

ZONING BOARD OF ADJUSTMENT MEETING

CITY OF DAVENPORT, IOWA

Thursday, December 12, 2024; 4:00 PM

City Hall | 226 West 4th Street | Council Chambers

The Zoning Board of Adjustment holds public hearings to consider hardship variances, special uses, and interpretation appeals.

I. Call to Order

II. Secretary's Report

1. Consideration of the November 14th, 2024 ZBA Minutes.

III. Old Business

1. Request SU24-06 of Jens Baker on behalf of Mound Street Development at 1019 Mound Street for a Special Use for a proposed third-floor reception facility per Table 17.08-1 of the Davenport Municipal Code. [Ward 5]

IV. New Business

1. Request SU24-07 of Joe Sampson/M&C Creative Properties on behalf of Grace Marine at 354 W. 76th ST for a Special Use to operate a proposed boat dealership (defined in zoning code as heavy retail establishment which allows for a 'recreational vehicle'/boat dealership). Table 17.08-1 of the DMC requires a Special Use for a boat dealership in the C-3 Zoning District. [Ward 8]
2. Request SU24-08 of Davenport Parks Department for Special Use at 1819 Ridgeview DR for two (2) 70-foot baseball field luminaire poles. Section 17.09.020.E.2. 'Exterior Lighting Exceptions' requires a Special Use for luminaires exceeding 65 feet. [Ward 8]
3. Request SU24-09 of Nukhba Grewal on behalf of NG Stores LLC for a Special Use at 102 E. Kimberly RD STE N for retail alcohol sales. Table 17.08-1 requires a Special Use for retail alcohol sales in the C-C City Centre Zoning District. [Ward 7]
4. Request HV24-14 of Brett Hunter at 925 W. 7th ST for a Hardship Variance to expand a nonconforming secondary access drive off of West 7th Street. Section 17.09.030.K.4. requires property with an alley to be accessed from the alley. [Ward 3]

V. Other Business

VI. Adjourn

City of Davenport

Department: Development & Neighborhood Services

Contact Info: Scott Koops | 563-326-6701

Action / Date

12/12/2024

Subject:

Consideration of the November 14th, 2024 ZBA Minutes.

Recommendation:

Background:

Attachments:

1. ZBA Minutes 2024-11-14



MINUTES

Zoning Board of Adjustment

November 14, 2024



By this reference all reports, documents, presentations, videos and the hearing's video recording are incorporated into the minutes.
See the following link: <https://www.youtube.com/user/DavenportToday/videos> Zoning Board of Adjustment 10-24-2024

I. Call to Order:

Chairman Darland called the Zoning Board of Adjustment (ZBA) meeting to order in City Hall Council Chambers, Davenport, Iowa at approximately 4:01 p.m.

Members Participating: Galliard, Kleffmann, Darland
Excused: Boyd-Carlson.
Staff present: Berkley, Koops, City Attorney representative

II. Secretary's Report:

Minutes were approved for the 2024-10-24 ZBA Hearing by voice-vote (3-0).

III. Old Business:

1. None.

IV. New Business:

1. **Request SU24-06 of Jens Baker on behalf of Mound Street Development at 1019 Mound Street for a Special Use for a proposed third-floor reception facility. Table 17.08-1 of the DMC requires a Special Use for a reception facility in the C-V Village of East Davenport Zoning District. [Ward 5]**

Koops presented the staff report to the Board.

Findings & Staff Recommendation:

- there is no effective way to limit the facility's capacity beyond the allowed 649-person occupancy
- the use will generate off-street parking demand anywhere from 120 to 325 parking spaces
- no private off-street parking lot exists or is proposed with this facility
- existing public parking lots are presently overly burdened without adding additional demand
- the impact of the proposed use will contradict the stated purpose of the Village's zoning district which is to "preserve and enhance the smaller-scale, historic character of the Village"
- none of the three approval standards have not been met

Staff recommends denial of request SU24-06.

The petitioner addressed the Board.

The Board heard the case and made a motion to table the request until more information was available regarding the occupancy numbers and so that additional parking arrangements might be negotiated.

Motion:

Kleffmann moved to table the request to December 12th, 2024, seconded by Galliard.

Kleffmann, yes; Galliard, yes; and Darland, yes. The motion carried unanimously (3-0).

V. Other Business

None.

VI. Adjourn

The meeting adjourned unanimously by voice vote at approximately 5:03 p.m.

City of Davenport

Department: Development & Neighborhood Services

Contact Info: Scott Koops | 563-326-6701

Action / Date

12/12/2024

Subject:

Request SU24-06 of Jens Baker on behalf of Mound Street Development at 1019 Mound Street for a Special Use for a proposed third-floor reception facility per Table 17.08-1 of the Davenport Municipal Code. [Ward 5]

Recommendation:

The applicant has requested the item remain tabled until the January 9th, 2025 ZBA Public Hearing Meeting.

Background:

Attachments:

1. 1019 Mound Packet from Nov 14 2024

**The applicant has requested the item remain
tabled until the January 9th, 2025
ZBA Public Hearing Meeting**

Department: Development & Neighborhood Services
Contact Info: Scott Koops | 563-326-6701

**Action / Date
11/14/2024**

Subject:

Request SU24-06 of Jens Baker on behalf of Mound Street Development at 1019 Mound Street for a Special Use for a proposed third-floor reception facility. Table 17.08-1 of the DMC requires a Special Use for a reception facility in the C-V Village of East Davenport Zoning District. [Ward 5]

Recommendation:

Background:

Attachments:

1. Staff Report -1019 Mound ST - reception facility
2. Application
3. Floor Plan for Event Space 10-31-24 Final Copy
4. Vice Commodore Scott Clements - Comments Regarding Parking
5. EXAMPLE NOTICE LETTER SU24-06 - 1019 Mound ST
6. SU24-06 Adjacent Owner Notice List 1019 Mound ST



Request SU24-06 of Jens Baker on behalf of Mound Street Development at 1019 Mound Street for a Special Use for a proposed third-floor reception facility. Table 17.08-1 of the DMC requires a Special Use for a reception facility in the C-V Village of East Davenport Zoning District. [Ward 5]

Code Review | "Reception Facility"

Special Use Required

TABLE 17.08-1: USE MATRIX																						
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Reception Facility	S	S	S	S				S	S	P	P		S	S	P			P	S			Sec. 17.08.030.X

Definition: A facility that provides hosting and rental services of a banquet hall or similar facilities for private events including, but not limited to, wedding receptions, holiday parties, and fundraisers, with food and beverages that are prepared and served on-site or by a caterer to invited guests during intermittent dates and hours of operation. Live entertainment may be provided as an ancillary use as part of an event. A reception facility is not operated as a restaurant with regular hours of operation.

Principal Use Standards:

1. A general admission fee or any other monetary donations (payment at the door to the general public) for entrance is prohibited, with the exception of fundraisers or events for bona fide non-profit organizations, places of worship, or educational facilities.
2. When allowed in the residential districts and S-AG District, a minimum lot size of two acres is required. Fifty-foot minimum setbacks are required along all lot lines.

Background

The subject property is in a proposed mixed-use commercial area where it is common to have apartment dwellings or other commercial business above first floor higher traffic commercial businesses. The purpose statement of the Village of East Davenport states in part “preserve and enhance the smaller-scale, historic character of the Village”. The proposed reception facility use in the “Village Market Place” building will be located in the remodeled third floor of 1019 Mound St, which is a three-story commercial building. ***The Zoning Board of Adjustment is tasked with evaluation of the proposed site for the requested use and determination of whether the proposed use would have a detrimental impact to adjacent properties and the Village as a whole.***

The Fire Marshal and the Building Department have determined the capacity for the third-floor reception facility to be 649 persons (see petitioner submitted Eplan Exhibit "B", sheet A0). During Zoning Administrator discussions with the Fire Department, the Fire Marshal has indicated that there is no effective way to place a more restrictive limit on the facility's capacity other than what is allowed by Fire Codes.

The site has a few (3 to possibly 7) private off-street parking spaces to the north of the building which are (likely) shared by all building floors. The petitioner has stated that the business would utilize City off-street parking facilities. (More discussion of this topic is located in the "Approval Standards" portion of this Report). Issues that are of potential concern are:

Traffic congestion: People searching for parking can cause traffic to slow down, which can lead to longer queues and block other cars. Double-parked cars, parking on the grass, cars jumping the curb, cars parked in the park, strain on Police/parking enforcement resources

Safety issues: Parking issues can lead to safety concerns for motorists and pedestrians.

Economic impact: Poor parking management can lead to decreased revenue for businesses.

Property values: Poor parking management can lead to decreased property values.

Submitted Plans

Cover Sheet "Attachment B" Sheet A0



1 Site Plan
1" = 40'-0"

APPLICABLE CODES

1. Building: 2015 International Building Code with Local Amendments, refer to City Code Chapter 15.12
2. Electrical: 2020 National Electrical Code with State and Local Amendments, refer to City Code Chapter 15.16
3. Plumbing: 2021 State of Iowa Uniform Plumbing Code with Local Amendments, refer to City Code Chapter 15.28
4. Mechanical: 2021 International Mechanical Code with Local Amendments, refer to City Code Chapter 15.24
5. State of Iowa Rule 661.303 Energy Conservation Code
6. NFPA 54, Fuel Gas Code, Current Edition

PROJECT DIRECTORY

Street Address
1019 Mound St
Davenport, IA 52803

Owners
Jens Baker
jbaker@apexconstructionconsultants.com
Matt Schmitt
mattschmitt@gmail.com

Contractor
Jeff McArtor
MCS INC
(319) 330-4232
jeff@mcartorconstruction.com

Architect
Joseph Architectural Group, P.C.
4510 42nd Avenue
Rock Island, Illinois 61201
Joseph A. Gusse
(309) 786-9920
joseph@jag-architects.com

Local Jurisdiction
Davenport Public Works
1200 E 46th St
Davenport, IA 52807

CODE DATA

2015 IBC

PROJECT DESCRIPTION:

Renovation of third story into an event center

BUILDING SIZE:

Third Story: 4,940 SF

CONSTRUCTION TYPE:

Type 3-B (Ch. 6, Table 601)

OCCUPANCY:

Group A2 banquet hall: 75' tall (Table 504.3) 3 Stories (Table 504.4), 28,500 SF per story (Table 506.2)

SPRINKLER:

Provided: NFPA 13 (Section 903.3.1.1)

EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM:

Required in accordance with Section 907.5.2.2

OCCUPANTS:

Assembly Standing: 3,220 NSF / 5 NSF per occupant = 644 occupants
Kitchen: 305 GSF / 200 GSF per occupant = 2 occupants
Business: 221 GSF / 100 GSF per occupant = 3 occupants
(NSF = actual occupied area, does not include toilet rooms, corridors, etc.)
Total = **649 occupants**

EXIT ACCESS TRAVEL DISTANCE (Table 1017.2):

250 feet

EXIT SEPARATION:

1/3 largest diagonal measurement of building

CALCULATED MINIMUM STAIRWAY WIDTH (Section 1005.3.1 Exception 1):

649 occupants x 0.2 inch per occupant = 129.8 inches

129.8 inches / 3 stairways = 43.3 inches per stairway

REQUIRED MINIMUM STAIRWAY WIDTH:

44 inches (Section 1011.2). This is greater than 43.3 inches, so 44 inches is the actual required minimum stairway width.

MINIMUM OTHER EGRESS COMPONENTS WIDTH (Section 1005.3.2 Exception 1):

649 occupants x 0.15 inch per occupant = 97.4 inches

97.4 inches / 3 exit access doors = 32.5" per door

MINIMUM EXITS REQUIRED: (Table 1006.3.1)

(3) exits each with minimum 34" wide door clearance

EXITS PROVIDED:

See plans

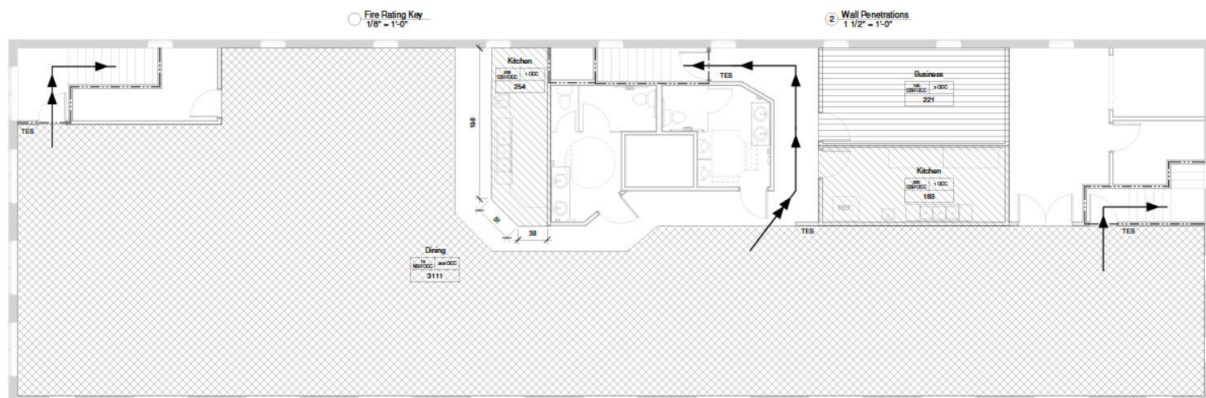
EMERGENCY & EXIT LIGHTS:

Provided at all exits with battery back up lit path to public way (inside & outside), see Electrical

FIRE EXTINGUISHERS:

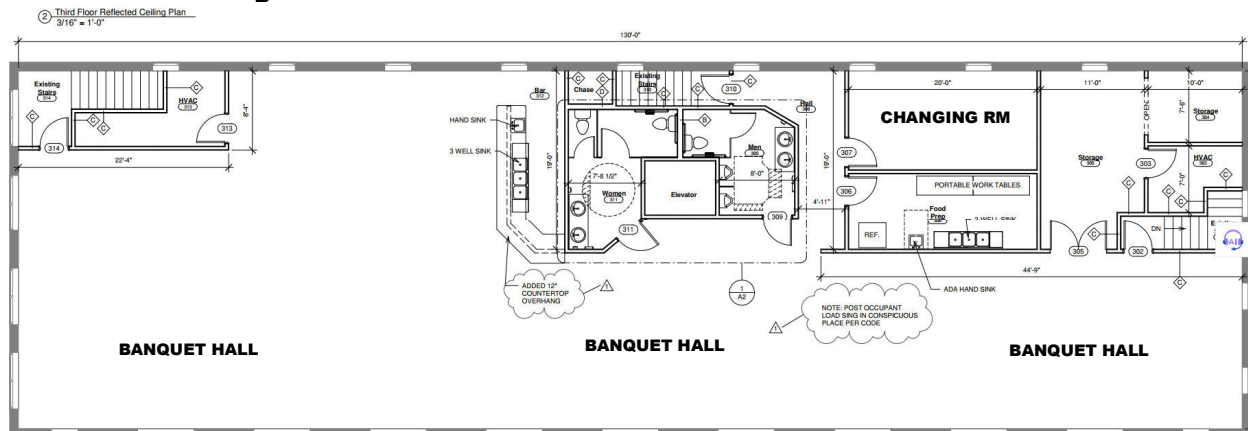
Ordinary (moderate) hazard occupancy (1 per 3,000 S.F. maximum) (2015 IBC Table 906.3(1), 2015 IFC Section 906, and NFPA 10) verify tenant build-out
5 LB. - 2A10BC extinguishers - verify with fire marshal for locations
75 feet maximum travel distance to extinguisher

"Life Safety Plan" Sheet A00 "Attachment B"

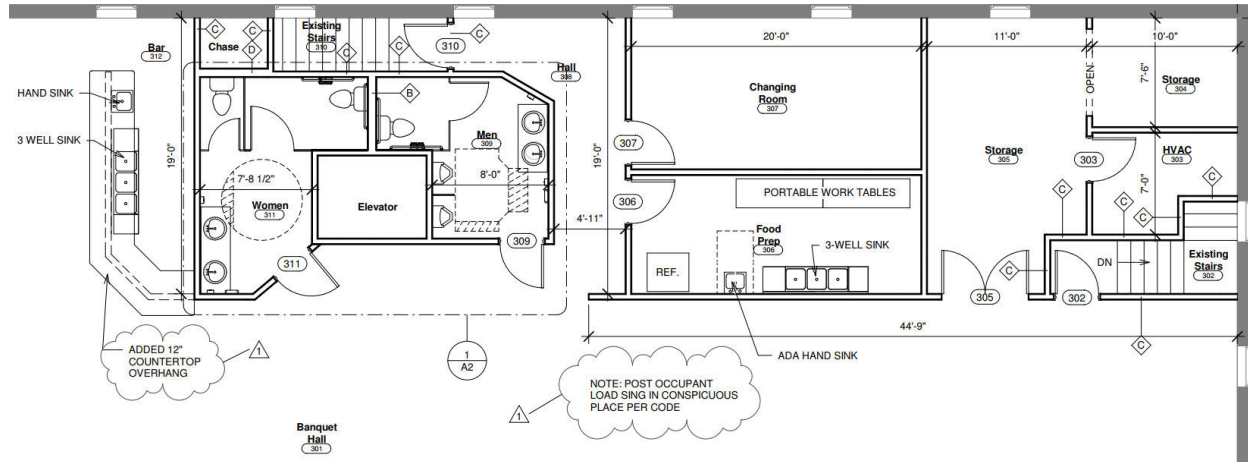


1 Third Floor Life Safety Plan
3/16" = 1'-0"

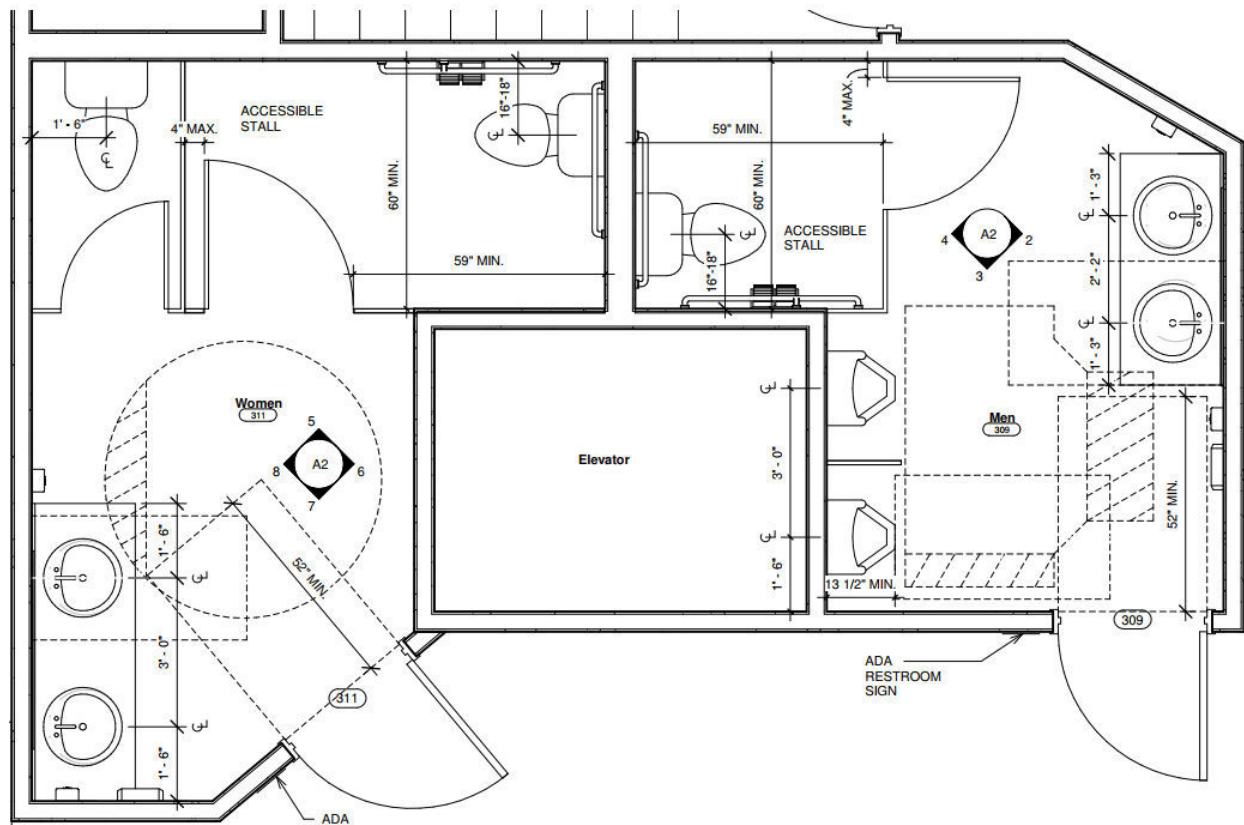
"Reflected Ceiling Plan" Sheet A1 "Attachment B"



"Reflected Ceiling Plan" Sheet A1 (Detailed View) "Attachment B"



Restrooms – Detailed View Sheet A1 "Attachment B"



"Attachment C-1"



"Attachment C-2"



"Attachment C-3"



City Staff Exhibits

City Public Parking & Private Leased Yacht Parking

RED = Leased Private Parking



City Staff Exhibits

Scott Clements – Vice Commodore | Marina Operations

From: Bley, Stephanie <Stephanie.Bley@davenportiowa.com>

Sent: Monday, November 4, 2024 2:57 PM

To: Koops, Scott E. <Scott.Koops@davenportiowa.com>

Subject: FW: [EXT] Re: Tenant Newsletter Content Due

From: Scott Clements <sfclements@gmail.com>

Sent: Friday, September 20, 2024 11:03 AM

To: Bley, Stephanie <Stephanie.Bley@davenportiowa.com>

Subject: [EXT] Re: Tenant Newsletter Content Due

Stephanie,

I will think on that, the only issues we usually have are with parking lots. Big events across the street overwhelm the lots, we get people parking in the fire lane, on top of our fuel tank, almost anywhere you can think. As far as the marathon, going forward, I would suggest moving the turnaround to the upper lot, already free 24-hr parking, it is larger, just leave the front row for boat owners. Just a suggestion.

I will let you know if I come up with anything for your newsletter, but nothing comes to mind.

Thanks again,

Scott

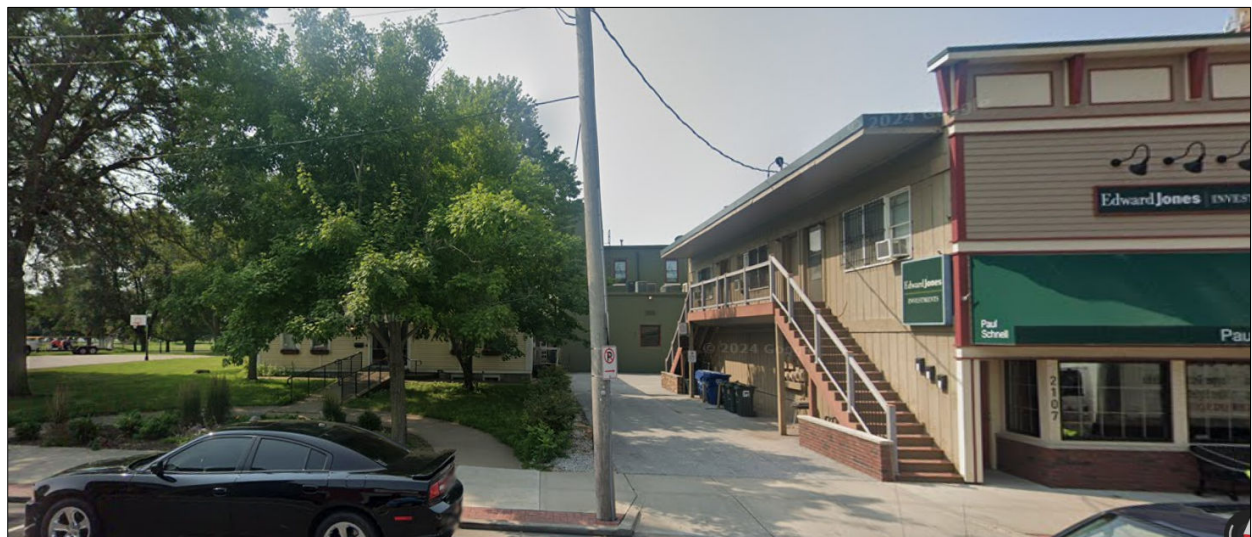
Vice Commodore - Marina Operations 

563-343-7624

sfclements@gmail.com

City Staff Exhibits

Site: Google Street View



Site: Overhead Imagery



Approval Standards

1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.

