

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, JANUARY 18, 2022; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

A. Consideration of the January 4, 2022 meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

i. Case ROW22-01: Request of Seven Hills Paving LLC to vacate unimproved right-of-way south of East 59th Street and west of Tremont Avenue. [Ward 8]

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
1/18/2022

Subject:
Consideration of the January 4, 2022 meeting minutes.

Recommendation:
Staff recommends the City Plan and Zoning Commission approve the January 4, 2022 meeting minutes.

Background:
The January 4, 2022 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 1-4-22

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	1/10/2022 - 10:15 AM

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, JANUARY 4, 2022; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

- A. Case ROW22-01: Request of Seven Hills Paving LLC to vacate unimproved right-of-way south of East 59th Street and west of Tremont Avenue. [Ward 8]

Werderitch presented the history of the unimproved public right-of-way and outlined the process for having it vacated. Staff received one written comment from the property owner at 817 East 59th Street. Austin and Saralyn Ostwinkle of Seven Hills Paving stated the purpose of the petition is to develop the four lots south of East 59th Street. The land would be further subdivided to enable private access to the site.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

II. Roll Call

Present: Schneider, Lammers, Johnson, Tallman, Inghram, Hepner, Brandsgard, Garrington, Stelk, Reinartz, Maness
Staff: Berkley, Werderitch

III. Report of the City Council Activity

IV. Secretary's Report

- B. Consideration of the November 30, 2021 meeting minutes.

Motion by Tallman, second by Hepner to approve the November 30, 2021 meeting minutes. Motion to approve was unanimous by voice vote (10-0).

V. Report of the Comprehensive Plan Committee

VI. Zoning Activity

A. Old Business

B. New Business

VII. Subdivision Activity

A. Old Business

B. New Business

- i. Case P22-01: Request of Splendor Homes LLC on behalf of KJTLJ LLC for a preliminary plat of Splendor Estates of a 47-lot subdivision on 26.11 acres, located at 2448 and 2460 East 60th Street. [Ward 8]

Werderitch provided an overview of the proposed residential subdivision, which has lots compatible in size to the surrounding residential neighborhoods. Mike Richmond of Townsend Engineering was in attendance to answer questions.

Staff recommended the Plan and Zoning Commission forward P22-01 to City Council with a recommendation for approval subject to the following findings and conditions:

Findings:

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

Conditions:

1. East 60th Street shall be renamed to East 61st Street.
2. Rename Lorton Avenue to East 60th Street.
3. Add a note stating, "Sidewalks shall be constructed along all street frontages prior to the completion of residential construction for each lot, or as so ordered by the City of Davenport. Sidewalks along the Jersey Ridge Road frontage shall be constructed when so ordered by the City of Davenport."
4. Revise the easement description "20' Sanitary & Utility Easement" to "20' Sewer & Utility Easement".
5. The storm sewer heading north through Heather Avenue shall be located within a sewer easement.

6. Add a note indicating whether the sump pump lines will be located in the front or back yards.
7. Include a note indicating ownership and maintenance of any future hard surface in the Driveway/Detention Basin Access Easement, located to the east of Lot 26.
8. Include Base Flood Elevation to Note 7. Add "and is subject to the regulations in Chapter 15.44 of the City Code entitled Flood Damage Prevention."
9. Add the portions of the floodplain in Lots 7 and 8 in a floodplain easement.
10. Remove Note 12.
11. Each outlot that is designated as storm water detention shall be located in a storm water detention easement.
12. Add a note stating, "Storm water detention and water quality treatment are required for this subdivision and shall be owned and maintained by the owner or home owners association."

Motion by Inghram, second by Hepner to approve Case P22-01 subject to conditions. Motion to approve was unanimous by a roll call vote (9-0). Tallman abstained.

- ii. Case F22-01: Request of C&L Plaza LLC for a Final Plat of Katie's Eastern Avenue Addition of a 45-lot subdivision on 19.26 acres, located north of East 58th Street and east of Eastern Avenue. [Ward 8]

Werderitch presented a summary of the proposed residential subdivision. The Plan and Zoning Commission approved the Preliminary Plat at their November 16, 2021 meeting date. The applicant has revised the name from Prairie Pointe 2nd Addition to Katie's Eastern Avenue Addition. Mike Richmond of Townsend Engineering was in attendance to answer questions.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F22-01 to the City Council with a recommendation for approval subject to the listed 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 plat (with conditions recommended by City Staff) would 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. Add an approval signature line for Metronet.
4. Revise note 12 to state that no driveway access from Eastern Avenue shall be allowed.

Motion by Inghram, second by Johnson to approve Case F22-01 subject to conditions. Motion to approve was unanimous by a roll call vote (10-0).

VIII. Future Business

Berkley stated Case ROW22-01 will return at the January 18, 2022 Plan and Zoning Commission meeting for a formal vote.

IX. Communications

X. Other Business

XI. Adjourn

Motion by Tallman, second by Reinartz to adjourn the meeting. Motion to adjourn was unanimous by voice vote (10-0).

The meeting adjourned at 5:25 pm.

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
1/4/2022

Subject:

Case ROW22-01: Request of Seven Hills Paving LLC to vacate unimproved right-of-way south of East 59th Street and west of Tremont Avenue. [Ward 8]

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings to vacate the unimproved right-of-way south of East 59th Street and west of Tremont Avenue in Case ROW22-01 to the City Council with a recommendation for approval subject to the listed conditions.

Findings:

1. The unimproved public right-of-way is not required for city purposes.
2. A utility easement would preserve the rights for utility providers to maintain existing and future infrastructure.

Conditions:

1. The property owner shall record an easement agreement immediately subsequent to the recording of the city's quitclaim deed.
2. A final plat shall be recorded within six months of the conveyance of public right-of-way. The final plat shall provide access and utility easements from the proposed lots to East 59th Street.
3. No development shall occur on Lots 7, 8, 9, and 10 of Brady Eighty Industrial Park 6th Addition until a final plat providing access to East 59th Street is recorded.

