

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, JANUARY 4, 2022; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | 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]

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

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

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

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]
- 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]

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
1/4/2022

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:

Hold the public hearing.

Background:

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 facilitate development of Lots 7, 8, 9, and 10 of Brady Eighty Industrial Park 6th Addition. The abutting properties are zoned I-1 Light Industrial District.

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.)

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 City's Technical Review Team is currently reviewing the proposed vacation. Additional analysis and a recommendation will be provided at the January 18, 2022 Plan and Zoning Commission meeting.

ATTACHMENTS:

Type	Description
□ Backup Material	Right-Of-Way Vacation Plat
□ Backup Material	Zoning & Future Land Use Map
□ Backup Material	Application
□ Backup Material	Public Notice

- ▣ Backup Material
- ▣ Backup Material
- ▣ Backup Material
- ▣ Backup Material

Public Comment-817 E 59th Street
Brady 80 Industrial park 5th Addition Final Plat
Brady 80 Industrial park 6th Addition Final Plat
Phoenix Centre 7th Addition Final Plat

Staff Workflow Reviewers

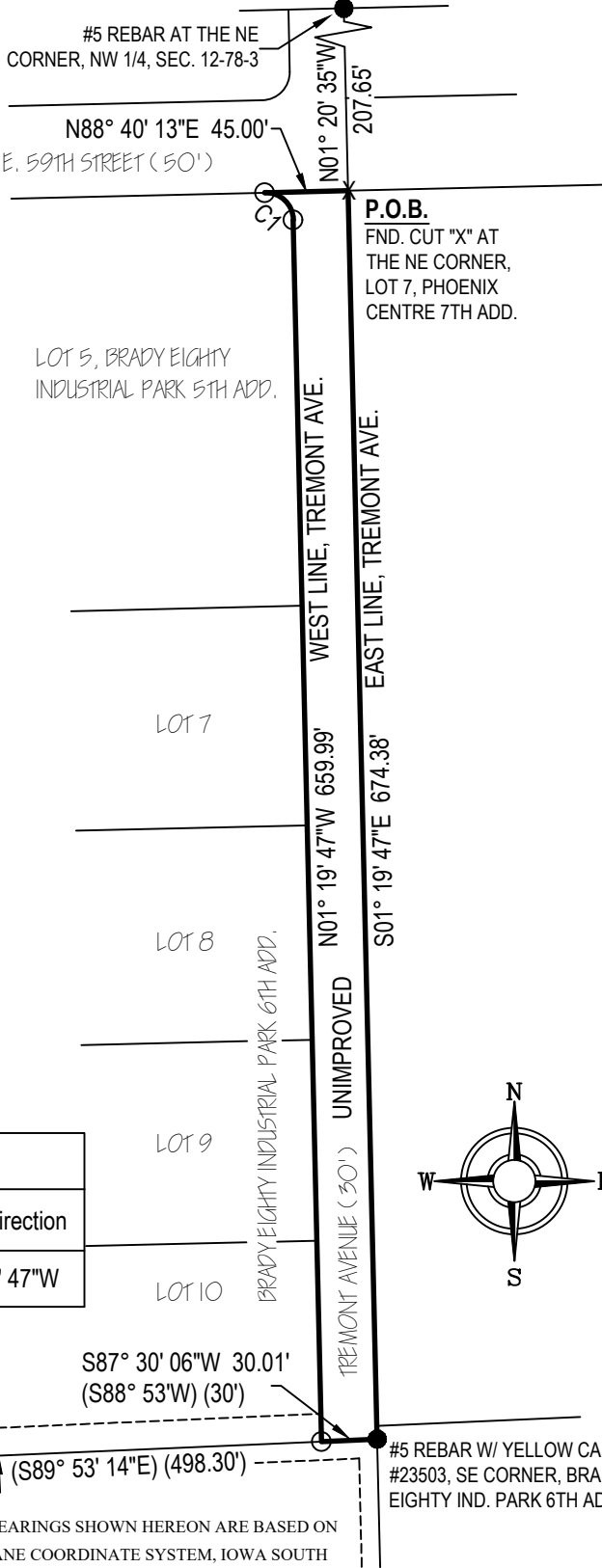
REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	12/30/2021 - 1:12 PM

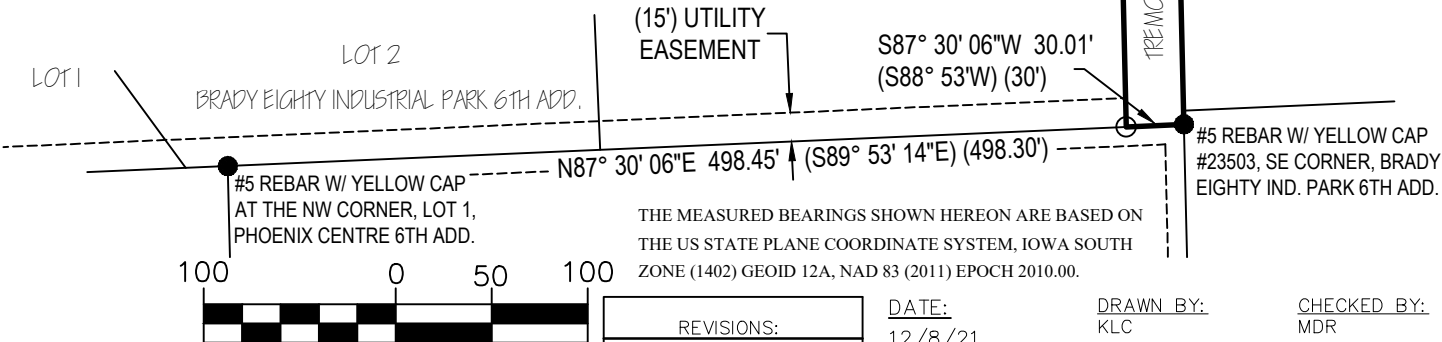
PREPARED BY / RETURN TO: Townsend Engineering, 2224 E. 12th Street, Davenport, Iowa 52803

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.

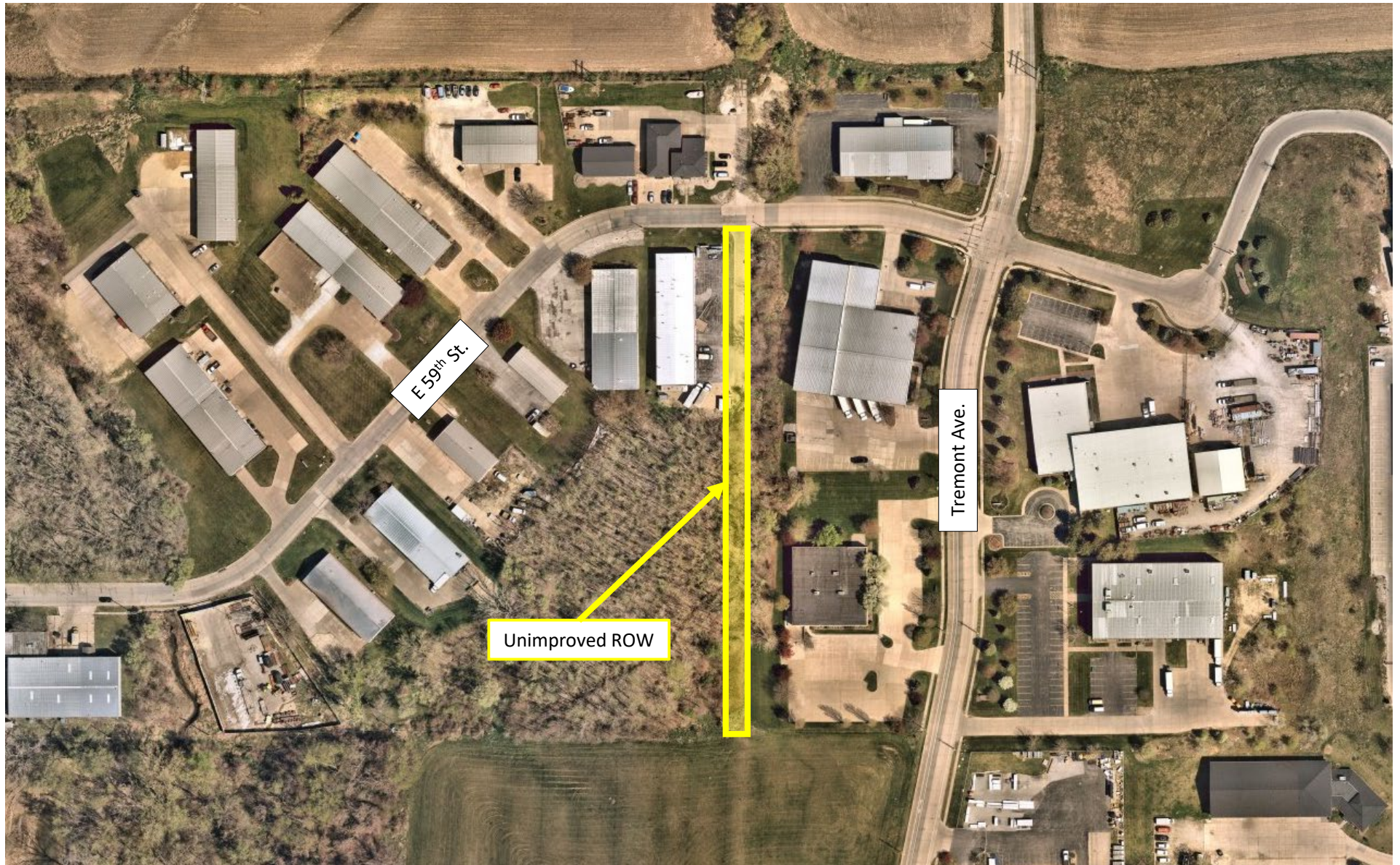
MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewal date is December 31, 2023
Pages or sheets covered by this seal: 1

