

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, January 7, 2025; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers
COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

1. Case REZ25-01: Request of Woda Cooper Development, Inc. to rezone Lot 21 of Sheffield Square 1st Addition, being approximately .39 acres of land, from C-1 Neighborhood Commercial District to C-T Commercial Transitional District. [Ward 2]

REGULAR MEETING AGENDA

II. Roll Call

III. Report of the City Council Activity

IV. Secretary's Report

1. Consideration of the November 5, 2024 meeting minutes.

V. Report of the Comprehensive Plan Committee

VI. Zoning Activity

A. Old Business

B. New Business

VII. Subdivision Activity

A. Old Business

B. New Business

1. Case P25-01: Request of D&D Property Holding, LLC for a 28.3-acre Preliminary Plat of Northside Industrial Park. The 5-lot subdivision is located on Lot 1 of Iowa Research Commerce & Technology Park Third Addition. [Ward 8]

VIII. Future Business

IX. Communications

X. Other Business

XI. Adjourn

City of Davenport

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

Action / Date
1/7/2025

Subject:

Case REZ25-01: Request of Woda Cooper Development, Inc. to rezone Lot 21 of Sheffield Square 1st Addition, being approximately .39 acres of land, from C-1 Neighborhood Commercial District to C-T Commercial Transitional District. [Ward 2]

Recommendation:

Hold the Public Hearing.

A formal staff recommendation will be provided at the January 21, 2025 Plan and Zoning Commission meeting.

Background:

The subject property is zoned C-1 Neighborhood Commercial District. The site is currently vacant and will be combined with the abutting lots, zoned C-T Commercial Transitional District, to the west to form a larger developable property. The purpose is to construct Timber Ridge Apartments, a planned 52-unit rental community for independent living seniors 62 years of age or older. All units will be located within one 3-story fully accessible building spanning across 5 properties. Community amenities will include a gathering place and dog park.

Why is a Zoning Map Amendment Required?

'Dwelling-Multi-Family' is a permitted use in both the C-1 Neighborhood Commercial District and the C-T Commercial Transitional District. However, there are different district dimensional standards for lot area, building height, gross floor area of nonresidential, and setbacks. The two districts also have separate design standards for fenestration. Since the applicant intends to construct the footprint of the senior living facility across zoning designations, a map amendment is required to facilitate the development.

Comprehensive Plan:

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

Future Land Use Designation:

The subject property is currently designated as Residential General in the Davenport +2035 Future Land Use Map.

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

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

Zoning:

The applicant is petitioning a rezoning from C-1 Neighborhood Commercial District to C-T Commercial Transitional District.

1. **C-1 Neighborhood Commercial District:** This zoning district is intended to provide for commercial uses that predominantly serve the needs of nearby residential neighborhoods, and that are compatible in scale and character with the surrounding residential area. Low intensity mixed-use is encouraged.
2. **C-T Commercial Transitional District:** This zoning district is intended to accommodate low intensity limited office, service, and retail uses that may serve as a transition between residential areas and more intensely developed commercial or light industrial areas of the City. Low intensity mixed-use is allowed.

Technical Review:

City Departments are reviewing the proposed Zoning Map Amendment Application. Further comments will be provided at the January 21st Plan and Zoning Commission meeting.

Public Input:

Letters were sent to property owners within 200 feet of the proposed request notifying them of the December 18th neighborhood meeting and the January 7th Plan and Zoning Commission Public Hearing.

The neighborhood meeting was held at the Red Hawk Golf Course Clubhouse. Those in attendance included the applicant, planning staff, several elected officials, and two members of the public. To date, no written comments or formal protest petitions have been submitted. Staff will apprise the Commission of any additional correspondence at the January 21st Plan and Zoning Commission meeting.

Attachments:

1. Application
2. Maps
3. Public Notice



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
REZONING
(MAP AMENDMENT)

APPLICANT INFORMATION	
Applicant Name Company Name Woda Cooper Development, Inc.	
Address 500 S Front Street, 10th fl.	
City State Zip Columbus, Ohio 43215	
Phone (614) 935-5466	
Secondary Phone	
E-Mail Address Baccountius@wodagroup.com	
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.	
In addition to the application fee, I understand I am responsible for attendance at each meeting on the public hearing/zoning calendar. The City reserves the right to require further site studies as necessary, such as a traffic study.	
Barry Accountius Type Applicant's Name	
Applicant's Signature _____ Date _____	
DEVELOPMENT TEAM	
Property Owner Steven Josvanger	
Address 6732 Cresthill Drive, Davenport, IA 52806	
Phone (563) 579-0266	Secondary Phone
E-Mail Address sjosvanger5@hotmail.com	
Project Manager/Other Barry Accountius	
Address 500 S Front Street, 10th fl., Columbus, OH 43215	
Phone (614) 935-5466	Secondary Phone
E-Mail Address Baccountius@wodagroup.com	
DATES: PRE-APP	
SUBMITTAL	
PUBLIC HEARING	
PROJECT TITLE Timber Ridge Apartments	
SITE ADDRESS OR GENERAL LOCATION DESCRIPTION Vacant lot across from 2350 W 54th Street.	
NEIGHBORHOOD MEETING DATE / TIME / LOCATION	
ZONING DISTRICTS	EXISTING C1
	PROPOSED CT
	SQ. AREA 16,830
COMPLETE SUBMITTALS SHALL INCLUDE:	
SUBMITTED	
Concept/Development Plan	☒
Authorization to Act as Applicant* *only needed if the Applicant is different than the owner	☒
Legal Description* (bearing & distance) * shall include a MS Word or Text file	☒
Legal Description Dimensioned Sketch	☒
Application Fee* (REQUIRED) * (check payable to 'City of Davenport')	☐
Rezoning Fee Schedule	
Land Area	Fee
Less than 1 acre	\$400
1 to less than 10 acres	\$750 plus \$25/acre
10 acres or more	\$1,000 plus \$25/acre
1 to 3 site notice signs are required based on lot size; \$10 each	
PROJECT NARRATIVE: (submit separate sheet if needed)	
Timber Ridge Apartments is a planned 52-unit rental community for independent living seniors 62 years of age or older. The project will feature 32 one-bedrooms and 20 two-bedroom apartments. Units will feature energy efficient appliances including in-unit washers and dryers. All units will be located in one 3-story fully accessible building. Community amenities will include a community gathering place and a dog park.	
Submit the first two pages of this form to Planning Staff at: planning@davenportiowa.com or contact staff with any questions or requests for additional information.	

Authorization to Act as Applicant

I/We, Steven Josyanger

[as property owner(s)]

authorize Barry Accountius and/or Nick Pack and/or Karen Bernick

[the above person(s)]

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

for the property located at across from 2350 W 54th Street.

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

this _____ day of _____, _____.

[identification type]

Notary Public

My Commission Expires:



BUILDING AREA CALCULATIONS				
	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL
NEW RESIDENTIAL AREA	11,816 SF	12,234 SF	12,234 SF	36,284 SF
NET COMMON AREA	3,429 SF	3,011 SF	3,011 SF	9,451 SF
NEW BUILDING AREA	15,245 SF	15,245 SF	15,245 SF	45,735 SF
GROSS BUILDING AREA	16,237 SF	16,237 SF	16,237 SF	48,713 SF

UNIT QUANTITIES AND AREAS					
UNIT TYPE	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTALS	UNIT TYPE NET SF
1BR-1 - ACCESSIBLE	3	0	0	3	627
1BR-2 - TYPE B	7	11	11	29	627
2BR-1 - ACCESSIBLE	3	0	0	3	811
2BR-2 - TYPE B	3	6	6	15	811
2BR-3 - TYPE B	0	1	1	2	844
TOTALS	16	18	18	52	

DEVELOPMENT UNIT MIX:
(32) 1 BEDROOM APARTMENTS
(20) 2 BEDROOM APARTMENTS
(52) TOTAL UNITS

DEVELOPMENT ACCESSIBILITY MIX:
TOTAL TYPE A UNITS: 6 (10%)
TOTAL AUDIO / VISUAL UNITS: 2 (2%)

PARKING SPACES
(52) PARKING SPACES - REQUIRED
(52) PARKING SPACES - PROVIDED
(3 ACCESSIBLE / 49 STANDARD)



Neighborhood Meeting Attendance List

Date: 12/18/2024

Time: 6:00 am

Location: Red Hawk Golf Course Clubhouse

Case:

Request of Woda Cooper Development, Inc. to rezone Lot 21 of Sheffield Square 1st Addition, being approximately .39 acres of land, from C-1 Neighborhood Commercial District to C-T Commercial Transitional District. [Ward 2]

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

	NAME	EMAIL:	PHONE: (optional)	ADDRESS (as shown on the notice map)
1	Dwain Kilburg	tdkilburg@yahoo.com	563-370-5775	2316-18
2				2322-24
3	Cole Kilburg			2340-42
4				2356-58
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Vicinity Map | Case REZ25-01

