

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, April 30, 2024; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Roll Call
- II. Report of the City Council Activity
- III. Secretary's Report
 - 1. Consideration of the April 16, 2024 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
 - 1. Case ROW24-02: Request of the City of Davenport to vacate a portion of Lorton Place, between Lorton Avenue and Lombard Court. [Ward 6]
 - 2. Case F24-06: Request of Fair Oaks Foods, LLC for a Final Plat of Interstate 80 Airport Industrial Park 13th Addition. The 2-lot subdivision is located at 2951 Enterprise Way on 31.58 acres. [Ward 8]
- VII. Future Business
- VIII. Communications
- IX. Other Business
- X. Adjourn

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
4/30/2024

Subject:
Consideration of the April 16, 2024 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The April 16, 2024 meeting minutes are attached.

Attachments:
1. Meeting Minutes 4-16-24

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, APRIL 16, 2024; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. Roll Call

Present: Inghram, Hepner, Tallman, Schilling, Johnson, Eikleberry, Dunlop, Maness, Schneider, Thomas

Absent: Garrington

Staff: Berkley, Werderitch

II. New Business

- A. Case ROW24-02: Request of the City of Davenport to vacate a portion of Lorton Place, between Lorton Avenue and Lombard Court. [Ward 6]

Werderitch introduced the request to vacate a portion of Lorton Place, between Lorton Avenue and Lombard Court. This is in preparation for a roadway reconstruction project designed to increase safety at this intersection. The intention is to convey the vacated right-of-way to the abutting property at 2227 Lorton Avenue. The land will become a landscaped front yard with a new driveway paved to provide access to Lorton Avenue. The area to be vacated is approximately 4,548 square feet or 0.1 acres.

Several neighboring property owners were in attendance to raise concerns over the proposed road reconstruction project. Topics discussed included drainage problems, traffic impacts, status of the landscape island within the right-of-way, and pavement condition on adjacent residential streets.

Commissioners requested a staff member from the Public Works Department be in attendance to explain the road reconstruction project and address concerns identified by the neighborhood.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

Present: Inghram, Hepner, Tallman, Schilling, Johnson, Eikleberry, Dunlop, Maness, Schneider, Thomas

Absent: Garrington

Staff: Berkley, Werderitch

II. Report of the City Council Activity

Staff provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the April 2, 2024 meeting minutes.

Motion by Tallman, second by Hepner, to approve the April 2, 2024 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

- 1. Case ORD24-02: Request of The City of Davenport to amend Section 17.08 of the Zoning Ordinance regarding billboard regulations. [All Wards]**

Werderitch introduced the ordinance request. Recent billboard installations have spurred conversations and questions regarding how to best regulate electronic and static billboards. At its December 13, 2023 meeting, City Council approved a moratorium upon new billboards until June 13, 2024. The purpose of the six-month moratorium was to allow time to study best practices throughout the country and to review potential code amendments. There are currently 73 billboards scattered throughout Davenport's commercial corridors, industrial parks, and the downtown. The proposed amendment defines and creates a separate set of regulations for static and electronic billboards.

Staff recommended the Plan & Zoning Commission forward Case ORD24-02 to the City Council with a recommendation for approval, subject to the proposed amendments and findings.

Findings:

1. The proposed amendment is consistent with the Comprehensive Plan and adopted land use policies.
2. The proposed amendment promotes the public health, safety, and welfare of the City.
3. The proposed amendment is consistent with the intent and general regulations of the Zoning Ordinance.
4. The amendment reflects a change in policy and development trends.
5. The amendment will create additional nonconformities.

Commissioners commented on the status of nonconforming billboards, regulating electronic billboard brightness, and the removal of electronic billboards from the C-2 Corridor Commercial District.

A representative from Huntington Billboard Company was in attendance to express that the proposed amendments appeared reasonable with industry standards.

Motion by Johnson, second by Tallman, to approve the proposed amendments in Case ORD24-02. Motion to approve was unanimous by voice vote (8-0).

VI. Subdivision Activity

B. Old Business

C. New Business

1. Case F24-05: Request of Axiom Consultants, on behalf of Red Barn Storage LLC, for a Final Plat of Ruehmann Second Addition. The 1-lot subdivision is located at 3901 Hickory Grove Road on 3.37 acres. [Ward 2]

Werderitch outlined the purpose of the final plat, which is to expand the existing Red Barn Storage facility to the adjacent property. This plat combines two parcels together to establish a larger developable site. Building permits and civil plans are currently under review for the self-storage facility. The final plat vacates and establishes utility easements associated with the new development.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F24-05 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 final plat (with conditions recommended by City Staff) will achieve consistency with subdivision requirements.

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Remove building setback lines from the plat.
4. Establish needed utility easements on the plat. Include a note vacating any unused easements.
5. Provide a 50-foot drainage easement associated with the existing creek.
6. Include a note stating, "Stormwater detention and water quality treatment will be required for this subdivision and will be owned and maintained by the property owner."

Commissioners inquired about the expansion of the existing self-storage facility and the status of zoning violations.

Brian Boelk, Axiom Consultants, was in attendance to answer questions.

Motion by Hepner, second by Eikleberry, to approve the proposed amendments in Case ORD24-02. Motion to approve was unanimous by voice vote (8-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:53 pm.

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
4/30/2024

Subject:

Case ROW24-02: Request of the City of Davenport to vacate a portion of Lorton Place, between Lorton Avenue and Lombard Court. [Ward 6]

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings to vacate the portion of Lorton Place, between Lorton Avenue and Lombard Court, in Case ROW24-02 to the City Council with a recommendation for approval, subject to the following findings and conditions:

Findings:

1. Vacating the right-of-way facilitates a roadway reconstruction project that improves safety, addresses deteriorated pavement conditions, and mitigates drainage problems at the intersection.
2. Based on the design for the roadway reconstruction, the existing public right-of-way is not required for city purposes.
3. A utility easement would preserve the rights for utility providers to maintain existing and future infrastructure.

Condition:

1. All existing utilities located within the Right-of-Way, which are subject to vacation, shall be granted a blanket utility and access easement for the maintenance of such utilities.

Background:

The City is petitioning that a portion of Lorton Place, between Lorton Avenue and Lombard Court, be vacated. This is in conjunction with a roadway reconstruction project designed to improve safety, address deteriorated pavement, and mitigate drainage problems at the intersection. The intention is to convey the vacated right-of-way to the abutting property at 2227 Lorton Avenue. The land will become a landscaped front yard with a new driveway paved to provide access to Lorton Avenue. The area to be vacated is approximately 4,548 square feet or 0.1 acres.

Roadway Reconstruction

The Final Plat of Third Annex to Fairhaven, recorded in 1956, established the existing intersection of Lorton Avenue, Lorton Place, and Lombard Street. Based on modern engineering, traffic, and safety standards, the current configuration of this intersection would not have been approved. The proposed roadway reconstruction project redesigns the intersection to comply with the Iowa Statewide Urban Design and Specifications (SUDAS). The project scope also includes repaving and full depth patching further sections of Lorton Avenue

and Lorton Place.

Removal of this pavement, between Lorton Avenue and Lombard Court, discourages traffic from utilizing Lorton Place as a cut through to access Central Park Avenue. Instead, vehicles are encouraged to utilize Lorton Avenue, a residential collector, as the preferred north-south route.

It appears the landscape island at this intersection was not part of the original construction, rather it was a later addition as evidenced in a 1994 aerial photograph. By vacating the portion of Lorton Place, approximately 3,500 square feet of pavement will be removed and converted to green space. The proposed design is fiscally responsible by reducing infrastructure costs associated with new pavement as well as reducing ongoing maintenance costs including snow plowing and repairs.

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:

The abutting properties are currently designated as **Residential General** in the Davenport +2035 Future Land Use Map. This land use category 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 of intensity may be considered.

Abutting Zoning:

The abutting properties are currently zoned R-2 Single-Family Residential District, R-3C Single-Family and Two-Family Central Residential District, and R-4C Single-Family and Two-Family Central Residential District.

1. **R-2 Single-Family Residential Zoning District:** This district is intended to accommodate low-density single-family neighborhoods of a more urban character than the R-1 District. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-2 District.
2. **R-3C Single-Family and Two-Family Central Residential Zoning District:** This district is intended to preserve and protect Davenport's moderately dense, centrally located, established urban residential neighborhoods. Standards of the R-3C District are intended to ensure that new development is complementary to the existing developed character of these neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-3C District.

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

Technical Review:

The following technical review comments were received from City Departments and Utility Companies:

1. Streets: This intersection was identified for reconstruction due to deteriorated pavement conditions, drainage problems, safety concerns, and traffic issues. Vacating the section of Lorton Place, between Lorton Avenue and Lombard Court, facilitates the reconstruction of the intersection. Unlike the existing configuration, the proposed intersection design will comply with Iowa Statewide Urban Design and Specifications (SUDAS).
2. Storm Water: The roadway reconstruction project will improve the drainage at the intersection of Lorton Avenue, Lorton Place, and Lombard Court. Two new storm water intakes are proposed on Lombard Court. The grading of the intersection will be designed to convey rain water towards the intakes, which will improve the puddling of water that occurs during rain events.
3. Sanitary Sewer: An 8" public sanitary sewer extends along the length of Lorton Place proposed for vacation. The sewer line will not be removed as part of the road reconstruction project. Staff is requesting a 20-foot wide sewer easement be established to preserve future access to the line. Turf will be installed over the sewer following the removal of pavement. It will be the responsibility of the abutting property owner to maintain this area free of structures.
4. Other Utilities: There is a utility pole located within the landscape island at the center of the intersection. This will remain within the existing public right-of-way. A public utility easement will be established to preserve the right for utility companies to access the infrastructure within the vacated right-of-way.
5. Parks/Open Space: The vacated right-of-way will be converted into green space. The intention is to convey the land to the abutting property owner at 2227 Lorton Avenue. The land will be privately owned and maintained.

