

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, February 4, 2025; 5:30 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Roll Call
- II. Report of the City Council Activity
- III. Secretary's Report
 - 1. Consideration of the January 21, 2025 meeting minutes.
- IV. Report of the Comprehensive Plan Committee
- V. Zoning Activity
 - A. Old Business
 - B. New Business
 - 1. Case REZ25-02: Request of Anthony Properties to rezone the northern portion of 5670 Tremont Avenue, being approximately 1.15 acres of land, from I-1 Light Industrial District to R-MF Multi-Family Residential District. [Ward 8]
- VI. Subdivision Activity
 - A. Old Business
 - B. New Business
 - 1. Case ROW25-01: Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]
 - 2. Case F25-01: Request of Adrian Jones for a Final Plat of Jones Addition. The 2-lot subdivision is located at 2202 West 4th Street on .21 acres. [Ward 3]
- VII. Future Business
- VIII. Communications
- IX. Other Business
- X. Adjourn

City of Davenport

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

Action / Date
2/4/2025

Subject:
Consideration of the January 21, 2025 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The January 21, 2025 meeting minutes are attached.

Attachments:
1. Meeting Minutes 1-21-25

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, JANUARY 21, 2025; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. Roll Call

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

Absent: Inghram

Staff: Werderitch, Koops

II. New Business

- A. Case ROW25-01: Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]

Staff presented an overview of the request to vacate the unimproved alley.

Commissioners inquired about the following: history of the right-of-way, boundaries of the vacation, existing condition, if the alley is needed for City services, impacts on public safety, and traffic impacts.

Several members of the public spoke in opposition to the request. The following issues were cited: the alley enables safe access to property, there are existing utilities within the right-of-way, vacating the right-of-way negatively impacts property values, and concerns for public safety.

Several members of the public spoke in favor of the request. Vacating the alley would eliminate an otherwise unimproved and underutilized alley.

With no additional comments, the public hearing closed.

- B. Case REZ25-02: Request of Anthony Properties to rezone the northern portion of 5670 Tremont Avenue, being approximately 1.15 acres of land, from I-1 Light Industrial District to R-MF Multi-Family Residential District. [Ward 8]

Staff provided a summary of the petition and history of the development. The purpose of the request is to provide for expansion and better access to The Jade Apartments. The owner of Davenport Public Storage is selling a portion of their

undeveloped property on Tremont Avenue to the developer. This enables the site layout to be reconfigured for better visibility and access. The applicant intends to construct a driveway and clubhouse on the 1.15-acre property. 'Dwelling-Multi-Family' is a prohibited use in the I-1 Light Industrial District. The applicant is petitioning a rezoning to amend the conditions in Ordinance 2023-483.

Commissioners inquired about the zoning history of The Jade Apartments on Tremont. Staff discussed the previous development proposal and submitted concept plan.

Attorney Pastrnak, representative of the applicant, was in attendance to explain the project and answer questions.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

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

Absent: Inghram

Staff: Werderitch, Koops

II. Report of the City Council Activity

Staff provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the January 7, 2025 meeting minutes.

Motion by Tallman, second by Hepner, to approve the January 7, 2025 meeting minutes. Motion to approve was unanimous by voice vote (9-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

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]

Staff presented an overview of the request. The purpose is to construct Timber Ridge Apartments, a planned 52-unit rental community for independent living seniors 62 years of age or older. '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.

Staff recommended Case REZ25-01 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Residential General.
2. The proposed zoning map amendment to C-T Commercial Transitional District is compatible with the zoning and uses of nearby property.
3. The zoning map amendment will enable the area to be developed in a manner consistent with the surrounding area.
4. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
5. The proposed amendment does not create nonconformities.

Motion by Tallman, second by Hepner, to approve staff recommendation in Case REZ25-01. Motion to approve was unanimous by roll call vote (9-0).

VI. Subdivision Activity

B. Old Business

C. New Business

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Tallman, second by Johnson, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (9-0).

The meeting adjourned at 6:01 pm.

City of Davenport

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

Action / Date
2/4/2025

Subject:

Case REZ25-02: Request of Anthony Properties to rezone the northern portion of 5670 Tremont Avenue, being approximately 1.15 acres of land, from I-1 Light Industrial District to R-MF Multi-Family Residential District. [Ward 8]

Recommendation:

Staff recommends Case REZ25-02 be forwarded to the City Council with a recommendation for approval subject to the listed findings and condition:

Findings:

1. The zoning map amendment is inconsistent with the Comprehensive Plan, which identifies the site as Industry. However, the request is aligned with City Council's adopted land use policies.
2. The zoning map amendment is generally compatible with the zoning and uses of the surrounding area. The request is a continuation of Ordinance No. 2023-483 and alleviates previous concerns.
3. The zoning map amendment enhances the established neighborhood character.
4. The zoning map amendment may have factors impacting the public health, safety, and welfare of the City. However, the map amendment removes previous concerns about access, visibility, and emergency response.
5. The zoning map amendment will enable the area to be developed in a manner consistent with the adjacent residential development to the west.
6. The zoning map amendment will create nonconformities on adjacent properties. A condition for landscaping buffers mitigates the nonconformity.

Condition:

1. Upon development, a buffer yard of no less than fifteen feet in width shall be provided along the north and south property lines. The buffer yard shall contain a six-foot tall fence and landscaping.

Background:

Development History:

To facilitate the development of The Jade on Tremont Apartments, City Council adopted Ordinance No. 2023-483 on December 13, 2023. This action rezoned the property at 5504 Tremont Avenue from I-1 Light Industrial District to R-MF Multi-Family Residential District. The rezoning was approved, subject to the following conditions:

1. Upon development, a buffer yard of no less than fifteen feet in width shall be provided along the north and east property lines. The buffer yard shall contain a six-foot fence

and landscaping.

2. The developer shall obtain approval from all utilities to install signage within the designated utility easement.
3. The developer shall install signage near the driveway entrance to the development. The signage shall be a minimum of thirty-two square feet and illuminated.

The 132-unit apartment complex is currently under construction. To provide for expansion and better access to The Jade Apartments, the owner of Davenport Public Storage is selling a portion of their undeveloped property on Tremont Avenue to the developer. This enables the site layout to be reconfigured for better visibility and access. The applicant intends to construct a driveway and clubhouse on the 1.15 acre property.

Why is a Zoning Map Amendment Required?

'Dwelling-Multi-Family' is a prohibited use in the I-1 Light Industrial District. The applicant is petitioning a rezoning to amend the conditions in Ordinance 2023-483. The requirement for signage is no longer applicable with the proposed access point. In addition, the condition for buffer yard landscaping should be amended to reflect the new boundaries of 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 Industry in the Davenport +2035 Future Land Use Map.

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

Zoning:

The applicant is petitioning a rezoning from I-1 Light Industrial District to R-MF Multi-Family Residential District.

1. **I-1 Light Industrial District:** This zoning 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.
2. **R-MF Multi-Family Residential District:** This zoning district is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types including single-family dwellings, semi-detached dwellings, two-family dwellings, townhomes and multi-family dwellings. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-MF District.

Technical Review:

1. **Fire:** The proposed rezoning, which facilitates a new entrance to the housing development, alleviates the Fire Department's previous concerns of way finding and access.
2. **Engineering:** The IA DOT classifies this roadway as a local road. There are no recent traffic count numbers on this section of Tremont Street; however engineering estimates the average annual traffic count to be approximately 2,500 AADT. It is likely there is a larger proportion of truck traffic in this general area due to the current uses and industrial zoning from 46th Street to Veterans Memorial Parkway. The additional traffic generated by this development may result in traffic signal warrants at Tremont Avenue and Veterans Memorial Parkway.
3. **Zoning:** Rezoning the subject property to facilitate a new access point onto Tremont Avenue alleviates visibility concerns for the residential development. The previous application provided access to The Jade on Tremont Apartments through a 40-foot strip of land between two lots containing storage units. City Council adopted Ordinance No. 2023-483 to address wayfinding and safe access to the property.

Approval Standards for Map Amendments (Chapter 17.14.040)

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

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

Staff Response: The property is designated as Industry (I) in the Davenport +2035 Land Use Plan. This land use category is intended to provide separation and buffering from residential uses. Since the Comprehensive Plan designated areas as a whole, the Tremont Avenue Corridor, from 53rd Street to Veterans Memorial Parkway, is reserved for industrial land uses. The proposed rezoning would further introduce residential uses into an existing industrial corridor. Staff does not believe an amendment to the Comprehensive Plan is required.

It is staff's opinion that the proposed rezoning to R-MF Multi-Family Residential is inconsistent with the Comprehensive Plan, which identifies the site as Industry. However, the request is aligned with City Council's adopted land use policies.

- **The compatibility with the zoning of nearby property.**

Staff Response:

The following zoning districts abut the subject property:

- North: I-1 Light Industrial District
- South: I-1 Light Industrial District
- East: I-1 Light Industrial District

West: R-MF Multi-Family Residential District

Rezoning the subject property to R-MF Multi-Family Residential District creates compatibility with The Jade on Tremont Apartments, which is currently under construction. Tremont Avenue is an established industrial corridor. Further introducing high density residential development into an industrial park may result in land use conflicts. However, light industrial uses are enclosed, low-intensity uses with minimal, if any, outside impacts.

It is staff's opinion that the proposed zoning map amendment is not compatible with the surrounding industrial corridor, but is a continuation of Ordinance No. 2023-483 and alleviates previous concerns.

- **The compatibility with established neighborhood character.**

Staff Response: The established neighborhood character consists of a developed industrial corridor and an under construction multi-family housing development. Industrial businesses within the vicinity include Stefanini, Greenwood Cleaning Systems, 7 Hills Paving, Northwest Mechanical, Van Meter Inc., Ferguson Plumbing Supply, Davenport Public Storage, FXC Upper Midwest, Per Mar, and SMG.

Compatibility with the established neighborhood character depends on the development of the property. The Zoning Ordinance implements design standards to ensure new construction is cohesive with the surrounding neighborhood. These standards regulate building materials, façade design, fenestration, and roof design. The industrial building design standards are intentionally relaxed to promote large scale manufacturing and warehouse users. Industrial districts are allowed to incorporate lower quality building materials, such as metal panels or corrugated siding. Architectural elements and design features are not regulated, enabling construction of substantial structures on large lots. In addition, there are also no transparency or articulation requirements.

There are instances in the City of Davenport of residential development adjacent to industrial districts. The proposal to construct a clubhouse reduces the interaction with the existing industrial businesses by providing a safe access point to Tremont Avenue.

It is staff's opinion that the proposed zoning map amendment enhances the established neighborhood character.

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

Staff Response: The applicant is requesting a map amendment to a high-density residential designation. Mixing housing with industrial development may cause land use conflicts. An additional burden is placed on developed industrial properties with respect to noise standards. The noise ordinance allows a greater level of noise when the receiving property is also industrial. Introducing residential zoning will lower the decibel levels allowed.

Over time, the properties adjacent to Tremont Avenue may choose to redevelop with different uses that could result in taller buildings. This would further obscure a residential development from view at the street. The subject property's presence along Tremont

Avenue will better facilitate access for first responders. Since the subject property is being utilized to provide safer access to The Jade on Tremont Apartments, staff's initial concerns about visibility from public right-of-way are mitigated.

It is staff's opinion that the proposed zoning map amendment may have factors impacting the public health, safety, and welfare of the City. However, the overall intent removes staff's previous concerns about access, visibility, and emergency response.

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

Staff Response: The property is presently zoned I-1 Light Industrial District. This district allows for a variety of industrial and commercial uses including manufacturing, fabrication, and distribution and warehousing. The I-1 district enables a wide range of development opportunities that will ensure consistency with the surrounding developments.

The I-1 Light Industrial District is in high demand, and the city is running out of available sites for additional development. However, the adjacent self-storage units were constructed in 2004. The City has not received any permits for additional storage units or other industrial buildings on the subject property. The proposed use of multi-family is allowed in many zoning districts within the city; however many of the uses in I-1 are prohibited in other districts. Rezoning the 1.15-acre site to R-MF Multi-Family Residential District will facilitate development, which may not otherwise be suitable for large scale industrial uses.

It is staff's opinion that the proposed zoning map amendment will enable the area to be developed in a manner consistent with the adjacent residential development to the west.

- **The extent to which the proposed amendment creates nonconformities.**

Staff Response: If rezoned to R-MF Multi-Family Residential District, the vacant 1.15-acre property would be able to conform to the district dimensional standards. The adjacent developed industrial properties would become nonconforming with respect to buffer yard requirements. Therefore, staff is recommending a condition that a buffer yard of no less than fifteen feet in width shall be provided along the north and south lot lines of the subject property. The buffer yard shall contain a six-foot fence and landscaping.

It is staff's opinion that the proposed zoning map amendment will create nonconformities on adjacent properties. The recommendation for a landscaping buffer mitigates the nonconformity.

Public Input:

Letters were sent to property owners within 200 feet of the proposed request notifying them of the January 21st Plan and Zoning Commission Public Hearing. To date, one written comment in opposition to the request has been submitted to staff. The property owner directly north of the subject site opposed residential development fronting Tremont Avenue, which should be preserved as an industrial corridor.

Attachments:

1. Application
2. Maps
3. Ordinance 2023-483
4. Public Notice
5. Public Comment-5770 Tremont Ave



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)

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING
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PROJECT TITLE
Access/Expansion of the Jade on Tremont

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION
SEE ATTACHED LEGAL DESCRIPTION

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

ZONING DISTRICTS	EXISTING	PROPOSED	SQ. AREA
	I1	R-MF	~1 acre

COMPLETE SUBMITTALS SHALL INCLUDE: **SUBMITTED**

Concept/Development Plan ☐

Authorization to Act as Applicant* ☐
*only needed if the Applicant is different than the owner

Legal Description* (bearing & distance) ☐
* shall include a MS Word or Text file

Legal Description Dimensioned Sketch ☐

Application Fee* (REQUIRED) ☐
* (check payable to 'City of Davenport')

Rezoning Fee Schedule

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

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

PROJECT NARRATIVE: (submit separate sheet if needed)

To provide for expansion and better access to The Jade on Tremont multi-family residential development.

