

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, June 18, 2024; 5:00 PM

Davenport Police Department | 416 N Harrison St | Community Room

- I. Roll Call
- II. Report of the City Council Activity
- III. Secretary's Report
 - 1. Consideration of the June 4, 2024 meeting minutes.
- IV. Report of the Comprehensive Plan Committee
- V. Zoning Activity
 - A. Old Business
 - B. New Business
 - 1. Case REZ24-02: Request of Riverview Heights, LLC to rezone approximately 1.47 acres of land located on the north side of the 700 block of East 6th Street from R-4C Single-Family and Two-Family Central Residential Zoning District to R-MF Multi-Family Residential District. [Ward 3]
 - 2. Case ORD24-03 : Request of Grace Real Estate to amend the Principal Use Standards for Neighborhood Commercial Establishment in Section 17.08.030V of the Davenport Zoning Code to add Day Care Center and Medical/Dental Office as permitted uses within a Neighborhood Commercial Establishment. [All Wards]
- VI. Subdivision Activity
 - 1. Case F24-06: Request of Entertainment Tonite LC for a Final Plat of Truckland Industrial Park 2nd Addition. The 2-lot subdivision is located at 3680 West 83rd Street on 2.81 acres. [Ward 2]
 - A. Old Business
 - B. New Business
- 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
6/18/2024

Subject:
Consideration of the June 4, 2024 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The June 4, 2024 meeting minutes are attached.

Attachments:
1. Meeting Minutes 6-4-24

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, JUNE 4, 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, Schilling, Johnson, Eikleberry, Dunlop, Thomas, Garrington, Tallman, Maness

Absent: Schneider

Staff: Berkley, Werderitch

II. New Business

- A. Case REZ24-02: Request of Riverview Heights, LLC to rezone approximately 1.47 acres of land located on the north side of the 700 block of East 6th Street from R-4C Single-Family and Two-Family Central Residential Zoning District to R-MF Multi-Family Residential District. [Ward 3]

Staff presented an overview of the request and history of past attempts to develop the property. The City received an offer from a local development team led by Jim Thomson to acquire the properties to develop four new 4-unit apartments (16 units total). The subject property consists of six vacant lots located at the northwest corner of East 6th Street and Sylvan Avenue. The current zoning designation permits only a single or two-family dwelling on each lot. The applicant intends to combine the parcels to create a larger 1.47-acre site suitable for four multi-family buildings. A total of 16 units are proposed, 4 units per building. The townhomes are anticipated to include three-bedroom and single-bedroom units, averaging 1,500 square feet of living area. Renderings provided by the petitioner show each dwelling with a patio or elevated deck as well as garage space. To facilitate this style and density of development, the property requires a rezoning to the R-MF Multi-Family Residential District.

Commissioners inquired about the history of the site, condition of 7th Street, traffic impacts, density of development, stormwater management, and phasing of construction.

Andrew Dasso, Streamline Architects, was in attendance to answer questions on behalf of the petitioner. He discussed the conceptual design and site layout of the proposed market rate apartments.

Several members of the public were in attendance to speak in opposition to the request. Topics of concern included the density of development, preference for owner occupied single-family housing, traffic, congestion, availability of parking, safety, maintenance of 7th Street, and stormwater management.

With no additional comments, the public hearing closed.

- B. Case ORD24-03 : Request of Grace Real Estate to amend the Principal Use Standards for Neighborhood Commercial Establishment in Section 17.08.030V of the Davenport Zoning Code to add Day Care Center and Medical/Dental Office as permitted uses within a Neighborhood Commercial Establishment. [All Wards]

City staff received an Application for a Zoning Text Amendment from a property owner requesting an amendment to allow "Day Care Center" and "Medical/Dental Office" as permitted uses under the definition of "Neighborhood Commercial Establishment". The proposed zoning text amendment will impact all properties throughout Davenport where Neighborhood Commercial Establishments are allowed. City staff explored options with the petitioner, including rezoning their property. However, a Zoning Text Amendment was deemed the most appropriate option as there are existing nonresidential buildings where adaptive reuse is appropriate. Staff consider this to be a city-wide issue, rather than specific to the petitioner's property.

Brett Vacek, representative of the applicant, was in attendance to discuss the purpose of the text amendment and to answer questions.

Commissioners discussed permitted uses in neighborhood commercial establishments.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

- I. Roll Call
Present: Inghram, Hepner, Schilling, Johnson, Eikleberry, Dunlop, Thomas, Garrington, Tallman, Maness
Absent: Schneider
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 May 14, 2024 meeting minutes.

Motion by Tallman, second by Garrington, to approve the May 14, 2024 meeting minutes. Motion to approve was unanimous by voice vote (9-0).

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 ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]

Staff presented an overview of the request. The Davenport Community School District is petitioning to vacate West 5th Street, between Cedar Street and Howell Street. The purpose of the vacation is to facilitate the redevelopment of Smart Middle School. A concept plan has been provided by the applicant detailing the proposed footprint of the new building along with the location of parking lots, bus drop-off lanes, and athletic amenities. This section of 5th Street is approximately 80 feet in width and accommodates two-way traffic. There are 90-degree (head-in) parking spaces along the north and south sides of the roadway. City staff analyzed the potential traffic impacts this closure may have on the neighborhood transportation network.

Staff recommended the City Plan and Zoning Commission accept the listed findings to vacate West 5th Street, between Cedar Street and Howell Street, in Case ROW24-03 to the City Council with a recommendation for approval, subject to the following findings and condition:

Findings:

1. Vacating the right-of-way facilitates the redevelopment of Smart Middle School.

2. All utilities within the public right-of-way will be removed or relocated prior to development.
3. Based on the conceptual redevelopment plan for Smart Middle School, drop-off and pick-up will be shifted onto school grounds.
4. Converting Cedar Street to two-way traffic will mitigate traffic concerns in the area.

Condition:

1. All existing utilities located within the Right-of-Way, which are subject to vacation, shall be granted access for the maintenance of such utilities until their relocation has been completed.

John Mahon, Bray Architects, was in attendance to answer questions on behalf of the school district.

Motion by Inghram, second by Hepner, to approve staff recommendation and condition in Case ROW24-03. Motion to approve was unanimous by voice vote (9-0).

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 (9-0).

The meeting adjourned at 6:01 pm.

City of Davenport

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

Action / Date
6/18/2024

Subject:

Case REZ24-02: Request of Riverview Heights, LLC to rezone approximately 1.47 acres of land located on the north side of the 700 block of East 6th Street from R-4C Single-Family and Two-Family Central Residential Zoning District to R-MF Multi-Family Residential District. [Ward 3]

Recommendation:

Staff recommends Case REZ24-02 be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions.

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Residential General.
2. The proposed zoning map amendment to R-MF Multi-Family Residential District is compatible with the zoning of nearby developed property.
3. With the proposed conditions, the zoning map amendment will enable the vacant site to be developed in a manner consistent with the surrounding area.
4. The proposed amendment will not negatively impact the public health, safety, and welfare of the City.
5. Rezoning the property to R-MF Multi-Family Residential District does not create any nonconformities.

Conditions:

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

Background:

Site Overview:

The subject properties are vacant lots that were acquired by the City over a period of decades as they were demolished. In the 1990s, working with the LeClaire Heights Neighborhood, the intent was to seek redevelopment as single-family, owner-occupied housing. Despite several available incentives, there was little interest in the market.

By the 2010s, hoping to capture popular interest in "smaller houses", a Request for Proposals was issued by the City. No proposals were received. In 2017, local architect Andrew Dasso proposed building several single-family houses. The City Council approved the sale for \$1 with reversion language if the project was not able to move forward. Ultimately, they were not able to secure financing and the properties reverted to the City in 2019.

The City has now received an offer (at appraised/assessed value) from a local development team led by Jim Thomson to acquire the properties to develop four new 4-unit apartment buildings (16 units total). The offer and the attached Development Agreement are conditioned upon several components.

First, the current zoning does not allow a four-unit building, so the developer plans to apply to rezone to multi-family housing. Second, the back (or north) side of the property is bounded by East 7th Street, which is brick, designated as historic, is in need of work, and is narrow, functioning essentially like an alley. The developer plans to make repairs as it would be the primary access point, but intends to request that the historic designation be removed to allow the repairs to be made as asphalt or concrete to reduce development costs. Lastly, as a street, City code would require that sidewalks be installed along East 7th Street. The developer intends to request that this requirement be waived by City Council in this circumstance.

These are all separate actions subject to further review. In addition, the developer hopes to apply for Iowa Workforce Housing Tax Credits later this spring. Ultimately, if the developer is successful on all of the above, the sale of these properties could occur later this summer with completion of work anticipated in 2026, but no later than 2027. If the developer is unsuccessful in the above and/or fails to meet the timelines in the proposed Agreement, the conveyance will not occur or will revert accordingly.

Why is a Zoning Map Amendment Required?

The subject property consists of six vacant lots located at the northwest corner of East 6th Street and Sylvan Avenue. The current zoning designation permits only a single or two-family dwelling on each lot. The applicant intends to combine the parcels to create a larger 1.47 acre site suitable for four multi-family buildings. A total of 16 units are proposed, 4 units per building. The apartments are anticipated to include three-bedroom and single-bedroom units, averaging 1,500 square feet of living area. Renderings provided by the petitioner show each dwelling with a patio or elevated deck as well as garage space. To facilitate this style and density of development, the property requires a rezoning to the R-MF Multi-Family Residential District.

Comprehensive Plan:

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

1. **Residential General (RG)** - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and

density, with the exception along edges and transition areas, where higher intensity may be considered.

Zoning:

The applicant is proposing a rezoning from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District.

1. **R-4C Single-Family and Two-Family Central Residential District:** This zoning district is intended to preserve and protect Davenport's dense, centrally located, established urban residential neighborhoods. Standards of the R-4C District are intended to ensure that new development is complementary to the existing developed character of these neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4C District.
2. **R-MF Multi-Family Residential District:** This zoning district is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types including single-family dwellings, semi-detached dwellings, two-family dwellings, townhomes and multi-family dwellings. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-MF District.

Technical Review:

City Departments are reviewing the proposed Zoning Map Amendment Application. Further comments will be provided at the June 18th Plan and Zoning Commission meeting.

Approval Standards for Map Amendments (Chapter 17.14.040)

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

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

- Staff Response: The property is designated as Residential General (RG) in the Davenport +2035 Land Use Plan. Since the Comprehensive Plan designated areas as a whole, the East Bluff Neighborhood is classified as Residential General, starting on the north side of Federal Street and Charlotte Street. Established neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, except for edges and transition areas, where higher intensity may be considered. Rezoning the property to R-MF Multi-Family Residential District does not require an amendment to the Future Land Use Map. It is generally encouraged to have higher density near downtown and the urban core. It is staff's opinion that the proposed amendment is consistent with the Comprehensive Plan and adopted land use policies.

2. The compatibility with the zoning of nearby property.

- Staff Response: The existing neighborhood consists of properties predominantly

zoned R-4C Single-Family and Two-Family Central Residential District. The subject property is buffered by the C-D Downtown District and I-MU Industrial Mixed-Use District by a residential block to the south. There are scattered properties within the East Bluff Neighborhood zoned R-MF Multi-Family Residential, with the closest lot located at the southeast corner of Farnam Street and 8th Street. There are also several properties along Tremont Avenue zoned for multifamily residential dwellings, most notably St. Katherine's Senior Apartments. Due to the proximity of nearby properties zoned R-MF Multi-Family Residential District, it is staff's opinion that the request is compatible with the zoning of nearby property.

3. The compatibility with established neighborhood character.

- Staff Response: The established neighborhood character of East 6th Street, between Farnam Street and Tremont Avenue, is a mixture of single-family and two-family dwellings. The neighborhood consists of both single and two-story structures. Given the topography of the bluff, homes north of 6th Street appear taller than the adjacent structures south of the street despite having the same number of floors. The proposed 4-unit buildings on the subject site are one and half levels, with a walkout basement along 6th Street. The R-MF District has a maximum building height of 70 feet. Staff is recommending a condition to limit the maximum building height to 35 feet, which matches the maximum building height of the R-4C District. Staff believe a building over 35 feet in height at this site would not fit the context and scale of the surrounding neighborhood. With a condition restricting building height, it is staff's opinion that the proposed zoning district is compatible with the established neighborhood character.

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

- Staff Response: The R-MF Multi-Family Residential District permits one dwelling unit per 1,500 square feet of lot area. Based on this calculation, a total of 42 units are permitted on the 1.47-acre subject property. Under the current zoning designation, the land can be further subdivided to create ten developable lots, each with a two-family dwelling. This would facilitate the potential development of up to twenty housing units. Given the applicants' proposed site and building plans, staff are recommending a condition that no more than sixteen dwelling units be established on the property. Reducing the number of units, from 42 to 16, keeps the development more aligned with the character of abutting homes and scattered multifamily dwellings.
- Rezoning the property to create four 4-unit multifamily dwellings will not be detrimental to the surrounding area, which currently has a mixture of housing types. Staff believe the density and scale of development allowed by-right in the R-MF District may create undue burden on adjacent property owners. To mitigate concerns, staff are recommending conditions limiting building heights and the number of housing units. With a condition limiting the number of multifamily units permitted on the site, the density of housing will have minimal impact on adjacent property owners.
- Residents have expressed a desire for single-family owner-occupied housing, rather than rental properties. It should be noted that the Zoning Ordinance does not regulate owner occupancy of a housing unit. It is staff's opinion that the proposed zoning map amendment will not negatively impact the public health,

safety, and welfare of the City.

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

- Staff Response: The existing zoning district allows for the development of single and two-family housing. The property has been vacant since the 1990s. There have been several attempts to develop single-family homes on the site. However, past projects have not materialized due to financial viability. As conditioned, it is staff's opinion that the proposed zoning map amendment will enable the vacant site to be developed in a manner consistent with the surrounding neighborhood.

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

- Staff Response: The existing site consists of six vacant parcels. Once combined into a single developable lot, the land will comply with the R-MF Multi-Family Residential District dimensional standards for certain uses. The site is 1.47 acres and approximately 150 feet in depth. Any redevelopment of the site shall be in accordance with applicable city codes and meet the standards of the R-MF District. It is staff's opinion that the proposed amendment will not create any nonconformities following the consolidation of parcels.

Public Input:

Letters were sent to property owners within 200 feet of the proposed request notifying them of the May 29th neighborhood meeting and the June 4th Plan and Zoning Commission Public Hearing.

Approximately seven members of the public attended the neighborhood meeting. City staff, the applicant, project architect, and an elected official were also in attendance to answer questions and facilitate discussion. The residents were generally opposed to the development and cited the following concerns:

1. Preference for single-family dwellings that are consistent with the character of the neighborhood.
2. Introducing rental units to the neighborhood. Preference for homeownership.
3. Management of the property following development and potential ownership changes.
4. Opposition to the proposed density and scale of development.
5. The proposed multi-family design does not fit the context of the area.
6. Residents were opposed to a sidewalk waiver, citing pedestrian safety.
7. Concerns over increased traffic, congestion, and safety.
8. The following comments were made regarding East 7th Street:
 - a. The narrowness of 7th Street and its ability to accommodate additional traffic.
 - b. Preference to preserve 7th Street as a historic brick street. Opposition to repaving the road with concrete or asphalt.
 - c. Desire for sidewalks to be installed on 7th Street.

Following the public hearing, an abutting property owner submitted a formal protest petition signed by eleven individuals.

Attachments:

1. Application
2. Maps
3. Renderings
4. Multi-Family Building Plan
5. Public Notice
6. Neighborhood Meeting Attendance Sheet
7. Protest Petition
8. Map of Protesting Property Owners
9. 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
REZONING
(MAP AMENDMENT)

APPLICANT INFORMATION	
Applicant Name Riverview Heights, LLC (Jim Thomson)	
Address 2604 E 40th St	
City State Zip Davenport, IA 52807	
Phone (563) 650-2046	
Secondary Phone	
E-Mail Address JKT@Lmprop.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. Type Applicant's Name _____ Applicant's Signature _____ Date _____	
DEVELOPMENT TEAM	
Property Owner City of Davenport	
Address 226 W 4th Street Davenport	
Phone	Secondary Phone
E-Mail Address	
Project Manager/Other	
Address	
Phone	Secondary Phone
E-Mail Address	

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING
04/29/2024	05/09/2024	06/04/2024

PROJECT TITLE			
Riverview Heights			

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION			
722, 728, 734, 742, 746, and 752 E 6th Street			

NEIGHBORHOOD MEETING DATE / TIME / LOCATION			
5/29/24	6:00 pm	LeClaire House	

ZONING DISTRICTS	EXISTING	PROPOSED	SQ. AREA
	R-4C	R-MF	64231

COMPLETE SUBMITTALS SHALL INCLUDE:	SUBMITTED
Concept/Development Plan	☒
Authorization to Act as Applicant* *only needed if the Applicant is different than the owner	☒
Legal Description* (bearing & distance) * shall include a MS Word or Text file	☒
Legal Description Dimensioned Sketch	☒
Application Fee* (REQUIRED) * (check payable to 'City of Davenport')	☐

Rezoning Fee Schedule	
Land Area	Fee
Less than 1 acre	\$400
1 to less than 10 acres	\$750 plus \$25/acre
10 acres or more	\$1,000 plus \$25/acre

1 to 3 site notice signs are required based on lot size; \$10 each

PROJECT NARRATIVE: (submit separate sheet if needed)

Four separate buildings, with each building housing four units per building. The townhomes are anticipated to include three bedroom- and single-bedroom units, averaging approximately 1,500 sq. ft. of living area with each dwelling having a patio or elevated deck space, as well as garage space.

