

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, August 6, 2024; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

1. Consideration of the July 16, 2024 meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

1. Request for the Plan and Zoning Commission to initiate a zoning interpretation for the property at 6109 Brady Street. [Ward 8]
2. 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]

VI. Subdivision Activity

A. Old Business

B. New Business

1. Case F24-09: Request of Splendor Homes, LLC for a Final Plat of Splendor Estates First Addition. The 37-lot subdivision is located at 2448 and 2460 East 60th Street on 27.94 acres. [Ward 8]
2. Case F24-10: Request of Core Properties LLC for a Final Plat of Grand Commercial 1st Addition. The 3-lot subdivision is located at 5001 Grand Avenue on 1.93 acres. [Ward 7]

VII. Future Business

VIII. Communications

IX. Other Business

1. Election of Officers

X. Adjourn

City of Davenport

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

Action / Date
8/6/2024

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

Recommendation:
Approve the minutes.

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

Attachments:
1. Meeting Minutes 7-16-24

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, JULY 16, 2024; 5:00 PM
DAVENPORT POLICE DEPARTMENT | 416 N HARRISON STREET | COMMUNITY ROOM

PUBLIC HEARING AGENDA

I. New Business

- A. 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]

Staff presented an overview of the petition. 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.

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

Commissioners inquired about the ownership of 705 East 36th Street, since the property is zoned C-T Commercial Transitional District. Additional comments were made regarding the installation of sidewalk and potential to vacate portions of the right-of-way.

There were no members of the public in attendance to speak on the request.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

Present: Inghram, Hepner, Dunlop, Maness, Schneider, Eikleberry, Tallman, Garrington, Thomas

Excused: Johnson, Schilling

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 18, 2024 meeting minutes.

Motion by Hepner, second by Garrington, to approve the June 18, 2024 meeting minutes. Motion to approve was unanimous by voice vote (8-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

VI. 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]

Staff presented an overview of the proposed subdivision plat. 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.

Staff recommended 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."

Dan Kuehl, representative of the applicant, was in attendance to answer questions.

Commissioners inquired about the status of the vacated alley right-of-way.

Motion by Tallman, second by Maness, to approve staff recommendation in Case F24-08. Motion to approve was unanimous by voice vote (8-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:24 pm.

City of Davenport

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

Action / Date
8/6/2024

Subject:

Request for the Plan and Zoning Commission to initiate a zoning interpretation for the property at 6109 Brady Street. [Ward 8]

Recommendation:

Staff recommend the Plan and Zoning Commission request a zoning interpretation for the property at 6109 Brady Street.

Background:

Section 17.14.120 of the Davenport Zoning Ordinance grants the Plan and Zoning Commission authority to initiate a zoning interpretation for the purpose of furthering development.

Davenport's Community and Economic Development Department is requesting the Plan and Zoning Commission to direct the Zoning Administrator to provide a zoning interpretation for the property at 6109 Brady Street. A zoning interpretation might be useful to do in advance of potential parties looking at future acquisition and redevelopment of the site.

The purpose of the zoning interpretation is to notify the property owner, OMNI Inc., if a 'Hotel' is prohibited in the I-1 Light Industrial District.

The property was formerly known as Quad City Inn. However, that business has closed, and the nonconforming use has expired. A demolition permit was obtained by the current owner in February 2022. While the structure is still standing, the interior has been completely gutted. The City of Davenport wants to clarify with the owner that the site has lost its nonconforming status as a hotel prior to any reinvestment into the site for such a use.

The property at 6109 Brady Street is zoned I-1 Light Industrial District, which 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.

Attachments:

1. Letter of request for a Zoning Interpretation - 6109 Brady
2. Section 17.14.120 Zoning Interpretation
3. Section 17.15.020 Nonconforming Use
4. Map
5. Certificate of Substandard Building Conditions
6. Photos-Existing Condition
7. Scott County Parcel Report-6109 Brady Street



July 15, 2024

Bob Inghram, Chair, Plan & Zoning Commission
1200 E. 46th Street
Davenport, Iowa 52807

Dear Mr. Inghram – this is a request to the Plan & Zoning Commission to consider directing staff to research and make a determination (i.e., conduct a Zoning Interpretation) on a particular property and its use status.

In this case, a property at 6109 Brady Street, the former Quad City Inn, is zoned I-1, Light Industrial District. The hotel was built in 1967 and predates the current Zoning Ordinance. The operation of the hotel existed as a legal nonconforming use.

While more research is needed, it now appears that it ceased operating as a hotel several years ago. In fact, a demolition permit was obtained by the current owner in February 2022 and while the structural components of the building are still there, it has been gutted. Further, it appears the property has not been listed/marketed throughout this vacant period.

From an economic development standpoint, there is a shortage of industrially-zoned land available for development. Not that I am in opposition to future hotel development, but there are comparatively more opportunities and other locations for that type of commercial development. At this point, a determination on whether this nonconforming use has now lapsed might be useful in advance of potential acquisition and/or reinvestment of the property.

Would you consider adding this as a discussion item at an upcoming Commission meeting, perhaps the August 6 meeting?

Thanks in advance and let me know if you have any questions.

A handwritten signature in blue ink that reads "Bruce Berger". The signature is fluid and cursive.

Bruce Berger, Director



DAVENPORT

DEVELOPMENT &
NEIGHBORHOOD SERVICES

Section 17.14.120 **Zoning Interpretation**

A. Purpose

The interpretation authority is intended to recognize that the provisions of this Ordinance, though detailed and extensive, cannot, as a practical matter, address every specific zoning issue. However, this zoning interpretation authority is not intended to add or change the essential content of the Ordinance.

B. Initiation

The City Council, the Plan and Zoning Commission, Zoning Board of Adjustment, or a property owner in the City, or person expressly authorized in writing by the property owner, may request a zoning interpretation. All interpretation requests must be for the purpose of furthering some actual development.

C. Authority

The Zoning Administrator will review and make final decisions on written requests for zoning interpretations.

D. Procedure

All applications for interpretations must be filed with the Zoning Administrator. The Zoning Administrator must review a written request for an interpretation and render the interpretation in writing within a reasonable time. The Zoning Administrator may request additional information prior to rendering an interpretation.

CHAPTER 17.15. NONCONFORMITIES

Section 17.15.010	General Applicability
Section 17.15.020	Nonconforming Use
Section 17.15.030	Nonconforming Structure
Section 17.15.040	Nonconforming Lot of Record
Section 17.15.050	Nonconforming Site Elements
Section 17.15.060	Nonconforming Signs

Section 17.15.010 General Applicability

A. Authority to Continue

Any use, structure, lot, or site element that legally existed as a nonconformity as of the effective date of this Ordinance, and any use, structure, lot, or site element that has been made nonconforming as of the effective date of this Ordinance, and any subsequent amendments, may continue subject to the provisions of this Chapter so long as it remains otherwise legal. A use, structure, lot, or site element that is illegal as of the effective date of this Ordinance, remains illegal.

B. Burden on Property Owner

The burden of establishing the legality of a nonconformity under the provisions of this Ordinance is the responsibility of the property owner of the nonconforming use, structure, lot, or site element, or the operator of the use.

C. Safety Regulations

All police power regulations enacted to promote public health, safety, and welfare including, but not limited to, all building, fire and health codes apply to nonconformities.

Section 17.15.020 Nonconforming Use

A. Definition

A nonconforming use is the use of a structure or land that at one time was an allowed use within a zoning district, but because of subsequent amendments to the Ordinance is no longer allowed.

B. Expansion

A nonconforming use of a structure or land cannot be expanded, extended, enlarged, or increased in intensity. Such prohibited activity includes additions or enlargements of any structure devoted entirely to a nonconforming use, and any expansion, extension, or relocation of a nonconforming use to any other structure, any portion of the floor area, or any land area currently not occupied by such nonconforming use.

C. Relocation

A nonconforming use of a structure or land cannot be relocated, in whole or in part, to any other structure or location on the same lot. The nonconforming use may only be relocated to another structure or lot if the use conforms to all regulations of the zoning district where it is relocated.

D. Change of Use

A nonconforming use can only be changed to a use allowed within the zoning district where it is located. When a nonconforming use has been changed, in whole or in part, to an allowed use, the whole or part that conforms cannot be changed back to a use that is not allowed in the district. A change of use occurs when an existing nonconforming use has been terminated and another use has commenced. Any change in use in violation of this Ordinance is deemed an abandonment of the previously existing nonconforming use.

E. Discontinuation or Abandonment

If a nonconforming use is discontinued or abandoned for a continuous period of one year, the nonconforming use is terminated. Any subsequent use or occupancy of such land or structure must comply with all regulations of the zoning district in which the structure or land is located. A period of discontinuance caused by acts of god are not included in calculating the length of discontinuance or abandonment for this section. When a nonconforming use is offered for sale, such sale period of up to one additional year is not included in calculating the length of discontinuance or abandonment for this section; however, all equipment, building design, and similar use infrastructure must be maintained in working condition during the sale period.

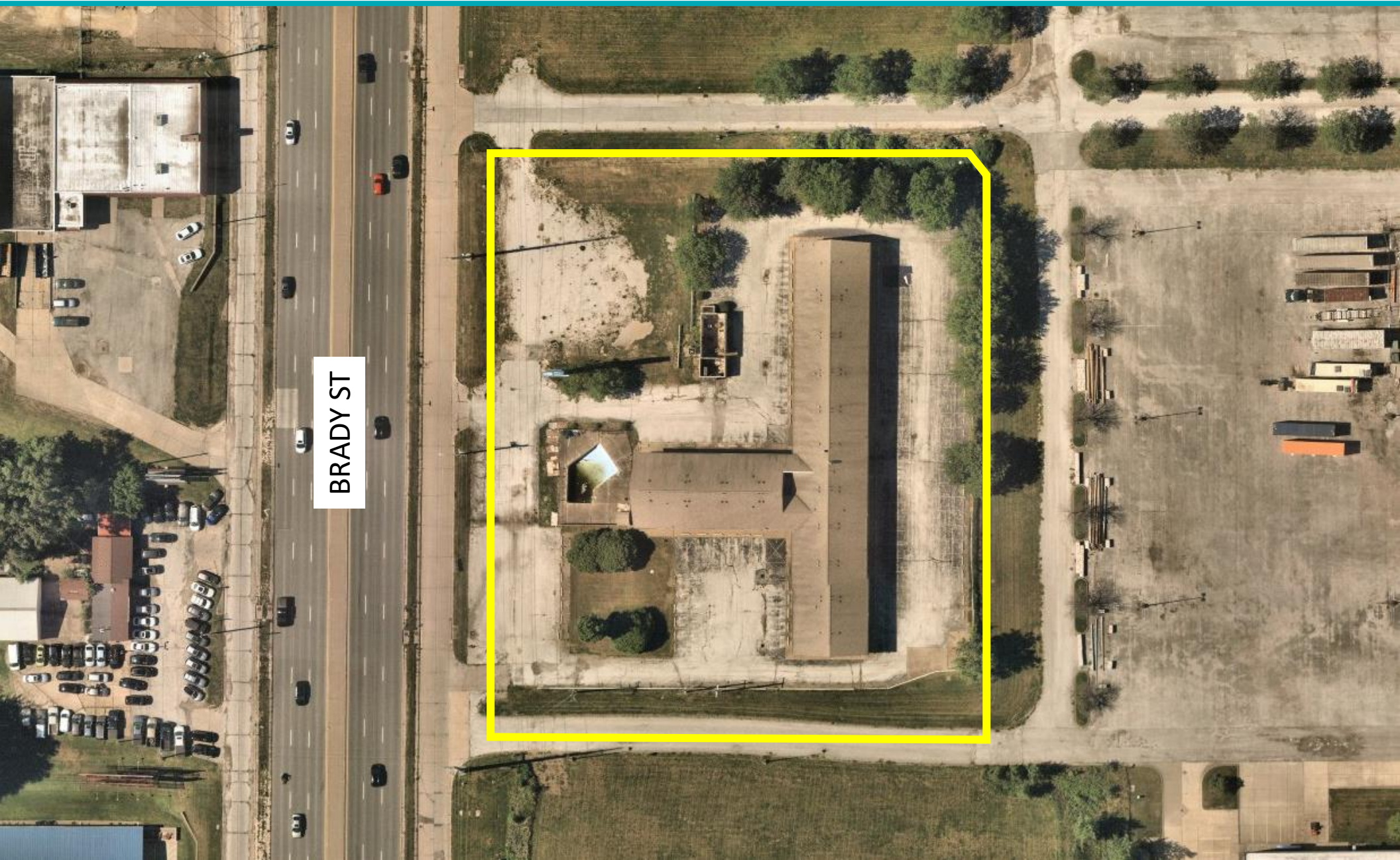
F. Damage or Destruction

- 1.** In the event that any structure that is devoted in whole or in part to a nonconforming use is structurally damaged or destroyed through no fault of the property owner or tenant, the nonconforming use may be re-established provided that no new nonconformities are created and the degree of the previous nonconformity is not increased.
- 2.** If the structure containing the nonconforming use is a nonconforming structure, the structure may only be rebuilt, restored, repaired, or reconstructed in accordance with Section 17.15.030.
- 3.** However, if a building permit is not obtained within one year of the date of damage or destruction, then the nonconforming use may not be reestablished unless it conforms to all regulations of the zoning district in which it is located, including use. This time period to obtain a building permit may be extended based on evidence showing good reason for the delay.



THE CITY OF
DAVENPORT
IOWA | USA

Request for Zoning Interpretation
6109 Brady Street [Ward 8]



CITY OF DAVENPORT – NEIGHBORHOOD SERVICES DIVISION
Jade Burkholder, 1200 E 46TH STREET DAVENPORT IA 52807 563-326-6198

CERTIFICATE OF SUBSTANDARD BUILDING CONDITIONS

Jade Burkholder of the Neighborhood Services Division of the City of Davenport, Iowa

hereby certifies that the building located at 6109 Brady Street has been declared a

substandard building as defined by Chapter 8.15 of the Davenport Municipal Code. The

Neighborhood Services Division further certifies Omni Inc (Deed Holder #1) as owners of the building, has been notified that the building is in a substandard condition and that

the owner has not removed the substandard conditions as of the date of this certificate.

The substandard building is situated on the following described Scott County real estate:

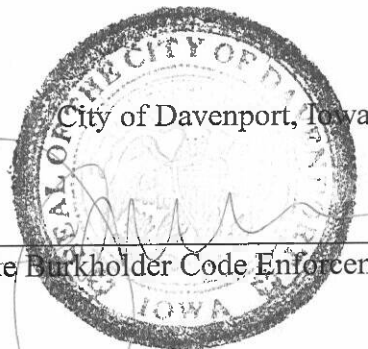
SUB DIVISION:

LOT & BLOCK:

SECTION/TOWNSHIP/RANGE: 01-78-03

LEGAL: Sec:01 Twp:78 Rng:03PT OF SW/4 SEC 1-78-3 COM AT SW COR SEC 1-E 80'-N 330.1' TO PT OF BEG-CONT N 350'-E 320.1'-S 44D34' E 14.04'-S 340'-W 330.1' TO PT OF BEG (EXC PT TO STATE #15799-81)

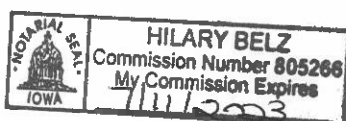
Dated this 24th of March 2023



Jade Burkholder Code Enforcement Officer

State of Iowa)
) ss:
County of Iowa)

On this 24th of March 2023, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jade Burkholder, to me personally known, who being by me duly sworn did say that he/she is the Code Enforcement Officer of the Neighborhood Services Division of said City of Davenport, Iowa a municipal corporation duly organized under the laws of the State of Iowa.



Notary Public in and for the State of Iowa

Task ID: 24-45514	Activity: CSD - Board Up
Parcel ID: X0149-04E	Parcel Address: 6109 BRADY ST
Notes: X0149-04E	



7/24/2024, 05:11:38 PM



7/24/2024, 05:11:41 PM



7/24/2024, 05:11:41 PM



7/24/2024, 05:11:41 PM



7/24/2024, 05:11:42 PM



7/24/2024, 05:12:22 PM



7/24/2024, 05:12:25 PM



7/24/2024, 05:12:27 PM



7/24/2024, 05:12:29 PM



7/24/2024, 05:12:29 PM



7/24/2024, 05:13:11 PM



7/24/2024, 05:13:12 PM



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Scott County / City of Davenport, Iowa

Summary - Auditor's Office

Parcel ID X0149-04E
Alternate ID X14004
Property 6109 BRADY ST
Address DAVENPORT IA 52806
Sec/Twp/Rng 01-78-03
Brief Sec:01 Twp:78 Rng:03PT OF SW/4 SEC 1-78-3 COM AT SW COR SEC 1-E 80'-N
Tax Description 330.1' TO PT OF BEG-CONT N 350'-E 320.1'-S 44D34' E 14.04'-S 340'-W 330.1' TO
 PT OF BEG (EXC PT TO STATE #15799-81)
 (Note: Not to be used on legal documents)

Deed Book/Page
Contract
Book/Page
Gross Acres 0.00
Net Acres 0.00
Adjusted CSR Pts 0
District DAD - DAVENPORT DAVENPORT
School District DAVENPORT SCHOOL
Subdivision



Owners - Auditor's Office

Deed Holder
[OMNI INC](#)
 6111 N BRADY ST
 DAVENPORT IA 52806
Contract Holder
Mailing Address
 OMNI INC
 6111 N BRADY ST
 DAVENPORT IA 52806

Property Record Card (Davenport)

[View/Print Historical Property Record Card](#)

Request Mailing Address Change (Davenport)

DBA (Doing Business As) - Assessor's Office

QUAD CITY INN FKA: MOTEL 6

Land - Assessor's Office

Map Area C-211
Lot Area 2.58 Acres ;112,350 SF

Land Sizes Used For Assessment Purposes Only. Not A Survey Of The Property.

Commercial Buildings - Assessor's Office

Total GBA 25,401 SF
Total Units 99
Building 1: Hotel / Motel, (23 units), C'Blk - Horiz. Stack, 2 Story, Built - 1967, 3268 SF, Bsmt - 0 SF,
 HVAC - Hotel/Motel, Roof - Asph. Shingle/ Wood Dk
Adjustments: Canopy - attached, 1659 SF
 Balcony, 1659 SF
Plumbing: 23 - 3-Fixture Bathroom
 1 - Toilet Room
 1 - Sink-Kitchen

Building 2: Hotel / Motel Common Facilities, C'Blk - Horiz. Stack, 1 Story, Built - 1967, 225 SF, Bsmt - 0 SF,
 HVAC - Combination FHA - AC, Roof - Asph. Shingle/ Wood Dk
Adjustments: Canopy - attached, 225 SF

Building 3: Hotel / Motel, (40 units), C'Blk - Horiz. Stack, 2 Story, Built - 1967, 5002 SF, Bsmt - 0 SF,
 HVAC - Hotel/Motel, Roof - Asph. Shingle/ Wood Dk
Adjustments: Canopy - attached, 1484 SF
 Balcony, 1484 SF
Plumbing: 40 - 3-Fixture Bathroom

Building 4: Hotel / Motel, (36 units), C'Blk - Horiz. Stack, 2 Story, Built - 1967, 4318 SF, Bsmt - 0 SF,
HVAC - Hotel/Motel, Roof - Asph. Shingle/ Wood Dk
Adjustments: Canopy - attached, 1340 SF
Balcony, 1340 SF

Plumbing: 36 - 3-Fixture Bathroom

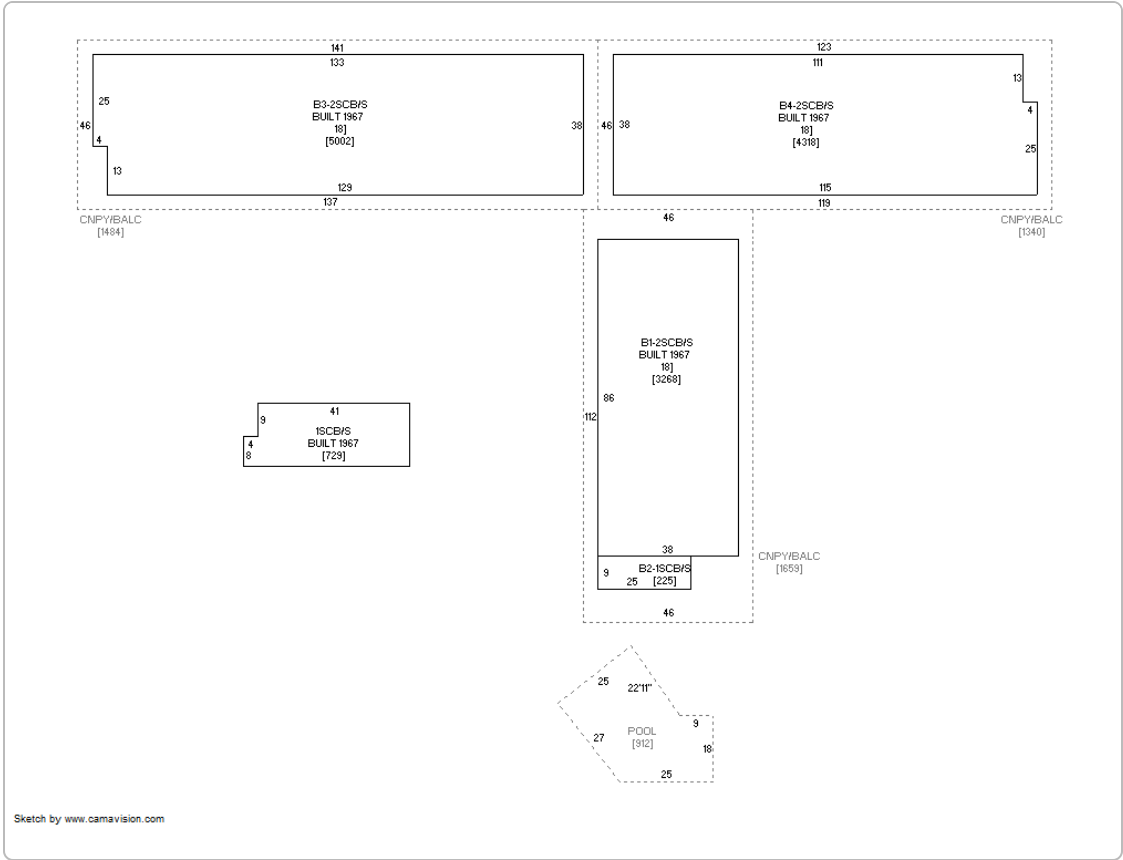
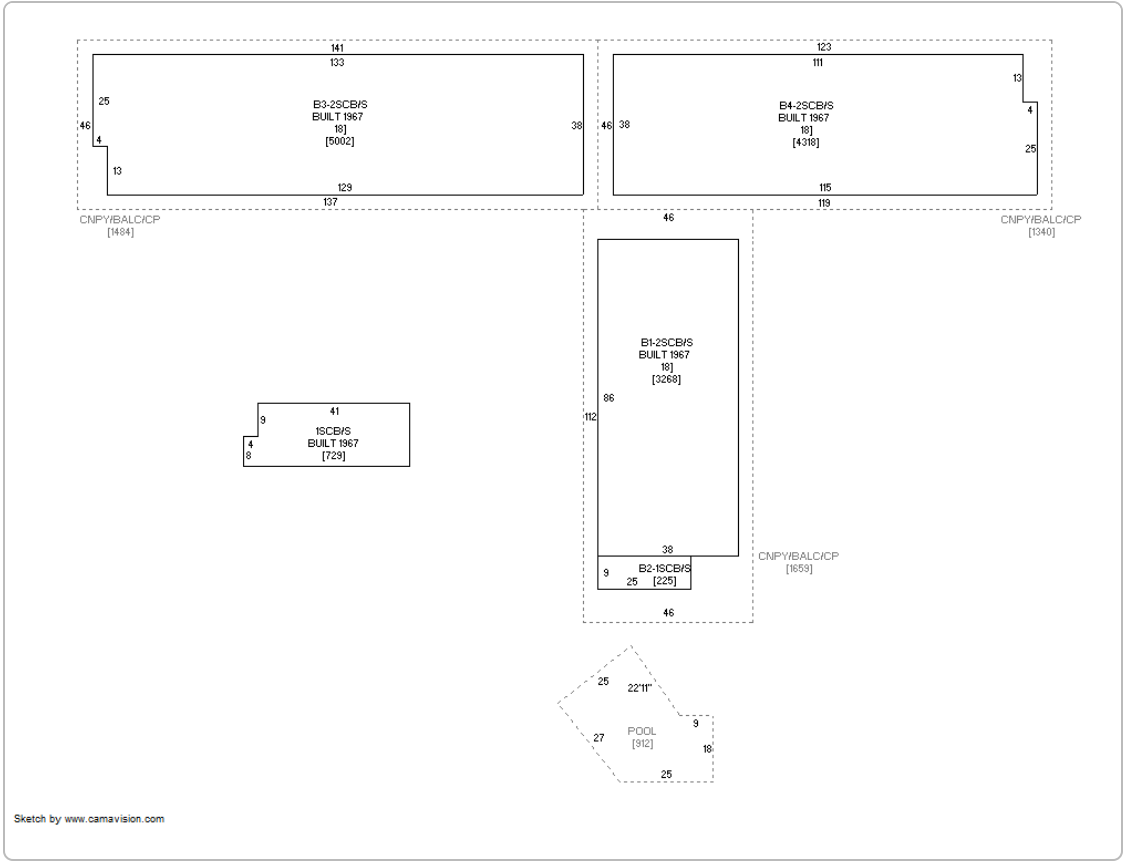
Yard Extras - Assessor's Office

- #1 - (1) Paving - Asphalt 48,000 SF, Asphalt Parking, Average Pricing, Built 1980
- #2 - (1) Swimming Pool (Commercial) 912 SFWSA, Motel, Apartment (Avg 400 SF), Sweep=No, Heat=No, Diving Brd=No, Built 1967
- #3 - (1) Fencing - Metal/Wrought Iron 4 Ft High, 200 LF, Average Fence Pricing, 0 LF gate, Built 1967
- #4 - (1) Fencing - Chain No Barbs, 6 Ft-Hgh, 450 LF, 0 LF-Gates, No Sec. Gate, Built 1980
- #5 - (1) Fencing - Wood 6 Ft High, 180 LF, Average Fence Pricing, 0 LF gate, Built 1980
- #6 - (1) Equipment Building 729 SF, Cement Block, High Pricing, Built 1967

Photos - Assessor's Office



Sketches - Assessor's Office



Permits - Assessor's Office

Permit #	Date	Description	Amount
23-29949	05/23/2023	Demo/Rmvl	2,000
2023-04886	03/24/2023	Work Order	0
P007929	03/10/2015	Plumb/Elec	4,500
B014825	04/25/2012	Roof	52,700
B013471	09/08/2011	Misc	0
B013408	09/01/2011	Misc	0
196317	03/30/2005	Repair-Fire Damage	5,470

Sales - Assessor's Office

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
8/3/2010	OMNI INC	OMNI INC	2010-020833	NONE	QCD		\$0.00
7/16/2010	OMNI INC	OMNI INC		SALE OF TWO OR MORE SEPARATELY ASSESSED PARCELS - SINGLE CONSIDERATION	Deed		\$805,000.00
7/16/2010	DONALD WREN REV LIVING TRUST	OMNI INC	2010-020831	NONE	TRST		\$805,000.00
11/19/2008	WREN, DONALD D	DONALD WREN REV LIVING TRUST	2008-032303	NONE	QCD		\$0.00
1/1/1993		WREN, DONALD D		NONE	X		\$0.00

Recent Sales in Area

Sale date range:

 From:  To: 

 Feet 

Valuation - Assessor's Office

	2024	2023	2022	2021	2020
Classification	Commercial	Commercial	Commercial	Commercial	Commercial
+ Assessed Land Value	\$314,170	\$314,170	\$314,170	\$359,040	\$359,040
+ Assessed Building Value	\$250,160	\$263,440	\$263,610	\$532,960	\$532,960
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$564,330	\$577,610	\$577,780	\$892,000	\$892,000
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$564,330	\$577,610	\$577,780	\$892,000	\$892,000

Taxation - Auditor\Treasurer's Office

	2022 Pay 2023-2024	2021 Pay 2022-2023	2020 Pay 2021-2022
x Rollback (estimated)	80.82	90	90
+ Taxable Land Value	\$253,920	\$323,136	\$323,136
+ Taxable Building Value	\$213,057	\$479,664	\$479,664
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$466,977	\$802,800	\$802,800
- Military Exemption	\$0	\$0	\$0
- Homestead 65+ Exemption	\$0	\$0	\$0
= Net Taxable Value	\$466,977	\$802,800	\$802,800
x Levy Rate (per \$1000 of value)	39.08417	39.64283	39.37037
= Gross Taxes Due	\$18,251.41	\$31,825.26	\$31,606.53
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00

	2022 Pay 2023-2024	2021 Pay 2022-2023	2020 Pay 2021-2022
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	(\$2,944.52)	(\$3,103.36)
= Net Taxes Due	\$18,252.00	\$28,880.00	\$28,504.00

Tax History - Treasurer's Office

Year	Due Date	Amount	Paid	Date Paid	Receipt
2022	March 2024	\$9,126	Yes	3/28/2024	 658452
	September 2023	\$9,126	Yes	9/28/2023	
2021	March 2023	\$14,440	Yes	3/28/2023	 669804
	September 2022	\$14,440	Yes	9/28/2022	
2020	March 2022	\$14,252	Yes	3/29/2022	 670171
	September 2021	\$14,252	Yes	9/24/2021	
2019	March 2021	\$14,319	Yes	3/25/2021	 670227
	September 2020	\$14,319	Yes	9/28/2020	
2018	March 2020	\$15,506	Yes	5/27/2020	 665167
	September 2019	\$15,506	Yes	9/25/2019	
2017	March 2019	\$15,535	Yes	3/26/2019	672060
	September 2018	\$15,535	Yes	9/27/2018	

Special Assessments - Treasurer's Office

Project:
20220906-8 - Davenport Board Up Building
Accepted Date:
9/6/2022
Parcel Number:
X0149-04E
Amortization Date:
12/1/2023
Amortized Interest:
2
Number of Years:
10
Payoff:
\$504.26
Tenant Name:

Payment ▼	Due Date ⬆	Principal Left ⬆	Tax Billed ⬆	Amortized Interest ⬆	Interest ⬆	Admin Fees ⬆	Total ⬆	Receipt Number	Date Paid ⬆	Unpaid Balance ⬆
1	9/30/2023	\$539.18	\$53.92	\$13.00	\$0.00	\$5.00	\$71.92	259881	9/27/2023	\$0.00
2	9/30/2024	\$485.26	\$53.92	\$10.00	\$0.00	\$9.00	\$72.92	286660		\$72.92
3	9/30/2025	\$431.34	\$53.92	\$9.00	\$0.00	\$5.00	\$67.92			\$67.92
4	9/30/2026	\$377.42	\$53.92	\$8.00	\$0.00	\$5.00	\$66.92			\$66.92
5	9/30/2027	\$323.50	\$53.92	\$6.00	\$0.00	\$5.00	\$64.92			\$64.92
6	9/30/2028	\$269.58	\$53.92	\$5.00	\$0.00	\$5.00	\$63.92			\$63.92
7	9/30/2029	\$215.66	\$53.92	\$4.00	\$0.00	\$5.00	\$62.92			\$62.92
8	9/30/2030	\$161.74	\$53.92	\$3.00	\$0.00	\$5.00	\$61.92			\$61.92
9	9/30/2031	\$107.82	\$53.92	\$2.00	\$0.00	\$5.00	\$60.92			\$60.92
10	9/30/2032	\$53.90	\$53.90	\$1.00	\$0.00	\$5.00	\$59.90			\$59.90
Total			\$539.18	\$61.00	\$0.00	\$54.00	\$654.18			\$582.26

Davenport Data Correction Feedback Form

[Link to Data Correction Feedback Form](#)

Treasurer Data Correction Feedback Form

[Link to Treasurer Data Correction Feedback Form](#)

Pay Property Taxes

[Click here to pay your Property Taxes online for this parcel](#)

Davenport Tax Credit Applications

[Apply for Homestead, Sales Questionnaire or Military Tax Credits](#)

Scott County Land Records

A free search tool that allows you to search Scott County Recorder's records from 1971 to the present.
For records prior to 1971, please contact the Scott County Recorder's Office at (563) 326-8621.