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.

APPLICANT INFORMATION

Applicant Name | Company Name

ANTHONY PROPERTIES

Address

12770 COIT RD, STE 970

City | State | Zip

DALLAS, TX 75251

Phone

(214) 432-9514

Secondary Phone

E-Mail Address

BRIAN@ANTHONYPROPERTIES.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.

BRIAN SHIU

Type Applicant's Name

Applicant's Signature

12.17.24
Date

DEVELOPMENT TEAM

Property Owner

DPS INC

Address

5465 TREMONT AVE DAVENPORT IA 52807

Phone

309-314-6582

Secondary Phone

E-Mail Address

jayme@cciqc.com

Project Manager/Other

THOMAS J. PASTRNAK (ATTORNEY)

Address

313 W 3RD ST DAVENPORT, IA 52801

Phone

(563) 323-7737

Secondary Phone

E-Mail Address

TPASTRNAK@PASTRNAK.COM

Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS
revised Jan. 2025

Authorization to Act as Applicant

I/We, DPS, INC

[as property owner(s)]

authorize BRIAN SHIU OF ANTHONY PROPERTIES

[the above person(s)]

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

for the property located at 5670 TREMONT AVE DAVENPORT, IA 52807.

[Signature]

Signature(s)*

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

12/17/24

Date

Notarization:

State of Illinois,

County of Rock Island,

Sworn and subscribed before me

this 17th day of December, 2024.

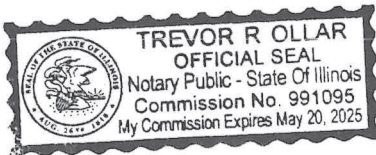
[Signature]

Notary Public

My Commission Expires: 5/20/25

Driver's Licence

[identification type]

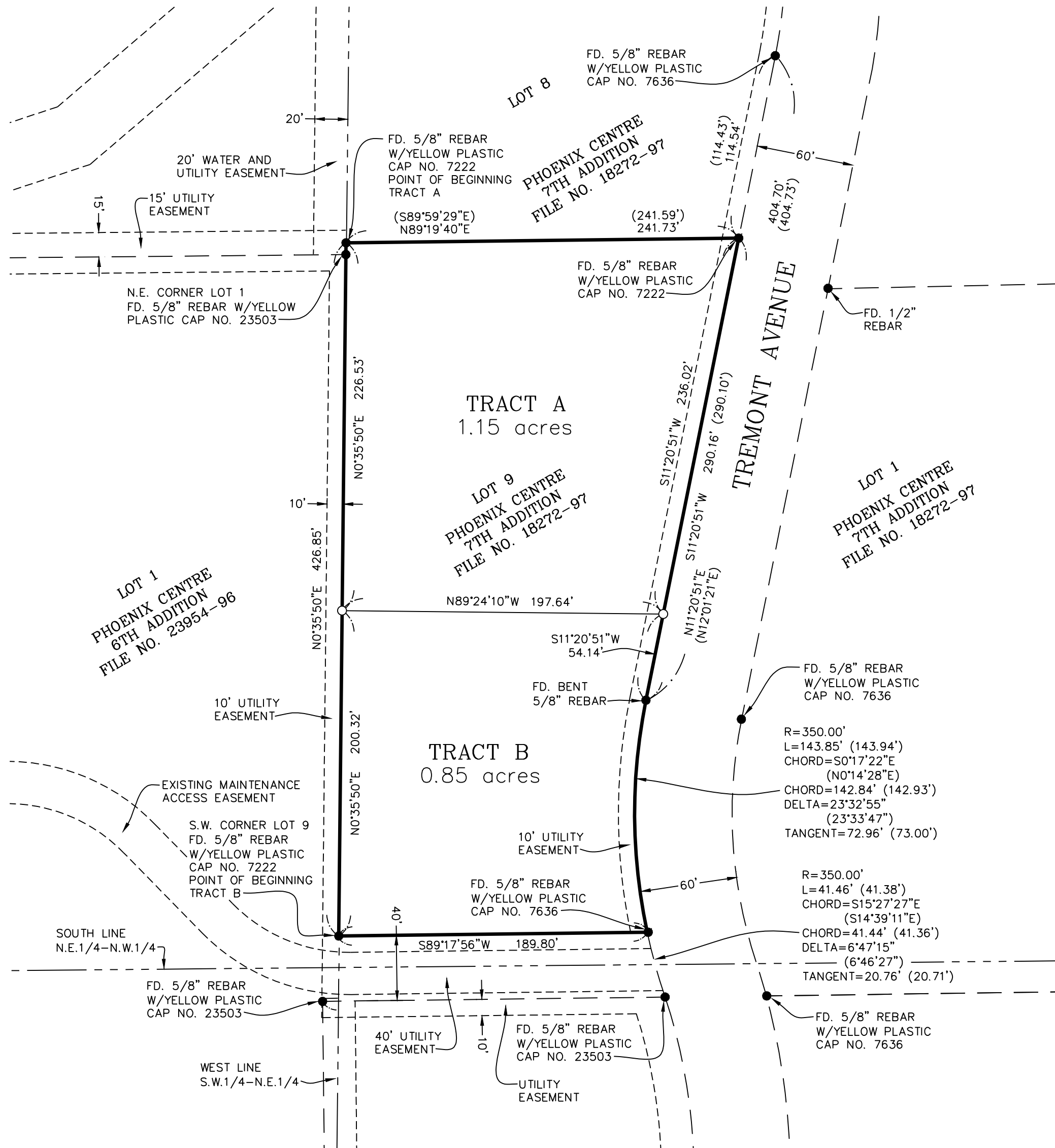


TRACT A AND TRACT B
PLAT OF SURVEY
PORTIONS OF LOT NINE (9) IN PHOENIX CENTRE 7TH ADDITION
DAVENPORT, SCOTT COUNTY, IOWA

INDEX LEGEND

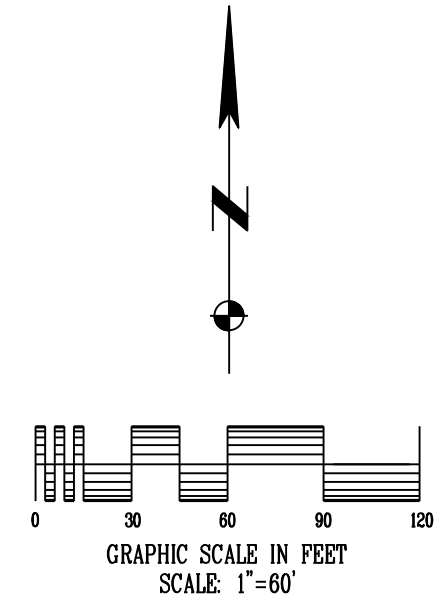
Location: LOT 9 OF PHOENIX CENTRE 7TH ADDITION
Requestor: APR DAVENPORT 2 LLC
Proprietors: DPS, INC.
Surveyor: GREGG E. SAMPSON, P.L.S.
Company/Return to: SUSAN FORINASH
HALL & HALL ENGINEERS, INC.
1860 BOYSON ROAD
HIAWATHA, IOWA 52233
1-319-362-9548

SPACE RESERVED FOR RECORDING PURPOSES



SURVEY LEGEND

○ SET 1/2" REBAR W/YELLOW PLASTIC CAP NO. 14809
● FD. MONUMENT AS NOTED
() RECORDED AS
--- EASEMENT LINE
--- PLAT BOUNDARY
--- EXISTING LOT LINE
--- 1/4-1/4 SECTION LINE



LEGAL DESCRIPTION-TRACT A:

A PORTION OF LOT 9, PHOENIX CENTRE 7TH ADDITION IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 9;

THENCE NORTH 89°19'40" EAST ON THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 241.73 FEET TO THE NORTHEAST CORNER OF SAID LOT 9 AND THE WEST RIGHT OF WAY LINE OF TREMONT AVENUE;

THENCE SOUTH 11°20'51" WEST ON THE EAST LINE OF SAID LOT 9 AND SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 236.02 FEET;

THENCE NORTH 89°24'10" WEST, 197.64 FEET TO THE WEST LINE OF SAID LOT 9;

THENCE NORTH 0°35'50" EAST ON SAID WEST LINE, 226.53 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 1.15 ACRES.

LEGAL DESCRIPTION-TRACT B:

A PORTION OF LOT NINE (9) OF PHOENIX CENTRE 7TH ADDITION IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 9;

THENCE NORTH 0°35'50" EAST ON THE WEST LINE OF SAID LOT 9, A DISTANCE OF 200.32 FEET;

THENCE SOUTH 89°24'10" EAST, 197.64 FEET TO THE EAST LINE OF SAID LOT 9 AND THE WEST RIGHT OF WAY LINE OF TREMONT AVENUE;

THENCE SOUTH 11°20'51" WEST ON SAID EAST LINE AND SAID WEST RIGHT OF WAY LINE, 54.14 FEET TO THE BEGINNING OF A 350.00 FOOT RADIUS CURVE, CONCAVE EASTERLY AND HAVING A LONG CHORD OF 142.84 FEET BEARING SOUTH 0°17'22" EAST;

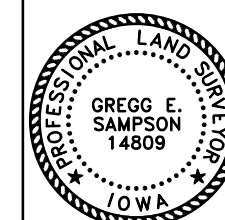
THENCE SOUTHERLY ON SAID EAST LINE AND SAID WEST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 143.85 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9;

THENCE SOUTH 89°17'56" WEST ON THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 189.80 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.85 ACRES.

NOTES:

- DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- BEARINGS ARE BASED ON: NAD83(2011)(EPOCH 2010.000) Iowa State Plane, North Zone, as observed using the Iowa Real Time Network.
- DATE OF SURVEY FIELD WORK: 11/4/2024



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

Signed: _____ Date: _____

GREGG E. SAMPSON, P.L.S. Iowa License No. 14809

My license renewal date is December 31, 2024

ENTIRE SUBMISSION IS COVERED BY THIS SEAL UNLESS SPECIFIED BELOW:

Revision Description

Revision Number & Date

HALL & HALL ENGINEERS, INC.



1860 BOYSON ROAD, HIAWATHA, IOWA 52233
PHONE: (319) 362-9548 FAX: (319) 362-7595
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
LAND SURVEYING & LAND DEVELOPMENT PLANNING

TRACT A AND TRACT B
PLAT OF SURVEY

PORTIONS OF LOT NINE (9) IN PHOENIX CENTRE 7TH
ADDITION, DAVENPORT, SCOTT COUNTY, IOWA

Designed by: DLK

Drawn by: DLK

Checked by: GES

Date: 11/13/2024

Field Book No: OT 113, OT 114

Scale: 1"=60'

Sheet: 1 of 1

Project Number: 10563-6

CAD File: I:\Projects\10563-6 Davenport Phase 2 Multi-Family\DWG\Plats\10563-6 Lot 9 POS 3D2024.dwg Date Plotted: Nov 13, 2024 - 1:28pm Plotted By: DLK



CAD File: I:\projects\10500\10563-5-Davenport Phase 2 Multi-Family\DWG\POI\10563-6-BOI-ADD NE LOT.dwg Date Plotted: Tuesday, November 5, 2024 11:48:35 AM Plotted By: David A. Sellman

HALL & HALL ENGINEERS, INC.
Leaders in Land Development Since 1953
1860 BOYSSON ROAD, HIAWATHA, IOWA 52233
PHONE: (319) 385-6548 FAX: (319) 385-7595
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
LAND SURVEYING • LAND DEVELOPMENT PLANNING
www.halling.com

REVISION 1	07/12/2024
REVISION 2	07/30/2024
REVISION 3	08/20/2024
REVISION 4	10/16/2024

The Jade on Tremont Apartments North-West of E. 53rd St & Tremont Ave Davenport, Iowa 52807

SITE LAYOUT PLAN

trb
ARCHITECTURE

440 regency pkwy, suite 138
omaha, nebraska 68114
phone: 402.973.1012
www.trbARCHITECTURE.com

PROJECT: 24005
DATE: 8/20/24

Vicinity Map | Case REZ25-02

Request of Anthony Properties to rezone the northern portion of 5670 Tremont Avenue, being approximately 1.15 acres of land, from I-1 Light Industrial District to R-MF Multi-Family Residential District.
[Ward 8]



Subject Property

0 150 300 Feet



Zoning Map | Case REZ25-02

Request of Anthony Properties to rezone the northern portion of 5670 Tremont Avenue, being approximately 1.15 acres of land, from I-1 Light Industrial District to R-MF Multi-Family Residential District.
[Ward 8]



[illegible]

ORDINANCE NO. **2023-483**

AN ORDINANCE FOR CASE REZ23-05 BEING THE REQUEST OF ANTHONY PROPERTIES TO REZONE THE 10.17 ACRES OF LOT 1 OF PHOENIX CENTRE 6TH ADDITION IN THE 5600 BLOCK OF TREMONT AVENUE (PARCEL X1203-01) FROM I-1 LIGHT INDUSTRIAL ZONING DISTRICT TO R-MF MULTIFAMILY RESIDENTIAL DISTRICT.

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "RMF Multi-Family Residential" District:

LOT 1 OF PHOENIX CENTRE 6TH ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA.

