

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, March 18, 2025; 5:00 PM

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

**PUBLIC HEARING AGENDA**

I. New Business

1. Case ORD25-01: Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

**APPLICANT REQUESTS THE PUBLIC HEARING BE TABLED.**

**REGULAR MEETING AGENDA**

II. Roll Call

III. Report of the City Council Activity

IV. Secretary's Report

1. Consideration of the March 4, 2025 meeting minutes.

V. Report of the Comprehensive Plan Committee

VI. Zoning Activity

A. Old Business

B. New Business

1. Case REZ25-03: Request of New Plan Learning to rezone 1730 Wilkes Avenue, being approximately 2.47 acres of land, from C-T Commercial Transitional District to R-4C Single-Family and Two-Family Central Residential District. [Ward 4]

VII. Subdivision Activity

A. Old Business

B. New Business

1. Case F25-03: Request of D&D Property Holding, LLC for a 28.3-acre Final Plat of Northside Industrial Park. The 3-lot subdivision is located on Lot 1 of Iowa Research Commerce & Technology Park Third Addition. [Ward 8]
2. Case F25-04: Request of Des Moines Restorations LLC on behalf of Roederer Holdings LLC for a Final Plat of Hose Station 7 Parking. The 2-lot subdivision is located at 430 Taylor Street on 1.78 acres. [Ward 3]
3. Case F25-05: Request of MidAmerican Energy Company on behalf of Linwood Mining and Minerals Corp. for a Final Plat of Rockingham Ridge. The 2-lot subdivision is located near the northeast intersection of Rockingham Road and South Utah Avenue, Parcel 31833-05A, on 35.24 acres. [Ward 1]
4. Case F25-06: Request of Davenport Community School District for a Final Plat of F.L. Smart Middle School Subdivision. The 1-lot subdivision is located at 1934 West 5th Street on 8 acres. [Ward 3]

VIII. Future Business

IX. Communications

X. Other Business

XI. Adjourn



City of Davenport

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

**Action / Date**  
**3/18/2025**

**Subject:**

Case ORD25-01: Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

**APPLICANT REQUESTS THE PUBLIC HEARING BE TABLED.**

**Recommendation:**

Hold the public hearing. Following the public hearing, staff recommend the Commission table/continue the public hearing to a later date.

**Background:**

St. Ambrose University is zoned IC Institutional Campus District, which is intended to encourage a comprehensive approach to development by significant institutions within the City. The IC District is also intended to:

1. Further the policies of the Comprehensive Plan.
2. Permit appropriate institutional growth within the boundaries of the district while minimizing the adverse impacts associated with development and geographic expansion.
3. Balance the ability of specific institutions to grow and adapt to changing needs while protecting the livability and vitality of adjacent areas.
4. Encourage the preparation of a land use plan for higher development intensity institutional campuses that enables the community to understand the levels of development being proposed, their likely impacts and appropriate mitigation measures.

The IC District operates with two levels of regulation. The first is a set of base district regulations that provide for a certain intensity of development by-right. The second allows for an approval of a land use plan, which must be approved by the City Council, that creates regulations that allow for flexibility in the development and expansion of the institution above the standards set by the base district regulations. Once a land use plan is submitted and approved, the development proceeds in accordance with the plan rather than the base district regulations.

An approved land use plan is effective for a period of ten years, although updates and amendments may be pursued during that time period. Development projects consistent with the adopted land use plan will undergo administrative site plan and building permit review.

**Request:**

St. Ambrose University is undergoing a comprehensive planning effort for their campus, bounded by Locust Street, Harrison Street, Lombard Street, and Brown Street. The major amendments to the campus include a new Center for Performing Arts located in the current

Rogalski Center parking lot, an improved entrance to the campus at West Rogalski Drive, outdoor recreation facilities between McCarthy Hall and the Wellness Center, a new academic building north of McMullen Hall, expanded parking in the properties between Brown and Gaines Street, and expanded greenspaces throughout the interior of the campus. See attached Campus Master Plan for more information.

**Public Input:**

Prior to submittal of the modification request, St. Ambrose University notified recognized neighborhoods and organizations. Letters were then sent to property owners within 500 feet of the proposed request notifying them of the March 6th neighborhood meeting and the March 18th Plan and Zoning Commission Public Hearing. A notice of the public hearing was also published in the Quad City Times.

The neighborhood meeting was held on campus in the Rogalski Center Ballroom. Those in attendance included the applicant, planning staff, Chair of the Plan and Zoning Commission, and approximately 15 members of the public. The following are topics of conversation discussed at the neighborhood meeting:

1. Timeline and phasing of development.
2. Location of the future performing arts center in the Rogalski Center parking lot.
3. Construction and placement of a future academic building on Gaines Street.
4. Demolition of homes for an expanded parking lot west of Gaines Street.
5. Location and total number of parking spaces.
6. Concern with the loss of parking on the eastside of campus, which may result in additional vehicles parking in the neighborhood north of Lombard Street.
7. Traffic impacts on adjacent residential streets.
8. Location and number of parking spaces.
9. Request for a more detailed plan, including operations, traffic, and lighting.
10. Noise pollution generated by the Wellness and Recreation Center's mechanical equipment. Concern future buildings will generate additional noise that can be heard in the nearby neighborhood.

Following comments from the public on March 6th, St. Ambrose University is requesting the Plan and Zoning Commission public hearing be tabled to a later meeting date. The purpose is to make amendments to the Campus Master Plan that mitigate concerns raised during the neighborhood meeting. This may include relocating the future performing arts center to the westside of campus. The university will further discuss potential modifications with the Board in April. When a rescheduled date has been confirmed, City staff will send new public notices to adjacent property owners within 500 feet of the campus communicating the new Plan and Zoning Commission hearing date. Staff will apprise the Commission of any additional correspondence when this item is brought back for formal consideration.

**Attachments:**

1. Application
2. Campus Master Plan
3. Institutional Campus Plan Set
4. Public Notice

5. Neighborhood Meeting Sign-In Sheet
6. Maps



**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 |
|----------------|-----------|----------------|

PROJECT TITLE  
**St. Ambrose University Master Plan**

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION  
**518 W. Locust Street, Davenport, Iowa 52803**

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

| ZONING DISTRICTS | EXISTING | PROPOSED | SQ. AREA   |
|------------------|----------|----------|------------|
|                  | S-IC     | S-IC     | 52.5 acres |

| COMPLETE SUBMITTALS SHALL INCLUDE:                                                              | SUBMITTED                           |
|-------------------------------------------------------------------------------------------------|-------------------------------------|
| Concept/Development Plan                                                                        | <input checked="" type="checkbox"/> |
| Authorization to Act as Applicant*<br>*only needed if the Applicant is different than the owner | <input type="checkbox"/>            |
| Legal Description* (bearing & distance)<br>* shall include a MS Word or Text file               | <input checked="" type="checkbox"/> |
| Legal Description Dimensioned Sketch                                                            | <input checked="" type="checkbox"/> |
| Application Fee* (REQUIRED)<br>* (check payable to 'City of Davenport')                         | <input checked="" type="checkbox"/> |

| 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

**APPLICANT INFORMATION**

Applicant Name | Company Name  
**St. Ambrose University**

Address  
**518 W. Locust Street**

City | State | Zip  
**Davenport, Iowa 52803**

Phone  
**(563) 333-6259**

Secondary Phone  
**(563) 333-6000**

E-Mail Address  
**waughchristophera@sau.edu**

**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.

**Christopher Waugh**

Type Applicant's Name

*Christopher Waugh* 12-18-2024  
Applicant's Signature Date

**DEVELOPMENT TEAM**

**Property Owner**  
**St. Ambrose University**

Address  
**518 W. Locust Street, Davenport, Iowa 52803**

Phone  
**(563) 333-6259**

Secondary Phone  
**(563) 333-6000**

E-Mail Address  
**waughchristophera@sau.edu**

**Project Manager/Other**  
**Christopher Waugh**

Address  
**518 W. Locust Street, Davenport, Iowa 52803**

Phone  
**(563) 333-6329**

E-Mail Address  
**waughchristophera@sau.edu**

**PROJECT NARRATIVE:** (submit separate sheet if needed)  
See attached.

Submit the first two pages of this form to Planning Staff at:  
[planning@davenportiowa.com](mailto:planning@davenportiowa.com) or contact staff with any questions or requests for additional information.

### **Amendment Required**

To ensure St. Ambrose University ("the University") is providing the best facilities to meet the current and future needs of its student population, the University commissioned an Updated Campus Master Plan in 2023. After reviewing the recommendations from the study with its Board of Trustees, faculty and staff, the University is presenting the following plan to the Plan and Zoning Commission and the Davenport City Council for its review and approval. Because this plan differs from previously approved plans, an amendment is required.

The major amendments to the S-IC include a new Center for Performing Arts located in the current Rogalski Center parking lot, an improved entrance to the campus at West Rogalski Drive, outdoor recreation facilities between McCarthy Hall and the Wellness Center, a new academic building north of McMullen Hall, expanded parking in the properties between Brown and Gaines Street, and expanded greenspaces throughout the interior of the campus.

### **Current Situation**

#### **General:**

The University is a private, Catholic, coeducational, liberal arts institution of higher education. The University is organized as an Iowa nonprofit corporation and is a tax-exempt charitable organization described in Section 501(c)(3) of the Internal Revenue Code. The main campus of the University is located at 518 West Locust Street in Davenport, Iowa, on a tract of approximately 52.5 acres. The main campus is bordered by Locust Street to the south, Harrison Street to the east, Lombard Street to the north and Brown Street to the west. The campus proper appears to end at Gaines Street to the west, but the University owns most of the houses and property between Gaines and Brown Streets.

#### **University Buildings:**

The University's main campus has 24 major buildings including classroom/office facilities, student residence halls, and a field house. These buildings and their main usage are listed below:

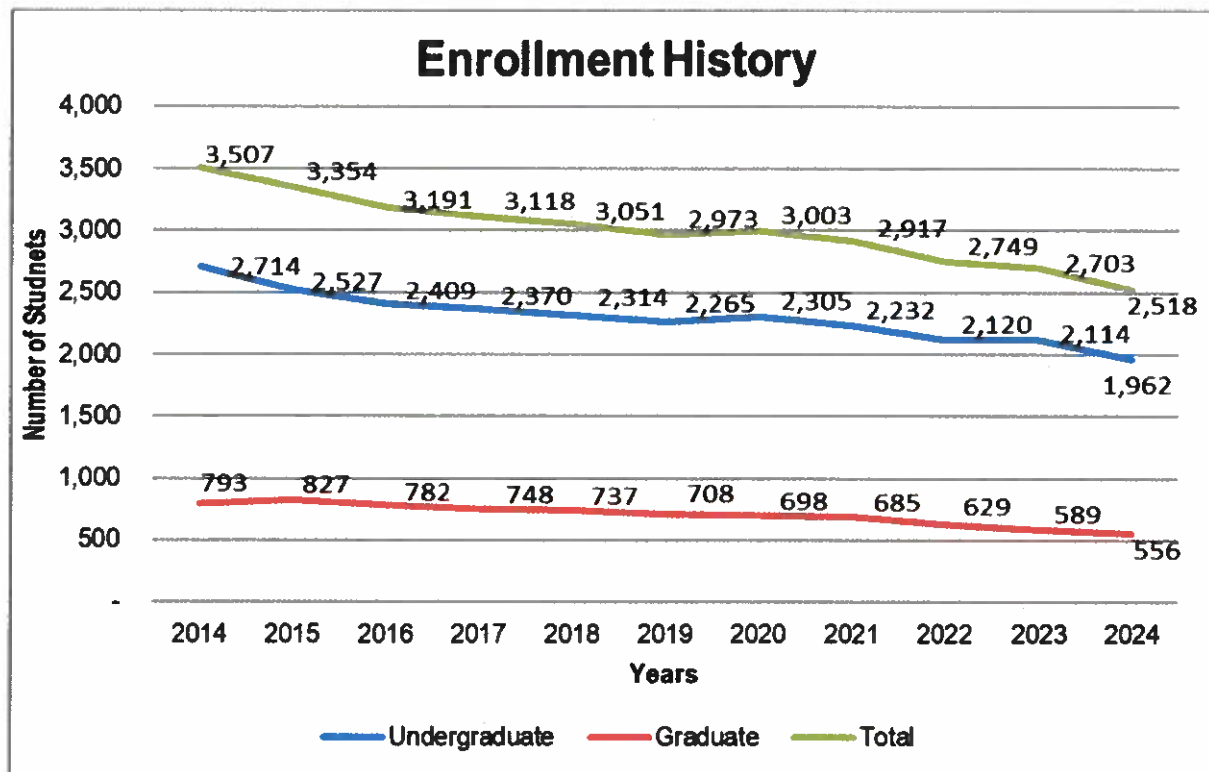
- Ambrose Hall – Administrative offices, classrooms and faculty offices.
- Higgins Hall – Classrooms and faculty offices.
- McMullen Hall – Classrooms and faculty offices.
- Davis Hall – Single room residence hall (119 beds) with some offices in the basement.
- Lewis Hall – Science classrooms, labs and faculty offices.
- Galvin Fine Arts Center – Performing arts venue, classrooms, faculty offices, and TV and radio stations.
- McCarthy Hall – Basement and 1st floor house classrooms. Residence hall rooms on floors two through four (92 beds).
- Christ the King Chapel – University chapel with faculty and staff offices located in the basement.
- Hayes Hall – Classrooms and labs in addition to faculty offices.
- Rohlman Hall – Residence Hall (202 beds).
- Wellness and Recreation Center and Lee Lohman Arena – Competition arena, fieldhouse, weight rooms, fitness areas, locker rooms, classrooms and staff offices.
- Rogalski Center – Student Center, ballrooms, food court and staff offices.
- North Hall – Residence Hall (199 beds).
- Bechtel Hall – Residence Hall (140 beds).
- Tiedemann Hall – Residence Hall (125 beds).
- Hagen Hall – Residence Hall (140 beds).
- Franklin Hall – Residence Hall (202 beds).
- Physical Plant Building – Houses the Maintenance and Housekeeping staff.

- Library – Houses the University's library and informational technology departments.
- Cosgrove Hall – Residence rooms on the top four floors (224 beds), cafeteria on the main level and a student lounge and offices in the basement.
- University Townhouses – Townhouse style residence hall (104 beds).
- Folwell Center – Houses faculty offices.
- Admissions and Welcome Center – Houses the Admissions and Admissions Operations staff.
- Kreiter Hall (south of Locust Street) – Houses administrative offices

The University also owns numerous houses that are leased to undergraduate students. These houses hold 78 beds.

#### Enrollment:

The University's enrollment has decreased 28.2% since 2014. The undergraduate enrollment has mirrored these numbers with total undergraduate enrollment decreasing 27.7% since 2014. Graduate enrollments are down 29.9% since 2014. A chart showing total enrollment, undergraduate enrollment and graduate enrollment is shown below:



The University has plans to reverse this trend and is implementing initiatives to increase enrollment by 300 students in the next two to three years. The plan is to increase enrollment by 100 undergraduate students, 100 graduate students and 100 adult students.

#### Student Housing:

The University's residence halls hold 1,641 students in the fall of 2024. This includes 78 beds located in off-campus houses. In fall 2024, 1,257 students were housed on campus, or 50.0% of the total undergraduate population. The occupancy rate was 76.4% in the fall of 2024.

**Parking:**

In the fall of 2024, the University has 1,632 main campus parking spaces. Counting the 97 spaces at the St. Vincent's Center on West Central Park (not including the parking for the athletic facilities) the University will have 1,729 parking spaces on the main campus. This does not include parking spaces at the Health Science Building or at the CCSD Building on Pleasant Street.

**Campus Facilities Master Plan**

The University hired RDG Planning and Design from Des Moines and Omaha to prepare a campus facilities master plan. This plan was to identify the University's facilities needs over the next 10 years, through 2034. This plan identified the following facilities needs over the next 10 years:

**Facility Needs:**

- Renovate the cafeteria on the first floor of Cosgrove Hall
- Renovate the 1<sup>st</sup> floor of Hayes Hall, and add a new elevator tower to make the building fully accessible
- Partial renovation of the library into a learning commons
- Partial renovation of the Rogalski Center to move the Admissions Operations into this building
- New Academic Building
- Complete interior renovation of Ambrose Hall, the oldest and original building on campus
- New theatre and music education facility

**Campus Improvements:**

- Outdoor spaces – Mix of active and passive recreation and gathering spaces
- Campus edge improvements – This includes the continuation of perimeter campus fencing and landscaping
- Parking and entrance improvements – This includes the consolidation of the number of vehicular entry points to campus, the elimination of some parking on the interior of campus, and the creation of new parking between Gaines and Brown Street
- New campus entry at Rogalski Drive – The Rogalski Center will become the new “front door” of the University, so a more prominent entry will be added on Harrison Street along with an improved appearance of the front of the building
- Recreation Courts – Locations for outdoor pickleball, basketball, tennis and sand volleyball will be added to campus
- Pedestrian mall enhancements – The University has pedestrian malls that run north and south and east to west on campus. These will be enhanced with landscaping and other improvements.

**Required Information****Completed Application:**

See Appendix I

**Boundary Survey:**

A boundary survey was not completed for this site as the University's main campus is well defined. The legal description of the area the University is looking to re-zone is bordered by Locust Street to the south, Harrison Street to the east, Lombard Street to the north and Brown Street to the west. While it appears the campus ends at Gaines Street to the west, the University owns most of the property between Gaines and Brown Streets with the intention of acquiring the rest as they become available. A map of the property owned by the University between Gaines and

Brown Streets can be found in Appendix II. The shaded areas are owned by the University. There are six properties between Gaines and Brown Streets not owned by the University.

#### **Drawing of the Development:**

See attached map of the proposed development plan in Appendix III, sheet 2 of 8.

#### **Number of Gross Acres in the Project**

The total number of gross acres between Locust, Harrison, Lombard and Brown Streets is 52.5.

#### **Existing and Proposed Parking Spaces**

The University has 1,632 available parking spots in the fall of 2024. The proposed changes to campus will utilize some of those spots, but they will be replaced by new parking added between Gaines and Brown Streets. An updated table of net parking spaces after the new master plan has been implemented can be seen below:

| # | Initiative                                                | Net<br>Spaces |
|---|-----------------------------------------------------------|---------------|
|   | Main campus parking spaces                                | 1,632         |
| 1 | Rogalski Center parking loss (new Music/Theatre Building) | (151)         |
| 2 | Elimination of St. Michael's Circle                       | (12)          |
| 3 | Lower Galvin parking loss (new recreation courts)         | (55)          |
| 4 | Elimination of McMullen Hall lot                          | (21)          |
| 5 | New parking lots between Gaines and Brown Streets         | 302           |
|   |                                                           | <u>1,695</u>  |

This would generate 63 new parking spots. The University also realizes the new parking spots are to be built in an area where all the properties have not been acquired. The University will commit to a condition where no parking will be eliminated until a similar number of new spots have been built. That is, unless it can be shown the demand for parking has decreased and replacement spots are not needed.

#### **Parking Ratios**

With the implementation of zone parking, many of the lot assignments the University used in the past have gone away. The lots west of Gaines Street are used by a combination of commuter students, residential students and faculty and staff. This self-selection of the most convenient parking has increased the usage of these lots since zone parking was implemented. However, because these lots are shared by multiple users throughout the day, it is not possible to calculate a parking ratio for each user group. For fall 2024, there are 564 Zone One spots available, and 560 permits were sold for a ratio of 1.0 to 1.0. In Zone Two, there are 685 spots available, and 830 permits were sold, for a ratio of 0.83 to 1.0. This is somewhat misleading as students who park at our Center for Health Science Education on Lombard and Marquette Streets are also able to park in Zone Two. Many do so infrequently, so the ratio is closer to .95 to 1.0. There is also a place where commuters and graduate students park. As they are here less often, this also increases the ratio. In Zone Three, there are 93 spots available and only 29 are sold for a ratio of 3.2 to 1.0.



### **Existing and Proposed Lot Coverage**

See Appendix III, sheet 7 of 8. The current lot coverage from buildings equals 8.9 acres and is 12.2 acres for parking lots. This currently leaves 31.3 acres that are non-structural (green space). The proposed development plan would have 11.5 acres of buildings, 14.5 acres of parking and 26.5 acres of green space.

### **Existing and Proposed Square Footage and Floor Area Ratio of Buildings**

The existing and proposed total square footage and floor area ratio of buildings is as follows:

|                                   | <b>Square<br/>Footage</b> | <b>Floor Area<br/>Ratio</b> |
|-----------------------------------|---------------------------|-----------------------------|
| <b>Existing:</b>                  |                           |                             |
| Ambrose Hall                      | 97,900                    | 24,390                      |
| Higgins Hall                      | 23,400                    | 12,822                      |
| McMullen Hall                     | 40,157                    | 14,176                      |
| Davis Hall                        | 41,600                    | 7,554                       |
| Lewis Hall                        | 35,000                    | 8,601                       |
| Galvin Fine Arts Center           | 75,500                    | 29,615                      |
| McCarthy Hall                     | 58,000                    | 11,620                      |
| Christ the King Chapel/Hayes Hall | 56,920                    | 19,150                      |
| Rohlman Hall                      | 49,700                    | 11,100                      |
| PE Center and Lee Lohman Arena    | 45,300                    | 31,884                      |
| Wellness and Recreation Center    | 86,251                    | 69,013                      |
| Rogalski Center                   | 64,400                    | 22,033                      |
| Bechtel Hall                      | 34,400                    | 9,004                       |
| Tiedemann/Hagen Hall              | 87,600                    | 22,977                      |
| Franklin Hall                     | 46,700                    | 12,444                      |
| Physical Plant                    | 8,900                     | 9,174                       |
| Library                           | 58,800                    | 15,129                      |
| Cosgrove Hall                     | 77,600                    | 20,470                      |
| University Townhouses             | 60,600                    | 17,811                      |
| North Hall                        | 54,200                    | 13,955                      |
| Admissions and Welcome Center     | 7,400                     | 7,400                       |
|                                   | <u>1,110,328</u>          | <u>390,322</u>              |
| <b>Proposed:</b>                  |                           |                             |
| New academic building             | 24,800                    | 12,400                      |
| New Performing Arts Center        | 35,607                    | 17,804                      |
| Lewis Hall demolition             | (35,000)                  | (8,601)                     |
| Davis Hall demolition             | (41,600)                  | (7,554)                     |
|                                   | <u>1,094,135</u>          | <u>404,371</u>              |

### **Existing Land Use and Zoning**

The main campus of the University at 518 West Locust Street is zoned S-IC Institutional Campus Zoning District. The property surrounding the main campus is zoned as follows:

West – Zoned R-4C Single Family + Two Family Central Residential District.

South – From Gaines Street to just west of Scott Street, the property is zoned R-4C Single Family + Two Family Central Residential District. From just west of Scott Street to Harrison Street the property is zoned C-2 Corridor Commercial Zoning District.

East – The northeast corner of campus is Vander Veer Park and is zoned S-OS Open Space Zoning District. From Lombard Street to High Street the property is zoned R-4C Single Family + Two Family Central Residential District. From High Street to Locust Street, the property is zoned C-2 Corridor Commercial Zoning District.

North – Zoned R-4C Single Family + Two Family Central Residential District.

As the University's main campus is in a residential area, there is less than 100 feet from the campus property line to the nearest structure. As noted above, these are typically residential properties, and the commercial areas noted above.

### **Existing and Proposed Services**

Existing and proposed services to the main campus (water, sanitary and storm sewer, electric, gas, streets) and the capacity of those services can be seen in the map at Appendix III, sheet 5 of 8.

### **Site Constraints**

See Appendix III, sheet 6 of 8. Many of the slopes more than 10% are located interior to the campus. The most prominent can be found north of Ambrose Hall, east of Rohlman Hall, north of the Christ the King Chapel and north of the Galvin Fine Arts Center. Most of the locations on the edge of campus can be found along Gaines and Brown Streets. These slopes exist where the houses on Gaines Street fall away towards the street and where the land slopes down towards Lombard Street.

There is no part of the main campus that is included in a flood plain or floodway. However, there is a waterway that runs from the storm water area north of Ambrose Hall, between Rohlman and Hayes Halls, and continues to move north and west until it reaches the storm system around McCarthy Hall. This waterway is also indicated in Appendix III, sheet 6 of 8.

Soil conditions can be found at Appendix III, sheet 7 of 8. While there do not appear to be any issues, soil boring tests will be necessary after the new structures are designed.

### **Topographical Map**

The topographical map for the main campus can be seen in Appendix III, sheet 6 of 8. St. Ambrose will also obtain a survey for each project as it is being designed. The topographical data comes from the State of Iowa LIDAR Survey.

### **Existing and Proposed Building Locations**

A map showing the existing and proposed building pad locations can be seen in Appendix III, sheet 2 of 8. The building area, number of stories, a list of proposed uses and gross floor area can be seen below:

|                                   | Square<br>Footage | Stories | Height<br>(Feet) | Gross<br>Floor Area | Uses                            | Built/<br>Renovated |
|-----------------------------------|-------------------|---------|------------------|---------------------|---------------------------------|---------------------|
| <b>Existing:</b>                  |                   |         |                  |                     |                                 |                     |
| Ambrose Hall                      | 97,900            | 4.0     | 48               | 24,390              | Classrooms; offices             | 1882/1974           |
| Higgins Hall                      | 23,400            | 2.0     | 40               | 12,822              | Offices; classrooms             | 1916/1987           |
| McMullen Hall                     | 40,157            | 2.5     | 36               | 14,176              | Classrooms; offices             | 1940/1997           |
| Davis Hall                        | 41,600            | 4.0     | 40               | 7,554               | Residence Hall                  | 1922/1941           |
| Lewis Hall                        | 35,000            | 3.5     | 42               | 8,601               | Classrooms; offices; labs       | 1930/1991           |
| Galvin Fine Arts Center           | 75,500            | 3.0     | 60               | 29,615              | Auditorium, classrooms          | 1969                |
| McCarthy Hall                     | 58,000            | 4.0     | 40               | 11,620              | Classrooms; residence hall      | 2008                |
| Christ the King Chapel/Hayes Hall | 56,920            | 1.0     | 36               | 19,150              | Chapel; offices; classrooms     | 1952/2006           |
| Rohlman Hall                      | 49,700            | 4.0     | 40               | 11,100              | Residence Hall                  | 1959/2001           |
| PE Center and Lee Lohman Arena    | 45,300            | 2.0     | 40               | 31,884              | Arena; weightroom; fitness      | 1983                |
| Wellness and Recreation Center    | 86,251            | 2.0     | 40               | 69,013              | Fieldhouse, weight/cardio rooms | 2017                |
| Rogalski Center                   | 64,400            | 2.0     | 36               | 22,033              | Student Services; offices       | 2004                |
| Bechtel Hall                      | 34,400            | 4.0     | 40               | 9,004               | Residence Hall                  | 2004                |
| Tiedemann/Hagen Hall              | 87,600            | 4.0     | 40               | 22,977              | Residence Halls                 | 1996                |
| Franklin Hall                     | 46,700            | 4.0     | 40               | 12,444              | Residence Hall                  | 2005                |
| Physical Plant                    | 8,900             | 1.0     | 16               | 9,174               | Physical Plant Shop             | 1915/1997           |
| Library                           | 58,800            | 3.0     | 36               | 15,129              | Library                         | 1996                |
| Cosgrove Hall                     | 77,600            | 5.0     | 50               | 20,470              | Residence Hall                  | 1969                |
| University Townhouses             | 60,600            | 2.0     | 24               | 17,811              | Residence Hall                  | 1990                |
| North Hall                        | 54,200            | 4.0     | 40               | 13,955              | Residence Hall                  | 2012                |
| Admissions and Welcome Center     | 7,400             | 1.0     | 15               | 7,400               | Offices                         | 2016                |
|                                   | <u>1,110,328</u>  |         |                  | <u>390,322</u>      |                                 |                     |
| <b>Proposed:</b>                  |                   |         |                  |                     |                                 |                     |
| New academic building             | 24,800            | 2.0     | 41               | 12,400              | Classrooms; labs; offices       |                     |
| New Performing Arts Center        | 35,607            | 2.0     | 45               | 17,804              | Auditorium, classrooms          |                     |
| Lewis Hall demolition             | (35,000)          |         |                  | (8,601)             |                                 |                     |
| Davis Hall demolition             | (41,600)          |         |                  | (7,554)             |                                 |                     |
|                                   | <u>1,094,135</u>  |         |                  | <u>404,371</u>      |                                 |                     |

The new buildings and parking lots included in the University's application will meet all the City of Davenport's requirements for setbacks and site elements, including landscaping.

#### **Location of Existing and Proposed Parking**

A map showing existing and proposed parking areas can be seen in Appendix III, sheet 2 of 8. It should be noted the parking lots proposed between Gaines and Brown Street will require the demolition of several houses. A few of these houses are not currently owned by the University and will need to be acquired to complete the development, as noted above.

### **Location of Existing and Proposed Loading Docks, Receiving and Trash Pickup Areas**

A map showing existing and proposed loading docks, receiving and trash pick-up areas can be seen in Appendix III, sheet 4 of 8.

### **Location of Existing and Proposed Landscaping and Buffering**

A map showing the existing and proposed landscaping and buffering can be seen in Appendix III, sheet 6 of 8. Details of what the decorative fencing and the related landscaping will look like can be found in Appendix III, sheet 8 of 8.

### **Location and Configuration of Existing and Proposed Access Points**

A map showing the location and configuration of existing and proposed access points can be found in Appendix III, sheet 2 of 8.

### **Storm Water Management Plan**

A storm water management plan, prepared by Missman, Inc. can be found in Appendix IV.

### **Location of Existing and Proposed Signage**

A map showing the location of all existing and proposed free standing signage can be seen in Appendix III, sheet 2 of 8.

### **Traffic Impact Study**

As the University is not planning on significant growth over the next ten years, a full Traffic Impact Study was not performed. However, maps from the Iowa Department of Transportation, that show the traffic counts on the main roads and intersections around the University's main campus, were obtained.

Locust Street, east of Harrison Street, has automobile traffic of 19,000 vehicles daily. Locust Street, west of Harrison Street has automobile traffic of 17,900 vehicles daily. Harrison Street, north of Locust Street has automobile traffic of 13,800 vehicles and south of Locust Street it has 11,600 vehicles. Gaines Street, north of Locust Street has automobile traffic of 2,760 vehicles and south of Locust Street it has 6,400 vehicles.

To put the University's planned growth into context, undergraduate enrollment is expected to increase by 100 students over the next ten years. It is also not known if these students will be commuter students who come from the Quad City area or residential students. In any event, 100 cars added to the traffic counts listed above will not have a significant impact, even if they access these roads during rush hour times during the morning and afternoon.

The 100 additional graduate students will also have very little impact on the traffic counts around campus. While the University's undergraduate students generally attend classes from 8:00 am through 4:00 pm, the graduate students are mainly part-time and attend classes after 5:00 pm. Once again, 100 additional vehicles added to the counts listed above will have very little impact. The impact will be less as they will use these roads during non-peak hours. In addition, graduate students are generally requesting on-line instruction, so it is doubtful these students will access campus.

Finally, the 100 new adult students will have no impact on the traffic counts around the University's main campus as these courses are generally held in an on-line format.

### Compatibility with Surrounding Area

The buildings of the University represent a variety of architectural styles. Early campus architecture was based on European influences such as French (Ambrose Hall with mansard roofs and circle top windows) and English Tudor Gothic (Davis Hall, Lewis Hall, and McMullen Hall with stone base and corner accents, pointed arch features and parapet crenellation). Later buildings were designed with a mix of European and American contemporary styles prevalent on many college and university campuses (Rohlfman, Cosgrove and Galvin). The architecture of the past 25 years is more of a modern American theme with traditional roof, brick and stone elements that complement existing buildings (Rogalski Center, McCarthy Hall, and North Hall) which will continue with the proposed buildings on the Master Plan.

The University has 2,518 students in the fall of 2024. This includes 1,962 undergraduates and 556 graduate students. As noted above, the University hopes to grow by 300 students over the next ten years and increase enrollment to 2,800 students. In the fall of 2024, the University employs 415 full-time faculty and staff and 130 part-time faculty and staff. Many of the part-time employees are adjunct professors. It is estimated there are 100 contract employees on campus (food service, bookstore, security and various trades). This would bring the total number to 645 employees. It is estimated this will remain flat or decrease in the next ten years.

The University's goal has always been to present an attractive campus to our students, faculty and staff and be a good neighbor by maintaining our facilities and grounds at a high level. Two of the proposed new developments will be built on the outer edge of our campus. A new academic building will be built around Gaines Street and West High Street. It will be a two-story structure and be built of red brick with stone accents. It will be an attractive structure that is consistent with McMullen Hall.

The other structure that will be built on the edge of campus will be a new performing arts building located on Lombard Street in the current Rogalski Center parking lot. As this building will include an auditorium, it will have a higher profile. However, its roof line will not exceed the other buildings in that section of campus. The addition will also have trees to screen a portion of the building, and the building will also have windows and stone accents along Lombard Street so that neighbors will not be looking at one large wall.

The University will develop a relationship with the neighborhood groups around campus and will use these groups to identify neighbor concerns. The addition of more parking will improve the lighting, noise and parking issues in the neighborhood. The University currently has adequate access to major thoroughfares to allow transportation to the main campus. This includes access via auto, bicycle and pedestrian. The University also is located by a hub for the Citibus system.

In 2009 the University signed an agreement with CitiBus to allow all faculty, students and staff to ride the bus free of charge. The University pays the City of Davenport 42 cents per ride. This program was initially designed to allow access to our Center for Health Science Education at Marquette and Lombard Streets. However, we are currently seeing significant use on other Citibus routes. Our contract with CitiBus will continue to be communicated to students to increase ridership. Other initiatives being studied include car rental programs for students and carpooling incentives.

