

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, July 16, 2024; 5:00 PM

Police Department | 416 Harrison Street | Community Room

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

1. Case REZ24-03: Request of Davenport Community School District to rezone approximately 12.71 acres of land located at 715-909 East 36th Street from R-3 Single-Family and Two-Family Residential District to S-IC Institutional Campus District. [Ward 7]

REGULAR MEETING AGENDA

II. Roll Call

III. Report of the City Council Activity

IV. Secretary's Report

1. Consideration of the June 18, 2024 meeting minutes.

V. Report of the Comprehensive Plan Committee

VI. Zoning Activity

A. Old Business

B. New Business

VII. Subdivision Activity

A. Old Business

B. New Business

1. Case F24-08: Request of IA 12 Davenport, LLC for a Final Plat of Silverstar Wash. The 1-lot subdivision is located at 1914 Division Street on 0.9 acres. [Ward 4]

VIII. Future Business

IX. Communications

X. Other Business

XI. Adjourn

City of Davenport

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

Action / Date
7/16/2024

Subject:

Case REZ24-03: Request of Davenport Community School District to rezone approximately 12.71 acres of land located at 715-909 East 36th Street from R-3 Single-Family and Two-Family Residential District to S-IC Institutional Campus District. [Ward 7]

Recommendation:

Hold the Public Hearing.

A formal staff recommendation will be provided at the August 6, 2024 Plan and Zoning Commission meeting.

Background:

Site Overview:

Brady Street Stadium was originally constructed in 1937 and has served as the competition venue for Davenport Community School District athletics and events. The sports complex is located within a predominately commercial area between Brady Street, Duck Creek, and E. 38th Street. To better meet the future needs of the athletic program, Bray Architects was hired to create a master plan for this area.

The primary objective of proposed projects at the Brady Street Complex is to relocate the baseball field outside of the Duck Creek flood plain. This area will be replaced with a new multipurpose practice field and space for throwing events. A new baseball field will be located on the north side of E. 36th Street. Adjacent to this field will be a concession building with public restrooms and an elevated press box. A multi-use, synthetic turf practice field will be constructed adjacent to the new baseball field.

To facilitate the athletic and event improvements, the existing transportation department and bus lot will be moved to the property located at 909 E. 36th Street, the former National Guard Armory property. The Davenport Community School District purchased the existing National Guard Armory properties on E. 36th Street for District use. Relocating the bus lot and transportation department creates needed space to allow for the construction of the baseball field and multi-use turf field.

The Davenport Community School District has purchased the lots located 715, 725, 735, 807, 821, and 829 E. 36th Street. The long-range plan for these properties is to allow for installation of future parking to support athletic events at the Brady Street Complex. A portion of these properties will be retained as park/green space.

Why is a Zoning Map Amendment Required?

The purpose of the request is to establish a new transportation center for the Davenport Community School District at the former National Guard Armory site. The existing property is

considered nonconforming, since a 'Vehicle Operation Facility' is not permitted in the R-3 Single-Family and Two-Family Residential District. A rezoning to S-IC Institutional Campus District is required to facilitate the redevelopment of the site to include offices, additional vehicle service bays, and school bus parking.

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 Civic and Institutional in the Davenport +2035 Future Land Use Map.

1. **Civic and Institutional:** Reserved for major developments for government, education, religion, medical, utilities, and other cultural or non-profit organizations located outside of the Downtown (DT).

Zoning:

The applicant is proposing a rezoning from R-3 Single-Family and Two-Family Residential District to S-IC Institutional Campus District.

1. **R-3 Single-Family and Two-Family Residential District:** This zoning district is intended to accommodate residential neighborhoods in the City of Davenport consisting of single-family and two-family homes in a moderately dense urban development pattern. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-3 District.
2. **S-IC Institutional Campus District:** This district is intended to encourage a comprehensive approach to development by significant institutions within the City. The S-IC District is also intended to:
 1. Further the policies of the Comprehensive Plan.
 2. Permit appropriate institutional growth within boundaries of the district while minimizing the adverse impacts associated with development and geographic expansion.
 3. Balance the ability of specific institutions to grow and adapt to changing needs while protecting the livability and vitality of adjacent areas.
 4. Encourage the preparation of a land use plan for higher development intensity institutional campuses that enables the community to understand the levels of development being proposed, their likely impacts and appropriate mitigation measures.

Technical Review:

City Departments are reviewing the proposed Zoning Map Amendment Application. Further comments will be provided at the August 6th Plan and Zoning Commission meeting.

Public Input:

Letters were sent to property owners within 500 feet of the proposed request notifying them of the July 16th Plan and Zoning Commission Public Hearing. In addition, the applicant is hosting a neighborhood meeting on July 15th at 5:30pm in the Jim Hester Boardroom of the Administrative Services Center, 1702 Main Street. Staff will provide a summary of the neighborhood meeting during the public hearing.

When rezoning property to S-IC Institutional Campus District, the Zoning Ordinance requires the petitioner to make a good faith effort notifying all city-recognized neighborhoods and bona fide neighborhood organizations located within 500 feet of the property being rezoned. The purpose is to share the details of the petition, answer any questions, and receive feedback. The Davenport Community School District contacted a Good Neighbor Project representative located south of Duck Creek. The neighbor inquired about the potential loss of greenspace at the site. The School District confirmed the final development will result in 13,963 square feet of additional greenspace.

In addition, a notice was published in the Quad City Times and a sign was placed on the subject property.

To date, no written comments or formal protest petitions have been submitted. Staff will apprise the Commission of any additional correspondence at the July 16th Plan and Zoning Commission meeting.

Attachments:

1. Application
2. Maps
3. Development Plans for Transportation Facility
4. Good Neighbor Project Correspondence
5. Public Notice



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 Company Name	DCSD BUS BARN RELOCATION TO ARMORY
Bray Architects	SITE ADDRESS OR GENERAL LOCATION DESCRIPTION
Address	715 - 909 E 36TH STREET
829 S 1st Street	NEIGHBORHOOD MEETING DATE / TIME / LOCATION
City State Zip	
Milwaukee WI 53	
Phone	
(414) 226-0200	
Secondary Phone	
(414) 410-9227	
E-Mail Address	
akerr@brayarch.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.	
Andrew Kerr, AIA	
Type Applicant's Name	
	05/07/2024
Applicant's Signature	Date
DEVELOPMENT TEAM	
Property Owner	
Davenport School District	
Address	
1702 N Main St, Davenport, IA 52803	
Phone	Secondary Phone
(563) 445-5000	
E-Mail Address	
schneckloth@davenportschools.org	
Project Manager/Other	
Bray Architects	
Address	
829 S 1st Street	
Phone	Secondary Phone
(414) 226-0200	(414) 410-9227
E-Mail Address	
akerr@brayarch.com	

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING

ZONING DISTRICTS	EXISTING	PROPOSED	SQ. AREA
	R-3	S-IC	12.71 ACRE

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
Application Fee sent under separate cover.

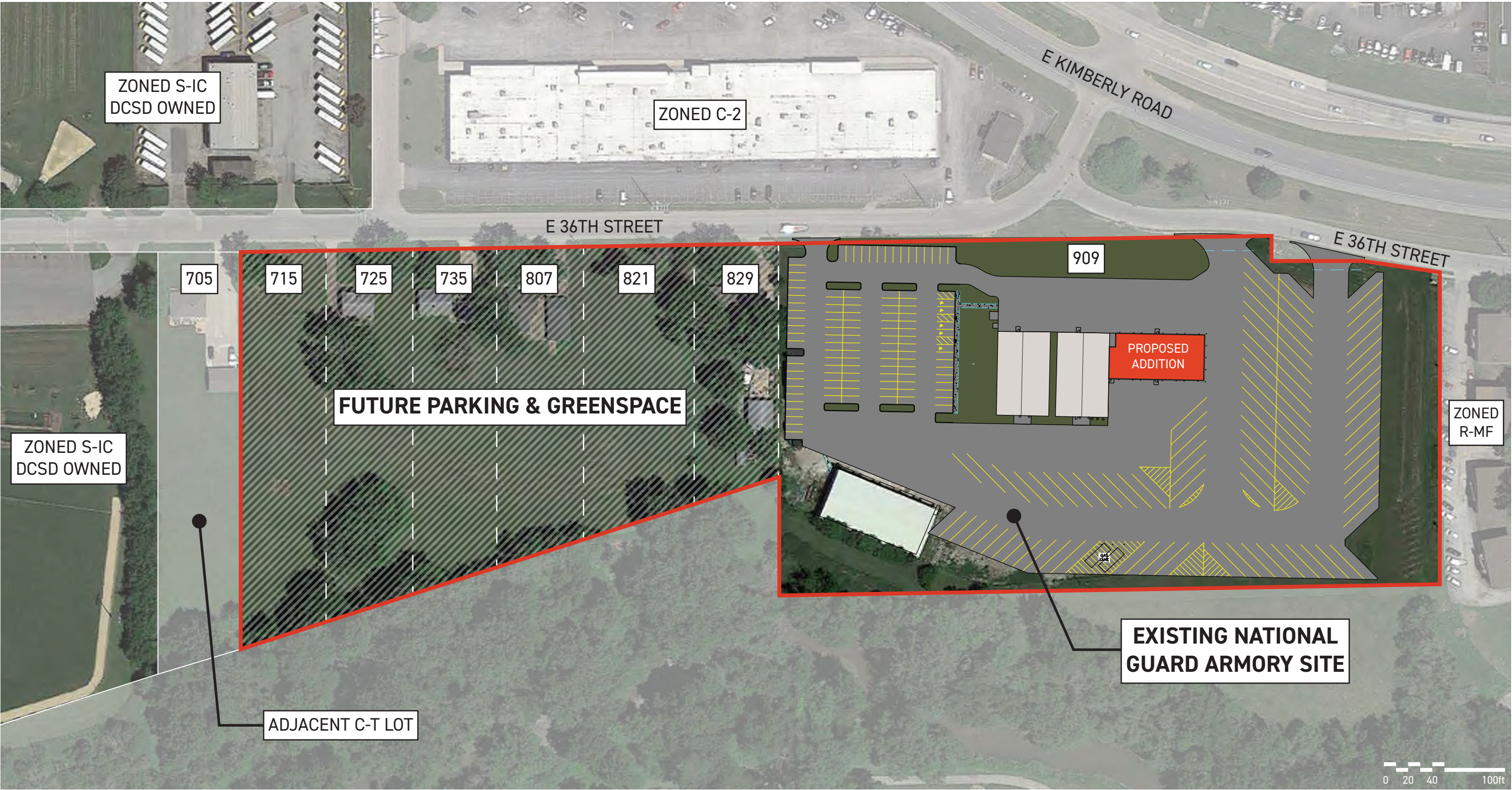
PROJECT NARRATIVE: (submit separate sheet if needed)

Rezone existing R-3 properties to S-IC.
Lots included: 715 - 909 E 36th Street

The Davenport Community School District requests rezoning of the above addresses to facilitate a relocation of the district's transportation department offices, vehicle service bays, and parking of the district's school buses. Transportation department is currently located adjacent, at 3640 Davenport Ave, which is currently being redeveloped at baseball fields for the school district.

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.

Master Plan DCSD Bus Lot Relocation to the Armory Project



Authorization to Act as Applicant

I/We, Davenport Community School Dist
[as property owner(s)]

authorize Bray Architects
[the above person(s)]

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

for the property located at Armay & Adjacent properties

TJ Sotun
Signature(s)*

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

Notarization: _____

5-7-24
Date

State of Iowa,

County of Scott,

Sworn and subscribed before me

this 07 day of May, 2024.

Driver's License
[identification type]

Kyra Schumaker
Notary Public

My Commission Expires:



RE-ZONING DESCRIPTION –

LOTS 1-6 IN J.G. BAKER SECOND ADDITION, AN ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA.

(DEED DOCUMENT NUMBERS: 2023-00013388, 2010-00024013, 2011-00003909, 2009-00024588, 2018-00053452, 2010-00016221)

AND

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4, SECTION 13, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, THE PARCEL IS DESCRIBED MORE PARTICULARLY AS:

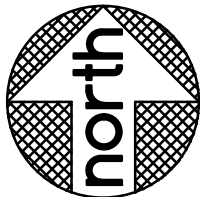
A PARCEL OF REAL ESTATE ALL IN DAVENPORT, SCOTT COUNTY, IOWA TO WIT: PART OF THE SOUTHEAST 1/4, SECTION 13, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 1020.08 FEET EAST & 1377.7 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 13. SAID POINT IS THE NORTHWEST CORNER OF THE TRACT CONVEYED TO THE IOWA-ILLINOIS GAS & ELECTRIC COMPANY BY STATE OF IOWA UNDER PATENT NO. 345 DATED JULY 13, 1953. THENCE WESTERLY AND NORTHWESTERLY ON THE SOUTHERLY RIGHT OF WAY LINE OF KIMBERLY ROAD TO THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE AND THE SOUTHERLY RIGHT OF WAY LINE OF 36TH STREET; THENCE WEST ON SAID SOUTH RIGHT OF WAY LINE OF 36TH STREET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE SOUTH ON THE WEST LINE SOUTHEAST 1/4 SECTION 13 TO A POINT 1020.08 FEET WEST AND 400 FEET SOUTH OF THE POINT OF BEGINNING; THENCE 1020.08 FEET TO A POINT 400 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 400 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE TRACT CONVEYED TO TYLER ENTERPRISES, INCORPORATED AND GLENN L. SEYDEL BY THE STATE OF IOWA UNDER PATENT NO. 749 DATED SEPTEMBER 28, 1964, AND RECORDED IN THE SCOTT COUNTY, IOWA, RECORDER'S OFFICE ON OCTOBER 15, 1964 IN BOOK 282, PAGE 114.

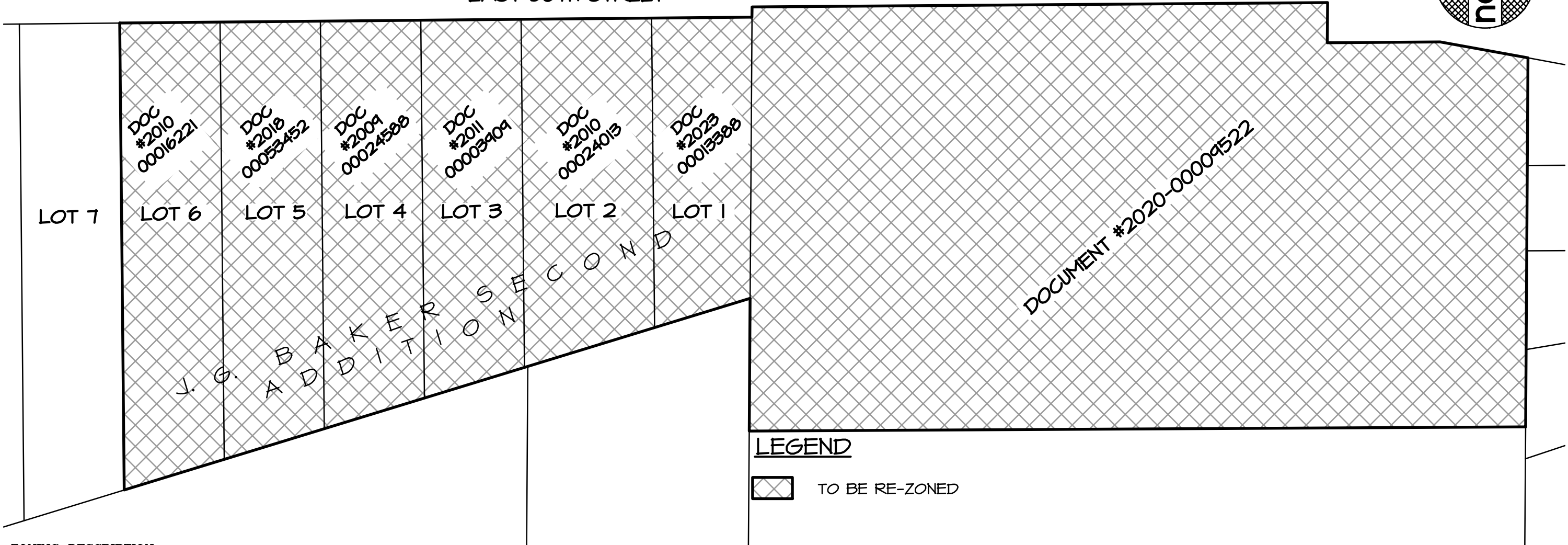
(DEED DOCUMENT NUMBER: 2020-00009522)

(PLAT DOCUMENT NUMBER: 2006-00032811)

RE-ZONING EXHIBIT
DAVENPORT SCHOOL DISTRICT



EAST 36TH STREET



LEGEND

 TO BE RE-ZONED

RE-ZONING DESCRIPTION -

LOTS 1-6 IN J.G. BAKER SECOND ADDITION, AN ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA.

AND

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SURVEY COMPANY / RETURN TO:

**Martin & Whitacre
Surveyors & Engineers, Inc.**

1508 BIDWELL ROAD, MUSCATINE, IOWA 52761

INFO@MARTIN-WHITACRE.COM (563)263-7691

DAVENPORT SCHOOL DISTRICT
RE-ZONING EXHIBIT

SOUTHEAST 1/4, SECTION 13, TOWNSHIP 78 NORTH, RANGE 3 EAST

REV.

0

4035 REZONING EXHIBIT.DWG

SHEET

OF

1



Vicinity Map | Case REZ24-03

Request of Davenport Community School District to rezone approximately 12.71 acres of land located at 715-909 East 36th Street from R-3 Single-Family and Two-Family Residential District to S-IC Institutional Campus District. [Ward 7]

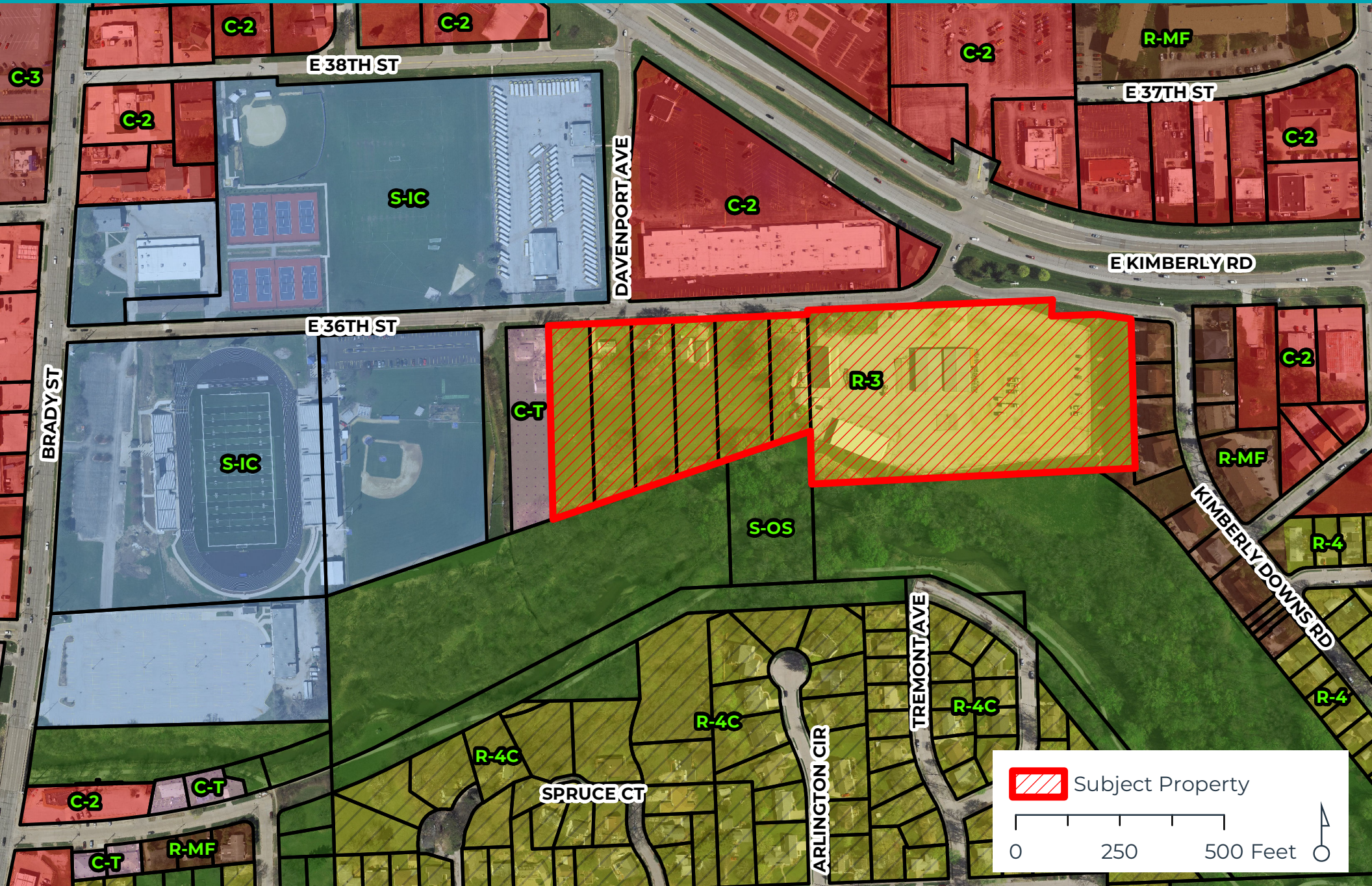




THE CITY OF
DAVENPORT
IOWA | USA

Zoning Map | Case REZ24-03

Request of Davenport Community School District to rezone approximately 12.71 acres of land located at 715-909 East 36th Street from R-3 Single-Family and Two-Family Residential District to S-IC Institutional Campus District. [Ward 7]