Public Input:

Letters were sent to property owners within 200 feet of the proposed request notifying them of the April 16, 2024 Plan and Zoning Commission Public Hearing. To date, planning staff have received one written response from an abutting property owner in favor of the vacation. The comment is attached to this report.

Several neighboring property owners were in attendance at the public hearing to raise concerns over the proposed road reconstruction project. Topics discussed included drainage problems, traffic impacts, status of the landscape island within the right-of-way, and pavement conditions on adjacent residential streets.

Prior to the design of the project, engineering staff reached out to a neighborhood representative who discussed the removal of the landscaped island with volunteers who have been maintaining the area. No objections were raised at that time. Any additional correspondence will be shared at the April 30, 2024 Plan and Zoning Commission meeting.

Attachments:

1. Application
2. Maps
3. Public Hearing Notice
4. Public Comment



CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th ST
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
RIGHT-OF-WAY VACATION
(EASEMENT ABANDONMENT)

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING
11/29/2023		

PROJECT TITLE
Lorton Pl. Intersection Reconstruction

GENERAL LOCATION DESCRIPTION
Portion of roadway at the intersection of Lombard and Lorton Pl (in front of 2227 Lorton Ave.)

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

AREA OF VACATION	EXISTING USE	PROPOSED USE	SQUARE AREA
	Public Roadway	Landscaped front yard	4,548 SF

COMPLETE SUBMITTALS SHALL INCLUDE:	SUBMITTED
Concept/Development Plan, if applicable	☒
Authorization to Act as Applicant	☐
Legal Description* (bearing & distance) * shall include a MS Word or Text file	☒
Legal Description Dimensioned Sketch	☒
Application Fee: (REQUIRED) \$400* * check payable to 'City of Davenport'	☐

PROJECT NARRATIVE: (submit separate sheet if needed)

Vacate portion of right-of-way as part of roadway reconstruction project, see vacation benefits below:

1. Reduce driver conflict points (increases safety)
2. Reduce capital construction cost.
3. Reduce ongoing/future maintenance costs.

The following City Departments approve proposed right-of-way vacation:

1. Streets - 11/29/2023
2. Fire Department - 11/29/2023
3. Police Department - 11/30/2023

The vacated right-of-way will become landscaped (grass) front yard of 2227 Lorton Ave. and property owners Scott and Maura Vanderwal have agreed to accept vacated area with easements in "Proposed Right-of-Way Vacation" letter signed & dated 3/8/2024 (attached).

Submit the first page of this form to Planning Staff at:
planning@davenportiowa.com or contact staff with any
questions or requests for additional information.

APPLICANT INFORMATION

Applicant Name
City of Davenport

Address
1200 E. 46th Street

City | State | Zip
Davenport, IA 52807

Phone
(563) 326-7756

Secondary Phone

E-Mail Address

Brian.Schadt@davenportiowa.com

Acceptance of Applicant

I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for attendance at each meeting on the public hearing/zoning calendar. The City reserves the right to require further site studies as necessary, such as a traffic study.

Brian Schadt

Type Applicant's Name

Applicant's Signature

Date **3/21/24**

DEVELOPMENT TEAM

Surveyor
Chad O. Macke (Willet Hoffman & Associates)

Address
1515 5th Avenue, Moline, IL 61265

Phone
(309) 517-1119

Secondary Phone

E-Mail Address
cmacke@willetthofmann.com

Attorney/Other

Address

Phone

Secondary Phone

E-Mail Address

CONVEYANCE PROCEDURE:
CITY COUNCIL POLICY ON SALE OF PUBLIC PROPERTY

P&Z STAFF SHALL HOLD A PUBLIC HEARING AND PREPARE A REPORT BEFORE THE
PLAN AND ZONING COMMISSION REGARDING REQUESTS FOR R.O.W VACATION;
THE COMMISSION SHALL PROVIDE A RECOMMENDATION TO CITY COUNCIL.

SHOULD CITY COUNCIL APPROVE THE R.O.W. VACATION
THE FOLLOWING PROCEDURE WILL COMMENCE FOR THE CONVEYANCE (SALE)
OF LAND TO ADJACENT PROPERTY OWNERS NEAR THE VACATED R.O.W.

APPLICANTS SHALL WORK WITH THE CITY LEGAL DEPARTMENT AT 563.326.7735
TO COMPLETE THE LAND CONVEYANCE OF VACATED R.O.W. PRIOR TO USE OF THE LAND

WHEREAS, THE Davenport City Council wishes to establish an orderly and efficient process for the conveyance and disposal of real property, including lots and abandoned streets and alleys, the following procedures are hereby established to facilitate the sale of real property:

1. The Petitioner files an application for conveyance and pays a one-time, non-refundable \$400.00 filing fee. The application shall include a statement of intended use, a legal description and location of the property, the square feet of the land, plat drawing of the property and must be signed by the Petitioner.
2. If the petition involves public right-of-way, the matter shall be referred to the City Plan and Zoning Commission.
3. Staff shall review the following factors in determining what constitutes fair market value for the property:
 - a. the location, size, shape, grade and zoning of the land;
 - b. the assessed valuation of adjacent or contiguous property;
 - c. recent sales of land in the same area.
4. In the event staff deems it advisable or necessary, the City shall request the Petitioner, at Petitioner's expense, to provide a fair market value appraisal of the property.
5. Staff shall determine a price per square foot based upon the above stated factors. In any event, the minimal fee on any land conveyed shall be \$400.00.
6. Council may approve, by motion, a request from staff to proceed to dispose of parcels of real property either by offer or at auction. If the property is offered and accepted by the purchaser, the price will be as agreed between City and purchaser. In the event the auction process is used, the sale price of these properties shall be determined solely by the auction's bidding procedures. In either case, there shall also be no application fee assessed to the purchaser.



DAVENPORT

PUBLIC WORKS

February 1, 2024

Scott M Vanderwal
Maura M Vanderwal
2227 Lorton Ave
Davenport, IA 52803

Re: Proposed Right-of-Way vacation

Dear Mr. & Mrs. Vanderwal

As we discussed, the City of Davenport is currently designing the Lorton Place intersection reconstruction project and as part of this project the city is proposing to vacate a portion of right-of-way as detailed in the "Vacation Plat" (page 2 & 3). Also, shown on plan sheet D.01 (page 4), the city has included full replacement of your driveway as requested during the site visit November 29, 2023 when discussing the proposed right-of-way vacation.

There are two easements associated with this vacation. 1) 15 ft utility easement along the western and northern limits for water mainline improvements; 2) 20 ft sanitary easement to maintain the existing sanitary sewer mainline. Both easements are shown in the vacation plat on page 2.

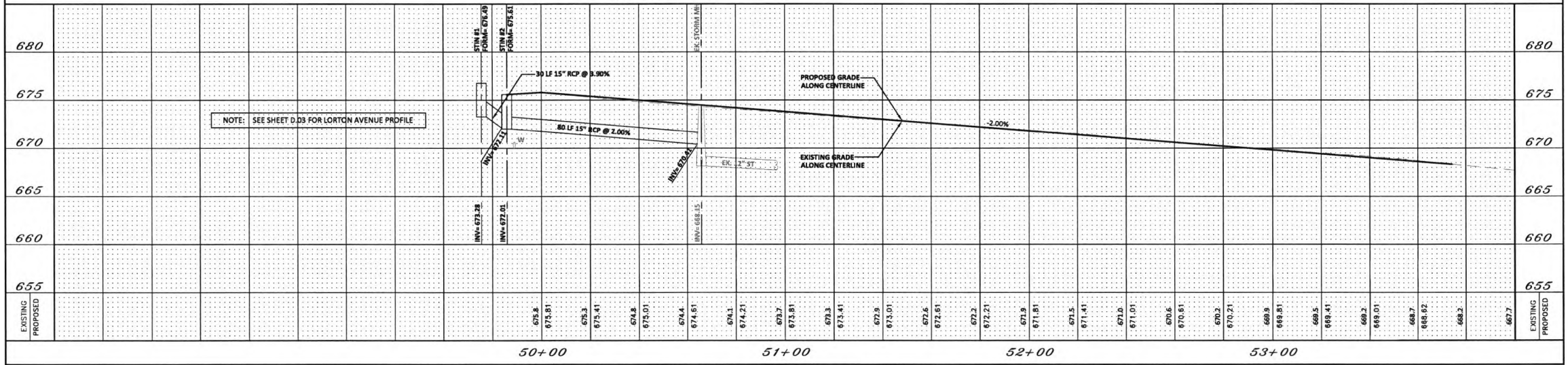
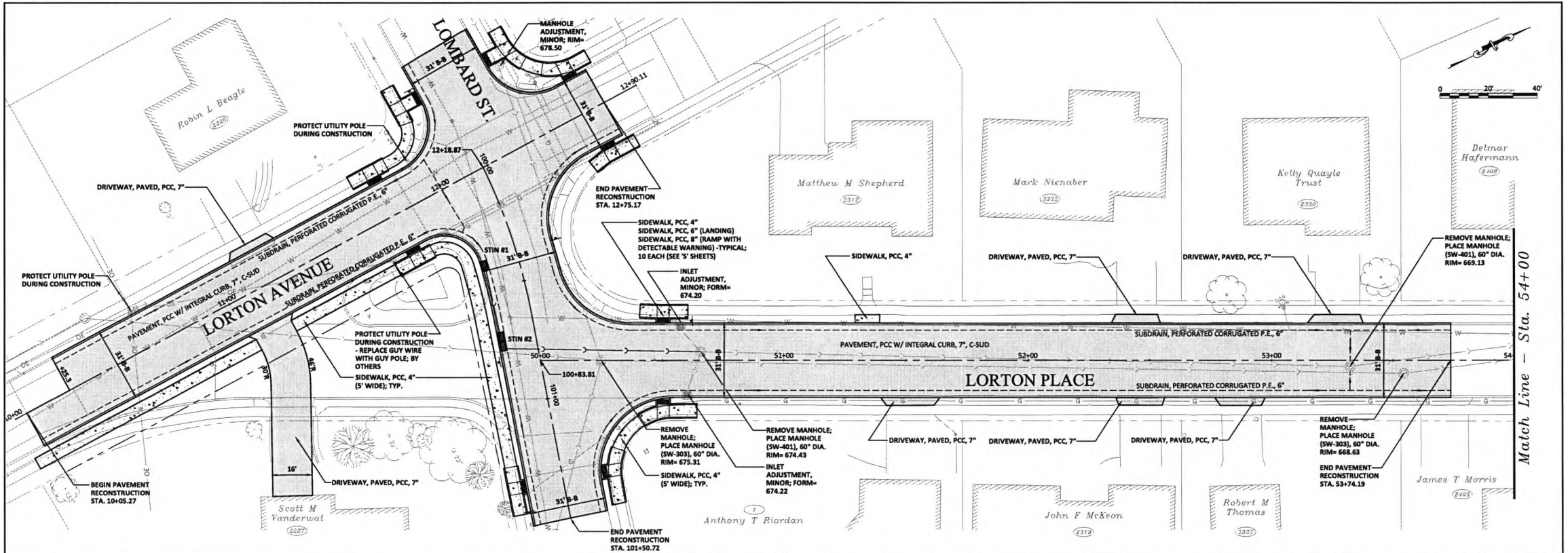
The right-of-way vacation process can take up to four months to complete and the city will submit the application once we receive this letter back signed acknowledging your willingness to accept the right-of-way vacation, assuming the vacation is approved by Council.

