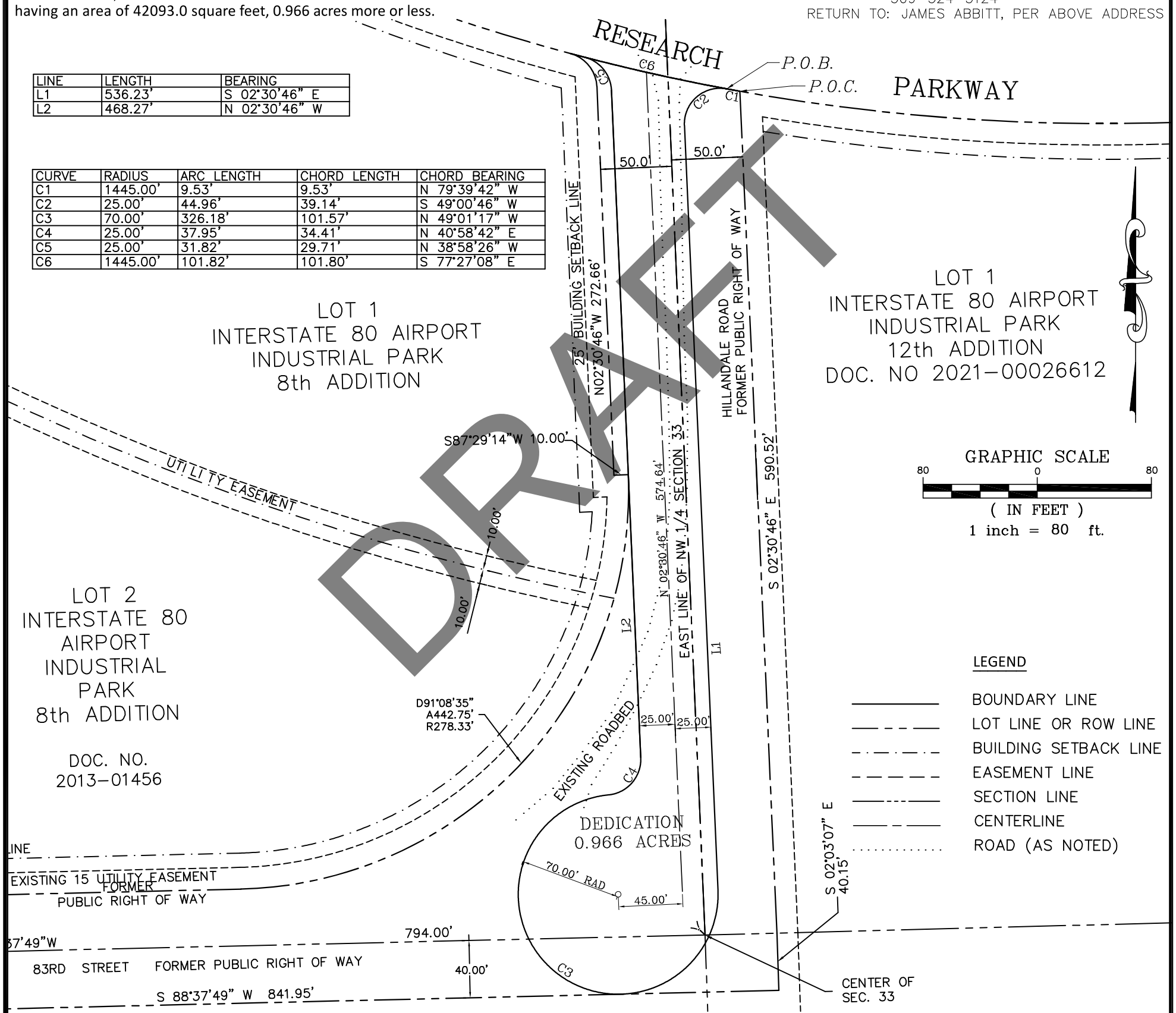
Legal Description: Dedicating a former part of Hillandale Road and 83rd Street Right-of-Way
Part of Section 33, Township 79 North, Range 3 East of the 5th Principal Meridian, more particularly described as follows:

COMMENCING at the northwest corner of Lot 1 of Interstate 80 Airport Industrial Park 12th Addition on the south right-of-way line for Research Parkway;
thence with a curve turning to the right along said south right-of-way, with an arc length of 9.53', with a radius of 1445.00', with a chord bearing of N 79°39'42" W, with a chord length of 9.53', which is the POINT OF BEGINNING;
thence a curve turning to the left with an arc length of 44.96', with a radius of 25.00', with a chord bearing of S 49°00'46" W, with a chord length of 39.14' ;
thence S 02°30'46" E a distance of 536.23' along west line of Lot 1 of Interstate 80 Airport Industrial Park 12th Addition;
thence with a curve turning to the right with an arc length of 326.18', with a radius of 70.00', with a chord bearing of N 49°01'17" W, with a chord length of 101.57';
thence with a reverse curve turning to the left with an arc length of 37.95', with a radius of 25.00', with a chord bearing of N 40°58'42" E, with a chord length of 34.41';
thence N 02°30'46" W a distance of 468.27' along the east property line of Lot 1 Interstate 80 Airport Industrial Park 8th addition;
thence with a curve turning to the left with an arc length of 31.82', with a radius of 25.00', with a chord bearing of N 38°58'26" W, with a chord length of 29.71' to the south right-of-way line for Research Parkway;
thence with a curve turning to the left along said south right-of-way, with an arc length of 101.82', with a radius of 1445.00', with a chord bearing of S 77°27'08" E, with a chord length of 101.80', which is the POINT OF BEGINNING;
having an area of 42093.0 square feet, 0.966 acres more or less.

INDEX LEGEND
LOCATION: PART OF SECTION 33, TOWNSHIP 79 NORTH,
RANGE 3 EAST OF THE 5TH PM
REQUESTOR: CORN BELT CAPITAL
PROPRIETOR: CITY OF DAVENPORT
SURVEYOR: JAMES W. ABBITT, JR.
COMPANY: ABBITT SURVEY & DEVELOPMENT, PLLC
4900 38th AVENUE, SUITE 1
MOLINE, IL 61265
309-524-3124
RETURN TO: JAMES ABBITT, PER ABOVE ADDRESS

LINE	LENGTH	BEARING
L1	536.23'	S 02°30'46" E
L2	468.27'	N 02°30'46" W

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1445.00'	9.53'	9.53'	N 79°39'42" W
C2	25.00'	44.96'	39.14'	S 49°00'46" W
C3	70.00'	326.18'	101.57'	N 49°01'17" W
C4	25.00'	37.95'	34.41'	N 40°58'42" E
C5	25.00'	31.82'	29.71'	N 38°58'26" W
C6	1445.00'	101.82'	101.80'	S 77°27'08" E



DRAFT

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY BE OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

LICENSED LAND SURVEYOR
JAMES W. ABBITT JR.
18465
IOWA

JAMES W. ABBITT, JR. IPLS NO. 18465

DATE: _____

MY LICENSE EXPIRES DECEMBER 31, 2022

Abbitt Survey & Development, PLLC

ABBITT SURVEY & DEVELOPMENT, PLLC.
4900 38TH AVE. SUITE 1
MOLINE, ILLINOIS 61265
PH. 309-524-3124

DATE: 11-01-2022	SCALE: 1" = 80'	DRAWN BY: JADB	CHECKED BY: JWA

PREPARED FOR: CORN BELT CAPITAL
ATTN: RYAN HINTZE
2505 FAIRWAY COURT
BETTENDORF, IA 52722

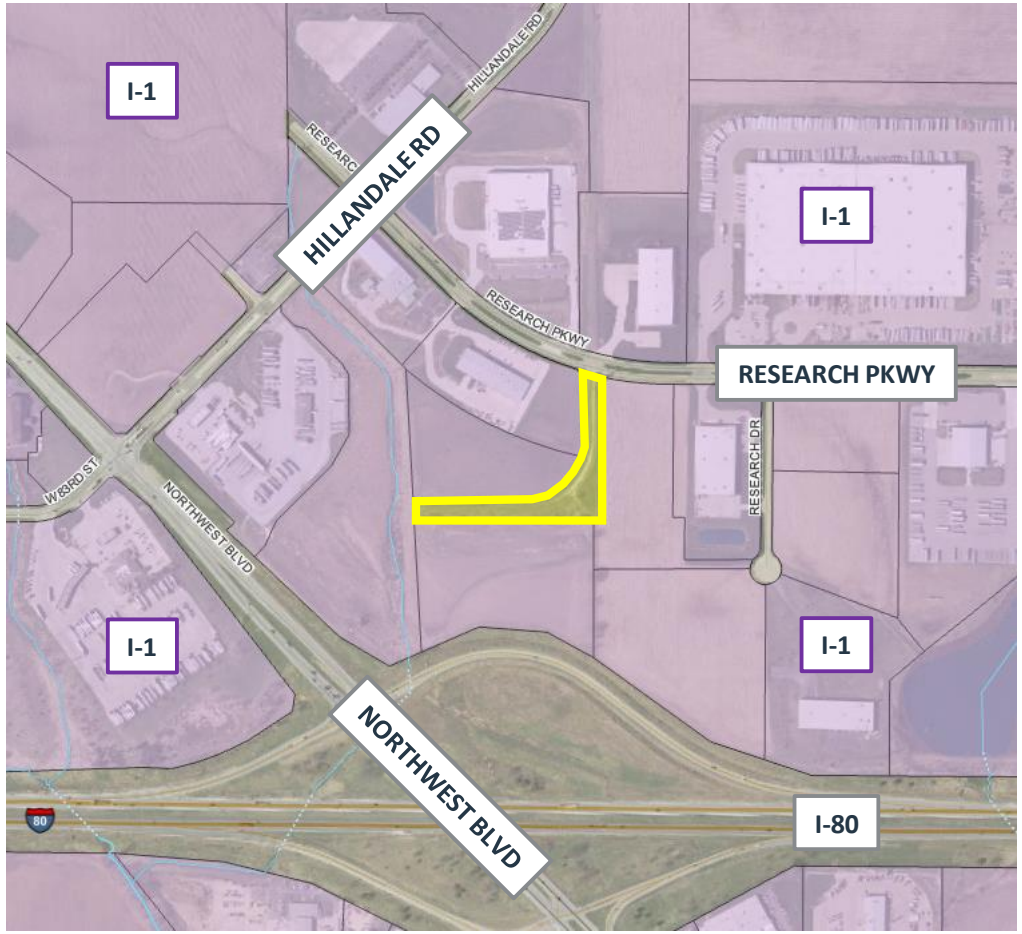
PAGE: 1 OF 1

Job No.: 22-222-IADA-B-CORN BELT

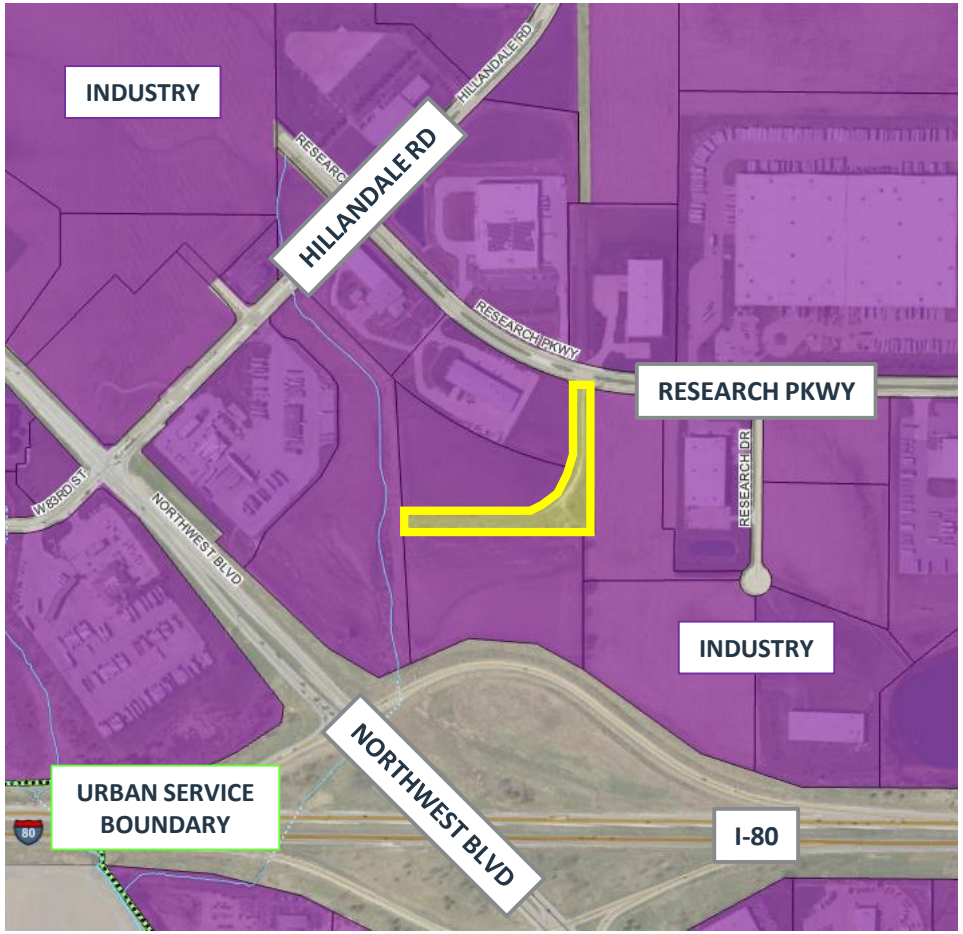
DRAWING TITLE: RIGHT-OF -WAY DEDICATION

Right-of-Way Vacation

DAVENPORT
IOWA | USA



Zoning Map



Future Land Use Map

Complete application can be emailed to planning@davenportiowa.com

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:

Owner (if different from Applicant)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Engineer (if applicable)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Architect (if applicable)
Name:
Company
Address:
City/State/Zip:
Phone:
Email:

Attorney (if applicable)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Application Form Type:

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

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

Historic Preservation Commission
Certificate of Appropriateness
Landmark Nomination
Demolition Request

Administrative
Administrative Exception
Health Services and Congregate Living Permit

Request:

Total Land Area:

Submittal Requirements:

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

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

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

(2) Public Notice for the Plan and Zoning Commission public hearing:
- Planning staff will send a public hearing notice to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the right-of-way or easement vacation:
- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will hold a public hearing on the request. Subsequently, the Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(4) City Council's consideration of the right-of-way or easement vacation:
- Planning staff will send a public hearing notice to surrounding property owners.
- The Committee of the Whole (COW) will hold a public hearing on the request. Subsequently, the City Council will vote on the request. For a right-of-way or easement vacation to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant: Date:

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

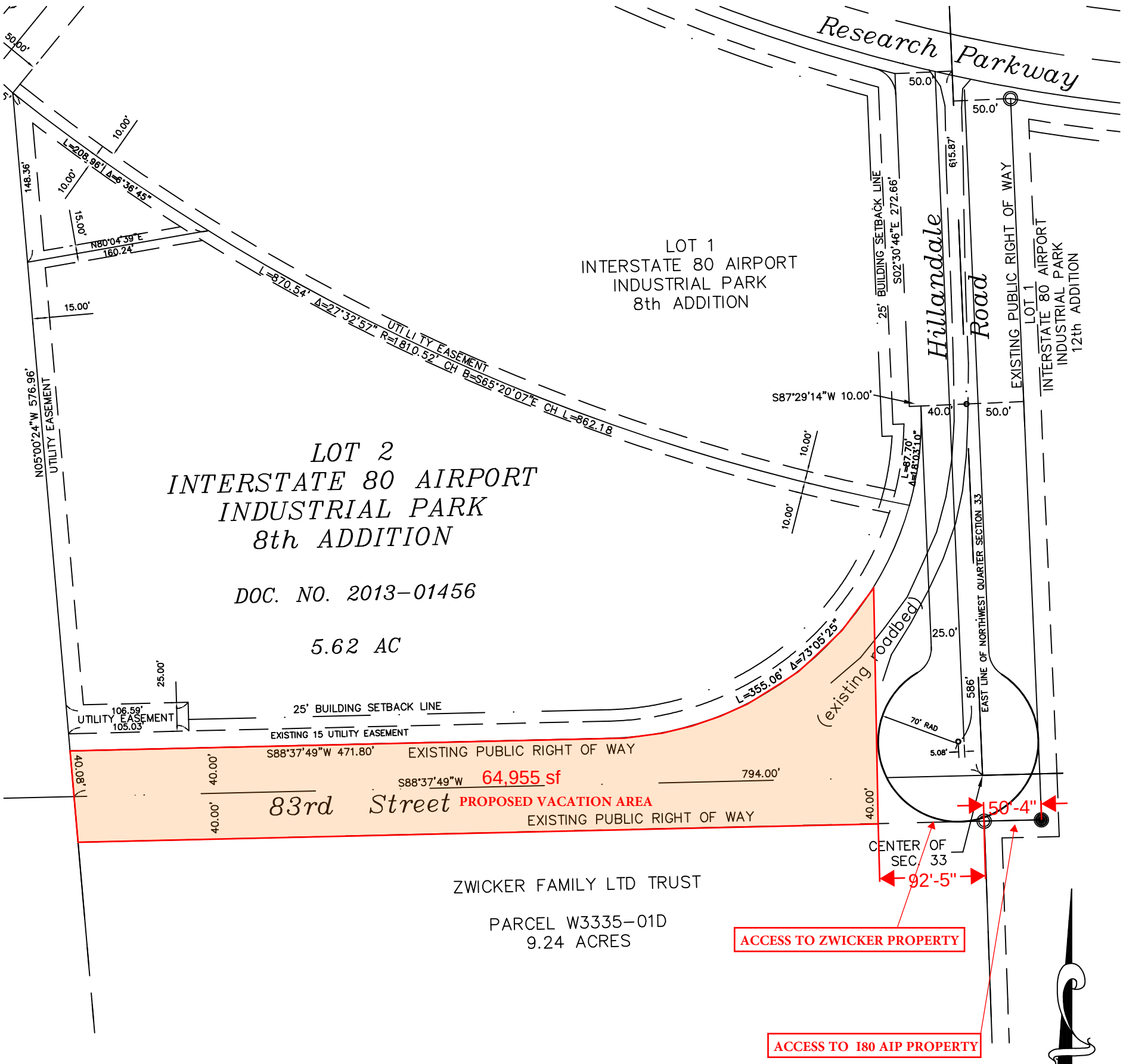
Received by: Date:

Planning staff

Date of the Public Hearing:

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

RIGHT OF WAY VACATION AND REALIGNMENT OF HILLANDALE RD. & 83rd ST.



OPTION A **586 LF : RESEARCH PARKWAY TO CDS**

GRAPHIC SCALE
100 0 100
(IN FEET)
1 inch = 100 ft.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY BE OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JAMES W. ABBITT, JR. IPLS NO. 18465

DATE: _____

MY LICENSE EXPIRES DECEMBER 31, 2022

LICENSED LAND SURVEYOR
JAMES W. ABBITT JR.
18465
IOWA

REVISIONS

No.	DATE	DESCRIPTION	BY

Abbitt Survey & Development, PLLC

ABBITT SURVEY & DEVELOPMENT, PLLC.
4900 38TH AVE. SUITE 11
MOLINE, ILLINOIS 61265
PH. 309-524-3124

DATE: 8-29-22	SCALE: 1" =100'	DRAWN BY: JWA	CHECKED BY: JWA

PREPARED FOR: Corn Belt Capital
2505 FAIRWAY COURT
BETTENDORF, IA, 52722
Owner: Ryan Hintze

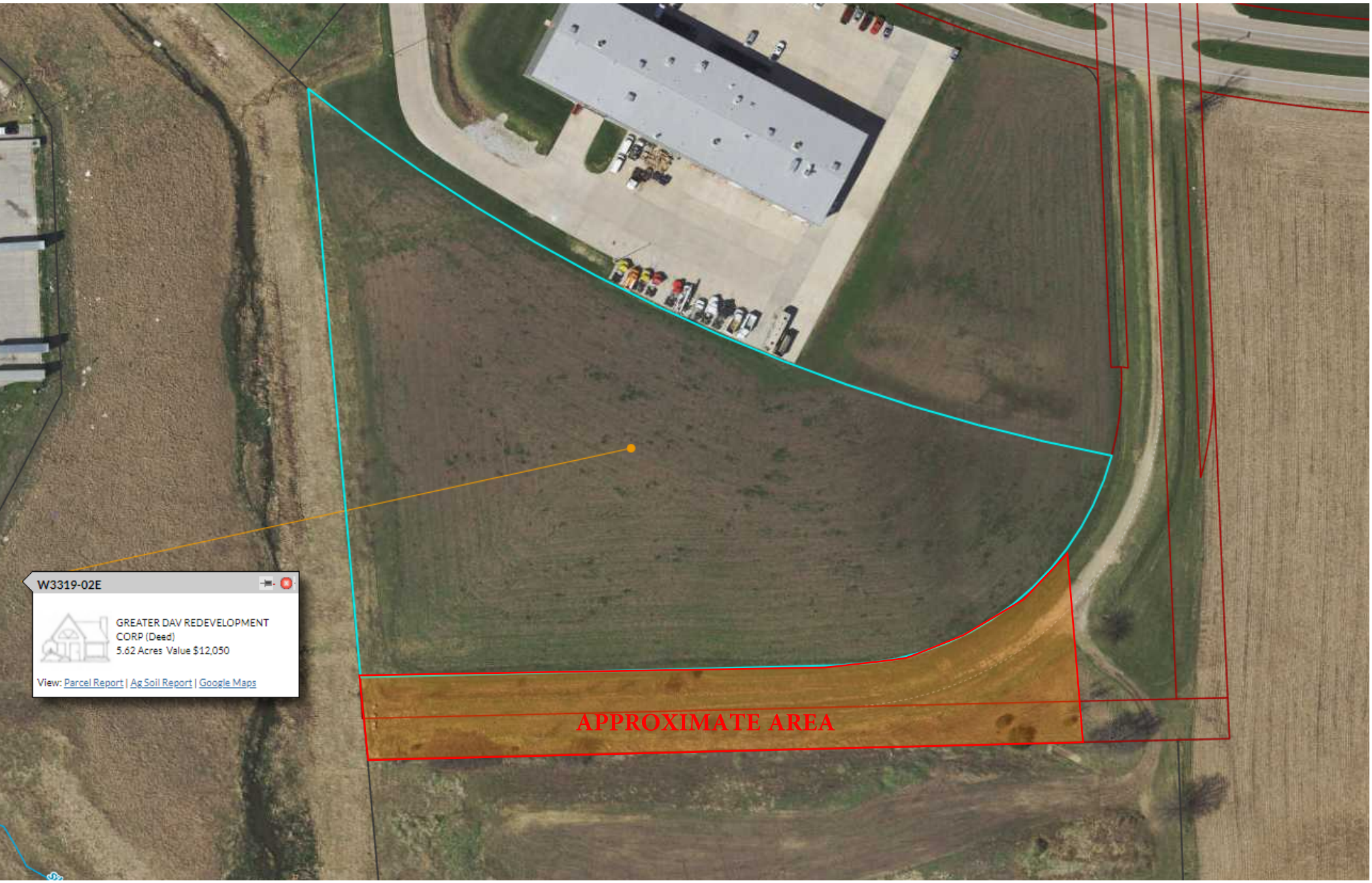
FIELD BOOK:
PAGE:

DRAWING No.: 22-222-IADA-B-CORN BELT

DRAWING TITLE: ROW EXHIBIT OPTION A

APPROXIMATE AREA

APPROXIMATE AREA
TRUCK PARTS & SERVICE
SADLER


W3319-02E
GREATER DAV REDEVELOPMENT CORP (Deed)
5.62 Acres Value $12,050
View: Parcel Report | Ag Soil Report | Google Maps
APPROXIMATE AREA

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Public Hearing Notice | Plan and Zoning Commission

Date: 11/1/2022
Time: 5 PM

Location: Council Chambers | City Hall | 226 W. 4th ST.
Subject: Public Hearing for a Right-Of-Way Vacation

To: **All property owners within 200 feet of the subject public right-of-way located south of Lot 2 of Interstate 80 Airport Industrial Park 8th Addition.**

What is this About?
This notice is being sent to inform you that a public hearing will be held for a request to vacate public right-of-way located south of Research Parkway and west of Research Drive. The existing right-of-way is unimproved.

Request/Case Description
Case ROW22-05: Request of Corn Belt Capital, LLC to vacate unimproved right-of-way located south of Lot 2 of Interstate 80 Airport Industrial Park 8th Addition. [Ward 8]

What are the Next Steps after the Public Hearing?
The Plan and Zoning Commission will hold a formal public hearing at their meeting on November 1, 2022. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on November 15, 2022. 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. 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 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.

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.

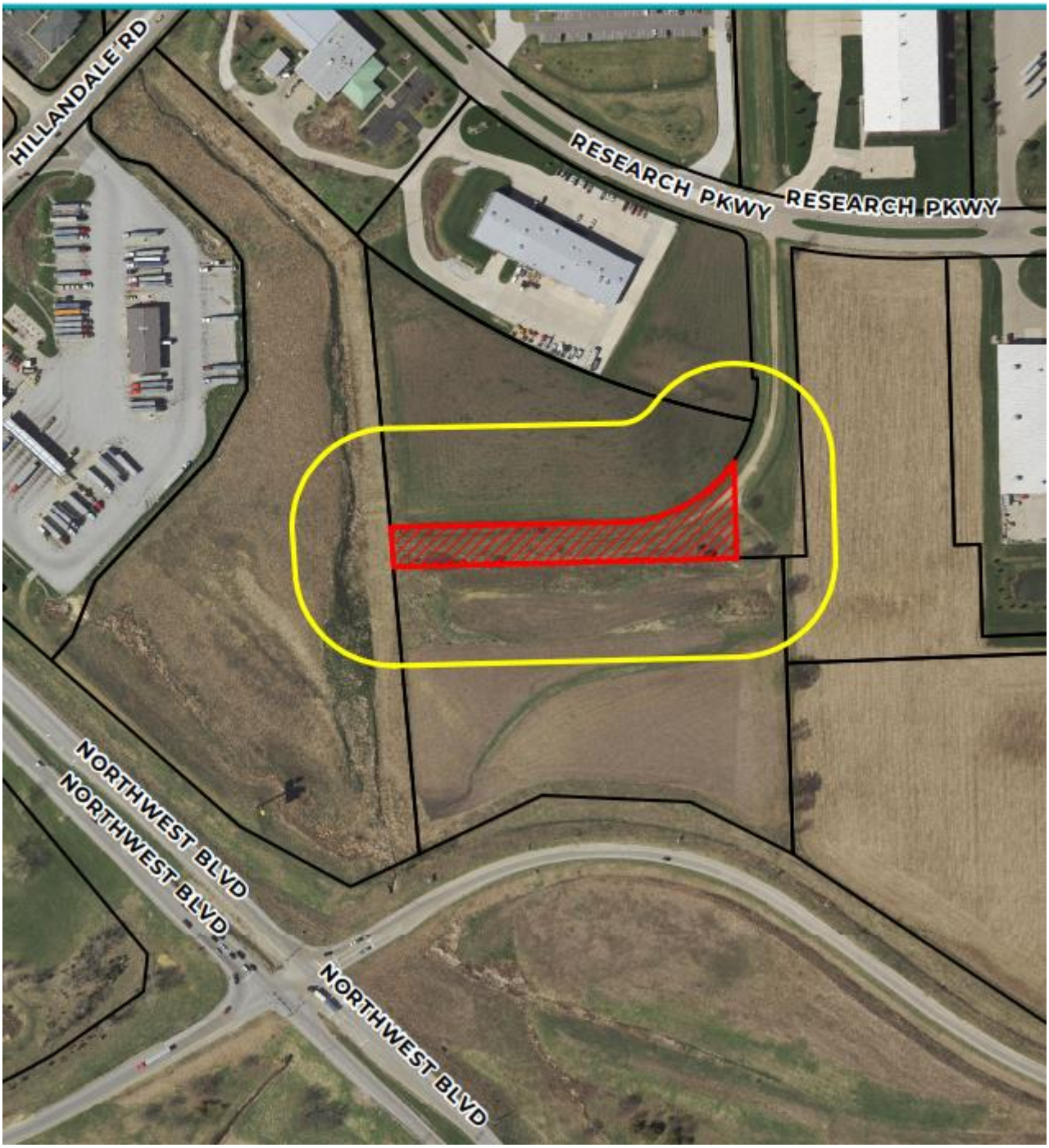
Right-Of-Way Vacation | Public Hearing Notice

Case ROW22-05: Request of Corn Belt Capital, LLC to vacate unimproved right-of-way located south of Lot 2 of Interstate 80 Airport Industrial Park 8th Addition. [Ward 8]

ROW Vacation

200' Notification Boundary

0 250 500
Feet



City of Davenport

Department: Community Planning & Economic Development **Action / Date**

Contact Info: Laura Berkley | 563-888-3553 **1/25/2023**

Subject:

Second Consideration: Ordinance for Case REZ22-08 being the request of Ecumenical Housing Development Group to rezone 1112 Bridge Avenue from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 5]

Recommendation:

Adopt the Ordinance.

Background:

At its December 20, 2022 meeting, the Plan and Zoning Commission recommended Case REZ22-08 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 Residential General.
2. The proposed zoning map amendment to R-MF Multi-Family Residential District is compatible with the zoning of nearby developed property.
3. With conditions recommended by staff, the proposed zoning map amendment will enable the existing building be used in a manner consistent with the surrounding area.
4. As conditioned, the rezoning request is compatible with the established neighborhood character.
5. The proposed amendment will not negatively impact the public health, safety, and welfare of the City.
6. Rezoning the property to R-MF Multi-Family Residential District does not create any nonconformities.

Conditions:

1. The maximum building height shall be 35 feet.
2. The maximum number of dwelling units shall be four.

The full staff report is attached as background materials.

ATTACHMENTS:

Type	Description
Ordinance	Ordinance
Backup Material	Staff Report
Backup Material	Zoning & Future Land Use Map
Backup Material	Application
Backup Material	Scott County Parcel Report
Backup Material	Spot Zoning Fact Sheet
	Public Hearing Notice-Plan & Zoning

Backup Material	Commission
Backup Material	Public Hearing Notice-Committee of the Whole
Backup Material	Neighborhood Meeting Sign-In Sheet
Backup Material	Public Comments
Backup Material	Additional Public Comment

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	12/30/2022 - 8:42 AM

ORDINANCE NO. _____

AN ORDINANCE FOR CASE REZ22-08 BEING THE REQUEST OF ECUMENICAL HOUSING DEVELOPMENT GROUP TO REZONE 1112 BRIDGE AVENUE FROM R-4C SINGLE-FAMILY AND TWO-FAMILY CENTRAL RESIDENTIAL DISTRICT TO R-MF MULTI-FAMILY RESIDENTIAL DISTRICT.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "R-MF Multi-Family Residential District."

Beginning at the Northeast comer of said Out Lot; thence South 145 feet along the West Line of Bridge Avenue; thence West 137 feet more or less along a line parallel to the South line of an alley on the North end of said Out Lot, to an alley on the West side of said Out Lot; thence North along the East line of said alley 145 feet to the alley on the North end of said Out Lot; thence East along the south line of said alley 137 feet more or less to the place of beginning. Subject to easements and restrictions of record.

Section 2. The following findings and conditions are hereby imposed upon said rezoning:

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Residential General.

2. The proposed zoning map amendment to R-MF Multi-Family Residential District is compatible with the zoning of nearby developed property.

3. With conditions recommended by staff, the proposed zoning map amendment will enable the existing building be used in a manner consistent with the surrounding area.

4. As conditioned, the rezoning request is compatible with the established neighborhood character.

5. The proposed amendment will not negatively impact the public health, safety, and welfare of the City.

6. Rezoning the property to R-MF Multi-Family Residential District does not create any nonconformities.

Conditions:

1. The maximum building height shall be 35 feet.

2. The maximum number of dwelling units shall be four.

Section 3. At its December 20, 2022 meeting, the City Plan and Zoning Commission voted to forward Case REZ22-08 to the City Council with a recommendation for approval subject to the listed findings and conditions.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

_____

Mike Matson
Mayor

_____

Brian Krup
Deputy City Clerk

City of Davenport
Plan & Zoning Commission-Staff Report
December 20, 2022

Case REZ22-08: Request of Ecumenical Housing Development Group to rezone 1112 Bridge Avenue from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 5]

Background:
The purpose is to redevelopment the existing building into a three unit multi-family dwelling. Prior to the current ownership, the building was operating as an adult day care center. The single-story structure was built in 1991.