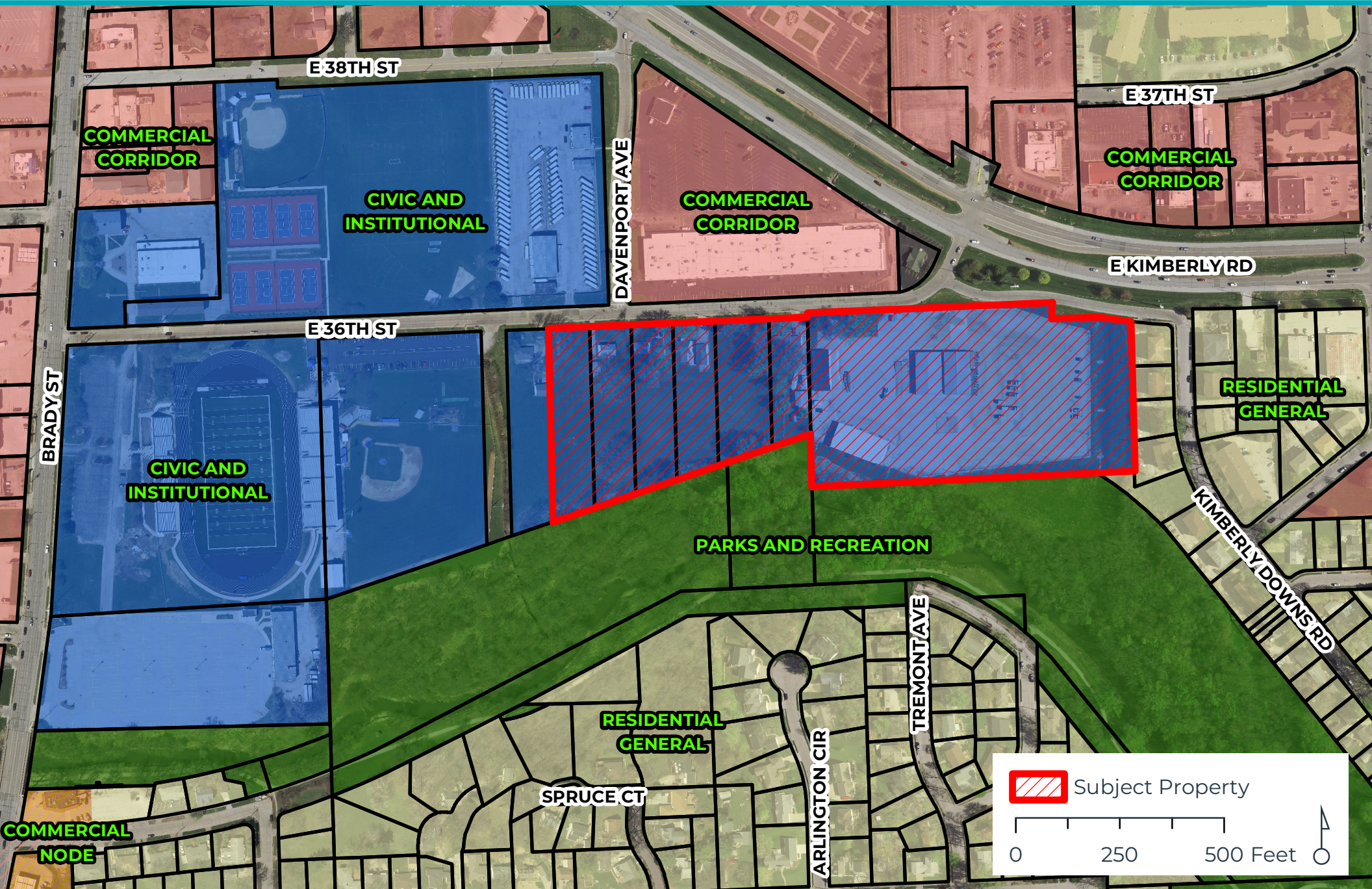




THE CITY OF DAVENPORT IOWA | USA

Future Land Use Map | Case REZ24-03

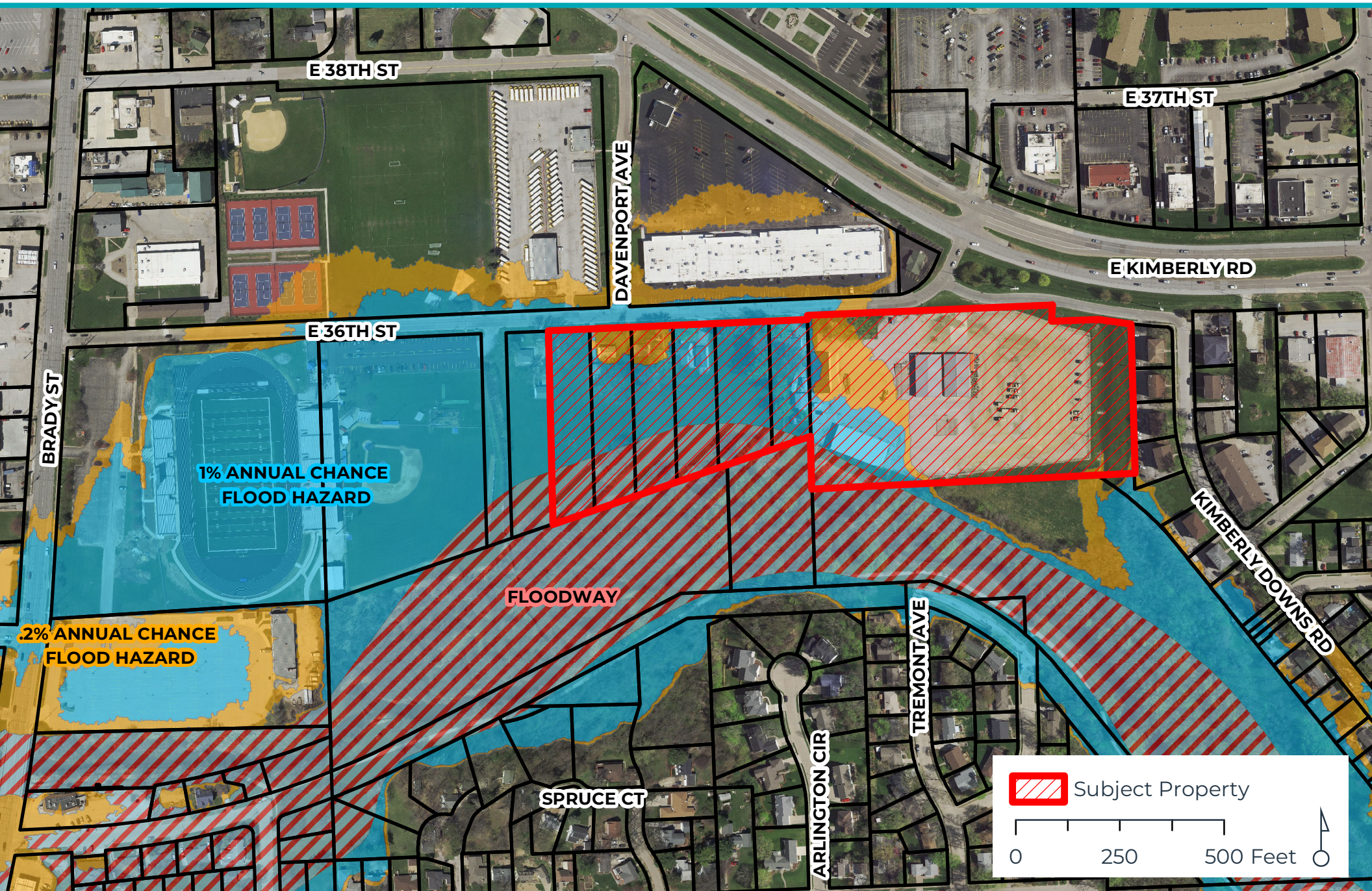
Request of Davenport Community School District to rezone approximately 12.71 acres of land located at 715-909 East 36th Street from R-3 Single-Family and Two-Family Residential District to S-IC Institutional Campus District. [Ward 7]





Duck Creek Floodplain Map | Case REZ24-03

Request of Davenport Community School District to rezone approximately 12.71 acres of land located at 715-909 East 36th Street from R-3 Single-Family and Two-Family Residential District to S-IC Institutional Campus District. [Ward 7]



Davenport Community School District

Land Use Plan – Brady Street Complex

Proposed DCSD Transportation Department

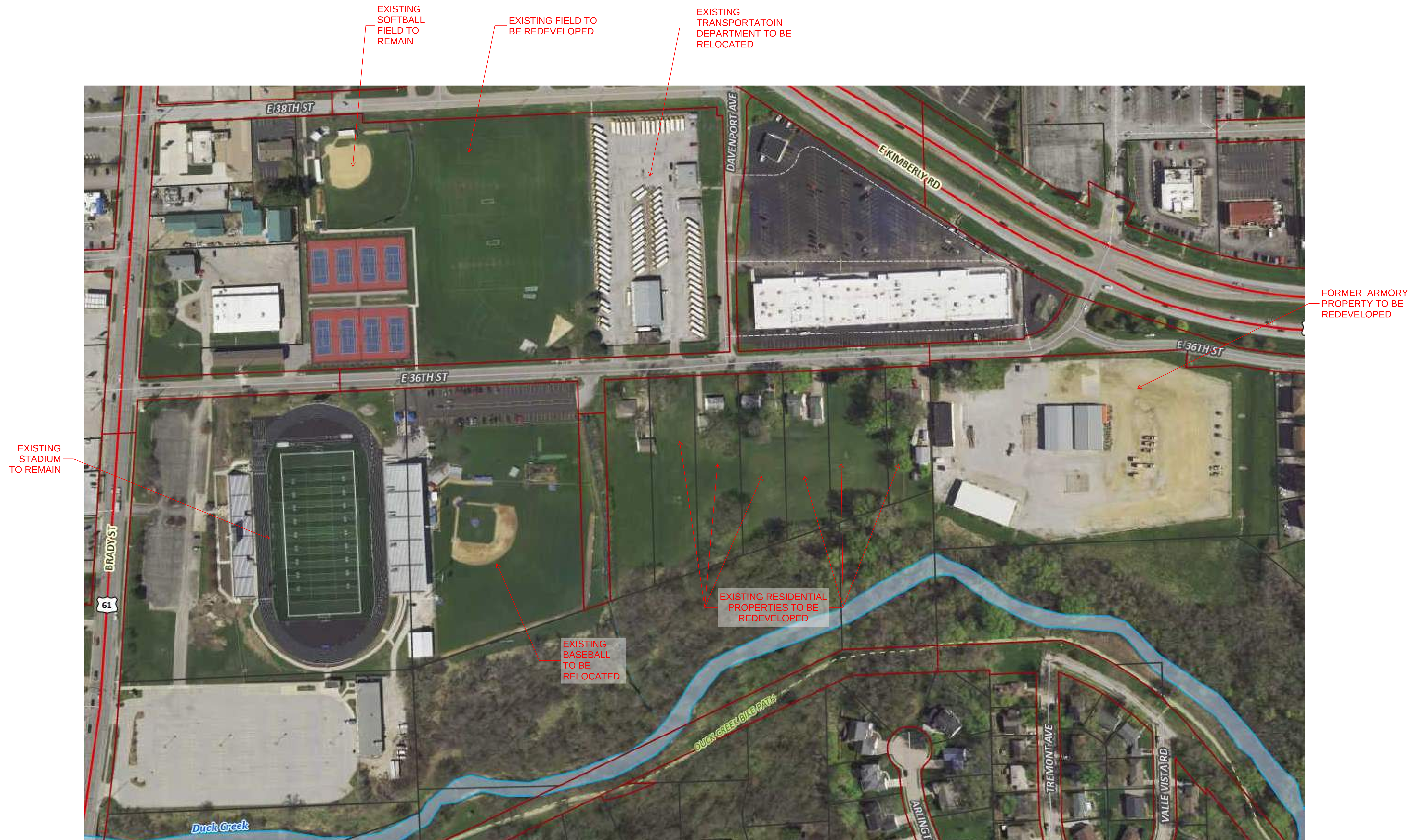
Former Iowa National Guard Site

909 East 36th Street

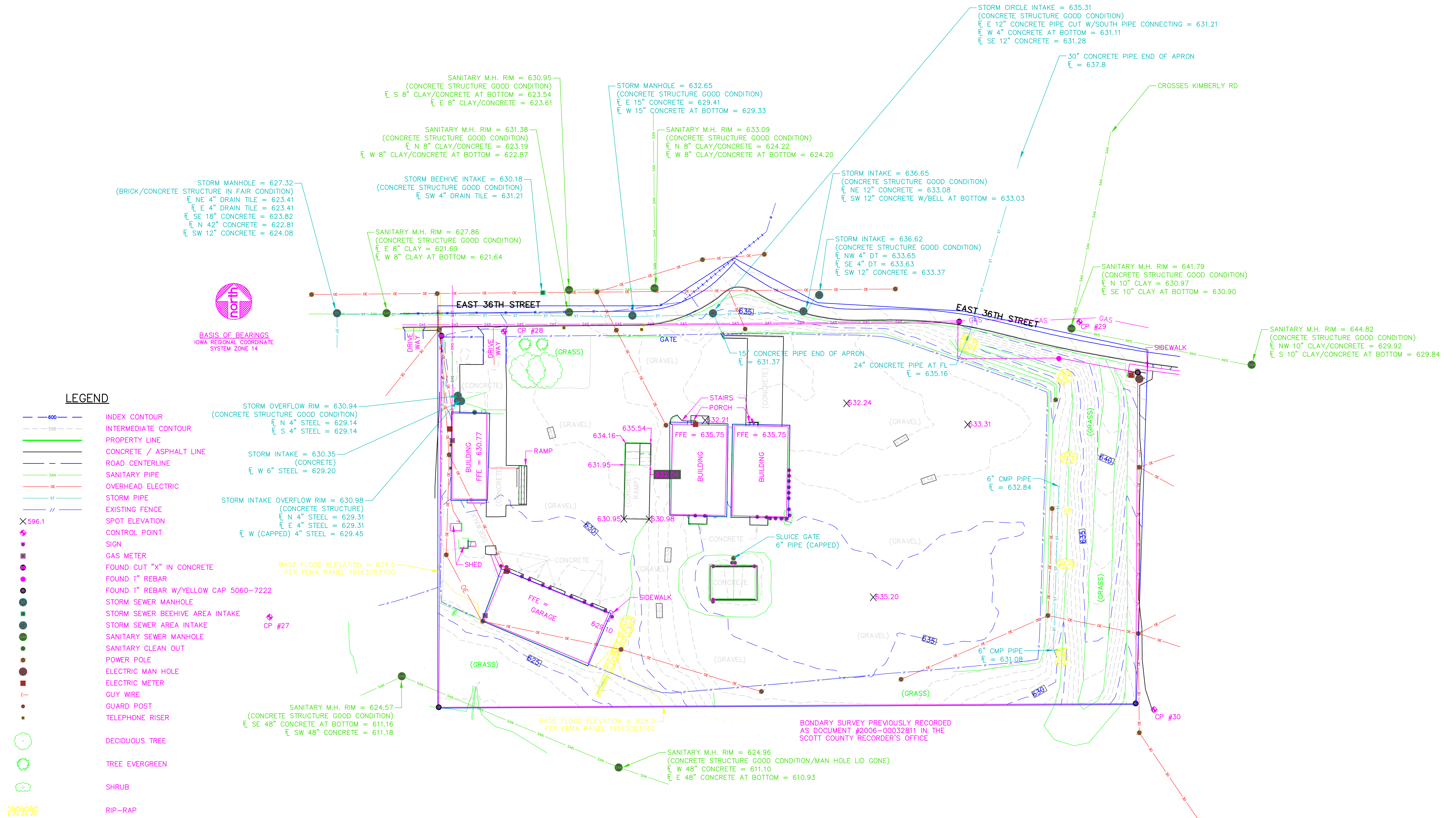
Davenport, Iowa 52807

May 10, 2024

Bray Project Number 3695







CONTROL POINTS (IOWA REGIONAL COORDINATE SYSTEM – ZONE 14)				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
27	8075769.76	21491944.57	622.51	SET RN RBR IN GRASS FEILD ± 25' NORTH OF TREELINE
28	8076086.60	21492204.71	630.57	SET CUT "X" IN CONC. Ⓞ WEST ENTRANCE OF OLD NATIONAL GUARD FACILITY
29	8076090.15	21492832.44	641.80	SET CUT "X" NEAR MH ON NORTH SIDE OF 36TH ST. ± 20' SE OF
30	8075667.04	21492926.31	630.39	SET MAG NAIL IN ASPHALT PARKING LOT Ⓞ SW CORNER

SURVEY
FORMER IOWA NATIONAL GUARD SITE
PROPOSED DAVENPORT COMMUNITY SCHOOLS TRANSPORTATION DEPARTMENT
909 EAST 36TH STREET
DAVENPORT, IOWA 52807

Davenport Community School District

Transportation Lot Calculations

May 10, 2024

Bray Project Number 3695

Existing Lot: 318,860 SF (7.32 acres)

Existing Buildings, Hardstand and Paving: 238,120 SF (74.7% coverage)

Existing Buildings: 23,705 SF

Existing Hardstand and Paving: 214,415 SF

Existing Parking Spaces: indeterminate

Existing Buildings Removed: 4,115 SF

Proposed Building Addition: 7,170 SF

Proposed Total Buildings: 26,760 SF

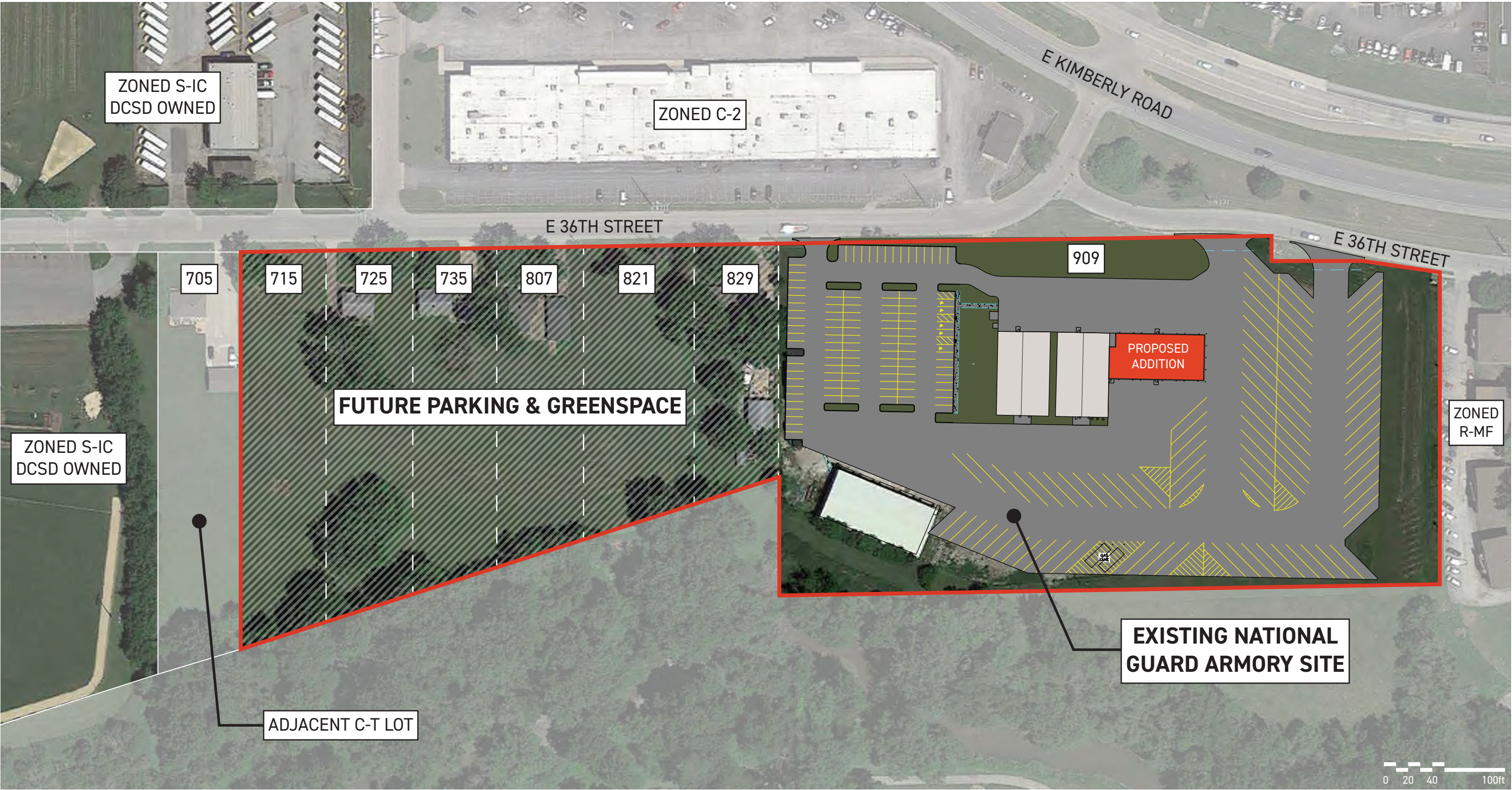
Proposed Total Paving: 197,925 SF

Proposed Total Paving, Buildings: 225,685 SF (70.8% coverage)

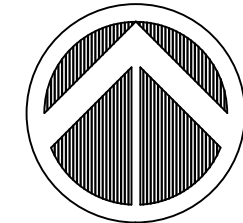
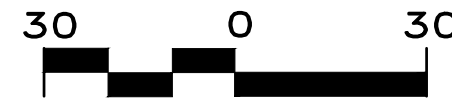
Proposed Parking Spaces Automobiles: 106 spaces plus 5 accessible spaces, Total 111 spaces

Proposed Parking Spaces School Buses: 93 spaces

Master Plan DCSD Bus Lot Relocation to the Armory Project

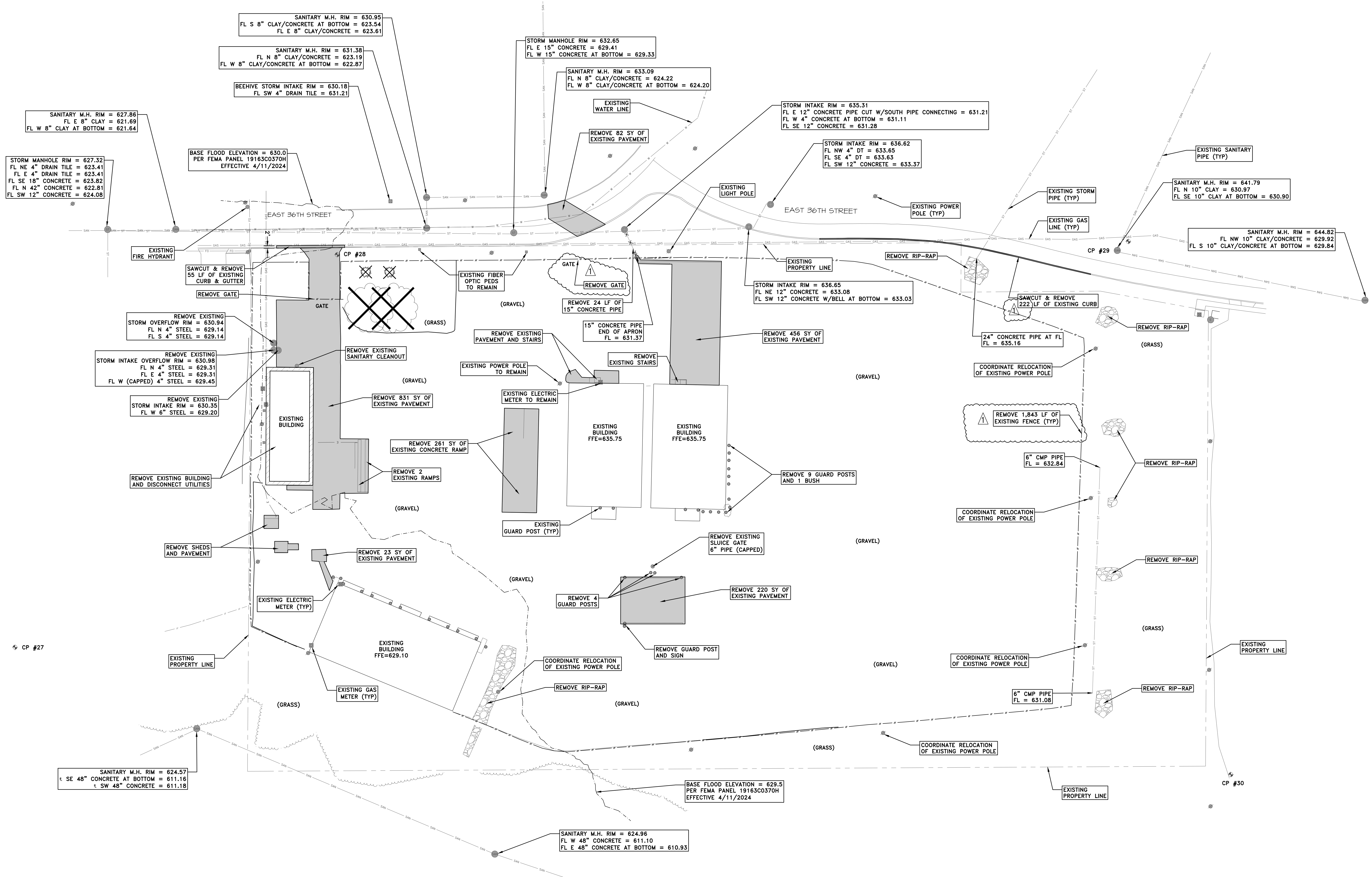


CONTROL POINTS (IOWA REGIONAL COORDINATE SYSTEM - ZONE 14)				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
27	8075769.76	21491944.57	622.51	SET RN RBR IN GRASS FIELD ± 25' NORTH OF TREELINE
28	8076086.60	21492204.71	630.57	SET CUT "X" IN CONCRETE @ WEST ENTRANCE OF OLD NATIONAL GUARD FACILITY
29	8076090.15	21492832.44	641.80	SET CUT "X" NEAR MANHOLE ON NORTH SIDE OF 36TH ST. ± 20' SOUTHEAST
30	8075667.04	21492926.31	630.39	SET MAG NAIL IN ASPHALT PARKING LOT @ SOUTHWEST CORNER

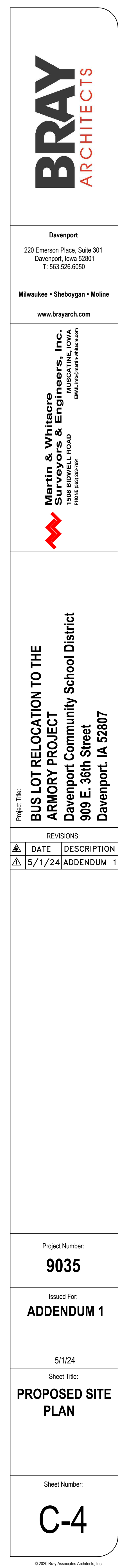


LEGEND	
	REMOVE EXISTING PAVEMENT
	REMOVE EXISTING BUILDING
	REMOVE TREE

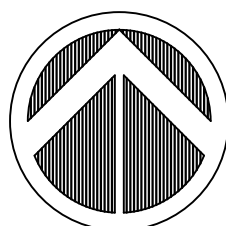
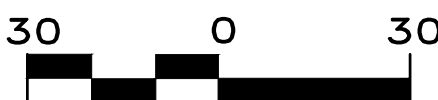
- NOTE: 1. COORDINATE ALL UTILITY DISCONNECTS AND RELOCATES WITH RESPECTIVE UTILITY COMPANY.
2. SALVAGE AS MUCH EXISTING GRAVEL AS FEASIBLE TO RE-USE UNDER NEW PAVEMENT.
3. REMOVE 1,843 LF OF FENCE ON SITE AND 2 GATES.