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

Findings:

1. The proposed rezoning to R-MF Multi-Family Residential is inconsistent with the Comprehensive Plan and adopted land use policies.
2. The introduction of a residential use in an industrial area is not compatible with the zoning and land uses or character of nearby property.
3. The proposed amendment may have factors that could impact public health, safety, and welfare of the City.
4. Rezoning the property to R-MF does create nonconformities.

Section 3. At its October 3, 2023 meeting, the City Plan and Zoning Commission voted to forward Case REZ23-05 to the City Council with a recommendation for denial subject to the listed findings.

Section 4. At its November 21, 2023 meeting, the City Council voted to add conditions upon said rezoning, and at its December 6, 2023 Committee of the Whole Meeting, the Ordinance was reconsidered and the conditions were amended as follows:

1. Upon development, a buffer yard of no less than fifteen feet in width shall be provided along the north and east property lines. The buffer yard shall contain a six-foot fence and landscaping.
2. The developer shall obtain approval from all utilities to install signage within the designated utility easement.

3. The developer shall install signage near the driveway entrance to the development. The signage shall be a minimum of thirty-two square feet and illuminated.

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

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

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

First Consideration October 25, 2023

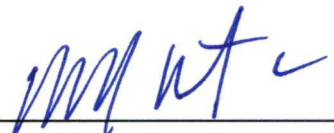
Second Consideration November 8, 2023

Approved November 21, 2023

Amended Ordinance approved December 13, 2023

Published in the *Quad-City Times* on December 21, 2023

Attest:


Mike Matson
Mayor




Brian Krup
Deputy City Clerk



PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of the subject property located at 5670 Tremont Avenue

Plan & Zoning Commission Public Hearing Meeting

Date: 1/21/2025

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 I-1 Light Industrial District. The request is to rezone the property to R-MF Multi-Family Residential District. The purpose is to facilitate better access to The Jade on Tremont Apartments. The subject property will also include a new clubhouse serving the residential development. Attached is a site layout plan.

Request/Case Description

Case REZ25-02: Request of Anthony Properties to rezone the northern portion of 5670 Tremont Avenue, being approximately 1.15 acres of land, from I-1 Light Industrial District to R-MF Multi-Family Residential District. [Ward 8]

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 21, 2025. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on February 4, 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.

Werderitch, Matt

From: Thad Denhartog <tdenhartog@melfosterco.com>
Sent: Wednesday, January 8, 2025 3:01 PM
To: Planning
Cc: Werderitch, Matt
Subject: [EXT] Case REZ25-02

ATTENTION: This is an external email.

Good afternoon,

I am the owner of the property located at 5770 Tremont Ave which is directly north of the subject site proposed to be rezoned to R-MF.

I would like to protest the rezoning of this site to R-MF.

This is an industrial park with covenants in place. The frontage along Tremont should remain I-1.

The initial project was approved with the access point as previously designated.

Thank you,

TRD

THAD DENHARTOG, SIOR | Mel Foster Commercial Real Estate Services L.L.C. | 5167 Utica Ridge Road | Davenport, Iowa 52807 | P: 563-823-5276 | F: 866-332-3007 | Mobile: 563-650-8676
Email: <mailto:tdenhartog@melfosterco.com> Visit: <http://www.melfostercommercial.com>
Designated Managing Broker & Principal
Licensed Broker in Iowa and Illinois



The information contained in this email is confidential and intended only for the use of the individual or entity named above. If the reader of this email is not the intended recipient, you are hereby notified that any dissemination, distribution or duplication of this communication is strictly prohibited. If you have received this communication in error, please delete it from your system, destroy any printed copies, and immediately notify us by telephone at (563) 324-4488 or by email at commercial@melfosterco.com. This material is submitted subject to errors and omissions.

City of Davenport

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

Action / Date
2/4/2025

Subject:

Case ROW25-01: Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street in Case ROW25-01 to the City Council with a recommendation for approval, subject to the following condition:

Findings:

1. Alley right-of-way is not needed for a public purpose.
2. The City of Davenport did not improve the alley. The City has no intention to improve the public alley.
3. There are multiple property owners that may have an interest in the vacated right-of-way.
4. Careful consideration is necessary for the conveyance of the vacated right-of-way.
5. Easements are in place to access existing sewer infrastructure.
6. Accident history from 2014 to present for the immediate area does not show a safety issue.

Condition:

1. Upon vacation of the subject right-of-way, the land shall continue to function at its current state until the conveyance process is completed.

Background:

The City of Davenport is requesting a partial vacation of the east-west alley connecting Belle Avenue to Duggleby Street. The existing 20 foot wide alley is unimproved.

A legal description has been submitted for review. The area for proposed vacation is approximately 8,840 square feet (.2 acres).

The vacation of public right-of-way is a two step process:

1. Determine if the right-of-way is needed for public purposes.
2. Negotiate and determine terms of conveyance to adjacent property owners. (No Plan and Zoning Commission action is required.)

Comprehensive Plan:

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

Abutting Future Land Use Designation:

The abutting properties are designated Residential General in the Davenport +2035 Future Land Use Map. The properties along Locust Street are also located within the Urban Corridor Overlay.

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.
2. **Urban Corridor (UC)** - Generally established corridors along major streets marked by mixed use development with commercial uses generally clustered at major intersections and/or transit stops. Urban corridors are mostly fully built-out and redevelopment occurs slowly. Commercial uses in UC generally serve adjacent neighborhoods with goods and services. The character and intensity of Urban Corridors can vary due to street and surrounding neighborhood characteristics. Therefore, specific corridor and neighborhood plans, and supporting zoning provisions, should be developed to help guide future development decisions.

Abutting Zoning:

The abutting properties are zoned R-4C Single-Family and Two-Family Central Residential District and R-MF Multi-Family Residential District.

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

Technical Review:

The following technical review comments were received from City Departments and Utility Companies:

1. Streets: If vacated, all abutting properties will maintain frontage along a public street. A review of traffic accident reports from 2014 to present did not indicate a safety hazard.
2. Sanitary Sewer: There is no sewer infrastructure within the subject right-of-way. Sanitary sewer lines are within the Locust Street, Pleasant Street, and Belle Avenue rights-of-way.
3. Storm Sewer: There is a north-south storm sewer extending from Pleasant Street to Locust Street. The sewer line extends to the west of 2317 Pleasant Street and extends south through the block, exiting underneath the driveway of the apartment complex. Easements are in place to access this infrastructure if vacated.
4. Transit: Route 7 (Brown Line) and Route 8 (Green Line) have stops at the corner of Belle Avenue and Locust Street.
5. Solid Waste: Abutting properties receive trash collection from the adjacent street. No garbage collection is taken from the alley.
6. Parks/Open Space: The proposed right-of-way vacation does not impact any parks or open space.

Public Input:

Letters were sent to property owners within 200 feet of the proposed request notifying them of the January 21, 2025 Plan and Zoning Commission Public Hearing.

The property owner at 2356 East Locust Street spoke in favor of the request at the Public Hearing. Vacating the alley would eliminate an otherwise unimproved and underutilized alley.

Several members of the public spoke in opposition to the request at the January 21, 2025 meeting. The following issues were cited: the alley enables safe access to property, there are existing utilities within the right-of-way, vacating the right-of-way negatively impacts property values, and concerns for public safety.

Staff received a phone call from an abutting property owner at 2317 East Pleasant Street. The resident stated opposition to the vacation due to a lack of off-street parking and access to the rear yard.

Staff will apprise the Commission of any additional correspondence at the February 4, 2025 Plan and Zoning Commission meeting.

Attachments:

1. Application
2. Maps
3. Public Notice
4. Public Comments in Favor of Request 2-3-25
5. Public Comments in Opposition of Request 2-3-25



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
RIGHT-OF-WAY VACATION
(EASEMENT ABANDONMENT)

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING
	12/26/2024	01/21/2025

PROJECT TITLE
Alley Vacation Between Belle and Duggleby North of

GENERAL LOCATION DESCRIPTION
Alley located north of Locust St., between Belle Ave. and Duggleby St.

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

AREA OF VACATION	EXISTING USE	PROPOSED USE	SQUARE AREA
	Unimproved ROW	N/A	8,840

COMPLETE SUBMITTALS SHALL INCLUDE:	SUBMITTED
Concept/Development Plan, if applicable	☐
Authorization to Act as Applicant	☐
Legal Description* (bearing & distance) * shall include a MS Word or Text file	☒
Legal Description Dimensioned Sketch	☒
Application Fee: (REQUIRED) \$400* * check payable to 'City of Davenport'	☐

PROJECT NARRATIVE: (submit separate sheet if needed)

To Vacate alley between the east property line of
2312 East Locust Street and Duggleby Street north of
Locust Street.

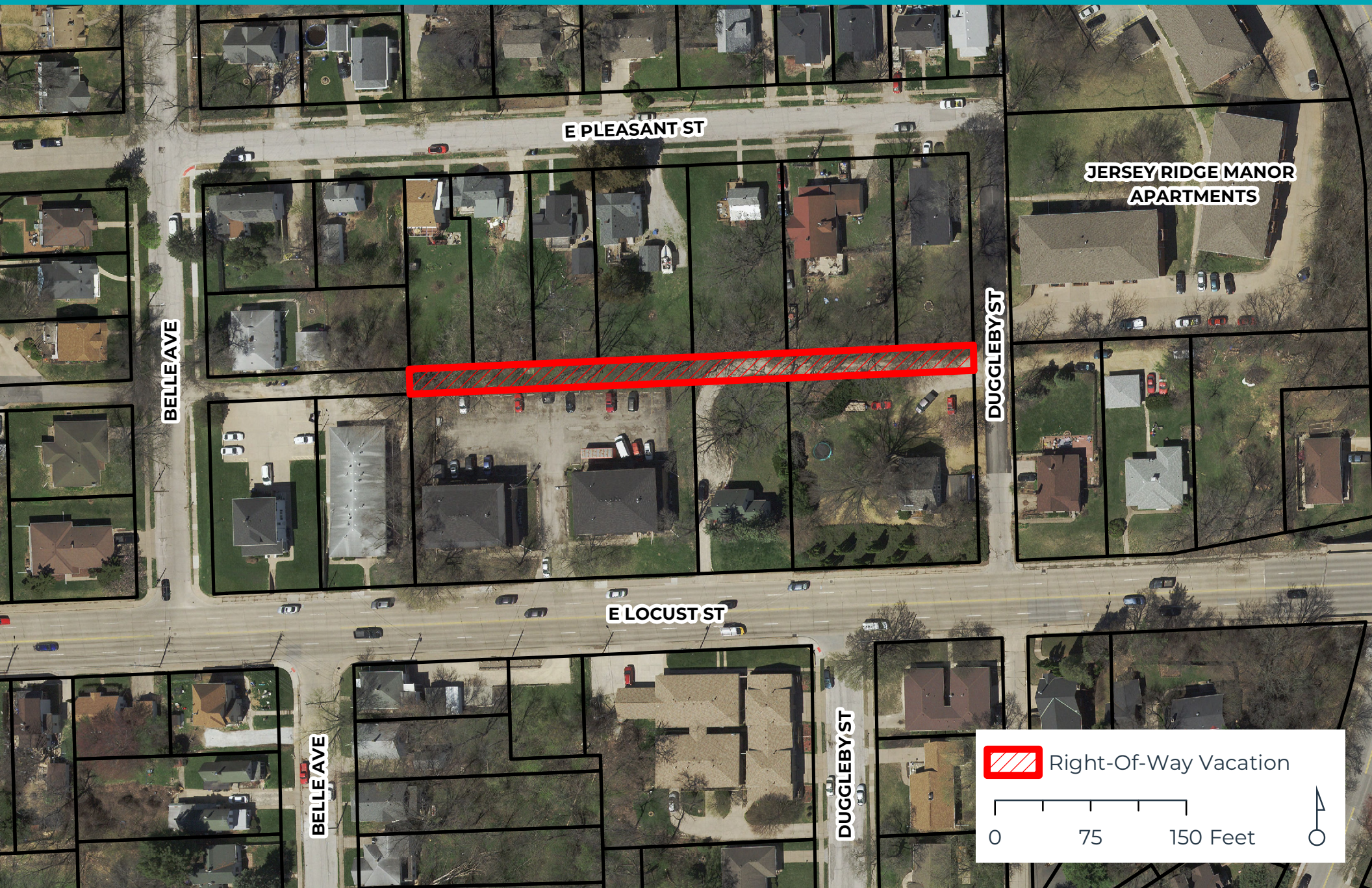
APPLICANT INFORMATION	
APPLICANT NAME Brian Schadt	
ADDRESS 226 W 4th Street	
CITY, STATE, ZIP Davenport, IA, 52801	
PHONE (563) 326-7923	
SECONDARY PHONE	
E-MAIL ADDRESS	
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge, is true 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 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.	
Brian Schadt Type Applicant's Name	
 Applicant's Signature	12/26/2024 Date
DEVELOPMENT TEAM	
Surveyor Klingner & Associates, P.C.	
Address 4111 East 60th Street	
Phone (563) 359-1348	Secondary Phone
E-Mail Address lmiller@klingner.com	
Attorney/Other N/A	
Address	
Phone	Secondary Phone
E-Mail Address	

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



Vicinity Map | Case ROW25-01

Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]