# Neighborhood Meeting Attendance List

Date: Oct 9, 2024

Time: 6:30 pm

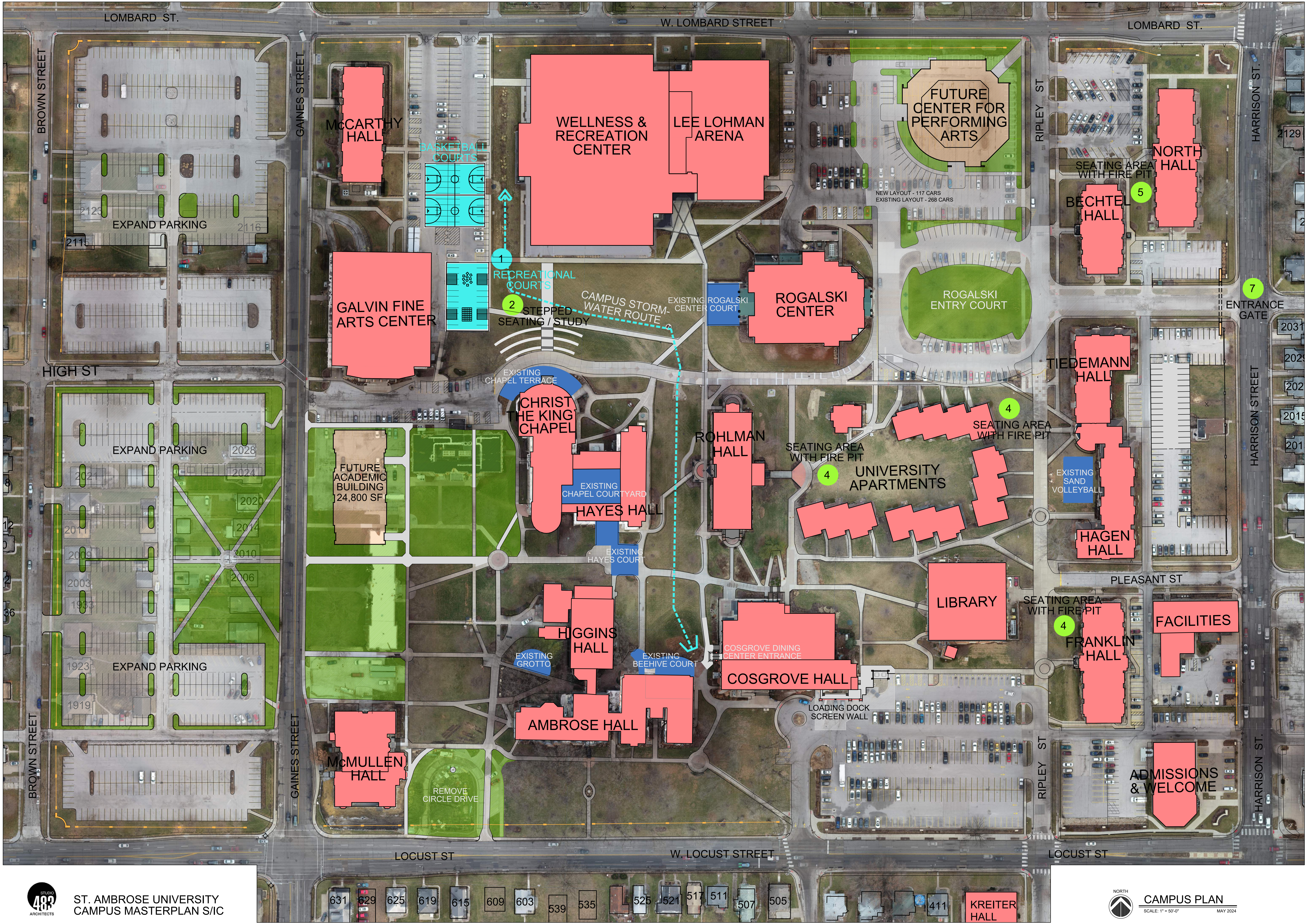
Location: SAM Rogalski Ctr

Case:

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

|    | NAME             | EMAIL:                          | PHONE: (optional) | ADDRESS (as shown on the notice map) |
|----|------------------|---------------------------------|-------------------|--------------------------------------|
| 1  | Jen Walker       | jenboyle1818@gmail.com          | 503-650-2812      |                                      |
| 2  | Matt Werderitch  | matt.werderitch@davenportwa.com | 503-888-2221      |                                      |
| 3  | Ann Schwickerath | ann@projectrenewal.net          | 503-324-0800      |                                      |
| 4  | BRIAN KRAMER     | BRIAN@HILLTOPCLANAVILLAGE.ORG   |                   |                                      |
| 5  | RONNIE CONEY     | G200DK@GMAIL.COM                | 369 782 9677      | 2116 N. MAIN ST. DPT. 52803          |
| 6  |                  |                                 |                   |                                      |
| 7  |                  |                                 |                   |                                      |
| 8  |                  |                                 |                   |                                      |
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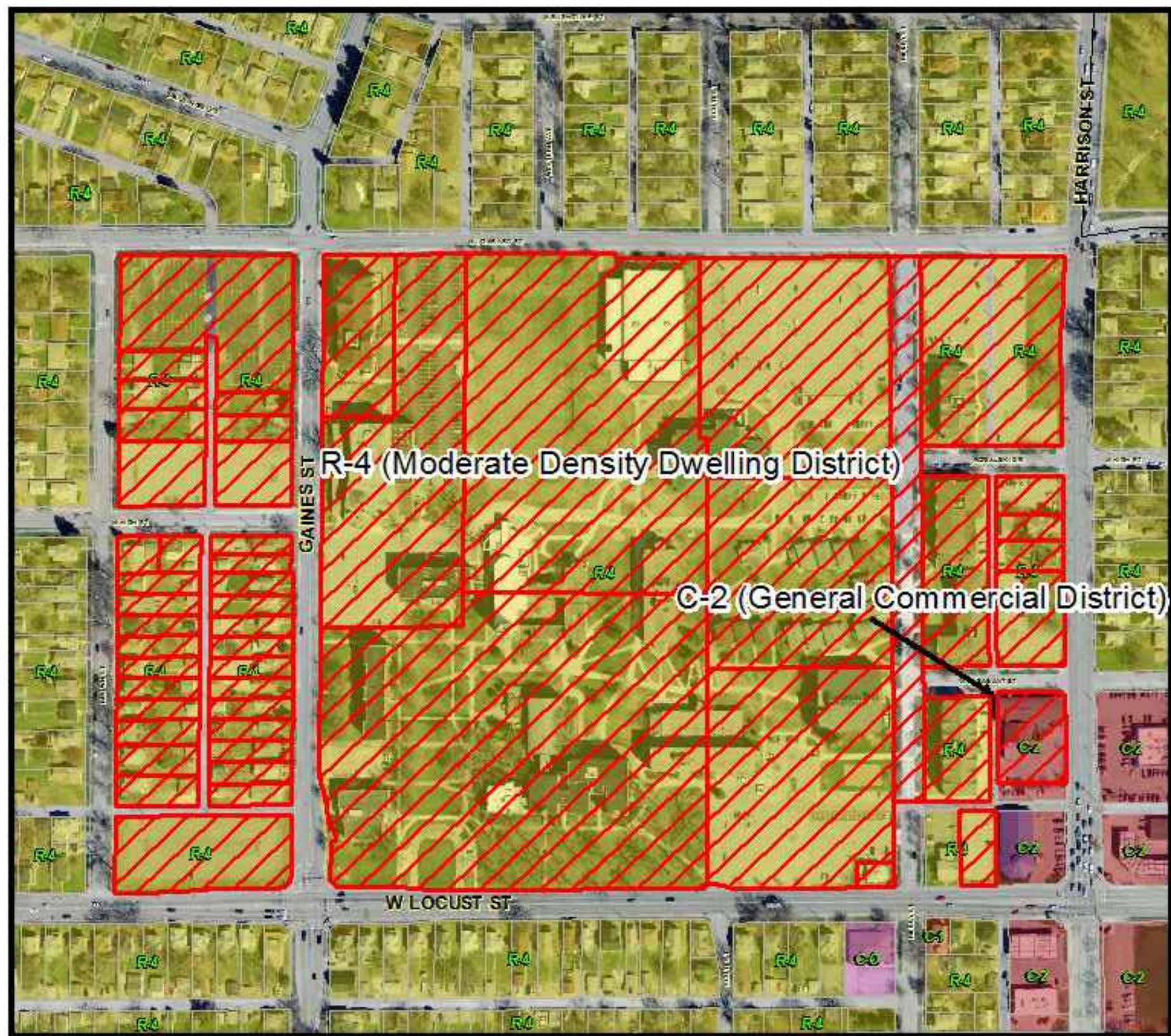




ST. AMBROSE  
SPECIAL INSTITUTIONAL CAMPUS  
DAVENPORT, IOWA



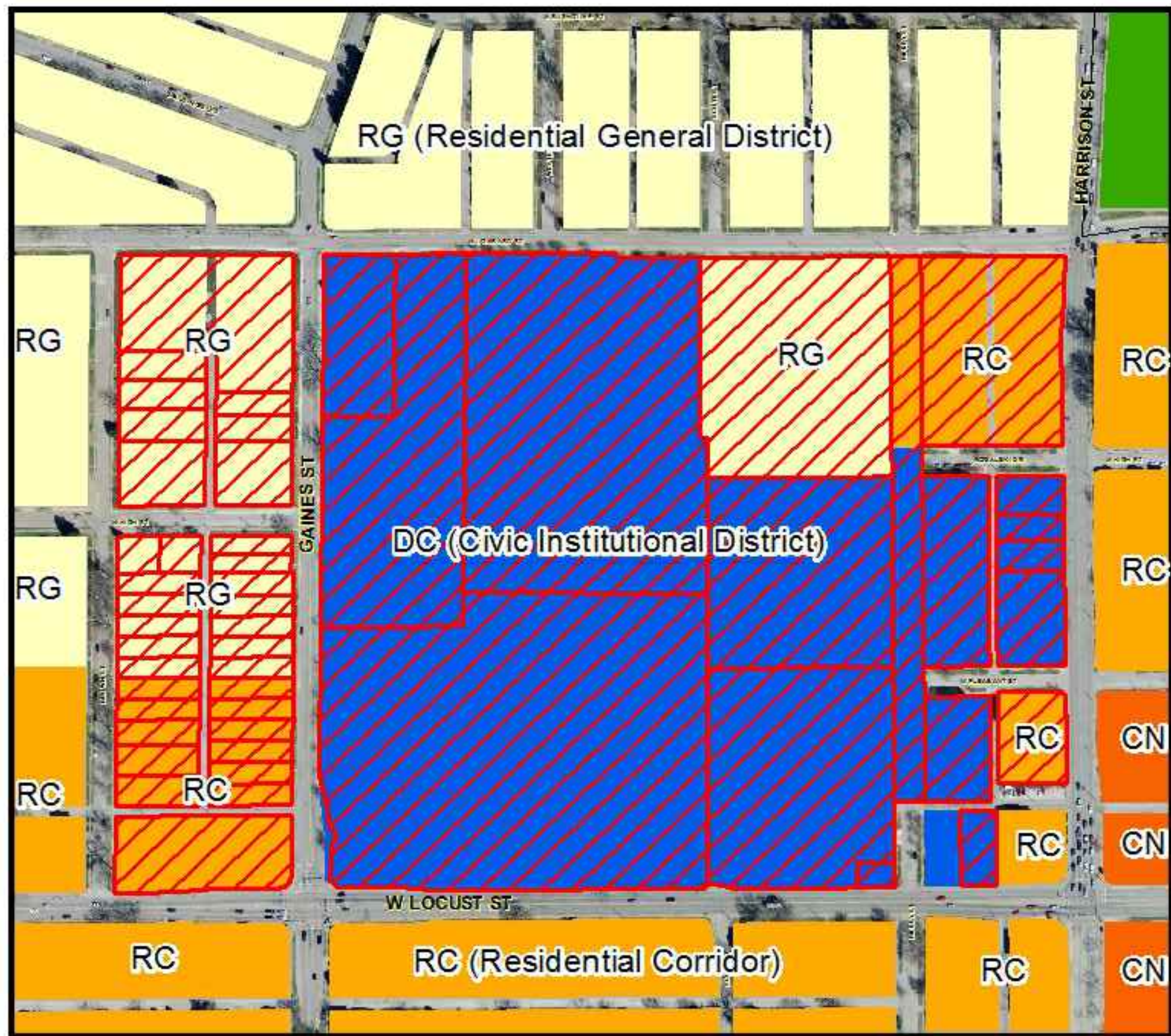
City Plan and Zoning Commission Case No. REZ12-01  
St. Ambrose University Main Campus Rezoning  
Existing Zoning Map



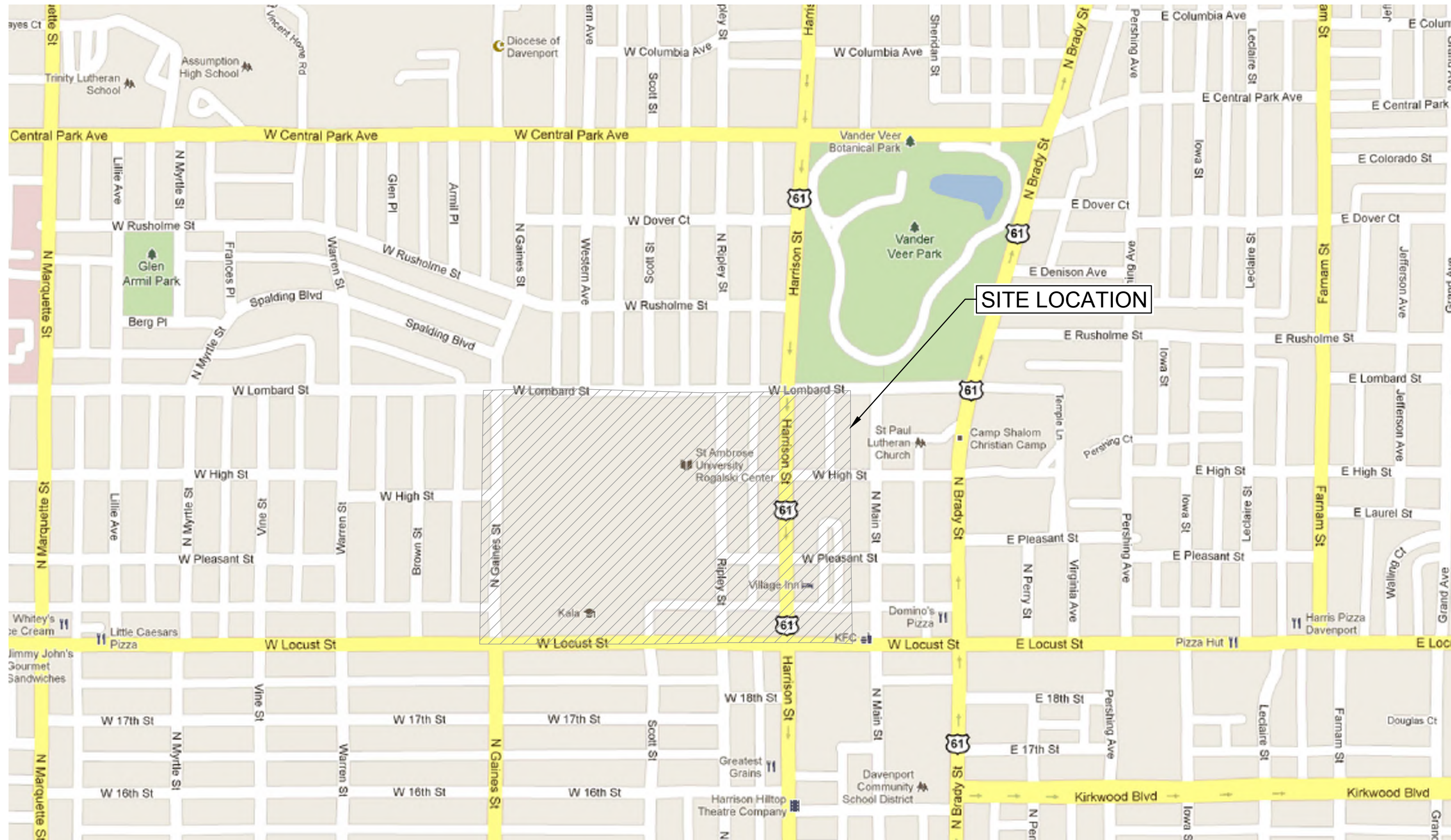
Request of St. Ambrose University for a Zoning Map Amendment (Rezoning) from the R-4 (Moderate Density Dwelling District) and C-2 (General Commercial District) to PID (Planned Institutional District) for all property within the main campus, and including all specified parcels located within the general boundaries of Lombard, Locust, Brown and Harrison Streets. The purpose of the request is to rezone the specified parcels in accordance with the university's adopted Campus Master Plan.



City Plan and Zoning Commission Case No. REZ12-01  
St. Ambrose University Main Campus Rezoning  
Davenport 2025 Proposed Land Use Map



Request of St. Ambrose University for a Zoning Map Amendment (Rezoning) from the R-4 (Moderate Density Dwelling District) and C-2 (General Commercial District) to PID (Planned Institutional District) for all property within the main campus, and including all specified parcels located within the general boundaries of Lombard, Locust, Brown and Harrison Streets. The purpose of the request is to rezone the specified parcels in accordance with the university's adopted Campus Master Plan.



VICINITY MAP  
NOT TO SCALE

ST. AMBROSE UNIVERSITY  
518 WEST LOCUST STREET  
DAVENPORT, IA  
563-333-6000

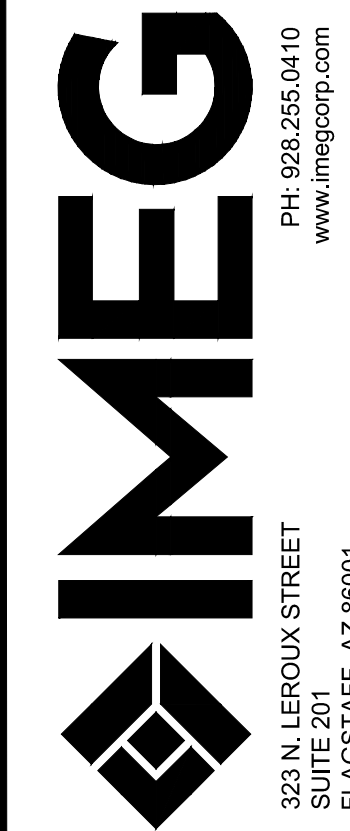
SOILS DATA

| 4000—Urban land                                                                                                      | 4162C—Downs-Urban land complex, 2 to 9 percent slopes                                                                | 4162D—Downs-Urban land complex, 9 to 14 percent slopes                                                               | 4291—Atterberry-Urban land complex, 0 to 2 percent slopes                                                            |
|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| <b>Map Unit Setting</b>                                                                                              | <b>Map Unit Setting</b>                                                                                              | <b>Map Unit Setting</b>                                                                                              | <b>Map Unit Setting</b>                                                                                              |
| Elevation: 700 to 1,400 feet                                                                                         | Elevation: 700 to 1,400 feet                                                                                         | Elevation: 700 to 1,400 feet                                                                                         | Elevation: 680 to 1,400 feet                                                                                         |
| Mean annual precipitation: 33 to 38 inches                                                                           | Mean annual precipitation: 33 to 38 inches                                                                           | Mean annual precipitation: 33 to 38 inches                                                                           | Mean annual precipitation: 33 to 38 inches                                                                           |
| Mean annual air temperature: 46 to 52 degrees F                                                                      | Mean annual air temperature: 46 to 52 degrees F                                                                      | Mean annual air temperature: 46 to 52 degrees F                                                                      | Mean annual air temperature: 46 to 52 degrees F                                                                      |
| Frost-free period: 170 to 200 days                                                                                   | Frost-free period: 170 to 200 days                                                                                   | Frost-free period: 170 to 200 days                                                                                   | Frost-free period: 170 to 200 days                                                                                   |
| <b>Map Unit Composition</b>                                                                                          | <b>Map Unit Composition</b>                                                                                          | <b>Map Unit Composition</b>                                                                                          | <b>Map Unit Composition</b>                                                                                          |
| Downs and similar soils: 50 percent                                                                                  | Downs and similar soils: 50 percent                                                                                  | Downs and similar soils: 50 percent                                                                                  | Atterberry and similar soils: 50 percent                                                                             |
| Urban land: 40 percent                                                                                               | Urban land: 40 percent                                                                                               | Urban land: 40 percent                                                                                               | Urban land: 40 percent Minor components: 10 percent                                                                  |
| <b>Setting</b>                                                                                                       | <b>Setting</b>                                                                                                       | <b>Setting</b>                                                                                                       | <b>Setting</b>                                                                                                       |
| Landform: Hillslopes                                                                                                 | Landform: Hillslopes                                                                                                 | Landform: Hillslopes                                                                                                 | Landform: Flats                                                                                                      |
| Landform position (two-dimensional): Shoulder, summit                                                                | Landform position (two-dimensional): Backslope                                                                       | Landform position (two-dimensional): Backslope                                                                       | Landform position (two-dimensional): Summit                                                                          |
| Landform position (three-dimensional): Interfluvial, side slope                                                      | Landform position (three-dimensional): Side slope                                                                    | Landform position (three-dimensional): Side slope                                                                    | Landform position (three-dimensional): Interfluvial                                                                  |
| Down-slope shape: Convex                                                                                             | Down-slope shape: Convex                                                                                             | Down-slope shape: Convex                                                                                             | Down-slope shape: Linear                                                                                             |
| Across-slope shape: Convex                                                                                           | Across-slope shape: Convex                                                                                           | Across-slope shape: Convex                                                                                           | Across-slope shape: Convex                                                                                           |
| Parent material: Loess                                                                                               | Parent material: Loess                                                                                               | Parent material: Loess                                                                                               | Parent material: Loess                                                                                               |
| <b>Properties and qualities</b>                                                                                      | <b>Properties and qualities</b>                                                                                      | <b>Properties and qualities</b>                                                                                      | <b>Properties and qualities</b>                                                                                      |
| Slope: 2 to 9 percent                                                                                                | Slope: 9 to 14 percent                                                                                               | Slope: 9 to 14 percent                                                                                               | Slope: 0 to 2 percent                                                                                                |
| Depth to restrictive feature: More than 80 inches                                                                    | Depth to restrictive feature: More than 80 inches                                                                    | Depth to restrictive feature: More than 80 inches                                                                    | Depth to restrictive feature: More than 80 inches                                                                    |
| Drainage class: Well drained                                                                                         | Drainage class: Well drained                                                                                         | Drainage class: Well drained                                                                                         | Drainage class: Somewhat poorly drained                                                                              |
| Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr) | Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr) | Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr) | Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr) |
| Depth to water table: More than 80 inches                                                                            | Depth to water table: More than 80 inches                                                                            | Depth to water table: About 12 to 42 inches                                                                          | Depth to water table: About 12 to 42 inches                                                                          |
| Frequency of flooding: None                                                                                          | Frequency of flooding: None                                                                                          | Frequency of flooding: None                                                                                          | Frequency of flooding: None                                                                                          |
| Frequency of ponding: None                                                                                           | Frequency of ponding: None                                                                                           | Frequency of ponding: None                                                                                           | Frequency of ponding: None                                                                                           |
| Available water capacity: High (about 11.6 inches)                                                                   | Available water capacity: High (about 11.6 inches)                                                                   | Available water capacity: High (about 11.6 inches)                                                                   | Available water capacity: High (about 11.8 inches)                                                                   |
| <b>Typical profile</b>                                                                                               | <b>Typical profile</b>                                                                                               | <b>Typical profile</b>                                                                                               | <b>Typical profile</b>                                                                                               |
| 0 to 8 inches: Silt loam                                                                                             | 0 to 8 inches: Silt loam                                                                                             | 0 to 8 inches: Silt loam                                                                                             | 0 to 8 inches: Silt loam                                                                                             |
| 8 to 60 inches: Silty clay loam                                                                                      | 8 to 60 inches: Silty clay loam                                                                                      | 8 to 60 inches: Silty clay loam                                                                                      | 8 to 60 inches: Silty clay loam                                                                                      |

| INDEX OF SHEETS           |              |
|---------------------------|--------------|
| Sheet Title               | Sheet Number |
| COVER SHEET               | --           |
| LAND USE PLAN             | C-1          |
| EXISTING CONDITIONS       | C-2          |
| SITE AREA AND SOILS PLAN  | C-3          |
| UTILITY PLAN              | C-4          |
| GRADING AND DRAINAGE PLAN | C-5          |
| DATA SHEET                | C-6          |
| LANDSCAPE DETAIL SHEET    | C-7          |

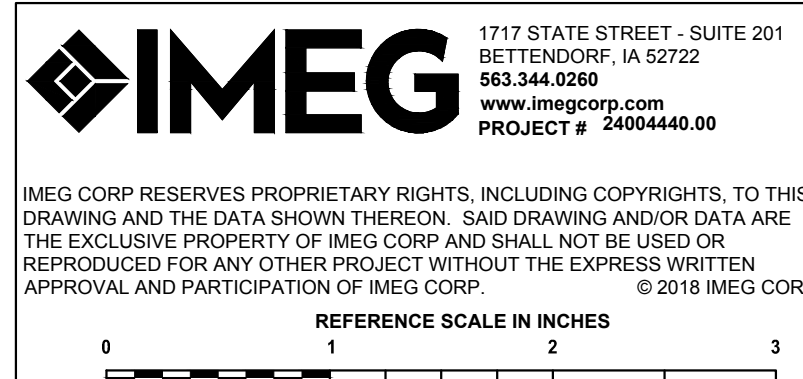
UTILITY NOTE

THE LOCATIONS OF THOSE BURIED AND ABOVE GROUND UTILITIES SHOWN ARE APPROXIMATE, ARE SHOWN FOR CONTRACTOR INFORMATIONAL USE ONLY, AND ARE NOT TO BE REFERENCED FOR CONSTRUCTION PURPOSES. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITY MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES, REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



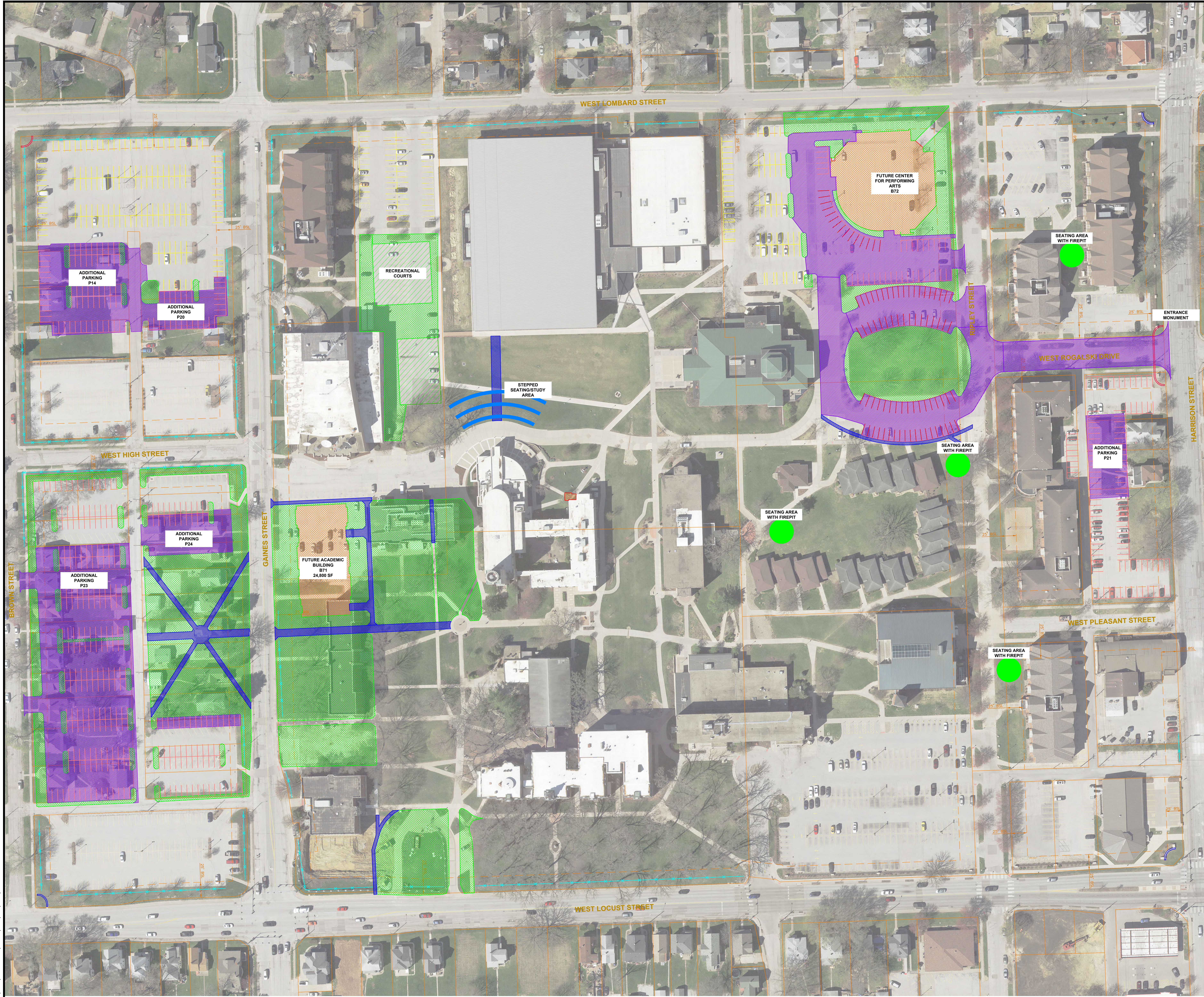
ST. AMBROSE UNIVERSITY S-IC  
DAVENPORT, IOWA  
COVER SHEET

IMEG Project No: 24004440.00  
File Name: COVER SHEET.dwg  
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Field Book No: ####  
Drawn By: KCK  
Checked By: AEK  
Date: 9/20/2024





Thursday, September 19, 2024 12:33:53 PM  
G:\2024\24004440.00\DESIGN\DWG\C3D\PLT\C-1 LAND USE PLANDING



50 25 0 50 100

SCALE: 1" = 50'

LEGEND

PROPOSED LANDSCAPE

PROPOSED BUILDING

PROPOSED PAVEMENT

PROPOSED SIDEWALK

EXISTING PARKING

PROPOSED PARKING

EXISTING SIGNAGE

PROPOSED SIGNAGE

PROPOSED FENCE

GENERAL NOTES

1. ALL INFORMATION WAS GATHERED BY MULTIPLE RESOURCES AND LOCATION OF ALL FEATURES SHOWN IS APPROXIMATE.
2. ANY AND ALL PROPERTIES INCLUDED WITHIN THE BOUNDARIES OF THIS PID THAT DO NOT HAVE PROPOSED FURTHER USED SPECIFIED ON THE LAND USE PLAN AND/OR ON THE DATA SHEET, MAY CONTINUE TO BE USED AS THEY CURRENTLY EXIST AND/OR AS PERMITTED UNDER THE PID ZONING CLASSIFICATION. SAID PROPERTIES MAY ALSO BE USED FOR OPEN SPACE PURPOSES IN THE EVENT OF DEMOLITION OF AN EXISTING BUILDING OR GROUP OF BUILDINGS. ALL DEMOLITION SITES SHALL BE FILLED, GRADED LEVEL, AND AT A MINIMUM SHALL BE RESTORED WITH PLATED GRASS SEED OR SOO.
3. FENCE LOCATIONS AND OPENINGS DEPICTED ON THE MAP MAY BE ADJUSTED BASED ON NEIGHBORHOOD INPUT AND/OR FURTHER REVIEW DURING THE PRE-CONSTRUCTION PHASE.