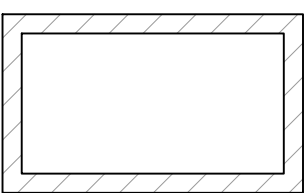
REVISIONS:	
DATE	DESCRIPTION
5/1/24	ADDENDUM 1



NOTE: 1. CONNECT EXISTING & PROPOSED DOWNSPOUTS TO PROPOSED ROOF DRAINS WITH PRE-FABRICATED WYES.
2. RIP-RAP SHALL BE AT LEAST 9" AVERAGE SIZE AND 20" THICKNESS.



LEGEND



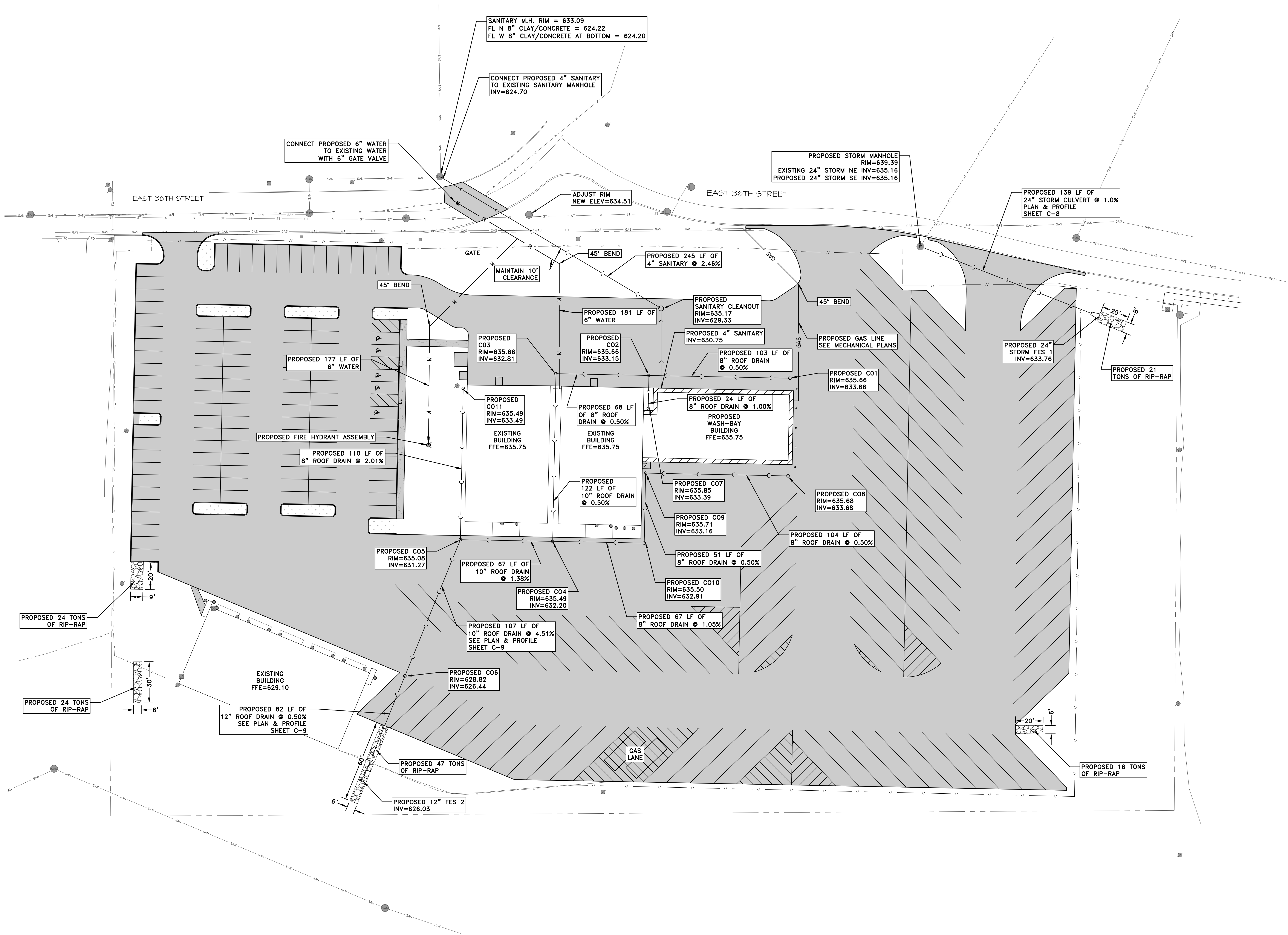
PROPOSED BUILDING



PROPOSED PCC PAVEMENT



PROPOSED 4" PCC SIDEWALK

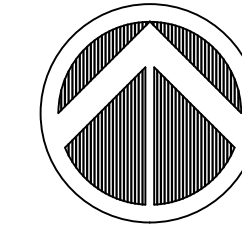


REVISIONS:	
DATE	DESCRIPTION

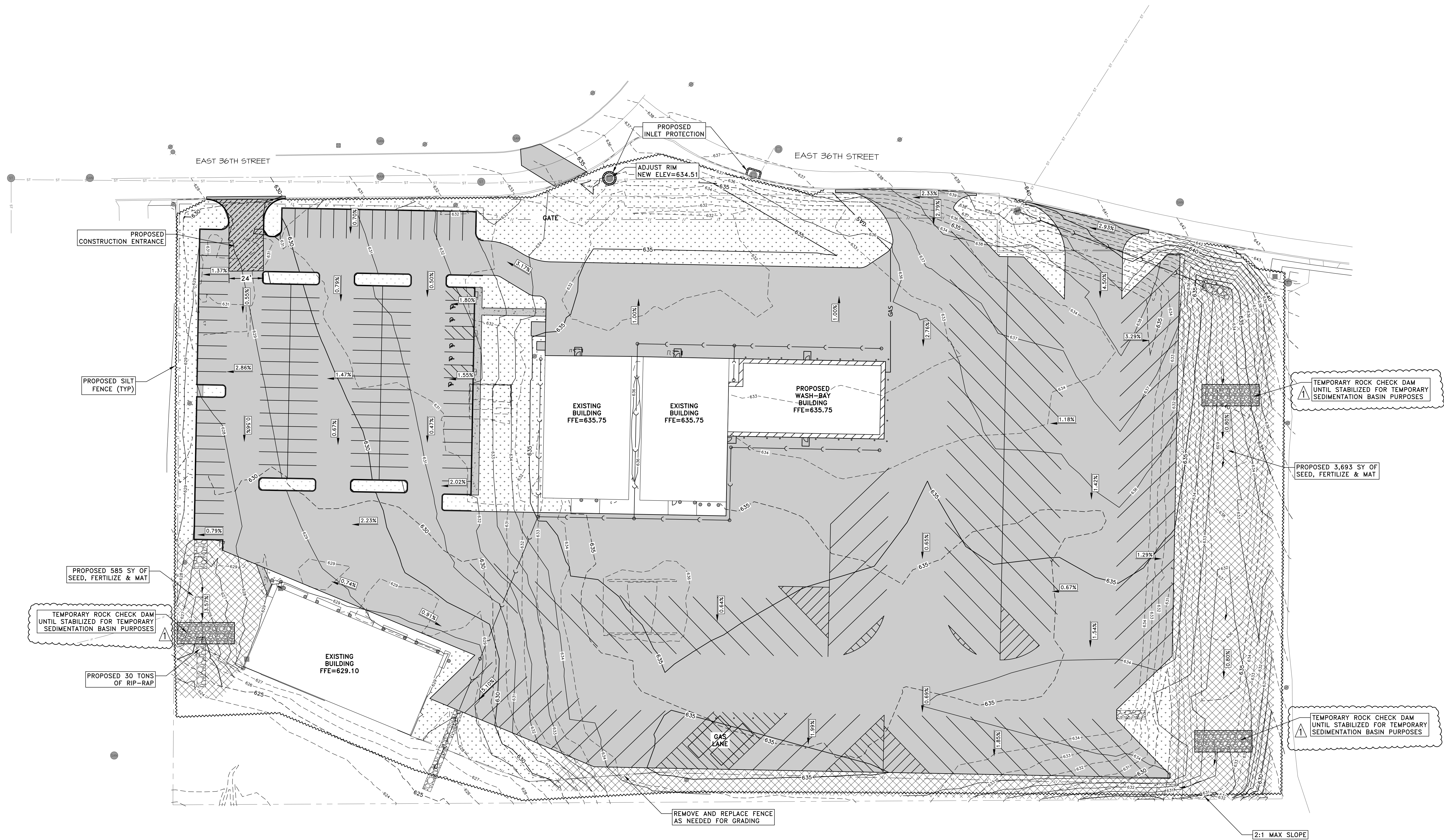
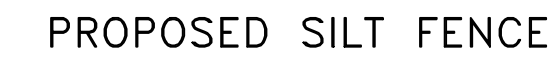
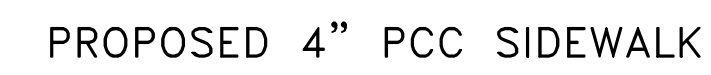
GRADING SUMMARY		
	CUT (CY)	FILL (CY)
UNADJUSTED	5,059.28	10,371.31
FACTORED PAVEMENT	2,266.73	4,646.71
SUBTOTAL	7,326.01	5,724.60
27% SHRINKAGE		1,545.64
TOTAL	7,326.01	7,270.25