Background:

Discussion:

The approximately 30' by 674.38' public right-of-way was platted with the recording of Brady Eighty Industrial Park 5th Addition in 1975 and Brady Eighty Industrial Park 6th Addition in 1977. The original plan was to construct a north-south street through the City's industrial park. However, the location of Tremont Avenue was shifted further east with the recording of Phoenix Centre 7th Addition.

This right-of-way, which was intended to be half of Tremont Avenue, was never constructed or vacated. Instead the area has remained unimproved and heavily wooded. In addition, there is a 50 foot Utility and Drainage Easement to the east, which likely made the future build-out of Tremont Avenue impractical at this location. Furthermore, acquiring additional right-of-way to the west would be detrimental to the existing site and building at 923 East 59th Street.

The purpose of the of the right-of-way vacation is to facilitate development of Lots 7, 8, 9, and 10 of Brady Eighty Industrial Park 6th Addition. The property owner, Seven Hills Paving, has submitted a letter of intent for the future platting and development of the site.

The vacation of public right-of-way is a two step process:

1. Determine if the right-of-way is needed for public purposes.
2. Negotiate and determine terms of conveyance to adjacent property owners. (No Plan and Zoning Commission action is required.)

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation of abutting properties: Industry (I) – Designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.

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

Zoning:

The abutting properties are zoned I-1 Light Industrial District. This district is intended to provide for a variety of light manufacturing, fabricating, processing, distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity uses with minimal, if any, outside impacts.

Technical Review:

- Streets: The City of Davenport has no intention of acquiring additional right-of-way to construct a north-south street at this location due to the proximity to Tremont Avenue. In addition, the location of a utility and drainage way easement to the east makes the acquisition of additional right-of-way necessary to construct a full roadway impractical. Acquiring additional right-of-way to the west will negatively impact the existing business at 923 East 59th Street and create nonconformities.
- Storm Water: Future development of the property will need to comply with the City's stormwater requirements.
- Sanitary Sewer: Existing infrastructure can be extended south to the future development site from East 59th Street.
- Iowa American Water: There is an 8 inch water main within the public right-of-way proposed for vacation. The purpose of the main is to supply Lots 7-10 of Brady Eighty Industrial Park 6th Addition and potentially Lot 1 of Phoenix Centre 6th Addition. Iowa American Water requests an easement be recorded and for no permanent structures to be built within the easement. The properties at 923 East 59th Street and 5880 Tremont Avenue do not utilize this water main and will not be impacted.

Public Input:

Surrounding property owners were notified of the request of the right-of-way vacation. A notice was published in the Quad City Times. A meeting was held with 7 Hills Paving, J2 Investments (owner of 923 East 59th Street), and city staff on November 22, 2021.

The Plan and Zoning Commission held a public hearing at its January 4, 2022 meeting. No members of the public spoke at the meeting.

To date, one written comment has been submitted from the property owner at 817 East 59th Street. The written comment was neither opposed or in favor of the right-of-way vacation. Rather the owner inquired about the potential development of the site.

ATTACHMENTS:

Type	Description
▢ Backup Material	Right-Of-Way Vacation Plat
▢ Backup Material	Zoning & Future Land Use Map
▢ Backup Material	Letter of Intent-Seven Hills Paving
▢ Backup Material	Application
▢ Backup Material	Public Notice
▢ Backup Material	Public Comment-817 E 59th Street
▢ Backup Material	Brady 80 Industrial park 5th Addition Final Plat
▢ Backup Material	Brady 80 Industrial park 6th Addition Final Plat
▢ Backup Material	Phoenix Centre 7th Addition Final Plat