Why is a Zoning Map Amendment Required?
The Zoning Ordinance does not permit multi-family residential dwellings in the R-4C Single-Family and Two-Family Central Residential District. Pending approval of the rezoning by City Council, the applicant intends to convert the existing structure into three residential units.

Comprehensive Plan:
Within Urban Service Area 2035: Yes

Future Land Use Designations:
The subject property is designated Residential General in the Davenport +2035 Land Use Plan.

1. **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 **R-4C Single-Family and Two-Family Central Residential District**. This district is intended to preserve and protect Davenport's dense, centrally located, established urban residential neighborhoods. Standards of the R-4C District are intended to ensure that new development is complementary to the existing developed character of these neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4C District.

The applicant is requesting a rezoning to **R-MF Multi-Family Residential District**. This district is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types including semi-detached dwellings, two-family dwellings, townhomes and multi-family dwellings. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-MF District.

Technical Review:
City Departments reviewed the proposed Zoning Map Amendment Application for compliance with city ordinances and impacts to the existing neighborhood.

Approval Standards for Map Amendments (Chapter 17.14.040)
The Plan and Zoning Commission recommendation and the City Council decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Plan and Zoning Commission and the City Council must consider the following standards. The approval of amendments is based on a balancing of these standards.

a. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.

Staff Response: The property is designated as Residential General (RG) in the Davenport +2035 Land Use Plan. Since the Comprehensive Plan designated neighborhoods as a whole, the Bridge Avenue corridor is classified as Residential General from River Drive to Locust Street.

Established 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.

Rezoning the property to R-MF Multi-Family Residential District does not require an amendment to the Future Land Use Map.

It is staff's opinion the proposed amendment is consistent with the Comprehensive Plan and adopted land use policies.

b. The compatibility with the zoning of nearby property.

Staff Response: The existing neighborhood consists of properties zoned both R-4C Single-Family and Two-Family Central Residential District and R-MF Multi-Family Residential District. There are two lots on the same block bounded by Bridge Avenue, 10th Street, Oneida Avenue, and 12th Street zoned R-MF District. This includes the parcel located two lots to the south, or 140 feet, of the subject site on Bridge Avenue.

Carriage Hill Apartments, located on the northwest corner of Bridge Avenue and 11th Street, is approximately 110 feet southeast of the rezoning request. In addition, traveling west through the alley 237 feet, there is a property on Oneida Avenue zoned R-MF District.

Due to the close proximity of nearby property zoned R-MF Multi-Family Residential District, it is staff's opinion the proposed zoning amendment is not considered spot zoning. The request is compatible with the zoning of nearby property.

c. The compatibility with established neighborhood character.

Staff Response: The established neighborhood character of Bridge Avenue, between 13th Street and 10th Street, is a mixture of housing types ranging from single-family dwellings to multi-family apartment complexes.

With the exception of the four-story apartment building at 1011 Bridge Avenue, the neighborhood consists of single and two-story structures. The existing building on the subject site is one level. Staff are recommending a condition to limit the maximum building height to 35 feet. This matches the maximum building height of the R-4C District. The R-MF District has a maximum building height of 70 feet. Staff believe a building over 35 feet in height at this site would not fit the context and scale of the surrounding neighborhood.

The subject site is located a block and a half, or 700 feet, north of the Bridge Avenue National Historic District. It is also approximately 1,060 feet west of Prospect Park Historic District. While there are older homes in this area of Davenport, the existing building was constructed in 1991. The building does not possess the same architectural details of other historic homes in the vicinity. Instead, the sprawling ranch features a hipped roof and vinyl siding. Since the original use of the building was nonresidential, it was designed to blend with the homes immediately adjacent.

If the property were to be redeveloped, the current Zoning Ordinance contains design standards that ensure compatibility with the neighborhood character. The standards require facades to incorporate a unifying architectural theme, including windows, prominent entrances, projections, and quality building materials.

With the condition restricting building height, it is staff's opinion the proposed zoning district is compatible with the established neighborhood character with the recommended conditions.

d. The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.

Staff Response: Rezoning the property to create three multi-family dwellings will not be detrimental to the surrounding area, which currently has a mixture of housing types. The petitioner is removing a nonresidential use (day care home) from an established neighborhood. With the condition limiting the number of multi-family units permitted on the site, the density of housing will have minimal impact on adjacent property owners.

Residents have expressed a desire for single-family owner-occupied housing, rather than rental properties. It should be noted that the Zoning Ordinance does not regulate owner occupancy of a housing unit.

It is staff’s opinion that the proposed zoning map amendment will not negatively impact the public health, safety, and welfare of the City.

e. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.

Staff Response: The building originally operated as a group home and was later converted to an adult day care. Both of these uses are permitted within the R-4C and R-MF District. However, the applicant

intends to convert the structure into three dwelling units. The conversion from a nonresidential use to housing is more compatible with the character of the area than the previous uses.

Based on conversations with the applicant, the footprint of the building will not be altered. Rather the 3,650 square foot floor plan will be remodeled to create two four-bedroom units and one two-bedroom unit.

The R-MF Multi-Family Residential District permits one dwelling unit per 1,500 square feet of lot area. Based on this calculation, a total of 13 units are permitted at 1112 Bridge Avenue. In comparison, the Carriage Hill Apartments have a total of 44 units and the buildings at 1011 Bridge Avenue have a total of 16 units.

Staff are recommending a condition that no more than four dwelling units be established at the property. This will keep the use of the building more aligned with the character of abutting single and two-family homes, rather than the larger apartment complexes.

As conditioned, it is staff's opinion that the proposed zoning map amendment will enable the existing building to be used in a manner consistent with surrounding neighborhood.

f. The extent to which the proposed amendment creates nonconformities.

Staff Response: The existing site and building are in compliance with the R-MF Multi-Family Residential District dimensional standards. The parcel is .46 acres and 145 feet in width.

Any redevelopment of the site shall be in accordance with applicable city codes and meet the standards of the R-MF District.

It is staff's opinion that the proposed amendment will not create any nonconformities.

Public Input:
The applicant held a neighborhood meeting at the subject property on December 1, 2022. Addresses within 200 feet of the request were invited to the meeting. City staff and elected officials were present to observe the discussion. Two members of the public were in attendance.

Letters were sent to property owners within 200 feet of the proposed request notifying them of the December 6, 2022 Plan and Zoning Commission Public Hearing. Two members of the public spoke in opposition to the request. Concerns raised were related to neighborhood stabilization, promoting home ownership, impacts on historic districts, and density.

To date, staff have received multiple written comments in opposition to the rezoning request all from residents outside the 200 foot notification boundary. Residents have expressed a desire for owner-occupied single-family homes, rather than rental properties. There have also been concerns about protecting the historic character of the neighborhood.

Staff will apprise the Commission of any additional correspondence at the December 20, 2022 Plan and Zoning Commission meeting.

Staff Recommendation:
Staff recommends Case REZ22-08 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 Residential General.
2. The proposed zoning map amendment to R-MF Multi-Family Residential District is compatible with the zoning of nearby developed property.
3. With conditions recommended by staff, the proposed zoning map amendment will enable the existing building be used in a manner consistent with the surrounding area.
4. As conditioned, the rezoning request is compatible with the established neighborhood character.
5. The proposed amendment will not negatively impact the public health, safety, and welfare of the City.
6. Rezoning the property to R-MF Multi-Family Residential District does not create any nonconformities.

Conditions:

1. The maximum building height shall be 35 feet.
2. The maximum number of dwelling units shall be four.

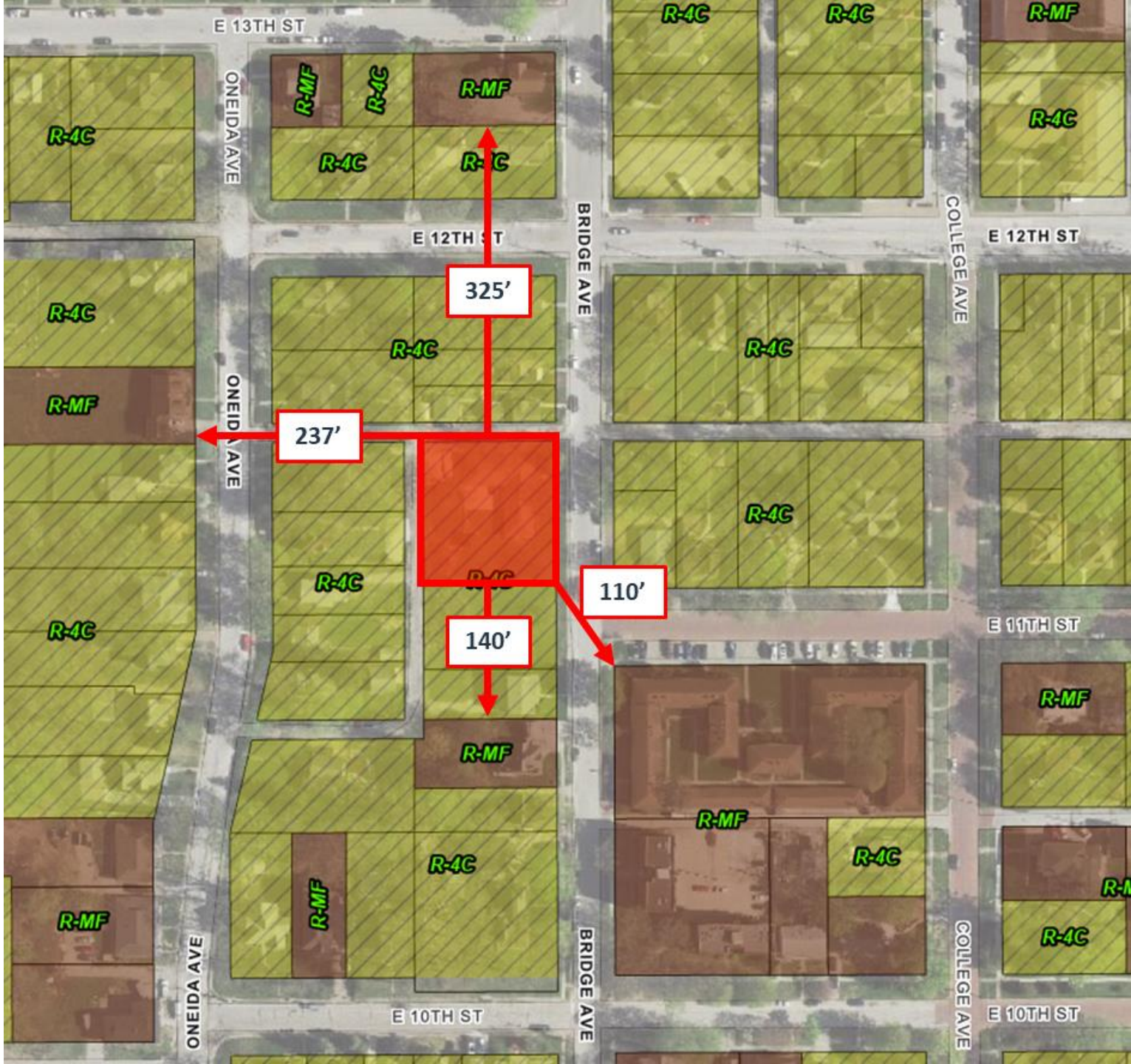
Vicinity Map

- **Purpose:** Redevelop the existing building into a 3 unit multi-family dwelling.
- **Former Uses:** Adult Day Care Center & Group Home

View from Bridge Avenue

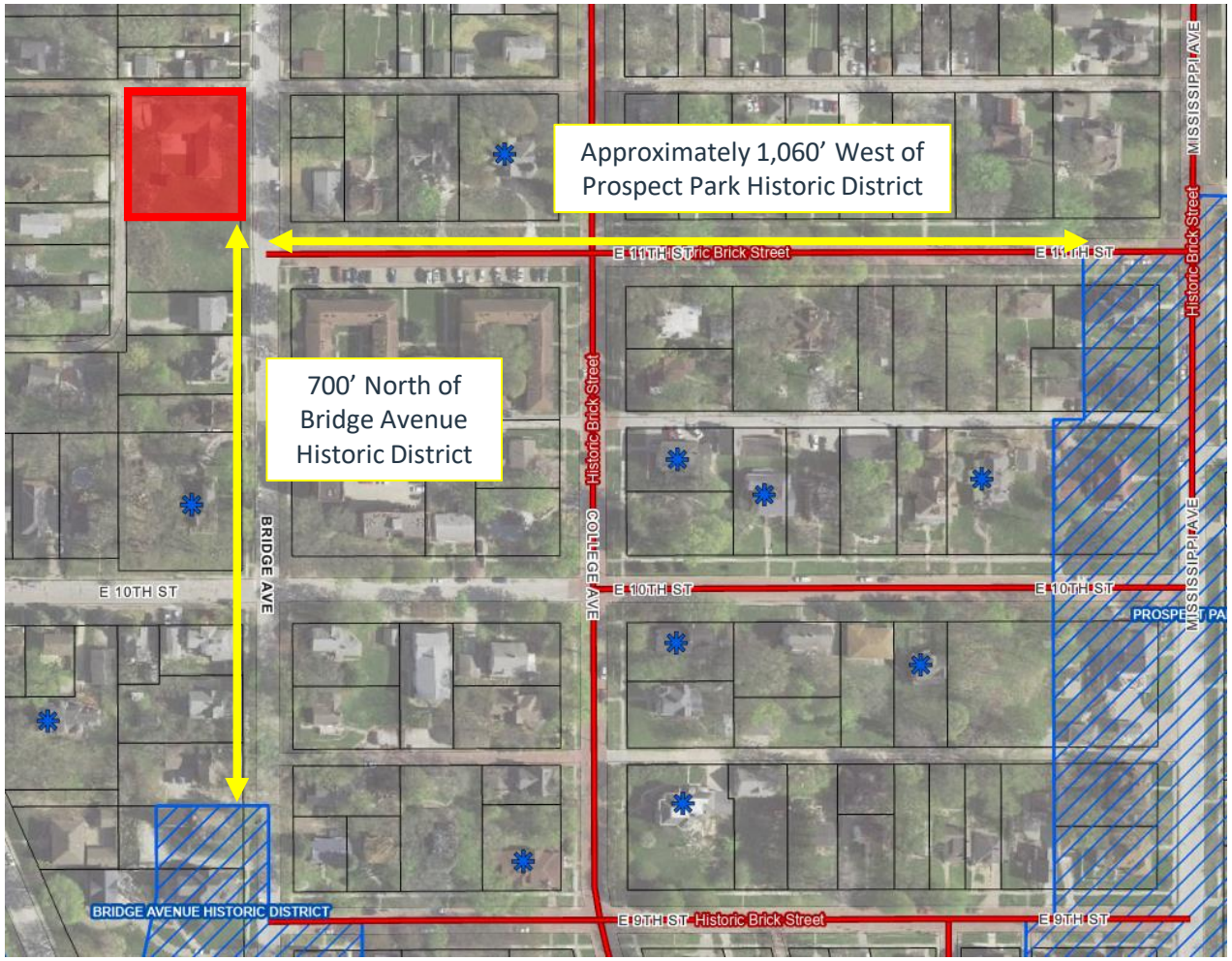
Zoning Map

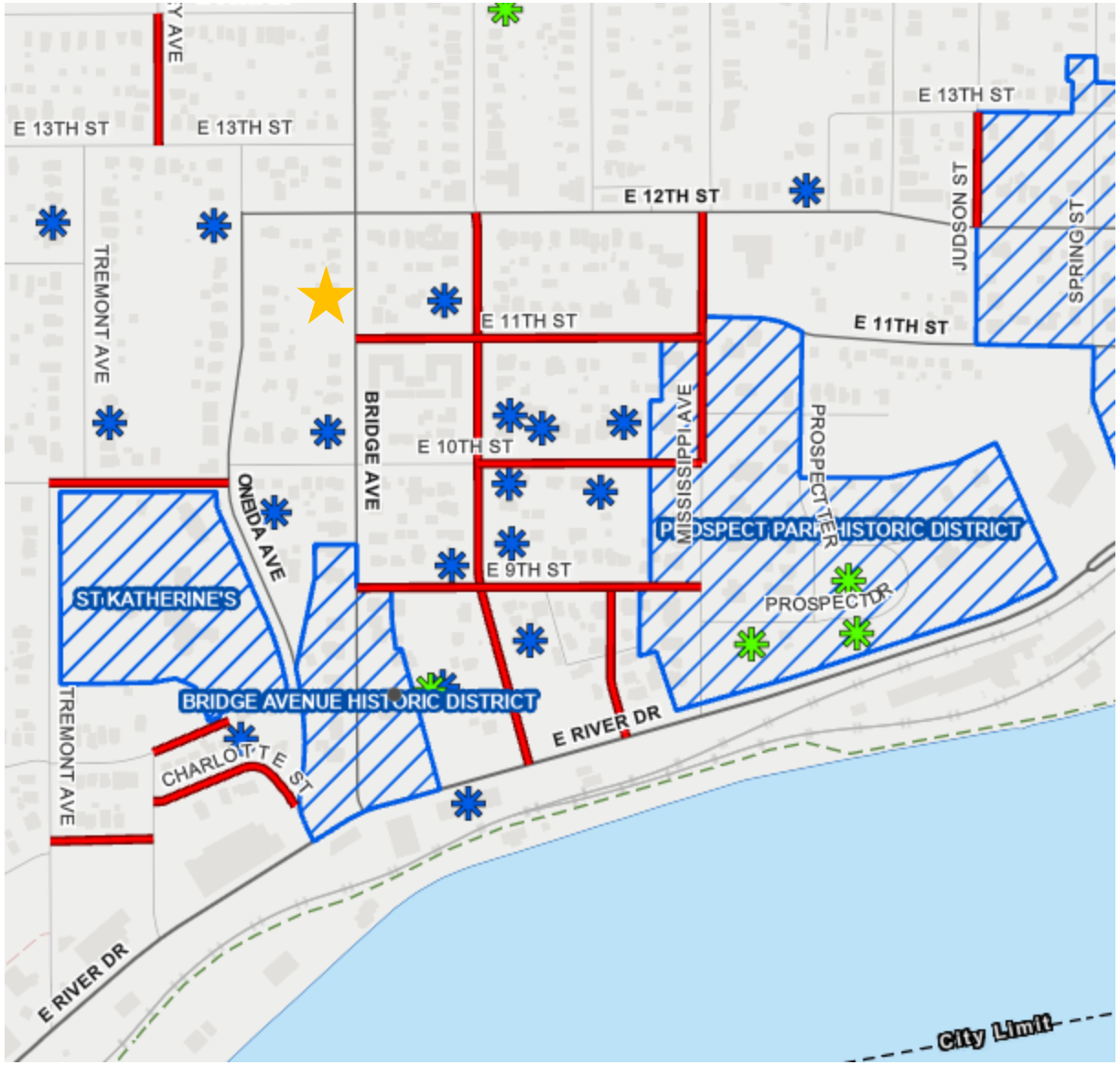
ARLINGTON AVE
E 15TH ST
CAREY AVE
E 14TH ST
E 13TH ST
E 13TH ST
COLLEGE AVE
KIRKWOOD BLVD
MISSISSIPPI AVE
E 12TH ST
ARLINGTON AVE
TREMONT AVE
E 11TH ST
BRIDGE AVE
E 10TH ST
MISSISSIPPI AVE
ONEIDA AVE
E 9TH ST
SYLVAN AVE
TREMONT AVE
CHARLOTTE ST
E RIVER DR

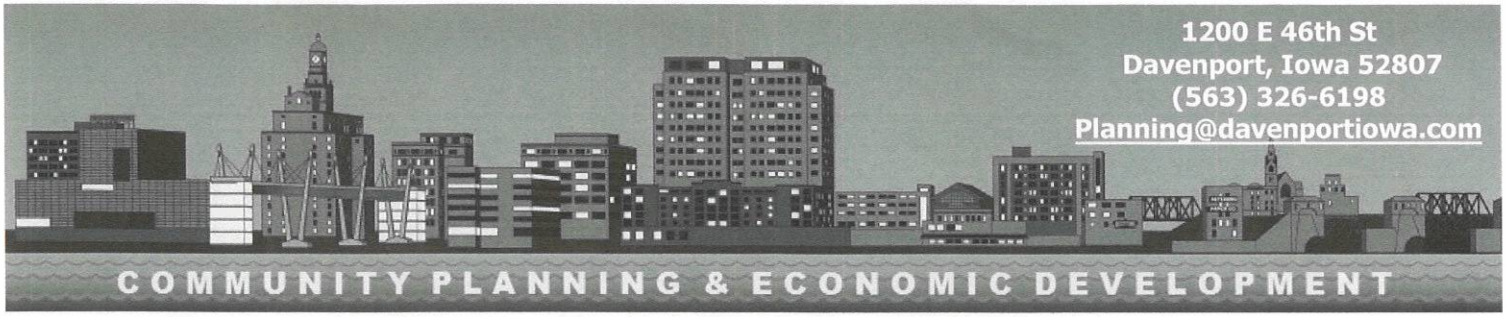

E 13TH ST
ONEIDA AVE
R-MF
R-4C
R-MF
R-4C
R-4C
R-4C
R-4C
R-MF
R-4C
E 12TH ST
BRIDGE AVE
COLLEGE AVE
E 12TH ST
R-4C
R-4C
R-4C
R-MF
ONEIDA AVE
R-4C
R-4C
R-4C
R-4C
R-4C
R-4C
R-4C
R-MF
E 11TH ST
R-MF
R-MF
R-4C
R-4C
R-MF
R-4C
R-MF
R-4C
R-4C
R-MF
ONEIDA AVE
E 10TH ST
BRIDGE AVE
COLLEGE AVE
E 10TH ST
325’
237’
110’
140’

Future Land Use Map

Proximity to Historic Districts







Complete application can be emailed to: planning@davenportiowa.com

Property Address* 1112 Bridge Ave.

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

Applicant (Primary Contact)**

Name:	Sam Moyer
Company:	Ecumenical Housing Development Group
Address:	1016 W. 7th Street
City/State/Zip:	Davenport, IA 52802
Phone:	309-912-4773
Email:	smoyer@ecumenicalhousing.org

Owner (if different from Applicant)

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

Engineer (if applicable)

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

Architect (if applicable)

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

Attorney (if applicable)

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

Application Form Type:

Plan and Zoning Commission

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

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 ☐

Historic Preservation Commission

- Certificate of Appropriateness ☐
- Landmark Nomination ☐
- Demolition Request ☐

Administrative

- Administrative Exception ☐
- Health Services and Congregate Living Permit ☐

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

Request:

Existing Zoning: R-4C Single-Family and Two-Family Residential District

Proposed Zoning Map Amendment: R-MF

Purpose of the Request:

Change current R-4C zoning to R-MF zoning. As highlighted in the attached document, the change would be consistent with the neighboring uses, and the adjacent multifamily housing just diagonally across the street from the parcel. We would like to convert this former Adult Care facility into a Three Unit multi-family dwelling. Two units would have four bedrooms and the third will be two or three bedrooms. All units will be ADA accessible. The building will be substantially rehabilitated using Low Income Housing Tax Credits.

Total Land Area: Less than 1 Acre | Please Select

Does 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: Sam Moyer Date: November 1, 2022

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, _____

authorize _____

to act as applicant, representing me/us before the Plan and Zoning Commission and City Council.

_____

_____

Signature(s)

State of _____,

County of _____.

Sworn and subscribed to before me

This _____ day of _____ 20____

_____

Form of Identification

_____

Notary Public

My Commission Expires:

ARTICLES OF INCORPORATION

OF

ECUMENICAL HOUSING DEVELOPMENT GROUP

TO: The Secretary of State of the State of Iowa:

The undersigned, acting as incorporators of the Corporation under the Iowa Nonprofit Corporation Act, Chapter 504A of the Code of Iowa (1989), adopt the following Articles of Incorporation for such Corporation:

ARTICLE I

The name of the Corporation shall be Ecumenical Housing Development Group. The Corporation is incorporated under Chapter 504A of the Iowa Code (1993).

ARTICLE II

The period of existence of the Corporation is perpetual.

ARTICLE III

The purposes and objects for which the Corporation is organized and the powers of the Corporation shall be:

1. To develop and construct housing units for low income persons.

2. To operate exclusively for religious, charitable, literary, scientific and/or educational purposes, including, for such purposes, the making of distributions to organizations which qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code of 1986, or corresponding provisions of any subsequent federal tax law, with all of its activities so conducted.

3. To possess and exercise all of the rights, powers and privileges now or hereafter conferred upon non-profit corporations by Section 504A of the Code of Iowa (1993), as amended from time to time.

ARTICLE IV

The Corporation shall be subject to the following limitations and conditions:

1. The Corporation shall be operated exclusively for those purposes allowed an exempt organization under Section 501(c)(3) of the Internal Revenue Code of 1986 and its regulations as they now exist or the corresponding provisions of any future United States Internal Revenue Tax Law.

2. No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to, its directors, officers or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered.

3. 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 statement) any political campaign on behalf of any candidate for public office.

4. Notwithstanding any other provisions 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 of 1986 (or the corresponding provisions of any future United States Internal Revenue law) or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code of 1986 (or the corresponding provisions of any future United States Internal Revenue law).

ARTICLE V

Section 1. Membership in the Corporation shall be limited to churches and other religious organizations, transitional housing agencies, financial institutions, local governments and other organizations concerned with providing low income rental housing in the Quad-City area. Such an organization may be granted membership upon the receipt of a letter from the appropriate officer of that organization indicating a desire for membership and nominating a

representative of the organization to serve on the board of directors. Membership shall be granted upon an affirmative vote by the Board of Directors and the election of the organization's representative to the Board of Directors.

Section 2. The powers, duties, and rights reserved to the members shall be, but are not limited to, the following:

(a) To establish or amend the philosophy and purpose of the Corporation.

(b) To amend, revise, or alter the Articles of Incorporation or the bylaws of the Corporation.

(c) To appoint, evaluate and remove, with or without cause, members of the Board of Directors of the Corporation.

(d) To approve any merger or consolidation of this Corporation into or with any other corporation, organization, or association, and the dissolution or otherwise wrapping up of the affairs of the Corporation.

(e) To approve the sale, lease, exchange, mortgage, pledge, or other disposition of all, or substantially all, of the Corporation's assets.

(f) To incorporate or establish new or affiliated entities, organization, or associations.

(g) To receive the annual report of the Board of Directors.

ARTICLE VI

The affairs of the Corporation shall be managed by a Board of Directors consisting of not more than twenty-four (24) directors. The initial Board of Directors, who shall serve until the first annual meeting of the Corporation and until their successors are duly elected and qualified, shall be:

1. Richard Pokora
   Redeemer Lutheran Church
   1107 Tanglefoot Lane
   Bettendorf, IA 52722

2. Sister Pauline Tursi
   Humility of Mary Shelter
   820 West Central Park
   Davenport, IA 52804

3. Mr. Jim Slavens
   Northwest Bank & Trust
   100 East Kimberly Road
   Davenport, IA 52806

4. Margaret Murphy
   City of Davenport
   226 West Fourth Street
   Davenport, IA 52801

ARTICLE VII

The Corporation may be dissolved by a two-thirds vote of the Board of Directors with concurrent approval of a two-thirds vote of the membership of the Corporation.

Upon the dissolution of the Corporation, the Board of Directors shall, after paying or making provisions for the payment of all of the liabilities of the Corporation, dispose of all of the assets of the Corporation exclusively for the purposes of the Corporation, in such manner, or to such organization or organizations organized and operated exclusively for charitable, educational, or religious purposes as shall at the time qualify as an exempt organization or organizations under Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provisions of any future United States Internal Revenue law), as the President and Cabinet shall determine.

ARTICLE VIII

In the event that this Corporation shall become a "private foundation" within the meaning of Section 509, then the Corporation's income for each taxable year shall be distributed at such time and in such manner as not to subject it to tax under Section 4942, and the Corporation shall be prohibited from engaging in any act of self-dealing as defined in Section 4941(d), from retaining any excess business holdings as defined in Section 4943(c), from making any investments in such manner as to subject this Corporation to tax under Section 4944, and from making any taxable expenditures as defined in Section 4945(d), and in all sections of the Internal Revenue Code of 1986 or the corresponding provisions of any future United States Internal Revenue Law.

ARTICLE IX

The principal place of business of the Corporation shall be in the County of Scott, State of Iowa. The registered office shall be located at 220 North Main Street, #600, Davenport, Scott County, Iowa 52801, and the name of its initial registered agent at such address shall be David A. Dettmann.

ARTICLE X

The corporate existence shall commence upon the date of issuance by the Secretary of State of Iowa of a Certificate of Incorporation.

ARTICLE XI

The Corporation shall indemnify any present or former director, officer, employee, member or volunteer of this Corporation, and each such person who is serving or who has served, at the request of this Corporation, as a director, officer, partner, trustee, employee or agent of another corporation, partnership, joint venture, trust, other enterprise or employee benefit plan to the fullest extent possible against expenses, including attorneys' fees, judgments, fines, settlements and reasonable expenses, actually incurred by such person relating to his conduct as a director, officer, employee, member or volunteer of this Corporation or as a director, officer, partner, trustee, employee or agent of another corporation, partnership, joint venture, trust, other enterprise or employee benefit plan, except that the mandatory indemnification required by this sentence shall not apply (i) to a breach of the duty of loyalty to the Corporation, (ii) for acts or omissions not in good faith or which involve intentional misconduct or knowing violation of the law, or (iii) for a transaction from which such person derived an improper personal benefit.

ARTICLE XII

The name and address of the incorporator of the Corporation is as follows:

Richard Pokora
1107 Tanglefoot Lane
Bettendorf, IA 52722

ARTICLE XIII

These Articles of Incorporation and the By-Laws of the Corporation may be altered, amended, or repealed and the initial By-Laws adopted by a two-thirds vote of the Board of Directors at any regular or special meeting and with concurrent approval of a two-thirds vote of the membership of the Corporation.

IN WITNESS WHEREOF, the incorporator have executed and acknowledged these Articles of Incorporation this 5 day of ~~June~~ July, 1994.

Richard Pokora

STATE OF IOWA)
) SS:
COUNTY OF SCOTT)

On this 5th day of ~~June~~ July, 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard Pokora to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

(Notary Seal)

Notary Public in and for said County and State

DAVID A. DETTMANN
MY COMMISSION EXPIRES
June 14, 1996

STATE OF IOWA
SECRETARY OF STATE
FILED 07/11/1994 AT 03:24 PM
FILING # 00017700SW00048464
*WO: 94419294 -WS: 94419296

OFFER TO PURCHASE REAL ESTATE

Dated: May 10, 2022

To: Family Resources, Inc. ("Seller")

Ecumenical Housing Development Group ("Purchaser"), hereby offers to purchase for the total sum of One Dollar ($1.00) the real estate and improvements (collectively "Property") located at 1112 Bridge Avenue, Davenport, Iowa 52803, and legally described as: The North 145 feet of Out Lot in Block 7, Churchill's Addition to the City of Davenport, more particularly described as follows: Beginning at the Northeast corner of said Out Lot; thence South 145 feet along the West Line of Bridge Avenue; thence West 137 feet more or less along a line parallel to the South line of an alley on the North end of said Out Lot, to an alley on the West side of said Out Lot; thence North along the East line of said alley 145 feet to the alley on the North end of said Out Lot; thence East along the south line of said alley 137 feet more or less to the place of beginning. Subject to easements and restrictions of record. Upon the following terms and conditions:

A. CASH by payment of the sum of One Dollar ($1.00) upon delivery of a Warranty Deed as hereinafter provided.

B. OTHER TERMS:

The Property will be conveyed in "AS IS" condition without warranty, express or implied, as of Closing, except warrant of title and as expressly provided in this Offer.

This Offer includes all furniture, appliances, and fixtures located in the property owned by Seller.

1. Seller shall furnish to Purchaser satisfactory evidence of title to the Property which shall be an Abstract of Title in accordance with title standards of the Scott County Bar Association. The title to be conveyed to Purchaser shall be free and clear of all liens and encumbrances not herein specifically waived or agreed to be assumed by Purchaser, except existing easements of record. Conveyance of title shall be by Warranty Deed.

2. Seller's Abstract of Title, shall be submitted to Purchaser's attorney for examination as soon after this date as reasonably possible, and any objections to title raised by Purchaser's attorney shall be made in writing as soon thereafter as reasonably possible, so that same may be cured on or before date of closing, which shall be on or before May 31, 2022.

3. Possession of said real estate is to be given to Purchaser at closing free of any leases, leasehold interests or tenants in possession.

