

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, February 18, 2025; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Roll Call
- II. Report of the City Council Activity
- III. Secretary's Report
 - 1. Consideration of the February 4, 2025 meeting minutes.
- IV. Report of the Comprehensive Plan Committee
- V. Zoning Activity
 - A. Old Business
 - B. New Business
- VI. Subdivision Activity
 - A. Old 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]
 - B. New Business
 - 1. Case F25-02: Request of Bright Day Properties LLC for a Final Plat of Paddington Square 2nd Addition. The 1-lot subdivision is located at 801 East 46th Street on 1.2 acres. [Ward 7]
 - 2. Case P25-02: Request of Splendor Homes, LLC for a Preliminary Plat of Splendor Estates. The 76-lot subdivision is located at 2448 and 2460 East 60th Street on 27.94 acres. [Ward 8]
- 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
2/18/2025

Subject:
Consideration of the February 4, 2025 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The February 4, 2025 meeting minutes are attached.

Attachments:
1. Meeting Minutes 2-4-25

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, FEBRUARY 4, 2025; 5:30 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

Present: Inghram, Hepner, Schilling, Thomas, Garrington, Tallman, Schneider, Eikleberry

Absent: Maness, Dunlop, Johnson

Staff: Berkley, Werderitch, Huff

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 21, 2025 meeting minutes.

Motion by Tallman, second by Hepner, to approve the January 21, 2025 meeting minutes. Motion to approve was unanimous by voice vote (7-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

Corporation Counsel, Samuel Hoff, read a prepared statement regarding the role of elected officials at Board and Commission meetings.

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]

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 on Tremont 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.

Staff recommended 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.

Commissioners inquired about the submitted concept plan and proposed access to Tremont Avenue.

Brian Shiu, representative of Anthony Properties, was in attendance to explain the project and answer questions.

Motion by Tallman, second by Hepner, to approve staff recommendation and condition in Case REZ25-02. Motion to approve was unanimous by roll call vote (7-0).

VI. Subdivision Activity

B. Old Business

C. 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]

Planning Staff presented an overview of the request to vacate the unimproved alley. Brian Schadt, City Engineer, answered questions from the Commission and explained the rationale for vacation.

Staff recommended 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 in its current state until the conveyance process is completed.

Commissioners inquired about the following: potential safety concerns, visibility issues with the retaining wall at 2342 East Locust Street, and pedestrian and vehicular traffic on Locust Street.

Members of the public cited the following in opposition to the request: 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.

Members of the public that spoke in favor of the request cited safety, nuisance activity, and the lack of maintenance as rationale for the vacation.

Motion by Eikleberry, second by Inghram, to table Case ROW25-01. The purpose is to provide City Staff with additional time to evaluate visibility issues associated with the retaining wall adjacent to the driveway of 2342 East Locust Street, assess traffic conditions on Locust Street, and examine the safety concerns raised by the public. Motion to table was unanimous by roll call vote (7-0).

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]

Staff provided an overview of the subdivision. The Historic Preservation Commission granted a Request for Demolition of the First Bible Missionary Church at its November 12, 2024 meeting. 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. Both lots meet the R-4C Single-Family and Two-Family Central Residential District dimensional standards.

Staff recommended 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:

2. The final plat conforms to the comprehensive plan Davenport +2035.
3. The final plat prepares the area for future development.

4. 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.

Adrian Jones, applicant, was in attendance to explain the project and answer questions.

Motion by Inghram, second by Tallman, to approve staff recommendation and condition in Case F25-01. Motion to approve was unanimous by roll call vote (7-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Hepner, second by Garrington, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (7-0).

The meeting adjourned at 6:24 pm.

City of Davenport

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

Action / Date
2/18/2025

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 in its current state until the conveyance process is completed.

Background:

At the February 4, 2025 Plan & Zoning Commission meeting, the Commission voted to table Case ROW25-01 until the February 18, 2025 meeting to allow City Staff time to answer questions related to visibility at the driveway of 2342 E Locust Street due to the retaining wall and pedestrian and vehicular traffic on Locust Street. Items 1-4 under Technical Review have been updated with additional information.

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. According to the Iowa Department of Transportation, there are 17,800 annual average daily traffic trips on East Locust Street, 1,200 trips on Belle Avenue, and 200 trips on Duggleby Street. The speed limit on Locust Street is 35 mph.
2. Visibility Review: According to the City Engineer, the retaining wall adjacent to the driveway at 2342 East Locust Street does not meet today's standards for sight distance. Current City Code prohibits structures within a 10 foot triangle from a roadway, alley, or driveway intersection.
3. Pedestrian Counts: The City Engineer is reviewing pedestrian counts taken and will provide additional information ahead of or at the Commission meeting. Please note, counts will only reflect current winter conditions.
4. Traffic Accidents: Staff looked at all of the crash reports from the past 10 years along Locust Street between Mound Street and Duggleby Street. There were a total of 43 crashes with the major causes being rear-end (17) and right-angle (9). All of the right-angle crashes were at Belle Avenue, with 6 involving a southbound driver and 3 involving a northbound driver. All of the vehicles on Locust in these crashes were in the nearest adjacent lane, which would have made them the most difficult to see. Therefore all of the southbound drivers were hit by westbound traffic and all of the northbound drivers were hit by eastbound traffic. Only 4 of the reports specifically mentioned the hill or wall as a reason for the crash, but it appears likely that poor visibility played a role in most of them. There were 2 incidents of hit and run and 1 of DWI. One report said the southbound driver "rolled the stop sign." All the other reports said the driver came to a complete stop and simply didn't see the vehicle on Locust. None of the other side streets or alleys had a reported right-angle crash.
5. 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.
6. 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.
7. Transit: Route 7 (Brown Line) and Route 8 (Green Line) have stops at the corner of Belle Avenue and Locust Street.
8. Solid Waste: Abutting properties receive trash collection from the adjacent street. No garbage collection is taken from the alley.
9. 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 18, 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.

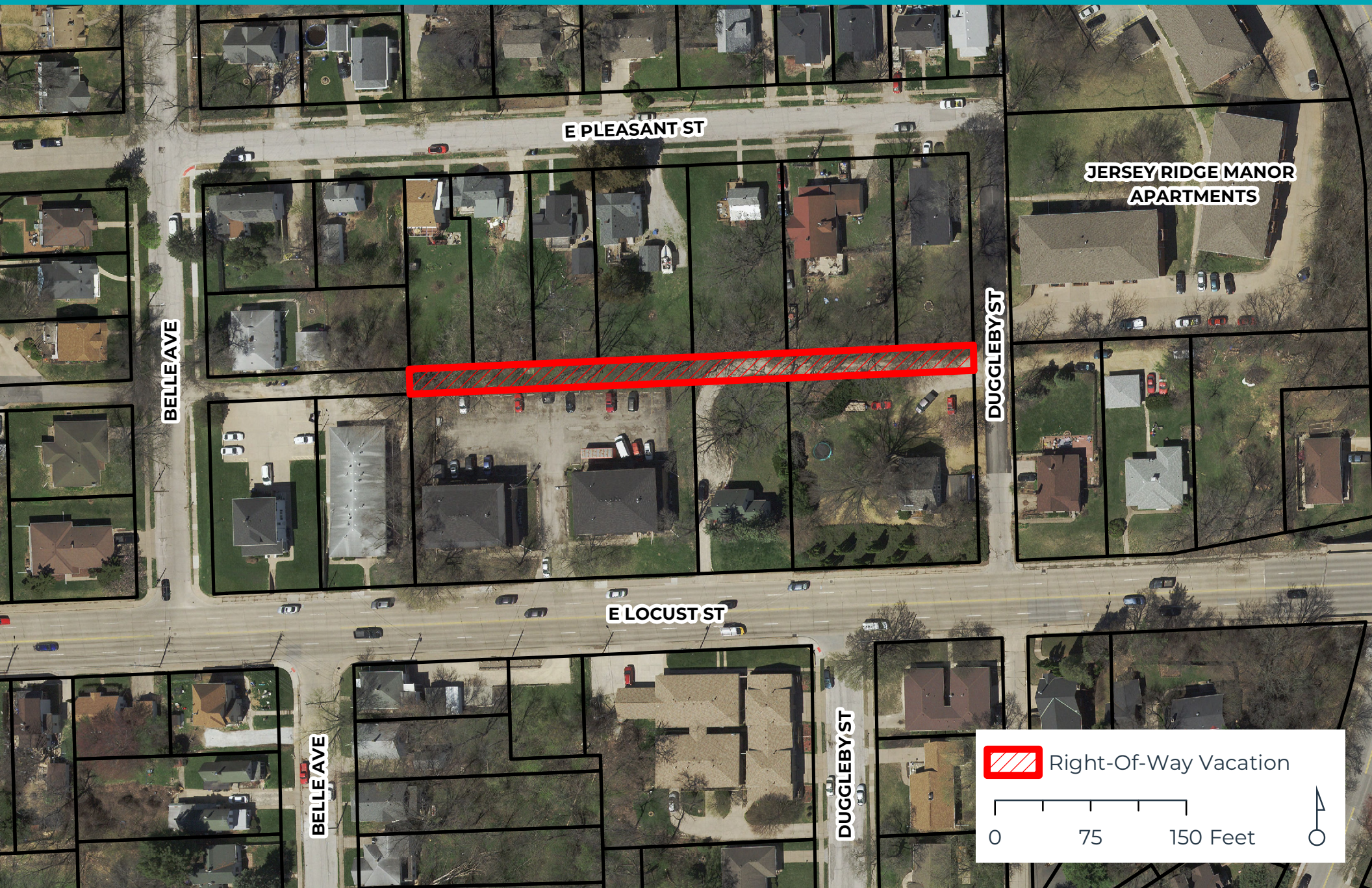
APPLICANT INFORMATION	
APPLICANT NAME Brian Schadt	
ADDRESS 226 W 4th Street	
CITY, STATE, ZIP Davenport, IA, 52801	
PHONE (563) 326-7923	
SECONDARY PHONE	
E-MAIL ADDRESS	
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge, is true 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]