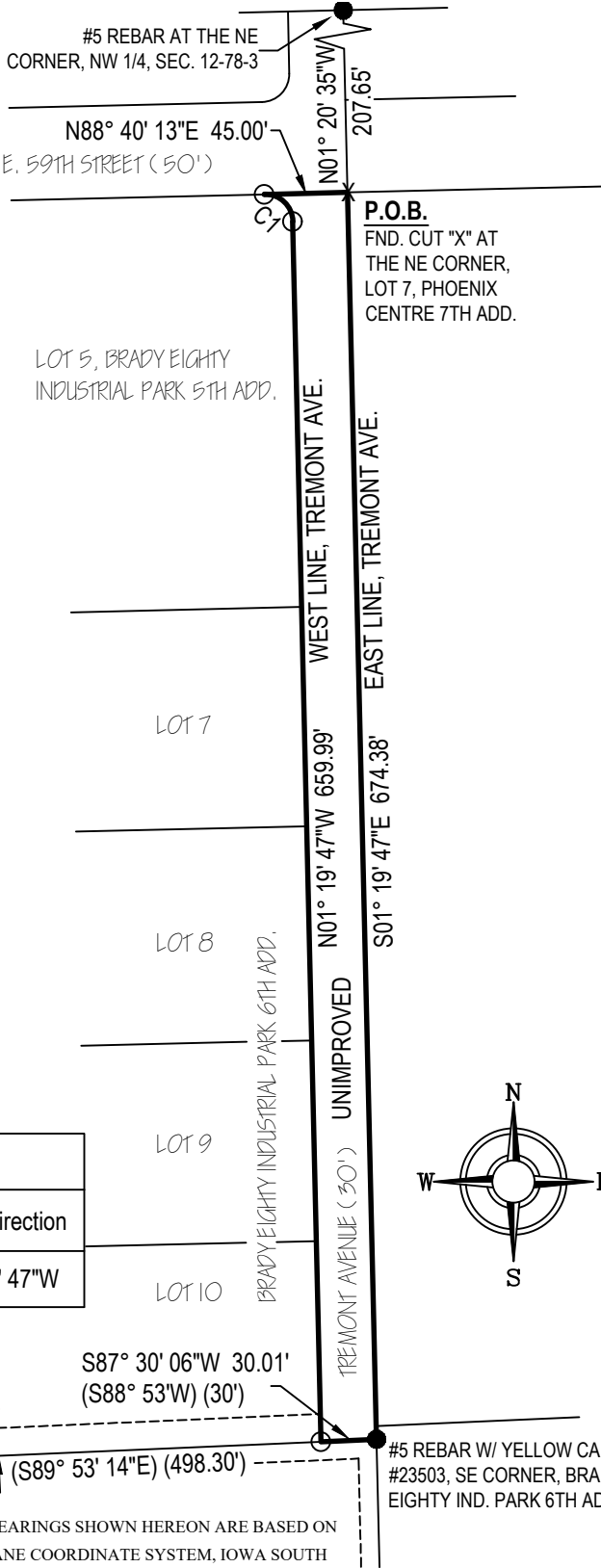
Staff Workflow Reviewers**REVIEWERS:**

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	1/14/2022 - 4:11 PM

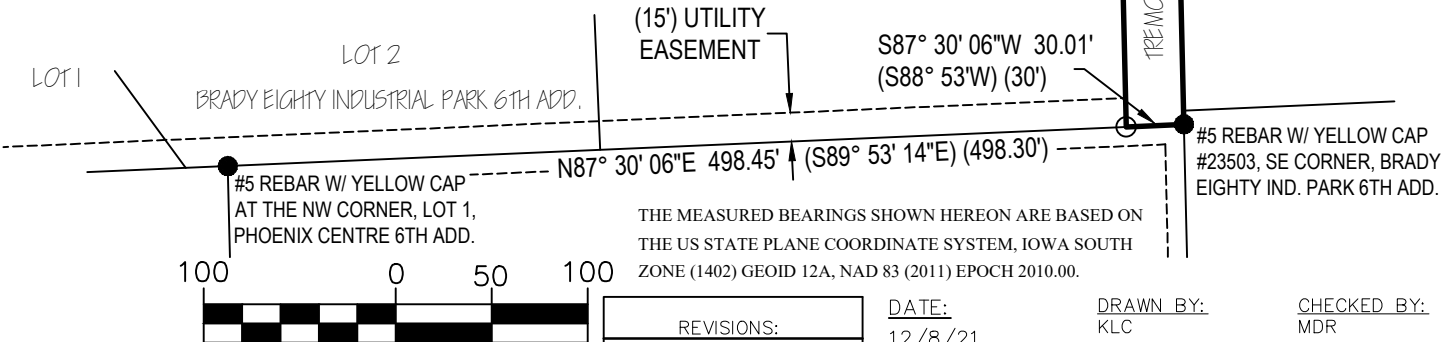
PREPARED BY / RETURN TO: Townsend Engineering, 2224 E. 12th Street, Davenport, Iowa 52803

R.O.W. VACATION PLAT

PART OF BRADY EIGHTY INDUSTRIAL PARK 5TH AND 6TH ADDITIONS IN THE CITY OF DAVENPORT, LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 78 NORTH RANGE 3 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 7 IN PHOENIX CENTRE 7TH ADDITION; THENCE SOUTH 01° 19' 47" EAST ALONG THE EAST RIGHT OF WAY LINE OF TREMONT AVENUE AS SHOWN ON SAID BRADY EIGHTY INDUSTRIAL PARK 5TH AND 6TH ADDITION, A DISTANCE OF 674.38 FEET TO THE SOUTHEAST CORNER OF BRADY EIGHTY INDUSTRIAL PARK 6TH ADDITION; THENCE SOUTH 87° 30' 06" WEST ALONG THE SOUTH LINE OF SAID 6TH ADDITION, A DISTANCE OF 30.01 FEET TO THE WEST RIGHT OF WAY LINE OF TREMONT AVENUE; THENCE NORTH 01° 19' 47" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 659.99 FEET TO A 15.00 FEET RADIUS CURVE, CONCAVE SOUTHWESTERLY, THENCE 23.56 FEET NORTHWESTERLY ALONG SAID CURVE, WITH A DELTA ANGLE OF 90° 00' 00", AND A 21.21 FEET CHORD THAT BEARS NORTH 46° 19' 47" WEST ; THENCE NORTH 88° 40' 13" EAST, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING, CONTAINING 20,289 SQUARE FEET, MORE OR LESS AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	23.56'	15.00'	090°00'00"	21.21'	N46° 19' 47"W



PREPARED FOR:
7 HILLS PAVING, LLC
23101 33rd STREET
MAQUOKETA, IA
52060

(IN FEET)
1" = 100' (8.5x14)

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 =

REVISIONS:
DATE

MICHAEL D. RICHMOND
23503
IOWA

DATE: 12/8/21
DRAWN BY: KLC
CHECKED BY: MDR
DRAWING LOCATION: S:\7 HILLS PAVING

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.