Property Fraud Alert

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City of Davenport

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

Action / Date
8/6/2024

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:

Staff recommends Case REZ24-03 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Civic and Institutional.
2. The proposed zoning map amendment to S-IC Institutional Campus District is compatible with the zoning of nearby property.
3. The proposed zoning map amendment enables the subject property to be developed in a manner consistent with the surrounding area.
4. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
5. The proposed zoning map amendment eliminates nonconformities following the development of the site.

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 reviewed the proposed Zoning Map Amendment Application for compliance with city ordinances and impacts to regional systems.

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 Civic and Institutional in the Davenport +2035 Land Use Plan. Since the Comprehensive Plan designated areas as a whole, the Brady Street and East 36th Street corridor was reserved for the development and expansion of the Davenport Community School District. It is generally encouraged to have a centralized campus for athletic and transportation facilities. Rezoning the property to S-IC Institutional Campus District does not require an amendment to the Future Land Use Map. 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 following zoning districts abut the subject property:
 - North: S-IC Institutional Campus District & C-2 Corridor Commercial District
 - South: S-OS Open Space District
 - East: R-MF Multi-Family Residential District
 - West: C-T Commercial Transitional District
- The Davenport Community School District owns what is commonly referred to as the Brady Street Complex, which is currently zoned S-IC Institutional Campus District. This area is bordered by the commercial corridors of Brady Street and Kimberly Road. Kimberly Downs Road to the east is zoned for high and moderate density residential dwellings. To the south of the subject area is Duck Creek, which serves as a natural buffer to the adjacent residential neighborhood. Except for the property at 705 East 36th Street, zoned C-T Commercial Transitional District, the subject property will be continuous with the Brady Street Complex. It is staff's opinion that the proposed zoning amendment to S-IC Institutional Campus District is compatible with the zoning of nearby property.

3. The compatibility with established neighborhood character.

- Staff Response: East 36th Street, between Brady Street and Kimberly Downs Road, is a predominately commercial and institutional corridor. Brady Street Stadium and Complex serves as the competition venue for Davenport Community

School District athletics and events. In addition, the district's transportation department is situated at the northwest corner of 36th Street and Davenport Avenue. The applicant's master-plan to relocate the transportation center to the former National Guard Armory property will keep the facility centrally located in Davenport while retrofitting an existing site. The green space along Duck Creek will continue to be preserved with this request. Much of the southern boundary contains floodplain. As a result, the final development plan will create 13,963 square feet of additional green space. 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 School District submitted a Traffic Impact Study for the relocation of the transportation facility from the northwest corner of Davenport Avenue and East 36th Street to the former National Guard Armory property. Given the new site is approximately 800 feet to the east, the main access point will remain East 36th Street. Buses will then access the greater street system via Brady Street and Kimberly Road. There is no anticipated change in the number of trips generated from the new facility. The site plan includes 111 off-street vehicular spaces for employees and visitors as well as 93 spaces for school buses. Furthermore, the future parking lot to the west will further mitigate congestion during sporting events. Rezoning the property to establish a new transportation facility will have minimal impact on the regional transportation system given its proximity and access to Brady Street and Kimberly Road. It is staff's opinion that the proposed zoning map amendment will promote 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 present residential zoning classification is intended to accommodate single-family and two-family neighborhoods. A 'Vehicle Operation Facility' and 'Parking Lot (Principal Use)' are prohibited in the R-3 District. Rezoning the property to S-IC Institutional Campus District will facilitate the development of a new transportation center, athletic fields, and parking facilities. This is part of a long-range plan by the School District to reinvest in the Brady Street Complex. It is staff's opinion that the proposed zoning map amendment will enable the 12.71-acre site to be developed in a manner consistent with the surrounding School District properties.

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

- Staff Response: The subject property consists of the former National Guard Armory site and the six adjacent residential lots to the west. The purpose of the request is to establish a new transportation center for the Davenport Community School District. 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. Once rezoned, the proposed amendment will bring the nonconforming use of the National Guard Armory site into compliance.

- There are four single-family dwellings included within the map amendment that are in conformance with the current district. Once rezoned to S-IC Institutional Campus District, the existing dwellings will be considered nonconforming as dwellings are prohibited. However, the School District intends to demolish the structures to create additional parking and open space. Following development, the use of the site as a parking lot will be considered a permitted use.
- It is staff's opinion that the proposed amendment will eliminate nonconformities following the development of the property.

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 hosted a neighborhood meeting on July 15th in the Jim Hester Boardroom of the Administrative Services Center, 1702 Main Street. There were no members of the public in attendance at the neighborhood meeting or at the Plan and Zoning Commission 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 August 6th 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 Bray Architects	
Address 829 S 1st Street	
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  Applicant's Signature 05/07/2024 Date	
DEVELOPMENT TEAM	
Property Owner Davenport School District	
Address 1702 N Main St, Davenport, IA 52803	
Phone (563) 445-5000	Secondary Phone
E-Mail Address schneckloth@davenportschools.org	
Project Manager/Other Bray Architects	
Address 829 S 1st Street	
Phone (414) 226-0200	Secondary Phone (414) 410-9227
E-Mail Address akerr@brayarch.com	

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING

PROJECT TITLE DCSD BUS BARN RELOCATION TO ARMORY			
SITE ADDRESS OR GENERAL LOCATION DESCRIPTION 715 - 909 E 36TH STREET			
NEIGHBORHOOD MEETING DATE / TIME / LOCATION			
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

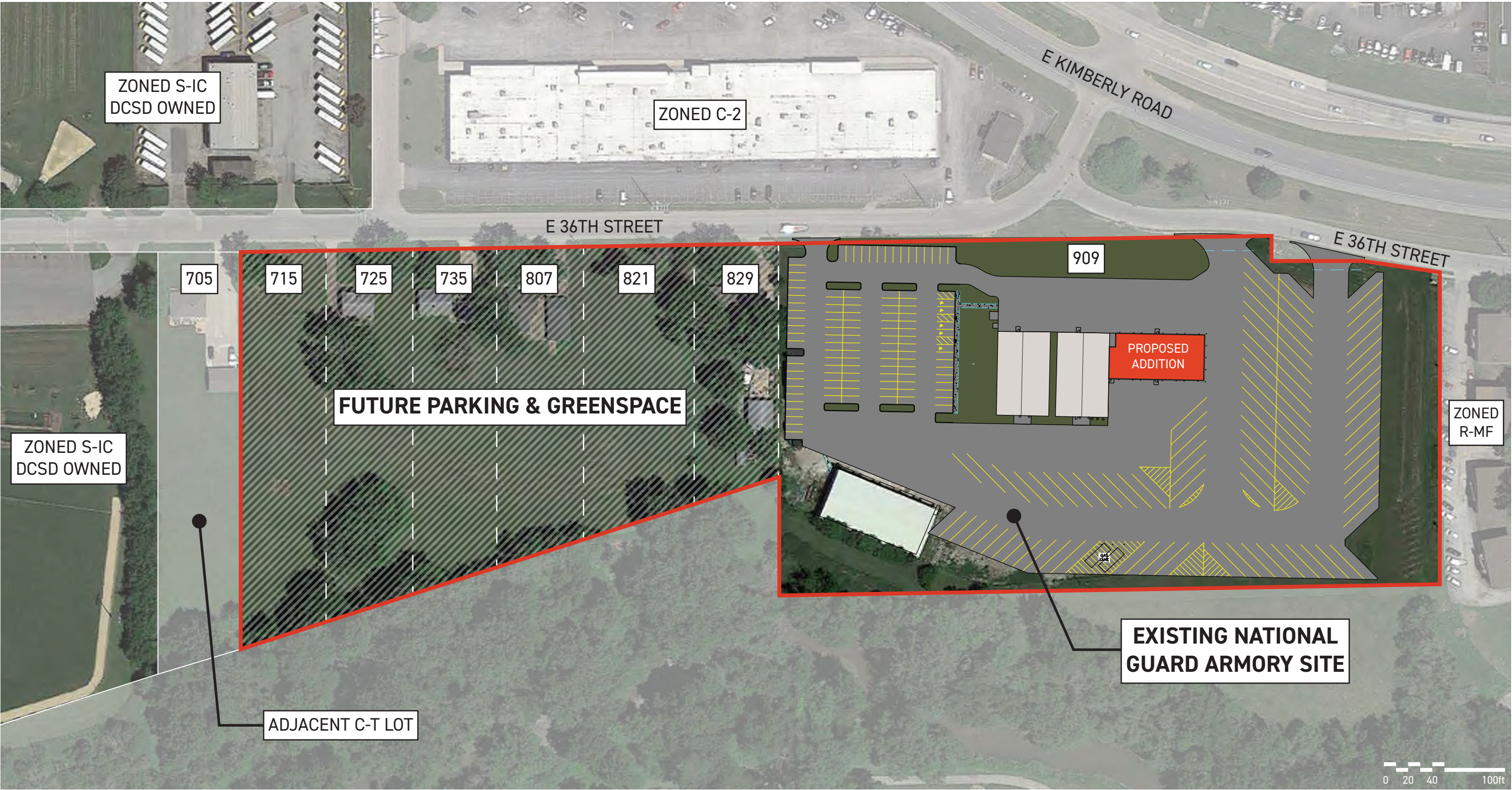
1 to 3 site notice signs are required based on lot size; \$10 each
Application Fee sent under separate cover.

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:

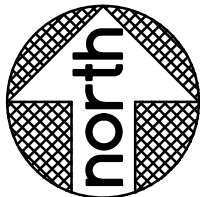
A PARCEL OF REAL ESTATE ALL IN DAVENPORT, SCOTT COUNTY, IOWA TO WIT: PART OF THE SOUTHEAST 1/4, SECTION 13, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.

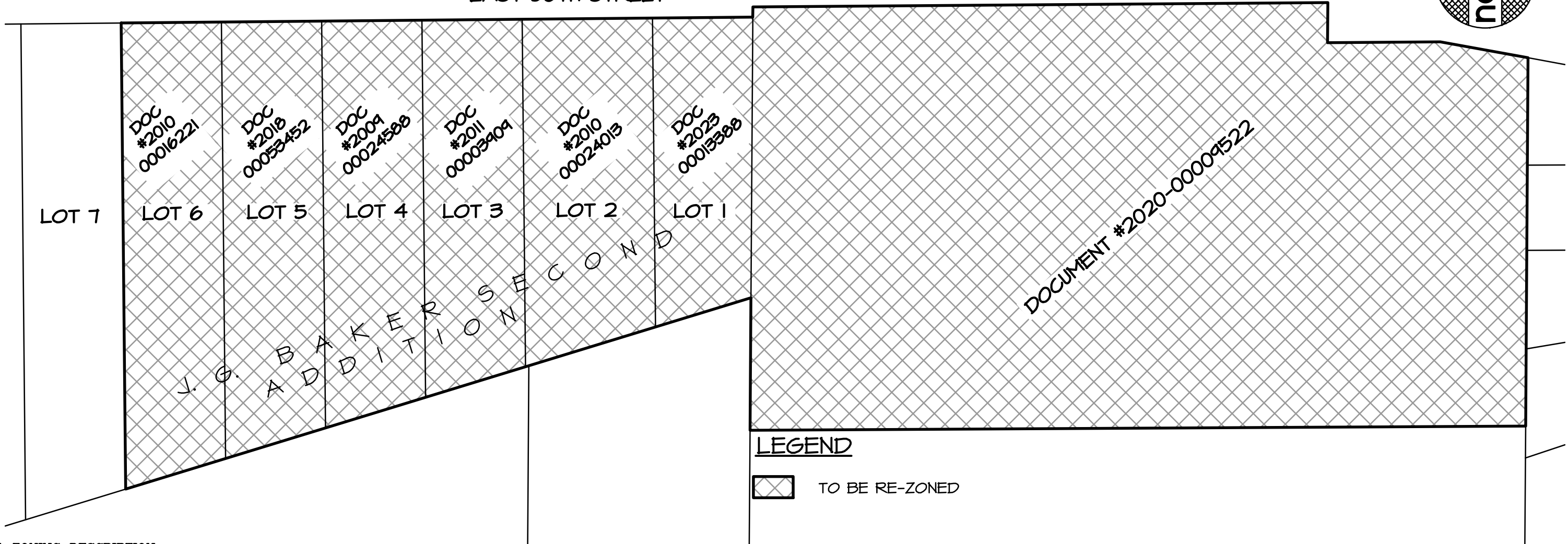
(DEED DOCUMENT NUMBER: 2020-00009522)

(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

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.

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]

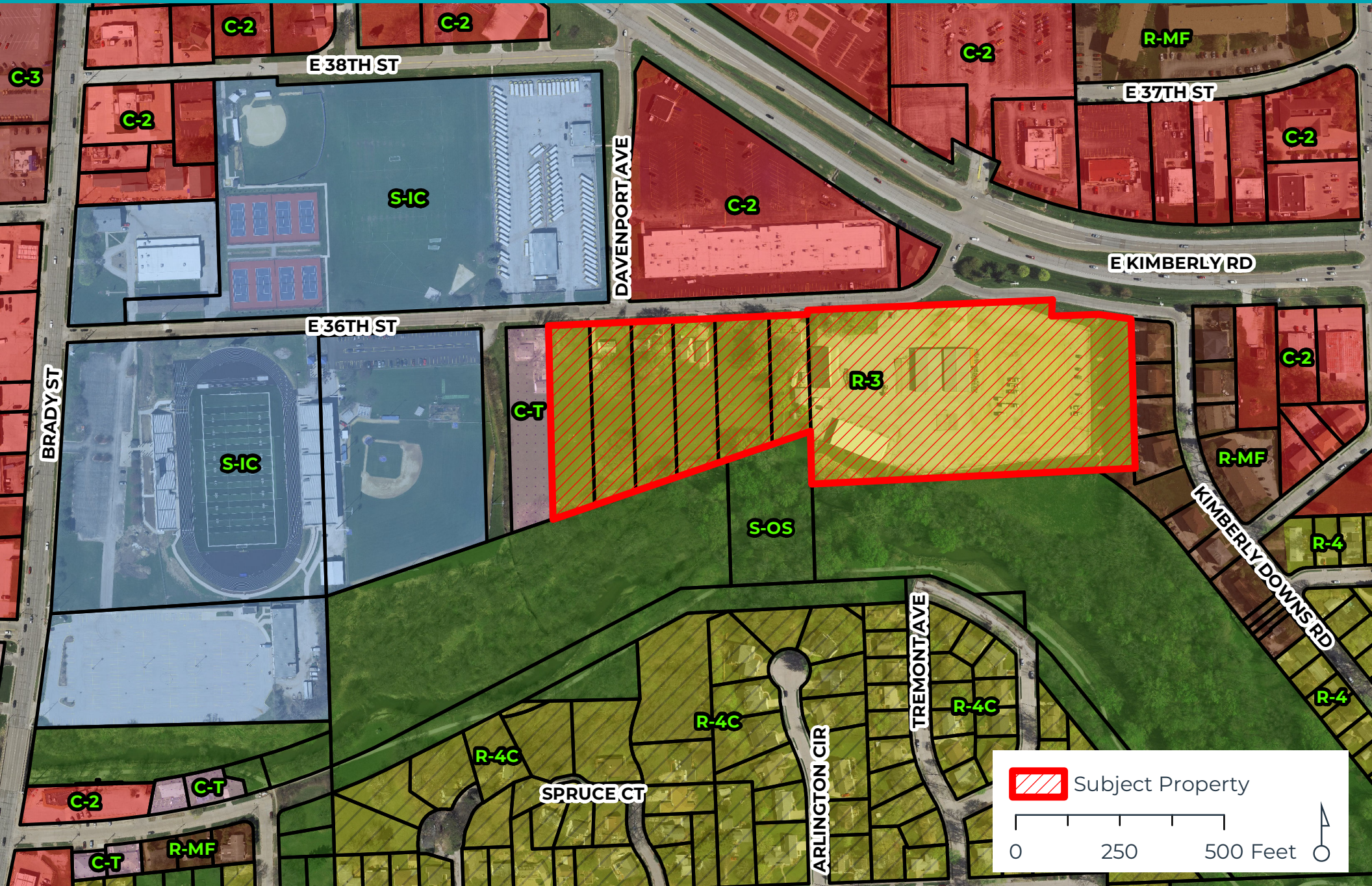




THE CITY OF
DAVENPORT
IOWA | USA

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]

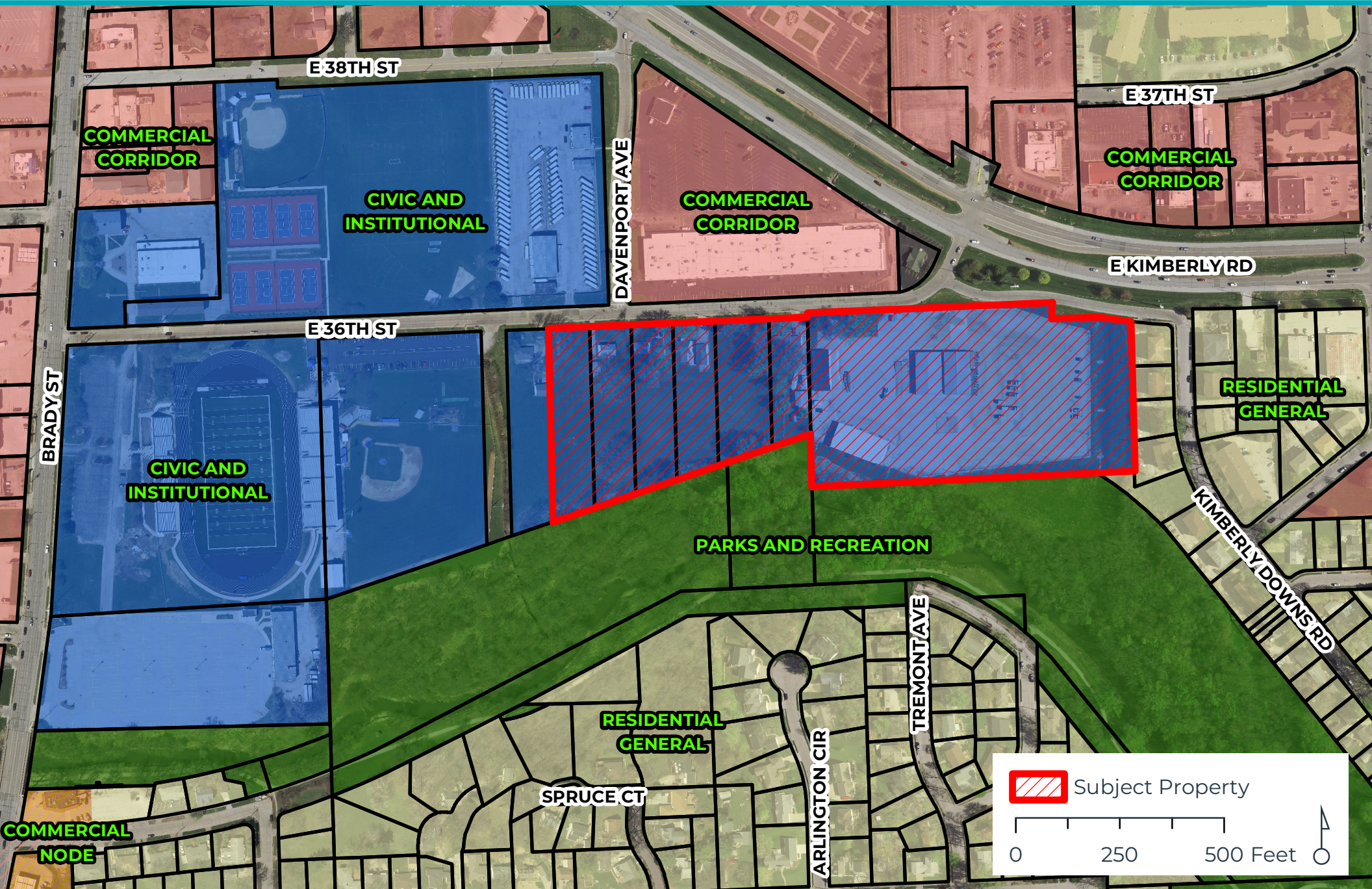




THE CITY OF DAVENPORT IOWA | USA

Future Land Use Map | Case REZ24-03

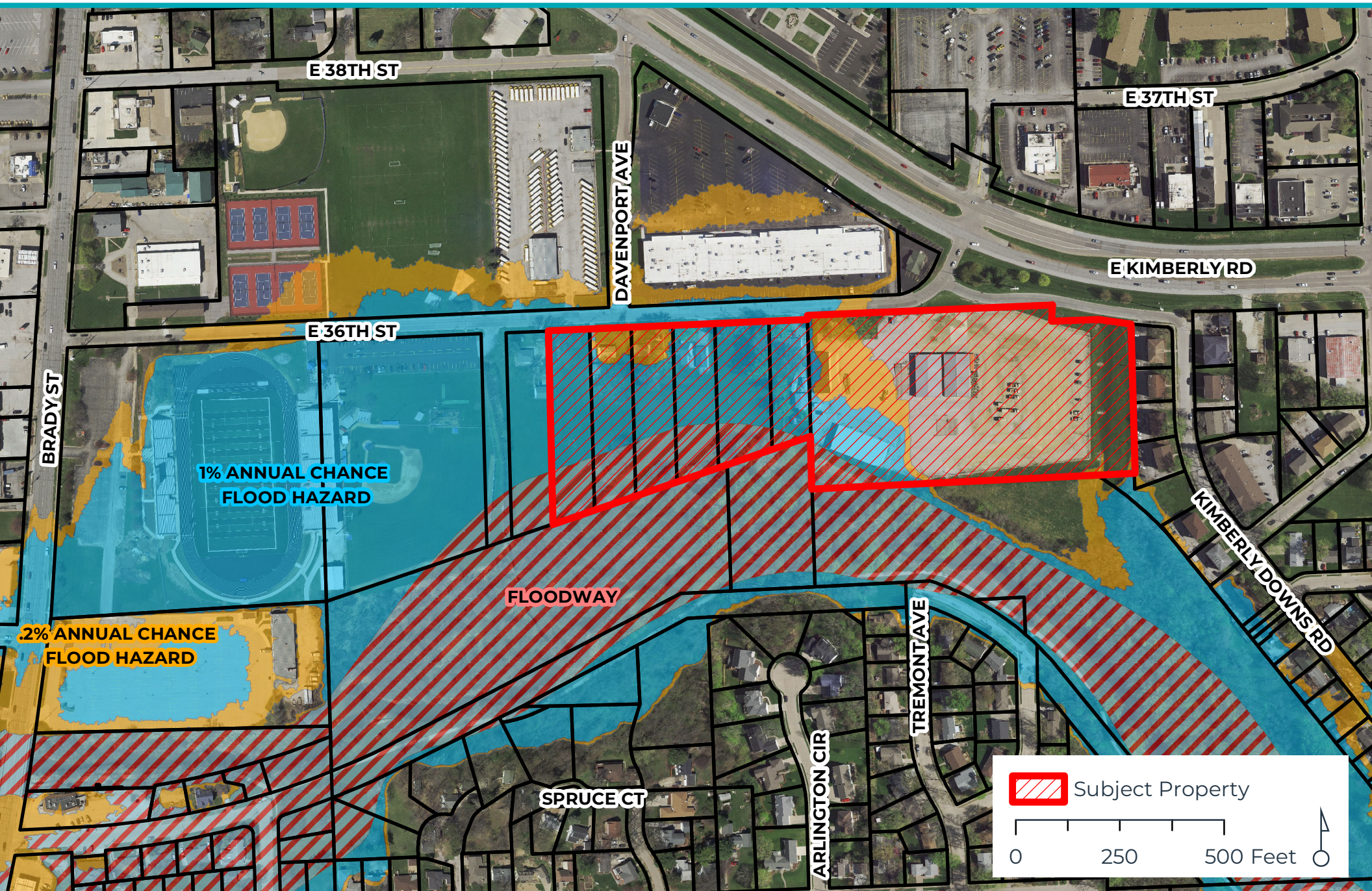
Request of Davenport Community School District to rezone approximately 12.71 acres of land located at 715-909 East 36th Street from R-3 Single-Family and Two-Family Residential District to S-IC Institutional Campus District. [Ward 7]