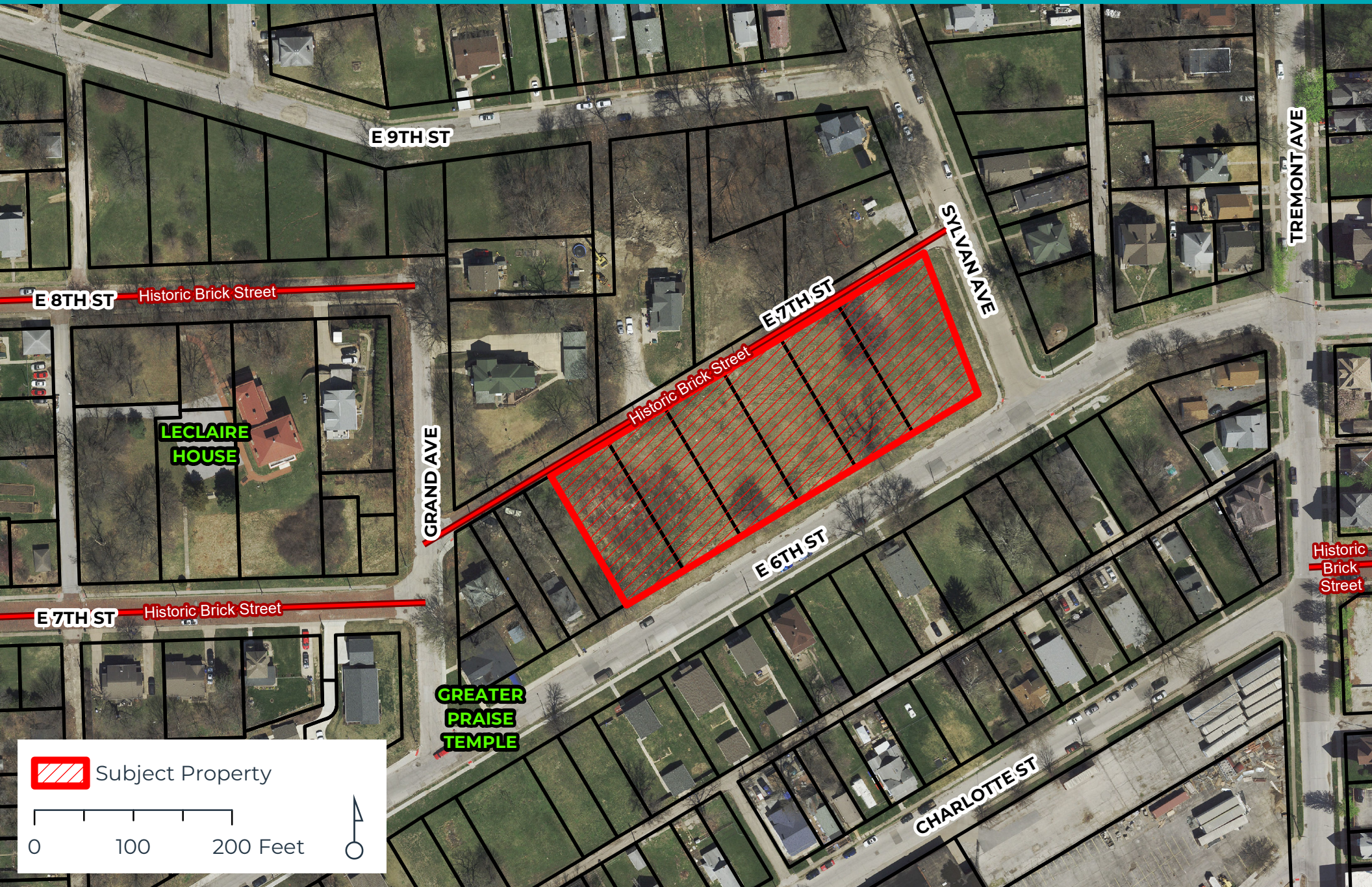
Submit the first two pages of this form to Planning Staff at:
planning@davenportiowa.com or contact staff with any questions or requests for additional information.



THE CITY OF
DAVENPORT
IOWA | USA

Vicinity Map | Case REZ24-02

Request of Riverview Heights, LLC to rezone approximately 1.47 acres of land located on the north side of the 700 block of East 6th Street from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 3]



Subject Property

0 100 200 Feet





Elevation Map | Case REZ24-02

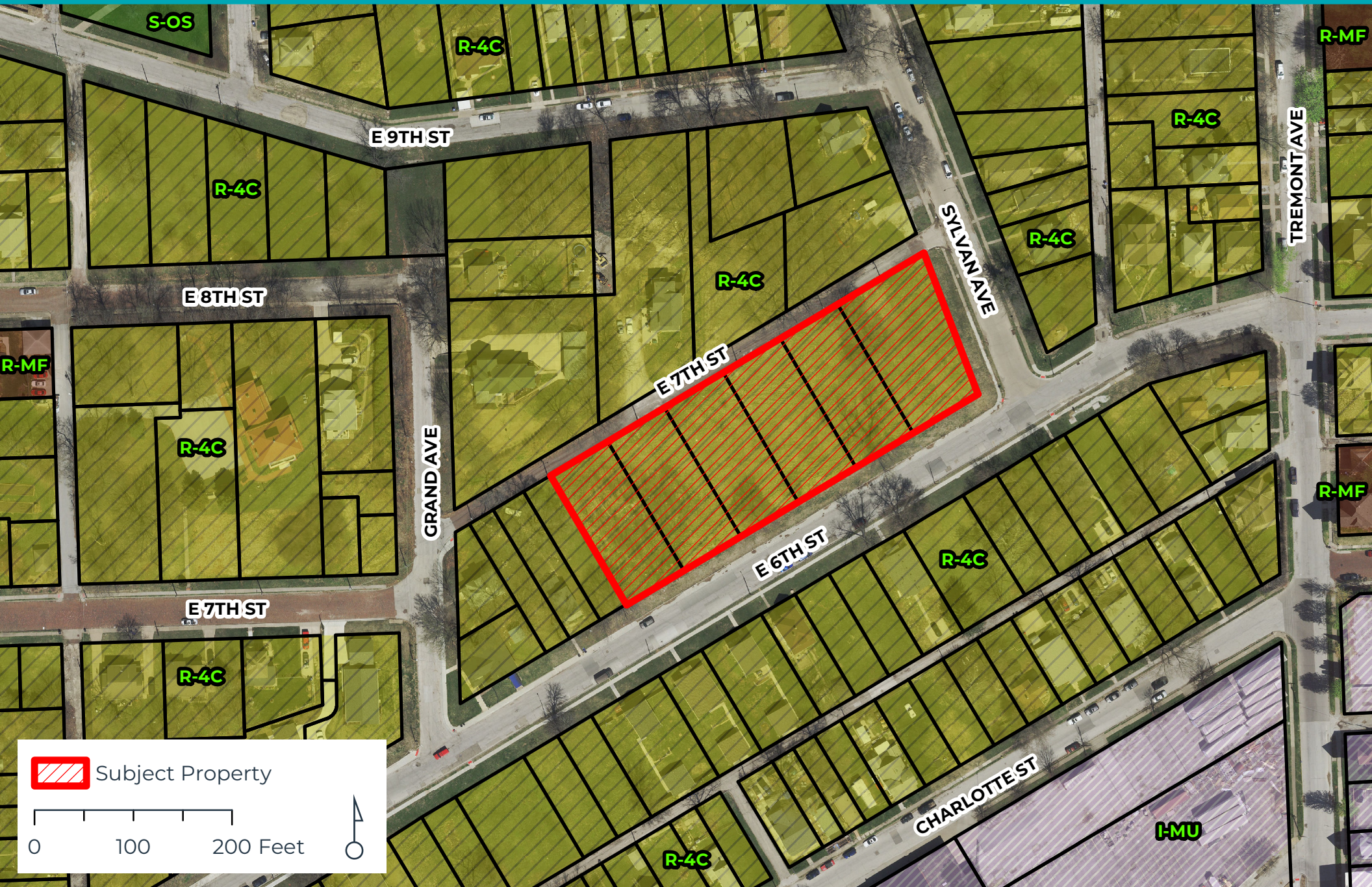
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Zoning Map | Case REZ24-02

Request of Riverview Heights, LLC to rezone approximately 1.47 acres of land located on the north side of the 700 block of East 6th Street from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 3]



Subject Property

0 100 200 Feet





THE CITY OF
DAVENPORT
IOWA | USA

Future Land Use Map | Case REZ24-02

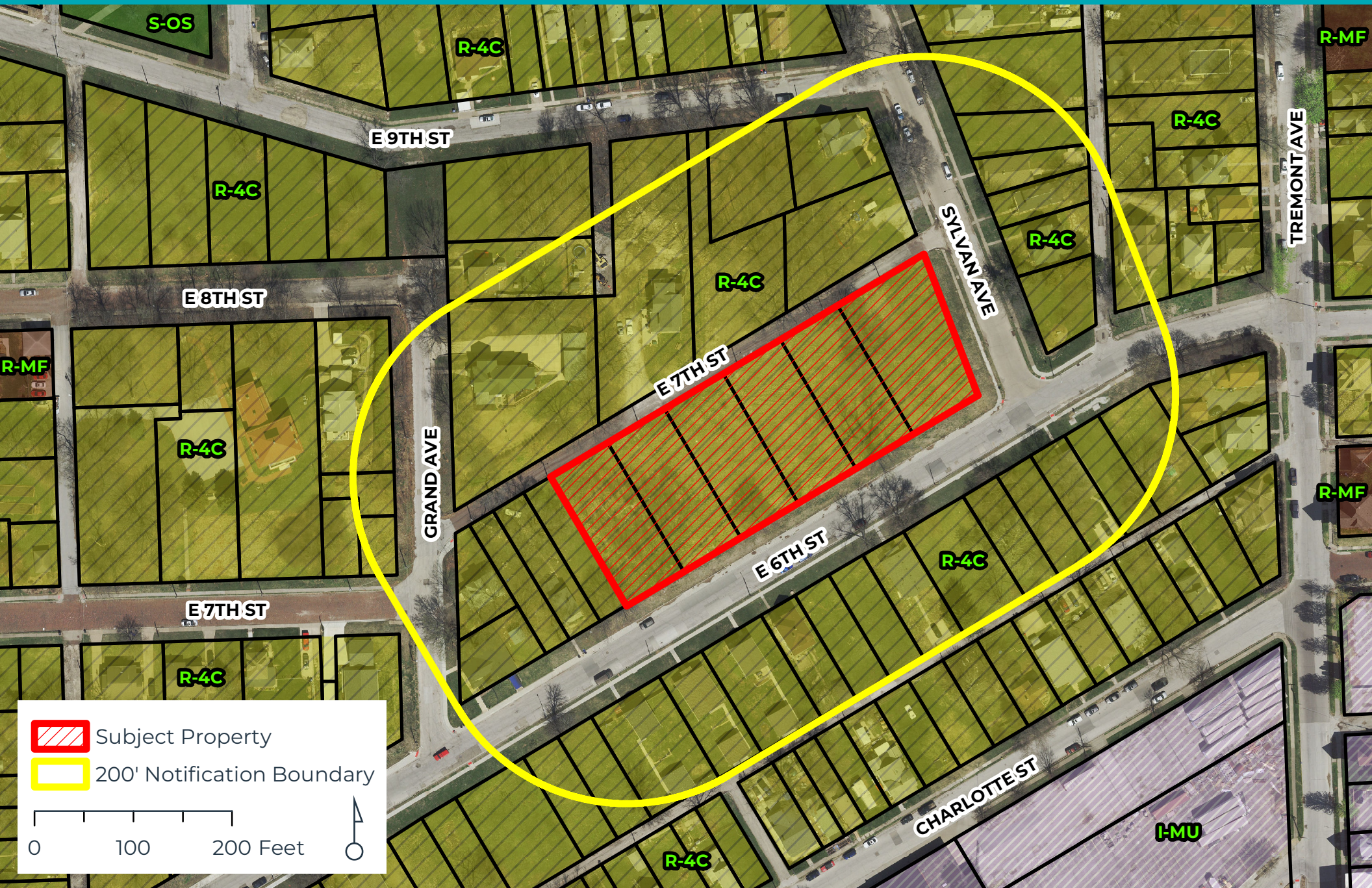
Request of Riverview Heights, LLC to rezone approximately 1.47 acres of land located on the north side of the 700 block of East 6th Street from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 3]





Rezoning Request | Case REZ24-02

Request of Riverview Heights, LLC to rezone approximately 1.47 acres of land located on the north side of the 700 block of East 6th Street from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 3]





OPTION 1





OPTION 1





OPTION 1





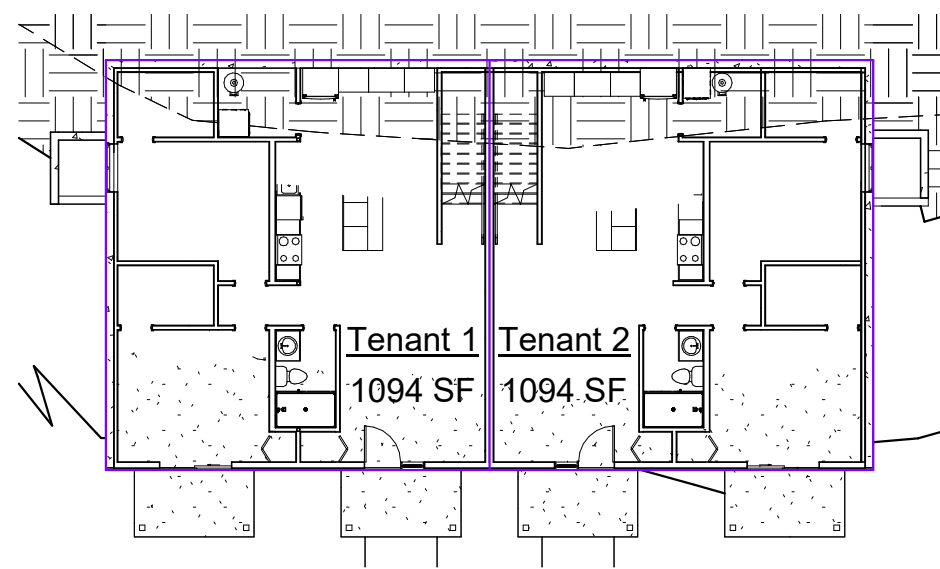
OPTION 1

NOT FOR CONSTRUCTION

ISSUED FOR - BID
08-26-2021



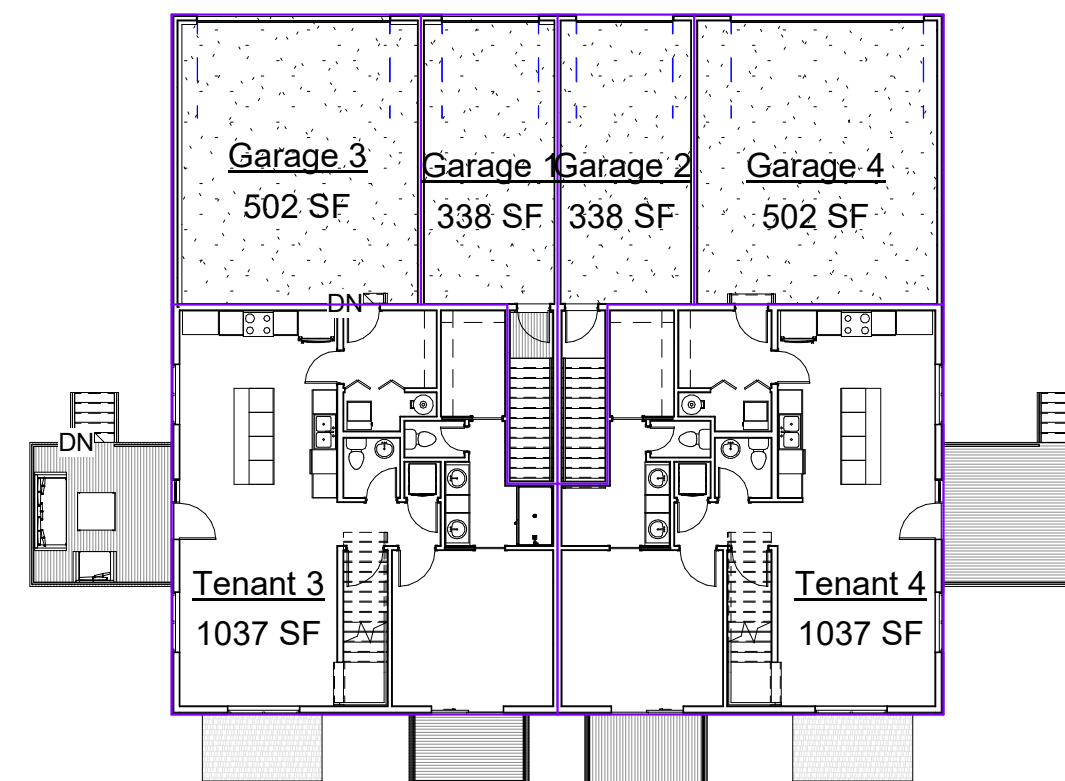
4 Exterior Rendering- For Reference Only