Right-Of-Way Vacation

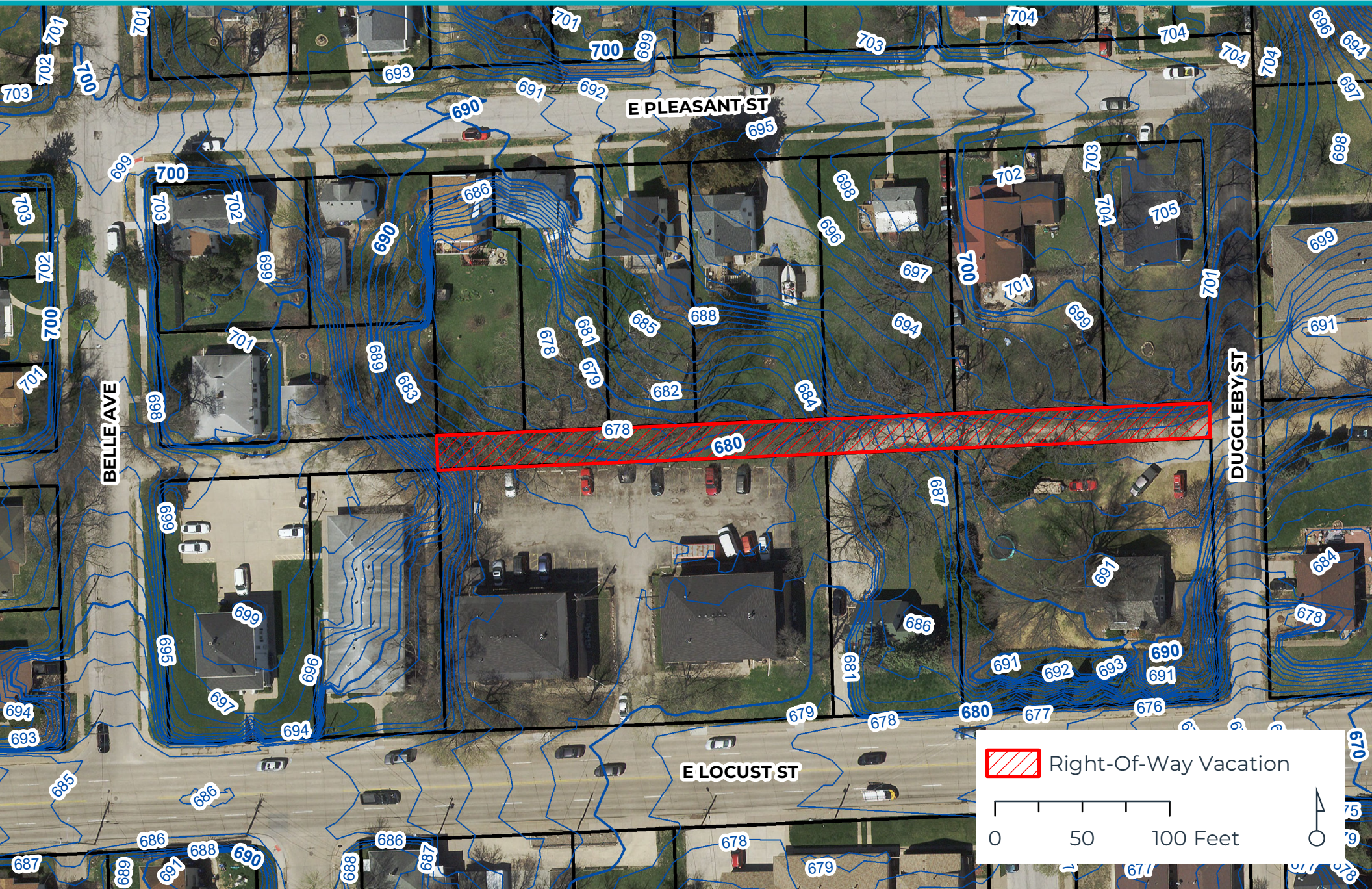
0 75 150 Feet





Topographic Map | Case ROW25-01

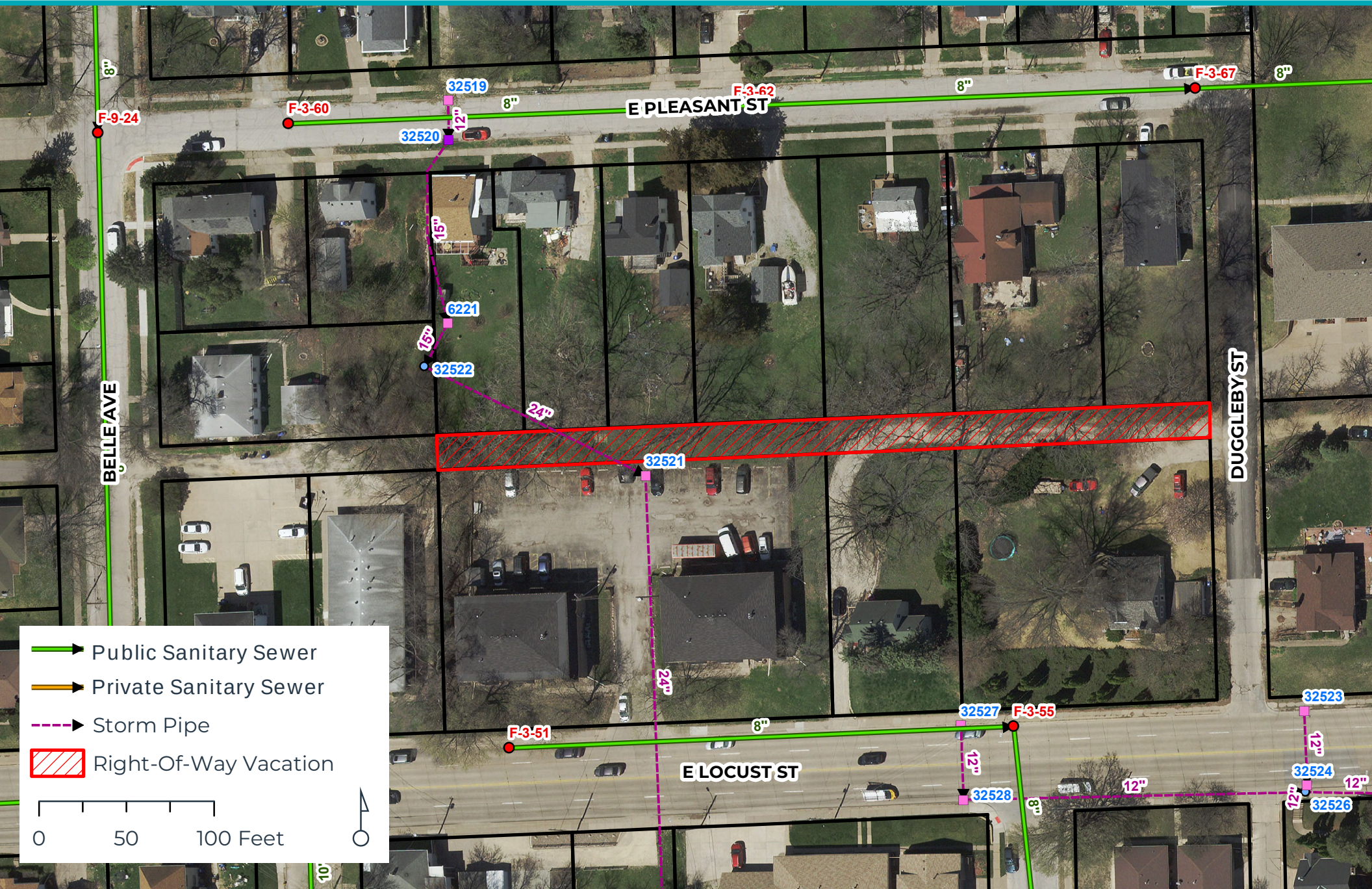
Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]





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 Dugleby Street. [Ward 5]





Zoning Map | Case ROW25-01

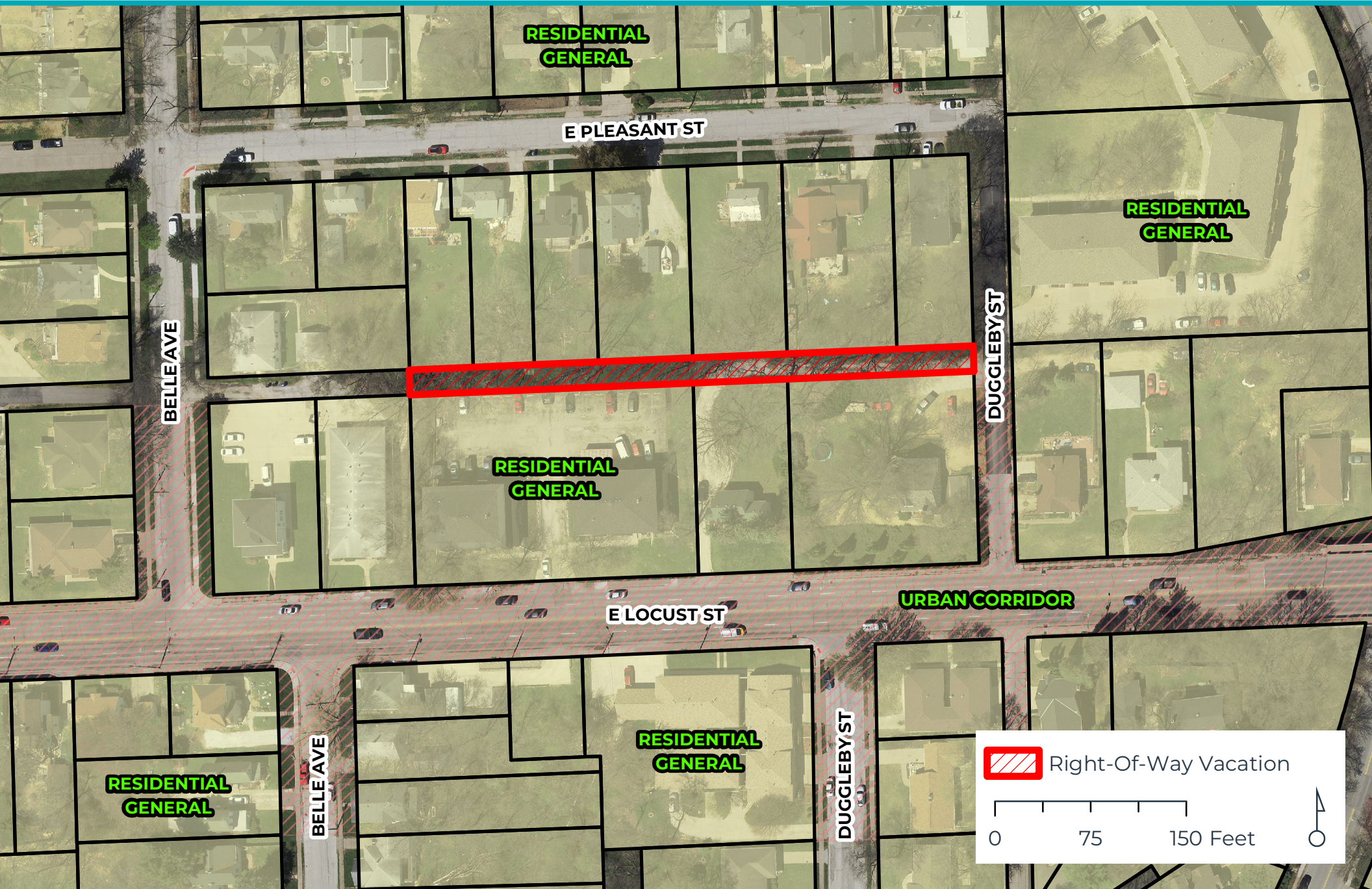
Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]





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.

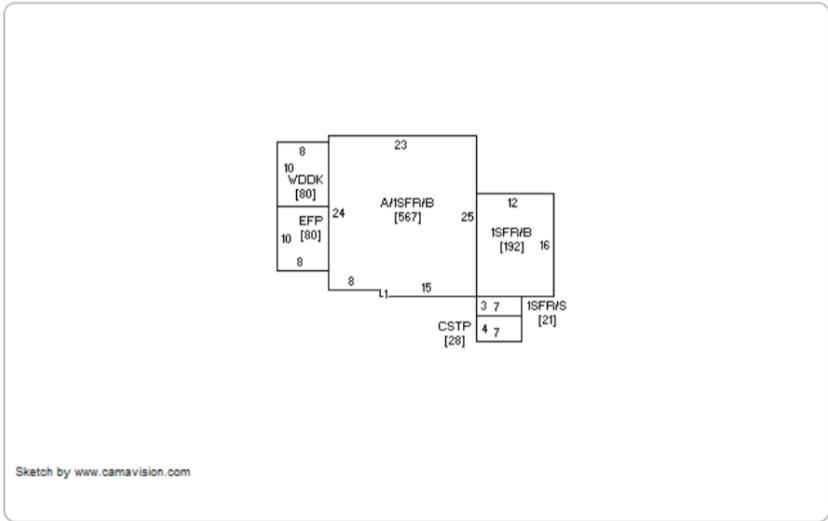
Up until October 2017 the Dray's owned the property at 2342 E. Locust St and they only had access to and from Locust St. I've included a picture showing the Dray's owned that property since 1988. You can see from the information I included this was never a public safety concern for nearly 30 years.

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

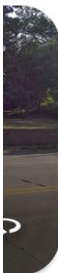
Date	Seller	Buyer	Recording	Amount
10/13/2017	DRAY, DAVID L	AGAN, SHAWN L	2017-028201	\$52,500.00
4/8/2015	DRAY BETTY L	DRAY, DAVID L	2015-008015	\$0.00
1/1/1993	DRAY, BETTY L	DRAY, LEON	237-000264	\$0.00
3/28/1988		DRAY, BETTY L	1988-001491	\$0.00