Applicant Response:

*The space is an existing third floor of the building, serviced by an elevator and 3 separate egress staircases. Proper sanitary and utility services are already provided to the space. The events would typically take place when the other businesses in the building are closed. All proper permits and licenses will be obtained and maintained. There is public parking available next to the building, street parking, as well as shuttle availability. Please see **Attachment A** regarding specific questions from the planning/development department. **Attachment B** includes a life safety plan. The building has an ADA compliant entrance and all floors are serviced by a recently updated elevator.*

Parking:

*There are several city parking lots in the general vicinity of the building, including the large lot directly next to the building. In addition, there are two lots near the marina and river areas which are within close walking distance. Further, it is anticipated to utilize a shuttle bus as needed for larger events if parking is a concern as the owner's own a shuttle bus for another business. Please see **Attachment C** for pictures of the parking lots in the vicinity of the building.*

*The estimated fire rated capacity is approximately 228 combined for all areas, with the dining area estimated to be 208. **[THIS INFORMATION HAS BEEN RESUBMITTED IN EPLAN DOCUMENTS SHOWING THE CAPACITY AT 649 PERSONS]**. The areas and calculations are included in Attachment B, Life Safety Plan.*

There are several city parking lots in the general vicinity of the building, including the large lot directly next to the building. In addition, there are two lots near the marina and river areas which are within close walking distance. Further, it is anticipated to utilize a shuttle bus as needed for

larger events if parking is a concern as the owner's own a shuttle bus for another business. Please see Attachment C for pictures of the parking lots in the vicinity of the building.

*The estimated fire rated capacity is approximately 228 **[649 update provided by the petitioner]** combined for all areas, with the dining area estimated to be 208. The areas and calculations are included in Attachment B, Life Safety Plan. However, these calculations have not been completed/certified by the fire department.*

Staff Comments:

Trip generation calculations (10th Edition *Trip Generation Manual*, 2018) for the proposed use would conservatively place the number of parking spaces needed for the use in the **100 to 120** range using 250 persons for occupancy capacity and 2.25 person per vehicle. At the top of the range, calculations (649 capacity; 2.0 persons per vehicle) would place the parking demand at **325 off-street parking spaces**. The impact to the Village even from 100 to 120 vehicles would have a significant detrimental impact to the commercial businesses and dwelling in the Village. Shared parking with restaurants, bars and other commercial would not provide a benefit given the overlap in maximum demand hours per Parking Code Table 17.10-3.

The public parking lots referenced by the petitioner have a relatively robust demand for parking, especially during the hours typically used by reception facilities. The attached email from the Yacht Club Vice Commodore outlines the demand issues for the public parking spaces during regular occurring events in the Village. The parking lot referenced by the petitioner for the parking west of the yacht club building is not available to the general public, as shown in the attached Staff "**City Public Parking & Private Leased Yacht Parking**" exhibit.

The public lot abutting to the south of the proposed use has a capacity of 54 parking spaces. This parking lot is utilized by all businesses in the Village, and is generally 50 to 60% full during usual afternoon/evening business hours, and is typically at capacity on weekend evenings, per various orthophotography and anecdotal observations. The public lot adjacent to the Water Taxi has a capacity of 70 spaces. This lot is shared by users of the park, the recreational trail, water taxi users, fishermen, and other patrons of the Village.

It is unclear where the petitioner's shuttle would pick up patrons for the reception facility. It appears the petitioner is referencing the public parking near the water taxi.

Staff believes there is strong evidence that the proposed use would, to significant degree, have a detrimental impact on the businesses and patrons of the Village of East Davenport. Approval Standard #1 has not been met.

2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

Applicant Response:

The surrounding buildings and the general area this building is located within is used for similar type purposes including restaurants, bars, theater, performance spaces, etc. The use of the 3rd Floor of this building for an event space will not detract from the adjacent or other properties in the immediate vicinity.

Staff Comments:

The plans for a 649-person capacity reception facility would very likely impact adjacent property owners given the possible frequency and size of events at the facility – even if the typical occupancy was in the 250-person range. The Village of East Davenport was not designed with the modern car in mind nor were site features and parking areas designed and constructed for such. Approval standard #2 has not been met.

3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and adopted land use policies.

Applicant Response:

It is our understanding that the current zoning of the building allows for this use, as long as there is a special use permit in place. Thus, no change in zoning or land use would be required. We feel that having a special event space overlooking the river in this location would add to the overall amenities offered in the Village of East Davenport.

Staff Comments:

A reception facility in the Village requires a Special Use specifically to address issues that would be a detriment to the character of the area and to the property owners and patrons of the area. The appeal of a reception facility nearly 900 feet from the river does not provide redress for impacted business that will not have a customer base due to the negative externalities of 100 to 125 additional vehicles (or as many as 325) in the Village. The proposed use is in contradiction to the stated purpose of the Village's Zoning District, to "preserve and enhance the smaller-scale, historic character of the Village". Approval standard #3 has not been met.

Recommendation

Findings:

- there is no effective way to limit the facility's capacity beyond the allowed 649-person occupancy
- the use will generate off-street parking demand anywhere from 100 to 325 parking spaces
- no private off-street parking lot exists or is proposed with this facility
- existing public parking lots are presently overly burdened without adding additional demand
- the impact of the proposed use will contradict the stated purpose of the Village's zoning district which is to "preserve and enhance the smaller-scale, historic character of the Village"
- none of the three approval standards have been met

Recommendation:

Staff recommends denial of request SU24-06.

Prepared by:



Scott Koops, Planner II



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
SPECIAL USE
ZONING BOARD OF ADJUSTMENT

APPLICANT INFORMATION	
Applicant Name	Jens Baker - Owner, Mound Street Development
Address	19148 247th Ave
City State Zip	Bettendorf, IA, 52722
Phone	(407) 765-4739
Secondary Phone	(309) 230-1980
E-Mail Address	jbaker@apexconstructionconsultants.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 the meeting as shown on the public hearing zoning board calendar. The City reserves the right to require further site studies as necessary. <u>Jens Baker</u> Type Applicant's Name _____ Applicant's Signature 10/16/2024 Date	
DEVELOPMENT TEAM	
Property Owner Mound Street Development LLC	
Address 4709 Lakeside Drive, Bettendorf, IA, 52722	
Phone	Secondary Phone
(407) 765-4739	(309) 230-1980
E-Mail Address jbaker@apexconstructionconsultants.com	
Project Manager/Other Matt Schmit	
Address 4709 Lakeside Drive, Bettendorf, IA, 52722	
Phone	Secondary Phone
(309) 230-1980	(407) 765-4739
E-Mail Address mattjschmit@gmail.com	
DATES: PRE-APP 10/15/2024	
SUBMITTAL	
PUBLIC HEARING [Set After Site Plan Review]	
SITE ADDRESS & PARCEL OR LOCATION DESCRIPTION 1019 Mound St, Davenport - Parcel ID#0035-04	
SPECIAL USES MUST FIRST HAVE AN APPROVED SITE PLAN I, the Applicant, certify understanding that a site plan must be reviewed & approved prior to placement on the Zoning Board of Adjustment calendar. ☒	
USE PROPOSED REQUIRING A SPECIAL USE Utilizing the open 3rd Floor of existing building as an event center, to host meetings and events.	
COMPLETE SUBMITTALS SHALL INCLUDE:	
SUBMITTED	
Site Plan/Concept Plan (to scale)* *shall show setbacks, height and size dimensions, etc.	☒
Authorization to Act as Agent Affidavit* *shall include owner contact information	☒
Application Fee (REQUIRED) \$400	☒
DEMONSTRATE WITH EVIDENCE THE FOLLOWING (3) ITEMS:	
1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare. The space is an existing third floor of the building, serviced by an elevator and 3 separate egress staircases. Proper sanitary and utility services are already provided to the space. The events would typically take place when the other businesses in the building are closed. All proper permits and licenses will be obtained and maintained. There is public parking available next to the building, street parking, as well as shuttle availability. Please see Attachment A regarding specific questions from the planning/development department. Attachment B includes a life safety plan.	
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity. The surrounding buildings and the general area this building is located within is used for similar type purposes including restaurants, bars, theater, performance spaces, etc. The use of the 3rd Floor of this building for an event space will not detract from the adjacent or other properties in the immediate vicinity.	
3. The special use in the specific location proposed is consistent with the spirit and intent of this ordinance and adopted land use policies. It is our understanding that the current zoning of the building allows for this use, as long as there is a special use permit in place. Thus, no change in zoning or land use would be required. We feel that having a special event space overlooking the river in this location would add to the overall amenities offered in the Village of East Davenport.	
Contact Development & Neighborhood Services (DNS) Planning Division at planning@davenportiowa.com with any questions, for additional information, and to submit this form.	

Authorization to Act as Applicant

I/We, Mound Street Development LLC
[as property owner(s)]

authorize Jens Baker or Matt Schmit
[the above person(s)]

to act as applicant, representing me/us before the Zoning Board of Adjustment

for the property located at 1019 Mound Street, Davenport IA 52803.

Signature(s)*

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

Notarization: _____

Date

State of _____,

County of _____,

Sworn and subscribed before me

[identification type]

this _____ day of _____, _____.

Notary Public

My Commission Expires:

Attachment A

Special Use Permit Questions:

1. *What floor will the Reception Area (RA) be located on?
Is there an elevator to the RA floor?*

The event space will be located on the 3rd floor of the building. The building has an ADA compliant entrance and all floors are serviced by a recently updated elevator.

2. *What is the area of the RA?
What are the dimensions of the room/rooms?*

The area for use as an event space is approximately 3100 sq ft. There are other rooms also on the 3rd floor which consist of storage, utility rooms, bathrooms, food prep area, and a changing room. We have attached drawings and plans for the space to this application as Attachment B.

3. *Where is the leased parking area for the RA?
How many spaces does the lease entitle you too?
Is the parking shared?
What is RA Fire Capacity?*

There are several city parking lots in the general vicinity of the building, including the large lot directly next to the building. In addition, there are two lots near the marina and river areas which are within close walking distance. Further, it is anticipated to utilize a shuttle bus as needed for larger events if parking is a concern as the owner's own a shuttle bus for another business. Please see Attachment C for pictures of the parking lots in the vicinity of the building.

The estimated fire rated capacity is approximately 228 combined for all areas, with the dining area estimated to be 208. The areas and calculations are included in Attachment B, Life Safety Plan. However, these calculations have not been completed/certified by the fire department.

4. *Where is the dumpster located?
Are clients expected to take out their own trash?
Is the RA cleaned immediately after the event?*

The dumpster is located on the premises of the building, on the paved area between 1019 Mound (our building) and the two buildings to the North, 1029 Mound and 2107 E 11th. Current tenants do take out their own trash, trash from the use of the event space will be removed either by the client or the cleaning crew paid for by the client and will be required by our lease. It is anticipated that the cleaning crew will clean the event space with 24 hours after the conclusion of any event.

5. *What will be the maximum number of days per week the space be available for rent, and what are the daily hours of events?*

The event space will be available for rent every day of the year between the hours of 7 AM and Midnight. However, we do not realistically anticipate having events every day. It is currently anticipated that on average, we will have 2 events per week over the course of the first year of operation.

6. *Is any security provided to the RA or the Building?*

The building currently has automatic locks on the doors as well as security cameras. Additional security cameras will be added for the event space as well as all entrances/exits/stairwells as identified by a security camera specialist.

7. *What type and amount of insurance will be covering RA events?*

We will obtain all proper and necessary insurance for this space. We have not yet obtained/bound the insurance yet, but will do so as required.

8. *Does your lease allow any outdoor event/activity?*

Is smoking allowed in the RA per your lease?

Where will smokers go to smoke during events?

We do have any outdoor space that would be included or leased for any event/activity. We do not and will not allow smoking in the building or on any part of the site. Smokers will have to a suitable public area that is allowed for smoking.

9. *Will there be any outside improvements made to the property?*

The Design Review will be required for any outdoor improvements, including signs.

While we anticipate new signage for the building identifying the event space, we do not have any drawings or signage design completed at this time. When we do, we will submit an application to the design review board. No other outside improvement are anticipated.

2015 IBC

PROJECT DESCRIPTION: Reproduction of existing entry into an event center
BUILDING SIZE: 10,000 sq. ft. 1.500 Sq.
CONSTRUCTION TYPE: Type A-2 (Cm. & Timber-Str)
OCCUPANCY: Group A-2 (Assembly) 17,000 sq. ft. (table 506.2)
SPRINKLER: Automatic (table 506.2)
PROTECTION: Fire Alarm (table 506.2)
OCCUPANT: 1000 people (table 506.2)

Dinner, 3.45 NGF + 15 NGF per occupant = 208 occupants
Kitchen, 305 GSF + 200 GSF per occupant = 2 occupants
Bathrooms, 22 GSF + 100 GSF per occupant = 2 occupants
Bar/BBQ, 16 per occupant = 12 occupants
NGF = actual floor area, total, does not include total rooms corridors, etc.
Total = 208 occupants

EXIT ACCESS TRAVEL DISTANCE (Table 1017.2)
250 feet

1.3.3 Egress and exit requirements of building

2' x 4's with minimum 32" wide end chord all over entire building.

EMERGENCY & EXIT LIGHTS

Provided in all cases with nothing but the best, the quality is outstanding. 500 Elmwood
FIRE EXTINGUISHERS:

Section 503, and NEPA 10 weekly report build-out.

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಸಂಪನ್ಮೂಲ ಇಲಾಖೆಯು ಈ ಕೆಳಕಂಡಂತಿರುವ ವಿಷಯಗಳನ್ನು ತಿಳಿಸಿದೆ:

GENERAL NOTES

1. ALL WORKER EMPLOYED TO FEDERAL, STATE AND LOCAL SITES COULD BE ORIGINATES THAT APPLY TO THIS CLASS OF WORK.
2. THE GENERAL CONTRACTOR SHALL OBTAIN AND FOR THE BUILDING PERMIT.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION SHALL COORDINATE AND MONITOR PROGRESS OF THE ENTIRE PROJECT.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION SHALL COORDINATE AND MONITOR PROGRESS OF THE ENTIRE PROJECT.
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20. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION SHALL COORDINATE AND MONITOR PROGRESS OF THE ENTIRE PROJECT.

APPLICABLE CODES

1. Building: 2015 International Building Code with Local Amendments, 9/16/12 City Code Chapter 15.12
2. Electrical: 2012 National Electrical Code with State and Local Amendments, 9/16/12 City Code Chapter 15.10
3. Fire: 2012 State of Iowa Uniform Plumbing Code with local Amendments, 9/16/12 City Code Chapter 15.09
4. Mechanical: 2012 International Mechanical Code with local Amendments, 9/16/12 City Code Chapter 15.21
5. State of Iowa Rule 661.300 Energy Conservation Code
6. NEPA 54, Field Cost Code, Current Edition

PROJECT DIRECTORY

Street Address:
1019 Meadow St
Davenport, IA 52803

Owner:
Jeri A. Baker
jbaker@panc.com; jlbaker@panc.com
Miki Schmitt
mjschmitt@gmail.com

Contractor:
Jon McHenry

W&S, INC.
 (313) 253-4322
info@wscare.com

Architect
 Joseph Archibald Group
 4510 42nd Avenue
 Richfield, Illinois 61201
 Joseph A. Garber
 (309) 786-9920
jgarber@archibald.com

Local Jurisdiction
 DuPage County Public Works
 1200 E. 46th St.
 Downers Grove, IL 60517

COMMON ABBREVIATIONS

[illegible]

Serial	Student Name	Original Date	Date Reported	Date Received	Spent List	Duplicate on Memo
1	Ad	15-16-56				
2	Ad	15-16-56				
3	Ad	15-16-56				
4	Ad	15-16-56				
5	Ad	15-16-56				
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72	Ad	15-16-56				

Event Space

Renovation

Davenport, IA



Construction Drawings for:
Event Space
1019 Mound Street, Davenport, IA

DATE
16 October 2024

A0

PROJECT
INC.

#08124

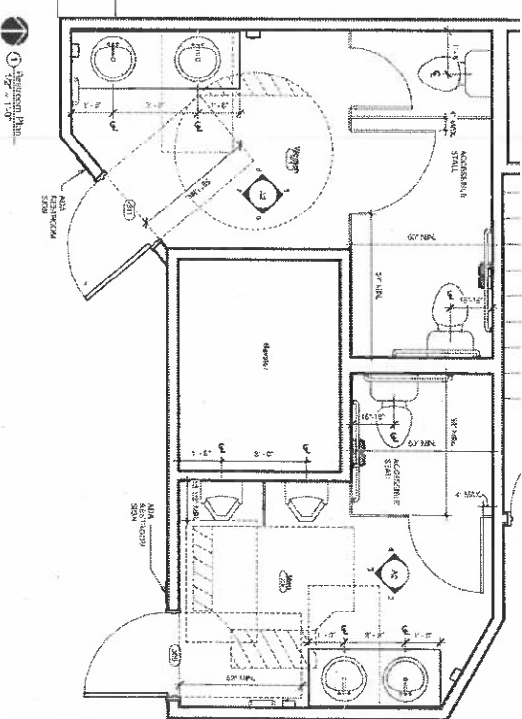
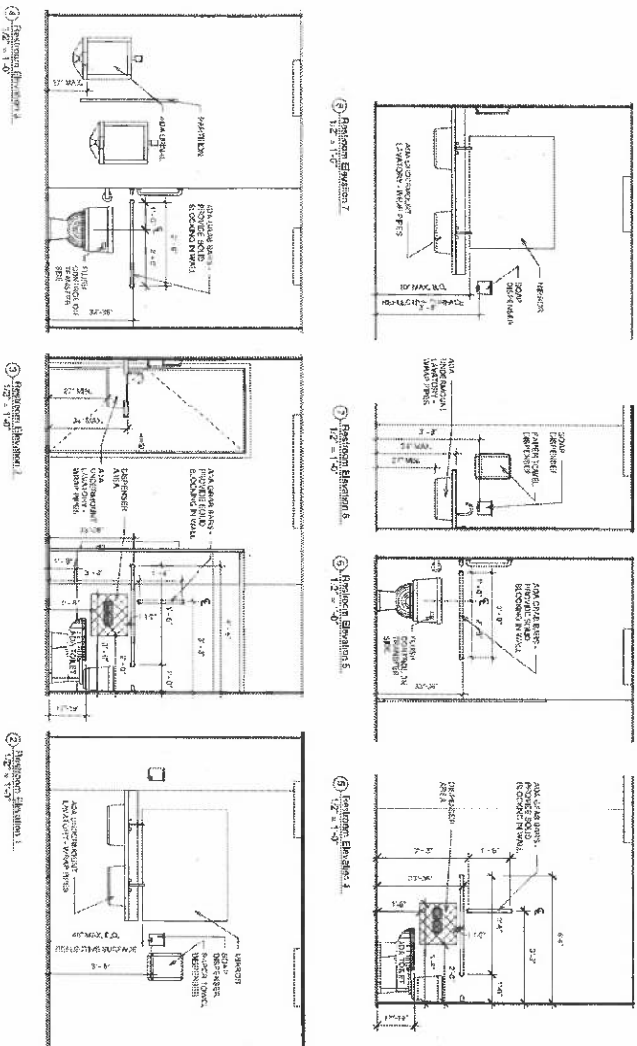
REVISIONS

© 2006 Blackwell Publishing Ltd
 Journal of Internal Medicine 260: 385–392

 4510 42nd Avenue
Rock Hill, S.C. 29731
Phone: 803/776-9901
Fax: 803/776-9824
jag@architects.com

JOSEPH ARCHITECTURAL GROUP, P.C.

Attachment B



18
A2
#08124

Enlarged Plans



Construction Drawings for:
Event Space
 1019 Mound Street, Davenport, IA

REVISIONS

1. 1019 Mound Street, Davenport, IA 52601
 2. 1019 Mound Street, Davenport, IA 52601
 3. 1019 Mound Street, Davenport, IA 52601

JOSEPH ARCHITECTURAL GROUP, P.C.
 4120 West Avenue
 Rock Island, IL 61201
 Phone: 309.398.0001
 Fax: 309.398.0004
 jbg@jbgarch.com



JOSEPH ARCHITECTURAL GROUP, P.C.