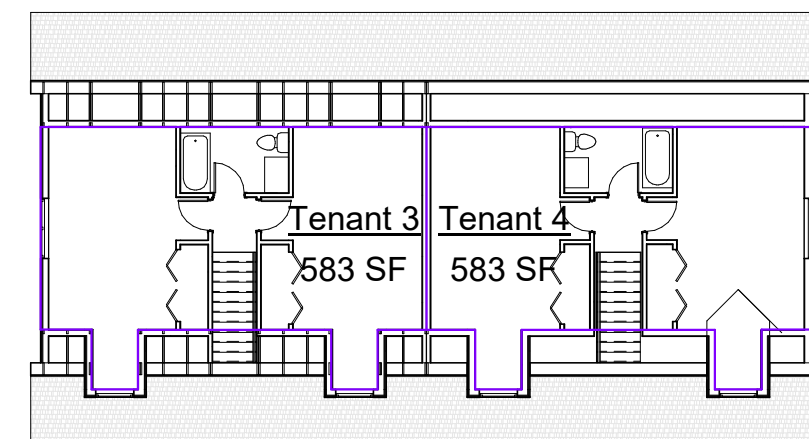
① 00 Basement
1/16" = 1'-0"



5 Interior Rendering - For Reference Only



② 01 Floor Plan
1/16" = 1'-0"



③ 02 Second Floor
1/16" = 1'-0"

CONTACT INFORMATION

BUILDING & PROPERTY OWNER

Riverview Collective
Contact: Andrew Dasso
(309)-737-8587 phone
XXX address

ARCHITECT

Streamline Architects
Andrew Dasso, AIA, LEED AP, NCARB
(309)-737-8587 *phone*
318 E. Third Street, Davenport IA 52801 *address*
andrew@streamlinearchitects.com *email address*

Project Manager
Jonathon Carstens
(309)-235-4588 *phone*
318 E. Third Street, Davenport IA 52801 *address*
jonathon@streamlinearchitects.com *email address*

I HEREBY CERTIFY THAT THE PORTION OF THIS
TECHNICAL SUBMISSION DESCRIBED BELOW WAS
PREPARED BY ME OR UNDER MY DIRECT SUPERVISION
AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED
ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

PRINTED OR TYPED NAME: ANDREW J DASSO	
SIGNATURE:	DATE:
REGISTRATION EXPIRES: 06/30/20 DATE ISSUED: 08/21/2012	
PAGES OR SHEETS COVERED BY THIS SEAL:	
A000 - A700, AS100, AD100-AD201	

GENERAL CONTRACOR

Construction
Name
(xxx)-xxx-xxx phone
address
email address

Project Manager
-
(xxx)-xxx-xxx phone
address
email address

ELECTRICIAN

Electric
Name
phone
address
email address

Project Manager
Name
(xxx)-xxx-xxx phone
address
email address

PLUMBER

Plumbing
Name
(xxx)-xxx-xxx phone
address
email address

Project Manager
Name
(xxx)-xxx-xxx pho
address
email address

MECHANICAL

Mechanical
Name
(xxx)-xxx-xxx phone
address
email address

Project Manager
Name
(xxx)-xxx-xxx phone
address
email address

LOCATION INFORMATION

Sheet List	
Sheet Number	Sheet Name
A000	Cover Sheet
A100	Plans
A101	RCP
A200	Elevations
A300	Sections
A301	Sections
A302	Sections
A304	Wall Sections
A305	Wall Section- Details
A306	Details
A400	Enlarged Plans
A600	Schedules
AS100	Site Plan



www.streamlinearchitects.com

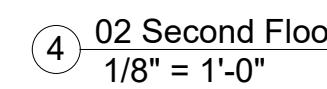
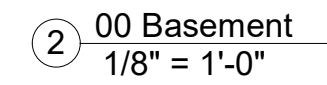
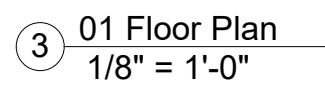
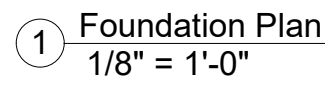
Streamline Architects, P.L.C.

Andrew Dasso, AIA
575 12th Ave
East Moline, IL 61244
309-737-8587
andrew@streamlinearchitects.com

[illegible]

732-754 6th St
Davenport IA
Cover Sheet

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A000	
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Streamline Architects, P.L.C.

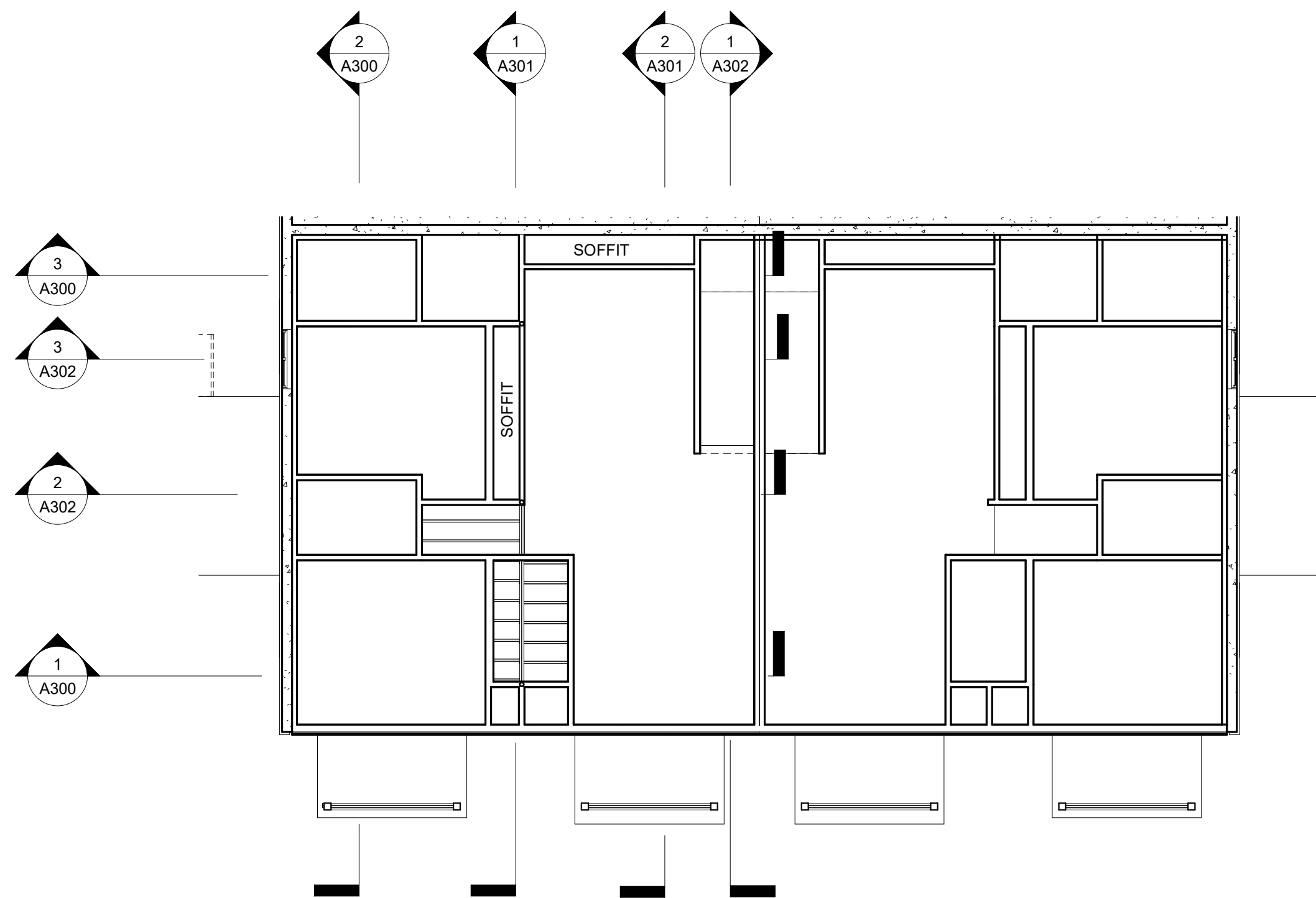
Andrew Dasso, AIA
575 12th Ave
East Moline, IL 61244
309-737-8587
andrew@streamlinearchitects.com

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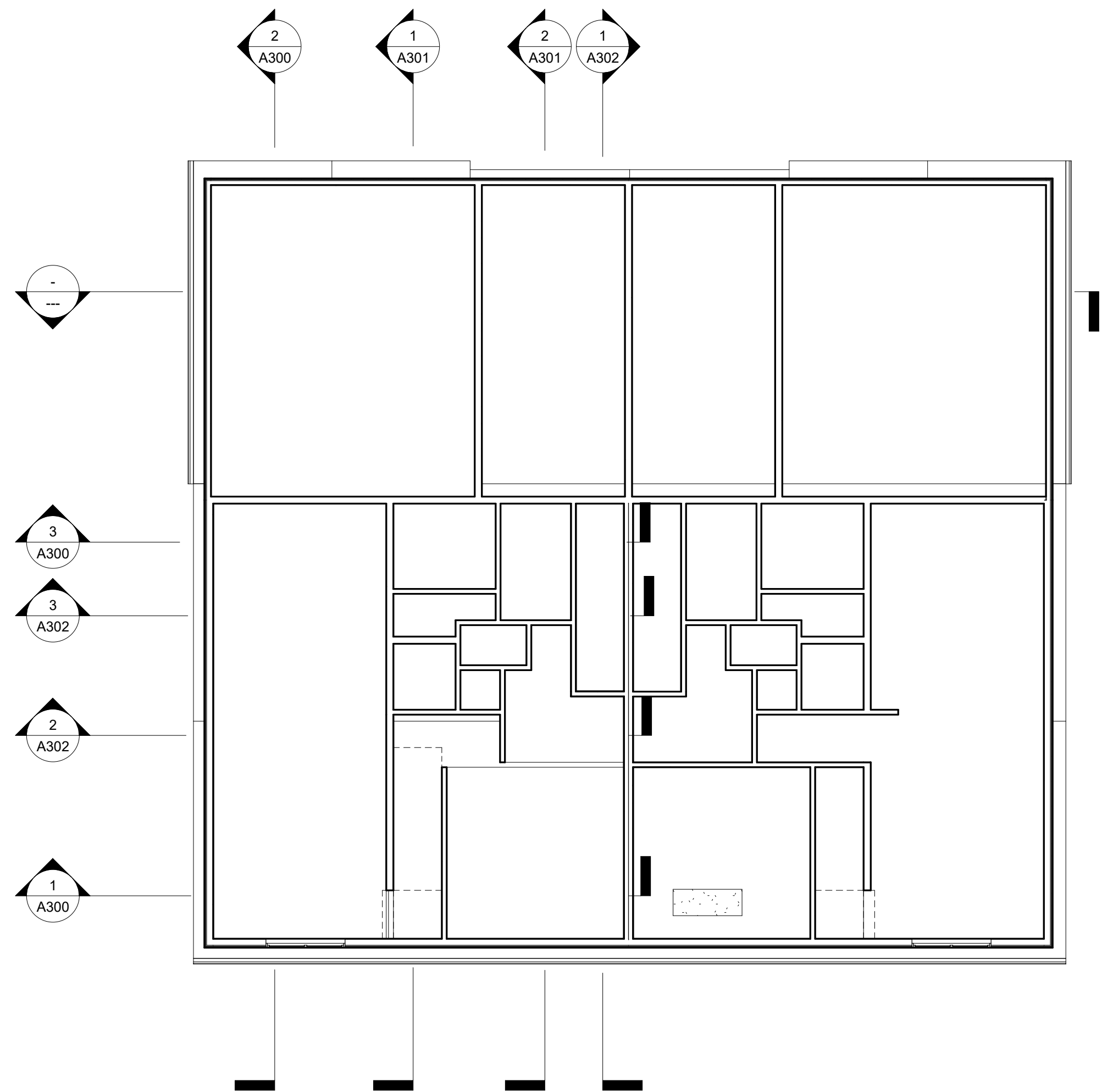
732-754 6th St
Davenport IA
RCP

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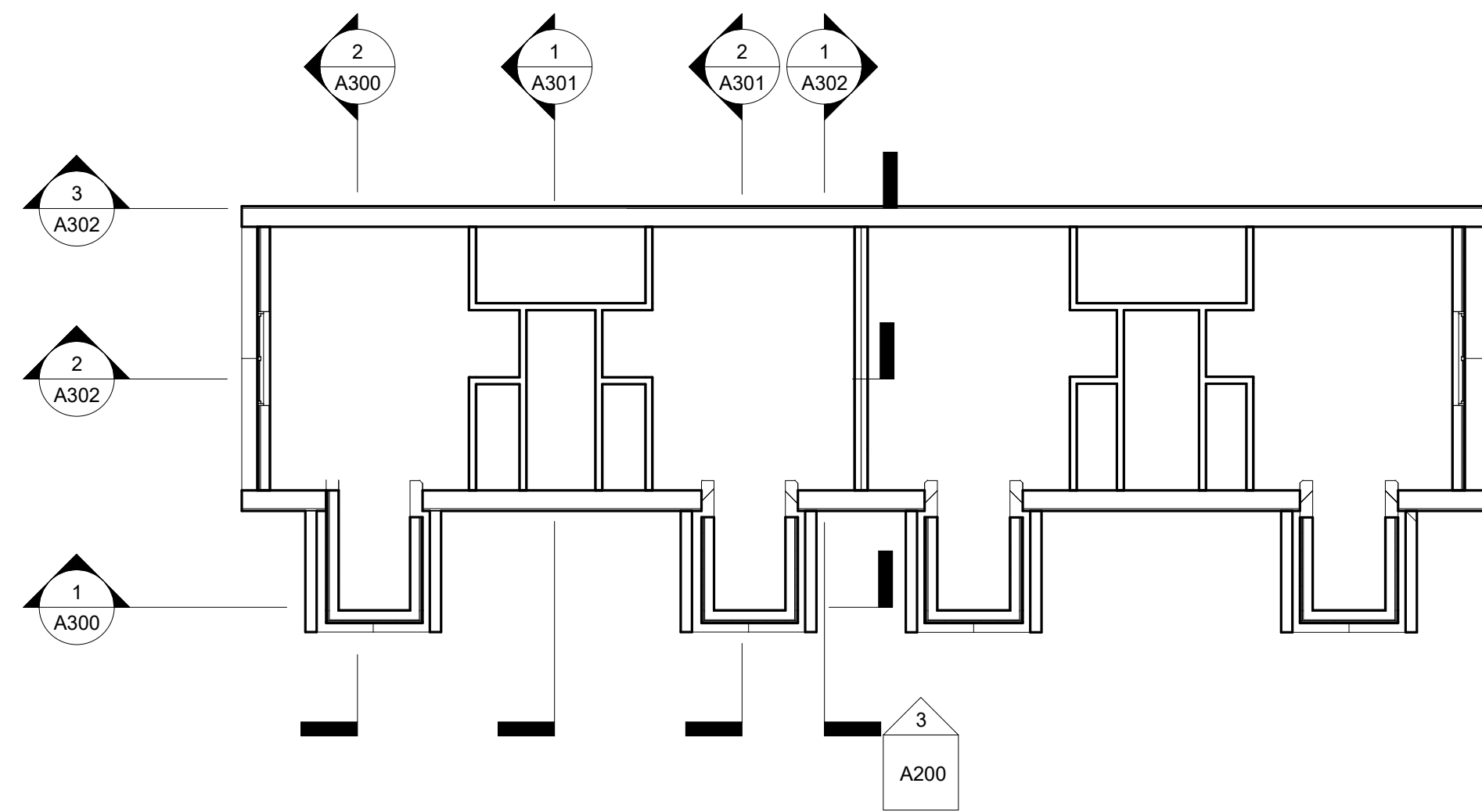
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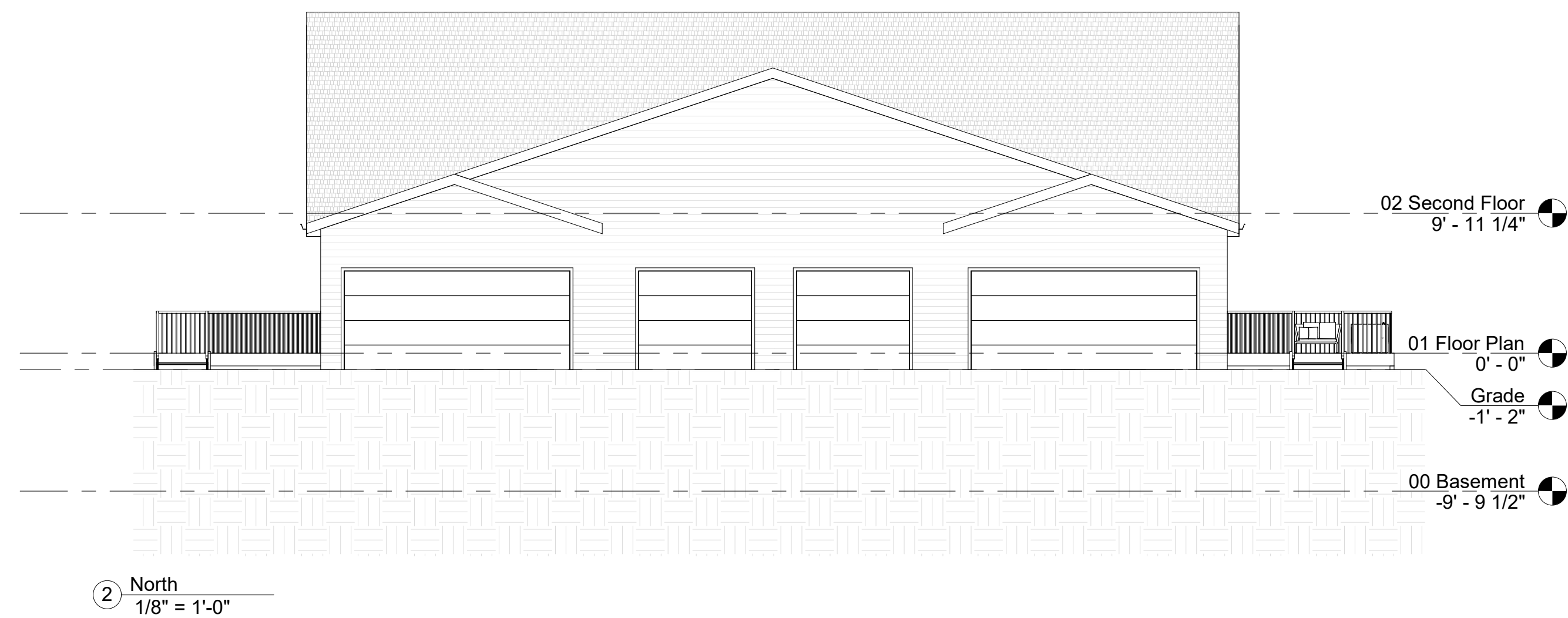
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② 01 Floor Plan
1/8" = 1'-0"