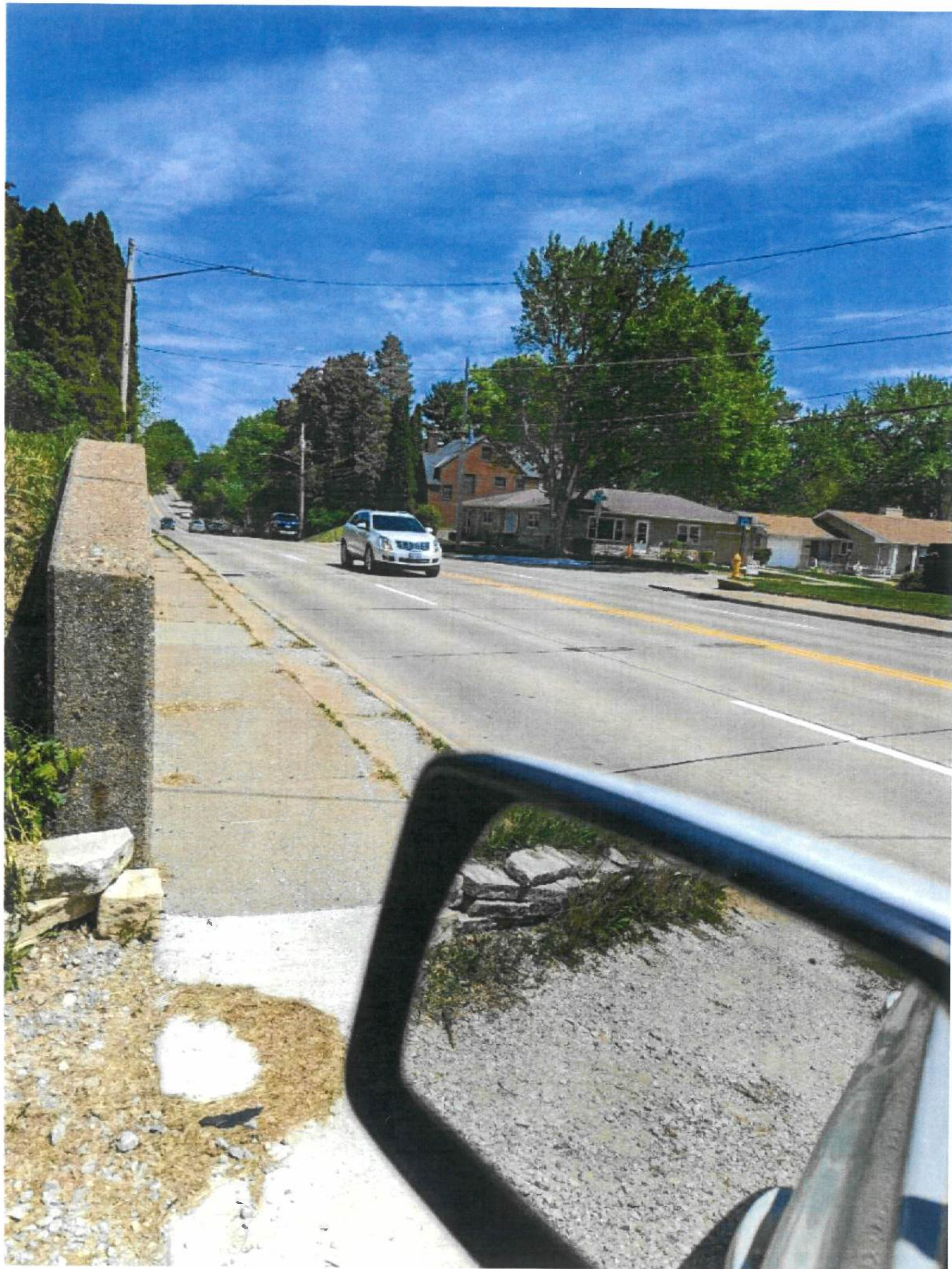
Google
© 2025 Google



2327 E Locust St







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







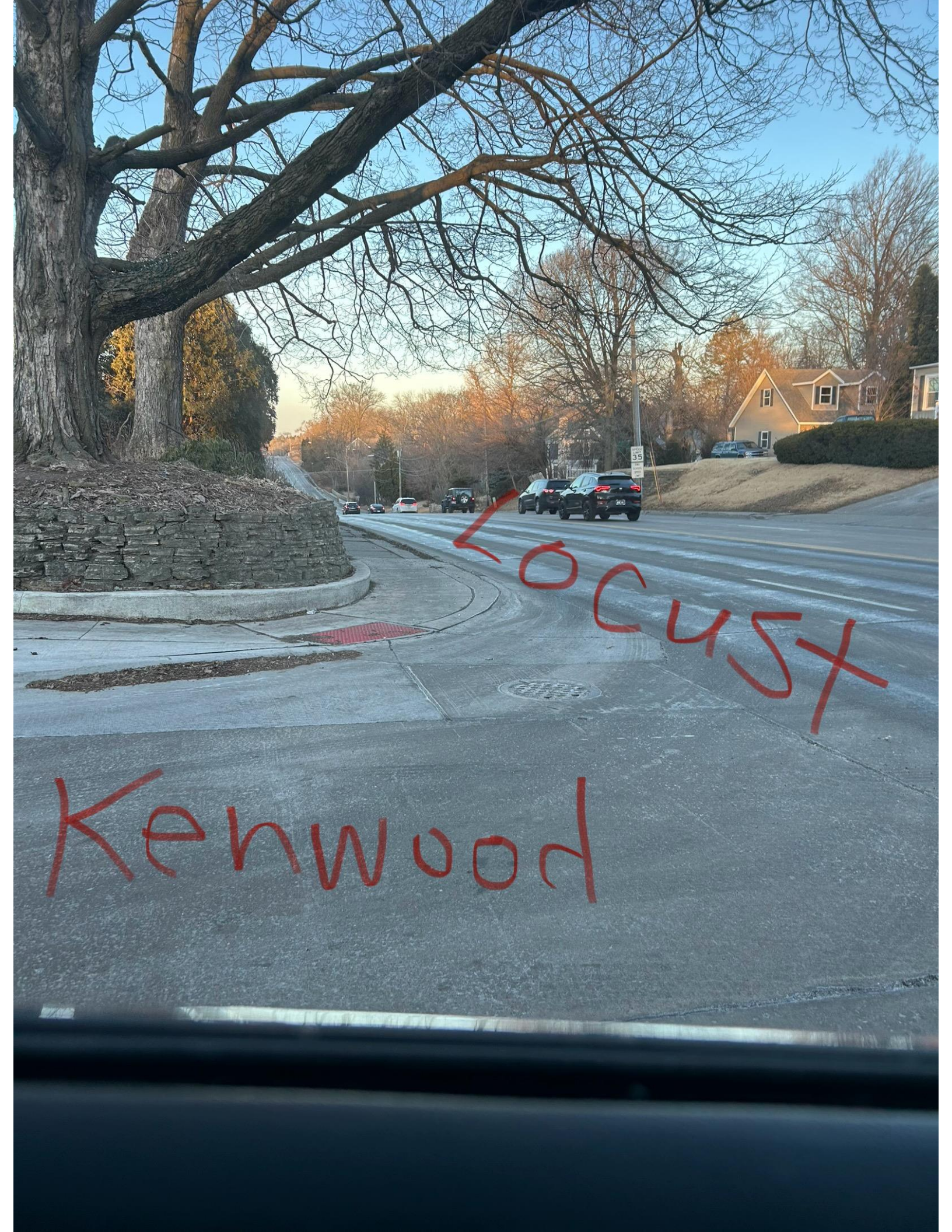












Locust

Kenwood



Be 11e

D C V

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

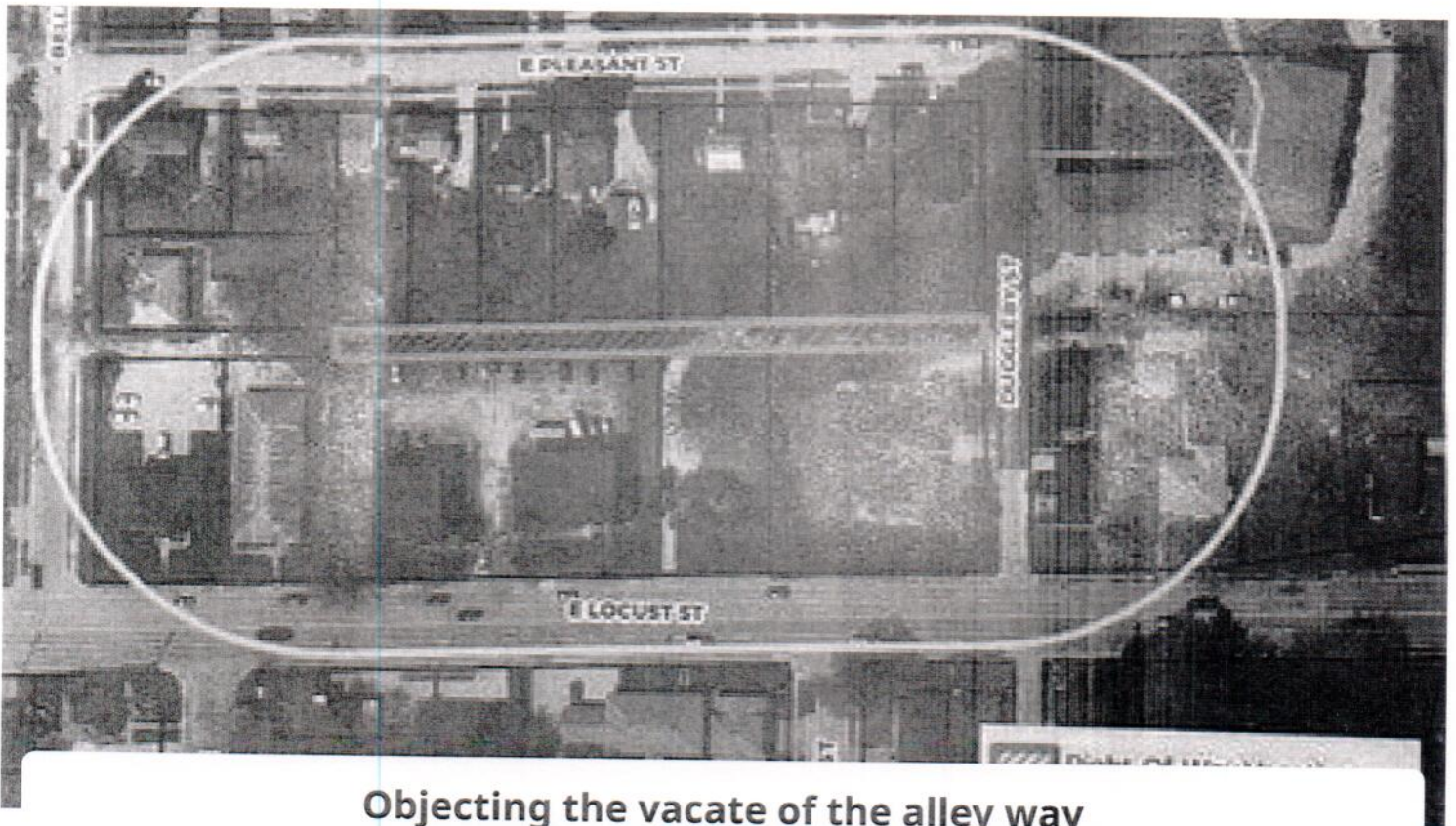
Add a personal story, as well as relevant facts and statistics.

[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

120^o

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 an 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

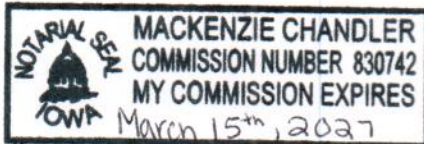
CITY OF DAVENPORT,

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
2/18/2025

Subject:

Case F25-02: Request of Bright Day Properties LLC for a Final Plat of Paddington Square 2nd Addition. The 1-lot subdivision is located at 801 East 46th Street on 1.2 acres. [Ward 7]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F25-02 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. Label the easement at the northwest corner of the subdivision, "Access Easement for Common Driveway".
5. Include a note stating, "Stormwater detention and water quality are required for this subdivision and shall be owned and maintained by the owner or home/business association."

Background:

City Council adopted Ordinance No. 2023-464 on November 8, 2023. The property was rezoned from R-MF Multi-Family Residential District to I-1 Light Industrial District. The final plat is a continuation of this development. The purpose of the subdivision is to combine the 7-lots into a larger developable parcel and establish an outlot for stormwater management on the eastern portion of the site. Once recorded, the applicant intends to construct a storage facility on the 1.2-acre property.

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 **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: Lot 1 meets the I-1 Light Industrial District dimensional standards. There is no minimum lot area or width requirements. Future development of the property shall comply with setback requirements.
2. Streets: The subject property has frontage along West 46th Street. Access to the site is through a shared driveway with the adjacent Centennial Home Improvement business. Public right-of-way will not be dedicated as part of this plat as additional streets are not proposed.
3. Stormwater: Stormwater detention and water quality are required for this subdivision and shall be owned and maintained by the owner or home/business association. There is a 21-inch storm pipe along the southern curblineline of 46th Street.
4. Sanitary Sewer: There is an 8-inch sanitary sewer within the easement spanning the north property line.
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. Final Plat of Paddington Square 2nd Addition
2. Maps
3. Application

FINAL PLAT
PADDINGTON SQUARE 2ND ADDITION

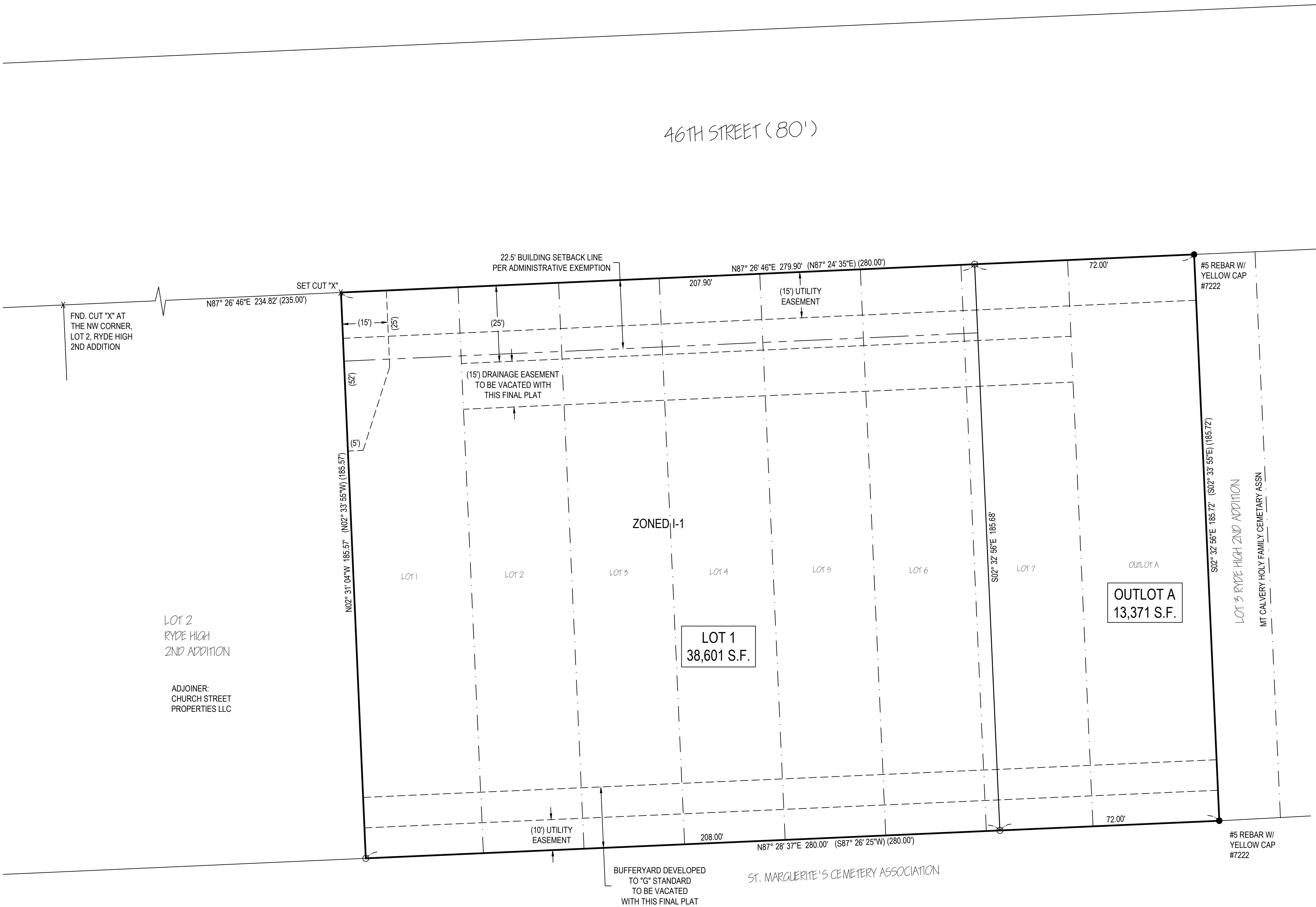
TO THE CITY OF DAVENPORT, IOWA, BEING A
REPLAT OF ALL OF PADDINGTON SQUARE,
AN ADDITION TO THE CITY OF DAVENPORT,
LOCATED IN THE SOUTH HALF OF SECTION
12, TOWNSHIP 78 NORTH, RANGE 3 EAST OF
THE 5TH P.M., SCOTT COUNTY, IOWA.

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 TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.
6. BLANKET 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. THE SUBJECT PROPERTY IS ZONED I-1, LIGHT INDUSTRIAL DISTRICT.
8. NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0355H EFFECTIVE DATE MARCH 11, 2024.
9. OUTLOT A IS RESERVED FOR WATER QUALITY AND WATER RETENTION PURPOSES.