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

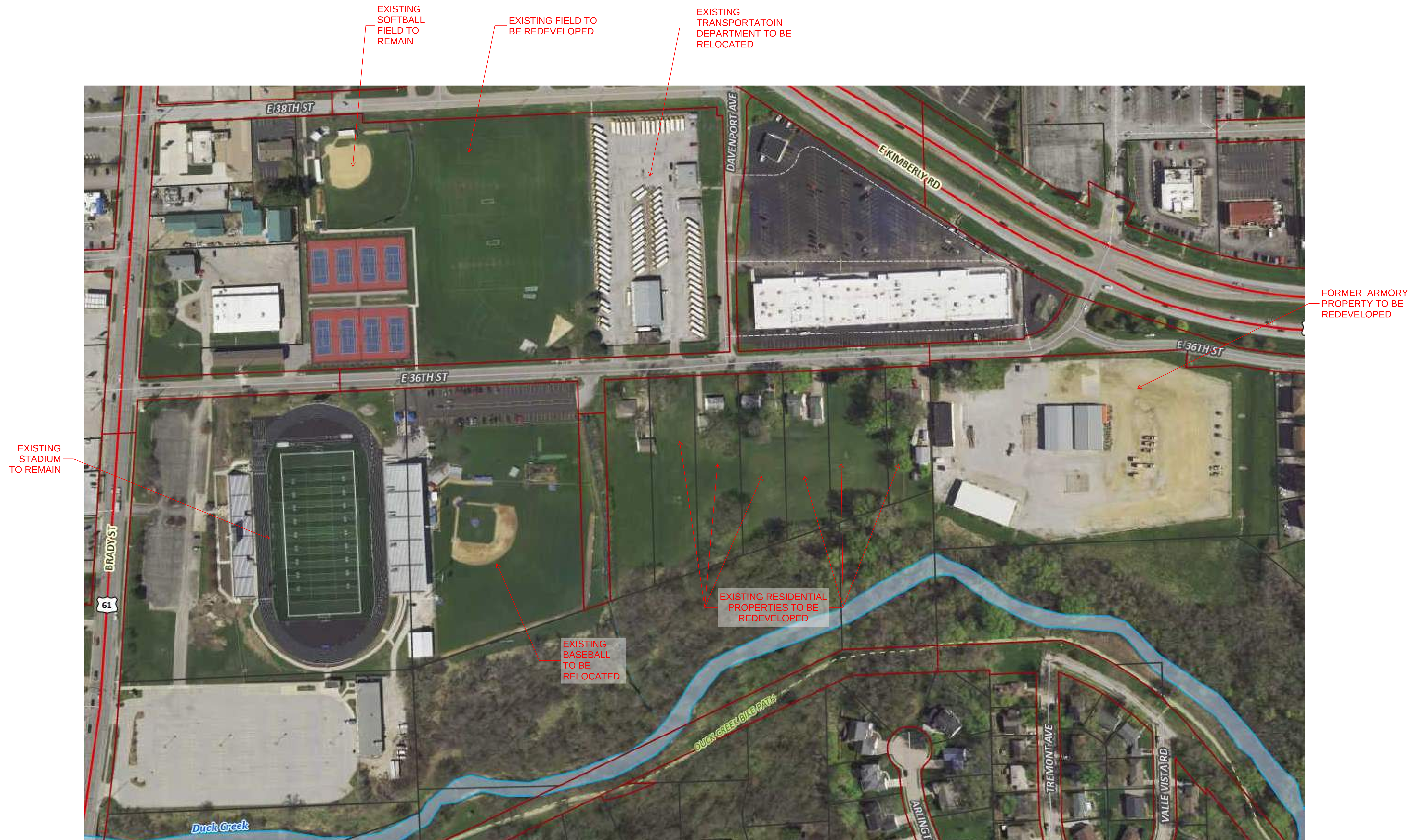
Former Iowa National Guard Site

909 East 36th Street

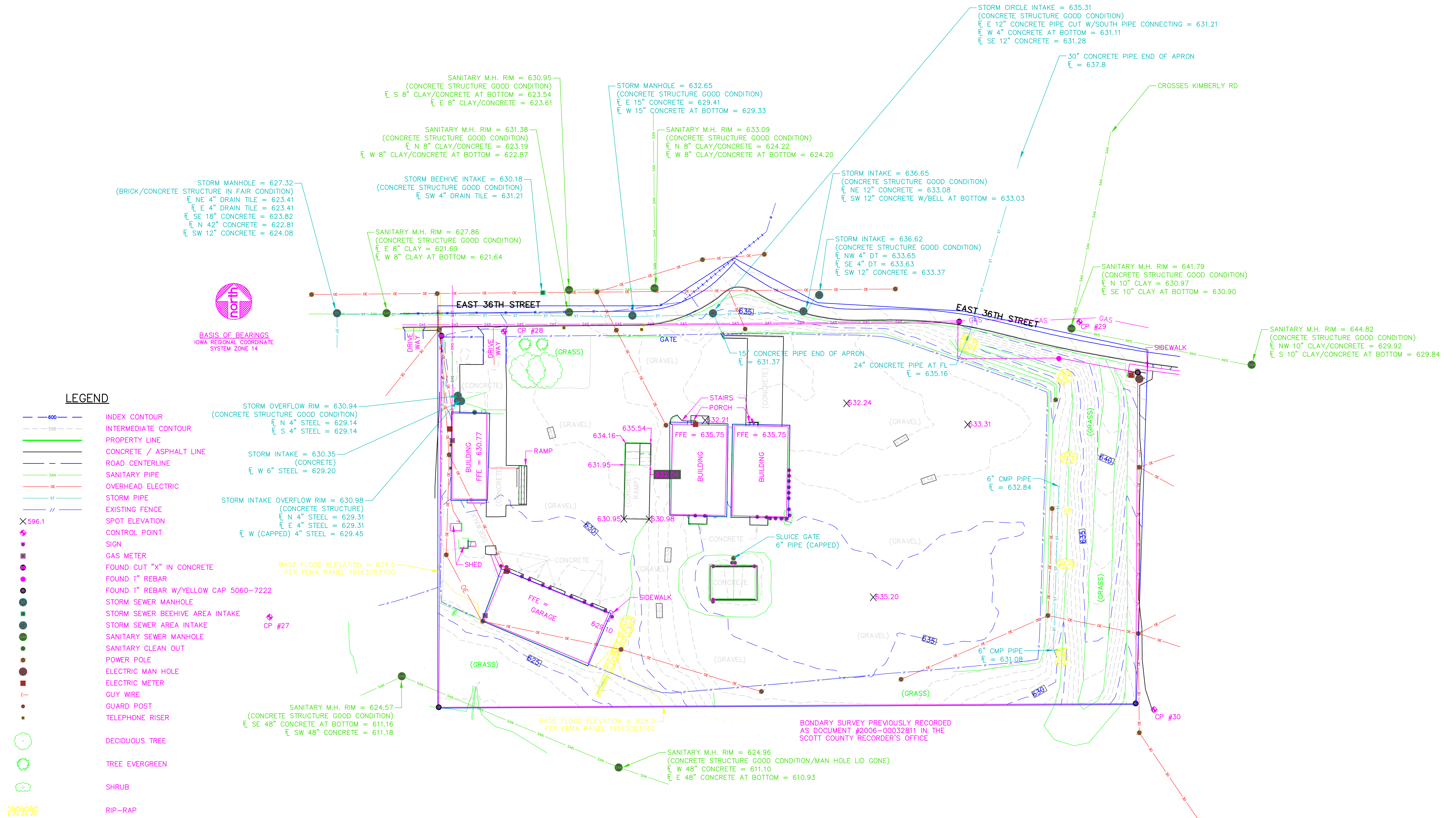
Davenport, Iowa 52807

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

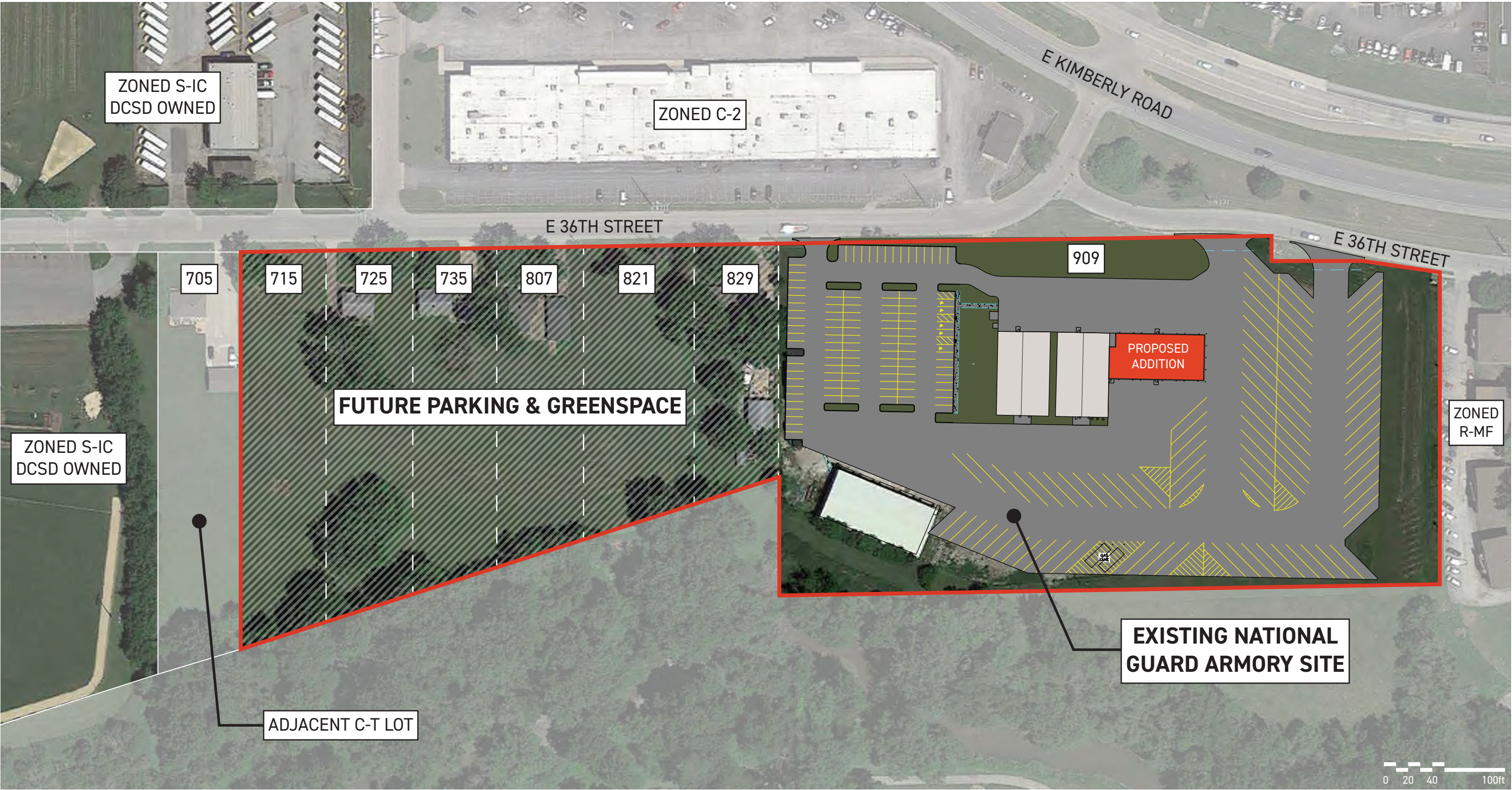
Proposed Total Paving: 197,925 SF

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

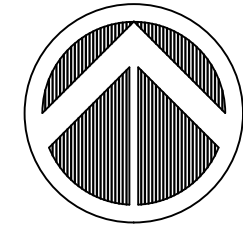
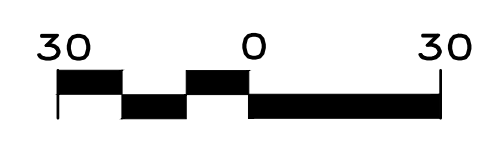
Master Plan DCSD Bus Lot Relocation to the Armory Project



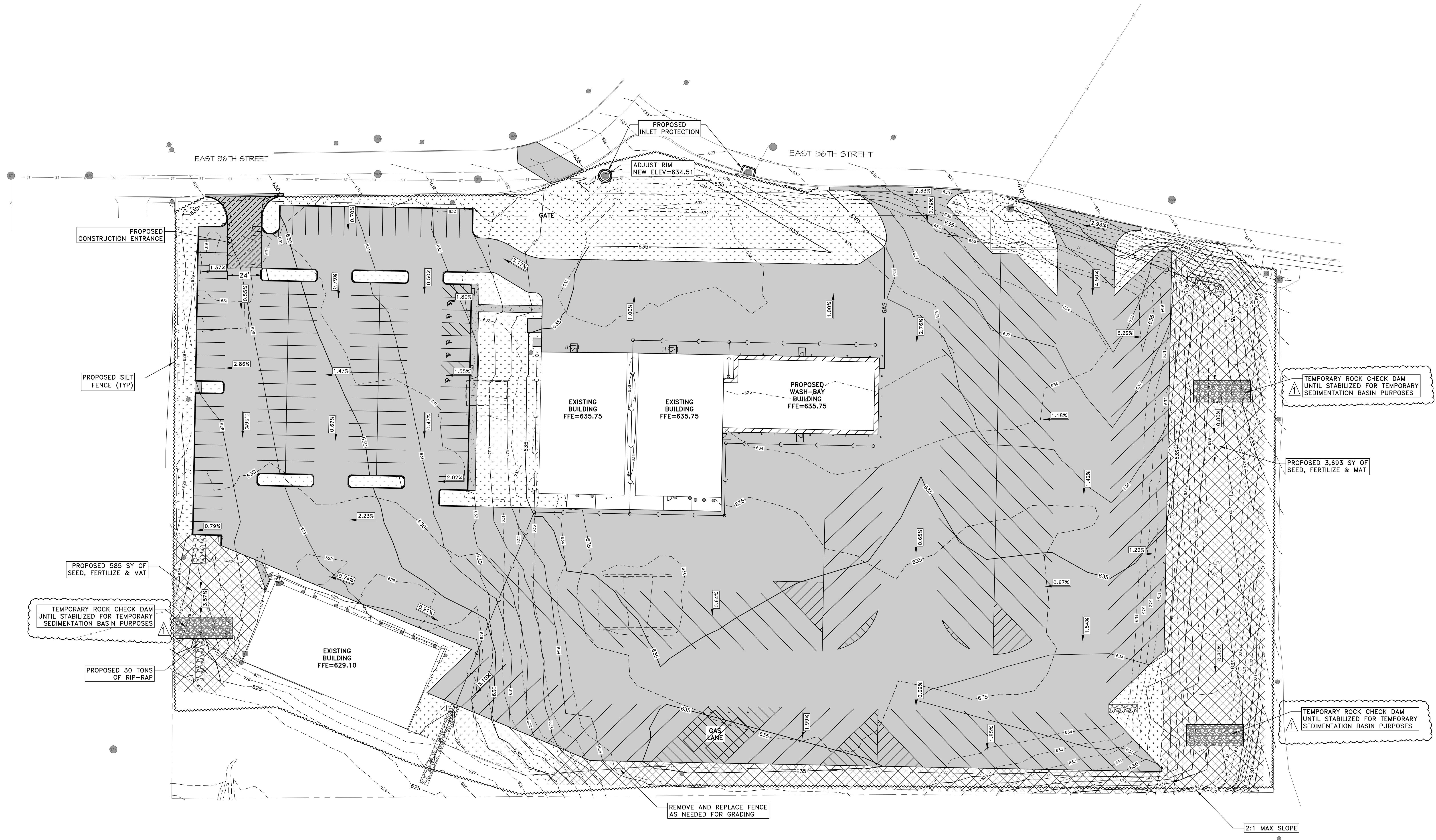


PROPOSED 4" PCC SIDEWALK

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	



- LEGEND
- PROPOSED BUILDING
- PROPOSED PCC PAVEMENT
- PROPOSED 4" PCC SIDEWALK
- PROPOSED INLET PROTECTION
- PROPOSED SILT FENCE
- SEED, FERTILIZE & MULCH
- SEED, FERTILIZE & MAT
- PROPOSED CONSTRUCTION ENTRANCE



Davenport
220 Emerson Place, Suite 301
Davenport, Iowa 52801
T: 563.326.6950

Milwaukee • Sheboygan • Moline
www.brayarch.com

Martin & Whiteacre
Surveyors & Engineers, Inc.
MUSCATINE, IOWA
1508 BIRWELL ROAD
PHONE: (815) 283-7881
EMAIL: info@martinwhiteacre.com

Project Title:
**BUS LOT RELOCATION TO THE
ARMORY PROJECT
Davenport Community School District
909 E. 36th Street
Davenport, IA 52807**

REVISIONS:
DATE DESCRIPTION
5/1/24 ADDENDUM 1

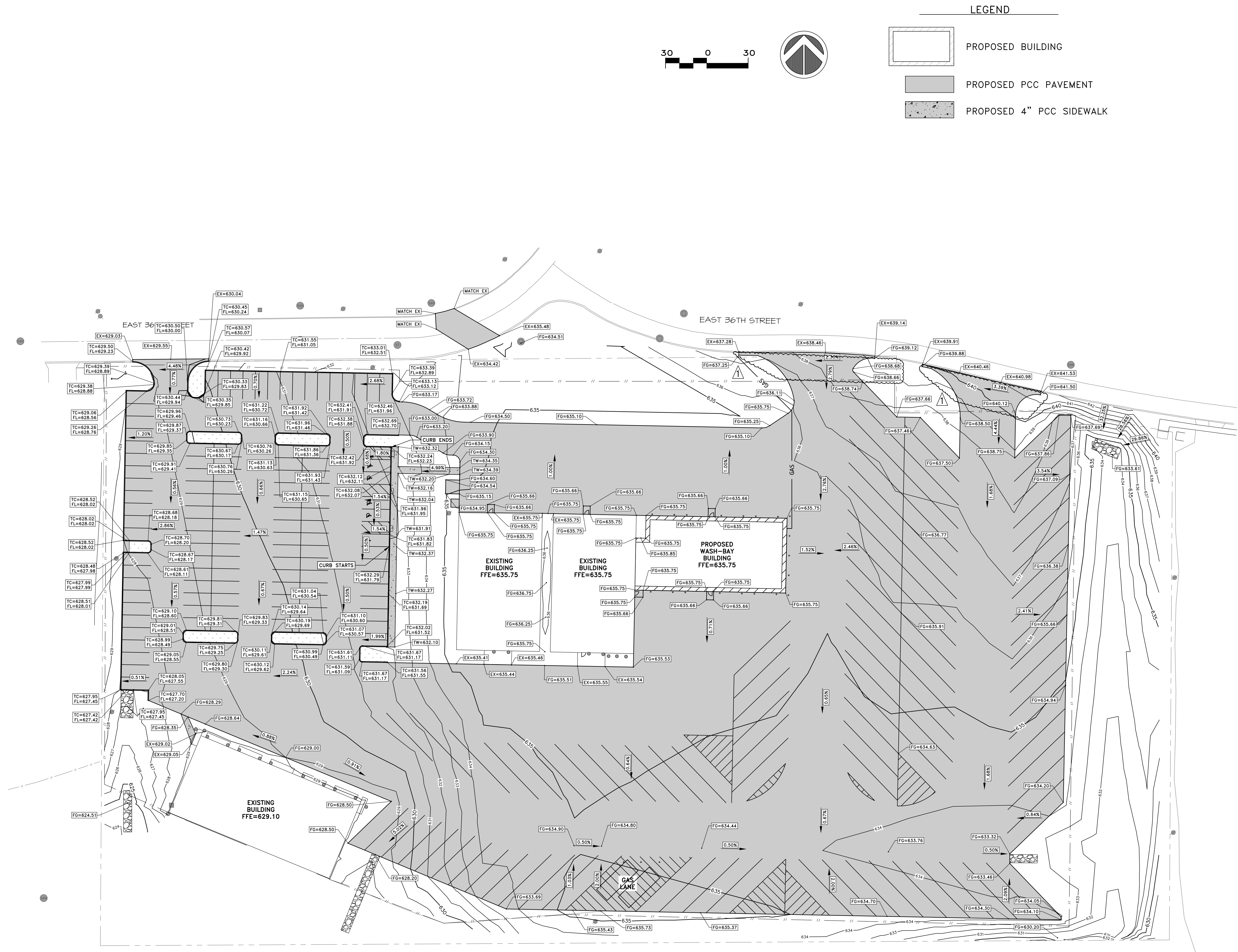
Project Number:
9035

Issued For:
ADDENDUM 1

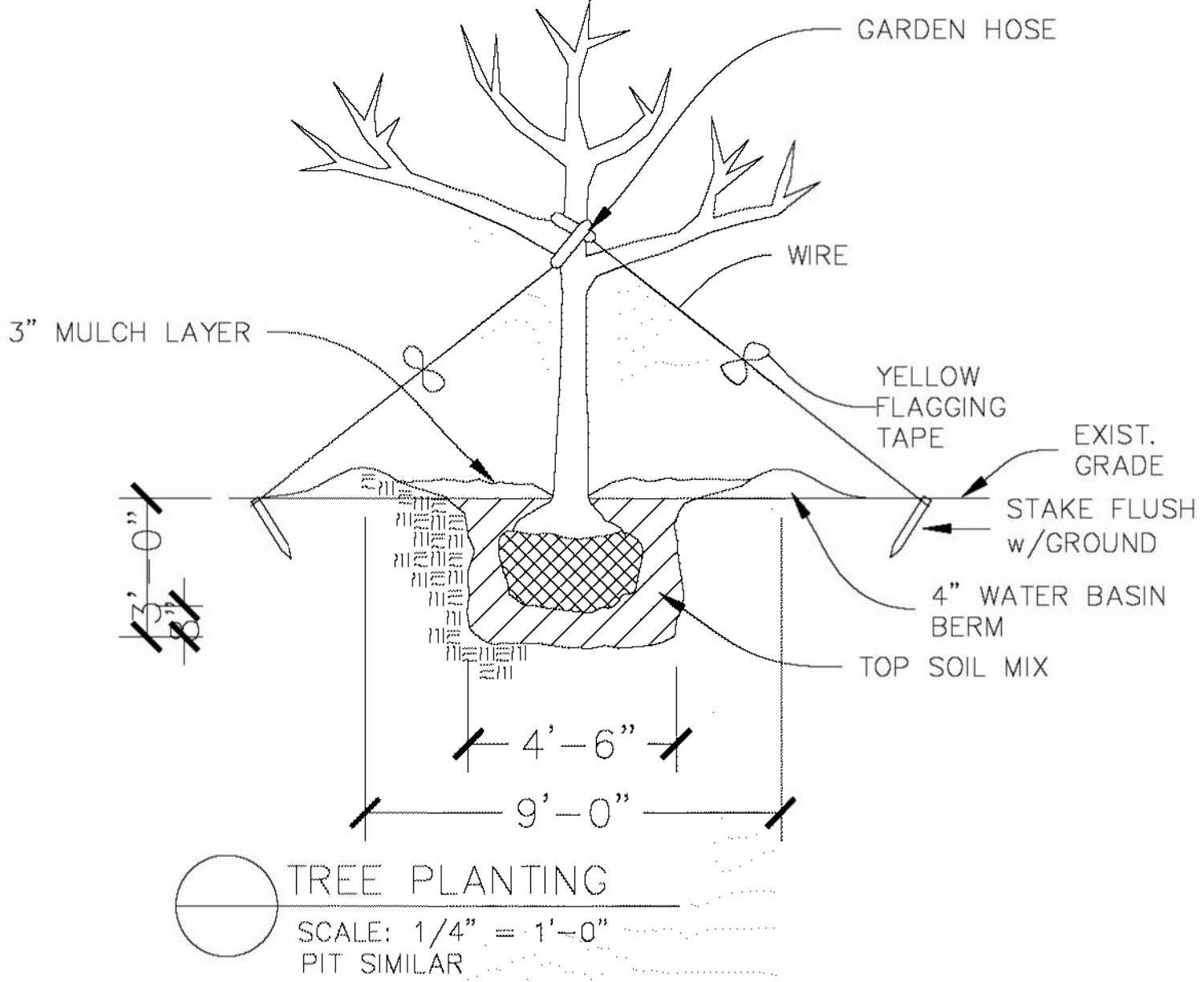
5/1/24
Sheet Title:
**GRADING &
EROSION
CONTROL PLAN**

Sheet Number:
C-6

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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

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Project Title:
Bus Lot Relocation to the Armory Project
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:
**LANDSCAPING
PLAN**

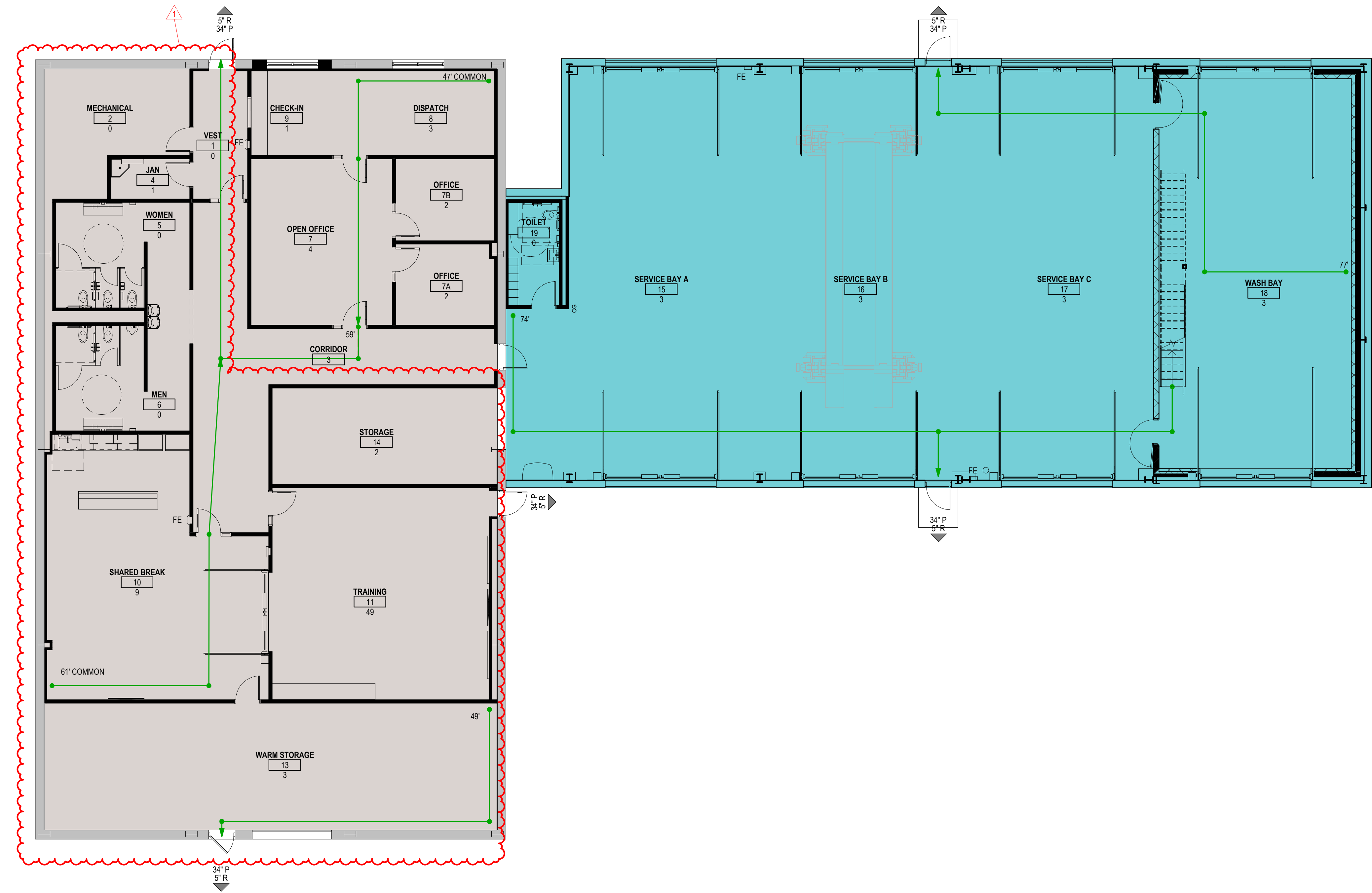
Sheet Number:

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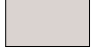
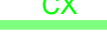
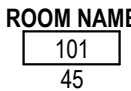
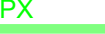
6D CODE PLAN - MEZZANINE LEVEL
G0.1 Scale: 1/8" = 1'-0"



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				SHAF 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)>60 (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

Project Number:

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04/15/2024

Sheet Title:

CODE REVIEW

Sheet Number:

G0.1

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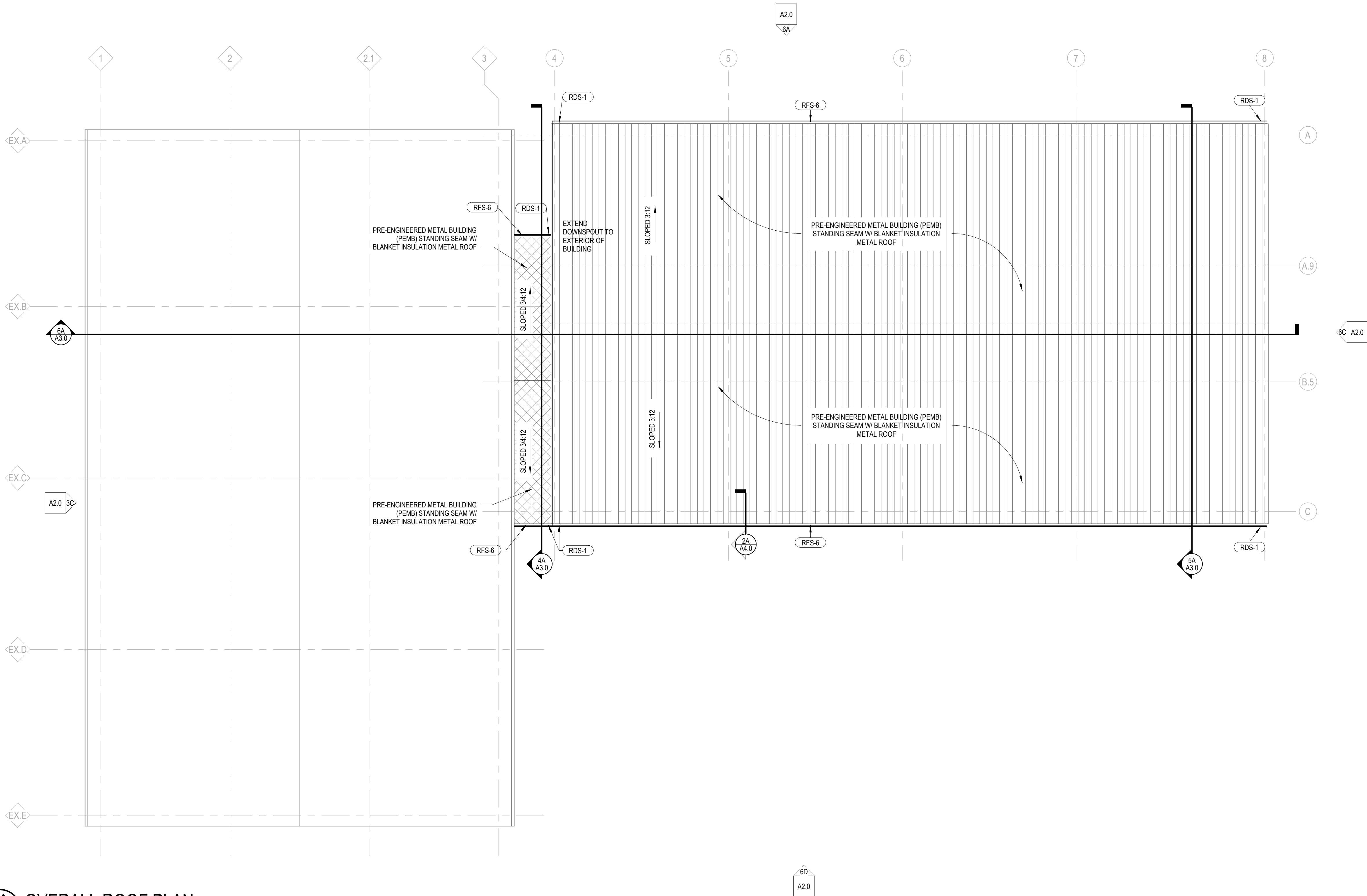
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6A

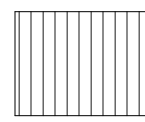
A1.2

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

- ALL ROOF SLOPES TO BE MINIMUM 1/4" PER FOOT UNLESS NOTED OTHERWISE.
- ALL ROOF TOP CURBS TO BE SADDLED WITH MINIMUM 1/2" PER FOOT PITCH.
- NOT ALL ROOF PENETRATIONS ARE SHOWN. VERIFY PENETRATIONS WITH ALL BUILDING TRADES.
- 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