Request of Woda Cooper Development, Inc. to rezone Lot 21 of Sheffield Square 1st Addition, being approximately .39 acres of land, from C-1 Neighborhood Commercial District to C-T Commercial Transitional District. [Ward 2]



LINWOOD AVE

TRUMAN ELEMENTARY SCHOOL

W 54TH ST

CHOICE
AUTOMOTIVE

PINE ST

GREEN
ACRES
PARK

LAWNSCAPERS

BIG 10 MART

W 53RD ST

SHOPPING CENTER



Subject Property

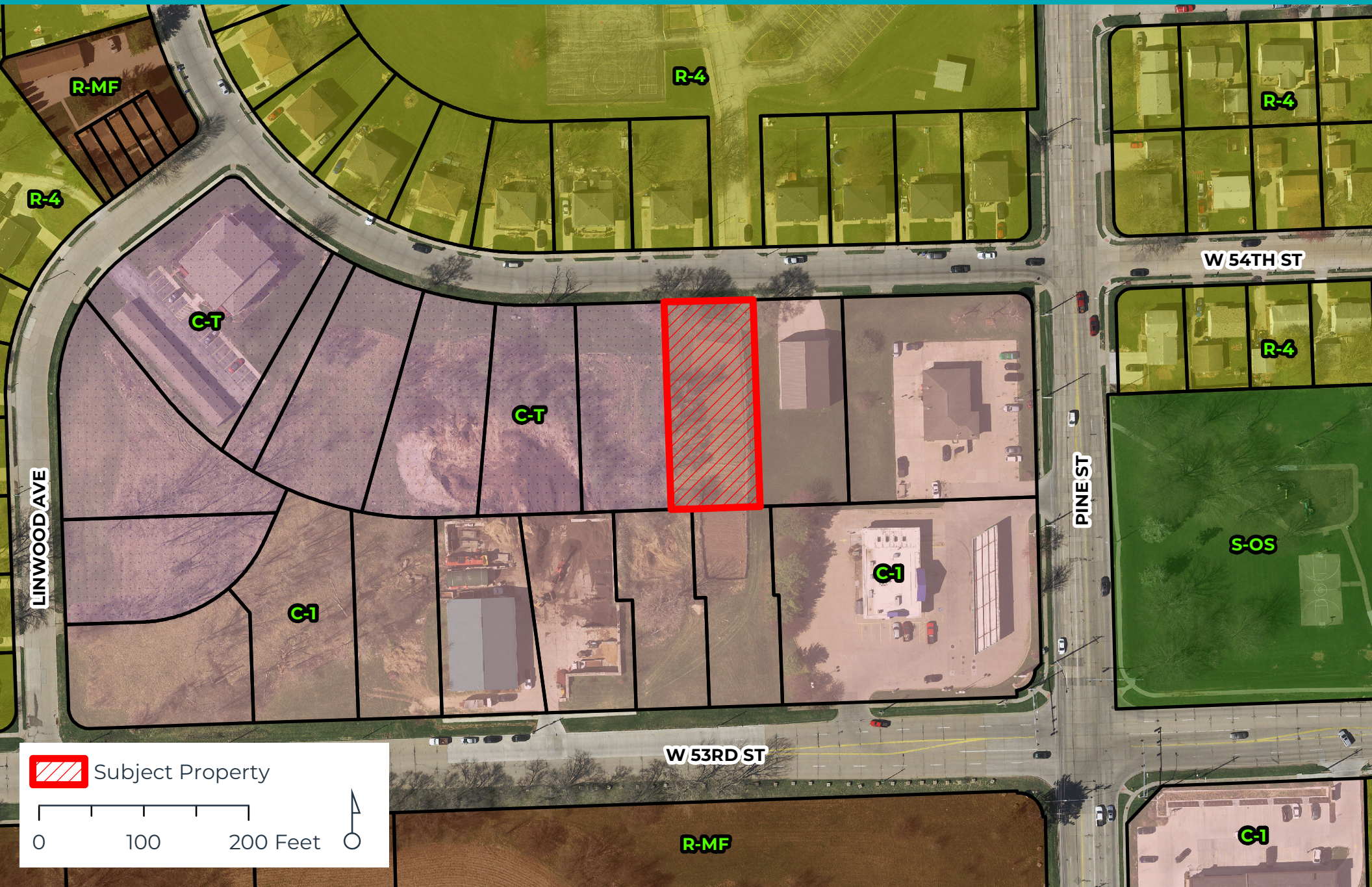
0 100 200 Feet





Zoning Map | Case REZ25-01

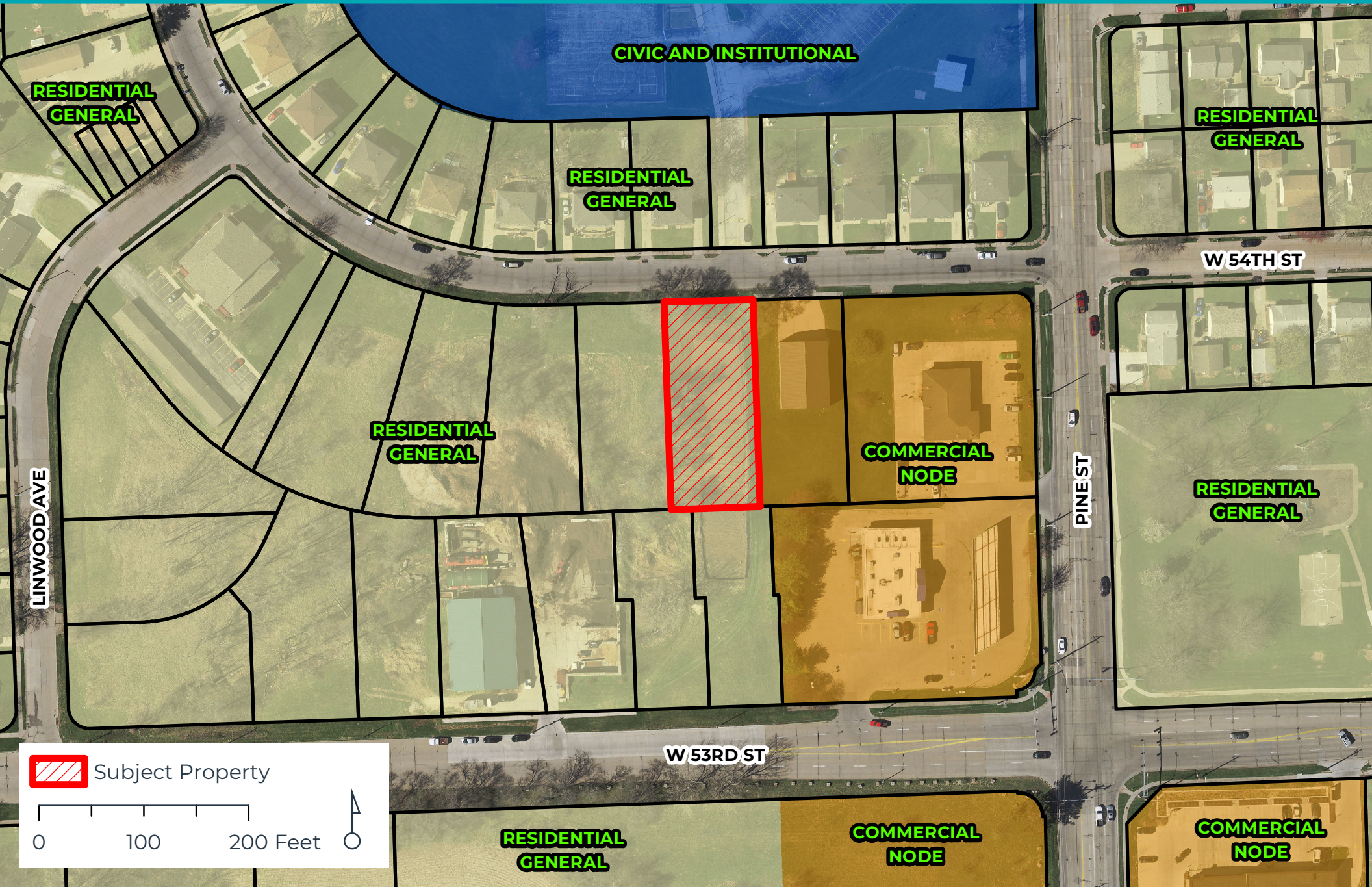
Request of Woda Cooper Development, Inc. to rezone Lot 21 of Sheffield Square 1st Addition, being approximately .39 acres of land, from C-1 Neighborhood Commercial District to C-T Commercial Transitional District. [Ward 2]





Future Land Use Map | Case REZ25-01

Request of Woda Cooper Development, Inc. to rezone Lot 21 of Sheffield Square 1st Addition, being approximately .39 acres of land, from C-1 Neighborhood Commercial District to C-T Commercial Transitional District. [Ward 2]