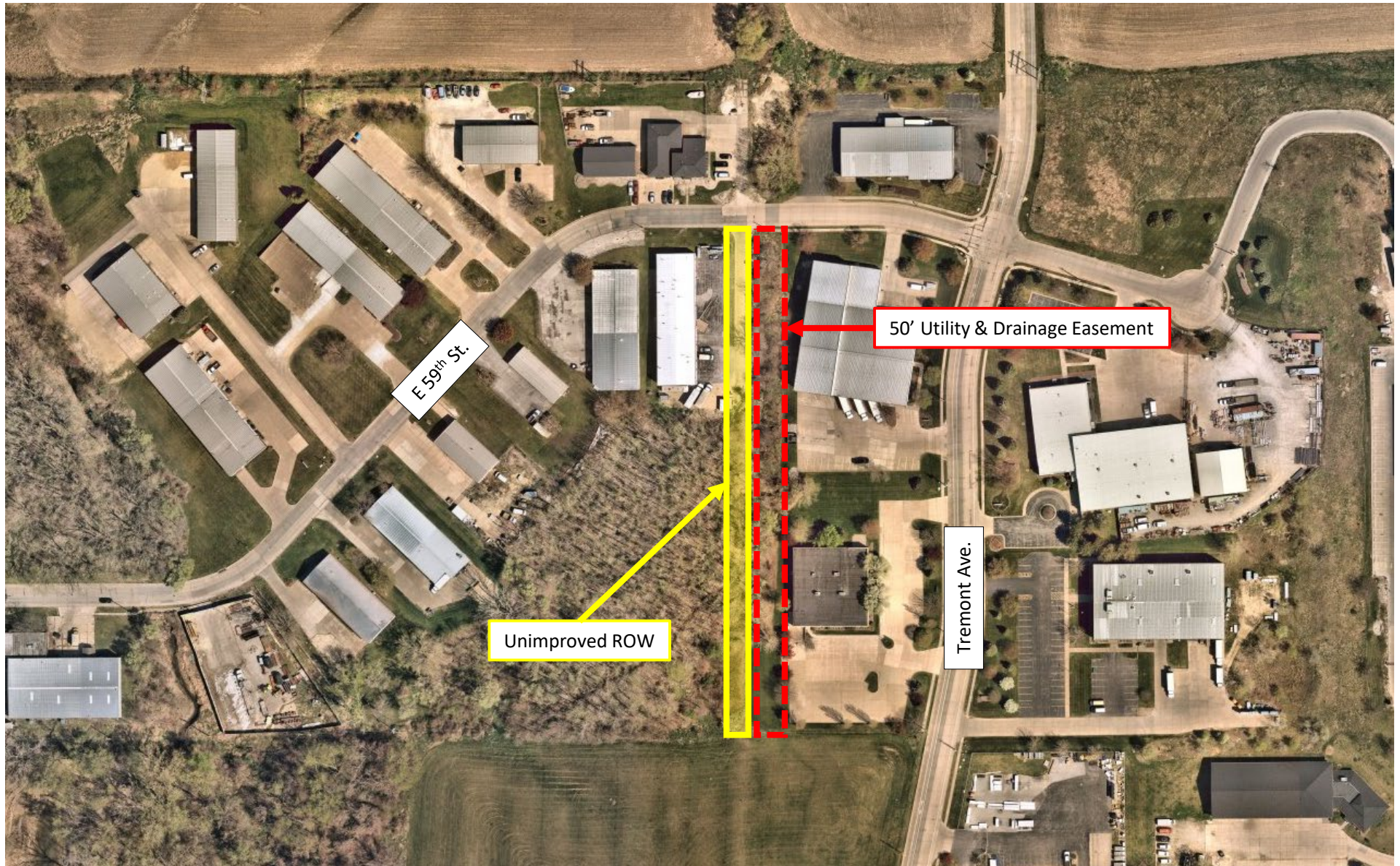
MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewal date is December 31, 2023
Pages or sheets covered by this seal: 1

TOWNSEND
ENGINEERING
CIVIL · STRUCTURAL · LAND DEVELOPMENT

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

Case ROW22-01: Request of 7 Hills Paving to vacate unimproved right-of-way south of East 59th Street and west of Tremont Avenue.

Vicinity Map



Case ROW22-01: Request of 7 Hills Paving to vacate unimproved right-of-way south of East 59th Street and west of Tremont Avenue.

View Looking South from East 59th Street



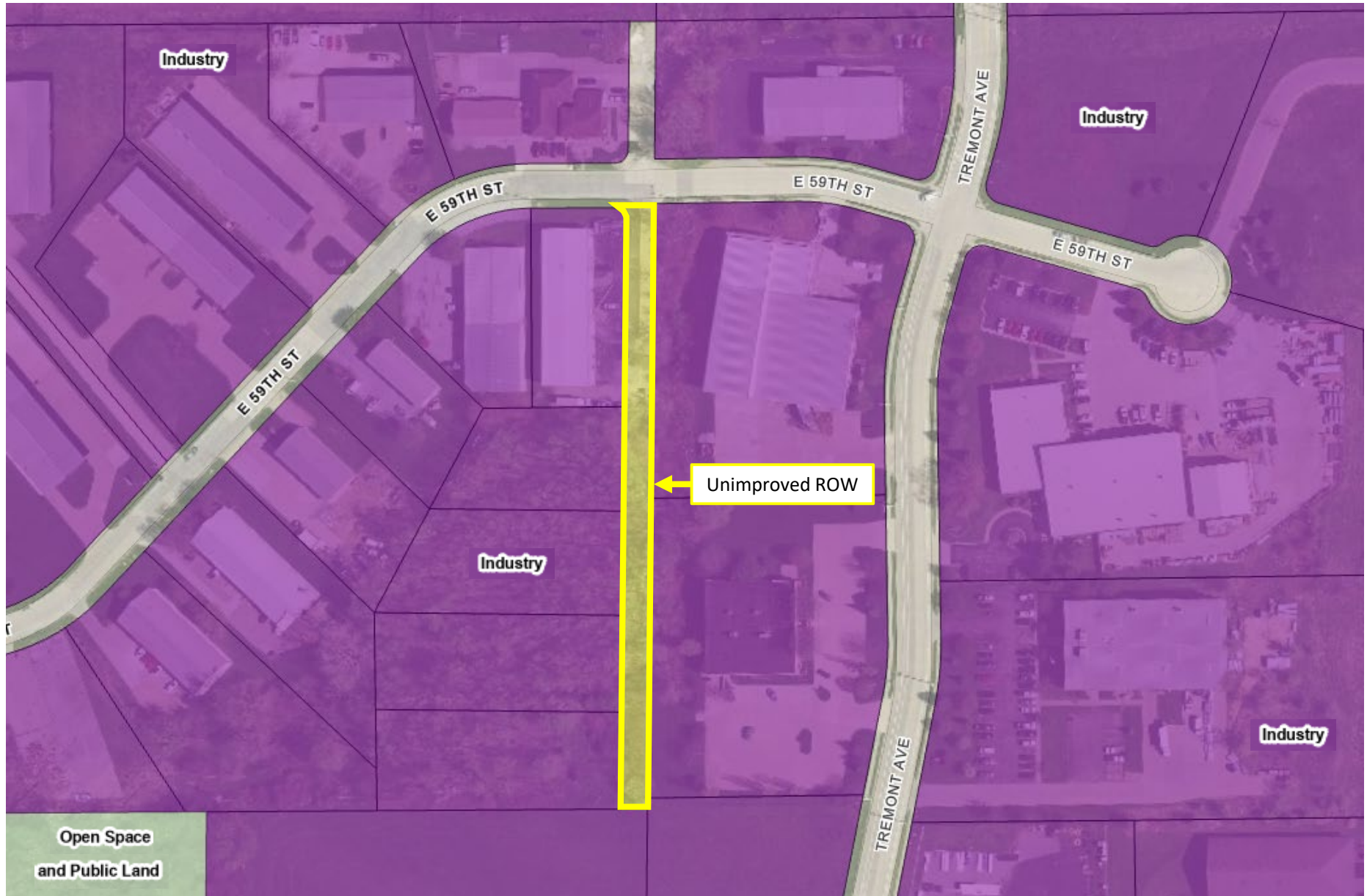
Case ROW22-01: Request of 7 Hills Paving to vacate unimproved right-of-way south of East 59th Street and west of Tremont Avenue.