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

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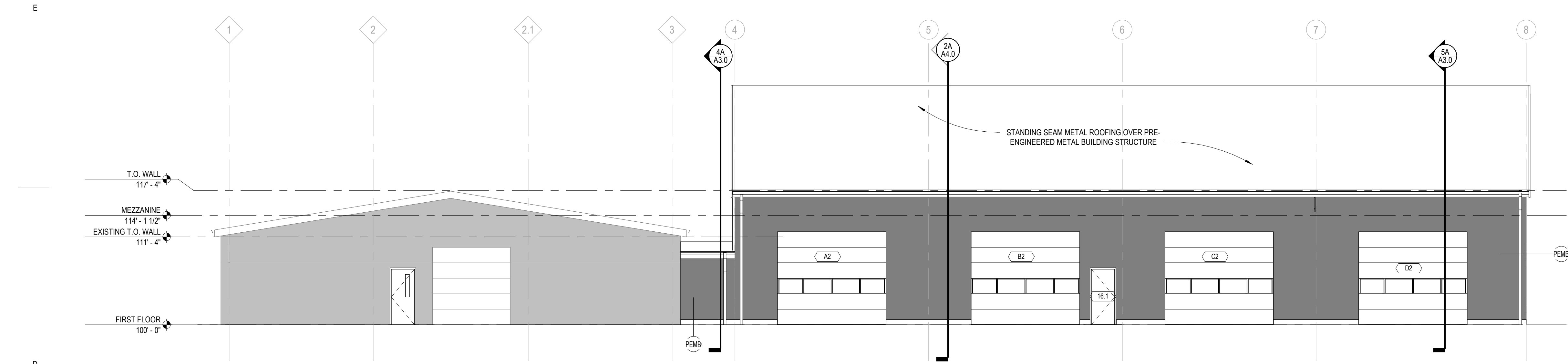
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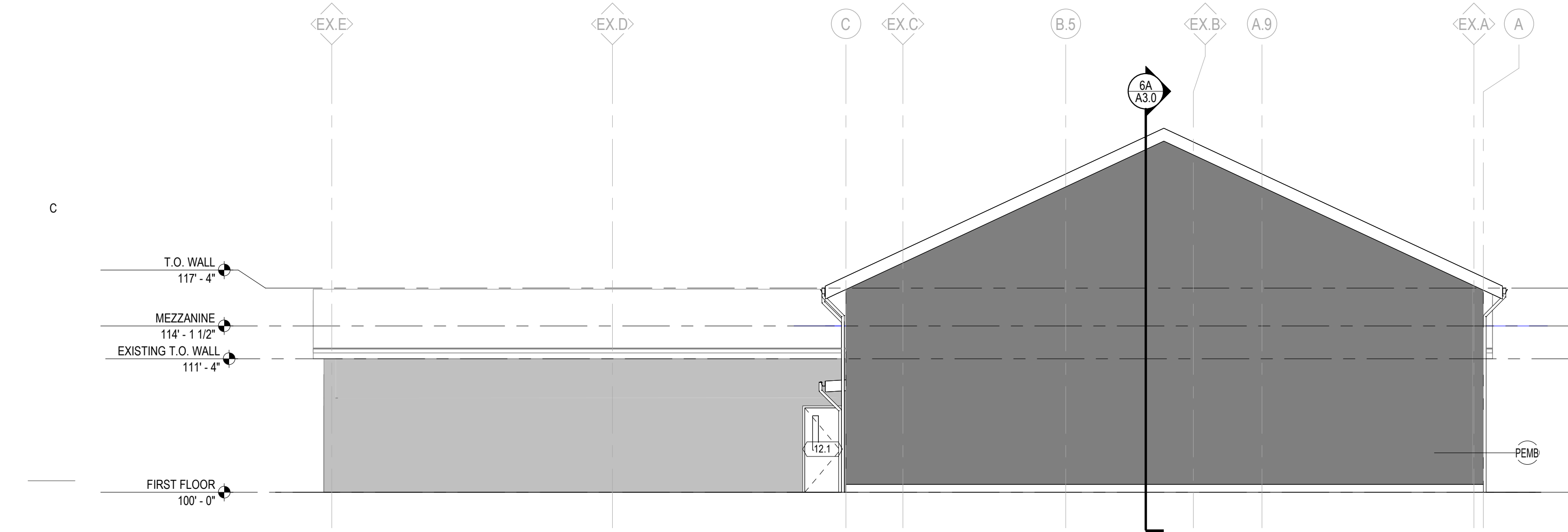
ROOF PLAN

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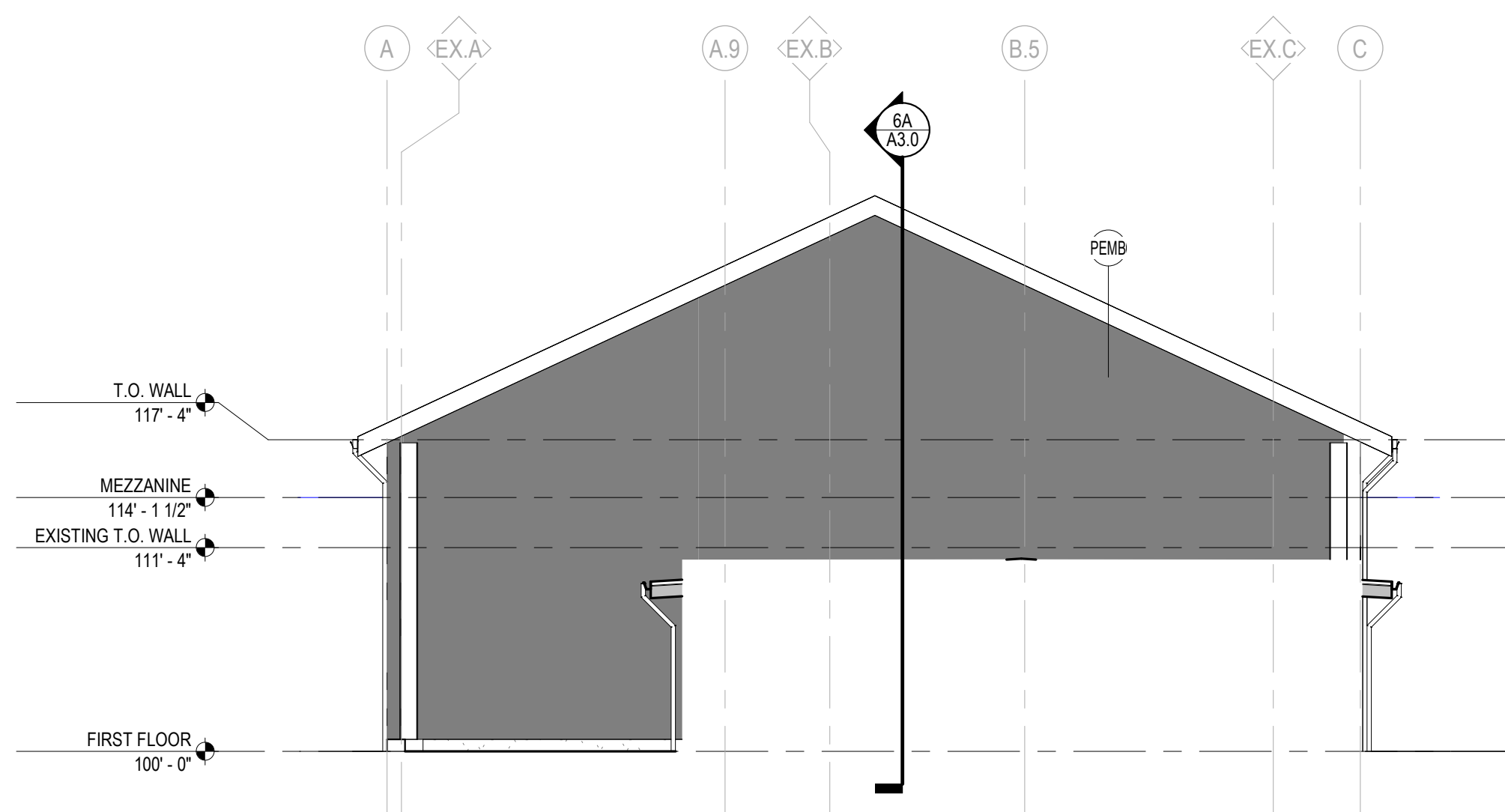
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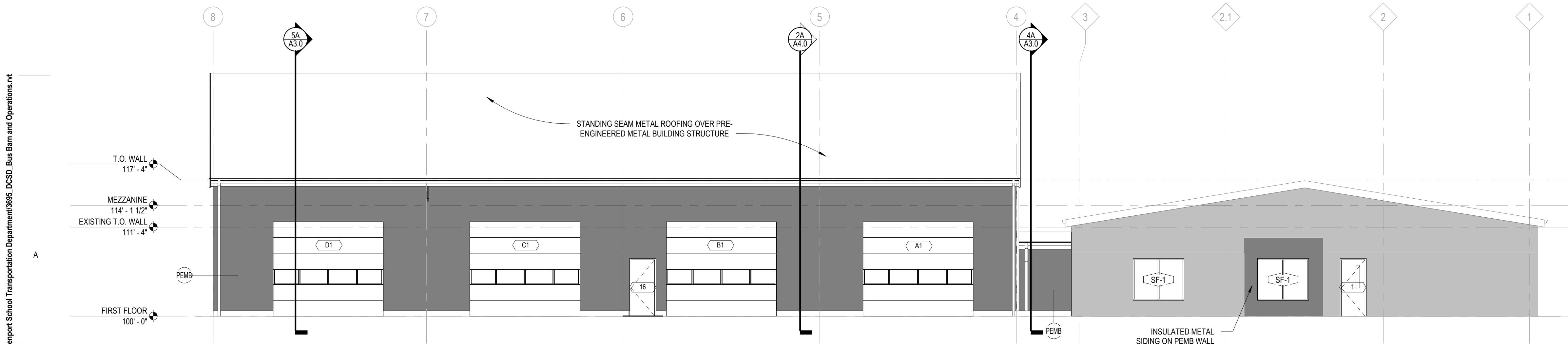
6D SOUTH BUILDING ELEVATION
A2.0 Scale: 1/8" = 1'-0"



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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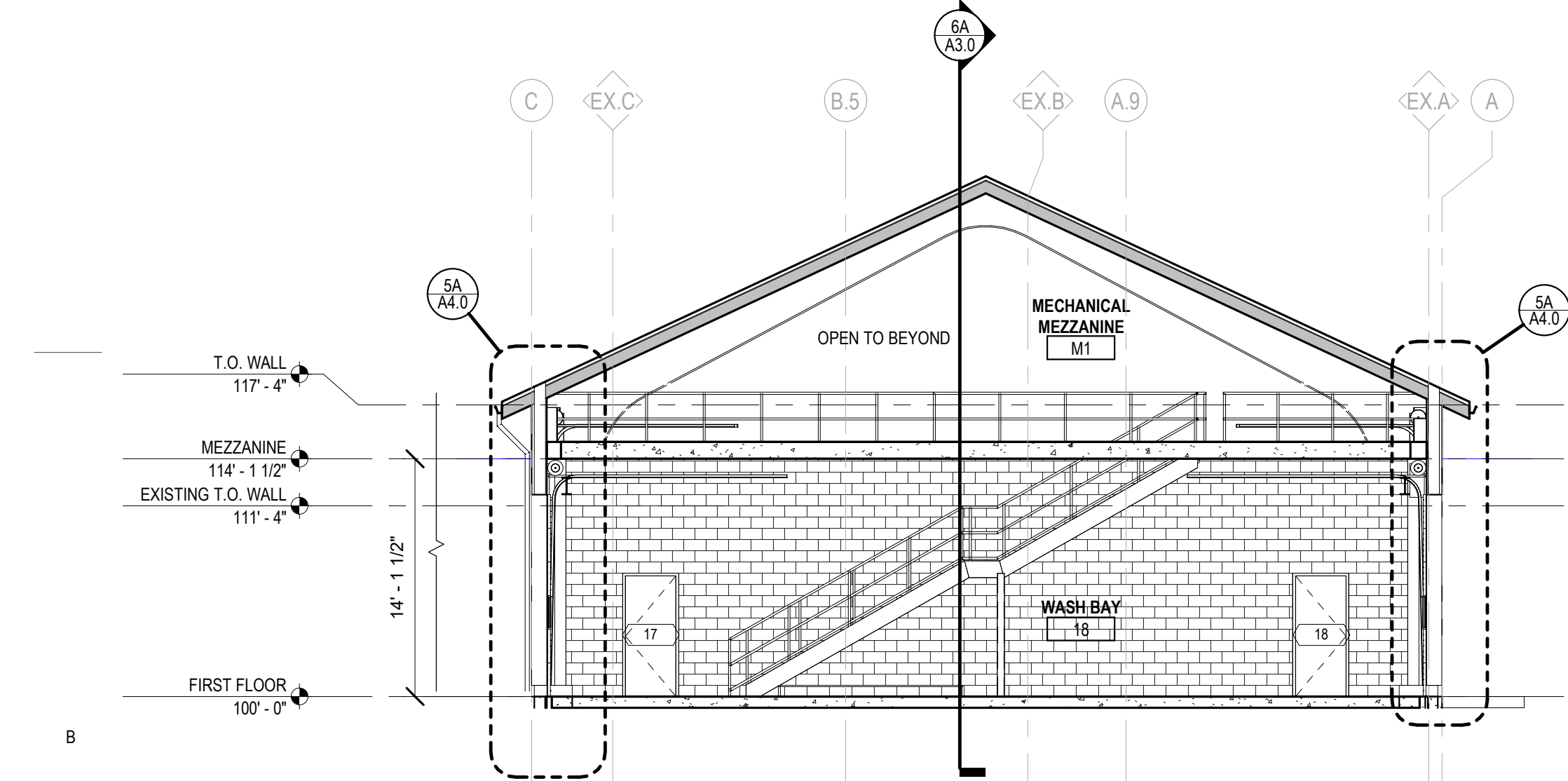
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Sheet Title:
BUILDING
SECTIONS

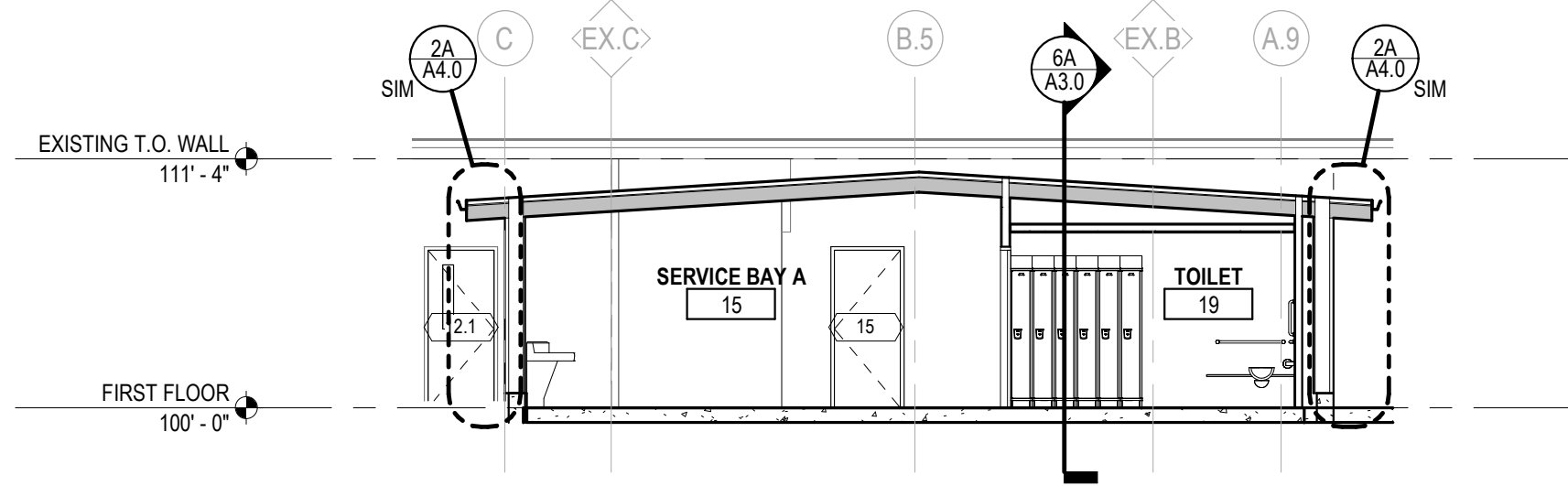
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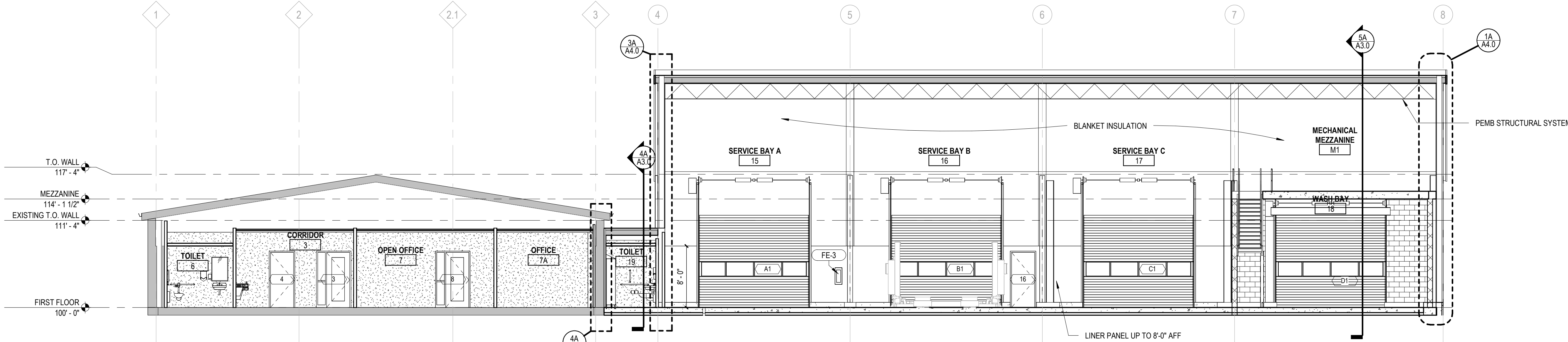
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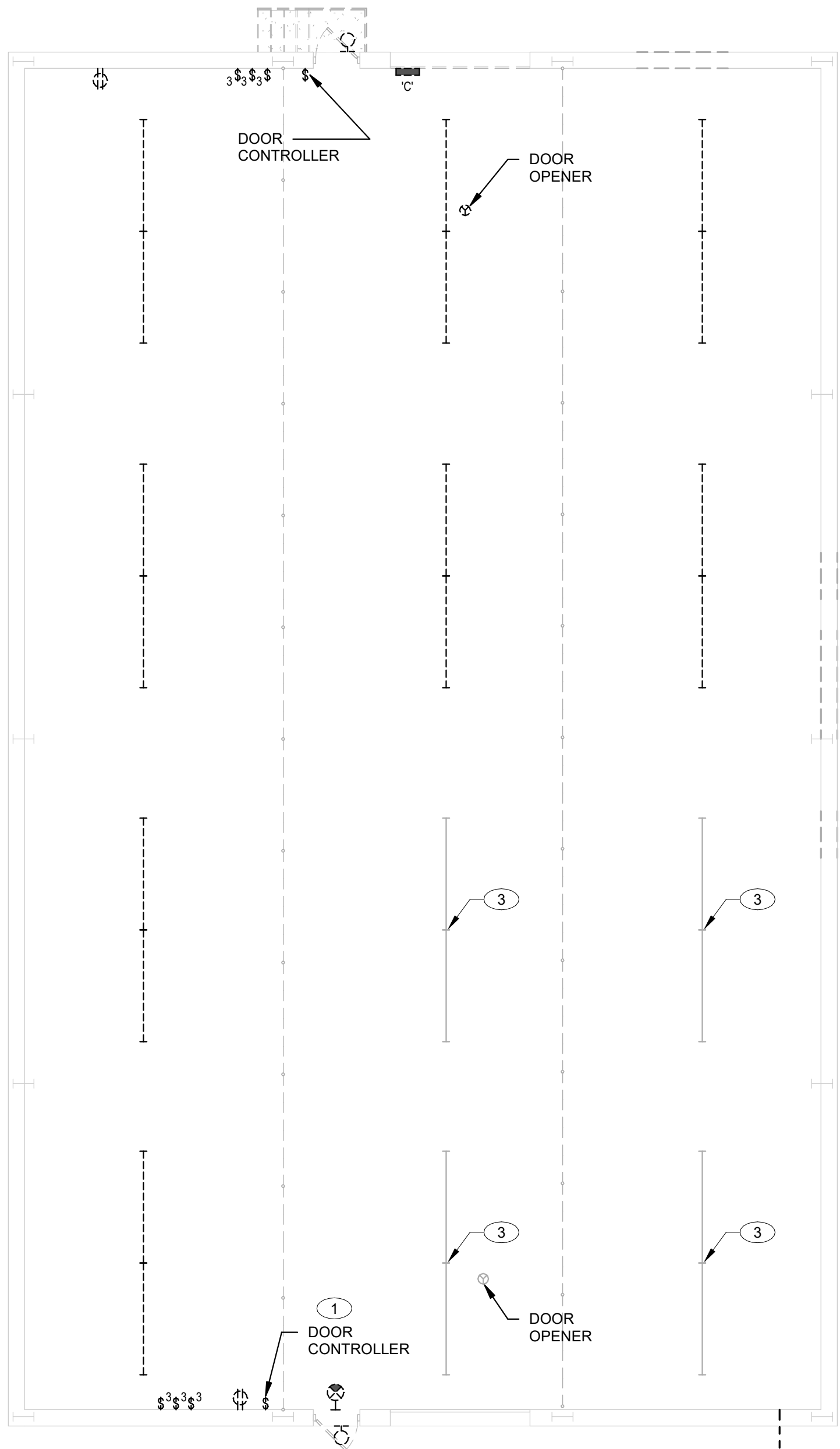
5A N/S BUILDING SECTION
A3.0 Scale: 1/8" = 1'-0"



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"



1 ELECTRICAL DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

- BUS RADIO SYSTEM/ HEADEND AND ANTENNA TO BE RELOCATED/ REINSTALLED. CONTRACTOR SHALL HIRE ELECTRONIC ENGINEERING TO RELOCATE/ REINSTALL ALL EQUIPMENT, CABLING AND ANTENNA. DUPLEX RECEPTACLE TO BE INSTALLED FOR BUS RADIO SYSTEM/ HEADEND IN NEW BUILDING. REFER TO E1.00 FOR ADDITIONAL INFORMATION. EXISTING BUS RADIO SYSTEM CURRENTLY LOCATED IN MAINTENANCE BAY BETWEEN OVERHEAD DOORS.

KEYED NOTES: #

- RELOCATE EXISTING GARAGE DOOR OPENER CONTROLS TO OPPOSITE SIDE OF DOOR. REFER TO E1.00 FOR ADDITIONAL INFORMATION.
- DEMOLISH EXISTING SITE LIGHTING AND FEEDER FROM BUILDING TO POLE LIGHTS.
- CIRCUIT EXISTING LIGHTS TO NEW PANEL 'P1' CIRCUIT IN AREA AND CONTROLS. REFER TO E1.01 FOR ADDITIONAL INFORMATION. RELOCATE DEVICES IN ROOM AS NEEDED FOR NEW LAYOUT.

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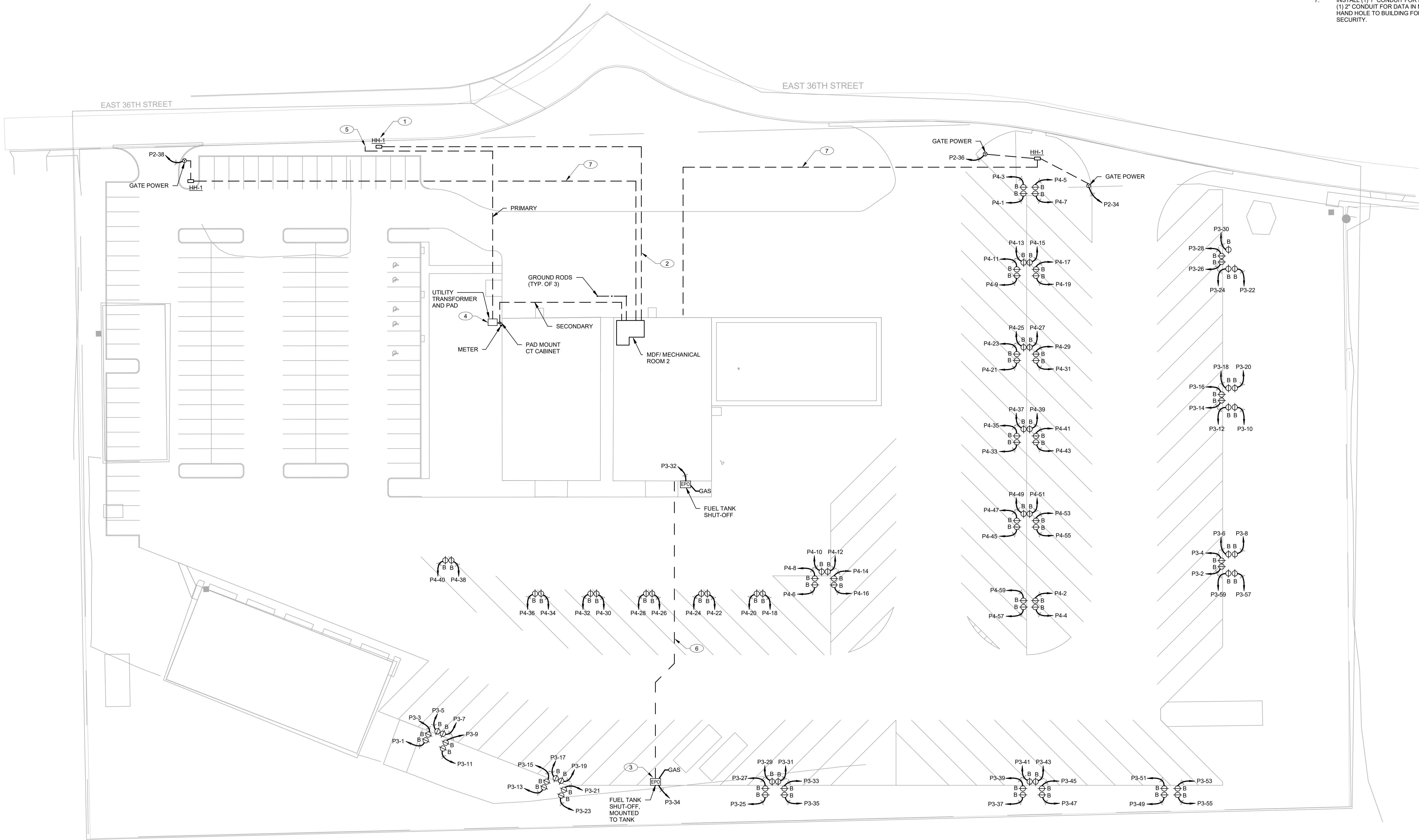
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Sheet Title:
**ELECTRICAL
DEMOLITION
PLAN**

Sheet Number:
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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/ES.01 FOR ADDITIONAL INFORMATION.
- MEET ME POINT FOR PHONE AND INTERNET SERVICE AT HAND HOLE LOCATED IN EASEMENT. REFER TO 1/ES.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:

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**Addition & Renovation to
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Davenport, IA 52807**

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DATE DESCRIPTION

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Sheet Title:
**ELECTRICAL
SITE POWER
PLAN**

Sheet Number:
ES1.0

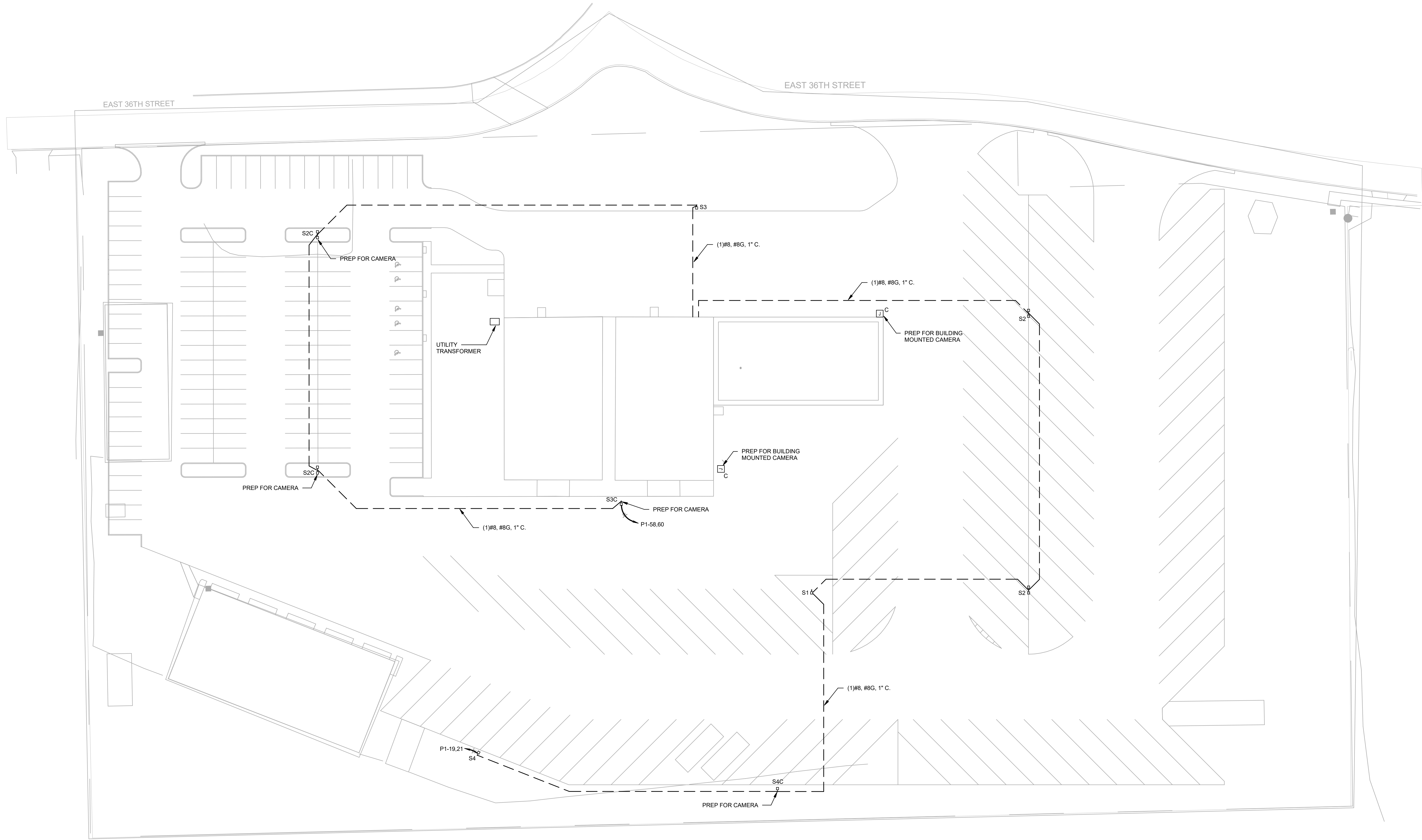
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1 ELECTRICAL SITE LIGHTING PLAN
SCALE: 1" = 30'-0"

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.

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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?