**JERSEY RIDGE MANOR
APARTMENTS**

E PLEASANT ST

BELLE AVE

DUGGLEBY ST

E LOCUST ST

BELLE AVE

DUGGLEBY ST



Right-Of-Way Vacation

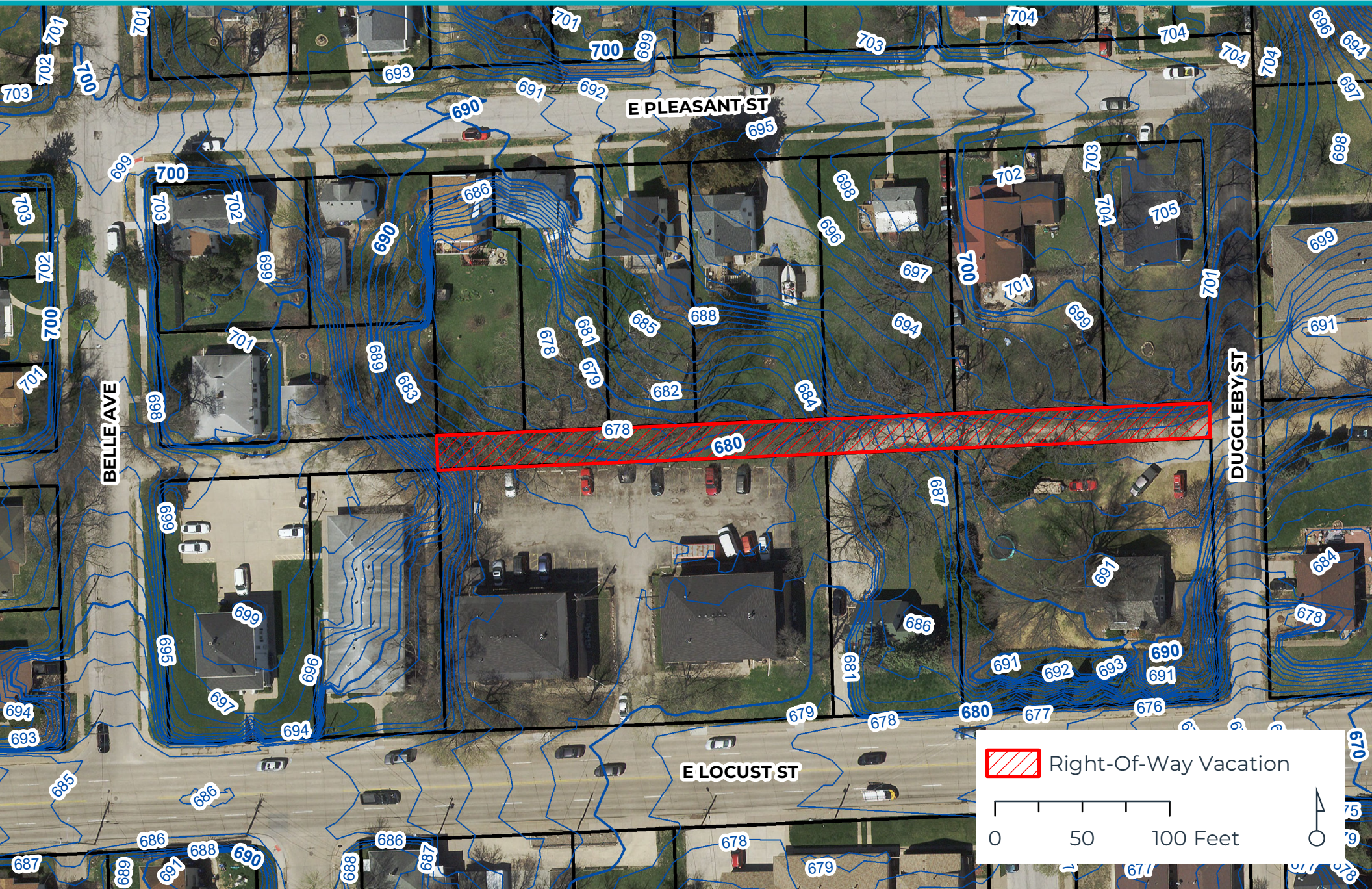
0 75 150 Feet





Topographic Map | Case ROW25-01

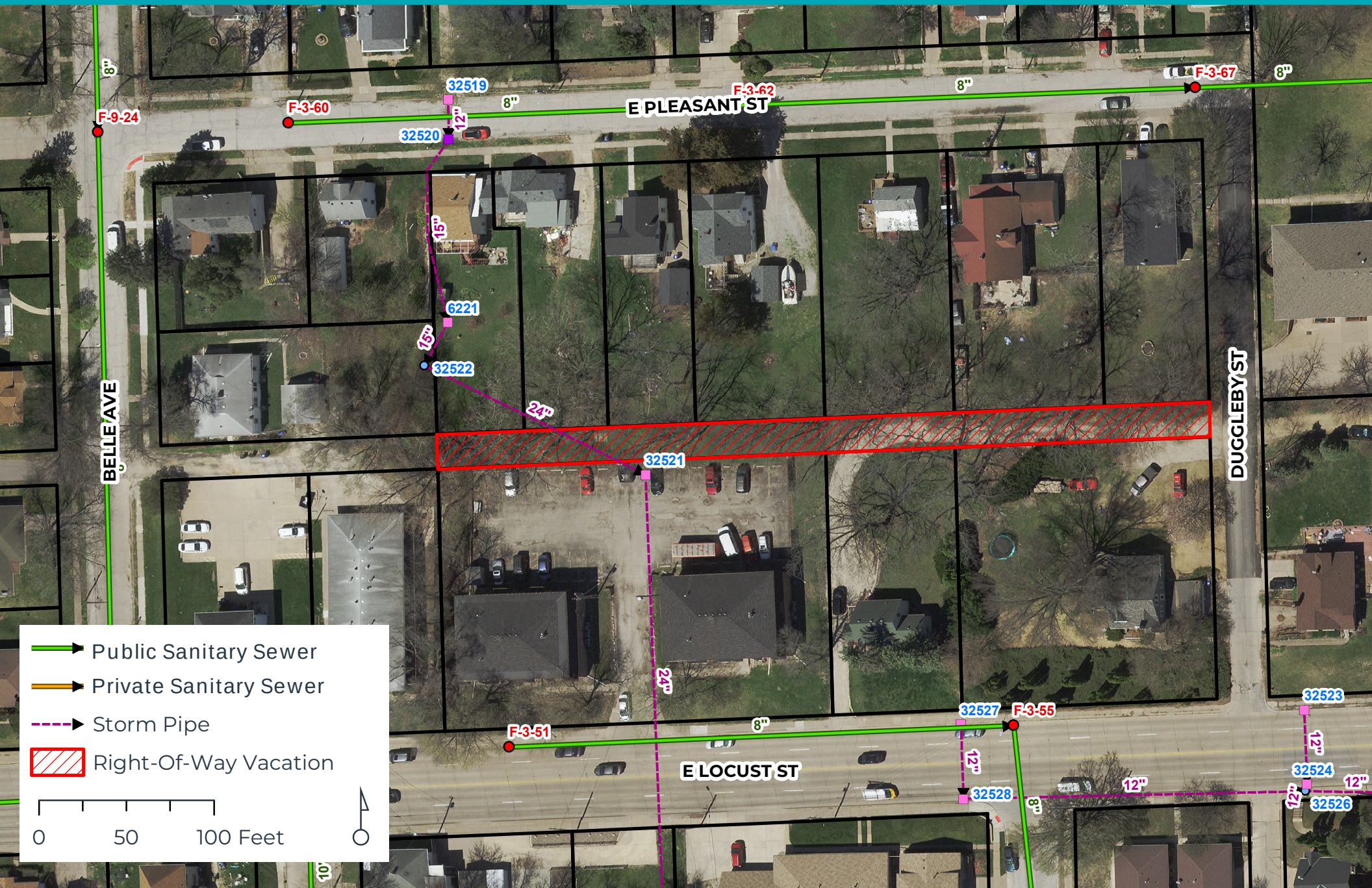
Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]





Sewer Map | Case ROW25-01

Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]





Zoning Map | Case ROW25-01

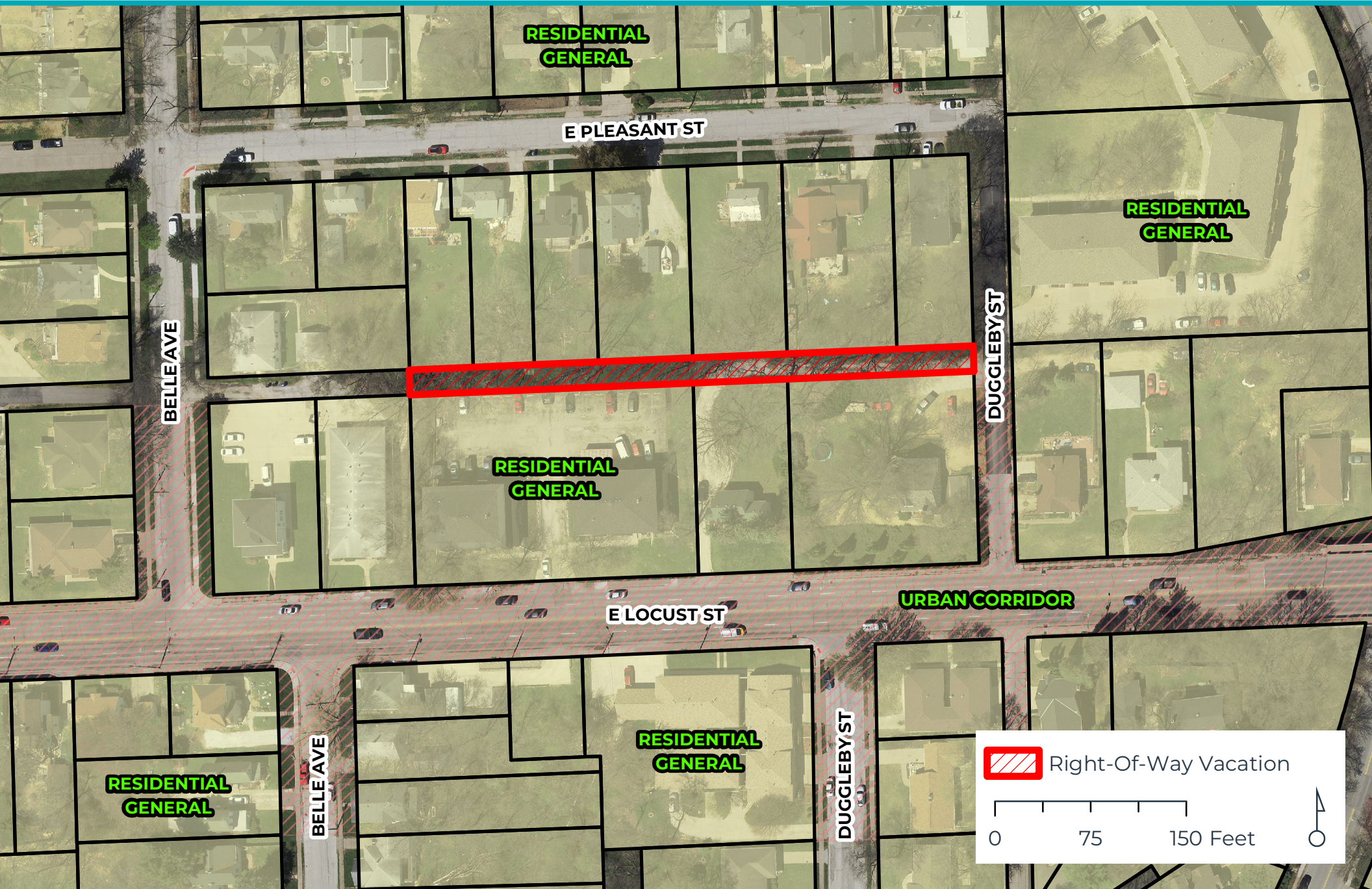
Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]





Future Land Use Map | Case ROW25-01

Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]





PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of the subject public right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street.

Plan & Zoning Commission Public Hearing Meeting

Date: 1/21/2025

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 public hearing will be held for a request to vacate a portion of alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. The existing 20-foot-wide alley is unimproved.

Request/Case Description:

Case ROW25-01: Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]

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 21, 2025. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on February 4, 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.

The City Council will ultimately decide if the property is no longer needed for City purposes, and is eligible for vacation. At that point, the City Attorney's office will negotiate with adjacent property owners to determine the appropriate way to convey the property, and possibly, purchase price. 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.



THE CITY OF
DAVENPORT
IOWA | USA

Public Notice Map | Case ROW25-01

Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Dugleby Street. [Ward 5]



Werderitch, Matt

From: Steve May <driftfc88@gmail.com>
Sent: Tuesday, January 21, 2025 7:58 PM
To: Werderitch, Matt
Cc: Kelly, Tim; Oswald, Richard; Berkley, Laura; lily may
Subject: [EXT] Case ROW25-01
Attachments: Screenshot_20250121-180421.png; Screenshot_20250121-180303~2.png

ATTENTION: This is an external email.

Hey Matt I wanted to submit some follow up information for this to be entered.

To whom it may concern,

I'm in strong favor of the vacation of this unmaintained easement.

I wanted to make clear I'm only interested in the section of the easement abutting my property and would work with the neighbors to the north if they would like to split the 20' section equally.

I also wanted to clear up that I do not rely on or need the alley to access my garage.

I also wanted to reiterate that this was NEVER a public right of way and in its current form only benefits the owner of 2342 E Locust and his tenants. I've included a screenshot from August 2017 and you can see there was never a public right of way. It was a grass backyard with no gravel or public right of way.