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



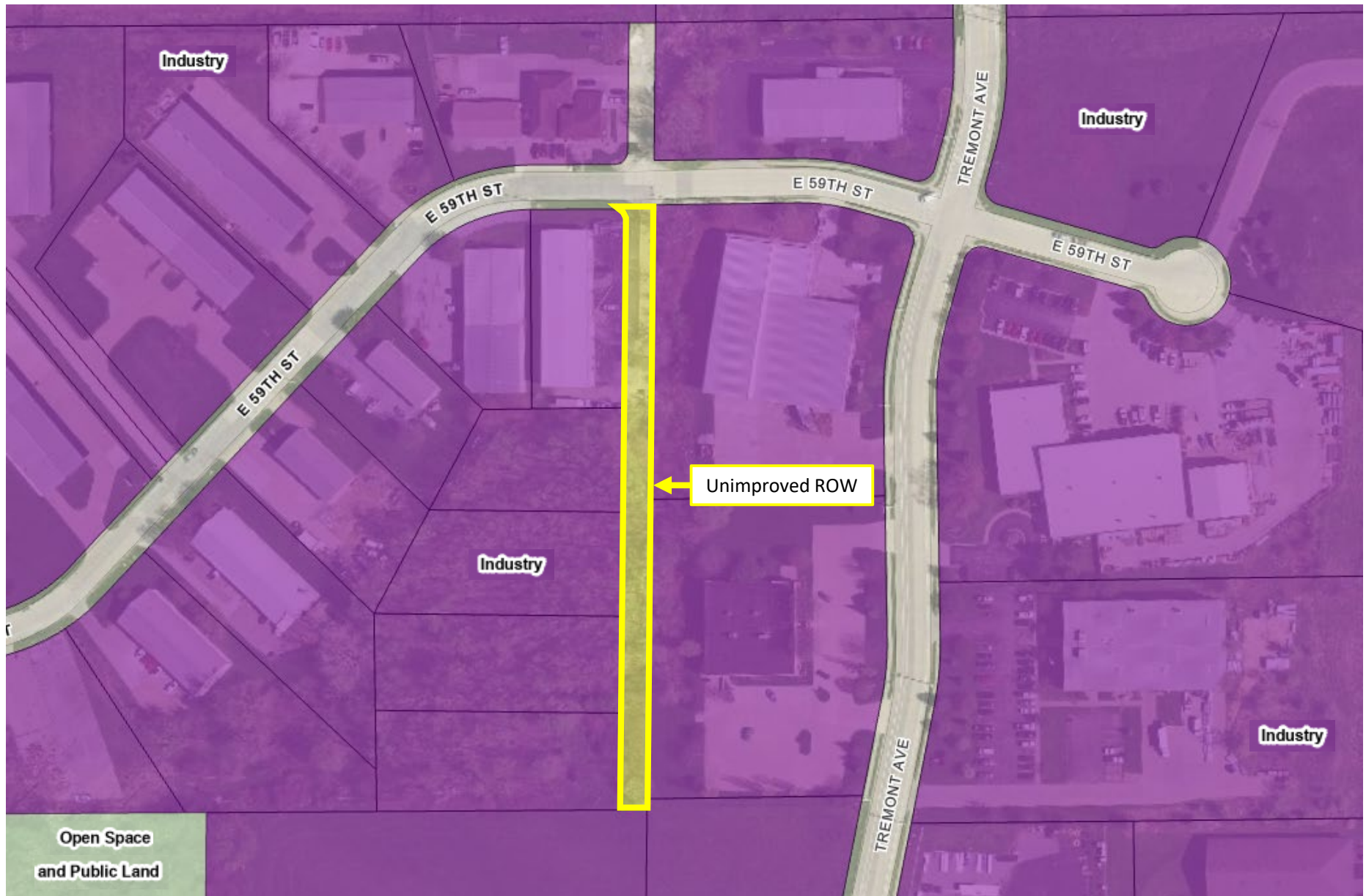
Case ROW22-01: Request of 7 Hills Paving to vacate unimproved right-of-way south of East 59th Street and west of Tremont Avenue.

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





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.



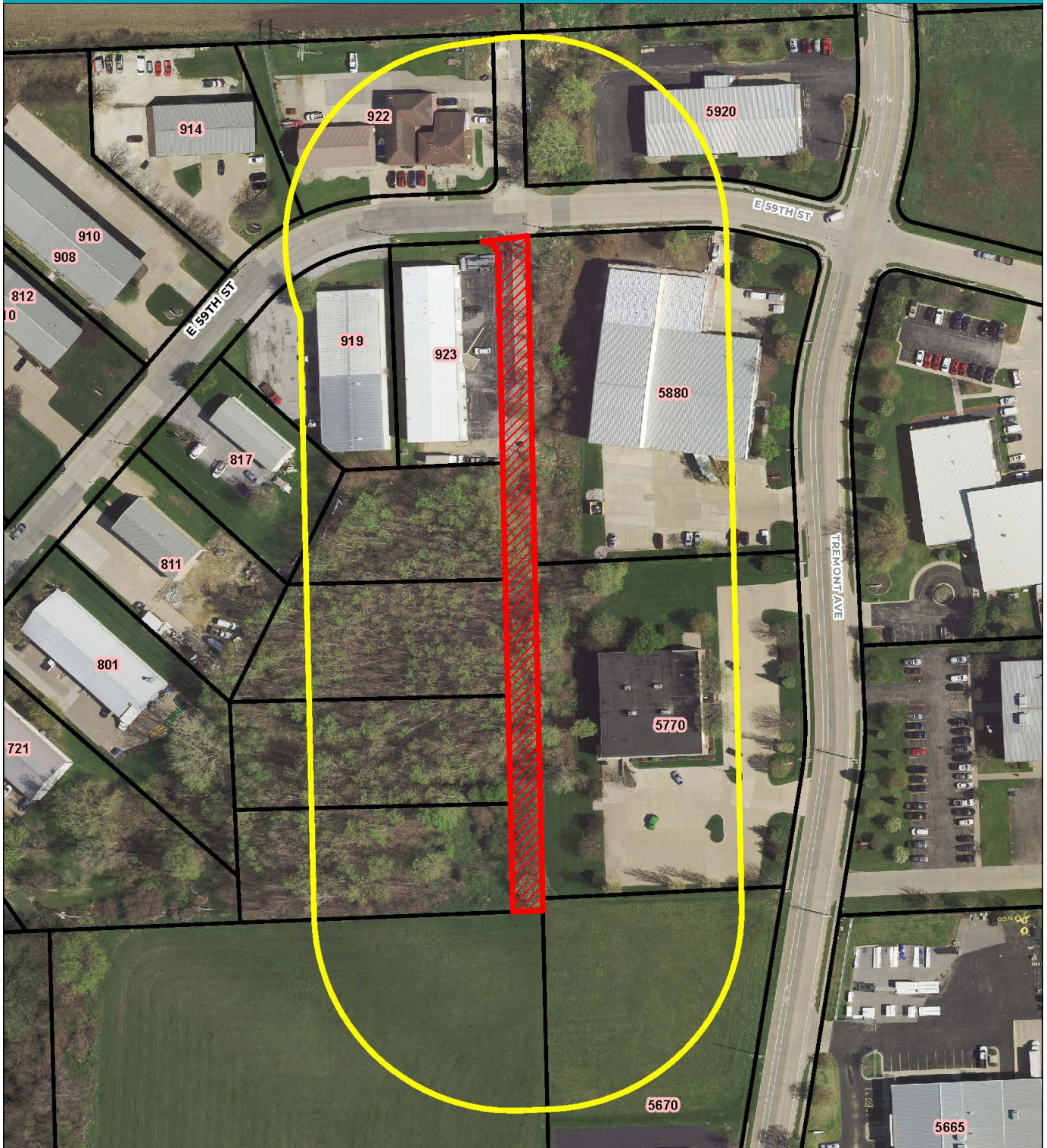
THE CITY OF
DAVENPORT
IOWA | USA

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.

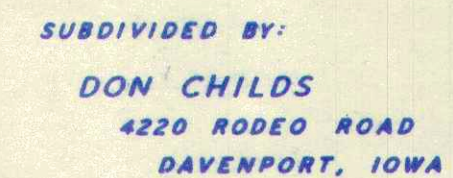
Since the purchase of our property, the land behind us has been vacant. Over the years we have mowed and crept over the property line for storing unused items. We shall have them removed as soon as possible. The property line should be easily defined with an official survey marker placement.

We wish to welcome 7 Hills Paving to our neighborhood.