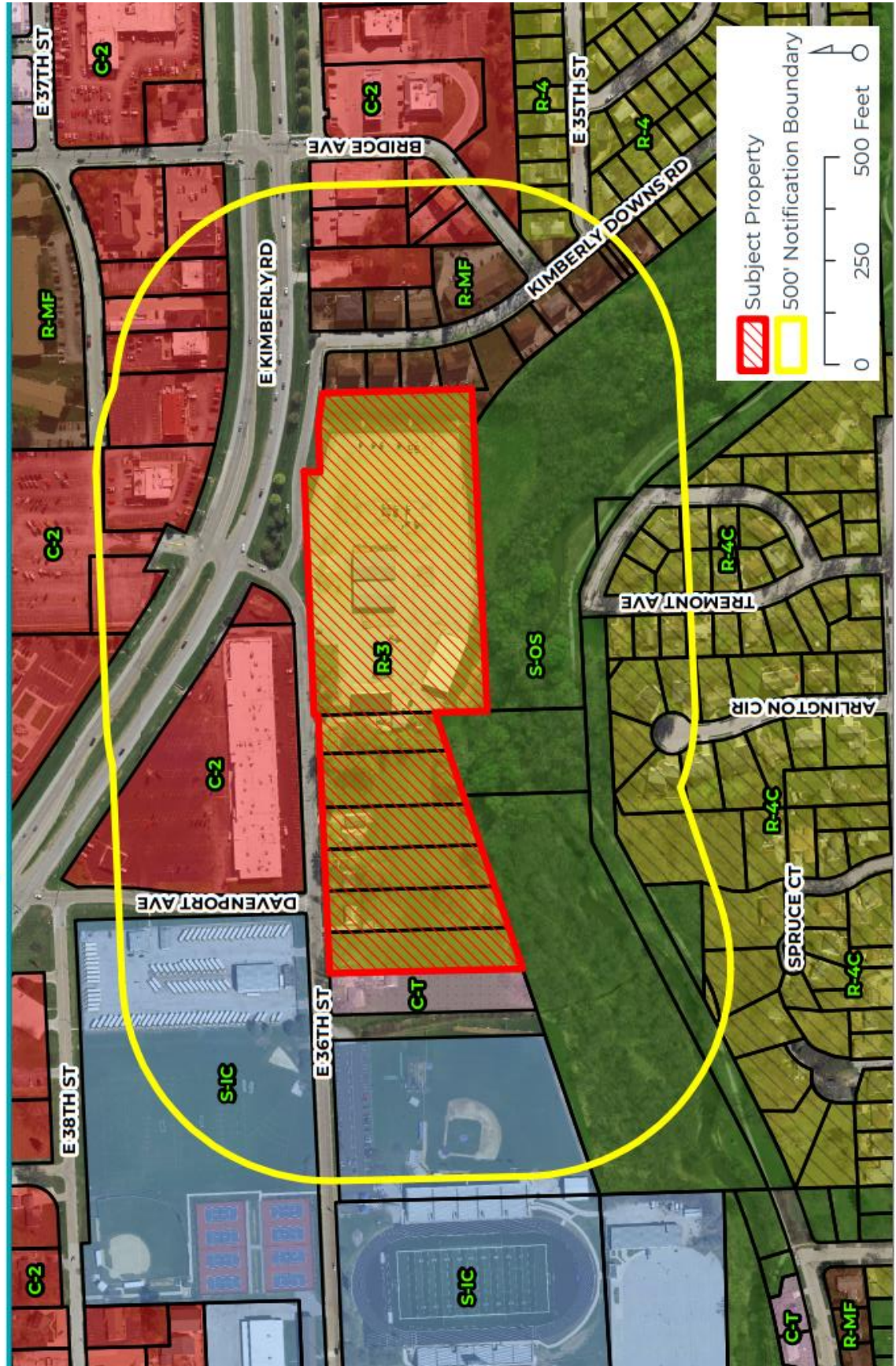
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (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
8/6/2024

Subject:

Case F24-09: Request of Splendor Homes, LLC for a Final Plat of Splendor Estates First Addition. The 37-lot subdivision is located at 2448 and 2460 East 60th Street on 27.94 acres. [Ward 8]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F24-09 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 a note stating, "The purpose of the Temporary Turn Around Easements is to grant access to vehicular traffic, including but not limited to emergency services. The turn around area shall be constructed of a hard surface with the design approved by the City Engineer."

Background:

At its April 10, 2023 meeting, City Council approved a Preliminary Plat of Splendor Estates. The 76-lot subdivision facilitates the development of the 27.94 acre parcel for single-family residential lots. The following conditions were approved by City Council:

1. Ensure positive drainage away from building foundations.
2. Label pavement widths for Heather Avenue, Splendor Lane, Sunshine Lane, East 59th Street, East 60th Street, and East 61st Street.
3. Speed mitigation measures shall be implemented in adjacent residential neighborhoods as directed by the City Engineer.
4. A northbound left turn lane on Jersey Ridge Road shall be installed at the developer's expense.

The purpose of the final plat is to phase the construction and development of the residential subdivision. This first phase establishes internal roads connecting to East 61st Street, East 59th

Street, and Jersey Ridge Road. A total of 37 lots are proposed in this initial phase.

Comprehensive Plan:

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

Future Land Use Designation:

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

Relevant Goals to be considered in this Case:

Strengthen the Existing Built Environment.

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

Zoning:

The property is currently zoned **R-3 Single-Family and Two-Family Residential District**. This district is intended to accommodate residential neighborhoods in the City of Davenport consisting of single-family and two-family homes in a moderately dense urban development pattern. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-3 District.

Technical Review:

1. Zoning: The platted lots comply with the minimum lot area and width requirements of the R-3 District. Each lot is sufficiently sized to accommodate a single-family dwelling.
2. Streets: The subdivision has access via Jersey Ridge Road, East 61st Street, and East 59th Street. Given the 27-foot pavement width, on-street parking will be restricted to one side of the street. Temporary Turn Around Easements are provided at the termination of Heather Avenue, Splendor Lane, and Sunshine Lane. However, Sunshine Lane exceeds the maximum allowed dead-end street length of 600 feet. As a result, the City is requiring a bond from the developer for the full build-out of Sunshine Lane and Splendor Lane. Should further subdivision of the land not occur within five years of the recording of this plat, then City will utilize the bond to construct the needed road connection. The sidewalk along Jersey Ridge Road will be required to be constructed by the developer at the time of street construction. Speed mitigation will be required in adjacent neighborhoods to ensure traffic safety.
3. Storm Water: The R-3 District permits a maximum impervious surface of 60% for each lot. Outlots A-C are reserved for regional stormwater detention facilities serving the subdivision. The development of the property will need to comply with the City's stormwater requirements.
4. Sanitary Sewer: Sanitary sewers will be extended from existing infrastructure to serve this subdivision. Additional storm and sanitary sewer easements shall be required based on preliminary engineering of conceptual plans including service drainage of the

property to the west.

5. Flood: Pheasant Creek traverses the northeast corner of the property, resulting in a portion of the site being within the floodplain. Per City Code, a 50-foot buffer is required along the stream bank. The Pheasant Creek floodplain is wholly contained within Outlot D to prevent development that would impede the natural waterway.
6. Other Utilities: Other normal utility services are available.
7. Parks/Open Space: There are no impacts to parks/open space.

Public Input:

Public notification is not required for a Final Plat.

Attachments:

1. Application
2. Final Plat of Splendor Estates First Addition
3. Preliminary Plat of Splendor Estates
4. Maps



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

Splendor Homes, LLC (V. Rao Ramavaram)

Address

3885 Kensington Ct.

City | State | Zip

Bettendorf, IA 52722

Phone

(563) 592-7999

Secondary Phone

E-Mail Address

hosthospitality@gmx.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.

V. Rao Ramavaram

Print Applicant's Name

Applicant's Signature

Date

SUBDIVISION NAME

Splendor Estates Phase I

LOCATION DESCRIPTION

2460 & 2448 E. 60th St.

SUBMITTED

06/24/2024

NUMBER OF LOTS BY USE TYPE

48 SF and 5 outlots

ACRES

26.06

STREETS ADDED

Yes

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

Splendor Homes, LLC

Address

3885 Kensington Ct., Bettendorf, IA 52722

Phone

(563) 592-7999

Secondary Phone

E-Mail Address

hosthospitality@gmx.com

Owner

Splendor Homes, LLC

Address

3885 Kensington Ct., Bettendorf, IA 52722

Phone

(563) 592-7999

Secondary Phone

E-Mail Address

hosthospitality@gmx.com

Engineer

Chris Townsend of Townsend Engineering

Address

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

Phone

(563) 386-4236

Secondary Phone

E-Mail Address

chris@townsendengineering.net

Attorney

Stojan Law, 423 17th St., Rock Island, IL 61201

Address

Stojan Law, 423 17th St., Rock Island, IL 61201

Phone

(309) 794-9400

Secondary Phone

E-Mail Address

Authorization to Act as Applicant

I/We, V. Rao Ramavaram

[as property owner(s)]

authorize Townsend Engineering

[the above person(s)]

to act as applicant, representing me/us before the following board: Plan & Zoning Commission *

for the property located at 2460 & 2448 E. 60th St., Davenport, IA.

Signature(s)*

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

Notarization: _____

Date

State of Iowa,

County of Scott,

Sworn and subscribed before me

this _____ day of _____.

Drivers License

[identification type]

Notary Public

My Commission Expires:

* Application Form by Board Type

Plan and Zoning Commission

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

Zoning Board of Adjustment

Special Use
Hardship Variance
Zoning Appeal
Nonconforming Use Exception

Design Review Board

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

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

P&Z Subdivision Calendar | 2023

PLAN & ZONING COMMISSION | CITY OF DAVENPORT IOWA

SUBDIVISION SUBMITTAL DEADLINE 12:00 PM - Thursday	PLAN & ZONING COMMISSION MEETING 5:00 PM - Tuesday	REQUIRED CERTIFICATES DUE 12:00PM - Wednesday	COMMITTEE OF THE WHOLE PUBLIC HEARING 5:30 PM - Wednesday	CITY COUNCIL MEETING 5:30 PM - Wednesday
11/10/22	12/06/22	12/28/22	01/04/23	01/11/23
11/23/22*	12/20/22	01/11/23	01/18/23	01/25/23
12/08/22	01/03/23	01/25/23	02/01/23	02/08/23
12/22/22	01/17/23	02/08/23	02/15/23	02/22/23
01/05/23	01/31/23	02/22/23	03/01/23	03/08/23
01/19/23	02/14/23	03/08/23	03/15/23	03/22/23
02/02/23	02/28/23	03/29/23	04/05/23	04/12/23
02/16/23	03/14/23	04/12/23	04/19/23	04/26/23
03/09/23	04/04/23	04/26/23	05/03/23	05/10/23
03/23/23	04/18/23	05/10/23	05/17/23	05/24/23
04/06/23	05/02/23	05/31/23	06/07/23	06/14/23
04/20/23	05/16/23	06/14/23	06/21/23	06/28/23
05/11/23	06/06/23	06/28/23	07/05/23	07/12/23
05/25/23	06/20/23	07/12/23	07/19/23	07/26/23
06/08/23	07/04/23*	07/26/23	08/02/23	08/09/23
06/22/23	07/18/23	08/09/23	08/16/23	08/23/23
07/06/23	08/01/23	08/30/23	09/06/23	09/13/23
07/20/23	08/15/23	09/13/23	09/20/23	09/27/23
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09/07/23	10/03/23	10/25/23	11/01/23	11/08/23
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10/05/23	10/31/23	11/29/23	12/06/23	12/13/23
10/19/23	11/14/23	12/13/23	12/20/23*	12/27/23*
11/09/23	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
12/07/23	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

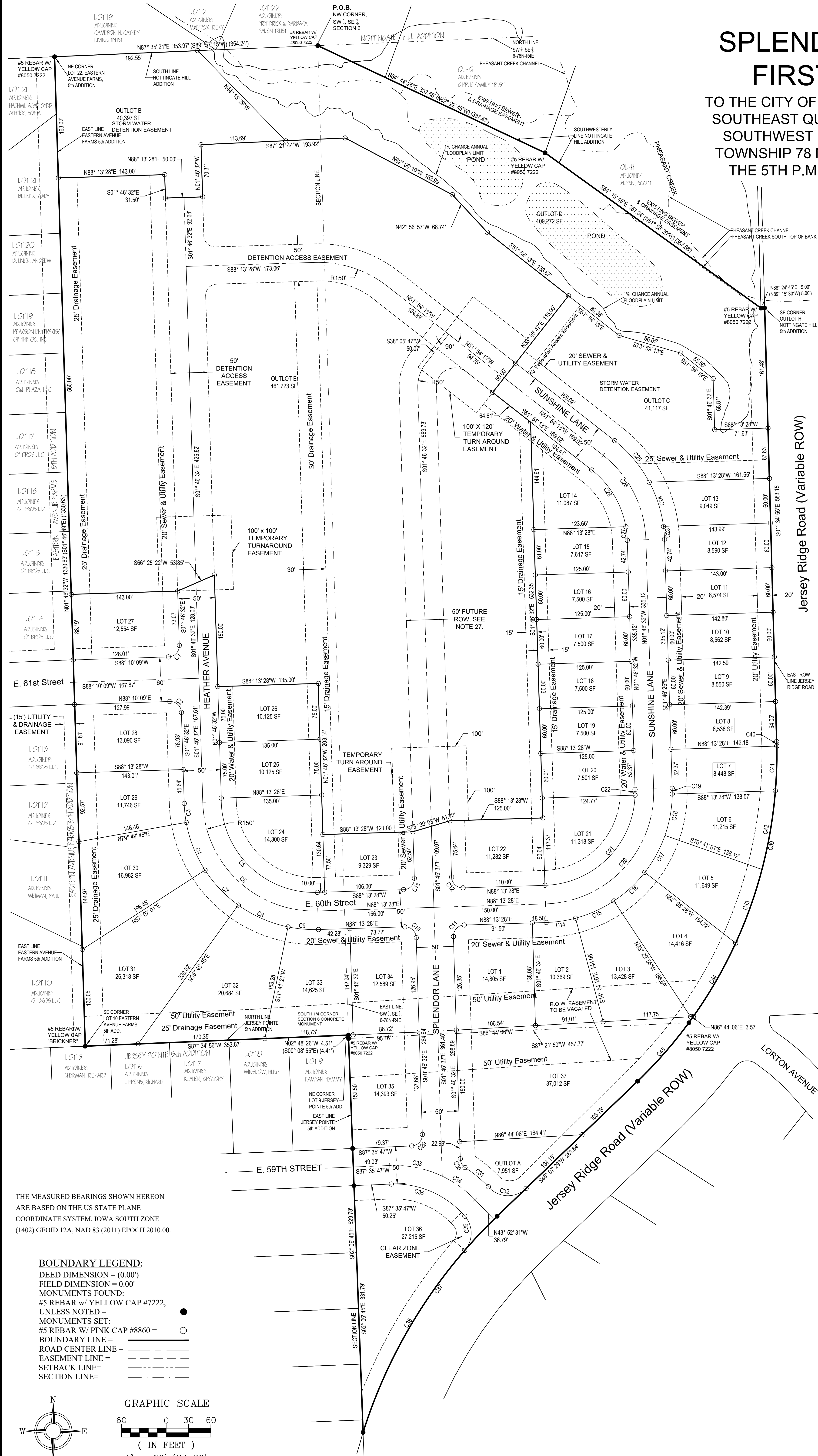
*Submission and meeting dates may be changed or cancelled due to holiday

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>

FINAL PLAT
SPLENDOR ESTATES
FIRST ADDITION

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



SUBDIVISION AREA:
GROSS (TOTAL): 28.530 ACRES ±

THE MEASURED BEARINGS SHOWN HEREON
ARE BASED ON THE US STATE PLANE
COORDINATE SYSTEM, IOWA SOUTH ZONE
(1402) GEOID 12A, NAD 83 (2011) EPOCH 2010.00.

BOUNDARY LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
#5 REBAR w/ YELLOW CAP #7222, ●
UNLESS NOTED =
MONUMENTS SET:
#5 REBAR w/ PINK CAP #8860 = ○
BOUNDARY LINE = ————
ROAD CENTER LINE = ————
EASEMENT LINE = - - - - -
SETBACK LINE = - - - - -
SECTION LINE = - - - - -

GRAPHIC SCALE

60 0 30 60
(IN FEET)
1" = 60' (24x36)

APPROVED BY:
CITY OF DAVENPORT, IOWA
BY: _____
DATE: _____ ATTEST: _____
CITY PLAN & ZONE COMMISSION
BY: _____ DATE: _____
MEDIACOM _____ DATE: _____
IOWA - AMERICAN WATER COMPANY _____ DATE: _____
CENTURY LINK _____ DATE: _____
METRONET _____ DATE: _____
MIDAMERICAN ENERGY _____ DATE: _____
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
JERRY D. ROGERS
Iowa License Number: 8860
My license renewal date is December 31, 2025
Pages or sheets covered by this seal: 1

TOWNSEND
ENGINEERING
CIVIL • STRUCTURAL • LAND DEVELOPMENT

DATE:
8/1/2024
563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY:
KLC
CHECKED BY:
JDR
LOCATION BY:
S. STOJAN/WHITTY

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
FINAL PLAT
SPLENDOR ESTATES FIRST ADDITION
DAVENPORT, IOWA

DEVELOPER
SPLENDOR HOMES, LLC
3885 KENSINGTON COURT
BETTENDORF, IOWA 52722

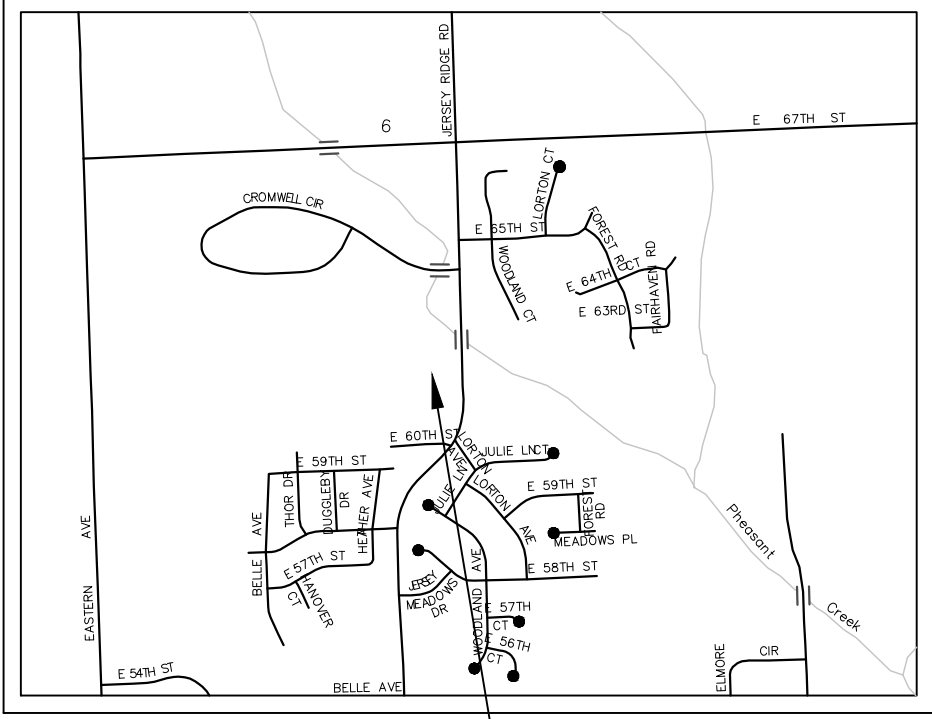
SHEET NO.
1
OF
2

FINAL PLAT

SPLENDOR ESTATES FIRST ADDITION

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

SITE LOCATION MAP



Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	23.55'	15.00'	089°58'41"	21.20'	S43° 11' 48"W
C2	23.58'	15.00'	090°03'19"	21.22'	S46° 48' 12"E
C3	25.64'	175.00'	008°23'42"	25.62'	S05° 58' 24"E
C4	69.37'	175.00'	022°42'45"	68.92'	S21° 31' 37"E
C5	202.12'	125.00'	092°38'38"	180.81'	N45° 30' 43"W
C6	235.62'	150.00'	090°00'00"	212.13'	S46° 46' 32"E
C7	65.22'	175.00'	021°21'15"	64.85'	S43° 33' 37"E
C8	73.53'	175.00'	024°04'25"	72.99'	S66° 16' 26"E
C9	41.13'	175.00'	013°27'54"	41.03'	S85° 02' 36"E
C10	23.56'	15.00'	090°00'00"	21.21'	S46° 46' 32"E
C11	23.56'	15.00'	090°00'00"	21.21'	N43° 13' 28"E
C12	23.56'	15.00'	090°00'00"	21.21'	S46° 46' 32"E
C13	23.56'	15.00'	090°00'00"	21.21'	S43° 13' 28"W
C14	40.10'	175.00'	013°07'47"	40.02'	S81° 39' 34"W
C15	56.79'	175.00'	018°35'35"	56.54'	S65° 47' 52"W
C16	56.79'	175.00'	018°35'33"	56.54'	S47° 12' 18"W
C17	56.79'	175.00'	018°35'33"	56.54'	S28° 36' 46"E
C18	56.79'	175.00'	018°35'41"	56.55'	S10° 01' 09"W
C19	7.63'	175.00'	002°29'51"	7.63'	N00° 31' 37"W
C20	235.62'	150.00'	090°00'00"	212.13'	N43° 13' 28"E

Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C21	188.71'	125.00'	086°29'52"	171.29'	N44° 58' 31"E
C22	7.64'	125.00'	003°30'08"	7.64'	N00° 01' 29"W
C23	17.28'	175.00'	006°39'31"	17.28'	S04° 22' 44"E
C24	62.80'	175.00'	020°33'38"	62.46'	S17° 54' 56"E
C25	72.98'	175.00'	023°53'41"	72.45'	N39° 49' 57"W
C26	131.23'	150.00'	050°07'40"	127.09'	N26° 50' 23"W
C27	18.32'	125.00'	008°23'56"	18.31'	S05° 58' 31"W
C28	91.04'	125.00'	041°43'44"	89.04'	S31° 02' 21"E
C29	23.40'	15.00'	089°22'20"	21.10'	S42° 54' 37"W
C30	13.79'	15.00'	052°41'27"	13.31'	S28° 07' 16"E
C31	40.75'	175.00'	013°20'28"	40.66'	S50° 30' 02"E
C32	56.78'	35.00'	092°57'26"	50.76'	S87° 28' 09"E
C33	72.65'	150.00'	027°45'00"	71.94'	N78° 31' 43"W
C34	54.40'	150.00'	020°46'42"	54.10'	N54° 15' 52"W
C35	111.41'	125.00'	051°03'57"	107.76'	N66° 22' 06"W
C36	49.93'	35.00'	081°44'34"	45.81'	N00° 02' 00"E
C37	345.33'	690.00'	028°40'32"	341.74'	S31° 48' 29"W
C38	282.22'	690.00'	033°26'04"	280.25'	N29° 11' 15"E
C39	507.66'	610.00'	047°40'58"	493.13'	N22° 15' 34"E
C40	5.95'	610.00'	000°33'33"	5.95'	S01° 18' 08"E

Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C41	60.14'	610.00'	005°38'56"	60.12'	S01° 48' 06"W
C42	107.33'	610.00'	010°04'51"	107.19'	N09° 40' 00"E
C43	105.26'	610.00'	009°53'42"	105.13'	S19° 39' 01"E
C44	114.23'	610.00'	010°43'36"	114.07'	N28° 57' 16"E
C45	114.75'	610.00'	010°46'40"	114.58'	N40° 42' 57"E

NOTES

1. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
3. 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.
4. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
5. ALL IMPROVEMENTS SHALL COMPLY WITH SUDAS LATEST EDITION WITH THE CITY OF DAVENPORT SUPPLEMENTAL TO SUDAS LATEST EDITION.
6. BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
7. PORTIONS OF THIS SUBDIVISION ARE LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SOWN ON FLOOD INSURANCE RATE MAPS #191630C0360H EFFECTIVE DATE APRIL 11, 2024 AND IS SUBJECT TO THE REGULATIONS IN CHAPTER 15.44 OF THE CITY CODE ENTITLED "FLOOD DAMAGE PREVENTION", BFE = 688.20.
8. OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS A STORM WATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF BUSHES, FENCES, FILL, SHRUBS, STRUCTURES, TREES, AND/OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF STORM WATER RUNOFF.
9. SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL STREET FRONTAGES PRIOR TO THE COMPLETION OF RESIDENTIAL CONSTRUCTION FOR EACH LOT, OR AS SO ORDERED BY THE CITY OF DAVENPORT. SIDEWALK ALONG THE JERSEY RIDGE ROAD FRONTAGE SHALL BE CONSTRUCTED AT THE TIME OF STREET CONSTRUCTION OR AS ORDERED BY THE CITY OF DAVENPORT. SIDEWALKS ALONG ALL OUTLOTS WITH ABUTTING STREETS SHALL BE CONSTRUCTED BY THE DEVELOPER AT THE TIME OF STREET CONSTRUCTION.
10. OUTLOTS A-C SHALL BE RESERVED FOR REGIONAL STORM WATER DETENTION FACILITIES SERVING THE SUBDIVISION.
11. OUTLOT E IS RESERVED FOR FUTURE ADDITION.
12. THE EASEMENT FOR EAST 60th STREET SHALL BE VACATED WITH THE RECORDING OF THE FINAL PLAT.
13. THE DRIVEWAY LOCATED IN THE "DRIVEWAY / DETENTION BASIN EASEMENT" LOCATED IN OUTLOT B SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
14. STORM WATER DETENTION AND WATER QUALITY TREATMENT ARE REQUIRED FOR THIS SUBDIVISION AND SHALL BE OWNED AND MAINTAINED BY THE OWNER OR HOME OWNERS ASSOCIATION.
15. NO LOT SHALL HAVE DIRECT DRIVEWAY ACCESS TO JERSEY RIDGE ROAD.
16. LOT 36 SHALL HAVE DRIVEWAY ACCESS TO E. 59TH STREET ONLY. LOT 37 SHALL HAVE DRIVEWAY ACCESS TO SPLENDOR LANE ONLY.
17. SUMP LINES SHALL BE LOCATED IN FRONT YARDS FOR LOTS 1-13, 27-37. LOTS 14-26 SHALL HAVE REAR SUMP LINES.
18. THE NORTH SIDE OF JERSEY RIDGE ROAD FROM E 59TH STREET TO LORTON AVENUE SHALL REMAIN FREE AND CLEAR OF LANDSCAPING TO MAINTAIN REQUIRED SIGHT DISTANCE.
19. LOT 36 SHALL HAVE A CLEAR ZONE EASEMENT AND IT SHALL REMAIN FREE AND CLEAR OF LANDSCAPING TO MAINTAIN REQUIRED SIGHT DISTANCE.
21. SPEED MITIGATION MEASURES SHALL BE DESIGNED IF SO DIRECTED BY THE CITY OF DAVENPORT WITH APPROVAL OF FINAL CONSTRUCTION DOCUMENTS.
22. ALL ON-STREET PARKING SHALL BE LIMITED TO ONE SIDE OF THE STREET.
23. MAINTAIN 50' BUFFER FROM EXISTING STREAM BANK, FOR ALL STRUCTURES AND ROADWAY PAVING, PEDESTRIAN PATH MAY BE NO CLOSER THAN 25' TO THE STREAM BANK. ALL VEGETATION IN THIS STREAM BANK BUFFER AREA SHALL NOT BE MOWED, EXCLUDING THE PATHS 2' SHOULDER WHICH MAY BE MOWED.
24. OWNERS OF LOTS ON WHICH A STREAM BUFFER DRAINAGE EASEMENT IS REQUIRED SHALL MAINTAIN SAID BUFFER AS AN UNDISTURBED NATURAL AREA OR NATIVE PLANTING AREA, NOT ALLOWING VEGETATION TO BE CUT TO A HEIGHT OF LESS THAN SIX INCHES WITHOUT AUTHORIZATION OF THE CITY OF DAVENPORT NATURAL RESOURCES DIVISION
25. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OF THE DRIVEWAY TO REPLACE STANDARD INLET CASTINGS WITH APPROVED DRIVEWAY INLET CASTING IF PROPOSED DRIVEWAY OVERLAPS WITH INLET LOCATION.
26. A 5 YEAR SURETY BOND IS REQUIRED FOR THE CONSTRUCTION OF SPLENDOR LANE TO THE END OF SUNSHINE LANE. IF SO ORDERED, AFTER 5 YEARS OF THE RECORDING OF THIS PLAT, THE OWNER SHALL DEDICATE THE 'FUTURE ROW' AS INDICATED AND INSTALL PAVEMENT TO CURRENT CITY SPECIFICATIONS FOR THE COMPLETION OF SPLENDOR LANE AT NO COST TO THE CITY.