PROJECT

Door Frame & Window Legend

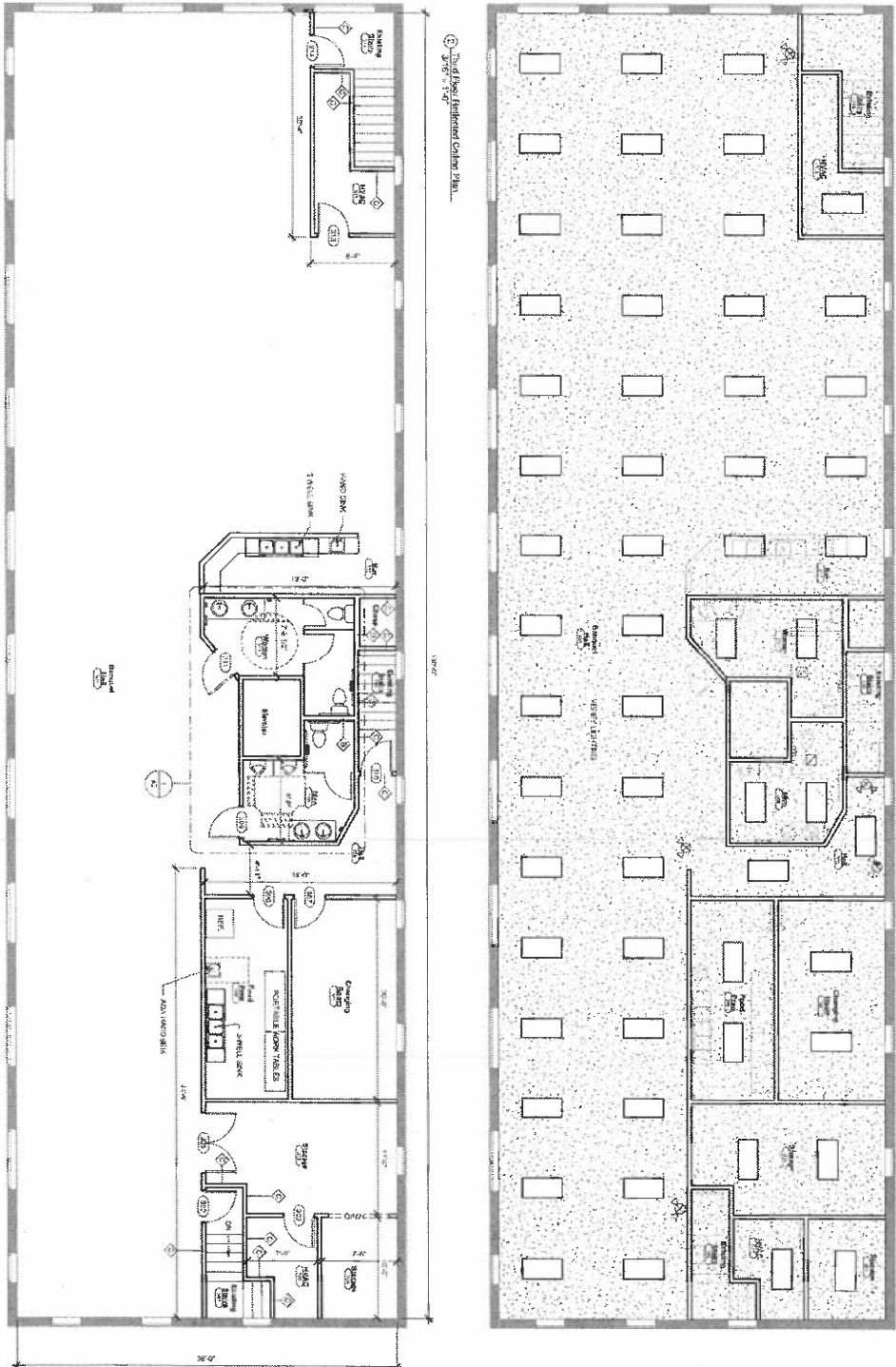
Attachment B

Legend

1. 2" x 4" STUD WALL, 8' HIGH	2. 2" x 4" STUD WALL, 8' HIGH
3. 2" x 4" STUD WALL, 8' HIGH	4. 2" x 4" STUD WALL, 8' HIGH
5. 2" x 4" STUD WALL, 8' HIGH	6. 2" x 4" STUD WALL, 8' HIGH
7. 2" x 4" STUD WALL, 8' HIGH	8. 2" x 4" STUD WALL, 8' HIGH
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13. 2" x 4" STUD WALL, 8' HIGH	14. 2" x 4" STUD WALL, 8' HIGH
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91. 2" x 4" STUD WALL, 8' HIGH	92. 2" x 4" STUD WALL, 8' HIGH
93. 2" x 4" STUD WALL, 8' HIGH	94. 2" x 4" STUD WALL, 8' HIGH
95. 2" x 4" STUD WALL, 8' HIGH	96. 2" x 4" STUD WALL, 8' HIGH
97. 2" x 4" STUD WALL, 8' HIGH	98. 2" x 4" STUD WALL, 8' HIGH
99. 2" x 4" STUD WALL, 8' HIGH	100. 2" x 4" STUD WALL, 8' HIGH

Notes

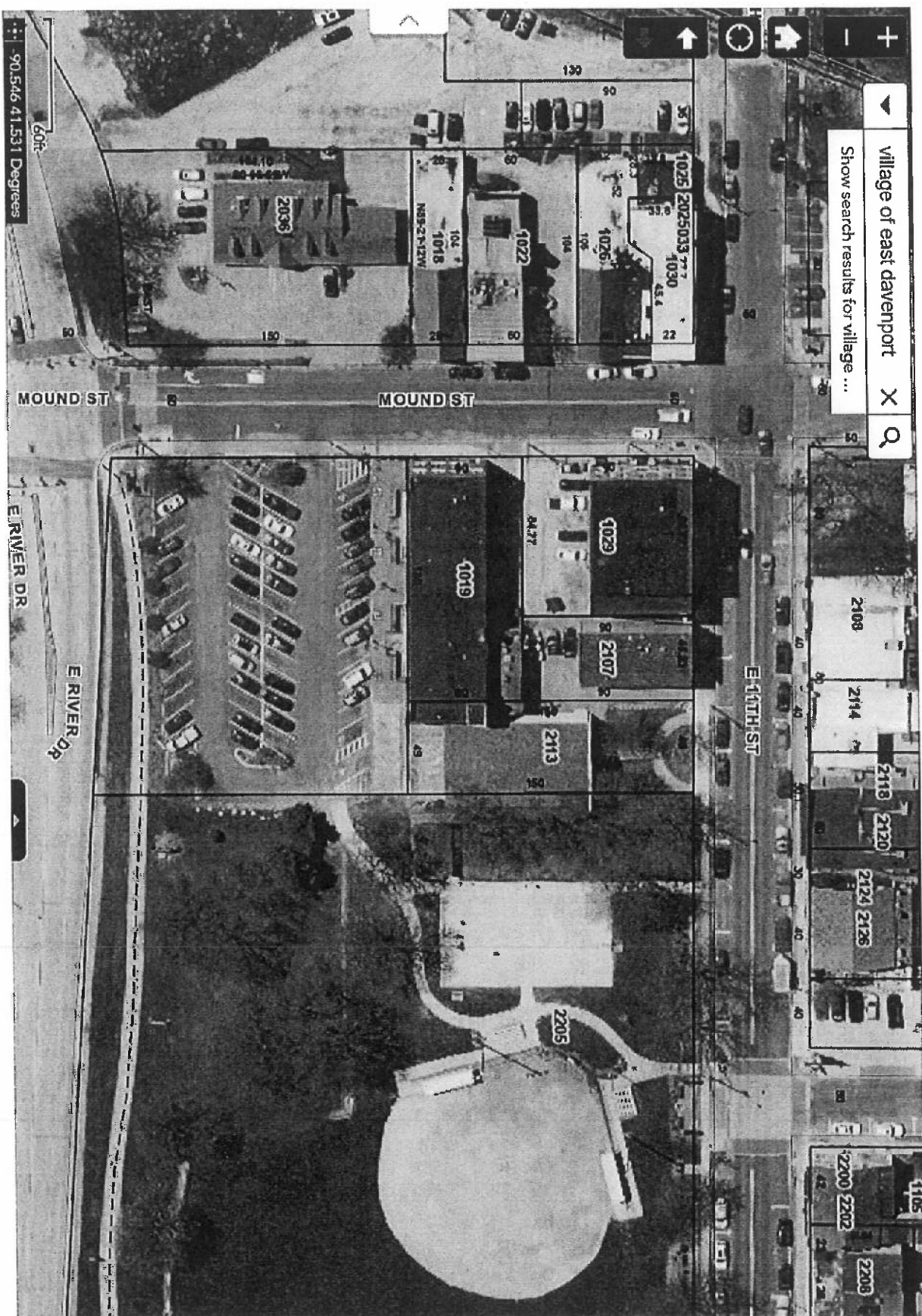
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC) AND THE 2018 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ELECTRICAL CODE (IEC).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE CODE (IFC).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ENERGY CODE (IEC).
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL SWEET'S BOOK OF BUILDING MATERIALS AND METHODS.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF CONSTRUCTION.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF PRACTICE.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF STANDARDS.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF REGULATIONS.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF ORDINANCES.
11. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF LAWS.
12. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF DECREES.
13. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF STATUTES.
14. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF TREATIES.
15. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF AGREEMENTS.
16. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF CONVENTIONS.
17. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF CUSTOMS.
18. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF USAGES.
19. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF MORALS.
20. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF ETHICS.
21. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF PROFESSIONAL CONDUCT.
22. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF BEST PRACTICES.
23. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF STATE-OF-THE-ART.
24. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF INNOVATION.
25. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF SUSTAINABILITY.
26. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF RESILIENCE.
27. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF ADAPTABILITY.
28. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF FLEXIBILITY.
29. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF SCALABILITY.
30. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF PORTABILITY.
31. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF TRANSFERABILITY.
32. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF REPRODUCIBILITY.
33. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF DISTRIBUTIBILITY.
34. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF ACCESSIBILITY.
35. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF INTEROPERABILITY.
36. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF COMPATIBILITY.
37. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF COEXISTENCE.
38. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF COOPERATION.
39. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF COLLABORATION.
40. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF COMMUNICATION.
41. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF CONNECTION.
42. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF CONTINUITY.
43. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF COHESION.
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50. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODE OF COHESION.



Third Story Plan



Attachment C-1



Attachment C-2

City of Davenport, Iowa

Interactive GIS Map



1019 MOUND ST, DAVENP X

Show search results for 1019 M...

60ft

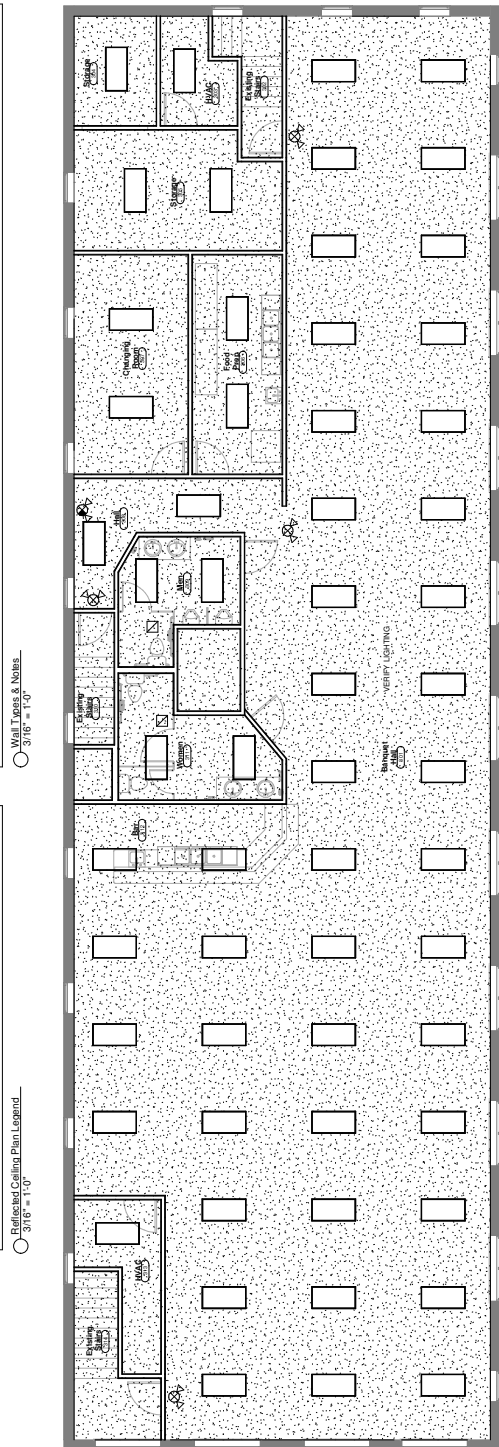
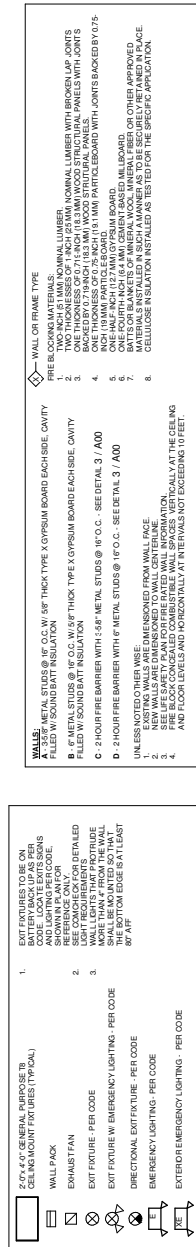
90.547 41.529 Degrees

City of Davenport, Iowa

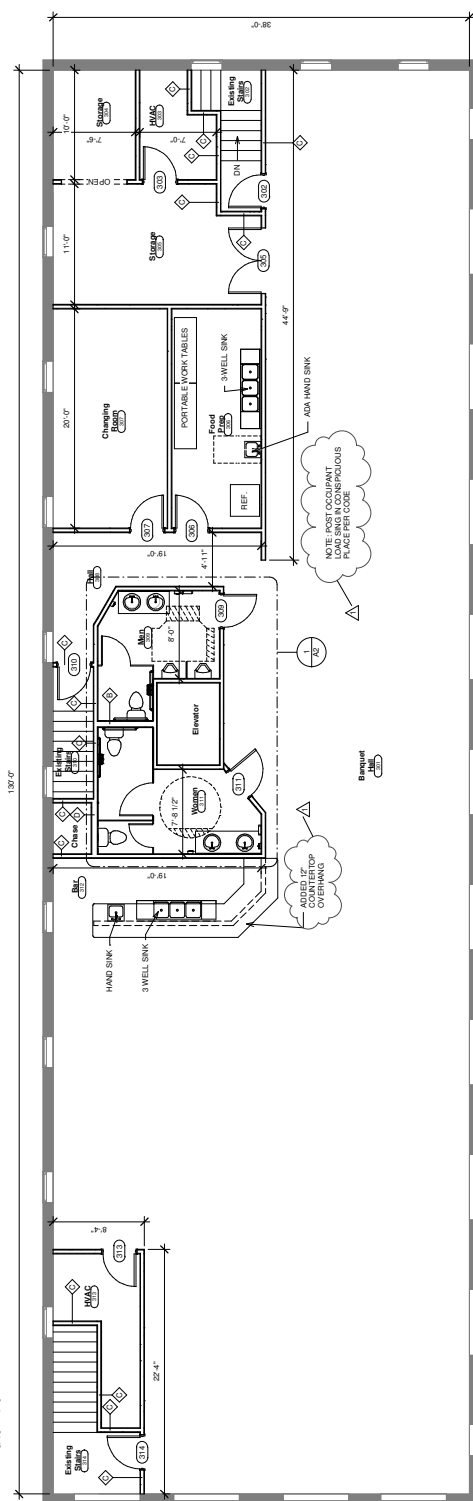
Interactive GIS Map

Attachment C-3

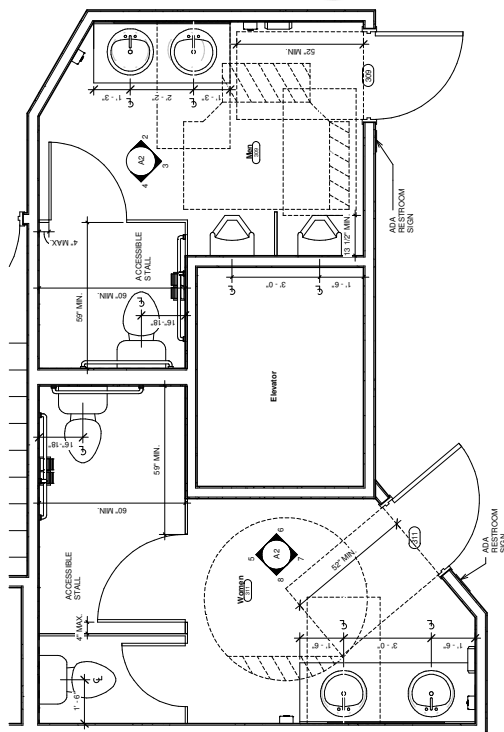




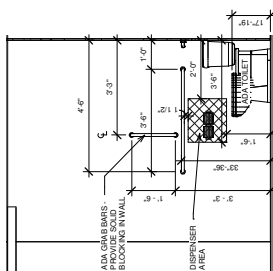
② Third Floor Reflected Ceiling Plan
3/16" = 1'-0"



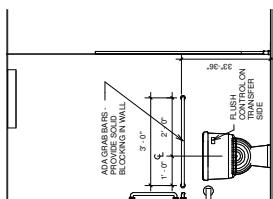
① Third Floor Plan
2/10" = 1'-0"



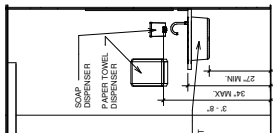
1 Restroom Plan
1 1/2" = 1'-0"



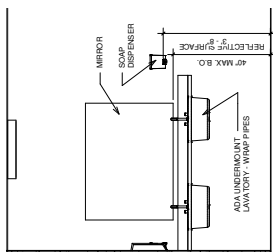
5 Restroom Elevation 4
1 1/2" = 1'-0"



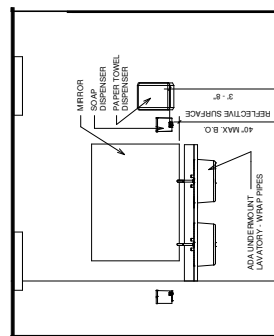
6 Restroom Elevation 5
1/2" = 1'-0"



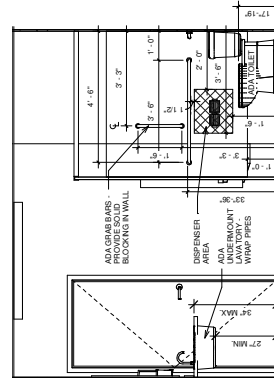
7 Restroom Elevation 6
1 1/2" = 1'-0"



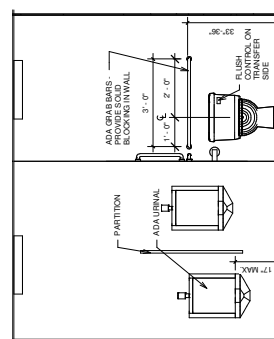
3 Restroom Elevation 7
1 1/2" = 1'-0"



② Restroom Elevation 1
1 1/2" = 1'-0"



③ Restroom Elevation 2
 $1\frac{1}{2}" = 1'-0"$



Restroom Elevation 3
1/2" = 1'-0"

Scott Clements – Vice Commodore | Marina Operations

From: Bley, Stephanie <Stephanie.Bley@davenportiowa.com>

Sent: Monday, November 4, 2024 2:57 PM

To: Koops, Scott E. <Scott.Koops@davenportiowa.com>

Subject: FW: [EXT] Re: Tenant Newsletter Content Due

From: Scott Clements <sfclements@gmail.com>

Sent: Friday, September 20, 2024 11:03 AM

To: Bley, Stephanie <Stephanie.Bley@davenportiowa.com>

Subject: [EXT] Re: Tenant Newsletter Content Due

Stephanie,

I will think on that, the only issues we usually have are with parking lots. Big events across the street overwhelm the lots, we get people parking in the fire lane, on top of our fuel tank, almost anywhere you can think. As far as the marathon, going forward, I would suggest moving the turnaround to the upper lot, already free 24-hr parking, it is larger, just leave the front row for boat owners. Just a suggestion.

I will let you know if I come up with anything for your newsletter, but nothing comes to mind.

Thanks again,

Scott

Vice Commodore - Marina Operations 

563-343-7624

sfclements@gmail.com



Public Hearing Notice | Zoning Board of Adjustment

Date: 11/14/2024 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 4:00 PM **Subject:** Hearing for Special Use | Zoning Board of Adjustment

EXAMPLE NOTICE LETTER
13 NOTICES SENT
WARD 5

To all property owners within 200' of the subject property **1019 Mound ST:**

What is this About?

This notice is being sent to inform you that a public hearing will be held for a Special Use. The purpose of the Special Use is to authorize certain special/conditional uses of property which are allowed but require special consideration.

Request/Case Description

Request SU24-06 of Jens Baker on behalf of Mound Street Development at 1019 Mound Street for a Special Use for a proposed third-floor reception facility. Table 17.08-1 of the DMC requires a Special Use for a reception facility in the C-V Village of East Davenport Zoning District. A general admission entrance fee is prohibited, with the exception of fundraisers for bona fide non-profit organizations. [Ward 5]

What are the Next Steps after the Public Hearing?

For approved ZBA requests, the ruling is effective immediately. Rulings of the Zoning Board of adjustment are final. The applicant may request reconsideration at the next public hearing, and aggrieved parties may file a writ of certiorari with the district court.

Would You Like to Submit an Official Comment?

As a property owner/occupant you may have an interest in commenting on the proposed request via email or in person at the public hearing. Official comments must have written signatures sent 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.

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 (Scott Koops, AICP) at scott.koops@davenportiowa.com or 563-328-6701. 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.

Adjacent Owner Notice Area:
Owners within 200' of the Subject Property



SU24-06 Adjacent Owner Notice List 1019 Mound ST

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Subject Property: 1019 MOUND ST		MOUND ST DEVELOPMENT LLC	1019 MOUND ST	DAVENPORT IA 52803
Ward: 5TH WARD				NOTICES SENT: 13
E0030-01B	1102 MOUND ST	MULLIGAN HOLDINGS LLC	5167 UTICA RIDGE RD	DAVENPORT IA 52807
E0030-30B	2108 E 11TH ST	WISOR PROPERTIES LLC	2108 E 11TH ST	DAVENPORT IA 52803
E0030-31	2114 E 11TH ST	WISOR PROPERTIES LLC		
E0030-32	2118 E 11TH ST	BALZER INVESTMENTS LLC	1520 DEVILS GLEN RD	BETTENDORF IA 52722
E0030-33	2124 E 11TH ST	JACK P BRUCHMANN REV TRUST	1404 SAN JUAN AVE	SAN JOSE CA 95110
E0034-07A	2010 E RIVER DR	IOWA AMERICAN WATER COMPANY	5201 GRAND AV	DAVENPORT IA 52807
E0034-08		IOWA AMERICAN WATER COMPANY		
E0035-01B	2113 E 11TH ST	NEW GROUND THEATRE	2113 E 11TH ST	DAVENPORT IA 52803
E0035-02	2107 E 11TH ST	SCHNELL PROPERTIES	2107 E 11TH ST	DAVENPORT IA 52803
E0035-03	1029 MOUND ST	MAD PROPERTIES COOPERATIVE	615 BLOSSOM HILL RD #21	LOS GATOS CA 95032
E0035-09	2036 E RIVER DR	SENB BANK	3535 AVE OF THE CITIES	MOLINE IL 61265
E0035-10	1018 MOUND ST	WILLOW INVEST PROPERTIES LLC	2106 E 12TH ST	DAVENPORT IA 52803
E0035-11	1022 MOUND ST	LA MIA LLC	2039 GRAND AV	DAVENPORT IA 52803
E0035-12A	1026 MOUND ST	THREE CATS PROPERTIES LLC	1026 MOUND ST	DAVENPORT IA 52803
E0035-13B	1030 MOUND ST	THREE CATS PROPERTIES LLC		
Z9004-07		THE LAMAR COMPANY LLC	1130 KERPER CT	DUBUQUE IA 52001-7733

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Scott Koops | 563-326-6701

Action / Date
12/12/2024

Subject:

Request SU24-07 of Joe Sampson/M&C Creative Properties on behalf of Grace Marine at 354 W. 76th ST for a Special Use to operate a proposed boat dealership (defined in zoning code as heavy retail establishment which allows for a 'recreational vehicle'/boat dealership). Table 17.08-1 of the DMC requires a Special Use for a boat dealership in the C-3 Zoning District. [Ward 8]

Recommendation:

Background:

Attachments:

1. Staff Report SU24-07 Boat Dealership 354 W 76th
2. Application PACKET COPY
3. Building Official Comment
4. Example Notice 354 W 76th ST - Boat Dealership
5. SU24-07 Adjacent Owner Notice List - 354 W 76th ST



**Zoning Board of Adjustment
Planning Staff Report
354 W 76th ST | Grace Marine
December 12, 2024**

Description

Request SU24-07 of Joe Sampson/M&C Creative Properties on behalf of Grace Marine at 354 W. 76th ST for a for a Special Use to operate a proposed boat dealership (defined in zoning code as heavy retail establishment which allows for a 'recreational vehicle'/boat dealership). Table 17.08-1 of the DMC requires a Special Use for a boat dealership in the C-3 Zoning District.

Background

The Zoning Ordinance Use Matrix, Table 17.08-1, requires the approval of a Special Use for Heavy Retail, which includes boat or watercraft sales. The definition of Vehicle Dealership specifically states boat sales is not regulated by that section but rather by the heavy retail section.

Zoning District Use Matrix | Table 17.08-1

TABLE 17.08-1: USE MATRIX													
PRINCIPAL USE	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	USE STANDARD
Heavy Retail				S					S	P		P	

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

Heavy Retail | Definition

Retail centers of a heavier and larger-scale commercial character typically requiring permanent outdoor storage areas and/or partially enclosed structures. Examples of heavy retail establishments include large-scale home improvement centers with outdoor storage and display, lumberyards, recreational vehicle dealerships, and sales of heavy equipment.