③ 02 Second Floor
1/8" = 1'-0"



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309-737-8587
andrew@streamlinearchitects.com

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732-754 6th St
Davenport IA
Elevations

Project number	Project Number
Date	Issue Date
Drawn by	Author
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Scale	1/8" = 1'-0"

A200

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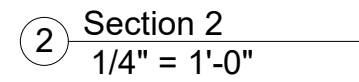
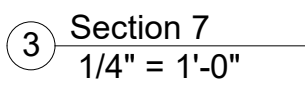
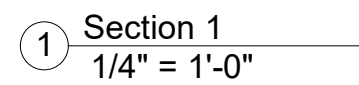
Andrew Dasso, AIA
575 12th Ave
East Moline, IL 61244
309-737-8587
andrew@streamlinearchitects.com

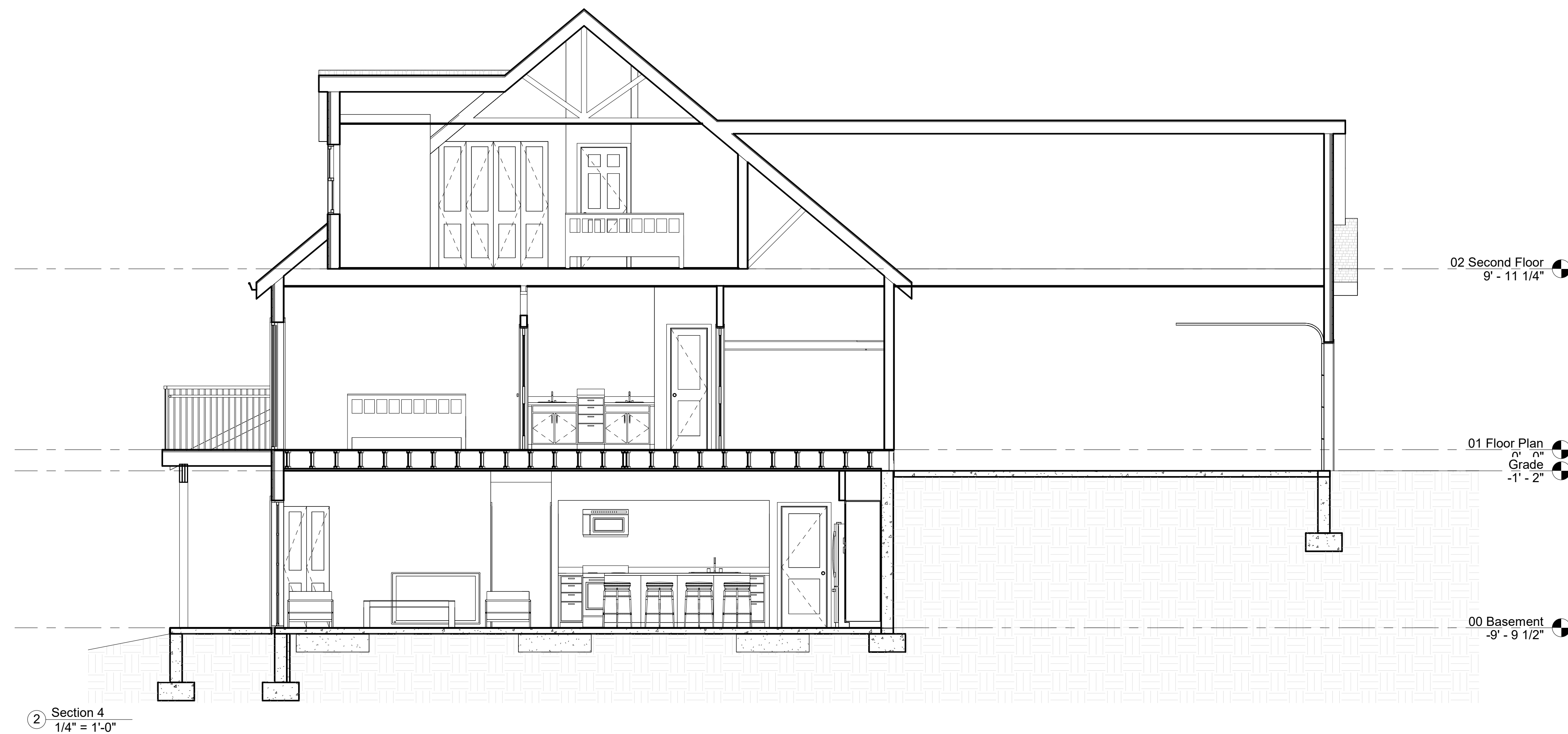
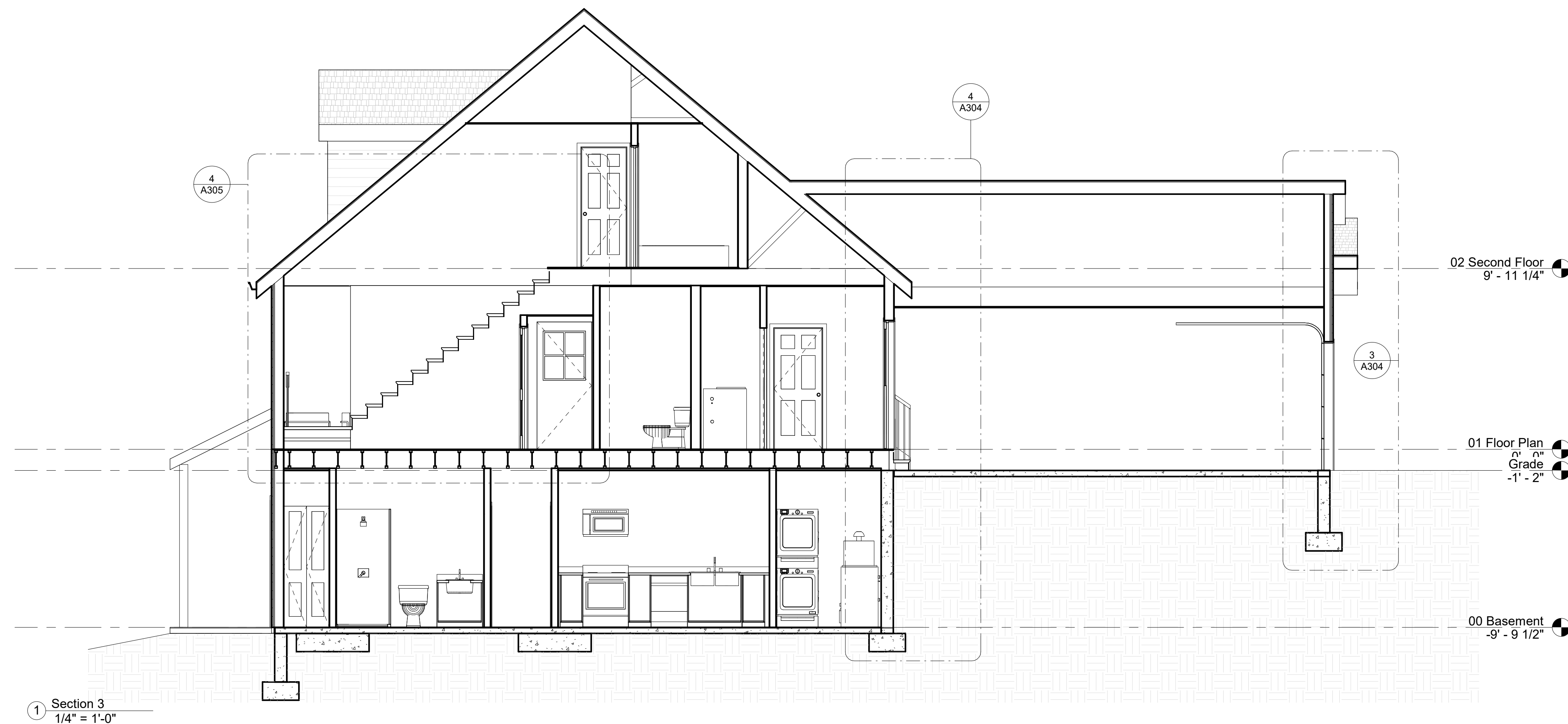
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732-754 6th St
Davenport IA
Sections

Project number	Project Number
Date	Issue Date
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A300	
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732-754 6th St
Davenport IA
Sections

Project number	Project Number
Date	Issue Date
Drawn by	Author
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A301	
Scale	1/4" = 1'-0"

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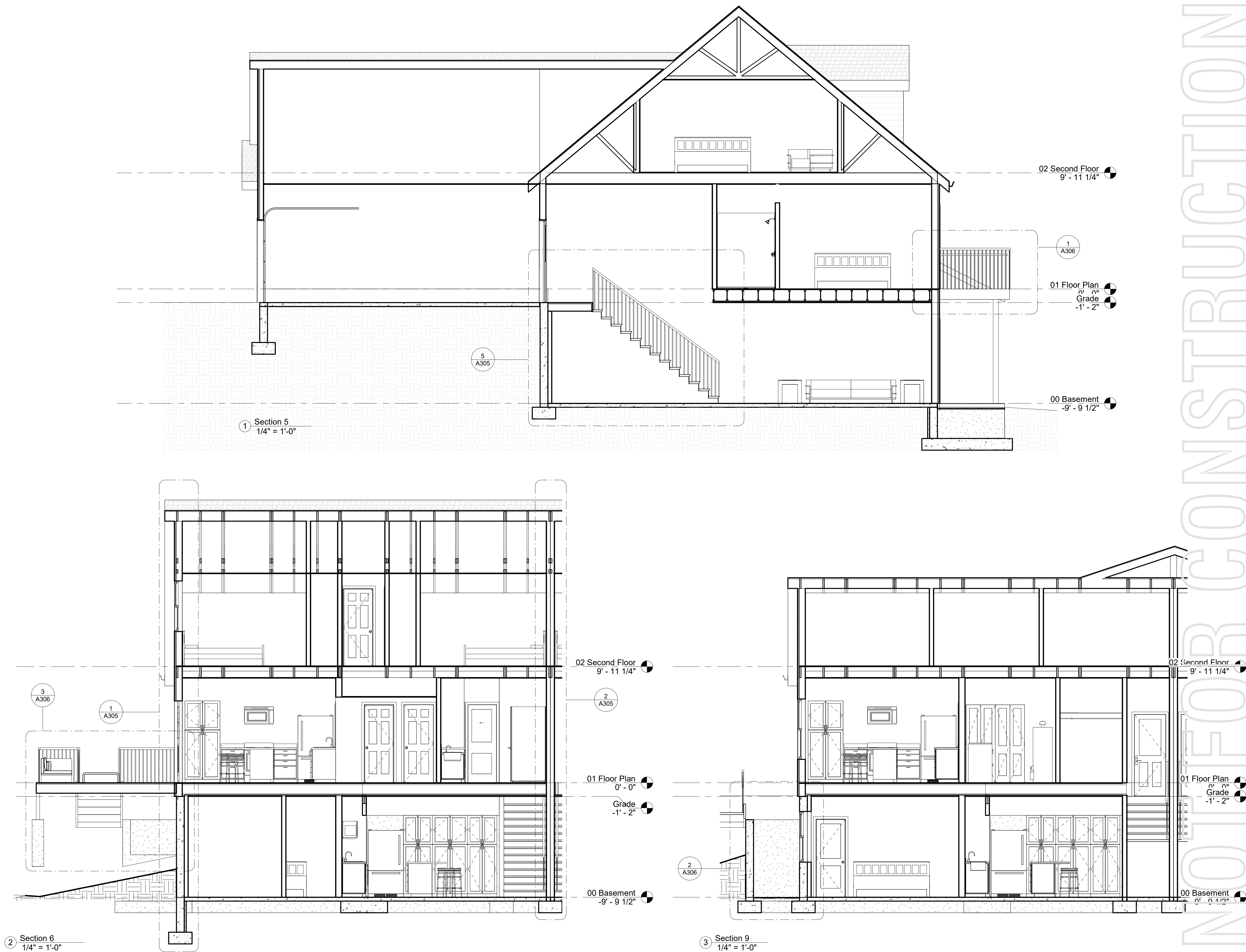
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andrew@streamlinearchitects.com

732-754 6th St
Davenport IA
Sections

Project number	Project Number
Date	Issue Date
Drawn by	Author
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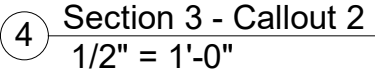
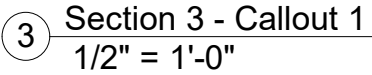
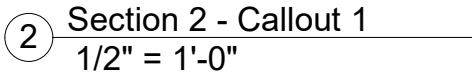