R-3 Single-Family and Two-Family Residential Zoning District
<u>Minimum Front Setback: 25'</u> or Average of Front Setbacks, whichever is less <u>Minimum Interior Side Setback: 7'</u> <u>Minimum Corner Side Setback: 15'</u> <u>Minimum Reverse Corner Side Setback: 25'</u> <u>Minimum Rear Setback: 25' or 20% of Lot Depth,</u> whichever is less

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

PRELIMINARY PLAT

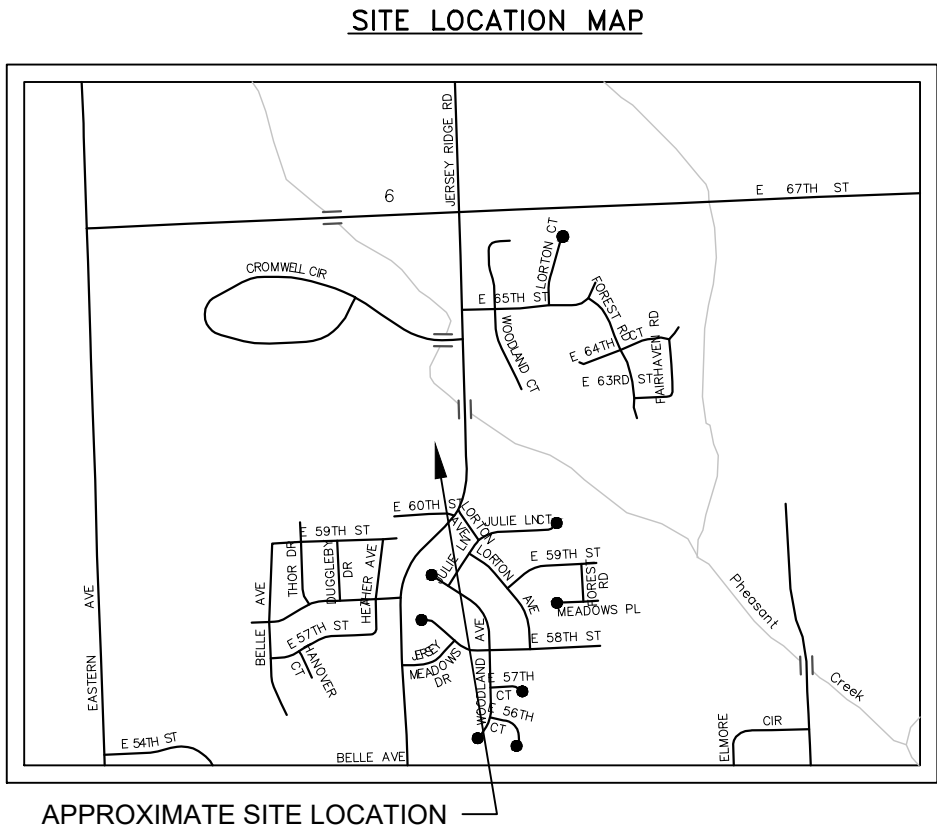
SPLENDOR ESTATES

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

Curve Table					
Curve #	Radius	Delta	ARC	CHORD	CHORD BEARING
C1	15.00	090° 00' 00"	23.56	21.21	N43° 13' 28"E
C2	175.00	015° 39' 16"	47.81	47.67	S80° 23' 49"W
C3	175.00	021° 46' 39"	66.52	66.12	S61° 40' 52"W
C4	175.00	021° 48' 27"	66.61	66.21	S39° 53' 19"W
C5	175.00	030° 45' 38"	93.95	92.83	S13° 36' 16"W
C6	175.00	008° 10' 28"	24.97	24.95	S05° 48' 58"E
C7	175.00	020° 50' 34"	63.66	63.31	S20° 23' 04"E
C8	175.00	021° 06' 47"	64.49	64.12	S41° 21' 03"E
C9	175.00	011° 37' 43"	35.52	35.46	N57° 43' 04"W
C10	175.00	023° 04' 26"	70.48	70.00	N75° 04' 09"W
C11	175.00	005° 10' 11"	15.79	15.78	N89° 11' 27"W
C12	15.00	089° 56' 41"	23.55	21.20	S43° 11' 48"W
C13	15.00	090° 03' 19"	23.58	21.22	S46° 48' 12"E
C14	175.00	008° 23' 42"	25.64	25.62	S05° 58' 24"E
C15	175.00	022° 42' 45"	69.37	68.92	S21° 31' 37"E
C16	175.00	021° 21' 15"	65.22	64.85	S43° 33' 37"E
C17	175.00	024° 04' 25"	73.53	72.99	S66° 16' 26"E
C18	175.00	013° 27' 54"	41.13	41.03	S85° 02' 36"E
C19	15.00	090° 00' 00"	23.56	21.21	S46° 48' 32"E
C20	15.00	089° 22' 20"	23.40	21.10	S42° 54' 37"W

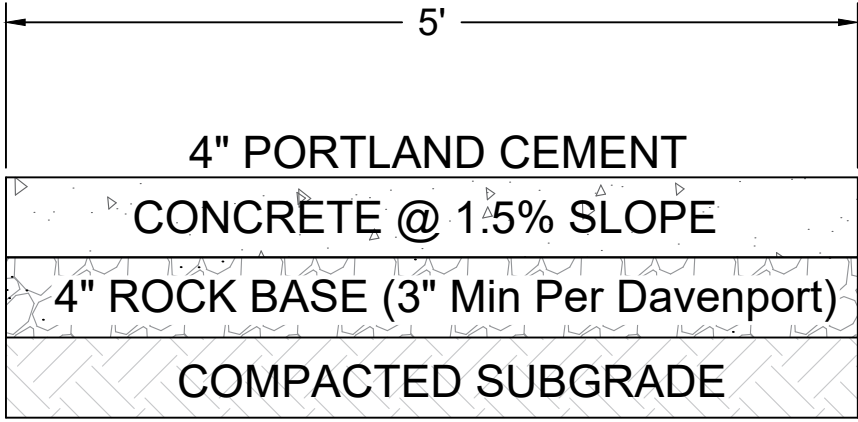
Curve Table					
Curve #	Radius	Delta	ARC	CHORD	CHORD BEARING
C21	15.00	090° 00' 11"	23.56	21.21	N46° 46' 38"W
C22	125.00	048° 01' 40"	104.78	101.74	N67° 53' 21"W
C23	35.00	085° 35' 36"	52.29	47.56	N08° 44' 32"W
C24	35.00	092° 57' 26"	56.78	50.76	S87° 28' 09"E
C25	175.00	013° 20' 28"	40.75	40.66	S50° 30' 02"E
C26	15.00	052° 41' 27"	13.79	13.31	S28° 07' 16"E
C27	15.00	090° 00' 00"	23.56	21.21	S46° 46' 32"E
C28	125.00	086° 29' 52"	188.71	171.29	N44° 58' 31"E
C29	125.00	003° 30' 08"	7.64	7.64	N00° 01' 29"W
C30	125.00	008° 23' 56"	18.32	18.31	S05° 58' 31"E
C31	125.00	041° 43' 44"	91.04	89.04	S31° 02' 21"E
C32	15.00	090° 00' 00"	23.56	21.21	S83° 05' 47"W
C33	25.00	039° 39' 42"	17.31	16.96	S18° 15' 58"W
C34	15.00	090° 00' 00"	23.56	21.21	S43° 13' 28"W
C35	75.00	018° 22' 34"	24.05	23.95	S07° 20' 32"W
C36	75.00	021° 30' 14"	28.15	27.98	S27° 24' 18"W
C37	25.00	090° 00' 00"	39.27	35.36	S06° 54' 13"E
C38	125.00	038° 03' 59"	83.05	81.53	S70° 56' 12"E
C39	15.00	090° 02' 36"	23.57	21.22	N43° 14' 45"E
C40	125.00	092° 38' 38"	202.12	180.81	N45° 30' 43"W

Curve Table					
Curve #	Radius	Delta	ARC	CHORD	CHORD BEARING
C100	690.00	023° 49' 25"	286.90	284.84	N29° 18' 54"E
C101	610.00	010° 46' 40"	114.75	114.58	N40° 42' 57"E
C103	609.88	012° 19' 09"	131.13	130.88	N25° 56' 11"E
C104	610.00	015° 50' 57"	168.74	168.20	N11° 48' 31"E
C105	610.00	005° 29' 16"	58.43	58.40	N01° 10' 20"E



NOTES :

- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
- COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.
- BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
- PORTIONS OF THIS SUBDIVISION ARE LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SOWN ON FLOOD INSURANCE RATE MAPS #19163C0360G EFFECTIVE DATE MARCH 23, 2021 AND IS SUBJECT TO THE REGULATIONS IN CHAPTER 15.44 OF THE CITY CODE ENTITLED "FLOOD DAMAGE PREVENTION". BFE = 688.90.
- OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS A STORM WATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF BUSHES, FENCES, FILL, SHRUBS, STRUCTURES, TREES, AND/OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF STORM WATER RUNOFF.
- SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL STREET FRONTAGES PRIOR TO THE COMPLETION OF RESIDENTIAL CONSTRUCTION FOR EACH LOT, OR AS SO ORDERED BY THE CITY OF DAVENPORT. SIDEWALK ALONG THE JERSEY RIDGE ROAD FRONTAGE SHALL BE CONSTRUCTED AT THE TIME OF STREET CONSTRUCTION OR AS ORDERED BY THE CITY OF DAVENPORT. SIDEWALKS ALONG ALL OUTLOTS WITH ABUTTING STREETS SHALL BE CONSTRUCTED BY THE DEVELOPER AT THE TIME OF STREET CONSTRUCTION.
- OUTLOTS A-C SHALL BE RESERVED FOR REGIONAL STORM WATER DETENTION FACILITIES SERVING THE SUBDIVISION.
- OUTLOT D SHALL BE MAINTAINED AS A DRAINAGE EASEMENT CONTAINING THE 1% CHANCE ANNUAL FLOOD PLAIN.
- THE EASEMENT FOR EAST 60th STREET SHALL BE VACATED WITH THE RECORDING OF THE FINAL PLAT.
- THE DRIVEWAY LOCATED IN THE "DRIVEWAY / DETENTION BASIN EASEMENT" LOCATED IN OUTLOT B SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- STORM WATER DETENTION AND WATER QUALITY TREATMENT ARE REQUIRED FOR THIS SUBDIVISION AND SHALL BE OWNED AND MAINTAINED BY THE OWNER OR HOME OWNERS ASSOCIATION.
- NO LOT SHALL HAVE DIRECT DRIVEWAY ACCESS TO JERSEY RIDGE ROAD.
- LOT 59 SHALL HAVE DRIVEWAY ACCESS ON THE WESTERN RIGHT-OF-WAY OF HEATHER AVENUE, ON THE SOUTHERN HALF LOT OF 59.
- LOT 75 SHALL HAVE DRIVEWAY ACCESS TO E. 59TH STREET ONLY.
- LOT 76 SHALL HAVE DRIVEWAY ACCESS TO SPLENDOR LANE ONLY.
- SUMP LINES SHALL BE LOCATED IN FRONT YARDS.
- THE NORTH SIDE OF JERSEY RIDGE ROAD FROM E 59TH STREET TO LORTON AVENUE SHALL REMAIN FREE AND CLEAR OF LANDSCAPING TO MAINTAIN REQUIRED SIGHT DISTANCE.
- LOT 75 SHALL HAVE A CLEAR ZONE EASEMENT AND IT SHALL REMAIN FREE AND CLEAR OF LANDSCAPING TO MAINTAIN REQUIRED SIGHT DISTANCE.
- SPEED MITIGATION MEASURES SHALL BE DESIGNED IF SO DIRECTED BY THE CITY OF DAVENPORT WITH APPROVAL OF FINAL CONSTRUCTION DOCUMENTS.
- ALL ON-STREET PARKING SHALL BE LIMITED TO ONE SIDE OF THE STREET.
- MAINTAIN 50' BUFFER FROM EXISTING STREAM BANK. FOR ALL STRUCTURES AND ROADWAY PAVING, PEDESTRIAN PATH MAY BE NO CLOSER THAN 25' TO THE STREAM BANK. ALL VEGETATION IN THIS STREAM BANK BUFFER AREA SHALL NOT BE MOWED, EXCLUDING THE PATHS 2' SHOULDER WHICH MAY BE MOWED.
- OWNERS OF LOTS ON WHICH A STREAM BUFFER DRAINAGE EASEMENT IS REQUIRED SHALL MAINTAIN SAID BUFFER AS AN UNDISTURBED NATURAL AREA OR NATIVE PLANTING AREA, NOT ALLOWING VEGETATION TO BE CUT TO A HEIGHT OF LESS THAN SIX INCHES WITHOUT AUTHORIZATION OF THE CITY OF DAVENPORT NATURAL RESOURCES DIVISION
- IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OF THE DRIVEWAY TO REPLACE STANDARD INLET CASTINGS WITH APPROVED DRIVEWAY INLET CASTING IF PROPOSED DRIVEWAY OVERLAPS WITH INLET LOCATION.



TYPICAL SIDEWALK DETAIL
NOT TO SCALE

APPROVED BY:
CITY OF DAVENPORT, IOWA

BY: _____
DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION

BY: _____ DATE: _____

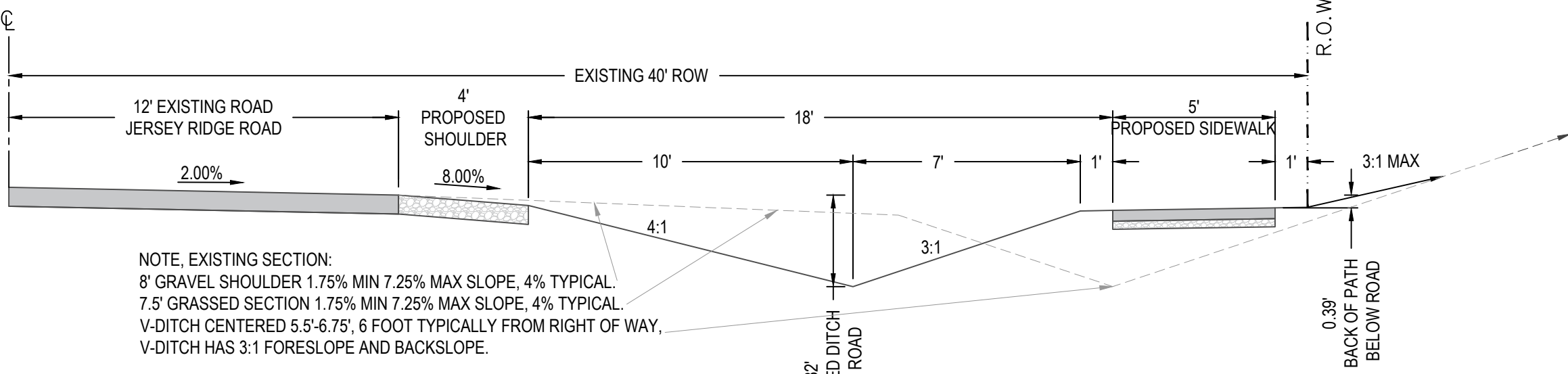
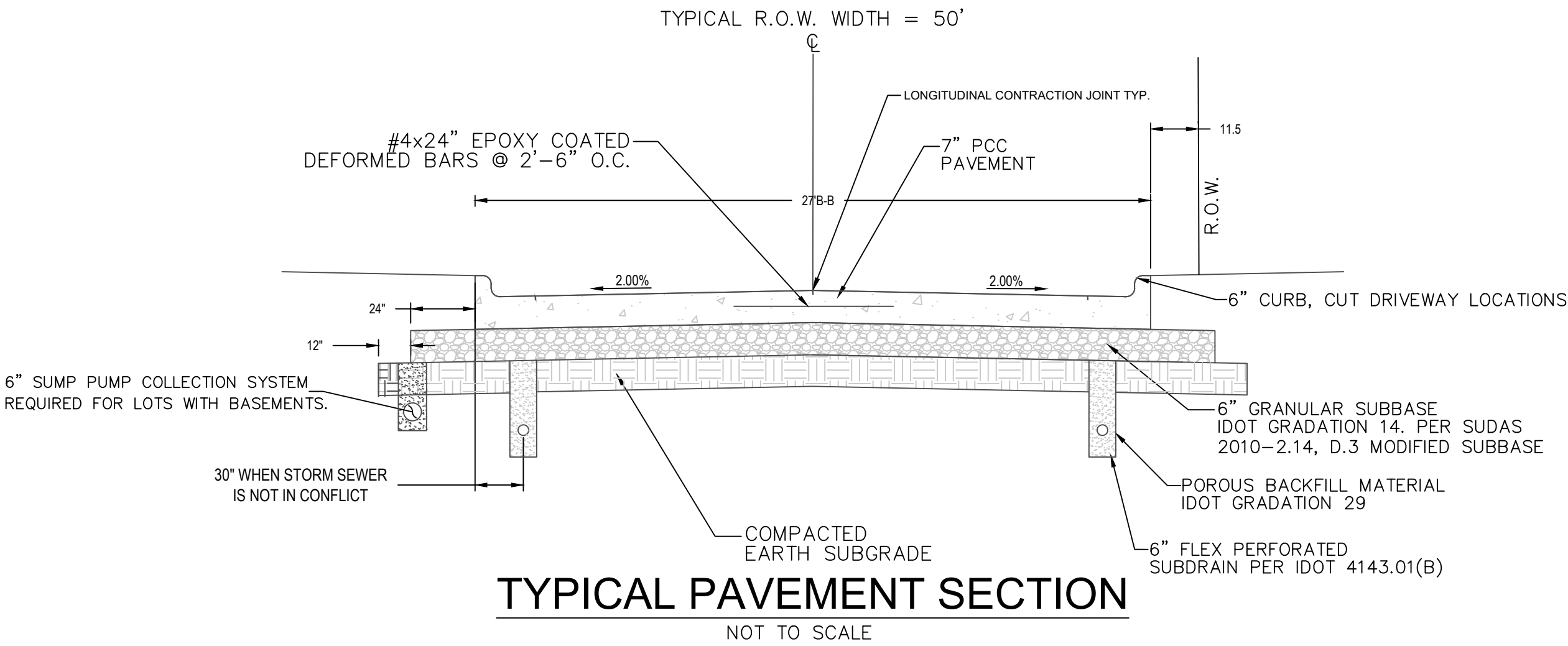
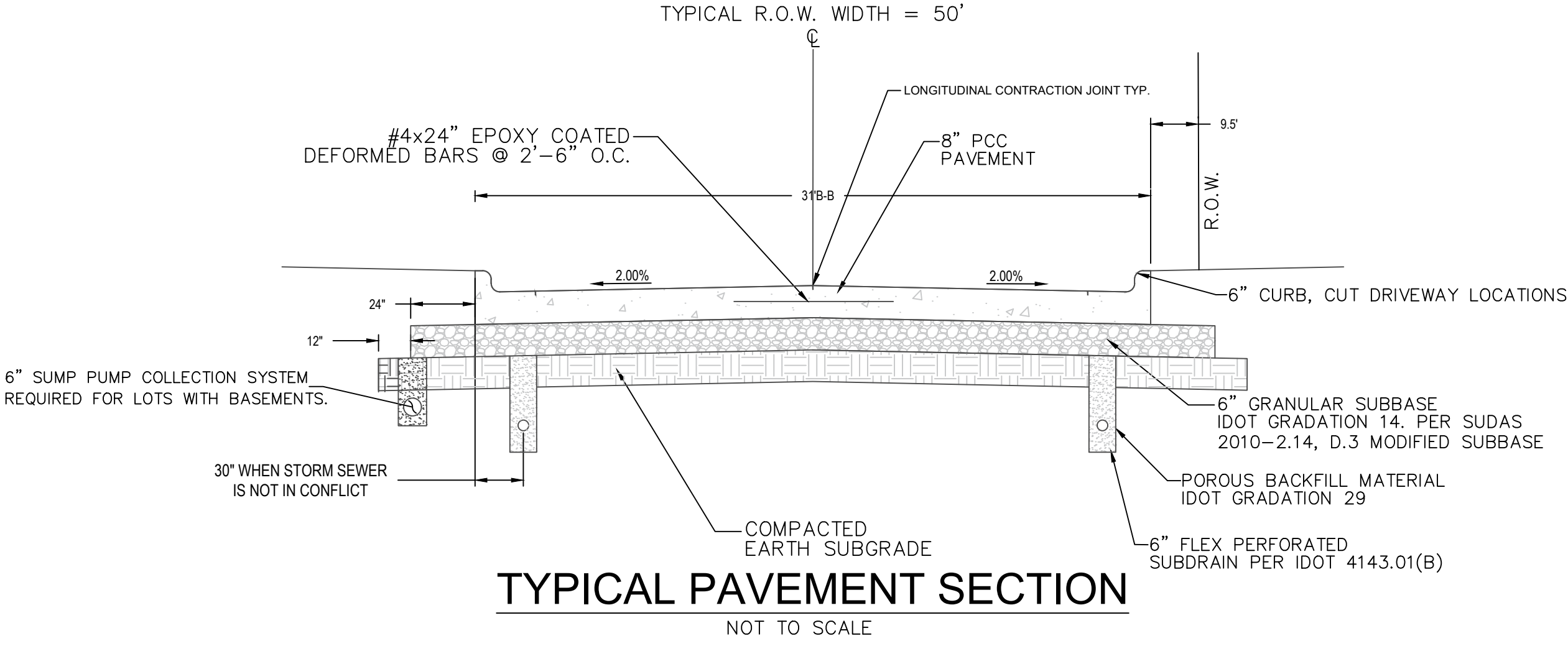
MEDIACOM _____ DATE: _____

IOWA - AMERICAN WATER COMPANY _____ DATE: _____

CENTURY LINK _____ DATE: _____

METRONET _____ DATE: _____

MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

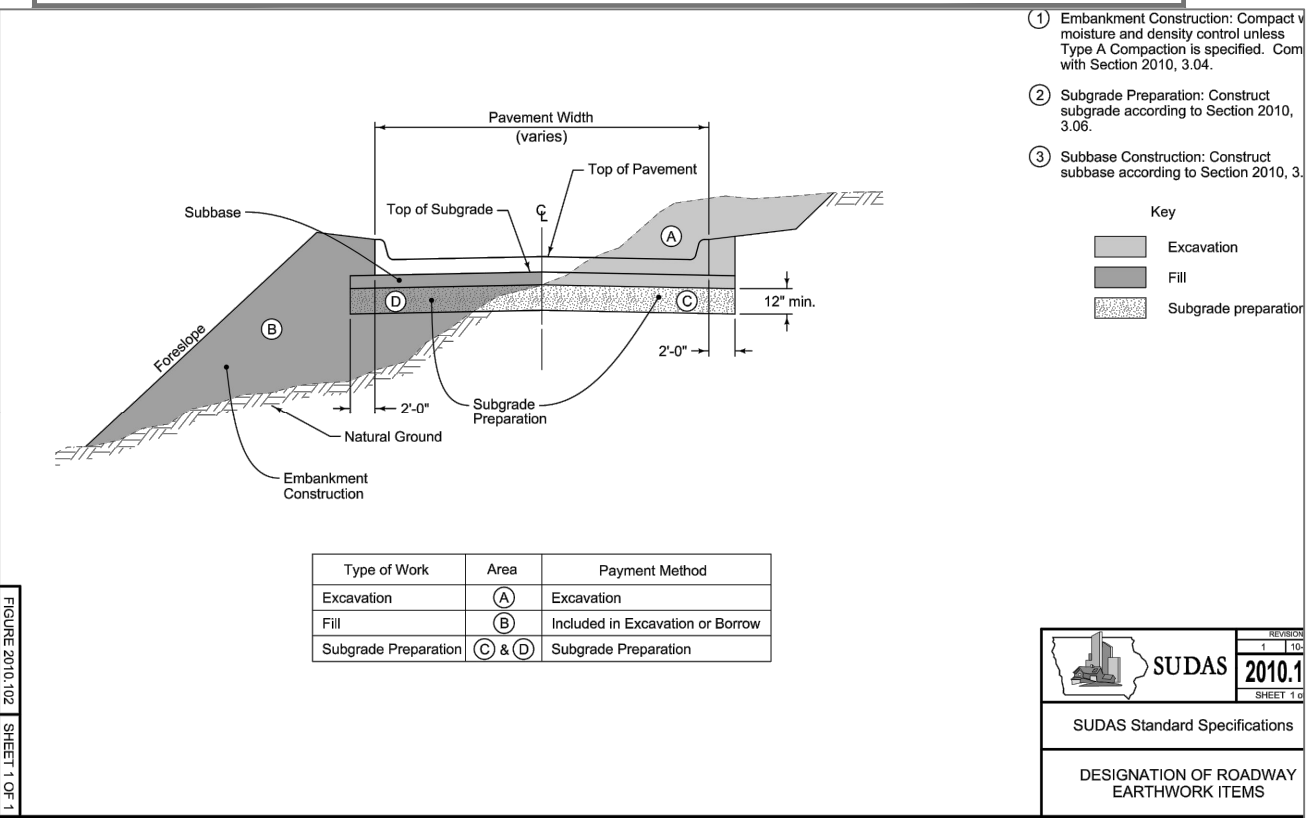


NOTE, EXISTING SECTION:
8' GRAVEL SHOULDER 1.75% MIN 7.25% MAX SLOPE, 4% TYPICAL
7.5' GRASSED SECTION 1.75% MIN 7.25% MAX SLOPE, 4% TYPICAL
V-DITCH CENTERED 5.5'-6.75', 6 FOOT TYPICALLY FROM RIGHT OF WAY,
V-DITCH HAS 3:1 FORESLOPE AND BACKSLOPE.

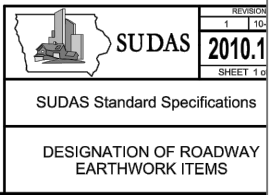
- Owner:**
Splendor Homes, LLC
3885 Kensington Court
Bettendorf, IA 52722
Ph: (563) 592-7999
- Engineer:**
Christopher R. Townsend, P.E.
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386 - 4236
- Surveyor:**
Jerry Rogers, P.L.S.
Townsend Engineering
2224 East 12th Street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

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

R-3 Single-Family and Two-Family Residential Zoning District		
Minimum Front Setback: 25' or Average of Front Setbacks, whichever is less		
Minimum Interior Side Setback: 7'		
Minimum Corner Side Setback: 15'		
Minimum Reverse Corner Side Setback: 25'		
Minimum Rear Setback: 25' or 20% of Lot Depth, whichever is less		



Type of Work	Area	Payment Method
Excavation	①	Excavation
Fill	②	Included in Excavation or Borrow
Subgrade Preparation	③ & ④	Subgrade Preparation



DATE:
3/18/2024

563.386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY:
KLC
CHECKED BY:
BUB
LOCATION BY:
S:\STOJAN\WHITTY

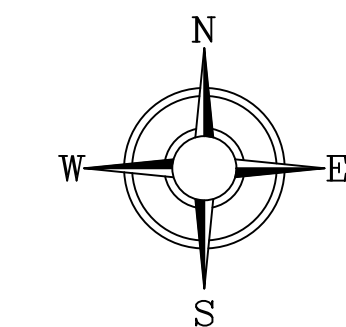
REVISIONS:		
NO.	DESCRIPTION	DATE
1.	7,500 sf area	2-27

PROJECT
PRELIMINARY PLAT
SPLENDOR ESTATES
DAVENPORT, IOWA

DEVELOPER
SPLENDOR HOMES, LLC
3885 KENSINGTON COURT
BETTENDORF, IOWA 52722

SHEET NO.
1
OF
5

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



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.

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 = 
SECTION LINE = 

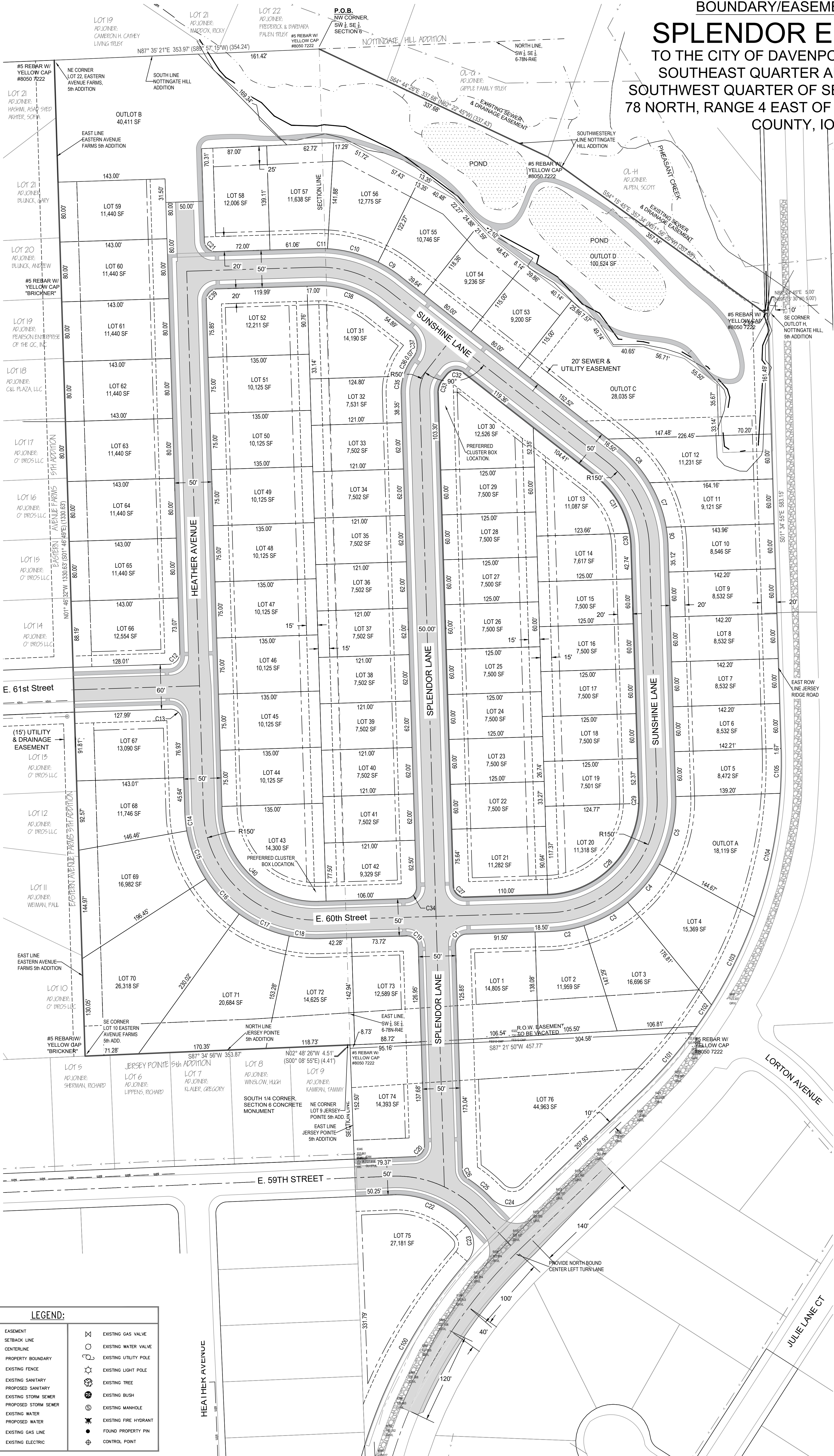


TOWNSEND
ENGINEERING
CIVIL • STRUCTURAL • LAND DEVELOPMENT

SHEET NO.
2
OF
5

PRELIMINARY PLAT
BOUNDARY/EASEMENT PLAN

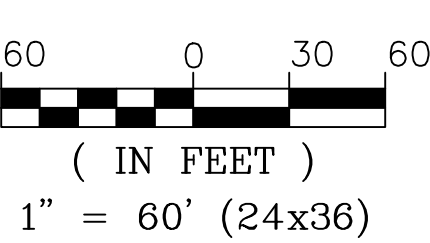
SPLENDOR ESTATES
TO THE CITY OF DAVENPORT, PART OF THE
SOUTHEAST QUARTER AND PART OF THE
SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP
78 NORTH, RANGE 4 EAST OF THE 5TH P.M., SCOTT
COUNTY, IOWA



LEGEND:

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

GRAPHIC SCALE



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.