APPROVAL SIGNATURES:

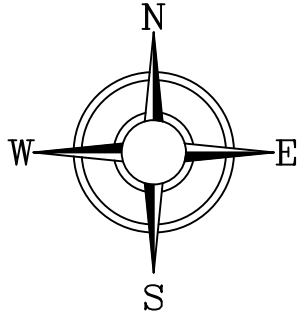
MAYOR	DATE:
CITY CLERK	DATE:
CHAIRMAN PLAN & ZONE	DATE:
CENTURY LINK	DATE:
IOWA - AMERICAN WATER COMPANY	DATE:
MEDIACOM	DATE:
MIDAMERICAN ENERGY	DATE:
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.	
METRONET	DATE:



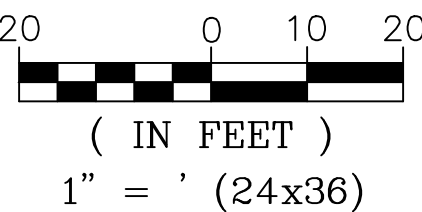
PLAT INFORMATION

1. Owner:
Bright Day Properties LLC
507 E. 14th Avenue Ct.
Coal Valley, Illinois 61240
2. Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
3. Surveyor:
Jerry D. Rogers
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
4. Attorney:
TDB

LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED =
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 =
BOUNDARY LINE =
FENCE LINE =
EASEMENT LINE =
SETBACK LINE =
LOT LINE =



GRAPHIC SCALE



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

TOWNSEND
ENGINEERING

CIVIL • STRUCTURAL • LAND DEVELOPMENT

DATE: 1/23/2025

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

DRAWN BY:
KLC

CHECKED BY:
JDR

DRAWING LOCATION
S:\COUSINEAU JASON\46TH STREET

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT

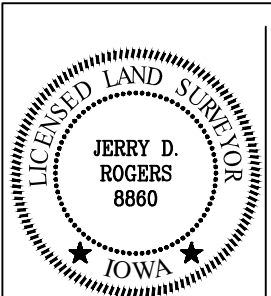
FINAL PLAT
PADDINGTON SQUARE 2ND ADDITION
DAVENPORT, IOWA

PREPARED FOR

BRIGHT DAY PROPERTIES LLC
507 E. 14TH AVENUE CT.
COAL VALLEY, IL

SHEET NO.

1 of 1



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

JERRY D. ROGERS
Iowa License Number: 8860
My license renewal date is December 31, 2025
Pages or sheets covered by this seal: 1

Date



THE CITY OF
DAVENPORT
IOWA | USA

Vicinity Map | Case F25-02

Request of Bright Day Properties LLC for a Final Plat of Paddington Square 2nd Addition. The 1-lot subdivision is located at 801 East 46th Street on 1.2 acres. [Ward 7]



GRAND AVE

ASHFORD
CONDOMINIUMS

PLUMB
SUPPLY
COMPANY

GOOSE CREEK TRAIL

E 46TH ST

46TH STREET
PLAZA CONDOS

CENTENNIAL HOME
IMPROVEMENT

DAVENPORT MEMORIAL
PARK CEMETERY

 Subject Property

0 75 150 Feet





Sewer Map | Case F25-02

Request of Bright Day Properties LLC for a Final Plat of Paddington Square 2nd Addition. The 1-lot subdivision is located at 801 East 46th Street on 1.2 acres. [Ward 7]



- Public Sanitary Sewer
- Private Sanitary Sewer
- Storm Pipe
- Subject Property

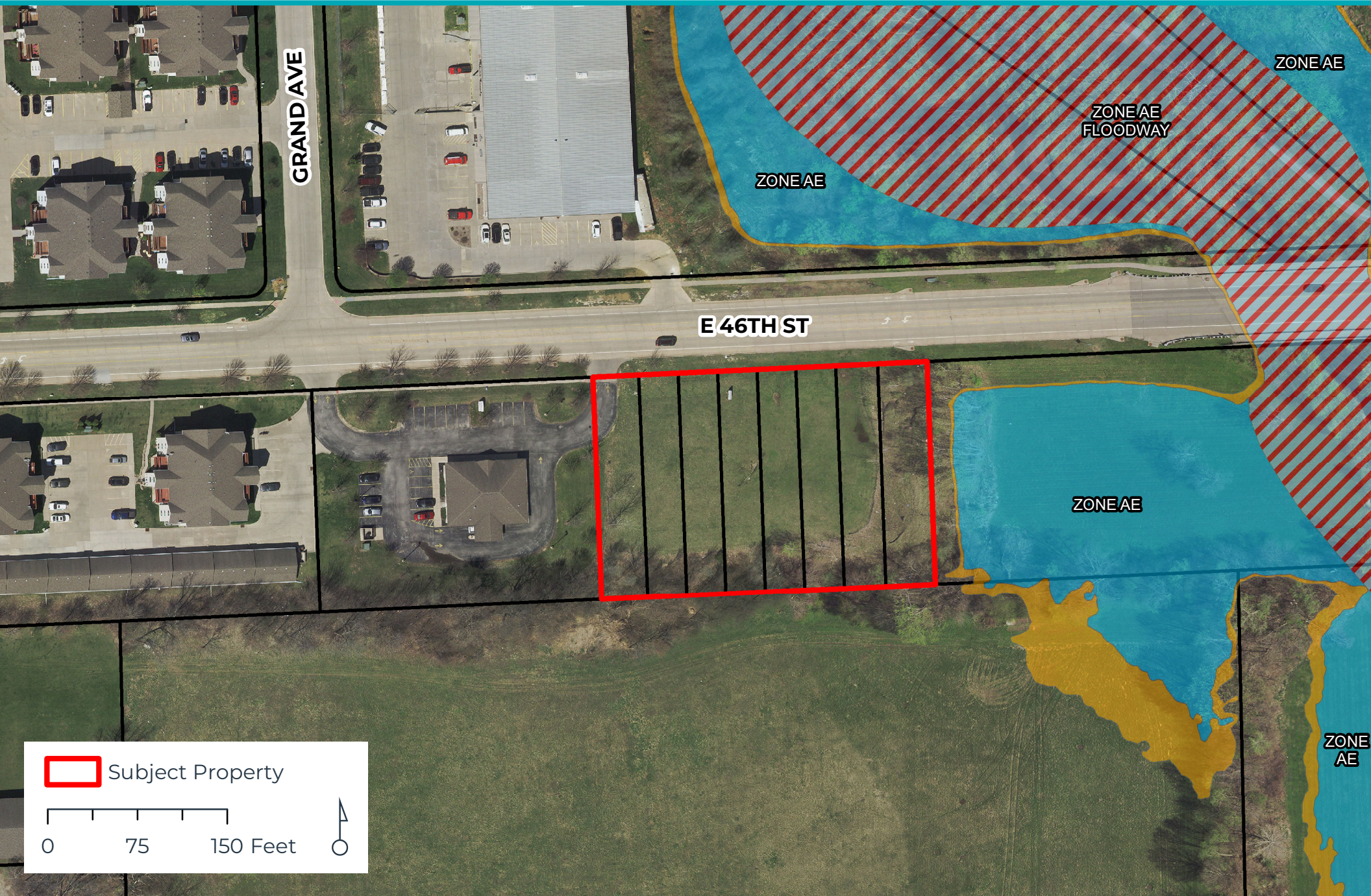




THE CITY OF
DAVENPORT
IOWA | USA

FEMA Flood Map | Case F25-02

Request of Bright Day Properties LLC for a Final Plat of Paddington Square 2nd Addition. The 1-lot subdivision is located at 801 East 46th Street on 1.2 acres. [Ward 7]



 Subject Property

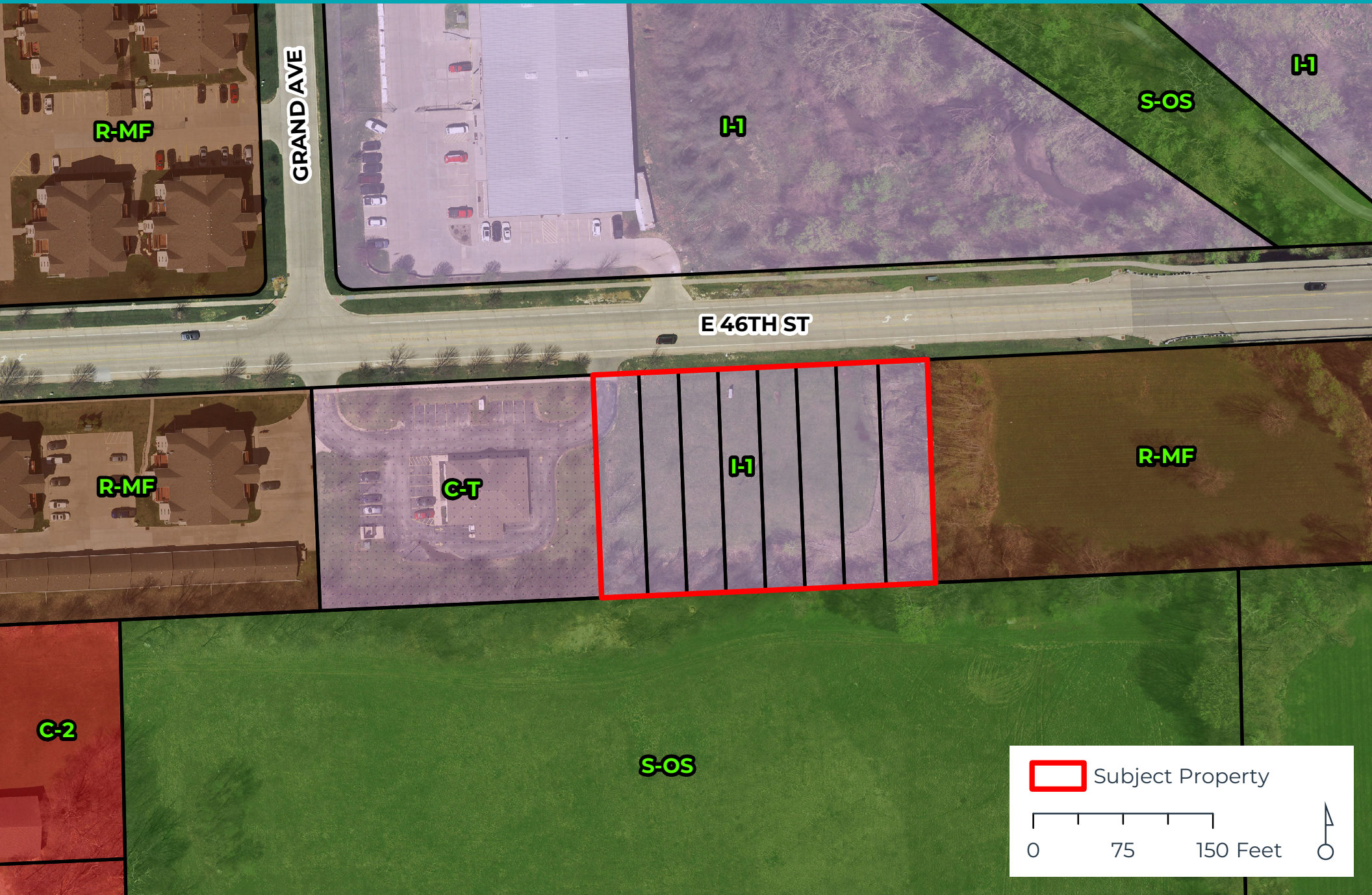
0 75 150 Feet





Zoning Map | Case F25-02

Request of Bright Day Properties LLC for a Final Plat of Paddington Square 2nd Addition. The 1-lot subdivision is located at 801 East 46th Street on 1.2 acres. [Ward 7]



 Subject Property

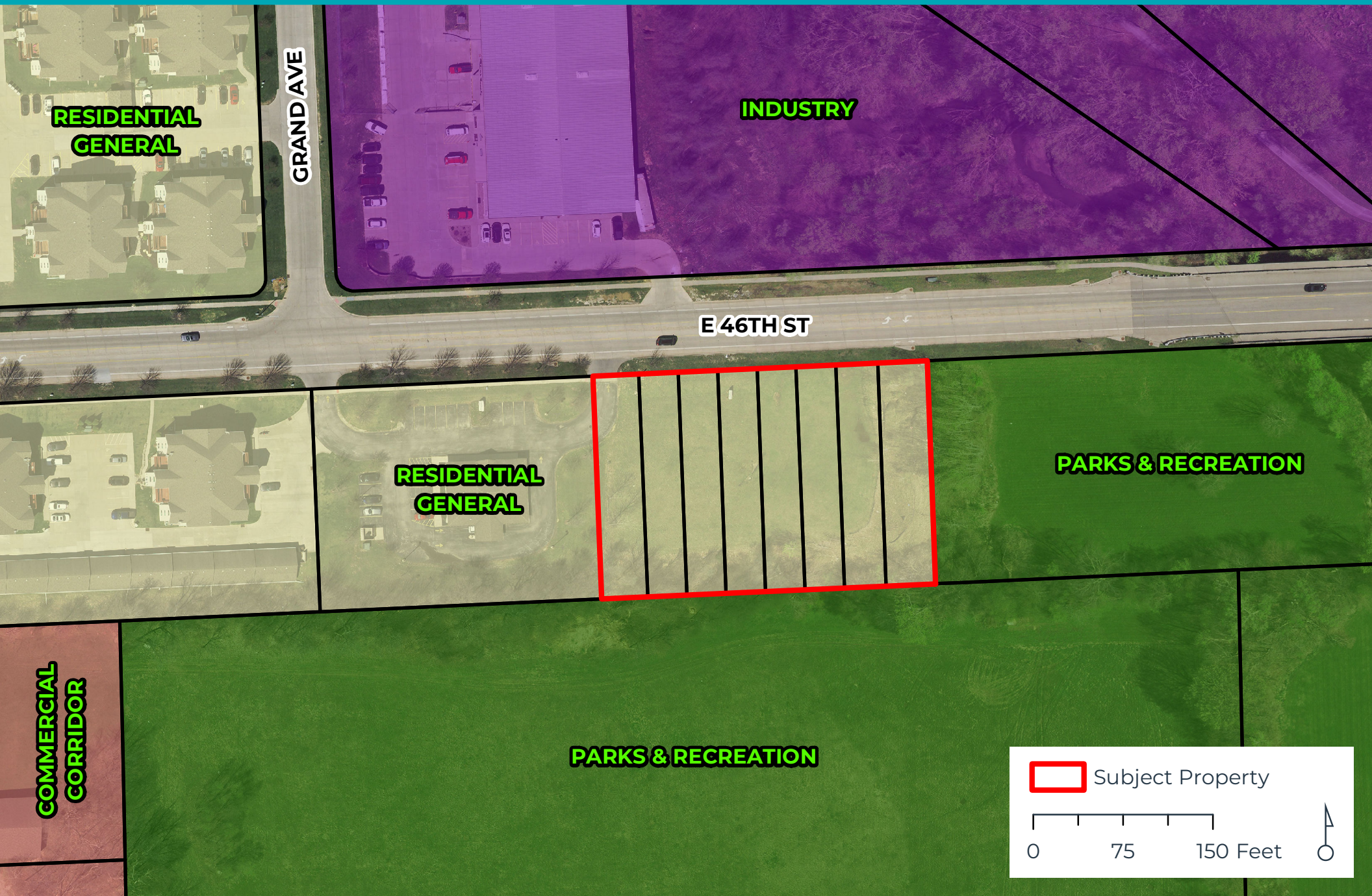
0 75 150 Feet





Future Land Use Map | Case F25-02

Request of Bright Day Properties LLC for a Final Plat of Paddington Square 2nd Addition. The 1-lot subdivision is located at 801 East 46th Street on 1.2 acres. [Ward 7]