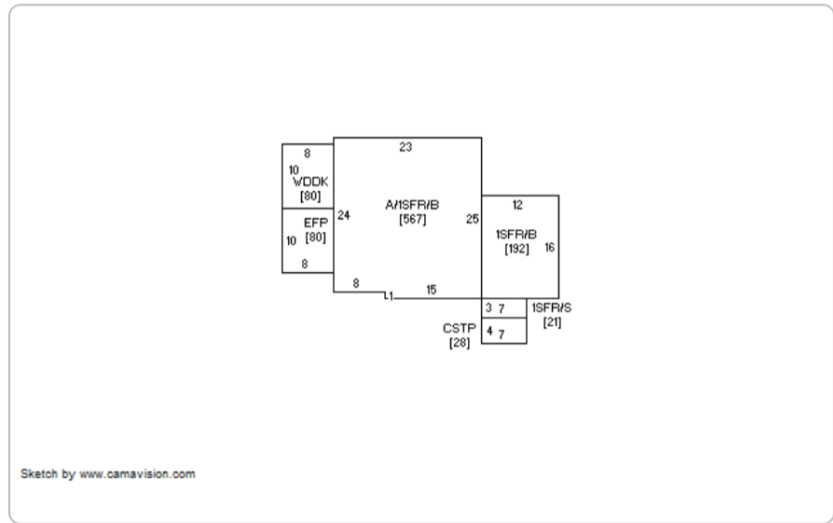
Up until October 2017 the Dray's owned the property at 2342 E. Locust St and they only had access to and from Locust St. I've included a picture showing the Dray's owned that property since 1988. You can see from the information I included this was never a public safety concern for nearly 30 years.

In closing if you take the time and look at all the protest letters you will be able to see it's only being protested by one property, clearly showing this unmaintained easement only benefits the property of 2342 E. Locust St and no one else.

Thank you for your time.



Sketches - Assessor's Office



Permits - Assessor's Office

Permit #	Date	Description	Amount
B030661	12/18/2017	Deck/Patio	1,000
E011310	12/11/2017	Plumb/Elec	1,000
191845	07/14/2003	Roof	2,200

Sales - Assessor's Office

Columns

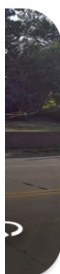
Date	Seller	Buyer	Recording	Amount
➤ 10/13/2017	DRAY, DAVID L	AGAN, SHAWN L	2017-028201	\$52,500.00
➤ 4/8/2015	DRAY BETTY L	DRAY, DAVID L	2015-008015	\$0.00
➤ 1/1/1993	DRAY, BETTY L	DRAY, LEON	237-000264	\$0.00
➤ 3/28/1988		DRAY, BETTY L	1988-001491	\$0.00



Google
© 2025 Google



2327 E Locust St



Nov 2018

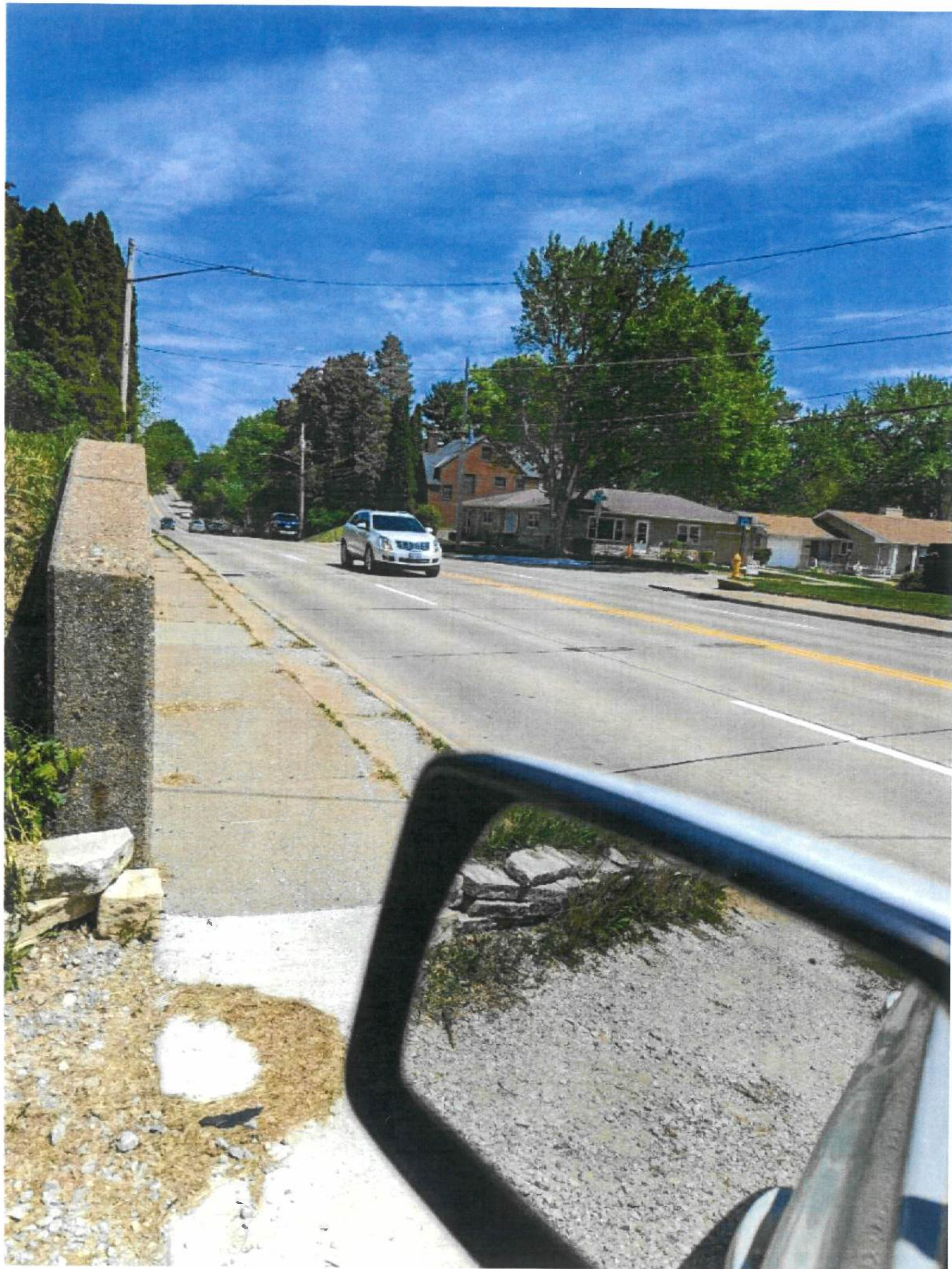


Aug 2017



Sept 20





To Whom It May Concern:

ROW25-01

I am for the vacating of this property. This right of way only serves one property-2342 E Locust St. If you pull in from Duggleby, it only goes to that property. Due to trees and terrain you cannot go any farther than that. (Pictures attached) None of the other properties along Locust and Pleasant have any access so it is not a public right of way. If the sewer needs any maintenance, they cannot access it though Duggleby-they have to go behind the apartment complex that is there.

This alley is gravel that was put in by the owner of 2342. There were never any permits to do this and this is not up to city code. As long as this is not developed by the city to bring it up to code and to make it accessible for everyone and not just one property, it is of no use to the city. We want to get it cleaned up to help improve our neighborhood.

When we purchased our property in 2018, that alley was full of trees and foliage and not driveable. So up until 2018, the only access for 2342 was Locust St. and it has never been open so it was never a safety concern before then by any of the previous owners. There was a previously submitted photo of the retaining wall at 2342 stating it was a 6 ft wall, but attached are pictures of the actual measurements of 5' 1.5" and 3' 8" at it's highest and lowest points which is closest to that driveway. Also, there has been a new tenant at that property every year and I have seen every one of them use Locust Street to get out.

As far as safety is concerned, there are so many streets along Locust that are unsafe-Belle and Woodland (pictures attached) are just a couple of examples. What about in front of Mckinley Elementary where people speed by there every day when kids go to and get out of school or when they run the stoplight on Locust where kids have to cross. Also, when it snows or is icy, Duggleby is dangerous since it is a hill. How safe is it for my family when they speed through there behind my house? Safety should not be a factor in this decision since there are so many other public streets that are unsafe to drive that a lot of people have to travel. Why is this one property for one owner more important than all those other public access streets?

Thank You
Jodi May
2356 E Locust St
Davenport, IA 52803







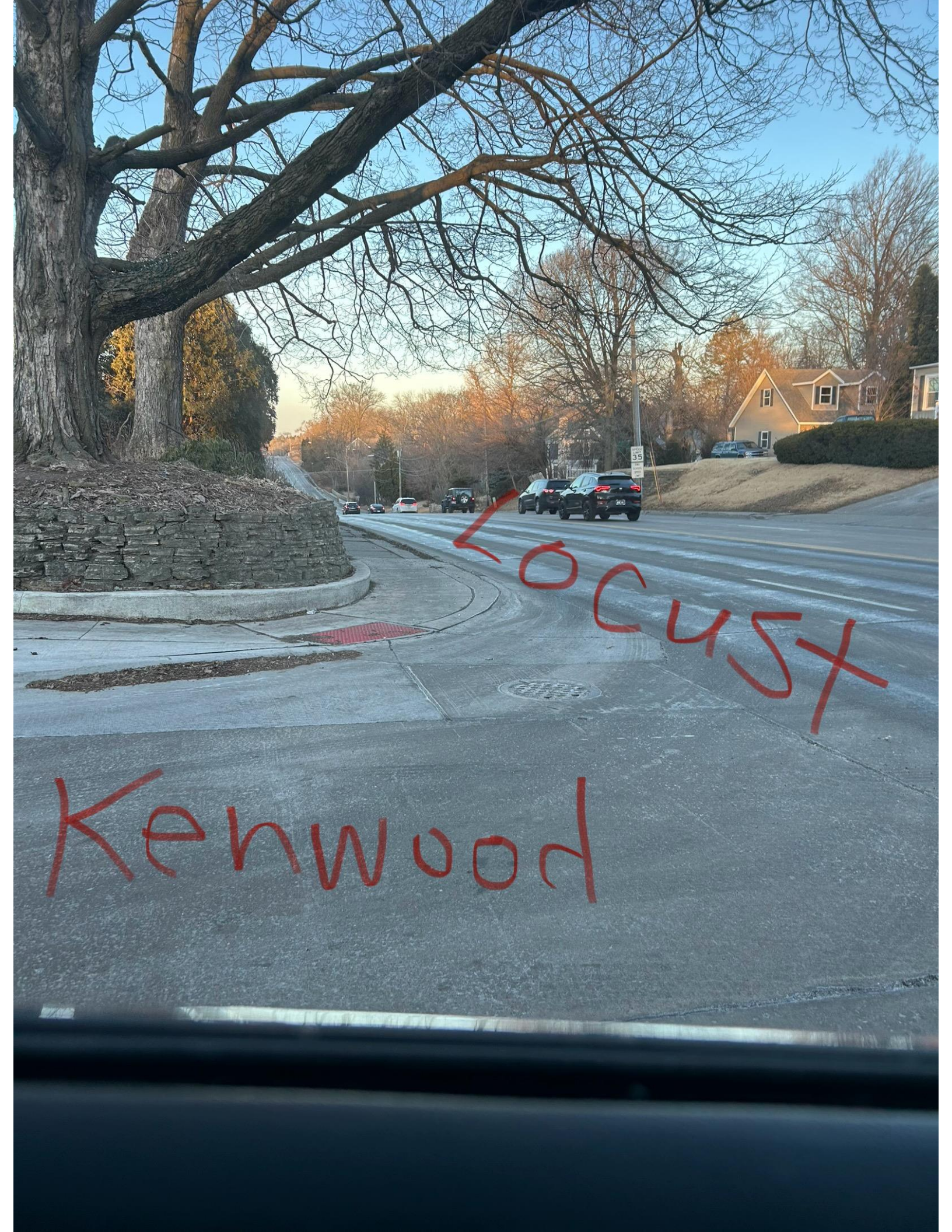












Locust

Kenwood



Bell

D

Shawn Agan
828 Waverly Road
Davenport, IA 52804

City of Davenport
Planning
1200 E 46th St
Davenport, IA 52807

To whom it may concern:

I do hereby want to object the City's proposal to vacate the alley right-of-way located north of Locust St, between Belle Ave and Duggleby St. CASE ROW23-02

Vacating this alley way will leave 2342 E Locust St with only E Locust St as access to the property. The property of 2342 E Locust was impaired visual when trying to turn onto E Locust St. This is an overall safety concern to not only other drivers but pedestrians that might be walking down the sidewalk if the alley right-of-way were to be vacated.

Please take into concertation the access this will leave if the alley is no longer able to be of use. I would encourage everyone responsible in deciding on this matter to drive down this alley way and try to turn out onto E Locust St from 2342 E Locust and feel for yourself if you would like to have to be in this position daily when trying to commute.

Thank you for your consideration,

Shawn Agan





1/20/2025

RE: Shawn Agan
2342 E. Locust Street
Davenport, IA 52803

TO WHOM IT MAY CONCERN:

My Client, Mr. Shawn Agan has asked me to state the impact of a proposed alleyway vacating to the rear of the home he owns at 2342 E. Locust Street, Davenport.

I am a forty-nine year Real Estate Agent with MEL FOSTER CO. I SOLD him this property in 2017 and have experienced first-hand the difficulty and danger of making ingress or egress from his home onto E. Locust Street.

If the City of Davenport were to vacate this alley, it is my professional opinion that it would have a detrimental impact on the saleability of this home. Having secondary access via the alley is a critical feature affecting the value and use.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Kelling'.

Scott Kelling
Mel FOSTER CO.

3211 E. 35th St. Ct. at I-74 & Kimberly Rd., Davenport, Iowa 52807-2585
PHONE (563) 359-4663
www.melfosterco.com



ARTHUR R. EDWARDS and
MELBA G. E. EDWARDS,

To

CITY OF DAVENPORT.

SEWER EASEMENT.

Dated: Oct. 19, 1965.
Ack'd: Oct. 19, 1965.
Filed: Oct. 20, 1965.
Rec'd: 178 Misc., 112.
Cons.: \$1.00 & O.V.C.