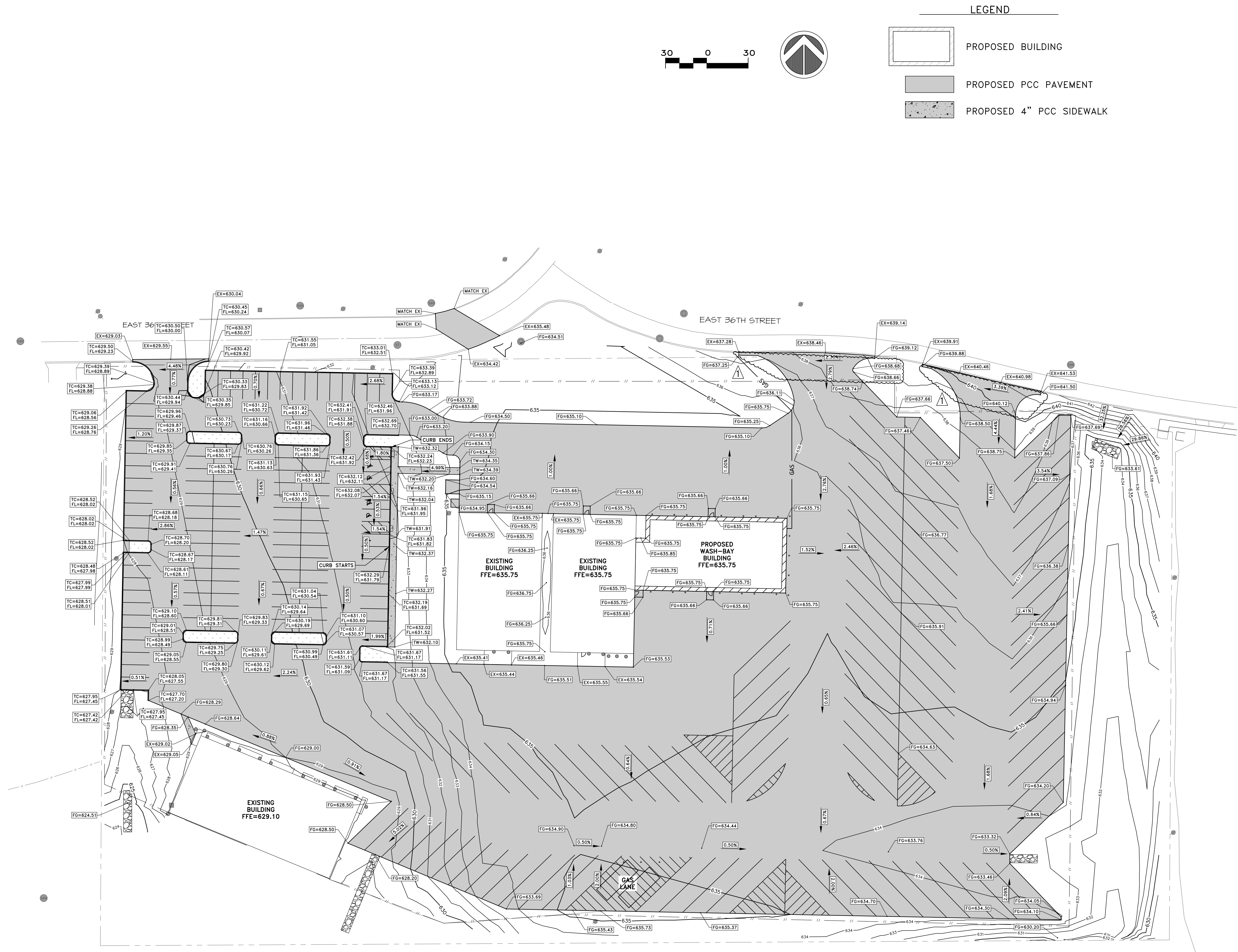
NET (CY) TO BE SPREAD ON SITE **55.76**

1

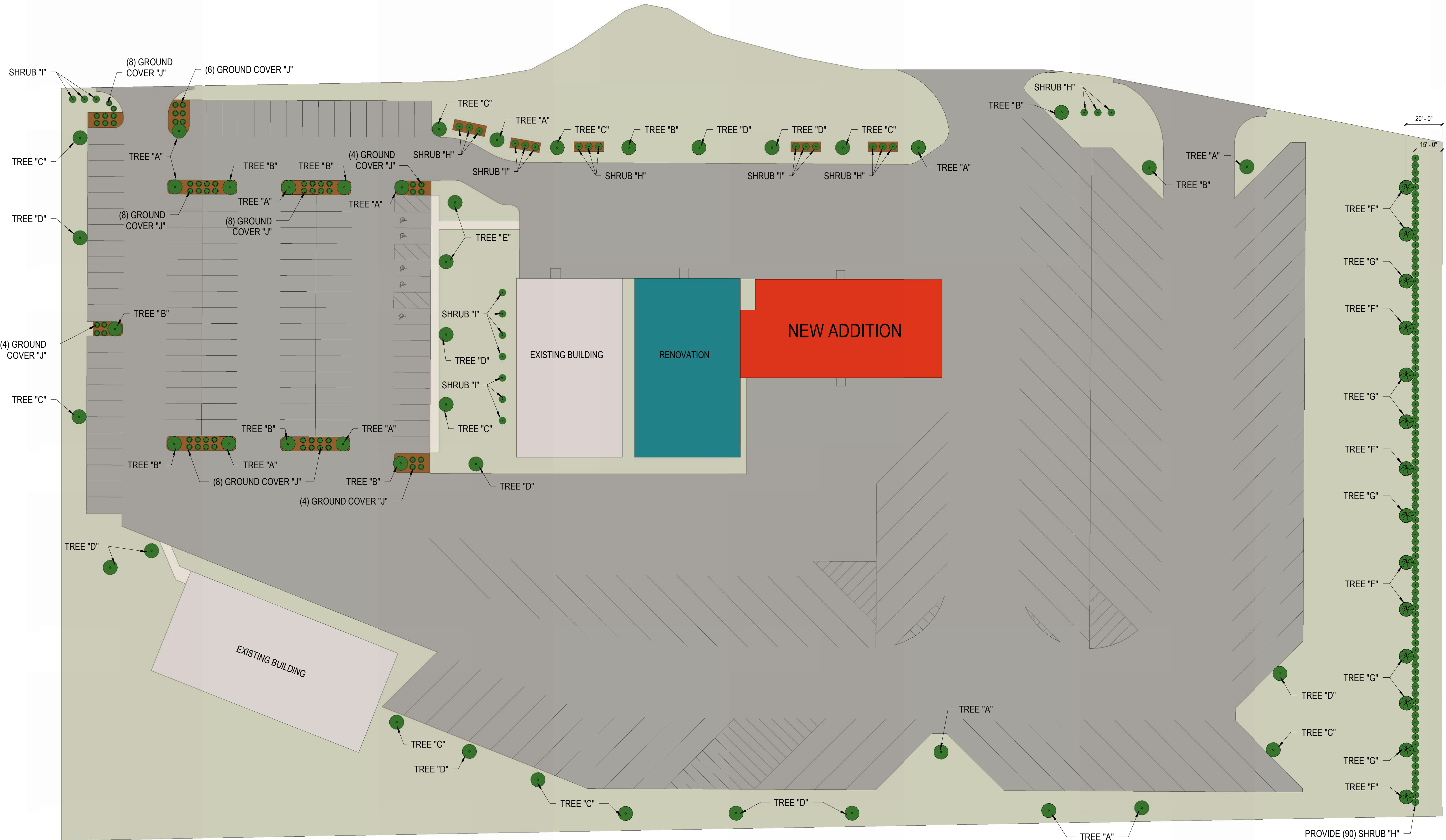


LEGEND

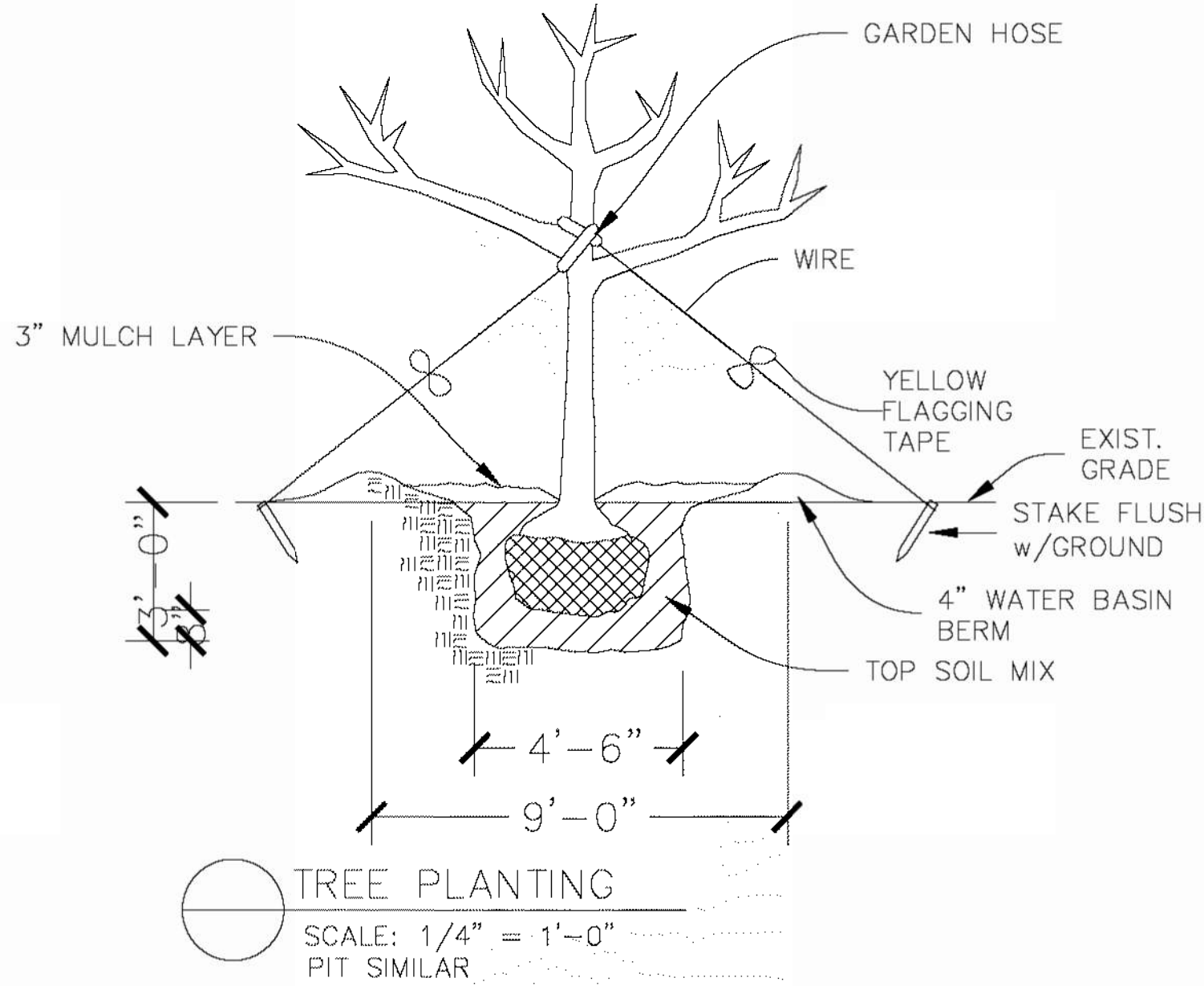




1. LANDSCAPING REQUIREMENTS
- 1.01 SCOPE:
- A. Provide sizes of plants as shown or scheduled, conforming to ANSI Z60.1 "Standard for Nursery Stock" for shape and quality.
2. MATERIALS
- 2.01 PLANTS:
- A. Provide balled and burlapped trees and shrubs, except container-grown plants may be furnished if indicated size is below limit established in ANSI Z60.1.
- B. Furnish ground cover plants in removable containers or integral peat pots.
- C. Provide topsoil. Provide clean, fertile, friable, natural loam obtained from a local, well-drained source.
- D. Provide fertilizer, humus and other soil amendments of a type which are known to improve the pH condition of the soil for the particular plant material to be planted. Mix peat humus (FS Q-P-166) with topsoil in the ratio of 1:1 for use in planting.
- E. Cedar bark mulch to be 3" depth of natural, clean cedar bark chips of 1-1/2" to 2-3/4" size.
3. EXECUTION
- 3.01 PLANTING:
- A. Excavate pit to 1' greater than diameter of the tree or shrub ball and not less than 1' deeper. Compact a layer of topsoil in pit to locate collar of plant properly in a slightly dished finish grade. Backfill around ball with topsoil, compacted to eliminate voids and air pockets, watering thoroughly as layers are placed.
1. Prune to remove damaged branches, improve natural shape, thin out structure and remove not more than 15% of branches. Plant cuts more than 1/2" in size with pine tar or a recognized tree paint.
2. Wrap trunk from ground to first branch with tree wrapping tape.
3. Guy and stake tree 3 directions with galvanized wire, through garden-hose tree protectors, with wooden stake anchors.
- B. Space ground cover plants 1'-2' apart both ways except as otherwise indicated. Dig holes large enough to allow for spreading of roots. Compact backfill to eliminate voids and leave grade slightly dished at each plant. Water thoroughly. Apply 2" mulch of peat, straw or other recognized organic planting mulch over entire planting bed, lifting plant foliage above mulch.
1. During periods of hot sun and wind at time of planting, provide protective cover for several days.
- C. Provide 2" depth of natural, clean cedar bark chips of 1-1/2" to 2-3/4" size, over compacted subgrade. Provide chips at 24" diameter around each tree.
- D. Maintain landscape work for a period of 60 days immediately following complete installation of each major category of work. Include watering, weeding, cultivating, restoration of grade, pruning trees and shrubs, protection from insects and diseases, fertilizing and similar operations as needed to insure normal growth and good health for live plant material.
- 3.02 DIGGING AND HANDLING:
- A. Dig bare root plants with sufficient root spread and depth to insure full recovery and development of the plants. Roots of these plants shall be covered with a uniformly thick coating of mud by being puddled immediately after they are dug.
- B. Dig balled and burlapped plants with firm natural balls of earth with sufficient diameter and depth to include all fibrous and feeding roots. No plants moved with a ball will be accepted if the ball is cracked or broken during shipping, handling or planting.
- C. Roots of balls of plants shall be adequately protected from sun or drying winds. Keep ball moist.
- D. Balled and burlapped plants which cannot be planted immediately upon delivery shall be set on the ground and shall be well protected with soil, wet moss, or other acceptable material. Bare rooted plants which cannot be planted immediately shall be planted in healed-in trenches immediately upon arrival.
- E. No plant shall be bound with wire or rope at any time so as to damage the bark or break the branches. Guy and stake all trees in three directions with galvanized wire, through garden hose tree protectors, with wooden stake anchors.
- 3.03 SUBSTITUTIONS:
- A. Substitutions will not be permitted. If proof is submitted that any plant is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with an equitable adjustment of contract price.
- 3.04 PLANT PITS:
- A. Plant pits shall be excavated with vertical sides in accordance with the following outline for sizes:
1. Tree pits shall be at least 2' greater in diameter than the diameter of the ball or spread of roots and at least 22" below finished grade (a minimum of 12" below the bottom of the ball).
2. Shrubs shall be planted in pits within the bed, 1" greater than the spread of the roots or ball and at least 18" deep below finished grade or as deep as is necessary to properly set the plant at finished grade.
3. All pits shall be circular in outline. Excavated material of subsoil classification or containing extraneous matter shall be removed and disposed of legally off site.
4. The depth of planting beds and pits shall be adjusted as necessary to permit a minimum of 6" of topsoil under balls or roots of all plants.
- 3.04 TIME OF PLANTING:
- A. Spring planting shall be from the time the soil can be satisfactorily worked until May 30. Fall planting shall be from the time that the plant material is dormant to December 15 or frozen ground if earlier. Only on approval of the Architect may the contractor begin earlier or continue later than the above.
- 3.05 PLANTING OPERATIONS:
- A. Stake tree locations and shrub pits and secure approval of the Architect before starting excavation of same, making any adjustments necessary.
- B. Plant pits shall not be backfilled with topsoil until they have been approved by the Architect.
- C. Topsoil for the backfill in all planting areas shall have thoroughly incorporated within well-rotted manure in the proportion of one cubic yard of manure to seven cubic yards of topsoil or an approved fertilizer in proportion. For all tree pits there shall be added bonemeal at the rate of 1/2 lb. every inch of caliper of the tree.
- D. Set plants in center of pits plumb and straight and at such level that after settlement, the crown of the plant will be at the finished grade.
1. When balled and burlapped trees are set, compact topsoil around base of ball to fill all voids. All burlap, ropes, or wires shall be removed from the top of the balls.
2. Roots of bare root plants shall be properly spread out and topsoil carefully worked in among the roots. Cut off with clean cut any broken or frayed roots.
- E. Topsoil around roots or ball shall be thoroughly compacted and watered. Immediately after plant pit is backfilled, a shallow basin slightly larger than pit shall be formed with a ridge of soil to facilitate watering. After planting, cultivate the soil in shrub beds between shrub pits, rake smooth and neatly outline.
- 3.06 OBSTRUCTION BELOW GROUND:
- A. In the event rock or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this contract, alternate locations may be selected by the Architect. Concrete scrap encountered from the building construction shall be removed and legally disposed of off site.
- 3.07 WRAPPINGS:
- A. Wrapping of deciduous trees except ornamental trees such as "Malus" or "Crataegus" shall be done immediately after planting. The trunks shall be wrapped spirally from the bottom up with tree wrap material and shall be securely tied with suitable cord at top and bottom and at 2' intervals along the trunk. The wrapping shall overlap and entirely cover the trunk from the ground to the height of the second branches and shall be neat and snug. Trees shall be inspected for injury to trunks before wrapping.
- 3.08 PRUNING AND MULCHING:
- A. Each tree and shrub shall be pruned in accordance with standard horticultural practice to preserve the natural character of the plant and in the manner fitting its use in the landscape design.
1. Dead wood or suckers and broken or badly bruised branches shall be removed. In addition, approximately 15% of the wood shall be removed by thinning and shortening branches.
2. Pruning shall be done with clean sharp tools.
3. Cuts over 2" in diameter shall be painted with an approved tree paint. Paint shall cover all exposed cambium as well as other exposed living tissue. Paint shall be waterproof, adhesive and elastic, antiseptic, free from kerosene, coal tar, creosote or any other material harmful to the life of the tree or shrub.
4. Flowering trees shall be pruned only to remove dead and broken branches or branches that rub on one another.
5. Immediately after planting, mulch with cedar bark chip for a diameter around each tree equal to the diameter of the tree and for shrubs in beds the entire area of the shrub bed. Surround mulched area with commercial grade, heavy-duty black vinyl bulb-top lawn edging.
- 3.09 MAINTENANCE AND GUARANTEE:
- A. The contractor shall be held responsible for the maintenance of all work of planting from the time of planting and for a period of 60 days after planting has begun. No trees, shrubs or other planting will be accepted unless they show a healthy growth and satisfactory foliage condition.
- B. Maintenance shall include watering of trees and other plants, cultivation, weeding, spraying and pruning, cleaning up of repairs to stakes and wrappings and all other necessary maintenance work.
- C. The guarantee period for all trees, shrubs and other plants shall be for a period of one year starting with the date of final acceptance.
- D. Replace as soon as weather permits, dead plants and plants not in a vigorous growing condition at the end of the guarantee period. Replacement plants shall be the same size and variety as the original specifications.



1 LANDSCAPING PLAN
LS1.1 Scale: 1" = 30'-0"



REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION

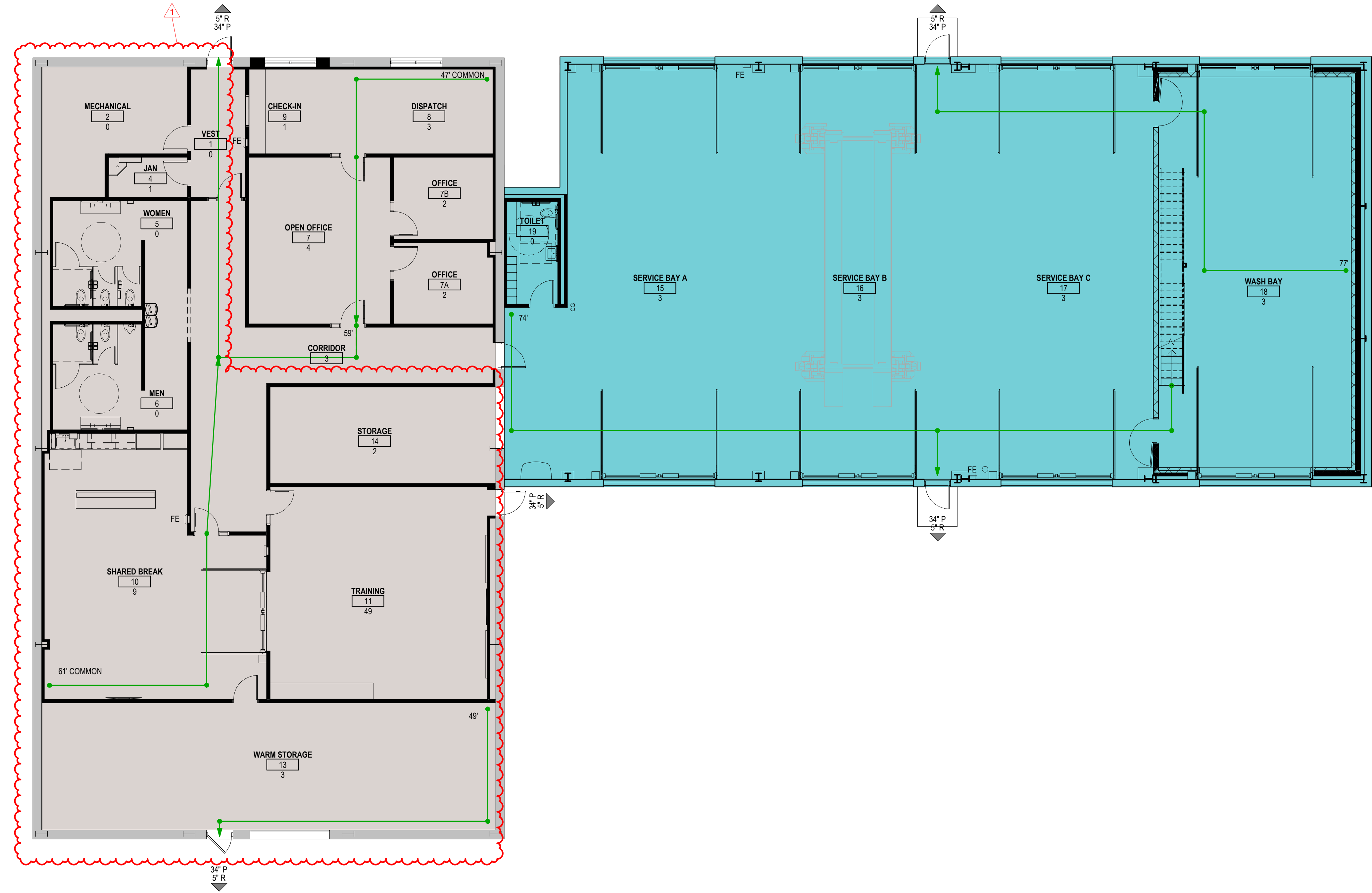
LANDSCAPING LEGEND				
PLANTING I.D.	COMMON/BOTANICAL NAME	SIZE	QUANTITY	REMARKS
TREE "A"	SUGAR MAPLE / ACER SACCHARUM	2" CALIPER	12	
TREE "B"	RED MAPLE / ACER RUBRUM	2" CALIPER	9	
TREE "C"	RED OAK / QUERCUS RUBRA	2" CALIPER	10	
TREE "D"	HERITAGE OAK / QUERCUS X MACDANIELLII 'CLEMONS'	2" CALIPER	11	
TREE "E"	CRABAPPLE FIREBIRD / MALUS SARGENTII 'SELECT A'	2" CALIPER	2	
TREE "F"	EASTERN WHITE PINE / PINUS STROBUS	MINIMUM 6' TALL	7	
TREE "G"	STAR POWER JUNIPER / JUNIPERUS X 'JUNBLUE SELECT'	MINIMUM 6' TALL	7	
SHRUB "H"	LITTLE GIANT GLOBE ARBORVITAE / THUJA OCCIDENTALIS 'LITTLE GIANT'	MINIMUM 18" TALL	102	
SHRUB "I"	LIMELIGHT PANICLE HYDRANGEA / PANICULATA 'LIMELIGHT'	MINIMUM 18" TALL	16	
GROUND COVER "J"	GRO-LOW SUMAC / RHUS AROMATICA 'GRO-LOW'	3 GALLON	58	

NOTE: 56 TREES ARE REQUIRED AND WE ARE PROVIDING 58 TREES
ALL LANDSCAPE RELATED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DAVENPORT LANDSCAPE REQUIREMENTS, CHAPTER 17.11 LANDSCAPE

6" TOPSOIL WITH GRASS SEED PLANTED
CEDAR HARDWOOD MULCH, SHREDDED, 3" MINIMUM THICKNESS
ALUMINUM EDGING, BLACK, 4" TALL AROUND MULCHED AREAS



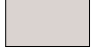
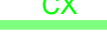
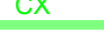
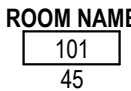
6D CODE PLAN - MEZZANINE LEVEL
G0.1 Scale: 1/8" = 1'-0"



6A CODE PLAN - FIRST FLOOR
G0.1 Scale: 1/8" = 1'-0"

FIRE RESISTIVE & CODE REVIEW LEGEND

NOTE: THIS SHEET TO BE PRINTED IN COLOR

	EXISTING BUILDING "A"				SMOKE TIGHT PARTITION TO DECK				SHAFT ENCLOSURE 1 HOUR
	BUILDING ADDITION "B"				SMOKE TIGHT PARTITION TO INTERSTITIAL CEILING				SHAFT ENCLOSURE 2 HOUR
	ROOM NAME ROOM NUMBER ROOM OCCUPANT LOAD				SMOKE TIGHT PARTITION TO PLENUM CEILING				SHAFT ENCLOSURE 3 HOUR
	FIRE EXTINGUISHER				SMOKE BARRIER 1 HOUR				SHAFT ENCLOSURE 4 HOUR
	EGRESS DIRECTION EGRESS WIDTH REQUIRED EGRESS WIDTH PROVIDE				SMOKE BARRIER 2 HOUR				FIRE BARRIER 1 HOUR
					SMOKE BARRIER 3 HOUR				FIRE BARRIER 2 HOUR
					SMOKE BARRIER 4 HOUR				FIRE BARRIER 3 HOUR
					FIRE PARTITION 0.5 HOUR				FIRE BARRIER 4 HOUR
					FIRE PARTITION 1 HOUR				FIRE WALL 1 HOUR
					RATED CONSTRUCTION 2 HOUR				FIRE WALL 2 HOUR
									FIRE WALL 3 HOUR
									FIRE WALL 4 HOUR

PROJECT DATA

SITE ADDRESS:	909 E. 36TH STREET DAVENPORT, IA 52807
COUNTY:	SCOTT COUNTY
APPLICABLE CODES:	2015 INTERNATIONAL BUILDING CODE 2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2012 NFPA 202 LIFE SAFETY CODE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

BUILDING #A (EXISTING)
EXISTING BUILDING ADJACENT TO NEW CONSTRUCTION
EXISTING OCCUPANCY = S-1
NEW PRIMARY OCCUPANCY = B
CONSTRUCTION TYPE = IIB
NUMBER OF STORIES = ONE STORY, 17'-0" ABOVE GRADE
FULLY SPRINKLERED BUILDING

BUILDING AREA:
EXISTING 1ST FLOOR BUILDING AREA = ~5,800 SF
RENOVATED AREA = ~4,300 SF
~50% WORK AREA = LEVEL 3 ALTERATION
CHANGE IN OCCUPANCY FROM S-1 TO B

BUILDING #B (ADDITION)
BUILDING ADDITION
PRIMARY OCCUPANCY = S-1
CONSTRUCTION TYPE = IIB
NUMBER OF STORIES = ONE STORY + MEZZANINE, 32'-0" ABOVE GRADE
FULLY SPRINKLERED BUILDING

FIRE SEPARATION:
NO SEPARATION BETWEEN BUILDING A & BUILDING B PER TABLE 508.4

BUILDING AREA:
MAXIMUM BUILDING HEIGHT PER TABLE 504.3 = 75' W/ SPRINKLER SYSTEM
MAXIMUM NUMBER OF STORIES PER TABLE 504.4 = 3 STORIES W/ SPRINKLER SYSTEM
TOTAL ALLOWABLE BUILDING AREA = 70,000 SF
ACTUAL BUILDING AREA = 5,800 SF

OCCUPANT LOAD:
PER TYPE:
8 000 = 73 OCCUPANTS
5,110 = 17 OCCUPANTS
TOTAL OCCUPANCY = 90 OCCUPANTS

EGRESS INFO:
1005.1 - MEANS OF EGRESS SIZING
EGRESS DOOR WIDTH REQUIRED (IBC 1005.3.2 EX #1) = 130 X .15 = 19.5"
EGRESS DOOR WIDTH PROVIDED = 17"
1014.3 - COMMON PATH OF TRAVEL = 100' MAX
1017.2 - EXIT ACCESS TRAVEL DISTANCE = 250' MAX W/ SPRINKLER
1020.4 EXF2 - DEAD END CORRIDOR = 50' MAX WITH SPRINKLER

SANITARY FIXTURE CALCULATIONS

	WATER CLOSETS (1.25)>50 (1.50)>50		LAVATORIES (1.40)>80 (1.80)>80		UNISEX RESTROOMS	DRINK FOUNTAINS
	M	W	M	W		1:100
REQUIRED	2	2	2	2	0	1
PROVIDED	3	3	2	2	1	1

Project Title:
Bus Lot Relocation to the Armory Project
Davenport Community School District
909 E. 36th Street
Davenport, IA 52807

#	DATE	DESCRIPTION
1	05/01/24	ADD1

REVISIONS:

Project Number:

3695

Issued For:

BID SET

04/15/2024

Sheet Title:

CODE REVIEW

Sheet Number:

G0.1

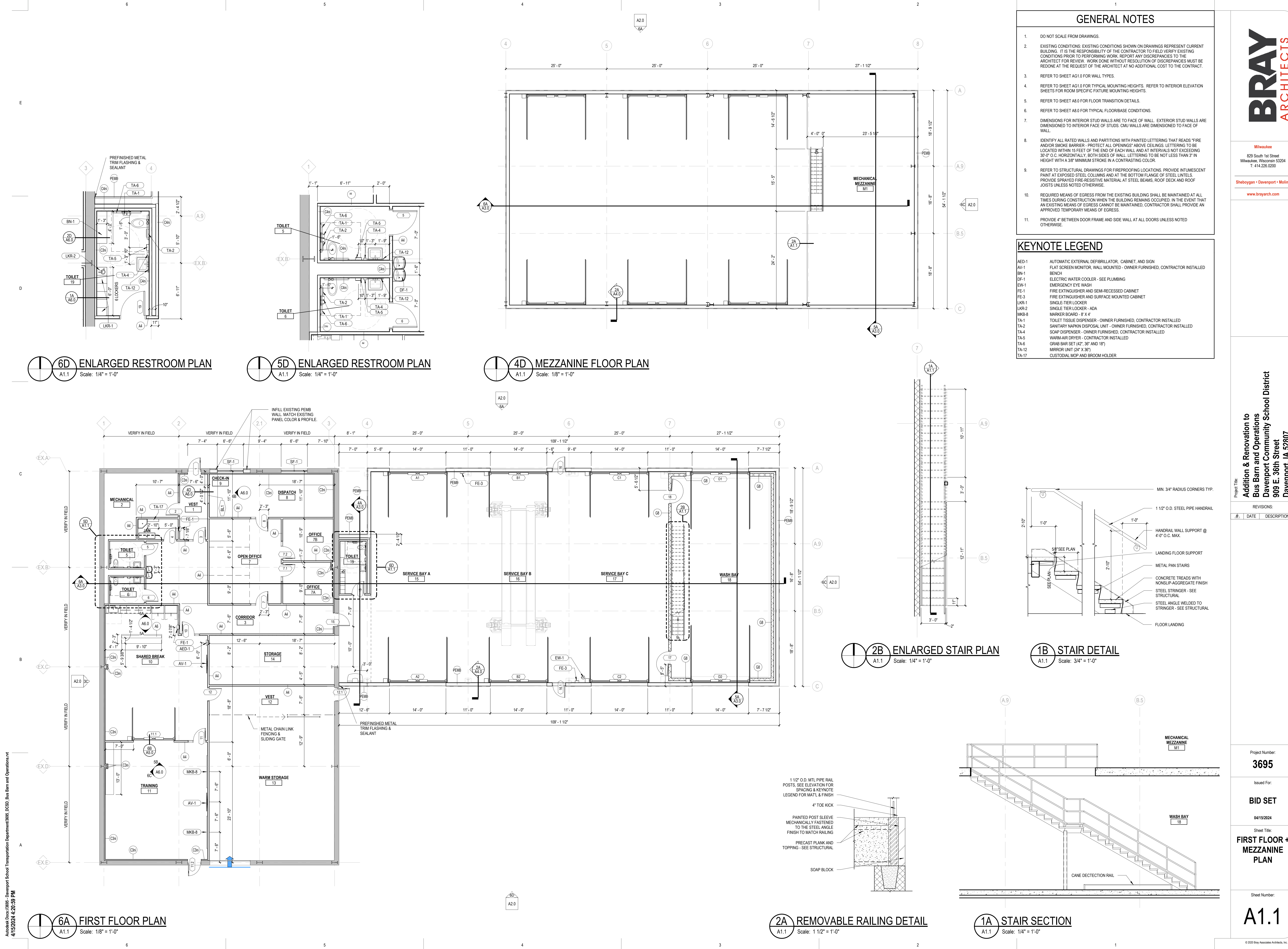
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GENERAL NOTES

- DO NOT SCALE FROM DRAWINGS.
- EXISTING CONDITIONS: EXISTING CONDITIONS SHOWN ON DRAWINGS REPRESENT CURRENT BUILDING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR REVIEW. WORK DONE WITHOUT RESOLUTION OF DISCREPANCIES MUST BE REDONE AT THE REQUEST OF THE ARCHITECT AT NO ADDITIONAL COST TO THE CONTRACT.
- REFER TO SHEET AG.0 FOR WALL TYPES.
- REFER TO SHEET AG.0 FOR TYPICAL MOUNTING HEIGHTS. REFER TO INTERIOR ELEVATION SHEETS FOR ROOM SPECIFIC FIXTURE MOUNTING HEIGHTS.
- REFER TO SHEET AB.0 FOR FLOOR TRANSITION DETAILS.
- REFER TO SHEET AB.0 FOR TYPICAL FLOORBASE CONDITIONS.
- DIMENSIONS FOR INTERIOR STUD WALLS ARE TO FACE OF WALL. EXTERIOR STUD WALLS ARE DIMENSIONED TO INTERIOR FACE OF STUDS. CMU WALLS ARE DIMENSIONED TO FACE OF WALL.
- IDENTIFY ALL RATED WALLS AND PARTITIONS WITH PAINTED LETTERING THAT READS "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" ABOVE CEILINGS. LETTERING TO BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30'-0" O.C. HORIZONTALLY, BOTH SIDES OF WALL. LETTERING TO BE NOT LESS THAN 3" IN HEIGHT WITH A 3/8" MINIMUM STROKE IN A CONTRASTING COLOR.
- REFER TO STRUCTURAL DRAWINGS FOR FIREPROOFING LOCATIONS. PROVIDE INTUMESCENT PAINT AT EXPOSED STEEL COLUMNS AND AT THE BOTTOM FLANGE OF STEEL LINTELS. PROVIDE SPRAYED FIRE-RESISTIVE MATERIAL AT STEEL BEAMS, ROOF DECK AND ROOF JOISTS UNLESS NOTED OTHERWISE.
- REQUIRED MEANS OF EGRESS FROM THE EXISTING BUILDING SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION WHEN THE BUILDING REMAINS OCCUPIED. IN THE EVENT THAT AN EXISTING MEANS OF EGRESS CANNOT BE MAINTAINED, CONTRACTOR SHALL PROVIDE AN APPROVED TEMPORARY MEANS OF EGRESS.
- PROVIDE 4" BETWEEN DOOR FRAME AND SIDE WALL AT ALL DOORS UNLESS NOTED OTHERWISE.