Zoning Map



Case ROW22-01: Request of 7 Hills Paving to vacate unimproved right-of-way south of East 59th Street and west of Tremont Avenue.

Future Land Use Map



January 10, 2022
Attention: Matt Werderitch
City of Davenport

Subject:

Case ROW22-01: Request to vacate unimproved right-of-way south of 59th St and West of Tremont St. by new property owners, Seven Hills Paving.

Comment:

We wanted to write you to confirm what our intent is for vacated right-of-way and land located to the west of it. Unfortunately, we will not be able to be present at the next meeting, however we will try to connect remotely, any questions can also be directed to Mike Richmond, Townsend Engineering.

Our plan for this property and vacated right-of-way is to no longer keep these 4 parcels separate, but rather condensing them into one. The city right-of-way will be used as a flag lot to give us access to 59th St. We have talked with J2 Investments (923 E 59th St) and they are in agreement for us to be able to create an easement with them once the right-of-way is vacated to us.

Seven Hills Paving is starting their 50th year in business in 2022. We are located in Maquoketa IA; however, our business is primarily done in the Quad Cities area. In the past we have just moved our equipment back and forth between projects and Maquoketa, but now it will be nice to have a dedicated location on the North side of Davenport.

With this land we plan to build it up and create a satellite storage lot for our equipment and supplies. This will include constructing a new storage building (approx. 50x80), chain-link fencing around the storage lot, and extending the paved access lane to service the new building. We also plan on creating a small, paved parking lot (of 6-8 stalls) for our employees. For the most part we will not have any customer traffic to this location, as we go to our customers, they don't usually come to us.

We look forward to working with the City of Davenport, as we move forward with this goal. We are not land developers by any means, so we truly appreciate all the help and guidance we have received so far with this process. Everyone has been very accommodating.

Sincerely,
Seven Hills Paving
23101 33rd St
Maquoketa, IA 52060

7Hillspaving@gmail.com

Austin Ostwinkle
563-321-0780



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:

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

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

Zoning Board of Adjustment

Zoning Appeal
Special Use
Hardship Variance

Engineer (if applicable)

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

Design Review Board

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

Architect (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

Administrative

Administrative Exception
Health Services and Congregate
Living Permit

Attorney (if applicable)

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

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:

Planning staff

Date:

Date of the Public Hearing:

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

LEGAL DESCRIPTION

LOTS SEVEN (7), EIGHT (8), NINE (9), AND TEN (10) IN BRADY EIGHTY INDUSTRIAL PARK SIXTH ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA.

ROW VACATION DESCRIPTION

PART OF BRADY EIGHTY INDUSTRIAL PARK 5TH AND 6TH ADDITIONS IN THE CITY OF DAVENPORT, LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 78 NORTH RANGE 3 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 7 IN PHOENIX CENTRE 7TH ADDITION; THENCE SOUTH $01^{\circ} 19' 47''$ EAST ALONG THE EAST RIGHT OF WAY LINE OF TREMONT AVENUE AS SHOWN ON SAID BRADY EIGHTY INDUSTRIAL PARK 5TH AND 6TH ADDITION, A DISTANCE OF 674.38 FEET TO THE SOUTHEAST CORNER OF BRADY EIGHTY INDUSTRIAL PARK 6TH ADDITION; THENCE SOUTH $87^{\circ} 30' 06''$ WEST ALONG THE SOUTH LINE OF SAID 6TH ADDITION, A DISTANCE OF 30.01 FEET TO THE WEST RIGHT OF WAY LINE OF TREMONT AVENUE; THENCE NORTH $01^{\circ} 19' 47''$ WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 659.99 FEET TO A 15.00 FEET RADIUS CURVE, CONCAVE SOUTHWESTERLY, THENCE 23.56 FEET NORTHWESTERLY ALONG SAID CURVE, WITH A DELTA ANGLE OF $90^{\circ} 00' 00''$, AND A 21.21 FEET CHORD THAT BEARS NORTH $46^{\circ} 19' 47''$ WEST ; THENCE NORTH $88^{\circ} 40' 13''$ EAST, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING, CONTAINING 20,289 SQUARE FEET, MORE OR LESS AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



DAVENPORT

DEVELOPMENT &
NEIGHBORHOOD SERVICES

Public Hearing Notice | Plan and Zoning Commission

Date: 1/4/2022
Time: 5 PM

Location: Council Chambers | City Hall | 226 W. 4th ST.
Subject: Public Hearing for a Right-Of-Way Vacation Before the Plan and Zoning Commission

To: All property owners within 200 feet of the subject public right-of-way located south of East 59th Street and west of Tremont Avenue.

What is this About?

This notice is being sent to inform you that a public hearing will be held for a request to vacate unimproved public right-of-way. The purpose of the vacation request is to facilitate development of Lots 7-10 of Brady Eighty Industrial Park 6th Addition.

Request/Case Description

Case ROW22-01: Request of 7 Hills Paving to vacate unimproved right-of-way south of East 59th Street and west of Tremont Avenue. [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 January 4, 2022. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on January 18, 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.