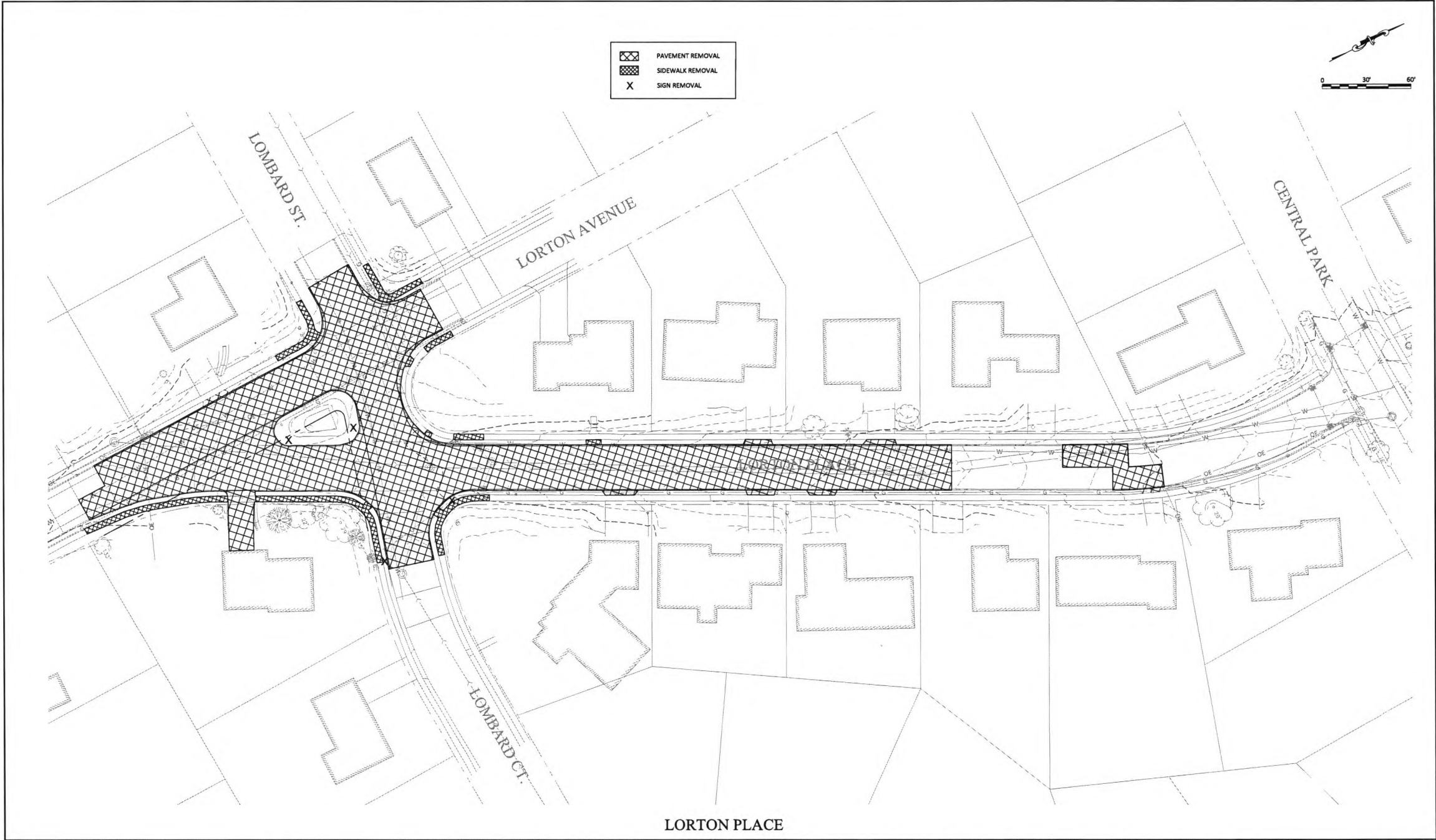
We the undersigned as owner(s) of the property of the above address have good and lawful authority to accept the proposed right-of-way vacation to said property.

Signed and dated this 8th day of March, 20 24.

Owner Signature

Owner Signature





LORTON PL. INTERSECTION RECONSTRUCTION
(AT LOMBARD ST. AND LORTON AVE.)



City of Davenport, Iowa
Engineering Division
1200 E. 46th Street
(563) 326-7729
Davenport, Iowa 52807
Fax (563) 327-5182

PROJECT NUMBER: PRJ-4135	PLOT DATE: 2/7/2024
CIP NUMBER: 35062	PLOT SCALE: 1" = 1'
REVISION:	DESIGNED BY: RAM
	DRAWN BY: RAM
	CHECKED BY: GTB
DWG FILE : Lorton Place MDL2.dwg	

REMOVAL PLAN

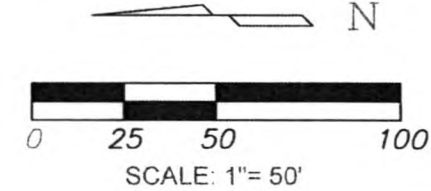
SHEET NO.
R.01
TOTAL SHEETS
15

NOTES:

1. DISTANCES IN FEET AND DECIMALS THEREOF.
2. BEARINGS SHOWN ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83)
3. FIELD WORK COMPLETED 01/23/2024