4. All State, County and City Taxes shall be pro-rated between Seller and Purchaser (based on the current established mill rate) to the date of closing unless the real estate is exempt from taxation. All prior real estate taxes, if any, shall be paid by Seller.

5. Special assessments to be levied for improvements, either completed or in process previous to date hereof, shall be paid by Seller. Seller shall pay all existing and pending water and sewer charges and other liens on the property for brush, weed cutting or any other lien as of the closing.

6. Roller shades, venetian blinds, curtain rods, brackets and fixtures, linoleum cemented to floors, storm doors, storm windows and sashes, window and door screens, electric light fixtures, bathroom fixtures and accessories, furnaces, oil or gas heaters and burners, water heaters, all shrubs and trees, and all other fixtures not excepted on back hereof are to be left as belonging to the Property.

7. Seller agrees to maintain existing comprehensive insurance in the amount of the insurable value of the Property until closing. Buyer may purchase additional insurance if it so desires.

8. If this offer is not accepted by Seller on or before May 12, 2022, it shall become null and void without liability on the part of either party.

THIS OFFER IS ACCEPTED

Dated: May 10, 2022

PURCHASER:

Ecumenical Housing Development Group

By: Mary M-S
Name: Mary Macumber-Schmidt
Title: President, Board Chair

Address: P.O. Box 1673
Bettendorf, IA 52722

Telephone #: (563) 508-4835

Dated: May 11, 2022

SELLER:

Family Resources, Inc.

By: Ashley Schwalm
Name:
Title: COO

Address: 2800 Eastern Avenue
Davenport, IA 52803

Telephone #: 563 4682318

Unique Doc ID: 1691106
Recorded: 6/21/2022 at 2:14:20.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $0.00
Rita A. Vargas RECORDER
Number: 202200017438
Scott County, Iowa

Prepared by & Return to: Joseph C. Judge, Lane & Waterman LLP, 220 N. Main St., Suite 600, Davenport, IA 52801-1953 (563) 324-3246

Address Tax Statement: Ecumenical Housing Development Group, P.O. Box 1673, Bettendorf, IA 52722

WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of Ten and 00/100-----($10.00)----- Dollar(s) and other valuable consideration, **FAMILY RESOURCES, INC.**, a corporation organized and existing under the laws of Iowa, does hereby Convey to **ECUMENICAL HOUSING DEVELOPMENT GROUP**, the following described real estate in Scott County, Iowa:

The North 145 feet of Out Lot in Block 7 Churchill's Addition to the City of Davenport, more particularly described as follows: Beginning at the Northeast corner of said Out Lot, thence South 145 feet along the West line of Bridge Avenue; thence West 137 feet; thence North 145 feet to the alley on the North end of said Out Lot; thence East long the South line of said alley 137 feet more or less to the place of beginning.

Subject to easements and restrictions of record.
Exempt from transfer tax pursuant to Iowa Code Section 428A.2(21).

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 6/21, 2022

FAMILY RESOURCES, INC.

By _____
Nicole Cisne Durbin, President & CEO

STATE OF IOWA, SCOTT COUNTY, SS:

This instrument was acknowledged before me on June 21, 2022 by **Nicole Cisne Durbin as President & CEO of FAMILY RESOURCES, INC.**

Notary Public

TERI RAY
Commission Number 832792
My Commission Expires
June 30, 2024

TERI RAY
Commission Number 832792
My Commission Expires
June 30, 2024

Prepared by & Return to: Joseph C. Judge, Lane & Waterman LLP, 220 N. Main St., Suite 600, Davenport, IA 52801-1953 (563) 324-3246

Address Tax Statement: Ecumenical Housing Development Group, P.O. Box 1673, Bettendorf, IA 52722

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Subject to easements and restrictions of record.
Exempt from transfer tax pursuant to Iowa Code Section 428A.2(21).

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 6/21, 2022

FAMILY RESOURCES, INC.

By _____
Nicole Cisne Durbin, President & CEO

STATE OF IOWA, SCOTT COUNTY, SS:

This instrument was acknowledged before me on June 21, 2022 by **Nicole Cisne Durbin as President & CEO of FAMILY RESOURCES, INC.**

Notary Public

NOTARIAL SEAL IOWA
TERI RAY
Commission Number 832792
My Commission Expires
June 30, 2024

NOTARIAL SEAL IOWA
TERI RAY
Commission Number 832792
My Commission Expires
June 30, 2024

Scott County / City of Davenport, Iowa

Summary - Auditor's Office

Parcel ID	F0027-22A
Alternate ID	F22006
Property	**1112 BRIDGE AV**
Address	**DAVENPORT IA 52803**
Sec/Twp/Rng	N/A
Brief	CHURCHILL'S RESURVEY Lot: 007 CHURCHILL'S RESURVEYOF CHURCHILL'S ADD
Tax Description	N145'OF OL IN BLK 7COM NE COR OF SD OL -S 145' ALG W LN OF BRIDGE AV -W 137' M/L -N 145' -E 137' TO POB (Note: Not to be used on legal documents)
Deed Book/Page	2022-17438
Contract Book/Page	
Gross Acres	0.46
Net Acres	0.46
Adjusted CSR Pts	0
District	DAD - DAVENPORT DAVENPORT
School District	DAVENPORT SCHOOL
Subdivision	CHURCHILL'S RESURVEY

Owners - Auditor's Office

Deed Holder
ECUMENICAL HOUSING DEVELOPMENT GROUP
PO BOX 1673
DAVENPORT IA 52803
Contract Holder
Mailing Address
ECUMENICAL HOUSING DEVELOPMENT GROUP
PO BOX 1673
DAVENPORT IA 52803

DBA (Doing Business As) - Assessor's Office

FKA: ANNIE- RU DAYCARE CENTER LLC

Land - Assessor's Office

Map Area C-412
Lot Area 0.46 Acres ; 19,865 SF

Land Sizes Used For Assessment Purposes Only. Not A Survey Of The Property.

Commercial Buildings - Assessor's Office

Total GBA 3,650 SF
Total Units 0

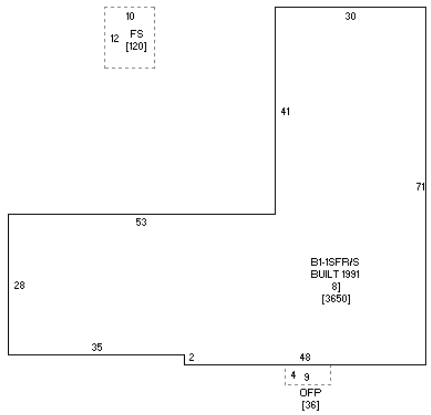
Building 1:	Child Day Care Center, Vinyl - Frame, 1 Story, Built - 1991, 3650 SF, Bsmt - 0 SF, HVAC - Combination FHA - AC, Roof - Asph. Shingle/ Wood Dk **Adjustments:** Sprinkler - exposed wet, 3650 SF
Plumbing:	1 - Adequate 2 - 3-Fixture Bathroom 1 - Toilet Room 2 - Sink-Kitchen 1 - Sink-Service (Fiberglass) 4 - Lavatory
Building Extras:	#1- Porches,Decks,Patios,etc., 36 SF, Porch, Average Pricing, 1991, Qty1

Yard Extras - Assessor's Office

#1 - (1) Paving - Asphalt 920 SF, Asphalt Parking, Average Pricing, Built 1991
#2 - (1) Paving - Concrete 1,160 SF, Concrete Parking, Average Pricing, Built 1991
#3 - (1) Fencing - Chain No Barbs, 6 Ft-Hgh, 85 LF, 0 LF-Gates, Built 1991
#4 - (1) Shed W10.00 x L12.00 120 SF, Frame, Average Pricing, Built 1991

Photos - Assessor's Office

Sketches - Assessor's Office



Sketch by www.camavision.com

Permits - Assessor's Office

Permit #	Date	Description	Amount
M019131	06/25/2018	HVAC	6,425
P007211	06/04/2014	Plumb/Elec	7,000
B019722	03/17/2014	Int-Remodel	3,500
198855	11/14/2005	Roof	8,000
175090	09/01/1998	Int-Remodel	8,894

Sales - Assessor's Office

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
6/21/2022	FAMILY RESOURCES, INC	ECUMENICAL HOUSING DEVELOPMENT GROUP	2022-17438	No consideration	WD		$0.00
8/21/2017	DAVENPORT FAMILY HOMES LTD	FAMILY RESOURCES, INC	2017-24810	Quit Claim Deed	QCD		$0.00
8/16/1991		DAVENPORT FAMILY HOMES LTD	1991-17814	NONE	X		$7,500.00

Recent Sales in Area

Sale date range:

From:

12/13/2012

To:

12/13/2022

Sales by Neighborhood

Sales by Subdivision

1500

Feet

Sales by Distance

Valuation - Assessor's Office

		2022	2021	2020
	Classification	Commercial	Commercial	Commercial
+	Assessed Land Value	$39,730	$39,730	$39,730
+	Assessed Building Value	$246,680	$293,680	$293,680
+	Assessed Dwelling Value	$0	$0	$0
=	Gross Assessed Value	**$286,410**	**$333,410**	**$333,410**
-	Exempt Value	$0	$0	$0
=	Net Assessed Value	**$286,410**	**$333,410**	**$333,410**

Taxation - Auditor\Treasurer's Office

		2021 Pay 2022-2023	2020 Pay 2021-2022
x	Rollback (estimated)	90	90
+	Taxable Land Value	$35,757	$35,757
+	Taxable Building Value	$264,312	$264,312
+	Taxable Dwelling Value	$0	$0
=	Gross Taxable Value	**$300,069**	**$300,069**
-	Military Credit	$0	$0
=	Net Taxable Value	**$300,069**	**$300,069**
x	Levy Rate (per $1000 of value)	39.64283	39.37037
=	Gross Taxes Due	**$11,895.58**	**$11,813.83**
-	Ag Land Credit	$0.00	$0.00
-	Family Farm Credit	$0.00	$0.00
-	Homestead Credit	$0.00	$0.00
-	Disabled and Senior Citizens Credit	$0.00	$0.00
-	Business Property Credit	$0.00	$0.00
=	Net Taxes Due	**$11,896.00**	**$11,814.00**

Tax History - Treasurer's Office

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023 September 2022	$5,948 $5,948	No No		633677
2020	March 2022 September 2021	$5,907 $5,907	Yes Yes	3/25/2022 9/30/2021	638580
2019	March 2021 September 2020	$5,918 $5,918	Yes Yes	5/13/2021 5/13/2021	633852
2018	March 2020 September 2019	$5,812 $5,812	Yes Yes	5/13/2021 5/13/2021	635486
2017	March 2019 September 2018	$0 $0	No No		642025
2016	March 2018 September 2017	$0 $0	No No		607920

Year	Due Date	Amount	Paid	Date Paid	Receipt
2015	March 2017 September 2016	$0 $0	No No		788964
2014	March 2016 September 2015	$0 $0	No No		709487
2013	March 2015 September 2014	$0 $0	No No		623786
2012	March 2014 September 2013	$0 $0	No No		630896
2011	March 2013 September 2012	$0 $0	No No		630483
2010	March 2012 September 2011	$0 $0	No No		633639
2009	March 2011 September 2010	$0 $0	No No		630262
2008	March 2010 September 2009	$0 $0	No No		633422

Special Assessments - Treasurer's Office

Project:
20191204 - Davenport Utility Fee
Accepted Date:
12/4/2019
Parcel Number:
F0027-22A
Amortization Date:
12/1/2020
Amortized Interest:
0
Number of Years:
0
Payoff:
$0.00

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid
1	9/30/2020	$124.74	$124.74	$0.00	$0.00	$5.00	$129.74	162885	1/7/2020
Total			**$124.74**	**$0.00**	**$0.00**	**$5.00**	**$129.74**		

Project:
20190830 - Davenport Utility Fee
Accepted Date:
8/30/2019
Parcel Number:
F0027-22A
Amortization Date:
12/1/2020
Amortized Interest:
0
Number of Years:
0
Payoff:
$0.00

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid
1	9/30/2020	$185.70	$185.70	$0.00	$0.00	$5.00	$190.70	156511	9/26/2019
Total			**$185.70**	**$0.00**	**$0.00**	**$5.00**	**$190.70**		

Project:
20190531 - Davenport Utility Fee
Accepted Date:
5/31/2019
Parcel Number:
F0027-22A
Amortization Date:
12/1/2020
Amortized Interest:
0
Number of Years:
0
Payoff:
$0.00

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid
1	9/30/2020	$171.68	$171.68	$0.00	$0.00	$5.00	$176.68	148637	6/14/2019
Total			**$171.68**	**$0.00**	**$0.00**	**$5.00**	**$176.68**		

Project:
20181130 - DAVENPORT UTILITY FEES
Accepted Date:
11/30/2018
Parcel Number:
F0027-22A
Amortization Date:
12/1/2019
Amortized Interest:
0
Number of Years:
0
Payoff:
$0.00

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid
1	9/30/2019	$171.68	$171.68	$0.00	$41.00	$5.00	$217.68	136436	5/13/2021
Total			**$171.68**	**$0.00**	**$41.00**	**$5.00**	**$217.68**		

Project:
20180830 - Davenport Utility Fee
Accepted Date:
8/30/2018
Parcel Number:
F0027-22A
Amortization Date:
12/1/2019
Amortized Interest:
0
Number of Years:
0
Payoff:
$0.00

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid
1	9/30/2019	$193.59	$193.59	$0.00	$46.00	$5.00	$244.59	129923	5/13/2021
Total			**$193.59**	**$0.00**	**$46.00**	**$5.00**	**$244.59**		

Project:
20180228 - Davenport Utility Fee
Accepted Date:
2/28/2018
Parcel Number:
F0027-22A
Amortization Date:
12/1/2018
Amortized Interest:
0
Number of Years:
0
Payoff:
$0.00

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid
1	9/30/2018	$407.62	$407.62	$0.00	$0.00	$5.00	$412.62	117802	3/23/2018
Total			**$407.62**	**$0.00**	**$0.00**	**$5.00**	**$412.62**		

Project:
20171130 - Davenport Utility Fees
Accepted Date:
11/30/2017
Parcel Number:
F0027-22A
Amortization Date:
12/1/2018
Amortized Interest:
0
Number of Years:
0
Payoff:
$0.00

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid
1	9/30/2018	$315.89	$315.89	$0.00	$0.00	$5.00	$320.89	111371	1/11/2018
Total			**$315.89**	**$0.00**	**$0.00**	**$5.00**	**$320.89**		

Project:
20170831 - Davenport Utility Fees
Accepted Date:
8/31/2017
Parcel Number:
F0027-22A
Amortization Date:
12/1/2018
Amortized Interest:
0
Number of Years:
0
Payoff:
$0.00

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid
1	9/30/2018	$315.96	$315.96	$0.00	$0.00	$5.00	$320.96	105427	9/28/2017
Total			**$315.96**	**$0.00**	**$0.00**	**$5.00**	**$320.96**		

Project:
20161129 - Davenport Utility Fees
Accepted Date:
11/29/2016
Parcel Number:
F0027-22A
Amortization Date:
12/1/2017
Amortized Interest:
0
Number of Years:
0
Payoff:
$0.00

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid
1	9/30/2017	$107.53	$107.53	$0.00	$0.00	$5.00	$112.53	087002	12/30/2016
Total			**$107.53**	**$0.00**	**$0.00**	**$5.00**	**$112.53**		

Davenport Data Correction Feedback Form

Link to Data Correction Feedback Form

Treasurer Data Correction Feedback Form

Link to Treasurer Data Correction Feedback Form

Pay Property Taxes

Click here to pay your Property Taxes online for this parcel

Davenport Tax Credit Applications

Apply for Homestead, Sales Questionnaire, Military or Business Property Tax Credits

Iowa Land Records

Data for Scott County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 1989.
For records prior to 1989, contact the County Recorder or Customer Support at www.IowaLandRecords.org.

Spot Zoning

Spot zoning is when a rezoning decision results in a single parcel, or small island of property, with restrictions on its use different from those imposed on the surrounding property. Spot zoning can be valid if there is a reasonable basis to treat the spot-zoned property differently from the surrounding property. For example, a parcel or two designated as neighborhood commercial in a residential area is perfectly appropriate if it provides needed retail services to residents. However, zoning is not appropriate if it is for the financial benefit of an individual property owner but detrimental to the surrounding area. According to the Iowa courts, the factor of primary importance is whether the rezoned tract has a peculiar adaptability to the new classification as compared to the surrounding property. Spot zoning for the sole benefit of the landowner and contrary to the comprehensive plan is unreasonable.

The case for creating these "spot zones" is best made through the comprehensive planning process, where the community can explain the benefits that such differential treatment brings to the area.

Iowa State University Extension and Outreach does not discriminate on the basis of age, disability, ethnicity, gender identity, genetic information, marital status, national origin, pregnancy, race, religion, sex, sexual orientation, socioeconomic status, or status as a US veteran. Direct inquiries to the Diversity Officer, 515-294-1482, extdiversity@iastate.edu.

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of the subject property located at 1112 Bridge Avenue.

Neighborhood Meeting
Date: 12/1/2022 Time: 7 PM Location: 1112 Bridge Avenue

Plan & Zoning Commission Public Hearing Meeting
Date: 12/6/2022 Time: 5:00 PM Location: Council Chambers | City Hall | 226 West 4th Street

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 Rezoning Request. The subject property is currently zoned R-4C Single-Family and Two-Family Central Residential District. The property owner is requesting a rezoning to R-MF Multi-Family Residential District. The purpose is to redevelopment the existing building into a three unit multi-family dwelling.

Request/Case Description
Case REZ22-08: Request of Ecumenical Housing Development Group to rezone 1112 Bridge Avenue from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 5]

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 December 6, 2022. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on December 20, 2022. 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.

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 in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

Rezoning Request | Case REZ22-08 | Public Hearing Notice

Rezone from R-4C Single-Family & Two-Family Central Residential District to R-MF Multi-Family Residential District

Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807

T | **563.326.6198**
E | planning@davenportiowa.com

davenportiowa.com/DNS

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | COMMITTEE OF THE WHOLE

Date: 1/4/2023 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5:30 PM Subject: Public Hearing for a Rezoning Request

To: All property owners within 200 feet of the subject property located at 1112 Bridge Avenue.

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 Rezoning Request. The subject property is currently zoned R-4C Single-Family and Two-Family Central Residential District. The property owner is requesting a rezoning to R-MF Multi-Family Residential District. The purpose is to redevelopment the existing building into a three unit multi-family dwelling.

Request/Case Description
Case REZ22-08: Request of Ecumenical Housing Development Group to rezone 1112 Bridge Avenue from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 5]

At its December 20, 2022 meeting, the Plan and Zoning Commission recommended Case REZ22-08 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 Residential General.
2. The proposed zoning map amendment to R-MF Multi-Family Residential District is compatible with the zoning of nearby developed property.
3. With conditions recommended by staff, the proposed zoning map amendment will enable the existing building be used in a manner consistent with the surrounding area.
4. As conditioned, the rezoning request is compatible with the established neighborhood character.
5. The proposed amendment will not negatively impact the public health, safety, and welfare of the City.
6. Rezoning the property to R-MF Multi-Family Residential District does not create any nonconformities.

Conditions:
1. The maximum building height shall be 35 feet.
2. The maximum number of dwelling units shall be four.

What are the next steps?
The public hearing on the above matter is scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, January 4, 2023 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa.

Would you like to submit an official comment?
You may submit written comments on the above item or attend the public hearing to express your views, or both. Written comments may be sent via email to mayor.info@davenportiowa.com or mailed to the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing.

All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive.

Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Rezoning Request | Case REZ22-08 | Public Hearing Notice

Rezone from R-4C Single-Family & Two-Family Central Residential District to R-MF Multi-Family Residential District

Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS

Neighborhood Meeting Attendance List

Date: 12/1/2022 Time: 7:00 PM Location: 1112 Bridge Ave

Case: Case REZ22-08: Request of Ecumenical Housing Development Group to rezone 1112 Bridge Avenue from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 5]

The purpose of this meeting is to provide an **informal setting to allow courteous discussion** between the developer and adjacent owners, and to answer any questions and concerns about the proposed action. This meeting does not replace the Public Hearing.

	NAME	EMAIL:	PHONE: (optional)	ADDRESS (as shown on the notice map)
1	Jim Richardson	jarichardson1954@gmail.com	(563) 340-3767	5124 N. Richmond Circle Bettendorf, IA 52722
2	DAVE SPINNER		563-322-8237	1033 Oneida
3	Allie Kelly		3092924908	1203 E 11th apt 1
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Werderitch, Matt

From:
Sent: Wednesday, December 14, 2022 1:54 PM
To: Werderitch, Matt
Subject: [EXT] Case REZ 22-08 1112 Bridge Avenue Rezoning

ATTENTION: This is an external email.

Good afternoon, Matt!

My husband, Marshall and I are writing to you in order to express our opposition to the multi-family spot rezoning request for the property at 1112 Bridge Avenue.

We live at 812 Bridge Avenue. Marshall was born and raised in Davenport and he remembers clearly when the neighborhoods along Bridge Avenue were in a very depressed state. After living and working in Phoenix, Arizona for over 30 years, Marshall and I were committed to investing in his hometown upon retiring. We bought our home in 1999 and have been in the process of restoring this house to its original grandeur ever since. Over these past several years we have seen a slow, but mostly steady improvement in our neighborhood which we believe can be directly contributed to the increase of owner-occupied single family homes lining Bridge Avenue from River Drive.

In order to promote this trend, new families are warmly welcomed and encouraged to participate in the neighborhood. We even reach out to listing agents to inform them about the Bridge Avenue Historic District Neighborhood Association. Many have responded enthusiastically and even included information about the neighborhood in their real estate postings. It is our sincere hope that the Development and Neighborhood Services and the Planning and Zoning Commission will deny this multi-family rezoning request and in so doing, partner with us in keeping this revitalization process going. Sadly, there are very few surviving neighborhoods in Davenport with their historic integrity left intact. Most have succumbed to multi-family rental properties that have negatively impacted the character of these fine old communities. We are trying to save our neighborhood from that fate.

We compel you as you review the Residential Zoning Districts Map, that you will visualize individual streets, homes and the families who live inside them, rather than just a mosaic of yellow, green, brown and gray squares. Ultimately, your decision will set a significant precedent moving forward and will reinforce your commitment to promoting neighborhood integrity and improving the quality of life in our community.

Thank you for your consideration.

Regards,
Carol and Marshall Daut
812 Bridge Avenue
Davenport, IA 52803
563-322-1319

Werderitch, Matt

From: Robert Kirk
Sent: Tuesday, December 13, 2022 9:51 AM
To: Werderitch, Matt
Subject: [EXT] Zoning 1112 Bridge Avenue

ATTENTION: This is an external email.

I want to voice my concerns over this issue for plans at Zoning 1112 Bridge Avenue. The neighborhood already has far too many multi family dwellings and this locale has been a considerable and failed use location for far too long creating both parking and driving issues for all concerned. In my opinion the best use would be the intended use as a permanent single family dwelling.

Regards,
Robert Kirk
1017 MISSISSIPPI AVE

Case REZ22-08 Request to change 1112 Bridge Ave. from R-4C to multi-family (Ward 5)

From:
Date: Dec 6, 2022 at 2:08:04 PM
To: Lamar Buckelew lamarbuckelew@yahoo.com

My name is Juliana Buckelew and I live at 1206 E. River Drive. I am against this change because it would go against the goals of the new code that was implemented in 2018 to stabilize the area. The property is surrounded by R 4C except on one side, and that's ~~across the street~~ SW kitty corner. Allowing up zoning in the middle of our neighborhood is spot zoning and discourages owner occupants, who remain after the rental property owners leave.
We have worked hard to stabilize our neighborhood. My neighbors and I formed a neighborhood association group officially with the the city. Our group has fought hard for neighborhood safety and marketed our historical district to attract homebuyers. We have done extensive historical research at the library and online to promote its rich history. We have fought hard and up zoning to make this lot multifamily discourages home buying which gives stability, and the desire to invest in our neighborhood. We have 3 new families recently and need to keep this direction, not take a step back.
Thank you for your time today.

Sent from my iPhone

Werderitch, Matt

From: Lamar Buckelew
Sent: Thursday, December 15, 2022 2:18 PM
To: Werderitch, Matt
Subject: [EXT] Case REZ22-08: Request of Ecumenical Housing Development Group to rezone 1112 Bridge Avenue from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 5]

Dear Mr. Werderitch,

Hello, my name is Lamar Buckelew and I live at 1206 East River Drive. Together with Prospect Park and Bridge Avenue neighborhoods, we make up the larger neighborhood south of E. 12th that was once called Mt. Ida Neighborhood.

I am writing you to voice my disapproval of the spot zone change request for 1112 Bridge Avenue from R-4C to R-MF. This neighborhood has suffered through many years of neglect, irregular zoning and manipulation by developers and landlords. This created a neighborhood instability due to the large number of temporary residents. While there are still many multiple family apartment options in this neighborhood, the city re-zoning that occurred around 2018 was thought to be a step in the direction of neighborhood stability and away from the past Davenport approach of patchwork zoning that negates the intent of the zoning process and does not match the character of the neighborhood.

The goal of the city zoning rewrite in 2018 was to protect the character of these central neighborhoods south of Locust. These neighborhoods have had a history of "spot zoning" resulting in unequal application of the city zoning ordinances. This patchwork approach allows multifamily units to grow in single family areas and therefore should not be approved. Please share these comments with the Planning and Zoning Commission prior to their meeting on the subject.

Regards,

Lamar Buckelew

Werderitch, Matt

From:
Sent: Monday, December 5, 2022 7:59 PM
To: Werderitch, Matt
Subject: [EXT] Petition for Rezoning

Hi Matt,

I'm not sure who to address my concerns over this petition Case REZ22-08: Request of Ecumenical Housing Development Group to rezone 1112 Bridge Avenue from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 5]. I live just outside the perimeter of the legal notification zone but I am opposed to this change.

We formed a neighborhood group and took action a few years ago to change the zoning in this area so that developments like this could no longer destabilize our historic district. A change like this would be a form of spot zoning and contrary to our goal to make our neighborhood attractive to home buyers. While there may be apartments nearby, increasing the number of them will have a negative impact on the density of occupancy of our district and quality of life for the homeowners.

Will you please tell me who to forward this to or can you? I will be out of town during the hearing or I would attend it and speak out.

Thank you very much,

John Higgins

Werderitch, Matt

From: Adam Hoke
Sent: Tuesday, December 13, 2022 11:13 PM
To: Werderitch, Matt
Cc: Evan Hoke; Eileen Yeates;
Subject: [EXT] Case REZ22-08

Dear Matt,

My name is Adam Hoke and my husband's name is Evan Hoke. We own the Theodore Eldridge House at 1404 E 10th St.

I am writing you today to make you aware that we oppose the rezoning of the property at 1112 Bridge Ave. We purchased our home in Sept of 2016. We have two apartment buildings and a rental property directly behind us. We believe that our neighborhood is already saturated with rental properties.

We understand the need for affordable housing and we believe that the rental properties in the area would fit that description. We do not believe that adding more rental properties will help the neighborhood.

We have had countless issues with renters. We hear domestic disputes, loud cars, and police being called for multiple reasons including a tenant having a guest staying with them that was driving a stolen vehicle. And our HVAC Contractor had his vehicle stolen from the alley, not even 10mins after he arrived. There are many rental properties in the area that are not maintained. There are properties near us that are believed to house someone that sells drugs. They have visitors all hours of the day and night just long enough for someone to run in and return within minutes back to their car.

We have spent a significant amount of money restoring our home along with many others in the area. The house down the street was on the market for over 2yrs before it sold and I believe it's because of some of the properties that are behind the house. Adding more rentals would only hinder people from wanting to fix up the homes in this area as the number of rentals can turn off potential buyers or buyers willing to pay a fair market value.

Continuing to add rentals in the area will not help the efforts of the homeowners to change the neighborhood. A great deal has changed for the better since we have lived here. Our home was empty for two years and we had a home on Mississippi Ave that had been on the market for 6yrs. Our home was on the market for 4yrs. There is a home on Mississippi Ave that is for sale that was at one point turned into multiple rental units and has been converted back to a single-family home but a great deal of damage was done to the home during that process and is proving to deter people from wanting to buy it.

Thank you for your time,
Evan and Adam Hoke

Werderitch, Matt

From:
Sent: Sunday, December 11, 2022 4:46 PM
To: Werderitch, Matt
Subject: [EXT] Zoning 1112 Bridge Avenue

ATTENTION: This is an external email.

Matt

We wish to offer our concerns as to CASE REZ22-08...

We want to go on the record of preferring that the city maintain the zoning plans that we suspect were quite expensive. We would like to have the structure sold to a family, maybe a first-time home owner. Many have worked to stabilize this neighborhood and changing the zoning with the result of more multiple resident housing does not match the character of the surrounding properties.

Joel and Diane E. Franken
1610 Prospect Terrace

Werderitch, Matt

From: Elizabeth Hodges
Sent: Wednesday, December 14, 2022 5:07 PM
To: Werderitch, Matt
Subject: [EXT] Fwd: Zoning 1112 Bridge Avenue

---------- Forwarded message ---------
From: **Elizabeth Hodges**
1725 E, 11th Street
Davenport, Iowa 52803
Subject: Re: Zoning 1112 Bridge Avenue

Subject: Zoning 1112 Bridge Avenue CASE # REZ22-08

I am not in favor of 1112 Bridge Avenue being re-zoned to a multi family unit.

Surrounding neighbors and neighborhood groups have worked for years to improve the area.

To rewrite the 2018 zoning is a disservice to the neighbors, and groups who have worked to improve this area.

The person requesting the zoning change should not be granted the re-zoning. The neighbors have worked for years to create stability in this area..

There are becoming more rental properties where I live. Most of the landlords do not take care about their properties, and do not follow up with their tennents. This creates issues and problems for the home owners .

Another rental unit is not what this area needs or the city.

Regards,

Elizabeth Hodges
1725 E. 11th Street
Davenport, Iowa 52803

Werderitch, Matt

From: Mike Miller
Sent: Wednesday, December 14, 2022 7:46 AM
To: Werderitch, Matt; Meginnis, Marion
Subject: [EXT] Spot zoning for 1112 Bridge Ave.

Matt,

This plan to rezone a single building to multi family in an area that has been designated single family would be a mistake. I realize that this would mean increase tax basis on the property, and would satisfy a single entity, but at the same time be against the will of the remaining residents in this community. And if I am not mistaken we still live in a majority rule country.

This area has for years been trying to recover from the mistake of turning classic family homes to multi dwelling facilities. Almost every homeowner here has been trying or has accomplished this goal with the understanding that the neighborhood would continue on this path. The city has aided in this effort by returning the zoning to single family and establishing that it would remain so.

We are in the "downtown" ward. Recently in this ward, and only a few blocks away from us, the city has allowed a 4 story,180 low income apartment complex to be built. This complex is too high a density living for the space it is on. It most likely will be a majority of section 8 housing. That alone will put a burden on our district and will cause a major decrease in the quality of life for our community that is not being placed on other areas of Davenport. Rezoning this single unit will further exacerbate the downward trend.

My thought is the same as the broken window theory. Before a window is broken in a house the thought of doing so is not broutched. But once the first window is smashed with a rock it becomes OK to break all of the windows.

Taking the first step on the wrong path is always the most crucial after which the rest of the mistakes become easy.

Werderitch, Matt

From: Eileen Yeates
Sent: Friday, December 16, 2022 7:23 PM
To: Werderitch, Matt
Subject: [EXT] Case REZ22-08

ATTENTION: This is an external email.

My name is Eileen Yeates and I live on Mississippi Avenue. I strongly object to the proposed zoning change to 1112 Bridge Avenue. This property should not be changed to a multi family unit. Parking is already tight on Bridge and this proposed unit could add 6-10 cars to the street. I do not believe the owner can provide adequate off street parking for these extra vehicles. There is not room for that many more cars.

I am also concerned about population density in this area. We already have an over abundance of multi family units in our neighborhood. It is not necessary to add to the overcrowding in our neighborhood.

The proposed multi family unit does nothing to enhance the character of our neighborhood. My family, along with many of our neighbors, work hard to maintain the beauty of this old Davenport neighborhood. This proposed unit does not contribute to the neighborhood character that we all work so hard to maintain.

Thank you so much,
Eileen Yeates

Sent from my iPad

Werderitch, Matt

From: Dan Darland <dandarland@yahoo.com>
Sent: Monday, December 19, 2022 3:02 PM
To: Werderitch, Matt
Subject: [EXT] 1112 Bridge Ave

ATTENTION: This is an external email.