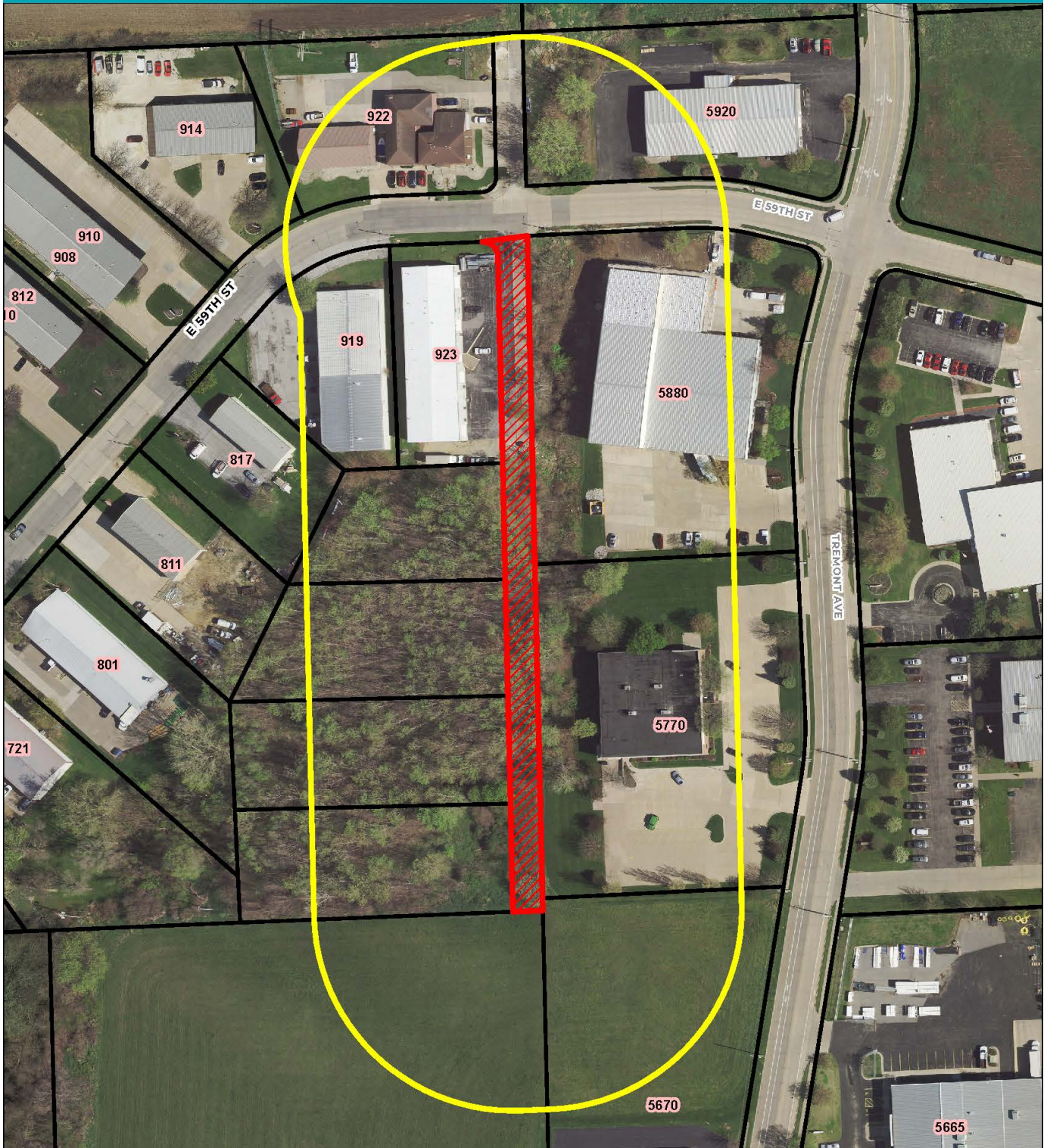
THE CITY OF
DAVENPORT
IOWA | USA

ROW Vacation

200' Mailing Radius

 ROW Vacation

 Notification Boundary



December 30, 2021

Attention: Matt Werderitch

City of Davenport

Subject:

Case ROW22-01: Request to vacate unimproved right-of-way south of 59th St. and West of Tremont St. by new property owners, 7 Hills Paving.

Comment:

We understand that the new property owners will be placing a fence at the property line, beginning in the spring. This land has been vacant since we purchased our property at 817 E. 59th St. We wish to verify that an official survey has been or will be performed, and underground utility locating will be completed, with fence placement to follow city zoning guidelines.

Since the purchase of our property, the land behind us has been vacant. Over the years we have mowed and crept over the property line for storing unused items. We shall have them removed as soon as possible. The property line should be easily defined with an official survey marker placement.

We wish to welcome 7 Hills Paving to our neighborhood.