Subject Property

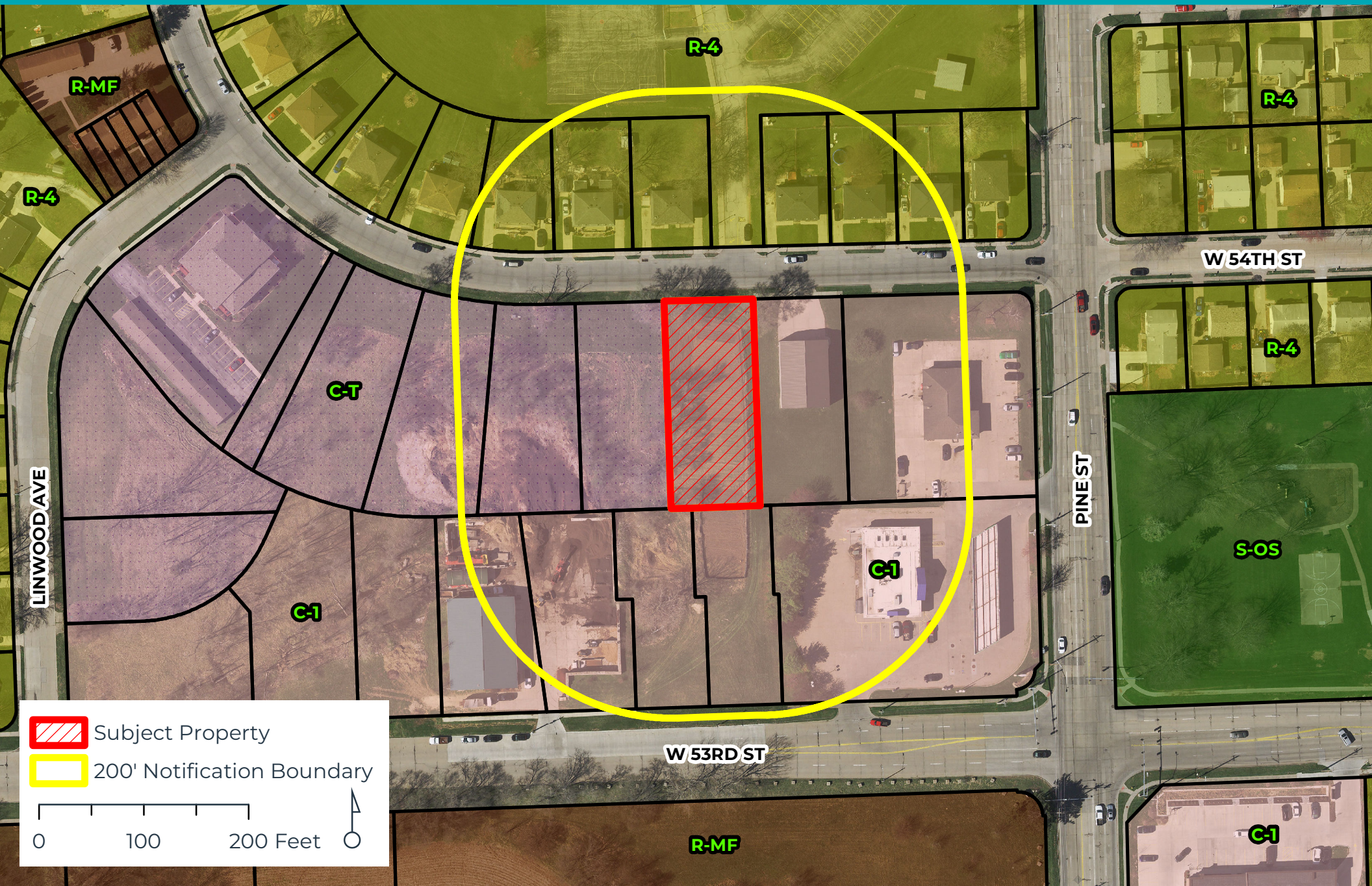
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Public Notice Map | Case REZ25-01

Request of Woda Cooper Development, Inc. to rezone Lot 21 of Sheffield Square 1st Addition, being approximately .39 acres of land, from C-1 Neighborhood Commercial District to C-T Commercial Transitional District. [Ward 2]



Subject Property



200' Notification Boundary

0 100 200 Feet



PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of the subject property located at Lot 21 of Sheffield Square 1st Addition

Neighborhood Meeting

Date: 12/18/2024

Time: 6:00 PM

Location: Red Hawk Clubhouse | 6364 Northwest Boulevard

Plan & Zoning Commission Public Hearing Meeting

Date: 1/7/2025

Time: 5:00 PM

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

What is this About?

This notice is being sent to inform you that a neighborhood meeting and a public hearing will be held for a Rezoning Request. The subject property is currently zoned C-1 Neighborhood Commercial District. The request is to rezone the property to C-T Commercial Transitional District. The purpose is to construct Timber Ridge Apartments, a planned 52-unit rental community for independent living seniors 62 years of age or older. All units will be located within one 3-story fully accessible building spanning across 5 properties. (See attached map.)

Request/Case Description

Request of Woda Cooper Development, Inc. to rezone Lot 21 of Sheffield Square 1st Addition, being approximately .39 acres of land, from C-1 Neighborhood Commercial District to C-T Commercial Transitional District. [Ward 2]

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

The Plan and Zoning Commission will hold a formal public hearing at their meeting on January 7, 2025. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on January 21, 2025. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?

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

All documents related to the meeting (agenda included) are at "Meeting Minutes & Agendas": https://www.davenportiowa.com/government/meeting_minutes_agendas

Do You Have Any Questions?

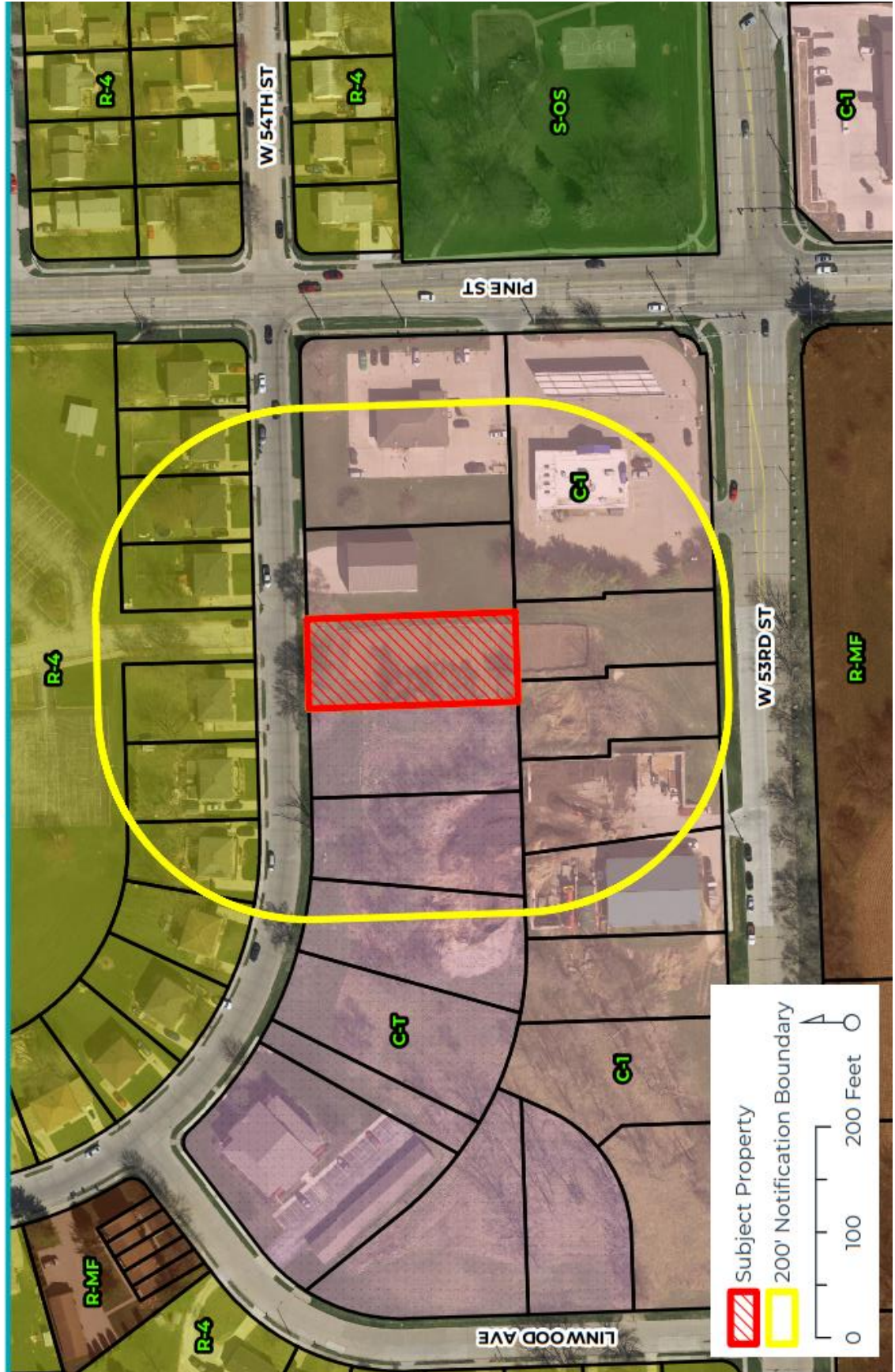
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: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

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



Public Notice Map | Case REZ25-01

Request of Woda Cooper Development, Inc. to rezone Lot 21 of Sheffield Square 1st Addition, being approximately .39 acres of land, from C-1 Neighborhood Commercial District to C-T Commercial Transitional District. [Ward 2]





City of Davenport

Department: Development & Neighborhood Services

Contact Info: Matt Werderitch | 563-888-2221

Action / Date

1/7/2025

Subject:

Consideration of the November 5, 2024 meeting minutes.