Matt,

I want to express my objection to the proposed multi-family use of the property at 1112 Bridge Ave.

Our neighborhood is already inundadted with muti-family dewellings, and although that would seem to mean that the use is established, the population density in the Bridge to Ridge neighborhood is becoming too great. Traffic and parking is already an issue. Sometime traversing is a problem when people don't park appropriately.

You know me as the current President of the City's Zonning Board of Adjustment. I understand use, established practice, etc. However, most of the multi-family dwellings in the area were built as such, referencing the appartments between College and Bridge and 10th to 11th Streets, and along 12th St and Eastern Ave. Planning was done for those units and the impact thereof to the neighborhood back when they were built, with whatever rules were used at that time. Now we are seeing single-family dwellings being converted to multi-family dwellings, and I must express my objection to this practice. I kow studies have been performed that demonstrate the population density, so if we don't use those studies to help determine questions like this, why do we do them?

Let's try to preserve what historic value and appearance we have left in our besutiful historic neighborhood.

Thanks,
Dan

COL Daniel D. Darland, US Army (Ret)
930 Mississippi Ave
Davenport, IA 52803
dandarland@yahoo.com
563.210.0350

I Paul Burroughs

I vote NO

1118 Bridge Ave

I Paul Burroughs.

THIS LETTER

I VOTE NO

1118 Bridge Ave

DAVENPORT IA.

VOTE NO

563 326 6198 3

PROPOSED ZONING CHANGES TO 1112 BRIDGE COULD LEAD TO THE DEVELOPMENT OF UNIT TO 14 UNIT MULTI-FAMILY DEVELOPMENT WITH 21 PARKING POSITIONS.

WE ALL NEED TO COME TOGETHER AS A NEIGHBORHOOD TO EXPRESS OUR VIEWS AT THE NEXT FIVE CITIY COUNCIL MEETINGS.

Questions: no-r-mf1112bridge@outlook.com

326 7785 326 7923

Dear Neighbors

As you are already aware, the Planning and Zoning Board for Davenport approved rezoning 1112 Bridge Ave from R-4C (Single or dual family) to R-MF (multi-family). This means that in the future, the owner of the property could potentially build 14 units with 21 parking places. ECUMENICAL Development has purchased the property and asked for the zoning change. This is not about ECUMENICAL because they are a good organization with a very good track record of buying vacant homes and turning them in affordable housing. They are good landlords.

The city spent a lot of our tax money and spent several years developing a new Zoning Code released in 2019. The R-4C and R-3C was created during this complete rewrite to protect the transitional, central, and historic neighborhoods of Central Davenport. I have provided the definition below.

R-4C Single-Family and Two-Family Central Residential Zoning District. The R-4C Single-Family and Two-Family Central Residential Zoning District is intended to preserve and protect Davenport's dense, centrally located, established urban residential neighborhoods. Standards of the R-4C District are intended to ensure that new development is complementary to the existing developed character of these neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4C District.

While ECUMENICAL Development is planning two 4-bedroom units and one 2-bedroom unit at this time, there is no approved guarantee this could be turn into a 14-unit development in 15 or 20 years. The property was purchased from the city for $1 and will be enrolled as a package for a federal tax credit program. The Zoning Board is making a recommendation to constrain the development to no more than 4 units. The contention with the neighbors has not been with the development of affordable housing. In fact, we welcome the development but in alignment with the current zone structure of the 1112 Bridge Ave which is R-4C just as ECUMENICAL purchased it.

For the next 5 Wednesdays at 530 PM (Jan 11, Jan 18, Jan 25, Feb 1, Feb 8), we are asking that residents from the immediate neighborhood attend city council meetings and if comfortable express their views on this zoning change – for or against. We believe talking points should be very focused on welcoming the addition and investment to provide family oriented affordable housing. We are just asking for that to be done within its current restriction of dual family as zoned today.

If you live within 200 ft of 1112 Bridge Ave, your comments are taken with much more weight than others due to ordinance, but all comments are valuable from anyone in the neighborhood. If you live in a home that was rezoned from R-MF to R-4C or 3C and were told you could never go back to R-MF, then we ask that you share that the council meetings. All comments will be heard and based on the meeting on 4 January, all comments are driving considerable conversation with the City Council. THEY NEED TO HEAR FROM YOU!

THIS IS THE TIME FOR US TO PROTECT THIS SMALL BUT AWESOME NEIGHBORHOOD. If the City Council approves this rezoning, they will set a precedent that could be applied to others which directly undermines, the work completed, intent of the Zoning rewrite, and creation of R-4C and R-3C for the central part of the city.

THIS LETTER I VOTE NO Paul Burroughs JR
1118 Bridge Ave

THIS LETTER I VOTE NO Paul Burroughs JR

THIS LETTER I VOTE NO SCOTT

THIS LETTER VOTE NO

City of Davenport

Department: City Clerk **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **1/25/2023**

Subject:
Resolution approving Case F22-15 being the request of S.A.M.S. on behalf of Petersen Properties LC for a final plat of North Welcome Way Subdivision 3rd Addition, a 2-lot subdivision on 13.79 acres located on Brady Street south of East 90th Street. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
The purpose of the final plat is to establish two developable lots with access onto Brady Street.

The Plan and Zoning Commission reviewed Case F22-15 at its December 6, 2022 meeting and has recommendation approval subject to the listed findings and conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The final plat (with conditions recommended by City Staff) will achieve consistency with subdivision requirements.

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. The Recreational Trail Easement shall be expanded an additional 10' for a total width of 25'.

Comprehensive Plan:

1. Within Existing Urban Service Area: Yes
2. Within Urban Service Area 2035: Yes

Future Land Use Designation:Industry (I) in the Davenport +2035 Land Use Plan.

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

The proposed final plat complies with the Davenport +2035 proposed land use section.

Zoning: The subject property is zoned I-1 Light Industrial District.

Technical Review:

1. Streets: The site is on the boundary of City limits. Brady Street in this area is within unincorporated Scott County. Any driveway access onto Brady Street shall be coordinated with Scott County. No new streets are proposed as part of this subdivision.

2. Parks & Open Space: There is an existing 15' Recreational Tail Easement along the west lot line. Staff is requesting the easement be widened to 25' to better facilitate the installation of a trail.
3. Storm Water: Stormwater detention and water quality treatment will be required per ordinance on each lot.
4. Sanitary Sewer: Sewer does not extend to this location. The need to extend sewer will be determined by the needs of specific developments.
5. Other Utilities: Normal utility services are available at this site. Iowa American Water has a 16" DI watermain on the east side of Brady Street from the curve of Research Parkway south to East 90th Street to the north.

Public Input:

No Public Hearing is required for a final plat.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution
Backup Material	Final Plat of North Welcome Way Subdivision 3rd Addition
Backup Material	Zoning & Future Land Use Map
Backup Material	Application

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	1/12/2023 - 3:24 PM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving Case F22-15 being the request of S.A.M.S. on behalf of Petersen Properties LC for a final plat of North Welcome Way Subdivision 3rd Addition, a 2-lot subdivision on 13.79 acres located on Brady Street south of East 90th Street.

WHEREAS, the Plan & Zoning Commission reviewed Case F22-15 at the December 6, 2022 regularly scheduled meeting with a recommendation for approval subject to the following three conditions:

1. That the surveyor signs the plat.

2. That the utility providers sign the plat when their easement needs have been met.

3. The recreational trail easement shall be expanded an additional 10' for a total width of 25'; and

WHEREAS, the conditions will be added to the plat and/or provided.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the final plat of North Welcome Way Subdivision 3rd Addition, an addition to the City of Davenport, Scott County, Iowa as filed with the City Clerk, be the same is hereby approved and accepted; that the granting of easements as shown on said plat and the dedication for public street purposes are accepted and confirmed by the Mayor and Deputy City Clerk of said City be; and

BE IT FURTHER RESOLVED that the Mayor and Deputy City Clerk are hereby authorized and directed to certify to the adoption of this resolution on said plat as required by law.

Passed and approved this 25th day of January, 2023.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

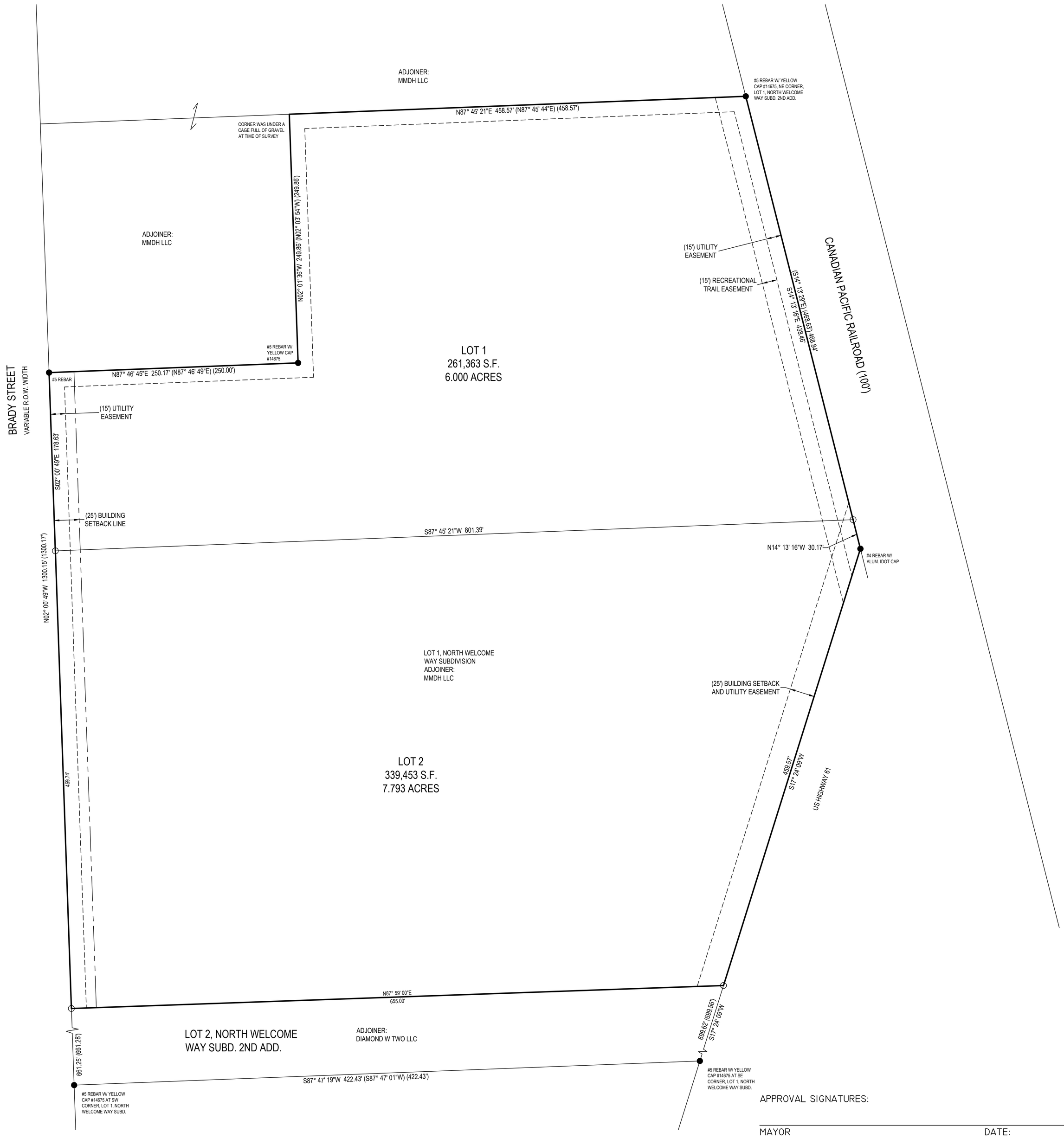
Brian Krup
Deputy City Clerk

PREPARED BY / RETURN TO: Townsend Engineering, 2224 E. 12th Street, Davenport, Iowa 52803 (563) 386-4236

FINAL PLAT

NORTH WELCOME WAY SUBDIVISION 3RD ADDITION

BEING A REPLAT OF PART OF LOT 1 IN NORTH WELCOME WAY SUBDIVISION 2ND ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA



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.

METRONET DATE:

NOTES:

1. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

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

3. 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.

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

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

6. 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.

7. THE SUBJECT PROPERTY IS ZONED I-2, INDUSTRIAL DISTRICT.

8. 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 #19163C0355G EFFECTIVE DATE MARCH 23, 2021.

9. STORMWATER DETENTION AND WATER QUALITY TREATMENT WILL BE REQUIRED WITH THIS SUBDIVISION UPON DEVELOPMENT AND SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. 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).

10. UPON DEVELOPMENT, OFF-STREET PARKING SHALL MEET WITH CITY OF DAVENPORT OFF-STREET PARKING AND LOADING REQUIREMENTS (https://ecode360.com/35579429).

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1" = 50' (24x36)

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.

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 =
EASEMENT LINE =
SETBACK LINE=
SECTION LINE=

N
W E
S

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, 2023
Pages or sheets covered by this seal:

LICENSED LAND SURVEYOR MICHAEL D. RICHMOND 23503 IOWA

TOWNSEND ENGINEERING
CIVIL ◇ STRUCTURAL ◇ LAND DEVELOPMENT

DATE: 11/1/2022

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

DRAWN BY: KLC
CHECKED BY: MDR
LOCATION: S:\FENTRESS\BRADY SUITES

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
FINAL PLAT
BRADY STREET SUITES
DAVENPORT, IOWA

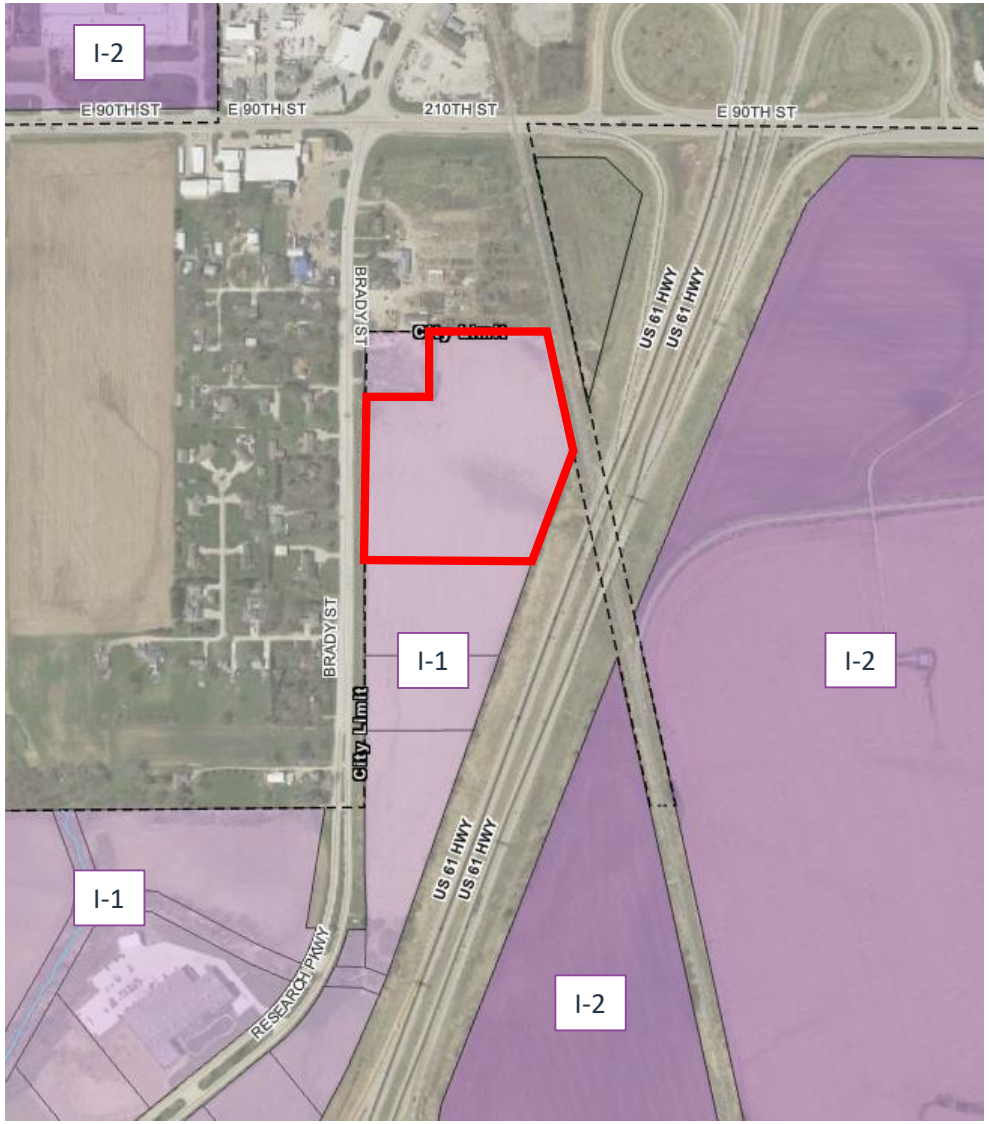
DEVELOPER
SAM FENTRESS
PO BOX 7
PLEASANT VALLEY, IOWA 52767

SHEET NO.
1 OF 1

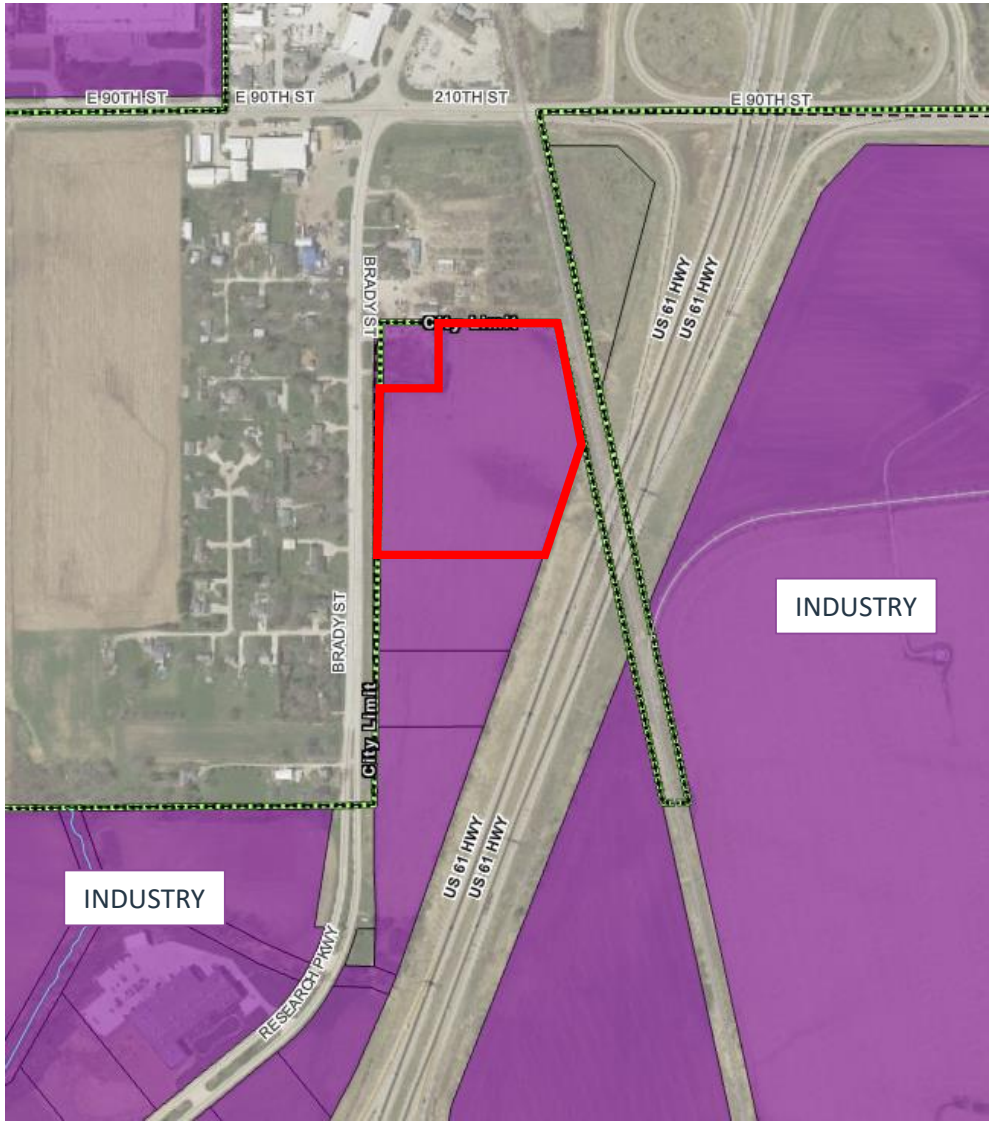
Vicinity Map

DAVENPORT
IOWA | USA

Zoning Map



Future Land Use Map



Complete application can be emailed to planning@davenportiowa.com

Property Address* See Attached Legal Description
***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)

Name:	Kyle Fentress
Company:	S.A.M.S.
Address:	PO Box 7
City/State/Zip:	Pleasant Valley, IA 52767
Phone:	563-579-2121
Email:	KCFENTRESS@GMAILCOM

Owner (if different from Applicant)

Name:	David Petersen
Company:	Petersen Properties LC
Address:	200 E. 90th St.
City/State/Zip	Davenport, IA 52806
Phone:	563-285-4849
Email:	

Engineer (if applicable)

Name:	Chris Townsend
Company:	Townsend Engineering
Address:	2224 E. 12th St.
City/State/Zip	Davenport, IA 52803
Phone:	563-386-4236
Email:	chris@townsendengineering.net

Architect (if applicable)

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

Attorney (if applicable)

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

Application Form Type:

Plan and Zoning Commission

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

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 ☐

Historic Preservation Commission

- Certificate of Appropriateness ☐
- Landmark Nomination ☐
- Demolition Request ☐

Administrative

- Administrative Exception ☐
- Health Services and Congregate Living Permit ☐

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

Property Location:

Parcel ID: X3617A01

Total Land Area: 13.79 Acres

Total Number of Lots: 1

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.

Final Plat – Required for subdivisions of two lots or more.

Property Location:

Parcel ID: X3617A01

Total Land Area: 13.79 Acres
Total Number of Lots: 1
Linear Feet of Streets Added:
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 final plat at a scale of not less than one inch per one fifty feet, which depicts the following:
  - The boundary lines of the area being subdivided with accurate distances and bearings.
  - The lines of all proposed streets and alleys with their width and names.
  - The accurate outline of any property which is offered for dedication for public use.
  - The lines of all adjoining lands and the lines of adjacent streets and alleys with their width and names.
  - All lot lines and an identification system for lots and blocks.
  - Building lines and easements for any right-of-way provided for public use, services or utilities, or excess storm water passageways with figures showing their dimensions.
  - All dimensions, both linear and angular, necessary for locating subdivision boundaries, lots, streets, alleys, and of any other areas for public or private use. The linear dimensions are to be expressed in feet and decimals of a foot.
  - Radii, arcs and chords, points of tangency, central angles for all curvilinear streets, and radii and tangents for all rounded corners.
  - All survey monuments and bench marks together with their descriptions.
  - Name of subdivision and description of property subdivided showing its location by distance and bearing to the nearest quarter section monument; points of compass; graphic scale of map; and name and address of owner or owners or the subdivider, or in the case of corporate ownership, the name and address of the registered agent of said corporation shall also appear on the plat;
- Prior to forwarding the proposed final plat to City Council:
  - One full size copy of corrected final plat with the original mylar/sepia and one reduced copy signed/stamped by the utility companies.
  - Executed platting certificates acceptable to the City of Davenport:
    - Acceptance by the City of Davenport.
    - Hold Harmless Agreement.
    - Assessment waiver (sidewalks and subdivision improvements).
    - Dedication of Owner.
    - Consent to platting where applicable.
    - Certificate of Attorney.
    - Surveyor's Certificate.
    - Certificate of County Treasurer.
    - Certificate of Subdivision Name by Scott County Auditor.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Preliminary Plat:

(1) Application:
- 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's consideration of the proposed preliminary plat:
- Planning staff will perform a technical review of the petition 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. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the proposed preliminary plat:
- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Final Plat:

(1) Application:
- 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's consideration of the proposed final plat:
- Planning staff will perform a technical review of the petition 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. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the final plat:
- Prior to forwarding the petition to the City Council, the following must be provided to the Community Planning and Economic Development Department:
  - One full size copy of the corrected final plat and one reduced copy of the corrected final plat signed/stamped by the utility companies.
  - Executed platting certificate.
- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

(4) Recordation:
- After the Mayor signs the approved final plats and Acceptance by the City of Davenport, the final will be released to the Surveyor to obtain and return 21 full size copies to the Community Planning and Economic Development Department.
- After the 21 copies are returned, two copies of the final plat and platting certificates will be released to the petitioner.
- It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.

Petitioner: Kyle Fentress Date: 11/10/22

By typing your name, you acknowledge and agree to the aforementioned procedure and requirements.

Received by: Date:

Planning staff

Date of Plan and Zoning Commission Public Hearing:

Plan and Zoning Commission meetings are held the Tuesday prior to City Council Committee of the Whole meetings at 5:00 p.m. in City Hall Council Chambers, 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I, David Petersen authorize Kyle Fentress to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the property located at Parcel ID: X3617A01

Signature(s)

State of Iowa ,
County of Scott .
Sworn and subscribed to before me

NOTARIAL SEAL IOWA
HELENE ROBERTS
Commission Number 809697
My Commission Expires
March 27, 2024

This 14th day of November 2022

Form of Identification

Notary Public

My Commission Expires: March 27, 2024

LEGAL DESCRIPTION

LOT 1 OF NORTH WELCOME WAY SUBDIVISION 2ND ADDITION IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA.

City of Davenport

Department: City Clerk **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **1/25/2023**

Subject:
Resolution approving Case F23-01 being the request of Traver Properties LLC for a final plat of Traver Oaks, a 3-lot subdivision on 41 acres located at the southwest corner of 145th Street and 110th Avenue in unincorporated Scott County. [Adjacent to Ward 1]

Recommendation:
Adopt the Resolution.

Background:
The City conducts extraterritorial reviews of subdivisions in unincorporated Scott County within two miles of the City Limits and provides recommendations to the Scott County Board of Supervisors.

The Plan and Zoning Commission reviewed Case F23-01 at its January 3, 2023 meeting and has recommended that Case F23-01 be forwarded to the City Council with a recommendation for approval.

The purpose of the final plat is to establish three new developable residential lots. The property is located in Blue Grass Township and is outside the urban service area. The subject property is located .9 miles west of the City Limits at the intersection of 110th Avenue and 145th Street. The City has the authority to review subdivisions within two miles of its boundary.

This subdivision requires approval from both Scott County and the City. The County Planning and Zoning Commission recommended approval (5-0) of the final plat at its December 20, 2022 meeting. Following review by the City of Davenport, the County Board of Supervisors will make a final vote.

It is staff's opinion that the plat would not have adverse effects to the City of Davenport.

Purpose:

Zoning:

The majority of the site is zoned Single-Family Residential (R-1) except for the southernmost 4.9 acres which is zoned Agricultural-General (A-G).

The existing county zoning classification is consistent with Davenport's R-1 Single-Family Residential District. Should this property be annexed to Davenport, the proposed lots meet the minimum district dimensional standards of the R-1 District.

Technical Review:

City departments reviewed the proposed final plat for compliance with subdivision requirements.

Comprehensive Plan:

1. Within Existing Urban Service Area: No
2. Within Urban Service Area 2035:No

Public Input:

No Public Hearing is required for a final plat.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution
Backup Material	Scott County Planning and Zoning Commission Packet

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	1/12/2023 - 3:24 PM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving Case F23-01 being the request of Traver Properties LLC for a final plat of Traver Oaks, a 3-lot subdivision on 41 acres located at the southwest corner of 145th Street and 110th Avenue in unincorporated Scott County.

WHEREAS, the City of Davenport, Iowa conducts extraterritorial review of subdivisions in unincorporated Scott County within two miles of the City Limits; and

WHEREAS, the Plan & Zoning Commission reviewed Case F23-01 at the January 3, 2023 regularly scheduled meeting with a recommendation for approval.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the final plat of Traver Oaks is forwarded to the Scott County Board of Supervisors with a recommendation for approval; and

BE IT FURTHER RESOLVED that the Mayor and Deputy City Clerk be, and they are hereby authorized and directed to certify to the adoption of this resolution.

Passed and approved this 25th day of January, 2023.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

PLANNING & DEVELOPMENT
600 West Fourth Street
Davenport, Iowa 52801-1106
Email: planning@scottcountyiowa.gov
Office: (563) 326-8643

Chris Mathias, Director

SCOTT COUNTY
PLANNING AND ZONING COMMISSION

AGENDA

Tuesday, December 20, 2022
5:30 P.M.

1. **Call to Order**

2. **Minutes:** Approval of the November 1, 2022 meeting minutes.

3. **Public Hearing - Rezoning:** Application from **Jeffrey Nelson (deed holder Susan Nelson)** to rezone a 3-acre portion of an existing 53-acre tract, more or less, (Scott County parcel #850723002) from Agricultural-General (A-G) to Single-Family Residential (R-1). The parcel is legally described as Part of the NE ¼ of the NE ¼ of Section 7 in Pleasant Valley Township.

4. **Sketch Plan/Final Plat – Minor Subdivision:** Application from **Barry and Lorene Traver** for a sketch plan/final plat of a Minor Subdivision known as **Traver Oaks.** The plan proposes to subdivide an existing 28-acre tract, more or less, (Scott County parcel #823539002) and an existing 12-acre tract, more or less, (Parcel #823555006) into three (3) lots. The property is legally described as Part of the East ½ of the SE ¼ of Section 35 in Blue Grass Township.

5. **Site Plan Review:** Application from **VTJ Properties LLC** for approval of a site plan for a change in use of the existing commercial property located at 13991 110th Avenue on two Scott County tracts totaling approximately 4.74 acres, legally described as Lots 14-20 of Blessing Acres in Section 1, Buffalo Township (Parcel ID's: 7201011152, 720101120). The applicant is requesting approval of a site plan in order to establish an outdoor storage component to an existing indoor storage operation.

6. **Other business:** Additional comments or issues to discuss (Commission members) / Opportunity for public comments

7. **Adjournment**

Public Hearing/Meeting Procedure

a. Chairman reads public notice of hearing.
b. Director reviews background of request.
c. Applicant /Representative provide any additional comments on request.
d. Public may make comments or ask questions.
e. Director makes staff recommendation.
f. Applicant may respond or comment.
g. Commission members may ask questions.
h. Chairman closes the public portion of the hearing (No more public comments).
i. Discussion period for the Commission members.
j. Commission members make motion to approval, deny, or modify request.
k. Final vote. Recommendation goes to Board of Supervisors.

PLANNING & DEVELOPMENT
600 West Fourth Street
Davenport, Iowa 52801-1106
Office: (563) 326-8643 Fax: (563) 326-8257
Email: planning@scottcountyiowa.gov

NOTICE OF SCOTT COUNTY PLANNING AND ZONING COMMISSION PUBLIC HEARING FOR A SKETCH PLAN/FINAL PLAT OF A MINOR SUBDIVISION

In accordance with the Subdivision Ordinance for unincorporated Scott County, the Planning and Zoning Commission will hold a public hearing for a sketch plan/final plat of a minor subdivision on **Tuesday, December 20, 2022 at 5:30 P.M.** The meeting will be held in the **Magistrate Courtroom on the 1st floor of the Scott Courthouse at 400 West 4th Street, Davenport, Iowa 52801.**

An application has been submitted by **Barry and Lorene Traver** for a sketch plan/final plat of a Minor Subdivision known as **Traver Oaks**. The plan proposes to subdivide an existing 28-acre tract, more or less, (Scott County parcel #823539002) and an existing 12-acre tract, more or less, (Parcel #823555006) into three (3) lots. The majority of the property is zoned Single-Family Residential (R-1), except for the southernmost 4.9 acres, more or less, which is zoned Agricultural-General (A-G). The property is legally described as Part of the East ½ of the SE ¼ of Section 35 in Blue Grass Township, and is located along 145th Street and 110th Avenue.