Sincerely,
Bruce & Denise Allen
817 E. 59th St.
Davenport, Iowa

Allsign86@hotmail.com

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



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



Signed Marvin E. Huddell 5-23 75
MARVIN E. HUDDLE, JR. Town Hall, Box 4209

DRAWN BY: STEVE POHLMANN 5-23-75

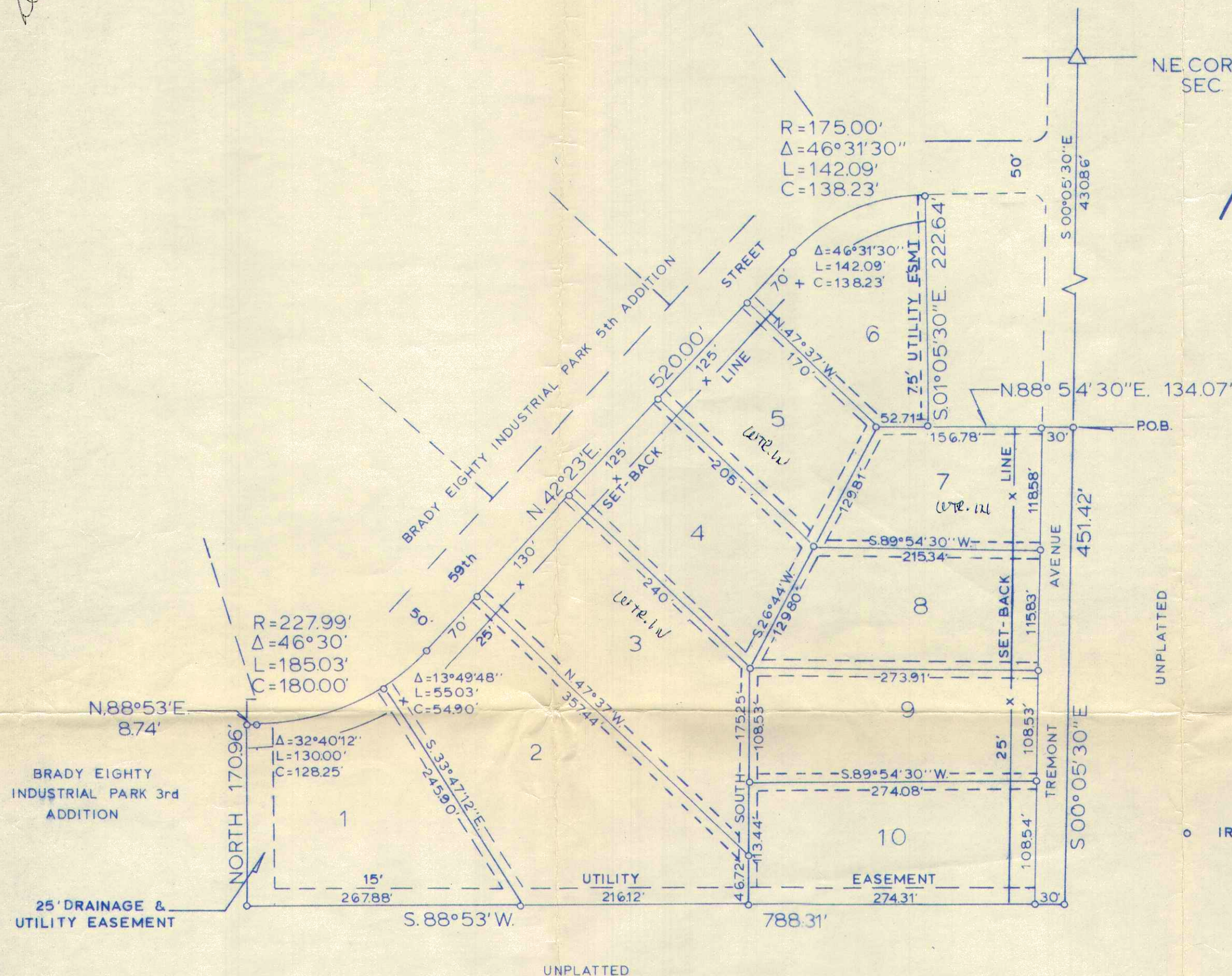
Done

FINAL PLAT OF

BRADY EIGHTY INDUSTRIAL PARK SIXTH ADDITION

TO THE CITY OF DAVENPORT, IOWA
BEING PART OF BRADY EIGHTY INDUSTRIAL
PARK FIFTH ADDITION, PART OF LOT 5, AND ALL
OF LOTS 6, 7, & 8, AND PART OF THE N.W. 1/4 OF SEC. 12-78-3

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



LEGEND

○ IRON REBAR (5/8" X 36")

LOT AREA

LOT NO.	SQ. FEET	ACRES
1	37,982	0.872
2	52,569	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

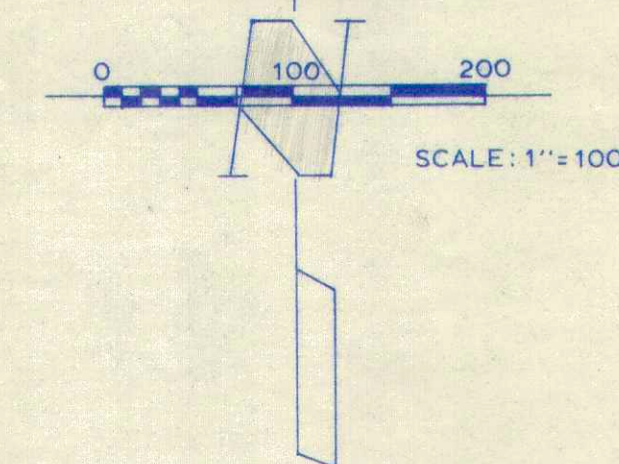


APPROVED BY
CITY OF DAVENPORT, IOWA
BY Robert J. Jorgensen
ATTEST Allyn Hise
DATE APR 6 1977
CITY PLAN & ZONE COMMISSION
BY Robert J. Jorgensen
DATE 2-10-77
DAVENPORT WATER CO.
BY Robert J. Jorgensen
DATE 1/10/77

NORTHWESTERN BELL TELEPHONE CO.
BY John R. Telling
DATE 1-4-77
IOWA-ILLINOIS GAS & ELECTRIC CO.
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.



NOTE: MONUMENTS SHALL BE SET
IN ACCORDANCE WITH CHAPTER
409 OF THE STATUTES OF THE STATE
OF IOWA.

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

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 plat is a true and correct
representation of the lands surveyed.

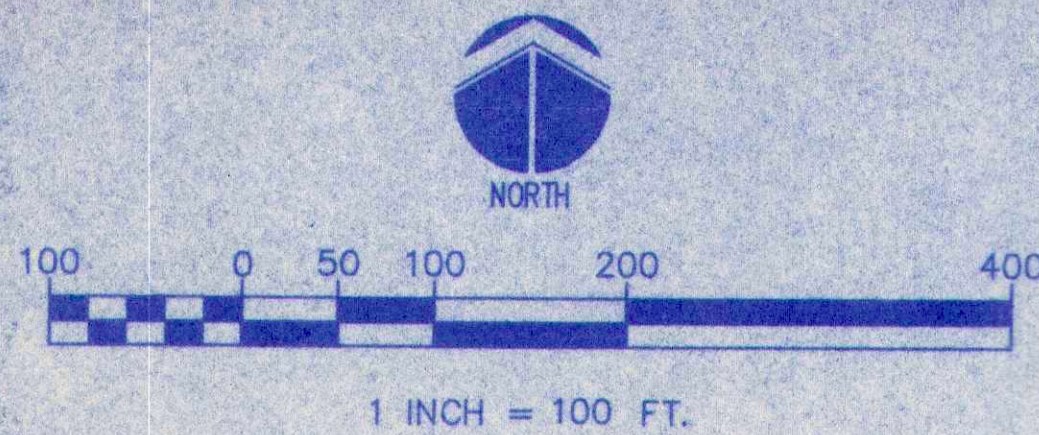
Signed Willard J. Jorgensen Date 2-16-1977
WILLARD J. JORGENSEN, L.S. Iowa Reg. No. 3244

MAJOR Willard J. Jorgensen ENGINEERING P.C.
1521 WASHINGTON ST.
DAVENPORT, IOWA

DRAWN BY: Debra H. Monte

12-23-76

NO. 538



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 *Billy C. Chappin*

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. Lebeck*
DATE: 6-19-97

TCI

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

U.S. WEST COMMUNICATIONS

BY: *Steve J. Peters*
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 SCHEMME 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

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
1/4/2022

Subject:
Consideration of the November 30, 2021 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The November 30, 2021 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 11-30-21

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	12/14/2021 - 11:32 AM

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, NOVEMBER 30, 2021; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Lammers, Johnson, Tallman, Inghram, Hepner, Brandsgard, Garrington, Stelk

Excused: Reinartz, Maness

Staff: Berkley, Werderitch

II. Report of the City Council Activity

Berkley stated the ordinance amendment and rezoning of land to the City-Centre District was approved by City Council at its November 23, 2021 meeting.

III. Secretary's Report

A. Consideration of the November 16, 2021 meeting minutes.

Motion by Hepner, second by Tallman to approve the November 16, 2021 meeting minutes. Motion to approve was unanimous by voice vote (8-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

- i. Case P21-05: Request of Beckett Place Development, LLC on behalf of Glen and Kathleen Moeller for a Preliminary Plat of Beckett Place for a 51 lot subdivision on 25.8 acres located south of Veterans Memorial Parkway and east of Interstate 74. [Ward 6]

Berkley provided an overview of the proposed residential subdivision. The applicant has revised the road network to enhance connectivity and better conform to subdivision requirements. Mike Shamsie of Landmark Engineering Group Inc. spoke on behalf of the project. Lammers inquired about the installation of sidewalks.

Stephen Cox, 3720 Kathleen Way, brought forth concerns regarding the proposed roadway width.

Staff recommended the Plan and Zoning Commission forward P21-05 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. A variance to Section 16.24.040C is warranted due to topographical challenges and safety concerns.
4. The preliminary plat (with conditions and variance recommended by City Staff) would achieve consistency with subdivision requirements.

Conditions:

1. Madelyn Way shall be renamed to Madelyn Court.
2. A variance to Section 16.24.040C for a cul-de-sac exceeding maximum length is granted for Madelyn Court.
3. Standard Plat Notes shall be added.
4. The new street connecting the existing Lakehurst Drive to Thomas Pointe Road shall be renamed to Thomas Pointe Road throughout the entire subdivision.
5. A street name is required for the east-west roadway connecting Lakehurst Drive to Whispering Pine Drive.
6. On-street parking shall be limited to one side of the street. No parking will be permitted within the cul-de-sac.
7. Remove the island from the Madelyn Court cul-de-sac.
8. Remove the Madelyn Court mid-block turn around as public right-of-way and maintain a 50 foot width. The hammerhead turnaround does not meet the requirements of the International Fire Code.
9. Add the following note to the plat, "Acceptable sewer size and drainage easement width depend upon pipe depth and storm water flows. Until construction plans and stormwater calculations are submitted and approved, sewer size and easement widths are to be considered as preliminary only and may change with final platting."

10. Shift the right-of-way line on lot 5 to the south to align with the north property line of 6325 Lakehurst Drive. The entirety of the sidewalk shall be located within the public right-of-way.
11. 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."
12. All easements shall be a minimum width of 15 feet.
13. Label the easement between lots 24 and 25 as "20' Sanitary Sewer, Utility, and Access Easement"

Motion by Schneider, second by Tallman to approve Case P21-05 subject to conditions. Motion to approve was unanimous by a roll call vote (8-0).

B. New Business

- i. Case F21-15: Request of Blackwell Properties Inc. on behalf of JJO LLC for a Final Plat of Cheddar's 2nd Addition for a 2-lot subdivision on 4.43 acres located at 1235 and 1423 East Kimberly Road. [Ward 7]

Werderitch provided an overview of the proposed commercial subdivision. The purpose of the final plat is to transfer the land south of the existing Kimberly Crest Veterinary Hospital & Specialty Service from JJO LLC to Blackwell Properties Inc.

Staff recommended the Plan and Zoning Commission forward F21-15 to City Council with a recommendation for approval subject to the following 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 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 #7 to state, " The subject property is zoned C-2 Corridor Commercial District."
5. Remove the "(25') Building Setback Line" along Bridge Avenue.
6. Add 15 foot utility easements on the frontages of Bridge Avenue and East Kimberly Road.

7. The 15 foot utility easement on the east end shall also be a sewer easement. Extend this same easement north to East Kimberly Road.
8. Revise comment #9 to state, "Stormwater detention and water quality treatment may be required with future development in this subdivision per governing ordinance."
9. Add a note stating, "A landscape buffer yard shall be installed upon development in accordance with Section 17.11.080 of the Zoning Ordinance where lot lines are adjacent to single-family or two-family zoning districts."

Motion by Schneider, second by Lammers to approve Case F21-15 subject to conditions. Motion to approve was unanimous by a roll call vote (8-0).