Sincerely,

Bruce & Denise Allen

817 E. 59th St.

Davenport, Iowa

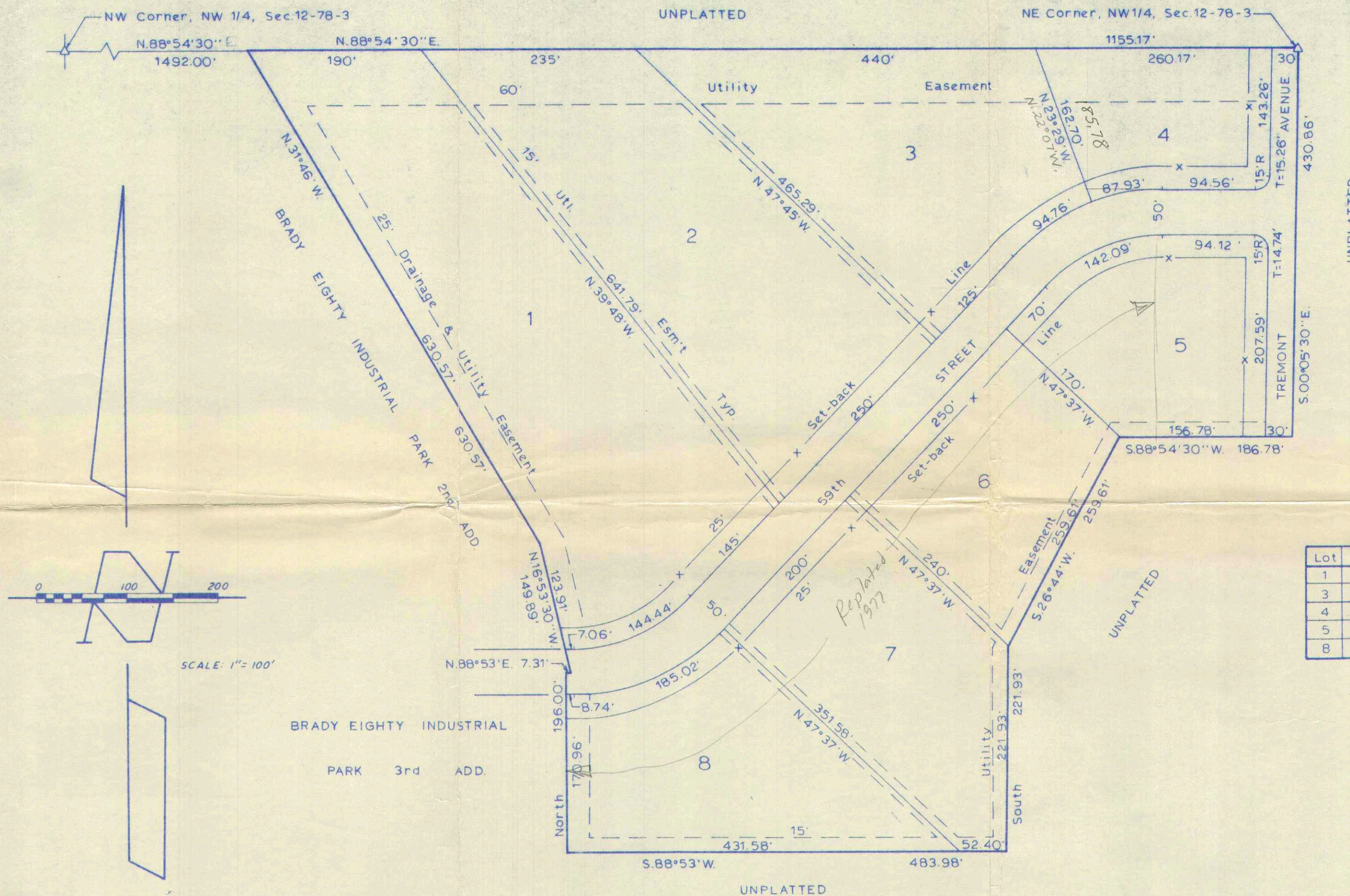
Allsign86@hotmail.com

FINAL PLAT OF

BRADY EIGHTY INDUSTRIAL PARK 5TH ADDITION

TO THE CITY OF DAVENPORT, IOWA

PART OF THE N.W. 1/4 OF SEC. 12-78-3



SUBDIVIDED BY:
DON CHILDS
4220 RODEO ROAD
DAVENPORT, IOWA

Lot	Radius	Δ	Length	Chord
1	177.99	46°30'	144.44	140.20
3	225.00	24°08'	94.76	94.07
4	"	22°23'30"	87.93	87.37
5	175.00	46°31'30"	142.09	138.23
8	227.99	46°30'	185.02	179.99

APPROVED BY:

CITY OF DAVENPORT, IOWA

BY: *[Signature]*

ATTEST: *[Signature]*

DATE: DEC 3 1975

CITY PLAN & ZONE COMMISSION

BY: *[Signature]*

DATE: JUN 10 1976

NORTHWESTERN BELL TELEPHONE CO.

BY: *[Signature]*

DATE: 5-29-75

IOWA-ILLINOIS GAS & ELECTRIC CO.

BY: *[Signature]*

DATE: 5-28-75

APPROVED SUBJECT TO ENCUMBRANCES OF
RECORD BY IA-ILL. GAS & ELECT. CO.

BLANKET OVERHEAD & UNDERGROUND EASEMENTS
GRANTED FOR STREET LIGHTS, AND FOR ELECTRICAL,
GAS, AND TELEPHONE SERVICE TO INDIVIDUAL
STRUCTURES.



I hereby certify that this plat and survey or report was
made by me or under my direct personal supervision and
that I am a duly registered land surveyor under the laws
of the State of Iowa.

[Signature] 5-23-75
MARVIN E. HINGEL, L.S. Iowa Reg. No. 4204

PLAT & SURVEY BY

MAJOR ENGINEERING PROF. CORP.
3114 ROCKINGHAM ROAD
DAVENPORT, IOWA

DRAWN BY: STEVE POHLMANN 5-23-75



R = 175.00'
Δ = 46° 31' 30"
L = 142.09'
C = 138.23'

OWNED & SUBDIVIDED BY
DON CHILDS
4220 RODEO ROAD
DAVENPORT, IOWA

LOT NO.	SQ. FEET	ACRES
1	37,982	0.872
2	525,69	1.207
3	38,689	0.888
4	27,812	0.638
5	23,437	0.534
6	25,778	0.592
7	21,654	0.497
8	28,447	0.653
9	29,737	0.683
10	30,430	0.699



ALL EASEMENTS ARE 15' CENTERED ON
LOT LINE UNLESS OTHERWISE SHOWN.

MAJOR  ENGINEERING P.C.
1521 WASHINGTON ST.
DAVENPORT, IOWA

DRAWN BY: *Debra K. Marti*

12-23-76

No. 538

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Iowa. This plot is a true and correct representation of the lands surveyed.

Signed Willard J. Jorgensen Date 2-16-1977
WILLARD J. JORGENSEN, L.S. Iowa Reg. No. 3244

BY John R. Telling
DATE 1-4-77

BY SC Kanakaris
DATE 1-17-77

APPROVED SUBJECT TO ENCUMBRANCES
OF RECORD BY IA-ILL. GAS & ELECT. CO.