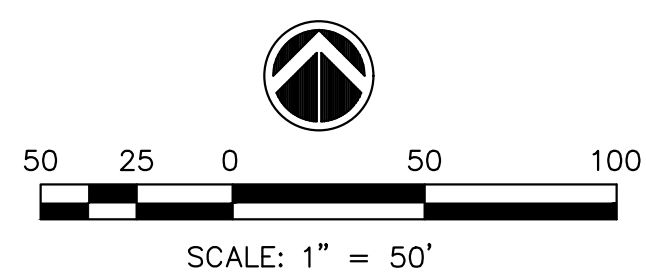
| REVISIONS |             | DATE |
|-----------|-------------|------|
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ST. AMBROSE UNIVERSITY S-IC  
DAVENPORT, IOWA  
LAND USE PLAN

IMEG Project No:  
24004440.00  
File Name:  
C-1 LAND USE PLAN.dwg  
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Drawn By: KCK  
Checked By: AEK  
Date: 9/20/2024





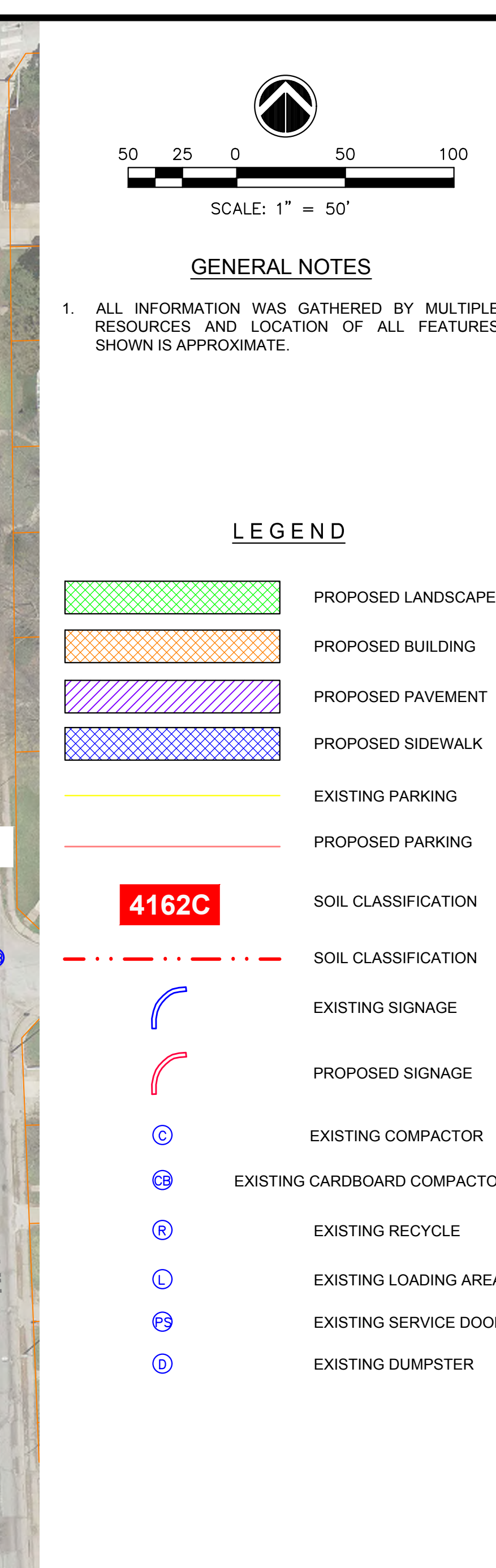
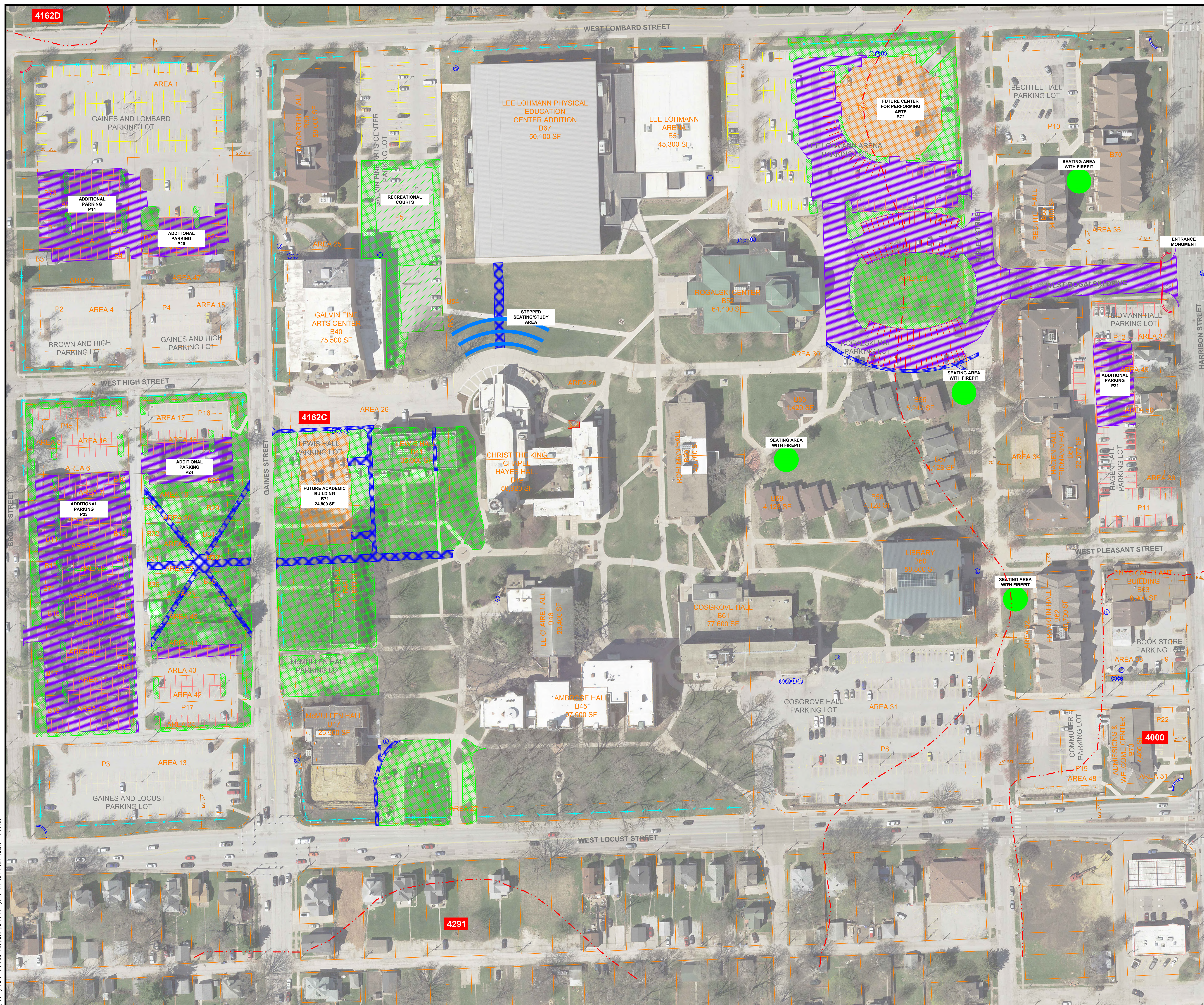
SCALE: 1" = 50'

[illegible]

ST. AMBROSE UNIVERSITY S-C  
 DAVENPORT, IOWA  
 EXISTING CONDITIONS

|                                         |
|-----------------------------------------|
| IMEG Project No:<br>24004440.00         |
| File Name:<br>C-1 LAND USE PLAN.dwg     |
| © COPYRIGHT 2024<br>ALL RIGHTS RESERVED |
| Field Book No:####                      |
| Drawn By: KCK                           |
| Checked By: AEK                         |
| Date: 9/13/2024                         |
| C-2                                     |
| Sheet 3 of 8                            |





### GENERAL NOTES

1. ALL INFORMATION WAS GATHERED BY MULTIPLE RESOURCES AND LOCATION OF ALL FEATURES SHOWN IS APPROXIMATE.

- |                                                                                     |                             |
|-------------------------------------------------------------------------------------|-----------------------------|
|  | PROPOSED LANDSCAPE          |
|  | PROPOSED BUILDING           |
|  | PROPOSED PAVEMENT           |
|  | PROPOSED SIDEWALK           |
|  | EXISTING PARKING            |
|  | PROPOSED PARKING            |
|  | SOIL CLASSIFICATION         |
|  | SOIL CLASSIFICATION         |
|  | EXISTING SIGNAGE            |
|  | PROPOSED SIGNAGE            |
|  | EXISTING COMPACTOR          |
|  | EXISTING CARBOARD COMPACTOR |
|  | EXISTING RECYCLE            |
|  | EXISTING LOADING AREA       |
|  | EXISTING SERVICE DOOR       |
|  | EXISTING DUMPSITE           |

|                                                                                   |  |                                                                                                                                                                                          |      |
|-----------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
|                                                                                   |  | <br>IMEG<br>323 N. LEROUX STREET<br>RICHMOND, IA 52206-0410<br>PH: 563.256.0410<br>www.imegcorp.com |      |
| ST. AMBROSE UNIVERSITY S-IC                                                       |  | REVISIONS                                                                                                                                                                                |      |
| DAVENPORT, IOWA                                                                   |  | No.                                                                                                                                                                                      | DATE |
| SITE AREA AND SOILS PLAN                                                          |  |                                                                                                                                                                                          |      |
| IMEG Project No:<br>24004440.00                                                   |  |                                                                                                                                                                                          |      |
| File Name:<br>C:\3 SITE AREA AND SOILS<br>© COPYRIGHT 2024<br>ALL RIGHTS RESERVED |  |                                                                                                                                                                                          |      |
| Field Book No:####                                                                |  |                                                                                                                                                                                          |      |
| Drawn By: KCK                                                                     |  |                                                                                                                                                                                          |      |
| Checked By: AEK                                                                   |  |                                                                                                                                                                                          |      |
| Date: 9/20/2024                                                                   |  |                                                                                                                                                                                          |      |
| <b>C-3</b>                                                                        |  |                                                                                                                                                                                          |      |
| Sheet 4 of 8                                                                      |  |                                                                                                                                                                                          |      |

|                                                                                              |
|----------------------------------------------------------------------------------------------|
| IMEG Project No:<br>24004440.00                                                              |
| File Name:<br>C-3 SITE AREA AND SOILS<br>ANALYSIS<br>© COPYRIGHT 2024<br>ALL RIGHTS RESERVED |
| Field Book No:####                                                                           |
| Drawn By: KCK                                                                                |
| Checked By: AEK                                                                              |
| Date: 9/20/2024                                                                              |
| <b>C-3</b>                                                                                   |
| Sheet 4 of 8                                                                                 |











|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p><b>Parking:</b></p> <p>In the fall of 2024, the University has 1,632 main campus parking spaces. Counting the 97 spaces at the St. Vincent Center on West Centre Park (not including the parking for the athletic facilities) the University will have 1,729 parking spaces on the main campus. This does not include parking spaces at the Health Science Building or at the CCSD building on Pleasant Street.</p> <p><b>Campus Facilities Master Plan</b></p> <p>The University hired RDG Planning and Design from Des Moines and Omaha to prepare a campus facilities master plan. The goal was to identify the University's facility needs over the next 10 years, through 2034. This plan identified the following facility needs over the next 10 years:</p> <p><b>Facility Needs:</b></p> <ul style="list-style-type: none"> <li>• Renovate the cafeteria on the first floor of Congrove Hall</li> <li>• Renovate the 1<sup>st</sup> floor of Hayes Hall, and add a new elevator tower to make the building fully accessible</li> <li>• Partial renovation of the library into a learning commons</li> <li>• Partial renovation of the Rogalski Center by a mix of Administrative Operations and this building</li> <li>• New Academic Building</li> <li>• Complete interior renovation of Ambrose Hall, the oldest and original building on campus</li> <li>• New theatre and music education facility</li> </ul> <p><b>Campus Improvements:</b></p> <ul style="list-style-type: none"> <li>• Outdoor spaces – Mix of active and passive recreation and gathering spaces</li> <li>• Campus edge improvements – This includes the continuation of perimeter campus fencing and landscaping</li> <li>• Parking and entrance improvements – This includes the consolidation of the number of vehicular entry points to campus, the elimination of some parking on the interior of campus, and the creation of new parking between Gaines and Brown Street</li> <li>• New campus entry at Rogalski Drive – The Rogalski Center will become the new "front door" of the University, so a more prominent entry will be added on Harrison Street along with an improved appearance of the front of the building</li> <li>• Recreation Courts – Locations for outdoor basketball, basketball, tennis and sand volleyball will be added to campus</li> <li>• Pedestrian mall enhancements – The University has pedestrian malls that run north and south and east to west on campus. These will be enhanced with landscaping and other improvements.</li> </ul> <p><b>Required Information</b></p> <p><b>Completed Application:</b></p> <p>See Appendix I</p> <p><b>Boundary Survey:</b></p> <p>A boundary survey was not completed for this site as the University's main campus is well defined. The legal description of the area the University is asking to rezone is bordered by Louisa Street to the south, Harrison Street to the east, Lombard Street to the north and Brown Street to the west. While it appears the campus ends at Gaines Street to the west, the University owns most of the property between Gaines and Brown Streets with the intention of acquiring the rest as they become available. A map of the property owned by the University between Gaines and</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <p><b>Existing Land Uses and Zoning</b></p> <p>The main campus of the University at 518 West Louisa Street is zoned S-10 Commercial Zoning District. The property surrounding the main campus is zoned as follows:</p> <p><b>West – Zoned R-4C Single Family – Two Family Central Residential District.</b></p> <p><b>South – From Gaines Street to just west of R-4C Single Street, the property is zoned R-4C Single Family – Two Family Central Residential District. From just west of Scott Street to Harrison Street the property is zoned C-2 Corridor Commercial Zoning District.</b></p> <p><b>East – The northeast corner of campus is Vander Veer Park and is zoned S-05 Open Space Zoning District. From Lombard Street to High Street the property is zoned R-4C Single Family – Two Family Central Residential District. From High Street to Louisa Street, the property is zoned C-2 Corridor Commercial Zoning District.</b></p> <p><b>North – Zoned R-4C Single Family – Two Family Central Residential District.</b></p> <p>As the University's main campus is in a residential area, there is less than 100 feet from the campus property line to the nearest structure. As noted above, these are typically residential properties, and the commercial areas noted above.</p> <p><b>Existing and Proposed Services</b></p> <p>Existing and proposed services to the main campus (water, sanitary and storm sewer, electric, gas, streets) and the capacity of those services can be seen in the map at Appendix II, sheet 6 of 6.</p> <p><b>Site Constraints</b></p> <p>See Appendix II, sheet 6 of 6. Many of the slopes more than 10% are located interior to the campus. The most prominent can be found north of Ambrose Hall, east of Rohman Hall, north of the Chris Knapp Chapel and north of the Gavin Fine Arts Center. Most of the locations on the edge of campus can be found along Gaines and Brown Streets. These slopes exist where the houses on Gaines Street fall away towards the street and where the land slopes down towards Lombard Street.</p> <p>There is no part of the main campus that is included in a flood plain or floodway. However, there is a waterway that crosses storm water area north of the campus, between Rohman and Hayes Halls, and continues to move north and west until it reaches the storm system around McCarthy Hall. This waterway is also indicated in Appendix II, sheet 6 of 6.</p> <p>Soil conditions can be found at Appendix II, sheet 7 of 6. While there do not appear to be any issues, soil boring logs will be necessary after the new structures are designed.</p> <p><b>Topographical Map</b></p> <p>The topographical map for the main campus can be seen in Appendix II, sheet 8 of 6. St. Ambrose will also obtain a survey for each project as it being designed. The topographical data comes from the State of Iowa DNR Survey.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <p><b>Compatibility with Surrounding Area</b></p> <p>The buildings of the University represent a variety of architectural styles. As campus architecture was based on European influences such as French (Ambrose Hall with mansard roofs and circle top windows) and English Tudor Gothic (Davis Hall, Lewis Hall, and McMillan Hall) stone bases and corner accents, joined arch features and parapet crenellations. Later buildings were designed with a mix of European and American contemporary styles prevalent on many colleges and universities campuses (Rohman, Congrove and Gaines). The architecture of the past 25 years is more of a modern American theme with traditional roof, brick and stone elements that complement existing buildings (Rogalski Center, McCarthy Hall, and North Hall) which will continue with the proposed buildings on the Main Street.</p> <p>The University has 2,518 students in the fall of 2024. This includes 1,962 undergraduates and 556 graduate students. As noted above, the University hopes to grow by 300 students over the next ten years and increase enrollment to 2,800 students. In the fall of 2024, the University employs 415 full-time faculty and staff and 150 part-time faculty and staff. Many of the part-time employees are adjunct professors. It is estimated there are 100 contract employees on campus (food service, bookstores, security and athletic training). This would bring the total number to 345 employees. It is estimated this will remain flat or decrease in the next ten years.</p> <p>The University's goal has always been to present an attractive campus to our students, faculty and staff and be a good neighbor by maintaining our facilities and grounds at a high level. Two of the proposed new developments will be built on the outer edge of our campus. A new academic building will be built around Gaines Street and West High Street. It will be a two-story structure and be built of red brick with stone accents. It will be an attractive structure that is consistent with McMillan Hall.</p> <p>The other structure that will be built on the edge of campus will be a new performing arts building located on Lombard Street in the current Rogalski Center parking lot. As the building will include an auditorium, it will have a higher profile. However, the roof line will not exceed the other buildings in that section of campus. The addition will also have trees to screen a portion of the building, and the building will also have windows and stone accents along Lombard Street so that neighbors will not be looking at one long wall.</p> <p>The University will develop a relationship with the neighborhood groups around campus and will use these groups to identify neighbor concerns. The addition of more parking will improve the lighting, noise and parking issues in the neighborhood. The University currently has adequate access to major thoroughfares to allow transportation to the main campus. This includes access via auto, bicycle and pedestrian. The University also is located by a hub for the Citibus system.</p> <p>In 2009 the University signed an agreement with Citibus to allow all faculty, students and staff to ride the bus free of charge. The University pays the City of Des Moines \$2 cents per ride. This program was initially designed to allow access to the Center for Health Science (located at Marquette and Lombard Streets). However, we are currently seeing significant use on other Citibus routes. Our contact with Citibus could continue to be communicated to students to increase ridership. Other initiatives being studied include car-pool programs for students and carpooling incentives.</p> |  |

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| ST. AMBROSE UNIVERSITY S-C<br>DAVENPORT, IOWA |  | IMEG Project No:<br>240004440.00        |  |
| DATA SHEET                                    |  | File Name:                              |  |
|                                               |  | COVER SHEET (img)                       |  |
|                                               |  | © COPYRIGHT 2024<br>ALL RIGHTS RESERVED |  |
|                                               |  | Field Book No: #####                    |  |
|                                               |  | Drawn By: KCK                           |  |
|                                               |  | Checked By: AEK                         |  |
|                                               |  | Date: 9/20/2024                         |  |
|                                               |  | C-6                                     |  |
|                                               |  | Sheet 7 of 8                            |  |





BROWN STREET & LOCUST STREET



HARRISON STREET & LOMBARD STREET

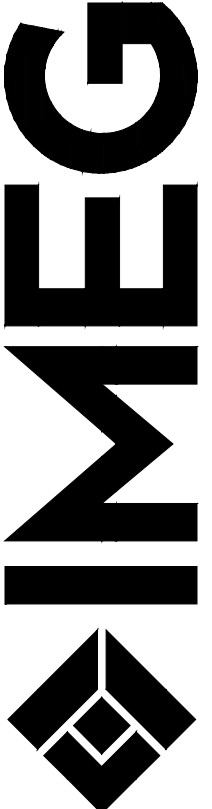


HARRISON STREET & LOCUST STREET

EXISTING CAMPUS  
MONUMENT SIGNS



CAMPUS EDGE EXAMPLES

|                                                                                                                                                                                                |             |                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------------------|
| REVISIONS                                                                                                                                                                                      |             | DATE                   |
| No.                                                                                                                                                                                            | DESCRIPTION |                        |
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|  <div>IMEG<br/>3221 N. LEROUX STREET<br/>FLAUSCHME, AZ 86001<br/>PH: 508.250.0410<br/>www.imegusa.com</div> |             |                        |
| ST. AMBROSE UNIVERSITY S-IC<br>DAVENPORT, IOWA                                                                                                                                                 |             | LANDSCAPE DETAIL SHEET |
|                                                                                                                                                                                                |             |                        |
| IMEG Project No:<br>24004440.00                                                                                                                                                                |             |                        |
| File Name:<br>COVER SHEET.dwg                                                                                                                                                                  |             |                        |
| © COPYRIGHT 2024<br>ALL RIGHTS RESERVED                                                                                                                                                        |             |                        |
| Field Book No:####                                                                                                                                                                             |             |                        |
| Drawn By: KCK                                                                                                                                                                                  |             |                        |
| Checked By: AEK                                                                                                                                                                                |             |                        |
| Date: 9/20/2024                                                                                                                                                                                |             |                        |
| C-7                                                                                                                                                                                            |             |                        |
| Sheet 8 of 8                                                                                                                                                                                   |             |                        |





## PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

**To: All property owners within 500 feet of the St. Ambrose University Campus**

### Neighborhood Meeting

Date: 3/6/2025

Time: 6:30 PM

Location: Rogalski Center Ballroom | 518 West Locust Street

### Plan & Zoning Commission Public Hearing Meeting

Date: 3/18/2025

Time: 5:00 PM

Location: Council Chambers | City Hall | 226 West 4<sup>th</sup> 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 request to amend the Campus Land Use Plan for St. Ambrose University. The subject property is currently zoned IC Institutional Campus District. The major amendments to the campus include a new Center for Performing Arts located in the current Rogalski Center parking lot, an improved entrance to the campus at West Rogalski Drive, outdoor recreation facilities between McCarthy Hall and the Wellness Center, a new academic building north of McMullen Hall, expanded parking in the properties between Brown and Gaines Street, and expanded greenspaces throughout the interior of the campus. See attached Campus Master Plan for more information.

### Request/Case Description:

Case ORD25-01: Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

### 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 March 18, 2025. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on April 1, 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 Development & Neighborhood Services Department.

### 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](mailto:planning@davenportiowa.com) (no later than 12:00 PM one day before the public hearing) or to: Planning, 1200 E 46<sup>th</sup> 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](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 Development & Neighborhood Services Department at [planning@davenportiowa.com](mailto:planning@davenportiowa.com) or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

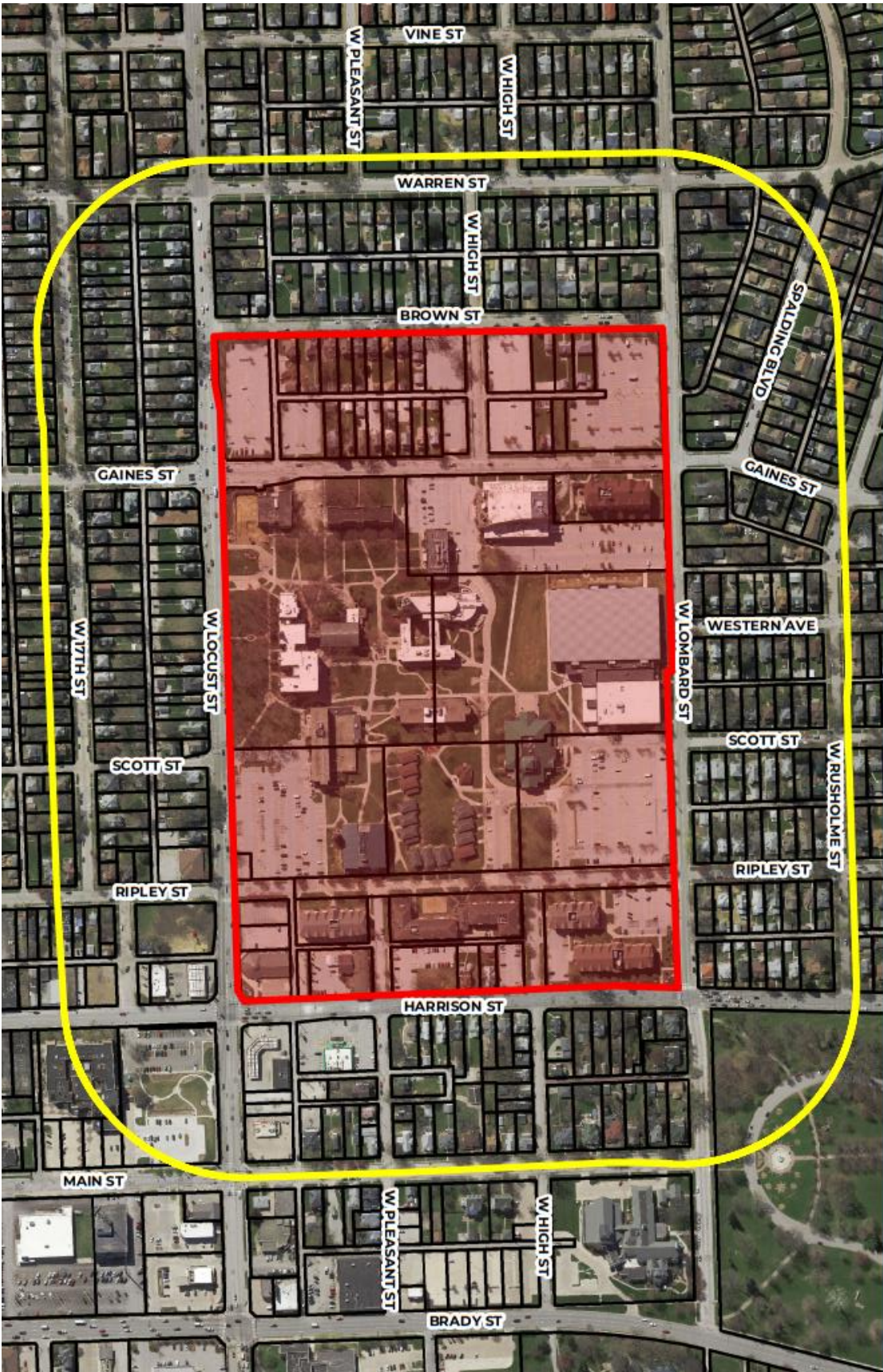
Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or [planning@davenportiowa.com](mailto:planning@davenportiowa.com) for updates.





## Public Notice Map | Case ORD25-01

Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]



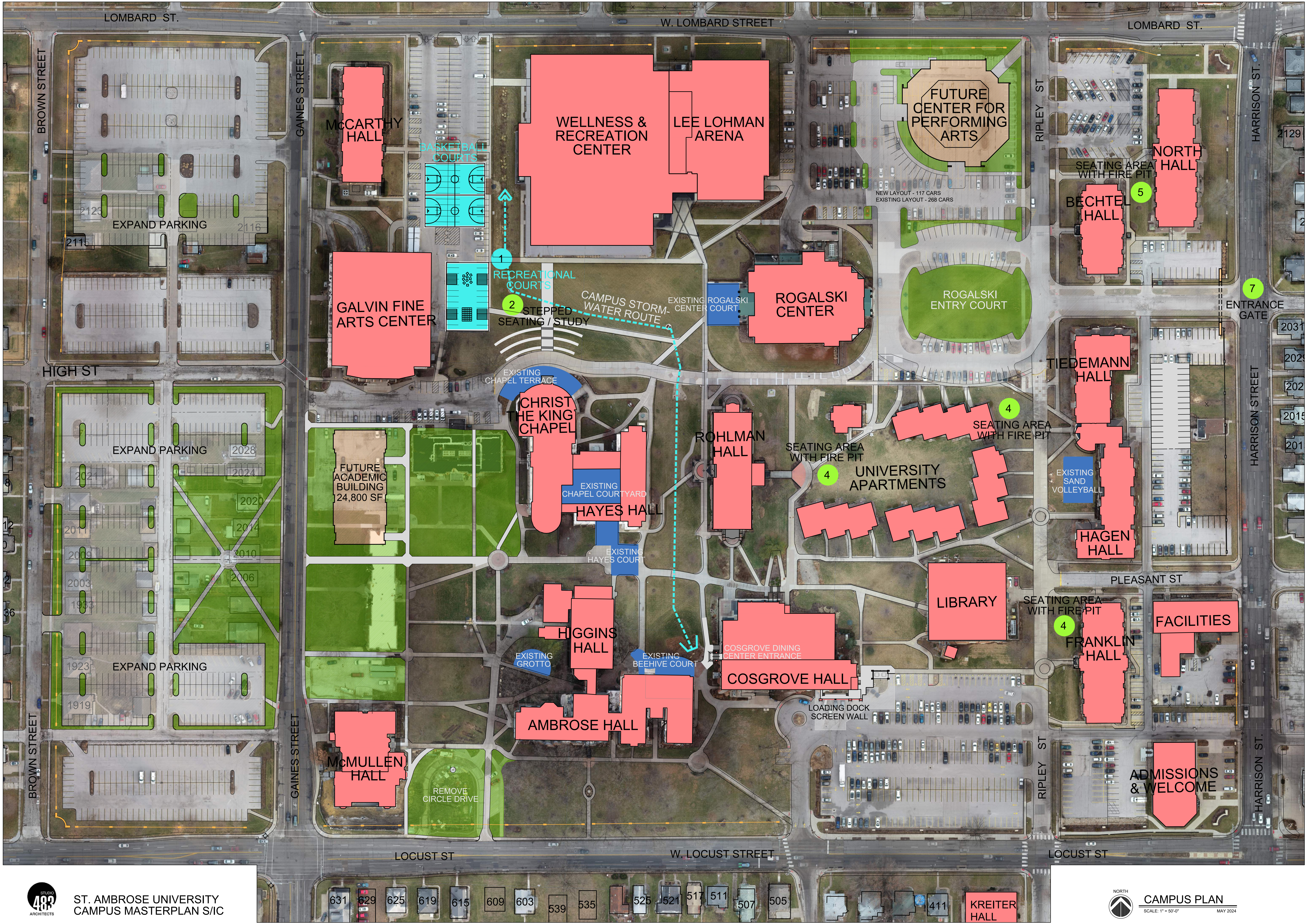
 St. Ambrose University Campus

 500' Notification Boundary

0 250 500 Feet









# Neighborhood Meeting Attendance List

Date: 03/06/2025

Time: 6:00 pm

Location: Rogalski Center Ballroom | 518 W Locust St

Case:

ORD25-01: Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

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

| NAME                                  | EMAIL:                          | PHONE: (optional) | ADDRESS (as shown on the notice map) |
|---------------------------------------|---------------------------------|-------------------|--------------------------------------|
| 1 Don Mayes                           | mayesdon8@gmail.com             | (563) 508-9576    | 1521 Gaines                          |
| 2 Kyle Gripp                          | Kyle.Gripp@cityofdavenport      | (361) 940-7072    | 4819 Belle                           |
| 3 Bob Inghram                         | BINGHRAM88@GMAIL                | 563.3490341       | 3740 W 60 <sup>TH</sup>              |
| 4 Jayne Hildebrandt + Shelly Tucker   |                                 |                   | 1925 Brown St                        |
| 5 Jazmin Newton                       | jazmin.newton@cityofdavenport   |                   |                                      |
| 6 Alex Krist                          | alex.e.krist@imgcorp.com        |                   |                                      |
| 7 Jade Burkholder                     | jade.burkholder@cityofdavenport |                   |                                      |
| 8 Steve Evans                         | sdevans6@gmail.com              | 563-650-4196      | 2219 Scott St.                       |
| 9 Erica Thomas                        | erica.gth.thomas@gmail.com      | 6                 |                                      |
| 10 DEBBIE MUMM <sup>aka Duffell</sup> | Minimums@mchsi.com              |                   | 2216 Ripley                          |
| 11 DON & FRANK EISENTRAGER            |                                 |                   | 609 W 17th St                        |
| 12 Chad Miller                        | Squ@millerrwks.com              |                   |                                      |
| 13 Bill Peterson                      | william.peterson@augustavus.lu  |                   | 2637 Esplanade                       |
| 14 Karen Metzger                      | metzgers6@mchsi.com             | 563-484-1193      | 2230 Western Ave                     |
| 15 Lynne Schelly                      | lynneschelly@gmail.com          |                   | 2216 Scott DAV 309-258 4189          |
| 16                                    |                                 |                   |                                      |
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# Neighborhood Meeting Attendance List

Date: 03/06/2025

Time: 6:00 pm

Location: Rogalski Center Ballroom | 518 W Locust St

Case:

ORD25-01: Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

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

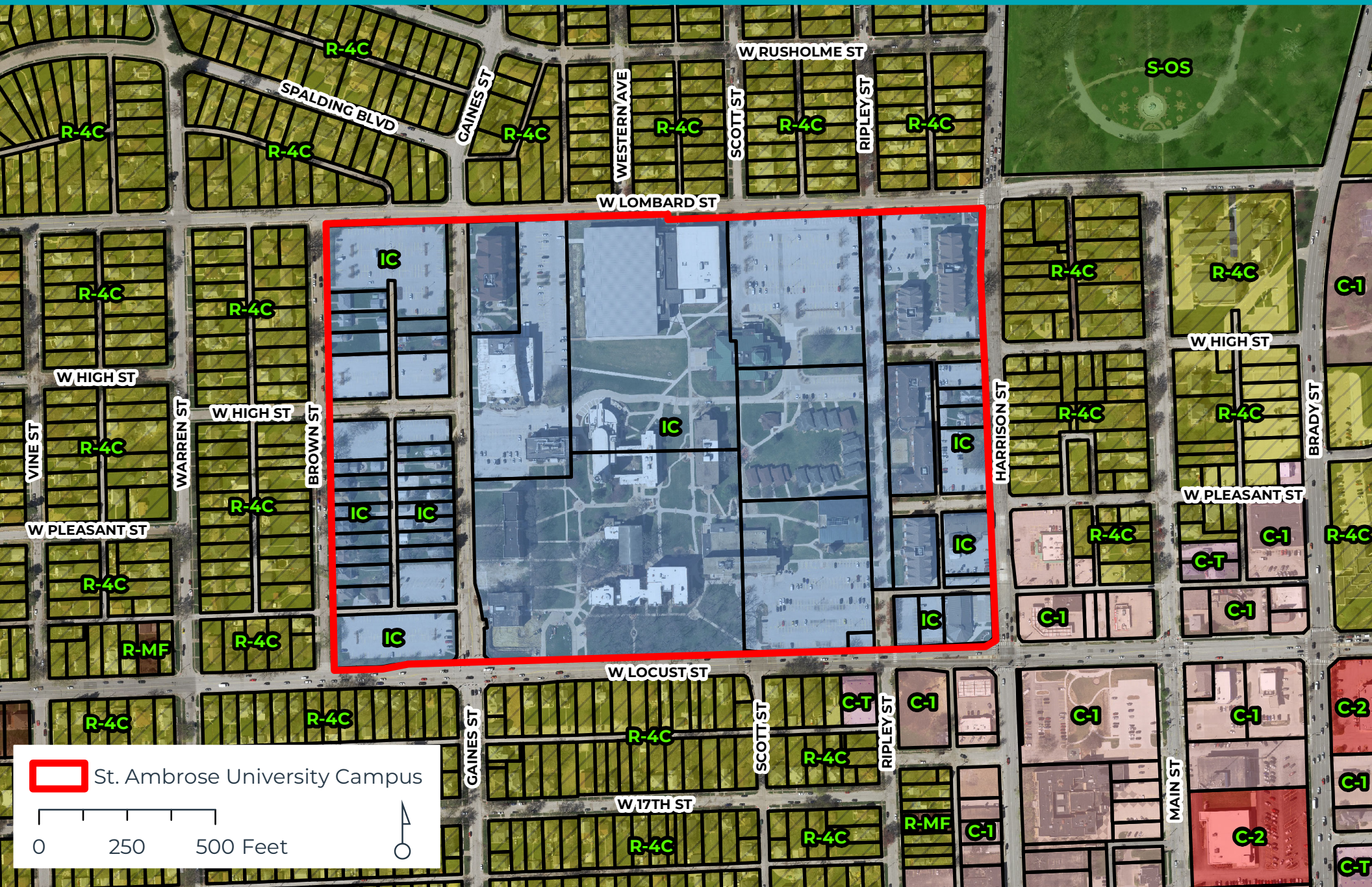
|    | NAME               | EMAIL:                    | PHONE: (optional) | ADDRESS (as shown on the notice map) |
|----|--------------------|---------------------------|-------------------|--------------------------------------|
| 1  | Veronica           | VeronicaFayre90@gmail.com | 563 650 8280      |                                      |
| 2  | Ruel Dimp          |                           |                   |                                      |
| 3  | Sarah Eikleberry   | eikleberry.sj@gmail.com   | (319) 930-7820    |                                      |
| 4  | Steve Fish         | stevelindafish@gmail.com  | 563 323 8519      |                                      |
| 5  | PAUL & LYNN SCHULY | PAUL@JHLAAS.COM           | 563.320.4940      |                                      |
| 6  |                    |                           |                   | 2216 SCOTT ST.                       |
| 7  |                    |                           |                   |                                      |
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## Zoning Map | Case ORD25-01

Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

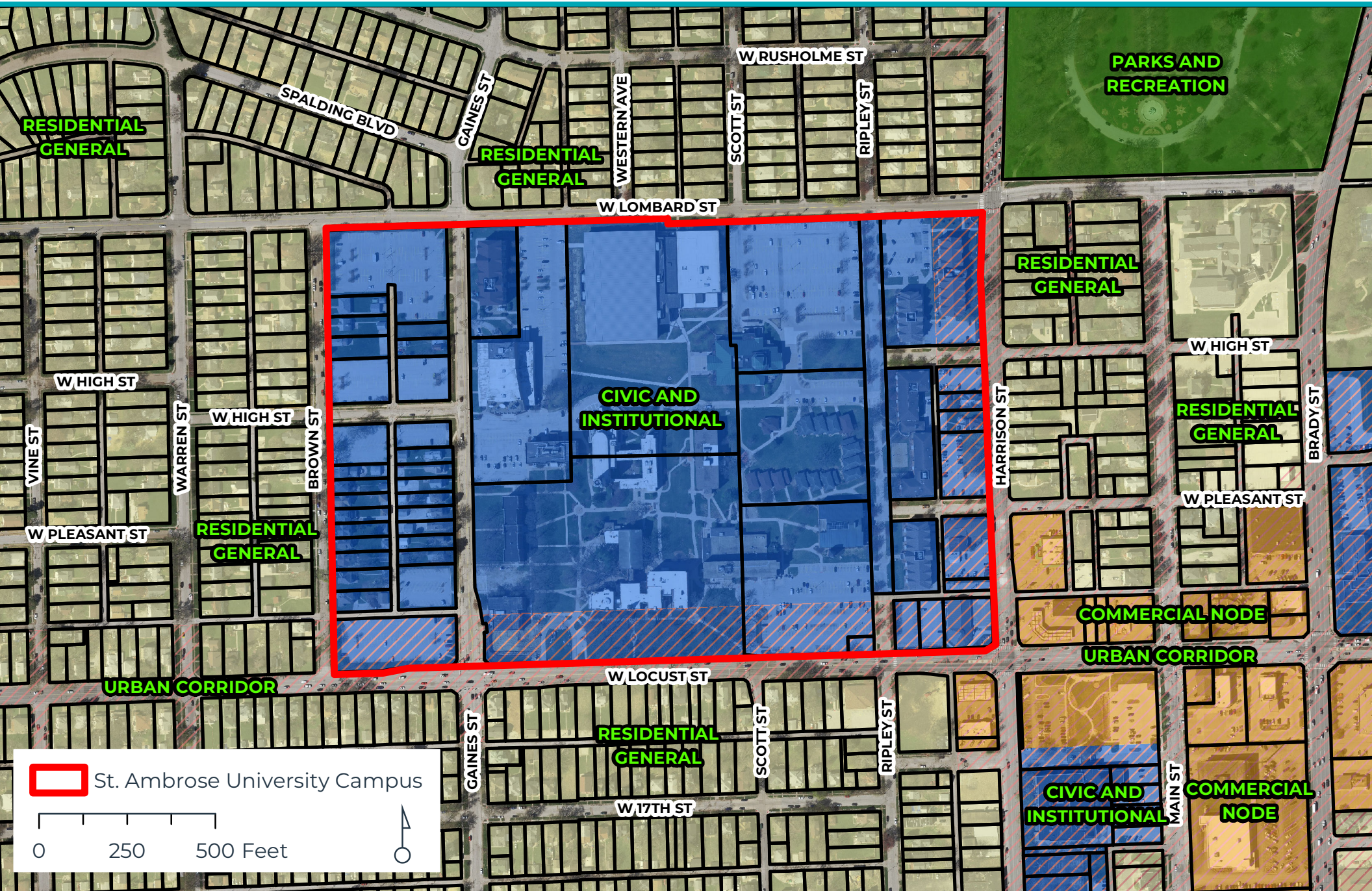






## Future Land Use Map | Case ORD25-01

Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]



St. Ambrose University Campus

0 250 500 Feet

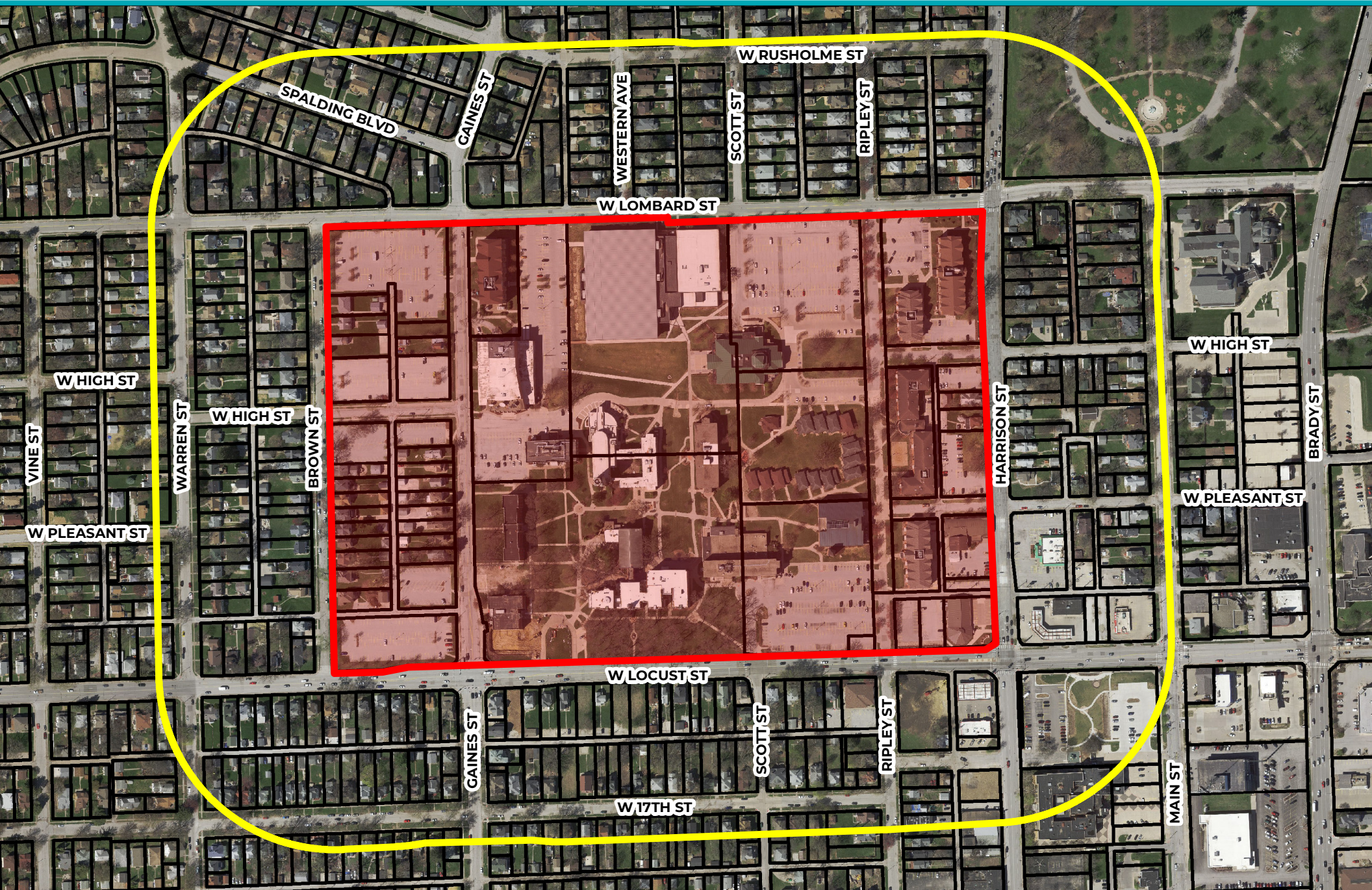
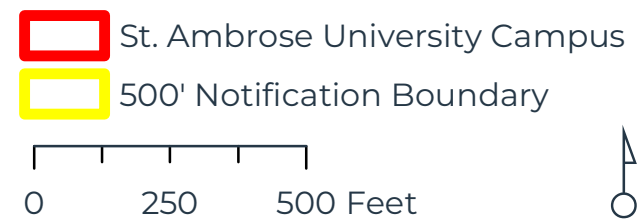






## Public Notice Map | Case ORD25-01

Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]





City of Davenport

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

**Action / Date**  
**3/18/2025**

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

Recommendation:  
Approve the minutes.

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

Attachments:  
1. Meeting Minutes 3-4-25



**MINUTES**  
PLAN AND ZONING COMMISSION MEETING  
CITY OF DAVENPORT, IOWA  
TUESDAY, MARCH 4, 2025; 5:00 PM  
CITY HALL | 226 WEST 4<sup>TH</sup> STREET | COUNCIL CHAMBERS

**COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS**

**PUBLIC HEARING AGENDA**

I. Roll Call

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

Absent: Maness, Johnson

Staff: Berkley, Werderitch

II. New Business

- A. Case REZ25-03: Request of New Plan Learning to rezone 1730 Wilkes Avenue, being approximately 2.47 acres of land, from C-T Commercial Transitional District to R-4C Single-Family and Two-Family Central Residential District. [Ward 4]

Staff presented an overview of the request. The subject property is currently zoned C-T Commercial Transitional District. The request is to rezone the property to R-4C Single-Family and Two-Family Central Residential District. The purpose is to renovate the Johnson School Building to allow the operation of a school suitable for grades K-8, but ultimately K-12. Johnson School is a locally listed historic landmark, which occupies an entire city block. Since the school closed in 2004, the building has been used by various commercial businesses. 'Educational Facility-Primary or Secondary' is considered a prohibited use under the current commercial zoning designation. Therefore, to facilitate the renovation of the building for a school, a rezoning to a residential district is needed.

Philip Corrado, Project Manager for New Plan Learning, was in attendance to introduce the project and answer questions.

No members of the public spoke during public comment.

Commissioners inquired about the operation of the school, the previous subdivision of the site, and potential traffic impacts to the neighborhood.

With no additional comments, the public hearing closed.



## **REGULAR MEETING AGENDA**

I. Roll Call

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

Absent: Maness, Johnson

Staff: Berkely, Werderitch

II. Report of the City Council Activity

Staff provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the February 18, 2025 meeting minutes.

Motion by Tallman, second by Garrington, to approve the January 18, 2025 meeting minutes. Motion to approve was unanimous by voice vote (8-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

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



The meeting adjourned at 5:14 pm.



## City of Davenport

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

**Action / Date**  
**3/18/2025**

### Subject:

Case REZ25-03: Request of New Plan Learning to rezone 1730 Wilkes Avenue, being approximately 2.47 acres of land, from C-T Commercial Transitional District to R-4C Single-Family and Two-Family Central Residential District. [Ward 4]

### Recommendation:

Staff recommends Case REZ25-03 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

### Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Residential General.
2. The proposed zoning map amendment to R-4C Single-Family and Two-Family Central Residential District is compatible with the zoning of nearby property.
3. The request maintains compatibility with the established neighborhood character through the preservation of a locally listed historic landmark.
4. The zoning map amendment returns the existing structure and site to its original use as an educational facility.
5. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
6. The proposed map amendment does not create any new nonconformities.

### Background:

The subject property is currently zoned C-T Commercial Transitional District. The request is to rezone the property to R-4C Single-Family and Two-Family Central Residential District. The purpose is to renovate the Johnson School Building to allow the operation of a school suitable for grades K-8, but ultimately K-12.

Johnson School is a locally listed historic landmark, which was designed by Davenport's most prominent architectural firm, Clausen and Clausen. The school occupies an entire city block. Since the school closed in 2002, the building has been used by various commercial businesses.

### **Why is a Zoning Map Amendment Required?**

'Educational Facility-Primary or Secondary' is considered a prohibited use under the current commercial zoning designation. Davenport's Zoning Ordinance only permits primary and secondary schools in residential districts or in the IC Institutional Campus District. Therefore, to facilitate the renovation of the building for a school, a rezoning to a residential district is needed.

'Educational Facility-Primary or Secondary' is defined as, "A public, private, or parochial facility



that offers instruction at the elementary, junior high, and/or high school levels."

### **Comprehensive Plan:**

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

### **Future Land Use Designation:**

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

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

### **Zoning:**

The applicant is petitioning a rezoning from C-T Commercial Transitional District to R-4C Single-Family and Two-Family Central Residential District.

1. **C-T Commercial Transitional District:** This zoning district is intended to accommodate low intensity limited office, service, and retail uses that may serve as a transition between residential areas and more intensely developed commercial or light industrial areas of the City. Low intensity mixed-use is allowed.
2. **R-4C Single-Family and Two-Family Central Residential District:** This 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.

### **Technical Review:**

City Departments reviewed the proposed Zoning Map Amendment Application for compliance with city ordinances and impacts to the existing neighborhood.

### **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.



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

Staff Response: The property is designated as Residential General (RG) in the Davenport +2035 Land Use Plan. The Comprehensive Plan promotes walkable neighborhood-compatible services, such as schools, churches, and corner stores along urban corridors. Established 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. Rezoning the property to R-4C Single-Family and Two-Family Central Residential District does not require an amendment to the Future Land Use Map.

It is staff's opinion that the proposed amendment is consistent with the Comprehensive Plan and adopted land use policies.

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

Staff Response: The following zoning districts about the subject property:

- North: R-4C Single-Family and Two-Family Central Residential District
- South: R-4C Single-Family and Two-Family Central Residential District
- East: R-4C Single-Family and Two-Family Central Residential District
- West: R-4C Single-Family and Two-Family Central Residential District

Rezoning the property to R-4C Single-Family and Two-Family Central Residential District creates compatibility with the surrounding neighborhood. The area bounded by Locust Street, the railroad right-of-way, Fejervary Park, and Division Street contains a mixture of moderately dense housing stock. Commercial zoning is centered around the intersection of Locust Street, Division Street, and Hickory Grove Road. Johnson School historically served as a walkable primary school, fulfilling the needs of the surrounding community. Rezoning the property to a residential district will further ensure consistency with the surrounding land uses.

It is staff's opinion that the proposed zoning map amendment is compatible with the zoning of nearby property.

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

Staff Response: Johnson School is a locally listed historic landmark due to its distinctive architectural style and connection to a master builder. Johnson School is a good example of the Tudor Revival style in a large institutional building, which was designed by Davenport's most prominent architectural firm, Clausen and Clausen.

The applicant intends to renovate the historic landmark for use as a primary school. Any exterior alteration to the building or property requires a Certificate of Appropriateness, which is reviewed and approved by Davenport's Historic Preservation Commission. The City's objective is to ensure improvements are compatible with the historic architecture and character of the landmark and surrounding neighborhood.

The surrounding area is predominantly single-family homes built in the early 1900s. Primary



schools are considered a compatible land use with residential neighborhoods.

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

**d. 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 more restrictive zoning designation. Therefore, the neighborhood will be further insulated from higher-intensity land uses permitted in the C-T Commercial Transitional District. The R-4C District allows for limited non-residential uses, such as schools, that are compatible with the surrounding neighborhood. Any new development or renovation of the historic Johnson School site or building will be required to meet modern building code and zoning regulations.

It is staff's opinion that the proposed zoning map amendment will promote the public health, safety, and welfare of the City.

**e. 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: Johnson School was built in 1910 and operated as an educational facility until its closure in 2002. In the following years, the school was converted into an incubator space for small businesses. There is a pending application by New Plan Learning to renovate the Johnson School building to allow for the operation of a charter school suitable for grades K-8. The building will be restored and renovated to include approximately 18 classrooms, 6 restrooms, a cafeteria, library, and a gym/theater. Redeveloping the building and site for a charter school is an appropriate adaptive reuse of the historic landmark.

It is staff's opinion that the proposed zoning map amendment will enable the existing building to be used in a manner consistent with its original construction.

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

Staff Response: The existing site and building are in compliance with the R-4C Single-Family and Two-Family Central Residential District dimensional standards for lot area, lot width, building coverage, impervious surface, and setback requirements. The subject property consists of three lots, which were established in 2023 with the recording of the Final Plat of Johnson School Homes.

It is unclear to City Staff the total height of the Johnson School building. However, both the C-T and R-4C Districts have a maximum building height of 35 feet. If the building's height exceeds 35 feet, then it will be considered a legal nonconforming structure and subject to the provisions of Section 17.15.030 of Davenport's Zoning Ordinance. Any redevelopment of the site shall be in accordance with applicable city codes and meet the standards of the R-4C District.

It is staff's opinion that the proposed amendment will not create any new nonconformities.



**Public Input:**

Letters were sent to property owners within 200 feet of the proposed request notifying them of the February 13th neighborhood meeting and the March 4th Plan and Zoning Commission Public Hearing.

The neighborhood meeting was held in the Johnson School Building, 1730 Wilkes Avenue. Those in attendance included the applicant, planning staff, Chair of the Plan and Zoning Commission, and four members of the public. The general reception from the public was positive. Topics of conversation included the operation of a school and potential traffic impacts on the neighborhood. To date, no written comments or formal protest petitions have been submitted. Staff will apprise the Commission of any additional correspondence at the March 18th Plan and Zoning Commission meeting.

**Attachments:**

1. Application
2. Maps
3. Zoning Ordinance Use Matrix
4. Public Notice
5. Neighborhood Meeting Sign In Sheet





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

Office 563.326.6198  
planning@davenportiowa.com

APPLICATION FOR  
**REZONING**  
(MAP AMENDMENT)

**APPLICANT INFORMATION**

Applicant Name | Company Name

**NEW PLAN LEARNING**

Address

1300 Basswood Rd, Ste 200H

City | State | Zip

Schaumburg, IL 60173

Phone

(847) 376-8404

Secondary Phone

E-Mail Address

joseph@newplanlearning.org

**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.

**JOSEPH J. HILL for NEW PLAN LEARNING**

Type Applicant's Name

*J. J. Hill*

Applicant's Signature

*1/30/2025*

Date

**DEVELOPMENT TEAM**

**Property Owner**

**JOHNSON SCHOOL PROPERTIES LLC**

Address

2861 EMILY ROAD BETTENDORF, IA 52722

Phone

847-431-2524

Secondary Phone

E-Mail Address

**weir.alyson@gmail.com**

**Project Manager/Other**

**THOMAS PASTRNAK - ATTORNEY**

Address

313 W 3rd Street Davenport, IA 52801

Phone

(563) 323-7737

Secondary Phone

E-Mail Address

**TPASTRNAK@PASTRNAK.COM**

| DATES: PRE-APP | SUBMITTAL | PUBLIC HEARING |
|----------------|-----------|----------------|
|                |           |                |

PROJECT TITLE

Horizon Science Academy Davenport

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION

1730 WILKES AVENUE, DAVENPORT

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

| ZONING DISTRICTS | EXISTING | PROPOSED | SQ. AREA   |
|------------------|----------|----------|------------|
|                  | C-T      | R4-C     | 2.47 acres |

**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)

See attached project narrative.

Submit the first two pages of this form to Planning Staff at:  
[planning@davenportiowa.com](mailto:planning@davenportiowa.com) or contact staff with any  
questions or requests for additional information.

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

T | 563.326.6198  
E | [planning@davenportiowa.com](mailto:planning@davenportiowa.com)

[davenportiowa.com/DNS](http://davenportiowa.com/DNS)  
revised Jan. 2025



# Authorization to Act as Applicant

I/We, Johnson School Properties, LLC  
[as property owner(s)]

authorize New Plan Learning  
[the above person(s)]

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

for the property located at 1730 Wilkes Avenue, Davenport, IA (Parcel Nos.: H0003A01, H0003A02, H0003A03)

Alyson Hein  
Signature(s)\*

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

Notarization: \_\_\_\_\_

1/27/25

Date

State of Iowa,

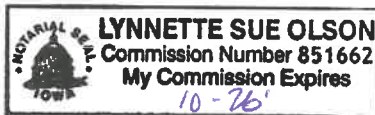
County of Scott,

Sworn and subscribed before me

this 27 day of Jan, 25.

IA Drivers License  
[ identification type ]

Lynette Sue Olson  
Notary Public  
My Commission Expires:





## **LEGAL DESCRIPTION**

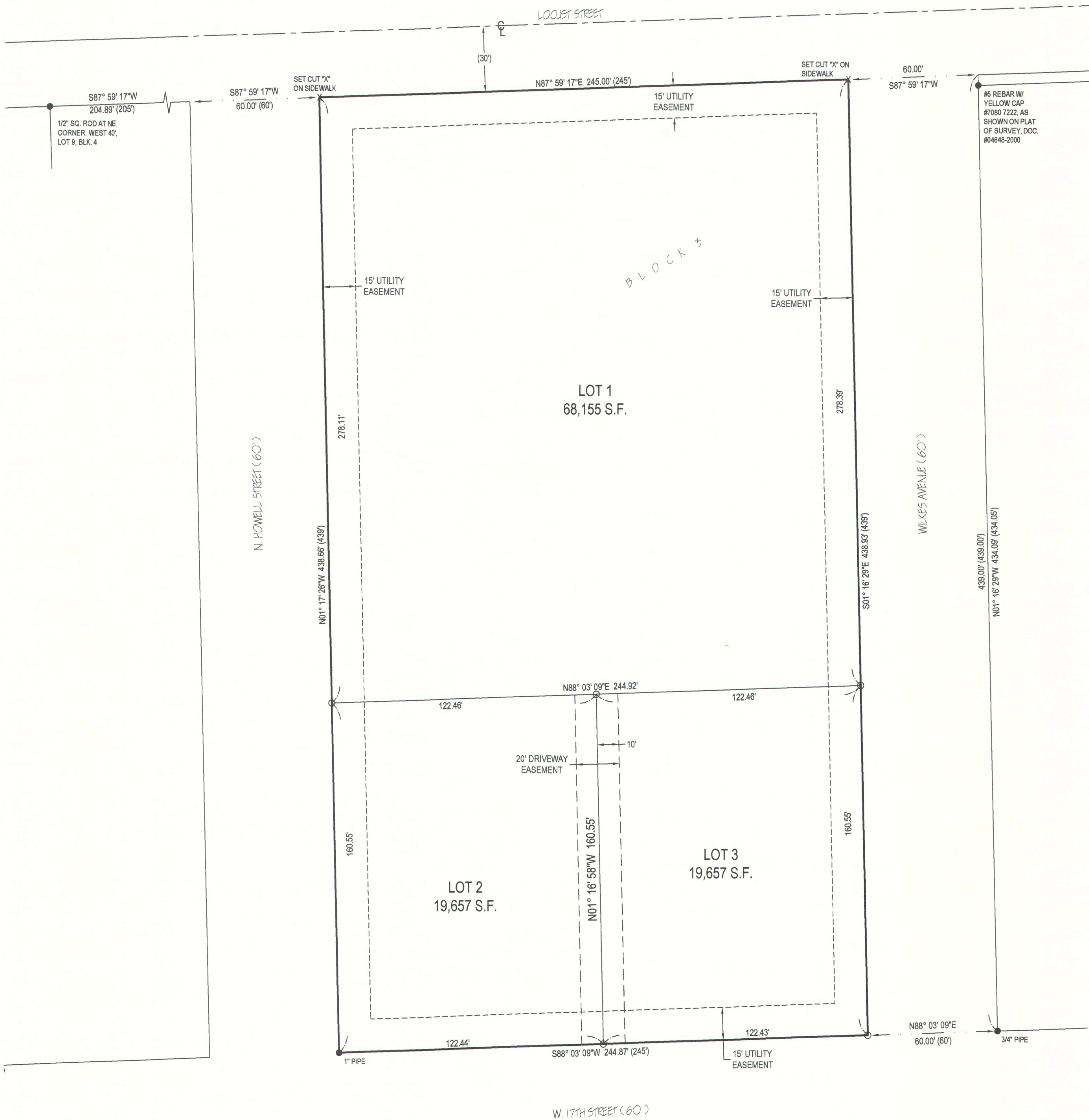
Lots 1, 2 and 3 of the Final Plat of Johnson School Homes, an Addition to the City of Davenport, Scott County, Iowa.



FINAL PLAT

JOHNSON SCHOOL HOMES

BEING A REPLAT OF BLOCK 3 IN FAIR GROUND ADDITION TO THE CITY OF  
DAVENPORT, IOWA, LOCATED IN THE NORTHEAST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 3 EAST  
OF THE 5TH P.M. SCOTT COUNTY, IOWA.



NOTES:

- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
- COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.
- BLANKET EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
- THE SUBJECT PROPERTY IS ZONED C-T, COMMERCIAL TRANSITIONAL District. THE FOLLOWING SETBACKS APPLY AT THE TIME OF RECORDING:  
FRONT: BUILD TO ZONE OF 0' TO 20'  
INTERIOR SIDE: NONE, UNLESS ABUTTING A 'R' DISTRICT THEN 20'  
CORNER SIDE: BUILD TO ZONE OF 0' TO 15'  
REAR: 15'; UNLESS ABUTTING A 'R' DISTRICT THEN 25' OR 20% OF LOT DEPTH, WHICHEVER IS LESS.  
SETBACKS ARE SUBJECT TO CHANGE.
- 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 MAP #19163C0365G EFFECTIVE DATE MARCH 23, 2021.
- STORMWATER DETENTION AND WATER QUALITY TREATMENT WILL NOT BE REQUIRED FOR THIS SUBDIVISION BUT WILL BE REQUIRED UPON FURTHER DEVELOPMENT OF THE PROPERTY.
- ALL MONUMENTS WILL SHALL BE PLACED WITHIN ONE YEAR OF THE RECORDING DATE OF THIS FINAL PLAT.
- LOT 1 SHALL NOT HAVE DIRECT ACCESS TO LOCUST STREET.
- LOTS 1 - 16 IN BLOCK 3 OF FAIR GROUND ADDITION ARE NOT INDIVIDUALLY VIABLE LOTS PER CURRENT CITY OF DAVENPORT ZONING ORDINANCE AND SHALL BE NULL AS OF RECORDING OF THIS SUBDIVISION.

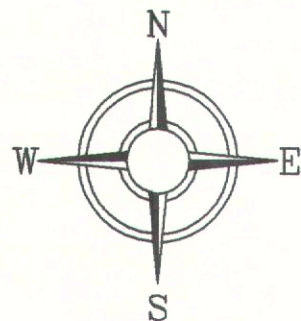
PLAT INFORMATION

- Owner:  
Johnson School Properties, LLC  
5861 Emily Road  
Bettendorf, Ia
- Engineer:  
Townsend Engineering  
2224 East 12th Street  
Davenport, Iowa 52803  
Ph: (563) 386-4236
- Surveyor:  
Jerry D. Rogers  
2224 East 12th Street  
Davenport, Iowa 52803  
Ph: (563) 386-4236
- Attorney:  
Michael Gorsline  
5119 Utica Ridge Road  
Davenport, Ia 52807  
(563) 386-4236

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

LEGEND:

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

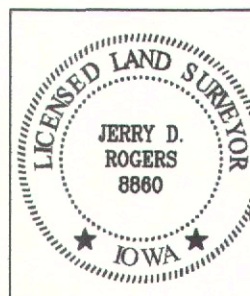


GRAPHIC SCALE

30 0 20 30  
( IN FEET )  
1" = 30' (24x36)

APPROVAL SIGNATURES:

|                                                   |           |
|---------------------------------------------------|-----------|
| CITY OF DAVENPORT                                 | 9/25/2023 |
| PLANNING AND ZONING COMMISSION                    | 9-22-23   |
| MEDIA.COM                                         | 9-21-23   |
| CENTURYLINK                                       | 9-15-23   |
| IOWA - AMERICAN WATER COMPANY                     | 9-15-23   |
| MIDAMERICAN ENERGY                                | 9-21-23   |
| APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C. | 9-15-23   |
| METROMET                                          | 9-15-23   |



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.  
Date: 9/15/2023  
My license renewal date is December 31, 2023  
Pages or sheets covered by this seal: 1

TOWNSEND  
ENGINEERING

DATE:  
6/6/2023

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

DRAWN BY:  
KLC

CHECKED BY:  
JDR

LOCATION:  
S. LANG-LUCKY

REVISIONS:

| NO. | DESCRIPTION | DATE   |
|-----|-------------|--------|
| 1   | CITY REVIEW | 7/6/23 |

PROJECT

FINAL PLAT  
JOHNSON SCHOOL HOMES  
DAVENPORT, IOWA

DEVELOPER

JOHNSON SCHOOL PROPERTIES, LLC  
5861 EMILY ROAD  
BETTENDORF, IOWA 52722

SHEET NO.

1  
OF  
1



1/31/2025

## **HORIZON SCIENCE ACADEMY - DAVENPORT**

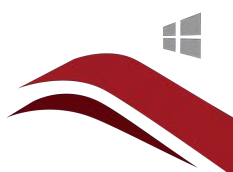
### **DEVELOPMENT PLAN NARRATIVE**

The Johnson School Building, located at 1730 Wilkes Ave in Davenport, IA, is a historic structure that, if rezoning is approved, is about to undergo a renovation process. The purpose of these renovations is to allow the operation of a non-denominational charter school suitable for grades K-8, but ultimately K-12. The building will be restored and renovated to include approximately 18 classrooms, 6 restrooms, a cafeteria, library, and a gymnasium/theater resting on a 2.5-acre lot.

Key aspects of the renovation project include the refurbishment of existing spaces (classrooms, bathrooms, auditorium/cafeteria, and gym floor), the installation of code-compliant plumbing fixtures, LED lighting upgrades, a storm shelter area and tuckpointing improvements. Furthermore, the plan entails ceiling, wall, and flooring repairs, in addition to fresh paint, to revitalize the building's overall aesthetic.

With a focus on safety and accessibility, the renovation will also encompass the implementation of low voltage fire alarm and cable jacks, ADA-compliant upgrades, and a new playground allowance to be installed in the near future. This approach aims to create a secure and welcoming environment that serves the needs of the community while respecting the building's historical significance.

Initial floor plan configurations and potential interior designs are included, along with Proposed Facilities Plan for Horizon Science Academy Davenport.