Recommendation:

Approve the minutes.

Background:

The November 5, 2024 meeting minutes are attached.

Attachments:

1. Meeting Minutes 11-5-24

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

I. Roll Call

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

Staff: Berkley

II. Report of the City Council Activity

Staff provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the October 15, 2024 meeting minutes.

Motion by Hepner, second by Maness, to approve the October 15, 2024 meeting minutes. Motion to approve was unanimous by voice vote (10-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

VII. Future Business

VIII. Communications

IX. Other Business

A. Case ED24-02: Request to extend the Village of East Davenport Self-Supported Municipal Improvement District (SSMID).

Staff provided an overview of the request. The Village of East Davenport is a Self-Supported Municipal Improvement District (SSMID). The purpose is to allow for an additional self-imposed tax to be used for district improvements. State statutes provide for the Plan and Zoning Commission to comment and make recommendations on the establishment, expansion and extension of SSMIDs.

Susanne Knutsen, Economic Development Manager with the City of Davenport, was in attendance to answer questions.

Staff recommended the Plan and Zoning Commission forward Case ED24-02 to the City Council with a recommendation for approval.

Commissioners commented on the state code requirement for the SSMID to be signed by 25% of the assessed value of property within the boundary. The Commission discussed the manner in which funds are allocated for streetscaping, marketing, and other beautification projects in the Village.

Motion by Inghram, second by Maness, to approve staff recommendation in Case ED24-02. Motion to approve was unanimous by roll call vote (10-0).

X. Adjourn

Motion by Tallman, second by Johnson, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (10-0).

The meeting adjourned at 5:17 pm.

City of Davenport

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

Action / Date
1/7/2025

Subject:

Case P25-01: Request of D&D Property Holding, LLC for a 28.3-acre Preliminary Plat of Northside Industrial Park. The 5-lot subdivision is located on Lot 1 of Iowa Research Commerce & Technology Park Third Addition. [Ward 8]

Recommendation:

Staff recommends the Plan and Zoning Commission forward P25-01 to City Council with a recommendation for approval subject to the following findings and conditions:

Findings:

1. The preliminary plat conforms to the comprehensive plan Davenport +2035.
2. The preliminary plat prepares the area for future development.
3. The preliminary plat (with conditions recommended by City Staff) would achieve consistency with subdivision requirements. A variance to Section 16.24.040.C for a cul-de-sac exceeding maximum length is granted for Pheasant Circle.

Conditions:

1. A traffic study is required with the submittal of a final plat to ensure appropriate traffic measures are in place upon development of the lots. Provide a pavement thickness analysis based on expected traffic volume.
2. Provide auto-turn/vehicle tracking model to confirm that semi turning onto streets and drives can be accomplished without significant encroachment into adjacent lanes. The findings will determine the radius of the cul-de-sac.
3. Any fill within easements shall require approval from utilities as part of the civil submittal.
4. Add a note stating, "Stormwater detention is provided by the regional detention basin in Outlot A of Iowa Research Commerce & Technology Park Third Addition. Additional detention may be required upon development."

Background:

The undeveloped site is part of the Iowa Research Commerce & Technology Park. The 28.3-acre lot has historically been used for farming. The purpose of the subdivision is to divide the site into five lots suitable for industrial development. A concept plan has been submitted showing warehouse/distribution buildings with associated parking and loading docks on each lot. A new public road, Pheasant Circle, will be dedicated to offer access to each lot. The intersection will align with the existing break in the boulevard of Harrison Street.

Comprehensive Plan:

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

Future Land Use Designation:

The subject property is designated as **Industry (I)**. This land use classification designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.
The proposed Final Plat complies with the Davenport +2035 proposed land use section.

Zoning:

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

Technical Review:

1. Zoning: The I-1 Light Industrial District does not have a minimum lot area or lot width requirement.
2. Streets: Pheasant Circle will be dedicated to the City upon the recording of a final plat. The right-of-way width is 50 feet, with a typical pavement section of 27 feet from back-of-curb to back-of-curb. Results of the traffic study may impact overall roadway design. The right-of-way terminates at approximately 885 feet, exceeding the maximum length of 600 feet as outlined in Section 16.24.040.C of the Subdivision Ordinance.
3. Storm Water: Detention and water quality treatment is required for this subdivision. Detention is provided by the basin located in Outlot A of Iowa Research Commerce & Technology Park Third Addition. Further improvements may be required upon further development of the property.
4. Sanitary Sewer: There is an existing sewer line located within the easement spanning the length of the east and south property lines. In addition, there is sanitary sewer located on the westside of the Harrison Street right-of-way.
5. Other Utilities: Normal utility services are available on this site.
6. Parks/Open Space: There are no impacts to parks/open space.

Section 16.24.040.C-Streets:

Cul-de-sac turnarounds shall be provided at the end of all permanently closed streets. No cul-de-sac shall exceed 600 feet in length as measured from the center line of the intersecting street to the termination of the right-of-way. All culs-de-sac shall have a minimum right-of-way radius of 50 feet and a minimum paving radius of 40.5 feet. Exception: The City Council may determine a different street turnaround standard within a planned unit development based upon the application land use and the number of lots served.

Section 16.32-Variances:

Whenever the tract to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of the requirements contained in these regulations would result in real difficulties and substantial hardships or injustice, the City Plan and Zoning Commission may vary or modify such requirements so that the subdivider is allowed to develop his property in a reasonable manner, but so, at the same time, the public welfare and interests of the City and surrounding area are protected and the general intent and spirit of these regulations are preserved.

Public Input:

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

Attachments:

1. Preliminary Plat of Northside Industrial Park
2. Application
3. Maps

PRELIMINARY PLAT
NORTHSIDE INDUSTRIAL PARK
LOT 1 - IOWA RESEARCH COMMERCE &
TECHNOLOGY PARK THIRD ADDITION
TO THE CITY OF DAVENPORT, IOWA

NOTES :

1. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
3. COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
4. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
5. ALL IMPROVEMENTS SHALL COMPLY WITH SUDAS LATEST EDITION WITH THE CITY OF DAVENPORT SUPPLEMENTAL TO SUDAS LATEST EDITION.
6. BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
7. NO PORTIONS OF THIS SUBDIVISION ARE LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS
8. OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS A STORM WATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF BUSHES, FENCES, FILL, SHRUBS, STRUCTURES, TREES, AND/OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF STORM WATER RUNOFF.
9. SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL STREET FRONTPAGES PRIOR TO THE COMPLETION OF RESIDENTIAL CONSTRUCTION FOR EACH LOT, OR AS SO ORDERED BY THE CITY OF DAVENPORT. SIDEWALKS ALONG ALL OUTLOTS WITH ABUTTING STREETS SHALL BE CONSTRUCTED BY THE DEVELOPER AT THE TIME OF STREET CONSTRUCTION.
10. WATER QUALITY TREATMENT IS REQUIRED FOR THIS SUBDIVISION AND SHALL BE OWNED AND MAINTAINED BY THE OWNER.
13. NO ON-STREET PARKING SHALL BE ALLOWED ON THE STREET.