Recreational Vehicle | Definition

Any vehicle or boat designed for temporary living quarters, recreation, or temporary human habitation and not used as a commercial vehicle including, but not limited to, the following: boat/watercraft, camper trailer, motorized trailer, off-road vehicle, racing car or cycle, travel trailer, and truck camper.

Vehicle Dealership | Definition

An establishment that sells or leases new or used automobiles, vans, motorcycles, and/or all-terrain vehicles (ATV) vehicles, or other similar motorized transportation vehicles. A motor vehicle dealership may maintain an inventory of the vehicles for sale or lease either on-site or at a nearby location, and may provide on-site facilities for the repair and service of the vehicles sold or leased by the dealership. Vehicle dealerships do not include truck, trailer, boat, or heavy equipment sales, which are considered heavy retail establishments, rental, and service.



Zoning Map:



C-3 | I-1 | S-OS

Site Aerial Photo:



Site Photo



Site Plan



Discussion

The subject property and adjacent properties are zoned for various light industrial' uses in the I-1 District and larger scale retail in the C-3 District. An indoor or outdoor boat (recreational vehicle) dealership is allowed with the approval of a Special Use from the ZBA. This site is located near industrial uses which operate at a higher intensity than the proposed boat dealership. The use will be compatible with the adjacent land uses and businesses.

Special Use Approval Standards per 17.14.050.E.:

Each special use must be evaluated on an individual basis, in relation to all applicable standards of this ordinance. Such evaluation will determine whether approval of the special use is appropriate at the particular location and in the particular manner proposed. The decision of the Zoning Board of Adjustment must make findings to support each of the following standards below.

Approval Standards

1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.

Applicant:

The use of this property to sell and maintain boats will not endanger the public health, safety, or welfare.

Staff Response:

The proposed use meets code requirements for a boat dealership provided the conditions to the approval are met.

2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

Applicant: *The proposed special use is compatible with general land use of the adjacent properties and other properties within the immediate vicinity.*

Examples:

- Culligan Water*
- Orkin Pest Control*
- Ryder Truck Rental*
- Jim Hawk Truck-Trailers*
- Safelite*

Staff Response:

The proposed use meets code requirements for a boat dealership provided the conditions to the approval are met.

3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and adopted land use policies.

Applicant: *The special use in the specific location proposed is consistent with the spirit and intent of this ordinance and adopted land use policies. The area is named the Scott County Regional Industrial Park meant for commercial use.*

Building #1 boat display & sales
Building #2 boat maintenance/repairs
Other buildings used for cold storage

Staff Response:

The proposed use meets code requirements for a boat dealership provided the conditions to the approval are met.

Recommendation & Findings

Findings:

1. The petitioner's proposed location/design meets Special Use requirements
2. This use is compatible with adjacent land uses and type of development
3. The proposed Special Use is in accordance with the criteria for Special Use approval.

Recommendation:

Staff recommends that the Board adopt staff's findings and approve request SU24-05 subject to the following conditions:

1. The applicant shall at all times meet the heavy retail parking rate which presently is 34 total parking spaces for customers/employees; future outdoor display would increase this requirement by one parking space per every 1,000SF of outdoor display area;
2. No boat displays shall be visible from Interstate 80;
3. The applicant shall obtain (within 90 days) and maintain a City of Davenport Dealership License, if applicable; and
4. Any change in ownership shall require the re-review of this Special Use by the Board.

Prepared by:



Scott Koops, AICP
Planner II

Attachments: Map, Site Plan, Application, Notification Map, Exhibits





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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
SPECIAL USE
ZONING BOARD OF ADJUSTMENT

APPLICANT INFORMATION	
Applicant Name Company Name M & C Creative Properties LLC Grace Marine	
Address 4109 Rockingham RD	
City State Zip Davenport IA 52802	
Phone (563) 324-0041	
Secondary Phone (563) 528-5748	
E-Mail Address	
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 the meeting as shown on the public hearing zoning board calendar. The City reserves the right to require further site studies as necessary. Joseph H. Sampson Type Applicant's Name Applicant's Signature11/12/2024Date	
DEVELOPMENT TEAM	
Property Owner M & C CREATIVE PROPERTIES LLC	
Address 4109 ROCKINGHAM RD	
Phone (563) 324-0041	Secondary Phone (563) 528-5748
E-Mail Address	
Project Manager/Other Joe Sampson (Sampson Construction)	
Address 4109 Rockingham RD	
Phone (563) 324-0041	Secondary Phone (563) 528-5748
E-Mail Address	
SPECIAL USES MUST FIRST HAVE AN APPROVED SITE PLAN I, the Applicant, certify understanding that a site plan must be reviewed & approved prior to placement on the Zoning Board of Adjustment calendar. ☒	
SITE ADDRESS & PARCEL OR LOCATION DESCRIPTION 354 W 76th ST	
USE PROPOSED REQUIRING A SPECIAL USE Boat Dealership	
COMPLETE SUBMITTALS SHALL INCLUDE:	
SUBMITTED	
Site Plan/Concept Plan (to scale)* *shall show setbacks, height and size dimensions, etc. ☒	
Authorization to Act as Agent Affidavit* *shall include owner contact information ☐	
Application Fee (REQUIRED) \$400 ☒	
DEMONSTRATE WITH EVIDENCE THE FOLLOWING (3) ITEMS: 1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare. The use of this property to sell and maintain boats will not endanger the public health, safely, or wlefare. 2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity. The proposed special use is compatible with general land use of the adjacent properties and other properties within the imedate vicinity. Examples: Culligan Water Orkin Pest Control Ryder Truck Rental Jim Hawk Turck-Trailers Safelite 3. The special use in the specific location proposed is consistent with the spirit and intent of this ordinance and adopted land use policies. The special use in the specific location proposed is consistent with the spirit and intent of this ordinance and adopted land use policies. The area is named the <u>Scott County Regional Industrial Park</u> meant for commercial use. Building #1 boat display & sales Building #2 boat maintenance/repairs Other buildings used for cold storage	
Contact Development & Neighborhood Services (DNS) Planning Division at planning@davenportiowa.com with any questions, for additional information, and to submit this form.	

Application for SPECIAL USE – Davenport, IA

Property Address: 354 W. 76th Street, Davenport, IA

Owner: M & C Creative Properties LLC

November 12, 2024

Answers to questions:

- 1) The use of this property to sell and maintain boats will not endanger the public health, safety, or welfare.
- 2) The proposed special use is compatible with general land use of the adjacent properties and other properties within the immediate vicinity.

Examples: Culligan Water
Orkin Pest Control
Ryder Truck Rental
Jim Hawk Truck-Trailers
Safelite

- 3) The special use in the specific location proposed is consistent with the spirit and intent of this ordinance and adopted land use policies. The area is named the Scott County Regional Industrial Park meant for commercial use.

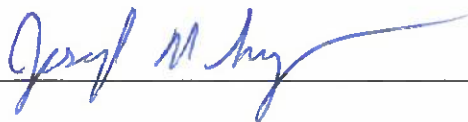
ATTACHED SITE PLAN:

BUILDING #1 to be used for boat display and sales.

BUILDING #2 to be used for boat maintenance and repairs.

Additional 3 small out buildings to be used for cold storage.

Joseph H. Sampson



Michael's

Write a description for your map.

Legend

- 354 W 76th St
- Feature 1

BLDG #1

354 W 76th St

BLDG #2

Google Earth

Image Landsat / Copernicus

100 ft



354 W 76th Street, Davenport, IA

Answers to questions sent from Scott Koops via email November 12, 2024

- 1) Only one business will be located on the property.
Grace Marine
Jeffrey DenBesten
Phone: 563-359-1635
- 2) See attached drawing of employee parking spaces (16).
- 3) Boats will not be displayed outside in the parking lot. All boats will be displayed in building #1.
- 4) See attached drawing of customer parking spaces (60).
*Also included are 4 handicap parking spaces.
- 5) Building 1 is for display/sales. Building 2 is for repair/maintenance.
Additional three outbuildings are for storage only.
- 6) Building 1 will have 16,400 square feet of display area, so a possible area for 68 vehicles, although many boats will require more square footage so less boats will be displayed.
- 7) Vehicle areas are paved and there will be no demolition of pavement.

Owner: M & C Creative Properties LLC

Joseph H. Sampson



345 W 76th ST Boat Dealership (Heavy Retail Establishment) | SPECIAL USE Application | Sampson Construction | M & C Creative Properties LLC | Grace Marine

From Koops, Scott E. <Scott.Koops@davenportiowa.com>

Date Tue 11/12/2024 10:37 AM

To Sampson Construction <SampsonConstruction@outlook.com>

Cc Berkley, Laura <Laura.Berkley@davenportiowa.com>

 1 attachment (2 MB)
20241112094537990.pdf;

Peggy/Joe,

Thank you for the application. This will application can be on the Dec 12th Agenda if a detailed/complete Site Plan is submitted by the 18th or shortly thereafter and if payment is received as stated in your email.

With the application, submittal of a detailed Site Plan is required which must show the following (please use the attached "Airphoto for Site Plan" as a base map/photo to supply the needed information unless you have better information or an actual Civil Site Plan):

1. Total number of businesses at the site, and the type of business (indicate what portions of the buildings are used for each business; also, in the application please indicate who will be running the business and which company will be officially running the business, if it is not to be run by the owner of the property)
2. All employee parking and number of spaces (for both/all businesses)
3. All sales parking spaces and number of spaces (for the boat sales)
4. Customer parking for all business.
5. Uses for each building in detail by area in the building, including number of repair bays (show where they are on the eat building)
6. proof of 240 square feet for each vehicle allowed for sale
7. all vehicular areas must be paved; also if there will be any demolition/removal of pavement, please show that as well

If you have any questions, please let me know.

Thank you!

SCOTT KOOPS, AICP

Planner II | Development & Neighborhood Services (DNS)
City of Davenport

O 563-328-6701
1200 E 46th ST | Davenport IA 52807

Jake Ralfs | Chief Building Official

Subject: 345 W 76th ST Boat Dealership (Heavy Retail Establishment) | SPECIAL USE Application
Sampson Construction | M & C Creative Properties LLC | Grace Marine

From: Ralfs, Jake <Jake.Ralfs@davenportiowa.com>
Sent: Wednesday, November 13, 2024 7:56 AM
To: Berkley, Laura <Laura.Berkley@davenportiowa.com>; Morris, Jim <Jim.Morris@davenportiowa.com>
Cc: Koops, Scott E. <Scott.Koops@davenportiowa.com>
Subject: RE: 345 W 76th ST Boat Dealership (Heavy Retail Establishment) | SPECIAL USE Application

I cannot think of anything major offhand for this use- the building is now sprinkled and ready for fit out.

They would need an oil separator if there is a floor drain in service area(s).

Thank you,

Jake Ralfs

Chief Building Official | Public Works – Building Code Enforcement
City of Davenport

T 563-327-5172 | M 563-370-7161
1200 E 46th St, Davenport, IA 52807

davenportiowa.com

From: Berkley, Laura <Laura.Berkley@davenportiowa.com>
Sent: Tuesday, November 12, 2024 11:26 AM
To: Ralfs, Jake <Jake.Ralfs@davenportiowa.com>; Morris, Jim <Jim.Morris@davenportiowa.com>
Cc: Koops, Scott E. <Scott.Koops@davenportiowa.com>
Subject: FW: 345 W 76th ST Boat Dealership (Heavy Retail Establishment) | SPECIAL USE Application | Sampson Construction | M & C Creative Properties LLC | Grace Marine

Jake and Jim,

Let me know if you need anything specific if these buildings were selling/repairing boats. We don't know if they are planning just indoor sales or if they are doing anything to the exterior at this time.

LAURA BERKLEY, CFM

Development & Planning Administrator | Development & Neighborhood Services
City of Davenport

O 563-888-3553
1200 E 46th St, Davenport, IA 52807

Davenportiowa.com



Public Hearing Notice | Zoning Board of Adjustment

Date: 12/12/2024 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 4:00 PM **Subject:** Hearing for Special Use | Zoning Board of Adjustment

EXAMPLE LETTER
WARD 8

To all property owners within 200' of the subject property **354 W 76TH ST:**

What is this About?

This notice is being sent to inform you that a public hearing will be held for a Special Use. The purpose of the Special Use is to authorize certain special/conditional uses of property which are allowed but require special consideration.

Request/Case Description

Request SU24-07 of Joe Sampson/M&C Creative Properties on behalf of Grace Marine at 354 W. 76th ST for a for a Special Use to operate a boat dealership. Table 17.08-1 of the DMC requires a Special Use for a recreational vehicle (heavy retail) dealership in the C-3 General Commercial Zoning District. WARD 8

What are the Next Steps after the Public Hearing?

For approved ZBA requests, the ruling is effective immediately. Rulings of the Zoning Board of adjustment are final. The applicant may request reconsideration at the next public hearing, and aggrieved parties may file a writ of certiorari with the district court.

Would You Like to Submit an Official Comment?

As a property owner/occupant you may have an interest in commenting on the proposed request (either in favor of or opposed to the request). Submit comments via email or in person at the public hearing. Official comments must have written signatures sent 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.

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 (Scott Koops, AICP) at scott.koops@davenportiowa.com or 563-328-6701. 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.

Adjacent Owner Notice Area:
Owners within 200' of the Subject Property



SU24-07 Adjacent Owner Notice List - 354 W 76th ST

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Subject Property:	354 W 76TH ST	M & C CREATIVE PROPERTIES LLC	4109 ROCKINGHAM RD	DAVENPORT IA 52802
Ward:	8TH WARD			NOTICES SENT: 7
X0205-02F	430 W 76TH ST	JAMES & MARGARET TUCKER	345 W 76TH ST	DAVENPORT IA 52806
X0207-02B & 02A	100 W 76TH ST	GLOBAL BROTHERS DAVENPORT LLC	1750 BOSTON POST RD	OLD SAYBROOK CT 06475
X0205-06	409 W 76TH ST	J&KB INVESTMENTS LLC	1805 STATE ST STE 101	BETTENDORF IA 52722
X0205-01A	351 W 76TH ST	RYDER TRUCK RENTAL INC	6000 WINDWARD PKWY	ALPHARETTA GA 30005
X0207-01D	209 W 76TH ST	PAULY PROPERTIES LLC	7244 GAINES ST CT	DAVENPORT IA 52806
X0205-02E	100 W 76TH ST	SCOTT AREA SOLID WASTE MGMT CO	P O BOX 563	BUFFALO IA 52728-0563
X0205-07	345 W 76TH ST	DIVERSIFIED MECHANICAL CONCEPTS LLC	7222 S 142 ST	OMAHA NE 68138

City of Davenport

Department: Development & Neighborhood Services

Contact Info: |

Action / Date

12/12/2024

Subject:

Request SU24-08 of Davenport Parks Department for Special Use at 1819 Ridgeview DR for two (2) 70-foot baseball field luminaire poles. Section 17.09.020.E.2. 'Exterior Lighting Exceptions' requires a Special Use for luminaires exceeding 65 feet. [Ward 8]

Recommendation:

Background:

Attachments:

1. Staff Report SU24-08 - 1819 Ridgeview DR - Exceed Light pole height by 5 feet
2. Application - Ridgeview Field Lighting
3. Ridgeview Light plans
4. Musco Email Regarding Alternatives to 70-foot height of poles
5. EXAMPLE Notice Letter SU24-08 - 1819 Ridgeview DR
6. SU24-08 Adjacent Owner Notice List - 1819 Ridgeview Dr



Zoning Board of Adjustment Planning Staff Report – Exceed Light Pole Height by 5' December 12, 2024

Description

Request SU24-08 of Davenport Parks Department for Special Use at 1819 Ridgeview DR for two (2) 70-foot baseball field luminaire poles. Section 17.09.020.E.2. 'Exterior Lighting Exceptions' requires a Special Use for luminaires exceeding 65 feet. [Ward 8]

17.09.020.E.2. | Exterior Lighting | Exceptions to Lighting Standards.

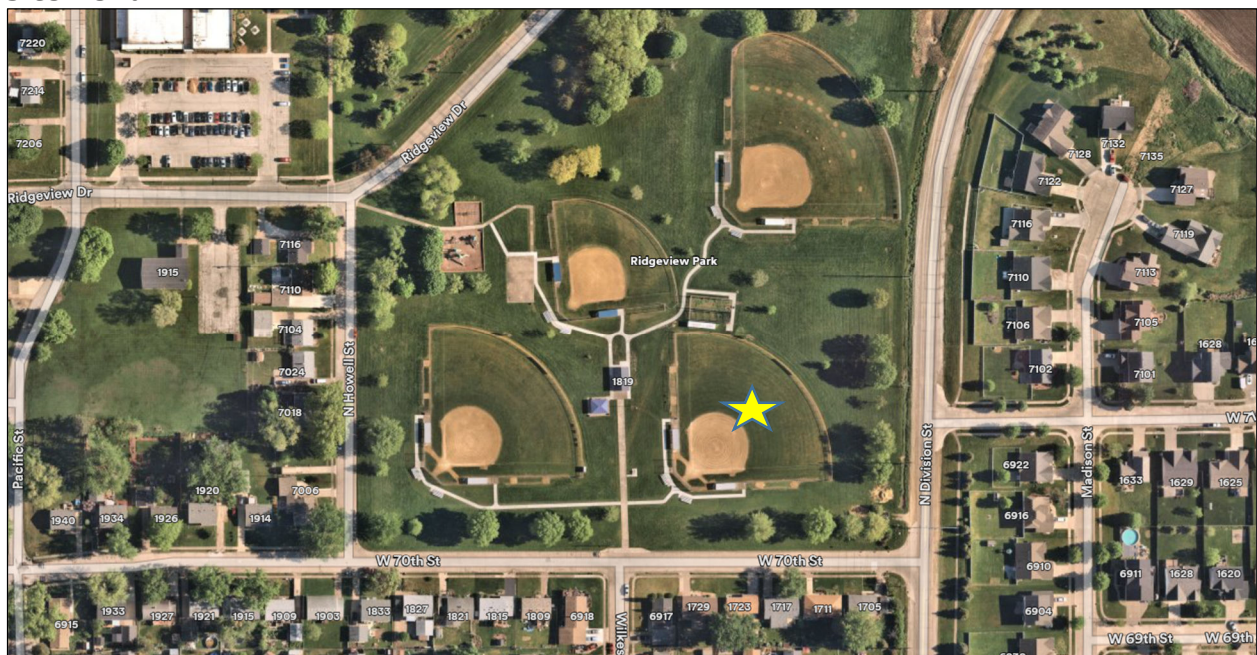
2. Because of their unique requirements for nighttime visibility and limited hours of operation, outdoor recreational facilities (public or private) such as, but not limited to, football fields, soccer fields, baseball fields, softball fields, tennis courts, golf driving ranges, show areas, and other similar uses are exempt from the requirements of this section. Recreational facilities are permitted a total luminaire height of 65 feet in any district. Luminaires greater than 65 feet in total height may only be approved by special use permit.

Background

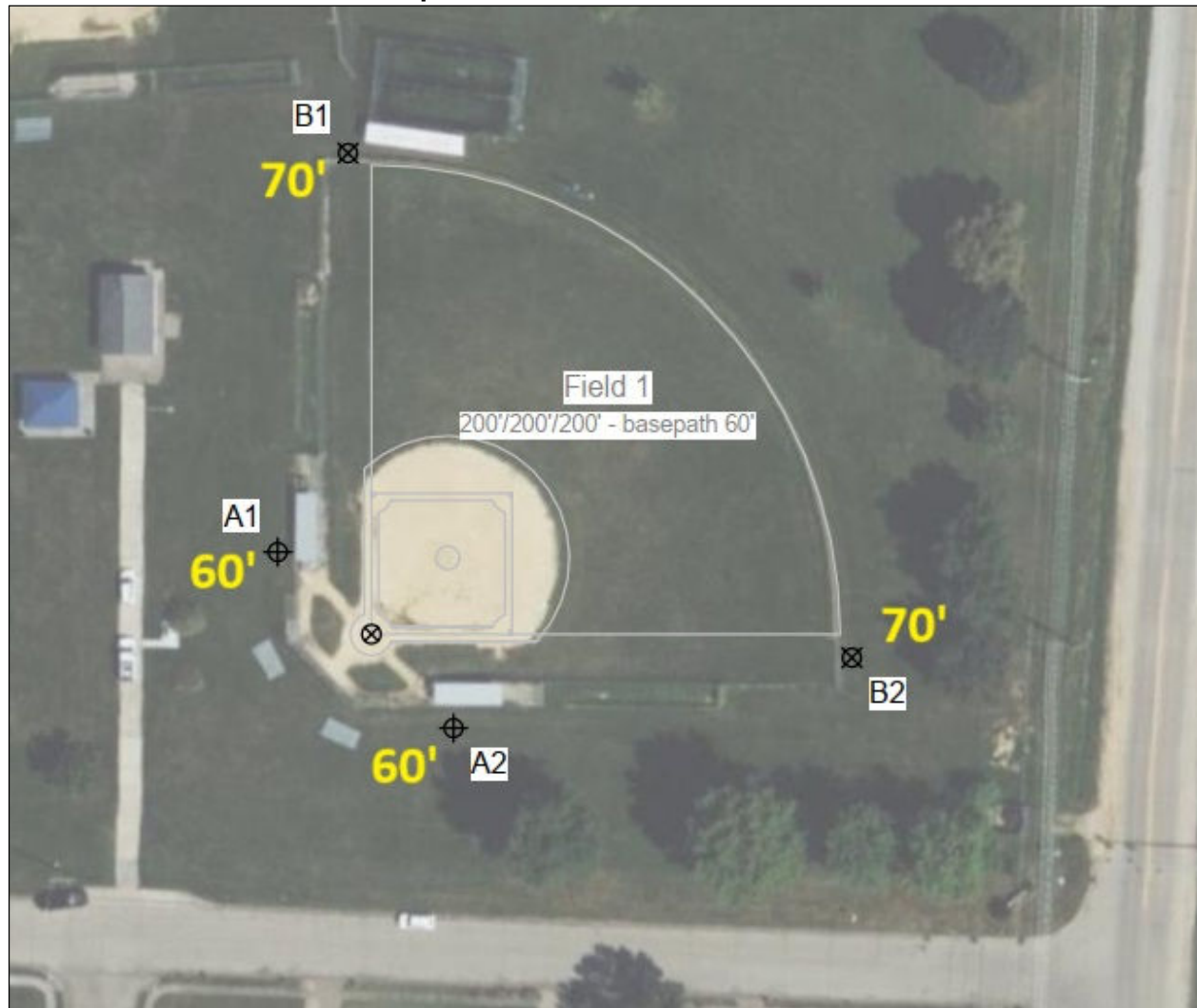
Due to two of the proposed luminaires being over 65 feet in height, a Special Use is required. If the poles are limited to 65' in height, an additional pole would be required at significant additional expense.

The proposed 4-pole lighting configuration will bring the Ridgeview site in line with other Little League facilities such as Prairie Height Park, Garfield Park, Emeis Park and Northwest Park with respect to lighting for baseball competitions after dusk.

Site Aerial



Luminaire Location Site Plan | "B-1" & "B-2" Exceed 65'



Discussion

Planning staff has reviewed other parks sites. Most have at least one or more baseball field with lighting capability. It appears that some of the site have poles that exceed 65 feet, as they were installed under the previous Zoning Code which was more permissive. The Parks Department has not had complaints regarding the lighting of fields. The only comments that have been received are the result of occurrences where the field lights have been accidentally left on after a game.

Approval Standards

1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.