 Subject Property

0 75 150 Feet





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

Bright Day Properties LLC

Address

507 E. 14th Ave. Ct.

City | State | Zip

Coal Valley, IL 61240

Phone

(563) 343-2324

Secondary Phone

E-Mail Address

jason@brightdayproperty.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

Paddington Square 2nd Addition

LOCATION DESCRIPTION

South 700 block of E. 46th St.

SUBMITTED

01/23/2025

NUMBER OF LOTS BY USE TYPE

1 @ I-1 and 1 Outlot

ACRES

1.20

STREETS ADDED

0

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

Jason Cousineau of Bright Day Properties, LLC

Address

507 E. 14th Ave. Ct., Coal Valley, IL 61240

Phone

(563) 343-2324

Secondary Phone

E-Mail Address

jason@brightdayproperty.com

Owner

Bright Day Properties, LLC

Address

507 E. 14th Ave. Ct., Coal Valley, IL 61240

Phone

(563) 343-2324

Secondary Phone

E-Mail Address

jason@brightdayproperty.com

Engineer

Chris Townsend of Townsend Engineering

Address

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

Phone

(563) 386-4236

Secondary Phone

E-Mail Address

chris@townsendengineering.net

Attorney

TBD

Address

TBD

Phone

Secondary Phone

E-Mail Address

Authorization to Act as Applicant

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

authorize _____
[the above person(s)]

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

for the property located at _____.

Signature(s)*

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

Notarization: _____

Date

State of _____,

County of _____,

Sworn and subscribed before me

[identification type]

this _____ day of _____, _____.

Notary Public

My Commission Expires:

* Application Form by Board Type

Plan and Zoning Commission

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

Zoning Board of Adjustment

Special Use
Hardship Variance
Zoning Appeal
Nonconforming Use Exception

Design Review Board

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

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

P&Z Subdivision Calendar | 2023

PLAN & ZONING COMMISSION | CITY OF DAVENPORT IOWA

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

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

1. Subdivisions are submitted to the City's Electronic (Eplan) Review Portal at: www.davenportiowa.com/eplan
2. The Applicant will receive comments back prior to the Plan & Zoning Commission meeting
3. Plats must be resubmitted in Eplan to ensure all conditions have been met prior to going on Committee of the Whole agenda
4. Certificates, as listed in Section 16.20.020, are required prior to being placed on the Committee of the Whole agenda
5. Conditions must be met and utility signatures are required on the plat prior to the City signatures
6. No infrastructure improvements are permitted prior to the City Council approval of the final plat
7. Please see Scott County, Iowa Subdivision Platting Documents Required for recording:

<https://www.scottcountyiowa.gov/recorder/plats-surveys>

City of Davenport

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

Action / Date
2/18/2025

Subject:

Case P25-02: Request of Splendor Homes, LLC for a Preliminary Plat of Splendor Estates. The 76-lot subdivision is located at 2448 and 2460 East 60th Street on 27.94 acres. [Ward 8]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case P25-02 to the City Council with a recommendation for approval subject to the listed 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) will achieve consistency with subdivision requirements.

Conditions:

1. Civil construction and grading plans shall be submitted alongside or before the submittal of the final plat.
2. Sidewalks are required within right-of-way on all lots.

Background:

The applicant has submitted a revised lot and road layout associated with the proposed Splendor Estates subdivision. The revision requires a new preliminary plat. The submitted preliminary maintains the previously approved 76 single-family lots.

Subdivision History:

At its August 6, 2024 meeting, the Plan and Zoning Commission approved a Final Plat of Splendor Estates First Addition. The 37-lot subdivision would have facilitated the development of the 27.94 acre parcel for single-family residential lots. The following conditions were recommended:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Add a note stating, "The purpose of the Temporary Turn Around Easements is to grant access to vehicular traffic, including but not limited to emergency services. The turn around area shall be constructed of a hard surface with the design approved by the City Engineer."

After further consideration, the developer decided not to move forward with the final plat.

Instead, the site layout has been reconfigured and is being brought back to the Commission for further consideration. Both iterations contain a total of 76 lots. Alterations from the previous plan include:

1. Extending 61st Street directly east to intersect with Splendor Lane.
2. Terminating Heather Avenue in a cul-de-sac.
3. Alterations to location and size of outlots.

Comprehensive Plan:

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

Future Land Use Designation:

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

Relevant Goals to be considered in this Case:

1. Strengthen the Existing Built Environment.
2. The proposed Final Plat would comply with the Davenport +2035 proposed land use section.

Zoning:

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

Technical Review:

1. Zoning: The platted lots comply with the minimum lot area and width requirements of the R-3 District. Each lot is sufficiently sized to accommodate a single-family dwelling.
2. Streets: The subdivision has access via Jersey Ridge Road, East 61st Street, and East 59th Street. Given the 27-foot pavement width, on-street parking will be restricted to one side of the street. The sidewalk along Jersey Ridge Road will be required to be constructed by the developer at the time of street construction. Speed mitigation will be required in adjacent neighborhoods to ensure traffic safety.
3. Storm Water: The R-3 District permits a maximum impervious surface of 60% for each lot. Outlots A-D are reserved for regional stormwater detention facilities serving the

subdivision. The development of the property will need to comply with the City's stormwater requirements.

4. Sanitary Sewer: Sanitary sewers will be extended from existing infrastructure to serve this subdivision. Additional storm and sanitary sewer easements shall be required based on preliminary engineering of conceptual plans including service drainage of the property to the west.
5. Flood: Pheasant Creek traverses the northeast corner of the property, resulting in a portion of the site being within the floodplain. Per City Code, a 50-foot buffer is required along the stream bank. The Pheasant Creek floodplain is wholly contained within Outlot D to prevent development that would impede the natural waterway.
6. Other Utilities: Other normal utility services are available.
7. Parks/Open Space: There are no impacts to parks/open space.

Public Input:

Public notification is not required for a Preliminary Plat.

Attachments:

1. Preliminary Plat of Splendor Estates
2. Maps
3. Application

PRELIMINARY PLAT

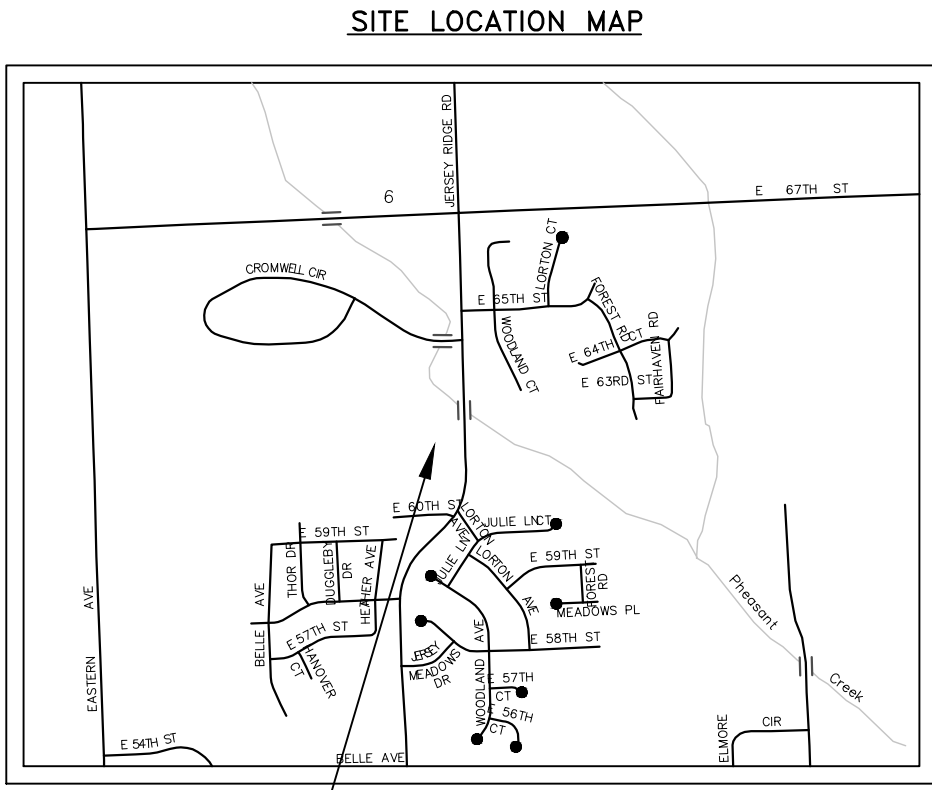
SPLENDOR ESTATES

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

Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	314.16'	200.00'	090°00'00"	282.84'	N43° 13' 28"E
C2	174.98'	200.00'	050°07'40"	169.45'	N26° 50' 23"W
C3	139.18'	200.00'	039°52'20"	136.39'	N71° 50' 23"W
C4	34.79'	50.00'	039°52'20"	34.10'	S18° 09' 37"W
C5	72.65'	150.00'	027°45'00"	71.94'	N78° 31' 43"W
C6	54.40'	150.00'	020°46'42"	54.10'	N54° 15' 52"W
C7	23.40'	15.00'	089°22'20"	21.10'	S42° 54' 28"W
C8	13.79'	15.00'	052°41'27"	13.31'	S28° 07' 16"E
C9	40.75'	175.00'	013°20'28"	40.66'	S50° 30' 02"E
C10	56.78'	35.00'	092°57'26"	50.76'	S87° 28' 09"E
C11	31.14'	125.00'	014°16'31"	31.06'	S85° 15' 57"E
C12	81.36'	125.00'	037°17'28"	79.93'	N59° 28' 58"W
C13	49.93'	35.00'	081°44'20"	45.80'	N00° 02' 07"E
C14	105.12'	690.00'	008°43'45"	105.02'	N36° 32' 24"E
C15	177.09'	690.00'	014°42'19"	176.61'	S24° 49' 22"W
C16	345.33'	690.00'	028°40'32"	341.74'	S31° 48' 29"W
C17	113.90'	610.00'	010°41'56"	113.74'	N40° 45' 05"E
C18	5.44'	610.00'	000°30'39"	5.44'	N35° 08' 48"E
C19	104.34'	610.00'	009°48'02"	104.21'	S29° 59' 28"W
C20	96.17'	610.00'	009°01'59"	96.07'	S20° 34' 28"W
C21	90.92'	610.00'	008°32'23"	90.83'	N11° 47' 17"E
C22	88.56'	610.00'	008°19'05"	88.48'	N03° 21' 33"E
C23	8.33'	610.00'	000°46'56"	8.33'	S01° 11' 27"E
C24	507.66'	610.00'	047°40'58"	493.13'	N22° 15' 34"E
C25	105.96'	225.00'	026°58'56"	104.98'	N38° 24' 45"W
C26	56.32'	225.00'	014°20'27"	56.17'	N17° 45' 03"W
C27	34.58'	225.00'	008°48'17"	34.54'	N06° 10' 41"W
C28	54.13'	225.00'	013°47'03"	54.00'	S05° 06' 59"W
C29	54.14'	225.00'	013°47'09"	54.01'	S18° 54' 05"W
C30	54.14'	225.00'	013°47'09"	54.01'	N32° 41' 13"E
C31	54.13'	225.00'	013°47'03"	54.00'	N46° 28' 19"E
C32	54.13'	225.00'	013°47'03"	54.00'	S60° 15' 22"W
C33	54.13'	225.00'	013°47'03"	54.00'	S74° 02' 26"W
C34	28.63'	225.00'	007°17'30"	28.62'	N84° 34' 42"E

Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C35	23.56'	15.00'	090°00'00"	21.21'	N43° 13' 28"E
C36	23.56'	15.00'	090°00'00"	21.21'	S46° 46' 32"E
C37	50.71'	175.00'	016°36'06"	50.53'	N79° 55' 25"E
C38	204.53'	175.00'	066°57'49"	193.09'	N38° 09' 02"E
C39	19.67'	175.00'	006°26'28"	19.66'	S01° 21' 54"W
C40	19.74'	175.00'	006°27'49"	19.73'	S07° 29' 44"E
C41	132.99'	175.00'	043°32'35"	129.82'	N29° 03' 32"W
C42	56.67'	25.00'	129°52'21"	45.29'	S63° 09' 37"W
C43	39.29'	25.00'	090°02'26"	35.37'	S06° 53' 00"E
C44	43.47'	75.00'	033°12'34"	42.86'	S21° 31' 57"W
C45	8.78'	75.00'	006°42'13"	8.77'	S01° 34' 34"W
C46	23.56'	15.00'	090°00'36"	21.21'	S43° 13' 26"W
C47	23.56'	15.00'	089°59'24"	21.21'	N46° 46' 32"W
C48	23.62'	15.00'	090°14'15"	21.26'	N43° 06' 22"E
C49	5.07'	175.00'	001°39'42"	5.07'	N89° 03' 18"E
C50	116.71'	175.00'	038°12'38"	114.56'	S71° 00' 32"E
C51	35.52'	175.00'	011°37'43"	35.46'	N57° 03' 04"W
C52	70.48'	175.00'	023°04'26"	70.00'	N75° 04' 09"W
C53	15.79'	175.00'	005°10'11"	15.78'	N89° 11' 27"W
C54	23.56'	15.00'	089°58'42"	21.21'	N46° 47' 12"W
C55	23.56'	15.00'	090°00'00"	21.21'	S43° 13' 28"W
C56	23.56'	15.00'	090°00'00"	21.21'	S46° 46' 32"E
C57	23.72'	50.00'	027°10'54"	23.50'	N11° 48' 55"E
C58	14.79'	50.00'	016°57'11"	14.74'	S33° 52' 58"W
C59	50.99'	54.50'	053°36'38"	49.15'	S36° 36' 04"E
C60	61.35'	54.50'	064°30'01"	58.16'	N84° 20' 36"E
C61	43.24'	54.50'	045°27'36"	42.12'	N29° 21' 48"E
C62	49.87'	54.50'	052°25'59"	48.15'	N19° 35' 00"W
C63	14.90'	50.00'	017°04'25"	14.84'	N37° 29' 37"W
C64	23.92'	50.00'	027°24'50"	23.70'	S15° 15' 06"E
C65	23.56'	15.00'	090°00'36"	21.21'	N43° 13' 27"E
C66	23.56'	15.00'	089°59'24"	21.21'	S46° 46' 31"E
C67	49.61'	54.50'	052°09'18"	47.91'	S16° 16' 54"W

Line Table		
Line #	Length (ft)	Direction
L4	21.59'	S42° 56' 57"E



APPROXIMATE SITE LOCATION

APPROVED BY:
CITY OF DAVENPORT, IOWA

BY: _____

DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION

BY: _____ DATE: _____

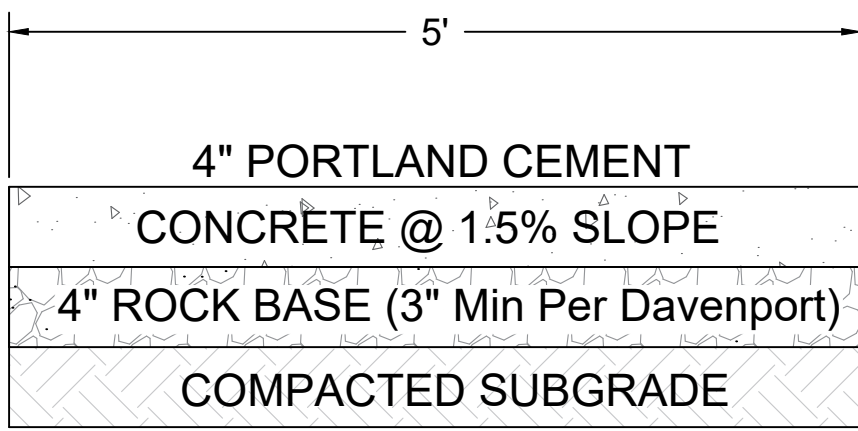
MEDIACOM _____ DATE: _____

IOWA - AMERICAN WATER COMPANY _____ DATE: _____

CENTURY LINK _____ DATE: _____

METRONET _____ DATE: _____

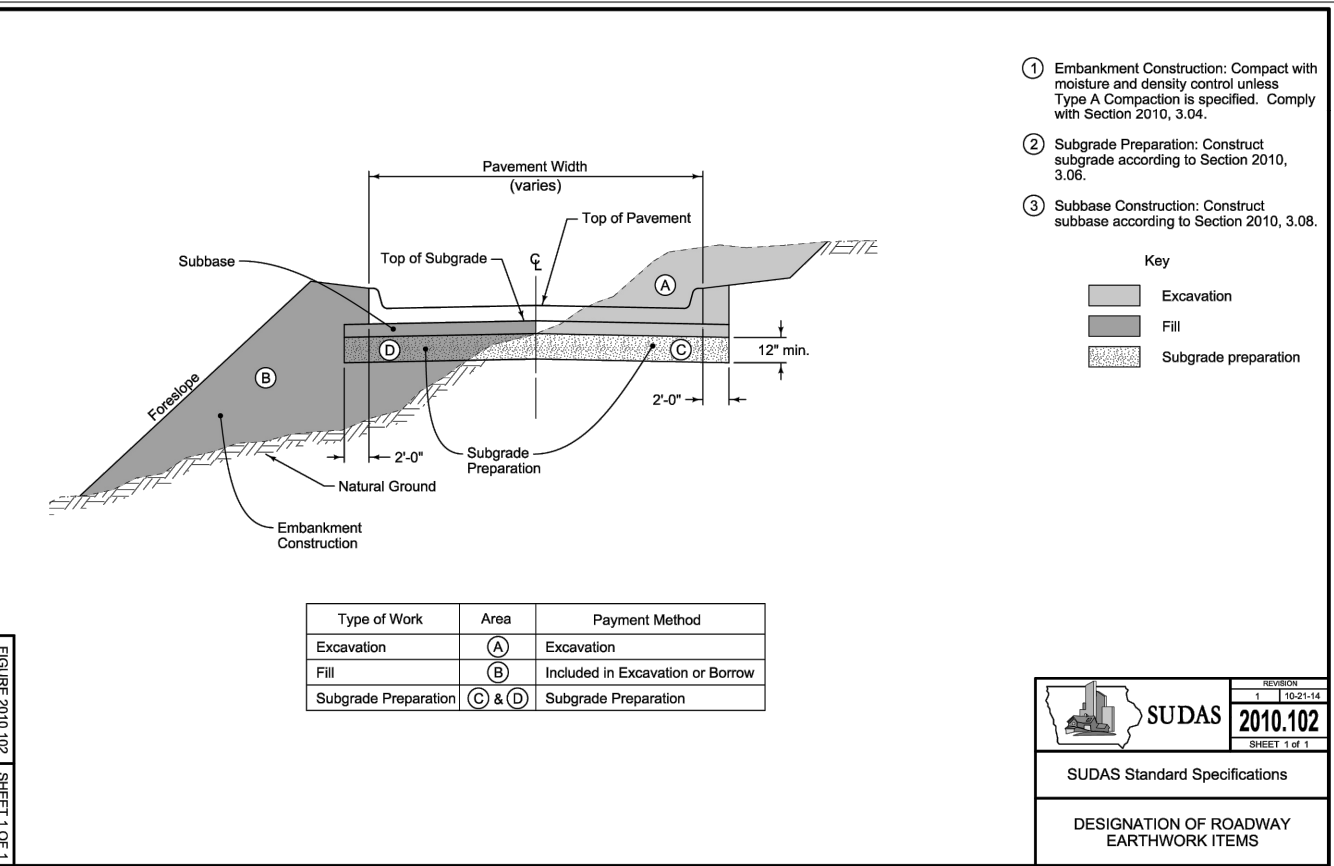
MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN



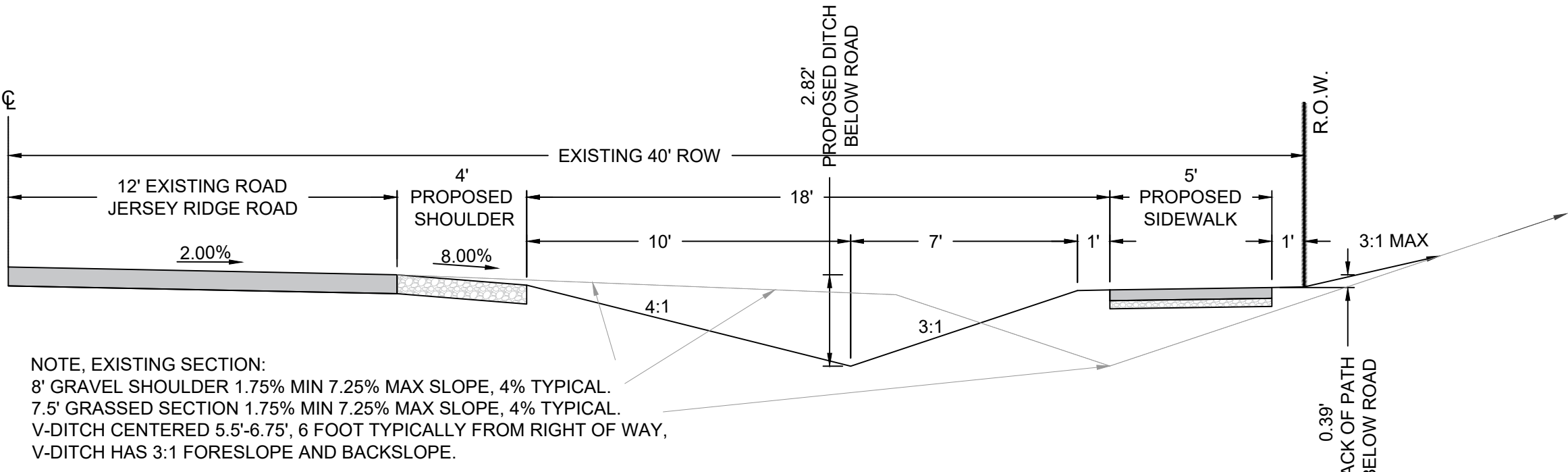
TYPICAL SIDEWALK DETAIL
NOT TO SCALE

- NOTES :
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 - ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
 - COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
 - THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
 - ALL IMPROVEMENTS SHALL COMPLY WITH SUDAS LATEST EDITION WITH THE CITY OF DAVENPORT SUPPLEMENTAL TO SUDAS LATEST EDITION.
 - BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
 - PORTIONS OF THIS SUBDIVISION ARE LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0360H EFFECTIVE DATE APRIL 11, 2024 AND IS SUBJECT TO THE REGULATIONS IN CHAPTER 15.44 OF THE CITY CODE ENTITLED "FLOOD DAMAGE PREVENTION". BFE = 688.20.
 - OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS A STORM WATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF BUSHES, FENCES, FILL, SHRUBS, STRUCTURES, TREES, AND/OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF STORM WATER RUNOFF.
 - SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL STREET FRONTAGES PRIOR TO THE COMPLETION OF RESIDENTIAL CONSTRUCTION FOR EACH LOT, OR AS SO ORDERED BY THE CITY OF DAVENPORT. SIDEWALK ALONG THE JERSEY RIDGE ROAD FRONTAGE SHALL BE CONSTRUCTED AT THE TIME OF STREET CONSTRUCTION OR AS ORDERED BY THE CITY OF DAVENPORT. SIDEWALKS ALONG ALL OUTLOTS WITH ABUTTING STREETS SHALL BE CONSTRUCTED BY THE DEVELOPER AT THE TIME OF STREET CONSTRUCTION.
 - OUTLOTS A & B SHALL BE RESERVED FOR REGIONAL STORM WATER DETENTION FACILITIES SERVING THE SUBDIVISION.
 - THE EASEMENT FOR EAST 60th STREET SHALL BE VACATED WITH THE RECORDING OF THE FINAL PLAT.
 - STORM WATER DETENTION AND WATER QUALITY TREATMENT ARE REQUIRED FOR THIS SUBDIVISION AND SHALL BE OWNED AND MAINTAINED BY THE OWNER OR HOME OWNERS ASSOCIATION.
 - NO LOT SHALL HAVE DIRECT DRIVEWAY ACCESS TO JERSEY RIDGE ROAD.
 - LOT 1 SHALL HAVE DRIVEWAY ACCESS TO E. 59TH STREET ONLY.
 - LOT 76 SHALL HAVE DRIVEWAY ACCESS TO SPLENDOR LANE ONLY.
 - SUMP LINES SHALL BE LOCATED IN FRONT YARDS FOR LOTS 1-3, 25-45 & 63-76. LOTS 4-24, & 46-62 SHALL HAVE REAR SUMP LINES.
 - THE NORTH SIDE OF JERSEY RIDGE ROAD FROM E 59TH STREET TO LORTON AVENUE SHALL REMAIN FREE AND CLEAR OF LANDSCAPING TO MAINTAIN REQUIRED SIGHT DISTANCE.
 - OUTLOT A SHALL HAVE A CLEAR ZONE EASEMENT AND IT SHALL REMAIN FREE AND CLEAR OF LANDSCAPING TO MAINTAIN REQUIRED SIGHT DISTANCE.
 - SPEED MITIGATION MEASURES SHALL BE DESIGNED IF SO DIRECTED BY THE CITY OF DAVENPORT WITH APPROVAL OF FINAL CONSTRUCTION DOCUMENTS.
 - ALL ON-STREET PARKING SHALL BE LIMITED TO ONE SIDE OF THE STREET.
 - MAINTAIN 50' BUFFER FROM EXISTING STREAM BANK, FOR ALL STRUCTURES AND ROADWAY PAVING, PEDESTRIAN PATH MAY BE NO CLOSER THAN 25' TO THE STREAM BANK. ALL VEGETATION IN THIS STREAM BANK BUFFER AREA SHALL NOT BE MOWED, EXCLUDING THE PATHS 2' SHOULDER WHICH MAY BE MOWED.
 - OWNERS OF LOTS ON WHICH A STREAM BUFFER DRAINAGE EASEMENT IS REQUIRED SHALL MAINTAIN SAID BUFFER AS AN UNDISTURBED NATURAL AREA OR NATIVE PLANTING AREA, NOT ALLOWING VEGETATION TO BE CUT TO A HEIGHT OF LESS THAN SIX INCHES WITHOUT AUTHORIZATION OF THE CITY OF DAVENPORT NATURAL RESOURCES DIVISION.
 - IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OF THE DRIVEWAY TO REPLACE STANDARD INLET CASTINGS WITH APPROVED DRIVEWAY INLET CASTING IF PROPOSED DRIVEWAY OVERLAPS WITH INLET LOCATION. DRIVEWAYS SHALL MEET ADJACENT ROADWAY AT 60° TO 90° CONSTANT WITH CITY CODE.
 - EXISTING ELECTRIC EASEMENT 50 FEET EACH SIDE OF LINES ACCORDING TO AGREEMENT SIGNED NOV 25TH 1941 NO POLES OR GUY WIRES SHALL BE ON SECTION 6.
 - HOME BUILDERS SHALL ENSURE POSITIVE DRAINAGE FROM EVERY HOME UTILIZING PUBLIC DRAINAGE EASEMENTS, THE PROPERTY SIDE YARDS, AND/OR PUBLIC ROW, CONSISTENT WITH DAVENPORT CITY CODE AND THE LAWS OF THE STATE OF IOWA. NO UNIT SHALL DIRECT DRAINAGE IN A HARMFUL WATER TO ADJACENT PROSPERITIES.