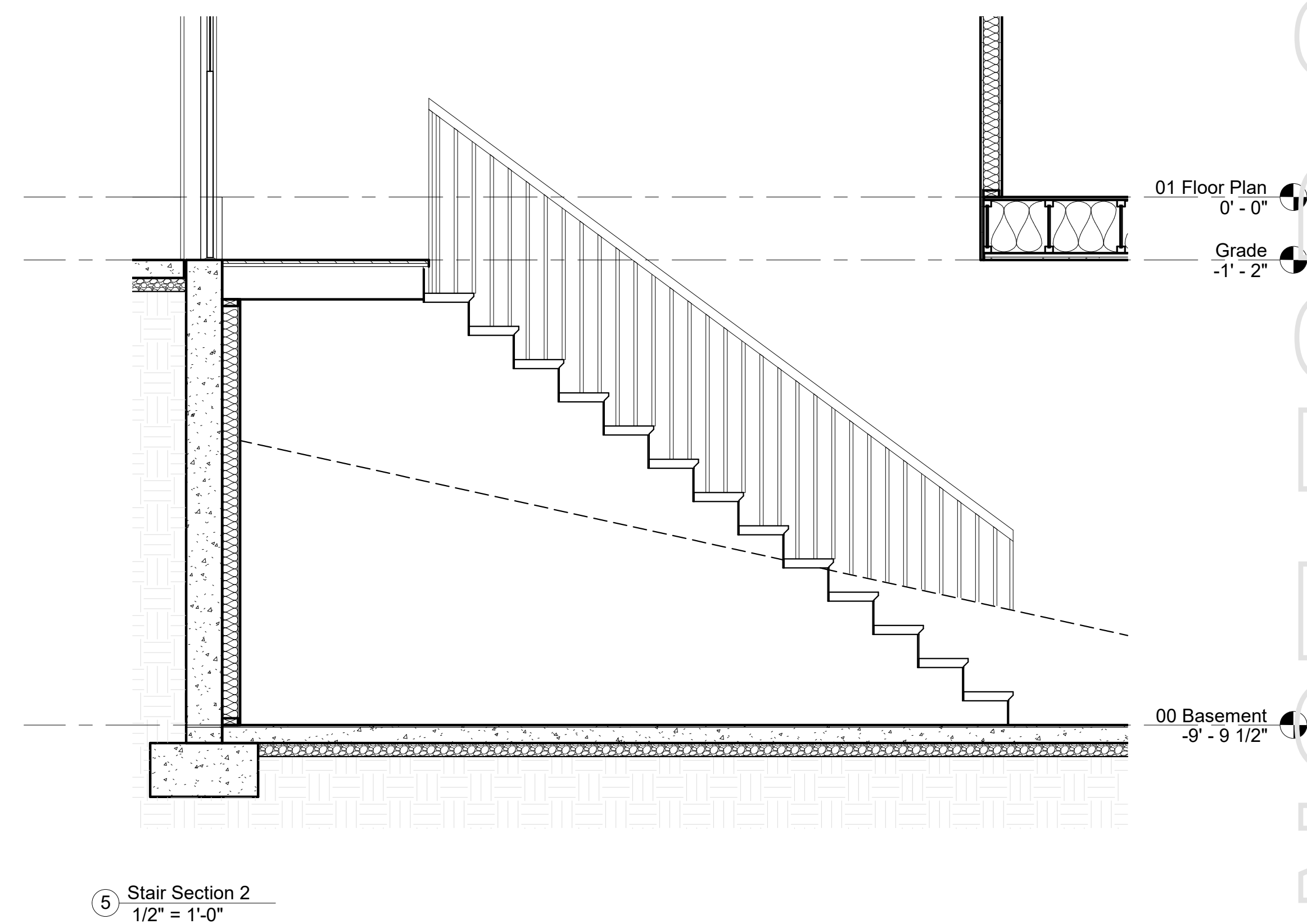
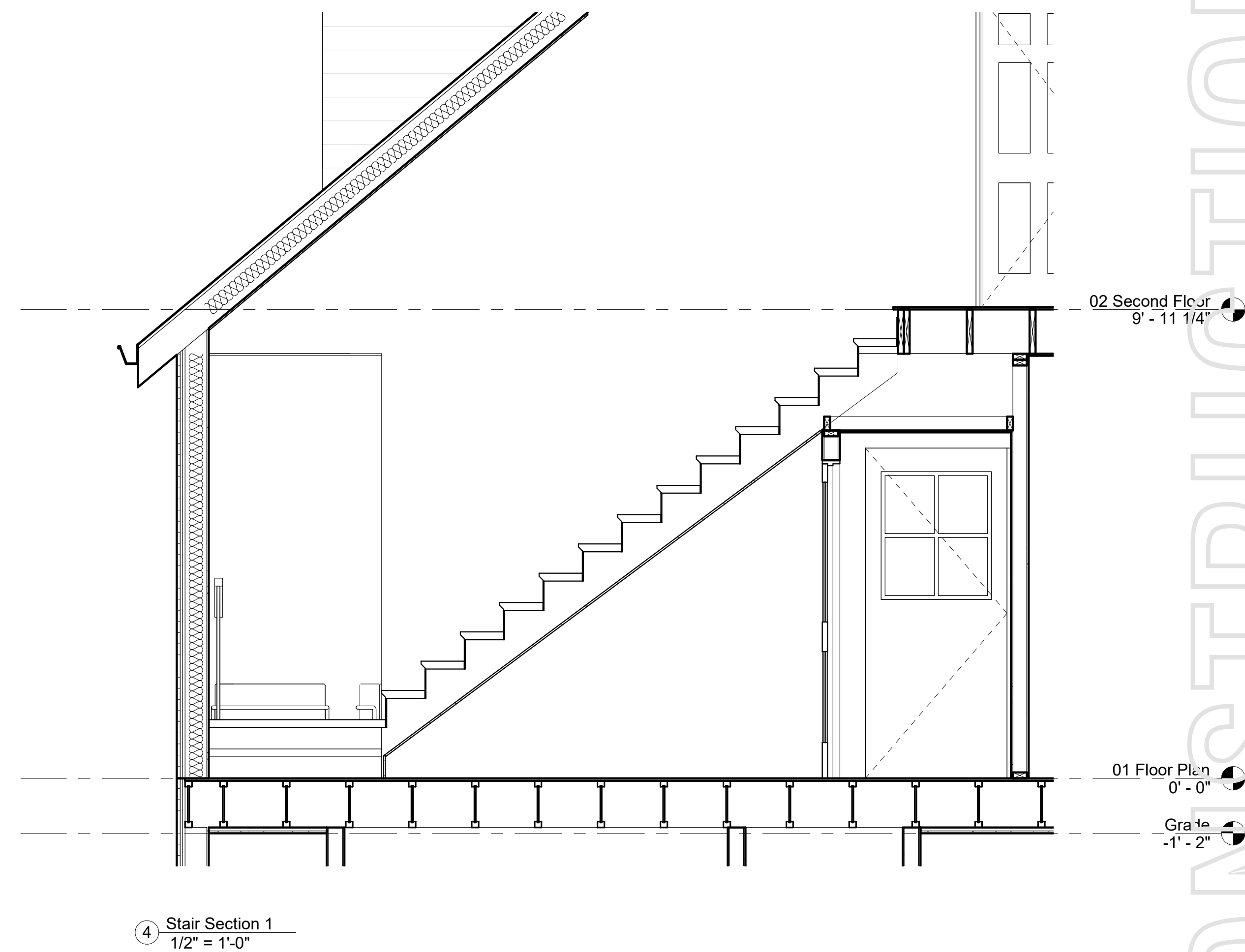
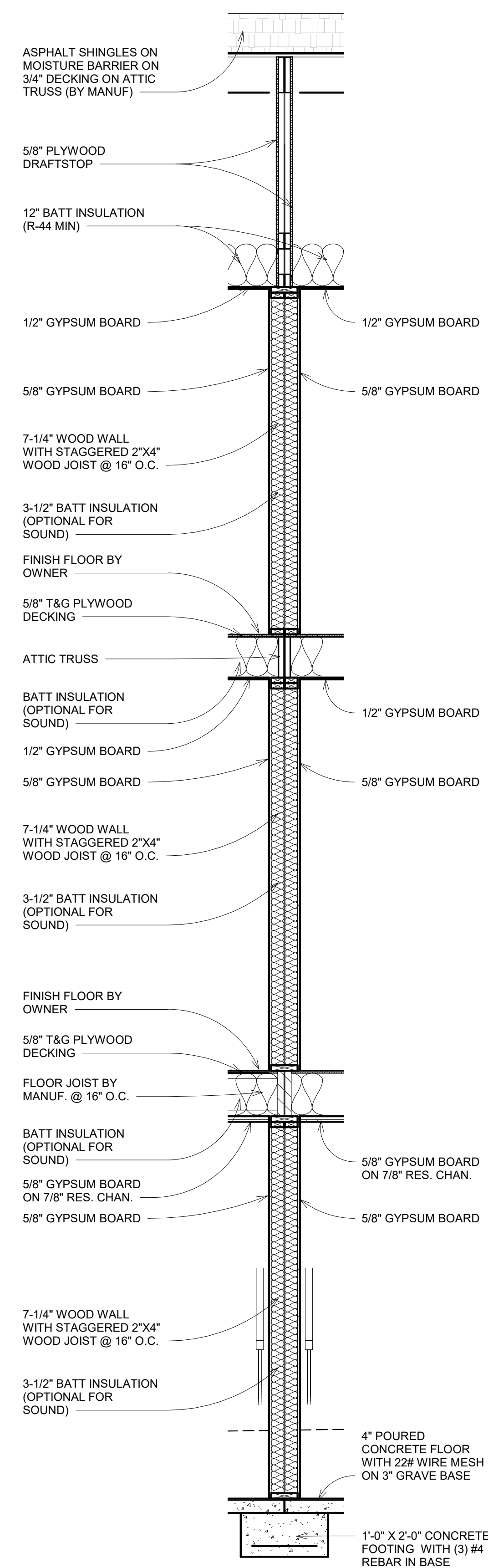
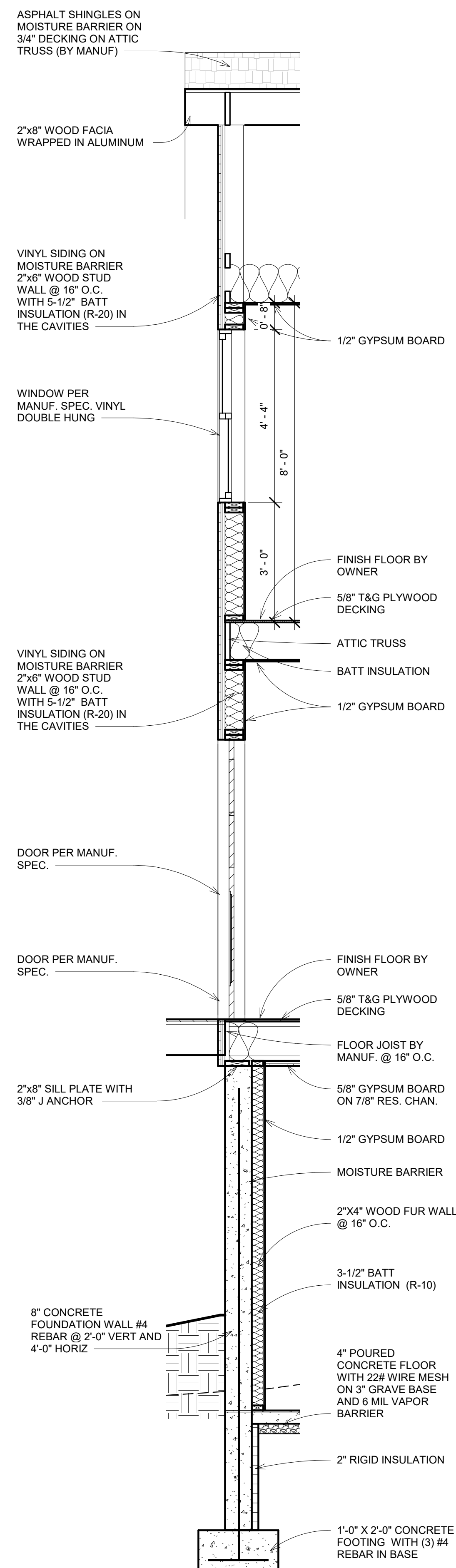


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andrew@streamlinearchitects.com

732-754 6th St
Davenport IA
Wall Sections

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[illegible]

732-754 6th St
Davenport IA
Wall Section- Details

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A305	
Scale	1/2" = 1'-0"



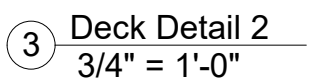
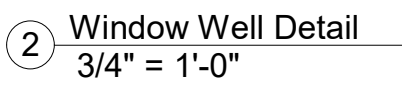
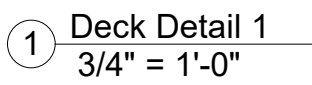
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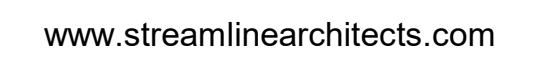
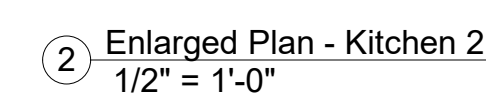
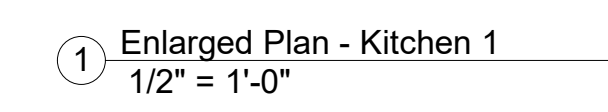
Andrew Dasso, AIA
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andrew@streamlinearchitects.com

732-754 6th St
Davenport IA
Details

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
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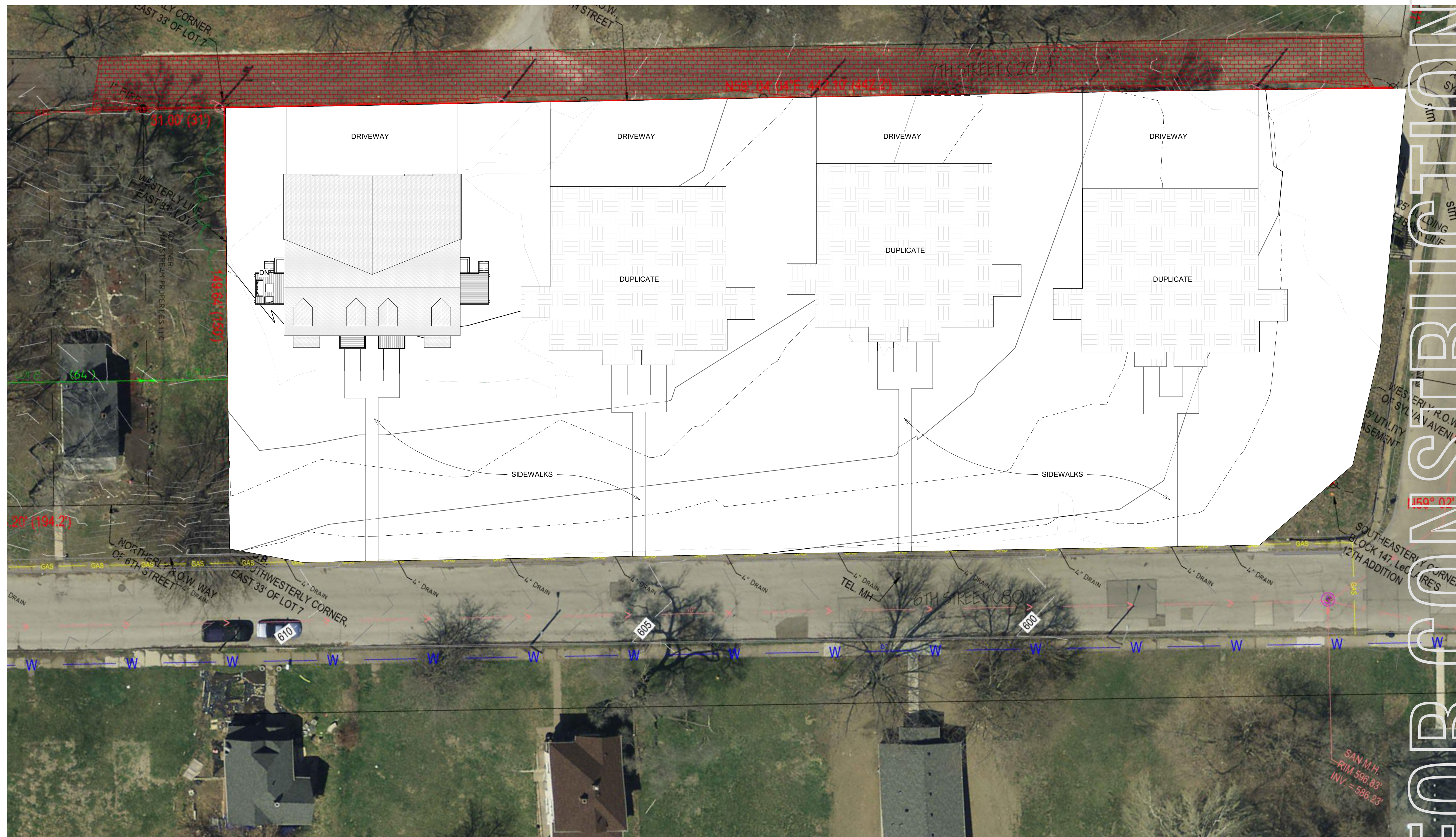




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andrew@streamlinearchitects.com

732-754 6th St
Davenport IA
Enlarged Plans

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A400	
Scale	$1/2" = 1'-0"$



1 Site
1" = 20'-0"



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andrew@streamlinearchitects.com

[illegible]

732-754 6th St
Davenport IA
Site Plan

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
AS100	
Scale	1" = 20'-0"



PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of the subject property located at the northwest corner of Sylvan Avenue and East 6th Street.

NAME
ADDRESS
CSZ

Neighborhood Meeting

Date: 5/29/2024

Time: 6:00 PM

Location: Council Chambers | City Hall | 226 West 4th Street

Plan & Zoning Commission Public Hearing Meeting

Date: 6/4/2024

Time: 5:00 PM

Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?

This notice is being sent to inform you that a neighborhood meeting and a public hearing will be held for a Rezoning Request. The subject property is currently zoned R-4C Single-Family and Two-Family Central Residential Zoning District. The request is to rezone the property to R-MP Multi-Family Residential District. The purpose is to construct four buildings with four units each (16 units in total).

Request/Case Description

Case REZ24-02: Request of Riverview Heights, LLC to rezone approximately 1.47 acres of land located on the north side of the 700 block of East 6th Street from R-4C Single-Family and Two-Family Central Residential Zoning District to R-MF Multi-Family Residential District. [Ward 3]

What are the Next Steps after the Neighborhood Meeting and Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on June 4, 2024. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on June 18, 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. 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 "Meeting Minutes & Agendas": https://www.davenportiowa.com/government/meeting_minutes_agendas

Do You Have Any Questions?