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 =
SECTION LINE =

TOWNSEND
ENGINEERING

DATE:
3/18/2024

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

DRAWN BY:
KLC

CHECKED BY:
BJB

LOCATION BY:
S:\STOJAN\WHITTY

REVISIONS:
NO. DESCRIPTION

DATE

PROJECT

PRELIMINARY PLAT
BOUNDARY/EASEMENT PLAN
SPLENDOR ESTATES
DAVENPORT, IOWA

DEVELOPER

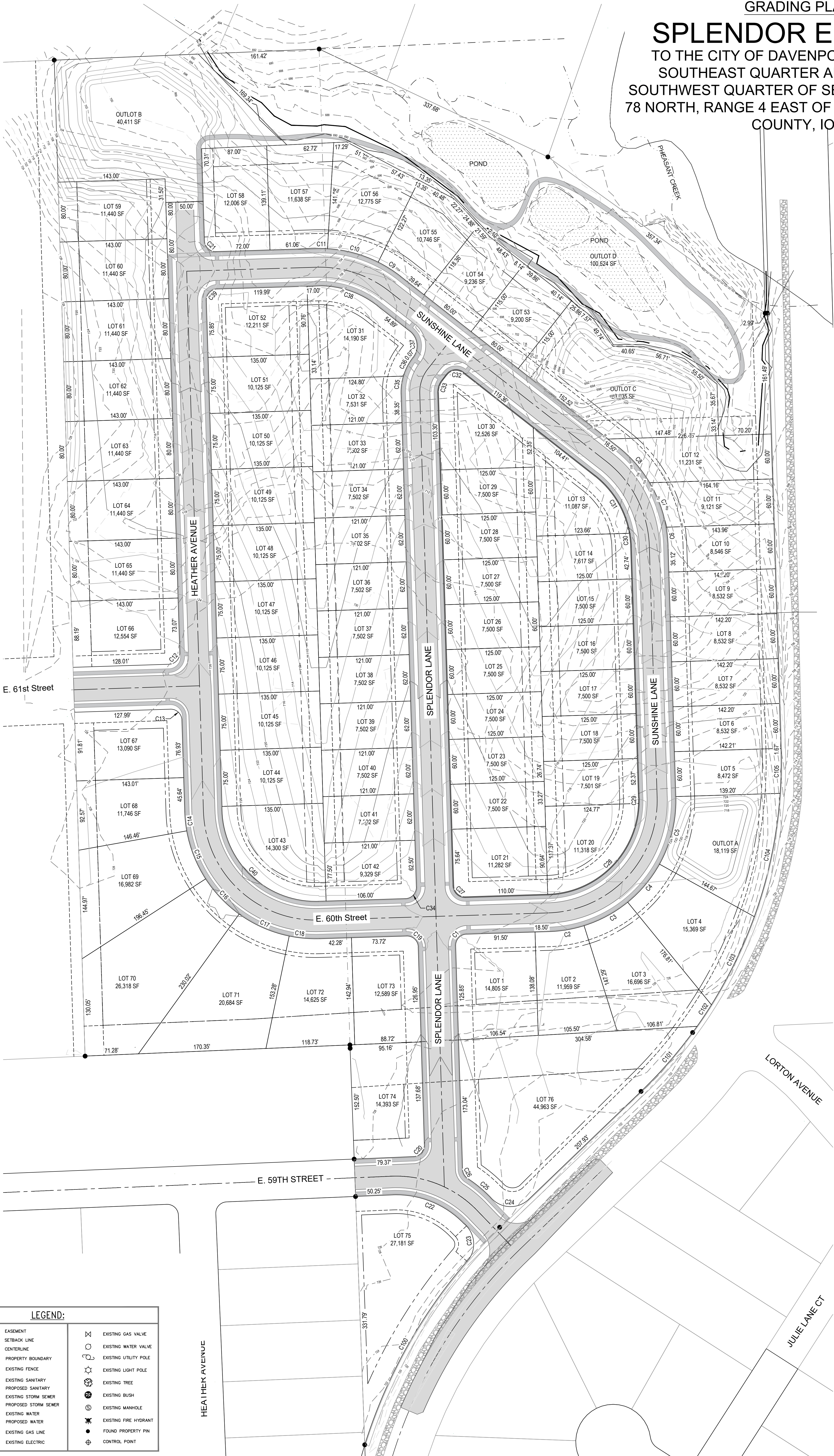
SPLENDOR HOMES, LLC
3885 KENSINGTON COURT
BETTENDORF, IOWA 52722

SHEET NO.

3
OF
5

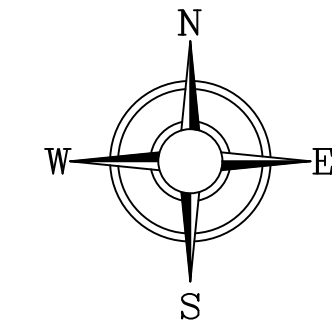
PRELIMINARY PLAT
GRADING PLAN

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

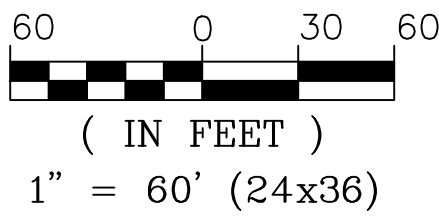


LEGEND:

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---	SETBACK LINE	○	EXISTING WATER VALVE
---	CENTERLINE	⊙	EXISTING UTILITY POLE
---	PROPERTY BOUNDARY	⊙	EXISTING LIGHT POLE
---	EXISTING FENCE	⊙	EXISTING TREE
>---	EXISTING SANITARY	⊙	EXISTING BUSH
>---	PROPOSED SANITARY	⊙	EXISTING MANHOLE
8th---	EXISTING STORM SEWER	⊙	EXISTING FIRE HYDRANT
8th---	PROPOSED STORM SEWER	⊙	FOUND PROPERTY PIN
W---	EXISTING WATER	⊙	CONTROL POINT
W---	PROPOSED WATER	⊙	
---	GAS	⊙	
---	EXISTING GAS LINE	⊙	
---	ELEC	⊙	



GRAPHIC SCALE



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.

LEGEND:

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

TOWNSEND
ENGINEERING

DATE:
3/18/2024

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

DRAWN BY:
KLC
CHECKED BY:
BJB
LOCATION BY:
S: \STOJAN\WHITTY

REVISIONS:		
NO.	DESCRIPTION	DATE

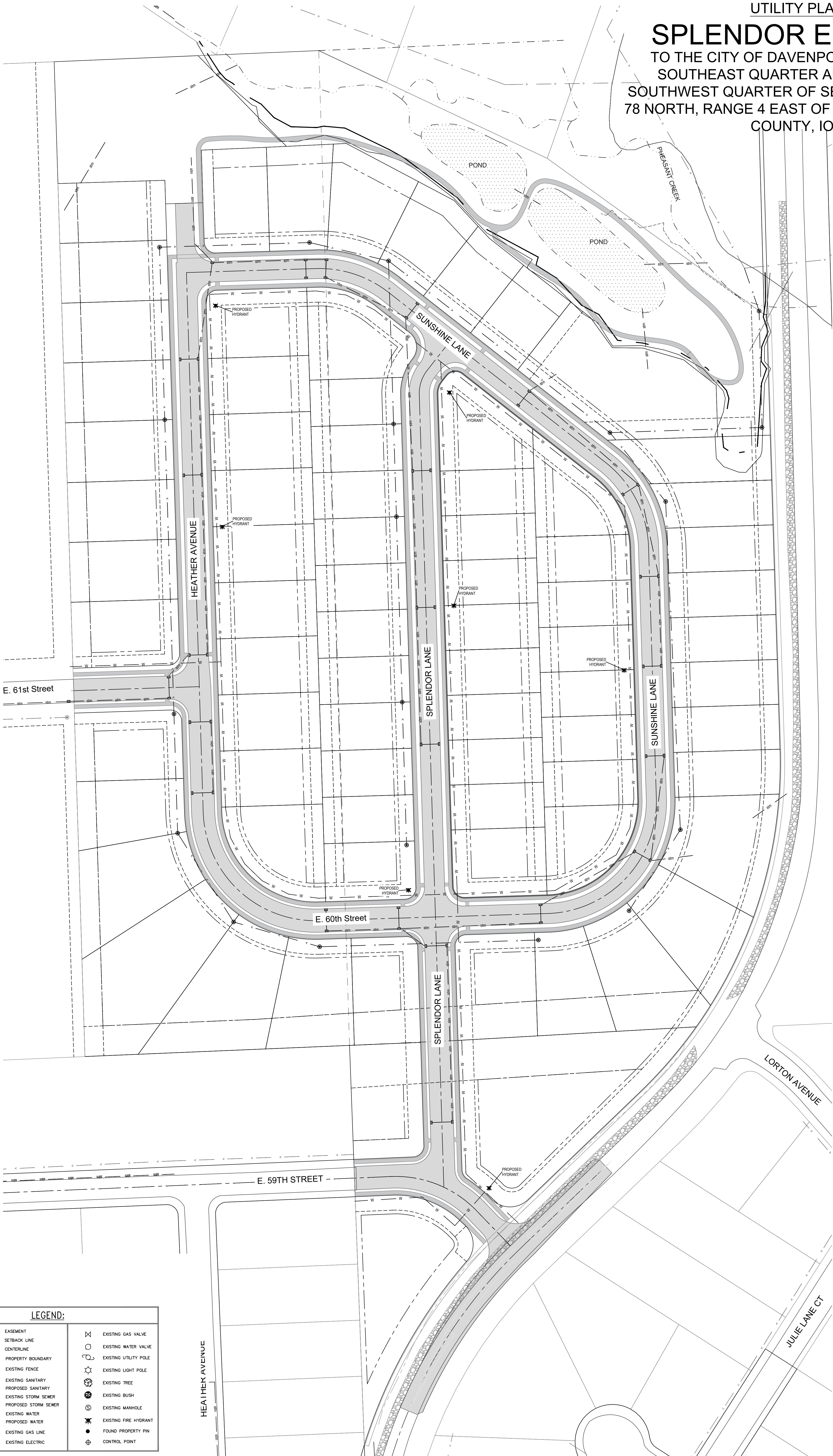
PROJECT
PRELIMINARY PLAT
GRADING PLAN
SPLENDOR ESTATES
DAVENPORT, IOWA

DEVELOPER
SPLENDOR HOMES, LLC
3885 KENSINGTON COURT
BETTENDORF, IOWA 52722

SHEET NO.
4 OF 5

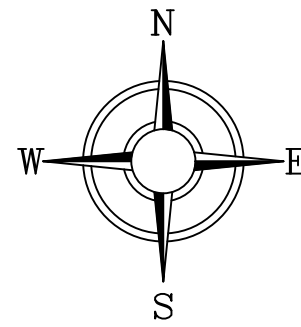
PRELIMINARY PLAT
UTILITY PLAN

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

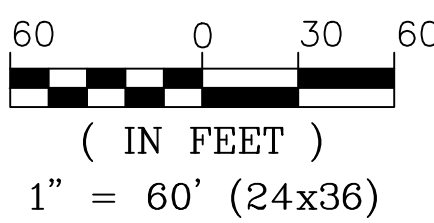


LEGEND:

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



GRAPHIC SCALE



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.

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 = ————
SECTION LINE = ————

TOWNSEND
ENGINEERING
CIVIL • STRUCTURAL • LAND DEVELOPMENT

DATE:
3/18/2024

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

DRAWN BY:
KLC
CHECKED BY:
BJB
LOCATION BY:
S:\STOJAN\WHITTY

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT
PRELIMINARY PLAT
UTILITY PLAN
SPLENDOR ESTATES
DAVENPORT, IOWA

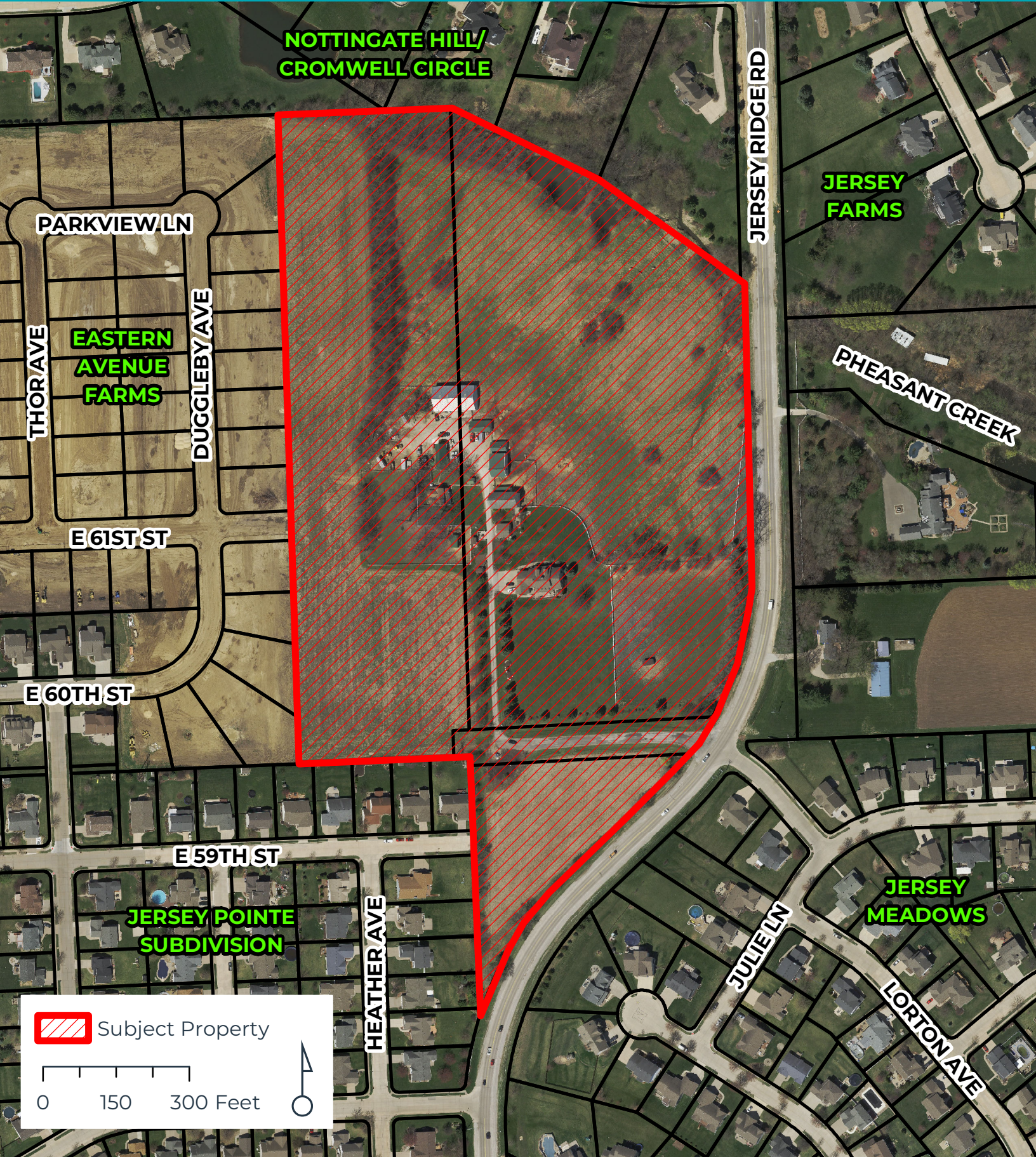
DEVELOPER
SPLENDOR HOMES, LLC
3885 KENSINGTON COURT
BETTENDORF, IOWA 52722

SHEET NO.
5
OF
5



Vicinity Map | Case F24-09

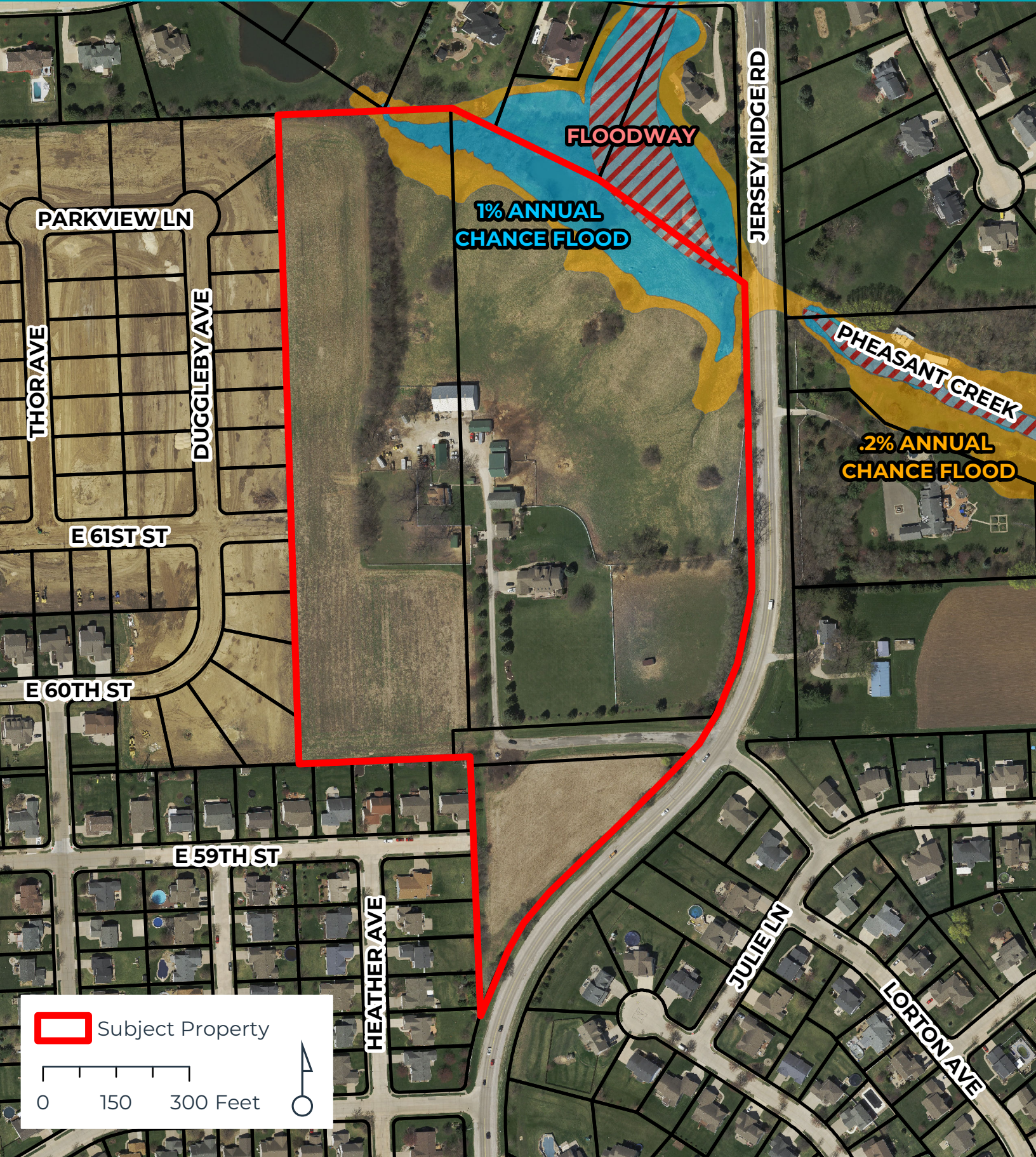
Request of Splendor Homes, LLC for a Final Plat of Splendor Estates First Addition. The 36-lot subdivision is located at 2448 and 2460 East 60th Street on 27.94 acres. [Ward 8]





Floodplain Map | Case F24-09

Request of Splendor Homes, LLC for a Final Plat of Splendor Estates First Addition. The 36-lot subdivision is located at 2448 and 2460 East 60th Street on 27.94 acres. [Ward 8]



 Subject Property

0 150 300 Feet

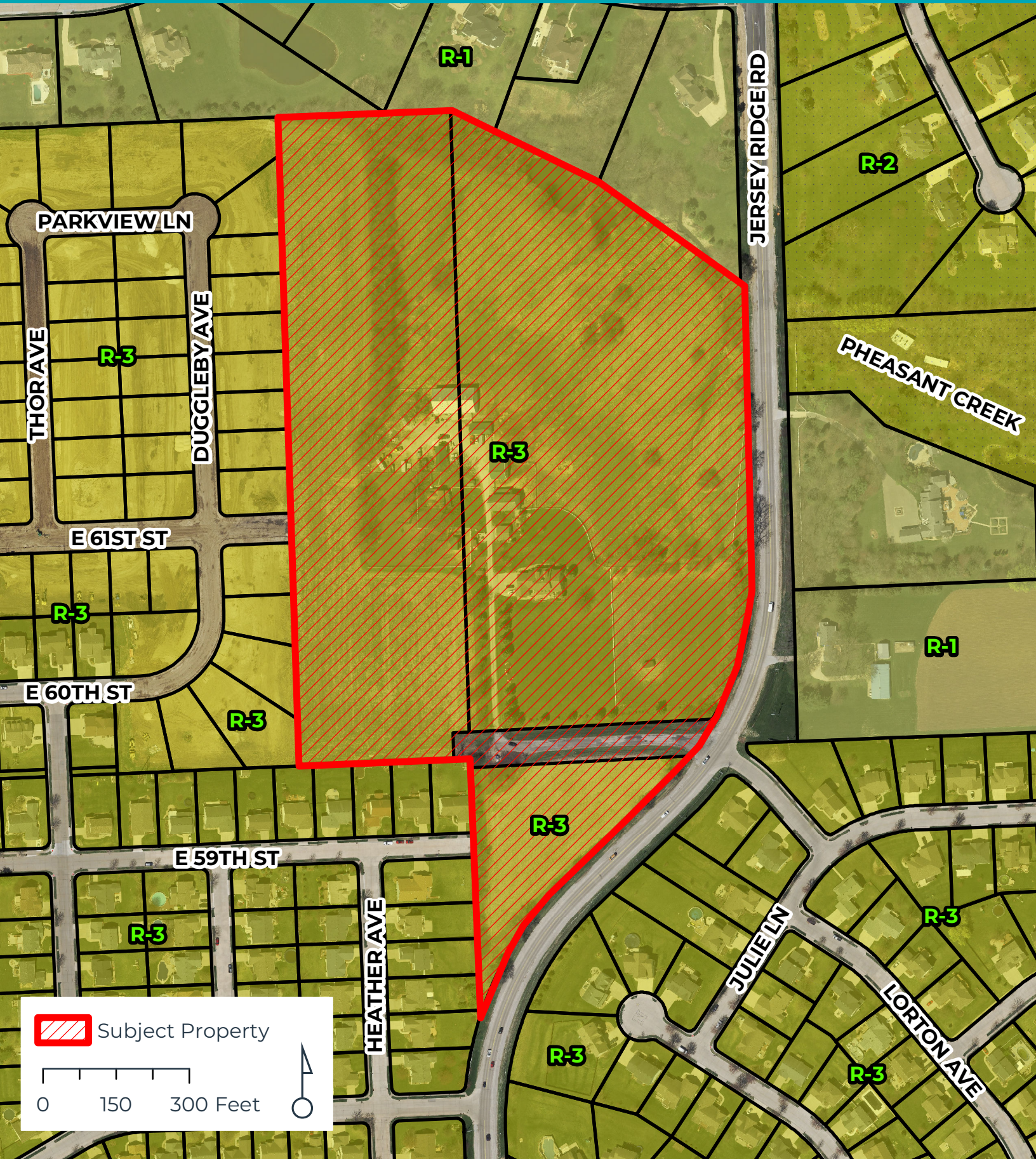




THE CITY OF DAVENPORT IOWA | USA

Zoning Map | Case F24-09

Request of Splendor Homes, LLC for a Final Plat of Splendor Estates First Addition. The 36-lot subdivision is located at 2448 and 2460 East 60th Street on 27.94 acres. [Ward 8]



City of Davenport

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

Action / Date
8/6/2024

Subject:

Case F24-10: Request of Core Properties LLC for a Final Plat of Grand Commercial 1st Addition. The 3-lot subdivision is located at 5001 Grand Avenue on 1.93 acres. [Ward 7]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F24-10 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. A 7.5-foot wide utility easement is required along the perimeter of the north and south lot lines.
4. Sidewalks shall be constructed along all street frontages prior to the completion of construction for each lot, or as so ordered by the City of Davenport.
5. Per city code section 13.34.070, the drainage easement area adjacent to Goose Creek shall contain a minimum fifty-foot vegetated buffer area on both sides of the stream as measured landward horizontally on a line perpendicular to a vertical line marking the top of the existing banks of the stream or drainageway. This area is not to be disturbed during construction, but if it is, this buffer shall be planted with vegetation native to the Midwest region of the United States and maintained as a native grass and forb (flower) no-mow area; kept free of trees, invasive plant species and other obstructions.
6. Include a note stating, "Portions of this subdivision are located within the FEMA determined special flood hazard area subject to inundation by the 1% annual chance flood as shown on flood insurance rate maps #19163C0355H effective date April 11, 2024 and is subject to the regulations in Chapter 15.44 of the Municipal Code entitled "Flood Damage Prevention". BFE = 659.7

Background:

The applicant submitted permits to develop the vacant 1.93 acre parcel into three separate industrial buildings. The purpose of the Final Plat is to place each structure on a separate lot. A shared access easement will be established to provide ingress via a driveway on Grand Avenue. A development plan has been attached to this report as a reference.

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation:

The subject property is designated as **Industry** in the Davenport +2035 Land Use Plan. This land use category designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.

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

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

Zoning:

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

Technical Review:

1. Zoning: The I-1 Light Industrial District does not have a minimum lot area or width requirement. Staff reviewed the proposed development plan alongside the subdivision plat to ensure compliance with setback requirements.
2. Streets: Each lot has frontage along Grand Avenue. A 20 foot Shared Access Easement ensures each lot has ingress and egress via the shared driveway.
3. Storm Water: Storm water detention and water quality treatment are required in this subdivision and will be subject to the applicable ordinances in place at the time of development.
4. Flood: Goose Creek spans the length of the east property line, resulting in a portion of the site being within the floodplain. The drainage easement area adjacent to the creek shall contain a minimum fifty-foot vegetated buffer area on both sides of the stream.
5. Sanitary Sewer: The development will connect to the Grand Avenue sanitary sewer line.
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:

Public notification is not required for a Final Plat.

Attachments:

1. Application
2. Final Plat of Grand Commercial 1st Addition
3. Site Plan
4. Maps



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
SUBDIVISION PLAT
(LAND DIVISION)

APPLICANT INFORMATION

Applicant Name

Luke Miller

Address

4111 E 60th Street

City | State | Zip

Davenport, IA, 52807

Phone

(563) 359-1348

Secondary Phone

E-Mail Address

lmiller@klingner.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 D Miller

Print Applicant's Name


Digitally signed by Luke D Miller
DN: C=US, E=lmiller@klingner.com, O=Klingner &
Associates, OU=Davenport, CN=Luke D Miller
Reason: I am approving this document
Date: 2024.07.10 16:31:34-05'00'

Applicant's Signature

07/10/2024

Date

SUBDIVISION NAME

Grand Commercial 1st Addition

LOCATION DESCRIPTION

Lot 3 Lyngholm 8th addition or parcel P1210-01D

SUBMITTED

NUMBER OF LOTS BY USE TYPE

3

ACRES

1.93

STREETS ADDED

none

PLAT TYPE SUBMITTED:

PRELIMINARY PLAT: §16.16 Requirements ☐

FINAL PLAT: §16.20 Requirements ☐

PRELIMINARY PLAT REQUIREMENTS:

Preliminary Plat ☐

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

FINAL PLAT REQUIREMENTS:

Platting Certificates per §354.11 State Code ☐

Final Plat ☐

GENERAL REQUIREMENTS:

Authorization to Act as Applicant, if needed ☐

Application Fee (REQUIRED) ☐

Subdivision Platting Fee Schedule

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

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

DEVELOPMENT TEAM

Developer / Project Manager

Core Designs - Ryan Carstensen

Address

29 Sandstone Ct

Phone

(563) 570-7116

Secondary Phone

E-Mail Address

ryan@coredesigns.co

Engineer

Klingner & Associates

Address

4111 E 60th Street

Phone

(563) 359-1348

Secondary Phone

E-Mail Address

lmiller@klingner.com

Owner

as above

Address

Phone

Secondary Phone

E-Mail Address

Attorney

Ryan Weber

Address

2322 Kimberly Road Suite 120 W Davenport, IA

Phone

(563) 359-3591

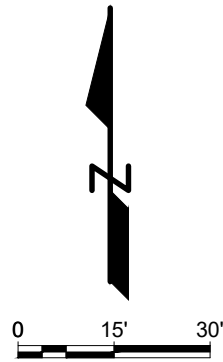
Secondary Phone

E-Mail Address

weberr@gomezmaylaw.com

FINAL PLAT OF
GRAND COMMERCIAL
1ST ADDITION
BEING A REPLAT OF LOT 3,
LYNGHOLM PARK 8TH ADDITION
(DOCUMENT NUMBER 172-96),
CITY OF DAVENPORT, SCOTT COUNTY, IOWA

Description: Replat of Lot 3, Lyngholm Park 8th Addition
Requestor: Core Properties LLC
Proprietor: Core Properties LLC
Surveyor: Luke D. Miller
Survey Company: Klingner & Associates, P.C.
Return To: Klingner & Associates, P.C.
4111 East 60th Street, Davenport, Iowa 52807
lmiller@klingner.com (563) 359-1348



PRELIMINARY
DO NOT
RECORD

CITY OF DAVENPORT, IOWA

BY _____
ATTEST _____
DATE _____

PLAN & ZONE COMMISSION

BY _____
DATE _____

LEGEND

- SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP #222228
- FOUND MONUMENT AS NOTED
- SURVEY BOUNDARY LINE
- - - EXISTING LOT LINES
- - - PROPOSED EASEMENT LINES
- - - BUILDING SETBACK LINES
- - - EXISTING RIGHT OF WAY LINE
- - - SECTION LINE
- 123.45 MEASURED DISTANCE
- (123.45) RECORDED DISTANCE

LEGAL DESCRIPTION:
BEING A REPLAT OF LOT 3,
LYNGHOLM PARK 8TH ADDITION
(DOCUMENT NUMBER 172-96)

BEARINGS BASED ON THE IOWA STATE
PLANE COORDINATE SOUTH ZONE, NAD 83
(2011) EPOCH 2010.00

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

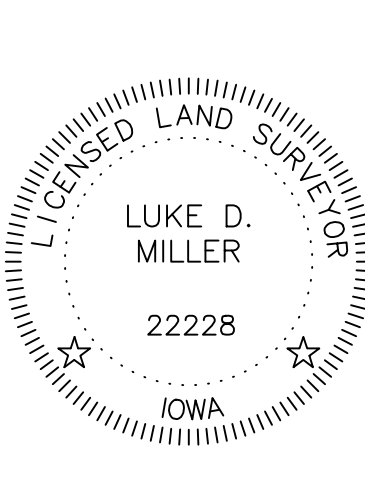
DRAFT

Signature: _____
Date: _____ Reg. No. 22228

My license renewal date is December 31, 2025.