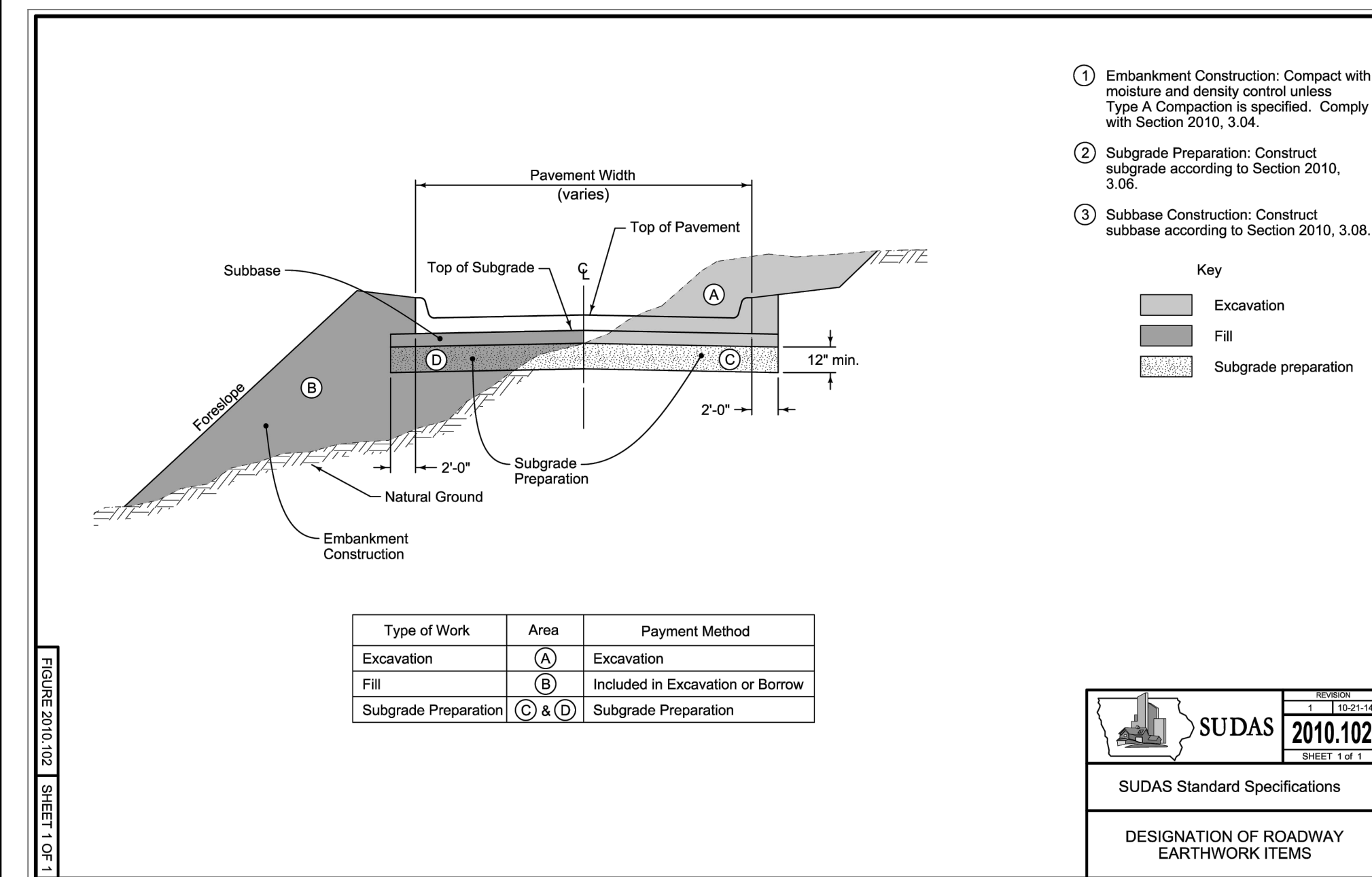
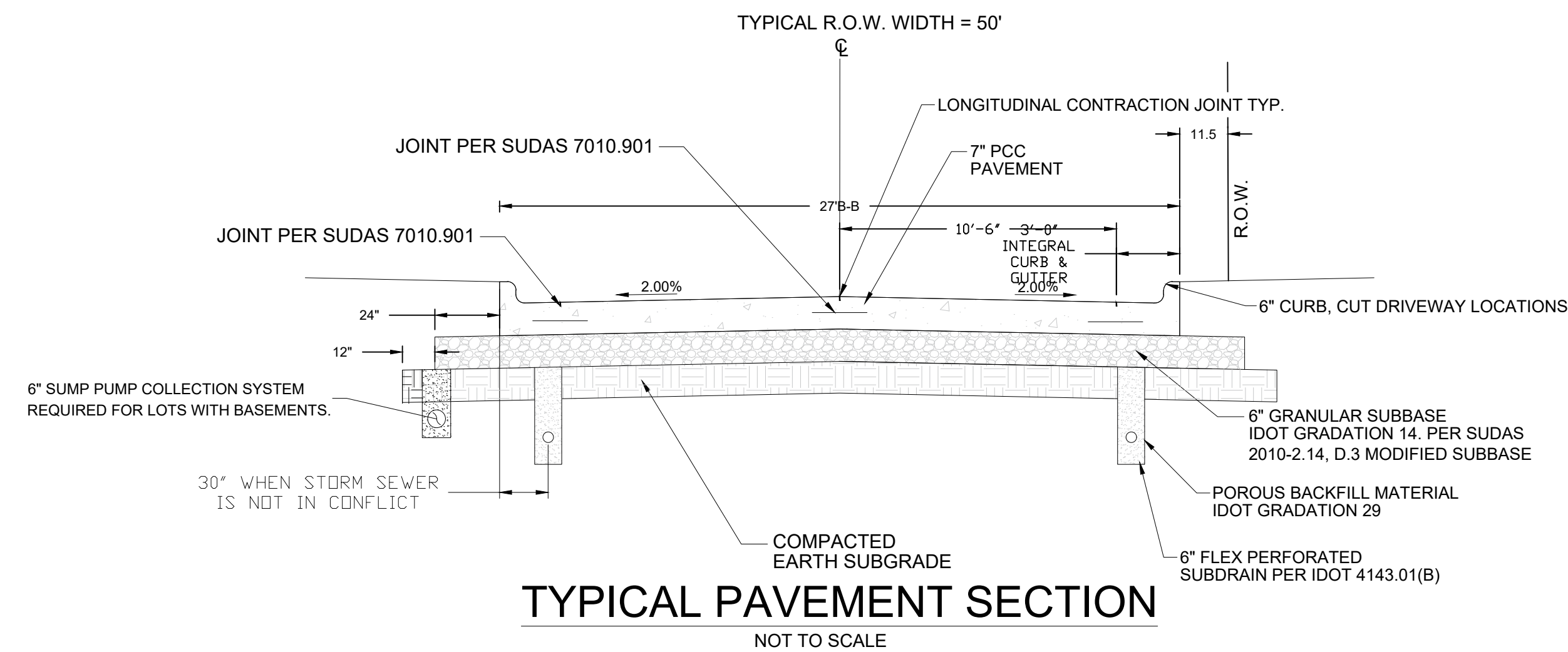
14. MAINTAIN 50' BUFFER FROM EXISTING STREAM BANK, FOR ALL STRUCTURES AND ROADWAY PAVING, PEDESTRIAN PATH MAY BE NO CLOSER THAN 25' TO THE STREAM BANK. ALL VEGETATION IN THIS STREAM BANK BUFFER AREA SHALL NOT BE MOWED, EXCLUDING THE PATHS 2' SHOULDER WHICH MAY BE MOWED.

15. OWNERS OF LOTS ON WHICH A STREAM BUFFER DRAINAGE EASEMENT IS REQUIRED SHALL MAINTAIN SAID BUFFER AS AN UNDISTURBED NATURAL AREA OR NATIVE PLANTING AREA, NOT ALLOWING VEGETATION TO BE CUT TO A HEIGHT OF LESS THAN SIX INCHES WITHOUT AUTHORIZATION OF THE CITY OF DAVENPORT NATURAL RESOURCES DIVISION.

16. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OF THE DRIVEWAY TO REPLACE STANDARD INLET CASTINGS WITH APPROVED DRIVEWAY INLET CASTING IF PROPOSED DRIVEWAY OVERLAPS WITH INLET LOCATION.