KEYNOTE LEGEND

AED-1	AUTOMATIC EXTERNAL DEFIBRILLATOR - CABINET, AND SIGN
AV-1	FLAT SCREEN MONITOR, WALL MOUNTED - OWNER FURNISHED, CONTRACTOR INSTALLED
BN-1	BENCH
DF-1	ELECTRIC WATER COOLER - SEE PLUMBING
EW-1	EMERGENCY EYE WASH
FE-1	FIRE EXTINGUISHER AND SEMI-RECESSED CABINET
FE-3	FIRE EXTINGUISHER AND SURFACE MOUNTED CABINET
LKR-1	SINGLE-TIER LOCKER
LKR-2	SINGLE TIER LOCKER - ADA
MKB-8	MARKER BOARD - 8' X 4'
TA-1	TOILET TISSUE DISPENSER - OWNER FURNISHED, CONTRACTOR INSTALLED
TA-2	SANITARY NAPKIN DISPOSAL UNIT - OWNER FURNISHED, CONTRACTOR INSTALLED
TA-4	SOAP DISPENSER - OWNER FURNISHED, CONTRACTOR INSTALLED
TA-5	WARM-AIR DRYER - CONTRACTOR INSTALLED
TA-6	GRAB BAR SET (42", 30" AND 18")
TA-12	MIRROR UNIT (24" X 36")
TA-17	CUSTODIAL MOP AND BROOM HOLDER

Project Title:
**Addition & Renovation to
Bus Barn and Operations
Davenport Community School District
909 E. 36th Street
Davenport, IA 52807**

REVISIONS:
DATE DESCRIPTION

Project Number:
3695

Issued For:
BID SET

04/15/2024

Sheet Title:
**FIRST FLOOR +
MEZZANINE
PLAN**

Sheet Number:

A1.1

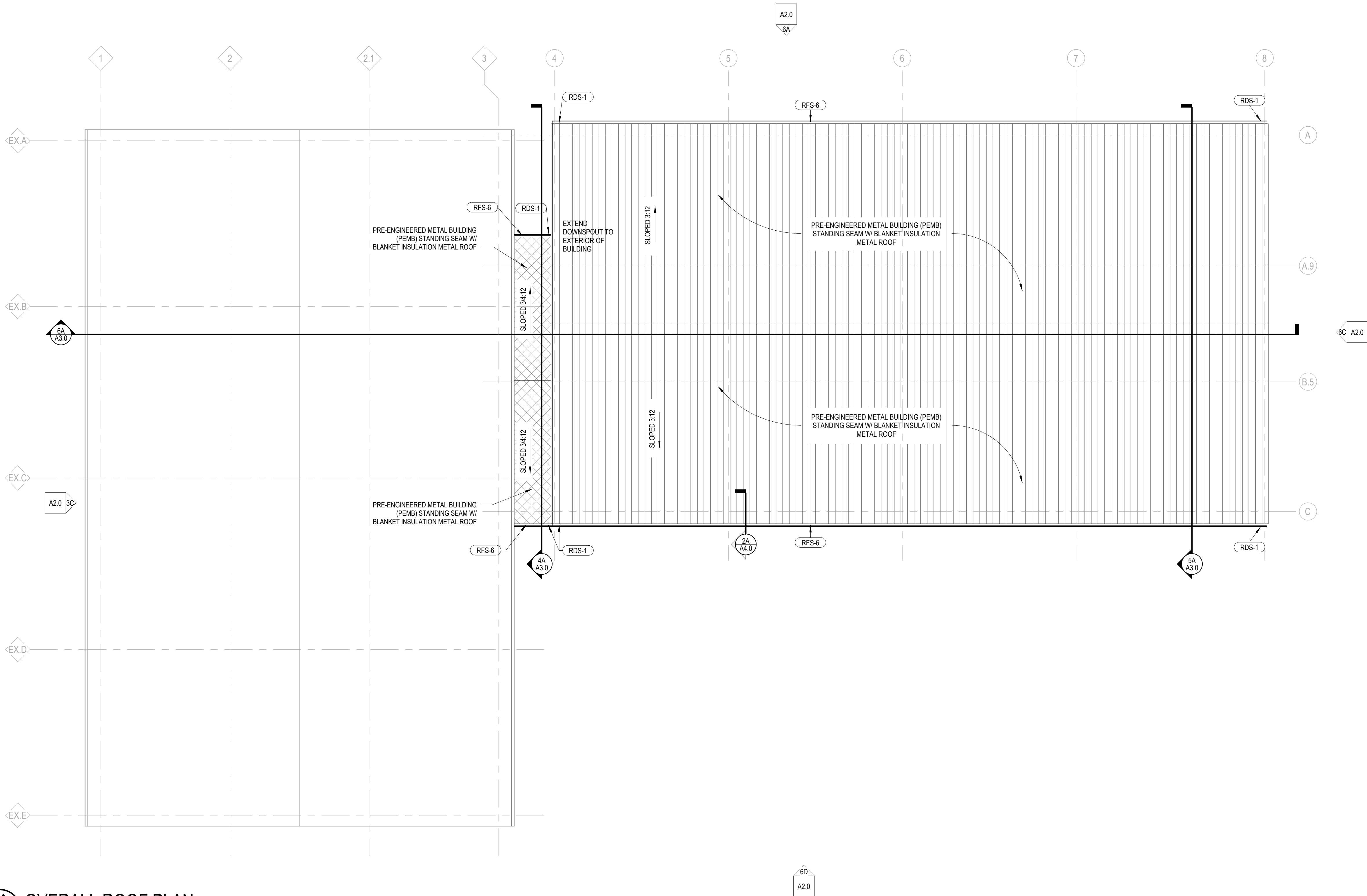
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6A

A1.2

OVERALL ROOF PLAN

Scale: 1/8" = 1'-0"



ROOF PLAN LEGEND & NOTES

DENOTES PRE-ENGINEERED METAL BUILDING (PEMB) STANDING SEAM INSULATED METAL ROOF

- STANDING SEAM METAL ROOF PANEL
- (2) LAYERS BATT INSULATION LAID PERPENDICULAR TO EACH OTHER
- FABRIC INSULATION FACING AND SUPPORT SYSTEM

1.

ALL ROOF SLOPES TO BE MINIMUM 1/4" PER FOOT UNLESS NOTED OTHERWISE.

2.

ALL ROOF TOP CURBS TO BE SADDLED WITH MINIMUM 1/2" PER FOOT PITCH.

3.

NOT ALL ROOF PENETRATIONS ARE SHOWN. VERIFY PENETRATIONS WITH ALL BUILDING TRADES.

4.

SEE HVAC DRAWINGS FOR SIZES, QUANTITIES, LOCATIONS AND TYPES OF HVAC PENETRATIONS AND ROOF TOP MOUNTED EQUIPMENT.

KEYNOTE LEGEND

RDS-1

DOWNSPOUT

RFS-6

GUTTER

Project Title:

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909 E. 36th Street
Davenport, IA 52807

REVISIONS:

#	DATE	DESCRIPTION
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Project Number:

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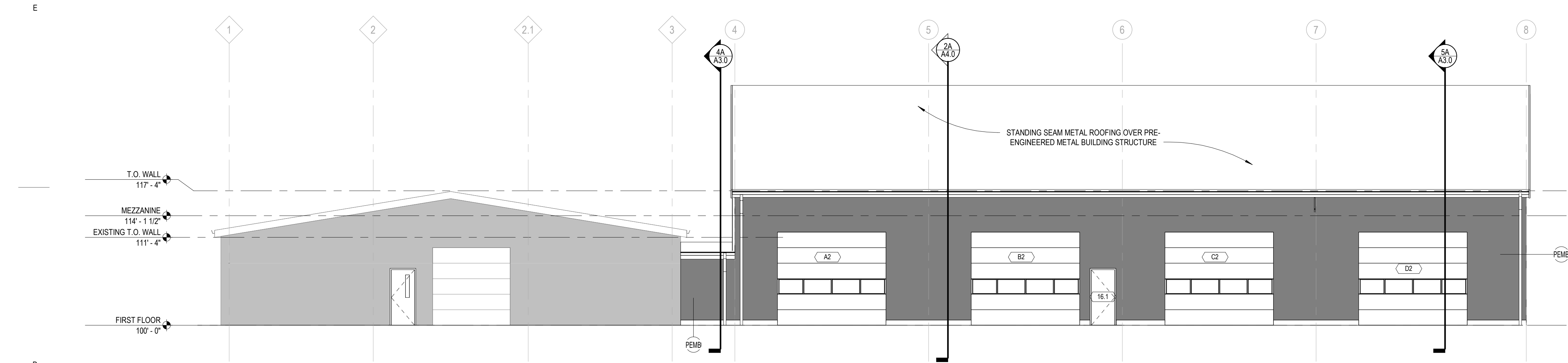
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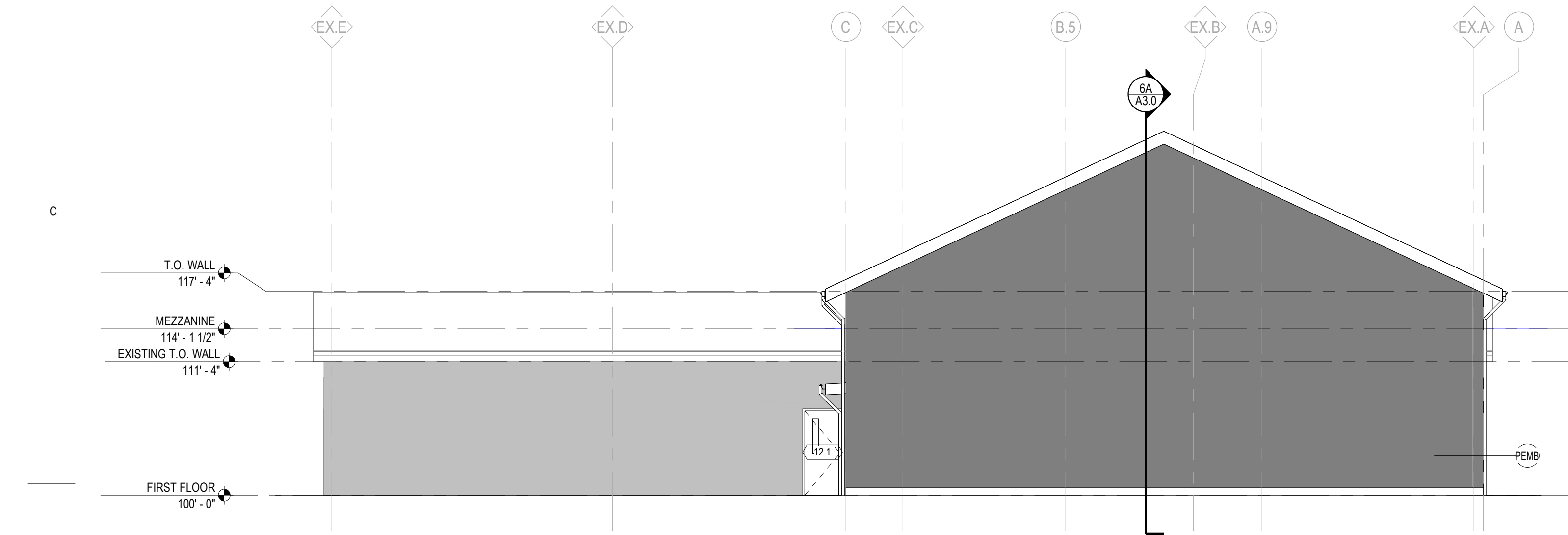
ROOF PLAN

Sheet Number:

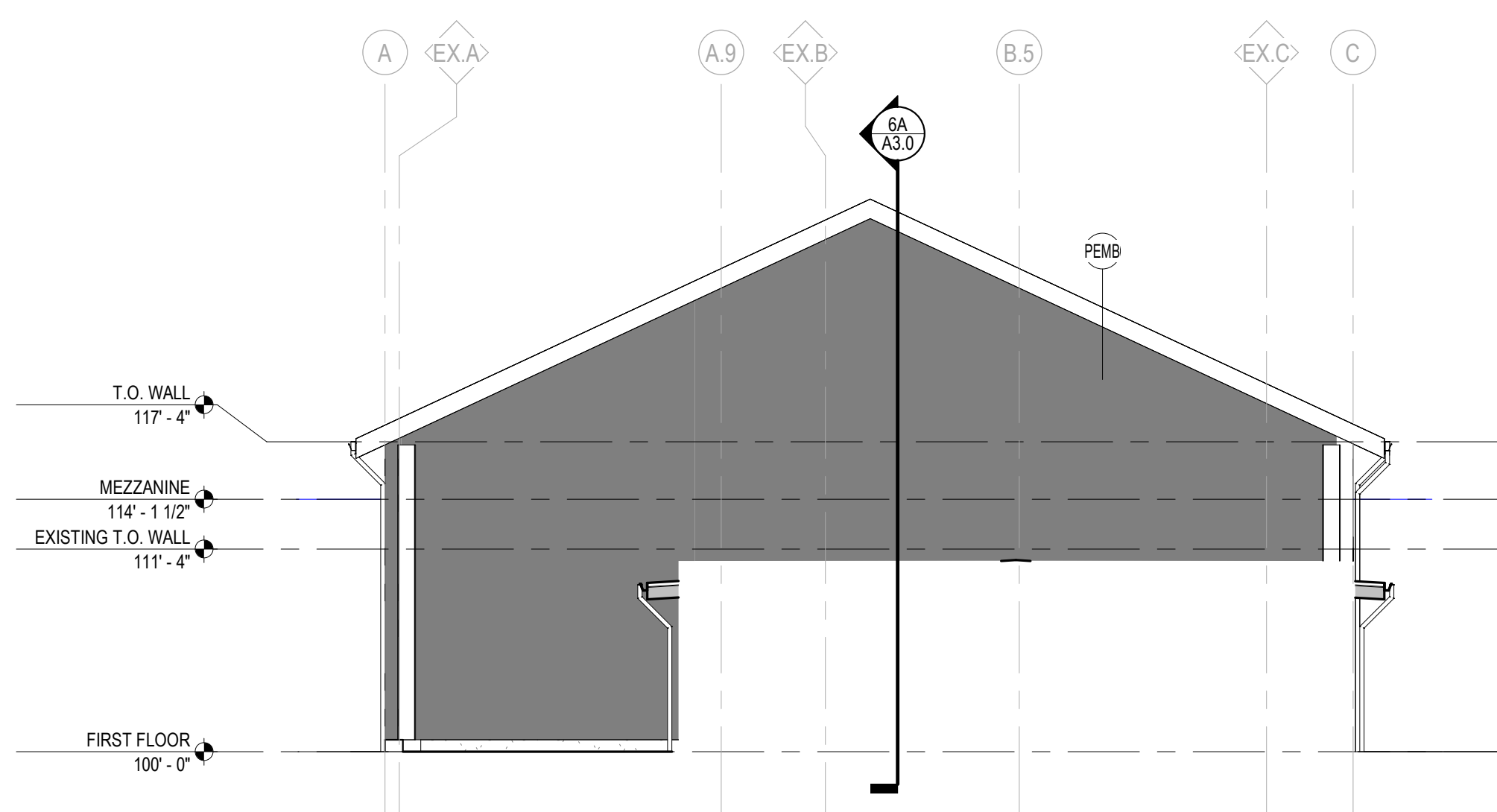
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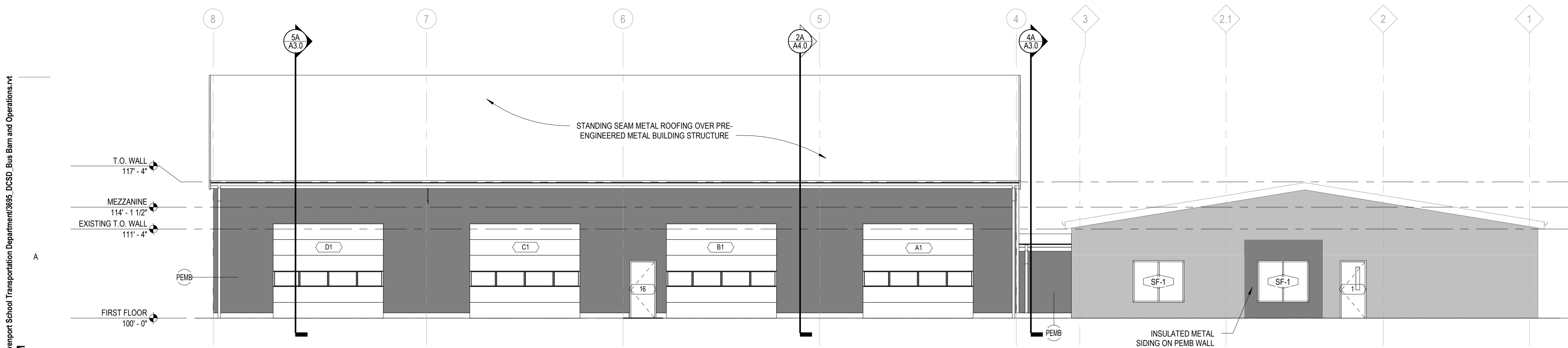
6D SOUTH BUILDING ELEVATION
A2.0 Scale: 1/8" = 1'-0"



6C EAST BUILDING ELEVATION
A2.0 Scale: 1/8" = 1'-0"



3C WEST BUILDING ELEVATION
A2.0 Scale: 1/8" = 1'-0"



6A NORTH BUILDING ELEVATION
A2.0 Scale: 1/8" = 1'-0"

KEYNOTE LEGEND

FE-3 FIRE EXTINGUISHER AND SURFACE MOUNTED CABINET

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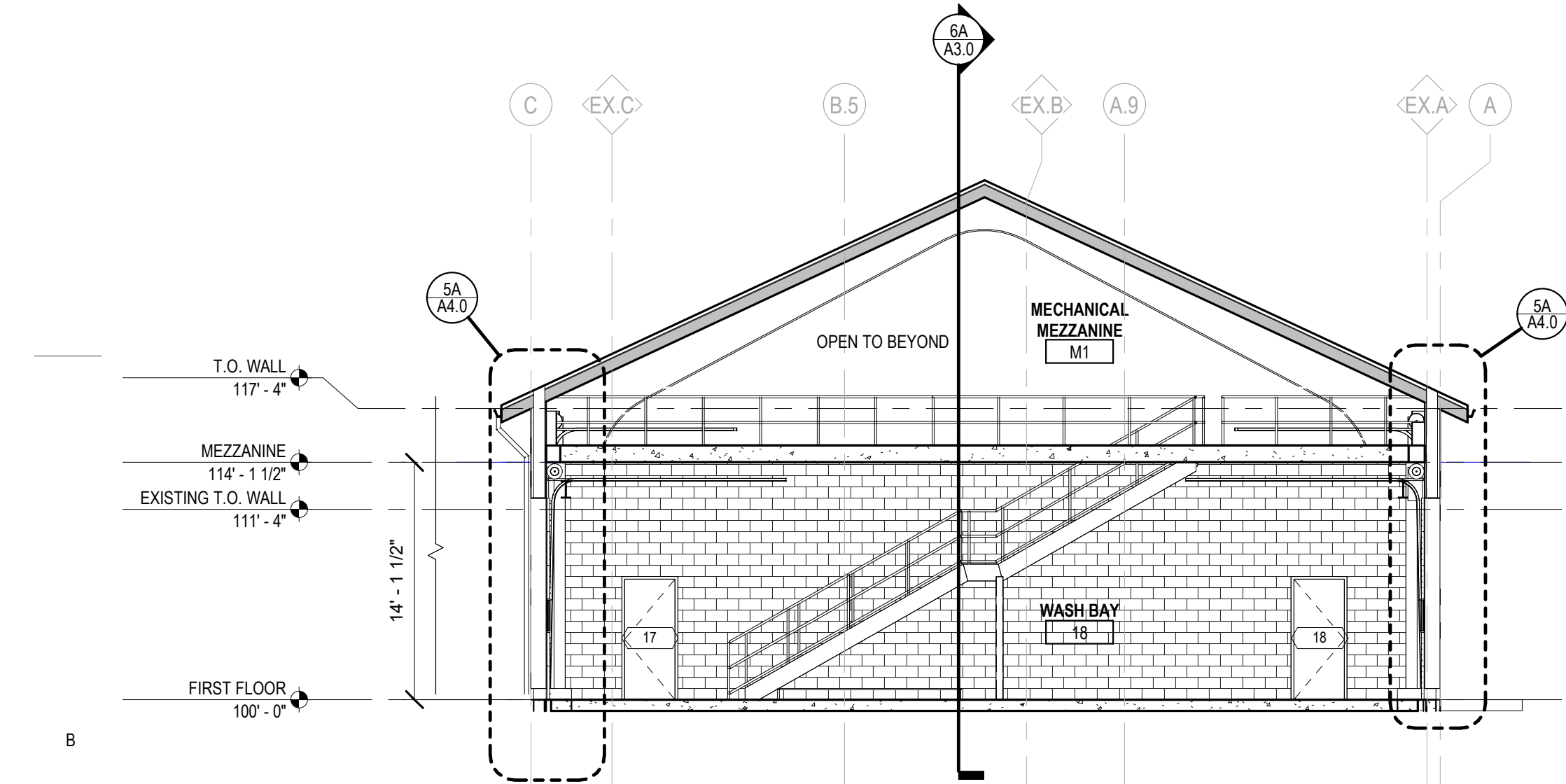
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Davenport, IA 52807