The proposed use meets code requirements for lighting other than the additional 5 feet of height for the two outfield poles. The additional height should have minimal, if any, impact on adjacent property.

2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

Baseball fields, park and schools with sports facilities are customary in residential districts. Most baseball facilities have at least one field with lights. The proposed 5-foot height increase should have minimal, if any, impact on adjacent property as proposed.

3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and adopted land use policies.

The proposed Special Use is compatible with adjacent land uses and will be consistent with the spirit and intent of the Zoning Ordinance.

Recommendation

Findings:

1. The petitioner proposed location/design/construction meets Special Use requirements
2. This use is compatible with adjacent land uses and type of development
3. The proposed Special Use is in accordance with the criteria for Special Use approval.

Recommendation:

Staff recommends that Board adopt staff's findings and approve request SU24-08.

Prepared by: 

Scott Koops, Planner II

Attachments: Map, Site Plan, Application, Notification Map, Exhibits





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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
SPECIAL USE
ZONING BOARD OF ADJUSTMENT

APPLICANT INFORMATION	
Applicant Name Company Name Davenport Parks and Recreation	
Address 700 W. River Drive	
City State Zip Davenport, Iowa 52802	
Phone (563) 326-7817	
Secondary Phone	
E-Mail Address chad.dyson@davenportiowa.com	
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements. In addition to the application fee, I understand I am responsible for attendance at the meeting as shown on the public hearing zoning board calendar. The City reserves the right to require further site studies as necessary. Chad Dyson Type Applicant's Name Applicant's Signature <u>11/04/2024</u> Date	
DEVELOPMENT TEAM	
Property Owner City of Davenport - Parks and Recreation Dept.	
Address 700 W. River Drive, Davenport, IA 52802	
Phone (563) 236-7817	Secondary Phone
E-Mail Address chad.dyson@davenportiowa.com	
Project Manager/Other Davenport Parks and Recreation	
Address	
Phone	Secondary Phone
E-Mail Address	
DATES: PRE-APP 11/04/2024	
SUBMITTAL 11/18/2024	
PUBLIC HEARING 12/12/2024	
SITE ADDRESS & PARCEL OR LOCATION DESCRIPTION Ridgeview Park, 1819 Ridgeview Drive	
SPECIAL USES MUST FIRST HAVE AN APPROVED SITE PLAN I, the Applicant, certify understanding that a site plan must be reviewed & approved prior to placement on the Zoning Board of Adjustment calendar. ☒	
USE PROPOSED REQUIRING A SPECIAL USE Installation of athletic field lighting for baseball field one at Ridgeview Park. Four poles, 2 x 60' and 2 x 70'.	
COMPLETE SUBMITTALS SHALL INCLUDE:	
Site Plan/Concept Plan (to scale)* *shall show setbacks, height and size dimensions, etc.	SUBMITTED ☒
Authorization to Act as Agent Affidavit* *shall include owner contact information	☒
Application Fee (REQUIRED) \$400	☐
DEMONSTRATE WITH EVIDENCE THE FOLLOWING (3) ITEMS: 1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare. This project will enhance the safety of the baseball field by allowing for game play time spacing that will alleviate neighborhood on street parking congestion. 2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity. The field lighting is compatible with the general use of the baseball fields at Ridgeview Park. 3. The special use in the specific location proposed is consistent with the spirit and intent of this ordinance and adopted land use policies. This is consistent with other athletic field lighting for ball fields used by Little League affiliates through out community parks in Davenport, including Prairie Heights Park, Garfield Park, Emeis Park, and Northwest Park.	
Contact Development & Neighborhood Services (DNS) Planning Division at planning@davenportiowa.com with any questions, for additional information, and to submit this form.	

Davenport North Little League Fields
Davenport, IA

Lighting System

Pole / Fixture Summary					
Pole ID	Pole Height	Mtg Height	Fixture Qty	Luminaire Type	Circuit
A1-A2	60'	60'	3	TLC-LED-900	A
		16'	1	TLC-BT-575	A
B1-B2	70'	70'	4	TLC-LED-1500	A
		16'	1	TLC-BT-575	A
4			18		18.86 kW

Circuit Summary			
Circuit	Description	Load	Fixture Qty
A	Field 1	18.86 kW	18

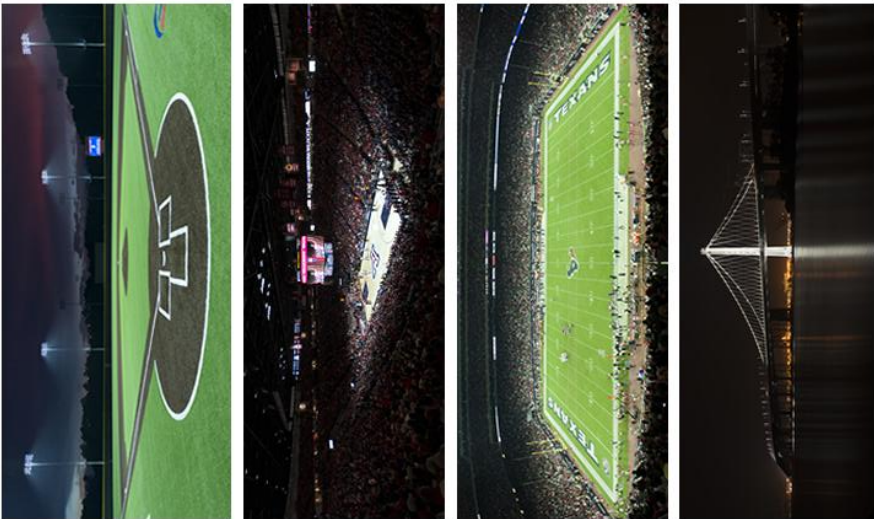
Fixture Type Summary						
Type	Source	Wattage	Lumens	L90	L80	L70
TLC-LED-1500	LED 5700K - 75 CRI	1410W	181,000	>120,000	>120,000	>120,000
TLC-LED-900	LED 5700K - 75 CRI	880W	104,000	>120,000	>120,000	>120,000
TLC-BT-575	LED 5700K - 75 CRI	575W	52,000	>120,000	>120,000	>120,000
						Quantity
						8
						6
						4

Single Luminaire Amperage Draw Chart									
Driver (90 min power factor)		Max Line Amperage Per Luminaire							
Single Phase Voltage		208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)	
		8.4	7.9	7.3	6.3	5.0	4.6	3.6	
TLC-LED-1500									
TLC-LED-900		5.2	4.9	4.5	3.9	3.1	2.9	2.3	
TLC-BT-575		3.4	3.2	2.9	2.5	2.0	1.8	1.5	

Light Level Summary

Calculation Grid Summary									
Grid Name	Calculation Metric	Ave	Min	Max	Max/Min	Ave/Min	Circuits	Fixture Qty	
1st Base BP	Horizontal	16.8	16	18	1.12	1.05	A	18	
3rd Base BP	Horizontal	19.1	18	21	1.12	1.06	A	18	
Candela	Max Candela Metric	953	0	3455	0.00		A	18	
Field 1 (Infield)	Horizontal Illuminance	50.6	37	58	1.55	1.37	A	18	
Field 1 (Outfield)	Horizontal Illuminance	36.3	20	47	2.28	1.82	A	18	
Horz/Vert	Horizontal Illuminance	0.01	0	0.06	0.00		A	18	
Horz/Vert	Max Vertical Illuminance Metric	0.03	0	0.16	0.00		A	18	

From Hometown to Professional



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EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A1-A2	60'	-	15.5'	TLC-BT-575	1	1	0
				60'	TLC-LED-900	3	3	0
2	B1-B2	70'	-	15.5'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	4	4	0
4	TOTALS					18	18	0

Davenport North Little League Fields Davenport, IA

GRID SUMMARY

Name: Field 1
Size: 200'/200'/200' - basepath 60'
Spacing: 20.0' x 20.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Infield	Outfield
Guaranteed Average:	50	30
Scan Average:	50.61	36.34
Maximum:	58	47
Minimum:	37	20
Avg / Min:	1.36	1.78
Guaranteed Max / Min:	2	2.5
Max / Min:	1.55	2.28
UG (adjacent pts):	1.17	1.76
CU:	0.69	
No. of Points:	25	73

LUMINAIRE INFORMATION

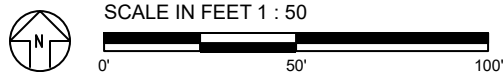
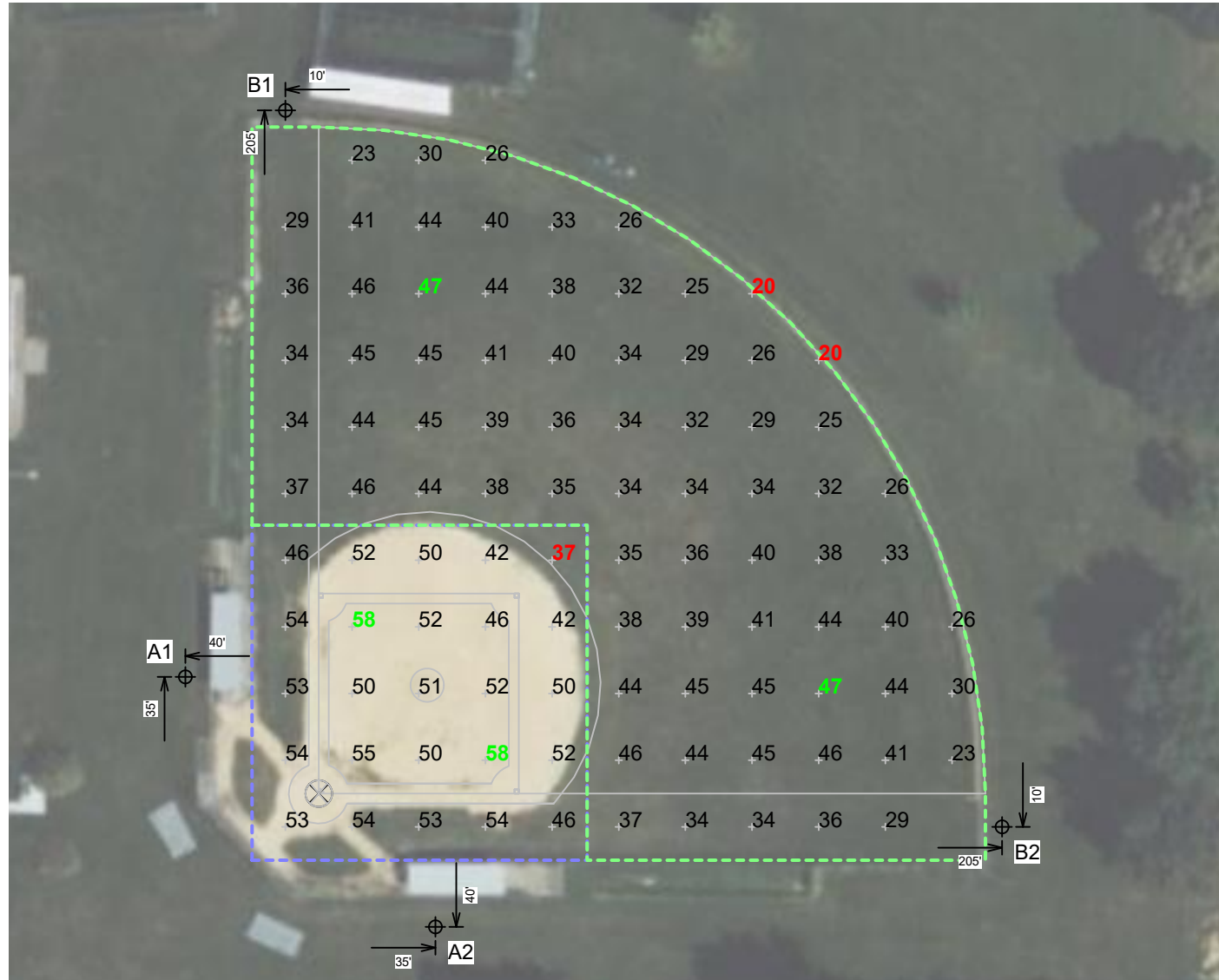
Applied Circuits: A
No. of Luminaires: 18
Total Load: 18.86 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume $\pm 3\%$ nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Pole location(s) $\oplus$ dimensions are relative to 0,0 reference point(s) $\otimes$

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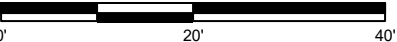
ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A1-A2	60'	-	15.5'	TLC-BT-575	1	1	0
				60'	TLC-LED-900	3	3	0
2	B1-B2	70'	-	15.5'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	4	4	0
4	TOTALS					18	18	0



SCALE IN FEET 1 : 20



Pole location(s) $\oplus$ dimensions are relative to 0,0 reference point(s) $\otimes$

Davenport North Little League Fields Davenport, IA

GRID SUMMARY

Name: 1st Base BP
Size: 200'/200'/200' - basepath 60'
Spacing: 10.0' x 10.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

Entire Grid
Scan Average: 16.79
Maximum: 18
Minimum: 16
Avg / Min: 1.04
Max / Min: 1.12
UG (adjacent pts): 1.06
CU: 0.01
No. of Points: 7

LUMINAIRE INFORMATION

Applied Circuits: A
No. of Luminaires: 18
Total Load: 18.86 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume $\pm$ 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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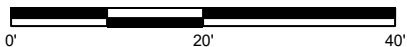
ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A1-A2	60'	-	15.5'	TLC-BT-575	1	1	0
				60'	TLC-LED-900	3	3	0
2	B1-B2	70'	-	15.5'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	4	4	0
4	TOTALS					18	18	0



SCALE IN FEET 1 : 20



Pole location(s) $\oplus$ dimensions are relative to 0,0 reference point(s) $\otimes$

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Davenport North Little League Fields
Davenport, IA

GRID SUMMARY

Name: 3rd Base BP
Size: 200'/200'/200' - basepath 60'
Spacing: 10.0' x 10.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

Entire Grid

Scan Average: 19.07

Maximum: 21

Minimum: 18

Avg / Min: 1.04

Max / Min: 1.12

UG (adjacent pts): 1.07

CU: 0.01

No. of Points: 7

LUMINAIRE INFORMATION

Applied Circuits: A

No. of Luminaires: 18

Total Load: 18.86 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume $\pm$ 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A1-A2	60'	-	15.5'	TLC-BT-575	1	1	0
				60'	TLC-LED-900	3	3	0
2	B1-B2	70'	-	15.5'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	4	4	0
4	TOTALS					18	18	0

Davenport North Little League Fields
Davenport, IA

GRID SUMMARY

Name: Candela
Spacing: 30.0'
Height: 5.0' above grade

ILLUMINATION SUMMARY

CANDELA (PER FIXTURE)

Entire Grid
Scan Average: 953.0539
Maximum: 3454.51
Minimum: 0.00
No. of Points: 38

LUMINAIRE INFORMATION

Applied Circuits: A
No. of Luminaires: 18
Total Load: 18.86 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

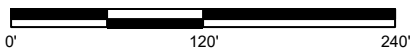
Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume $\pm 3\%$ nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



SCALE IN FEET 1 : 120



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

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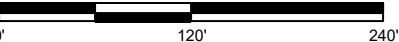
ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A1-A2	60'	-	15.5'	TLC-BT-575	1	1	0
				60'	TLC-LED-900	3	3	0
2	B1-B2	70'	-	15.5'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	4	4	0
4	TOTALS					18	18	0



SCALE IN FEET 1 : 120



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

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Davenport North Little League Fields
Davenport, IA

GRID SUMMARY

Name: Horz/Vert
Spacing: 30.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

HORIZONTAL FOOTCANDLES

Entire Grid
Scan Average: 0.0094
Maximum: 0.06
Minimum: 0.00
No. of Points: 38

LUMINAIRE INFORMATION

Applied Circuits: A
No. of Luminaires: 18
Total Load: 18.86 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A1-A2	60'	-	15.5'	TLC-BT-575	1	1	0
				60'	TLC-LED-900	3	3	0
2	B1-B2	70'	-	15.5'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	4	4	0
4	TOTALS					18	18	0

Davenport North Little League Fields Davenport, IA

GRID SUMMARY

Name: Horz/Vert
Spacing: 30.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

MAX VERTICAL FOOTCANDLES

Entire Grid
Scan Average: 0.0308
Maximum: 0.16
Minimum: 0.00
No. of Points: 38

LUMINAIRE INFORMATION

Applied Circuits: A
No. of Luminaires: 18
Total Load: 18.86 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

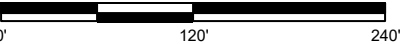
Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume $\pm 3\%$ nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



SCALE IN FEET 1 : 120



Pole location(s) $\oplus$ dimensions are relative to 0,0 reference point(s) $\otimes$

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ILLUMINATION SUMMARY



Davenport North Little League Fields Davenport, IA

EQUIPMENT LAYOUT

INCLUDES:

· Field 1

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume $\pm 3\%$ nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

QTY	LOCATION	Pole		GRADE ELEVATION	Luminaires		
		SIZE			MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE
2	A1-A2	60'		-	15.5' 60'	TLC-BT-575 TLC-LED-900	1 3
2	B1-B2	70'		-	15.5' 70'	TLC-BT-575 TLC-LED-1500	1 4
4	TOTALS						18

SINGLE LUMINAIRE AMPERAGE DRAW CHART

Driver (.90 min power factor)	Line Amperage Per Luminaire (max draw)						
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
TLC-LED-1500	8.4	7.9	7.3	6.3	5.0	4.6	3.6
TLC-LED-900	5.2	4.9	4.5	3.9	3.1	2.9	2.3
TLC-BT-575	3.4	3.2	2.9	2.5	2.0	1.8	1.5



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SCALE IN FEET 1 : 100



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

From: Dyson, Chad
Sent: Tuesday, November 19, 2024 12:16 PM
To: Koops, Scott E.
Cc: Berkley, Laura
Subject: Fwd: [EXT] Re: Special Use Application - Ridgeview Park Ball Field Lighting

FYI - please see the response from our Musco rep.

Chad
Sent from my iPhone

Begin forwarded message:

From: Jason Schillig <jason.schillig@musco.com>
Date: November 19, 2024 at 11:40:24 AM CST
To: "Dyson, Chad" <Chad.Dyson@davenportiowa.com>
Subject: [EXT] Re: Special Use Application - Ridgeview Park Ball Field Lighting

ATTENTION: This is an external email.

Chad,

Those locations are good if you have a 6-pole design but not on a 4-pole design.

We could add a 5th pole but there is extra cost associated with that.

Thanks,
Jason Schillig
Iowa Sales Representative
Musco Lighting
563-260-1334

From: Dyson, Chad <Chad.Dyson@davenportiowa.com>
Sent: Tuesday, November 19, 2024 9:19:21 AM
To: Jason Schillig <jason.schillig@musco.com>
Subject: FW: Special Use Application - Ridgeview Park Ball Field Lighting

Good Morning Jason,

I am working through a special use for zoning with the North Little League light project. Per our code a special use request needs to be approved for the two 70's poles as they are above the 65' threshold allowed by code. Below is a question I received back from planning staff asking if placement of the outfield poles could be adjusted as shown in the image below. If placed here do we get the coverage we need and could it be done with 60' poles in leu of the 70's poles thus eliminating the need for a special use request.

Chad Dyson, CPRE
Director | Parks and Recreation
City of Davenport

T 563-328-7275
700 W. River Drive, Davenport, IA 52802

From: Koops, Scott E. <Scott.Koops@davenportiowa.com>
Sent: Monday, November 18, 2024 10:45 AM
To: Dyson, Chad <Chad.Dyson@davenportiowa.com>
Subject: RE: Special Use Application - Ridgeview Park Ball Field Lighting

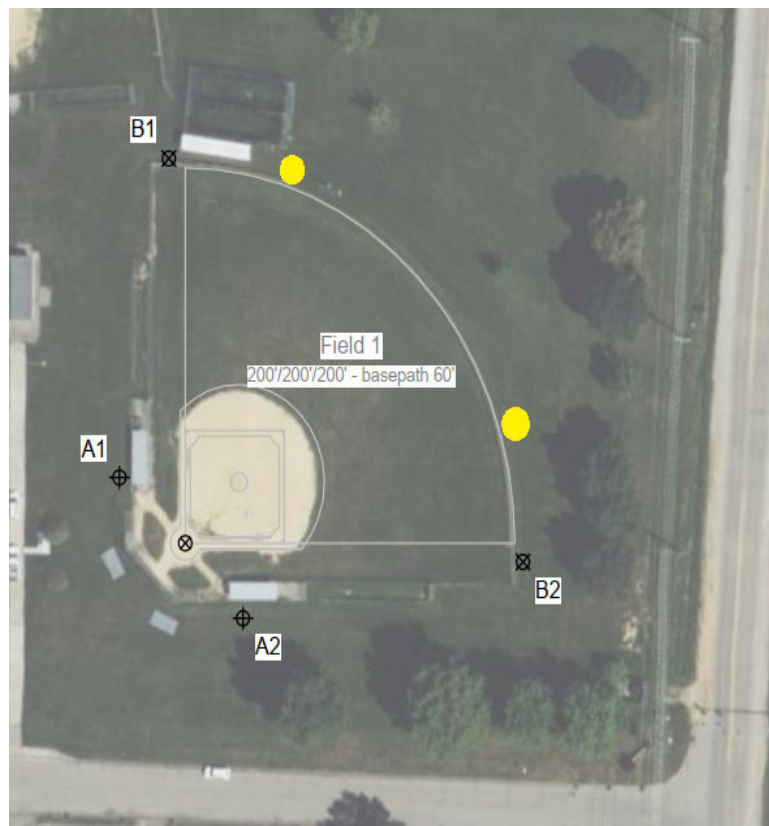
Chad,

Thank you for the plans!
I did find plans for "North Little League" PRJ-4608 from last March.

One question staff has, was there discussion of the pole placement when the plans were drafted?

B1 and B2 appear to be a long distance from center field, or was there a restriction on where those poles could be placed? Would locating the poles in the general location of the yellow circles reduce the need for extra pole height? Or would adding an extra bank of lights on the poles eliminate the need for the additional 5 feet of height?

These are some of the questions that staff anticipates the Board will have at the meeting. They may have more questions along these lines.





Public Hearing Notice | Zoning Board of Adjustment

Date: 12/12/2024 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 4:00 PM **Subject:** Hearing for Special Use | Zoning Board of Adjustment

EXAMPLE NOTICE

To all property owners within 200' of the subject property **1819 Ridgeview DR:**

What is this About?

This notice is being sent to inform you that a public hearing will be held for a Special Use. The purpose of the Special Use is to authorize certain special/conditional uses of property which are allowed but require special consideration.

Request/Case Description

Request SU24-08 of Davenport Parks Department for a Special Use at 1819 Ridgewood DR for two (2) 70-foot baseball field luminaire poles. Section 17-09-020.E.2. 'Exterior Lighting Exceptions' requires a Special Use for luminaires exceeding 65 feet. [Ward 8]

What are the Next Steps after the Public Hearing?

For approved ZBA requests, the ruling is effective immediately. Rulings of the Zoning Board of adjustment are final. The applicant may request reconsideration at the next public hearing, and aggrieved parties may file a writ of certiorari with the district court.

Would You Like to Submit an Official Comment?