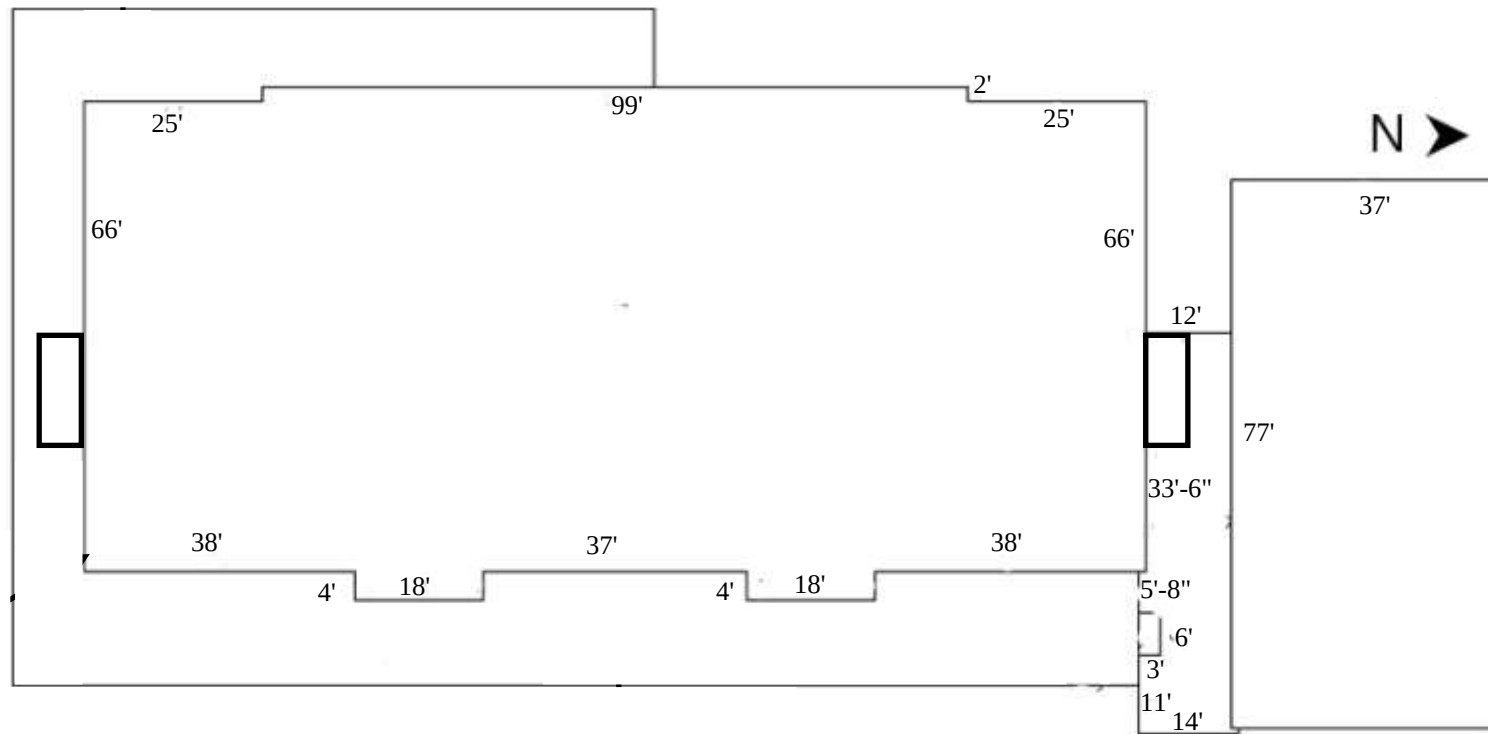




# HORIZON SCIENCE ACADEMY - DAVENPORT

## FLOOR PLAN 1/31/25

Johnson Elementary School  
Floor Plans  
Site/Exterior  
Part



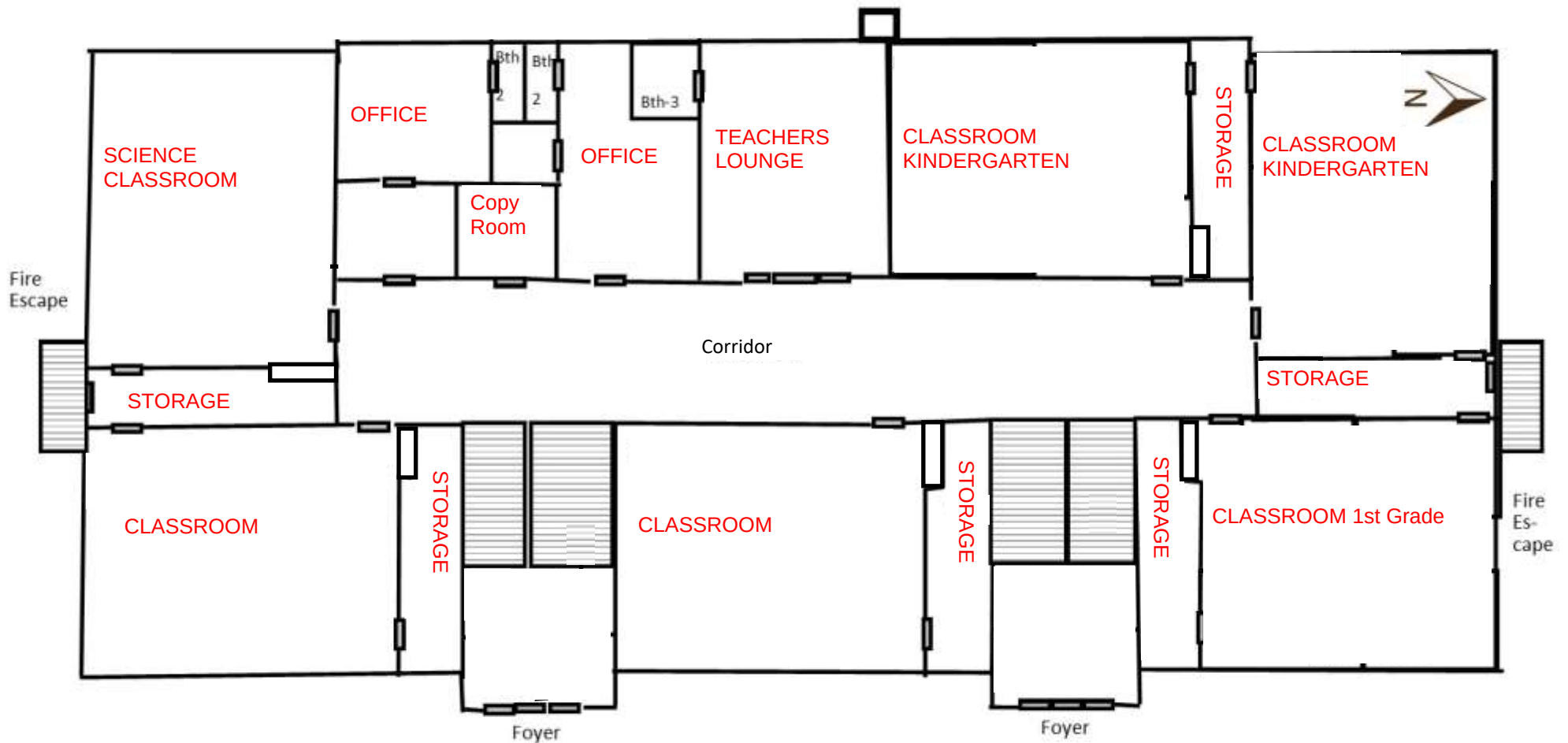
**\*DRAWINGS ARE ESTIMATED AND NOT TO SCALE\***



# HORIZON SCIENCE ACADEMY - DAVENPORT

## FLOOR PLAN 1/31/25

Johnson Elementary School  
Floor Plans  
Floor 1  
Part 1



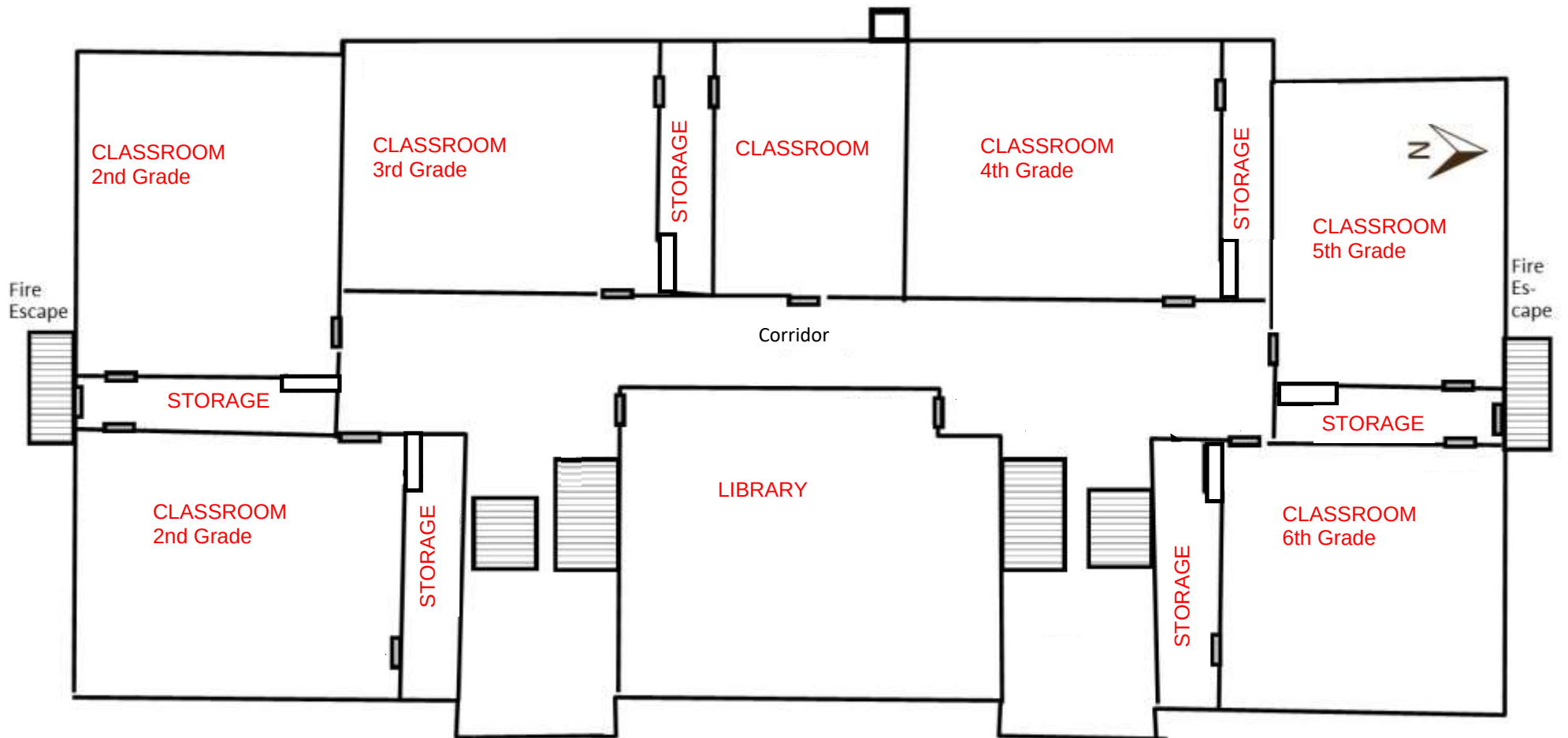
**\*DRAWINGS ARE ESTIMATED AND NOT TO SCALE\***



# HORIZON SCIENCE ACADEMY - DAVENPORT

## FLOOR PLAN 1/31/25

Johnson Elementary School  
Floor Plans  
Floor 2  
Part 1



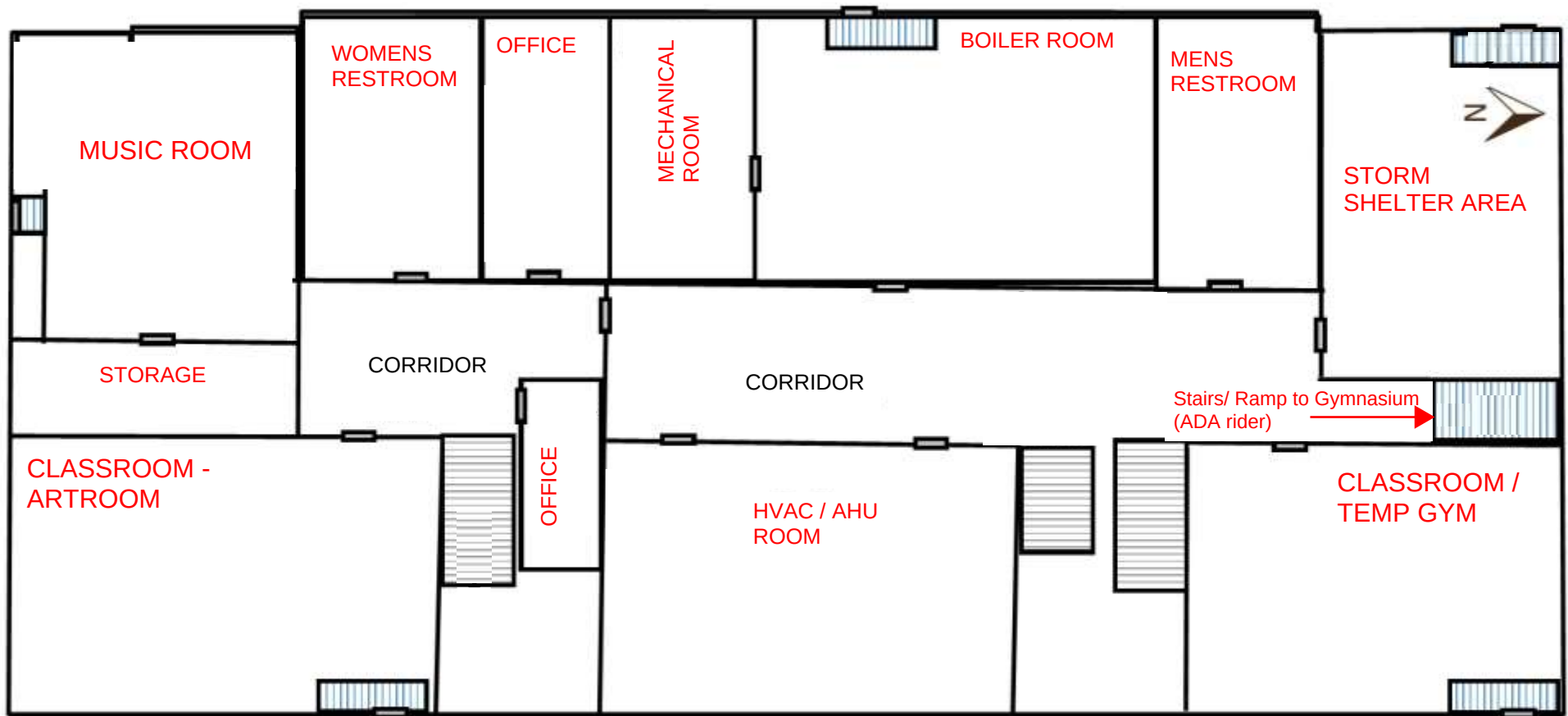
**\*DRAWINGS ARE ESTIMATED AND NOT TO SCALE\***



# HORIZON SCIENCE ACADEMY - DAVENPORT

## FLOOR PLAN 1/31/25

Johnson Elementary School  
Floor Plans  
Basement  
Part 1



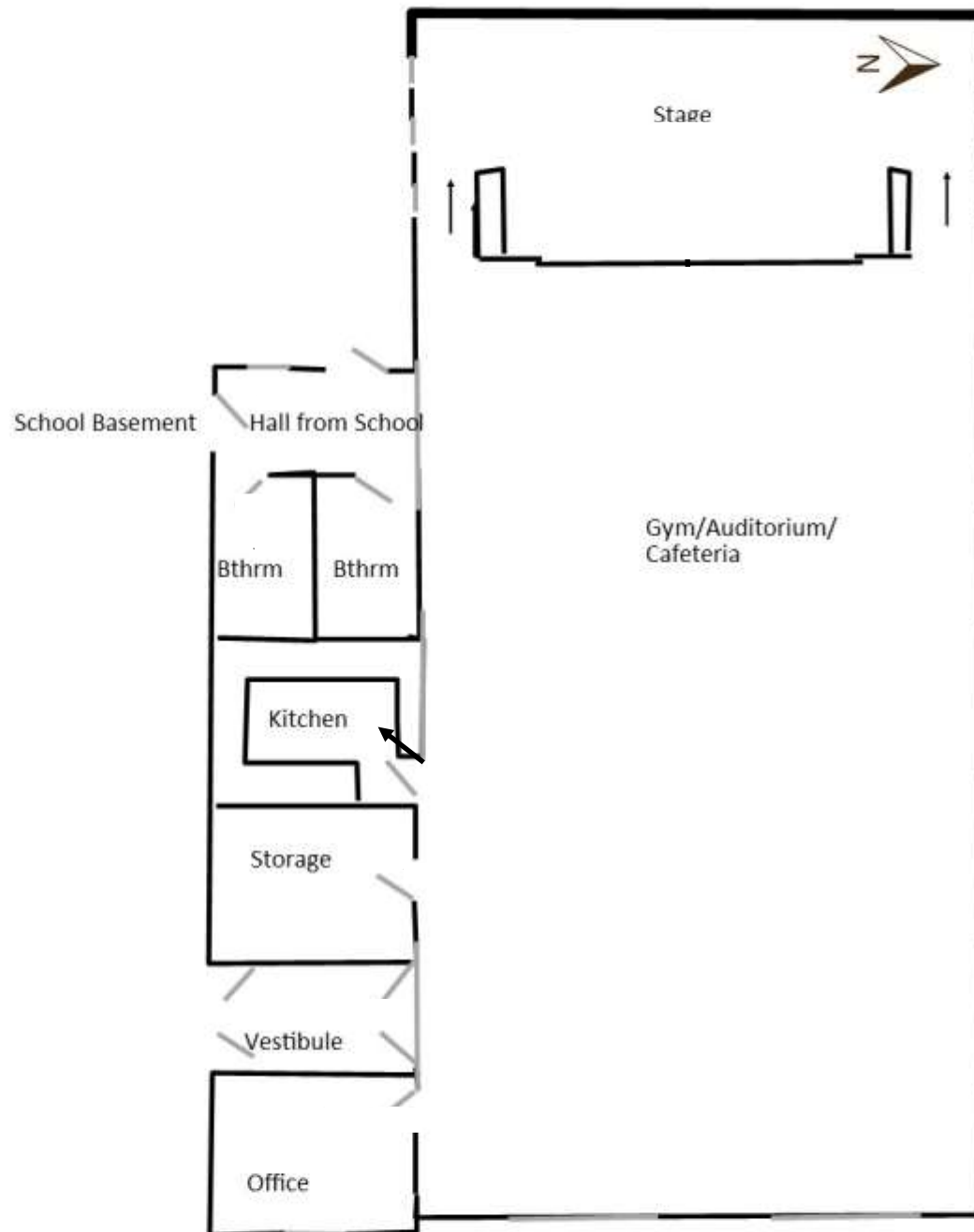
**\*DRAWINGS ARE ESTIMATED AND NOT TO SCALE\***



# HORIZON SCIENCE ACADEMY - DAVENPORT

## FLOOR PLAN 1/31/25

Johnson Elementary School  
Floor Plans  
Gym  
Part 1



**\*DRAWINGS ARE ESTIMATED AND NOT TO SCALE\***





1/31/2025

## Proposed Facilities Plan for Horizon Science Academy Davenport

Our facilities plan for the proposed charter school in Davenport, Iowa, involves collaborating with New Plan Learning (NPL), a nonprofit organization specializing in turn-key charter school development. NPL will acquire and renovate the historic Johnson School building, located at 1730 Wilkes Ave., Davenport, IA 52804, to meet our educational needs.

### About New Plan Learning:

At New Plan Learning, we are on a mission to make a meaningful difference by building educational facilities that inspire and nurture growth in the lives of children and our educational communities with aspirations to build a world where every child has the opportunity to thrive in a safe environment, regardless of their background or circumstances. New Plan Learning is a non-profit organization that exists to assist Charter Schools in navigating the complexities of budgeting, designing, building, and financing new and existing spaces. We partner with school leaders to bring their vision for school growth to life. Our NPL team comprises former school leaders, Charter founders, board members, operators, and experts in charter school construction and financing. As the only Charter School Developer made up of charter school practitioners, we understand the unique constraints of charter schools.

### Building Overview:

The Johnson School, constructed in 1910, is a historic structure listed on the Davenport Register of Historic Properties. It has previously housed various businesses, including wellness centers and educational organizations.

### Renovation and Compliance:

NPL will oversee the renovation process, ensuring the building complies with all state and local regulations for educational facilities. This includes updating classrooms, installing modern safety systems, and ensuring accessibility standards are met.

### Benefits:

- **Historic Preservation:** Utilizing the Johnson School preserves a piece of Davenport's educational history.
- **Community Integration:** The school's location fosters strong ties with the local community, promoting engagement and support.
- **Resource Optimization:** Partnering with NPL enables us to allocate more resources toward educational programs and student services.

This facilities plan ensures the charter school will operate in a safe, compliant, and community-centered environment, aligning with our mission to provide exceptional education to Davenport's students.





## Vicinity Map | Case REZ25-03

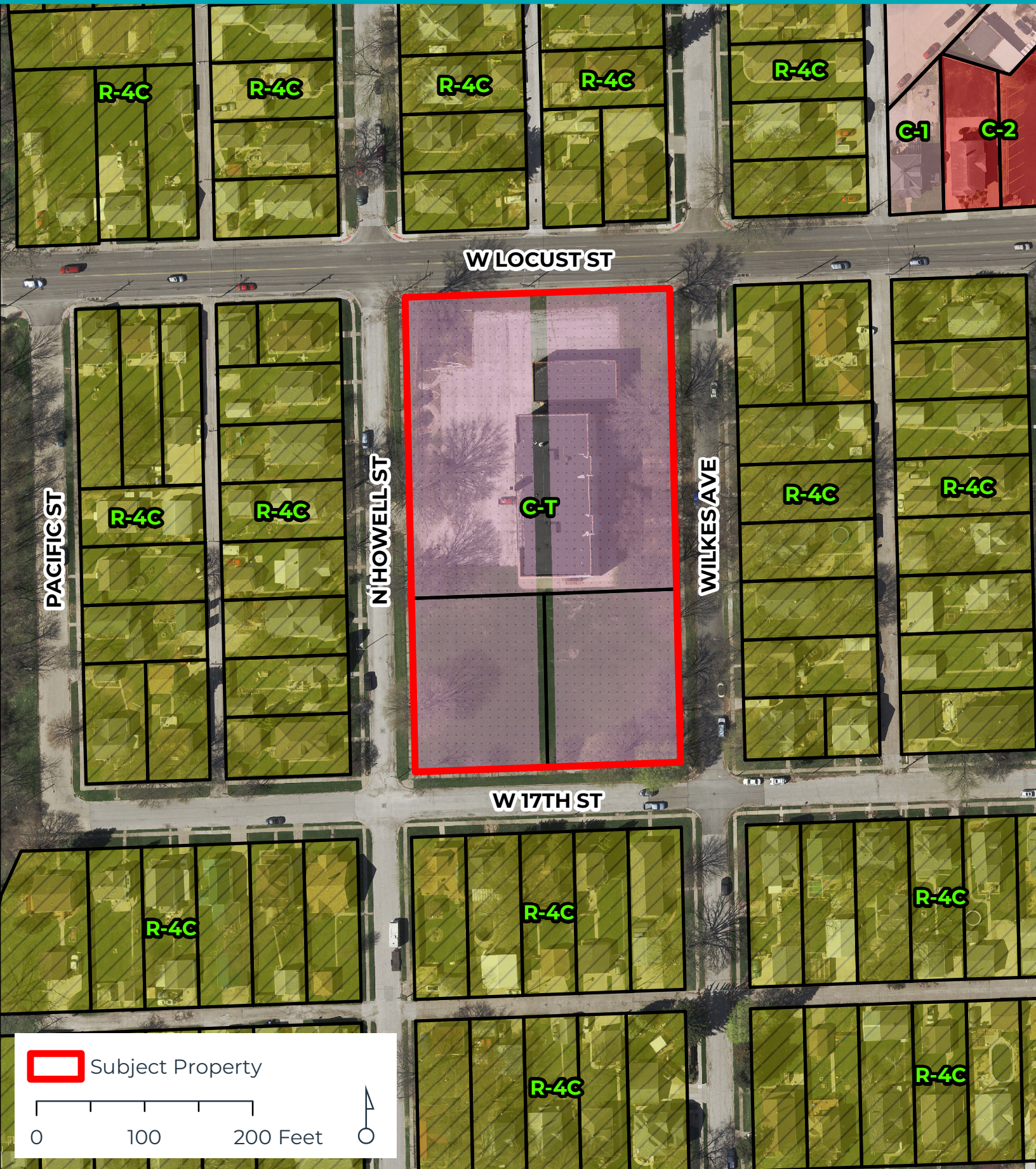
Request of New Plan Learning to rezone 1730 Wilkes Avenue, being approximately 2.47 acres of land, from C-T Commercial Transitional District to R-4C Single-Family and Two-Family Central Residential District. [Ward 4]





## Zoning Map | Case REZ25-03

Request of New Plan Learning to rezone 1730 Wilkes Avenue, being approximately 2.47 acres of land, from C-T Commercial Transitional District to R-4C Single-Family and Two-Family Central Residential District. [Ward 4]







Request of New Plan Learning to rezone 1730 Wilkes Avenue, being approximately 2.47 acres of land, from C-T Commercial Transitional District to R-4C Single-Family and Two-Family Central Residential District. [Ward 4]





## **CHAPTER 17.08. USES**

|                          |                                |
|--------------------------|--------------------------------|
| <b>Section 17.08.010</b> | <b>General Use Regulations</b> |
| <b>Section 17.08.020</b> | <b>Use Matrix</b>              |
| <b>Section 17.08.030</b> | <b>Principal Use Standards</b> |
| <b>Section 17.08.040</b> | <b>Temporary Use Standards</b> |
| <b>Section 17.08.050</b> | <b>Use Definitions</b>         |

### **Section 17.08.010 General Use Regulations**

- A.** No structure or land may be used or occupied unless allowed as a permitted or special use within the zoning district.
- B.** All uses must comply with any applicable federal and state requirements, and any additional federal, state, or city ordinances.
- C.** Any use that is not included in the use matrix and cannot be interpreted as part of a use within the matrix is prohibited in all districts.
- D.** A site may contain more than one principal use, so long as each principal use is allowed in the district. Each principal use is approved separately. In certain cases, uses are defined to include ancillary uses that provide necessary support and/or are functionally integrated into the principal use.
- E.** All uses must comply with the use standards of Section 17.08.030, as applicable, as well as all other regulations of this Ordinance and the City.

### **Section 17.08.020 Use Matrix**

- A.** Table 17.08-1: Use Matrix identifies the principal and temporary uses allowed within each zoning district. Cells are color-coded for ease of review only; the letter indicated in the cell controls over any errors in color-coding.
- B.** Uses allowed in the R-3 and R-3C Districts are those listed in Table 17.08-1 for the R-3 District. Uses allowed in the R-4 and R-4C Districts are those listed in Table 17.08-1 for the R-4 District.
- C.** P indicates that the use is permitted by-right in the district. S indicates that the use is a special use in the district and requires special use approval. If a cell is blank, the use is not allowed in the district.
- D.** In the case of temporary uses, a T indicates the temporary use is allowed in the district and may require approval of a temporary use permit per the standards of Section 17.08.040.
- E.** For accessory uses, see Chapter 17.09.
- F.** See Section 17.04.020 for additional use restrictions in the R-3, R-3C, R-4, and R-4C Districts.
- G.** See Section 17.05.020 for additional use restrictions in the C-V District.



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

| TABLE 17.08-1: USE MATRIX                    |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      |    |    |    |                  |  |
|----------------------------------------------|-----|-----|-----|-----|------|-------|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|------|----|----|----|------------------|--|
| PRINCIPAL USE                                | R-1 | R-2 | R-3 | R-4 | R-MF | R-MHP | C-T | C-1 | C-2 | C-3 | C-C | C-OP | C-D | C-V | C-E | I-1 | I-2 | I-MU | AG | OS | IC | USE STANDARD     |  |
| Adult Use                                    |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | S   | S   |      |    |    |    | Sec. 17.08.030.A |  |
| Agriculture                                  |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      | P  |    |    |                  |  |
| Amusement Facility - Indoor                  |     |     |     |     |      |       |     |     | P   | P   | P   |      | P   | P   | P   | P   |     | P    |    |    |    |                  |  |
| Amusement Facility - Outdoor                 |     |     |     |     |      |       |     |     |     | S   | S   |      |     |     | S   | P   |     | S    |    |    |    |                  |  |
| Animal Care Facility - Large Animal          |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      | P  |    |    |                  |  |
| Animal Care Facility - Small Animal          |     |     |     |     |      |       | S   | S   | P   | P   | P   |      | S   | S   | P   | P   |     | P    | P  |    |    | Sec. 17.08.030.B |  |
| Animal Breeder                               |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      | P  |    |    | Sec. 17.08.030.B |  |
| Art Gallery                                  |     |     |     |     |      |       | P   | P   | P   | P   | P   |      | P   | P   | P   |     |     | P    |    |    |    |                  |  |
| Arts and Fitness Studio                      |     |     |     |     |      |       | P   | P   | P   | P   | P   |      | P   | P   | P   |     |     | P    |    |    |    |                  |  |
| Bar                                          |     |     |     |     |      |       |     |     | P   | P   | P   |      | P   | P   | P   |     |     | P    |    |    |    |                  |  |
| Bar – Neighborhood                           |     |     |     |     |      |       |     | P   |     |     |     |      |     |     |     |     |     |      |    |    |    | Sec. 17.08.030.C |  |
| Bed and Breakfast                            | S   | S   | S   | S   | S    |       | S   |     |     |     |     |      |     |     |     |     |     |      | P  |    |    | Sec. 17.08.030.D |  |
| Billboard                                    |     |     |     |     |      |       |     |     | P   | P   |     |      |     |     |     |     | P   | P    |    |    |    | Sec. 17.08.030.E |  |
| Body Modification Establishment              |     |     |     |     |      |       |     | P   | P   | P   | P   |      | P   |     | P   |     |     | P    |    |    |    |                  |  |
| Broadcasting Facility TV/Radio               |     |     |     |     |      |       |     | P   | P   | P   |     | P    | P   | P   | P   | P   | P   | P    |    |    | P  |                  |  |
| Campground                                   |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      | S  | P  |    | Sec. 17.08.030.F |  |
| Car Wash                                     |     |     |     |     |      |       |     |     | P   | P   |     |      |     |     | S   |     |     | P    |    |    |    | Sec. 17.08.030.G |  |
| Casino                                       |     |     |     |     |      |       |     |     |     |     |     |      |     |     | P   |     |     |      |    |    |    |                  |  |
| Cemetery                                     |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      |    | P  |    |                  |  |
| Children's Home                              |     |     |     |     | P    |       |     |     | P   | P   |     |      |     |     | P   |     |     | S    |    |    | P  | Sec. 17.08.030.H |  |
| PRINCIPAL USE                                | R-1 | R-2 | R-3 | R-4 | R-MF | R-MHP | C-T | C-1 | C-2 | C-3 | C-C | C-OP | C-D | C-V | C-E | I-1 | I-2 | I-MU | AG | OS | IC | USE STANDARD     |  |
| Community Center                             | P   | P   | P   | P   | P    |       | P   | P   | P   | P   | P   |      | P   | P   | P   |     |     | P    | P  | P  | P  |                  |  |
| Community Garden                             | P   | P   | P   | P   | P    | P     | P   | P   | P   | P   | P   | P    | P   | P   | P   |     |     | P    | P  | P  | P  | Sec. 17.08.030.I |  |
| Conservation Area                            |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      | P  | P  |    |                  |  |
| Country Club                                 |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      |    | P  |    |                  |  |
| Cultural Facility                            |     |     |     |     |      |       | P   | P   | P   | P   | P   |      | P   | P   | P   |     |     | P    |    | P  | P  |                  |  |
| Day Care Center                              |     |     |     |     | P    |       | P   | P   | P   | P   | P   | P    | P   | P   | P   | S   |     | P    |    |    | P  | Sec. 17.08.030.J |  |
| Day Care Home                                | P   | P   | P   | P   | P    |       |     |     |     |     |     |      |     |     |     |     |     |      | P  |    |    | Sec. 17.08.030.J |  |
| Drive-Through Facility                       |     |     |     |     |      |       |     |     | P   | P   | S   |      | S   |     | P   | P   | P   |      |    |    |    | Sec. 17.08.030.K |  |
| Drug/Alcohol Treatment Facility, Residential |     |     |     |     |      |       |     |     | S   | S   |     |      |     |     | S   |     |     | S    |    |    | S  | Sec. 17.08.030.L |  |
| Drug Treatment Clinic                        |     |     |     |     |      |       |     |     | S   | S   |     |      |     |     | S   |     |     | S    |    |    | S  | Sec. 17.08.030.L |  |
| Domestic Violence Shelter                    |     |     |     |     | P    |       |     | P   | P   | P   |     |      |     |     | P   |     |     | P    |    |    | P  | Sec. 17.08.030.H |  |
| Dwelling - Accessory Dwelling Unit           | P   | P   | P   | P   |      |       |     |     |     |     |     |      |     |     |     |     |     |      |    |    |    | Sec. 17.08.030.M |  |
| Dwelling - Manufactured Home                 |     |     |     |     |      | P     |     |     |     |     |     |      |     |     |     |     |     |      | S  |    |    | Sec. 17.08.030.N |  |



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

| TABLE 17.08-1: USE MATRIX                    |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      |    |    |    |                  |  |
|----------------------------------------------|-----|-----|-----|-----|------|-------|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|------|----|----|----|------------------|--|
| PRINCIPAL USE                                | R-1 | R-2 | R-3 | R-4 | R-MF | R-MHP | C-T | C-1 | C-2 | C-3 | C-C | C-OP | C-D | C-V | C-E | I-1 | I-2 | I-MU | AG | OS | IC | USE STANDARD     |  |
| Dwelling - Multi-Family                      |     |     |     |     | P    |       | P   | P   | P   | P   | S   |      | P   | P   | P   |     |     | P    |    |    |    | Sec. 17.08.030.O |  |
| Dwelling - Townhouse                         |     |     |     |     | P    |       | P   | P   | P   | P   | S   |      | P   | P   | P   |     |     | P    |    |    |    | Sec. 17.08.030.P |  |
| Dwelling - Single-Family                     | P   | P   | P   | P   | P    |       | P   | P   | P   |     |     |      |     | P   |     |     |     |      |    |    |    | Sec. 17.08.030.P |  |
| Dwelling - Single-Family Semi-detached       |     | P   | P   | P   | P    |       | P   | P   | P   |     | S   |      |     | P   |     |     |     |      |    |    |    | Sec. 17.08.030.P |  |
| Dwelling - Two-Family (New Construction)     |     |     | P   | P   | P    |       | P   | P   | P   |     | S   |      |     | P   |     |     |     |      |    |    |    | Sec. 17.08.030.P |  |
| Dwelling - Two-Family (Conversion)           |     |     |     |     | P    |       | P   | P   | P   |     |     |      |     | P   |     |     |     |      |    |    |    | Sec. 17.08.030.P |  |
| Educational Facility - Primary or Secondary  | P   | P   | P   | P   | P    |       |     |     |     |     |     |      |     |     |     |     |     |      |    |    | P  |                  |  |
| Educational Facility - University or College |     |     |     |     |      |       |     |     |     | P   | P   | P    | P   |     | P   |     |     |      |    |    | P  |                  |  |
| Educational Facility - Vocational            |     |     |     |     |      |       | S   | S   | S   | P   | P   | P    | P   | S   | P   | P   | P   | P    |    |    | P  |                  |  |
| Equine Keeping/Equestrian Facility           | P   |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      | P  |    |    | Sec. 17.08.030.Q |  |
| Fairground                                   |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      | S  | S  | P  |                  |  |
| Financial Institution                        |     |     |     |     |      |       | P   | P   | P   | P   | P   | P    | P   | P   | P   |     |     | P    |    |    |    |                  |  |
| Financial Institution, Alternative           |     |     |     |     |      |       |     |     | S   | S   |     |      |     |     | S   |     |     | P    |    |    |    | Sec. 17.08.030.R |  |
| Food Bank                                    |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | P   | P   | P    |    |    |    |                  |  |
| Food Pantry                                  |     |     |     |     |      |       |     |     | P   | S   |     |      |     |     | S   |     |     | S    |    |    |    |                  |  |
| Funeral Home                                 |     |     |     |     |      |       | S   | S   | S   | P   |     |      |     |     | P   |     |     | P    |    |    |    |                  |  |
| Gas Station                                  |     |     |     |     |      |       |     | S   | P   | P   | S   |      |     |     | P   | P   | P   | P    |    |    |    | Sec. 17.08.030.S |  |
| Golf Course/Driving Range                    |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      |    | P  |    |                  |  |
| Government Office/Facility                   |     |     |     |     |      |       | P   | P   | P   | P   | P   | P    | P   | P   | P   | P   | P   | P    |    | P  | P  |                  |  |
| PRINCIPAL USE                                | R-1 | R-2 | R-3 | R-4 | R-MF | R-MHP | C-T | C-1 | C-2 | C-3 | C-C | C-OP | C-D | C-V | C-E | I-1 | I-2 | I-MU | AG | OS | IC | USE STANDARD     |  |
| Greenhouse/Nursery - Retail                  |     |     |     |     |      |       |     |     |     | P   |     |      |     |     | P   |     |     | P    | S  |    |    |                  |  |
| Group Home                                   | P   | P   | P   | P   | P    |       |     |     |     |     |     |      |     |     |     |     |     |      |    |    |    | Sec. 17.08.030.T |  |
| Halfway House                                |     |     |     |     |      |       |     |     | S   | S   |     |      |     |     | S   |     |     | S    |    |    | S  | Sec. 17.08.030.L |  |
| Healthcare Institution                       |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      |    |    | P  |                  |  |
| Heavy Rental and Service                     |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | P   |     | P    |    |    |    |                  |  |
| Heavy Retail                                 |     |     |     |     |      |       |     |     |     | S   |     |      |     |     | S   | P   |     | P    |    |    |    |                  |  |
| Homeless Shelter                             |     |     |     |     |      |       |     |     | S   | S   |     |      |     |     | S   |     |     | S    |    |    | S  | Sec. 17.08.030.L |  |
| Hotel                                        |     |     |     |     |      |       |     |     | P   | P   | P   | P    | P   | S   | P   |     |     | P    |    |    |    |                  |  |
| Industrial - General                         |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     | P   |      |    |    |    |                  |  |
| Industrial - Light                           |     |     |     |     |      |       |     |     |     |     |     | P    |     |     |     | P   | P   | P    |    |    |    |                  |  |
| Industrial Design                            |     |     |     |     |      |       |     | P   | P   | P   |     | P    | P   |     | P   | P   | P   | P    |    |    |    |                  |  |
| Live Performance Venue                       |     |     |     |     |      |       |     |     |     | P   | P   |      | P   | P   | P   | P   |     | P    |    |    |    |                  |  |