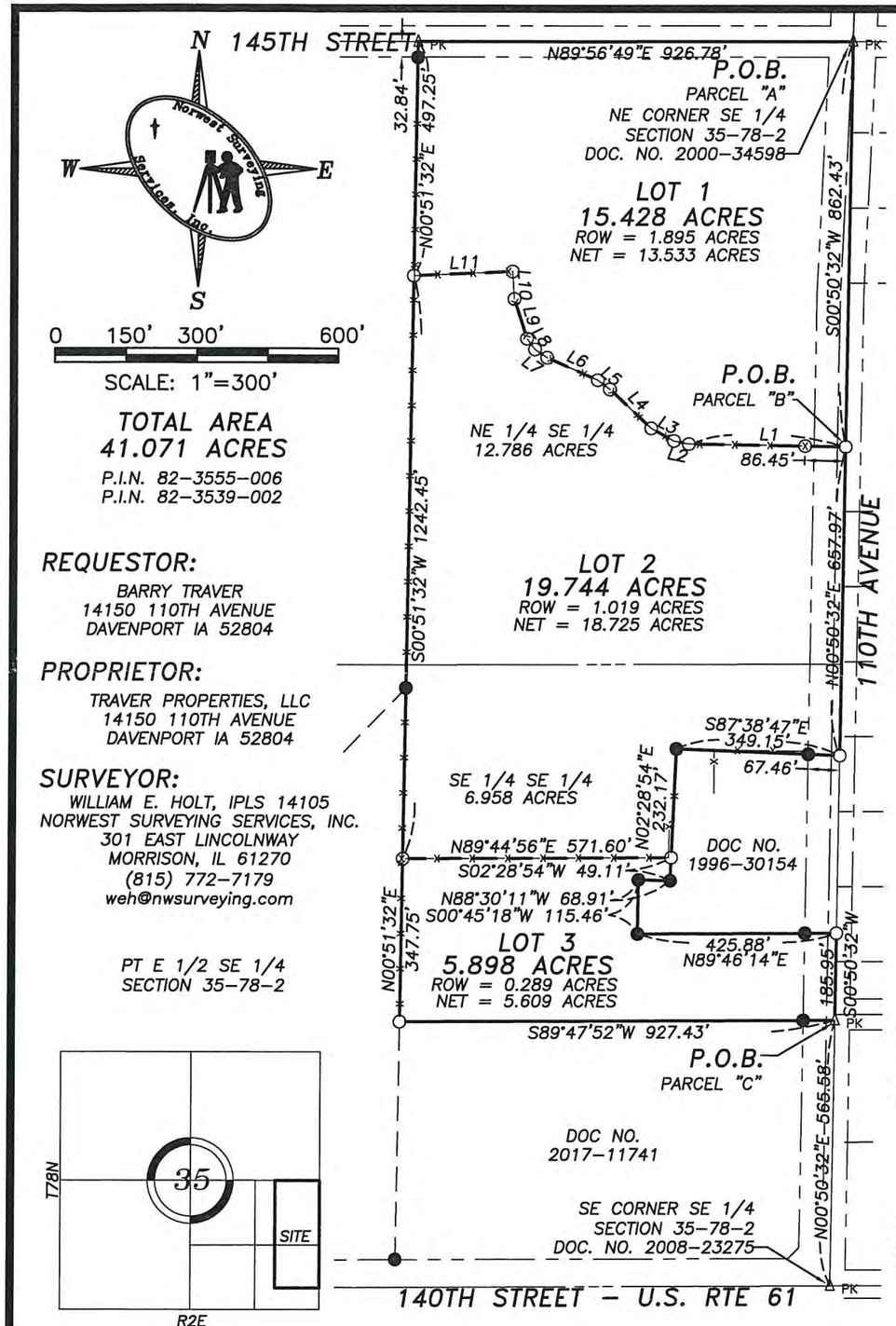
If you have questions or comments regarding this meeting or the proposed plat please call, write or email the Planning and Development Department, 600 West Fourth Street, Davenport, Iowa 52801, (563) 326-8643, planning@scottcountyiowa.gov or attend the meeting.

Chris Mathias
Director

"TRAVER OAKS"

A SUBDIVISION OF PART OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35 IN TOWNSHIP 78 NORTH (T78N), RANGE 2 EAST (R2E) OF THE FIFTH PRINCIPAL MERIDIAN (5TH PM), SCOTT COUNTY, IOWA.

Of Property Described on the deed recorded as Document No. 2006–10541 in the Office of the Scott County Recorder.



TOTAL AREA
41.071 ACRES
P.I.N. 82–3555–006
P.I.N. 82–3539–002

REQUESTOR:
BARRY TRAVER
14150 110TH AVENUE
DAVENPORT IA 52804

PROPRIETOR:
TRAVER PROPERTIES, LLC
14150 110TH AVENUE
DAVENPORT IA 52804

SURVEYOR:
WILLIAM E. HOLT, IPLS 14105
NORWEST SURVEYING SERVICES, INC.
301 EAST LINCOLNWAY
MORRISON, IL 61270
(815) 772–7179
weh@nwsurveying.com

PT E 1/2 SE 1/4
SECTION 35–78–2

SURVEYOR'S REPORT

This Plat represents an original boundary survey of the parcel described hereon and was done at the request of Barry Traver of Davenport, Iowa.

All structural or utility improvements, surface and subsurface, on and/or adjacent to the site are not necessarily shown. All monuments exist as shown hereon. Bearings are Degrees, Minutes and Seconds and are referenced to assumed datum; distances are shown as feet and decimal parts thereof.

This survey includes no investigation or independent search for easements of record, encumbrances, deed restrictions, restrictive covenants, ownership, title evidence, or any other facts that an accurate and current title search may disclose. Right–of–Way lines shown hereon are a graphic representation only and may not depict the actual location of the public easement.

I hereby certify that this Land Surveying document was prepared, and that 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.

William E. Holt

Dated this 31st day of October 2022 C.E.
State of Iowa Reg. No. 14105
My registration expires December 31, 2022 C.E.

LICENSED LAND SURVEYOR
WILLIAM E. HOLT
14105
IOWA

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N88°58'45"W	334.69'
L2	N78°27'58"W	32.37'
L3	N61°54'42"W	56.71'
L4	N46°40'07"W	121.18'
L5	N52°35'58"W	32.34'
L6	N66°10'24"W	118.05'
L7	N55°25'25"W	31.24'
L8	N36°30'28"W	28.65'
L9	N17°51'37"W	88.53'
L10	N03°47'28"W	58.87'
L11	S87°30'46"W	209.73'

Surveyor's Note

Monuments shown hereon are 5/8" rods unless noted otherwise.

Subdivision Certificates are attached hereto by others.

ZONING APPROVAL

This plat meets the Subdivision & Zoning Ordinance Requirements for Scott County, IA.

Scott County Zoning Date

LEGEND

- BOUNDARY OF SURVEY
- LOT/PARCEL LINE
- MONUMENT FOUND
- STONE FOUND
- SET 5/8" PIN W/CAP
- CHISELED "X"
- SECTION LINE
- RIGHT OF WAY LINE
- FENCE LINE
- BUILDING SETBACK
- UTILITY EASEMENT
- ( ) DEED/PLAT DIMENSION

NOTE: BEARINGS ARE ASSUMED

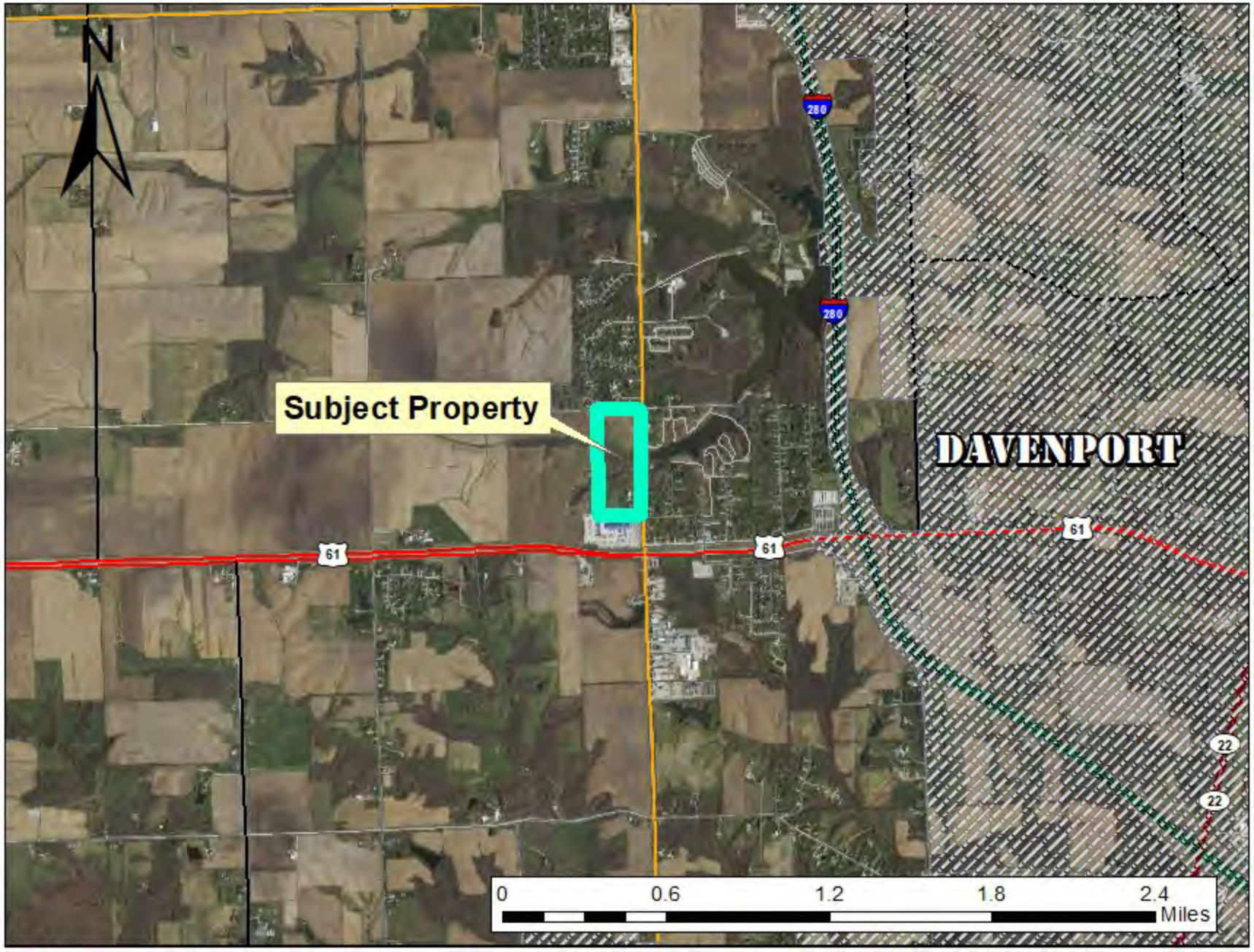
RESERVED FOR RECORDER

NORWEST SURVEYING SERVICES, INC.
PROFESSIONAL LAND SURVEYORS & LAND PLANNERS
301 EAST LINCOLNWAY MORRISON, ILLINOIS 61270
PHONE (815) 772–7179 NWSURVEYING@MCHSI.COM
SERVING ILLINOIS & IOWA SINCE 1974

SURVEYED BY	FIELD WORK COMPLETED	JOB NO.	DRAWN BY
JMW, CFW	10–26–22	2022259	WEH
BOOK NO.	PLAT NO.	DRAWING NAME	DRAWING DATE
268–67	2022259	2006314	31 OCT 22
REVISION DATES		CHECKED BY	SCALE
			1"=300'

PROJECT: "TRAVER OAKS"

TITLE: BARRY TRAVER


N
Subject Property
DAVENPORT
280
280
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61
61
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N
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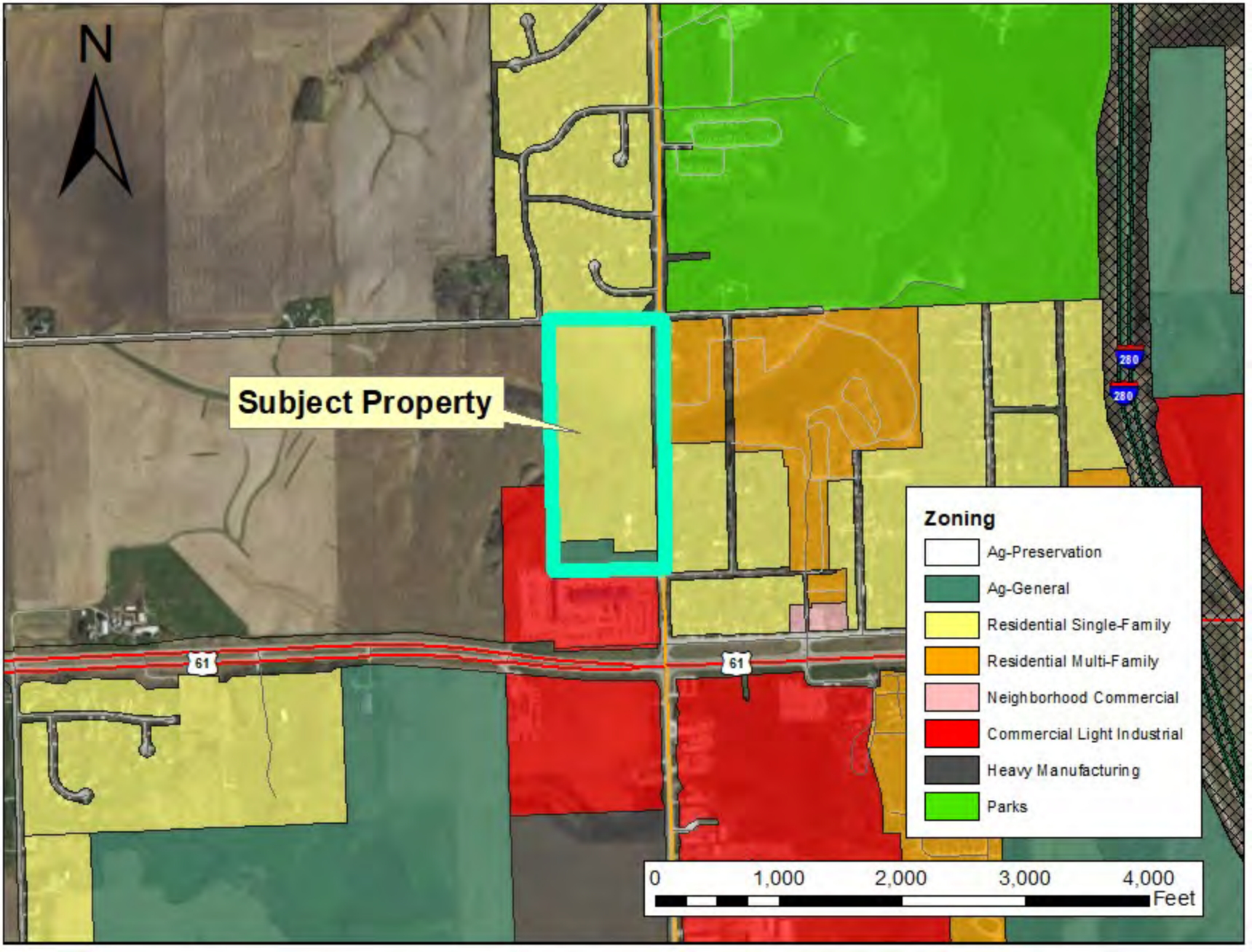
4,000
Feet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61
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280
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Ag-General
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Residential Multi-Family
Neighborhood Commercial
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Heavy Manufacturing
Parks
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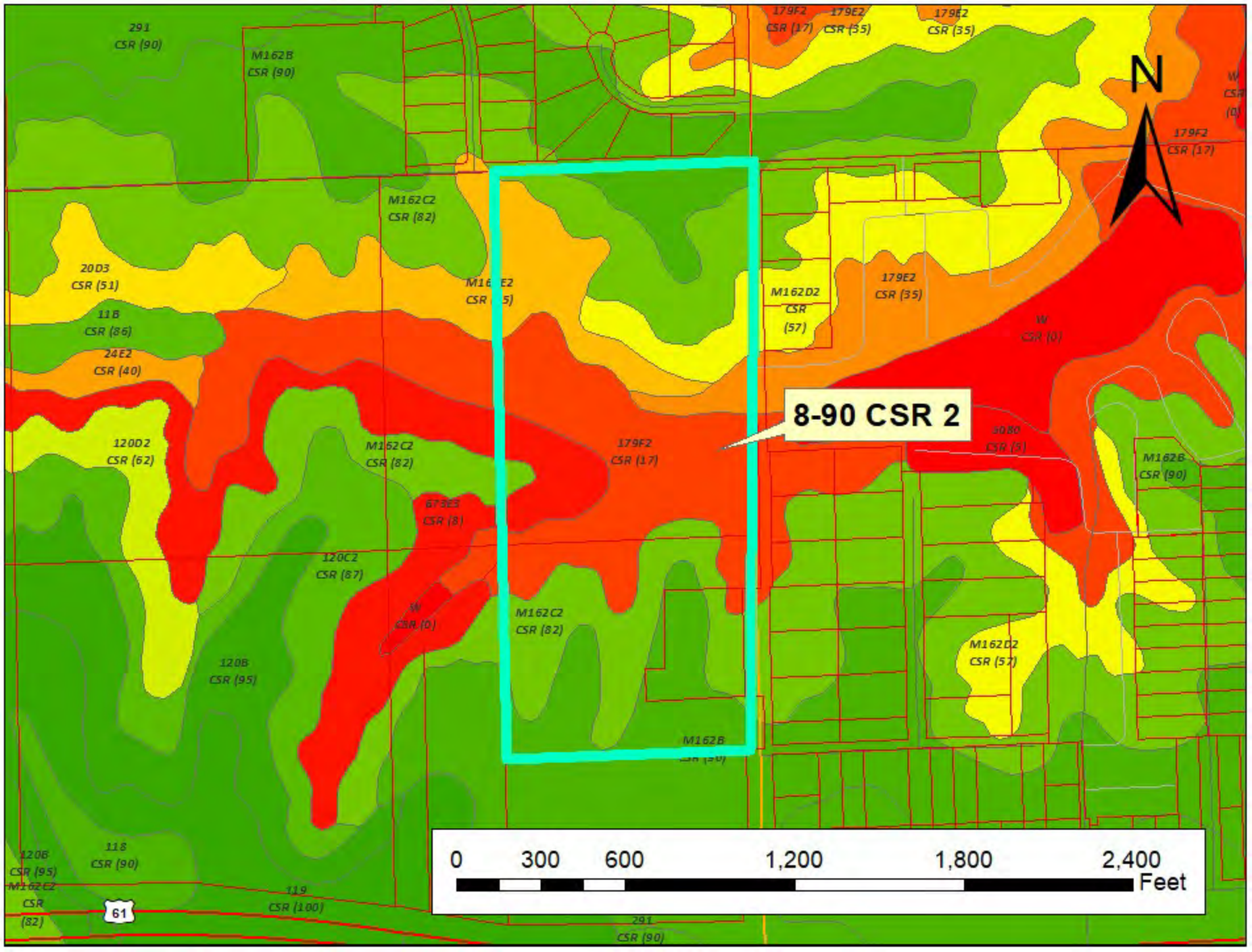
2,000
3,000
4,000
Feet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2,400
Feet
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M162B
CSR (90)
179F2
CSR (17)
179E2
CSR (35)
179E2
CSR (35)
179F2
CSR (17)
M162C2
CSR (82)
20D3
CSR (51)
11B
CSR (86)
24E2
CSR (40)
M162D2
CSR
(57)
179E2
CSR (35)
W
CSR (0)
120D2
CSR (62)
M162C2
CSR (82)
179F2
CSR (17)
3080
CSR (5)
M162B
CSR (90)
673E3
CSR (8)
120C2
CSR (87)
W
CSR (0)
M162C2
CSR (82)
M162D2
CSR (57)
120B
CSR (95)
M162B
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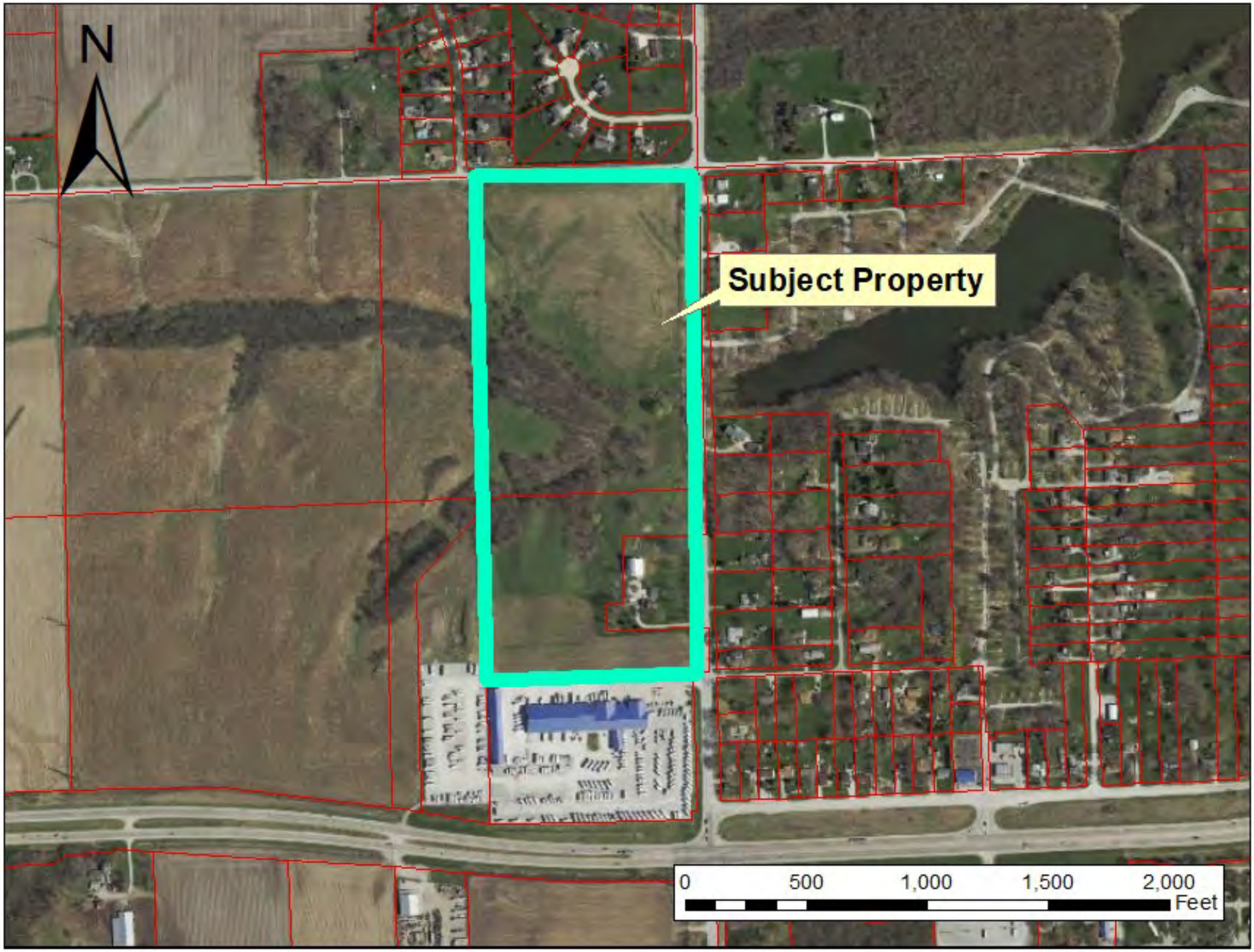
291
CSR (90)


N
Subject Property
0
500
1,000
1,500
2,000
Feet

City of Davenport

Department: Public Safety
Contact Info: Gary Statz | 563-326-7754

Action / Date
1/25/2023

Subject:
Second Consideration: Ordinance amending Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by amending Schedule V Four-Way Stop Intersections thereto by adding Lombard Street at Jebens Avenue. [Ward 4]

Recommendation:
Adopt the Ordinance.

Background:
Residents near the intersection of Lombard and Jebens have requested a four-way stop to help improve the intersection. Only Jebens (north-south) has stop signs now. There is a dip in the road on Lombard at the intersection with warning signs in advance of the dip. A four-way stop would help eliminate the impact of the dip because everyone would be stopping at the intersection. Both streets have about the same volume, which is preferable when all-way stop signs are installed. The Manual on Uniform Traffic Controls states that multi-way stop control could be used when it would improve the traffic operational characteristics of an intersection of two residential through streets of similar design and operating characteristics.
With adoption of this Ordinance, flashing stop signs on Lombard will be installed and left there for at least one year. There will also be warning signs on Lombard in advance of the intersection.

ATTACHMENTS:

Type	Description
Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	12/28/2022 - 10:28 AM
Public Works Committee	Moses, Trish	Approved	12/28/2022 - 10:28 AM
City Clerk	Admin, Default	Approved	12/28/2022 - 1:31 PM

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED "SCHEDULES" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA BY AMENDING SCHEDULE V FOUR-WAY STOP INTERSECTIONS THERETO BY ADDING LOMBARD STREET AT JEBENS AVENUE.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. That Schedule V Four-Way Stop Intersections of the Municipal Code of Davenport, Iowa be and the same is hereby amended by adding the following:

Lombard Street at Jebens Avenue

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering
Contact Info: Gary Statz | 563-326-7754

Action / Date
1/25/2023

Subject:
First Consideration: Ordinance amending Schedule XIV Intersection Traffic Signals of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by adding three intersections thereto. [Wards 2 & 6]

Recommendation:
Adopt the Ordinance.

Background:
The intersections of 53rd Street at Lakeview Parkway, 76th Street at Northwest Boulevard, and Hillandale Road at Research Parkway became signalized recently and were all installed and paid for by private companies as part of development plans. These signals were previously approved as part of those plans so adding them to Schedule XIV is a formality.

ATTACHMENTS:

Type	Description
Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	1/11/2023 - 10:40 AM
Public Works Committee	Moses, Trish	Approved	1/11/2023 - 10:40 AM
City Clerk	Admin, Default	Approved	1/11/2023 - 6:02 PM

ORDINANCE NO. _____

AN ORDINANCE AMENDING SCHEDULE XIV INTERSECTION TRAFFIC SIGNALS OF CHAPTER 10.96 ENTITLED "SCHEDULES" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA BY ADDING THREE INTERSECTIONS THERETO.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. That Schedule XIV Intersection Traffic Signals of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa be and the same is hereby amended by adding the following:

53rd Street at Lakeview Parkway
76th Street at Northwest Boulevard
Hillandale Road at Research Parkway

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: City Clerk
Contact Info: Brian Krup | 563-326-6163

Action / Date
1/25/2023

Subject:
Resolution approving street, lane, or public ground closures for the listed dates and times.

Center for Active Seniors, Inc; 41st Annual St. Patrick's Day Race; Downtown; 5:00 a.m. - 12:00 p.m. Saturday, March 18, 2023; **Closures:** ***5:00 a.m. - 12:00 p.m.*** 2nd Street from Harrison Street to Brady Street; ***8:00 a.m. - 11:00 a.m.*** 2nd Street from Harrison Street to Ripley Street; ***8:30 a.m. - 11:00 a.m.*** two westernmost travel lanes and parking lane on Brady from 2nd to 3rd; 3rd Street from Brady Street to Gaines Street; ***9:30 a.m. - 11:00 a.m.*** 3rd Street from Gaines Street to Division Street; ***9:50 a.m. - 10:10 a.m.*** all lanes of Brady Street from River Drive to 3rd Street. [Ward 3]

St. Patrick's Society; Grand Parade XXXVII; Downtown; 12:00 p.m. - 2:00 p.m. Saturday, March 18, 2023; **Closures:** Gaines Street from the Centennial Bridge to 3rd Street; 3rd Street from Gaines Street to the RiverCenter where the parade disbands. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
Per the City's Special Events Policy, City Council will approve street, lane, and public ground closures based on the recommendation of the Special Events Committee.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution
Backup Material	St. Patrick's Day Race Map
Backup Material	St. Patrick's Day Parade Map

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	1/12/2023 - 4:10 PM

Resolution No. _____

Resolution offered by Alderman Jobgen.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving street, lane, or public ground closures for the listed dates and times.

Center for Active Seniors, Inc; 41st Annual St. Patrick's Day Race; Downtown; Saturday, March 18, 2023; ***Closures: 5:00 a.m. - 12:00 p.m.*** *2nd Street from Harrison to Brady;* ***8:00 a.m. - 11:00 a.m.*** *2nd Street from Harrison to Ripley;* ***8:30 a.m. - 11:00 a.m.*** *two westernmost travel lanes and parking lane on Brady from 2nd to 3rd;* ***8:30 a.m. - 11:00 a.m.*** *3rd Street from Brady to Gaines;* ***9:30 a.m. - 11:00 a.m.*** *3rd Street from Gaines to Division;* ***9:50 a.m. - 10:10 a.m.*** *all lanes of Brady from River to 3rd. [Ward 3]*

St. Patrick's Society; Grand Parade XXXVII; Downtown; Saturday, March 18, 2023 12:00 a.m. - 2:00 p.m.; ***Closures:*** *Gaines Street from the Centennial Bridge to 3rd Street; 3rd Street from Gaines Street to the RiverCenter where the parade disbands. [Ward 3]*

WHEREAS, the City, through its Special Events Policy, has accepted the above applications for events on the listed date and time that are requesting street, lane, or public ground closures; and

WHEREAS, upon review of the applications, it has been determined that streets, lanes, or public grounds will need to be closed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the above street, lane, or public ground closure requests are hereby approved and staff is directed to proceed with the closures.

Passed and approved this 25th day of January, 2023.