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DATE DESCRIPTION

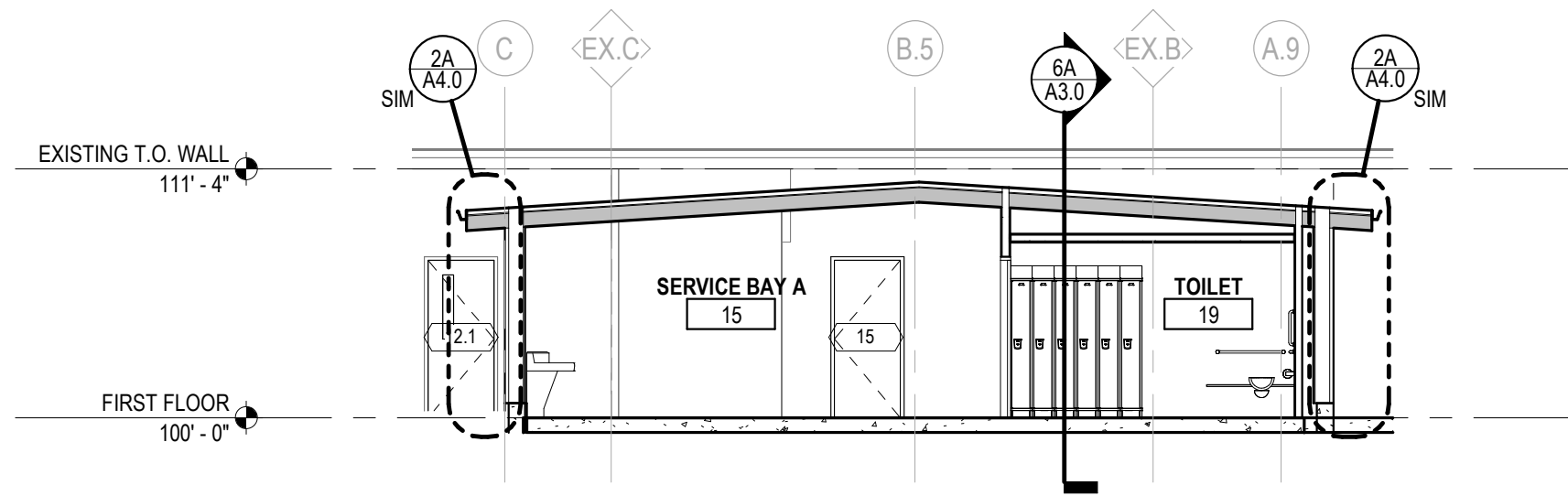
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3695
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04/15/2024
Sheet Title:
BUILDING
SECTIONS
Sheet Number:

A3.0

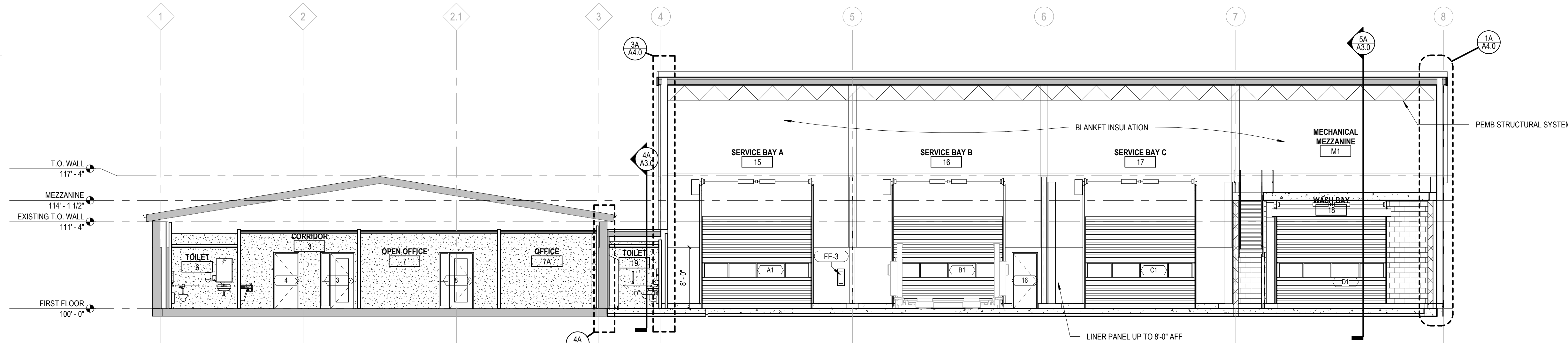
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5A N/S BUILDING SECTION
A3.0 Scale: 1/8" = 1'-0"



4A N/S BUILDING SECTION - CONNECTION
A3.0 Scale: 1/8" = 1'-0"



6A E/W BUILDING SECTION
A3.0 Scale: 1/8" = 1'-0"

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- Project Title:**
**Addition & Renovation to
Bus Barn and Operations
Davenport Community School District
909 E. 36th Street
Davenport, IA 52807**

REVISIONS:		
	DATE	DESCRIPTION

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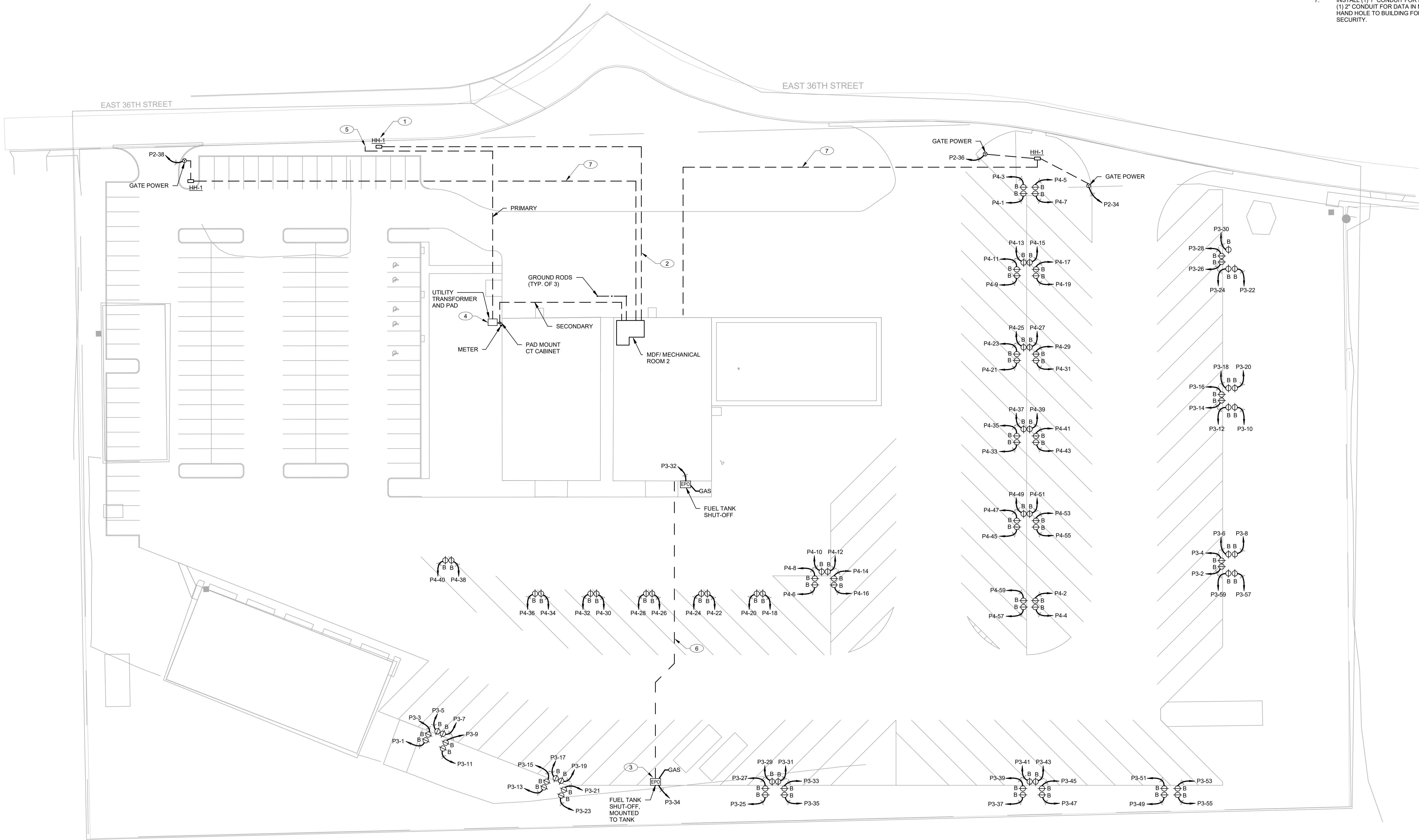
Sheet Title:

**ELECTRICAL
DEMOLITION
PLAN**

Sheet Number:

ED1.0

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1 ELECTRICAL SITE POWER PLAN
SCALE: 1" = 30'-0"

GENERAL NOTES:

- ROUTE 1-1/4" CONDUIT FROM EACH BUS HEATER POSTS TO GUTTER SERVING PANELS 'P3' AND 'P4'. REFER TO 2/E5.01 FOR ADDITIONAL INFORMATION.
- MEET ME POINT FOR PHONE AND INTERNET SERVICE AT HAND HOLE LOCATED IN EASEMENT. REFER TO 1/E5.00 FOR HAND HOLE DETAIL.
- INSTALL (1) 4" SCHEDULED 40 PVC OUTDOOR RATED CONDUITS FROM MEET ME POINT HANDHOLE TO MDF ROOM/ MECHANICAL 2. CONTRACTOR TO PROVIDE PULL STRING IN CONDUITS FOR FUTURE PULLS. COORDINATE WITH UTILITIES PRIOR TO INSTALLATION.
- COORDINATE POWER AND CONTROL WIRING WITH OWNER FOR FUEL FILLING AREA. PROVIDE SEAL OFF'S AND RIGID METALIC CONDUIT.
- UTILITY PAD MOUNT TRANSFORMER. TRANSFORMER BY MIDAMERICAN ENERGY. PAD BY E.C.
- EXISTING MEC POLE. CONTRACTOR TO BORE SERVICE UNDERGROUND FROM BUILDING TO MEC POLE.
- PROVIDE (2) 1" CONDUITS TO FUEL FILLING AREA FROM MECHANICAL 002 FOR POWER AND CONTROL WIRING.
- INSTALL (1) 1" CONDUIT FOR POWER IN PANEL 'P2' AND (1) 2" CONDUIT FOR DATA IN MDF/ MECH RM 2 FROM HAND HOLE TO BUILDING FOR GATE POWER AND SECURITY.

KEYED NOTES:

Project Title:
**Addition & Renovation to
Bus Barn and Operations
Davenport Community School District
909 E. 36th Street
Davenport, IA 52807**

REVISIONS:
DATE DESCRIPTION

Project Number:
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Sheet Title:
**ELECTRICAL
SITE POWER
PLAN**

Sheet Number:
ES1.0

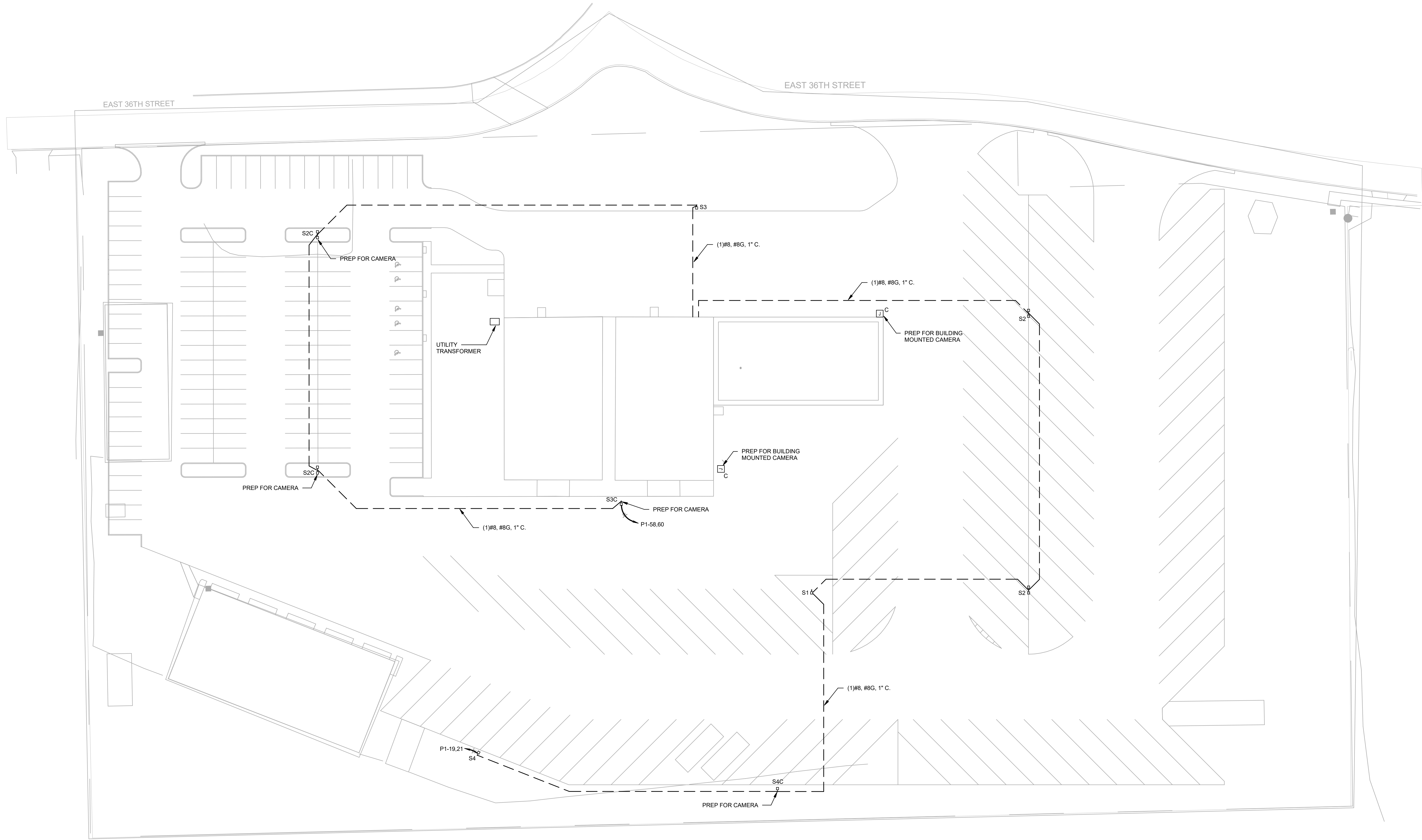
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A:\client\Doc\31895 - Davenport School Transportation Department\24-031 - ME - 24 - RK360.rvt
4/15/2024 3:41:20 PM



1 ELECTRICAL SITE LIGHTING PLAN
SCALE: 1" = 30'-0"

GENERAL NOTES:

1. SITE LIGHTING TO BE CONTROLLED VIA BUILDING MOUNTED PHOTO SENSOR. REFER TO E1.01 FOR LOCATION OF SENSOR.
2. CAMERA CABLING FOR DISTANCES OVER 275' IN LENGTH SHALL BE PAIGE GAMECHANGER 258950306 INDOOR/ OUTDOOR CABLE.

BRAY
ARCHITECTS

Milwaukee
829 South 1st Street
Milwaukee, Wisconsin 53204
T: 414.226.0200

Sheboygan • Davenport • Moline

www.brayarch.com

KEITH
Engineering
Design

www.kednap.com
1015 N. Lincoln Ave.
P.O. Box 111
Potosi, WI 53903
309.214.0953 Fax

Project Title:
**Addition & Renovation to
Bus Barn and Operations
Davenport Community School District
909 E. 36th Street
Davenport, IA 52807**

REVISIONS:
DATE DESCRIPTION

Project Number:
3695

Issued For:
BID SET

04/15/2024
Sheet Title:
**ELECTRICAL
SITE LIGHTING
PLAN**

Sheet Number:
ES1.1

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Davenport Community School District

Traffic Impact Study – Brady Street Complex

May 10, 2024

Bray Project Number 3695

Traffic Impact Study

The Proposed DCSD Transportation Department relocation from the northwest corner of Davenport Avenue and East 36th Street to 909 East 36th Street (the former Iowa National Guard Site) will not impact vehicular traffic in this area. The Transportation Department is moving approximately 800 feet to the east.

The main access points from the Transportation Department facility to the City street system will remain East 36th Street at the existing and proposed sites.

From East 36th Street, access to the City street system will remain Brady Street to the west and East Kimberly Road to the north at the existing and proposed sites.

No change in aggregate trip generation to and from the site is anticipated. The existing street system will not be impacted by the proposed relocation of the DCSD Transportation Department.

111 off street automobile parking spaces are provided based upon the anticipated number of employees and visitors to the site. 93 off street school bus parking spaces are provided based upon the anticipated number of school busses at the site.

Davenport Community School District

Narrative of Intent – Brady Street Complex

May 10, 2024

Bray Project Number 3695

The Brady Street Stadium was originally constructed in 1937 and has served as the competition venue for Davenport Community School District athletics and events. The larger property area, commonly referred to as the Brady Street Complex, includes the Brady Street Stadium. This complex is located within a predominately commercial zone between Brady Street, Duck Creek, and E. 38th Street. It is surrounded by commercial, business properties along its east and north boundaries. Apartments are located at the east end of the district owned property, and Duck Creek forms the south boundary of the property.

High school athletics are supported by this district wide facility. Brady Stadium is a multi-sport venue used for football, soccer and track and field events. High school league competition football and track events for all three comprehensive high schools are held at Brady. The Brady Street Athletic Complex is also home to Central High School's baseball, softball and tennis facilities.

The primary objective of proposed projects at the Brady Street Complex is to relocate the baseball field out of the Duck Creek flood plain and replace with practice field space. A new baseball field will be located on the north side of E. 36th Street. Adjacent to this field will be a concession building with public restrooms and elevated press box. A multi-use, synthetic turf practice field will be constructed adjacent to the new baseball field. The multi-use turf will support the practice needs for Central High School athletics programs. The existing throwing events (shotput and discus) for track and field would move to the location of the current baseball field allowing all track and field competition to occur on the south side of E. 36th Street. Relocating throwing events will improve safety, and enhance efficiency for track and field competitions. Additional parking would be added to serve adjacent baseball, softball and tennis as well as Brady Street Stadium events. Space is allocated in the complex masterplan for a future indoor training facility to be located on the north side of E. 36th Street, between the new baseball field and existing tennis courts.

To facilitate the athletic and event improvements, the existing transportation department and bus lot will be moved to the property located at 909 E. 36th Street, the former National Guard Armory property. The Davenport Community School District purchased the existing National Guard Armory properties on E. 36th Street for District use. Relocating the bus lot and transportation department creates needed space to allow for the baseball field and multi-use turf field to be constructed.

The Davenport Community School District has purchased the lots located 715, 725, 735, 807, 821, and 829 E. 36th Street. The long-range plan for these properties is to allow for installation of future parking to support athletic events at the Brady Street Complex. A portion of these properties will be retained as park/green space.

DCSD Rezoning Neighborhood Notification
June 18, 2024

How neighborhood groups were identified | The neighborhood group was identified via the GNP map on the City website and contacts were confirmed by Allie McWilliams

When the neighborhood group was contacted and how | The neighborhood group leader was contacted via email on May 15, 2024. Attached is a PDF of the email correspondence.

How DCSD responded to any questions and any feedback provided | The District responded to one question regarding greenspace changes. Please see attached email correspondence.

Ott, Sarah

From: Amy Henze <applexis@gmail.com>
Sent: Tuesday, June 18, 2024 8:45 AM
To: Ott, Sarah
Subject: Re: Good Neighbor Project | Proposed Rezoning
Attachments: image001.png

That's even more awesome!

Thanks!

Amy Henze

On Tue, Jun 18, 2024, 8:15 AM Ott, Sarah <ottsar@davenportschools.org> wrote:

Hi Amy,

Sorry for the delay in responding to you, I was waiting on some information from our architects.

There will actually be an increase in greenspace as a result of this project, going from 77,643 sq/ft to 91,606 sq/ft of greenspace once the project is complete.

If you have any other questions, please let me know. Thanks!

Sarah Ott

Communications and Community Relations Director

Davenport Community School District

Phone | 563.336.7412

Email | ottsar@davenportschools.org



From: Amy Henze <applexis@gmail.com>
Sent: Tuesday, June 11, 2024 9:34 AM
To: Ott, Sarah <ottsar@davenportschools.org>
Subject: Re: Good Neighbor Project | Proposed Rezoning

Hi Sarah,

There was some questions about the loss of greenspace I wasn't sure how much of the area we would lose or gain with the installation of the fields as well. Do you have a percentage of what the total loss of greenspace would be?

Sounds like a great project!

Amy Henze

On Mon, Jun 10, 2024, 9:15 AM Ott, Sarah <ottsar@davenportschools.org> wrote:

Good morning Amy,

I'm reaching out to see if you received my previous email, and if you have any questions regarding the District's proposed project.

Thanks!

Sarah Ott

Communications and Community Relations Director

Davenport Community School District

Phone | 563.336.7412

Email | ottsar@davenportschools.org

From: Ott, Sarah

Sent: Wednesday, May 15, 2024 11:40 AM

To: applexis@gmail.com

Cc: Schneckloth TJ <schnecklotht@davenportschools.org>; Urmanski Joshua <urmanskij@davenportschools.org>; John Mahon <jmahon@brayarch.com>; mmiller@brayarch.com; Berkley, Laura <Laura.Berkley@davenportiowa.com>; Werderitch, Matt <Matt.Werderitch@davenportiowa.com>

Subject: Good Neighbor Project | Proposed Rezoning

Good morning Amy,

I am reaching out to you today as a leader of the Good Neighbor Project in your neighborhood. The Davenport Community School District is requesting a rezoning of 715-909 E 36th Street to facilitate the relocation of the district's transportation department offices, vehicle service bays, and parking of the district's school buses. The transportation department is currently located on an adjacent located at 3640 Davenport Ave, which is currently being redeveloped as baseball fields for the school district.

This rezoning is part of DCSD's Master Facilities Plan. Part of this plan includes new baseball fields and practice fields located at Brady Street Stadium and other upgrades to district athletic facilities.

I am reaching out to you as Davenport City Code requires that we notify neighborhood groups in the vicinity of our project prior to submitting our application to the Planning and Zoning Commission. I am attaching the proposed rezoning application for your reference.

If you have any questions about this project, please feel free to contact me- I would be happy to share further information with either you or your neighborhood group about this exciting project.

Thanks!

Sarah Ott

Communications and Community Relations Director

Davenport Community School District

Phone | 563.336.7412

Email | ottsar@davenportschools.org



PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 500 feet of the subject property located at 715-909 East 36th Street.

Neighborhood Meeting

Date: 7/15/2024 Time: 5:30 PM Location: Jim Hester Boardroom | Administrative Services Center | 1702 Main St

Plan & Zoning Commission Public Hearing Meeting

Date: 7/16/2024 Time: 5:00 PM Location: Community Room | Police Department | 416 Harrison 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-3 Single-Family and Two-Family Residential District. The request is to rezone the property to S-IC Institutional Campus District. The purpose is to establish a new transportation center for the Davenport Community School District at the former National Guard Armory site.

Request/Case Description

Case REZ24-03: Request of Davenport Community School District to rezone approximately 12.71 acres of land located at 715-909 East 36th Street from R-3 Single-Family and Two-Family Residential District to S-IC Institutional Campus District. [Ward 7]

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 July 16, 2024. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on August 6, 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?