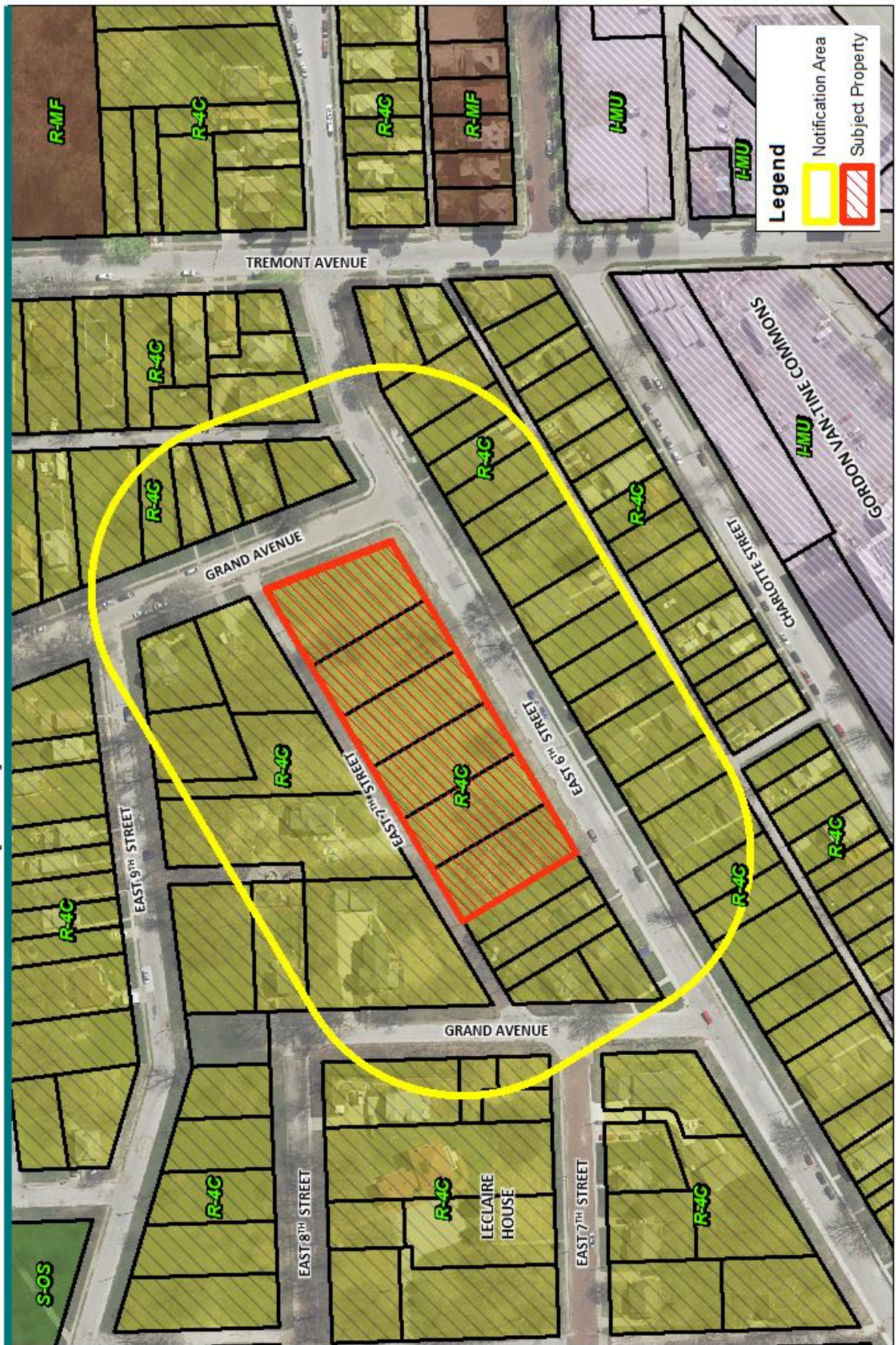
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: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

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



Rezoning Request | Case REZ24-02

Request of Riverview Heights, LLC to rezone approximately 1.47 acres of land located on the north side of the 700 block of East 6th Street from R-4C District to R-MF District. [Ward 3]



Neighborhood Meeting Attendance List

Date: 05/29/2024

Time: 6:00 pm

Location: City Hall | Council Chambers

Case:

Case REZ24-02: Request of Riverview Heights, LLC to rezone 1.47 acres of land located on the north side of the 700 block of E 6th Street from R-4C to R-MF.

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

	NAME	EMAIL:	PHONE: (optional)	ADDRESS (as shown on the notice map)
1	Isaac Wilmington		(563) 650-3166	734 E 17th
2	Ray & Lisa Cornelison		563 324-2839	714 E 6th
3	Kevin Karasti		262-497-4147	727 E 6th
4	Shannon Wilmington		563-210-5279	734 E 7th
5	Goodja Adjafe		761 E 6th	308 2066432
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Petition For Zoning
Plan For the 700
block of East 6th
4 Four Plex units =
16 Apartments

All in Favor for Plan

701

719

727

*733

739

745

*749

753

757

761

765

*769

*805

813

All Not in favor for Plan
Blaise

Demessi Dyboon

Kevin Karasti

Jennifer Conway *J. Conway*

Yasmine Bury *Y. Bury*

Auf

Nee Mayamur Virginia Eley

Giorgia Adjafi ~~Gale~~

Hannah Van Trump

Vapena Stone

Isaac Wilmington

734 E 7th

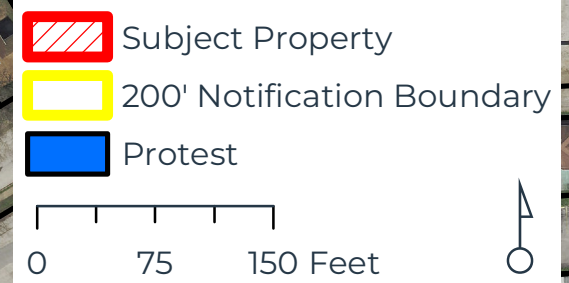
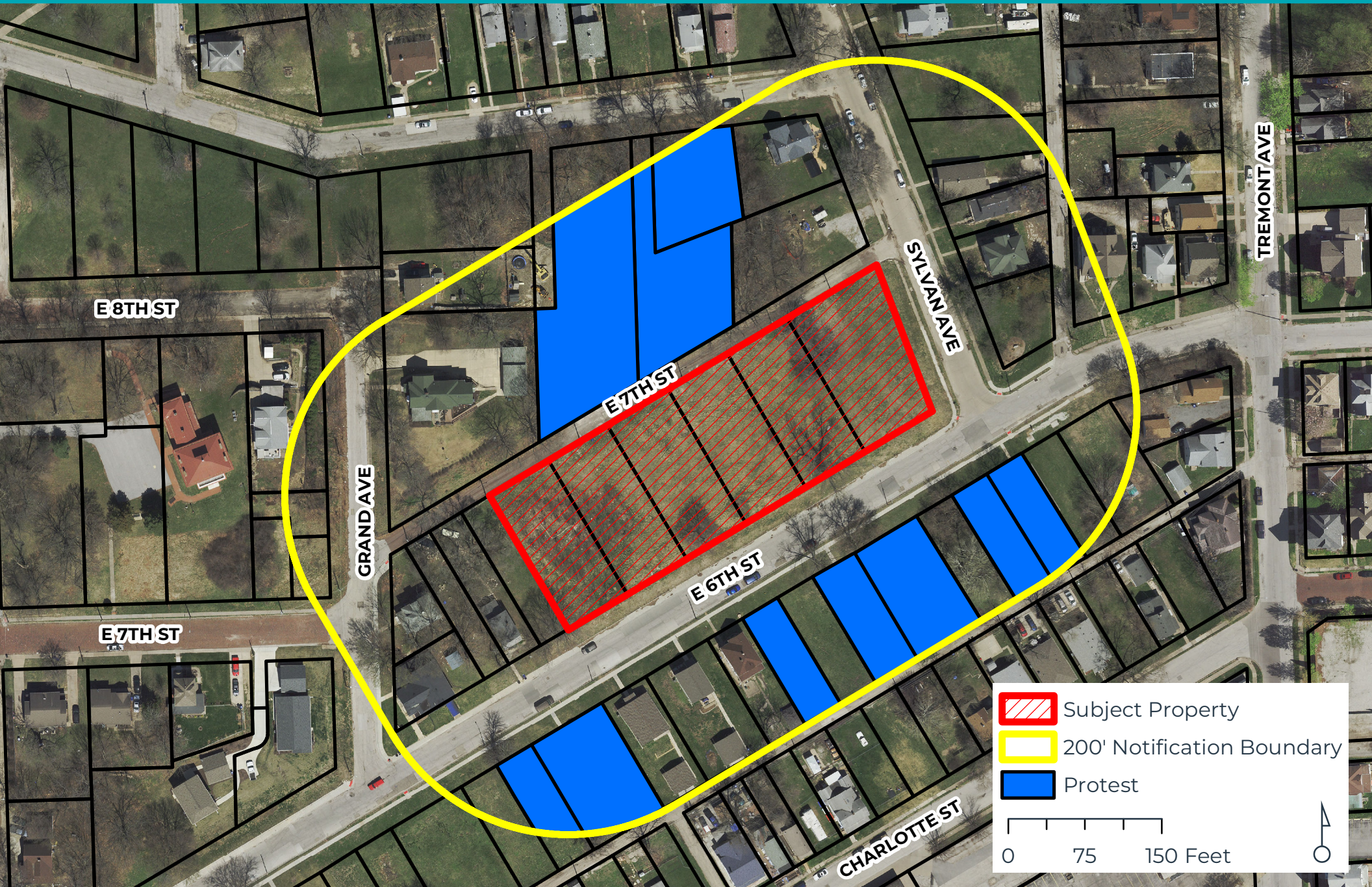
Im Not in Favor For Plan



THE CITY OF DAVENPORT IOWA | USA

Protest Map | Case REZ24-02

Request of Riverview Heights, LLC to rezone approximately 1.47 acres of land located on the north side of the 700 block of East 6th Street from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 3]



Werderitch, Matt

From: Bill Peterson <albedozero@gmail.com>
Sent: Tuesday, June 18, 2024 2:04 PM
To: Planning
Subject: [EXT] Case REZ24-02

ATTENTION: This is an external email.

Greetings,

I am writing as a resident of Davenport to express my opposition to rezoning the area in this case as residential multi-family (R-MF). I'm a resident of the 5th ward and live adjacent to the Annie Wittenmyer complex. This is an example of an area that costs the city a lot to maintain, and has a proposal to convert it into low-income and other types of housing for which the city has a lot of need.

In contrast, the type of housing proposed for the area of land on 6th street in this case isn't something the city has great need of, and the land itself costs the city little to maintain and could better serve as parkland or less-dense housing. The construction proposed also seems like it would be out-of-place and disruptive to the neighborhood, and adjacent residents have expressed clear and unified opposition. While this isn't something occurring directly in my neighborhood, it sets a bad precedent in our city to make a zoning change like this when it doesn't have any clear benefits other than to enable a specific developer to make a profit.

Sincerely,
Bill Peterson
2637 Esplanade Ave
Davenport, IA 52803

City of Davenport

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

Action / Date
6/18/2024

Subject:

Case ORD24-03 : Request of Grace Real Estate to amend the Principal Use Standards for Neighborhood Commercial Establishment in Section 17.08.030V of the Davenport Zoning Code to add Day Care Center and Medical/Dental Office as permitted uses within a Neighborhood Commercial Establishment. [All Wards]

Recommendation:

Staff recommend the Plan and Zoning Commission accept the listed findings and forward Case ORD24-03 to the City Council with a recommendation for approval.

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 proposed amendment eliminates any existing nonconformities.

Background:

City staff received an Application for a Zoning Text Amendment from a property owner requesting an amendment to allow "Day Care Center" and "Medical/Dental Office" as permitted uses under the definition of "Neighborhood Commercial Establishment". The proposed zoning text amendment will impact all commercially constructed buildings throughout Davenport that are residentially zoned. City staff explored options with the petitioner, including rezoning their property. However, a Zoning Text Amendment was deemed the most appropriate option as there are existing nonresidential buildings where adaptive reuse is appropriate. Staff consider this to be a city-wide issue, rather than specific to the petitioner's property.

Zoning Ordinance Use Definitions:

1. **Neighborhood Commercial Establishments:** A commercial use within a residential neighborhood that is nonresidential in its original construction and/or use.
2. **Day Care Center:** A licensed facility where, for a portion of a day, care and supervision is provided for children or elderly and/or functionally-impaired adults in a protective setting that are not related to the owner or operator. Day care centers within a residential dwelling are prohibited.
3. **Medical/Dental Office:** A facility operated by one or more physicians, dentists, chiropractors, psychiatrists, physiotherapists, or other licensed practitioners of the healing arts for the examination and treatment of persons solely on an outpatient basis.

Medical/dental offices also include alternative medicine clinics, such as acupuncture and holistic therapies, and physical therapy offices for physical rehabilitation.

Neighborhood Commercial Establishment Principal Use Standards (Section 17.08.030.V)

1. Neighborhood commercial establishments are only allowed within existing structures that are nonresidential in their construction and/or use as of the effective date of this Ordinance.
2. The following non-residential uses are permitted within a neighborhood commercial establishment:
 - a. Art gallery
 - b. Arts studio
 - c. Office
 - d. Personal service establishment
 - e. Restaurant
 - f. Retail goods establishment:
 - i. Retail sales of alcohol is prohibited.
 - ii. Retail sales of tobacco products, electronic cigarettes, and vaping and tobacco smoking accessories and supplies is prohibited.
3. No off-street parking is required. However, any off-street parking currently provided must be maintained.
4. Drive-through facilities are prohibited.
5. Outside storage or display is prohibited. All business, servicing, processing, and storage uses must be located within the structure.
6. Signs are limited to those allowed in the C-T District.

Day Care Center and Day Care Home Principal Use Standards (Section 17.08.030.J)

1. Each day care must have a state license and/or registration.
2. The exterior of a day care home must maintain its original appearance as a single-family dwelling. No visitor/client parking may be located in the front yard. (Not applicable if permitted as a Neighborhood Commercial Establishment.)
3. No signs are permitted for day care homes. (Not applicable if permitted as a Neighborhood Commercial Establishment.)
4. A day care center must provide a pickup/drop off area. When a day care center is part of a multi-tenant commercial center, the pickup/drop off area must not interfere with vehicle circulation in the parking lot, including blocking of the drive aisle.
5. Day care homes are limited to a maximum of six children or adults in care at any one time. (Not applicable if permitted as a Neighborhood Commercial Establishment.)
6. Day care homes are not permitted to have outside employees. (Not applicable if permitted as a Neighborhood Commercial Establishment.)

Use Matrix (Table 17.08-1)

The principal use "**Neighborhood Commercial Establishment**" is allowed in the following zoning districts:

1. Special Use:

- a. R-2 Single-Family Residential District
- b. R-3 Single-Family and Two-Family Residential District
- c. R-3C Single-Family and Two-Family Central Residential District
- d. R-4 Single-Family and Two-Family Residential District
- e. R-4C Single-Family and Two-Family Central Residential District
- f. R-MF Multi-Family Residential District

The principal use **"Day Care Center"** is allowed in the following zoning districts:

1. Permitted Use:

- a. R-MF Multi-Family Residential District
- b. C-T Commercial Transitional District
- c. C-1 Neighborhood Commercial District
- d. C-2 Corridor Commercial District
- e. C-3 General Commercial District
- f. C-C City Centre District
- g. C-OP Commercial Office Park District
- h. C-D Downtown District
- i. C-V Village of East Davenport District
- j. C-E Elmore Corners District
- k. I-MU Industrial Mixed-Use District
- l. S-IC Institutional Campus District

2. Special Use:

- a. I-1 Light Industrial District

The principal use **"Medical/Dental Office"** is allowed in the following zoning districts:

1. Permitted Use:

- a. C-T Commercial Transitional District
- b. C-1 Neighborhood Commercial District
- c. C-2 Corridor Commercial District
- d. C-3 General Commercial District
- e. C-C City Centre District
- f. C-OP Commercial Office Park District
- g. C-D Downtown District
- h. C-V Village of East Davenport District
- i. C-E Elmore Corners District
- j. I-MU Industrial Mixed-Use District
- k. S-IC Institutional Campus District

Special Use Permit:

The Zoning Ordinance recognizes that there are certain uses that require individual consideration to mitigate any potential impacts upon neighboring land. Given the range of permitted uses allowed under Neighborhood Commercial Establishments, requiring a Special

Use Permit ensures additional oversight and prevents conflicts between incompatible land uses.

Special Use Permits are reviewed and approved by the Zoning Board of Adjustment, who evaluate the following criteria:

1. The establishment, maintenance, and operation of the proposed special use will not endanger public health, safety, or welfare.
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.
3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and adopted land use policies.