Recites that grantors, as owner of a tract of land described as Lot 14 and the West 24 feet of Lot 13, all in Block 2 of Joseph S. Thomas Subdivision in the City of Davenport, Iowa, do hereby grant, bargain and convey unto grantee a perpetual easement and right-of-way for construction and repair of a storm sewer across, through and under a tract of land described as:

following is a correct description of the centerline of a storm sewer easement 20 feet in width in Lot 14 and in the West 24 feet of Lot 13, all in Block 2 of Joseph S. Thomas Subdivision in the City of Davenport, Iowa, to-wit: Beginning in the South line of said Lot 13 at a point which is 24 feet East of the S.W. corner of said Lot 13; thence N. 61° 55' W. 88.90 feet to a point in said Lot 14; thence N. 18° 23' W. 52.18 feet in said Lot 14 to an existing 15 inch diameter concrete storm sewer,

and also grants, bargains and conveys the right to maintain, renew, enlarge, extend or reconstruct said sewer.

Also grants an encroachment for the purpose of cutting and filling that shall extend 10 feet from the center of the above described easement.

Grantors agree not to erect, construct or maintain any permanent structure on said easement without the written permission of grantee.

Grantee agrees to allow the encroachment of a minimum of 4 feet onto the above described easement for the purpose of erecting a garage.

----- // // // // // -----

1/17/25

City of Davenport
Council Members

Re: Property at 2342 E Locust St, Davenport, IA 52803

Dear Council Members

I'm writing to you in hope that Davenport will consider the Safety to General Public and Owners/Renters at the property listed as 2342 E. Locust St, Davenport, IA 52803. I personally do not have any bias or gain to my request other than safety concerns and protection of lives and property. I am here tonight to purely speak on my firsthand knowledge of the property on East Locust and my concerns.

My daughter recently started renting this property. The viability of the back entrance to this particular property is invaluable due to the safety concerns at the front entrance along Locust. There is no way to exit this property without endangering yourself and/or the public. This includes both pedestrian and vehicle traffic along East Locust. The speed limit is 35 mph and as you can imagine is frequently faster than that. It is a narrow two-way stretch. If you had to exit the property at the drive it is next to impossible to view oncoming traffic from the east without partially creeping into Locust due to the large retaining wall and proximity of the street. You certainly cannot view cyclists or people on the sidewalk either. If you creep out and a vehicle is traveling, there is nowhere to even swerve to avoid an impact if there is another vehicle in the second lane next to you, which is all the time with the traffic on Locust. This is why we never exit this way. We always drive through the back drive and exit either north or south off Duggleby St. for safety concerns. In my opinion it is imperative for the property to continue to secure this option. Without it you would endanger not only yourself but the public every time you try to exit.

Thank you for considering this request and safety of the Community,

Jacki Foley

1/19/25

City of Davenport

Council Members

Re: Property at 2342 E Locust St, Davenport, IA 52803

City Council Members,

I am the current resident at 2342 E. Locust St. Davenport, IA 52803. This letter has been written to you in hopes of expressing my concerns on the potential loss of access to the back alley attached to Duggleby St. Having lived on this property since the fall of 2024, I have first-hand experience with the dangers of leaving the property directly onto Locust St. Thank you all for being here today and considering the dangers of this proposed alteration.

Since living at this property, I have been utilizing the back entrance to my property daily in order to safely leave my home. As we all know, Locust Street is a heavily trafficked street at all hours of the day. The property is also less than 1 mile away from Genesis East Campus hospital, which means this part of Locust Street is populated by people going to receive care, police officers, and ambulances. As you can imagine, majority of the drivers on the street are not obeying the 35mph speed limit. At the front of the property lies a retention wall that almost completely blocks the view of oncoming traffic and pedestrians. I drive a small sedan, and in order to achieve a proper view of the street I have to creep out so far that the front end of my car is in oncoming traffic. Visualizing anything on the left side is impossible unless done so. This poses an exceedingly dangerous threat to anyone in the car, pedestrians that could be walking/biking on the sidewalk, and any oncoming vehicles. In the small amount of time that it takes to creep out and see what is coming from the left, there is always the possibility of hitting another car or a pedestrian. Due to how narrow the driveway is set there is nowhere to swerve out of the way if that situation were to arise. This is why it is absolutely imperative that myself, and anyone who visits the property exit through the back alley of the home.

Your consideration for this matter of safety in the community is greatly appreciated.

Sydney Foley

To whom it may concern,
I'm the tenant, Brian Long, at, 2342 E. Locust st, Davenport, Ia. I'm writing to voice my concern of shutting down the alley way. As we are all aware, Locust st is a very busy road. Pulling out, onto Locust, from my drive is very difficult. Do to the facts, vehicles are coming up hill, most exceeding the speed limit, and have a concrete wall impeding your view, until your vehicle's front end is in traffic.

I use the alley way to exit safely from my drive. I would greatly appreciate, the alley remain open. I have 3 boys of driving age, and know how difficult it is to exit onto Locust. I, as a parent, feel safer with them exiting through the alley way.

Thank,
Brian Long

Werderitch, Matt

From: Monica Gish <monica@meloylaw.com>
Sent: Wednesday, January 22, 2025 11:19 AM
To: Werderitch, Matt
Cc: mike meloylaw.com
Subject: [EXT] Case ROW 25-01

ATTENTION: This is an external email.

Mr. Werdertich,

Re: Case **ROW 25-01**--Request of the City of Davenport to vacate right of way located north of Locust Street, between Belle Avenue and Duggleby Street.

I represent Shawn Agan, the title holder and owner of real property located at 2342 East Locust Street, Davenport, Iowa.

This is legal notice to the City of Davenport that Mr. Agan **Opposes** the vacation of this long- standing public right of way.

The proposed vacation will Negatively impact Mr. Agan's real property value. It will limit access to and from 2342 Locust Street to one off street access point on East Locust Street.

Exiting the property at this point west of Mr. Agan's real property and turning east or west onto East Locust Street is a **Safety Hazard**, because of the lack of visibility, due to the existing **five-foot high** cement wall running adjacent to East Locust Street.

There appears to be only one property owner, located at the intersection of Duggleelby Street and East Locust Street who is making this request. That property owner would be able to block access from the alleyway to any person entering the alleyway from Duggleby Street.

A public alleyway should **NOT** be vacated and conveyed, which then becomes detrimental to other property Owners adjacent to that same alleyway.

We request that this request be **Denied** by the Plan and Zone Commission as detrimental to the Public Interest.

Thank you.

Michael J. Meloy

Sincerely,

Monica Gish

Paralegal for Michael J. Meloy

Meloy Law Office
2535 Tech Drive, Ste. 206
Bettendorf, Iowa 52722
(563) 359-3959
Fax: (563) 359-3953
monica@meloylaw.com

Congratulations on starting your petition!
Take steps to strengthen it.

Petition Strength

7

Good

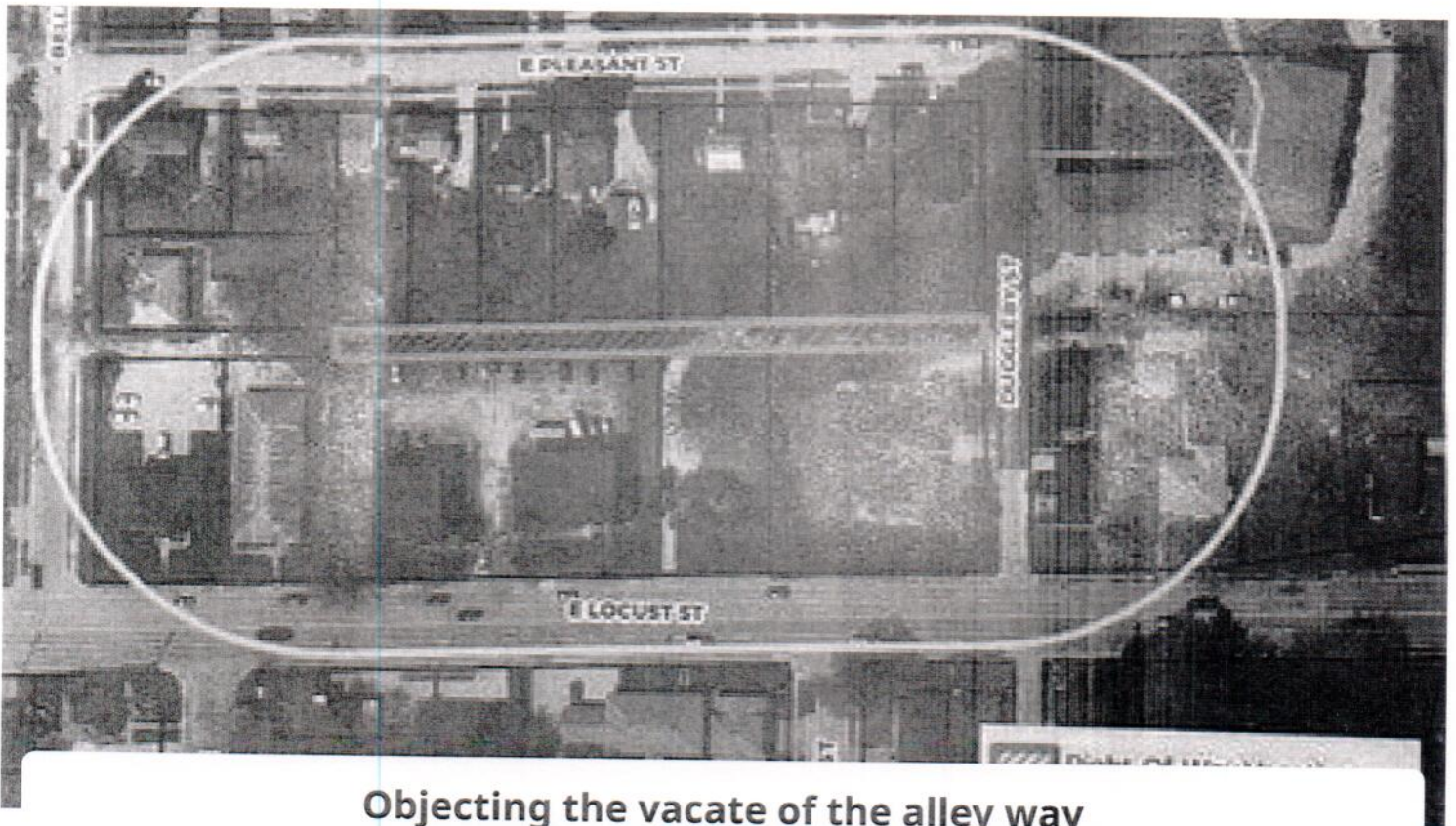
Write a longer description

Add a personal story, as well as relevant facts and statistics.

[Edit description](#)

Start an image test

Upload a few images and we'll find the one driving the most signatures.

[Start Smart Image test](#)

Objecting the vacate of the alley way

[Share this petition](#)120⁰

Verified signatures ▾

Christopher Cox • 5 hours ago

Madison Hancock • 7 hours ago

Deb Jones • 16 hours ago

Kayla fielder • 21 hours ago

DeWayne Taylor • 1 day ago



Decision Makers: Tim Dunn +2



1 Update

The Issue

We petition the City of Davenport, we object to vacating the alley right-of-way located north of Locust, between Belle Avenue and Duggleby St. Wade 5. CASE ROW25-01.

Vacating this alley way will leave 2342 E Locust with only access to E Locust. The property 2342 E Locust has impaired visual when trying to turn onto E Locust. This is an overall SAFTY concern to not only other drivers but pedestrians walking or cycling on side walk if the alley right-of-way is vacated.

I invite everyone that is responsible for making this decision and signing this petition to drive from Duggelby down alley way turn into property and see the difficulty of turning onto E Locust from 2342 E Locust to see if you personally would like to have this position on your daily commute?

The Supporters

Featured Comments



Jacki, Davenport

4 days ago

"There is no reason to endanger the people exiting this property or the public. This exit makes east bound traffic and pedestrian impossible to see with the retaining wall in place. Vote this down first public safety reasons"

Name	City	State	Postal Code	Country
Shawn Agan	Davenport	IA	52804	United States
Scott Forrest	Davenport	IA	52804	United States
Cindy Agan	Davenport	IA	52804	United States
Chanda Tague	Saint Paul	MN	55130	United States
Jen Walcher	Davenport	IA	52807	United States
Sara Nystrom	Bettendorf	IA	52722	United States
Matthew zogg	Davenport	IA	52806	United States
Tami Dennis	Davenport	IA	52802	United States
Mackenzie Chandler	Davenport	IA	52807	United States
Rhonda DEBRUYN	Davenport	IA	52803	United States
Nancy Barton	Davenport	IA	52807	United States
Dennis Williamson	Davenport	IA	52807	United States
Alice Cameron	Davenport	IA	52807	United States
Aubrey Sennett	Saint Paul	MN	55104	United States
Jason Franklin	Carpentersville	IL	60110	United States
Kortney Hudson	Davenport	IA	52804	United States
Melinda Starling	Davenport	IA	52803	United States
Shawn Loter	Davenport	IA	52802	United States
Venita Carlstrom Gatheright				United States
Susan Anderson	Cedar Rapids	IA	52405	United States
Sherry O'Neill	Davenport	IA	52807	United States
Ben Cook	Davenport	IA	52804	United States
Michael Hulsing	Madison	WI	53704	United States
David H		IA	52804	United States
Katrina Masakowski	Island Lake	IL	60042	United States
Elizabeth Berry-Chandler	Bettendorf	IA	52722	United States
Jen Quandt	Milwaukee	WI	53221	United States
ADAM MCWILLIAMS	Bettendorf	IA	52722	United States
Sam Foley	Tampa	FL	33609	United States
RYAN LINCOLN	Minneapolis	MN	55409	United States
Sharon Cox	Davenport	IA	52807	United States
Cyndi Reza	Davenport	IA	52804	United States
Tanya Hayes	Davenport	IA	52804	United States
Alicia Goossens	Davenport	IA	52806	United States
mike townley	Bettendorf	IA	52722	United States
Rob Brick	Davenport	IA	52803	United States
Austin Fielder	Bettendorf	IA	52722	United States
Christopher Boyd	Davenport	IA	52804	United States
Sharon Cox	Davenport	IA	52807	United States
Collin Ammerman	Moline	IL	61265	United States
Michael Keim	Davenport	IA	52802	United States
Darren Chandler	Buffalo	IA	52728	United States
Kelly Howes	Franklin	TN	37067	United States
Kristi SCHLEETER	Davenport	IA	52804-3052	United States
Theodore Priester	Davenport	IA	52803	United States
Brad Jones	Mount Prospect	IL	60056	United States