VACATION PLAT

PART OF THE LORTON PLACE IN THE THIRD ANNEX TO FAIRHAVEN,
CITY OF DAVENPORT, SCOTT COUNTY, IOWA



LEGEND

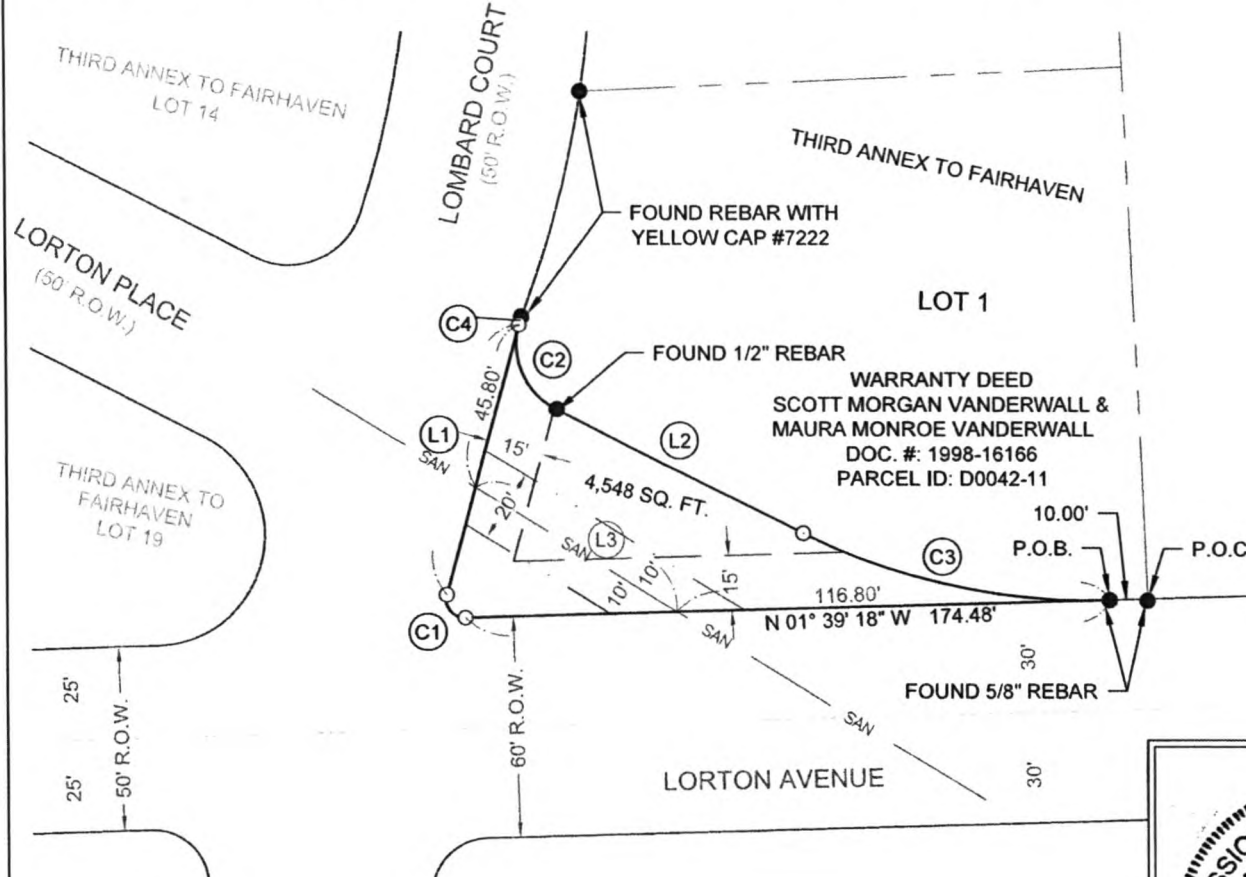
- PARCEL BOUNDARY
- - - 15' UTILITY EASEMENT
- - - 20' SANITARY EASEMENT
- SET 5/8" DIA. REBAR W/ALUMINUM CAP#27347
- FOUND MONUMENT
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

LINE TABLE

①	S 74° 57' 24" E	76.03'
②	S 26° 45' 23" W	74.61'
③	N 31° 41' 36" E	64.38'

CURVE TABLE

	RADIUS	LENGTH	DELTA	CHORD
①	5.00'	9.31'	106° 41' 53" (RT)	N 51° 41' 39" E 8.02'
②	20.00'	27.33'	78° 17' 13" (LT)	S 65° 53' 59" W 25.25'
③	171.22'	85.54'	28° 37' 32" (LT)	S 12° 18' 12" W 84.66'
④	20.00'	2.29'	06° 32' 56" (LT)	N 71° 40' 54" W 2.28'



PREPARED FOR
CITY OF DAVENPORT
ENGINEERING DEPARTMENT

SURVEYOR
WILLETT HOFMANN & ASSOCIATES
CHAD O. MACKE
1515 5TH AVENUE
MOLINE, ILLINOIS 61265

OWNER
CITY OF DAVENPORT
226 W. 4TH STREET
DAVENPORT, IA 52801

PROJECT
LORTON PL. INTERSECTION RECONSTRUCTION
CIP NO.: 35062
PROJECT NUMBER: PRJ-4135



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.

IOWA LICENSED LAND SURVEYOR NO. 27347
CHAD O. MACKE

DATE: 3/18/24

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

ENTIRE SUBMISSION IS COVERED BY THIS
SEAL UNLESS SPECIFIED BELOW.

WILLETT HOFMANN
& ASSOCIATES, INC.
ENGINEERING, ARCHITECTURAL, LAND SURVEYING
1515 5TH AVENUE, SUITE 102, MOLINE, IL 61201
314.299.5175 FAX 314.299.5176



LORTON PL. INTERSECTION
PART OF LORTON PLACE RIGHT OF WAY
DAVENPORT, SCOTT COUNTY, IOWA

VACATION PLAT

DRAWN BY: SLD
APPROVED BY: COM
DATE: March 18, 10:41am
1051M24 VACATION PLAT.dwg | PLAT PG 1

WHA PROJECT NUMBER: 1051M24

SHEET NO.
10F2

VACATION PLAT
PART OF THE LORTON PLACE IN THE THIRD ANNEX TO FAIRHAVEN,
CITY OF DAVENPORT, SCOTT COUNTY, IOWA

Parcel Description

Part of Lorton Place located in The Third Annex to Fairhaven, an addition to the City of Davenport, Scott County, Iowa being more particularly described as follows:

Commencing at the Southwest corner of Lot 1 of said Third Annex to Fairhaven, said corner is also on the east right of way line of a public roadway designated as Lorton Avenue;

Thence, North 01 degrees 39 minutes 18 seconds West, 10.00 feet on said east right of way line to the Point of Beginning;

Thence, North 01 degrees 39 minutes 18 seconds West, 174.48 feet continuing on said east right of way line to the beginning of a concave curve to the southeast, said curve having a radius of 5.00 feet, a central angle of 106 degrees 41 minutes 53 seconds to the right, and a chord that bears North 51 degrees 41 minutes 39 seconds East, 8.02 feet;

Thence on said curve 9.31 feet to a point on the south right of way line of a public roadway designated as Lombard Court;

Thence, South 74 degrees 57 minutes 24 seconds East, 76.03 feet on said south right of way line to the beginning of a non-tangent curve concave to the southeast, said curve having a radius of 20.00 feet, a central angle of 78 degrees 17 minutes 13 seconds to the left, and a chord that bears South 65 degrees 53 minutes 59 seconds West, 25.25 feet.

Thence on said curve 27.33 feet;

Thence, South 26 degrees 45 minutes 23 seconds West, 74.61 feet to the beginning of a concave curve to the east, said curve having a radius of 171.22 feet, a central angle of 28 degrees 37 minutes, 32 seconds to the left, and a chord that bears South 12 Degrees 18 minutes 12 seconds West, 84.66 feet;

Thence on said curve 85.54 feet to the point of beginning.

The above-described parcel contains 4,548 squared feet. Bearings are based on the Iowa Real Time Network (IARTN) Iowa South Zone State Plane Coordinate System (2011 Adj.)

WILLET HOFMANN
ASSOCIATES INC
ENGINEERING, ARCHITECTURE, LAND SURVEYING
1051 M24 VACATION PLAT.dwg | PLAT PG 2
71.800.317-1119 DESIGN FILE # 1051M24

LORTON PL. INTERSECTION
PART OF LORTON PLACE RIGHT OF WAY
DAVENPORT, SCOTT COUNTY, IOWA

DRAWN BY: SLD
DATE: January 29, 3:00pm
1051M24 VACATION PLAT.dwg | PLAT PG 2

APPROVED BY: COM

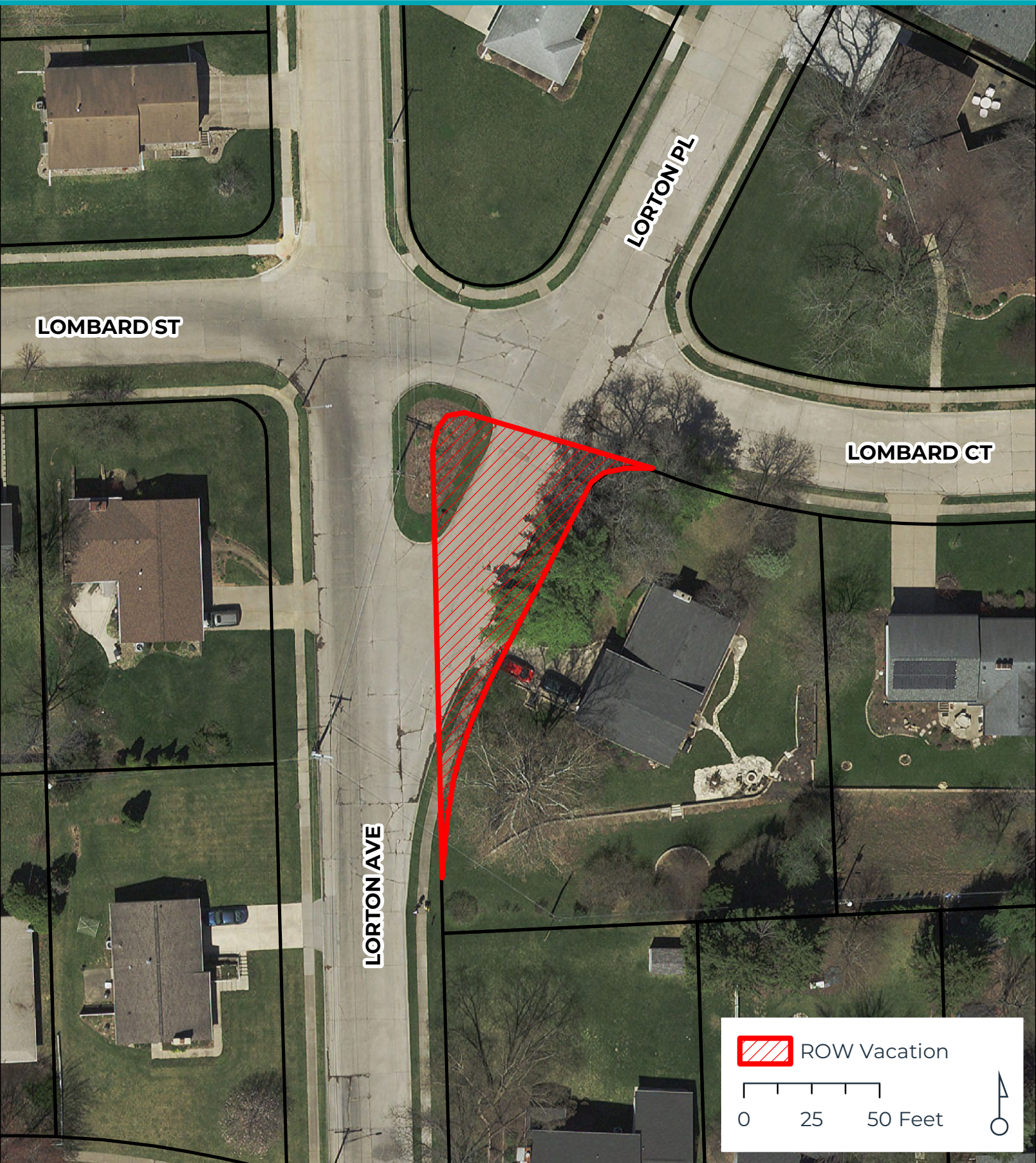
1051M24

WHA PROJECT NUMBER:

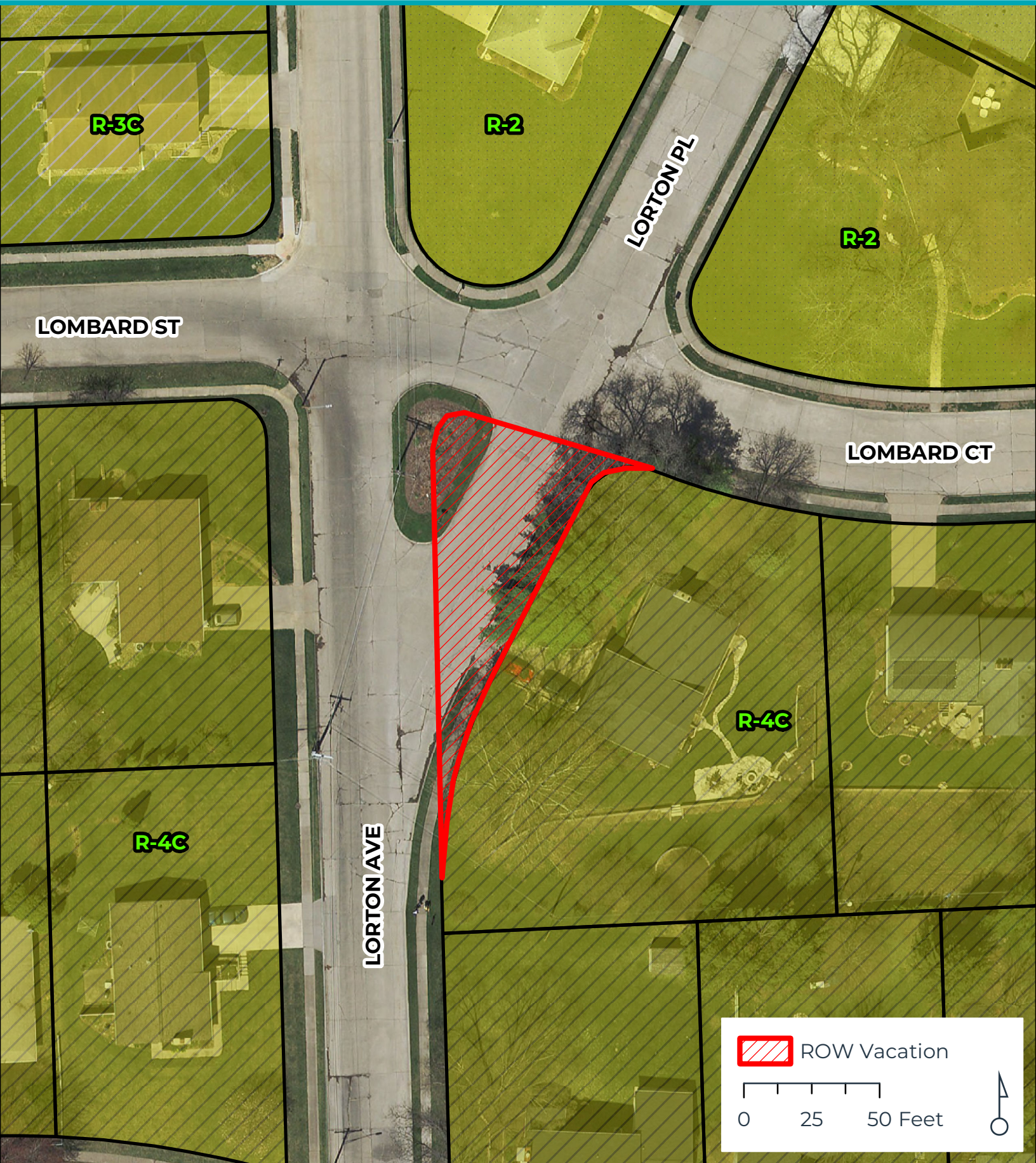
SHEET NO.
2012

Vicinity Map | Right-Of-Way Vacation

Case ROW24-02: Request of the City of Davenport to vacate a portion of Lorton Place, between Lorton Avenue and Lombard Court. [Ward 8]



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Future Land Use Map | Right-Of-Way Vacation

Case ROW24-02: Request of the City of Davenport to vacate a portion of Lorton Place, between Lorton Avenue and Lombard Court. [Ward 8]



 ROW Vacation

0 25 50 Feet





DAVENPORT

DEVELOPMENT &
NEIGHBORHOOD SERVICES

Public Hearing Notice | Plan and Zoning Commission

Date: 4/16/2024
Time: 5 PM

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

To: All property owners within 200 feet of the intersection of Lorton Place and Lombard Court.

What is this About?

This notice is being sent to inform you that a public hearing will be held for a request to vacate right-of-way. The City is petitioning that a portion of Lorton Place, between Lorton Avenue and Lombard Court, be vacated. This is in preparation for a roadway reconstruction project designed to increase safety at this intersection. The vacated portion of Lorton Place will become a landscaped front yard to the abutting property at 2227 Lorton Avenue.

Request/Case Description:

Case ROW24-02: Request of the City of Davenport to vacate a portion of Lorton Place, between Lorton Avenue and Lombard Court. [Ward 6]

What are the Next Steps after the Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on April 16, 2024. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on April 30, 2024. The Commission's recommendation will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. The City Council will ultimately decide if the property is no longer needed for City purposes, and is eligible for vacation. At that point, the City Attorney's office will negotiate with adjacent property owners to determine the appropriate way to convey the property, and possibly, purchase price. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?

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

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

Do You Have Any Questions?

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

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



Right-Of-Way Vacation | Public Hearing Notice

Case ROW24-02: Request of the City of Davenport to vacate a portion of Lorton Place, between Lorton Avenue and Lombard Court. [Ward 8]



Werderitch, Matt

From: jackmckeon@aol.com
Sent: Tuesday, April 9, 2024 1:27 PM
To: Jobgen, Ben; Planning
Subject: [EXT] Vacation of a Portion of Lorton Place

ATTENTION: This is an external email.

My name is John (Jack) McKeon. I have lived on Lorton Place in the 6th ward for over 50 years.

I support the plan to vacate a portion of Lorton Place between Lorton Avenue and Lombard Court.

This will reduce and slow traffic on Lorton Place and make our neighborhood safer. Cars going north on Lorton Avenue use Lorton Place as a shortcut to get to Forest Road thereby avoiding the stop sign at Lorton Avenue and East Central Park. Many drivers just do a rolling stop with a right turn at the end of Lorton Place.

Thank you for asking for my input.

John McKeon
2319 Lorton Place
Davenport, Iowa 52803

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
4/30/2024

Subject:

Case F24-06: Request of Fair Oaks Foods, LLC for a Final Plat of Interstate 80 Airport Industrial Park 13th Addition. The 2-lot subdivision is located at 2951 Enterprise Way on 31.58 acres. [Ward 8]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F24-06 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 final plat (with conditions recommended by City Staff) will achieve consistency with subdivision requirements.

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Remove building setback lines.
4. Include a note stating, "Stormwater detention and water quality treatment will not be required for this subdivision, but will be required upon further development of the property."

Background:

Fair Oaks Foods is developing a new facility on the 31.58 acre site. The purpose of the final plat is to separate the new factory from the utility substation proposed on the northwest corner of the property. Both lots will maintain frontage along Enterprise Way. The electric substation parcel will be accessed via a shared driveway on the Fair Oaks Foods site.

Comprehensive Plan:

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

Future Land Use Designation:

The subject property is designated as **Industry (I)** in the Davenport +2035 Future Land Use Map. This land use category 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.
The proposed Final Plat complies with the Davenport +2035 proposed land use section.

Zoning:

The subject property is 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:

1. Zoning: The I-1 Light Industrial District does not have a minimum lot area or lot width requirements. Both lots and existing/proposed uses satisfy district dimensional requirements.
2. Streets: Both lots will maintain frontage along Enterprise Way. There is a proposed 24-foot wide easement for ingress & egress across Lot 1. The easement spans a shared driveway providing access to both the industrial factory and the electric substation.
3. Storm Water: Detention for this subdivision is located in the southwest corner of Lot 1. The design was reviewed during the permitting process for the new industrial facility. The property owner will be responsible for maintenance and repair of the storm water pond.
4. Sanitary Sewer: A sanitary sewer line is located along Enterprise Way and extends the length of the east lot line.
5. Other Utilities: Normal utility services are available at this site.
6. Parks/Open Space: There are no impacts to parks/open space

Public Input:

No public hearing or public notification is required for a Final Plat.