Approval Standards for Text Amendments

1. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.
2. The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.
3. The consistency of the proposed amendment with the intent and general regulations of this Ordinance.
4. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy or change in development trends or technology.
5. The extent to which the proposed amendment creates nonconformities.

Staff Analysis:

Adaptive reuse is the repurposing of buildings that have outlived their original use. In Davenport, this often includes vacant churches, schools, or corner retail stores. The intent of the Zoning Ordinance is to preserve architectural and cultural heritage, prevent urban blight, and extend the useful life of structures as neighborhood needs evolve. This approach offers flexibility in regulating new uses while promoting sustainable redevelopment practices.

Neighborhood commercial establishments serve an important role in community development. To encourage reinvestment, a narrowly defined list of permitted land uses is allowed within a neighborhood commercial establishment. Regulations are in place to protect the residential character of the area and limit outside impacts, such as traffic, storage, and signage. Since each property is unique, requiring a Special Use Permit provides additional oversight and consideration for each property.

There are several benefits of permitting day care centers within neighborhood commercial establishments. Vacant schools or churches, which often include floor plans conducive for day care, provide an opportunity for adaptive reuse. There is value in having childcare within close walking distance to neighborhoods. This can help mitigate traffic issues and offer safe routes for parents and children. In addition, there is a shortage of day care centers within the City. The proposed zoning text amendment creates a mechanism to establish additional day cares within the community to help meet the demand for childcare. Eliminating barriers to child care will improve the quality of life for young families and make Davenport a more attractive place to

live.

In addition, the Davenport Municipal Code allows churches to have ancillary uses such as day care facilities. Staff believe adding 'Day Care Center' to the list of permitted uses identified under neighborhood commercial establishments is appropriate given 'Places of Worship' are permitted in residential districts. There are potential circumstances where a nonresidential building may be constructed and used for a church with an accompanying day care center. Under current ordinance, should the church become vacant, a private day care center would not be permitted even though the building may contain the space to operate a day care. The proposed zoning text amendment resolves this issue.

Medical and dental offices may be appropriate within a neighborhood commercial establishment given the treatment of individuals is solely on an outpatient basis. However, staff acknowledge this request is circumstantial depending on the operation of the practice, type of nonresidential building, site constraints, and neighborhood context. The scale of a medical office varies greatly from a single provider to a large practice with numerous medical professionals and support staff. The Zoning Board of Adjustment will have the authority to approve, approve with conditions, or deny a request based on the unique circumstances of each establishment. These uses will be closely vetted due to the potential impacts on adjacent residential properties. Since these concerns can be mitigated through a Special Use Permit, staff is supportive of the zoning text amendment.

Public Input:

A Notice of Public Hearing was published in the Quad City Times informing the community of the June 4th Plan and Zoning Commission Public Hearing. To date, staff has not received any public comments in favor or opposition to the request. Staff will apprise the Commission of any correspondence at the June 18th Plan and Zoning Commission meeting.

Attachments:

1. Application
2. Chapter 17.08 Use Matrix



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

ZONING TEXT AMENDMENT

(CHANGE TO ZONING ORDINANCE LANGUAGE)

APPLICANT INFORMATION	
Applicant Name Company Name Grace Real Estate	DATES: PRE-APP SUBMITTAL PUBLIC HEARING
Address 2651 Telegraph Road	ZONING CODE HEADINGS & SECTION NUMBERS IMPACTED 17.08.030.V.2.
City State Zip Davenport, IA, 52804	REASON FOR ZONING CODE TEXT CHANGE Include more uses under Neighborhood Commercial Establishments
Phone (217) 218-3456	EXISTING ZONING CODE LANGUAGE TO BE CHANGED The addition of Day Care Centers and Medical/Dental Office to the Neighborhood Commercial Establishments.
Secondary Phone (309) 716-1536	
E-Mail Address brettvacek36@gmail.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 studies as necessary. Brett Vacek Type Applicant's Name <i>Brett Vacek</i> 05/09/2024 Applicant's Signature Date	PROPOSED ZONING CODE LANGUAGE "17.08.030.V.2.g. Day Care Centers" "17.08.030.V.2.h. Medical/Dental Office"
DEVELOPMENT TEAM	
Owner Justin Willis/Brett Vacek	COMPLETE SUBMITTALS SHALL INCLUDE: SUBMITTED Existing & Proposed Text, as a .PDF, if preferred ☒ Authorization to Act as Applicant, if necessary ☐ Application Fee: (REQUIRED) \$400* ☒ * plus Scott County Recording Office fees at a later date
Address 2651 Telegraph Road, Davenport, IA, 52804	
Phone (217) 218-3456	
Secondary Phone (309) 716-1536	
E-Mail Address brettvacek36@gmail.com	
Attorney/Other	PROCEDURE SHALL BE AS STATED IN §17.14.040 Approval Standards: Consistency with the Comprehensive Plan and Future Land Use Map. Promotion of public health, safety, and welfare of the City. Consistency with the general intent and regulations of Title 17. Purpose of the amendment (error correction/omission, or clarification). Extent that the proposed amendment protects against nonconformities.
Address	
Phone	
Secondary Phone	
E-Mail Address	Submit this form to Planning Staff at: planning@davenportiowa.com or contact staff with any questions or requests for additional information.

May 9th, 2024

Planning and Zoning Commission
City Council
Administrative Center
600 W. 4th St.
Davenport, IA 52801-1003

Grace Real Estate
c/o Brett Vacek & Justin Willis
2651 Telegraph Road
Davenport, IA, 52804

To Whom It May Concern:

This letter is to indicate the rationale to support the Application for Zoning Text Amendment to add Day Care Centers and Medical/Dental Office to the uses under the Neighborhood Commercial Establishment (17.08.030.V.2). It is well known within the city of Davenport that former school and church buildings face difficult challenges when attempting to move away from their primary use.

By enacting this Zoning Text Amendment, more buildings, such as ours on 2651 Telegraph Road, can be used to make up for the lack of reputable Day Care Centers in the area. Former church buildings that are zoned R-1 – 4, are the perfect place for a Day Care Center as the buildings are nonresidential in their structure and most churches already have some sort of set-up to allow for Day Care or preschool on the property.

After already having the city fire department walk through our building, the changes needed to make the building to the appropriate fire code were minimal thereby indicating the ease of transition these buildings can make from their primary use to a Day Care Center. The city can also help its overall vision for +2035 to have many of the buildings in the Telegraph Road area convert to R-1 – 4 as the uses allowed under 17.08.030.V.2. will be expanded to make that zoning more attractive.

Separately, in the application the commission and council will find the request for Medical/Dental office to be added. Despite the concern for increased traffic, the goal, at least at our

building, will be to allow for a counselor to be on-site while the children are present for the Day Care to receive individual counseling on an as needed basis. There is not a plan to make the entire building into a large medical facility. It is simply to allow for a counselor or two to be present to serve the community that is present on Telegraph Road. These counselors, just like the Day Care Center, will focus on taking state aid due to the population within the immediate area. With the need for more counseling services, not only in the city, but the nation at large adding this as a use under the Neighborhood Commercial Establishment will allow for expanded services.

We hope this letter will not only help us to help the community, but will serve as an opportunity to allow for further growth and expansion for others as well.

Respectfully,

Justin Willis & Brett Vacek

CHAPTER 17.08.	USES
Section 17.08.010	General Use Regulations
Section 17.08.020	Use Matrix
Section 17.08.030	Principal Use Standards
Section 17.08.040	Temporary Use Standards
Section 17.08.050	Use Definitions

Section 17.08.010 General Use Regulations

- A.** No structure or land may be used or occupied unless allowed as a permitted or special use within the zoning district.
- B.** All uses must comply with any applicable federal and state requirements, and any additional federal, state, or city ordinances.
- C.** Any use that is not included in the use matrix and cannot be interpreted as part of a use within the matrix is prohibited in all districts.
- D.** A site may contain more than one principal use, so long as each principal use is allowed in the district. Each principal use is approved separately. In certain cases, uses are defined to include ancillary uses that provide necessary support and/or are functionally integrated into the principal use.
- E.** All uses must comply with the use standards of Section 17.08.030, as applicable, as well as all other regulations of this Ordinance and the City.

Section 17.08.020 Use Matrix

- A.** Table 17.08-1: Use Matrix identifies the principal and temporary uses allowed within each zoning district. Cells are color-coded for ease of review only; the letter indicated in the cell controls over any errors in color-coding.
- B.** Uses allowed in the R-3 and R-3C Districts are those listed in Table 17.08-1 for the R-3 District. Uses allowed in the R-4 and R-4C Districts are those listed in Table 17.08-1 for the R-4 District.
- C.** P indicates that the use is permitted by-right in the district. S indicates that the use is a special use in the district and requires special use approval. If a cell is blank, the use is not allowed in the district.
- D.** In the case of temporary uses, a T indicates the temporary use is allowed in the district and may require approval of a temporary use permit per the standards of Section 17.08.040.
- E.** For accessory uses, see Chapter 17.09.
- F.** See Section 17.04.020 for additional use restrictions in the R-3, R-3C, R-4, and R-4C Districts.
- G.** See Section 17.05.020 for additional use restrictions in the C-V District.

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

TABLE 17.08-1: USE MATRIX																						
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Adult Use																S	S					Sec. 17.08.030.A
Agriculture																			P			
Amusement Facility - Indoor									P	P	P		P	P	P	P		P				
Amusement Facility - Outdoor										S	S				S	P		S				
Animal Care Facility - Large Animal																			P			
Animal Care Facility - Small Animal							S	S	P	P	P		S	S	P	P		P	P			Sec. 17.08.030.B
Animal Breeder																			P			Sec. 17.08.030.B
Art Gallery							P	P	P	P	P		P	P	P			P				
Arts and Fitness Studio							P	P	P	P	P		P	P	P			P				
Bar									P	P	P		P	P	P			P				
Bar – Neighborhood								P														Sec. 17.08.030.C
Bed and Breakfast	S	S	S	S	S														P			Sec. 17.08.030.D
Billboard									P	P						P	P					Sec. 17.08.030.E
Body Modification Establishment								P	P	P	P		P		P			P				
Broadcasting Facility TV/Radio								P	P	P		P	P	P	P	P	P	P			P	
Campground																			S	P		Sec. 17.08.030.F
Car Wash									P	P					S			P				Sec. 17.08.030.G
Casino															P							
Cemetery																				P		
Children's Home					P				P	P					P			S			P	Sec. 17.08.030.H
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Community Center	P	P	P	P	P		P	P	P	P	P		P	P	P			P	P	P	P	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	Sec. 17.08.030.I
Conservation Area																			P	P		
Country Club																				P		
Cultural Facility							P	P	P	P	P		P	P	P			P		P	P	
Day Care Center					P		P	P	P	P	P	P	P	P	P	S		P			P	Sec. 17.08.030.J
Day Care Home	P	P	P	P	P														P			Sec. 17.08.030.K
Drive-Through Facility									P	P	S		S		P	P	P					Sec. 17.08.030.K
Drug/Alcohol Treatment Facility, Residential									S	S					S			S			S	Sec. 17.08.030.L
Drug Treatment Clinic									S	S					S			S			S	Sec. 17.08.030.L
Domestic Violence Shelter					P			P	P	P					P			P			P	Sec. 17.08.030.H
Dwelling - Accessory Dwelling Unit	P	P	P	P																		Sec. 17.08.030.M
Dwelling - Manufactured Home						P													S			Sec. 17.08.030.N

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

TABLE 17.08-1: USE MATRIX																							
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Dwelling - Multi-Family					P		P	P	P	P	S		P	P	P			P				Sec. 17.08.030.O	
Dwelling - Townhouse					P		P	P	P	P	S		P	P	P			P				Sec. 17.08.030.P	
Dwelling - Single-Family	P	P	P	P	P		P	P	P					P								Sec. 17.08.030.P	
Dwelling - Single-Family Semi-detached		P	P	P	P		P	P	P		S			P								Sec. 17.08.030.P	
Dwelling - Two-Family (New Construction)			P	P	P		P	P	P		S			P								Sec. 17.08.030.P	
Dwelling - Two-Family (Conversion)					P		P	P	P					P								Sec. 17.08.030.P	
Educational Facility - Primary or Secondary	P	P	P	P	P																P		
Educational Facility - University or College										P	P	P	P		P						P		
Educational Facility - Vocational							S	S	S	P	P	P	P	S	P	P	P	P			P		
Equine Keeping/Equestrian Facility	P																		P			Sec. 17.08.030.Q	
Fairground																			S	S	P		
Financial Institution							P	P	P	P	P	P	P	P	P			P					
Financial Institution, Alternative									S	S					S			P				Sec. 17.08.030.R	
Food Bank																P	P	P					
Food Pantry									P	S					S			S					
Funeral Home							S	S	S	P					P			P					
Gas Station								S	P	P	S				P	P	P	P				Sec. 17.08.030.S	
Golf Course/Driving Range																				P			
Government Office/Facility							P	P	P	P	P	P	P	P	P	P	P	P		P	P		
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Greenhouse/Nursery - Retail										P					P			P	S				
Group Home	P	P	P	P	P																	Sec. 17.08.030.T	
Halfway House									S	S					S			S			S	Sec. 17.08.030.L	
Healthcare Institution																					P		
Heavy Rental and Service																P		P					
Heavy Retail										S					S	P		P					
Homeless Shelter									S	S					S			S			S	Sec. 17.08.030.L	
Hotel									P	P	P	P	P	S	P			P					
Industrial - General																	P						
Industrial - Light												P				P	P	P					
Industrial Design								P	P	P		P	P		P	P	P	P					
Live Performance Venue										P	P		P	P	P	P		P					

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

TABLE 17.08-1: USE MATRIX																							
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Lodge/Meeting Hall	S	S	S	S	S		P	P	P	P	P	P	P	P	P	P	P	P	P			Sec. 17.08.030.U	
Manufactured Home Park						P																	
Medical/Dental Office							P	P	P	P	P	P	P	P	P			P			P		
Micro-Brewery/Distillery/Winery									P	P	P		P	P	P	P		P					
Neighborhood Commercial Establishment		S	S	S	S																	Sec. 17.08.030.V	
Office							P	P	P	P	P	P	P	P	P	P	P	P			P		
Outdoor Dining							P	P	P	P	P	P	P	P	P	P	P	P			P	Sec. 17.08.030.W	
Parking Lot (Principal Use)								S	S	S	S	S	S	S	S	P	S	S			P	Chapter 17.10	
Parking Structure (Principal Use)								S	S	P	P	P	S	S	P			P			P	Chapter 17.10	
Personal Service Establishment							P	P	P	P	P	P	P	P	P	P		P			P		
Place of Worship	P	P	P	P	P		S	S	P	P	P		P	P	P	P			P		P		
Private Recreation Facility								P	P	P	P	P	P	P	P	P		P			P		
Public Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		
Public Safety Facility					P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Public Works Facility												P				P	P	P	P		P		
Reception Facility	S	S	S	S				S	S	P	P		S	S	P			P	S			Sec. 17.08.030.X	
Recreational Vehicle (RV) Park																			S	S		Sec. 17.08.030.F	
Research and Development												P				P	P	P			P		
Residential Care Facility					P		P	P	P	P	P	P	P		P	P		P			P	Sec. 17.08.030.Y	
Restaurant								P	P	P	P	P	P	P	P	P	P	P		P	P		
Retail Goods Establishment							P	P	P	P	P	P	P	P	P	P	P	P			P		
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Retail Alcohol Sales									P	P	S		S		P	P							
Retail Sales of Fireworks																P	P					Sec. 17.08.030.Z	
Salvage Yard																	S						
Self-Storage Facility: Enclosed									S	S					P	P	P	P				Sec. 17.08.030.AA	
Self-Storage Facility: Outdoor																P	P	S				Sec. 17.08.030.AA	
Social Service Center									P	P					P			P			P		
Solar Farm												P				P	P		S		P	Sec. 17.08.030.BB	
Specialty Food Service								P	P	P	P		P	P	P	P		P					
Storage Yard - Outdoor																P	P					Sec. 17.08.030.CC	
Truck Stop																P	P						
Vehicle Dealership - Enclosed										P		S	P		P	S		P					
Vehicle Dealership - With Outdoor Storage/Display										S					S	S		P					

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

TABLE 17.08-1: USE MATRIX																						
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Vehicle Operation Facility																P	P				P	
Vehicle Rental - Enclosed										P		S	P		P	S		P				
Vehicle Rental - With Outdoor Storage/Display										S					S	S		P				
Vehicle Repair/Service - Major										S						P	P	S				Sec. 17.08.030.DD
Vehicle Repair/Service - Minor									P	P					P	P	P	S				Sec. 17.08.030.DD
Warehouse																P	P					
Wholesale Establishment																P	P	S				
Wind Energy System												S				S	S		S		S	Sec. 17.08.030.EE
Wine Bar								S	P	P	P		P	P	P			P				
Winery																			S			
Wireless Telecommunications	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.FF
Wireless Telecommunications - Stealth Design Antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.FF
Wireless Telecommunications - DAS Co-Location	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.FF
Wireless Telecommunications - DAS New Pole	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.FF
TEMPORARY USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Farmers' Market					T		T	T	T	T	T	T	T	T	T			T	T	T	T	Sec. 17.08.040.A
Real Estate Project Sales Office/Model Unit	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T	T	T			T	Sec. 17.08.040.B
Temporary Cell On Wheels (COW)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.C
Temporary Contractor Office and Contractor Yard	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.D
Temporary Outdoor Entertainment	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T		T	T	T	T	Sec. 17.08.040.E
Temporary Outdoor Sales (No Fireworks Stand)	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T		T	T		T	Sec. 17.08.040.F
Temporary Outdoor Sales - Fireworks Stand Only																T	T					Sec. 17.08.040.G
Temporary Outdoor Storage Container	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.H

Section 17.08.030 Principal Use Standards

Where applicable, principal uses are required to comply with all use standards of this section, whether a permitted or special use, in addition to all other regulations of this Ordinance.