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



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

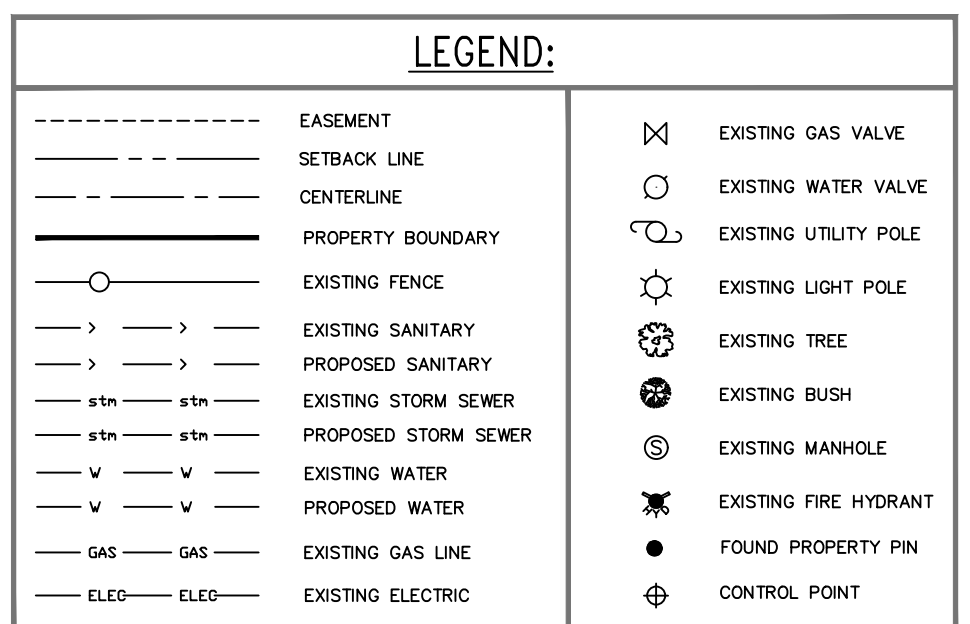


NOTE, EXISTING SECTION:
8" GRAVEL SHOULDER 1.75% MIN 7.25% MAX SLOPE, 4% TYPICAL.
7.5" GRASSED SECTION 1.75% MIN 7.25% MAX SLOPE, 4% TYPICAL.
V-DITCH CENTERED 5.5'-6.75'; 6 FOOT TYPICALLY FROM RIGHT OF WAY,
V-DITCH HAS 3:1 FORESLOPE AND BACKSLOPE.

Typical Jersey Ridge Road Ditch and Sidewalk Section
1" = 4'

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

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



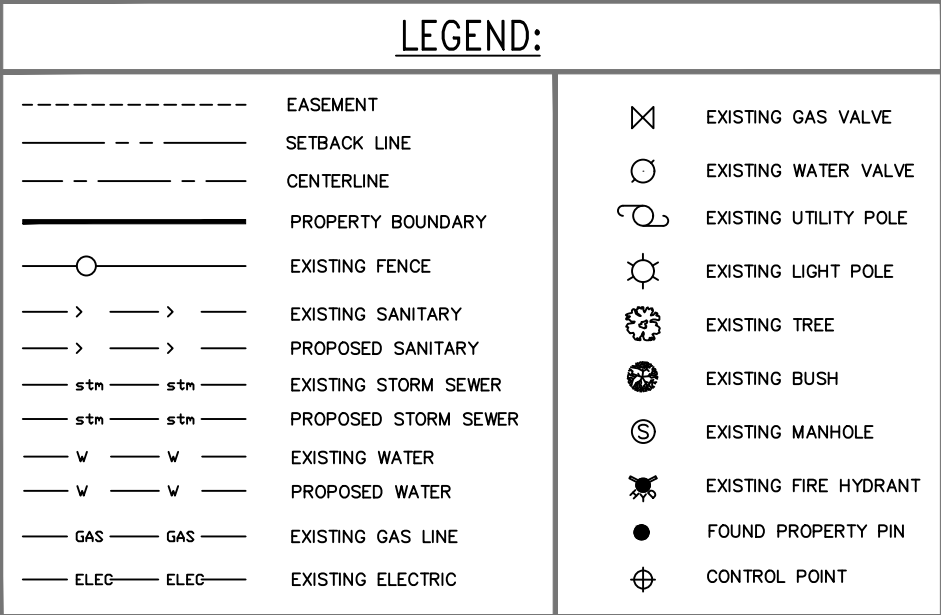
GRAPHIC SCALE

(IN FEET)

1" = 60' (24x36)

DATE: 2/6/2025	DRAWN BY: KLC		REVISIONS:		PROJECT PRELIMINARY PLAT SPLENDOR ESTATES FIRST ADDITION DAVENPORT, IOWA	DEVELOPER SPLENDOR ESTATES, LLC 3885 KENSINGTON COURT BETTENDORF, IOWA 52722	SHEET NO. 2 OF 5
	CHECKED BY: JDR	NO.	DESCRIPTION	DATE			
 386.4236 office 386.4231 fax 2224 East 12th Street, Davenport, IA 52803	LOCATION BY: S/STOJANOWHITTY						

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



PRELIMINARY PLAT GRADING PLAN

SPLENDOR ESTATES

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

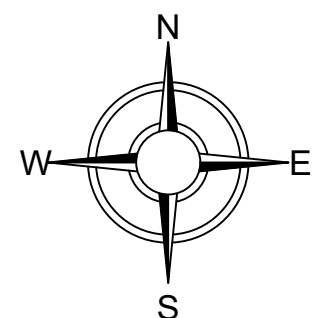


THE MEASURED BEARINGS SHOWN HEREON ARE
BASED ON THE US STATE PLANE COORDINATE
SYSTEM, IOWA SOUTH ZONE (1402) GEOID 12A,
NAD 83 (2011) EPOCH 2010.00.

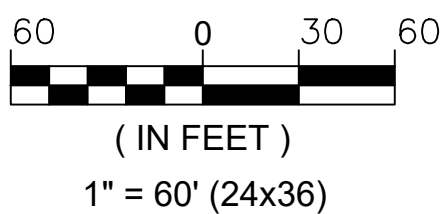
BOUNDARY LEGEND:

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 = - - - - -

HEATHER AVENUE



GRAPHIC SCALE



LEGEND:	
-----	EASEMENT
-----	SETBACK LINE
-----	CENTERLINE
-----	PROPERTY BOUNDARY
-----	EXISTING FENCE
-----	EXISTING SANITARY
-----	PROPOSED SANITARY
-----	EXISTING STORM SEWER
-----	PROPOSED STORM SEWER
-----	EXISTING WATER
-----	PROPOSED WATER
-----	EXISTING GAS LINE
-----	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

DATE:
2/6/2025

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

DRAWN BY:
KLC

CHECKED BY:
JDR

LOCATION BY:
S:ISTOJANWHITTY

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT
PRELIMINARY PLAT GRADING PLAN
SPLENDOR ESTATES FIRST ADDITION
DAVENPORT, IOWA

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

SHEET NO.
4
OF
5

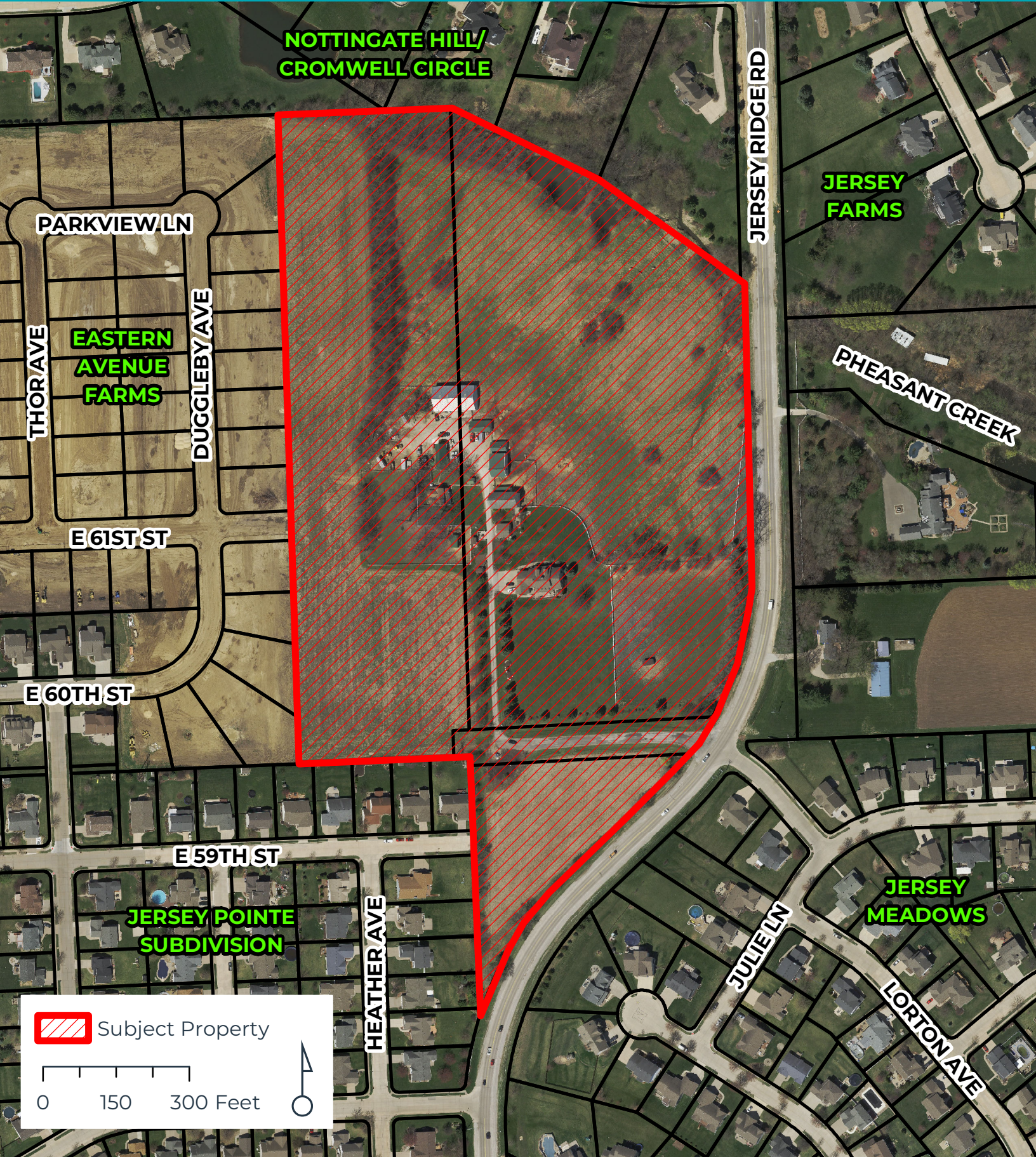
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<u>LEGEND:</u>			
-----	EASEMENT	⚡	EXISTING GAS VALVE
-----	SETBACK LINE	○	EXISTING WATER VALVE
-----	CENTERLINE	⦿	EXISTING UTILITY POLE
-----	PROPERTY BOUNDARY	☀	EXISTING LIGHT POLE
○-----	EXISTING FENCE	🌳	EXISTING TREE
>----->	EXISTING SANITARY	🌿	EXISTING BUSH
>----->	PROPOSED SANITARY	🕸	EXISTING MANHOLE
stn-----stn	EXISTING STORM SEWER	🔦	EXISTING FIRE HYDRANT
stn-----stn	PROPOSED STORM SEWER	●	FOUND PROPERTY PIN
W-----W	EXISTING WATER	⬮	CONTROL POINT
W-----W	PROPOSED WATER		
GAS-----GAS	EXISTING GAS LINE		
ELEC-----ELEC	EXISTING ELECTRIC		