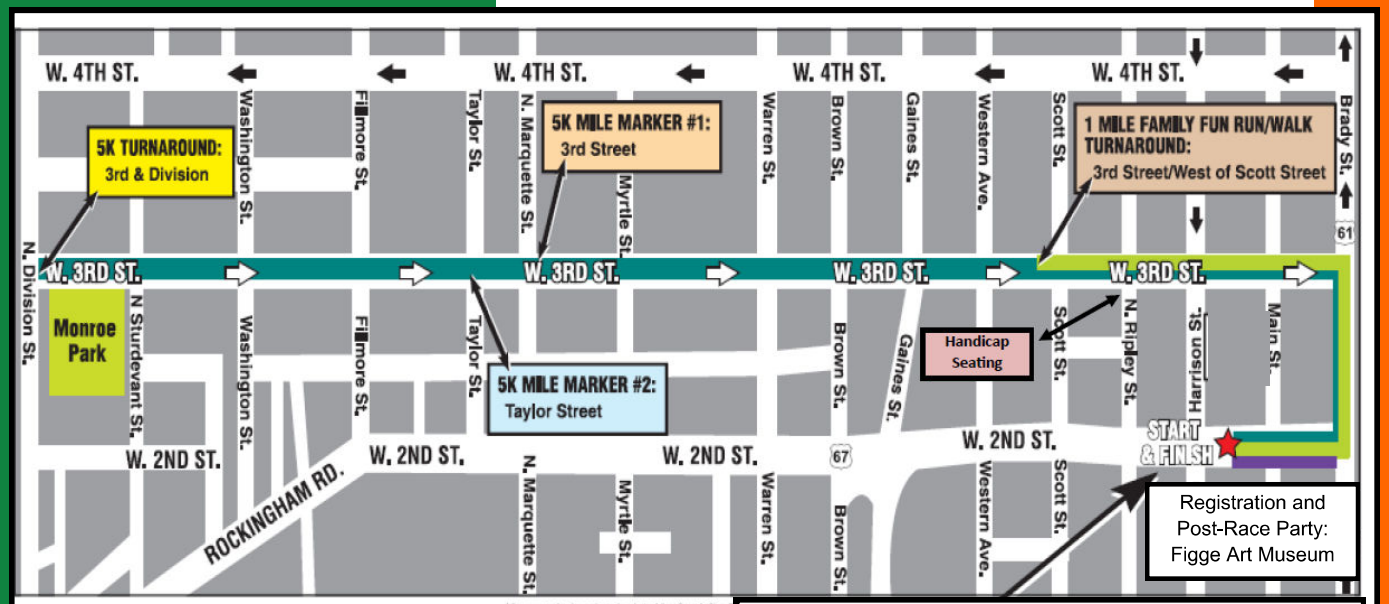
Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

CASI's 41st Annual St. Patrick's Day Race



TOT TROT - 9 AM

CASI 1 MILE - 9:30 AM

CASI 5K RACE - 10 AM

(USATF Certified)

All Races

Start & Finish On 2nd St. Between Harrison & Main

9:00am—Sears Manufacturing 1/4 Mile Tot Trot

9:30am—Northwest Bank 1 Mile Family Run/Walk

10:00am—Wells Fargo 5K Race

Saturday, March 18th

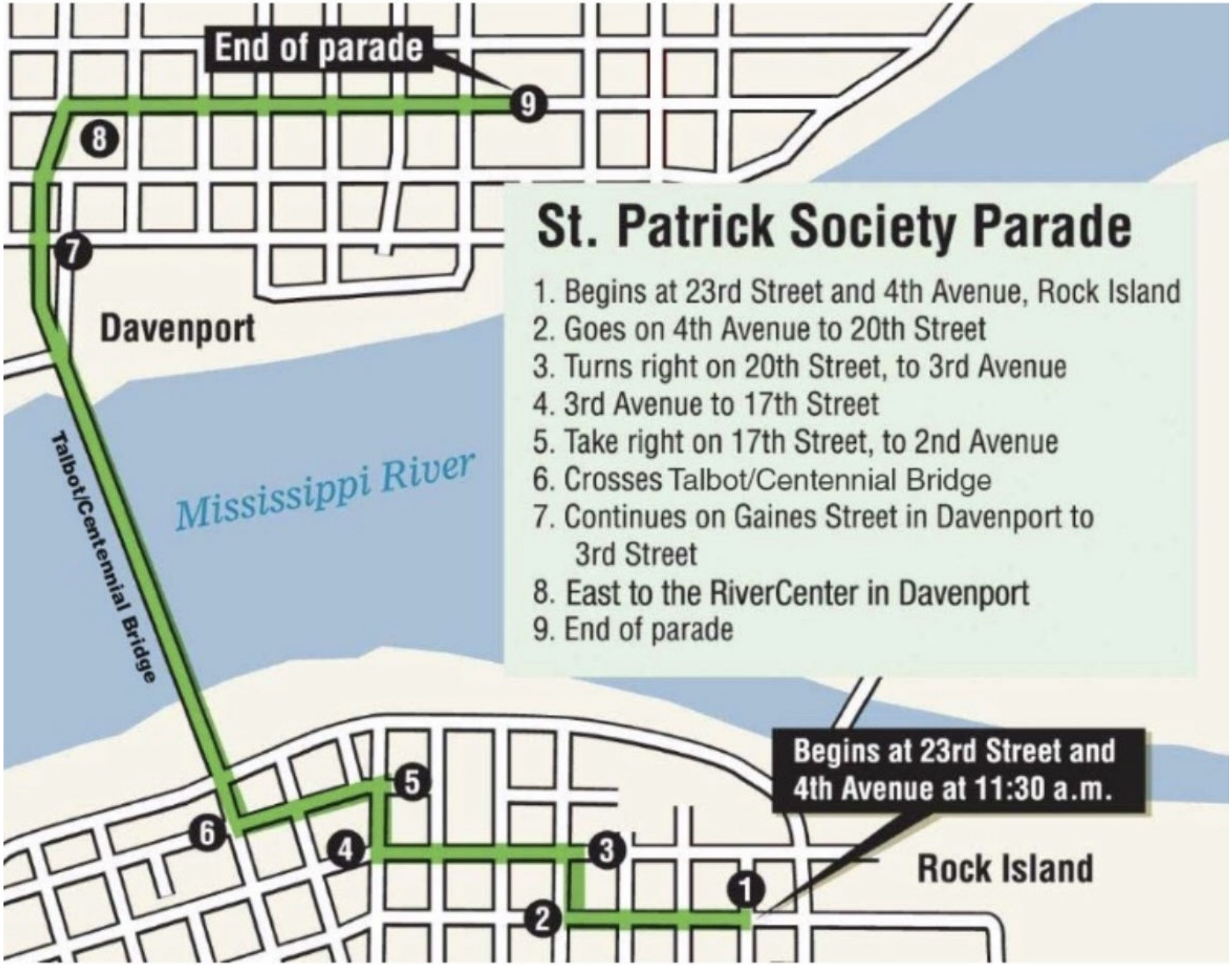
7:00am—9:30am
Packet Pick-up
Late Registration

9:00am
1/4 mile Tot Trot
Presented by Sears Manufacturing

9:30am
1 Mile Family Run/Walk
Presented by Northwest Bank

10:00am
5K Race
Presented by Wells Fargo

~~11:00am~~
~~Awards/Post Race Party~~
~~Presented by Iowa American Water~~


St. Patrick Society Parade
1. Begins at 23rd Street and 4th Avenue, Rock Island
2. Goes on 4th Avenue to 20th Street
3. Turns right on 20th Street, to 3rd Avenue
4. 3rd Avenue to 17th Street
5. Take right on 17th Street, to 2nd Avenue
6. Crosses Talbot/Centennial Bridge
7. Continues on Gaines Street in Davenport to 3rd Street
8. East to the RiverCenter in Davenport
9. End of parade
End of parade
Begins at 23rd Street and 4th Avenue at 11:30 a.m.
Davenport
Rock Island
Mississippi River
Talbot/Centennial Bridge

City of Davenport

Department: City Clerk
Contact Info: Brian Krup | 563-326-6163

Action / Date
1/25/2023

Subject:
Motion approving a noise variance request on the listed date and time for an outdoor event.

St. Patrick's Society; Grand Parade XXXVII; Downtown (see parade route); Saturday, March 18, 2023 12:00 p.m. - 2:00 p.m.; Outdoor music/performances, over 50 dBA. [Ward 3]

Recommendation:
Pass the Motion.

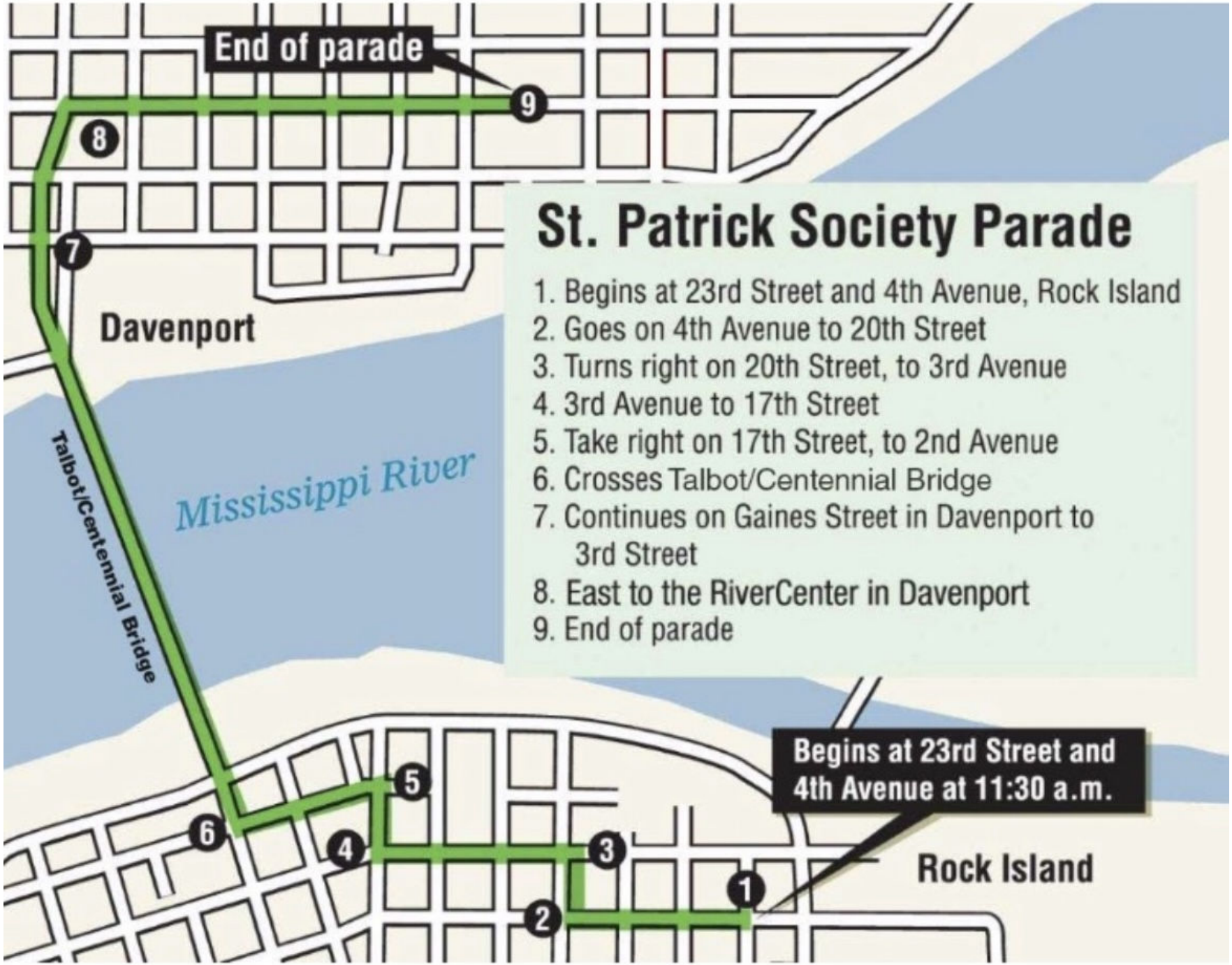
Background:
This request for a noise variance has been received pursuant to the Municipal Code of Davenport Chapter 8.19 Noise Abatement, Section 8.19.090 Special Variances.

ATTACHMENTS:

Type	Description
Backup Material	St. Patrick's Day Parade Map

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	1/13/2023 - 8:43 AM


St. Patrick Society Parade
1. Begins at 23rd Street and 4th Avenue, Rock Island
2. Goes on 4th Avenue to 20th Street
3. Turns right on 20th Street, to 3rd Avenue
4. 3rd Avenue to 17th Street
5. Take right on 17th Street, to 2nd Avenue
6. Crosses Talbot/Centennial Bridge
7. Continues on Gaines Street in Davenport to 3rd Street
8. East to the RiverCenter in Davenport
9. End of parade
End of parade
Begins at 23rd Street and 4th Avenue at 11:30 a.m.
Davenport
Rock Island
Mississippi River
Talbot/Centennial Bridge

City of Davenport

Department: Finance
Contact Info: Jamie Swanson | 563-326-7795

Action / Date
1/25/2023

Subject:
Motion approving beer and liquor license applications.

A. New License, new owner, temporary permit, temporary outdoor area, location transfer, etc (as noted):

Ward 1

Brew 64 (Brew Mex, LLC) - 3624 West Locust Street - New License/New Owner - License Type: Class “B” Retail (LG)

Ward 4

Brew 59 (Brew Mex, LLC) - 1732 Marquette Street - New License/Owner - License Type: Class “B” Retail (LG)

Brew 69 (Brew Mex, LLC) - 303 West Locust Street - New License/Owner - License Type: Class “B” Retail (LG)

Ward 5

Brew 61 (Brew Mex, LLC) - 2242 East 12th Street - New License/Owner - License Type: Class “B” Retail (LG)

Brady Mart (Warehouse Goods, LLC) – 3107 Brady Street - New License/Owner - License Type: Class “E” Retail (LE)

Ward 6

El Compita (El Compita Mexican Bar & Grill in Kimberly, Inc) - 1720 East Kimberly Road – New License/Owner – License Type: Class “C” Retail (LC)

Ward 7

Brew 65 (Brew Mex, LLC) - 201 West 53rd Street - New License/Owner - License Type: Class “B” Retail (LG)

Brew 66 (Brew Mex, LLC) - 1670 West Kimberly Road - New License/Owner - License Type: Class “B” Retail (LG)

B. Annual license renewals (with outdoor area renewals as noted):

Ward 3

Chucks Tap (White T Corporation) - 1731 West 6th Street - License Type: Class “C” Retail (LC)

Recommendation:
Pass the Motion.

Background:
The following applications have been reviewed by the Police, Fire, and Zoning Departments.

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	1/12/2023 - 12:02 PM
Finance Committee	Merritt, Mallory	Approved	1/12/2023 - 12:02 PM
City Clerk	Admin, Default	Approved	1/12/2023 - 2:23 PM

City of Davenport

Department: Public Works - Admin
Contact Info: Clay Merritt | 563-326-7734

Action / Date
1/25/2023

Subject:
Resolution accepting work completed under the City Hall Exterior Repairs project by Bi-State Masonry Inc of Rock Island, Illinois in the amount of $539,533.50, CIP #23067. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
The project included cleaning, restoration, and tuckpointing of the existing masonry at City Hall as well as replacement of down spouts, new sealant around windows, and painting of the clock. This work was needed to maintain the water tightness of the exterior envelope of the building.

Work has been satisfactorily completed by Bi-State Masonry Inc of Rock Island, Illinois. The final cost for the project was $539,533.50.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	1/11/2023 - 9:50 AM
Public Works Committee	Moses, Trish	Approved	1/11/2023 - 9:52 AM
City Clerk	Admin, Default	Approved	1/11/2023 - 11:25 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION accepting work completed under the City Hall Exterior Repairs project by Bi-State Masonry Inc of Rock Island, Illinois in the amount of $539,533.50, CIP #23067.

WHEREAS, the City entered into a contract with Bi-State Masonry Inc of Rock Island, Illinois for the City Hall Exterior Repairs project; and

WHEREAS, work on the project has been satisfactorily completed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that work completed under the City Hall Exterior Repairs project by Bi-State Masonry Inc of Rock Island, Illinois in the amount of $539,533.50 is hereby accepted.

Passed and approved this 25th day of January, 2023.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Clay Merritt | 563-326-7734

Action / Date
1/25/2023

Subject:
Resolution accepting work completed under the Partial Roof Replacement at Public Works project by White Roofing Co, Inc of Eldridge, Iowa in the amount of $583,566.84, CIP #23033. [Ward 7]

Recommendation:
Adopt the Resolution.

Background:
This project replaced the roof over the high and low bay area located within the Public Works Center. This section of roof was nearing the end of its useful life and needed to be replaced.

Work has been satisfactorily completed by White Roofing Co, Inc of Eldridge, Iowa. The final cost for the project was $583,566.84.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	1/11/2023 - 9:51 AM
Public Works Committee	Moses, Trish	Approved	1/11/2023 - 9:52 AM
City Clerk	Admin, Default	Approved	1/11/2023 - 12:16 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION accepting work completed under the Partial Roof Replacement at Public Works project by White Roofing Co, Inc of Eldridge, Iowa in the amount of $583,566.84, CIP #23033.

WHEREAS, the City entered into a contract with White Roofing Co, Inc of Eldridge, Iowa for the Partial Roof Replacement at Public Works project; and

WHEREAS, work on the project has been satisfactorily completed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that work completed under the Partial Roof Replacement at Public Works project by White Roofing Co, Inc of Eldridge, Iowa in the amount of $583,566.84 is hereby accepted.

Passed and approved this 25th day of January, 2023.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering
Contact Info: Brian Schadt | 563-326-7923

Action / Date
1/25/2023

Subject:
Resolution accepting work completed under the CY 2022 ADA Ramp Program project by Centennial Contractors of the Quad Cities, Inc of Moline, Illinois in the amount of $263,247.58, CIP #28024. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
This project provided for ADA compliant curb ramps at various locations throughout the City and included the construction of curbs, associated sidewalk, hydro-seeding, erosion controls, and other work required to construct ADA compliant curb ramps.

The contract of $263,247.58 was budgeted in CIP #28024.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	1/11/2023 - 9:50 AM
Public Works Committee	Moses, Trish	Approved	1/11/2023 - 9:51 AM
City Clerk	Admin, Default	Approved	1/11/2023 - 12:18 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION accepting work completed under the CY 2022 ADA Ramp Program project by Centennial Contractors of the Quad Cities, Inc of Moline, Illinois in the amount of $263,247.58, CIP #28024.

WHEREAS, the City of Davenport entered into a contract with Centennial Contractors of the Quad Cities, Inc of Moline, Illinois for construction work; and

WHEREAS, work on the project has been satisfactorily completed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that work completed under the CY 2022 ADA Ramp Program project by Centennial Contractors of the Quad Cities, Inc of Moline, Illinois in the amount of $263,247.58 is hereby accepted.

Passed and approved this 25th day of January, 2023.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering
Contact Info: Brian Schadt | 563-326-7923

Action / Date
1/25/2023

Subject:
Resolution adopting the final assessment schedule for the FY 2022 Alley Resurfacing Program in accordance with the Alley Cost Share Program, and amending, confirming, and levying the assessments, CIP #35038. [Wards 3 & 5]

Recommendation:
Adopt the Resolution.

Background:
The Alley Resurfacing Program is a cost share between the City (75%) and property owners (25%) for residential alleys.

Work on this program has been satisfactorily completed and was accepted by City Council on January 11, 2023. Adoption of this Resolution will apportion the share assessed to the property owners.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution
Backup Material	Notice
Backup Material	Final Plat

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	1/11/2023 - 9:51 AM
Public Works Committee	Moses, Trish	Approved	1/11/2023 - 9:51 AM
City Clerk	Admin, Default	Approved	1/11/2023 - 12:57 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION adopting the final assessment schedule for the FY 2022 Alley Resurfacing Program in accordance with the Alley Cost Share Program, and amending, confirming, and levying the assessments.

WHEREAS, heretofore and in strict compliance with Chapter 384 of the Code of Iowa, 2022, as amended, this Council did, pursuant to the Resolution of Necessity duly adopted, order the construction of the 2022 Alley Resurfacing Program such improvement having been duly completed, the work accepted and the Engineers having filed the final assessment schedule, which has been fully considered by this Council.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that:

Section 1. The final assessment schedule filed by the Engineers covering the 2022 Alley Resurfacing Program is hereby amended as follows:

None.

Section 2. After full consideration, appraisement and apportionment of the special benefits conferred upon the property shown in said schedule of said improvements, this Council finds that said property is specially benefited by said improvements in the amounts as shown on said schedule and that the said amounts are in proportion to the special benefits conferred upon the property by said improvements, are not in excess of such benefits and are not in excess of 25% of the actual value of the lots, parts of lots and parcels of ground shown in said schedule.

Section 3. The final assessment schedule be and the same is hereby approved and confirmed and that there be and there is hereby assessed and levied as a special tax against and upon each of the lots, parts of lots and parcels of land that the owner or owners thereof are liable to the assessment for the cost of said improvements shown in said schedule, the respective sums expressed in figures set opposite to each of the same on account of the cost of the construction of said improvements; and said assessments against said lots and parcels of ground are hereby declared to be in proportion to the special benefits conferred upon the said property by the said improvements and not in excess thereof, and not in excess of 25% of the value of the same.

Section 4. Assessments may be paid in full without interest within thirty days after the date of the first notice of the final assessment schedule, and thereafter all unpaid special assessments will draw annual interest at 2 percent computed to the December 1st next following the due dates of respective installments, and each installment will be delinquent on September 30 following its due date, and will draw additionally the same delinquent interest and the same penalties as ordinary taxes. Any property owner may elect to pay one-half of any annual installment of principal and interest of a special assessment in advance, with the second semiannual payment of ordinary taxes collected in the year

preceding the due date of such installment. The number of installments into which said assessments greater than $100.00 are to be divided shall be ten (10) and the interest for all unpaid installments shall be at the current interest rate adopted by the city percent per annum, the first installment being due and payable on July 1, 2023 and succeeding installments, with interest on the whole unpaid amount shall become due on July 1, annually thereafter and shall be paid at the same time and in the same manner as the September semi-annual payment of ordinary taxes.

Section 5. The Deputy Clerk is hereby authorized and directed to certify and file the final assessment schedule, herein referred to, with the County Treasurer of Scott County, and the City Clerk shall thereupon give notice of such certification and filing by publication once each week for two successive weeks in the Quad City Times, a legal newspaper printed wholly in the English language, published at least once weekly and of general circulation in Davenport, Iowa, the first publication to be not more than fifteen days after the date of filing of the final schedule, and the Deputy Clerk shall mail said notice by certified mail to each property owner whose property is subject to assessment for said improvement, as shown by the records in the office of the County Auditor of Scott County, Iowa, said notice to be mailed on or before the second publication of said notice, all in accordance with Chapter 384 of the 2022 Code of Iowa, as amended.

Section 6. That such notice shall be in form substantially as follows:

See attached notice.

Section 7. Each and all of the deficiencies which appear on the final assessment schedule with respect to the benefited property are hereby confirmed and conditionally levied to the extent that such deficiencies may be subsequently assessed against each lot under Section 384.63 of the Code of Iowa, 2022, as amended.

Section 8. The Deputy Clerk is hereby authorized and directed to certify and file a listing of said deficiencies with the Scott County Treasurer who shall record them in a separate book entitled "Special Assessment Deficiencies" and to the Chief Building Inspector, being the City Official charged with the responsibility of issuing building permits in the City, who shall notify the Council when a private improvement is subsequently constructed on any lot subject to a deficiency. The certificate to the aforementioned Scott County Treasurer shall include a legal description of each lot.

Section 9. All resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed, to the extent of such conflict.

Passed and approved this 25th day of January, 2023.

Approved:

Mike Matson
Mayor

Attest:

Brian Krup
Deputy City Clerk

Publish twice: Febraury 2 & 9, 2023
Quad City Times

Notice to Property Owners

Notice is hereby given that the City Council of the City of Davenport, Iowa, has adopted the Final Assessment Schedule covering the 2022 Alley Resurfacing Progam which was duly certified to the Scott County Treasurer , (and published on February 2 and 9, 2023), and which was recertified to the Scott County Treasurer all in accordance with Chapter 384 of the 2022 Code of Iowa, as amended. All of the property located with the following described boundaries shall be assessed by reason of such construction:

All property abutting the alleys and within the block as listed in the PROJECT.

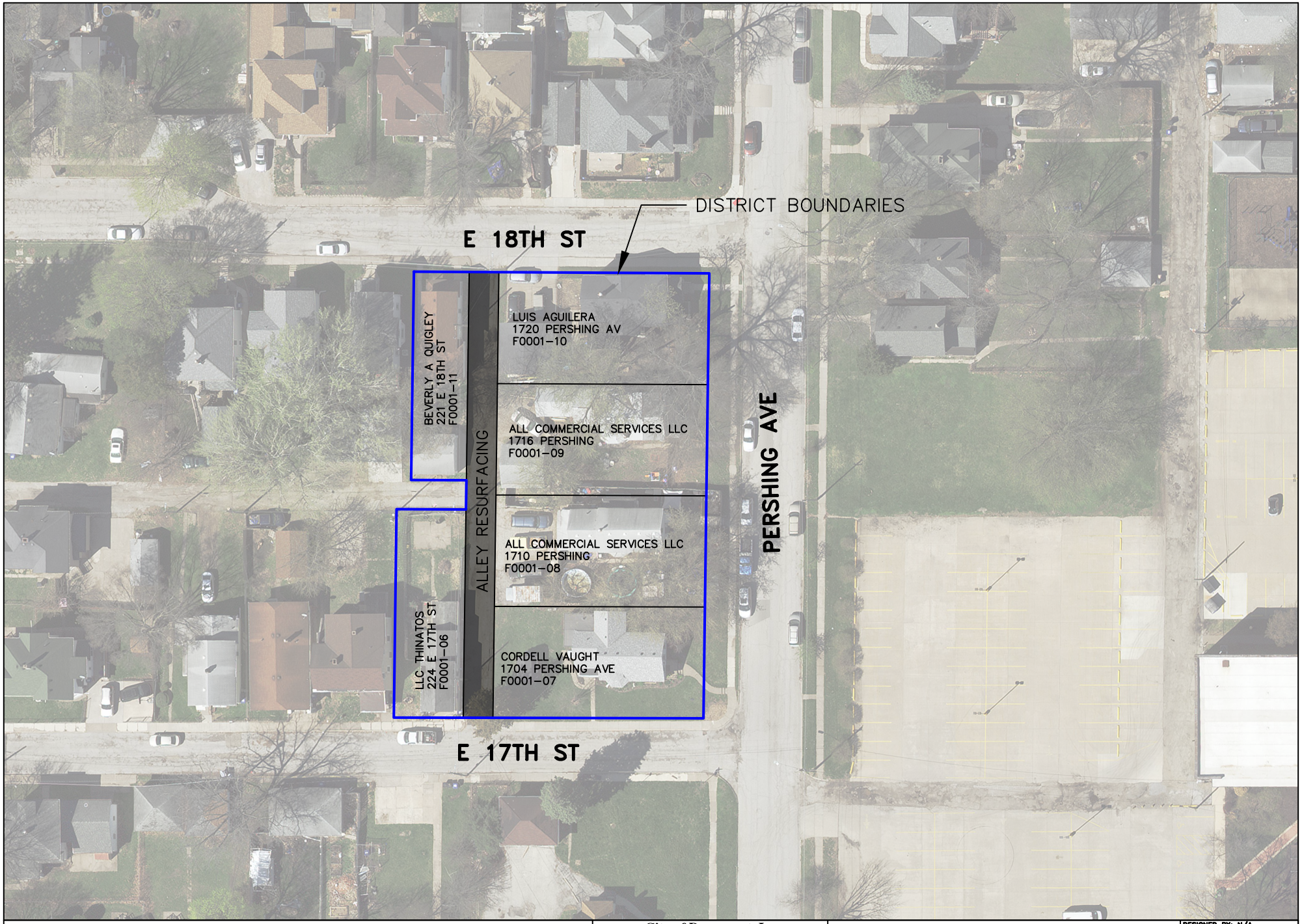
Any assessment may be paid at the office of the Scott County Treasurer, 600 W. 4th Street, Davenport, Iowa, 52801 without interest within thirty (30) days of the first publication date of the notice, which was February 2, 2023 and, thereafter, all unpaid assessments will draw annual interest at two (2) percent computed to the December 1st next following the due dates of respective installments, and each installment will be delinquent on September 30th following its due date, and will draw additionally the same delinquent interest and the same penalties as ordinary taxes. Any property owner may elect to pay one-half of any annual installment of principal and interest of a special assessment in advance, with the second semi-annual payment of ordinary taxes collected in the year preceding the due date of such installment. The number of installments into which said assessments greater than $100.00 are to be divided shall be ten (10) and the interest for all unpaid installments shall be at two (2) percent per annum, the first installment being due and payable on July 1, 2023 and succeeding installments, with interest on the whole unpaid amount shall become due on July 1st, annually thereafter and shall be paid at the same time and in the same manner as the September semi-annual payment of ordinary taxes.

Reference is hereby made to the Final Assessment Schedule for a description of the particular lots or tracts and to said Final Assessment Schedule regarding the amounts of the Final Assessment thereon as determined and fixed by the Council.

By order of the City Council, Davenport, Iowa.

Brian Krup
Deputy City Clerk

Davenport, Iowa
February 2, 2023



City of Davenport, Iowa
Engineering Division
1200 E. 46th Street (563) 326-7729
Davenport, Iowa 52807 Fax (563) 327-5182

2022 ALLEY RESURFACING PROGRAM
ALLEY 1

DESIGNED BY:	N/A
DRAWN BY:	NHK
CHECKED BY:	N/A
DWG.FILE:	
SCALE:	1"=60'

SCOTT COUNTY

PROJECT NUMBER	PLAT	STATE	FHWA REGION	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
		IOWA	7	FY	1	1

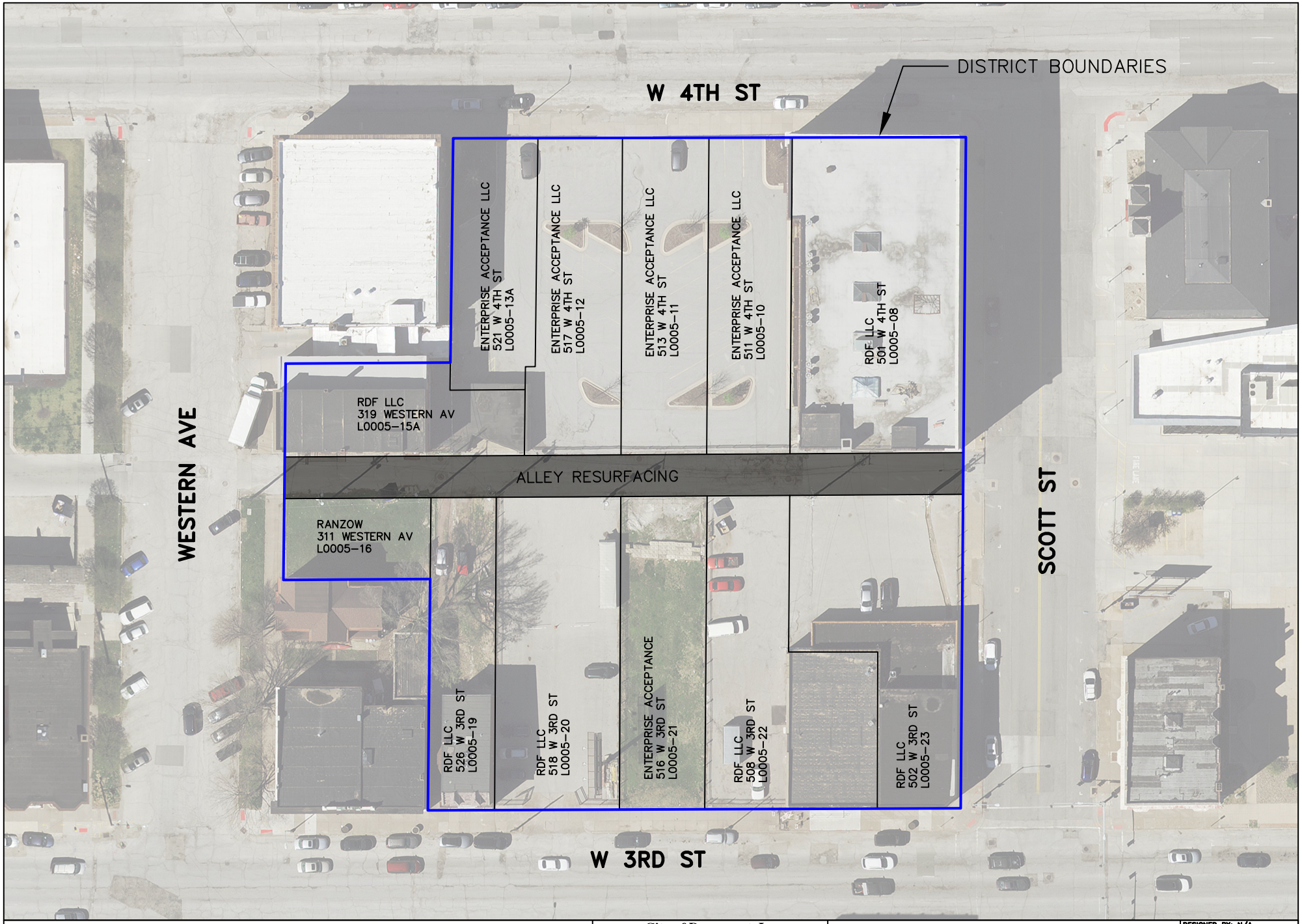
City of Davenport, Iowa
Engineering Division
1200 E. 46th Street Davenport, Iowa 52807
(563) 326-7729 Fax (563) 327-5182

2022 ALLEY RESURFACING PROGRAM
ALLEY 2

DESIGNED BY:	N/A
DRAWN BY:	NHK
CHECKED BY:	N/A
DWG.FILE:	
SCALE:	1"=60'

SCOTT COUNTY

PROJECT NUMBER	PLAT	STATE	FHWA REGION	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
		IOWA	7	FY	1	1



City of Davenport, Iowa
Engineering Division
1200 E. 46th Street (563) 326-7729
Davenport, Iowa 52807 Fax (563) 327-5182