Attachments:

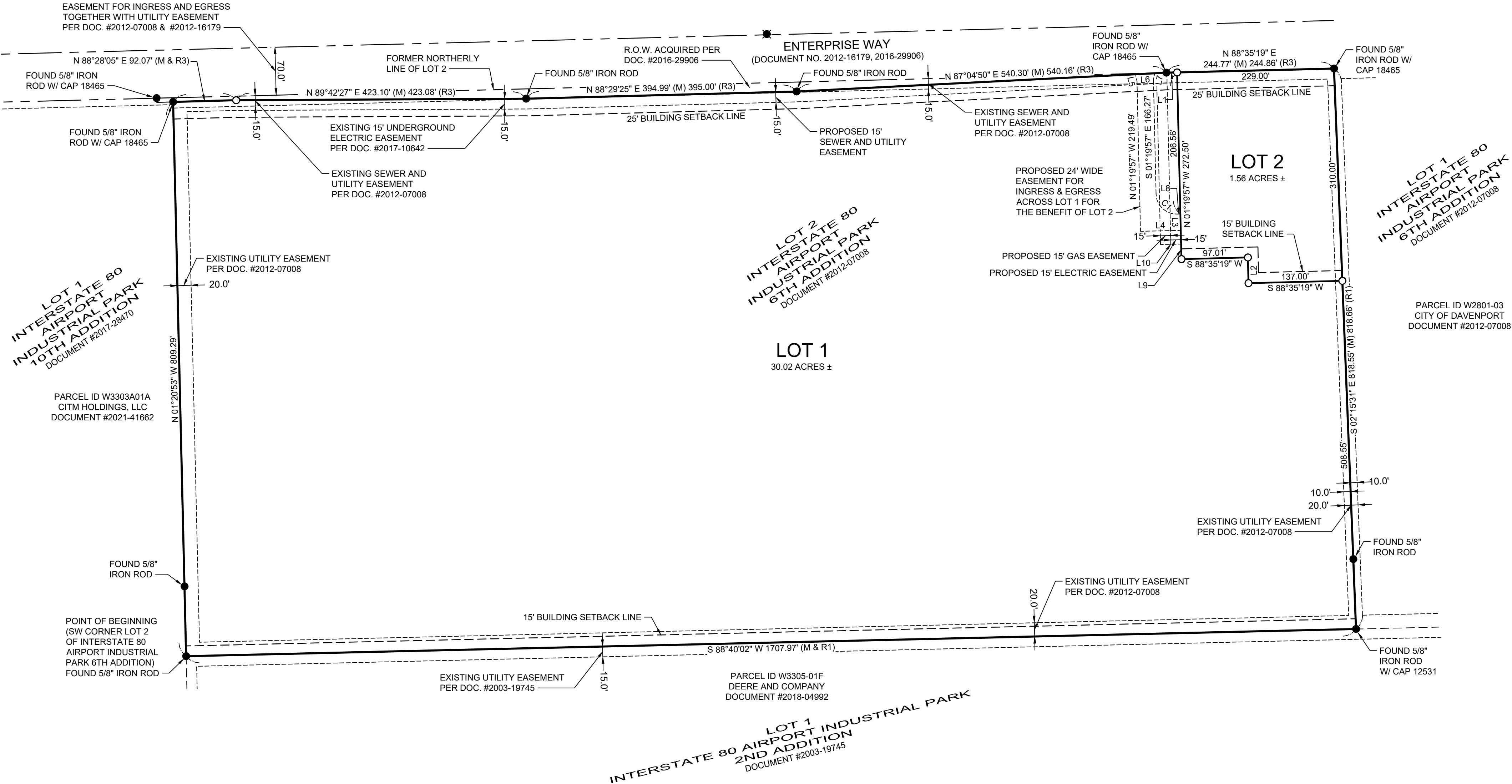
1. Final Plat
2. Maps
3. Application

FINAL PLAT
OF
INTERSTATE 80 AIRPORT
INDUSTRIAL PARK 13TH ADDITION

TO THE CITY OF DAVENPORT, IOWA

(PART OF LOT 2 OF INTERSTATE 80 AIRPORT INDUSTRIAL
PARK 6TH ADDITION TO THE CITY OF DAVENPORT, IOWA)

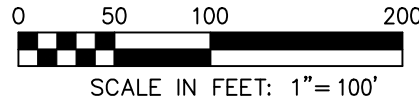
THIS SPACE RESERVED FOR RECORDER'S USE	
Index Legend	
City:	DAVENPORT
County:	SCOTT COUNTY, IOWA
Geoparcels ID:	W3307-02E
Description:	PART OF LOT 2 INTERSTATE 80 AIRPORT INDUSTRIAL PARK 6TH ADDITION
Proprietor:	FAIR OAKS FARMS, L.L.C.
Surveyed For:	ABBOTT LAND & INVESTMENT CORP.
Surveyor:	WALTER HURLBUTT
Company:	SHIVE-HATTERY INC
Return To:	2144 56TH AVENUE WEST BETTENDORF, IOWA 52722, PH: 563.635.7300



LEGEND	
●	IRON ROD - FOUND
○	IRON ROD - SET (5/8" IR W/ CAP 22020)
✱	X CUT FOUND
(R)	RECORD BEARING/DISTANCE
(M)	MEASURED BEARING/DISTANCE
POB	POINT OF BEGINNING



BASIS OF BEARING:
BASED ON NAD83, STATE
PLANE COORDINATE
SYSTEM, IOWA SOUTH
ZONE



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	15.77'	N 88°35'19" E
L2	37.47'	N 01°19'57" W
L3	24.00'	S 01°19'57" E
L4	58.83'	S 88°40'03" W
L5	10.00'	N 12°51'54" W
L6	28.00'	N 87°04'50" E
L7	10.00'	S 10°08'46" W
L8	4.83'	N 88°40'03" E
L9	22.00'	N 01°19'57" W
L10	30.00'	S 88°40'03" W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD
C1	47.12'	30.00'	S 46°19'57" E	42.43'

PLANNING & ZONING COMMISSION

BY: _____

DATE: _____

CITY OF DAVENPORT, IOWA

BY: _____

ATTEST: _____

DATE: _____

CENTRAL SCOTT TELEPHONE

BY: _____

DATE: _____

MIDAMERICAN ENERGY COMPANY

BY: _____

DATE: _____

IOWA-AMERICAN WATER COMPANY

BY: _____

DATE: _____

MEDIACOM

BY: _____

DATE: _____

METRONET

BY: _____

DATE: _____

LAND DESCRIPTION

That part of Lot 2 of Interstate 80 Airport Industrial Park 6th Addition (Plat of Subdivision recorded as Document No. 2012-07008 at the Scott County Recorder's Office), City of Davenport, Scott County, Iowa, described as follows:

Beginning at the southwest corner of said Lot 2 of Interstate 80 Airport Industrial Park 6th Addition;

thence North 01°20'53" West 809.29 feet along the west line of said Lot 2 to the southerly right-of-way of Enterprise Way, per Document No. 2016-29906;

thence North 88°28'05" East 92.07 feet along said right-of-way;

thence North 89°42'27" East 423.10 feet along said right-of-way;

thence North 88°29'25" East 394.99 feet along said right-of-way;

thence North 87°04'50" East 540.30 feet along said right-of-way to the northerly line of said Lot 2;

thence North 88°35'19" East 244.77 feet along said northerly line to the northeast corner of said Lot 2;

thence South 02°15'31" East 818.55 feet along the east line of Lot 2 to the southeast corner of said Lot 2;

thence South 88°40'02" West 1707.97 feet along the south line of said Lot 2 to the Point of Beginning and containing 31.58 acres more or less.

SURVEYOR'S NOTES

- This subdivision contains 31.58 acres more or less.
- This property is zoned I-1 (Light Industrial) and has the following setback requirements, per Table 17.06-1 in the City of Davenport Municipal Code:
Front Setback = 25 feet
Interior Side Setback - none, unless abutting a residential district, then 25 feet
Corner Side Setback = 20 feet
Rear Setback = 15 feet
- This property is located in FEMA Flood Zone X (Area of Minimal Flood Hazard) as shown on Flood Insurance Rate Map 19163C0355G, dated March 23, 2021.
- Reference documents:
R1: Plat of Subdivision for Interstate 80 Airport Industrial Park 6th Addition (Document No. 2012-07008)
R2: Plat of Right of Way (Document No. 2016-29906)
R3: Plat of Survey (Document No. 2020-01308)

	I HEREBY CERTIFY THAT THIS LAND SURVEY DOCUMENT WAS PREPARED AND THE RELATED SURVEYING WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
	SIGNATURE: WALTER T. HURLBUTT DATE: _____ LICENSE NUMBER: P22020 MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2025 SHEETS OR DIVISIONS COVERED BY THIS SEAL: B1.01