Kirk Wulff	Davenport	IA	52804 United States
Michael Osborn	Davenport	IA	52807 United States
Tami Stombaugh	Madison	WI	53704 United States
Dean Anderson	Des Moines	IA	50317 United States
Kimber Miller-Monty	Davenport	IA	52806 United States
Cynthia Rhodes	Davenport	IA	52806 United States
Rhonda Elskamp	Davenport	IA	52807 United States
David Monty	Davenport	IA	52806 United States
Tracy Mervine	Clinton	IA	52732 United States
Steve Stombaugh	Davenport	IA	52753 United States
Tracy Ludtke	Streamwood	IL	60107 United States
Vicky Speth	Davenport	IA	52804 United States
Mike Jones	Milwaukee	WI	53215 United States
Kelli Meyer	Davenport	IA	52804 United States
Andrea Brown	Davenport	IA	52806 United States
John Bedford	Davenport	IA	52804 United States
Tom Hansen	Davenport	IA	52806 United States
Lisa Stanton	Davenport	IA	53803 United States
Barbara Swift	Davenport	IA	52804 United States
Ahrin Hulsing	Davenport	IA	52807 United States
Becki Webb	Davenport	IA	52804 United States
Michael Hulsing	Davenport	IA	52807 United States
Trenton Jussila	Clinton	IA	52732 United States
Mike Warren	Palatine	IA	52802-1115 United States
Mary Sammon	Chicago	IL	60614 United States
John Paustian	Davenport	IA	52806 United States
Ashlee Myers-Smith			United States
barbara williams	Minneapolis	MN	55410 United States
Anthony Baker	Davenport	IA	52807 United States
Michael Morris	Davenport	IA	52807 United States
Evan Evans	Crystal Lake	IL	60014 United States
Jeffrey Stormer	Mount Prospect	IL	60056 United States
Sydney Foley	Davenport	IA	52722 United States
Jacki Foley	Davenport	IA	52803 United States
Steve Foley	Davenport	IA	52807 United States
Delores Goossens	Davenport	IA	52804 United States
Jim Carr	Davenport	IA	52806 United States
Debbie Mead	Eldridge	IA	52748 United States
Brooke Grubbs	Davenport	IA	52807 United States
Danny Caldwell	Davenport	IA	52806 United States
Jeff Jones	Davenport	IA	52802 United States
Chantel Mowery	Davenport	IA	52807 United States
Eric Berst	Davenport	IA	52806 United States
Tina Hoefer	Davenport	IA	52806 United States
Richard McGarry	Davenport	IA	52807 United States
jan goacher	Davenport	IA	52807 United States
Casondra Hilboldt	Lee's Summit	MO	64064 United States

Robert Saul	Davenport	IA	52804 United States
Julia Wulff	Davenport	IA	52804 United States
Tatiana Howell	Kewanee	IL	61443 United States
Jamie rentfro	Davenport	IA	52804 United States
Holland Slyter	Davenport	IA	52804 United States
Cindy Smith	Davenport	IA	52804 United States
John Marston	Davenport	IA	52804 United States
Brennan Griffin	Stoney Creek		L8G Canada
Mary Bird	Davenport	IA	52806 United States
GinaG Murphy	Davenport	IA	52807 United States
Gordon Poston	Kingstree	SC	29556 United States
Lynette Lennon	Davenport	IA	52803 United States
Eryn Smith-Ramos	Davenport	IA	52804 United States
Scott Boyer	DAVENPORT	IA	52806 United States
Cheryl Johnson	Wayland	IA	52654 United States
Alyssa Leutzinger	Rock island	IL	61201 United States
Jenna Foley	Cedar Rapids	IA	52403 United States
Dylan Ambrosy	Farley	IA	52046 United States
Eric McIllece	Wayland	IA	52654 United States
DeWayne Taylor			United States
Cindy Leonard	Bettendorf	IA	52722 United States

CASE

ROW 25-01

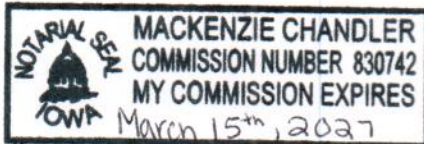
CITY OF DAVENPORT,

I Barbara Williams LIVE AT 2355 E Pleasant

OBJECT TO VACATE THE ALLEY RIGHT AWAY CASE ROW 25- 01

SIGN Barbara Williams

DATE 1-26-25



Mackenzie Chandler



A2



→ ↺ 📏 ortho.gis.iastate.edu/client_nhd.cgi?zoom=1&x0=704825&y0=4601389&layer=ortho_1960&action=pan&pwidth=600&pheight=600

Iowa Geographic Map Server - Iowa State University Geographic Information Systems Support & Research Facility

[Home](#) [Map Search](#) [ArcGIS Viewer](#) [Leaflet Viewer](#)

1960s Aerial Photos - USDA [Full extent](#)



ortho.gis.iastate.edu/client_nhd.cgi?zoom=1&x0=704825&y0=4601389&layer=ortho_1990&action=layerortho_1980&pwidth=600&pheight=600

Iowa Geographic Map Server - Iowa State University Geographic Information Systems Support & Research Facility

[Home](#) [Map Search](#) [ArcGIS Viewer](#) [Leaflet Viewer](#)

1980s Aerial Photos - NHAP [Full extent](#)



City of Davenport

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

Action / Date
2/4/2025

Subject:

Case F25-01: Request of Adrian Jones for a Final Plat of Jones Addition. The 2-lot subdivision is located at 2202 West 4th Street on .21 acres. [Ward 3]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F25-01 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The final plat (with conditions recommended by City Staff) will achieve consistency with subdivision requirements.

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Remove building setback lines.
4. The structure on Lot 2 shall be demolished prior to the recording of the Final Plat.

Background:

The City received a subdivision application for Jones Addition. The property consists of two structures: First Bible Missionary Church at the corner of 4th Street and Pine Street and a single-family home directly to the north. The Church is a nationally listed historic landmark, which received approval from Davenport's Historic Preservation Commission to be demolished.

Following the demolition of the church, the petitioner intends to construct a new two-family dwelling on the site. Since the property is zoned R-4C Single-Family and Two-Family Central Residential District, three dwelling units are not permitted on a single lot. To facilitate the construction of a two-family dwelling unit, the land must be subdivided. The new construction is required to meet the R-4C District design standards as outlined in Section 17.04.050 of the Zoning Ordinance.

Historic Preservation Commission:

The City of Davenport Historic Preservation Commission granted a Request for Demolition for the following case at its November 12, 2024 meeting:

1. Case DNRHP24-03: Request for demolition of 2202 West 4th Street. The First Bible Missionary Church is individually listed on the National Register of Historic Places. Adrian

Jones, petitioner. [Ward 3]

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation:

The subject property is designated as **Residential General** in the Davenport +2035 Land Use Plan. This land use category designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

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

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

Zoning:

The subject property is zoned **R-4C Single-Family and Two-Family Central Residential District**. This district is intended to preserve and protect Davenport's dense, centrally located, established urban residential neighborhoods. Standards of the R-4C District are intended to ensure that new development is complementary to the existing developed character of these neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4C District.

Technical Review:

1. Zoning: Both lots exceed the minimum dimensional standards for the R-4C Single-Family and Two-Family Central Residential District. The existing single-family home on Lot 1 is in compliance with the minimum lot area of 4,000 square feet. The existing home and garage are under the maximum building coverage requirement of 40% and maximum impervious surface requirement of 60%. Since Lot 2 is 5,000 square feet, a two-family dwelling can be constructed on the site.
2. Streets: Lot 1 has frontage along Pine Street and maintains access to the midblock alley. Lot 2 has frontage along Pine Street and West 4th Street. A new driveway will be permitted pending development of Lot 2. Public right-of-way will not be dedicated as part of this plat. No additional streets are proposed.
3. Stormwater: Storm water detention and water quality treatment are not required in this subdivision, but will be subject to the applicable ordinances in place at the time of development.
4. Sanitary Sewer: There is a 10-inch sanitary sewer under Pine Street and a 12-inch sanitary sewer under West 4th Street.
5. Other Utilities: Normal utility services are available on this site.
6. Parks/Open Space: There are no impacts to parks/open space.

Public Input:

Public notification is not required for a Final Plat.

Attachments:

1. Application
2. Final Plat of Jones Addition
3. Maps
4. Zoning Ordinance: R-4C District Dimensional Standards



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
SUBDIVISION PLAT
(LAND DIVISION)

APPLICANT INFORMATION

Applicant Name | Company Name

ADRIAN JONES

Address

1120 Eagles Crest Dr.

City | State | Zip

Davenport, IA 52804

Phone

(256) 682-3371

Secondary Phone

E-Mail Address

ajones8218@gmail.com

Acceptance of Applicant

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

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

Adrian Jones

Print Applicant's Name

Applicant's Signature

Date

SUBDIVISION NAME (& PRJ-NUMBER if assigned)

JONES ADDITION

LOCATION DESCRIPTION

LOT 1 BLK 2 WALLACE'S SUBDIVISION

SUBMITTED

01/08/2025

NUMBER OF LOTS BY USE TYPE

2 LOTS R-4C

ACRES

0.21

STREETS ADDED

0

SELECT 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

Adrian Jones

Address

1120 Eagles Crest Dr.

Phone

(256) 682-3371

Secondary Phone

E-Mail Address

ajones8218@gmail.com

Owner

Adrian Jones

Address

1120 Eagles Crest Dr.

Phone

(256) 682-3371

Secondary Phone

E-Mail Address

ajones8218@gmail.com

Engineer

Address

Phone

Secondary Phone

E-Mail Address

Attorney

Address

Phone

Secondary Phone

E-Mail Address

Authorization to Act as Applicant

I/We, Adrian Jones

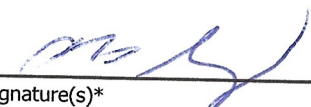
[as property owner(s)]

authorize Adrian Jones

[the above person(s)]

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

for the property located at 1120 Eagles Crest Dr., Davenport, IA 52804


Signature(s)*

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

Notarization: _____

State of Iowa,

County of Scott,

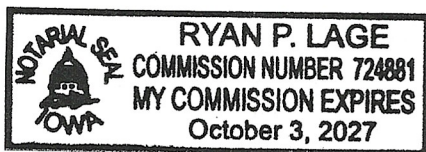
Sworn and subscribed before me

this 9th day of January, 2025.



Notary Public

My Commission Expires:



01/09/25
Date

[identification type]

FINAL PLAT OF
JONES ADDITION

SUBDIVISION OF LOT 1 IN WALLACE'S SUBDIVISION OF A PART OF THE
SOUTHWEST 1/4 OF SECTION 27 & PART OF SOUTHEAST 1/4 OF SECTION 28 & PART OF THE NORTHWEST 1/4 OF SECTION
34 & PART OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 78 NORTH RANGE 3 EAST OF THE
5TH PRINCIPAL MERIDIAN, TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA

ZONING & LOT INFORMATION:

CURRENT ZONING: R-4C
PROPOSED ZONING: R-4C
TOTAL NUMBER OF LOTS: 2
TOTAL ACREAGE OF LOTS: 9018 SQ FT (0.21 AC)
TOTAL R.O.W. ACREAGE: 0.00
TOTAL SITE ACREAGE: 9018 SQ FT (0.21 AC)
LOT WIDTH & YARD REQUIREMENTS:
FRONT YARD SETBACK - 15 FEET OR AVERAGE OF
FRONT SETBACKS, WHICHEVER IS LESS
SIDE YARD MIN. SETBACK - 10% OF LOT WIDTH,
OR 5 FEET, WHICHEVER IS LESS IN NO CASE SHALL AN
INTERIOR SIDE SETBACK BE LESS THAN 4 FEET
CORNER SIDE YARD MIN. SETBACK - 10 FEET
REVERSE CORNER SIDE MIN. SETBACK - 15 FEET
REAR YARD SETBACK - 15 FEET OR 20% OF LOT
DEPTH, WHICHEVER IS LESS.