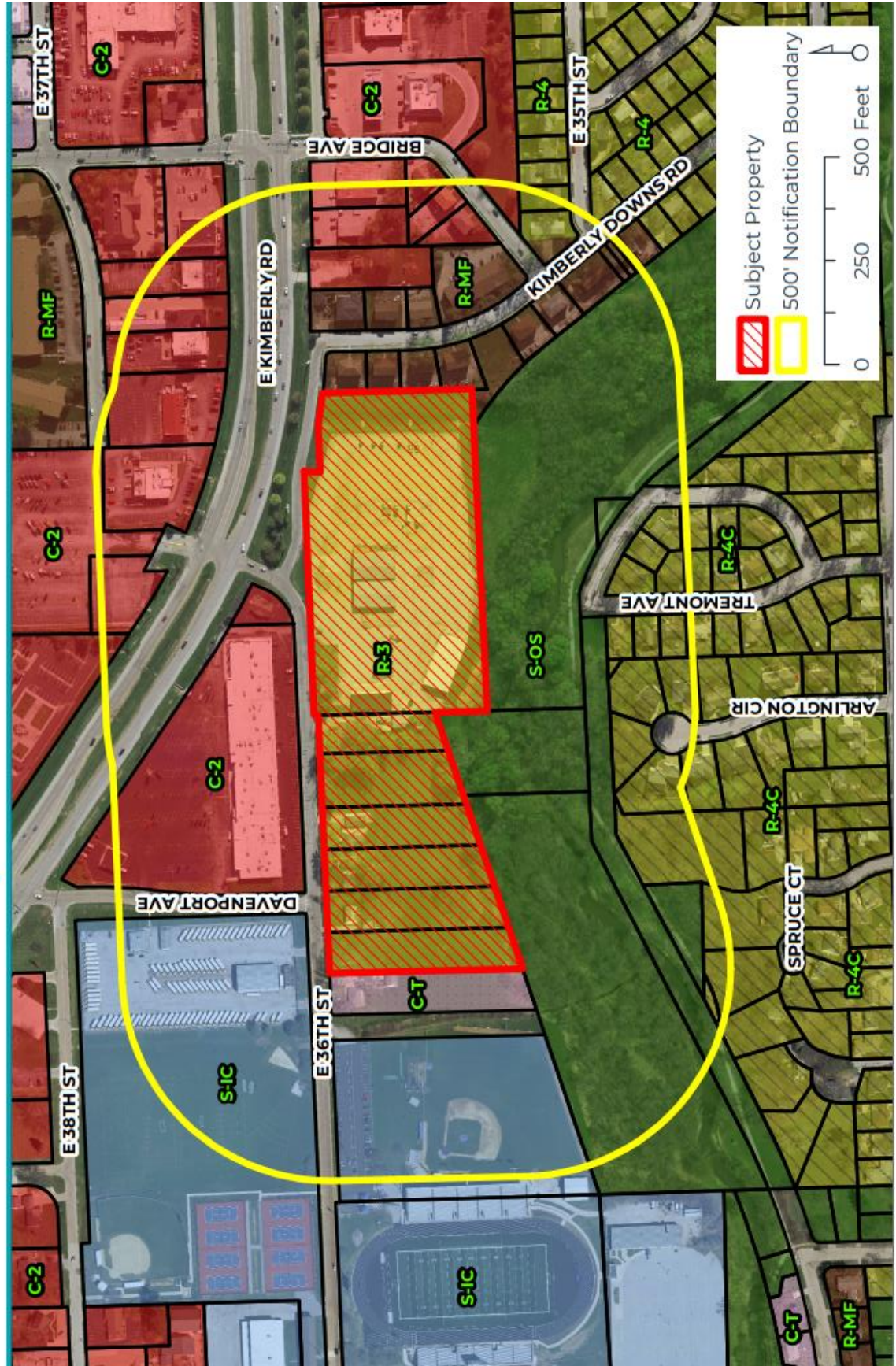
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (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 | Public Hearing Notice | Case REZ24-03

Request of Davenport Community School District to rezone approximately 12.71 acres of land located at 715-909 East 36th Street from R-3 Single-Family and Two-Family Residential District to S-IC Institutional Campus District. [Ward 7]



City of Davenport

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

Action / Date
7/16/2024

Subject:
Consideration of the June 18, 2024 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The June 18, 2024 meeting minutes are attached.

Attachments:
1. Meeting Minutes 6-18-24

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, JUNE 18, 2024; 5:00 PM
DAVENPORT POLICE DEPARTMENT | 416 N HARRISON STREET | COMMUNITY ROOM

REGULAR MEETING AGENDA

I. Roll Call

Present: Inghram, Hepner, Schilling, Johnson, Dunlop, Maness, Schneider

Excused: Eikleberry, Tallman, Garrington, Thomas

Staff: 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 June 4, 2024 meeting minutes.

Motion by Hepner, second by Johnson, to approve the June 4, 2024 meeting minutes. Motion to approve was unanimous by voice vote (6-0).

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]

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.

Staff recommended 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.

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 and Joe Mitchell, applicants, were in attendance to answer questions on behalf of the petitioner. They 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.

Motion by Johnson, second by Hepner, to approve staff recommendation and conditions in Case REZ24-02. Motion to forward Case REZ24-02 to the City Council with a recommendation for approval failed (Yes: 2; No: 3; Abstain: 1 (Hepner)). Therefore, the Plan and Zoning Commission recommendation is for denial of the request.

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]

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.

Staff recommended 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.

Justin Willis, applicant, was in attendance to discuss the purpose of the text amendment and to answer questions.

Commissioners discussed permitted uses in neighborhood commercial establishments.

Motion by Johnson, second by Schilling, to approve staff recommendation in Case ORD24-03. Motion to approve was unanimous by voice vote (6-0).

VI. Subdivision Activity

B. Old Business

C. New Business

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Hepner, second by Dunlop, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (6-0).

The meeting adjourned at 6:03 pm.

City of Davenport

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

Action / Date
7/16/2024

Subject:

Case F24-08: Request of IA 12 Davenport, LLC for a Final Plat of Silverstar Wash. The 1-lot subdivision is located at 1914 Division Street on 0.9 acres. [Ward 4]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F24-08 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 signature line for Iowa American Water Company.
5. A 15-foot wide utility easement is required along the perimeter of the subdivision.
6. Include a note stating, "Stormwater detention and water quality treatment will not be required for this subdivision due to an accepted fee-in-lieu payment."

Background:

The applicant is currently developing a Silverstar Car Wash at the northwest corner of Division Street and Hickory Grove Road. The purpose of the subdivision plat is to combine the six commercial lots into a single parcel of land. A development plan has been attached to this report as a reference.

City Council adopted Ordinance No. 2023-209 on May 10, 2023. The property was rezoned from R-4C Single-Family and Two-Family Central Residential District to C-2 Corridor Commercial District. The rezoning was subject to the following conditions:

1. The ingress/egress to Hickory Grove Road shall be right-in/right-out as directed by the City Traffic Engineer.
2. A fence and landscaping shall be installed along the West Pleasant Street right-of-way line between the north-south alley and North Division Street.
3. The left turn movement for northbound Division Traffic into the Division Street access point for the subject site shall be eliminated and the development shall be required to

pay for the installation of a right-in/right-out only channelizing island within the Division street access point.

In addition, the City also vacated alley right-of-way adjacent to the development site. The City is currently in the process of conveying the 20-foot wide alley, which will be evenly divided between Silverstar Car Wash and Wallick's Auto Service. Since the conveyance has not yet been finalized, the vacated alley right-of-way is not included as part of Lot 1.

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation:

The subject property is designated as Commercial Node in the Davenport +2035 Land Use Plan. The site is also located within the Urban Corridor Overlay.

1. **Commercial Node (CN)** - Clusters of generally more intense uses found either along existing Urban Corridors or along or at the intersection of major streets in newly developed areas. CN areas may contain commercial uses somewhat more intense than uses found elsewhere on Urban Corridors, as well as higher density residential uses and office and service businesses. CN should serve a population of about 5000 people within 1/2 mile. Ideally, CN areas should be architecturally integrated and designed to serve all modes of transportation. Pedestrian connections to the neighborhoods they serve are important. Therefore, master planning and customized zoning provisions for new CN areas should occur before development or redevelopment occurs.
2. **Urban Corridor (UC)** - Generally established corridors along major streets marked by mixed-used development with commercial uses generally clustered at major intersections and/or transit stops. Urban corridors are mostly fully built-out and redevelopment occurs slowly. Commercial uses in UC generally serve adjacent neighborhoods with goods and services. The character and intensity of Urban Corridors can vary due to street and surrounding neighborhood characteristics. Therefore, specific corridor and neighborhood plans, and supporting zoning provisions, should be developed to help guide future development decisions.

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

Technical Review:

1. Zoning: The C-2 Corridor Commercial District does not have a minimum lot area or width requirement. Staff have reviewed the development of the car wash for conformance with zoning requirements and the conditions outlined in Ordinance 2023-209.
2. Streets: Lot 1 maintains street frontages on Hickory Grove Road, Division Street, and Pleasant Street. The development of the site complies with the conditions of the rezoning by having ingress/egress to the site via right-in/right-out only driveways onto Hickory Grove Road and Division Street.
3. Storm Water: Storm water detention and water quality treatment are not required with this subdivision. The City granted a general waiver for detention and water quality in return for a fee-in-lieu payment.
4. Sanitary Sewer: The development is connecting to the Pleasant Street sanitary sewer 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. Application
2. Final Plat of Silverstar Wash
3. Silverstar Car Wash Site Plan
4. Maps
5. Action 2023-209
6. Action 2023-210



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)

SUBDIVISION NAME		
Silverstar Wash		
LOCATION DESCRIPTION		SUBMITTED
Hickory Grove Road		
NUMBER OF LOTS BY USE TYPE	ACRES	STREETS ADDED
1	0.94	

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

APPLICANT INFORMATION

Applicant Name
IA12 Davenport, LLC
Address
1610 S Minnesota Ave
City State Zip
Sioux Falls, SD 57105
Phone
(605) 799-7794
Secondary Phone
E-Mail Address
bryan@mfp.llc

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.

Bryan Slama

Print Applicant's Name

Applicant's Signature

Date

3/18/24

DEVELOPMENT TEAM

Developer / Project Manager	
Midwest Fidelity Partners, LLC / Bryan Slama	
Address	
1610 S Minnesota Ave, Sioux Falls, SD 57105	
Phone	Secondary Phone
(605) 799-7794	
E-Mail Address	
bryan@mfp.llc	

Owner	
IA12 Davenport, LLC	
Address	
1610 S Minnesota Ave, Sioux Falls, SD 57105	
Phone	Secondary Phone
(605) 799-7794	
E-Mail Address	
bryan@mfp.llc	

Engineer	
Houston Engineering, Inc.	
Address	
4009 W 49th Street, Suite 101, Sioux Falls, SD 57106	
Phone	Secondary Phone
(605) 271-0378	
E-Mail Address	
jjohnson@houstoneng.com	

Attorney	
<i>Alyssa Troje</i>	
Address	
<i>200 S. 6th St. Suite 4000, Minneapolis, MN</i>	
Phone	Secondary Phone
(605) 331-2975	
E-Mail Address	
atroje@fredlaw.com	

55462

Authorization to Act as Applicant

I/We, BRYAN SLAMA
[as property owner(s)]

authorize Brian Holland
[the above person(s)]

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

for the property located at 1914 Division Street.

[Signature]
Signature(s)*

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

Notarization:

State of South Dakota
County of Minnehaha,

Sworn and subscribed before me

this 18th day of March, 2024.

Tracie Wermers
Notary Public

My Commission Expires: 05/18/2027



My Commission expires 05/18/2027

3/18/24
Date

[identification type]

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
04/04/24	04/30/24	05/29/24	06/05/24	06/12/24
04/18/24	05/14/24	06/11/24	06/18/24 *	06/26/24
05/09/24	06/04/24	06/26/24	07/03/24 *	07/10/24
05/23/24	06/18/24	07/10/24	07/17/24	07/24/24
06/06/24	07/02/24	07/31/24	08/07/24	08/14/24
06/20/24	07/16/24	08/14/24	08/21/24	08/28/24
07/11/24	08/06/24	08/28/24	09/04/24	09/11/24
07/25/24	08/20/24	09/11/24	09/18/24	09/25/24
08/08/24	09/03/24	09/25/24	10/02/24	10/09/24
08/22/24	09/17/24	10/09/24	10/16/24	10/23/24
09/05/24	10/01/24	10/30/24	11/06/24	11/13/24
09/19/24	10/15/24	11/13/24	11/20/24	11/27/24 *
10/10/24	11/05/24	11/27/24 *	12/04/24	12/11/24
10/24/24	11/19/24	12/11/24	12/18/24 *	12/25/24 *
11/07/24	12/03/24	12/31/24 *	01/08/25 *	01/15/25 *
11/21/24	12/17/24	01/15/25	01/22/25	01/29/25
12/12/24	01/07/25	01/29/25	02/05/25	02/12/25
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>

INDEX LEGEND

LOCATION: PT BLOCK 1, BURROWS ADDITION, CITY OF DAVENPORT, IA

REQUESTOR: HOUSTON ENGINEERING, INC.

PROPRIETOR: MIDWEST FIDELITY PARTNERS, LLC

SURVEYOR: DAN J. KUEHL - IA PLS#19959

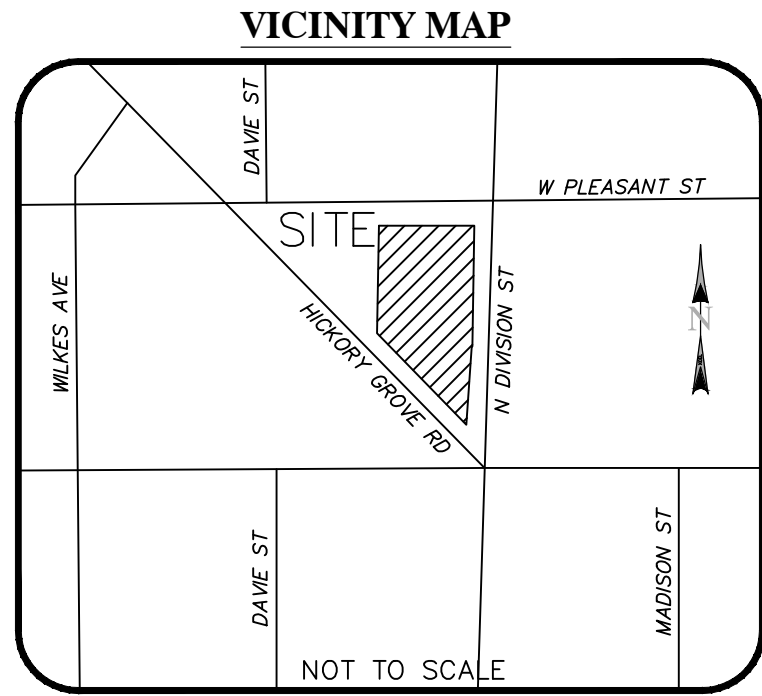
SURVEYOR COMPANY: XCEL CONSULTANTS, INC.
120 10TH AVENUE EAST, SUITE 3
MILAN, IL 61264

RETURN TO: XCEL@XCELCONSULTANTSINC.COM

FINAL PLAT

SILVERSTAR WASH

A PART OF BLOCK 1 OF JMD BURROW'S SUBDIVISION, WITHIN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA



RECORDER INFORMATION

PRELIMINARY
NOT FOR RECORDING

MEDIACOM COMMUNICATIONS

BY: _____

DATE: _____

MIDAMERICAN ENERGY

BY: _____

DATE: _____

MIDAMERICAN GAS

BY: _____

DATE: _____

CENTURYLINK

BY: _____

DATE: _____

DAVENPORT CITY COUNCIL

BY: _____

DATE: _____

PLANNING AND ZONING COMMISSION

BY: _____

DATE: _____

SURVEYOR CERTIFICATION

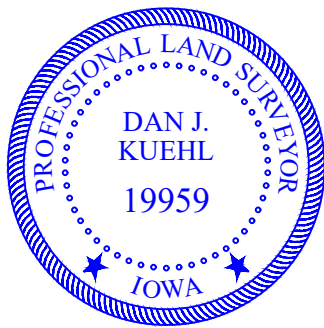
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY IOWA PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 114A, CODE OF IOWA.

PRELIMINARY

6/12/2024

DATE

DAN J. KUEHL
PROFESSIONAL LAND SURVEYOR
IA LAND SURVEYOR NUMBER 19959
EXPIRES: DECEMBER 31, 2025
120 10TH AVENUE EAST, SUITE 3
MILAN, IL 61264
TELEPHONE: 309-787-9988



LEGAL DESCRIPTION

A PART OF BLOCK 1 OF JMD BURROW'S SUBDIVISION, WITHIN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 1; THENCE S00°57'22"W, ALONG THE EAST LINE OF SAID BLOCK 1, ALSO BEING THE WEST LINE OF N. DIVISION STREET, 202.00 FEET THENCE N89°02'38"W, 1.00 FEET; THENCE S03°55'49"W, 131.24 FEET TO A POINT ON THE NORTHEASTERLY LINE OF HICKORY GROVE ROAD, SAID POINT BEING 7.75 FEET PERPENDICULAR WESTERLY TO THE SAID EAST LINE OF BLOCK 1; THENCE N44°16'34"W, ALONG THE SAID NORTHEASTERLY LINE OF HICKORY GROVE ROAD, 199.81 FEET TO THE EAST LINE OF THE VACATED NORTH-SOUTH ALLEY IN SAID BLOCK 1; THENCE N01°02'09"E, ALONG THE SAID EAST LINE OF VACATED ALLEY, 189.51 FEET TO THE NORTH LINE OF SAID BLOCK 1, ALSO BEING THE SOUTH LINE OF W. PLEASANT STREET; THENCE N89°52'04"E, ALONG THE SAID NORTH LINE OF BLOCK 1, 149.43 FEET TO THE POINT OF BEGINNING, CONTAINING 39,053 SQUARE FEET OR 0.90 ACRES, SUBJECT TO EASEMENTS OF RECORD.

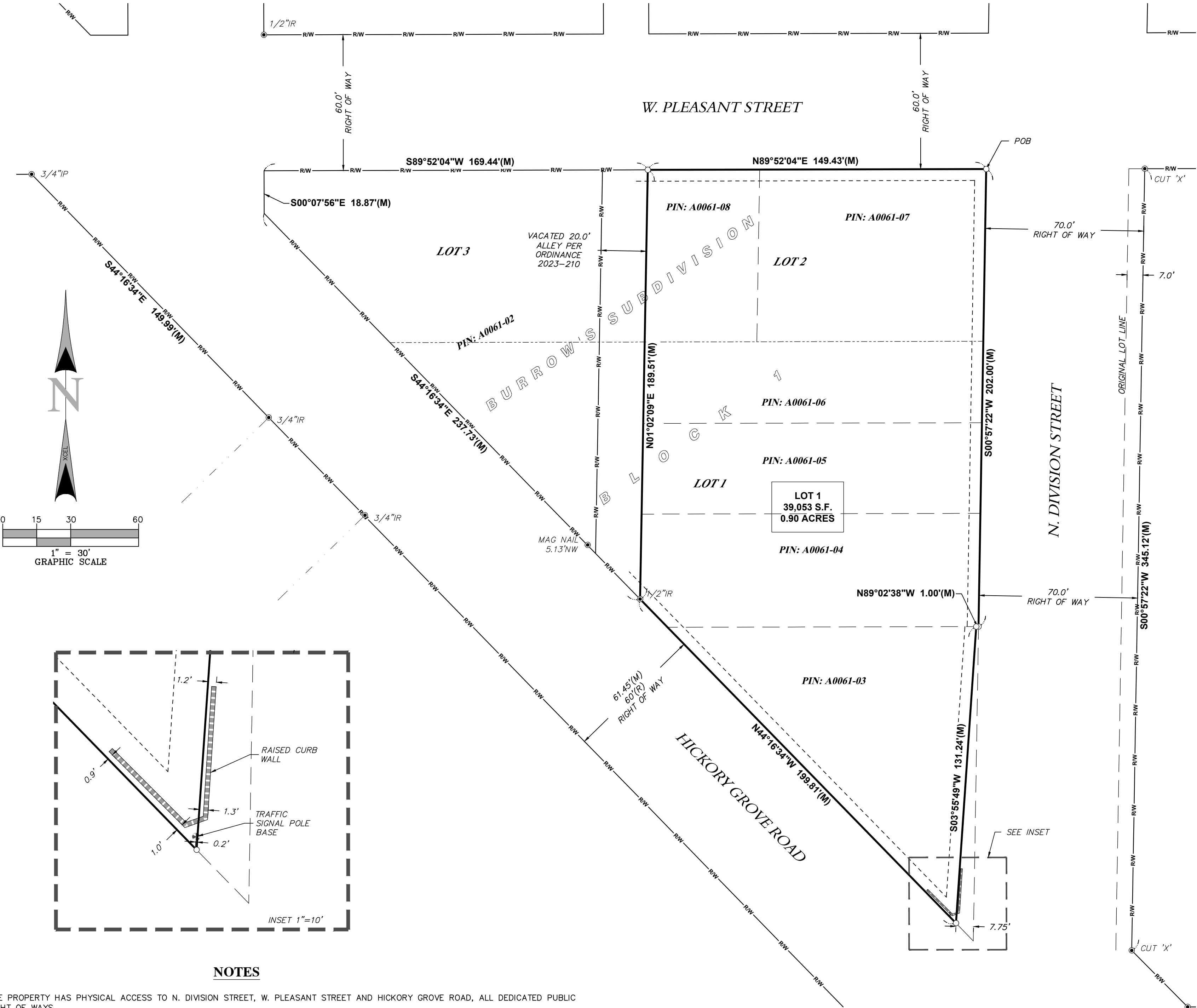
OWNER/DEVELOPER INFORMATION

IA12 DAVENPORT, LLC
1620 S MINNESOTA AVE
SIOUX FALLS, SD 57105

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 19163003650, WHICH BEARS AN EFFECTIVE DATE OF MARCH 23, 2021 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

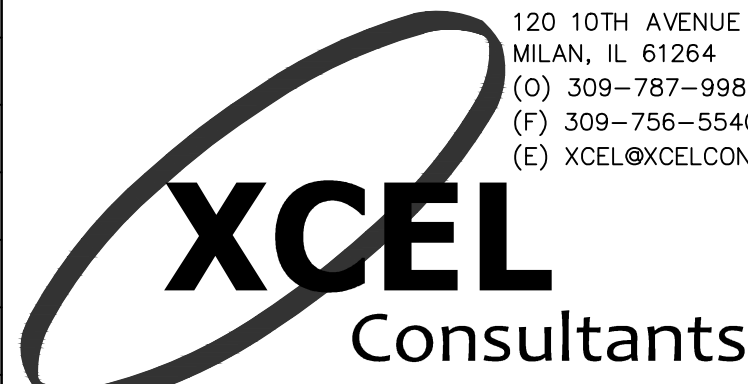
ZONE "X" DENOTES AREAS OF MINIMAL FLOOD HAZARD.