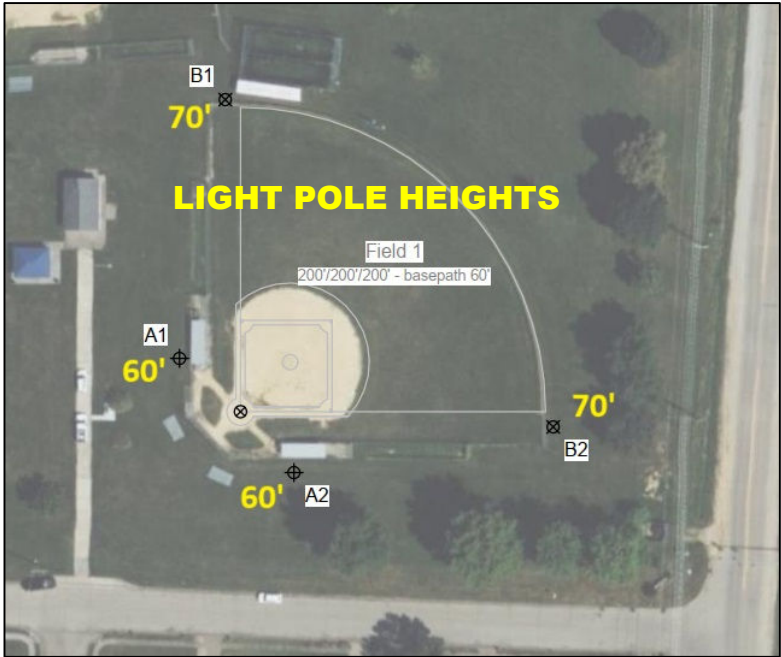
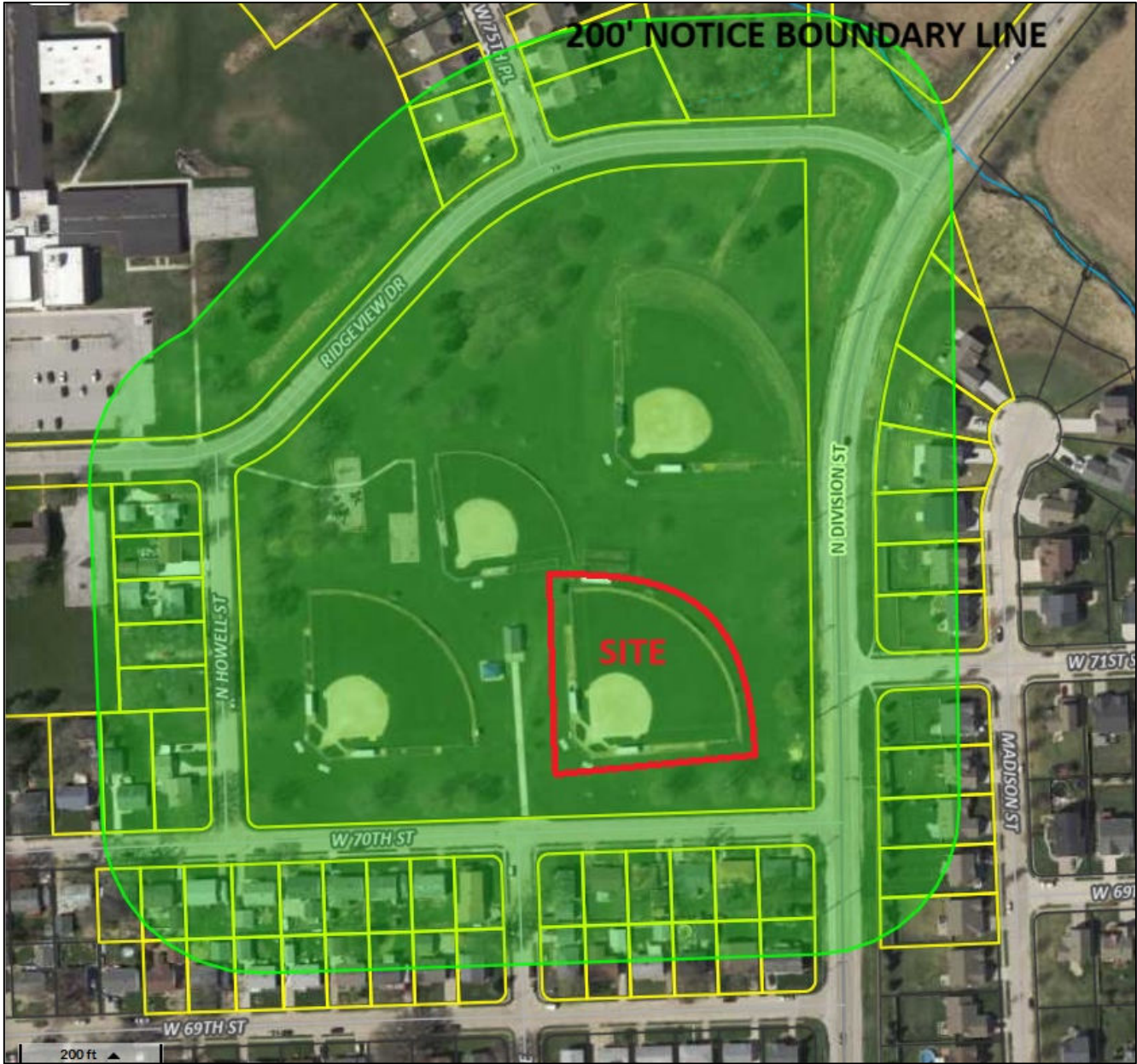
As a property owner/occupant you may have an interest in commenting on the proposed request (either in favor of or opposed to the request). Submit comments via email or in person at the public hearing. Official comments must have written signatures sent to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

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 (Scott Koops, AICP) at scott.koops@davenportiowa.com or 563-328-6701. 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.

Adjacent Owner Notice Area:
Owners within 200' of the Subject Property



SU24-08 Adjacent Owner Notice List - 1819 Ridgeview Dr

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Subject Property: 354 W 76TH ST		BOARD OF PARK COMMISSIONERS	700 W RIVER DR	DAVENPORT IA 52802
Ward: 8TH WARD				NOTICES SENT: 59
W0321-17B		JOANNE B GORDON LIVING TRUST	6922 MADISON ST	DAVENPORT IA 52806
W0303-04B		DANIEL GARY ROBERT	1808 W 75TH PL	DAVENPORT IA 52806
W0319B18		CHAPMAN CONNIE	1809 W 70TH ST	DAVENPORT IA 52806
W0319B06		HAUT HEIDI J	1728 W 69TH ST	DAVENPORT IA 52806
W0319A08		ZARUBA DURETTA D	7024 N HOWELL ST	DAVENPORT IA 52806
W0319A28		POYNER RYAN C	1906 W 69TH ST	DAVENPORT IA 52806
W0319B08		SCHEEL RICKY R	1718 W 69TH ST	DAVENPORT IA 52806
W0319A07		LOERZEL LAURIE F	7018 N HOWELL ST	DAVENPORT IA 52806
W0321-19B		POGGEMILLER ERIC GLENN	7106 MADISON ST	DAVENPORT IA 52806
W0303-13B		GLAUS CAROL J	28010 238TH ST	LE CLAIRE IA 52753
W0319A16		FOURKIDS LLC SERIES U	6135 JUDSON CIR	DAVENPORT IA 52807
W0319A14		MANGELS DAVID J	1833 W 70TH ST	DAVENPORT IA 52806
W0319B04		BRIGGS MARY B	6906 WILKES AVE	DAVENPORT IA 52806
W0319A13		NGUYEN HIEN N	1827 W 70TH ST	DAVENPORT IA 52806
W0303-05B		MARILYN J SPRINGER REV TR	1804 W 75TH PL	DAVENPORT IA 52806
W0319A05		JOHNSTON CAROL A	1914 W 70TH ST	DAVENPORT IA 52806
W0321-18B		GARY LARRY J	7102 MADISON ST	DAVENPORT IA 52806
W0303-06B		CURROE KATHLEEN M	1802 W 75TH ST	DAVENPORT IA 52806
W0321-15B		PAAR CHRISTOPHER B	6910 MADISON ST	DAVENPORT IA 52806
W0319B03		PMD HOMES LLC (Contract)	14116 275TH ST	LONG GROVE IA 52756
W0319B14		MOONEY MARGIE A	1723 W 70TH ST	DAVENPORT IA 52806
W0303-08B		WERTHMANN KYMBAR L	1803 W 75TH PLACE	DAVENPORT IA 52806
W0319A29		GRIFFIN CHAD	1834 W 69TH ST	DAVENPORT IA 52806
W0319A17		RILEY NICHOL DANIELLE	1915 W 70TH ST	DAVENPORT IA 52806
W0319B13		MARGARET M HARMISON TRUST	1717 W 70TH ST	DAVENPORT IA 52806
W0319A11		SPINNER ALLISON	7116 N HOWELL ST	DAVENPORT IA 52806
W0303-22C		GLAUS CAROL J	28010 238TH ST	LE CLAIRE IA 52753
W0319A30		KEPPY MICHAEL L	1828 W 69TH ST	DAVENPORT IA 52806
W0319A27		GILE KENNY D	1910 W 69TH ST	DAVENPORT IA 52806
W0319A06		MCWANE GEORGE R JR	7006 N HOWELL ST	DAVENPORT IA 52806
W0319B16		NEAL MICHAEL L	6917 WILKES AVE	DAVENPORT IA 52806
W0319B15		SUSAN J NOHR TRUST	5535 CAVAN CROSSING	BETTENDORF IA 52722
W0319B01		WOZNAK NANCY A	1822 W 69TH ST	DAVENPORT IA 52806
W0319B07		FREUCK MICHAEL	1724 W 69TH ST	DAVENPORT IA 52806
W0305-02		NGUYEN THI HONG HANH	7116 MADISON ST	DAVENPORT IA 52806
W0319B20		GLOVER BRIAN SCOTT	1821 W 70TH ST	DAVENPORT IA 52806
W0319B05		LOEFELHOLZ AMBER M	6905 WILKES AVE	DAVENPORT IA 52806
W0321-14B		DANIEL DWIGHT	6904 MADISON ST	DAVENPORT IA 52806
W0303-07B		SEBASTION BUILDERS LLC	6 MUSKET CT	LE CLAIRE IA 52753
W0305-03		ZURCHER TRACY	7122 MADISON ST	DAVENPORT IA 52806
W0319B11		SNIDER WHITNEY J	1705 W 70TH ST	DAVENPORT IA 52806
W0319-01		NO OFFICE LLC	6435 FAIRHAVEN RD	DAVENPORT IA 52807
W0321-13B		UY HOANG N	6418 WILKES AV	DAVENPORT IA 52806
W0319A04		MIGHT MEREDITH	1920 W 70TH ST	DAVENPORT IA 52806
W0319A04		MIGHT SAMUEL	1920 W 70TH ST	DAVENPORT IA 52806
W0319A09		WOODS JULIE	7104 N HOWELL ST	DAVENPORT IA 52806
W0319B19		GEORGE JANET I	1815 W 70TH ST	DAVENPORT IA 52806
W0319B10		GOETTSCH GLEN C	1706 W 69TH ST	DAVENPORT IA 52806
W0305-04		SANDERSON BRADLEY E	7128 MADISON ST	DAVENPORT IA 52806
W0321-16B		HALL TESSA M	6916 MADISON ST	DAVENPORT IA 52806
W0319B12		RICE LORETTA A	1711 W 70TH ST	DAVENPORT IA 52806
W0305-01		HERMANSON WILLIAM JR	7110 MADISON ST	DAVENPORT IA 52806
W0319B17		MENDEZ JOSEPH C	6918 WILKES AV	DAVENPORT IA 52806
W0319A10		RICHARDS IRA H	7110 N HOWELL ST	DAVENPORT IA 52806
W0303-09B		BISHOP JON	1807 W 75TH PL	DAVENPORT IA 52806
W0319A15		TLALTELOLPA MARCO ANTONIO	1903 W 70TH ST	DAVENPORT IA 52806
W0305-07B		GURU NANAK PROPERTY IOWA INC	3403 78TH ST CT	MOLINE IL 61265
W0319B02		HERNANDEZ MIGUEL A	1816 W 69TH ST	DAVENPORT IA 52806
W0319B09		SCOTT NEDWRA J	1714 W 69TH ST	DAVENPORT IA 52806

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Scott Koops | 563-326-6701

Action / Date
12/12/2024

Subject:

Request SU24-09 of Nukhba Grewal on behalf of NG Stores LLC for a Special Use at 102 E. Kimberly RD STE N for retail alcohol sales. Table 17.08-1 requires a Special Use for retail alcohol sales in the C-C City Centre Zoning District. [Ward 7]

Recommendation:

Background:

Attachments:

1. Staff Report SU24-09 Class E LL in C-C
2. Application SU24-09 PACKET COPY
3. Other Sites Owned by NG Stores
4. Example Notice Letter SU24-09 102 E Kimberly RD
5. SU24-09 Adjacent Owner Notice List - 102 E Kimberly STE N



**Zoning Board of Adjustment
Planning Staff Report
102 E Kimberly RD | Retail Alcohol Sales
December 12, 2024**

Description

Request SU24-09 of Nukhba Grewal on behalf of NG Stores LLC for a Special Use at 102 E. Kimberly RD STE N for retail alcohol sales. Table 17.08-1 requires a Special Use for retail alcohol sales in the C-C City Centre Zoning District. [Ward 7]

Background

The Zoning Ordinance Use Matrix, Table 17.08-1, requires the approval of a Special Use for Retail Alcohol Sales in the City Centre District. The property is located in the mixed-use area which has retail, restaurants, and personal service businesses.

Zoning District Use Matrix | Table 17.08-1

PRINCIPAL USE	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Retail Alcohol Sales	P	P	S		S		P	P						

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

Retail Alcohol Sales | Definition

An establishment that sells beer, wine, or liquor.

Class "E" Retail Alcohol Business Licensing Requirements | Section 5.10.106

[This is the code language in Title 5, Business Licensing, in summary and is not part of Title 17, Zoning]

- A. The licensed premise must have more than one employee on duty at all times while the store is open unless an electronic security cap or tag system is employed or all liquor is secured in a visible location behind a counter that is only accessible to employees.
- B. A video surveillance system with coverage following reasonable business judgment that records in a viewable format by the police department shall be installed and maintained. A licensee may require a subpoena before allowing access.
- C. The licensee must implement a strict no-loitering policy and cooperate with police in addressing loitering.
- D. 35% or less (cubic volume) of the store's interior display area shall be dedicated to beer/wine, or liquor.
- E. Public pay phones on the property are prohibited.
- F. Twenty-four-hour manager/owner contact information shall be readily available.
- G. The store must be at least 1,000 square feet in size.

Site



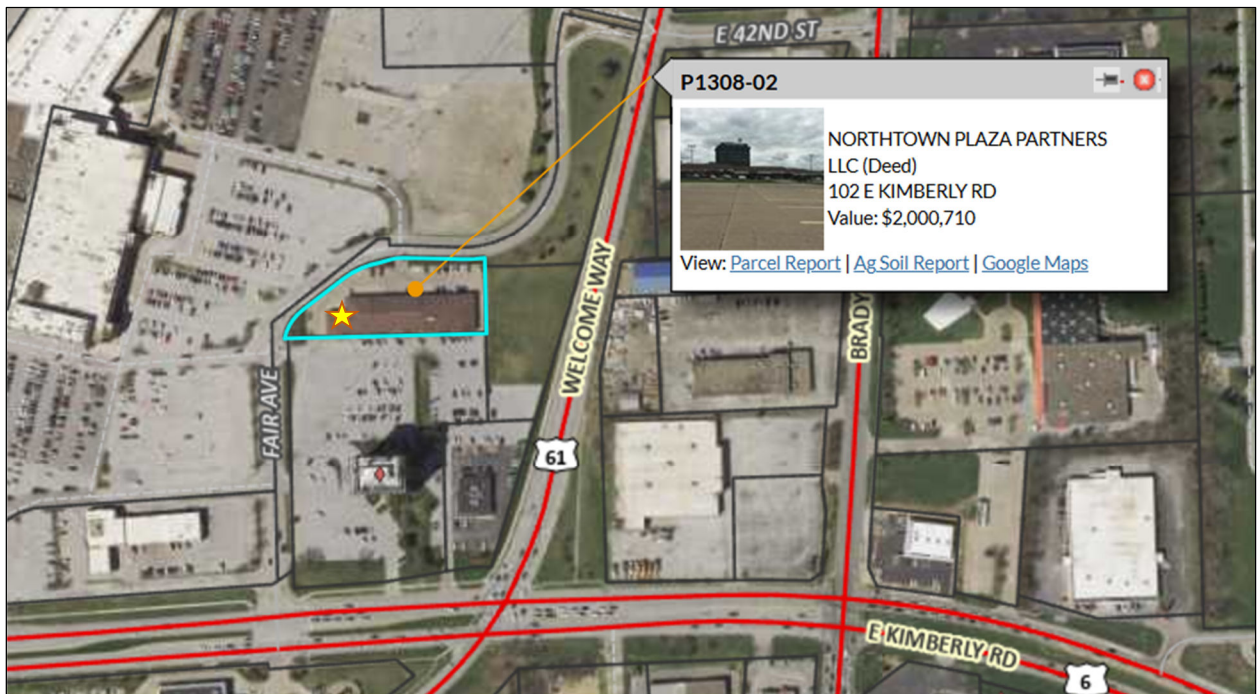
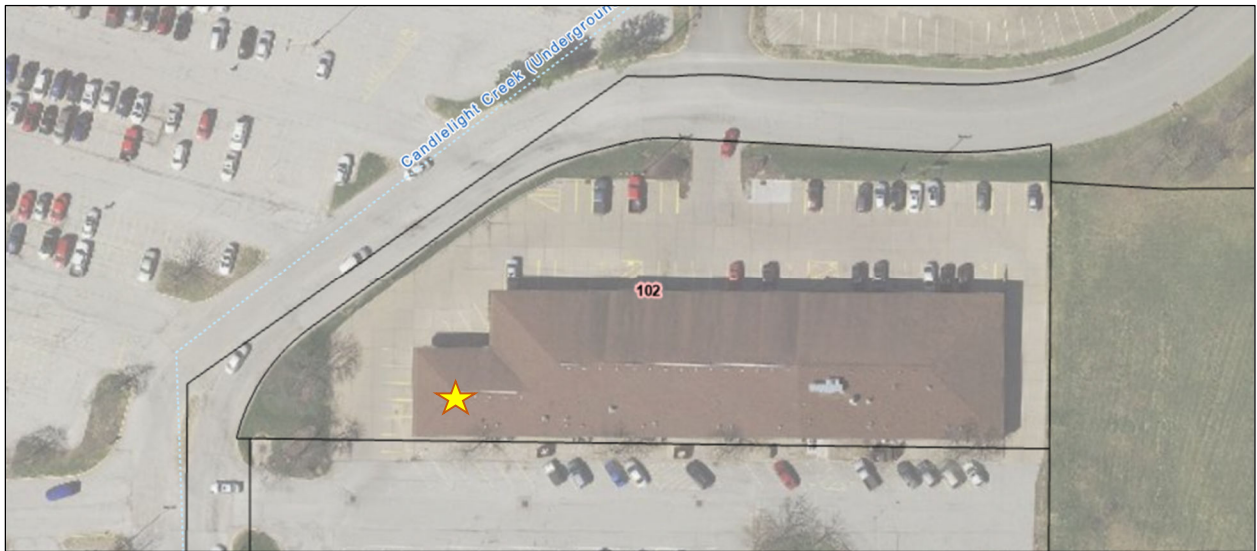
Site



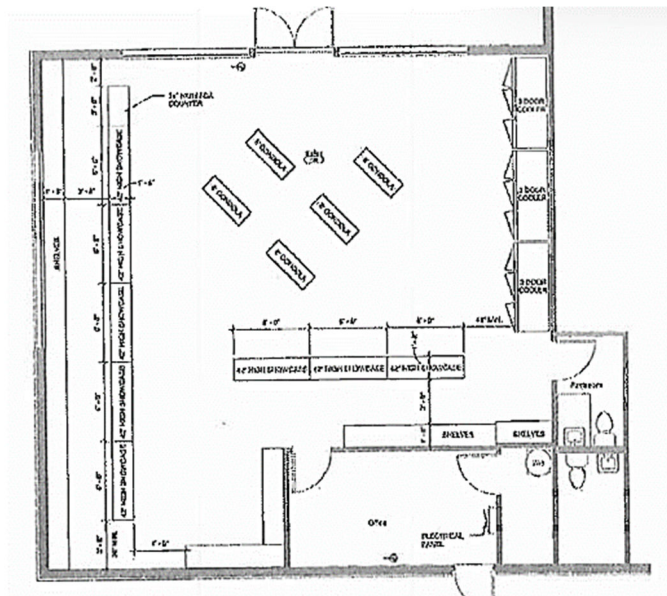
Other Business Owned by NG Stores



Site Aerial Photo:



Interior Site Plan



Discussion

The subject property and adjacent properties are zoned for various mixed use commercial activities. The use will operate similar to other adjacent retail uses; the use will be compatible with those land uses and businesses.

Approval Standards

1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.

Applicant:

The Special Use will not endanger the public health, safety or welfare. The store operation will protect the public health safety and welfare of the public. The sale of beer and wine is an incidental use. The Class E license is a carry-out use to take home packaged sales. There will be no on-premises consumption.

Staff Response: The proposed use meets code requirements for retail alcohol sales provided all conditions are met.

2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

Applicant:

The general land use surrounding the location of this Special Use consists of multiple commercial operations that make the Special Use compatible with all surrounding commercially zoned properties. This property is in a strip mall and located west of Northpark Mall.

Staff Response: The proposed use meets code requirements for retail alcohol sales in this area.

3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and adopted land use policies.

Applicant:

The Special Use Class E liquor license for carry-out sale of beer and wine is consistent with the spirit and intent of the ordinance and surrounding land uses. There will be no drinking allowed on the premises. All consumption is done off-site.

Staff Response: The proposed use meets code requirements for retail alcohol sales.

Recommendation & Findings

Findings:

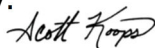
1. The petitioner's proposed location/design meets Special Use requirements
2. This use is compatible with adjacent land uses and type of development
3. The proposed Special Use is in accordance with the criteria for Special Use approval.

Recommendation:

Staff recommends that the Board adopt staff's findings and approve request SU24-09 subject to the following conditions:

1. All applicable business licensing requirements shall be met, including but not limited to unobstructed views into the interior of the building per Sections 5.10.040.D. & 5.10.106 regarding 'Additional Class E requirements';
2. Any change in ownership shall require re-review of this Special Use by the Board.

Prepared by:



Scott Koops, AICP
Planner II

Attachments: Map, Site Plan, Application, Notification Map, Exhibits



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
SPECIAL USE
ZONING BOARD OF ADJUSTMENT

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING (Set After Site Plan Review)
----------------	-----------	---

SITE ADDRESS & PARCEL OR LOCATION DESCRIPTION
102 E Kimberly Rd, Suite N, Davenport IA 52806 & Parcel ID: P1308

APPLICANT INFORMATION

Applicant Name | Company Name
NUKHBA GREWAL | NG STORES LLC

Address
102 E Kimberly Rd, Suite N

City | State | Zip
Davenport, IA 52806

Phone
(563) 209-7171

Secondary Phone

E-Mail Address

SPECIAL USES MUST FIRST HAVE AN APPROVED SITE PLAN
I, the Applicant, certify understanding that a site plan must be reviewed & approved prior to placement on the Zoning Board of Adjustment calendar. ☒

USE PROPOSED REQUIRING A SPECIAL USE
CLASS E LIQUOR LICENSE FOR CARRY-OUT SALE OF NICHE BEERS, SELTZERS & WINE.