I-1 Industrial Zoning

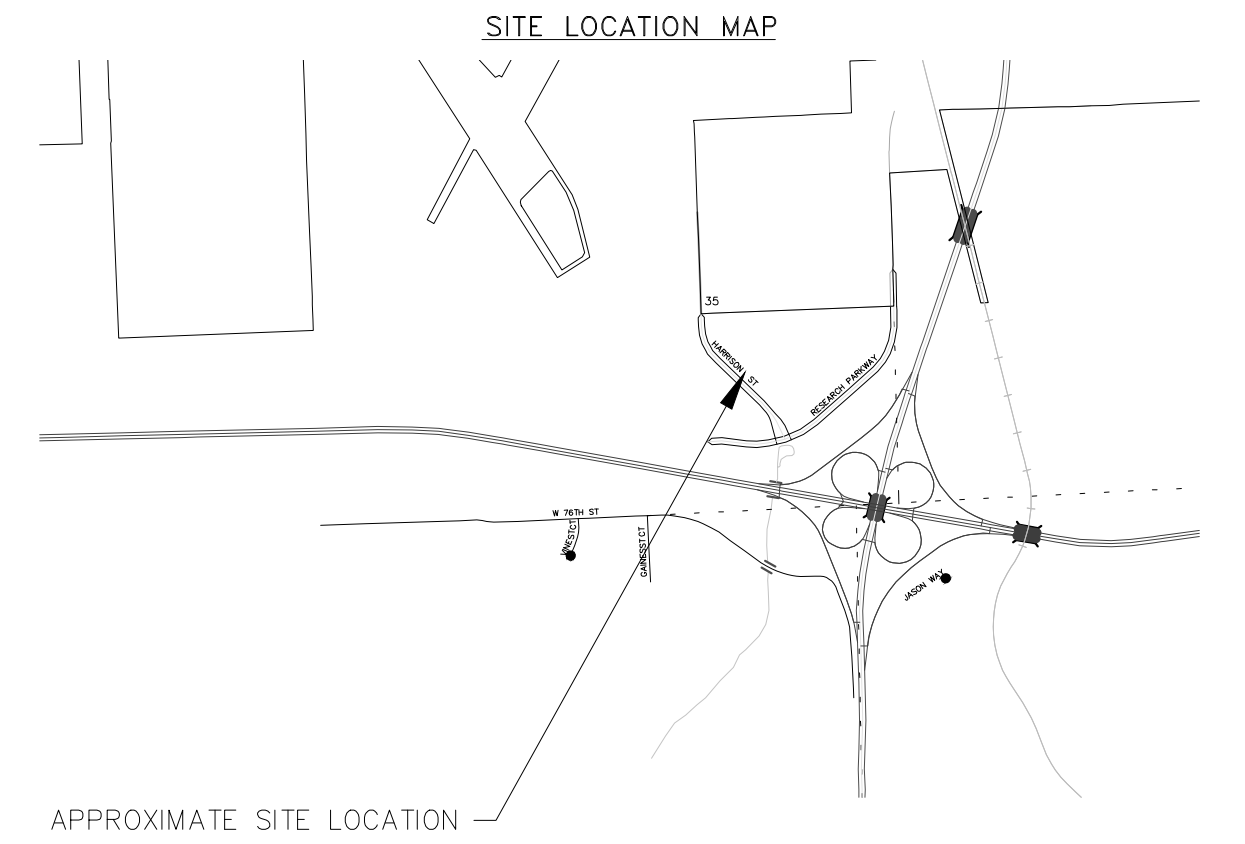
Minimum Front Setback: 25'
Minimum Interior Side Setback:
None, unless abutting a residential district, then 25 feet
15 feet, unless abutting a residential district, then 25 feet
Minimum Corner Side Setback: 20'
Minimum Rear Setback: 15'



LEGEND:

— — — — —	EASEMENT	✕	EXISTING GAS VALVE
— — — — —	SETBACK LINE	○	EXISTING WATER VALVE
— — — — —	CENTERLINE	⚡	EXISTING UTILITY POLE
—————	PROPERTY BOUNDARY	☀	EXISTING LIGHT POLE
○ — — — —	EXISTING FENCE	☼	EXISTING TREE
> — — — —	EXISTING SANITARY	🌀	EXISTING BUSH
—————	PROPOSED SANITARY	⊙	EXISTING MANHOLE
> stm — — —	EXISTING STORM SEWER	⚠	EXISTING FIRE HYDRANT
stm — — — —	PROPOSED STORM SEWER	●	FOUND PROPERTY PIN
W — — — —	EXISTING WATER	⊕	CONTROL POINT
W — — — —	PROPOSED WATER		
— GAS — — —	EXISTING GAS LINE		
— ELEC — — —	EXISTING ELECTRIC		

1. Owner:
D&D Property Holding LLC
6225 N Brady Street
Davenport IA 52806
2. Engineer:
Christopher R. Townsend, P.E.
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386 - 4236
3. Surveyor:
Jerry Rogers, P.L.S.
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386 - 4236
4. Attorney:
Ted Olt III
Lane & Waterman LLP
220 N Main Street Suite 600
Davenport, Iowa



APPROVED BY: _____
CITY OF DAVENPORT, IOWA

BY: _____

DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION

BY: _____ DATE: _____

MEDIACOM _____ DATE: _____

IOWA - AMERICAN WATER COMPANY _____ DATE: _____

CENTURY LINK _____ DATE: _____

METRONET _____ DATE: _____

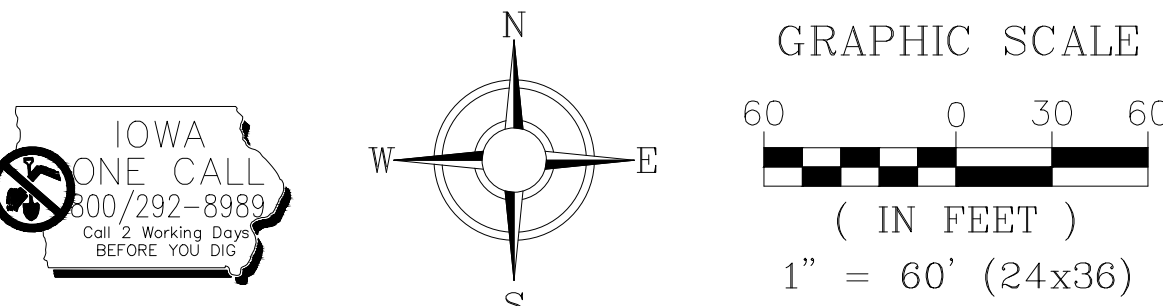
MIDAMERICAN _____ DATE: _____

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

PRELIMINARY PLAT

NORTHSIDE INDUSTRIAL PARK
LOT 1 - IOWA RESEARCH COMMERCE &
TECHNOLOGY PARK THIRD ADDITION
TO THE CITY OF DAVENPORT, IOWA

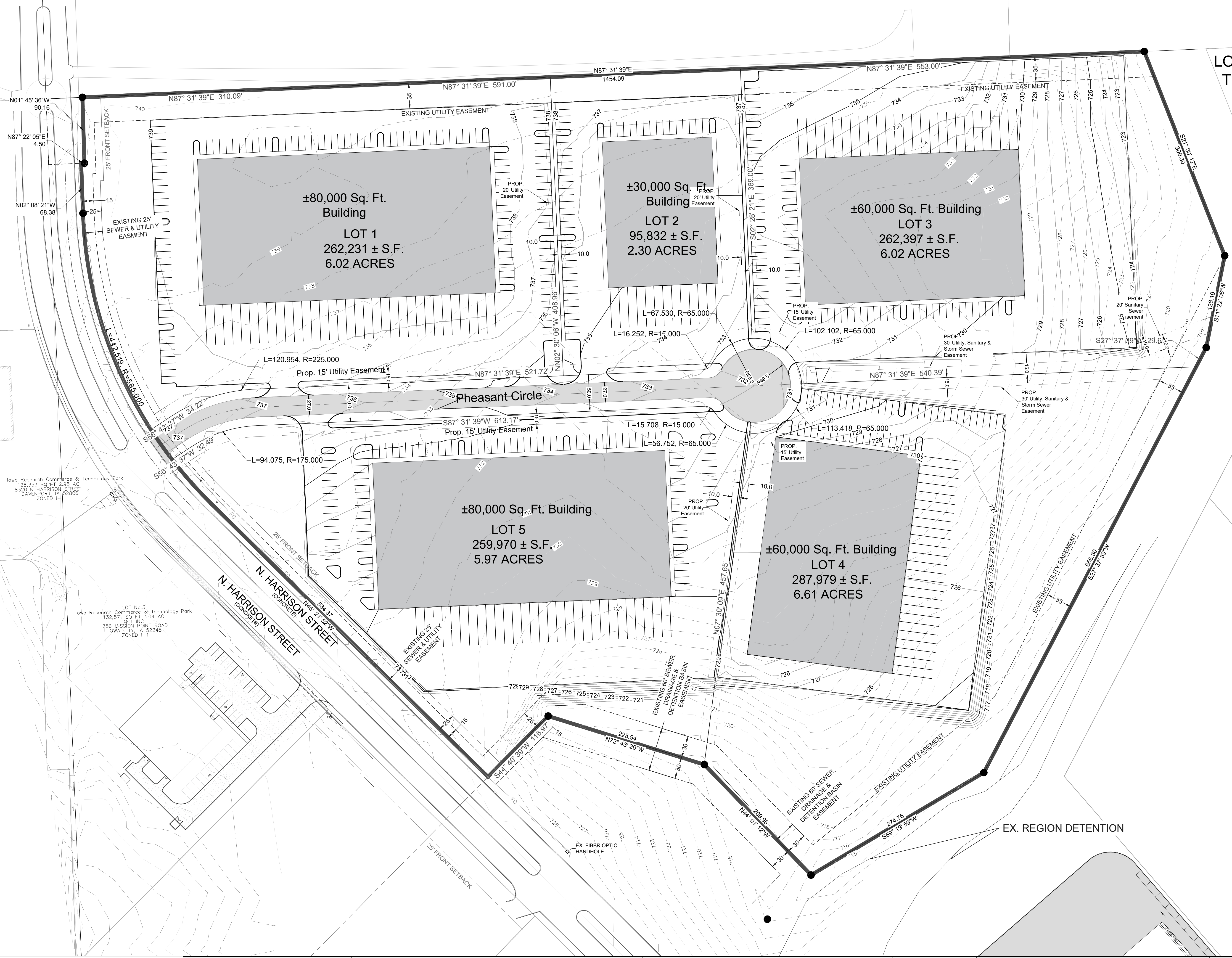
BEING A PART OF THE SOUTHEAST
QUARTER OF SECTION 35
TOWNSHIP 79 NORTH, RANGE 3 EAST
OF THE 5th P.M. AND IN PART BEING
A REPLAT OF LOT 17, OUTLOT C AND
PART OF LOT 21 OF IOWA RESEARCH
COMMERCE & TECHNOLOGY PARK,
AND IN PART BEING A REPLAT OF
IOWA RESEARCH COMMERCE &
TECHNOLOGY PARK SECOND
ADDITION