J. Day Care Center and Day Care Home

1. Each day care must have a state license and/or registration.
2. The exterior of a day care home must maintain its original appearance as a single-family dwelling. No visitor/client parking may be located in the front yard.
3. No signs are permitted for day care homes.
4. A day care center must provide a pickup/drop off area. When a day care center is part of a multi-tenant commercial center, the pickup/drop off area must not interfere with vehicle circulation in the parking lot, including blocking of the drive aisle.
5. Day care homes are limited to a maximum of six children or adults in care at any one time.
6. Day care homes are not permitted to have outside employees.

V. Neighborhood Commercial Establishment

1. Neighborhood commercial establishments are only allowed within existing structures that are nonresidential in their construction and/or use as of the effective date of this Ordinance.
2. The following non-residential uses are permitted within a neighborhood commercial establishment:
 - a. Art gallery
 - b. Arts studio
 - c. Office
 - d. Personal service establishment
 - e. Restaurant
 - f. Retail goods establishment:
 - i. Retail sales of alcohol is prohibited.
 - ii. Retail sales of tobacco products, electronic cigarettes, and vaping and tobacco smoking accessories and supplies is prohibited.
3. No off-street parking is required. However, any off-street parking currently provided must be maintained.
4. Drive-through facilities are prohibited.
5. Outside storage or display is prohibited. All business, servicing, processing, and storage uses must be located within the structure.
6. Signs are limited to those allowed in the C-T District.

Section 17.08.050 Use Definitions

All uses within Table 17.08-1 are defined in this section. Certain uses are defined to be inclusive of many uses. When a use meets a specific definition, it is regulated as such and is not regulated as part of a more inclusive use category.

Day Care Center. A licensed facility where, for a portion of a day, care and supervision is provided for children or elderly and/or functionally-impaired adults in a protective setting that are not related to the owner or operator. Day care centers within a residential dwelling are prohibited.

Medical/Dental Office. A facility operated by one or more physicians, dentists, chiropractors, psychiatrists, physiotherapists, or other licensed practitioners of the healing arts for the examination and treatment of persons solely on an outpatient basis. Medical/dental offices also include alternative medicine clinics, such as acupuncture and holistic therapies, and physical therapy offices for physical rehabilitation.

Neighborhood Commercial Establishment. A commercial use within a residential neighborhood that is nonresidential in its original construction and/or use.

City of Davenport

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

Action / Date
6/18/2024

Subject:

Case F24-07: Request of Entertainment Tonite LC for a Final Plat of Truckland Industrial Park 2nd Addition. The 2-lot subdivision is located at 3680 West 83rd Street on 2.81 acres. [Ward 2]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F24-07 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. Add the following note, "Sidewalks shall be constructed along the right-of-way when so ordered by the City of Davenport."

Background:

The existing 2.81-acre site contains two buildings and a shared parking lot. The purpose of the subdivision is to split the property into two lots. One parcel for the multi-tenant building on the west half and a second lot for the adult entertainment business. Both lots will maintain the existing driveway approaches to 83rd Street. At this time, the City is not aware of any plans to redevelop either 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)**. This land use classification 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 requirement. Both lots and existing buildings satisfy district dimensional requirements. The existing structures comply with setback requirements and contain sufficient off-street parking.
2. Streets: Access onto West 83rd Street is maintained via the two existing driveway approaches, one for each lot.
3. Storm Water: Detention and water quality treatment will not be required for this subdivision, but will be needed upon further development of the property.
4. Sanitary Sewer: An existing 15" public sanitary sewer extends across the northeast corner of the site. The sewer line is located within an existing easement.
5. Iowa American Water Company: Both lots maintain frontage along West 83rd Street where a main is located on the north side of the right-of-way. This facilitates connections for both lots and future development.
6. Other Utilities: Normal utility services are available on this site.
7. Parks/Open Space: There are no impacts to parks/open space.

Public Input:

A public hearing and public notification are not required for a final plat.

Attachments:

1. Final Plat
2. Application
3. Maps

FINAL PLAT

TRUCKLAND INDUSTRIAL PARK 2ND ADDITION

BEING A REPLAT OF LOT 5 AND THE WEST 75 FEET OF LOT 4 OF TRUCKLAND INDUSTRIAL PARK FIRST ADDITION TO THE CITY OF DAVENPORT, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA.

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 EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
- THE SUBJECT PROPERTY IS ZONED I-1, INDUSTRIAL 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 MAP #191630C0335D EFFECTIVE DATE MARCH 11, 2024.
- NO SITE DEVELOPMENT IS PROPOSED WITH THIS SUBDIVISION.
- STORMWATER DETENTION AND WATER QUALITY TREATMENT WILL NOT BE REQUIRED FOR THIS SUBDIVISION BUT WILL BE REQUIRED UPON FURTHER DEVELOPMENT OF THE PROPERTY.

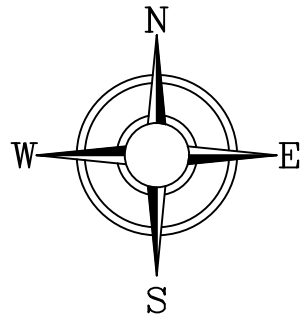
APPROVAL SIGNATURES:

MAYOR	DATE:
CITY CLERK	DATE:
CHAIRMAN PLAN & ZONE	DATE:
CENTURY LINK	DATE:
IOWA - AMERICAN WATER COMPANY	DATE:
MEDIACOM	DATE:
MIDAMERICAN ENERGY	DATE:
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.	
METRONET	DATE:

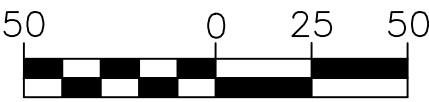
- | | |
|--|---|
| 1. Owner:
Entertainment Tonite LC
3680 W. 83rd Street
Davenport, Iowa 52806 | 3. Surveyor:
Jerry D. Rogers
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236 |
| 2. Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236 | 4. Attorney:
TBD |

LEGEND:

- DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED = ●
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 = ○
BOUNDARY LINE = ————
FENCE LINE = —*—*—*—*—
EASEMENT LINE = - - - - -
SETBACK LINE = ······
LOT LINE = ————



GRAPHIC SCALE



(IN FEET)
1" = 50' (18x24)

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.



DATE: 5/17/2024
563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC
CHECKED BY: JDR
DRAWING LOCATION
S: \JOHNSON LUKE

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT
FINAL PLAT
TRUCKLAND INDUSTRIAL PARK
SECOND ADDITION
DAVENPORT, IOWA

PREPARED FOR:
ENTERTAINMENT TONITE LC
3680 W. 83RD STREET
DAVENPORT, IOWA 52806

SHEET NO.
1
OF
1



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
SUBDIVISION PLAT
(LAND DIVISION)

APPLICANT INFORMATION

Applicant Name

Luke Johnson of Entertainment Tonite LC

Address

3680 W. 83rd St.

City | State | Zip

Davenport, IA 52806

Phone

(563) 508-1542

Secondary Phone

E-Mail Address

ljclubdocs@gmail.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.

Luke Johnson

Print Applicant's Name

Applicant's Signature

Date

SUBDIVISION NAME

Truckland Industrial Park 2nd Addition

LOCATION DESCRIPTION

3680 W. 83rd St.

SUBMITTED

05/23/2024

NUMBER OF LOTS BY USE TYPE

2 lots: Both I-1

ACRES

2.81

STREETS ADDED

0

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

Luke Johnson

Address

3680 W. 83rd St., Davenport, IA 52806

Phone

(563) 508-1542

Secondary Phone

E-Mail Address

ljclubdocs@gmail.com

Owner

Entertainment Tonite LC

Address

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Phone

(563) 508-1542

Secondary Phone

E-Mail Address

ljclubdocs@gmail.com

Engineer

Townsend Engineering

Address

2224 E. 12th St., Davenport, IA 52803

Phone

(563) 386-4236

Secondary Phone

E-Mail Address

chris@townsendengineering.net

Attorney

Address

Phone

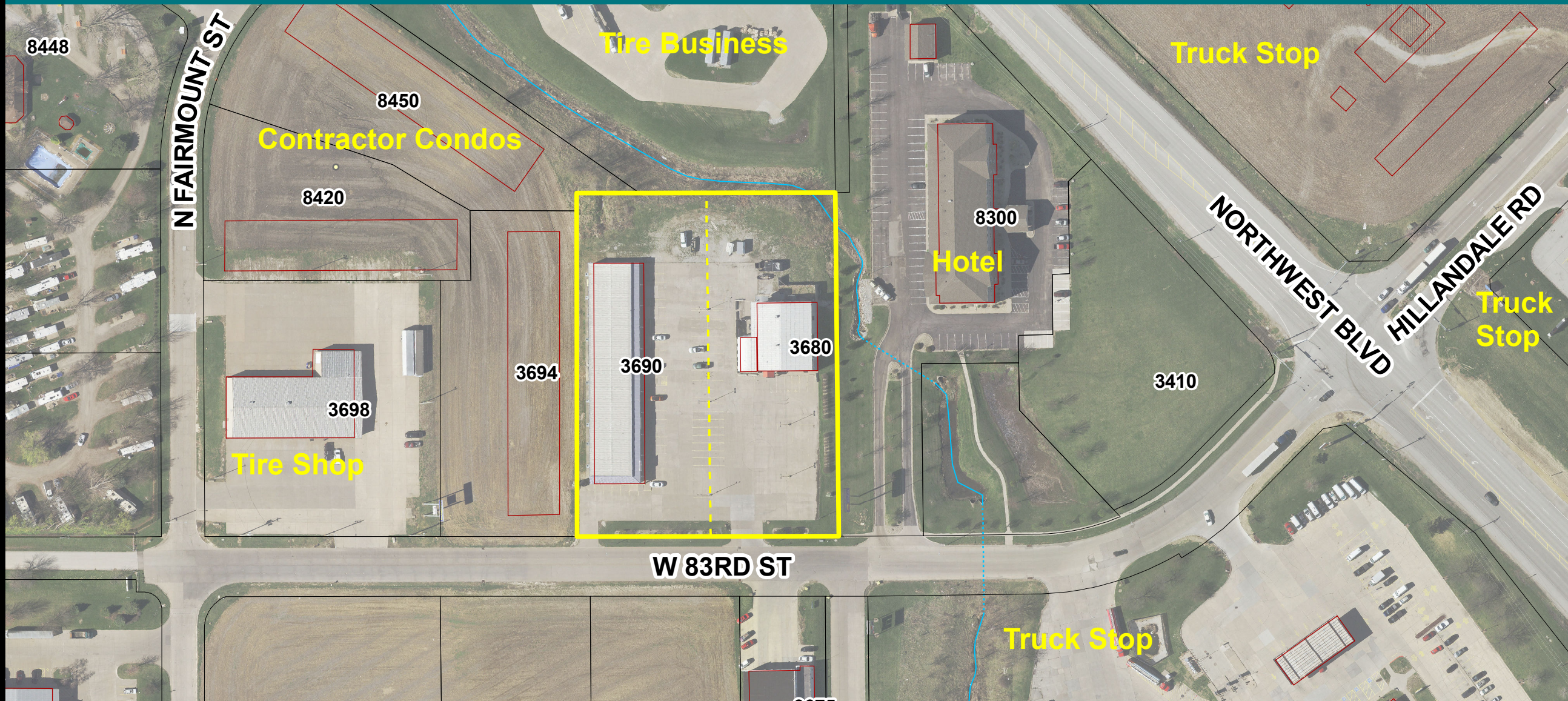
Secondary Phone

E-Mail Address



Vicinity Map | Case F24-07

Request of Luke Johnson of Entertainment Tonite LC for a Final Plat for Truckland Industrial Park 2nd Addition. The 2-lot subdivision is located at 3680 W 83rd ST on 2.81 acres. [Ward 2]



0 100 200 400 Feet

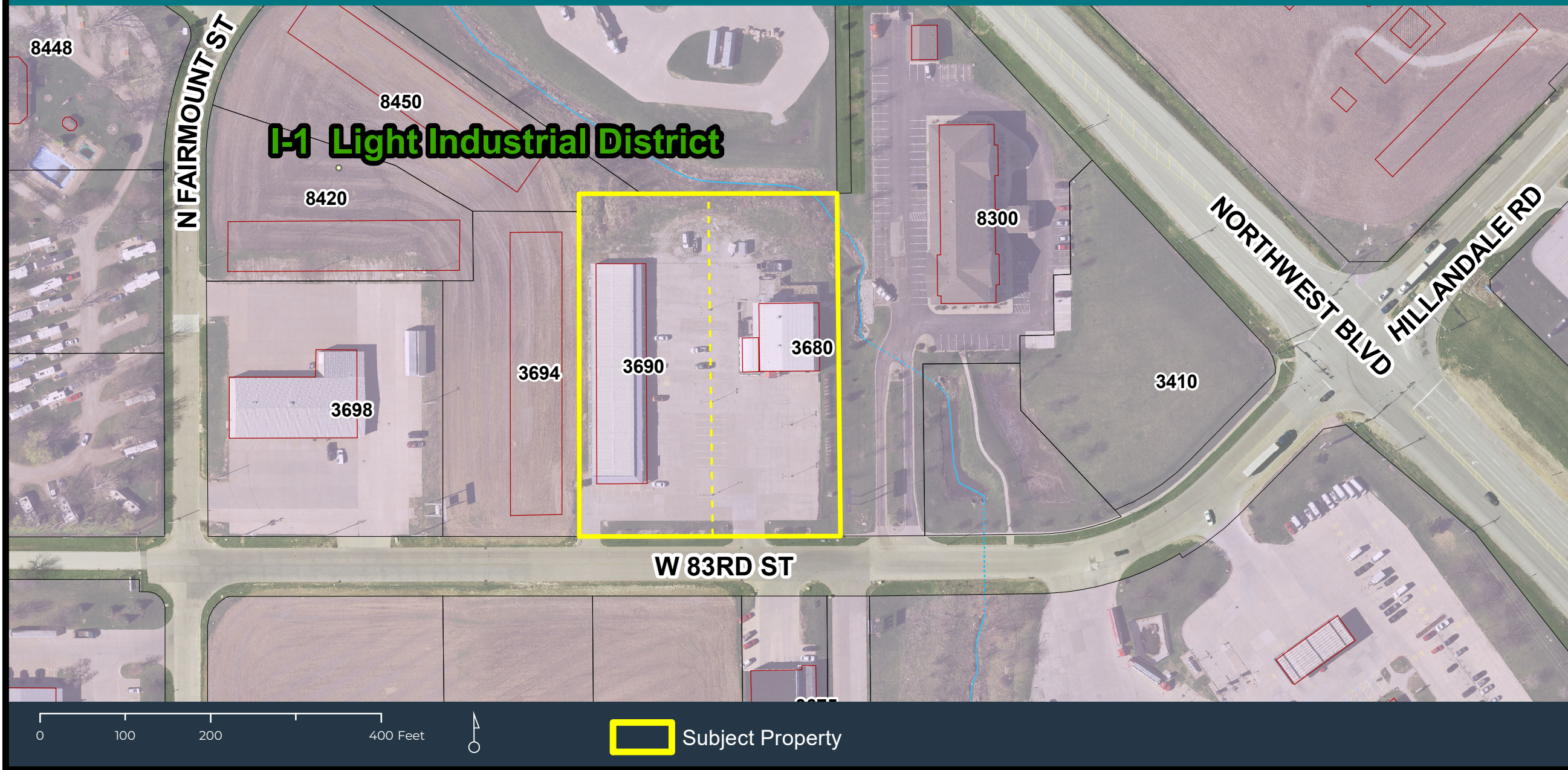


Subject Property



Zoning Map | Case F24-07

Request of Luke Johnson of Entertainment Tonite LC for a Final Plat for Truckland Industrial Park 2nd Addition. The 2-lot subdivision is located at 3680 W 83rd ST on 2.81 acres. [Ward 2]





DAVENPORT

DEVELOPMENT AND
NEIGHBORHOOD SERVICES

Future Land Use Map | Case F24-07

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