COMPLETE SUBMITTALS SHALL INCLUDE:	SUBMITTED
Site Plan/Concept Plan (to scale)* *shall show setbacks, height and size dimensions, etc.	☒
Authorization to Act as Agent Affidavit* *shall include owner contact information	☒
Application Fee (REQUIRED) \$400	☒

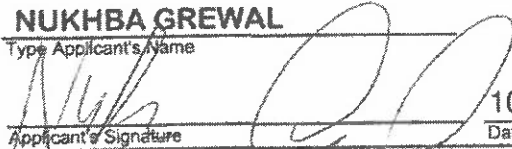
Acceptance of Applicant

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 the meeting as shown on the public hearing zoning board calendar. The City reserves the right to require further site studies as necessary.

NUKHBA GREWAL

Type Applicant's Name

Applicant's Signature  Date **10/31/2024**

DEVELOPMENT TEAM

Property Owner

NORTTOWN PLAZA PARTNERS LLC

Address
2401 CORAL CT STE 1, CORALVILLE IA 52241

Phone
(563) 344-4295

Secondary Phone

E-Mail Address

Project Manager/Other

Address
Michael Meloy
2535 Rock Drive

Phone
563.359.3959

Secondary Phone

E-Mail Address

DEMONSTRATE WITH EVIDENCE THE FOLLOWING (3) ITEMS:

- The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.
The proposed special use will not endanger the public health, safety or welfare. The store operation will protect the public health, safety and welfare of the public. The sale of beer and wine is an incidental use.
The special use Class E license is a carry-out use to take home packaged sales. There will be no on-premises consumption.
- The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.
The general land use surrounding the location of the special use consists of multiple commercial operations that make the special use compatible with all surrounding commercially zoned properties. This property is in a strip mall and located west of Northpark Mall.
- The special use in the specific location proposed is consistent with the spirit and intent of this ordinance and adopted land use policies.
The special use Class E liquor license for carry-out sale of beer and wine is consistent with the spirit and intent of the ordinance and surrounding land uses.
There will be no drinking allowed on the premises. All consumption is done off-site.

Contact Development & Neighborhood Services (DNS)
Planning Division at planning@davenportiowa.com with any questions, for additional information, and to submit this form.

Authorization to Act as Applicant

I/We, Northtown Plaza Partners, LLC, by James Tansey (Agent for Landlord)
[as property owner(s)]

authorize Nukhba Grewal of NG Stores LLC and/or Attorney Michael J Meloy
[the above person(s)]

to act as applicant, representing me/us before the Zoning Board of Adjustment

for the property located at Northtown Plaza - 102 E. Kimberly Rd, Suite N, Davenport, IA 52806

James R Tansey
Signature(s)

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

Notarization: _____

11/18/24
Date

State of Iowa,

County of Scott,

Sworn and subscribed before me

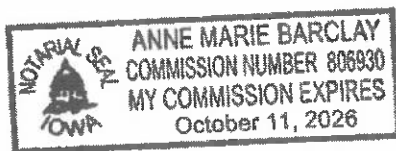
this 18th day of Nov, 2024

Anne Marie Barclay
Notary Public

My Commission Expires:

Drivers License

[identification type]



Jamie Swanson | Business Licensing

From: Swanson, Jamie
Sent: Tuesday, November 19, 2024 10:22 AM
To: Koops, Scott E.
Cc: Berkley, Laura
Subject: RE: 102 E Kimberly RD Ste N | Essentials | Class E

That is the owner listed for these five (5) accounts

ID	↓ Status	DBA	Location
920246473	ACTIVE	ESSENTIALS VAPE AND SMOKE SHOP	1432 W LOCUST ST :
920246492	ACTIVE	ESSENTIALS VAPE AND SMOKE SHOP	307 E LOCUST ST B
920246493	ACTIVE	ESSENTIALS VAPE AND SMOKE SHOP	2225 W 53RD ST 300
920246861	ACTIVE	ESSENTIALS VAPE AND SMOKE SHOP	2186 E KIMBERLY RD
920246862	ACTIVE	ESSENTIAL VAPE AND SMOKE SHOP	102 E KIMBERLY RD

Jamie Swanson

Revenue Coordinator | Finance – Revenue
City of Davenport

T 563-326-7795 | **F** 563-326-7722
226 W 4th St, Davenport, IA 52801

davenportiowa.com

From: Koops, Scott E. <Scott.Koops@davenportiowa.com>
Sent: Tuesday, November 19, 2024 9:32 AM
To: Swanson, Jamie <Jamie.Swanson@davenportiowa.com>
Cc: Berkley, Laura <Laura.Berkley@davenportiowa.com>
Subject: 102 E Kimberly RD Ste N | Essentials | Class E

Jamie,

Would you know if this applicant (Nukhba Grewal | NG Stores LLC) is the owner of the other business in town/Essentials stores?

Thank you!

SCOTT KOOPS, AICP

Planner II | Development & Neighborhood Services (DNS)



Public Hearing Notice | Zoning Board of Adjustment

Date: 12/12/2024 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 4:00 PM **Subject:** Hearing for Special Use | Zoning Board of Adjustment

EXAMPLE NOTICE LETTER
Ward 7 Notices Sent 5

To all property owners within 200' of the subject property **102 E Kimberly RD STE N:**

What is this About?

This notice is being sent to inform you that a public hearing will be held for a Special Use. The purpose of the Special Use is to authorize certain special/conditional uses of property which are allowed but require special consideration.

Request/Case Description

Request SU24-09 of Nukhba Grewal on behalf of NG Stores LLC for a Special Use at 102 E. Kimberly RD STE N for retail alcohol sales. Table 17.08-1 requires a Special Use for retail alcohol sales in the C-C City Centre Zoning District. [Ward 7]

What are the Next Steps after the Public Hearing?

For approved ZBA requests, the ruling is effective immediately. Rulings of the Zoning Board of adjustment are final. The applicant may request reconsideration at the next public hearing, and aggrieved parties may file a writ of certiorari with the district court.

Would You Like to Submit an Official Comment?

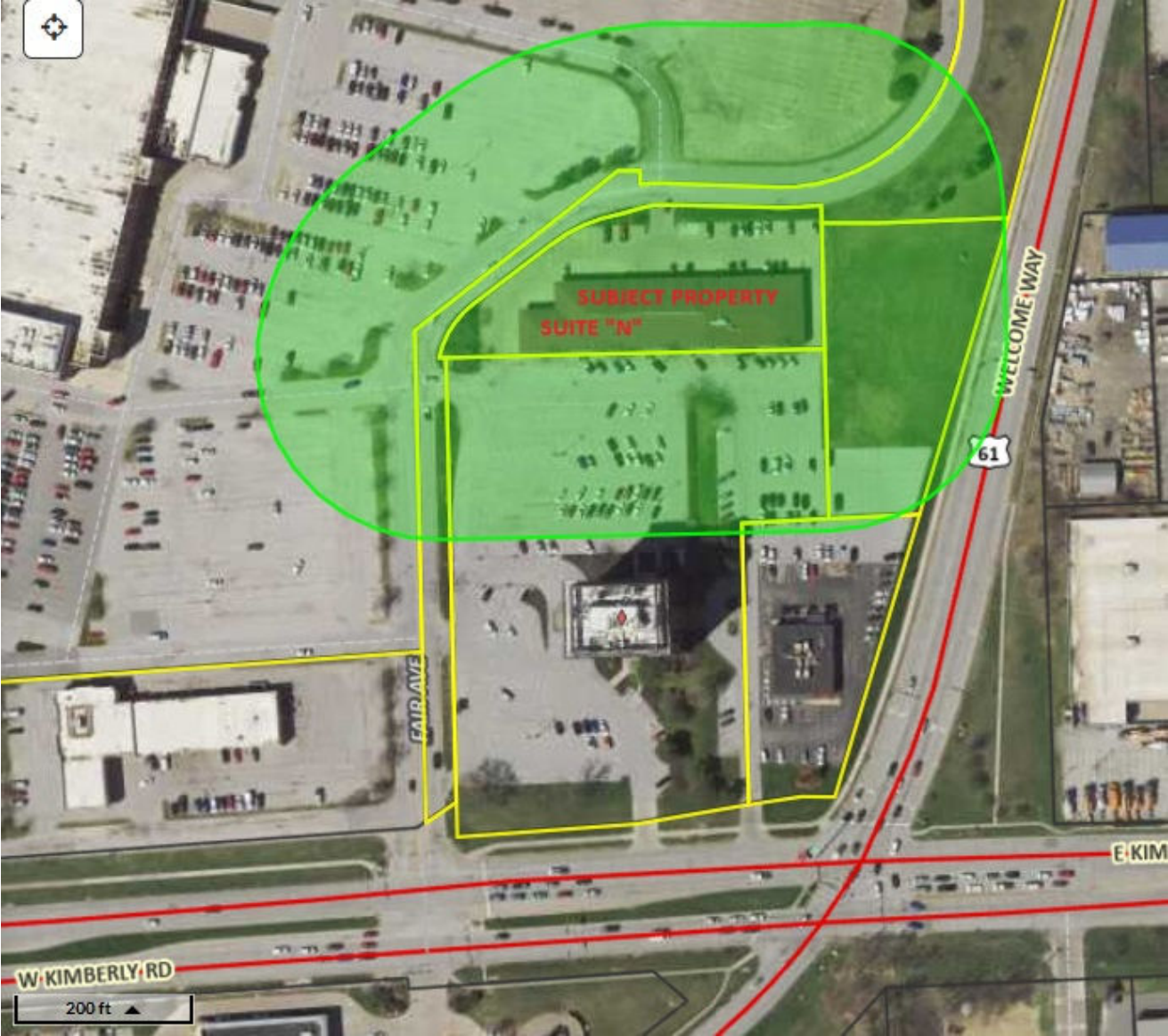
As a property owner/occupant you may have an interest in commenting on the proposed request (either in favor of or opposed to the request). Submit comments via email or in person at the public hearing. Official comments must have written signatures sent to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

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 (Scott Koops, AICP) at scott.koops@davenportiowa.com or 563-328-6701. 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.

Adjacent Owner Notice Area:
Owners within 200' of the Subject Property



SU24-09 Adjacent Owner Notice List - 102 E Kimberly STE N

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Subject Property: 102 E Kimberly RD STE 'N'		NG Stores LLC		
Ward: 7TH WARD				NOTICES SENT: 5
P1405-05A	320 W KIMBERLY RD	PENNEY PROPERTY SUB HOLDINGS LLC	6501 LEGACY DR	PLANO TX 75024
P1308-03	110 E KIMBERLY RD	SONSY LLC	12333 STRATFORD DR	CLIVE IA 50325
P1308-02	102 E KIMBERLY RD	NORTHTOWN PLAZA PARTNERS LLC	2401 CORAL CT STE 1	CORALVILLE IA 52241
P1308-01E	100 E KIMBERLY RD	NORTHWEST BANK & TRUST CO (TRU	100 E KIMBERLY RD	DAVENPORT IA 52806
P1405-02C	320 W KIMBERLY RD	MACERICH NORTH PARK MALL LLC	PO BOX 4085	SANTA MONICA CA 90411

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Scott Koops | 563-326-6701

Action / Date
12/12/2024

Subject:

Request HV24-14 of Brett Hunter at 925 W. 7th ST for a Hardship Variance to expand a nonconforming secondary access drive off of West 7th Street. Section 17.09.030.K.4. requires property with an alley to be accessed from the alley. [Ward 3]

Recommendation:

Background:

Attachments:

1. Staff Report HV24-14 - Street Access
2. Application 925 W 7th - PACKET COPY
3. Email Letter of Support from Humility of Mary
4. Example Notice Letter HV24-14 - 925 W 7th
5. HV24-14 Adjacent Owner Notice List - 925 W 7th ST



**Zoning Board of Adjustment
Staff Report | Secondary Access
December 12, 2024**

Description

Request HV24-14 of Brett Hunter at 925 W. 7th ST for a Hardship Variance to expand a nonconforming secondary access drive off of West 7th Street. Section 17.09.030.K.4. requires property with an alley to be accessed from the alley. [Ward 3]

Code Section:

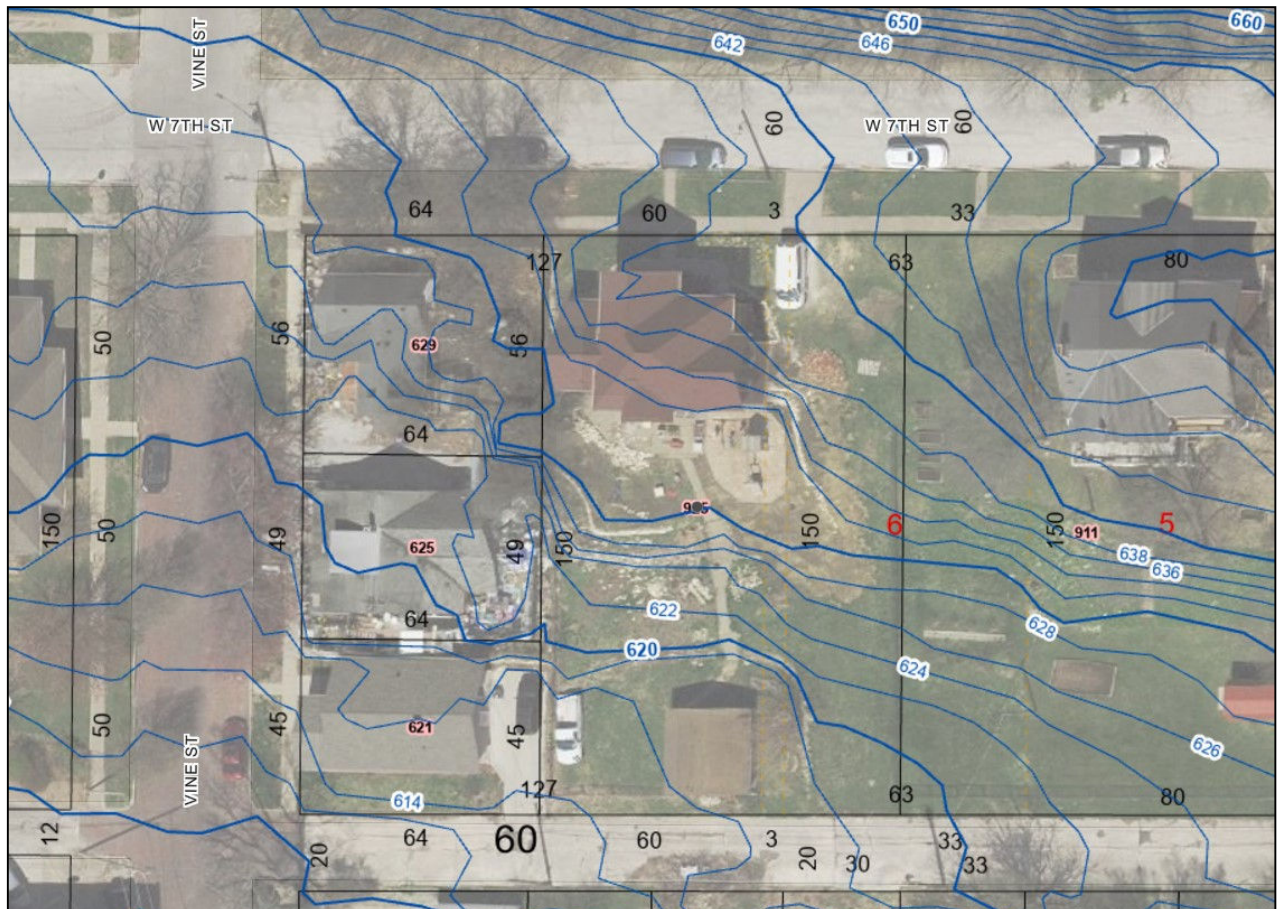
[Section 17.09.030.K.4.](#)

Where served by an alley, parking pads must take access from the alley.

Background | Discussion

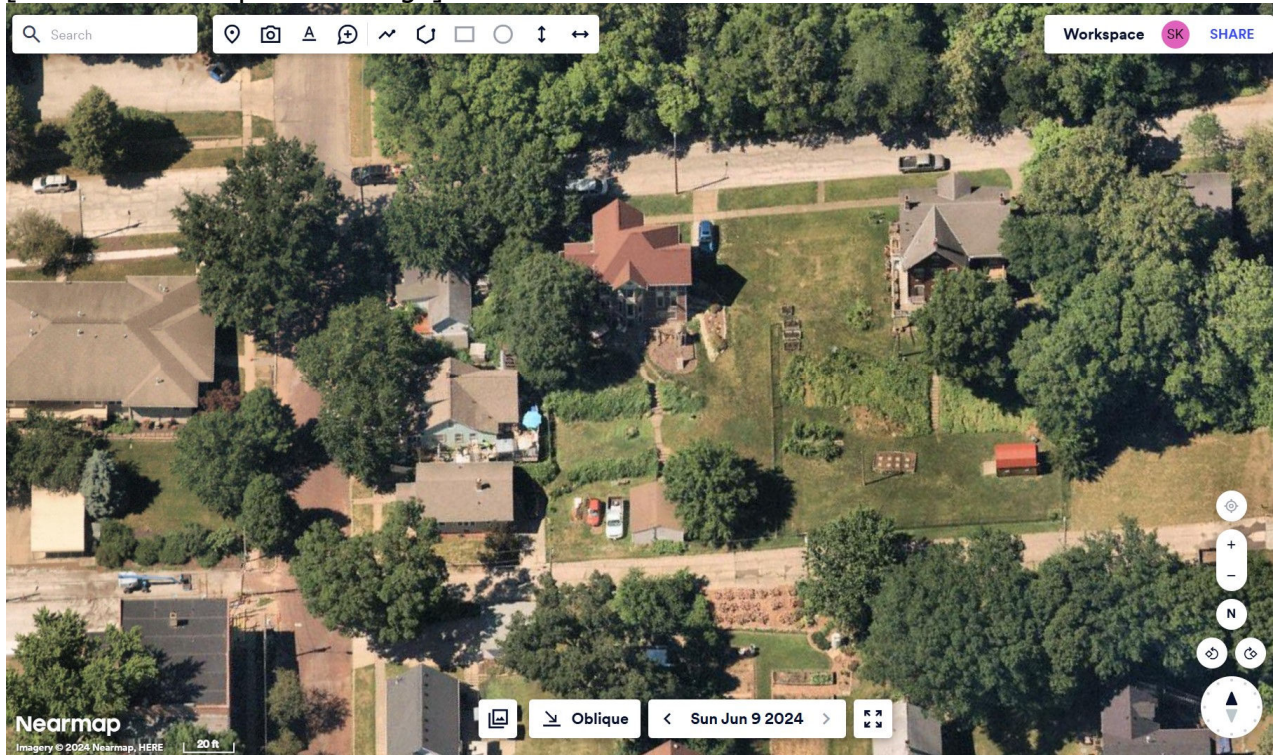
The petitioner is proposing a private parking pad to be accessed from West 7th Street via a nonconforming driveway. Presently the nonconforming street driveway does not lead to and approved parking area (pad). While the proposed parking pad would meet the front yard setback, a variance is required since the property is only allowed to access the property from the public alley. The applicant has stated that the topography of the lot does not allow for adequate access to the dwelling from the alley.

Topographic Contour Map

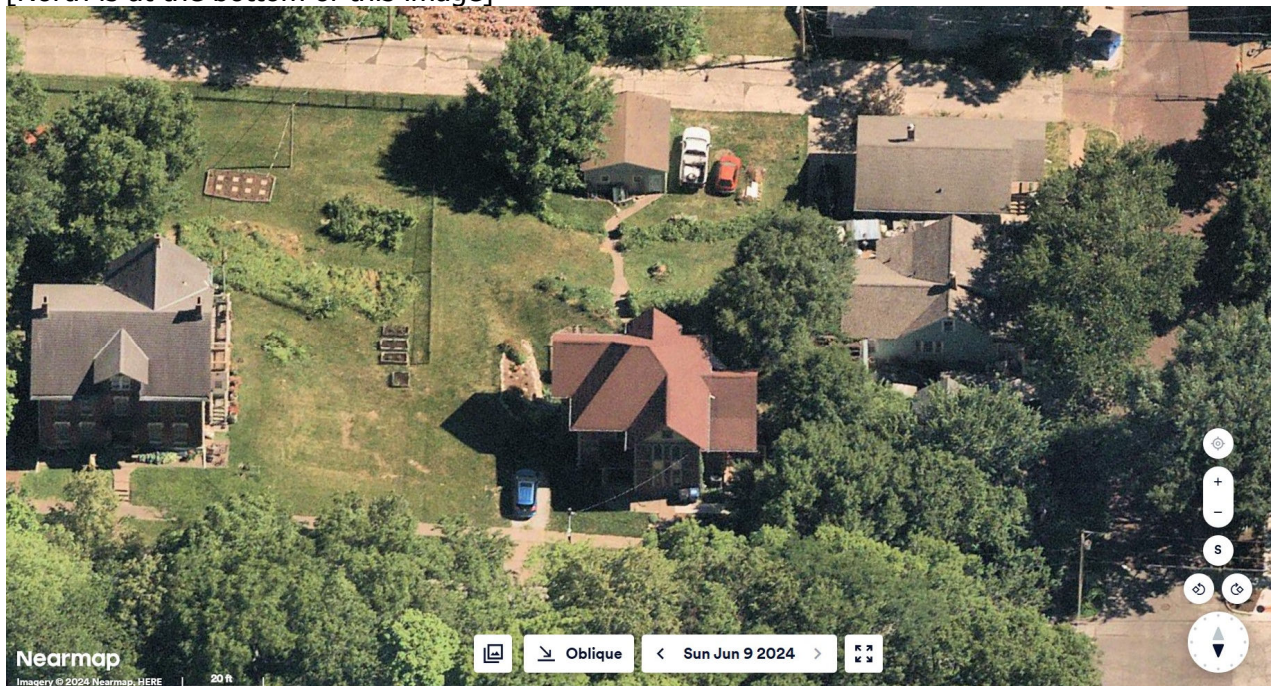


Site Images

[North is at the top of this image]



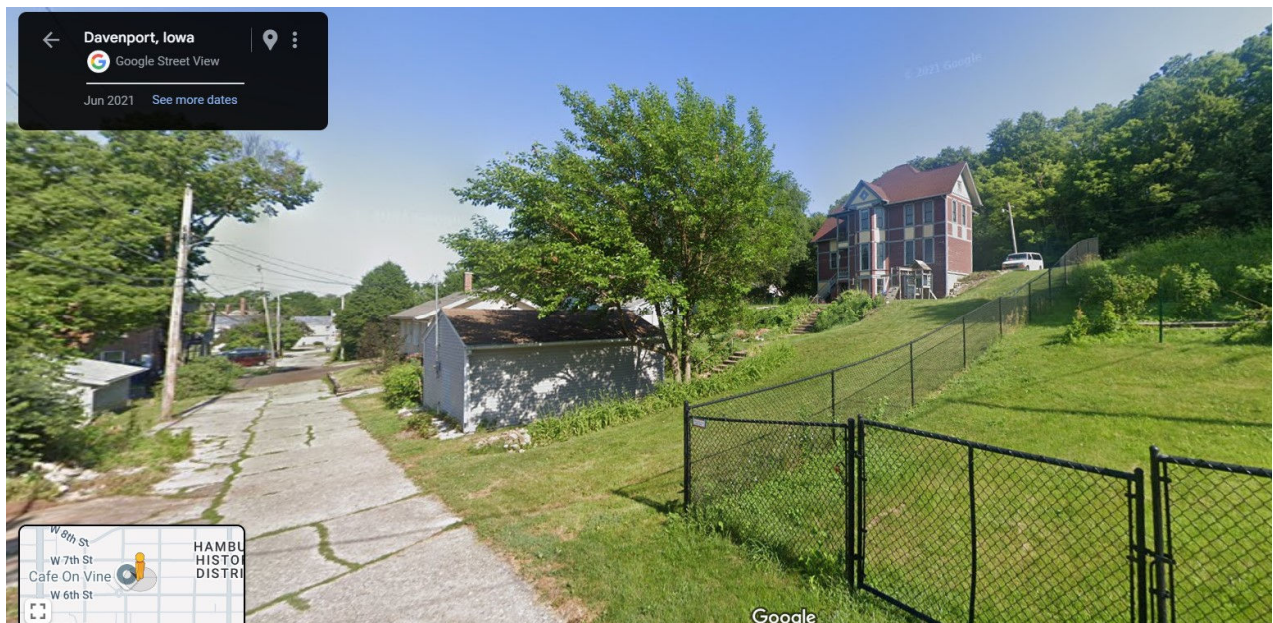
[North is at the bottom of this image]