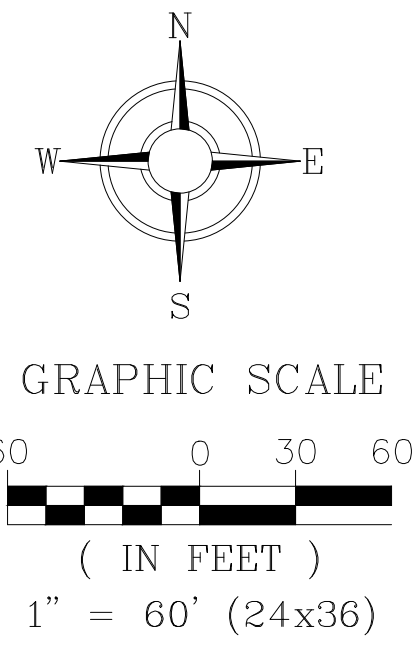
THE MEASURED BEARINGS SHOWN HEREON ARE
BASED ON THE US STATE PLANE COORDINATE
SYSTEM, IOWA SOUTH ZONE (1402) GEOID 12A,
NAD 83 (2011) EPOCH 2010.00.

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

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



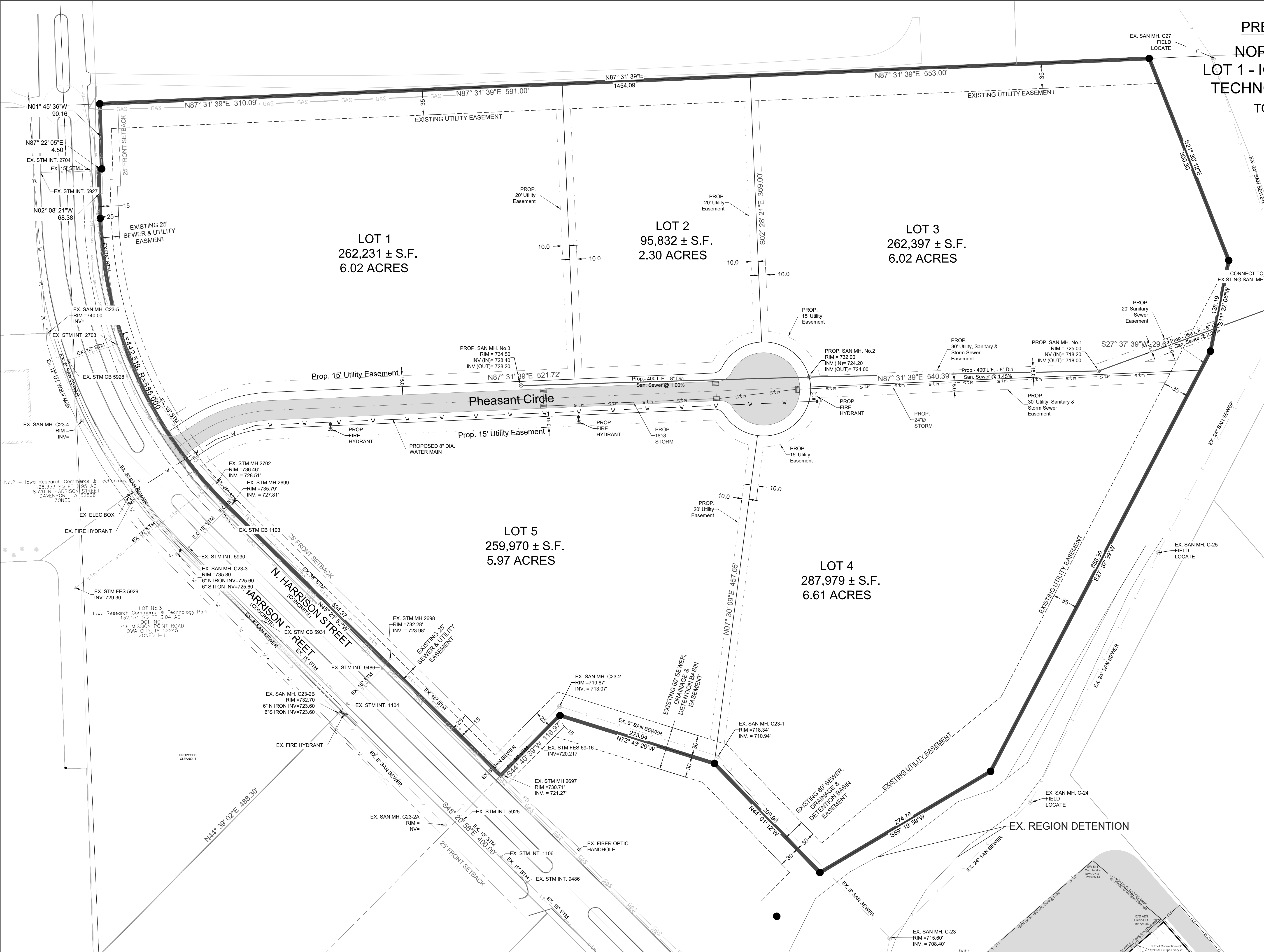
PRELIMINARY PLAT UTILITY PLAN
NORTHSIDE INDUSTRIAL PARK
LOT 1 - IOWA RESEARCH COMMERCE &
TECHNOLOGY PARK THIRD ADDITION
TO THE CITY OF DAVENPORT, IOWA



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



TOWNSEND
ENGINEERING
CIVIL • STRUCTURAL • LAND DEVELOPMENT

DATE: 12-9-24

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

DRAWN BY: CV

CHECKED BY: CRT

DRAWING LOCATION
S:\Russell\Lot 1 Iowa Research\Iowa Research Park 28 Ac Site.dwg

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT

PRELIMINARY PLAT UTILITY PLAN
Lot 1 - Iowa Research Commerce & Tech. Park 3rd
N. Harrison Street
Davenport, Iowa 52806

DEVELOPER

D & D Property Holding LLC
6225 N. Brady Street
Davenport, Iowa 52806

SHEET NO.

4 OF 4



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
SUBDIVISION PLAT
(LAND DIVISION)

APPLICANT INFORMATION

Applicant Name

D & D Property Holding LLC

Address

6225 N. Brady St.

City | State | Zip

Davenport, IA 52806

Phone

(563) 322-7181

Secondary Phone

E-Mail Address

randresen@tricityelectric.com

Acceptance of Applicant

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

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

Print Applicant's Name

Applicant's Signature

Date

SUBDIVISION NAME

Iowa Research Commerce & Technology Park Third Addition

LOCATION DESCRIPTION

Lot 1

SUBMITTED

12/12/2024

NUMBER OF LOTS BY USE TYPE

5

ACRES

28.30

STREETS ADDED

1

PLAT TYPE SUBMITTED:

PRELIMINARY PLAT: \$16.16 Requirements ☒

FINAL PLAT: \$16.20 Requirements ☐

PRELIMINARY PLAT REQUIREMENTS:

Preliminary Plat ☒

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

FINAL PLAT REQUIREMENTS:

Platting Certificates per §354.11 State Code ☐

Final Plat ☐

GENERAL REQUIREMENTS:

Authorization to Act as Applicant, if needed ☐

Application Fee (REQUIRED) ☐

Subdivision Platting Fee Schedule

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

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

DEVELOPMENT TEAM

Developer / Project Manager

Russell Construction

Address

4700 E. 53rd St., Davenport, IA 52807

Phone

(563) 459-4600

Secondary Phone

E-Mail Address

Owner

D & D Property Holding LLC

Address

6225 N. Brady St., Davenport, IA 52806

Phone

(563) 322-7181

Secondary Phone

E-Mail Address

randresen@tricityelectric.com

Engineer

Townsend Engineering

Address

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

Phone

(563) 386-4236

Secondary Phone

E-Mail Address

chris@townsendengineering.net

Attorney

Address

Phone

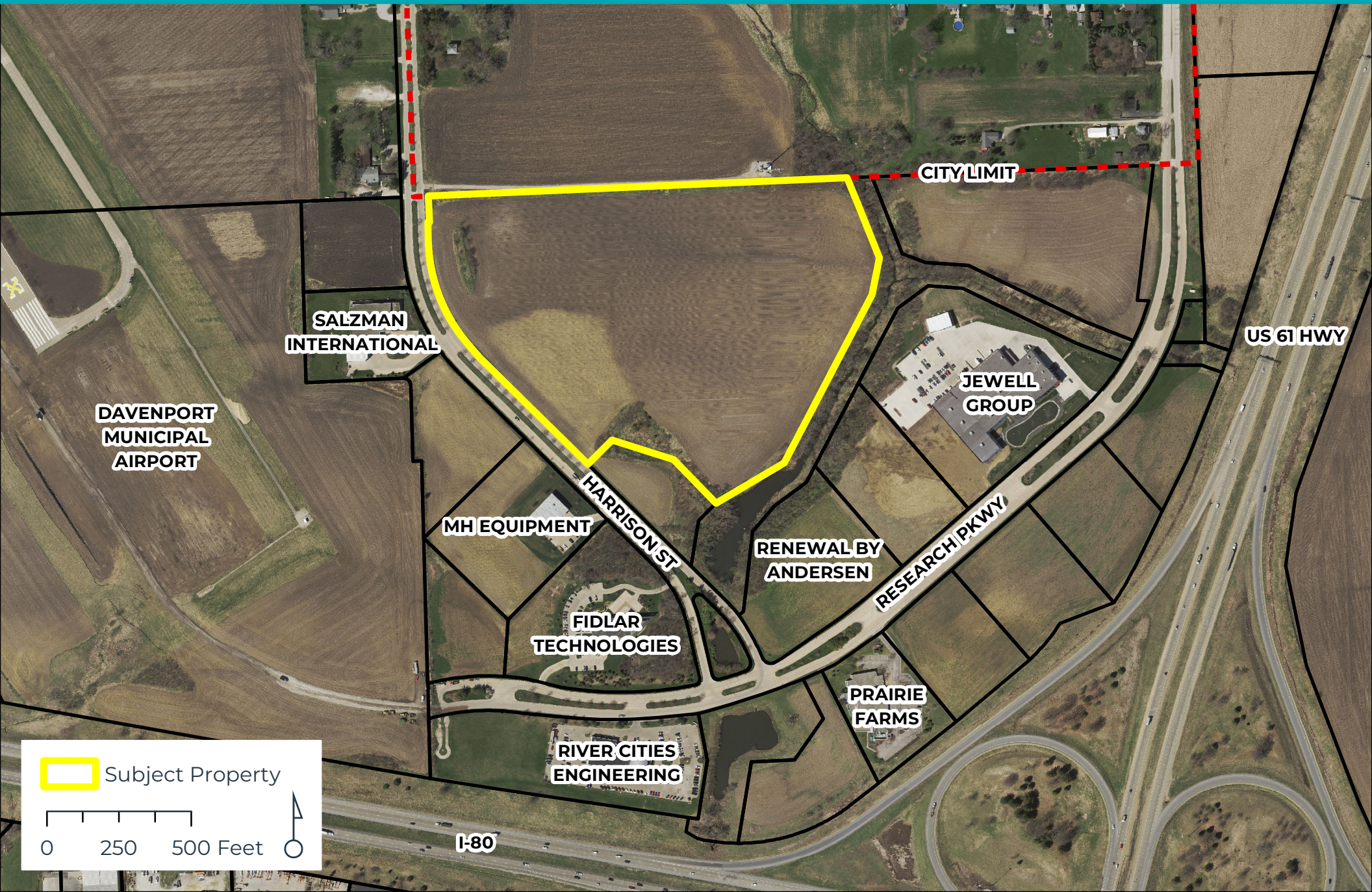
Secondary Phone

E-Mail Address



Vicinity Map | Case P25-01

Request of D&D Property Holding, LLC for a 28.3-acre Preliminary Plat of Northside Industrial Park. The 5-lot subdivision is located on Lot 1 of Iowa Research Commerce & Technology Park Third Addition. [Ward 8]



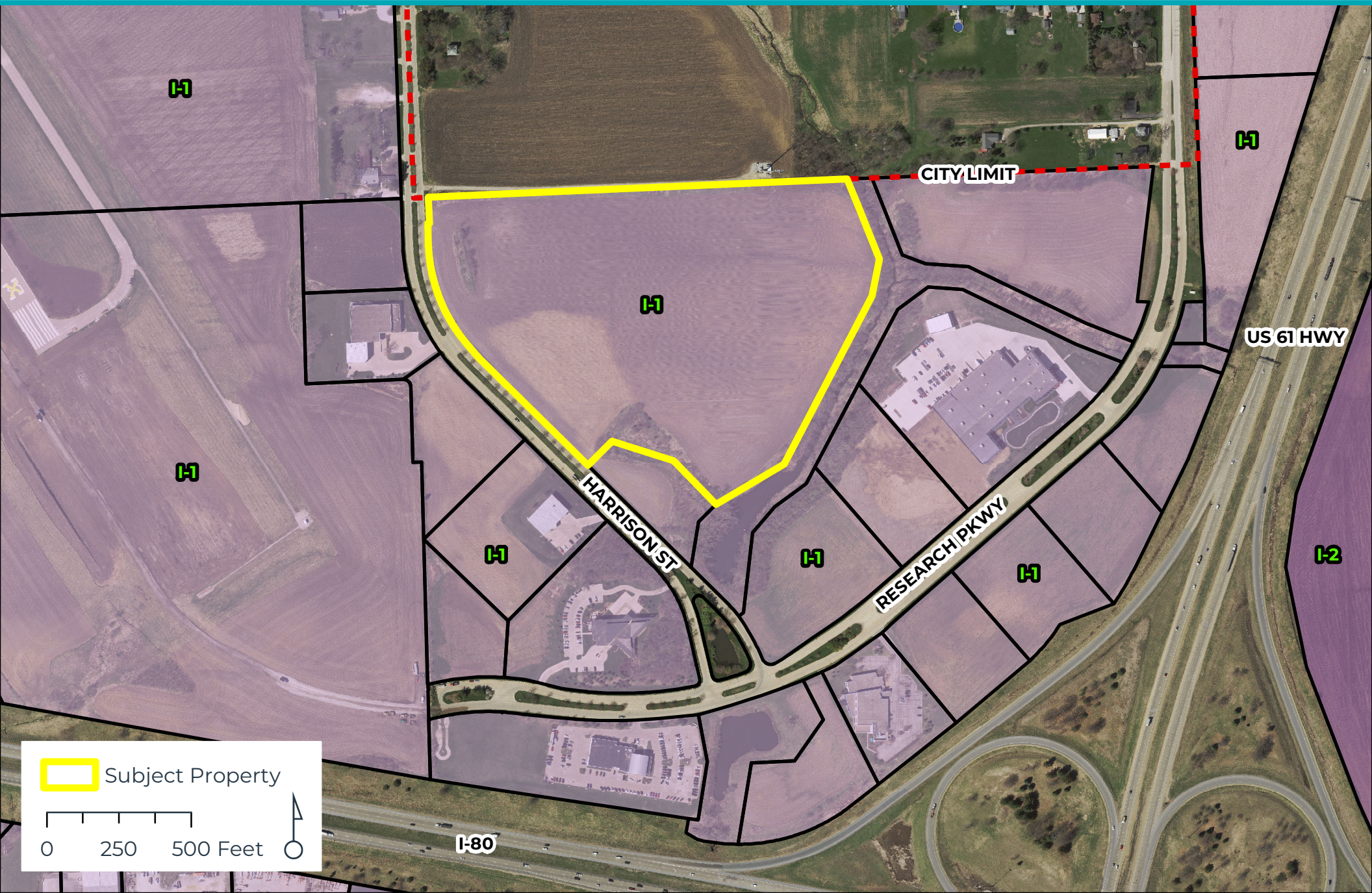
 Subject Property

0 250 500 Feet 



Zoning Map | Case P25-01

Request of D&D Property Holding, LLC for a 28.3-acre Preliminary Plat of Northside Industrial Park. The 5-lot subdivision is located on Lot 1 of Iowa Research Commerce & Technology Park Third Addition. [Ward 8]



 Subject Property

0 250 500 Feet 



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