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

| TABLE 17.08-1: USE MATRIX                         |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      |    |    |    |                   |  |
|---------------------------------------------------|-----|-----|-----|-----|------|-------|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|------|----|----|----|-------------------|--|
| PRINCIPAL USE                                     | R-1 | R-2 | R-3 | R-4 | R-MF | R-MHP | C-T | C-1 | C-2 | C-3 | C-C | C-OP | C-D | C-V | C-E | I-1 | I-2 | I-MU | AG | OS | IC | USE STANDARD      |  |
| Lodge/Meeting Hall                                | S   | S   | S   | S   | S    |       | P   | P   | P   | P   | P   | P    | P   | P   | P   | P   | P   | P    | P  |    |    | Sec. 17.08.030.U  |  |
| Manufactured Home Park                            |     |     |     |     |      | P     |     |     |     |     |     |      |     |     |     |     |     |      |    |    |    |                   |  |
| Medical/Dental Office                             |     |     |     |     |      |       | P   | P   | P   | P   | P   | P    | P   | P   | P   |     |     | P    |    |    | P  |                   |  |
| Micro-Brewery/Distillery/Winery                   |     |     |     |     |      |       |     |     | P   | P   | P   |      | P   | P   | P   | P   |     | P    |    |    |    |                   |  |
| Neighborhood Commercial Establishment             |     | S   | S   | S   | S    |       |     |     |     |     |     |      |     |     |     |     |     |      |    |    |    | Sec. 17.08.030.V  |  |
| Office                                            |     |     |     |     |      |       | P   | P   | P   | P   | P   | P    | P   | P   | P   | P   | P   | P    |    |    | P  |                   |  |
| Outdoor Dining                                    |     |     |     |     |      |       | P   | P   | P   | P   | P   | P    | P   | P   | P   | P   | P   | P    |    |    | P  | Sec. 17.08.030.W  |  |
| Parking Lot (Principal Use)                       |     |     |     |     |      |       |     | S   | S   | S   | S   | S    | S   | S   | S   | P   | S   | S    |    |    | P  | Chapter 17.10     |  |
| Parking Structure (Principal Use)                 |     |     |     |     |      |       |     | S   | S   | P   | P   | P    | S   | S   | P   |     |     | P    |    |    | P  | Chapter 17.10     |  |
| Personal Service Establishment                    |     |     |     |     |      |       | P   | P   | P   | P   | P   | P    | P   | P   | P   | P   |     | P    |    |    | P  |                   |  |
| Place of Worship                                  | P   | P   | P   | P   | P    |       | S   | S   | P   | P   | P   |      | P   | P   | P   | P   |     |      | P  |    | P  |                   |  |
| Private Recreation Facility                       |     |     |     |     |      |       |     | P   | P   | P   | P   | P    | P   | P   | P   | P   |     | P    |    |    | P  |                   |  |
| Public Park                                       | P   | P   | P   | P   | P    | P     | P   | P   | P   | P   | P   | P    | P   | P   | P   |     |     | P    | P  | P  | P  |                   |  |
| Public Safety Facility                            |     |     |     |     | P    |       | P   | P   | P   | P   | P   | P    | P   | P   | P   | P   | P   | P    | P  | P  | P  |                   |  |
| Public Works Facility                             |     |     |     |     |      |       |     |     |     |     |     | P    |     |     |     |     | P   | P    | P  | P  |    | P                 |  |
| Reception Facility                                | S   | S   | S   | S   |      |       | S   | S   | S   | P   | P   |      | S   | S   | P   |     |     | P    | S  |    |    | Sec. 17.08.030.X  |  |
| Recreational Vehicle (RV) Park                    |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      | S  | S  |    | Sec. 17.08.030.F  |  |
| Research and Development                          |     |     |     |     |      |       |     |     |     |     |     | P    |     |     |     |     | P   | P    | P  |    | P  |                   |  |
| Residential Care Facility                         |     |     |     |     | P    |       | P   | P   | P   | P   | P   | P    | P   |     | P   | P   |     | P    |    |    | P  | Sec. 17.08.030.Y  |  |
| Restaurant                                        |     |     |     |     |      |       |     | P   | P   | P   | P   | P    | P   | P   | P   | P   | P   | P    |    | P  | P  |                   |  |
| Retail Goods Establishment                        |     |     |     |     |      |       | P   | P   | P   | P   | P   | P    | P   | P   | P   | P   | P   | P    |    |    | P  |                   |  |
| PRINCIPAL USE                                     | R-1 | R-2 | R-3 | R-4 | R-MF | R-MHP | C-T | C-1 | C-2 | C-3 | C-C | C-OP | C-D | C-V | C-E | I-1 | I-2 | I-MU | AG | OS | IC | USE STANDARD      |  |
| Retail Alcohol Sales                              |     |     |     |     |      |       |     |     | P   | P   | S   |      | S   |     | P   | P   |     |      |    |    |    |                   |  |
| Retail Sales of Fireworks                         |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | P   | P   |      |    |    |    | Sec. 17.08.030.Z  |  |
| Salvage Yard                                      |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     | S   |      |    |    |    |                   |  |
| Self-Storage Facility: Enclosed                   |     |     |     |     |      |       |     |     | S   | S   |     |      |     |     | P   | P   | P   | P    |    |    |    | Sec. 17.08.030.AA |  |
| Self-Storage Facility: Outdoor                    |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | P   | P   | S    |    |    |    | Sec. 17.08.030.AA |  |
| Social Service Center                             |     |     |     |     |      |       |     |     | P   | P   |     |      |     |     | P   |     |     | P    |    |    | P  |                   |  |
| Solar Farm                                        |     |     |     |     |      |       |     |     |     |     |     | P    |     |     |     | P   | P   |      | S  |    | P  | Sec. 17.08.030.BB |  |
| Specialty Food Service                            |     |     |     |     |      |       |     | P   | P   | P   | P   |      | P   | P   | P   | P   |     | P    |    |    |    |                   |  |
| Storage Yard - Outdoor                            |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | P   | P   |      |    |    |    | Sec. 17.08.030.CC |  |
| Truck Stop                                        |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | P   | P   |      |    |    |    |                   |  |
| Vehicle Dealership - Enclosed                     |     |     |     |     |      |       |     |     |     | P   |     | S    | P   |     | P   | S   |     | P    |    |    |    |                   |  |
| Vehicle Dealership - With Outdoor Storage/Display |     |     |     |     |      |       |     |     |     | S   |     |      |     |     | S   | S   |     | P    |    |    |    |                   |  |



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| TABLE 17.08-1: USE MATRIX                            |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      |    |    |    |                   |
|------------------------------------------------------|-----|-----|-----|-----|------|-------|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|------|----|----|----|-------------------|
| PRINCIPAL USE                                        | R-1 | R-2 | R-3 | R-4 | R-MF | R-MHP | C-T | C-1 | C-2 | C-3 | C-C | C-OP | C-D | C-V | C-E | I-1 | I-2 | I-MU | AG | OS | IC | USE STANDARD      |
| Vehicle Operation Facility                           |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | P   | P   |      |    |    | P  |                   |
| Vehicle Rental - Enclosed                            |     |     |     |     |      |       |     |     |     | P   |     | S    | P   |     | P   | S   |     | P    |    |    |    |                   |
| Vehicle Rental - With Outdoor Storage/Display        |     |     |     |     |      |       |     |     |     | S   |     |      |     |     | S   | S   |     | P    |    |    |    |                   |
| Vehicle Repair/Service - Major                       |     |     |     |     |      |       |     |     |     | S   |     |      |     |     |     | P   | P   | S    |    |    |    | Sec. 17.08.030.DD |
| Vehicle Repair/Service - Minor                       |     |     |     |     |      |       |     |     | P   | P   |     |      |     |     | P   | P   | P   | S    |    |    |    | Sec. 17.08.030.DD |
| Warehouse                                            |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | P   | P   |      |    |    |    |                   |
| Wholesale Establishment                              |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | P   | P   | S    |    |    |    |                   |
| Wind Energy System                                   |     |     |     |     |      |       |     |     |     |     |     | S    |     |     |     | S   | S   |      | S  |    | S  | Sec. 17.08.030.EE |
| Wine Bar                                             |     |     |     |     |      |       |     | S   | P   | P   | P   |      | P   | P   | P   |     |     | P    |    |    |    |                   |
| Winery                                               |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      | S  |    |    |                   |
| Wireless Telecommunications                          | S   | S   | S   | S   | S    | S     | S   | S   | S   | S   | S   | S    | S   | S   | S   | S   | S   | S    | S  | S  | S  | Sec. 17.08.030.FF |
| Wireless Telecommunications - Stealth Design Antenna | P   | P   | P   | P   | P    | P     | P   | P   | P   | P   | P   | P    | P   | P   | P   | P   | P   | P    | P  | P  | P  | Sec. 17.08.030.FF |
| Wireless Telecommunications - DAS Co-Location        | P   | P   | P   | P   | P    | P     | P   | P   | P   | P   | P   | P    | P   | P   | P   | P   | P   | P    | P  | P  | P  | Sec. 17.08.030.FF |
| Wireless Telecommunications - DAS New Pole           | S   | S   | S   | S   | S    | S     | S   | S   | S   | S   | S   | S    | S   | S   | S   | S   | S   | S    | S  | S  | S  | Sec. 17.08.030.FF |
| TEMPORARY USE                                        | R-1 | R-2 | R-3 | R-4 | R-MF | R-MHP | C-T | C-1 | C-2 | C-3 | C-C | C-OP | C-D | C-V | C-E | I-1 | I-2 | I-MU | AG | OS | IC | USE STANDARD      |
| Farmers' Market                                      |     |     |     |     | T    |       | T   | T   | T   | T   | T   | T    | T   | T   | T   |     |     | T    | T  | T  | T  | Sec. 17.08.040.A  |
| Real Estate Project Sales Office/Model Unit          | T   | T   | T   | T   | T    |       | T   | T   | T   | T   | T   | T    | T   | T   | T   | T   | T   | T    |    |    | T  | Sec. 17.08.040.B  |
| Temporary Cell On Wheels (COW)                       | T   | T   | T   | T   | T    | T     | T   | T   | T   | T   | T   | T    | T   | T   | T   | T   | T   | T    | T  | T  | T  | Sec. 17.08.040.C  |
| Temporary Contractor Office and Contractor Yard      | T   | T   | T   | T   | T    | T     | T   | T   | T   | T   | T   | T    | T   | T   | T   | T   | T   | T    | T  | T  | T  | Sec. 17.08.040.D  |
| Temporary Outdoor Entertainment                      | T   | T   | T   | T   | T    |       | T   | T   | T   | T   | T   | T    | T   | T   | T   | T   |     | T    | T  | T  | T  | Sec. 17.08.040.E  |
| Temporary Outdoor Sales (No Fireworks Stand)         | T   | T   | T   | T   | T    |       | T   | T   | T   | T   | T   | T    | T   | T   | T   | T   |     | T    | T  |    | T  | Sec. 17.08.040.F  |
| Temporary Outdoor Sales - Fireworks Stand Only       |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | T   | T   |      |    |    |    | Sec. 17.08.040.G  |
| Temporary Outdoor Storage Container                  | T   | T   | T   | T   | T    | T     | T   | T   | T   | T   | T   | T    | T   | T   | T   | T   | T   | T    | T  | T  | T  | Sec. 17.08.040.H  |





## PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

**To: All property owners within 200 feet of the subject property located at 1730 Wilkes venue**

### Neighborhood Meeting

Date: 2/13/2025

Time: 6:00 PM

Location: Room 21 | Johnson School Building | 1730 Wilkes Ave

### Plan & Zoning Commission Public Hearing Meeting

Date: 3/4/2025

Time: 5:00 PM

Location: Council Chambers | City Hall | 226 West 4<sup>th</sup> Street

### What is this About?

This notice is being sent to inform you that a neighborhood meeting and a public hearing will be held for a Rezoning Request. The subject property is currently zoned C-T Commercial Transitional District. The request is to rezone the property to R-4C Single-Family and Two-Family Central Residential District. The purpose is to renovate The Johnson School Building to allow the operation of a school suitable for grades K-8, but ultimately K-12. 'Educational Facility-Primary or Secondary' is considered a prohibited use under the current zoning designation.

### Request/Case Description:

**Request of New Plan Learning to rezone 1730 Wilkes Avenue, being approximately 2.47 acres of land, from C-T Commercial Transitional District to R-4C Single-Family and Two-Family Central Residential District. [Ward 4]**

### 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 March 4, 2025. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on March 18, 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 Development & Neighborhood Services Department.

### 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](mailto:planning@davenportiowa.com) (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46<sup>th</sup> 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](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 Development & Neighborhood Services Department at [planning@davenportiowa.com](mailto:planning@davenportiowa.com) or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

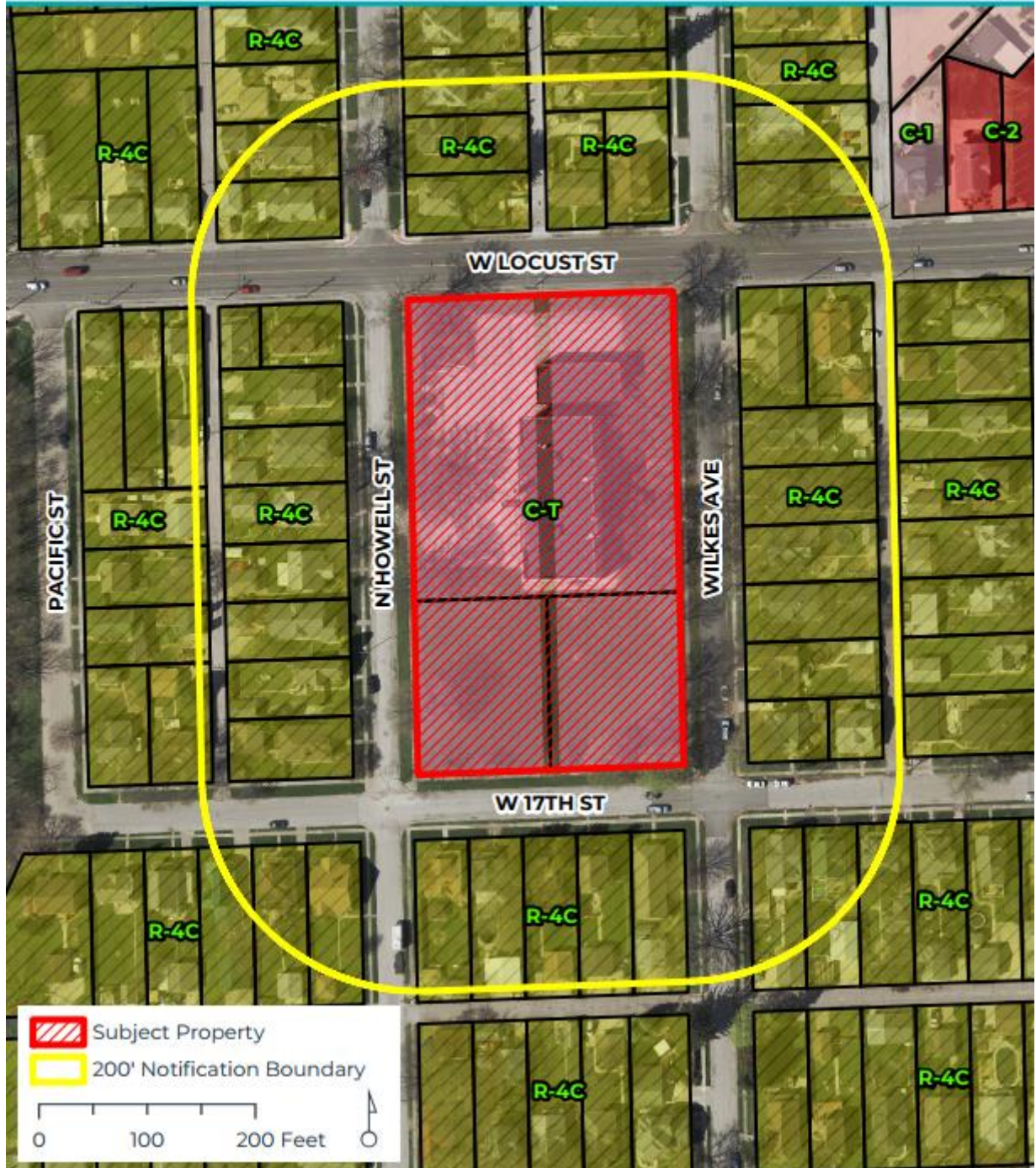
Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or [planning@davenportiowa.com](mailto:planning@davenportiowa.com) for updates.





### Public Notice Map | Case REZ25-03

Request of New Plan Learning to rezone 1730 Wilkes Avenue, being approximately 2.47 acres of land, from C-T Commercial Transitional District to R-4C Single-Family and Two-Family Central Residential District. [Ward 4]





# Neighborhood Meeting Attendance List

Date: 02/13/2025

Time: 1800

Location: 1730 Wilkes AVE

Case: Request REZ25-03 of New Plan Learning to rezone 1730 Wilkes Avenue, being approximately 2.47 acres of land, from C-T Commercial Transitional District to R-4C Single-Family and Two-Family Central Residential District. [Ward 4]

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

|    | NAME          | EMAIL:                          | PHONE: (optional) | ADDRESS (as shown on the notice map) |
|----|---------------|---------------------------------|-------------------|--------------------------------------|
| 1  | Luann Stemlar | 304Lifeskills@gmail.com         |                   | 1901 W. 17 <sup>th</sup> St.         |
| 2  | Susan Yarolem | 1813 W. 17 <sup>th</sup> St. <→ |                   | S.yarolema@gmail.com                 |
| 3  | Dennis York   | turbotill1965@gmail.com         |                   | 1917 W. 17 <sup>th</sup>             |
| 4  | Roy Decker    |                                 |                   | 1913 W 17 <sup>th</sup> St           |
| 5  | Bob Ingram    |                                 |                   |                                      |
| 6  |               |                                 |                   |                                      |
| 7  |               |                                 |                   |                                      |
| 8  |               |                                 |                   |                                      |
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| 24 |               |                                 |                   |                                      |
| 25 |               |                                 |                   |                                      |



## City of Davenport

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

**Action / Date**  
**3/18/2025**

### Subject:

Case F25-03: Request of D&D Property Holding, LLC for a 28.3-acre Final Plat of Northside Industrial Park. The 3-lot subdivision is located on Lot 1 of Iowa Research Commerce & Technology Park Third Addition. [Ward 8]

### Recommendation:

Staff recommends the Plan and Zoning Commission forward F25-03 to City Council with a recommendation for approval subject to the following findings and 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) would achieve consistency with subdivision requirements. A variance to Section 16.24.040.C for a cul-de-sac exceeding maximum length is granted for Pheasant Circle.

### Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Sewer easements shall be a minimum width of 15-feet or twice the depth of the line, whichever is greater.
4. The developer shall install all sidewalks along Harrison Street with the initial construction of the development.
5. Revise Note 12 to add the following statement, "A left southbound turn lane is required on Harrison Street upon construction of Pheasant Circle."
6. All additional fill within utility easements shall require written approval from impacted utility companies.

### Background:

The undeveloped site is part of the Iowa Research Commerce & Technology Park. The 28.3-acre lot has historically been used for farming. The purpose of the subdivision is to divide the site into three lots suitable for industrial development. A new public road, Pheasant Circle, will be dedicated to offer access to each lot. The intersection will align with the existing break in the boulevard of Harrison Street.

City Council approved a 5-lot preliminary plat for this site at its January 29, 2025 meeting, subject to the following conditions:



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

### **Comprehensive Plan:**

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

### **Future Land Use Designation:**

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

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

### **Zoning:**

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

### **Technical Review:**

1. Zoning: The I-1 Light Industrial District does not have a minimum lot area or lot width requirement.
2. Streets: Pheasant Circle will be dedicated to the City upon the recording of a final plat. The right-of-way terminates at approximately 885 feet, exceeding the maximum length of 600 feet as outlined in Section 16.24.040.C of the Subdivision Ordinance. All roadways shall be constructed to meet Statewide Urban Design And Specifications (SUDAS) design standards and applicable ADA requirements.
3. Storm Water: Detention and water quality treatment is required for this subdivision. Detention is provided by the basin located in Outlot A of Iowa Research Commerce & Technology Park Third Addition. Further improvements may be required upon further development of the property.



4. Sanitary Sewer: There is an existing sewer line located within the easement spanning the length of the east and south property lines. In addition, there is sanitary sewer located on the westside of the Harrison Street right-of-way.
5. Other Utilities: Normal utility services are available on this site.
6. Parks/Open Space: There are no impacts on parks/open space.

**Section 16.24.040.C-Streets:**

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

**Section 16.32-Variances:**

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

**Public Input:**

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

**Attachments:**

1. Application
2. Final Plat
3. Maps





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

Office 563.326.6198  
planning@davenportiowa.com

APPLICATION FOR  
**SUBDIVISION PLAT**  
(LAND DIVISION)

**APPLICANT INFORMATION**

Applicant Name

D & D Property Holding LLC

Address

6225 N. Brady St.

City | State | Zip

Davenport, IA 52806

Phone

(563) 322-7181

Secondary Phone

E-Mail Address

randresen@tricityelectric.com

**Acceptance of Applicant**

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

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

*Ryan Andresen*

Print Applicant's Name

*Ryan Andresen*

Digitally signed by Ryan Andresen  
Date: 2025.02.18 15:27:07-06'00'

Applicant's Signature

01/30/2025  
Date

SUBDIVISION NAME

Northside Industrial Park

LOCATION DESCRIPTION

Parcel: X3537-01B

SUBMITTED

12/12/2024

NUMBER OF LOTS BY USE TYPE

3 lots of I-1

ACRES

28.30

STREETS ADDED

1

**PLAT TYPE SUBMITTED:**

**PRELIMINARY PLAT:** §16.16 Requirements ☐

**FINAL PLAT:** §16.20 Requirements ☒

**PRELIMINARY PLAT REQUIREMENTS:**

Preliminary Plat ☐

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

**FINAL PLAT REQUIREMENTS:**

Platting Certificates per §354.11 State Code ☒

Final Plat ☒

**GENERAL REQUIREMENTS:**

Authorization to Act as Applicant, if needed ☐

Application Fee (REQUIRED) ☐

**Subdivision Platting Fee Schedule**

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

Submit this form, and any questions, to DNS Planning Division at  
[planning@davenportiowa.com](mailto:planning@davenportiowa.com).

**DEVELOPMENT TEAM**

**Developer / Project Manager**

Russell Construction

Address

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

Phone

(563) 459-4600

Secondary Phone

E-Mail Address

**Owner**

D & D Property Holding LLC

Address

6225 N. Brady St., Davenport, IA 52806

Phone

(563) 322-7181

Secondary Phone

E-Mail Address

randresen@tricityelectric.com

**Engineer**

Townsend Engineering

Address

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

Phone

(563) 386-4236

Secondary Phone

E-Mail Address

chris@townsendengineering.net

**Attorney**

Ted Olt III, Lane & Waterman LLP

Address

Ted Olt III, Lane & Waterman LLP

Phone

(563) 333-6641

Secondary Phone

E-Mail Address



# Authorization to Act as Applicant

I/We, Doug Palmer - owner of D&D Property Holdings

[as property owner(s)]

authorize Ryan Andresen

[the above person(s)]

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

for the property located at Northside Industrial Park - Davenport, IA



Signature(s)\*

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

Notarization:

2-19-25

Date

State of Iowa,

County of Scott,

Sworn and subscribed before me

this 19 day of February, 2025

Drivers License

[ identification type ]



Notary Public

My Commission Expires:

Nov. 5, 2025



## \* 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

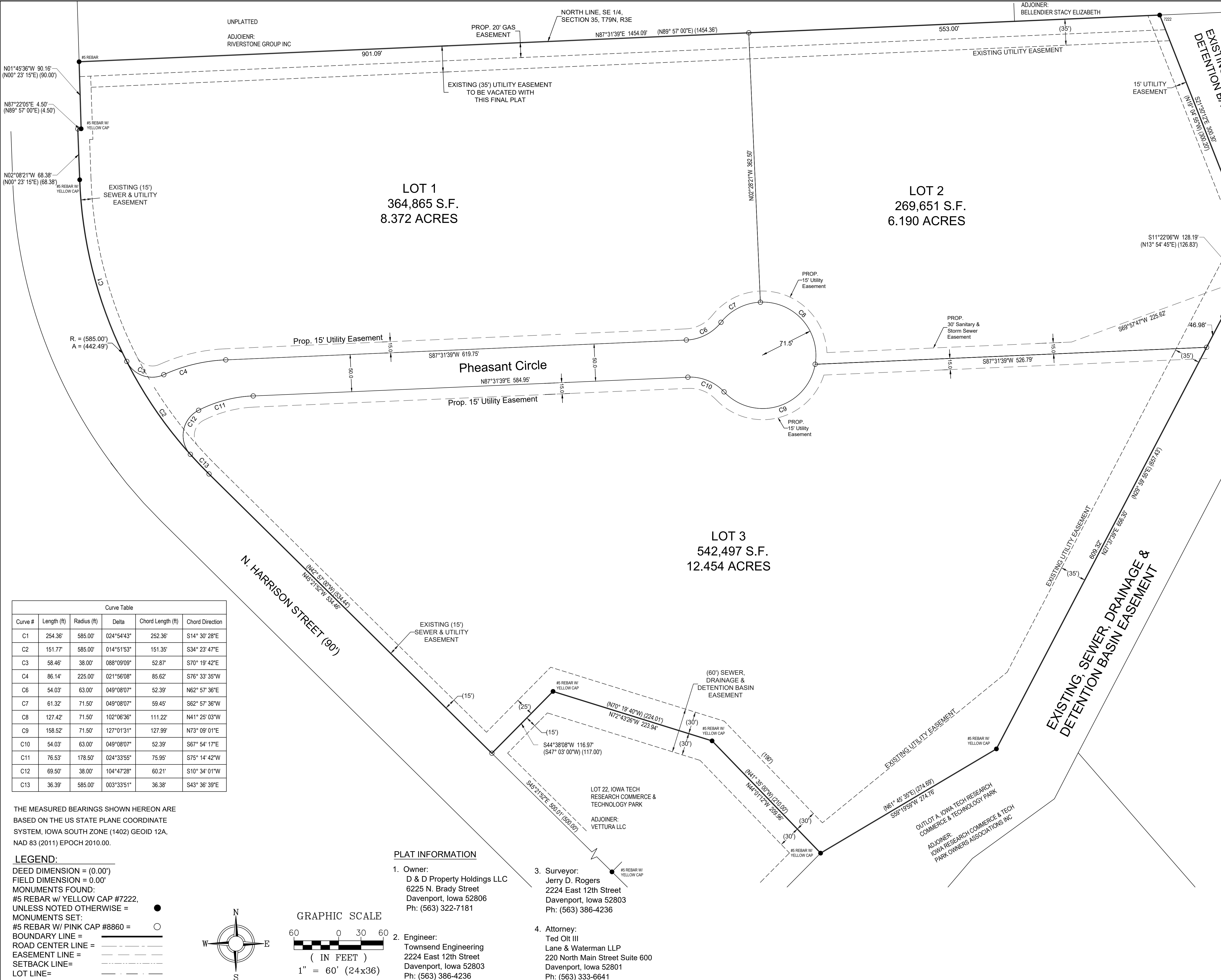
### Design Review Board

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

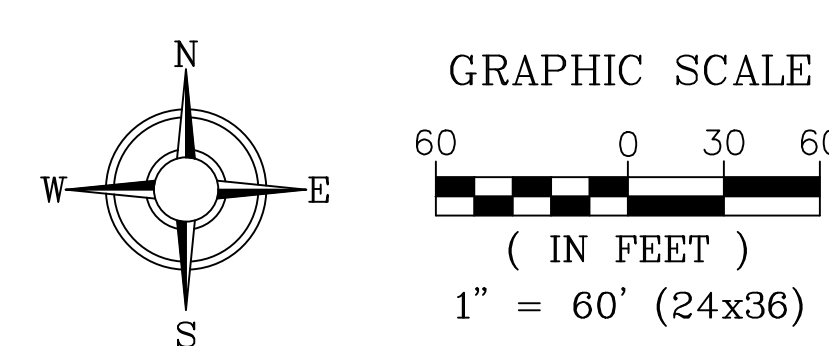




| Curve Table |             |             |            |                   |                 |
|-------------|-------------|-------------|------------|-------------------|-----------------|
| Curve #     | Length (ft) | Radius (ft) | Delta      | Chord Length (ft) | Chord Direction |
| C1          | 254.36'     | 585.00'     | 024°54'43" | 252.36'           | S14° 30' 28"E   |
| C2          | 151.77'     | 585.00'     | 014°51'53" | 151.35'           | S34° 23' 47"E   |
| C3          | 58.46'      | 38.00'      | 088°09'09" | 52.87'            | S70° 19' 42"E   |
| C4          | 86.14'      | 225.00'     | 021°56'08" | 85.62'            | S76° 33' 35"W   |
| C6          | 54.03'      | 63.00'      | 049°08'07" | 52.39'            | N62° 57' 36"E   |
| C7          | 61.32'      | 71.50'      | 049°08'07" | 59.45'            | S62° 57' 36"W   |
| C8          | 127.42'     | 71.50'      | 102°06'36" | 111.22'           | N41° 25' 03"W   |
| C9          | 158.52'     | 71.50'      | 127°01'31" | 127.99'           | N73° 09' 01"E   |
| C10         | 54.03'      | 63.00'      | 049°08'07" | 52.39'            | S67° 54' 17"E   |
| C11         | 76.53'      | 178.50'     | 024°33'55" | 75.95'            | S75° 14' 42"W   |
| C12         | 69.50'      | 38.00'      | 104°47'28" | 60.21'            | S10° 34' 01"W   |
| C13         | 36.39'      | 585.00'     | 003°33'51" | 36.38'            | S43° 36' 39"E   |

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

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



- PLAT INFORMATION**
1. Owner:  
D & D Property Holdings LLC  
6225 N. Brady Street  
Davenport, Iowa 52806  
Ph: (563) 322-7181

3. Surveyor:  
Jerry D. Rogers  
2224 East 12th Street  
Davenport, Iowa 52803  
Ph: (563) 386-4236

4. Attorney:  
Ted Olt III  
Lane & Waterman LLP  
220 North Main Street Suite 600  
Davenport, Iowa 52801  
Ph: (563) 333-6641
2. Engineer:  
Townsend Engineering  
2224 East 12th Street  
Davenport, Iowa 52803  
Ph: (563) 386-4236

**FINAL PLAT**  
**NORTHSIDE INDUSTRIAL PARK**  
TO THE CITY OF DAVENPORT, IOWA

BEING A REPLAT OF LOT 1 OF THE FINAL PLAT OF IOWA RESEARCH COMMERCE & TECHNOLOGY PARK THIRD ADDITION LOCATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 35 TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5th P.M., SCOTT COUNTY, IOWA.

PRJ #5142

- NOTES:**
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
  - ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
  - COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
  - THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
  - ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.
  - BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
  - THE SUBJECT PROPERTY IS ZONED I-1, INDUSTRIAL.
  - 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.
  - STORM WATER QUALITY TREATMENT FACILITIES SHALL BE REQUIRED FOR THIS SUBDIVISION. A BLANKET EASEMENT FOR SAID STORM WATER QUALITY FACILITIES SHALL BE PROVIDED TO ALLOW ACCESS TO AND THROUGHOUT THE STORM WATER QUALITY BEST MANAGEMENT PRACTICE SITE(S).
  - SIDEWALKS 5' IN WIDTH SHALL BE CONSTRUCTED WITH THE DEVELOPMENT OF EACH LOT OR WHEN SO ORDER BY THE CITY OF DAVENPORT.
  - THIS SUBDIVISION CONTAINS 28.310 ACRES, OR 1,233,196 S.F.
  - THE MEDIAN AND INTERSECTION WITH PHEASANT CIRCLE SHALL BE RECONSTRUCTED ACCORDING TO CITY OF DAVENPORT APPROVED CONSTRUCTION PLANS.
  - MODIFICATIONS TO EXISTING STORM INLETS DUE TO DRIVE PLACEMENTS ARE THE RESPONSIBILITY OF THE OWNER OF EACH DRIVE.
  - ALL DRIVES AND ROADWAYS WITHIN THE PUBLIC ROW WILL BE DESIGNED TO MEET SUDAS CHAPTER 5L.