2022 ALLEY RESURFACING PROGRAM
ALLEY 3

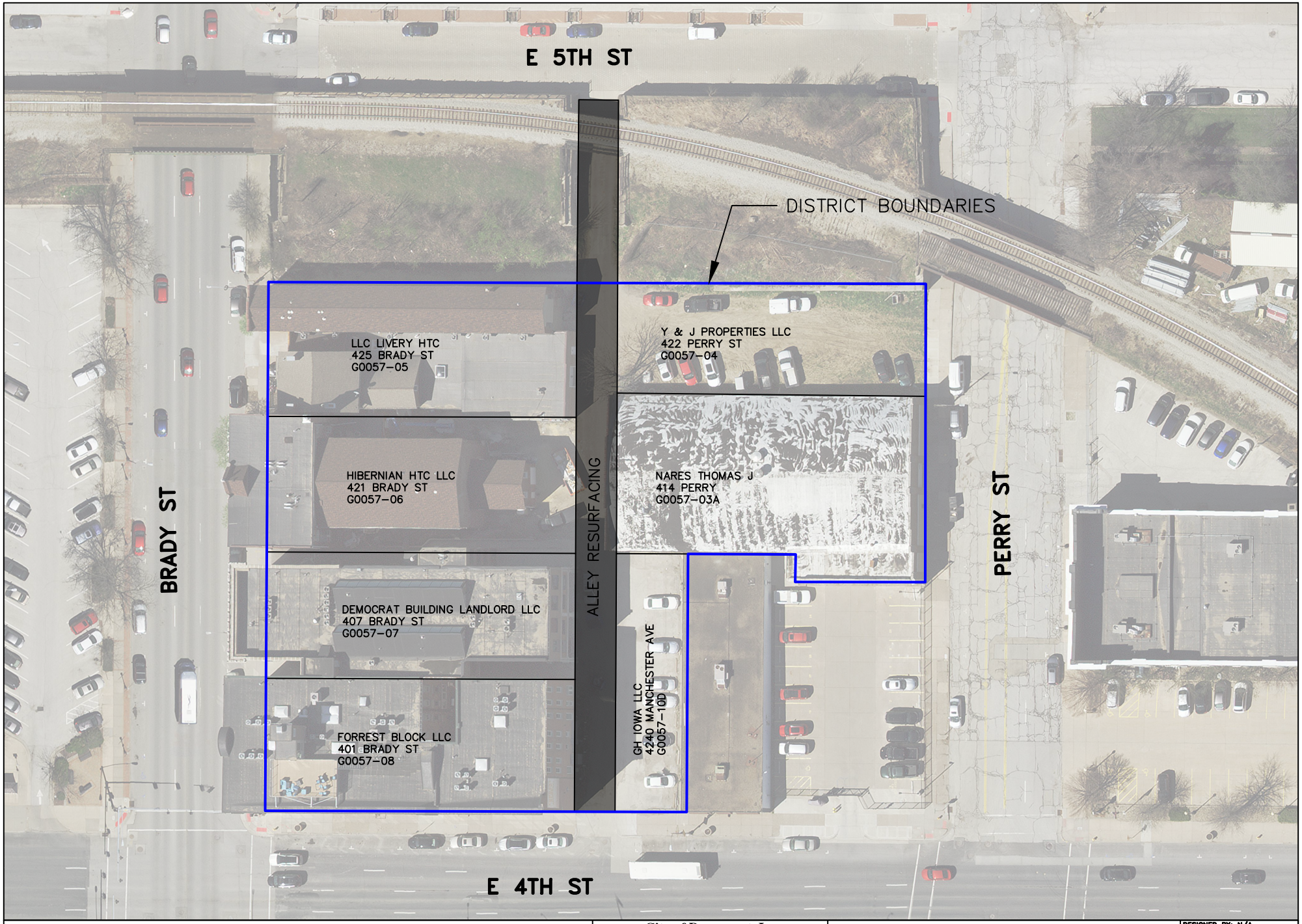
DESIGNED BY: N/A
DRAWN BY: NHK
CHECKED BY: N/A
DWG.FILE:
SCALE: 1"=60'

SCOTT COUNTY

PROJECT NUMBER

PLAT

STATE	FHWA REGION	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
IOWA	7	FY	1	1



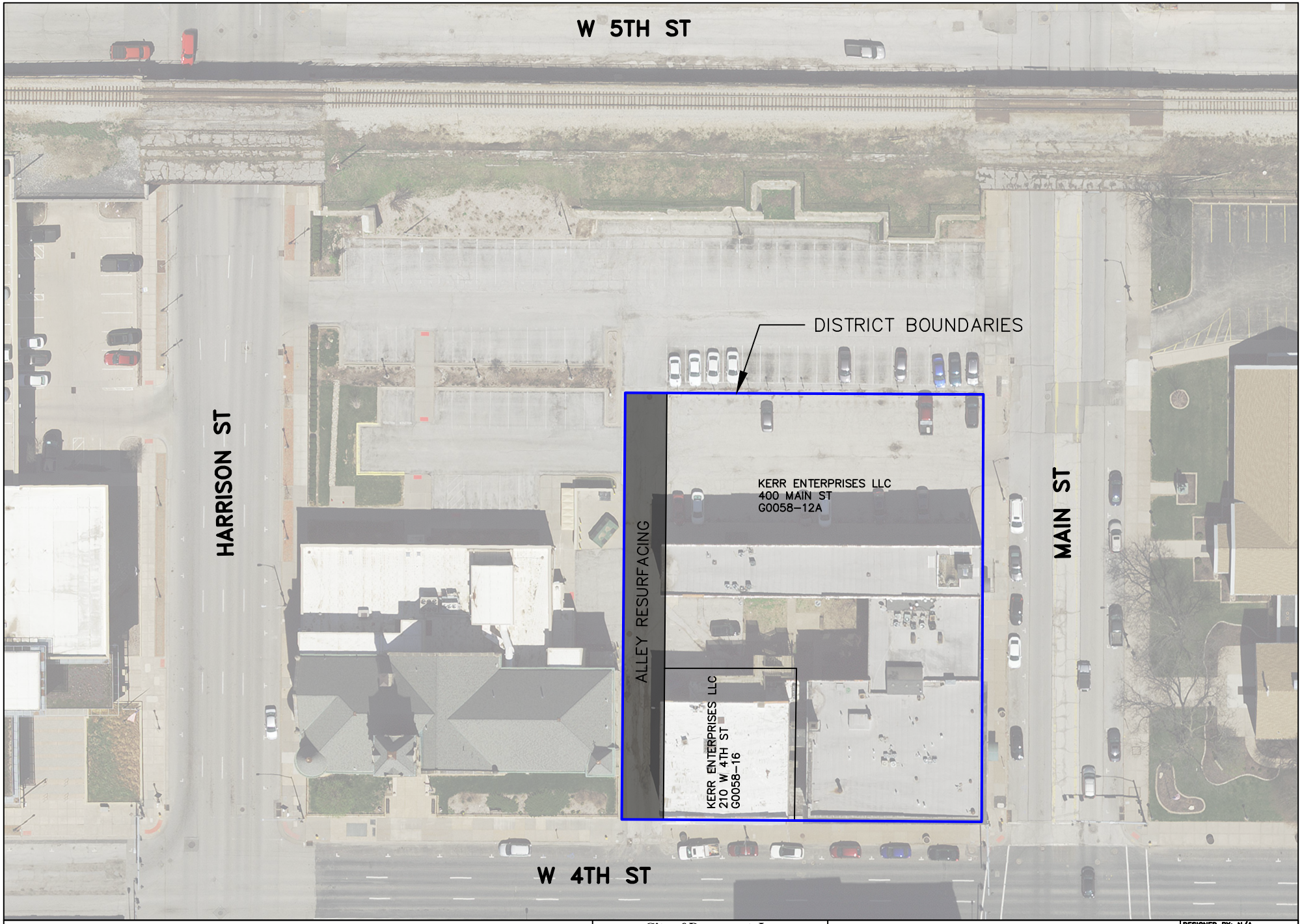
City of Davenport, Iowa
Engineering Division
1200 E. 46th Street
Davenport, Iowa 52807
(563) 326-7729
Fax (563) 327-5182

2022 ALLEY RESURFACING PROGRAM
ALLEY 4

DESIGNED BY: N/A
DRAWN BY: NHK
CHECKED BY: N/A
DWG.FILE:
SCALE: 1"=60'

SCOTT COUNTY

PROJECT NUMBER	PLAT	STATE	FHWA REGION	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
		IOWA	7	FY	1	1



City of Davenport, Iowa
Engineering Division
1200 E. 46th Street Davenport, Iowa 52807
(563) 326-7729 Fax (563) 327-5182

2022 ALLEY RESURFACING PROGRAM
ALLEY 5

DESIGNED BY:	N/A
DRAWN BY:	NHK
CHECKED BY:	N/A
DWG.FILE:	
SCALE:	1"=60'

SCOTT COUNTY

PROJECT NUMBER	PLAT	STATE	FHWA REGION	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
		IOWA	7	FY	1	1

City of Davenport

Department: Public Works - Admin
Contact Info: Richard Oswald | 563-326-6115

Action / Date
1/25/2023

Subject:
Resolution awarding a contract for 2023 nuisance mowing services with Quad City Lawn & Landscape Inc of Davenport, Iowa as the primary provider, and Oak and Maker Design Co of Davenport, Iowa as the backup provider. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
On December 15, 2022, the Purchasing Division issued an Invitation to Bid to qualified mowing contractors to provide mowing services for non-City-owned nuisance properties. On January 9, 2023, five (5) responsive and responsible bids were received and opened. See attached bid tabulation.

This contract is for the mowing of nuisance properties that have grass/weeds higher than nine inches where the City has received a complaint. Approximately $145,000 was spent during the 2022 season for nuisance mowing. Parcel owners are invoiced for services provided to mow a nuisance property.

Funding for this service contract is from 50101720 520217 MOW.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution
Backup Material	Bid Tab

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	1/12/2023 - 3:25 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION awarding a contract for 2023 nuisance mowing services with Quad City Lawn & Landscape Inc of Davenport, Iowa as the primary provider, and Oak and Maker Design Co of Davenport, Iowa as the backup provider.

WHEREAS, the City needs to contract for nuisance property mowing services for the 2023 season; and

WHEREAS, Quad City Lawn & Landscape Inc of Davenport, Iowa was the lowest responsible and responsive bidder; and

WHEREAS, Oak and Maker Design Co of Davenport, Iowa was the next lowest responsible and responsive bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a contract for 2023 nuisance mowing services is hereby awarded to Quad City Lawn & Landscape of Davenport, Iowa as the primary provider and Oak and Maker Design Co of Davenport, Iowa as the backup provider.

Passed and approved this 25th day of January, 2023.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: 2023 Nuisance Mowing Services Contract

BID NUMBER: 23-47

OPENING DATE: January 9, 2023

FUNDING: 50101720 520217 MOW | Professional Services

RECOMMENDATION: Award the contract to Quad City Lawn & Landscape Inc of Davenport, IA as the primary provider and to Oak and Maker Design Co of Davenport, IA as the backup provider.

VENDOR NAME	LOCATION
Quad City Lawn & Landscape Inc	**Davenport, IA**
Oak and Maker Design Co	**Davenport, IA**
3N Services	Port Byron, IL
American Landscaping and Maintenance	Davenport, IA
Brian's Mowing Service	Davenport, IA

Approved By _____ 1/11/23
Purchasing Date

Approved By _____ 1-11-2023
Dept. Director Date

Approved By _____ 1/11/2023
Budget/CIP Date

Approved By _____ 1/11/2023
Assist. City Administrator/CFO Date

City of Davenport

Department: Public Works Committee
Contact Info: Marla Miller | 563-888-2099

Action / Date
1/25/2023

Subject:
Motion approving the Public Transportation Agency Safety Plan (PTASP) for Davenport Transit as required by the Federal Transit Administration (FTA). [All Wards]

Recommendation:
Pass the Motion.

Background:
The Public Transportation Agency Safety Plan is a Federal Transit Administration (FTA) requirement to ensure that Davenport Transit is in compliance. In February of 2022, the Bipartisan Infrastructure Law was signed requiring transit agencies to address strategies that minimize hazards, unsafe conditions, and exposure to the public, the personnel, and property consistent with guidelines of the CDC.

The law amends the FTA's Safety Program by adding the requirement of a Public Transportation Agency Safety Plan (PTASP); specifically, all Transit agencies must create a Safety Committee convened by a joint labor-management process and consist of equal number of frontline employee representatives and management representatives.

The newly created Safety Committee has identified risk-based mitigations and safety deficiencies and created strategies for continuous improvement of said safety concerns. The ultimate goal of the PTASP is to improve safety by reducing the number and rates of accidents, injuries, and assaults on transit workers based on data submitted to the national transit database.

Following member meetings, the required Transit Safety Plan is complete with the necessary updates, approved by the Transit Safety Committee, and distributed accordingly.

The signed Public Transportation Agency Safety Plan-City of Davenport Transit Division is attached hereto.

ATTACHMENTS:

Type	Description
Backup Material	Public Transportation Agency Safety Plan

REVIEWERS:

Department	Reviewer	Action	Date
Public Works Committee	Moses, Trish	Approved	1/11/2023 - 8:54 AM

1. Transit Agency Information

Transit Agency Name	City of Davenport / Transit Division
Transit Agency Address	1200 East 46th Street, Davenport, IA 52807
Name and Title of Accountable Executive/Transit Operations Manager	Marla Miller, Accountable Executive/City of Davenport Transit Operations Manager
Name and Title of Chief Safety Officer/First Transit Operation Supervisor	Luann DeVol, Chief Safety Officer/ First Transit Operations Supervisor
Mode of Service Covered by this Plan	Fixed Route / Paratransit (through contract)
List ALL FTA Funding Types	5307, 5310, 5339
Modes of Service Provided by the Transit Agency	Fixed Route
Does the Agency Provide Transit Services on behalf of another transit agency or entity?	No
Description of Arrangement(s)	Not Applicable
Names and Address of Transit Agency(ies) or Entity(ies) for Which Service is Provided	Not Applicable

2. Plan Development, Approval, and Updates

Name of Person Who Drafted This Plan	**Marla Miller, Accountable Executive/ City of Davenport Transit Operations Manager**	
Accountable Executive/City of Davenport Transit Operations Manager	**Signature**	**Date of Signature**
	Marla Miller	12/28/2022
Approval by City of Davenport Assistant City Administrator/ Public Works Director	**Signature**	**Date of Approval/Signature**
	Nicole Gleason	12/28/2022
A copy of City of Davenport Transit Division Public Transportation Agency Safety Plan (PTASP) is maintained on file by the Accountable Executive/City of Davenport Transit Operations Manager, and the Chief Safety Officer/First Transit Operations Manager		

Version Number and Updates			
Version Number	**Section/Pages Affected**	**Reason for Change**	**Date Issued**
1	Entire Document	New Document	1/14/2020
2	Entire Document	Modified	5/8/2020
3	Entire Document	Modified	12/28/2022

Annual Review and Update of the Public Transportation Agency Safety Plan

The Agency Safety Plan (ASP) for the City of Davenport/Transit Division will be jointly reviewed and updated by the Chief Safety Officer/First Transit Operations Supervisor and the Accountable Executive/Transit Operations Manager prior to the end of the 2022 calendar year. Any changes will be approved by the Accountable Executive/Transit Operations Manager and the updated Agency Safety Plan will be sent to the City of Davenport City Council for approval. The updated Plan will also be sent to the Iowa Department of Transportation (Iowa DOT) and the Bi-State Regional Commission (MPO).

Prior to review/approval by the Accountable Executive/Transit Operations Manager, the Agency Safety Plan will be reviewed by the Agency Safety Committee comprised of the Chief Safety Officer/First Transit Operations Manager, Safety & Training Officer, Transit Operator and the ATU President who also serves as the on-the-road trainer. It is recommended that the ASP Committee review the Plan once a year and meet.

As required by § 673.15 the City of Davenport/Transit Division will communicate any changes to the plan, specifically, to the safety performance targets, to the Bi-State Regional Planning Commission to aid in the planning process and, to the maximum extent practicable, coordinate with the Bi-State Regional Planning Commission in the selection of MPO safety performance targets.

Necessary updates outside the annual update window will be handled as ASP addendums which will be incorporated in the body of the ASP. Reviews of the ASP by the local agency, any subsequent updates and addendums, adoption, and distribution activities will be documented in the ASP Document Activity Log included at the beginning of this document.

3. Safety Performance Targets

Safety Performance Targets							
Targets Below are based on review of previous 3-years of Transit Division Safety Data							
Mode of Transit Service	**Fatalities (total)**	**Fatalities (per 100,000 VRM)**	**Injuries (total)**	**Injuries (per 100,000 VRM) (D-650K)**	**Safety Events (total) Could be worse**	**Safety Events (per 100,000 VM)**	**System Reliability (VRM/ failures)**
Fixed-Route Bus	0	0	0	0	0.08	0.0136	11.45

Safety Performance Target Coordination		
Targets Transmitted to State Department of Transportation	**State Entity Name**	**Date Targets Transmitted**
	Iowa Department of Transportation	Submitted via email to Sreeparna Mitra, Transit Program Manager, Iowa DOT Brent Paulsen, Transit Programs Administrator, Iowa DOT **Unable to submit through Iowa DOT Portal as of 12/28/22
Targets Transmitted to the Metropolitan Planning Organization	**Metropolitan Planning Organization Name**	**Date Targets Transmitted**
	Bi-State Regional Commission	12/28/2022

The Accountable Executive/Transit Operations Manager, through the Chief Safety Officer/First Transit Operations Supervisor, has shared the Transit Division Agency Safety Plan, including the safety performance targets, with the Iowa Department of Transportation (Iowa DOT) and the Bi-State Regional Commission (MPO) as required by the Federal Transit Administration (§ 673.15(a) and (§ 673.15(b) respectively. Transit Division personnel are available to coordinate with the Iowa DOT and/or the MPO in the selection of Iowa and MPO safety performance targets upon request.

4. Safety Management Policy

Safety Management Policy Statement

The City of Davenport/Transit Division is committed to Safety Management as a systematic and comprehensive approach to identifying safety hazards and risks associated with transit system operations and related maintenance activities. The Transit Division has adopted a Safety Management Systems (SMS) framework as an explicit element of the agency's responsibility by establishing a safety policy; identifying hazards and controlling risks; setting goals, and planning and measuring performance. Furthermore, Transit Division has adopted SMS as means by which to foster agency-wide support for transit safety by establishing a culture where management is held accountable for safety and everyone in the organization takes an active role in securing transit safety.

All levels of management will be responsible for establishing safe and quality transit services that represent the Transit Division's performance of its SMS. Managers will take an active role in the Safety Risk Management process and ensure that Safety Assurance functions are supported. Managers are responsible for ensuring that Safety Risk Management is being performed in their operational areas of control to assure that the safety risk associated with safety hazards is assessed and mitigated.

Safety is a core value of the City of Davenport along with the Transit Division, and managing safety is a core business function. The Transit Division is committed to developing, implementing, maintaining, and continuously improving processes to ensure the safety of its customers, employees, and the public; The Division will use safety management processes to direct the prioritization of safety and allocate its organizational resources—people, processes, and technology—in balance with its other core business functions, to promote and achieve a safety culture.

The Transit Division is committed to the following safety objectives:

- Leading the development of a commitment to safety: Executive Management will lead the development of an organizational culture that promotes safe operations and provides appropriate resources to supporting this core management function through fostering and ensuring safe practices, improving safety when needed, and encouraging effective employee safety reporting and communication. Transit Division management will hold all employees accountable for safety performance.
- Communicating the purpose and benefits of the Safety Management System (SMS) to all employees: Communication systems will be put in place to enable greater awareness of Transit Division' safety objectives and safety performance targets as well as to provide on-going safety communication up, down, and across the organization. All levels of management must proactively engage employees and work to keep the lines of safety communication honest and open. All employees will be trained in safety reporting procedures.
- Providing a culture of open reporting of all safety concerns, ensuring that no action will be taken against any employee who discloses a safety concern through the Transit Division Employee Safety Reporting Program unless such disclosure indicates the following: an illegal act, gross misconduct or negligence, or a deliberate or willful disregard of City of Davenport and/or Transit Division rules, policies, and procedures. All Transit Division employees will be responsible for utilizing this program as part of the Safety Management System. The hazard report forms will be available at easily accessible locations in the Transit Division office as well as at the operator's room at the Ground Transportation Center.
- Identifying hazardous and unsafe work conditions and analyzing date from the Employee Safety Reporting Program. After thoroughly analyzing provided data, Transit Division, in coordination with the

Agency Safety Committee, will develop process and procedures to mitigate safety risks to an acceptable level.

- Establishing safety performance targets that are realistic, measurable and data driven. Transit Division will establish realistic measures of safety performance and establish safety performance targets based on key safety performance indicators, inspections, investigations, and corrective action reports to revise or develop safety objectives, safety performance targets, and plans with the goal of continuous safety improvement.

Fundamental safety beliefs guiding our approach include:

1. Safety is a core business value;
2. Safety excellence is a key component of our mission;
3. Safety is a source of our competitive advantage; our business will be strengthened by making safety excellence an integral part of all our public transportation activities;
4. Accidents and serious incidents are preventable; they are preceded by precursors (events, behaviors, and conditions) that can be identified, assessed and mitigated through physical, administrative and behavioral defense strategies.

Basic elements of our safety approach include:

- Top management commitment to safe operations
- Responsibility and accountability of all employees
- Clearly communicated safety goals
- Safety Assurance and performance measurements for improvement

To ensure transit safety and in order to comply with Federal Transit Administration (FTA) requirements, the Transit Division has developed and adopted this Safety Management Policy Statement to comply with FTA regulations 49 C.F.R. Part 673.

Sincerely,

Marla L. Miller

Marla L. Miller
Transit Operations Manager
City of Davenport/Transit Division

Safety Management Policy Communication

The Agency Safety Plan, along with the Safety Management Policy, will be provided in full to each and every employee who works in the Transit Division, including the maintenance employees who report to the Bus Services Supervisor in the Fleet Division. The Agency Safety Plan will be reviewed with all new employees as part of the "Trainee Release Agreement"; the Plan will be added to the City of Davenport/Transit Division website; reviewed at the Safety Committee meetings; incorporated into the Safety Meetings; and safety reminders will be posted on the employees' bulletin board.

Authorities, Accountabilities, and Responsibilities

Accountable Executive/Transit Operations Manager

As defined by the Federal Transit Administration (§ 673.23(d)(1)) the Accountable Executive/Transit Operations Manager is a single, identifiable person who has ultimate responsibility for carrying out the Public Transportation Agency Safety Plan (ASP) and the Transit Asset Management Plan.

The Accountable Executive for Transit Division is the Transit Operations Manager with the following authorities, accountabilites and responsibilites under this plan:

- Review and approve the ASP;
- Monitor progress related to the targets;
- Control or provide direction over the human and capital resources needed to develop and maintain the ASP and the SMS;
- Designates an adequately trained Chief Safety Officer/First Transit Operations Supervisor who is a direct report;
- Ensures that the Transit Division SMS is effectively implemented;
- Ensures action is taken to address substandard performance in the Transit Division SMS;
- Assumes ultimate responsibility for the Transit Division ASP and SMS; and
- Maintains responsibility for the Transit Division Transit Asset Management Plan.

Chief Safety Officer/First Transit Operations Supervisor

As defined by the Federal Transit Administration (§ 673.23(d)(2)) the Chief Safety Officer/First Transit Operations Supervisor is an adequately trained individual who has responsibility for safety and reports directly to the Accountable Executive/Transit Operations Manager, or equivalent officer. A Chief Safety Officer/First Transit Operations Supervisor may not serve in other operational or maintenance capacities, unless the Chief Safety Officer/First Transit Operations Supervisor is employed by a transit agency that is a small public transportation provider as defined in this part, or a public transportation provider that does not operate a rail fixed guideway public transportation system.

The Chief Safety Officer is the First Transit Operations Supervisor for the Transit Division with the following authorities, accountabilites and responsibilites under this plan:

- Develops the Transit Division ASP and SMS policies and procedures;
- Ensures that safety documentation is current and accessible to all employees;
- Communicates changes in safety documents to all personnel;
- Ensures and oversees day-to-day implementation and operation of the Transit Division SMS;
- Manages the Transit Division Employee Safety Reporting Program (ESRP); and

- Chairs the Transit Division ASP Committee:
- Coordinates the activities of the committee;
- Establishes and maintains the Transit Safety Risk Register and Safety Event Log to monitor and analyze trends in hazards, occurances, incidents, and accidents;
- Maintains and distribues minutes of committee meetings.
- Advises the Accountable Executive/Transit Operations Manager on SMS progress and status;
- Identifies substandard performance in the Transit Division SMS and develops action plans for approval by the Accountable Executive/Transit Operations Manager;
- Ensures the Transit Division policies are consistent with the Transit Division safety objectives;
- Provides Safety Risk Management (SRM) expertise and support for other Transit Division personnel who conduct and oversee Safety Assurance activities; and
- Monitors the effectiveness of corrective actions.

Agency Leadership and Executive Management

As defined by the Federal Transit Administration (§ 673.23(d)(3)) those members of its leadership or executive management other than an Accountable Executive/Transit Operations Manager, Chief Safety Officer/First Transit Operations Supervisor, or SMS Executive who have authorities or responsibilities for day-to-day implementation of the agency's SMS must be identified. For Transit Division this includes: Transit Administrator; Bus Services Supervisor (Fleet); and PW Safety & Training Officer.

The Agency Leadership for the Transit Division with the following authorities, accountabilites and responsibilites under this plan:

- Participate on the ASP Committee;
- Complete training on SMS and the Transit Division ASP elements;
- Oversee day-to-day operations on the SMS as appropriate;
- Ensure that drivers make safety a primary concern;
- Listening and acting upon any safety concerns raised by the drivers and/or mechanics;
- Immediately reporting safety concerns to the Safety Officer;
- Provide leadership and direction to employees during safety events;
- Provide subject matter expertise to support implementation of the SMS as required by the Accountable Executive/Transit Operations Manager or the Chief Safety Officer/First Transit Operations Supervisor, including SRM activities, investigation of safety events, development of safety risk mitigations, and monitoring of mitigation effectiveness.

Key Staff and Activities

As defined by the Federal Transit Administration (§ 673.23(d)(4)). the Transit Division uses a Safety Committee, as well as the Quarterly Transit Division Meeting to support its SMS and safety programs:

- The Transit Division ASP Committee will be responsible for assisting in the development of the ASP, reviewing the progress of the Plan, and ensuring that the communication process is effective; the committee will also evaluate any safety hazards reported. The Committee is comprised of the following: Chief Safety Officer/First Transit Operations Supervisor, PW Safety & Training Officer, Bus Services Supervisor (Fleet), a Transit Operator, the ATU President who is also serves as the on-the-road trainer.
- Bi-Annual Transit Division Meeting: Hazard reports and mitigations will be shared, safety topics will be brought up for open discussion, further feedback solicited, and hazard self-reporting further encourage. Information discussed in these meetings will be documented.

Employee Safety Reporting Program

The Transit Division is committed to the safest transit operating standards possible. To achieve this, it is imperative that the Transit Division has established the Employee Safety Reporting Program (ESRP) which permits the uninhibited reporting of all incidents and occurrences which may compromise the safe conduct of our operations. To this end, every employee is responsible for the communication of any information that may affect the integrity of transit safety.

Communication of incidents and occurrences, as long as such incidents and occurrences are not as a result of a violation of City of Davenport and/or Transit Division rules and regulations, will be completely free of any form of reprisal.

As part of the ASP, Transit Division has developed a "Hazard Report Form" that will be provided to every Transit Division and Department of Public Works transit fleet employee. In addition, the form will be placed in an easily accessible location in the driver's room. The primary responsibility for transit safety rests with the Transit Operators, however transit safety is the concern of all employee.

The Transit Division method of collection, recording and disseminating information obtained from transit safety reports has been developed to protect, to the extent permissible by law, the identity of any employee who provides transit safety information.

The Transit Division urges all staff to practice the SMS transit safety procedures outlined in the ASP to help Transit Division become a leader in providing transit riders and employees with the highest level of transit safety.

5. Safety Risk Management

Safety Risk Management Process

The Transit Division uses the Safety Risk Management (SRM) process as a primary method to ensure the safety of our operations, passengers, employees, vehicles, and facilities. It is a process whereby hazards and their consequences are identified, assessed for potential safety risk, and resolved in a manner acceptable to Transit Division leadership. Transit Division' SRM process allows us to carefully examine what could cause harm and determine whether we have taken sufficient precautions to minimize the harm, or if further mitigations are necessary.

Transit Division' Chief Safety Officer/First Transit Operations Supervisor leads the Transit Division SRM process, and, when appropriate, the ASP Committee, to identify hazards and consequences, assess safety risk of potential consequences, and mitigate safety risk. The results of the Transit Division' SRM process are documented in our Safety Risk Register. The Transit Division SRM process applies to all elements of the transit system including operations and maintenance; facilities and vehicles; and personnel recruitment, training, and supervision.

In carrying out the SRM process, Transit Division uses the following terms:

- Event – Any accident, incident, or occurrence.

- Hazard – Any real or potential condition that can cause injury, illness, or death; damage to or loss of the facilities, equipment, rolling stock, or infrastructure belonging to Transit Division; or damage to the environment.
- Risk – Composite of predicted severity and likelihood of the potential effect of a hazard.
- Risk Mitigation – Method(s) to eliminate or reduce the effects of hazards.
- Consequence – An effect of a hazard involving injury, illness, death, or damage to Transit Division property or the environment.

Safety Hazard Identification

The safety hazard identification process offers the Transit Division the ability to identify hazards and potential consequences in the operation and maintenance of our system. Hazards can be identified through a variety of sources, including:

- Employee Safety Reporting Program (ESRP);
- Daily operations log;
- Review of vehicle camera footage;
- Review of monthly performance data and safety performance targets;
- Observations from supervisors;
- Maintenance reports;
- Comments from customers, passengers, and third parties, including the Department of Risk for the City of Davenport;
- Safety Committee, drivers', and Safety Meetings;
- Results of audits and inspections of vehicles and facilities;
- Results of training assessments;
- Investigations into safety events, incidents, and occurrences; and
- Federal Transit Administration (FTA) and other oversight authorities (mandatory information source).

When a safety concern is observed by Transit Division management or supervisory personnel, whatever the source, it is reported to Transit Division' Chief Safety Officer/First Transit Operations Supervisor. Procedures for reporting hazards to Transit Division' Chief Safety Officer/First Transit Operations Supervisor are reviewed during all safety committee meetings and driver safety meetings.

Transit Division' Chief Safety Officer/First Transit Operations Supervisor also receives employee reports from the ESRP, customer comments related to safety, and the dispatch daily Operations Log. Transit Division' Chief Safety Officer/First Transit Operations Supervisor reviews these sources for hazards and documents them in the Transit Division Safety Risk Register.

Transit Division' Chief Safety Officer/First Transit Operations Supervisor also may enter hazards into the Safety Risk Register based on their review of Transit Division' operations and maintenance, the results of audits and observations, and information received from FTA and other oversight authorities, as well as the National Transportation Safety Board.

Transit Division' Chief Safety Officer/First Transit Operations Supervisor may conduct further analyses of hazards and consequences entered into the Safety Risk Register to collect information and identify

additional consequences and to inform which hazards should be prioritized for safety risk assessment. In following up on identified hazards, the Chief Safety Officer/First Transit Operations Supervisor may:

- Reach out to the reporting party, if available, to gather all known information about the reported hazard;
- Conduct a walk-through of the affected area, assessing the possible hazardous condition, generating visual documentation (photographs and/or video), and taking any measurements deemed necessary;
- Conduct interviews with employees in the area to gather potentially relevant information on the reported hazard;
- Review any documentation associated with the hazard (records, reports, procedures, inspections, technical documents, etc.);
- Contact other departments that may have association with or technical knowledge relevant to the reported hazard;
- Review any past reported hazards of a similar nature; and
- Evaluate tasks and/or processes associated with the reported hazard.

The Transit Division' Chief Safety Officer/First Transit Operations Supervisor will then prepare an agenda to discuss identified hazards and consequences with the ASP Committee. This agenda may include additional background on the hazards and consequences, such as the results of trend analyses, vehicle camera footage, vendor documentation, reports and observations, or information supplied by FTA or other oversight authorities.

Any identified hazard that poses a real and immediate threat to life, property, or the environment must immediately be brought to the attention of the Accountable Executive/Transit Operations Manager and addressed through the SRM process (with or without the full Safety Committee) for safety risk assessment and mitigation. This means that the Chief Safety Officer/First Transit Operations Supervisor believes immediate intervention is necessary to preserve life, prevent major property destruction, or avoid harm to the environment that would constitute a violation of Environmental Protection Agency or Iowa environmental protection standards. Otherwise, the ASP Committee will prioritize hazards for further SRM activity.

Safety Risk Assessment

The Transit Division assesses safety risk associated with identified safety hazards using its safety risk assessment process. This includes an assessment of the likelihood and severity of the consequences of hazards, including existing mitigations, and prioritizing hazards based on safety risk.

The Chief Safety Officer/First Transit Operations Supervisor and Safety Committee assess prioritized hazards using Transit Division' Safety Risk Matrix. This matrix expresses assessed risk as a combination of one severity category and one likelihood level, also referred to as a *hazard rating*. For example, a risk may be assessed as "1A" or the combination of a Catastrophic (1) severity category and a Frequent (A) probability level.

This matrix also categorizes combined risks into levels, High, Medium, or Low, based on the likelihood of occurrence and severity of the outcome. For purposes of accepting risk:

- "High" hazard ratings will be considered unacceptable and require action from CT to mitigate the safety risk;

- "Medium" hazard ratings will be considered undesirable and require CT's Safety Committee to decide regarding their acceptability; and
- "Low" hazard ratings may be accepted by the Chief Safety Officer/First Transit Operations Supervisor without additional review.