Vicinity Map | Case P25-02

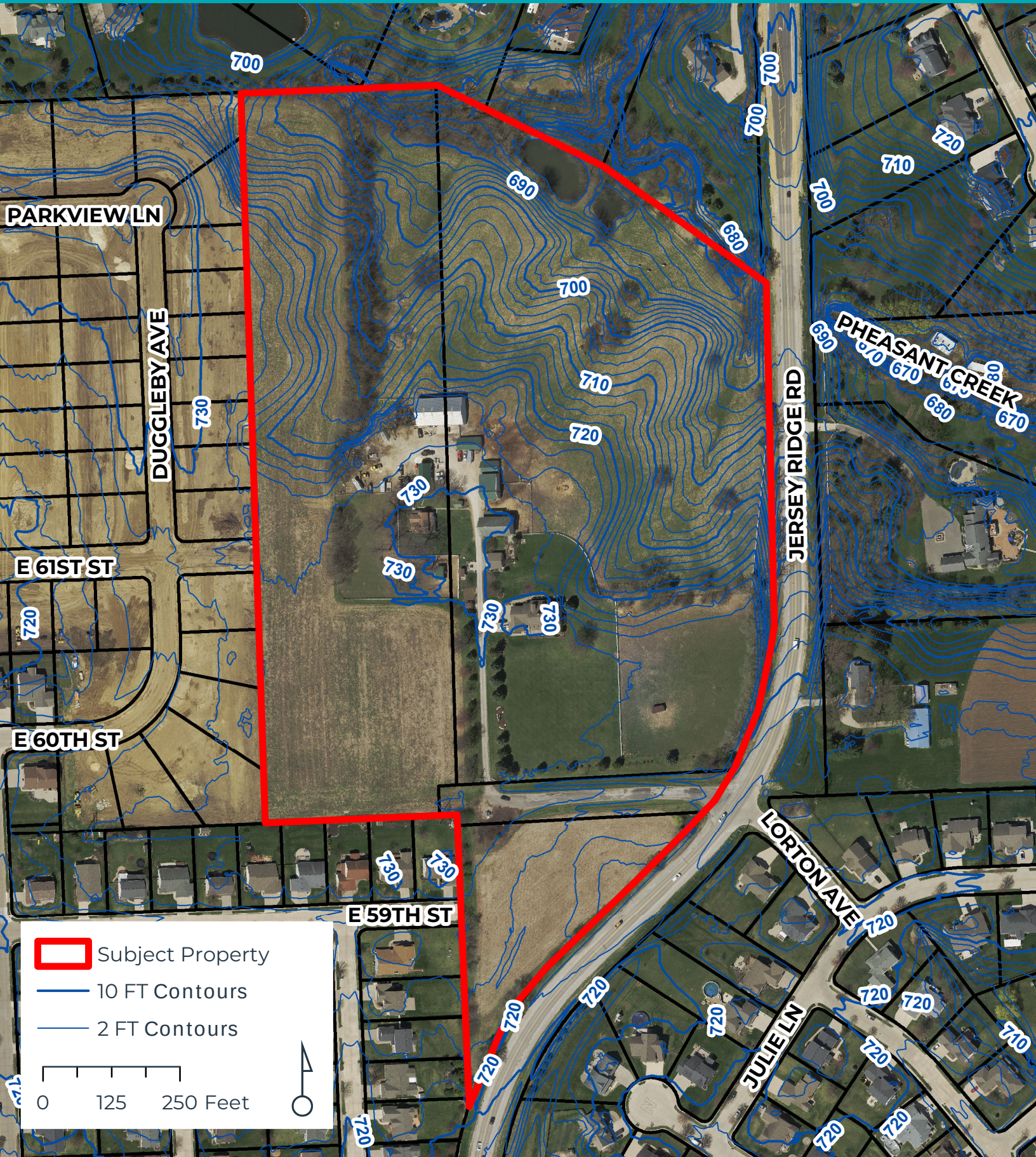
Request of Splendor Homes, LLC for a Preliminary Plat of Splendor Estates. The 76-lot subdivision is located at 2448 and 2460 East 60th Street on 27.94 acres. [Ward 8]





Topographic Map | Case P25-02

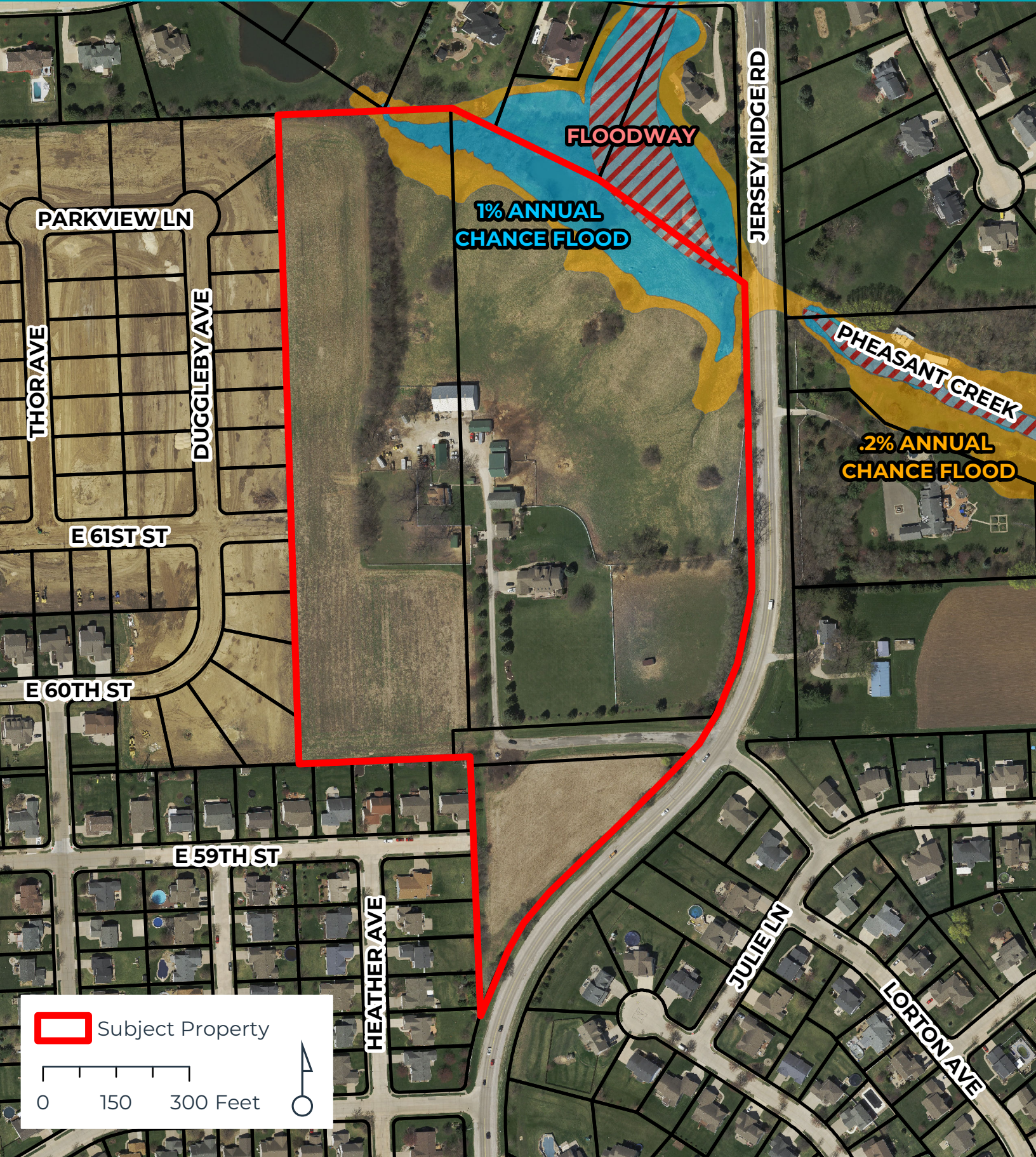
Request of Splendor Homes, LLC for a Preliminary Plat of Splendor Estates. The 76-lot subdivision is located at 2448 and 2460 East 60th Street on 27.94 acres.
[Ward 8]





Floodplain Map | Case P25-02

Request of Splendor Homes, LLC for a Preliminary Plat of Splendor Estates. The 76-lot subdivision is located at 2448 and 2460 East 60th Street on 27.94 acres.
[Ward 8]

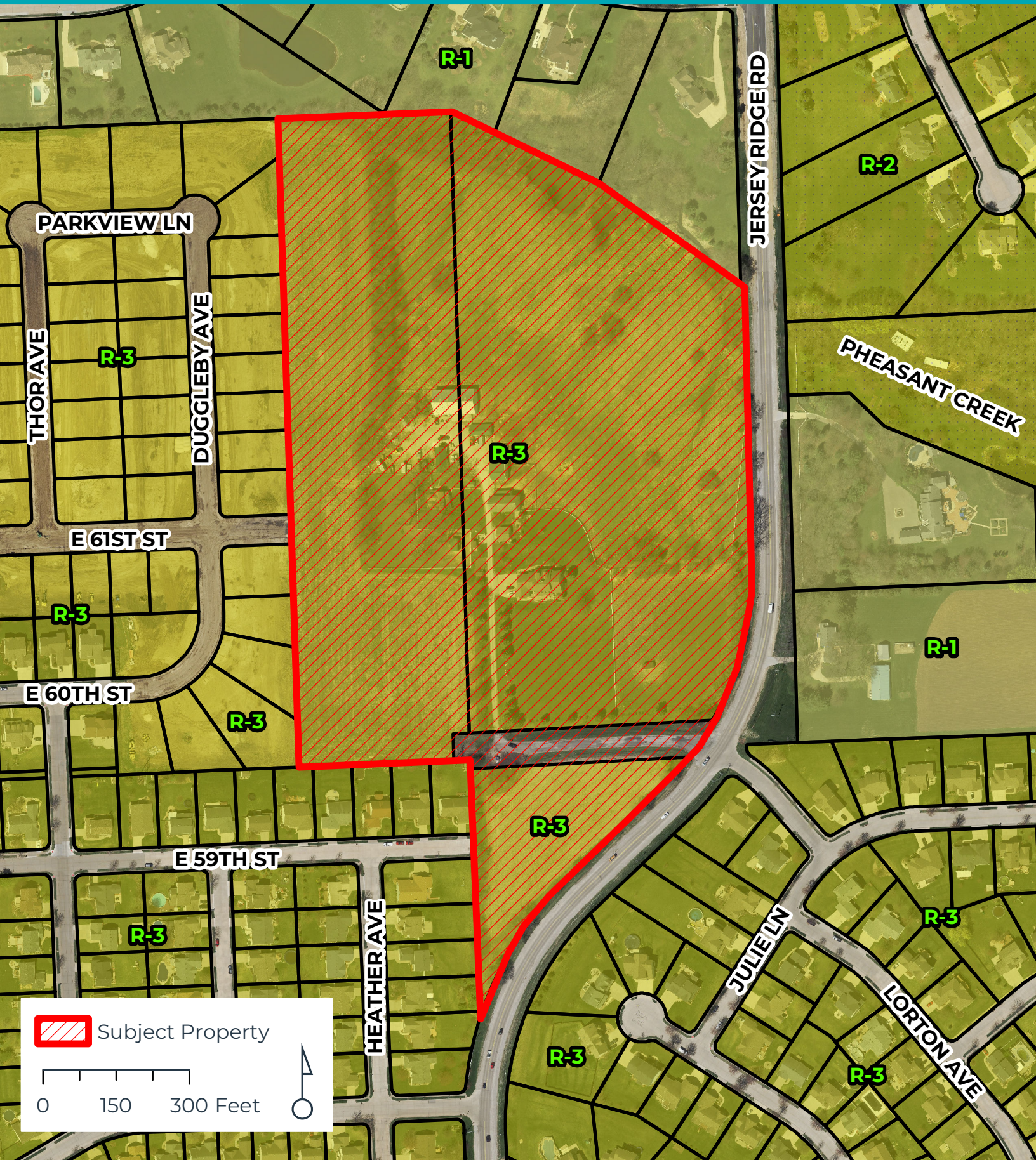




THE CITY OF
DAVENPORT
IOWA | USA

Zoning Map | Case P25-02

Request of Splendor Homes, LLC for a Preliminary Plat of Splendor Estates. The 76-lot subdivision is located at 2448 and 2460 East 60th Street on 27.94 acres.
[Ward 8]





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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
SUBDIVISION PLAT
(LAND DIVISION)

APPLICANT INFORMATION

Applicant Name

Splendor Homes, LLC (V. Rao Ramavaram)

Address

3885 Kensington Ct.

City | State | Zip

Bettendorf, IA 52722

Phone

(563) 592-7999

Secondary Phone

E-Mail Address

hosthospitality@gmx.com

Acceptance of Applicant

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

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

V. Rao Ramavaram

Print Applicant's Name

Applicant's Signature

Date

SUBDIVISION NAME

Splendor Estates

LOCATION DESCRIPTION

2460 & 2448 E. 60th St.

SUBMITTED

11/21/2024

NUMBER OF LOTS BY USE TYPE

76

ACRES

25.56

STREETS ADDED

Yes

PLAT TYPE SUBMITTED:

PRELIMINARY PLAT: \$16.16 Requirements ☒

FINAL PLAT: \$16.20 Requirements ☐

PRELIMINARY PLAT REQUIREMENTS:

Preliminary Plat ☒

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

FINAL PLAT REQUIREMENTS:

Platting Certificates per §354.11 State Code ☐

Final Plat ☐

GENERAL REQUIREMENTS:

Authorization to Act as Applicant, if needed ☐

Application Fee (REQUIRED) ☐

Subdivision Platting Fee Schedule

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

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

DEVELOPMENT TEAM

Developer / Project Manager

Splendor Homes, LLC

Address

3885 Kensington Ct., Bettendorf, IA 52722

Phone

(563) 592-7999

Secondary Phone

E-Mail Address

hosthospitality@gmx.com

Owner

Splendor Homes, LLC

Address

3885 Kensington Ct., Bettendorf, IA 52722

Phone

(563) 592-7999

Secondary Phone

E-Mail Address

hosthospitality@gmx.com

Engineer

Chris Townsend of Townsend Engineering

Address

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

Phone

(563) 386-4236

Secondary Phone

E-Mail Address

chris@townsendengineering.net

Attorney

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

Address

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

Phone

(309) 794-9400

Secondary Phone

E-Mail Address

Authorization to Act as Applicant

I/We, V. Rao Ramavaram

[as property owner(s)]

authorize Townsend Engineering

[the above person(s)]

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

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

Signature(s)*

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

Notarization: _____

Date

State of _____,

County of _____,

Sworn and subscribed before me

[identification type]

this _____ day of _____, _____.

Notary Public

My Commission Expires:

* Application Form by Board Type

Plan and Zoning Commission

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

Zoning Board of Adjustment

Special Use
Hardship Variance
Zoning Appeal
Nonconforming Use Exception

Design Review Board

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

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request