- ii. Case F21-16: Request of Birchwood South, LLC for a Final Plat of Birchwood South Second Addition for a 7-lot subdivision on 17.92 acres located at 4607 East 53rd Street. [Ward 6]

Werderitch presented a summary of the proposed commercial subdivision. The Plan and Zoning Commission approved a six-lot final plat for this site at their August 17, 2021 meeting date, which was subsequently approved by City Council on September 8, 2021. The purpose of the final plat is to modify existing lot lines to better facilitate commercial development. An additional lot has been added to the east of Ravenwood Lane.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F21-16 to the City Council with a recommendation for 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 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. Include a note stating, "The sidewalk along East 53rd Street shall be constructed as a ten foot wide trail."
4. Provide the following note, "The access location to lot 5 from Ravenwood Lane shall be no closer to East 53rd Street than the East 52nd Street intersection."
5. Provide an access easement along the south lot line in Lot 1.

Motion by Schneider, second by Lammers to approve Case F21-16 subject to conditions. Motion to approve was unanimous by a roll call vote (7-0). Commissioner Tallman abstained from the vote.

VII. Future Business

Berkley stated the December 14, 2021 meeting has been cancelled due to a lack of business.

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Hepner, second by Johnson to adjourn the meeting. Motion to adjourn was unanimous by voice vote (8-0).

The meeting adjourned at 5:40 pm.

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
1/4/2022

Subject:

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]

Recommendation:

Staff recommends 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."

Background:

Discussion:

The request is for a Preliminary Plat for a 47 lot subdivision on 26.11 acres of property to facilitate residential development. The lot sizes and dimensions are compatible with the adjacent subdivision to the east.

The subdivision will have have a roadway connection to Eastern Avenue Farms Fifth Addition through the extension of East 61st Street. In addition, a public road will align with Lorton Avenue to provide access onto Jersey Ridge Road.

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

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

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

The proposed Final Plat would comply with the Davenport +2035 proposed land use section.

Zoning:

The property is currently zoned R-3 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 moderately dense urban development pattern. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-3District.

Technical Review:

- Streets: The subdivision would have access via Jersey Ridge Road and East 61st Street. All streets as shown meet Davenport Municipal Code requirements. At a future date, Jersey Ridge Road will be re-graded for the installation of sidewalks. The grading plan should take this into consideration in order to minimize future disruption to the properties abutting Jersey Ridge Road.
- Storm Water: The R-3 District permits a maximum impervious surface of 60% for each lot. The development of the property will need to comply with the City's stormwater requirements.
- Sanitary Sewer: Sanitary sewers will be extended from existing infrastructure to serve this subdivision. Additional storm and sanitary sewer easements shall be required based on preliminary engineering of conceptual plans including service drainage of the property to the west.
- Other Utilities: Other normal utility services are available.

Public Input:

No public hearing is required for a Preliminary Plat.

ATTACHMENTS:

Type	Description
▣ Backup Material	Preliminary Plat
▣ Backup Material	Maps
▣ Backup Material	Application

Staff Workflow Reviewers

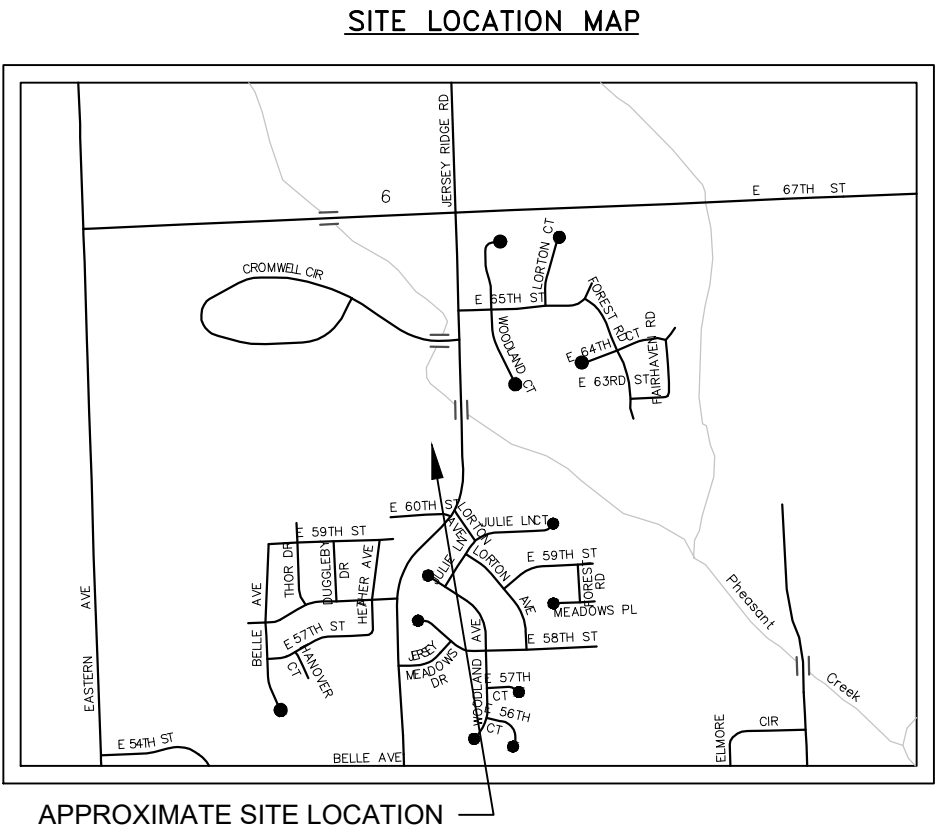
REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	12/30/2021 - 1:19 PM

PRELIMINARY PLAT

SPLENDOR ESTATES

TO THE CITY OF DAVENPORT, PART OF THE SOUTHEAST QUARTER
AND PART OF THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., SCOTT
COUNTY, IOWA



APPROVED BY:
CITY OF DAVENPORT, IOWA

BY: _____ DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION

BY: _____ DATE: _____

MEDIACOM

DATE: _____

IOWA - AMERICAN WATER COMPANY

DATE: _____

CENTURY LINK

DATE: _____

METRONET

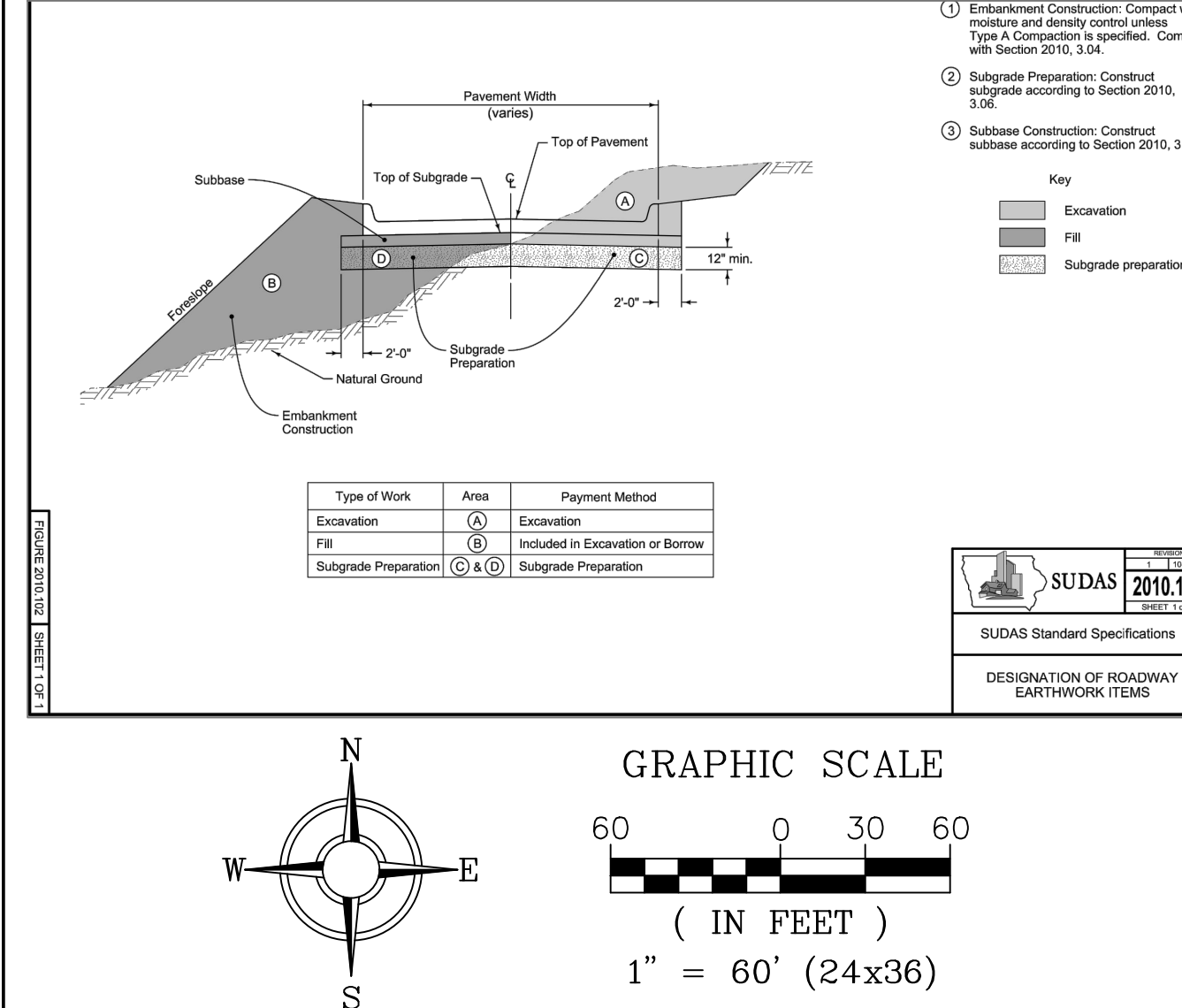
DATE: _____

MIDAMERICAN ENERGY

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

- NOTES:
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 - ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
 - COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
 - THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
 - ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.
 - BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
 - PORTIONS OF THIS SUBDIVISION ARE LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0360G EFFECTIVE DATE MARCH 23, 2021.
 - OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS A STORM WATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF BUSHES, FENCES, FILL, SHRUBS, STRUCTURES, TREES, AND/OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF STORM WATER RUNOFF.
 - 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.
 - OUTLOTS A-C SHALL BE RESERVED FOR REGIONAL STORM WATER DETENTION FACILITIES SERVING THE SUBDIVISION.
 - OUTLOT D SHALL BE MAINTAINED AS A DRAINAGE EASEMENT CONTAINING THE 1% CHANCE ANNUAL FLOOD PLAIN.
 - OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS A STORM WATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF BUSHES, FENCES, FILL, SHRUBS, STRUCTURES, TREES, AND/OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF STORM WATER RUNOFF.
 - THE EASEMENT FOR EAST 60th STREET SHALL BE VACATED WITH THE RECORDING OF THE FINAL PLAT.