INDEX LEGEND:

LOCATION: WALLACE'S SUBD. PART OF
THE SW 1/4 OF SEC 27 & PART OF SE
1/4 OF SEC 28 & PART OF THE NW
1/4 OF SEC 34 & PART OF THE NE
1/4 OF SEC 33 T78N-R3E
REQUESTOR: ADRIAN JONES
PROPRIETOR: ADRIAN JONES
SURVEYOR: JAMES W. ABBITT, JR.
COMPANY: ABBITT SURVEY &
DEVELOPMENT
826 16TH AVENUE
EAST MOLINE, IL 61244
309-755-9003
RETURN TO: JAMES ABBITT, PER ABOVE
ADDRESS

LEGEND

- SET 5/8" REBAR
W/GREEN CAP #18465
- ⊙ FOUND IRON PIPE
(AS NOTED)
- FOUND IRON ROD
(AS NOTED)
- FOUND 1/2" SQ
IRON ROD
- BOUNDARY LINE
- - - LOT LINE OR ROW LINE
- - - BUILDING SETBACK LINE
- - - DEED OR PLATTED
MEASURED

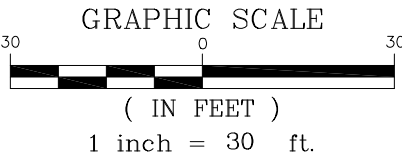
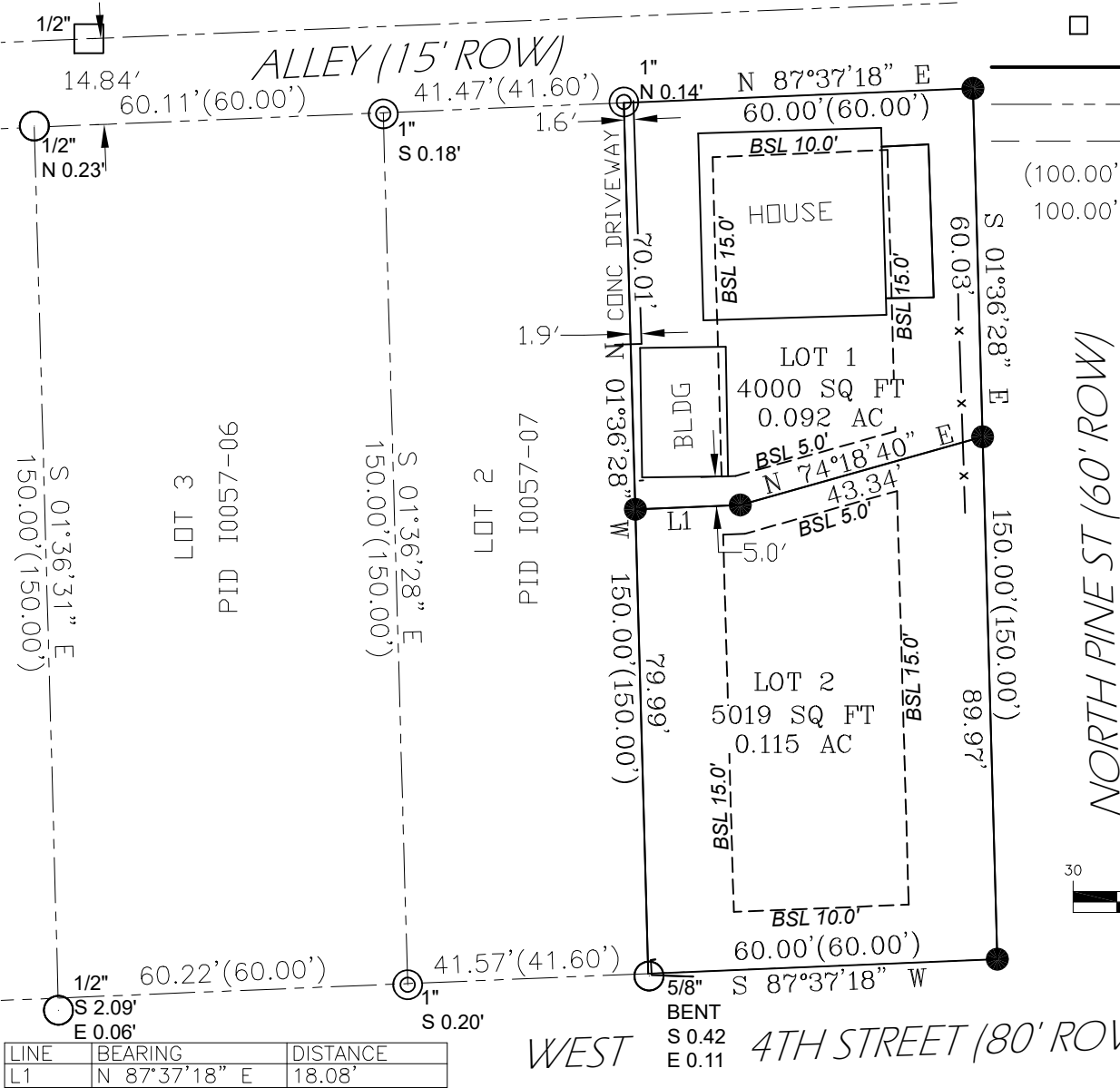
OWNER:
ADRIAN JONES
1120 EAGLES CREST DR.
DAVENPORT, IA 52804

NOTES:

1. PLAT NOTES ESTABLISH
REQUIREMENTS FOR HOW A
SUBDIVISION WILL DEVELOP.
HOWEVER, THE CITY
RESERVES THE RIGHT IN ITS
SOLE DISCRETION TO ALTER
OR AMEND ANY PLAT NOTE,
OR TO SELL OR VACATE
ANY RIGHT OF WAY OR
UTILITY DEDICATED WITHIN
THE PLAT. FURTHER, THE
CITY RESERVES THE RIGHT
UPON REQUEST OF THE
OWNER TO RELOCATE ANY
EASEMENT, ALTER LOT
BOUNDARIES OR ALLOW
GROUND TO BE REPLATTED.

2. CHANGES IN THE PLAT
WHICH AFFECT THE
PLACEMENT OF UTILITY
FACILITIES ARE TO BE
REVIEWED AND APPROVED
BY THE AFFECTED UTILITIES
AND ANY CHANGES WHICH
RESULT IN THE RELOCATION
OF UTILITY FACILITIES SHALL
BE AT THE EXPENSE OF
THE PARTY REQUESTING THE
CHANGE.

3. ANY AND ALL CHANGES
TO BOUNDARIES AND
EASEMENTS SHALL BE IN
ACCORDANCE WITH RELATIVE
CHAPTERS OF THE IOWA
ADMINISTRATIVE CODE, THE
CODE OF IOWA AND THE
CITY CODE OF DAVENPORT.



DATE: _____

CENTURYLINK / LUMEN

DATE: _____

MIDAMERICAN ENERGY COMPANY

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD

DATE: _____

IOWA-AMERICAN WATER COMPANY

DATE: _____

METRONET

DATE: _____

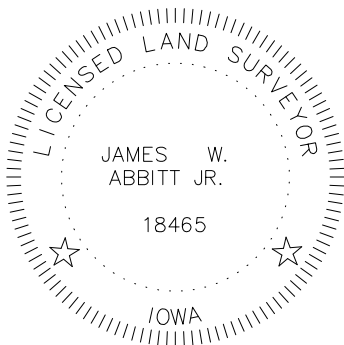
MEDIACOM

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS
PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY
BE OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM
DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE
OF IOWA.

JAMES W. ABBITT, JR. IPLS NO. 18465

DATE: _____
MY LICENSE EXPIRES DECEMBER 31, 2026

SHEETS COVERED BY THIS SEAL: ONE



APPROVED BY THE DAVENPORT PLANNING AND ZONING COMMISSION OF
DAVENPORT, IOWA, BY RECOMMENDATION # _____
DATED THE _____ DAY OF _____ 2025

PLAN & ZONE CHAIRPERSON

ATTEST:

DEPUTY CLERK

APPROVED BY THE CITY COUNCIL OF DAVENPORT, IOWA BY RESOLUTION #
DATED THE _____ DAY OF _____ 2025 (BE IT FURTHER NOTED THAT THIS
APPROVAL EXPIRES FORTY -FIVE (45) DAYS FROM THIS DATE, UNLESS RECORDED
PRIOR TO THAT TIME WITH THE SCOTT COUNTY RECORDER'S OFFICE).

ATTEST:

MAYOR

CITY CLERK



ABBITT SURVEY & DEVELOPMENT, PLLC.
826 16TH AVENUE
EAST MOLINE, ILLINOIS 61244
PH. 309-755-9003

DATE: 11-04-2024

SCALE: 1" = 30'

DRAWN BY: JADB

CHECKED BY: JWA

PREPARED FOR: ADRIAN JONES
1120 EAGLES CREST DR.
DAVENPORT, IA 52804

PAGE: 1 OF 1

DRAWING No.:

24-356-IADA-BT-JONES

DRAWING TITLE:

PLAT OF SUBDIVISION



THE CITY OF
DAVENPORT
IOWA | USA

Vicinity Map | Case F25-01

Request of Adrian Jones for a Final Plat of Jones Addition.
The 2-lot subdivision is located at 2202 West 4th Street on
.21 acres. [Ward 3]



Subject Property

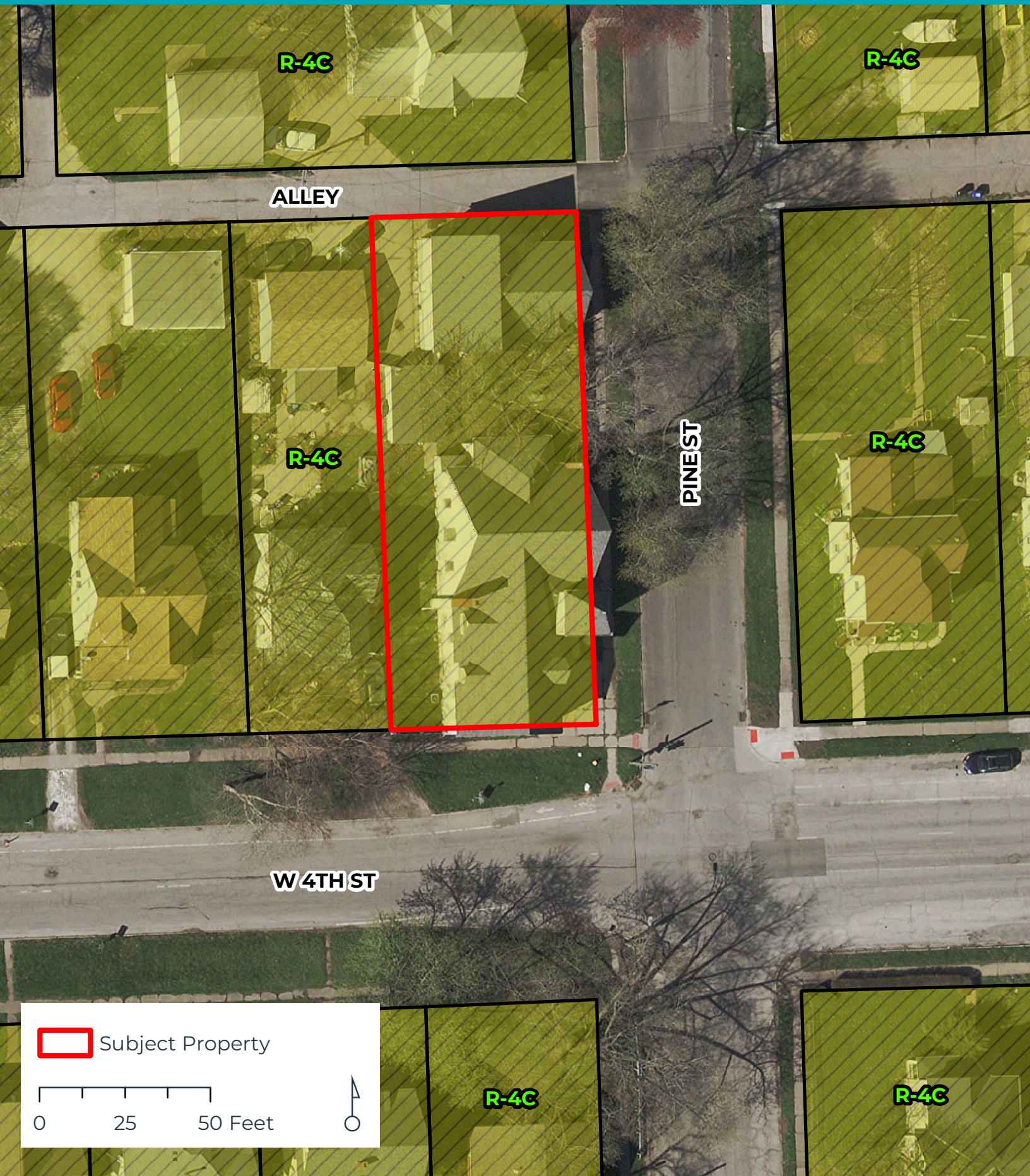
0 25 50 Feet





Zoning Map | Case F25-01

Request of Adrian Jones for a Final Plat of Jones Addition.
The 2-lot subdivision is located at 2202 West 4th Street on
.21 acres. [Ward 3]



Subject Property

0 25 50 Feet





THE CITY OF

DAVENPORT

IOWA | USA

Future Land Use Map | Case F25-01

Request of Adrian Jones for a Final Plat of Jones Addition.
The 2-lot subdivision is located at 2202 West 4th Street on
.21 acres. [Ward 3]



Subject Property

0 25 50 Feet



Section 17.04.030 Dimensional Standards

A. Table 17.04-1: Residential Districts Dimensional Standards establishes the dimensional standards for the residential districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use. See Section 17.02.040 for measurement methodologies.

Table 17.04-1: Residential Districts Dimensional Standards <i>SF = Single-Family // SF-SD = Single-Family Semi-Detached // 2F = Two-Family // TH = Townhouse</i> <i>// MF = Multi-Family</i>	
	R-4C
Bulk	
Minimum Lot Area	SF: 4,000sf SF-SD: 2,500/du 2F: 5,500sf Non-Residential: 10,000sf
Minimum Lot Width	SF & 2F: 40' SF-SD: 25'/du Non-Residential: 75'
Maximum Building Height	35'
Maximum Building Coverage	40% Non-Residential: 35%
Maximum Impervious Surface	60% Non-Residential: 70%
Setbacks	
Minimum Front Setback	15' or average of front setbacks, whichever is less
Minimum Interior Side Setback	10% of lot width, or 5', whichever is less In no case shall an interior side setback be less than 4'
Minimum Corner Side Setback	10'
Minimum Reverse Corner Side Setback	15'
Minimum Rear Setback	15' or 20% of lot depth, whichever is less