Pages or sheets covered by this seal:

THIS SHEET ONLY.



MIDAMERICAN ENERGY COMPANY

BY _____
DATE _____
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY
MIDAMERICAN ENERGY COMPANY

IOWA-AMERICAN WATER CO.

BY _____
DATE _____

MEDIACOM

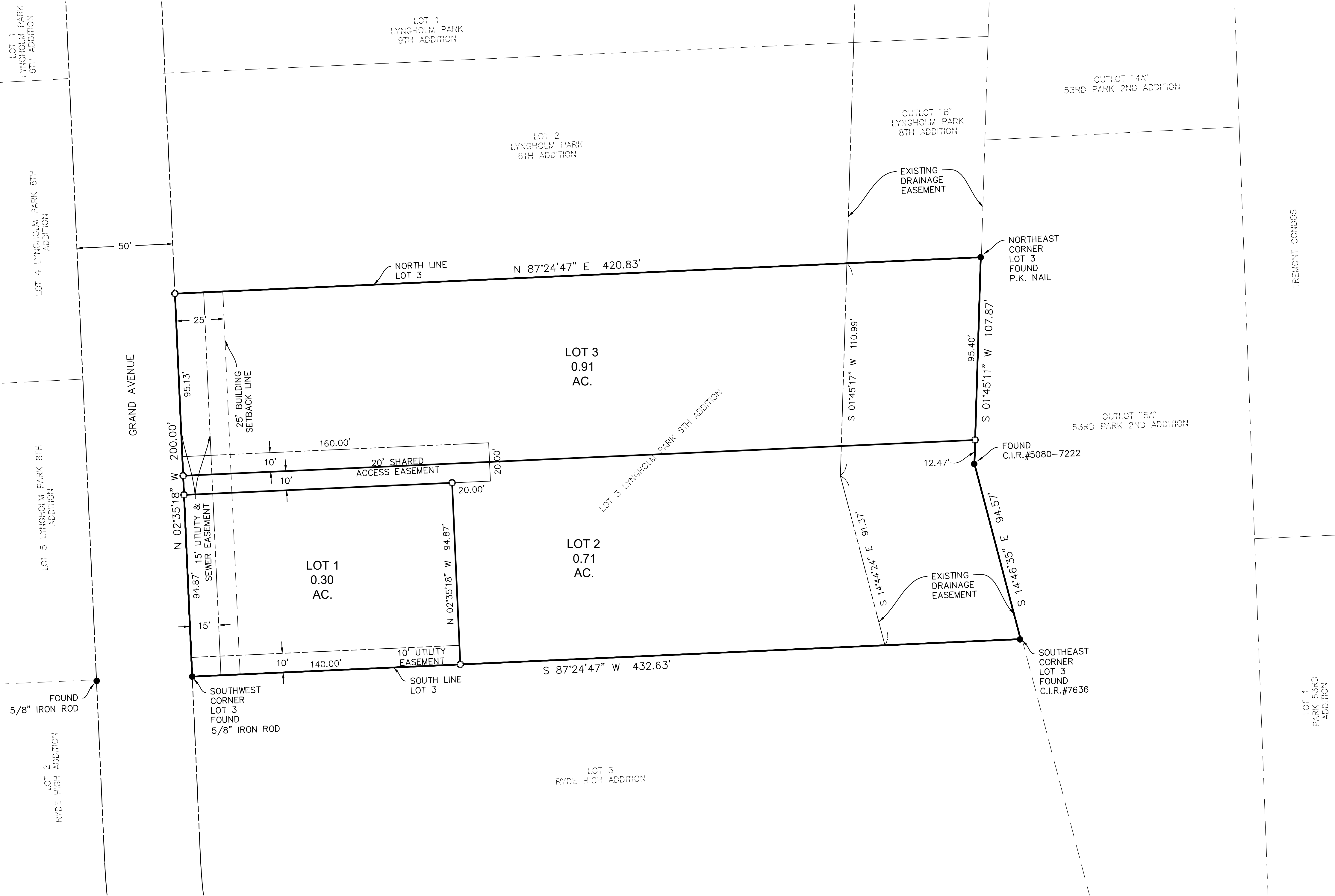
BY _____
DATE _____

CENTURYLINK

BY _____
DATE _____

METRONET

BY _____
DATE _____



KLINGNER & ASSOCIATES, P.C.
Engineers • Architects • Surveyors
www.klingner.com
Davenport, Iowa
4111 East 60th Street
563 359 1348

Quincy, IL, Hannibal, MO
Burlington, IA, Galena, IL
Columbus, MO, Carbondale, IL

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REVISION HISTORY

NO.	DESCRIPTION	DATE	APPV

ISSUED FOR: XXXXX/2023
DRAFT

PRELIMINARY
DO NOT RECORD

FINAL PLAT
CORE DESIGNS, LLC
29 SANDSTONE COURT,
LECLAIRE, IA 52753

Non-Reduced Sheet Size: 24" x 36"
Full sized plans have been prepared using standard scales.
Reduced size plans may not conform to standard scales.

DESIGNED	DRAWN
FIELD	FIELD BOOK
CHECKED	CHECK DATE

FINAL PLAT
PROJECT NO. 23-6061
5-1-2024
SHEET 1 OF 1



Vicinity Map | Case F24-10

Request of Core Properties LLC for a Final Plat of Grand Commercial 1st Addition. The 3-lot subdivision is located at 5001 Grand Avenue on 1.93 acres. [Ward 7]



 Subject Property

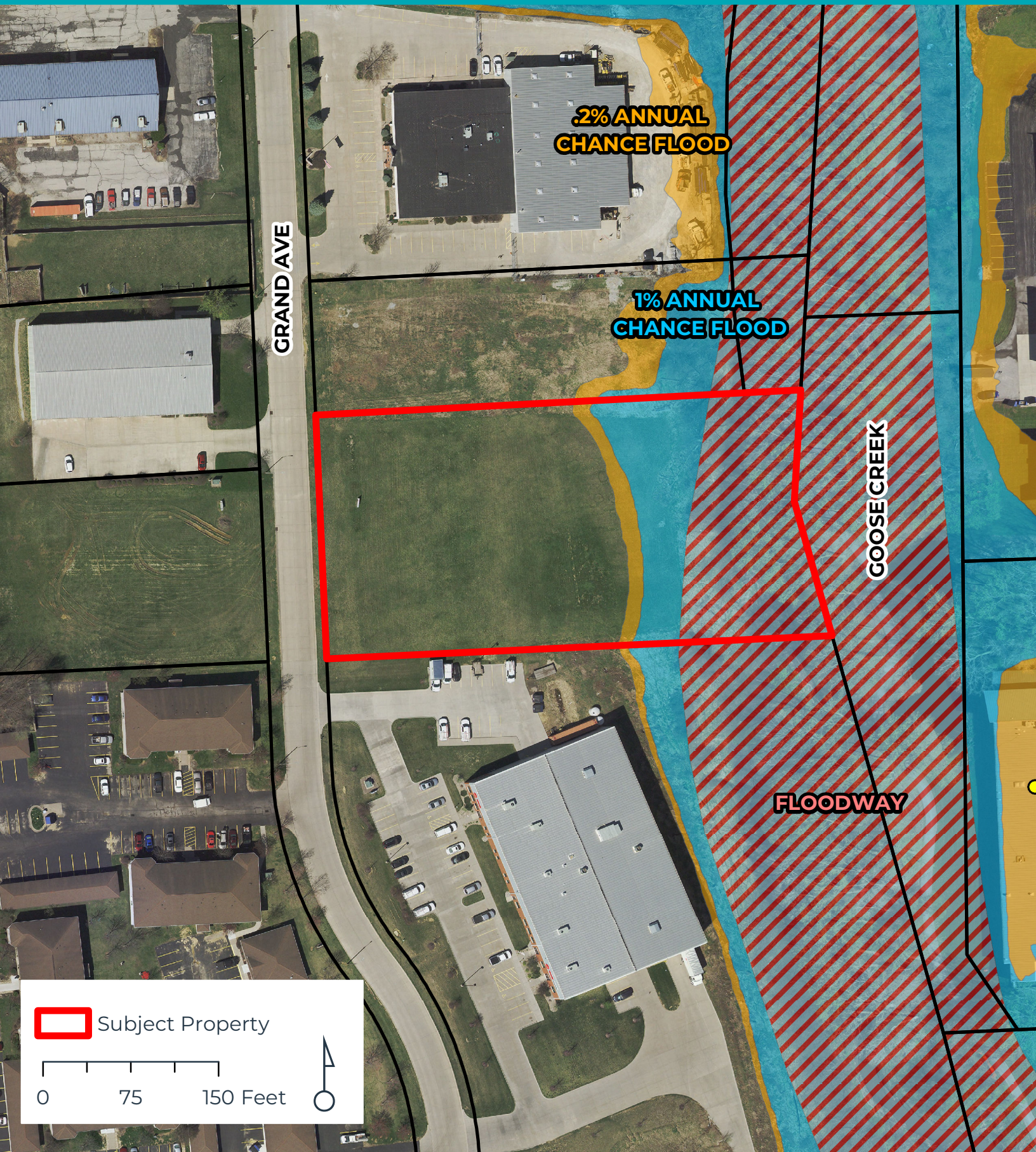




THE CITY OF
DAVENPORT
IOWA | USA

Floodplain Map | Case F24-10

Request of Core Properties LLC for a Final Plat of Grand Commercial 1st Addition. The 3-lot subdivision is located at 5001 Grand Avenue on 1.93 acres. [Ward 7]



 Subject Property

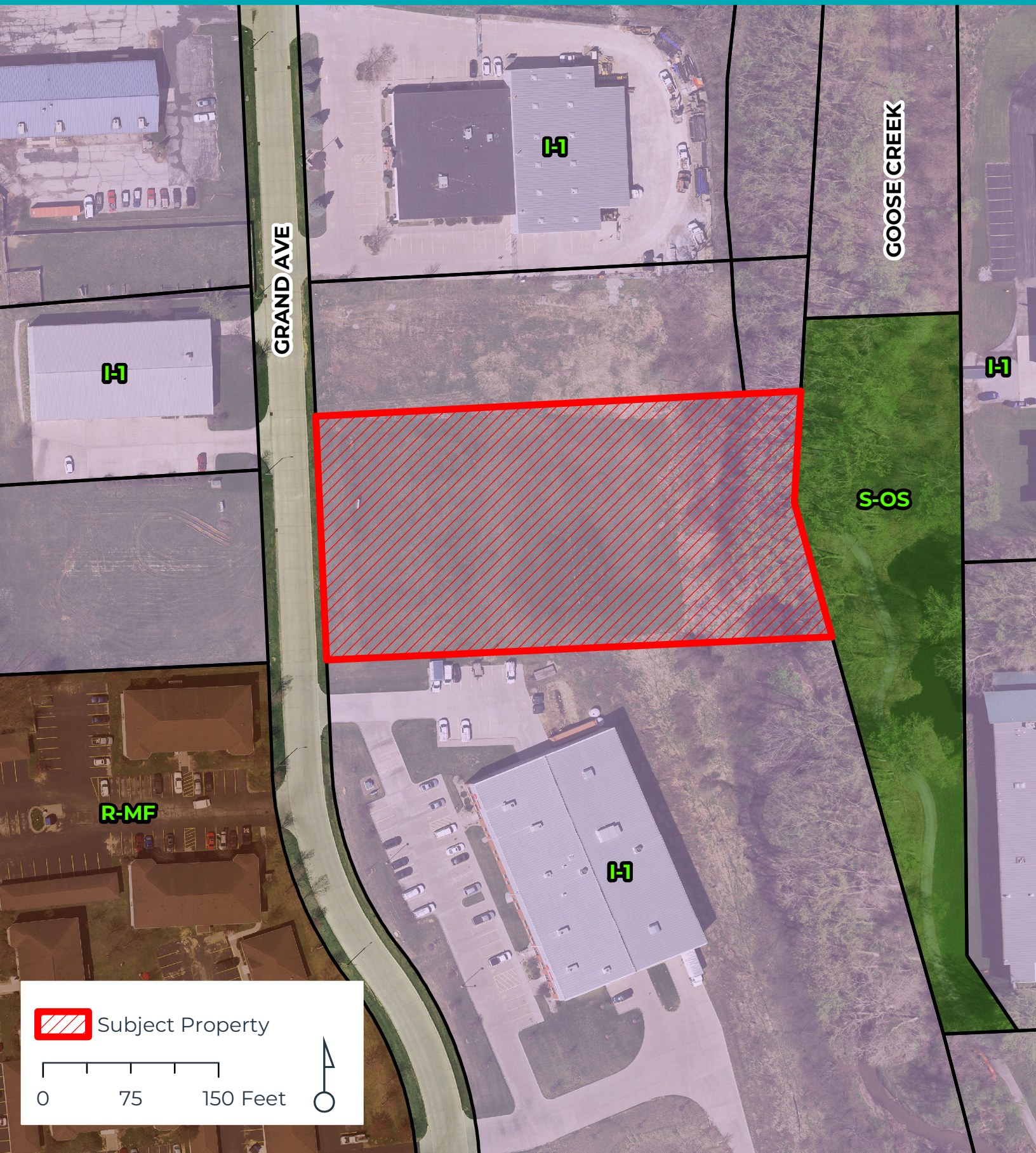
0 75 150 Feet





Zoning Map | Case F24-10

Request of Core Properties LLC for a Final Plat of Grand Commercial 1st Addition. The 3-lot subdivision is located at 5001 Grand Avenue on 1.93 acres. [Ward 7]



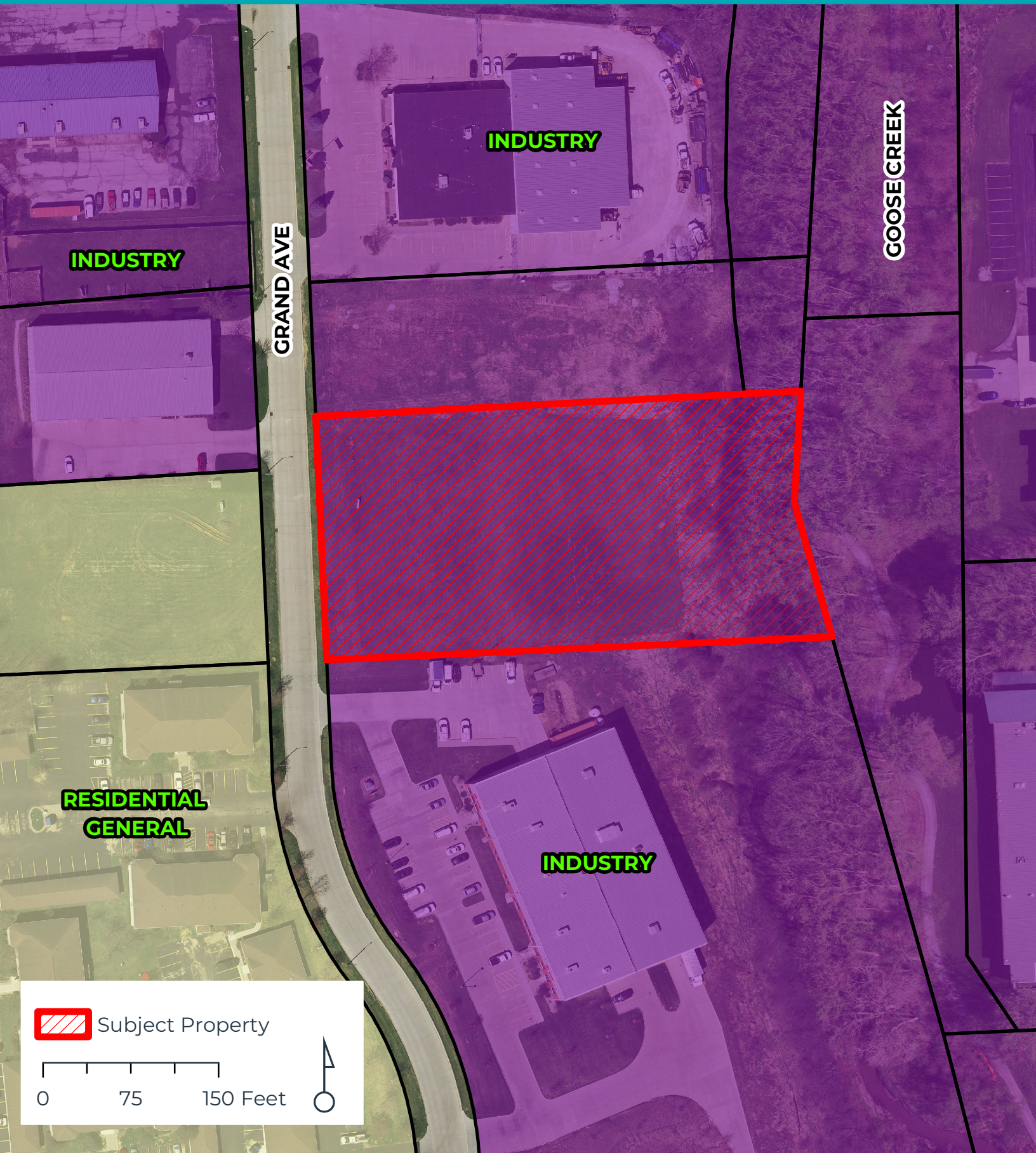
 Subject Property





Future Land Use Map | Case F24-10

Request of Core Properties LLC for a Final Plat of Grand Commercial 1st Addition. The 3-lot subdivision is located at 5001 Grand Avenue on 1.93 acres. [Ward 7]



Subject Property

0 75 150 Feet



City of Davenport

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

Action / Date
8/6/2024

Subject:
Election of Officers

Recommendation:
Elect a Chairperson, Vice-Chairperson, and Secretary.

Background:
The Commission shall elect from its membership a Chairperson, Vice-Chairperson, and Secretary. The officers' duties shall be those described in the attached Bylaws. All positions shall hold office for a period of one year or until his/her successor is elected.

Current Officers:

1. Chairperson: Robert Inghram
2. Vice-Chairperson: Barbara Maness
3. Secretary: David Tallman

Attachments:

1. Plan & Zoning Commission Bylaws

**BYLAWS AND RULES OF PROCEDURE
CITY PLAN AND ZONING COMMISSION
DAVENPORT, IOWA**

**UPDATED AND ADOPTED
May 31, 2022**

1 Officers

1.1 Officers

1.1.a Chairperson

- 1) The position of Chairperson is hereby established.
- 2) The Chairperson shall preside at all meetings of the Commission.
- 3) The Chairperson shall have general charge of the business of the Commission.
- 4) The Chairperson shall appoint all committees.
- 5) The Chairperson shall perform such other duties as are usually exercised by the Chairperson of a Commission or as specifically authorized by the Commission.

1.1.b Vice-Chairperson

- 1) The position of Vice-Chairperson is hereby established.
- 2) The Vice-Chairperson shall act in the capacity of Chairperson in the absence of the Chairperson.
- 3) In the event the office of Chairperson becomes vacant, the Vice-Chairperson shall succeed to this office for the unexpired term and the Commission shall elect a successor to the office of Vice-Chairperson for the unexpired term.

1.1.c Secretary

- 1) The position of Secretary is hereby established.
- 2) The Secretary shall attend all regular and special meetings and public hearings and shall call the roll of those members present.
- 3) The Secretary shall present a record of those meetings to the Commission.
- 4) The Secretary shall act in the capacity of Chairperson in the absence of the Chairperson and the Vice-Chairperson.

1.2 Election of Officers and Appointment of Committees

1.2.a Officers of the Commission shall be elected at the first regularly scheduled meeting of the Commission in July and shall hold office for one year or until their successors are elected.

1.2.b Any vacancy of a position may be filled at any Regular or Special Meeting after such vacancy.

1.2.c As needed, the Chairperson shall appoint committees and the chairperson of each.

2 Public Hearings

- 2.1 The Commission shall hold public hearings before consideration of Comprehensive Plan amendments, Zoning Ordinance text amendments, Zoning Maps amendments, or the vacation of Right-of-Way.
- 2.2 Notice of the time and place of the hearing will be given not less than 4 and no more than 20 days prior to such hearing by one publication in a newspaper of general circulation.
- 2.3 The notice procedures outlined in Section 17.14.020 of the Zoning Code shall be followed.
- 2.4 The public will be allowed to speak to any of the open petitions on the public hearing, with a maximum of five (5) minutes at the discretion of the Chair.

3 Meetings

3.1 Regular Meetings

- 3.1.a The monthly meetings of the Commission shall be held on the Tuesday preceding the first and third Wednesday of the month at 5:00 p.m.
- 3.1.b All Regular Meetings shall be held at City Hall unless otherwise specified.
- 3.1.c In the event that all elected officers should be absent or unable to attend to the duties of their office, the members of the Commission may, at any Meeting, appoint a Chairperson pro-tempore or a Secretary pro-tempore, who shall attend to all the duties of such office until such officer shall return or be able to attend to their duties.

3.2 Special Meetings

- 3.2.a Special Meetings of the Commission may be called by the Chairperson and held at any time or place fixed in the call with proper notice.
- 3.2.b Any three or more members of the Commission may request in writing to staff to call a Special Meeting.

3.3 Notice of Meetings

- 3.3.a The Staff shall file with the Deputy City Clerk the time and place of all Commission meetings, together with a copy of the Agenda and previous meeting minutes at least twenty-four hours in advance of the meeting.

- 3.3.b A copy of the agenda and minutes together with such additional material as the Staff deems appropriate shall be given to each member of the Commission.

3.4 Quorum

- 3.4.a Roll call of members shall start each Commission meeting.
- 3.4.b Fifty percent of the appointed membership shall constitute a quorum for the transaction of business at all Commission meetings.
- 3.4.c Without a quorum, no business will be transacted and no official action on any matter will take place.

3.5 Order of Business

Agenda

Public Hearing

- 1) Roll Call by Secretary
- 2) Report of Old Business
- 3) Report of New Business
- 4) Adjournment

Regular Meeting

- 1) Roll Call by Secretary
- 2) Report of City Council Activity
- 3) Secretary's Report
- 4) Comprehensive Plan Report
- 5) Zoning Activity Report
- 6) Subdivision Activity Report
- 7) Other Business
- 8) Future Business
- 9) Communications
- 10) Adjournment

3.6 Voting

- 3.6.a Voting will be roll call, called by the Secretary, and will be recorded by yeas and nays or present. A vote of Present will have the effect of a nay vote.
- 3.6.b Every member of the Commission, excluding the Chairperson, is required to cast a vote upon each motion. The Chairperson may vote upon a motion in the case of a tie occurs or to cause a tie to occur. If a tie occurs following the vote of the Chairperson, a negative

recommendation will be forwarded to the City Council.

3.6.c A member may abstain only if the member believe there is a conflict of interest as provided in Subsection 3.7.

3.6.d Members shall be physically present at the meeting in order to exercise their vote. Proxy voting, mail voting or telephone voting are prohibited. If deemed necessary (i.e. declared pandemic, health, etc.) the Chairperson may permit a virtual attendance and virtual voting on a temporary basis.

3.6.e The affirmative vote of a majority of those members voting shall be required for the exercise of powers or functions conferred or imposed upon the Commission, but less than a quorum of the members may meet and adjourn from time to time until a quorum is present.

3.7 Conflict of Interest

3.7.a A member of the Commission must abstain from participating in a matter before the Commission when the member has a conflict of interest or an appearance of impropriety.

3.7.b Conflict of interest shall mean a direct and personal interest in the outcome of the proceedings. An appearance of impropriety shall mean an apparent conflict of interest based on objective standards.

3.7.c A member of the Commission shall declare their conflict or appearance of impropriety as soon as the matter comes before the Commission for discussion or as soon thereafter as the member becomes aware of the appearance of impropriety or conflict. Thereafter, the member shall take no part in the discussion or vote on the matter.

4 **Meeting Attendance**

4.1 Commission members are expected to attend all regular and special Committee and Commission meetings and public hearings of the Commission.

4.2 Prior to any scheduled Meeting, members shall notify the appropriate city Staff regarding any excused or anticipated absences.

4.3 Failure to attend meetings as outlined in Section 2.64.070 of the City Code may be subject to forfeiture of appointment.

5 **Communications**

5.1 Only the Chairperson shall speak, make statements, comment on social meeting, or issue news releases on behalf of the entire Commission pertaining to its

actions, attitudes and/or actions. Any member of the Commission may express their personal opinion on matters not before the Commission, provided their expressly state their comments are as a private citizen and not as a member of the Commission.

- 5.2 It is the policy of the Commission that members not attend private meetings whose principal purpose is to discuss business that is before the Commission, unless such attendance is approved by the Commission prior to the meeting.
- 5.3 Ex Parte means communication between one or more Commission members and a party or third person outside of the duly scheduled meetings on an issue pending before the Commission. Ex Parte communications should be avoided because they raise the issue of due process and fairness. In the event a situation arises where they occur, the member(s) shall place on the public record the sum and substance of the communication to enable interested persons to rebut the communications.
- 5.4 Any written communication to a Commission member(s) shall be reported and presented to the entire Commission and shall be included in the public record.

6 Duties

- 6.1 The duties of the Commission include:
 - 6.1.a Review, advise, and make recommendations regarding revisions to the Comprehensive Plan.
 - 6.1.b Review and make recommendations on subdivision plans and other development proposals to ensure that they are in conformance with the Comprehensive Plan of the City of Davenport and that the provisions of the Subdivision ordinance are fulfilled.
 - 6.1.c Review and make recommendations to the City Council on the vacation of public rights-of-way of streets and alleys.
 - 6.1.d Review and make recommendations to the City Council on proposed changes to the Zoning Ordinance, altering the map or text, in conformance with the Comprehensive Plan and City Code.

7 Committees

- 7.1 Executive Committee
 - 7.1.a The Executive Committee is a standing committee of the Commission which consists of the Chairperson, Vice-Chairperson and Secretary.

7.1.b The duties of the Executive Committee are:

- 1) Annual review of the bylaws and make recommendations of any possible changes to the full Commission for consideration.
- 2) Consideration of items to be brought to the Commission as a whole which are not considered by any other committee in existence or appointed by the Chairperson.

7.2 Comprehensive Plan Committee

7.2.a The Comprehensive Plan Committee, being the whole Commission, is tasked with supporting the maintenance and implementation of the Comprehensive Plan of the City of Davenport.

7.2.b The Chairperson may appoint subcommittees to study particular issues if they choose to do so.

7.3 Special Committees

7.3.a Special Committees as may be deemed necessary or advisable by the Commission may be created from time to time by resolution of the Commission at any Meeting called for that purpose.

7.3.b The Chairperson of the Commission shall appoint one member of each Committee the Chairperson thereof, and the Committee shall meet at such times and places as directed by the Chairperson of the committee or at the regularly scheduled time and place of a particular committee meeting.

7.3.c The members of the Committees shall serve for one year or until their successors are appointed or in the case of Special Committees, until their work is completed. Any vacancy in a Committee shall be filled by the Chairperson of the Commission.

8 Staff

8.1 The Director of Development & Neighborhood Services or the designated representative shall serve as staff to the Commission.

8.2 The Staff shall be responsible for preparation of the Agenda and for the provision of all staff support and reports to the Commission and its Committees. The Staff shall provide to the Commission all reports pending on its upcoming agenda at least 24 hours prior to the scheduled meeting. Action may be deferred on any agenda item not meeting this requirement.

8.3 The Staff shall be responsible for the maintenance of all records, reports and correspondence.

9 New Commissioner Orientation and Training

9.1 Orientation

9.1.a Following appointment to the Commission and as soon as possible, new Commissioners shall attend an orientation session with the Commission Chair and Staff. At this meeting the following topics shall be among those covered.

- Duties of the Commission
- The Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, and Flood Damage Prevention Ordinance
- Meeting attendance
- Commission bylaws, including conflict of interest and ex-parte contact
- Commissioner decorum

9.1.b Staff will provide new Commissioners with links to relevant documents and training materials, or provide hard copies upon request.

9.2 Training

9.2.a Commissioners shall be offered the opportunity for training through invitations to webinars hosted by the Bi-State Regional Commission and other sources. The costs of attendance shall be the responsibility of the individual Commissioner, or through full or partial reimbursement by the City if funds are available.

10 Rules of Order

10.1 Parliamentary Procedure

10.1.a Roberts Rules of Order, Revised, will serve as a guide for the Commission meetings in all cases where these rules do not provide for the procedures to be followed.

10.2 Amendments

10.2.a The foregoing bylaws, or any part thereof, may be amended at Meeting of the Commission where not less than three days' notice has been given to all members of the Commission and a copy of the proposed amendment sent with the notice, providing, however, its shall require an affirmative vote by the majority of the Commissioners present to make any amendment or change in the bylaws.

10.3 Delays in Processing

- 10.3.a Issues brought before the Commission for recommendation shall be considered in a timely manner. Any issue under consideration by the Commission or one of its Committees, which has been tabled, postponed or returned for additional supporting information shall be returned to the agenda of the appropriate body on or before its sixth meeting following the tabling, postponing or returning for additional information.
- 10.3.b Should the requested information not be submitted in the amount of time provided for above, the Commission or Committee may make a recommendation based on the information available or it may return the petition, request, etc. to the part submitting it for future resubmission after making a determination that the petition, request, etc. is incomplete and after listing the requisite information to complete it.