LEGEND:	
	EASEMENT
	SETBACK LINE
	CENTERLINE
	PROPERTY BOUNDARY
	EXISTING FENCE
	EXISTING SANITARY
	PROPOSED SANITARY
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING WATER
	PROPOSED WATER
	EXISTING GAS LINE
	EXISTING ELECTRIC
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING TREE
	EXISTING BUSH
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	FOUND PROPERTY PIN
	CONTROL POINT



R-3 Single-Family and Two-Family Residential Zoning District

Minimum Front Setback: 25' or Average of Front Setbacks, whichever is less

Minimum Interior Side Setback: 7'

Minimum Corner Side Setback: 15'

Minimum Reverse Corner Side Setback: 25'

Minimum Rear Setback: 25' or 20% of Lot Depth, whichever is less

- Owner:**
Splendor Homes, LLC
3885 Kensington Court
Bettendorf, IA 52722
Ph: (563) 592-7999
- Engineer:**
Christopher R. Townsend, P.E.
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386 - 4236
- Surveyor:**
Michael D. Richmond, P.L.S.
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386 - 4236
- Attorney:**
Clark Stojan
Stojan Law Office P.C.
423 17th Street, P.O. Box 4300
Rock Island, IL 61204
(309) 794-9400

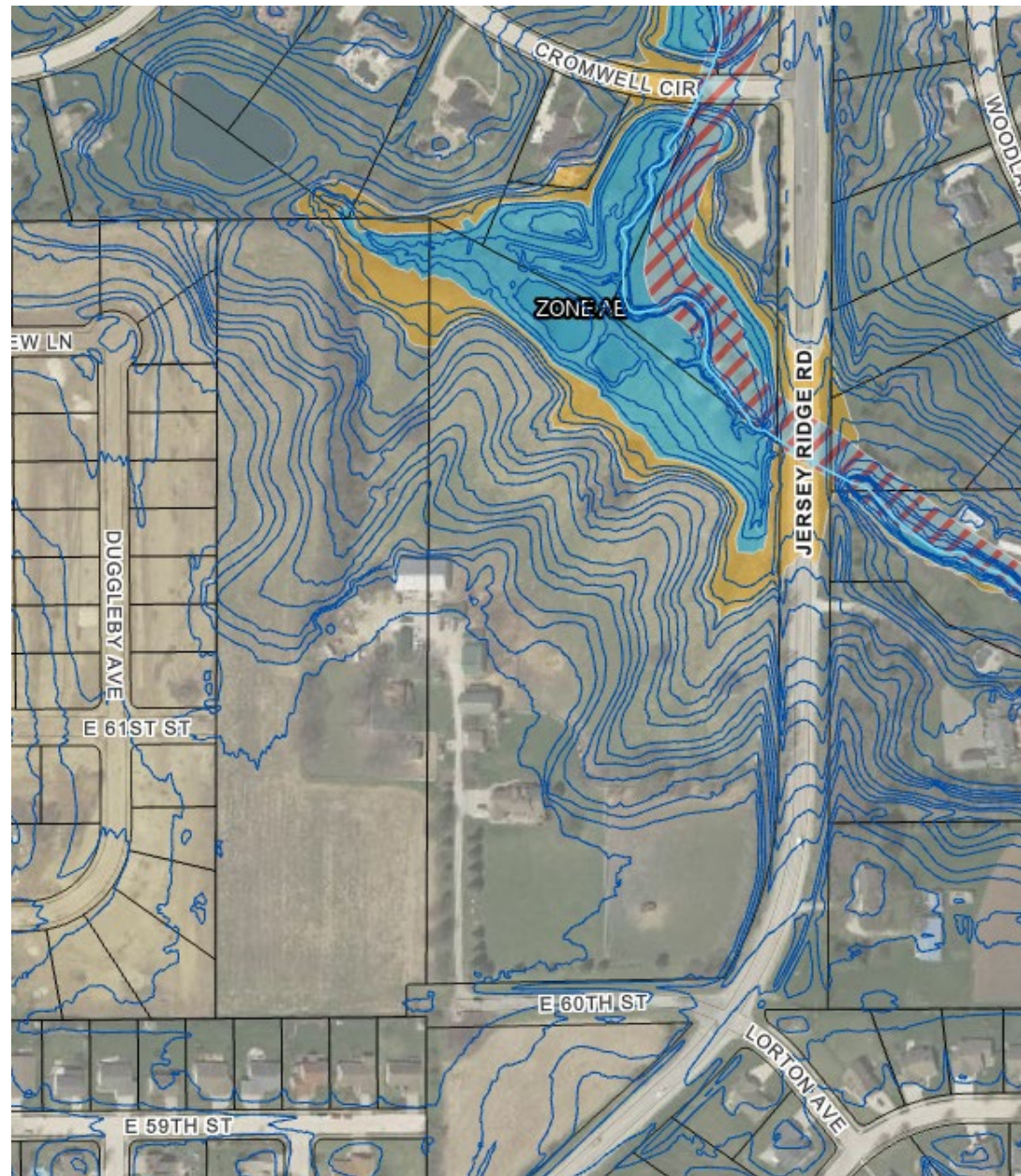
Curve Table				
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)
C1	403.07'	610.00'	037°51'35"	395.78'
C2	1.89'	610.00'	000°10'38"	1.89'
C3	198.08'	610.00'	018°36'18"	197.21'
C4	43.54'	175.00'	014°15'13"	43.42'
C5	69.22'	150.00'	026°26'31"	68.61'
C6	83.07'	125.00'	038°04'41"	81.55'
C7	39.46'	150.00'	011°38'10"	30.41'
C8	38.90'	25.00'	089°09'44"	35.10'
C9	29.24'	25.00'	067°00'49"	27.60'
C10	72.68'	175.00'	023°47'40"	72.16'
C11	80.71'	175.00'	026°25'33"	80.00'
C12	80.71'	175.00'	026°25'33"	80.00'
C13	43.47'	175.00'	014°14'02"	43.36'
C14	237.92'	150.00'	090°52'49"	213.76'
C15	198.27'	125.00'	090°52'49"	178.13'
C16	23.74'	15.00'	090°40'46"	21.34'
C17	23.35'	15.00'	089°10'26"	21.06'
C18	23.40'	15.00'	089°21'48"	21.10'
C19	23.72'	15.00'	090°36'41"	21.33'
C20	116.47'	75.00'	088°58'30"	105.11'

Curve Table				
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)
C21	77.65'	50.00'	088°58'30"	70.08'
C22	23.29'	15.00'	088°58'30"	21.02'
C23	49.63'	175.00'	016°14'57"	49.46'
C24	107.11'	150.00'	040°54'46"	104.85'
C25	56.17'	125.00'	025°44'47"	55.70'
C26	68.44'	175.00'	022°24'22"	68.00'
C27	6.90'	175.00'	002°15'28"	6.90'
C28	33.09'	125.00'	015°09'59"	32.99'
C29	61.37'	125.00'	028°07'54"	60.76'
C30	87.46'	100.00'	050°06'46"	84.70'
C31	42.68'	75.00'	032°36'15"	42.11'
C32	22.92'	75.00'	017°30'31"	22.83'
C33	3.65'	125.00'	001°40'20"	3.65'
C34	23.40'	15.00'	089°23'17"	21.10'
C35	23.77'	15.00'	090°47'01"	21.36'
C36	50.04'	610.00'	004°41'59"	50.02'

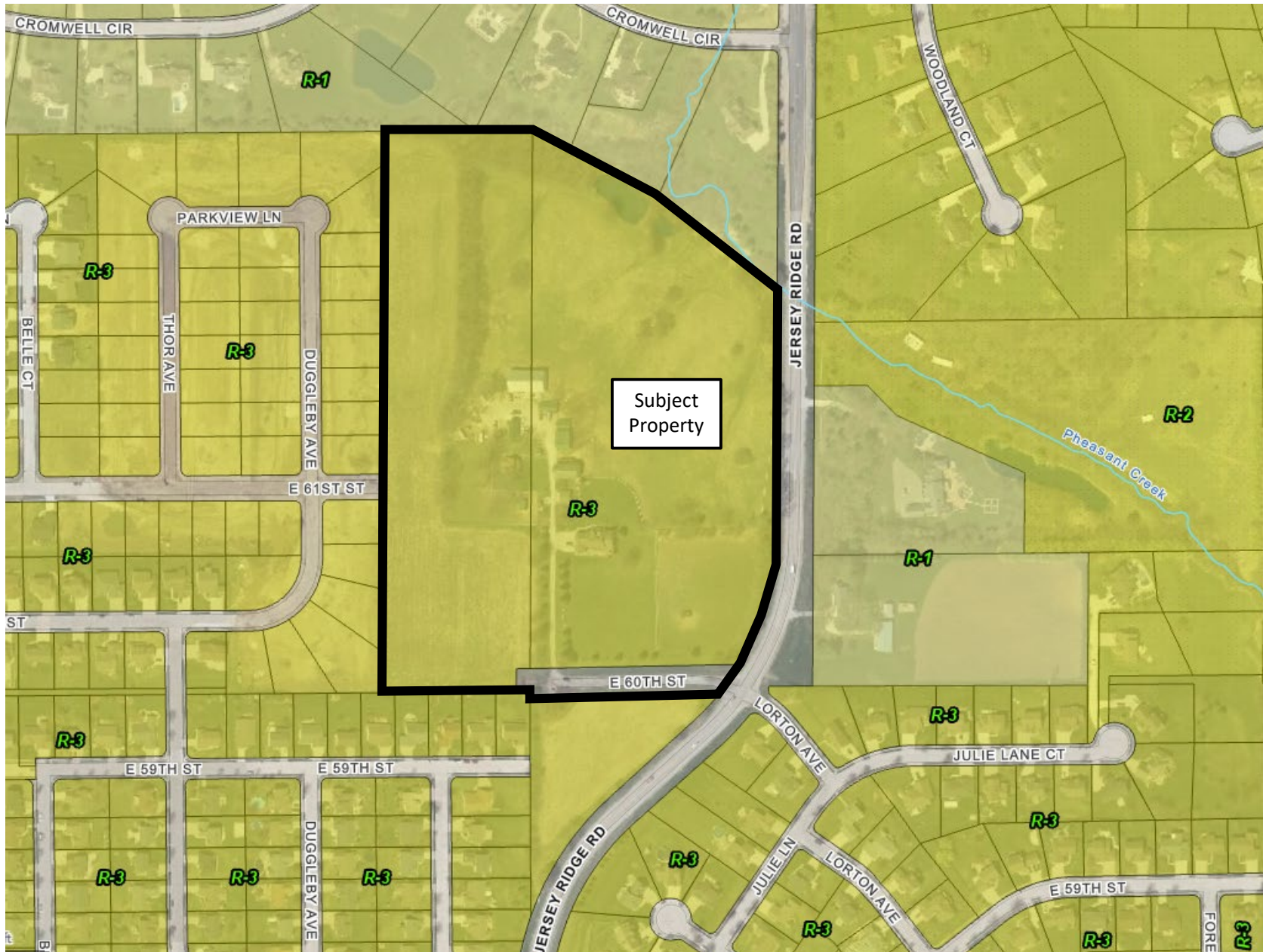
Case P22-01: Splendor Estates Vicinity Map