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: \_\_\_\_\_

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 \_\_\_\_\_ Date  
Iowa License Number: 8860  
My license renewal date is December 31, 2025  
Pages or sheets covered by this seal: 1

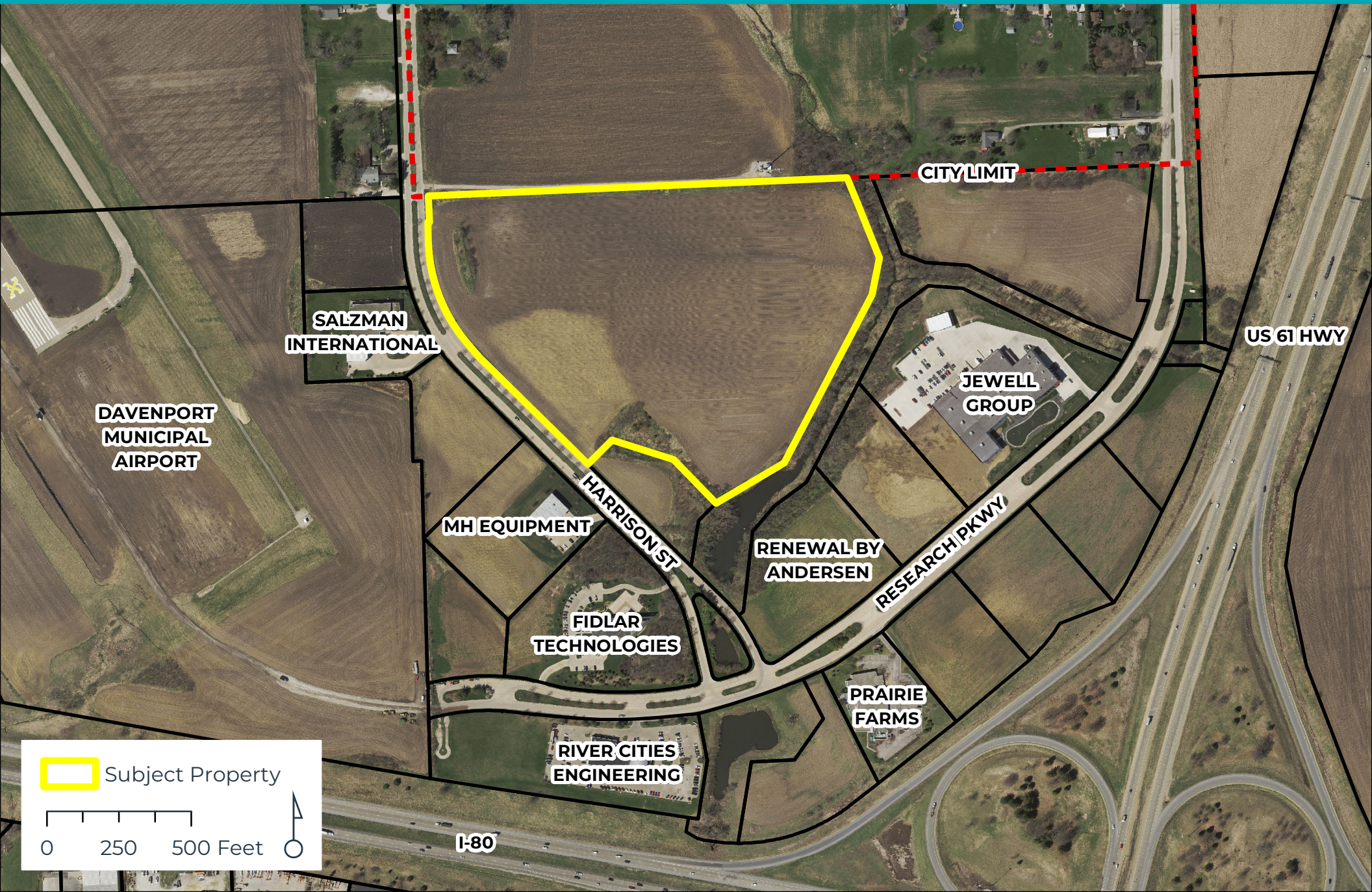
|                                           |                                                                                                       |                                                                                                                                               |     |             |      |                                                                                                   |                                                                                          |                           |
|-------------------------------------------|-------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------|------|---------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|---------------------------|
| <br>CIVIL • STRUCTURAL • LAND DEVELOPMENT | DATE: 1/10/2024<br><br>563 386.4236 office 386.4231 fax<br>2224 East 12th Street, Davenport, IA 52803 | DRAWN BY:<br>KLC<br><br>CHECKED BY:<br>JRD<br><br>DRAWING LOCATION<br>S:\Russell\Lot 1 Iowa Research\Northside Industrial Park Final Plat.dwg | NO. | REVISIONS:  | DATE | PROJECT<br>FINAL PLAT<br>NORTHSIDE INDUSTRIAL PARK<br>N. Harrison Street<br>Davenport, Iowa 52806 | DEVELOPER<br>D & D Property Holding LLC<br>6225 N. Brady Street<br>Davenport, Iowa 52806 | SHEET NO.<br>1<br>OF<br>1 |
|                                           |                                                                                                       |                                                                                                                                               |     | DESCRIPTION |      |                                                                                                   |                                                                                          |                           |
|                                           |                                                                                                       |                                                                                                                                               |     |             |      |                                                                                                   |                                                                                          |                           |
|                                           |                                                                                                       |                                                                                                                                               |     |             |      |                                                                                                   |                                                                                          |                           |
|                                           |                                                                                                       |                                                                                                                                               |     |             |      |                                                                                                   |                                                                                          |                           |





## Vicinity Map | Case F25-03

Request of D&D Property Holding, LLC for a 28.3-acre Final Plat of Northside Industrial Park. The 3-lot subdivision is located on Lot 1 of Iowa Research Commerce & Technology Park Third Addition. [Ward 8]



 Subject Property

0 250 500 Feet 



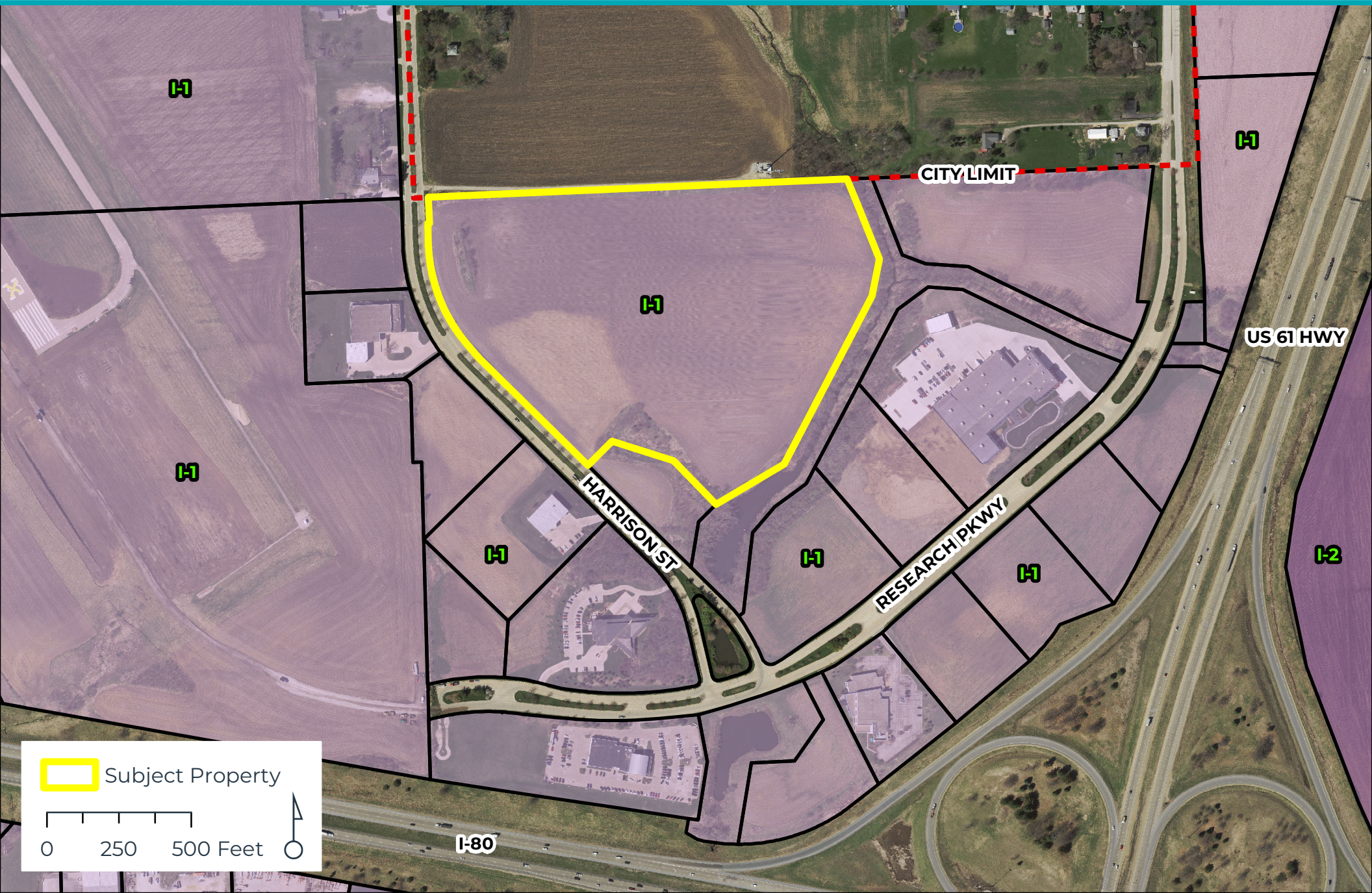


# THE CITY OF DAVENPORT

IOWA | USA

## Zoning Map | Case F25-03

Request of D&D Property Holding, LLC for a 28.3-acre Final Plat of Northside Industrial Park. The 3-lot subdivision is located on Lot 1 of Iowa Research Commerce & Technology Park Third Addition. [Ward 8]

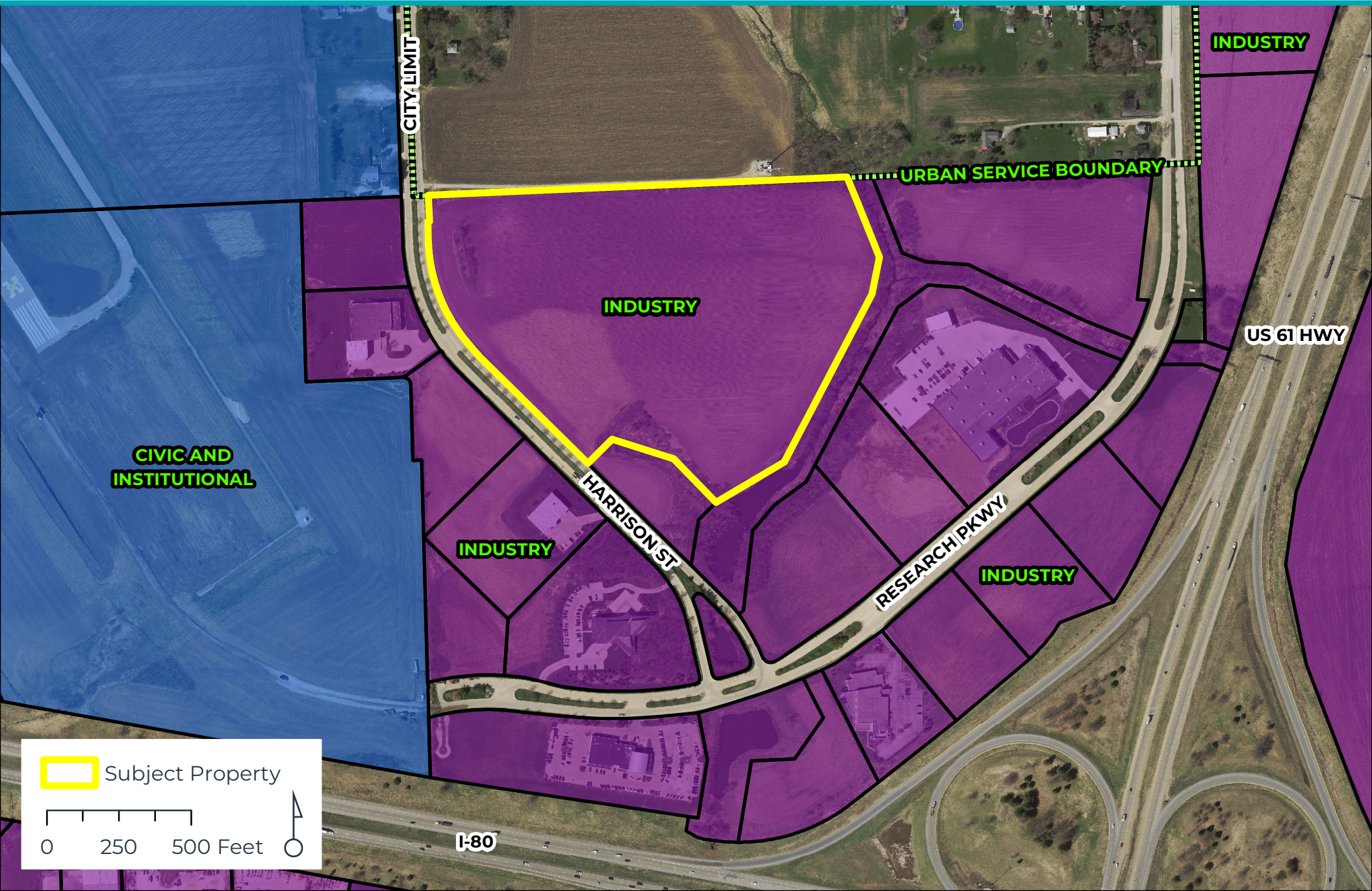






## Future Land Use Map | Case F25-03

Request of D&D Property Holding, LLC for a 28.3-acre Final Plat of Northside Industrial Park. The 3-lot subdivision is located on Lot 1 of Iowa Research Commerce & Technology Park Third Addition. [Ward 8]



 Subject Property

0 250 500 Feet 



## City of Davenport

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

**Action / Date**  
**3/18/2025**

### Subject:

Case F25-04: Request of Des Moines Restorations LLC on behalf of Roederer Holdings LLC for a Final Plat of Hose Station 7 Parking. The 2-lot subdivision is located at 430 Taylor Street on 1.78 acres. [Ward 3]

### Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F25-04 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. Provide a 15' utility easement along the north and south plat lines.
4. Subdivision shall be tied to either two government corners or two corners of a recorded subdivision.

### Background:

The purpose of the subdivision is to facilitate the sale of property from Roederer Transfer & Storage Company to the owner of the historic Hose Station No. 7, located on the northeast corner of 4th Street and Fillmore Street. Hose Station No. 7 is being renovated for a bar and event space. Lot 1 of the subdivision will function as a parking lot for the new business.

### 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-MU Industrial Mixed-Use District**. This district is intended to provide for a mix of light industrial uses, as well as compatible commercial uses such as recreation, entertainment, and retail establishments to promote the reuse of older, character giving structures that may no longer be suitable for their original purposes. The I-MU District may also function as a transition district between the C-D Downtown District and surrounding areas. Higher density residential is also permitted in the I-MU District.

**Technical Review:**

1. Zoning: Lots 1 and 2 meet the I-MU Industrial Mixed-Use District dimensional standards. There is no minimum lot area or width requirements. Future development of the property shall comply with setback requirements.
2. Streets: Public right-of-way will not be dedicated as part of this plat. Lots will maintain existing access to Fillmore Street, Taylor Street, and the city right-of-way directly to the south.
3. Stormwater: Stormwater detention and water quality are not required with this subdivision, but will be required upon further development of the site. There is a 48-inch storm pipe spanning the length of the alley from Fillmore Street to Taylor Street. An easement is required along the south boundary of the subdivision to ensure future access to this infrastructure.
4. Sanitary Sewer: Both Fillmore Street and Taylor Street have public sanitary sewer lines that are accessible for any future development on Lots 1 and 2.
5. Other Utilities: Normal utility services are available on this site.
6. Parks/Open Space: There are no impacts on parks/open space.

**Public Input:**

Public notification is not required for a Final Plat.

**Attachments:**

1. Application
2. Final Plat
3. Maps





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

**Office** 563.326.6198  
planning@davenportiowa.com

**APPLICATION FOR**  
**SUBDIVISION PLAT**  
(LAND DIVISION)

**APPLICANT INFORMATION**

Applicant Name

Des Moines Restorations LLC

Address

1234 E River Drive

City | State | Zip

Davenport, IA 52803

Phone

(515) 635-1464

Secondary Phone

(563) 940-1313

E-Mail Address

chris@quadcityrestorations.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.

Christopher Rogers

Print Applicant's Name

01/07/2025

Applicant's Signature

Date

SUBDIVISION NAME

Hose Station 7 Parking

LOCATION DESCRIPTION

430 Taylor Street

SUBMITTED

NUMBER OF LOTS BY USE TYPE

2 lots as I-MU

ACRES

1.78

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](mailto:planning@davenportiowa.com).

**DEVELOPMENT TEAM**

**Developer / Project Manager**

Chris Rogers of Des Moines Restorations LLC

Address

1234 E River Drive, Davenport, IA 52803

Phone

(515) 635-1464

Secondary Phone

(563) 940-1313

E-Mail Address

chris@quadcityrestorations.com

**Owner**

Roederer Holdings LLC

Address

513 Fillmore Street, Davenport, IA 52803

Phone

Secondary Phone

E-Mail Address

**Engineer**

Chris Townsend of Townsend Engineering

Address

2224 E 12th Street, Davenport, IA 52803

Phone

(563) 386-4236

Secondary Phone

E-Mail Address

chris@townsendengineering.net

**Attorney**

Michael Gorsline, 5119 Utica Ridge Rd., Dav. 52807

Address

Michael Gorsline, 5119 Utica Ridge Rd., Dav. 52807

Phone

(563) 324-0441

Secondary Phone

E-Mail Address





**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

DES MOINES RESTORATIONS LLC

Address

1234 E. RIVER DR.

City / State / Zip

DAVENPORT, IOWA 52803

Phone

515-635-1464

Secondary Phone

563-940-1313

E-Mail Address

CHRIS @ QUAD CITY RESTORATIONS.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.

CHRISTOPHER ROGERS

Print Applicant's Name

Applicant's Signature

Date

1/7/2025

SUBDIVISION NAME (& PRJ-NUMBER if assigned)

LOCATION DESCRIPTION

SUBMITTAL DATE

NUMBER OF LOTS BY USE TYPE

ACRES

STREET DISTANCE

**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**

Address

Phone

Secondary Phone

E-Mail Address

**Engineer**

Address

Phone

Secondary Phone

E-Mail Address

**Owner**

Address

Phone

Secondary Phone

E-Mail Address

**Attorney**

Address

Phone

Secondary Phone

E-Mail Address



## Authorization to Act as Applicant

I/We, TOM KOEDERER (KOEDERER HOLDINGS)  
[as property owner(s)]

authorize CHRISTOPHER ROGERS (DES MOINES RESTORATIONS LLC)  
[the above person(s)]

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

for the property located at 430 TAYLOR ST. DAVENPORT, IOWA 52802.

[Signature]  
Signature(s)\*

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

Notarization: \_\_\_\_\_

2/7/25  
Date

State of IOWA,

County of SCOTT,

Sworn and subscribed before me

this 7 day of FEBRUARY, 2025

Known  
[Identification type]

[Signature]  
Notary Public

My Commission Expires: 12/29/2025

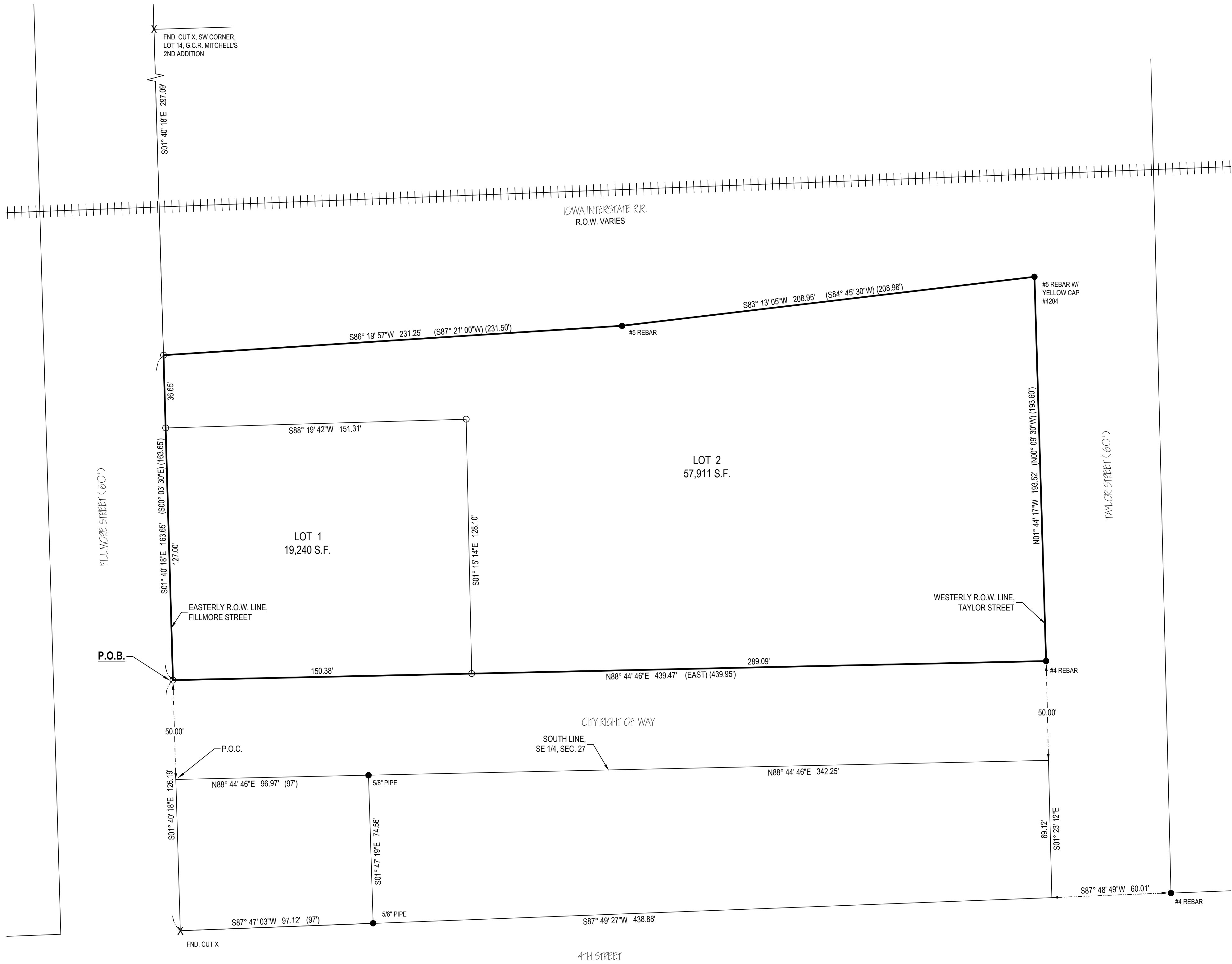




FINAL PLAT

# HOSE STATION 7 PARKING

AN ADDITION TO THE CITY OF DAVENPORT,  
LOCATED IN THE SOUTHEAST QUARTER OF  
SECTION 27, TOWNSHIP 78 NORTH, RANGE 3 EAST  
OF THE 5TH P.M., SCOTT COUNTY, IOWA.



- NOTES:**
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
  - ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
  - COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
  - THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
  - ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.
  - BLANKET EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
  - THE SUBJECT PROPERTY IS ZONED I-MU DISTRICT.
  - 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 #19163C0365 H EFFECTIVE DATE MARCH 11, 2025.
  - NO SITE DEVELOPMENT IS PROPOSED WITH THIS SUBDIVISION.
  - STORMWATER DETENTION AND WATER QUALITY TREATMENT WILL NOT BE REQUIRED FOR THIS SUBDIVISION BUT WILL BE REQUIRED UPON FURTHER DEVELOPMENT OF THE PROPERTY.

|                                                   |       |
|---------------------------------------------------|-------|
| 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: |

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

**LEGEND:**

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

GRAPHIC SCALE  
30 0 15 30  
( IN FEET )  
1" = 30' (24x36)

- Owner:**  
Roederer Holdings LLC  
513 Fillmore Street  
Davenport, Iowa 52808
- Engineer:**  
Christopher R. Townsend, P.E.  
Townsend Engineering  
2224 East 12th Street  
Davenport, Iowa 52803  
Ph: (563) 386 - 4236
- Surveyor:**  
Jerry D. Rogers, P.L.S.  
Townsend Engineering  
2224 East 12th Street  
Davenport, Iowa 52803  
Ph: (563) 386 - 4236
- Attorney:**  
Michael Gorsline  
5119 Utica Ridge Road  
Davenport, Ia 52807  
Ph: (563) 324-0441

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

|                                              |                |                  |                    |            |             |                                                                    |                                                                        |                     |
|----------------------------------------------|----------------|------------------|--------------------|------------|-------------|--------------------------------------------------------------------|------------------------------------------------------------------------|---------------------|
| <p>CIVIL • STRUCTURAL • LAND DEVELOPMENT</p> | DATE: 1/5/2025 | DRAWN BY:<br>KLC | CHECKED BY:<br>JDR | REVISIONS: |             | PROJECT<br>FINAL PLAT<br>HOSE STATION 7 PARKING<br>DAVENPORT, IOWA | PREPARED FOR<br>CHRIS ROGERS<br>1234 E. RIVER DRIVE<br>DAVENPORT, IOWA | SHEET NO.<br>1 of 1 |
|                                              |                |                  |                    | NO.        | DESCRIPTION |                                                                    |                                                                        |                     |
|                                              |                |                  |                    |            |             |                                                                    |                                                                        |                     |
|                                              |                |                  |                    |            |             |                                                                    |                                                                        |                     |
|                                              |                |                  |                    |            |             |                                                                    |                                                                        |                     |





THE CITY OF  
**DAVENPORT**  
IOWA | USA

## Vicinity Map | Case F25-04

Request of Des Moines Restorations LLC on behalf of Roederer Holdings LLC for a Final Plat of Hose Station 7 Parking. The 2-lot subdivision is located at 430 Taylor Street on 1.78 acres. [Ward 3]

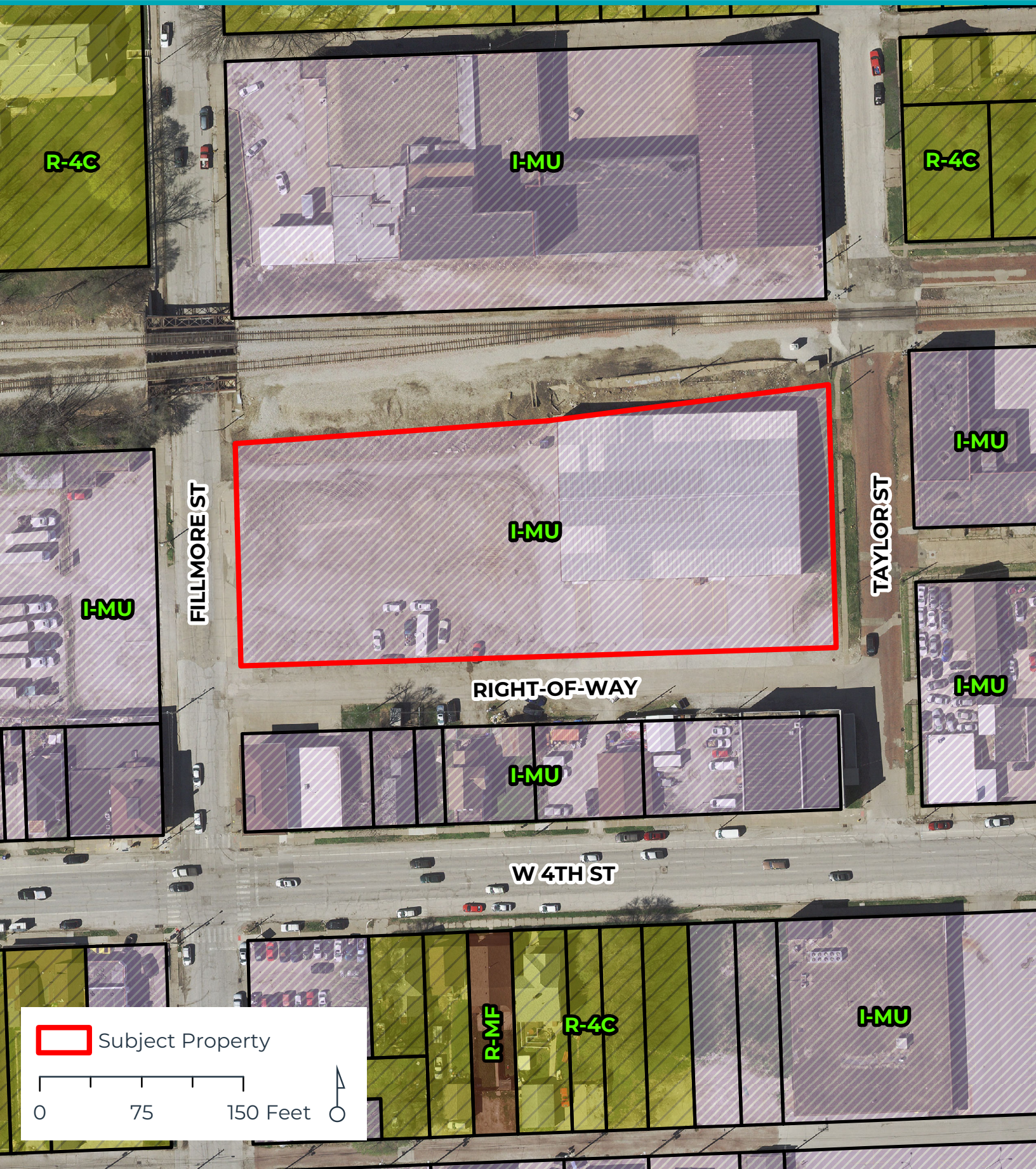






## Zoning Map | Case F25-04

Request of Des Moines Restorations LLC on behalf of Roederer Holdings LLC for a Final Plat of Hose Station 7 Parking. The 2-lot subdivision is located at 430 Taylor Street on 1.78 acres. [Ward 3]



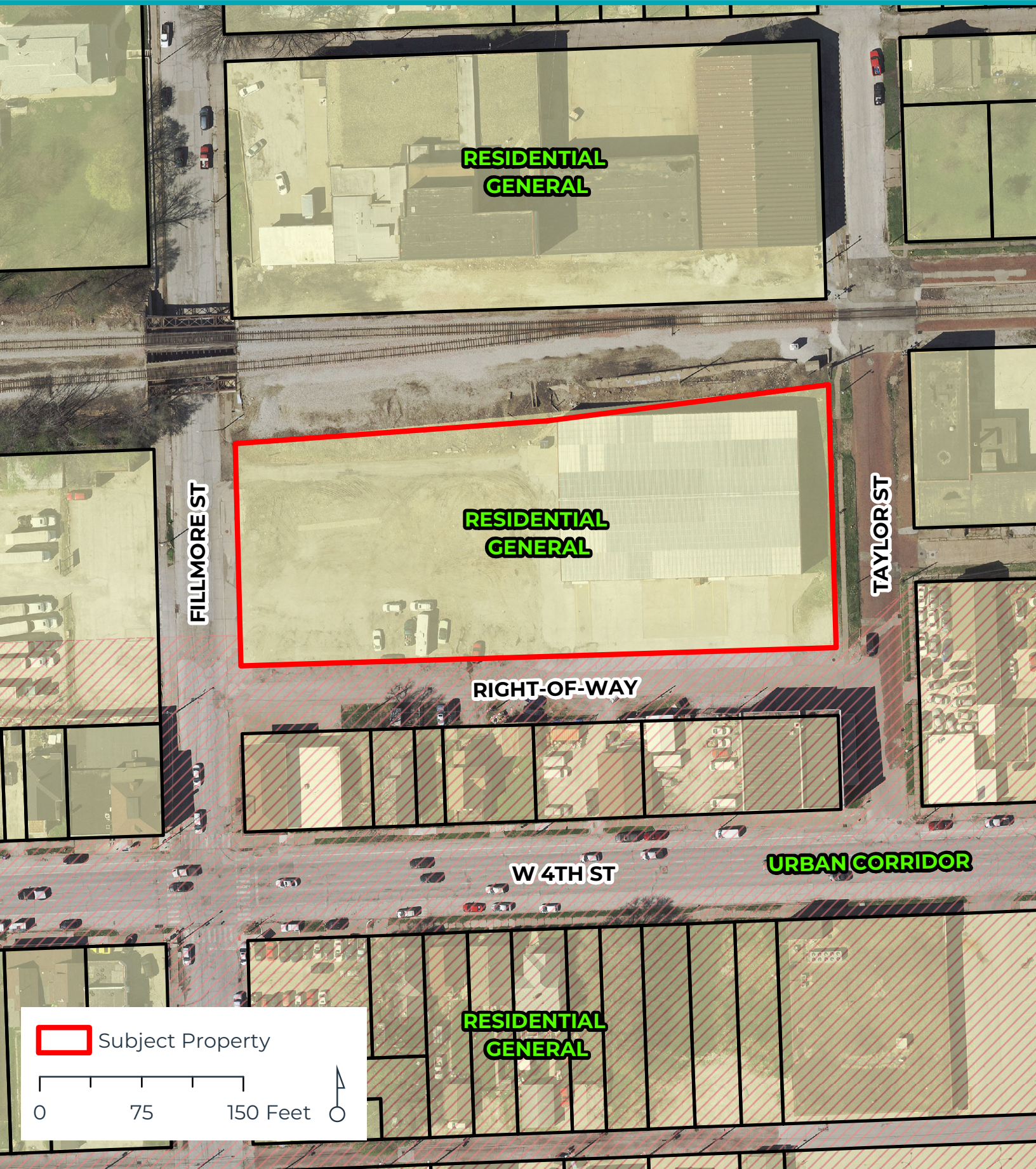




THE CITY OF  
**DAVENPORT**  
IOWA | USA

## Future Land Use Map | Case F25-04

Request of Des Moines Restorations LLC on behalf of Roederer Holdings LLC for a Final Plat of Hose Station 7 Parking. The 2-lot subdivision is located at 430 Taylor Street on 1.78 acres. [Ward 3]



 Subject Property

0 75 150 Feet 



## City of Davenport

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

**Action / Date**  
**3/18/2025**

### Subject:

Case F25-05: Request of MidAmerican Energy Company on behalf of Linwood Mining and Minerals Corp. for a Final Plat of Rockingham Ridge. The 2-lot subdivision is located near the northeast intersection of Rockingham Road and South Utah Avenue, Parcel 31833-05A, on 35.24 acres. [Ward 1]

### Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F25-05 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. Provide an ingress-egress easement to enable access to Lot 1 of Eighty-Five Addition.