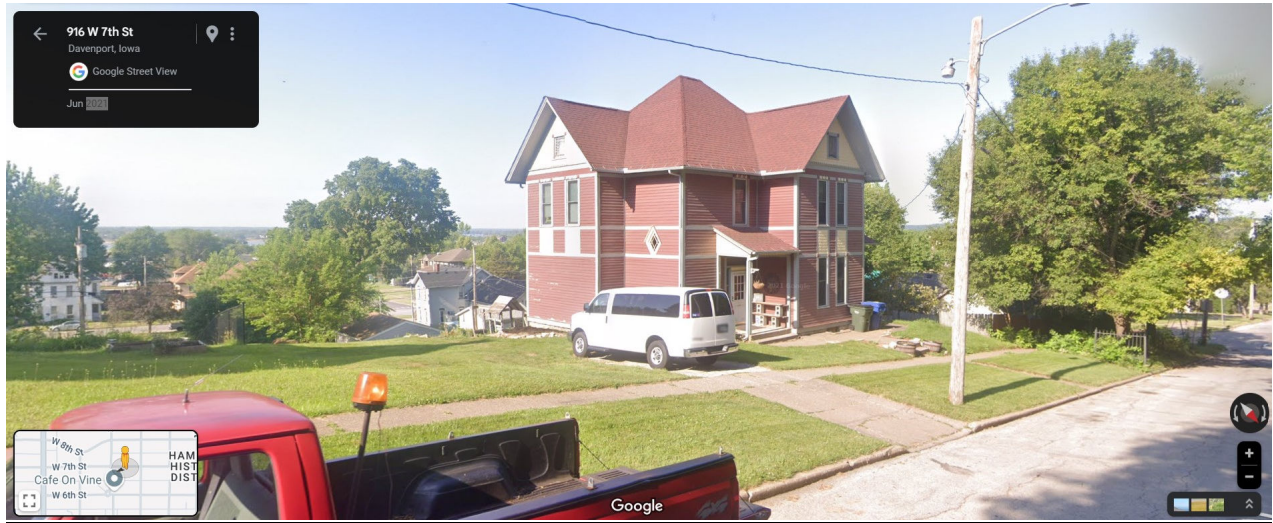
Site Property Lines



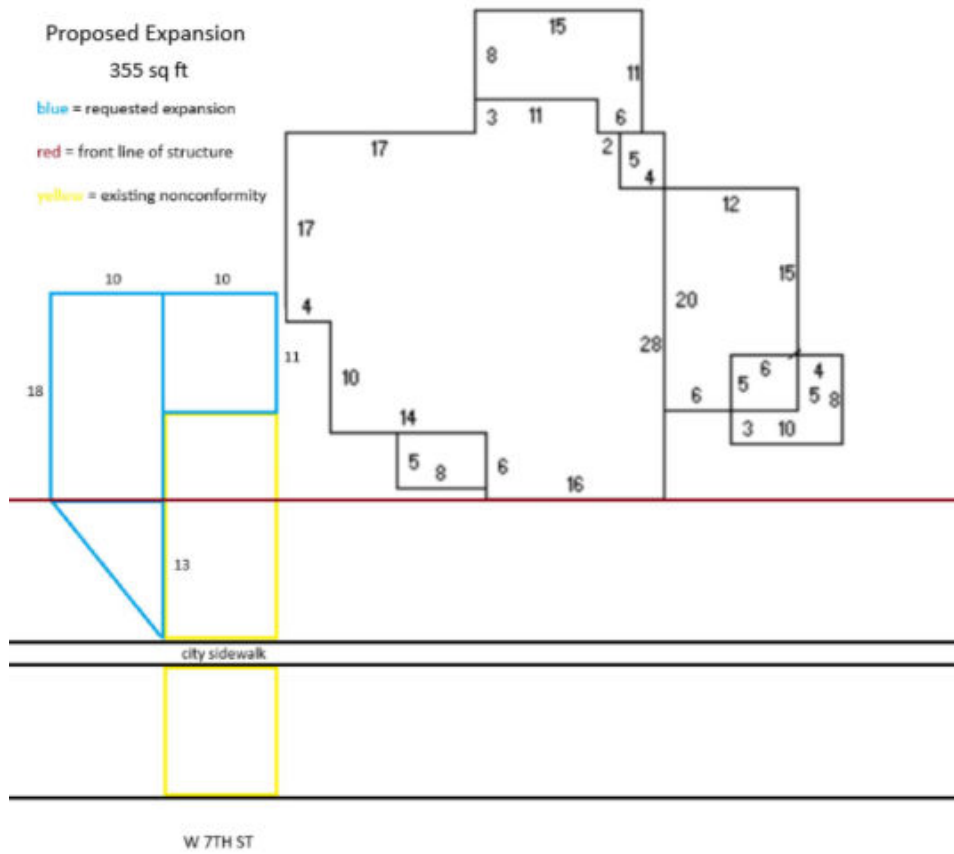
Alley Street View



Street View (7th Street)



Site Plan | Proposed Parking Pad



Purpose of a Hardship Variance

[Davenport Municipal Code Section 17.14.060](#) states: *"The purpose of the hardship variance process is to provide a narrowly circumscribed means by which relief may be granted from unforeseen applications of this Ordinance that create practical difficulties or particular hardships."*

It is the role of Zoning Board members to evaluate the evidence of hardship and weigh a decision accordingly.

Applicant's Description of the Request

The request is for expansion of the preexisting (now nonconforming) parking located in the front of the home; to include reasonable room for a second vehicle to park safely off the street. Parking in the rear of the home poses undue hardship, and presents unnecessary safety and security risks to the occupants. Expansion for additional parking of one vehicle as proposed, would provide relief from:

- a. Heightened exposure to risk of physical injury for occupants
- b. Heightened safety concerns due to the distant proximity of other available parking to the home
- c. Vehicle property damages incurred while parking on the public street
- d. A lack of safe approach from the alley/rear of the home
- e. Security concerns arising from heightened crime reports and a large unhoused presence in the area

Approval Standards

The Zoning Board of Adjustment decision must make findings to support the following:
([code requirement](#) | *applicants' response* | staff comments)

1. Strict ordinance application will result in hardship unless specific relief requested is granted.

Applicant Response:

Primary concerns are for the safety and security of the occupants. Parking off the alley will result in continued exposure to risks and potential hardship. While parking on the public street will continue to result in vehicle property damage and exposure to injury. Concerns include;

- a. Trespassing/Weapons concern filed with DPD*
- b. Vagrancy and vandalism concerns like individuals defecating and leaving soiled underclothing*
- c. Increased presence of unhoused individuals approaching occupants*
- d. Expensive vehicle repairs or cosmetic damages when parked on the street*
- e. Higher risk of injury exiting on the sloped street side of the vehicle*

Staff Comments:

Parking in the rear, off the alley, would not impact the security and safety associated with the use of the alley access. Approval Standard #1 has not been met;

2. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

Applicant Response:

The topography and surrounding landscape of the backyard and walk to the house poses an increased risk of accident and physical injury to occupants when under frequent regular use.

- a. The existing garage and unpaved approach are some 60 - 80' feet from the rear of the home.*
- b. To enter or exit the home from the back (South) side of the structure, the distance requires passing several sets of stairs which present a significant safety risk to any occupant in the dark or in poor weather conditions.*
- c. The entire backyard of the property is terraced and hilly, with no alternative approaches, and is cumbersome to traverse.*
- d. Due to the steep grade and hilly topography, no other adjoining residences with addresses facing the 900 blocks of W 7th ST or W 6th ST utilize parking off the alley*

Staff Comments:

The physical conditions (slope) of the property does not limit access to the dwelling from the existing garage/alley. An existing sidewalk and stairs provide access from an existing rear garage to the dwelling. If stairs are an issue, the slope of the rear yard near the east property line would allow for a sidewalk without stairs. A railing could be added if desired. The request is a convenience to the petitioner and does not meet the level required for a hardship. Standard #2 has not been met.

3. The plight of the owner is due to unique circumstances that do not apply to a majority of adjoining or nearby property, and is not a self-created hardship.

Applicant Response:

Historically the property has been used in this fashion by occupants. There was no available parking in back when we purchased the residence late in 2021, it was fenced off and inaccessible. We had no indications of the existing nonconformity with the parking in front;

- a. Garage door was restricted by overgrown fencing. Only grass was present for the approach*
- b. Garage door has no opener and is very difficult to operate manually, did not seem considered for regular use by former occupants.*
- c. Adjoining properties facing W 7th St have off-street parking approached from the street, with adequate space to accommodate 2 vehicles.*
- d. Adjoining properties are fenced in or unapproachable from the alley*
- e. Adjoining properties are not considered serviceable from the alley*

Staff Comments:

The topography of the lot does create an inconvenience to the petitioner; however convenience is not grounds for a hardship variance. Standard #3 has not been met.

4. The hardship variance, if granted, will not alter the essential character of the locality.

Applicant Response:

In an effort to stay as closely within the guidelines as possible, we have made many compromises to our original ideas regarding the requested parking expansion. We spoke with folks like Matt Wand Scott Koops at Development & Neighborhood Services, and also our 3^d Ward Alderman Marion Meginnis. We understand that among the primary concerns to be addressed were;

- a. Not changing the size or location of the existing nonconformity*
- b. Limiting the expansion that would occur before the front line of the structure; We put a lot of consideration into mitigating those concerns, in hopes to have minimized the impact any variance would have if granted;*
- c. The proposal was created to keep the 290 sq ft majority share of the expansion requested behind the front line of the structure*
- d. The proposal was created in order to further reduce the overall required area for the expansion, and specifically reduces the area required ahead of the front line to only 65 sq ft.*
- e. Given historical usage of this nature was occurring with many prior occupants, character of the locality remains intact if granted the variance*
- f. We would ultimately like the current garage to become equipment storage and workshop space, removing the big door and closing the opening to conform with guidelines, then updating the facade to better match the aesthetic and era of the home's architecture*

Staff Comments:

The character of the area should not be impacted by the proposed project as there are a few other properties in this area with driveway access from the street in addition to having alley access. It appears that the protection of essential character has been established. Standard #4 is met.

Findings & Staff Recommendation:

- Item #1 the ordinance has not created a hardship for the applicant;
- Item #2 physical and topographical conditions on site do not limit use;
- Item #3 unique circumstance has not been established;
- Item #4 protection of essential character has been established;

Recommendation:

Only one standard for a hardship variance has been met (item #4 essential character). Staff technically cannot recommend approval of HV24-14.

Prepared by:



Scott Koops, AICP
Planner II

Attachments: ZBA application/plans, notice documents

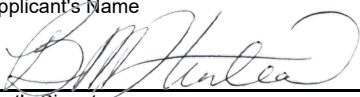


CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
HARDSHIP VARIANCE

ZONING BOARD OF ADJUSTMENT

APPLICANT INFORMATION	
Applicant Name	Brett W Hunter
Address	925 W 7th Street
City State Zip	Davenport, IA 52802
Phone	(563) 210-0834
Secondary Phone	(563) 349-7471
E-Mail Address	
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 the meeting as shown on the public hearing zoning board calendar. The City reserves the right to require further site studies as necessary. Brett W Hunter Type Applicant's Name  Applicant's Signature 11/18/2024 Date	
DEVELOPMENT TEAM	
Property Owner	
Same as applicant	
Address	
Phone	Secondary Phone
E-Mail Address	
Project Manager/Other	
Address	
Phone	Secondary Phone
E-Mail Address	
DATES: PRE-APP 11/07/2024	
SUBMITTAL 11/18/2024	
PUBLIC HEARING 12/12/2024	
SITE ADDRESS & PARCEL OR LOCATION DESCRIPTION 925 W 7TH ST, Parcel ID G0051-36C	
SPECIFICALLY DESCRIBE THE REQUEST & RELIEF NEEDED The request is for expansion of the preexisting (now nonconforming) parking located in the front of the home; to include reasonable room for a second vehicle to park safely off the street. Parking in the rear of the home poses undue hardship, and presents unnecessary safety and security risks to the occupants. Expansion for additional parking of one vehicle as proposed, would provide relief from:	
COMPLETE SUBMITTALS SHALL INCLUDE:	
SUBMITTED	
Concept/Development Plan to Scale* ☒	
*shall show setbacks, height and size dimensions, etc.	
Consent to request hardship/legal interest Affidavit* ☐	
*shall include owner contact information	
Application Fee* \$200 ☒	
*required for a complete application	
DEMONSTRATE WITH EVIDENCE THE FOLLOWING (4) ITEMS:	
1. The strict application of the terms of this ordinance will result in hardship unless the specific relief requested is granted.	
Primary concerns are for the safety and security of the occupants. Parking off the alley will result in continued exposure to risks and potential hardship. While parking on the public street will continue to result in vehicle property damage and exposure to injury. Concerns include;	
Trespassing/Weapons concern filed with DPD	
2. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.	
The topography and surrounding landscape of the back yard and walk to the house poses an increased risk of accident and physical injury to occupants when under frequent regular use.	
The existing garage and unpaved approach are some 60 - 80' feet from the rear of the home.	
To enter or exit the home from the back (South) side of the structure, the distance requires passing several sets of stairs which present a significant safety risk to any occupant in the dark or in poor weather conditions.	
3. The plight of the owner is due to unique circumstances that do not apply to a majority of adjoining or nearby property, and is not a self-created hardship.	
Historically the property has been used in this fashion by occupants. There was no available parking in back when we purchased the residence late in 2021, it was fenced off and inaccessible. We had no indications of the existing nonconformity with the parking in front;	
Garage door was restricted by overgrown fencing. Only grass was present for the approach	
Garage door has no opener and is very difficult to operate manually, did not seem considered for regular use by former occupants	
4. The hardship variance, if granted, will not alter the essential character of the locality.	
In an effort to stay as closely within the guidelines as possible, we have made many compromises to our original ideas regarding the requested parking expansion. We spoke with folks like Matt W and Scott K at Development & Neighborhood Services, and also our 3rd ward alderman Marion M. We understand that among the primary concerns to be addressed were;	
Not changing the size or location of the existing nonconformity	
Limiting the expansion that would occur before the front line of the structure	
Contact Development & Neighborhood Services (DNS) Planning Division at planning@davenportiowa.com with any questions, for additional information, and to submit this form.	

Humility of Mary | Sister Mary Ann Vogel

From: Mary Ann Vogel <maryannvogel621@gmail.com>
Sent: Tuesday, December 3, 2024 12:05 PM
To: Planning
Subject: [EXT] public hearing notice

We are responding to the Public Hearing Notice sent to Congregation of the Humility of Mary. We, members of the Congregation of the Humility of Mary live at 626 Vine Street (on the corner of 7th and Vine) which is owned by the Congregation of the Humility of Mary. The notice is in reference to our neighbors at 925 W 7th Street and their request for a variance to expand a nonconforming secondary access drive off of West 7th Street. We wish to support the request of our neighbors.

Residents of 626 Vine Street:
Sister Miriam Anstey
Sister Lynn Mousel
Sister Mary Ann Vogel



Public Hearing Notice | Zoning Board of Adjustment

Date: 12/12/2024 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 4:00 PM **Subject:** Hearing for Hardship Variance | Zoning Board of Adjustment

HUNLEY KATHY L
924 W 6TH ST
DAVENPORT IA 52802

To all property owners within 200' of the subject property **925 W 7th ST:**

What is this About?

This notice is being sent to inform you that a public hearing will be held for a Hardship Variance. The purpose of the Hardship Variance is to grant permission to waive or alter a size or dimensional code requirement.

Request/Case Description

Request HV24-14 of Brett Hunter at 925 W. 7th ST for a Hardship Variance to expand a nonconforming secondary access drive off of West 7th Street. Section 17.09.030.K.4. requires property with an alley to be accessed from the alley. [Ward 3]

What are the Next Steps after the Public Hearing?

For approved ZBA requests, the ruling is effective immediately. Rulings of the Zoning Board of Adjustment are final. The applicant may request reconsideration at the next public hearing, and aggrieved parties may file a writ of certiorari with the district court.

Would You Like to Submit an Official Comment?

As a property owner/occupant you may have an interest in commenting on the proposed request (either in favor of or opposed to the request). Submit comments via email or in person at the public hearing. Official comments must have written signatures sent 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.

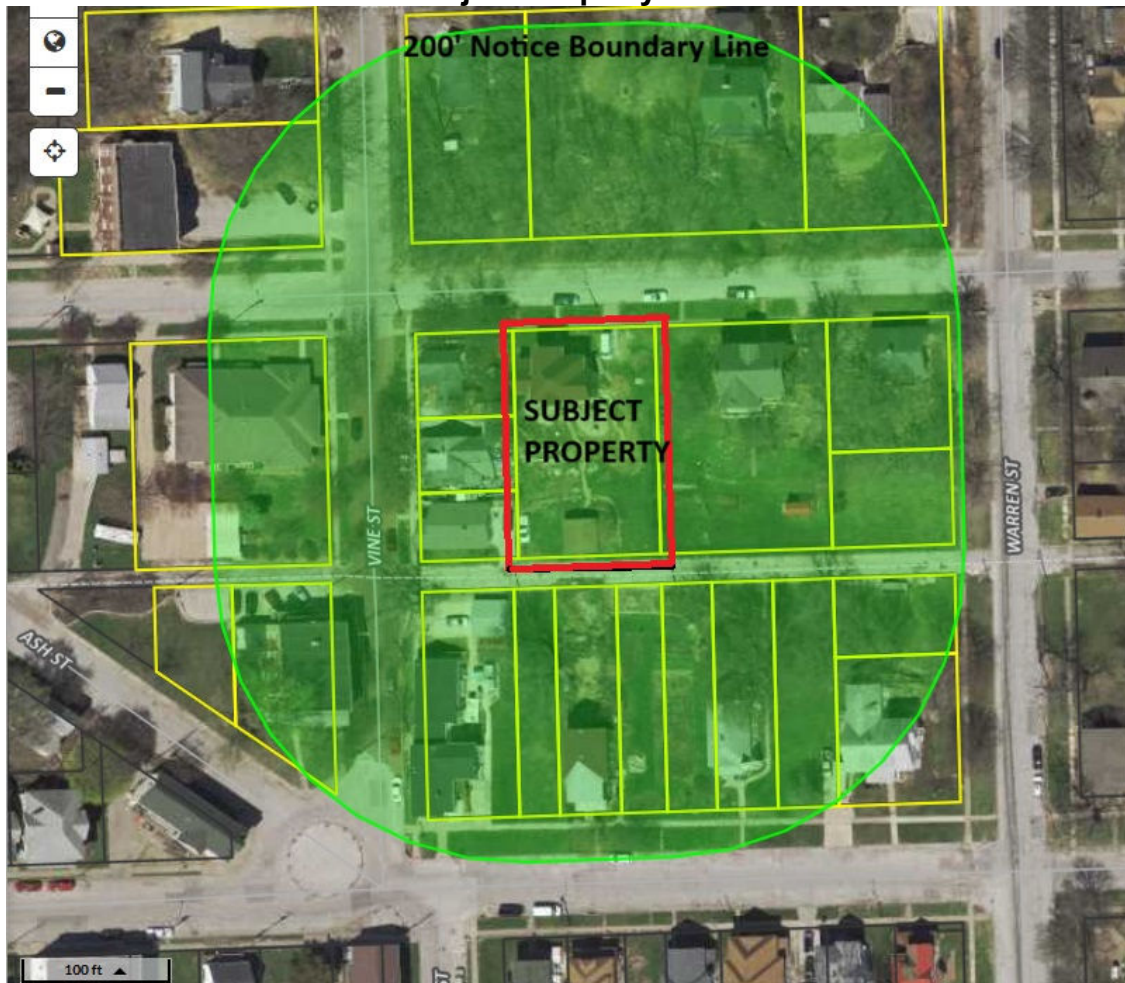
Do You Have Any Questions?

If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Scott Koops, AICP) at scott.koops@davenportiowa.com or 563-328-6701. 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.

Adjacent Owner Notice Area:

Owners within 200' of the Subject Property



PROPOSED PLAN

Yellow = Existing Driveway

Blue = Proposed Parking Pad

HV24-14 Adjacent Owner Notice List - 925 W 7th ST

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Subject Property: 925 W 7TH ST				
Ward: 3RD WARD				NOTICES SENT: 22
G0050-27A	924 W 6TH ST	HUNLEY KATHY L	924 W 6TH ST	DAVENPORT IA 52802
G0050-55		BEE RENTS LLC	16601 266TH ST N	CORDOVA IL 61242
G0046-02	702 WARREN ST	DAYROSE CROSSING LLC	702 WARREN ST	DAVENPORT IA 52802
G0046-01A	916 W 7TH ST	BISHEL THOMAS E	916 W 7TH ST	DAVENPORT IA 52802
G0046-01A	916 W 7TH ST	ROMINE JAMES W	916 W 7TH ST	DAVENPORT IA 52802
G0050-56	625 VINE ST	MURILLO JOSE M	625 VINE ST	DAVENPORT IA 52802
G0051-31	904 W 6TH ST	ROSS TIMOTHY JR	904 W 6TH ST	DAVENPORT IA 52802
G0051-36A	911 W 7TH ST	THOMAS JAMES A	911 W 7TH ST	DAVENPORT IA 52802
G0051-38	1016 W 7TH ST	ECUMENICAL HOUSING DEVELOPMENT	1016 W 7TH ST - UNIT #9	DAVENPORT IA 52802
G0047-09		SCARSELLA DANIEL J	11549 109TH AVE	DAVENPORT IA 52804
G0051-37	1016 W 7TH ST	ECUMENICAL HOUSING DEVELOPMENT	1016 W 7TH ST - UNIT #9	DAVENPORT IA 52802
G0051-34	630 WARREN ST	JONES REDMOND D	630 WARREN ST	DAVENPORT IA 52802
G0047-22A	711 VINE ST	WOLFRAM BRET R	711 VINE ST	DAVENPORT IA 52802
G0051-40		AL-KEN LLC	PO BOX 3953	DAVENPORT IA 52808
G0050-10	1016 W 7TH ST	EHDG NEW HORIZONS ASSOC LP	1016 W 7TH ST - UNIT #9	DAVENPORT IA 52802
G0051-32A	630 WARREN ST	JONES REDMOND D	630 WARREN ST	DAVENPORT IA 52802
G0051-39		AL-KEN LLC	PO BOX 3953	DAVENPORT IA 52808
G0050-26		THOMAS MERTON HOUSE INC	PO BOX 3375	DAVENPORT IA 52808
G0050-25		THOMAS MERTON HOUSE INC	DBA CAFE ON VINE	DAVENPORT IA 52808
G0050-57	629 VINE ST	PEARSE JOSEPH S	629 VINE ST	DAVENPORT IA 52802
G0050-60A		CONGREGATION HUMILITY OF MARY	820 W CENTRAL PARK AV	DAVENPORT IA 52804
G0050-11	1016 W 7TH ST	EHDG NEW HORIZONS ASSOC LP	1016 W 7TH ST - UNIT #9	DAVENPORT IA 52802