Case P22-01: Splendor Estates Flood & Elevation Map



Case P22-01: Splendor Estates Zoning Map



Case P22-01: Splendor Estates Future Land Use Map





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

Property Address*

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

Applicant (Primary Contact)

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

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

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

Zoning Board of Adjustment

Zoning Appeal
Special Use
Hardship Variance

Engineer (if applicable)

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

Design Review Board

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

Architect (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

Administrative

Administrative Exception
Health Services and Congregate
Living Permit

Attorney (if applicable)

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

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

Property Location:

Total Land Area:

Total Number of Lots:

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

Submittal Requirements:

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

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

Property Location:

Total Land Area:

Total Number of Lots:

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: V. Rao Ramavaram

Date: 12/9/2021

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

Received by:

Planning staff

Date:

Date of Plan and Zoning Commission Public Hearing:

Plan and Zoning Commission 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:

2020 DEVELOPOMENT CALENDAR

CITY PLAN & ZONING COMMISSION SCHEDULE

CITY COUNCIL SCHEDULE

<u>REZONING & ROW VACATION</u> SUBMITTAL DEADLINE	<u>SUBDIVISION & DEV. PLAN</u> SUBMITTAL DEADLINE	PLAN & ZONING PUBLIC HEARING (Preview for plats/plans)	PLAN & ZONING COMMISSION MEETING	COUNCIL ITEMS SUBMITTAL DEADLINE	COMMITTEE OF THE WHOLE (PUBLIC HEARING)	CITY COUNCIL MEETING
12:00 PM - Monday	12:00 PM - Monday	5:00 PM - Tuesday	5:00 PM - Tuesday	12:00PM - Friday	5:30 PM - Wednesday	5:30 PM - Wednesday
11/19/19	12/02/19	12/10/19	12/24/19	12/27/19	01/08/20	01/15/20
12/02/19	12/16/19	12/24/19	01/07/20	01/10/20	01/22/20	01/29/20
12/17/19	12/28/19	01/07/20	01/21/20	01/24/20	02/05/20	02/12/20
12/27/19	01/13/20	01/21/20	02/04/20	02/07/20	02/19/20	02/26/20
01/13/20	01/27/20	02/04/20	02/18/20	02/21/20	03/04/20	03/11/20
01/27/20	02/10/20	02/18/20	03/03/20	03/06/20	03/18/20	03/25/20
02/10/20	02/24/20	03/03/20	03/17/20	03/20/20	04/01/20	04/08/20
02/24/20	03/09/20	03/17/20	03/31/20	04/03/20	04/15/20	04/22/20
03/09/20	03/23/20	03/31/20	04/21/20	04/24/20	05/06/20	05/13/20
03/30/20	04/13/20	04/21/20	05/05/20	05/08/20	05/20/20	05/27/20
04/13/20	04/27/20	05/05/20	05/19/20	05/22/20	06/03/20	06/10/20
04/27/20	05/11/20	05/19/20	06/02/20	06/05/20	06/17/20	06/24/20
05/11/20	05/22/20	06/02/20	06/16/20	06/19/20	07/01/20	07/08/20
05/22/20	06/08/20	06/16/20	06/30/20	07/03/20	07/15/20	07/22/20
06/08/20	06/22/20	06/30/20	07/14/20	07/24/20	08/05/20	08/12/20
06/22/20	07/06/20	07/14/20	08/04/20	08/07/20	08/19/20	08/26/20
07/13/20	07/27/20	08/04/20	08/18/20	08/21/20	09/02/20	09/09/20
07/27/20	08/10/20	08/18/20	09/01/20	09/04/20	09/16/20	09/23/20
08/10/20	08/24/20	09/01/20	09/22/20	09/25/20	10/07/20	10/14/20
08/31/20	09/14/20	09/22/20	10/06/20	10/09/20	10/21/20	10/28/20
09/14/20	09/28/20	10/06/20	10/20/20	10/22/20	11/04/20	11/10/20
09/28/20	10/12/20	10/20/20	11/03/20	11/05/20	11/18/20	11/24/20
10/12/20	10/26/20	11/03/20	11/17/20	11/20/20	12/02/20	12/09/20
10/26/20	11/09/20	11/17/20	12/01/20	cancelled due to holiday		
11/09/20	11/23/20	12/01/20	12/15/20	12/11/20	12/30/20	01/06/21
11/23/20	12/07/20	12/15/20	12/29/20	12/23/20	01/13/21	01/20/21
12/07/20	12/21/20	12/29/20	01/05/21	01/08/21	01/27/21	02/03/21
12/14/20	12/28/20	01/05/21	01/26/21	01/22/21	02/10/21	02/17/21

- SUBMISSION & MEETING DATES MAY BE CHANGED DUE TO HOLIDAY **MARKED IN RED**
- ORDINANCES REQUIRE THREE CONSIDERATIONS BEFORE CITY COUNCIL
- DATES SUBJECT TO CGHHANE DUE TO HOLIDAYS **MARKED IN RED**
- DELAYS MAY OCCUR UPON THE PETITION REACHING THE CITY COUNCIL'S AGENDA



Doc ID: 022215920003 Type: LAN
Recorded: 01/07/2020 at 03:07:50 PM
Fee Amt: \$1,816.40 Page 1 of 3
Revenue Tax: \$1,794.40
Scott County Iowa
Rita A. Vargas Recorder

File **2020-00000568**

Prepared By & Return to: T. F. Olt III, Lane & Waterman LLP, 220 N. Main St., Suite 600, Davenport, IA 52801 (563) 324-3246

Address tax statement: KJTLJ, LLC, 2705 Happy Joe Drive, Bettendorf, IA 52722

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of ten and 00/100 ----(\$10.00)----- Dollar(s) and other valuable consideration, **Larry J. Whitty and Timothy S. Whitty as Successor Trustees of the Revocable Living Trust of Lawrence J. Whitty and any amendments thereto**, do hereby convey to **KJTLJ, L.L.C., an Iowa limited liability company**, the real estate described in the attached Exhibit "A" situated in Scott County, Iowa:

Subject to easements, covenants and restrictions of record.

This Deed is given in fulfillment of one certain real estate contract between the parties hereto filed on December 19, 2008 as Document No. 2008-33054 in the office of the Scott County Recorder. The Warranties of this Deed are limited to the date of said contract except for matters arising through or under the Grantor.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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

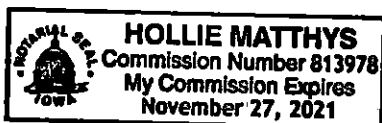
Dated: December 31, 2019.

X *Larry J. Whitty*

Larry J. Whitty as Successor Trustee of the Revocable Living Trust of Lawrence J. Whitty, and any amendments thereto.

STATE OF IOWA)
)SS:
COUNTY OF SCOTT)

This instrument was acknowledged before me on 1/6, 2020
by **Larry J. Whitty as Successor Trustee of the Revocable Living Trust of Lawrence J. Whitty, and any amendments thereto**



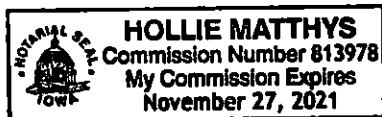
Hollie Matthys
Notary Public

X *Timothy S. Whitty*

Timothy S. Whitty as Successor Trustee of the Revocable Living Trust of Lawrence J. Whitty, and any amendments thereto.

STATE OF IOWA)
)SS:
COUNTY OF SCOTT)

This instrument was acknowledged before me on 1/6, 2020
by **Timothy S. Whitty as Successor Trustee of the Revocable Living Trust of Lawrence J. Whitty, and any amendments thereto**



Hollie Matthys
Notary Public

CAVEAT: The trustee/grantor should consult with their lawyer concerning the trustee's personal liability arising out of the warranties contained herein.

EXHIBIT "A"

The South $\frac{1}{2}$ of the Southwest Quarter, the West 19 acres of the South $\frac{1}{2}$ of the Southeast Quarter, and the South 42 rods and $2\frac{2}{3}$ links of the West 38 rods of the North $\frac{1}{2}$ of the Southeast Quarter; all in Section 6, Township 78 North, Range 4 East of the 5th P.M., Scott County, Iowa, subject to existing public highways. Except that part conveyed to Glenn H. Dexter and Catherine Dexter by Warranty Deed dated June 14, 1971 and recorded as Document #7014-71, records of the office of the Recorder of Scott County, Iowa, and except that part conveyed to Andrew A. Dexter and Eileen M. Dexter, Husband and Wife, under Contract dated September 16, 1977 and recorded as Document #20254-77, records of the office of the Recorder of Scott County, Iowa. Also excepting therefrom that part conveyed to River Valley Development Corp. by Warranty Deed dated June 2, 1994 and recorded as Document #16811-94, records of the office of the Recorder of Scott County, Iowa.

(also excepting that portion conveyed to the City of Davenport, Iowa, on July 17, 1975, filed as Document No. 10939-75.)

AND

Part of the Northeast Quarter of Section 7, Township 78 North, Range 4 East of the 5th P.M., Davenport, Scott County, Iowa, being more particularly described as follows:

Commencing, as a point of reference, at the northwest corner of the Northeast Quarter of said Section 7; thence South $00^{\circ}-08'-55''$ East 4.41 feet along the west line of the Northeast Quarter of said Section 7 to the POINT OF BEGINNING of the tract of land hereinafter described:

thence North $89^{\circ}-20'-20''$ East 457.79 feet along a line parallel with and 4.41 feet normally distant southerly from the north line of the Northeast Quarter of said Section 7 to a point on the westerly right of way line of Jersey Ridge Road as now established in the City of Davenport, Iowa;

thence southwesterly 104.29 feet along the westerly right of way line of said Jersey Ridge Road being a curve concave northwesterly having a radius of 610.00 feet and a chord bearing and dimension of South $43^{\circ}-12'-40''$ West 104.16 feet;

thence South $48^{\circ}-06'-30''$ West 262.21 feet along the westerly right of way line of said Jersey Ridge Road;

thence southwesterly 345.05 feet along the westerly right of way line of said Jersey Ridge Road being a curve concave southeasterly having a radius of 690.00 feet and a chord bearing and dimension of South $33^{\circ}-47'-00''$ West 341.47 feet to a point on the west line of the Northeast Quarter of said Section 7;

thence North $00^{\circ}-08'-55''$ West 529.53 feet along the west line of the Northeast Quarter of said Section 7 to the point of beginning. Containing 2.38 acres, more or less, subject to easement of record.