NOTES

- THE PROPERTY HAS PHYSICAL ACCESS TO N. DIVISION STREET, W. PLEASANT STREET AND HICKORY GROVE ROAD, ALL DEDICATED PUBLIC RIGHT OF WAYS.
- THE PREMISES IS MADE UP OF SIX (6) TAX PARCEL NUMBERS THAT COVER THE PREMISES IN ITS ENTIRETY.
- THE SUBJECT PROPERTY IS ZONED "C-2 CORRIDOR COMMERCIAL ZONING DISTRICT" PER ORDINANCE NUMBER 2023-209 APPROVED ON MAY 10, 2023; AND THE CITY OF DAVENPORT COMMUNITY PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT.
- THE ENTIRE SUBDIVISION CONTAINS 39,053 SQ. FT. OR 0.90 ACRES.
- BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLES, GAS SERVICE, GAS MAIN, UTILITY POLES, MANHOLES, WATER SERVICE, SEWER LATERAL, TELEPHONE SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.

REVISIONS	
DATE	DESCRIPTION

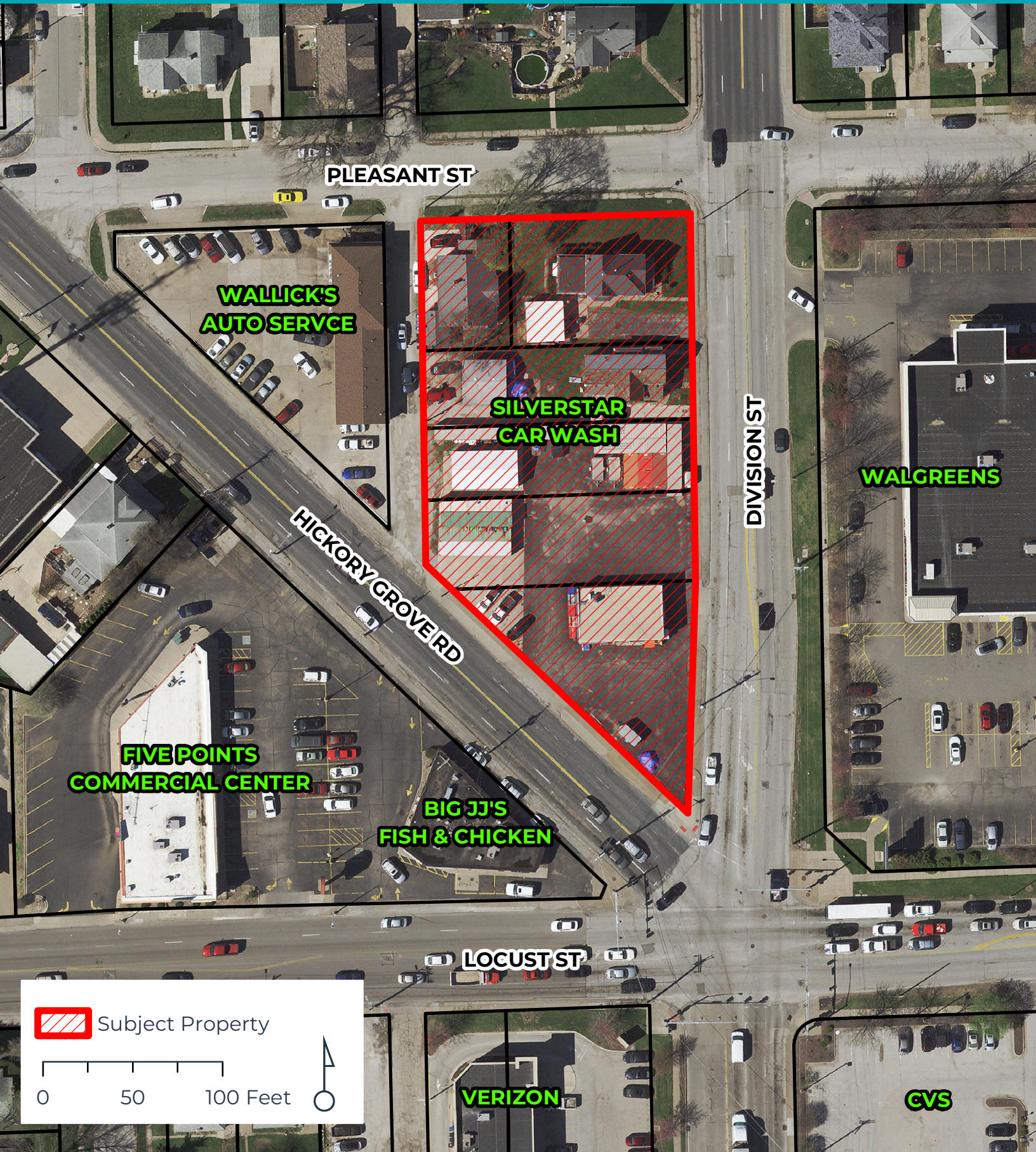


120 10TH AVENUE EAST, SUITE 3
MILAN, IL 61264
(O) 309-787-9988
(F) 309-756-5540
(E) XCEL@XCELCONSULTANTSINC.COM

CHK BY: BCH	APV BY: DJK
XCEL JOB NUMBER: 234721	
DRAWING NUMBER: 1 OF 1	



Request of IA 12 Davenport, LLC for a Final Plat of Silverstar Wash. The 1-lot subdivision is located at 1914 Division Street on 0.9 acres. [Ward 4]



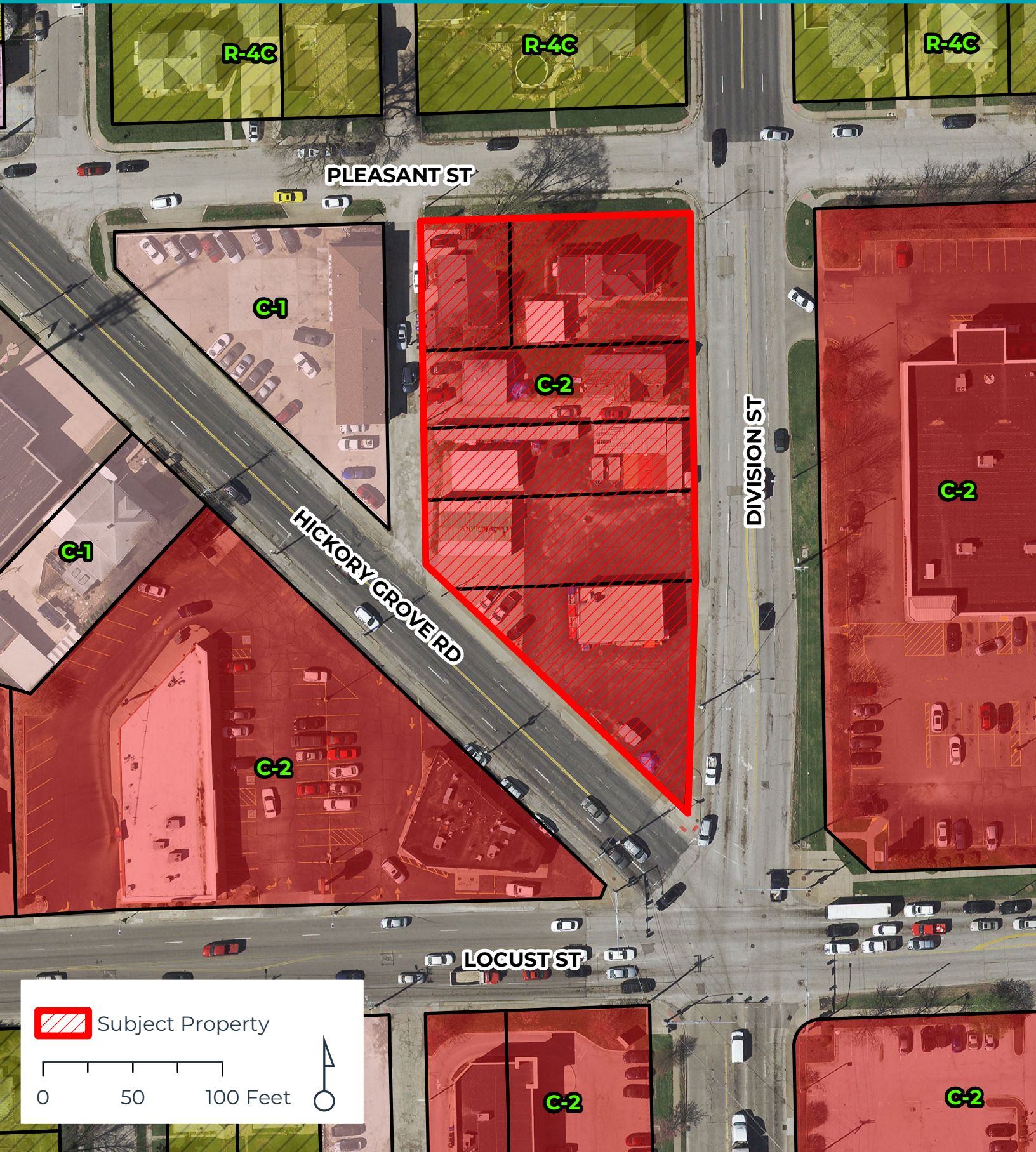
Subject Property

0 50 100 Feet





Request of IA 12 Davenport, LLC for a Final Plat of Silverstar Wash. The 1-lot subdivision is located at 1914 Division Street on 0.9 acres. [Ward 4]

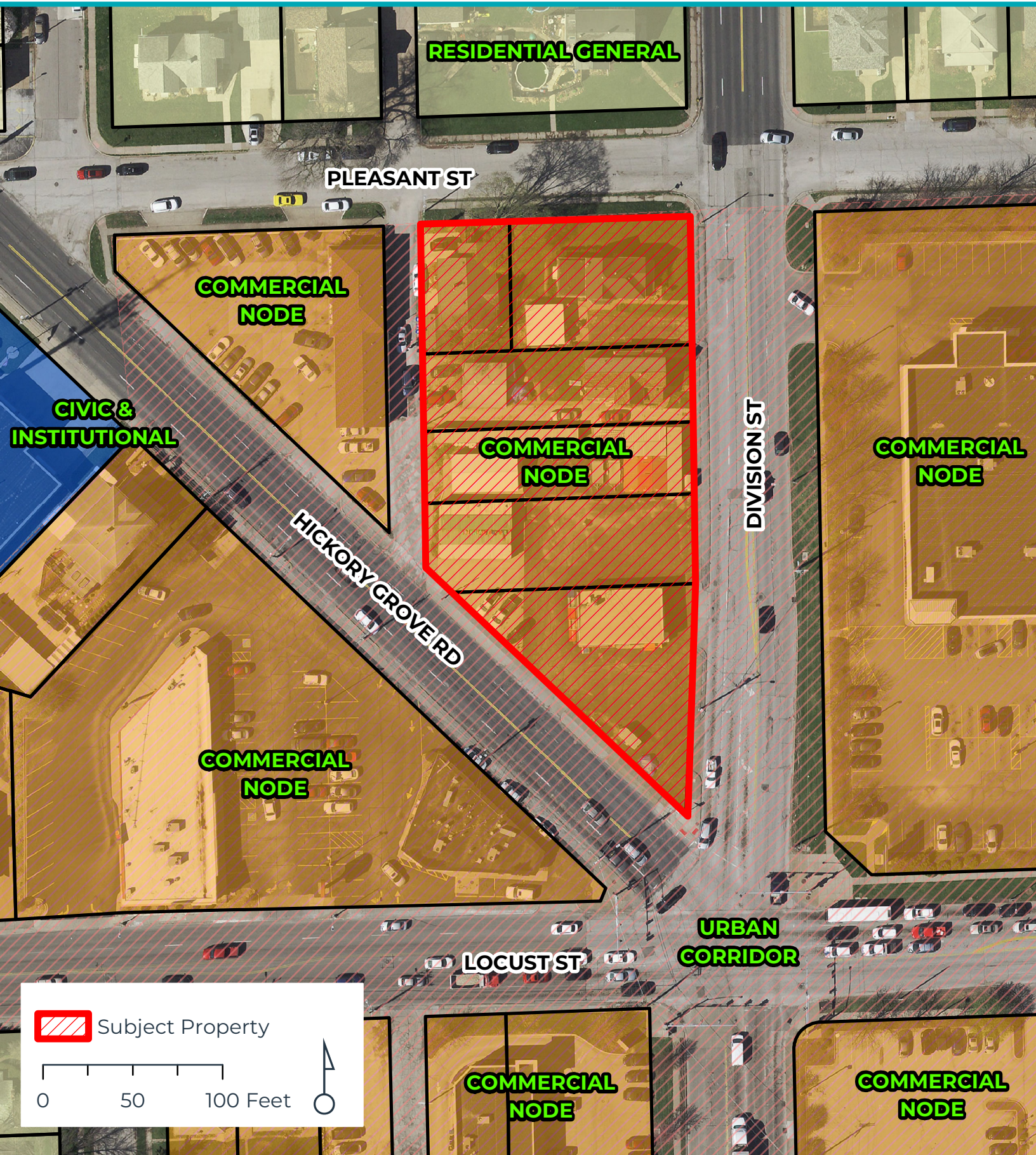


 Subject Property





Request of IA 12 Davenport, LLC for a Final Plat of Silverstar Wash. The 1-lot subdivision is located at 1914 Division Street on 0.9 acres. [Ward 4]



ORDINANCE NO. 2023-209

AN ORDINANCE FOR CASE REZ23-01 BEING THE REQUEST OF MIDWEST FIDELITY PARTNERS LLC TO REZONE 1930 AND 1934 DIVISION STREET AND 1711 WEST PLEASANT STREET FROM R-4C SINGLE-FAMILY AND TWO-FAMILY CENTRAL RESIDENTIAL DISTRICT TO C-2 CORRIDOR COMMERCIAL DISTRICT.

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "C-2 Corridor Commercial District":

ALLEYWAY: A part of Block 1 of J.M.D. Burrow's Subdivision of a part of the East One-Half of the Southwest Quarter of Section 22, in Township 78 North, Range 3 East of the 5th P.M., more particularly described as follows: The East 10 feet of the existing 20 foot alleyway adjacent to Parcel 4 and Parcel 5.

1930 North Division Street (Parcel #A0061-06): A part of Block 1 of J.M.D. Burrow's Subdivision of a part of the East One-Half of the Southwest Quarter of Section 22, in Township 78 North, Range 3 East of the 5th P.M., more particularly described as follows: Commencing at a point in the West line of Allen's Grove Road, also called Division Street, 226 feet North from the intersection of the West line of Allen's Grove Road with the Northerly line of Hickory Grove Road; thence from said point of beginning running North along the West line of said Allen's Grove Road 36 feet; thence West 150 feet to an alley; thence South along the East line of said alley 36 feet; thence East 150 feet to the place of beginning; Also the South 4 feet of the East 150 feet of Lot 2 in Block 1 of J.M.D. Burrow's Subdivision of a part of the East One-Half of the Southwest Quarter of Section 22 in Township 78 North, Range 3 East of the 5th P.M., all being situated in the City of Davenport, Scott County, Iowa. EXCEPTING therefrom the East 3 feet of the North 36 feet of the East 150 feet of Lot 1, and the East 3 feet of the South 4 feet of Lot 2, Block 1, J.M.D. Burrow's Subdivision.

1711 West Pleasant Street (Parcel #A0061-08): The West 60 feet of the North 72 feet of Lot 2 of Block 1 of J.M.D. Burrow's Subdivision in the East Half of the Southwest Quarter of Section 22, Township 78 North, Range 3 East of the 5th P.M. in Davenport, Scott County, Iowa.

1934 North Division Street (Parcel #A0061-07): The North 72 feet of Lot 2, Block 1 of J.M.D. Burrow's Subdivision of a part of the East Half of the Southwest Quarter of Section 22, Township 78 North, Range 3 East of the 5th P.M., EXCEPTING therefrom the West 60 feet thereof, being situated in Scott County, Iowa.

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

Findings:

1. The zoning map amendment (rezoning) is consistent with Davenport 2035+ Land Use Plan and Map, which identifies the property as Urban Corridor (UC) and Commercial Node (CN). Both classifications allow for commercial uses along corridors and edges. The area has been commercially developed since at least the mid-1930's and is compatible with UC and CN land use classifications.
2. The proposed C-2 General Commercial District is compatible with the zoning of nearby property in the Five-Points commercial node, as well as other C-2 and C-1 zoning located along the West Locust Street corridor.
3. Rezoning the property to C-2 General Commercial District will not create zoning nonconformities and will, in fact, reduce nonconformities.
4. Staff concurs with the City Traffic Engineer's review of this site for traffic impacts from the proposed zoning change and more specifically the use of the site as a car wash and staff also concurs with the required right-in/right-out access point on Hickory Grove Road.
5. There shall be minimal noise impacts to the adjacent area; any potential impacts to the properties to the north shall be mitigated by installation of a six (6) foot tall privacy fence and landscaping.

Conditions:

1. The ingress/egress to Hickory Grove Road shall be right-in/right-out as directed by the City Traffic Engineer.
2. A fence and landscaping shall be installed along the West Pleasant Street right-of-way line between the north-south alley and North Division Street;
3. The left turn movement for northbound Division Traffic into the Division Street access point for the subject site shall be eliminated and the development shall be required to pay for the installation of a right-in/right-out only channelizing island within the Division Street access point.

Section 3. At its March 14, 2023 meeting, the City Plan and Zoning Commission voted to forward Case REZ23-01 to the City Council with a recommendation for approval subject to the listed findings and conditions. City Council amended the conditions at its May 3, 2023 Committee of the Whole Meeting.

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

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

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

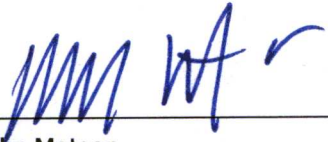
First Consideration April 12, 2023

Second Consideration April 26, 2023

Approved May 10, 2023

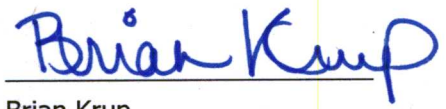
Published in the *Quad-City Times* on May 18, 2023

Attest:



Mike Matson
Mayor





Brian Krup
Deputy City Clerk

ORDINANCE NO. 2023-210

AN ORDINANCE FOR CASE ROW23-01 BEING THE REQUEST OF MIDWEST FIDELITY PARTNERS LLC TO VACATE THE ALLEY RIGHT-OF-WAY LOCATED WEST OF NORTH DIVISION STREET BETWEEN WEST PLEASANT STREET AND HICKORY GROVE ROAD.

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

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

The existing 20 foot alleyway within Block 1 of J.M.D. Burrow's Subdivision of a part of the East Half of the Southwest Quarter of Section 22, Township 78 North, Range 3 East of the 5th P.M., from the North ROW of Hickory Grove Road to the South ROW of W Pleasant Street to be vacated in Davenport, Scott County, Iowa.

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

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

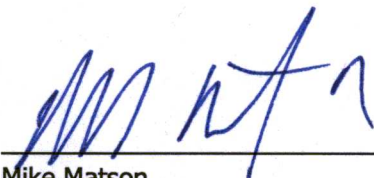
EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration April 12, 2023

Second Consideration April 26, 2023

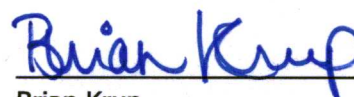
Approved May 10, 2023

Published in the *Quad-City Times* on May 18, 2023

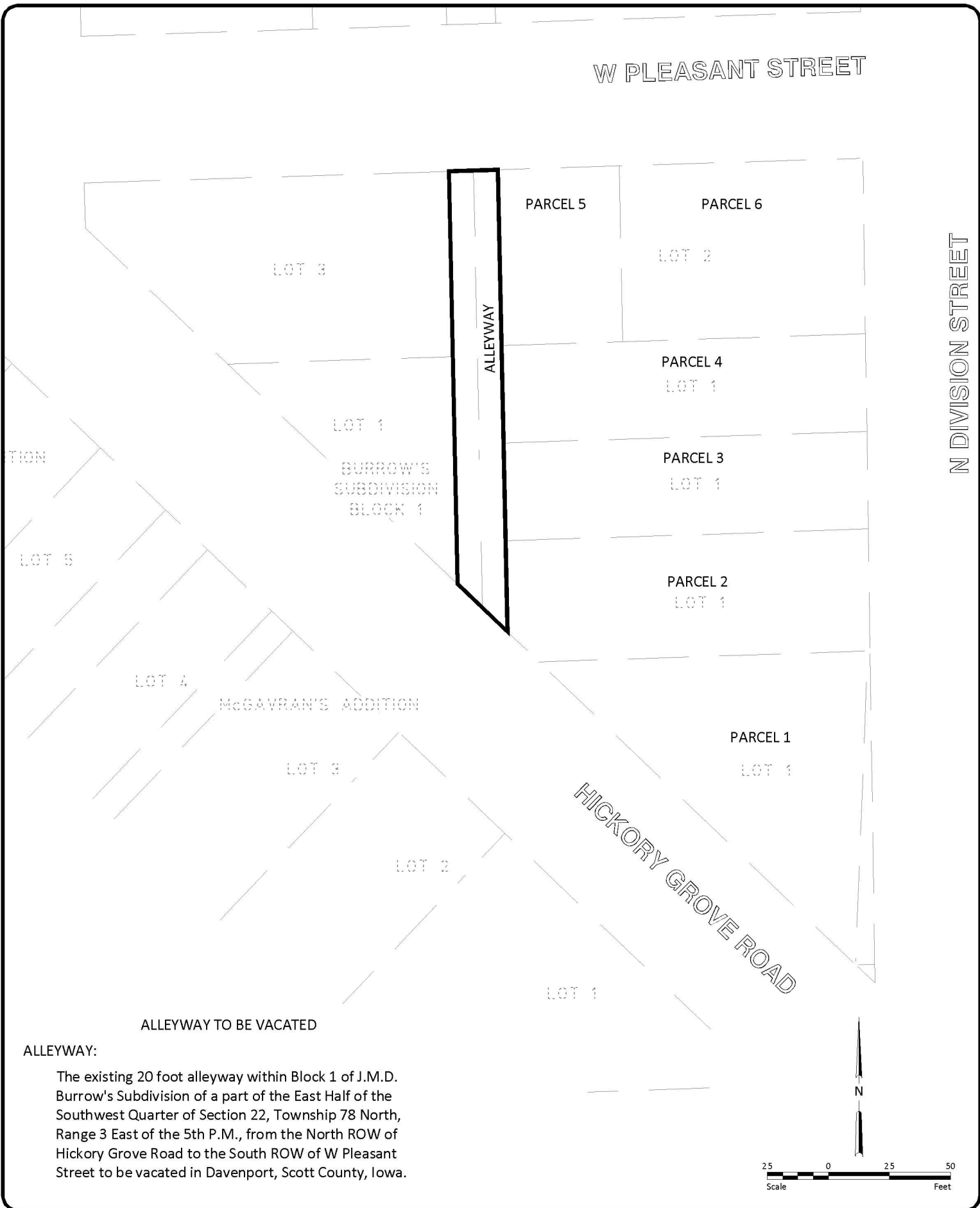


Mike Matson
Mayor

Attest:



Brian Krup
Deputy City Clerk



ALLEYWAY TO BE VACATED

ALLEYWAY:

The existing 20 foot alleyway within Block 1 of J.M.D. Burrow's Subdivision of a part of the East Half of the Southwest Quarter of Section 22, Township 78 North, Range 3 East of the 5th P.M., from the North ROW of Hickory Grove Road to the South ROW of W Pleasant Street to be vacated in Davenport, Scott County, Iowa.



Drawn by ZJH	Date 1-26-2023
Checked by JJJ	Scale AS SHOWN

SILVERSTAR CARWASH
1914 N DIVISION ST.
DAVENPORT, IOWA

ALLEYWAY VACATION
EXHIBIT
PROJECT NO. 10904-0029

SHEET
1 OF 1