Using a categorization of High, Medium, or Low allows for hazards to be prioritized for mitigation based on their associated safety risk. Example includes:

		Frequency		
		High	**Medium**	**Low**
Severity	High	1A	2A	3A
	Medium	1B	2B	3B
	Low	1C	2C	3C

Safety Risk Mitigation

The Chief Safety Officer/First Transit Operations Supervisor schedules safety risk assessment activities on the ASP Committee agenda and prepares a Safety Risk Assessment Package. This package is distributed at least one week in advance of the ASP Committee meeting. During the meeting, the Chief Safety Officer/First Transit Operations Supervisor reviews the hazard and its consequence(s) and reviews available information distributed in the Safety Risk Assessment Package on severity and likelihood. The Chief Safety Officer/First Transit Operations Supervisor may request support from members of the ASP Committee in obtaining additional information to support the safety risk assessment.

Once sufficient information has been obtained, the Chief Safety Officer/First Transit Operations Supervisor will facilitate completion of relevant sections of the Safety Risk Register, using the Transit Division Safety Risk Assessment Matrix, with the ASP Committee. The Chief Safety Officer/First Transit Operations Supervisor will document the ASP Committee's safety risk assessment, including hazard rating and mitigation options for each assessed safety hazard in the Safety Risk Register.

The Chief Safety Officer/First Transit Operations Supervisor will maintain on file ASP Committee agendas, Safety Risk Assessment Packages, additional information collection, and completed Safety Risk Register sections for a period of three years from the date of generation.

Transit Division' Accountable Executive/Transit Operations Manager and Chief Safety Officer/First Transit Operations Supervisor will review current methods of safety risk mitigation and establish methods or procedures to mitigate or eliminate safety risk associated with specific hazards based on recommendations from the ASP Committee. Transit Division can reduce safety risk by reducing the likelihood and/or severity of potential consequences of hazards.

Prioritization of safety risk mitigations is based on the results of safety risk assessments. Transit Division' Chief Safety Officer/First Transit Operations Supervisor tracks and updates safety risk mitigation information in the Safety Risk Register and makes the Register available to the ASP Committee during bimonthly meetings and to Transit Division staff upon request.

In the Safety Risk Register, Transit Division' Chief Safety Officer/First Transit Operations Supervisor will also document any specific measures or activities, such as reviews, observations, or audits, that will be conducted to monitor the effectiveness of mitigations once implemented.

6. Safety Assurance

Safety Performance Monitoring and Measurement

The Transit Division has many processes in place to monitor its entire transit system for compliance with operations and maintenance procedures, including:

- Safety audits;
- Informal inspections,
- Regular review of onboard camera footage to assess drivers and specific incidents;
- Safety surveys;
- ESRP;
- Investigation of safety occurrences;
- Safety review prior to the launch or modification of any facet of service;
- Daily data gathering and monitoring of data related to the delivery of service, and
- Regular vehicle inspections and preventative maintenance.

Results from the above processes are compared against recent performance trends quarterly and annually by the Chief Safety Officer/First Transit Operations Supervisor to determine where action needs to be taken. The Chief Safety Officer/First Transit Operations Supervisor enters any identified non-compliant or ineffective activities, including mitigations, back into the SRM process for reevaluation by the Safety Committee.

Monitoring for Ineffective, Inappropriate, or Poorly Implemented Risk Mitigations

The Transit Division monitors safety risk mitigations to determine if they have been implemented and are effective, appropriate, and working as intended. The Chief Safety Officer/First Transit Operations Supervisor maintains a list of safety risk mitigations in the Safety Risk Register. The mechanism for monitoring safety risk mitigations varies depending on the mitigation.

The Chief Safety Officer/First Transit Operations Supervisor establishes one or more mechanisms for monitoring safety risk mitigations as part of the mitigation implementation process and assigns monitoring activities to the appropriate director, manager, or supervisor. These monitoring mechanisms may include tracking a specific metric on daily, weekly, or monthly logs or reports; conducting job performance observations; or other activities. The Chief Safety Officer/First Transit Operations Supervisor will endeavor to make use of existing Transit Division processes and activities before assigning new information collection activities.

The Transit Division' Chief Safety Officer/First Transit Operations Supervisor and ASP Committee review the performance of individual safety risk mitigations during semiannual ASP Committee meetings, based on the reporting schedule determined for each mitigation, and determine if a specific safety risk mitigation is not implemented or performing as intended. If the mitigation is not implemented or performing as intended, the ASP Committee will propose a course of action to modify the mitigation or take other action

to manage the safety risk. The Chief Safety Officer/First Transit Operations Supervisor will approve or modify this proposed course of action and oversee its execution.

The Transit Division' Chief Safety Officer/First Transit Operations Supervisor and ASP Committee will also monitor the Transit Division operations on a large scale to identify mitigations that may be ineffective, inappropriate, or not implemented as intended by:

- Reviewing results from accident, incident, and occurrence investigations;
- Monitoring employee safety reporting;
- Reviewing results of internal safety audits and inspections; and
- Analyzing operational and safety data to identify emerging safety concerns.

The Chief Safety Officer/First Transit Operations Supervisor works with the ASP Committee and Accountable Executive/Transit Operations Manager to carry out and document all monitoring activities.

Investigations of Safety Events to Identify Casual Factors

The Transit Division maintains procedures for conducting safety investigations of events (accidents, incidents, and occurrences, as defined by FTA) to find causal and contributing factors and review the existing mitigations in place at the time of the event. These procedures also reflect all traffic safety reporting and investigation requirements established by Iowa's Department of Motor Vehicles.

The Chief Safety Officer/First Transit Operations Supervisor maintains all documentation of Transit Division' investigation policies, processes, forms, checklists, activities, and results. As detailed in Transit Division' procedures, an investigation report is prepared and sent to the Risk Division for the City of Davenport for integration into their analysis of the event. The City of Davenport is in the process of creating a safety committee (citywide) that will have the following responsibilities:

- Determine if an accident was preventable or non-preventable;
- Recommend discipline or retraining;
- Identify the factor(s) that contributed to or was/were present during the event; and
- Determine if the accident appears to involve underlying organizational causal factors beyond just individual employee behavior.

Monitoring of Information Report Through Internal Safety Reporting Program

The Chief Safety Officer/First Transit Operations Supervisor and Safety Committee routinely review safety data captured in employee safety reports, safety meeting minutes, customer complaints, and other safety communication channels. When necessary, the Chief Safety Officer/First Transit Operations Supervisor and ASP Committee ensure that the concerns are investigated or analyzed through Transit Division' SRM process.

7. Safety Promotion

Competencies and Training

CT's comprehensive safety training program applies to all CT employees directly responsible for safety, including:

- Bus vehicle operators;
- Dispatchers;
- Maintenance technicians;
- Managers and supervisors;
- Agency Leadership and Executive Management;
- Chief Safety Officer/First Transit Operations Supervisor; and
- Accountable Executive/Transit Operations Manager.

Transit Division dedicates resources to conduct a comprehensive safety training program, as well as training on SMS roles and responsibilities. The scope of the safety training, including annual refresher training, is appropriate to each employee's individual safety-related job responsibilities and their role in the SMS.

Basic training requirements for Transit Division employees, including frequencies and refresher training, are documented in the Accountability, Control and Environment (ACE) defensive driving program.

Operations safety-related skill training includes the following:
- New-hire bus vehicle operator classroom and hands-on skill training;
- Bus vehicle operator refresher training;
- Bus vehicle operator retraining (recertification or return to work);
- Classroom and on-the-job training for dispatchers;
- De-escalation training;
- Classroom and on-the-job training for operations supervisors and managers; and
- Accident investigation training for operations supervisors and managers.

Vehicle maintenance safety-related skill training includes the following:
- Ongoing vehicle maintenance technician skill training;
- Ongoing skill training for vehicle maintenance supervisors;
- Accident investigation training for vehicle maintenance supervisors;
- De-escalation training;
- Ongoing hazardous material training for vehicle maintenance technicians and supervisors; and
- Training provided by vendors.

Transit Division' Accountable Executive/Transit Operations Manager and Agency Leadership and the Executive Management team must complete FTA's SMS Awareness online training. Transit Division regularly coordinates with the Risk Division to educate and mitigate safety challenges.

Safety Communication

Transit Division' Chief Safety Officer/First Transit Operations Supervisor and Director of Human Resources for the City of Davenport coordinate Transit Division' safety communication activities for the SMS; the Transit Division's activities focus on the three categories of communication activity established in 49 CFR Part 673 (Part 673):

- **Communicating safety and safety performance information throughout the agency:** The Transit Division communicates information on safety and safety performance during quarterly Safety

Meetings. Information typically conveyed during these meetings includes safety performance statistics, lessons learned from recent occurrences, upcoming events that may impact the Transit Division's service or safety performance, and updates regarding SMS implementation. Transit Division also requests information from drivers during these meetings, which is recorded in meeting minutes.

- **Communicating information on hazards and safety risks relevant to employees' roles and responsibilities throughout the agency:** As part of new-hire, Transit Division provides training on safety policies and procedures and discusses them during safety talks between supervisors and bus operators and vehicle technicians. A number of safety requirements are included in the City of Davenport/Department of Public Works "Standard Operating Procedures" manual that are review with new employees prior to release for duty. For newly emerging issues or safety events at the agency, Transit Division' Chief Safety Officer/First Transit Operations Supervisor issues bulletins or messages to employees that are reinforced by supervisors in one-on-one or group discussions with employees.
- **Informing employees of safety actions taken in response to reports submitted through the ESRP:** Transit Division provides targeted communications to inform employees of safety actions taken in response to reports submitted through the ESRP, including handouts and flyers, safety talks, updates to bulletin boards, and one-on-one discussions between employees and supervisors.

8. Additional Information

Supporting Documentation

Transit Division will maintain documentation related to the implementation of its SMS; the programs, policies, and procedures used to carry out this ASP; and the results from its SMS processes and activities for three years after creation. They will be available to the FTA or other Federal or oversight entity upon request.

9. Definition of Terms Used in the Safety Plan

Definitions

Transit Division incorporates all of FTA's definitions that are in 49 CFR § 673.5 of the Public Transportation Agency Safety Plan regulation.

- **Accident** means an event that involves any of the following: A loss of life, report of a serious injury to a person, a collision of public transportation vehicles, a runaway train, an evacuation for life safety reasons, or any derailment of a rail transit vehicle, at any location, at any time, whatever the cause.
- **Accountable Executive/Transit Operations Manager** means a single, identifiable person who has ultimate responsibility for carrying out the Public Transportation Agency Safety Plan of a public transportation agency, responsibility for carrying out the agency's Transit Asset Management Plan, and control or direction over the human and capital resources needed to develop and maintain both the agency's Public Transportation Agency Safety Plan, in accordance with 49 U.S.C. 5329(d), and the agency's Transit Asset Management Plan, in accordance with 49 U.S.C. 5326.
- **Equivalent Authority** means an entity that carries out duties similar to that of a Board of Directors for a recipient or subrecipient of FTA funds under 49 U.S.C. Chapter 53, including sufficient authority to review and approve a recipient or sub recipient's Public Transportation Agency Safety Plan.
- **Event** means any accident, incident, or occurrence.

- **Hazard** means any real or potential condition that can cause injury, illness, or death; damage to or loss of the facilities, equipment, rolling stock, or infrastructure of a public transportation system; or damage to the environment.
- **Incident** means an event that involves any of the following: a personal injury that is not a serious injury, one or more injuries requiring medical transport, or damage to facilities, equipment, rolling stock, or infrastructure that disrupts the operations of a transit agency.
- **Investigation** means the process of determining the causal and contributing factors of an accident, incident, or hazard, for the purpose of preventing recurrence and mitigating risk.
- **National Public Transportation Safety Plan** means the plan to improve the safety of all public transportation systems that receive Federal financial assistance under 49 U.S.C. Chapter 53.
- **Occurrence** means an event without any personal injury in which any damage to facilities, equipment, rolling stock, or infrastructure does not disrupt the operations of a transit agency.
- **Operator** of a public transportation system means a provider of public transportation as defined under 49 U.S.C. 5302.
- **Performance measure** means an expression based on a quantifiable indicator of performance or condition that is used to establish targets and to assess progress toward meeting the established targets.
- **Performance target** means a quantifiable level of performance or condition, expressed as a value for the measure, to be achieved within a time period required by the FTA.
- **Public Transportation Agency Safety Plan (or Agency Safety Plan)** means the documented comprehensive Agency Safety Plan for a transit agency that is required by 49 U.S.C. 5329 and Part 673.
- **Risk** means the composite of predicted severity and likelihood of the potential effect of a hazard.
- **Risk mitigation** means a method or methods to eliminate or reduce the effects of hazards.
- **Safety Assurance** means processes within a transit agency's Safety Management System that function to ensure the implementation and effectiveness of safety risk mitigation, and to ensure that the transit agency meets or exceeds its safety objectives through the collection, analysis, and assessment of information.
- **Safety Management Policy** means a transit agency's documented commitment to safety, which defines the transit agency's safety objectives and the accountabilities and responsibilities of its employees in regard to safety.
- **Safety Management System** means the formal, top-down, organization-wide approach to managing safety risk and assuring the effectiveness of a transit agency's safety risk mitigation. SMS includes systematic procedures, practices, and policies for managing risks and hazards.
- **Safety performance target** means a performance target related to safety management activities.
- **Safety Promotion** means a combination of training and communication of safety information to support SMS as applied to the transit agency's public transportation system.
- **Safety risk assessment** means the formal activity whereby a transit agency determines Safety Risk Management priorities by establishing the significance or value of its safety risks.
- **Safety Risk Management** means a process within a transit agency's Agency Safety Plan for identifying hazards and analyzing, assessing, and mitigating risks.
- **Serious injury** means any injury which requires hospitalization for more than 48 hours, commencing within 7 days from the date when the injury was received, results in a fracture of any bone (except simple fractures of fingers, toes, or noses), causes severe hemorrhages, nerve, muscle, or tendon damage, involves any internal organ, or involves second- or third-degree burns, or any burns affecting more than 5 percent of the body surface.
- **Transit agency** means an operator of a public transportation system.

- **Transit Asset Management Plan** means the strategic and systematic practice of procuring, operating, inspecting, maintaining, rehabilitating, and replacing transit capital assets to manage their performance, risks, and costs over their life cycles, for the purpose of providing safe, cost-effective, and reliable public transportation, as required by 49 U.S.C. 5326 and 49 CFR Part 625.

10. Commonly Used Acronyms

Acronyms	
Acronym	**Word or Phase**
ADA	American's with Disabilities Act of 1990
ASP	Agency Safety Plan (also referred to as a PTASP in Part 673)
CFR	Code of Federal Regulations
Transit Division	Transit System – City of Davenport – Department of Public Works
ESRP	Employee Safety Reporting Program
FTA	Federal Transit Administration
MPO	Metropolitan Planning Organization (Bi-State Regional Commission)
Part 673	49 CFR Part 673 (Public Transportation Agency Safety Plan)
SMS	Safety Management System
SRM	Safety Risk Management
U.S.C.	United States Code
VRM	Vehicle Revenue Miles

City of Davenport

Department: Finance
Contact Info: Chad Dyson | 563-326-7817

Action / Date
1/11/2023

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the installation of multi-sports courts at Cork Hill, Herington, and Van Buren Parks, CIP #ARP10. [Wards 1 & 3]

Recommendation:
Adopt the Resolution.

Background:
This project will install new multi-sport courts at Van Buren, Cork Hill, and Herington parks. Multi-sport courts provide a variety of sport play options in a singular hard court system.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution
Backup Material	Public Hearing Notice Proof

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	1/12/2023 - 1:52 PM
Finance Committee	Merritt, Mallory	Approved	1/12/2023 - 1:53 PM
City Clerk	Admin, Default	Approved	1/12/2023 - 2:20 PM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the installation of multi-sport courts at Cork Hill, Herington, and Van Buren Parks, CIP #ARP10.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for the installation of multi-sport courts at Cork Hill, Herington, and Van Buren Parks; and

WHERAS, notice of Hearing on plans, specifications, and form of contract was published as required by law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the installation of multi-sport courts at Cork Hill, Herington, and Van Buren Parks.

Passed and approved this 11th day of January, 2023.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

*** Proof of Publication ***

STATE OF IOWA
SCOTT COUNTY, } ss.

The undersigned, being first duly sworn, on oath does say that he/she is an authorized employee of THE QUAD-CITY TIMES, morning edition, a daily newspaper printed and published by Lee Enterprises, Incorporated, in the City of Davenport, Scott County, Iowa, and that a notice, a printed copy of which is made a part of this affidavit, was published in said THE QUAD-CITY TIMES, on the dates listed below.

CITY OF DAVENPORT - LEGALS
Sharon Langel
226 W 4TH ST
DAVENPORT, IA 52801

ORDER NUMBER 145455

The affiant further deposes and says that all of the facts set forth in the foregoing affidavit are true as he/she verily believes.

Michene Graham

Notice of Hearing
On the Proposed Plans, Specifications, Form of Contract, and estimate of costs for multi-sports courts at Van Buren Park, Herington Park, and Cork Hill Park
For the City of Davenport, Iowa
Notice is hereby given that at 5:30 P.M., on Wednesday, January 18th, 2023, at the Council Chambers, City Hall, in the City of Davenport, Iowa, there will be conducted a hearing on the Proposed Plans, Specifications and Proposed Contract for the multi-sports courts at Van Buren Park, Herington Park, and Cork Hill Park which the City Council has caused to be filed with the City Clerk of the City of Davenport, Iowa, and on the cost and necessity of the above project in the City of Davenport, Iowa.
At said hearing any interested person may file written objection or comments with respect to the above mentioned program or cost of and necessity for such improvements and may be heard orally with respect thereto.
Brian Krup,
Deputy City Clerk

Section: Notices & Legals
Category: 2627 Miscellaneous Notices
PUBLISHED ON: 01/12/2023

TOTAL AD COST: 36.39
FILED ON: 1/13/2023

Subscribed and sworn to before me by said affiant this 13 day of January 2023.

Sherrie Kilts

Notary Public in and for Scott County, Iowa

NOTARIAL SEAL IOWA
SHERRIE KILTS
Commission Number 772917
My Commission Expires
May 9, 2024

City of Davenport

Department: Finance
Contact Info: Mallory Merritt | 563-326-7792

Action / Date
1/25/2023

Subject:
Resolution adopting the Internal Revenue Service mileage rate to reimburse employees for use of a personal vehicle for City business. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
Chapter 70A.9 of the Code of Iowa requires the local governing body to approve the mileage rate paid to employees who use their personal vehicle for City business/travel. The IRS is increasing the mileage rate from $0.625 to $0.655 effective January 1, 2023.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution
Cover Memo	IRS Announcement

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	1/12/2023 - 11:34 AM
Finance Committee	Merritt, Mallory	Approved	1/12/2023 - 11:34 AM
City Clerk	Admin, Default	Approved	1/12/2023 - 1:45 PM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION adopting the Internal Revenue Service mileage rate to reimburse employees for use of a personal vehicle for City business.

WHEREAS, Chapter 70A.9 of the Code of Iowa requires that the local governing body approve the mileage reimbursement rate paid to employees for the use of a personal vehicle for City business; and

WHEREAS, the Internal Revenue Service mileage rate increased to $0.655 effective January 1, 2023.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the Internal Revenue Service mileage rate of $0.655 to reimburse employees for use of a personal vehicle for City business, effective January 1, 2023, is hereby adopted.

Passed and approved this 25th day of January, 2023.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

2023 Standard Mileage Rates

Notice 2023-03

SECTION 1. PURPOSE

This notice provides the optional 2023 standard mileage rates for taxpayers to use in computing the deductible costs of operating an automobile for business, charitable, medical, or moving expense purposes. This notice also provides the amount taxpayers must use in calculating reductions to basis for depreciation taken under the business standard mileage rate, and the maximum standard automobile cost that may be used in computing the allowance under a fixed and variable rate (FAVR) plan. Additionally, this notice provides the maximum fair market value (FMV) of employer-provided automobiles first made available to employees for personal use in calendar year 2023 for which employers may use the fleet-average valuation rule in § 1.61-21(d)(5)(v) or the vehicle cents-per-mile valuation rule in § 1.61-21(e).[1]

SECTION 2. BACKGROUND

Rev. Proc. 2019-46, 2019-49 I.R.B. 1301, provides rules for computing the deductible costs of operating an automobile for business, charitable, medical, or moving expense purposes, and for substantiating, under § 274(d) and § 1.274-5, the amount of

[1] Unless otherwise specified, all "section" or "§" references are to sections of the Internal Revenue Code (Code) or the Income Tax Regulations (26 CFR part 1).

ordinary and necessary business expenses of local transportation or travel away from home. Taxpayers using the standard mileage rates must comply with Rev. Proc. 2019-46. However, a taxpayer is not required to use the substantiation methods described in Rev. Proc. 2019-46, but instead may substantiate using actual allowable expense amounts if the taxpayer maintains adequate records or other sufficient evidence.

An independent contractor conducts an annual study for the Internal Revenue Service of the fixed and variable costs of operating an automobile to determine the standard mileage rates for business, medical, and moving use reflected in this notice. The standard mileage rate for charitable use is set by § 170(i).

Longstanding regulations under § 61 provide special valuation rules for employer-provided automobiles. The amount that must be included in the employee's income and wages for the personal use of an employer-provided automobile generally is determined by reference to the automobile's FMV. If an employer chooses to use a special valuation rule, the special value is treated as the FMV of the benefit for income tax and employment tax purposes. Section 1.61-21(b)(4). Two such special valuation rules, the fleet-average valuation rule and the vehicle cents-per-mile valuation rule, are set forth in § 1.61-21(d)(5)(v) and § 1.61-21(e), respectively. These two special valuation rules are subject to limitations, including that they may be used only in connection with automobiles having values that do not exceed a maximum amount set forth in the regulations.

SECTION 3. STANDARD MILEAGE RATES

The standard mileage rate for transportation or travel expenses is 65.5 cents per mile for all miles of business use (business standard mileage rate). See section 4 of

Rev. Proc. 2019-46. However, § 11045 of Public Law 115-97, 131. Stat. 2054 (December 22, 2017), commonly known as the Tax Cuts and Jobs Act (TCJA) suspends all miscellaneous itemized deductions that are subject to the two-percent of adjusted gross income floor under § 67, including unreimbursed employee travel expenses, for taxable years beginning after December 31, 2017, and before January 1, 2026. Thus, the business standard mileage rate provided in this notice cannot be used to claim an itemized deduction for unreimbursed employee travel expenses during the suspension. Notwithstanding the foregoing suspension of miscellaneous itemized deductions, deductions for expenses that are deductible in determining adjusted gross income are not suspended. For example, members of a reserve component of the Armed Forces of the United States (Armed Forces), state or local government officials paid on a fee basis, and certain performing artists are entitled to deduct unreimbursed employee travel expenses as an adjustment to total income on line 12 of Schedule 1 of Form 1040 (2022), *U.S. Individual Income Tax Return*, not as an itemized deduction on Schedule A of Form 1040 (2022), and therefore may continue to use the business standard mileage rate.

The standard mileage rate is 14 cents per mile for use of an automobile in rendering gratuitous services to a charitable organization under § 170. See section 5 of Rev. Proc. 2019-46.

The standard mileage rate is 22 cents per mile for use of an automobile: (1) for medical care described in § 213; or (2) as part of a move for which the expenses are deductible under § 217(g). See section 5 of Rev. Proc. 2019-46. Section 11049 of the TCJA suspends the deduction for moving expenses for taxable years beginning after

December 31, 2017, and before January 1, 2026. However, the suspension does not apply to members of the Armed Forces on active duty who move pursuant to a military order and incident to a permanent change of station. Thus, except for taxpayers to whom § 217(g) applies, the standard mileage rate provided in this notice is not applicable for the use of an automobile as part of a move occurring during the suspension.

SECTION 4. BASIS REDUCTION AMOUNT

For automobiles a taxpayer uses for business purposes, the portion of the business standard mileage rate treated as depreciation is 26 cents per mile for 2019, 27 cents per mile for 2020, 26 cents per mile for 2021, 26 cents per mile for 2022, and 28 cents per mile for 2023. See section 4.04 of Rev. Proc. 2019-46.

SECTION 5. MAXIMUM STANDARD AUTOMOBILE COST

For purposes of computing the allowance under a FAVR plan, the standard automobile cost may not exceed $60,800 for automobiles (including trucks and vans). See section 6.02(6) of Rev. Proc. 2019-46.

SECTION 6. MAXIMUM VALUE OF EMPLOYER-PROVIDED AUTOMOBILES

For purposes of the fleet-average valuation rule in § 1.61-21(d)(5)(v) and the vehicle cents-per-mile valuation rule in § 1.61-21(e), the maximum FMV of automobiles (including trucks and vans) first made available to employees in calendar year 2023 is $60,800.

SECTION 7. EFFECTIVE DATE

This notice is effective for: (1) deductible transportation expenses paid or incurred on or after January 1, 2023; (2) mileage allowances or reimbursements paid to

a charitable volunteer or a member of the Armed Forces to whom § 217(g) applies: (a) on or after January 1, 2023, and (b) for transportation expenses the charitable volunteer or such member of the Armed Forces pays or incurs on or after January 1, 2023; and (3) for purposes of the maximum FMV of employer-provided automobiles for which employers may use the fleet-average valuation rule in § 1.61-21(d)(5)(v) or the vehicle cents-per-mile rule in § 1.61-21(e), automobiles first made available to employees for personal use on or after January 1, 2023.

SECTION 8. EFFECT ON OTHER DOCUMENTS

Notice 2022-03 is superseded.

DRAFTING INFORMATION

The principal author of this notice is Christian Lagorio of the Office of Associate Chief Counsel (Income Tax and Accounting). For further information on this notice regarding the use of an employee-provided automobile, contact Mr. Lagorio at (202) 317-7005 (not a toll-free number). For further information on this notice regarding the use of an employer-provided automobile, contact Stephanie Caden of the Office of Associate Chief Counsel (Employee Benefits, Exempt Organizations, and Employment Taxes), at (202) 317-4774 (not a toll-free number).

City of Davenport

Department: Finance
Contact Info: Mallory Merritt | 563-326-7792

Action / Date
1/25/2023

Subject:
Motion approving a four-year collective bargaining agreement between the City of Davenport and the Davenport Association of Professional Firefighters, Local #17 for the term beginning July 1, 2023 through June 30, 2027. [All Wards]

Recommendation:
Pass the Motion.

Background:
Beginning in November, the City and the Union have worked cooperatively through good faith negotiations to renegotiate the current contract ending on June 30, 2023.

The parties have voluntarily agreed to a number of compensation and operational contract modifications. Some of the main components include agreement to 3.5% general wage increases applied on 7/1/2023, 7/1/2024, 7/1/2025, and 7/1/2026. The tentative agreement provides for modest increases in uniform allowances, fitness program incentives, and EMS certification incentives. Current benefit levels were also reviewed, and the agreement reflects modest increases in group insurance premiums and prescription co-pays and an escalated RHSP contribution schedule.

A full summary of the tentative agreement is attached for review.

The City thanks Local #17 for their cooperation and professionalism shown during the course of these negotiations. It is anticipated that this agreement will be ratified by the union membership on or before January 25, 2022 and is subject to full ratification by both entities before its implementation. A full contract will be prepared and posted as a public document by May 1, 2023.

ATTACHMENTS:

Type	Description
Exhibit	Tentative Agreement Summary

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	1/12/2023 - 11:33 AM
Finance Committee	Merritt, Mallory	Approved	1/12/2023 - 11:33 AM
City Clerk	Admin, Default	Approved	1/12/2023 - 1:49 PM

THE CITY OF
DAVENPORT
IOWA | USA

Tentative Agreement

1. Contract Term: 4 years (July 2023 – June 2027)

2. GWI | Section 16.1

Effective Date	Percentage
7/1/2023	3.5%
7/1/2024	3.5%
7/1/2025	3.5%
7/1/2026	3.5%

3. Sick Leave

    a. Pay for Accumulated Sick Leave | Section 10.4: Current contract for payment upon termination; clean-up language in paragraph 2.

    b. Sick Leave/Compensation for Non-Use: Section 10.5: Employees using 48 hours or less of sick leave during a calendar year will earn 24 hours of vacation leave to be placed in their leave bank. To qualify for the benefit, employees must have been in the employee of the City for the entire calendar year. (This will replace the prior conversion day language.)

4. Physical Fitness Incentive | Section 15.7: $500 incentive for participation; $850 for passing all steps.

5. Temporary Appointment/Out-of-Rank Pay | Section 16.3: A full 24-hour shift; current contract for language on applicability when employee is absent from duty.
    a. Senior Lieutenants shall be afforded the opportunity to temporarily fill for a Captain's position at those times when the Captain is unavailable for more than 2 consecutive 24-hour shifts (more than 48 consecutive hours). Should the Senior Lieutenant so temporarily fill the Captain's position, the Engineer of that Captain's Company and Shift shall assume that Lieutenant's position. Engineers may fill Lieutenants vacancies and privates may fill Engineer vacancies provided they are qualified. It is understood that out-of-rank pay shall continue during trading of time.

6. Food Allowance | Section 16.5: $900 annually

7. Uniform Allowance | Section 16.6:

Effective Date	Amount
7/1/2023	$900
7/1/2024	$1,000
7/1/2025	$1,000
7/1/2026	$1,100

8. Driver's License | Section 16.8: Revise language based on changes to state law.

9. EMS Incentives | Section 16.9:

Each employee who has satisfactorily qualified and is certified shall be compensated according to the following table at the highest rate that he has been certified for.

EMT-D: 2.1% **higher than the rate shown in Appendix A for the employee's current rank and step** ~~of step 2 of firefighter hourly rate~~ (For employees hired prior to July 1, 2009 only)

EMT-B: 2.1% **higher than the rate shown in Appendix A for the employee's current rank and step** ~~of step 2 of firefighter hourly rate~~ (For employees hired prior to July 1, 2009 only)

EMT-I: 3.1% **higher than the rate shown in Appendix A for the employee's current rank and step** ~~of step 2 of firefighter hourly rate~~

EMT-P: 5.1% **higher than the rate shown in Appendix A for the employee's current rank and step** ~~of step 2 of firefighter hourly rate~~

Employees who have obtained the EMT- I (1985 curriculum) certification prior to January 1, 2015 will continue to receive the incentive of 3.1% **higher than the rate shown in Appendix A for the employee's current rank and step** ~~of step 2 of firefighter hourly rate~~.

Employees who have obtained the State Paramedic certification prior to January 1, 2015 will continue to receive the incentive of 5.1% **higher than the rate shown in Appendix A for the employee's current rank and step** ~~of step 2 of firefighter hourly rate~~.

10. Retirement Health Plan | Section 16.15

Effective Date	Percentage
7/1/2023	4.0%
7/1/2024	4.0%
7/1/2025	5.0%
7/1/2026	5.0%

11. Group Insurance | Section 17.1(a)

	Single	Employee +1	Family
1/1/2023	$36.14	$63.25	$90.37
1/1/2024	$37.95	$66.41	$94.89
1/1/2025	$37.95	$66.41	$94.89
1/1/2026	$37.95	$66.41	$94.89
1/1/2027	$39.09	$67.95	$97.73

Tier Prescription Copays | Effective 1/1/2024
Tier I: $5.00
Tier II: $20.00
Tier III: $40.00

12. Life Insurance | Section 17.1(f): Two times base salary

13. Promotional Pay/Salary Schedule Change:

    a. Longevity shall be removed from salary schedule. Maintain current 26 step schedule.

    b. Step increases occur annually on January 1.

        i. Any employee due a step between July 1, 2023 and December 31, 2023 will be awarded a catch-up step (early award) on July 1, 2023.

    c. 7% promotional increase between each rank

        i. Parties will execute an MOU that any promotions occurring between January 1, 2023 and July 1, 2023 will be subject to this provision. Retroactive payments will not be made until both parties have ratified.

14. Contract Signing Bonus: $3,000 per employee payable on the payroll including March 1, 2023, pending successful ratification by both parties.

Other conditions:

This tentative agreement shall also include all previously agreed upon language clean-up items and changes.

This tentative agreement is subject to ratification by both entities.

Parties agree to review and finalize a final contract on or before May 1, 2023.

Principal Negotiators:

Davenport Association of Professional Firefighters, Local #17		City of Davenport	
Signature	Date 1/4/2023	Signature	Date 01/04/2023

Witness:

Signature	Date 1/4/2023	Signature	Date 1/4/23