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
1/4/2022

Subject:

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]

Recommendation:

Staff recommends 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.

Background:

Discussion:

The request is for a Final Plat for a 45 lot subdivision on 19.26 acres of property to facilitate residential development. 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.

The lot sizes and dimensions are compatible with the adjacent subdivisions to the north, south, and east. The neighborhood will have ingress/egress from Eastern Avenue and through the extension of Indigo Avenue. The three proposed cul-de-sacs satisfy the criteria outlined in the subdivision ordinance for length and radius.

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Residential General (RG) – Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are

typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

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

The proposed Final Plat would comply with the Davenport +2035 proposed land use section.

Zoning:

The property is currently zoned R-3 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 moderately dense urban development pattern. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-3 District.

Technical Review:

- Streets: The subdivision would have access via Eastern Avenue and Indigo Avenue. Due to the location of the City owned detention pond, a connection to East 59th Street is not feasible. All streets as shown meet Davenport Municipal Code requirements.
- Storm Water: The City of Davenport owns the regional detention pond to the east of the subdivision. The pond was designed to serve as water detention for this development at full build out. The R-3 District permits a maximum impervious surface of 60% for each lot. The development of the property will need to comply with the City's stormwater requirements.
- Sanitary Sewer: Sanitary sewers will be extended from existing infrastructure to serve this subdivision.
- Other Utilities: Other normal utility services are available.

Public Input:

No public hearing is required for a Final Plat.

ATTACHMENTS:

Type	Description
□ Backup Material	Final Plat
□ Backup Material	Zoning & Future Land Use Map
□ Backup Material	Application

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	12/30/2021 - 1:19 PM



KATIE'S EASTERN AVENUE ADDITION

BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DAVENPORT, COUNTY OF SCOTT, STATE OF IOWA

EXCEPTING PARTS TO PARK PLACE APARTMENTS ADDITION (2002-54014), AND TO PRAIRIE POINTE FIRST ADDITION (2005-28196), AND TO THE CITY OF DAVENPORT RIGHT OF WAY (2006-28553)

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	265.874	55.500	274.4771	75.36	N88° 27' 36"W
C2	265.939	55.500	274.5439	75.32	N88° 38' 18"E
C3	265.874	55.500	274.4771	75.36	S01° 49' 00"E
C4	32.567	39.500	047.2386	31.65	S63° 55' 15"W
C5	15.713	55.500	016.2209	15.66	S48° 24' 43"W
C6	63.511	55.500	065.5658	60.10	S89° 18' 19"W
C7	53.714	55.500	055.4518	51.64	N30° 11' 09"W
C8	75.080	55.500	077.5090	69.48	S36° 17' 40"W
C9	57.858	55.500	059.7296	55.27	N75° 05' 10"W
C10	3.039	39.500	004.4087	3.04	N47° 25' 33"W
C11	24.346	15.500	089.9947	21.92	N46° 32' 34"E
C12	40.611	525.000	004.4321	40.60	N00° 14' 19"W
C13	23.088	15.500	085.3434	21.01	S40° 41' 40"E
C14	85.897	525.000	009.3744	85.80	S78° 40' 44"E
C15	28.711	125.000	013.1601	28.65	N67° 24' 42"W
C16	65.232	125.000	029.9009	64.49	N45° 58' 54"W
C17	45.787	125.000	020.9873	45.53	S20° 26' 16"E
C18	13.535	39.500	019.9301	13.47	S23° 23' 38"E
C19	15.154	39.500	021.9798	15.06	S44° 11' 59"E
C20	41.537	55.500	042.8811	40.57	S33° 11' 35"E
C21	57.225	55.500	059.0764	54.72	S17° 47' 09"W
C22	43.865	55.500	065.1029	39.73	S79° 52' 27"W
C23	59.020	55.500	060.9292	56.28	N37° 06' 20"W
C24	45.092	55.500	046.5514	43.86	S16° 38' 05"W
C25	28.494	39.500	041.3314	27.88	S19° 14' 41"W
C26	81.652	75.000	062.3775	77.68	S48° 48' 10"E
C27	70.892	475.000	008.5512	70.83	N78° 16' 02"W
C28	25.830	15.500	095.4797	22.94	S49° 43' 02"W
C29	27.136	525.000	002.9615	27.13	S03° 27' 29"W
C30	41.951	525.000	004.5783	41.94	S07° 13' 41"W
C31	32.972	475.000	003.9772	32.97	S07° 31' 43"W
C32	29.535	475.000	003.5625	29.53	S03° 45' 31"W
C33	25.374	15.500	093.7942	22.63	S44° 55' 11"E
C34	32.567	39.500	047.2386	31.65	S64° 33' 50"W
C35	34.620	55.500	035.7398	34.06	S58° 48' 52"W
C36	67.863	55.500	070.0583	63.71	N68° 17' 11"W
C37	54.560	55.500	056.3250	52.39	S05° 05' 41"E
C38	79.165	55.500	081.7262	72.62	S63° 55' 51"W
C39	29.668	55.500	030.6278	29.32	N59° 53' 32"W
C40	32.567	39.500	047.2386	31.65	N68° 17' 51"W
C41	23.321	15.500	086.2058	21.18	S45° 04' 49"W
C42	36.743	475.000	004.4321	36.73	S00° 14' 19"E
C43	24.349	15.500	090.0053	21.92	S47° 27' 26"E
C44					

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.

PLAT INFORMATION

1. Owner:
C & L Plaza, LLC.
4730 Tremont Avenue
Davenport, Iowa 52807
Ph: (563) 508 - 7595

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

4. Attorney:
Ryan M. Weber
Gomez May, LLP.
2322 E. Kimberly Road
Davenport, Iowa 52807
Ph: (563) 359 - 3591

SUBDIVISION AREAS:

GROSS (TOTAL): 17.611 ACRES ±
DEDICATED R.O.W.: 2.998 ACRES ±
LOT #'s 1 - 45: 14.613 ACRES ±

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.

BOUNDARY LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
#5 REBAR w/ YELLOW CAP #7222, UNLESS NOTED = ●
MONUMENTS SET:
#5 REBAR w/ YELLOW CAP #23503 = ○
BOUNDARY LINE = _____
ROAD CENTER LINE = _____
EASEMENT LINE = _____
SETBACK LINE = _____
SECTION LINE = _____

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.

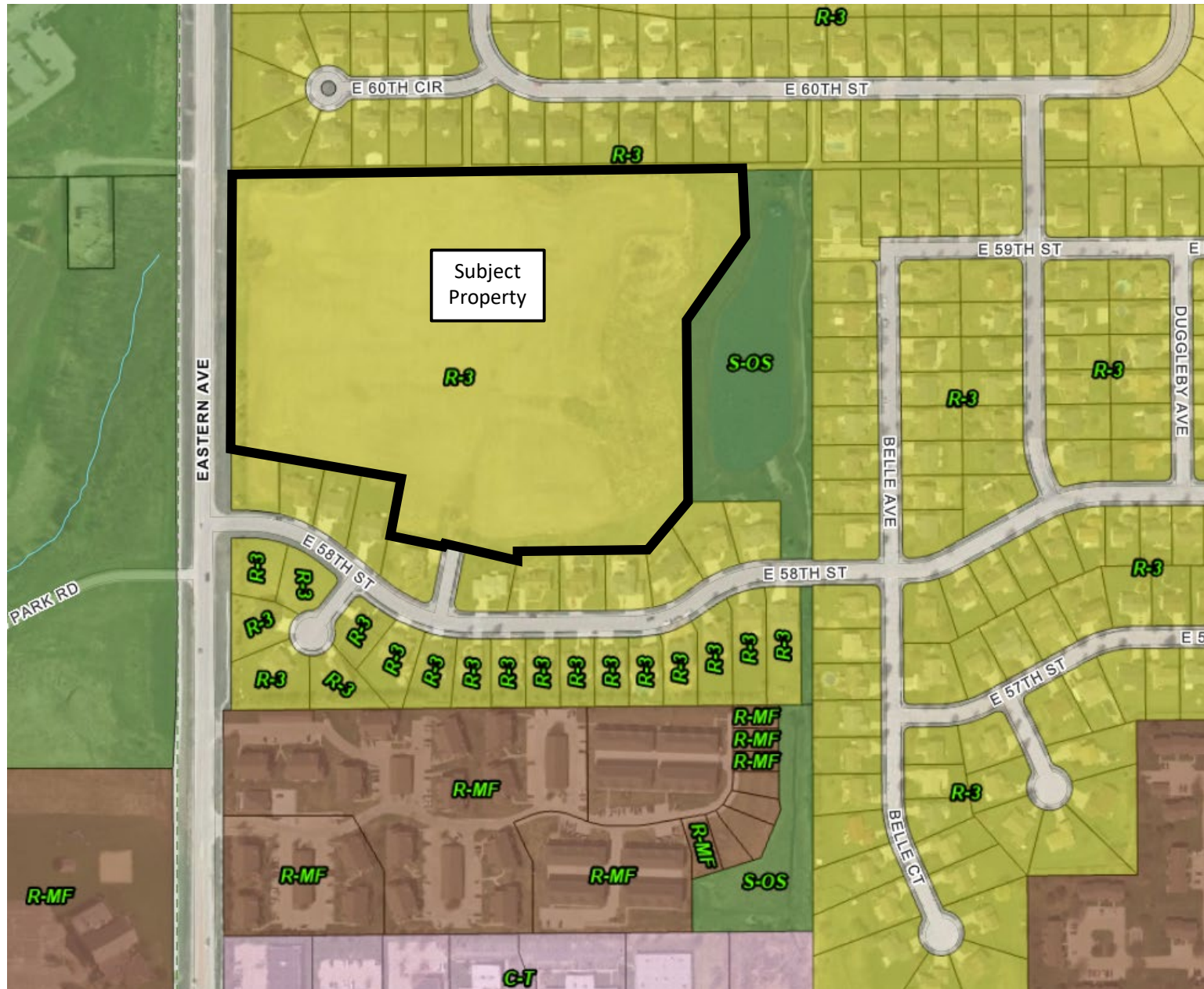
MICHAEL D. RICHMOND
Iowa License Number: 25503
My license renewal date is December 31, 2023
Pages or sheets covered by this seal: 1