INTERSTATE 80 AIRPORT
INDUSTRIAL PARK 13TH ADDITION

DRAWN BY	SSP
APPROVED BY	WTH
ISSUED FOR	REVIEW
ISSUE DATE	4/3/2024
PROJECT NUMBER	2240005540
FIELD BOOK	646

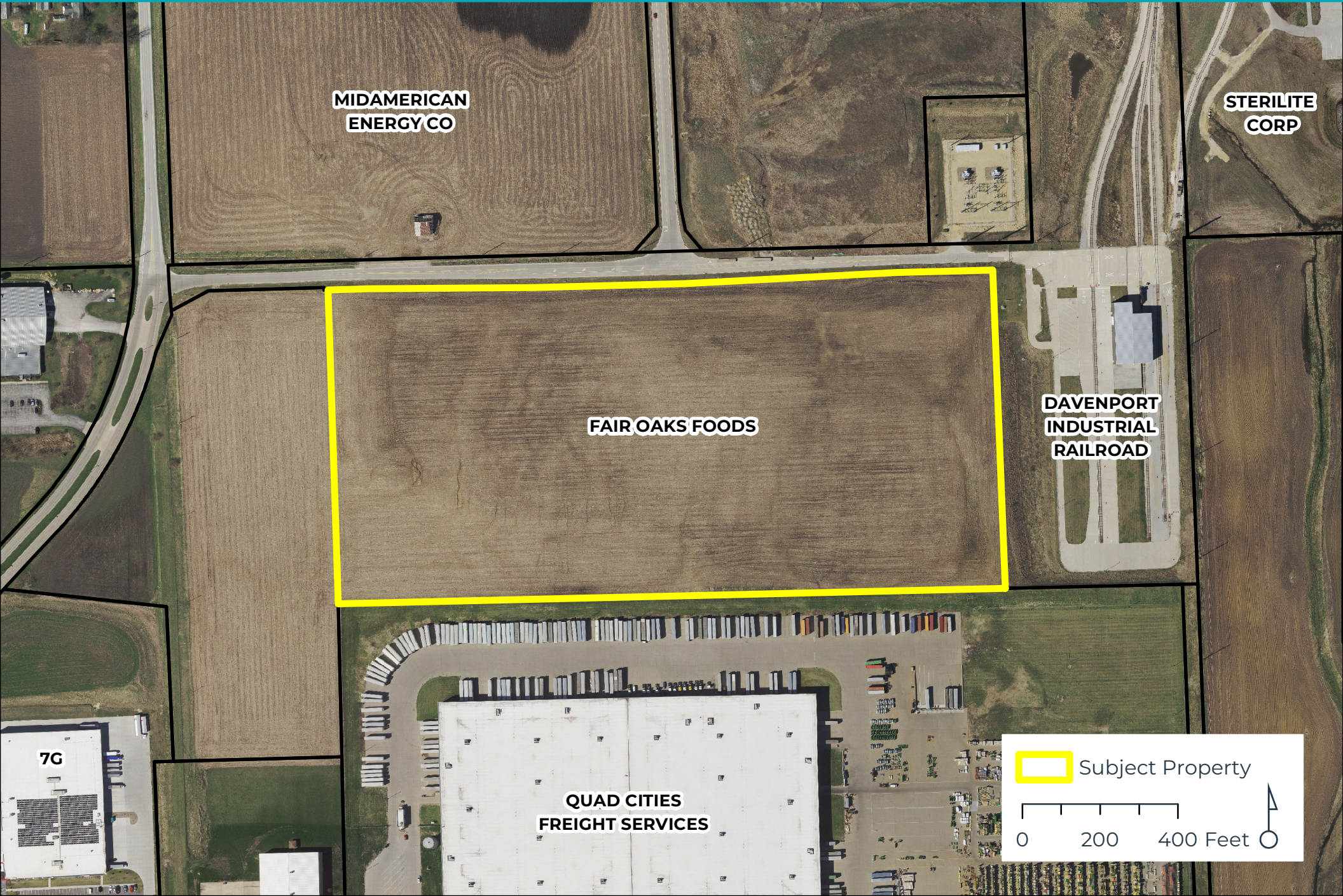
FINAL PLAT

B1.01



Vicinity Map | Case F24-06

Request of Fair Oaks Foods, LLC for a Final Plat of Interstate 80 Airport Industrial Park 13th Addition. The 2-lot subdivision is located at 1500 West 76th Street on 19.3 acres. [Ward 8]



MIDAMERICAN
ENERGY CO

STERILITE
CORP

FAIR OAKS FOODS

DAVENPORT
INDUSTRIAL
RAILROAD

7G

QUAD CITIES
FREIGHT SERVICES

 Subject Property

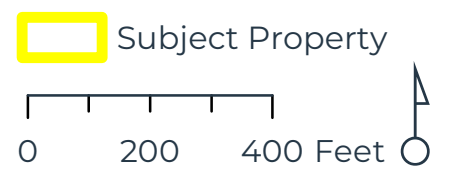
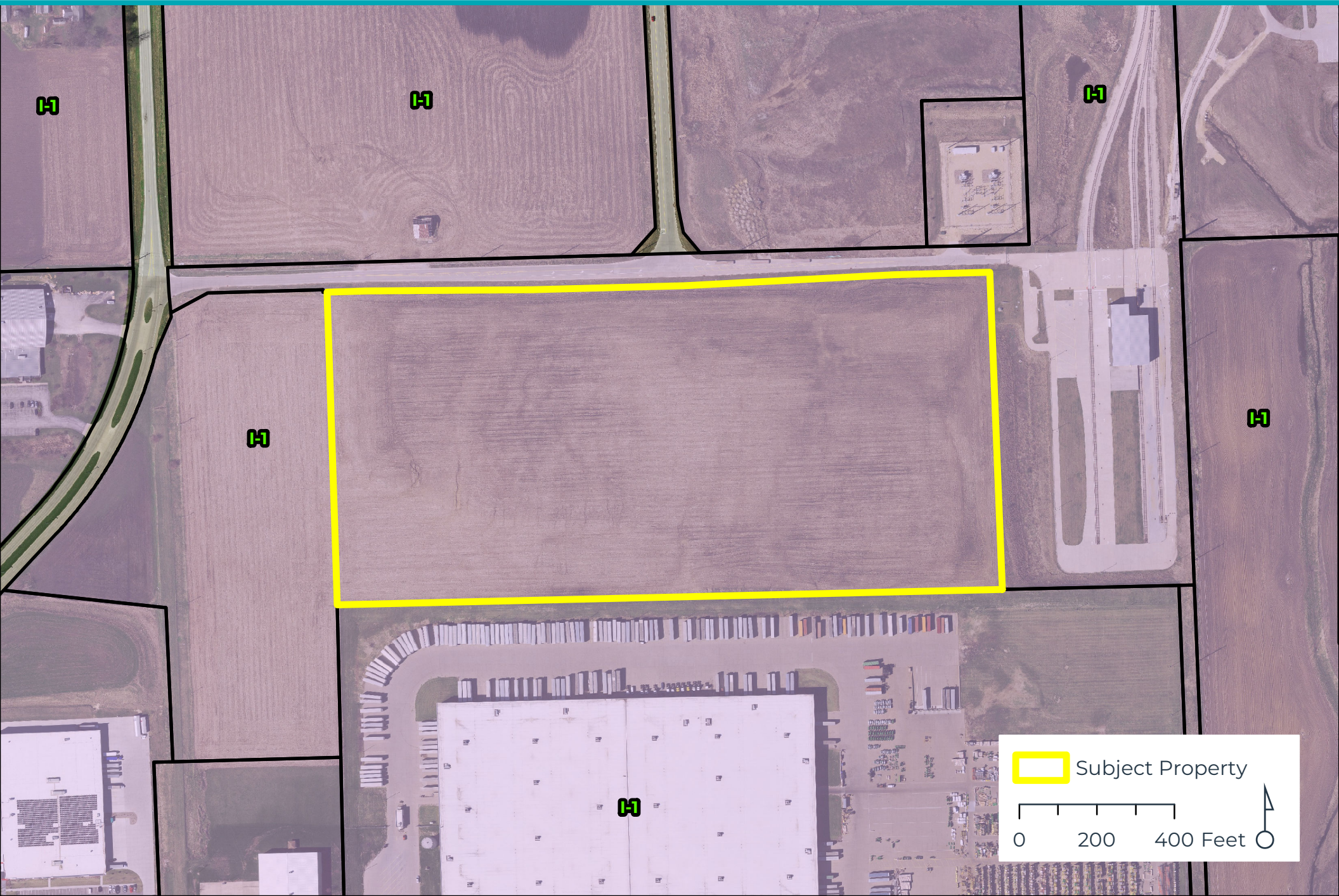
0 200 400 Feet 



THE CITY OF
DAVENPORT
IOWA | USA

Zoning Map | Case F24-06

Request of Fair Oaks Foods, LLC for a Final Plat of Interstate 80 Airport Industrial Park 13th Addition. The 2-lot subdivision is located at 1500 West 76th Street on 19.3 acres. [Ward 8]