BLANKET OVERHEAD & UNDERGROUND
EASEMENTS GRANTED FOR STREET LIGHTS
AND FOR ELECTRICAL, GAS, AND TELEPHONE
SERVICE TO INDIVIDUAL STRUCTURES. ALSO
FOR ALL UNDERGROUND PRIMARY CABLE AND
PAD MOUNT TRANSFORMERS.

APPROVED BY

BY Robert H. Hughes
ATTEST William H. Reese

ATTEST Allyn Fiese
DATE APR 6 1977

BY J. P. [unclear]
DATE 2-10-77

BY A. J. Bartlett
DATE 1/10/77

DATE 1/10/77



100 0 50 100 200 400

1 INCH = 100 FT.

NORTHWEST CORNER OF
THE NORTHEAST QUARTER
SEC. 12, T 78 N, R 3 E
FD 5/8" REBAR

ENDOWMENT FUND
C.C. COOKS HOME

NORTHEAST CORNER OF
THE NORTHEAST QUARTER
SEC. 12, T 78 N, R 3 E
FD. #6 REBAR

FINAL PLAT OF PHOENIX CENTRE 7TH ADDITION

PART OF THE NORTHEAST QUARTER OF
SECTION 12, T-78-N, R-3-E OF THE 5TH P.M.
DAVENPORT, IOWA
SCOTT COUNTY
24.65 ACRES

OWNER AND DEVELOPER:
TIM-BYR LAND DEVELOPMENT
TOM CARROLL / ED CARROLL
220 NORTH MAIN STREET
600 NORTHWEST BANK BUILDING

APPROVAL TO CONSTRUCT

NO. 97-283-S
DATED June 26 1997
STATE OF IOWA
NATURAL RESOURCES
DIVISION
By *Bill C. Chappell*

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	1402.50'	189.74'	95.02'	189.60'	S 14°56'53" E	07°45'05"
2	411.29'	19.73'	9.87'	19.73'	N 16°56'50" W	02°44'54"
3	290.00'	22.00'	11.01'	22.00'	S 16°08'52" E	04°20'51"
4	380.00'	110.42'	55.60'	110.03'	S 08°19'43" W	16°38'54"
5	20.00'	31.42'	20.00'	28.28'	S 28°20'50" E	90°00'00"
6	15.00'	13.62'	7.32'	13.16'	N 80°38'34" E	52°01'12"
7	50.00'	43.09'	22.98'	41.77'	N 79°19'14" E	49°22'32"
8	50.00'	80.79'	42.30'	72.28'	S 29°42'11" E	92°34'39"
9	50.00'	123.99'	62.57'	94.58'	S 87°37'45" W	142°05'15"
10	15.00'	13.62'	7.32'	13.16'	N 47°20'13" W	52°01'12"
11	20.00'	31.42'	20.00'	28.28'	S 61°39'10" W	90°00'00"
12	320.00'	92.98'	46.82'	92.66'	S 08°19'43" W	16°38'54"
13	355.00'	74.46'	37.37'	74.33'	S 06°00'49" W	12°01'05"
14	290.00'	131.58'	66.94'	130.45'	S 00°58'33" E	25°59'48"
15	350.00'	143.94'	73.00'	142.93'	N 00°14'28" E	23°33'47"
16	295.00'	61.88'	31.05'	61.76'	N 06°00'49" E	12°01'05"
17	380.00'	110.42'	55.60'	110.03'	N 08°19'43" E	16°38'54"
18	20.00'	31.42'	20.00'	28.28'	N 28°20'50" W	90°00'00"
19	245.00'	71.17'	35.84'	70.92'	N 81°40'09" W	16°38'39"
20	295.00'	85.70'	43.15'	85.40'	S 81°40'09" E	16°38'39"
21	20.00'	31.42'	20.00'	28.28'	N 61°39'10" E	90°00'00"
22	320.00'	92.98'	46.82'	92.66'	N 08°19'43" E	16°38'54"

IOWA-AMERICAN WATER CO.

BY: *Steve J. Leiber*
DATE: 6-19-97

TCI

BY: *Jim Tash*
DATE: 6-19-97

U.S. WEST COMMUNICATIONS

BY: *Steve J. Leiber*
DATE: 6-19-97

PLAN AND ZONE COMMISSION

BY: _____
DATE: _____

MIDAMERICAN ENERGY CO.

BY: *Mary E. Thompson*
DATE: 6-19-97

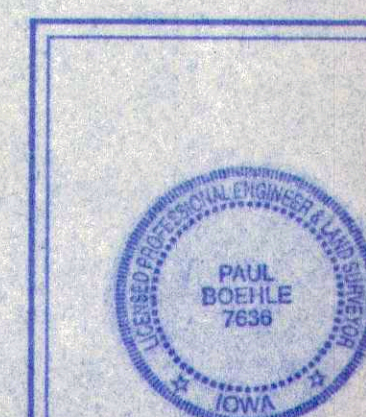
CITY OF DAVENPORT, IOWA

BY: _____
DATE: _____
ATTEST: _____

NOTES:

- ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- SURVEY MONUMENTS SHOWN THUS:
FOUND ——— EXISTING REBAR
SET ——— #5 REBAR WITH CAP #7636
SECTION MONUMENT AS NOTED

- BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRICAL CABLES, PAD MOUNTED TRANSFORMERS, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE AND CABLE T.V. TO INDIVIDUAL STRUCTURES AND STREET LIGHTINGS.
- AREA OF TREMONT AVENUE (60') AND EAST 59TH STREET (50') TO BE DEDICATED FOR STREET PURPOSES



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.
Paul A. Boehle DATE 6-16-97
PAUL A. BOEHLE
LICENSE NUMBER 7636
MY LICENSE RENEWAL DATE IS DECEMBER 31, 1998.
PAGES OR SHEET COVERED BY THIS SEAL: 1 of 6

THE SCHEMMER ASSOCIATES INC.
ARCHITECTS • ENGINEERS • PLANNERS
BETTENDORF, IOWA 52722
(319) 344-0774 FAX (319) 344-0773

FINAL PLAT
PHOENIX CENTRE
7TH ADDITION
DAVENPORT, IOWA

JOB NO. 378503

SHEET