- NOTES:
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 - ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
 - COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
 - THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
 - ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.
 - BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
 - AT THE TIME OF RECORDING AND ACCEPTANCE BY THE CITY, THE SUBJECT PROPERTY WAS ZONED R-3 SINGLE FAMILY AND TWO FAMILY RESIDENTIAL DISTRICT.
 - NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0380G EFFECTIVE DATE MARCH 23, 2021.
 - OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS A STORM WATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF BUSHES, FENCES, FILL, SHRUBS, STRUCTURES, TREES, AND/OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF STORM WATER RUNOFF.
 - STORM WATER QUALITY TREATMENT AND STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. A PROVISION FOR STORM WATER DETENTION FOR THIS SUBDIVISION HAS BEEN MADE IN THE REGIONAL DETENTION FACILITY LOCATED IMMEDIATELY EAST IN PRAIRIE POINTE FIRST ADDITION. THIS DETENTION FACILITY IS OWNED AND MAINTAINED BY THE CITY OF DAVENPORT.
 - 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 EASTERN AVENUE STREET FRONTAGE SHALL BE CONSTRUCTED PRIOR TO THE CESSATION OF ROADWAY PAVING OPERATIONS.
 - NO ACCESS TO EASTERN AVENUE SHALL BE ALLOWED FROM THE SUBDIVISION AREA PLATTED HEREON.
 - THE LOW WATER ENTRY ELEVATION FOR ANY DWELLING SHALL NOT BE LESS THAN THE (L.W.E.) ELEVATION LISTED.

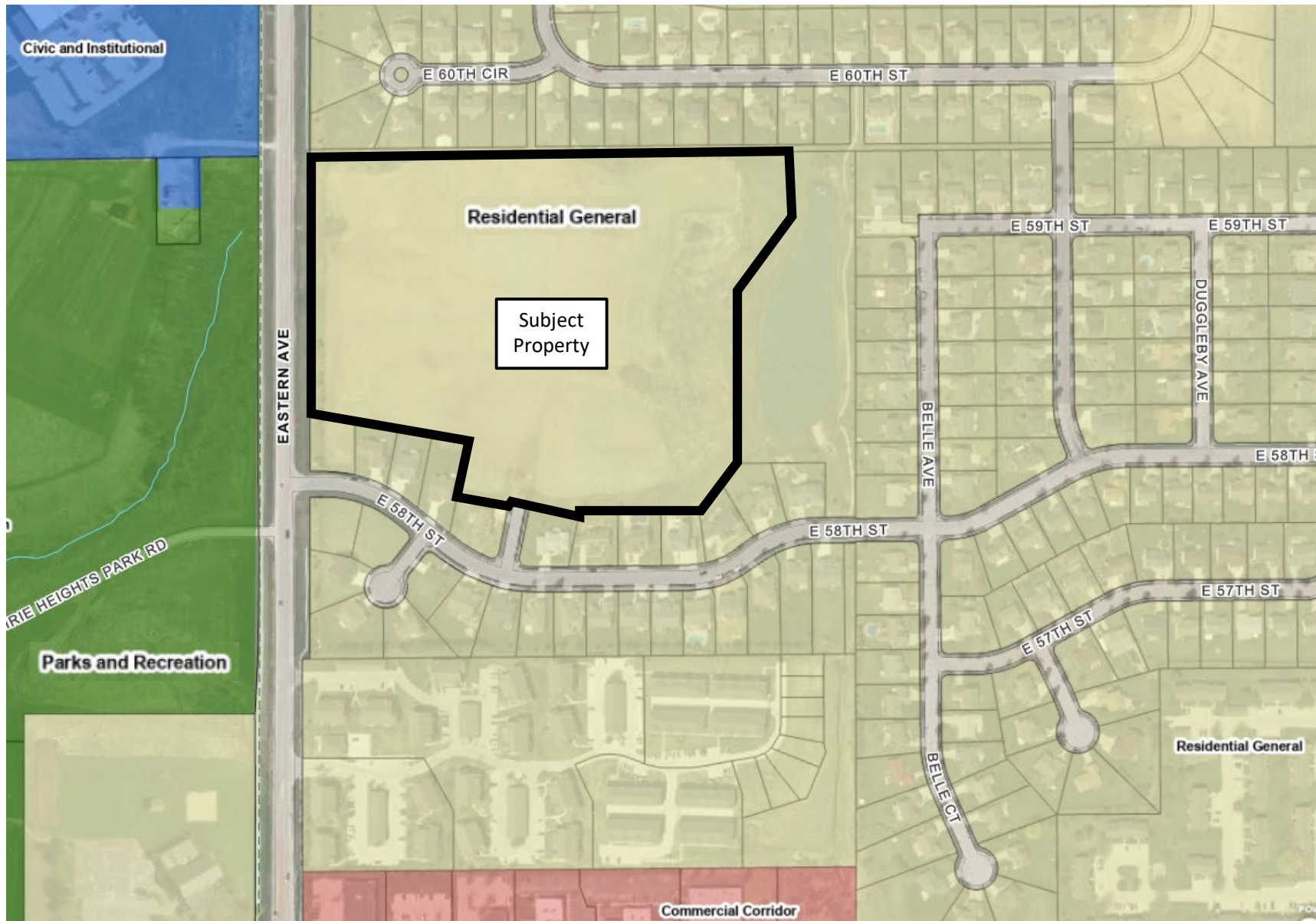
Case F22-01: Katie's Eastern Avenue Addition Vicinity Map



Case F22-01: Katie's Eastern Avenue Addition Zoning Map



Case F22-01: Katie's Eastern Avenue Addition Future Land Use Map





Complete application can be emailed to planning@davenportiowa.com

Property Address*

& Deed

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

Applicant (Primary Contact)

Name:

Company:

Address:

City/State/Zip:

Phone:

Email:

Application Form Type:

Plan and Zoning Commission

Zoning Map Amendment (Rezoning)

Planned Unit Development

Zoning Ordinance Text Amendment

Right-of-way or Easement Vacation

Voluntary Annexation

Owner (if different from Applicant)

Name:

Company:

Address:

City/State/Zip

Phone:

Email:

Zoning Board of Adjustment

Zoning Appeal

Special Use

Hardship Variance

Design Review Board

Design Approval

Demolition Request in the Downtown

Demolition Request in the Village of

East Davenport

Engineer (if applicable)

Name:

Company:

Address:

City/State/Zip

Phone:

Email:

Historic Preservation Commission

Certificate of Appropriateness

Landmark Nomination

Demolition Request

Architect (if applicable)

Name:

Company

Address:

City/State/Zip:

Phone:

Email:

Administrative

Administrative Exception

Health Services and Congregate

Living Permit

Attorney (if applicable)

Name: Ryan M. Weber

Company: Gomez May, LLP.

Address: 2322 E. Kimberly Road

City/State/Zip: Davenport, IA 52807

Phone: 563-359-3591

Email:

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

Property Location:

Total Land Area:

Total Number of Lots:

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

Submittal Requirements:

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

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

Property Location:

Total Land Area:

Total Number of Lots:

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: Hong Le

Date: 12/9/2021

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

Signature(s)

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

This _____ day of _____ 20_____

Form of Identification

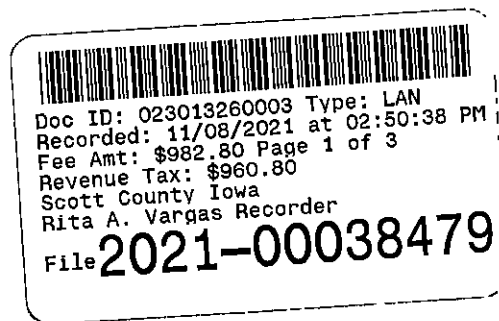
Notary Public

My Commission Expires:

PRAIRIE POINTE 2ND ADDITION

LEGAL DESCRIPTION

THE NORTH SIXTEEN HUNDRED FIFTY (1,650) FEET OF THE WEST $\frac{1}{2}$ OF
THE NW $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE
5TH P.M., IN SCOTT COUNTY, IOWA



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Michael A. Koury, 5505 Victoria Avenue Suite 100, Davenport, Iowa 52807, (563) 344-4900

Taxpayer Information: (Name and complete address)

C&L Plaza LLC
4730 Tremont Ave, Davenport, IA 52807

Return Document To: (Name and complete address)

Ryan M. Weber, 2322 E Kimberly Road, Suite 120W, Davenport, IA 52807

Grantors:

Prairie Pointe Partners, L.L.C.

Grantees:

C & L Plaza LLC

Legal description:

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of One Dollar(s) and other
valuable consideration, Prairie Pointe Partners, L.L.C.,
a(n) limited liability company organized and existing under
the laws of Iowa does hereby Convey to C & L Plaza LLC, an Iowa
limited liability company

the following described real estate in Scott County, Iowa:
See attached Exhibit A

Subject to all easements, restrictions, covenants, conditions, and other matters of record.

The grantor 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 on September 30, 2021.

Prairie Pointe Partners, L.L.C., a(n) Iowa limited liability company

By Nicholas C. Kremer, Jr.
Nicholas C. Kremer, Jr., Manager

By _____

STATE OF IOWA, COUNTY OF SCOTT

This record was acknowledged before me on September 30, 2021, by Nicholas C. Kremer, Jr.
as Manager
of Prairie Pointe Partners, L.L.C., an Iowa limited liability company.



[Signature]
Signature of Notary Public



The North Sixteen Hundred Fifty feet of the West ¼ of the NW ¼ of Section 7 Township 78 North, Range 4 East of the 5th P.M. in Davenport, Scott County, Iowa.

EXCEPT that part conveyed in Warranty Deed dated December 11, 2002 and filed as Document No. 2002-54014 in the office of the Recorder of Scott County, Iowa.

EXCEPT that part conveyed in Warranty Deed dated June 28, 2005 and filed as Document No. 2005-28195 in the office of the Recorder of Scott County, Iowa.

Also excepting that area dedicated to the City of Davenport for Right-of-Way purposes filed as Document No. 2006-28553 in the office of the Recorder of Scott County, Iowa.

Commonly known as: Parcel No. Y0701-01D.