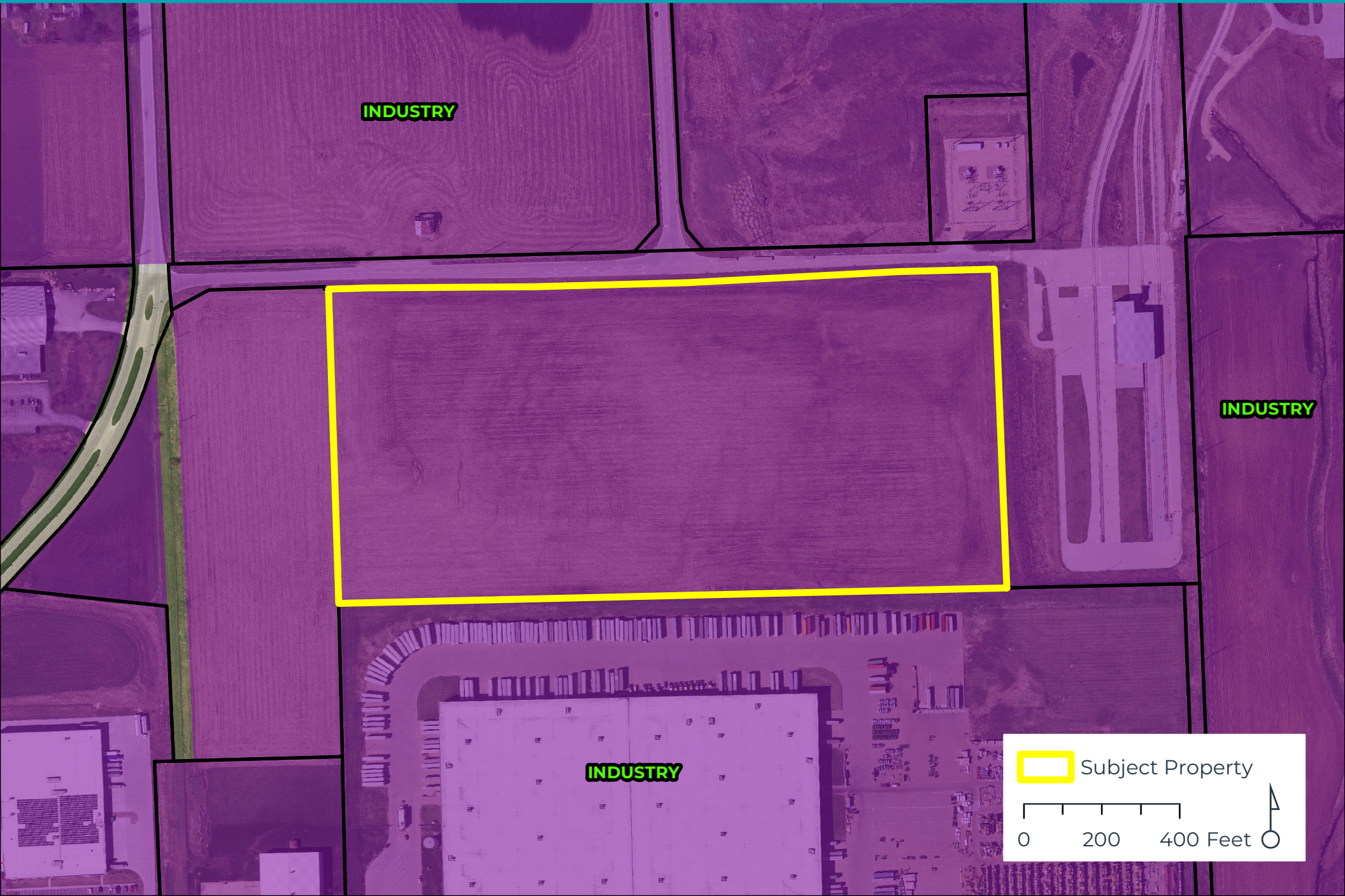




THE CITY OF
DAVENPORT
IOWA | USA

Future Land Use Map | Case F24-06

Request of Fair Oaks Foods, LLC for a Final Plat of Interstate 80 Airport Industrial Park 13th Addition. The 2-lot subdivision is located at 1500 West 76th Street on 19.3 acres. [Ward 8]



INDUSTRY

INDUSTRY

INDUSTRY

 Subject Property

0 200 400 Feet 



CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
SUBDIVISION PLAT
(LAND DIVISION)

APPLICANT INFORMATION

Applicant Name
Fair Oaks Foods, L.L.C

Address
7600 95th Street

City | State | Zip
Pleasant Prairie, WI 53158

Phone
(262) 942-4250

Secondary Phone
(262) 945-9202

E-Mail Address
rlevy@fairoaksfoods.com

Acceptance of Applicant

I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for all development review costs, including but not limited to a traffic study.

Randy Levy

Print Applicant's Name



Applicant's Signature

04/04/2024

Date

SUBDIVISION NAME

Interstate 80 Airport Industrial Park 13th Addition

LOCATION DESCRIPTION

2951 Enterprise Way (Parcel W3307-02E)

SUBMITTED

04/04/2024

NUMBER OF LOTS BY USE TYPE

2

ACRES

31.58

STREETS ADDED

None

PLAT TYPE SUBMITTED:

PRELIMINARY PLAT: §16.16 Requirements ☐

FINAL PLAT: §16.20 Requirements ☒

PRELIMINARY PLAT REQUIREMENTS:

Preliminary Plat ☐

Contours (2') & Infrastructure (pre/post) ☐

FINAL PLAT REQUIREMENTS:

Platting Certificates per §354.11 State Code ☐

Final Plat ☒

GENERAL REQUIREMENTS:

Authorization to Act as Applicant, if needed ☒

Application Fee (REQUIRED) ☒

Subdivision Platting Fee Schedule

Number of Lots	Fee
1 lot to 10' lots	\$400 plus \$25/lot
11 to 25 lots	\$700 plus \$25/lot
26 or more lots	\$1,000 plus \$25/lot

Submit this form, and any questions, to DNS Planning Division at
planning@davenportiowa.com

DEVELOPMENT TEAM

Developer / Project Manager

Abbott Land & Investment Corp.

Address

2250 Southwind Blvd., Bartlett, IL 60103

Phone

(630) 497-9440

Secondary Phone

(630) 263-2100

E-Mail Address

dean@abbottland.com

Owner

Fair Oaks Farms, L.L.C.

Address

7600 95th Street, Pleasant Prairie, WI 53158

Phone

(262) 942-4250

Secondary Phone

(262) 945-9202

E-Mail Address

rlevy@fairoaksfoods.com

Engineer

Shive Hattery (surveyor)

Address

2144 56th Ave W, Bettendorf, IA 52722

Phone

(563) 635-7276

Secondary Phone

E-Mail Address

spedersen@shive-hattery.com

Attorney

Address

Phone

Secondary Phone

E-Mail Address

Authorization to Act as Applicant

I/We, Randy Levy - CFO

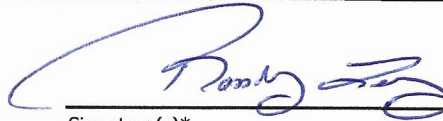
[as property owner(s)]

authorize Jennifer Radloff, Walter Hurlbutt, Seth Pedersen

[the above person(s)]

to act as applicant, representing me/us before the City Plan & Zoning Commission

for the property located at 2951 Enterprise Way (Parcel W3307-02E)



Signature(s)*

*Please note: original signature(s) are required signed in front of a Notary.

Notarization:

4/4/2024

Date

State of Wisconsin,

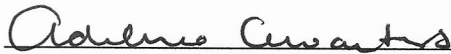
County of Kenosha,

Sworn and subscribed before me

this 4th day of April, 2024.

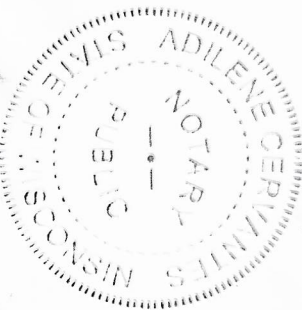
Personally Known

[identification type]



Notary Public

My Commission Expires: 9/15/2026



P&Z Subdivision Calendar | 2024

PLAN & ZONING COMMISSION | CITY OF DAVENPORT IOWA

SUBDIVISION SUBMITTAL DEADLINE	PLAN & ZONING COMMISSION MEETING	REQUIRED CERTIFICATES DUE	COMMITTEE- OF-THE- WHOLE (COW)	CITY COUNCIL MEETING
12:00 PM - Thursday	5:00 PM - Tuesday	12:00PM - Wednesday	5:30 PM - Wednesday	5:30 PM - Wednesday
10/19/23	11/14/23	12/13/23	12/20/23 *	12/27/23 *
11/22/23 *	12/05/23	12/27/23	01/03/24	01/10/24
11/23/23	12/19/23	01/10/24	01/17/24	01/24/24
12/19/23 *	01/02/24	01/31/24	02/07/24	02/14/24
12/21/23	01/16/24	02/14/24	02/21/24	02/28/24
01/11/24	02/06/24	02/28/24	03/06/24	03/13/24
01/25/24	02/20/24	03/13/24	03/20/24	03/27/24
02/08/24	03/05/24	03/27/24	04/03/24	04/10/24
02/22/24	03/19/24	04/10/24	04/17/24	04/24/24
03/07/24	04/02/24	04/24/24	05/01/24	05/08/24
03/21/24	04/16/24	05/08/24	05/15/24	05/22/24
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12/26/24	01/21/25	02/12/25	02/19/25	02/26/25
01/09/25	02/04/25	02/26/25	03/05/25	03/12/25
01/23/25	02/18/25	03/12/25	03/19/25	03/26/25

*Submission and meeting dates may be changed or cancelled due to holiday

1. Subdivisions are submitted to the City's Electronic (Eplan) Review Portal at: www.davenportiowa.com/eplan
2. The Applicant will receive comments back prior to the Plan & Zoning Commission meeting
3. Plats must be resubmitted in Eplan to ensure all conditions have been met prior to going on Committee of the Whole agenda
4. Certificates, as listed in Section 16.20.020, are required prior to being placed on the Committee of the Whole agenda
5. Conditions must be met and utility signatures are required on the plat prior to the City signatures
6. No infrastructure improvements are permitted prior to the City Council approval of the final plat
7. Please see Scott County, Iowa Subdivision Platting Documents Required for recording:

<https://www.scottcountyiowa.gov/recorder/plats-surveys>