### Background:

MidAmerican Energy Company intends to construct a utility substation on Lot 2 of the Final Plat of Rockingham Ridge. Subdividing the site will facilitate the sale of land for development.

### Comprehensive Plan:

Within Existing Urban Service Area: No  
Within Urban Service Area 2035: No

### Future Land Use Designation:

The subject property is designated as **Agricultural Reserve** in the Davenport +2035 Land Use Plan. This land use category designates areas located outside the Urban Service Area and unlikely to develop in the foreseeable future. Uses should be limited to agriculture and open space, with only limited residential development needing minimal urban services.

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 **AG Agricultural District**. This district is intended to address existing agricultural land uses. The standards of the AG District promote the continuation of farming, and protect agricultural land uses from encroachment of incompatible developments.

**Technical Review:**

1. Zoning: The purpose of the subdivision is to facilitate the development of a MidAmerican Energy Company utility station. Per Section 17.03.040 of the Zoning Ordinance, public utilities are exempt from the provisions of this Ordinance.
2. Streets: Both Lots 1 and 2 maintain frontage on Rockingham Road. The lots currently share a driveway and an access easement is established as part of this subdivision. 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 not required with this subdivision, but will be required upon further development of the site. There is no public storm sewer system available south of Interstate 280.
4. Sanitary Sewer: There is no public sanitary sewer available south of Interstate 280.
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
3. Maps





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

Office 563.326.6198  
planning@davenportiowa.com

APPLICATION FOR  
**SUBDIVISION PLAT**  
(LAND DIVISION)

**APPLICANT INFORMATION**

Applicant Name | Company Name

Joshua Morse, MidAmerican Energy Co.

Address

PO Box 43560-DV15

City | State | Zip

Davenport, IA 52808

Phone

(563) 333-8520

Secondary Phone

(563) 726-4847

E-Mail Address

joshua.morse@midamerican.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.

Joshua Morse

Print Applicant's Name

Joshua T. Morse

Applicant's Signature

1/29/2025  
Date

SUBDIVISION NAME (& PRJ-NUMBER if assigned)

Rockingham Ridge

LOCATION DESCRIPTION

Parcel 31833-05A in SW 1/4 18-77-3E

SUBMITTED

NUMBER OF LOTS BY USE TYPE

2

ACRES

35.24

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**

MidAmerican Energy Company, Attn: Joshua Morse

Address

PO Box 43560-DV15, Davenport, IA 52808

Phone

(563) 333-8520

Secondary Phone

(563) 726-4847

E-Mail Address

joshua.morse@midamerican.com

**Owner**

McCarthy-Bush Corporation

Address

5401 Victoria Avenue, Davenport IA 52807

Phone

(563) 359-0500

Secondary Phone

E-Mail Address

dosland@linwoodmining.com

**Engineer / Surveyor**

Civil Engineering Consultants, Inc. Attn: Marty Dosta

Address

2400 86th Street #12, Urbandale, IA 50322

Phone

(515) 276-4884

Secondary Phone

E-Mail Address

dostalik@ceclac.com

**Attorney**

329 Pierce Street, Suite 200, Sioux City, IA 51101

Address

329 Pierce Street, Suite 200, Sioux City, IA 51101

Phone

(712) 224-7557

Secondary Phone

E-Mail Address

jsaint@craryhuff.com



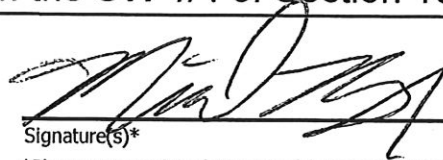
# Authorization to Act as Applicant

I/We, Mike Bush of McCarthy-Bush Corporation  
[as property owner(s)]

authorize Civil Engineering Consultants, Inc. and MidAmerican Energy Company  
[the above person(s)]

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

for the property located at parcel 31833-05A in the SW 1/4 of Section 18-77-3E.

  
Signature(s)\*

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

Notarization: \_\_\_\_\_

01/29/2025

Date

State of Iowa,

County of Scott,

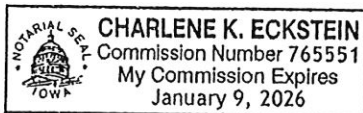
Sworn and subscribed before me

\_\_\_\_\_  
[ identification type ]

this 29th day of January, 2025.

  
Notary Public

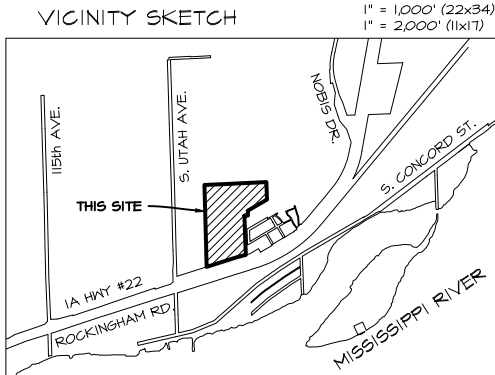
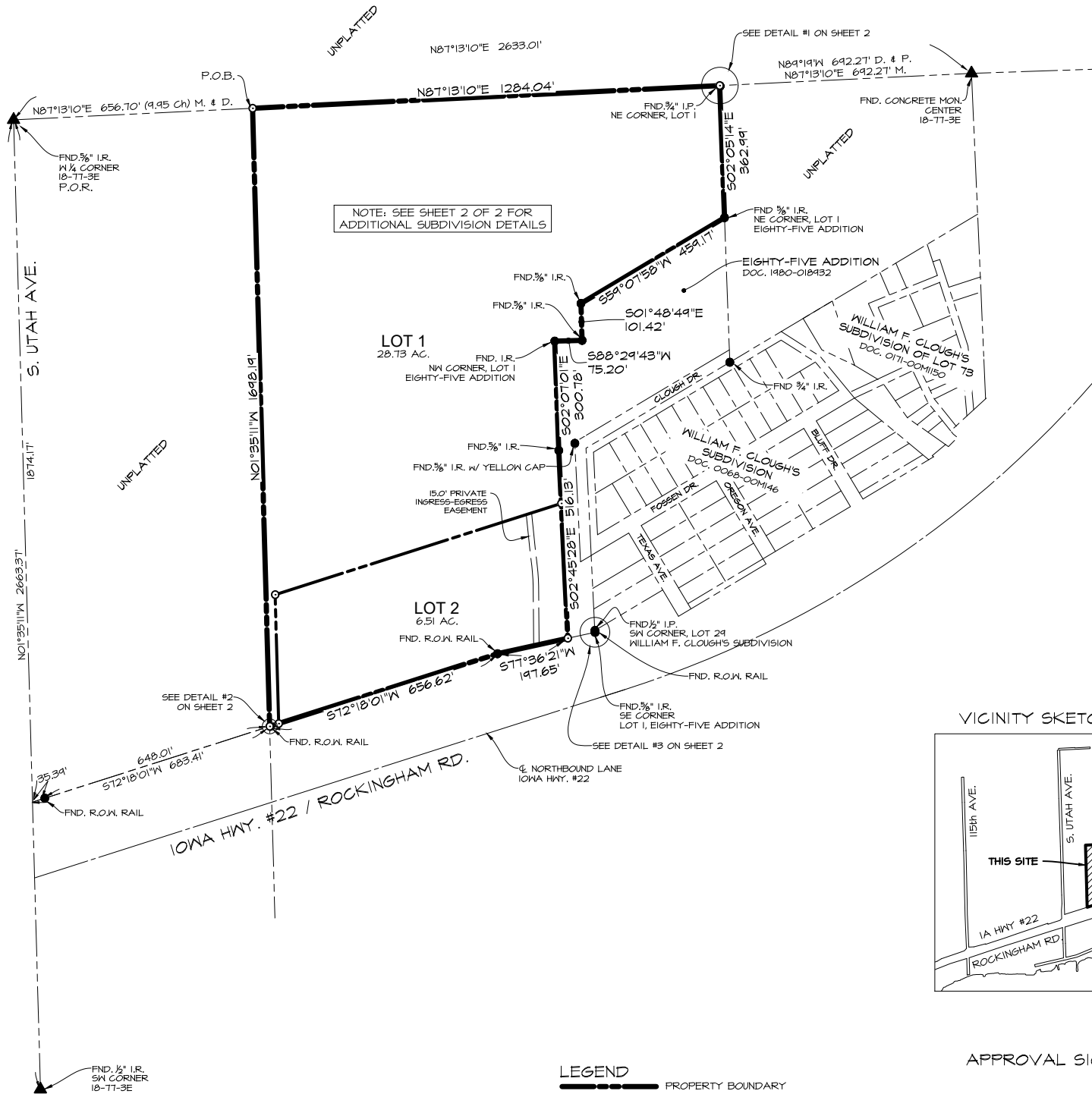
My Commission Expires:





Q:\E-FILES\9000\9011\ C3D Drawings\PLATS\9011 Final Plat.dwg, 2/11/2025 8:10:43 AM, mdozialik, 1-2

FINAL PLAT  
ROCKINGHAM RIDGE  
AN OFFICIAL PLAT IN THE SW FRL ¼ OF SECTION 18, T-77N, R-3E  
IN THE CITY OF DAVENPORT,  
SCOTT COUNTY, IOWA



| LEGEND |                                              |
|--------|----------------------------------------------|
|        | PROPERTY BOUNDARY                            |
|        | ADJACENT LOT LINES                           |
|        | BUILDING SETBACK LINE (B.S.L.)               |
|        | EASEMENT LINE                                |
|        | FOUND SECTION CORNER                         |
|        | FOUND CORNER AS NOTED                        |
|        | SET CORNER W/ 5/8" I.R. W/ ORANGE CAP #12265 |
|        | I.R.                                         |
|        | G.P.                                         |
|        | M.                                           |
|        | P.                                           |
|        | P.U.E.                                       |
|        | P.O.B.                                       |
|        | P.O.R.                                       |
|        | ADDRESS                                      |

APPROVAL SIGNATURES

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING & ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

MIDAMERICAN ENERGY COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

CENTURYLINK \_\_\_\_\_ DATE \_\_\_\_\_

MEDIA.COM \_\_\_\_\_ DATE \_\_\_\_\_

IOWA-AMERICAN WATER COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

METRONET \_\_\_\_\_ DATE \_\_\_\_\_



SCALE: 1"=400' (11"x17")  
SCALE: 1"=200' (22"x34")



OWNER  
LINWOOD MINING AND MINERALS CORP  
5401 VICTORIA AVE. STE. 100  
DAVENPORT, IA 52801-2491

APPLICANT  
MIDAMERICAN ENERGY COMPANY  
P.O. BOX 651  
DES MOINES, IOWA 50306-0651

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 18, T-77N, R-3E OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AS A POINT OF REFERENCE AT THE W 1/4 CORNER OF SAID SECTION 18; THENCE N87°13'10"E, 656.70 FEET ALONG THE NORTH LINE OF SAID SW FRL 1/4 TO THE POINT OF BEGINNING; THENCE N87°13'10"E, 1284.04 FEET ALONG SAID NORTH LINE TO A POINT; THENCE S02°05'14"E, 362.99 FEET TO THE NE CORNER OF LOT 1, EIGHT-FIVE ADDITION, AN OFFICIAL PLAT; THENCE S54°07'58"W, 459.17 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO A POINT; THENCE S01°48'44"E, 101.42 FEET ALONG SAID NORTH LINE TO A POINT; THENCE S88°29'43"W, 75.20 FEET ALONG SAID NORTH LINE TO THE NW CORNER OF SAID LOT 1; THENCE S02°07'01"E, 300.78 FEET ALONG THE WEST LINE OF SAID LOT 1 TO A POINT; THENCE S02°45'28"E, 516.13 FEET ALONG SAID WEST LINE TO THE SW CORNER OF SAID LOT 1 AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF IOWA HIGHWAY #22 AS IT NOW EXISTS; THENCE S77°36'21"W, 197.65 FEET ALONG SAID NORTH LINE TO A POINT; THENCE S72°18'01"W, 656.62 FEET ALONG SAID NORTH LINE TO A POINT; THENCE N01°35'11"W, 1648.14 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 35.24 ACRES, MORE OR LESS.

ZONING

S-AG AGRICULTURAL ZONING DISTRICT

BUILDING SETBACKS

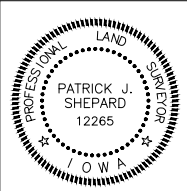
FRONT YARD 50 FEET  
REAR YARD 50 FEET  
SIDE YARD 20 FEET

NOTES

1. STORMWATER DETENTION AND WATER QUALITY TREATMENT WILL BE REQUIRED WITH ANY NEW DEVELOPMENT IN THIS SUBDIVISION AND SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
2. STORM WATER DETENTION EASEMENTS SHALL BE PROVIDED BY THE PROPERTY OWNERS WITH ANY NEW DEVELOPMENT ON THE LOTS.

| INDEX LEGEND                |                                                                                                                                                   |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| COUNTY:                     | SCOTT                                                                                                                                             |
| CITY:                       | DAVENPORT                                                                                                                                         |
| SUBDIVISION:                | -                                                                                                                                                 |
| BLOCK:                      | -                                                                                                                                                 |
| LOTS:                       | -                                                                                                                                                 |
| SECTION                     | SW 1/4, SEC. 18-77-3E                                                                                                                             |
| PROPRIETOR (S):             | LINWOOD MINING MINERALS CORP<br>5401 VICTORIA AVE. STE. 100<br>DAVENPORT, IA 52801-2491                                                           |
| REQUESTED BY:               | MIDAMERICAN ENERGY COMPANY                                                                                                                        |
| PROFESSIONAL LAND SURVEYOR: | PATRICK J. SHEPARD, PLS                                                                                                                           |
| RETURN TO COMPANY:          | CIVIL ENGINEERING CONSULTANTS, INC.<br>ATTN: PATRICK J. SHEPARD, PLS<br>2400 86TH STREET, SUITE 12<br>DES MOINES, IA 50322<br>PHONE: 515-276-4884 |

CERTIFICATION



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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

PATRICK J. SHEPARD, IOWA LICENSE NO. 12265 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025  
PAGES OR SHEETS COVERED BY THIS SEAL:

SHEET 1-2 OF 2

|                 |            |
|-----------------|------------|
| DATE:           | 02-11-2025 |
| DATE OF SURVEY: | 04-04-2024 |
| DESIGNED BY:    | MMD        |
| DRAWN BY:       | MMD        |

ROCKINGHAM RIDGE  
DAVENPORT, IOWA  
AN OFFICIAL PLAT IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA

FINAL PLAT

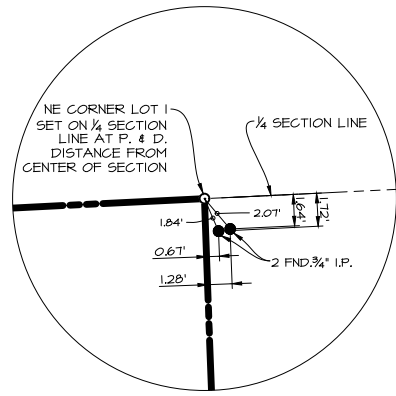
SHEET  
OF 2  
E-9011

Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884, mail@cecinc.com

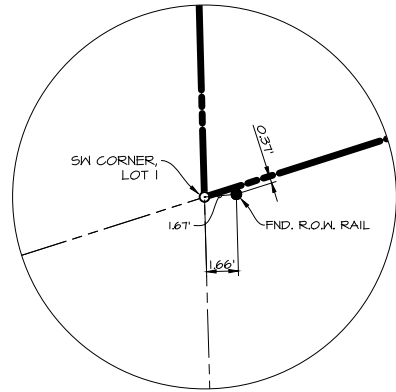




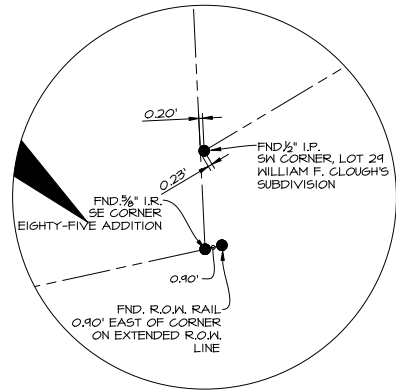
Q:\E-FILES\9000\9011\ C3D Drawings\PLATS\9011 Final Plat.dwg, 2/11/2025 8:10:45 AM, mdozialik, 1-2



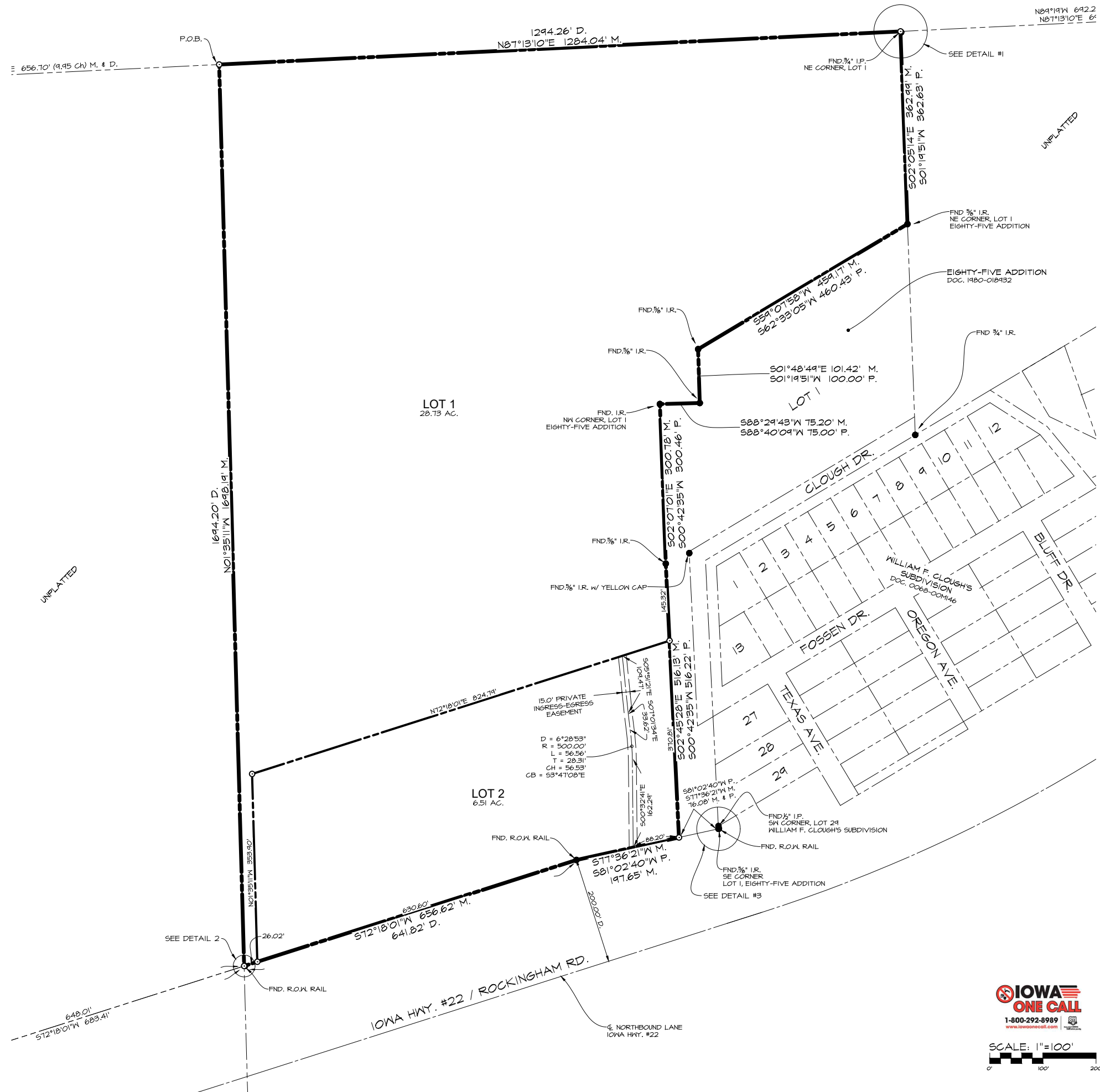
DETAIL #1



DETAIL #2



DETAIL #3



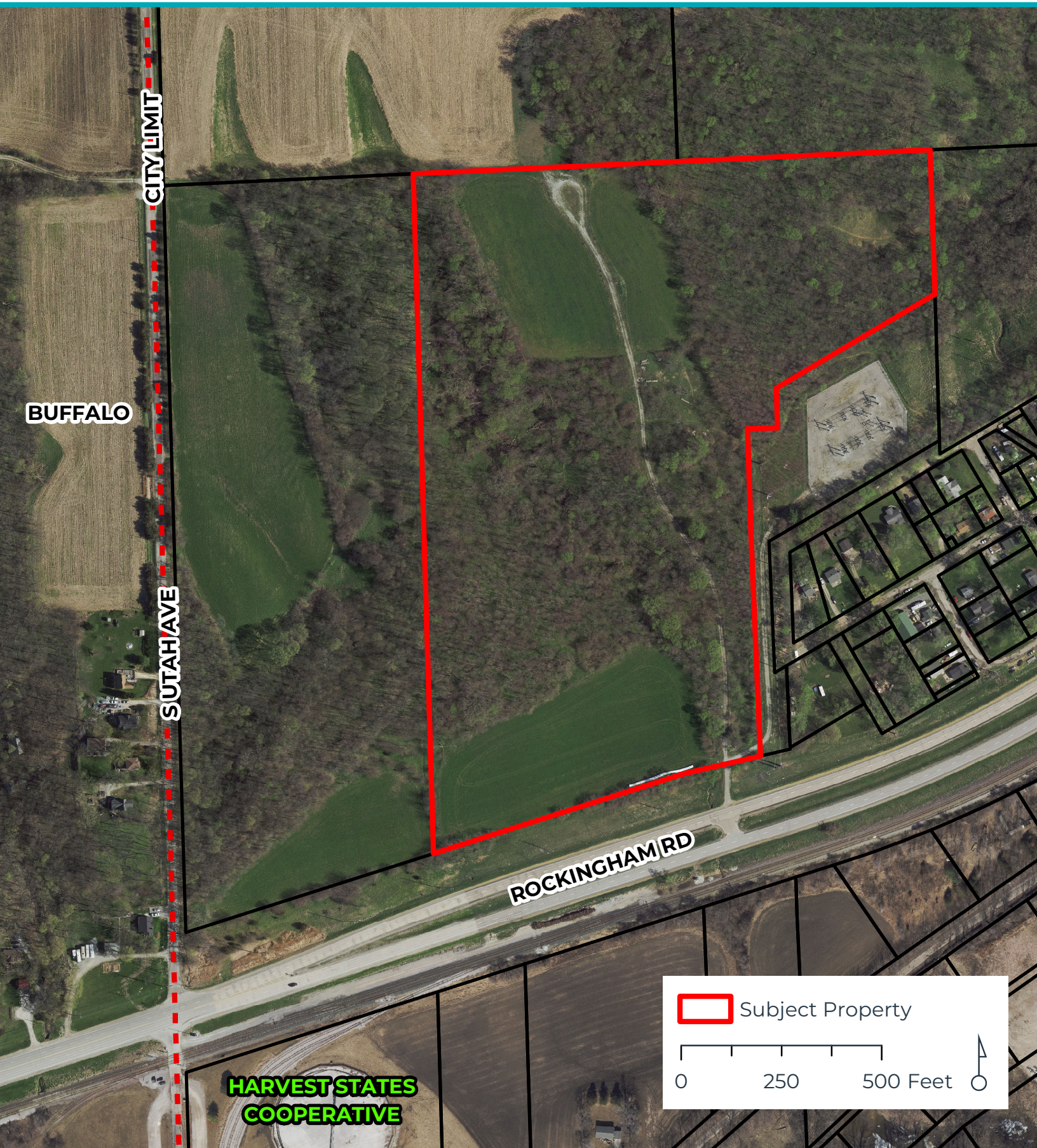
SCALE: 1"=100'





## Vicinity Map | Case F25-05

Request of MidAmerican Energy Company on behalf of Linwood Mining and Minerals Corp. for a Final Plat of Rockingham Ridge. The 2-lot subdivision is located near the northeast intersection of Rockingham Road and South Utah Avenue, Parcel 31833-05A, on 35.24 acres. [Ward 1]







THE CITY OF  
**DAVENPORT**  
IOWA | USA

## Topographic Map | Case F25-05

Request of MidAmerican Energy Company on behalf of Linwood Mining and Minerals Corp. for a Final Plat of Rockingham Ridge. The 2-lot subdivision is located near the northeast intersection of Rockingham Road and South Utah Avenue, Parcel 31833-05A, on 35.24 acres. [Ward 1]



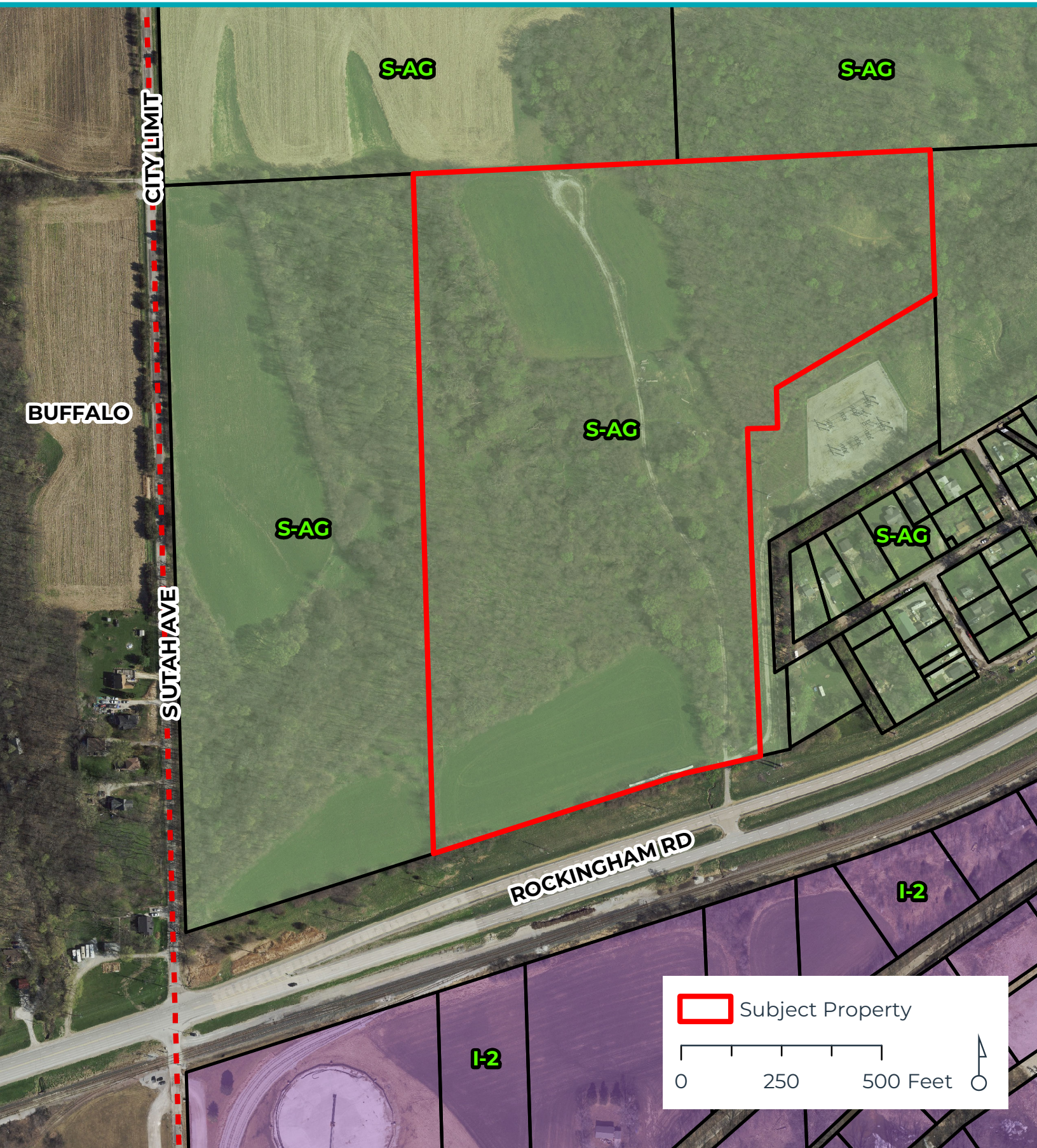




THE CITY OF  
**DAVENPORT**  
IOWA | USA

## Zoning Map | Case F25-05

Request of MidAmerican Energy Company on behalf of Linwood Mining and Minerals Corp. for a Final Plat of Rockingham Ridge. The 2-lot subdivision is located near the northeast intersection of Rockingham Road and South Utah Avenue, Parcel 31833-05A, on 35.24 acres. [Ward 1]



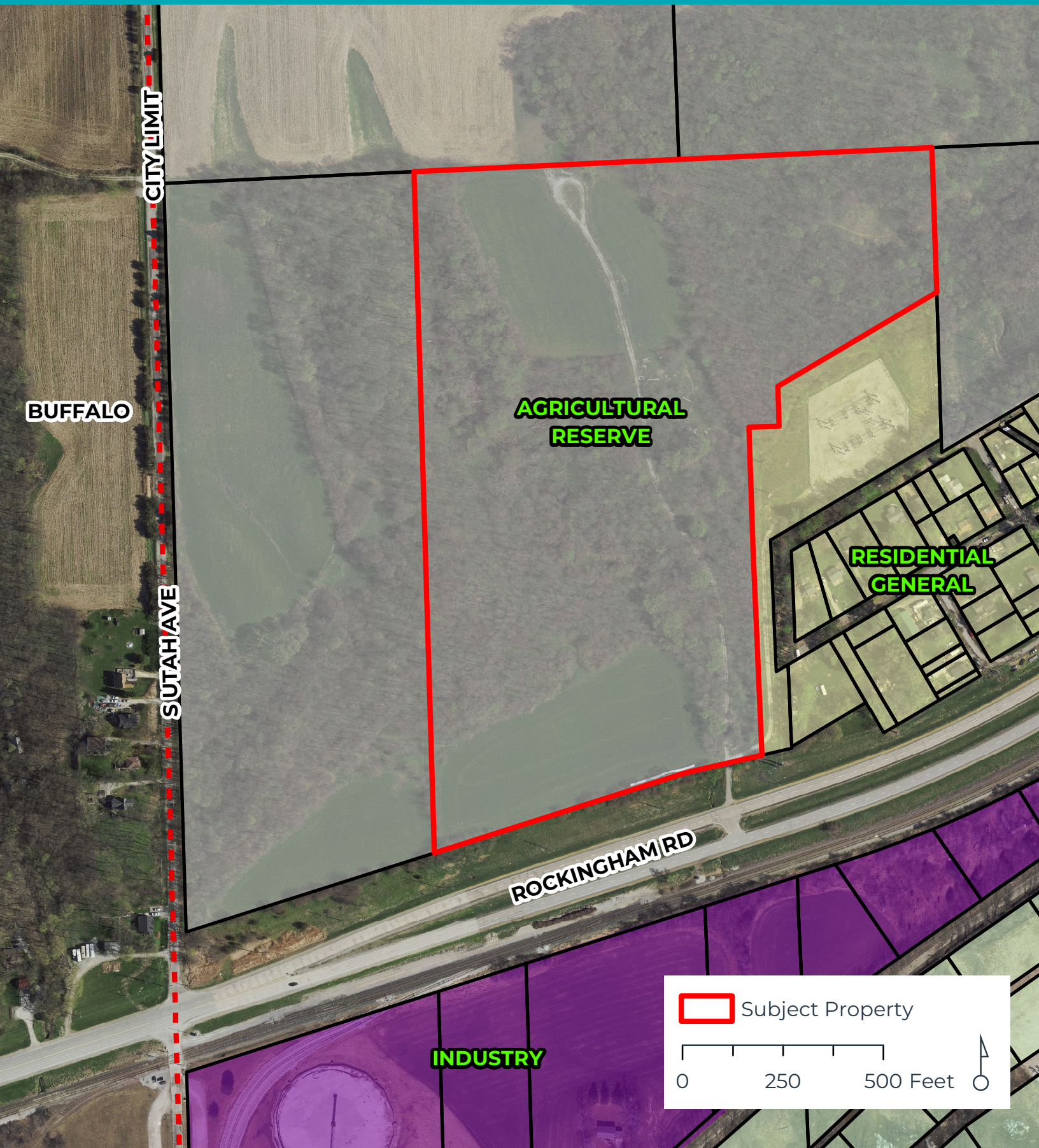




THE CITY OF  
**DAVENPORT**  
IOWA | USA

## Future Land Use Map | Case F25-05

Request of MidAmerican Energy Company on behalf of Linwood Mining and Minerals Corp. for a Final Plat of Rockingham Ridge. The 2-lot subdivision is located near the northeast intersection of Rockingham Road and South Utah Avenue, Parcel 31833-05A, on 35.24 acres. [Ward 1]





## City of Davenport

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

**Action / Date**  
**3/18/2025**

### Subject:

Case F25-06: Request of Davenport Community School District for a Final Plat of F.L. Smart Middle School Subdivision. The 1-lot subdivision is located at 1934 West 5th Street on 8 acres. [Ward 3]

### Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F25-06 to the City Council with a recommendation for approval subject to the listed conditions:

### Findings:

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

### Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Remove building setback lines.
4. Include a note stating, "Stormwater detention and water quality are required for this subdivision and shall be owned and maintained by the property owner."

### Background:

The Davenport Community School District submitted a final plat to consolidate the Smart Middle School campus into a single parcel of land following the vacation of West 5th Street. The purpose of the subdivision is to facilitate the redevelopment of the school and establish necessary easements on the property.

City Council approved Ordinance No. 2024-305 on July 24, 2024, which vacated West 5th Street between Cedar Street and Howell Street. The vacation was subject to the following findings and conditions:

### Findings:

1. Vacating the right-of-way facilitates the redevelopment of Smart Middle School.
2. All utilities within the public right-of-way will be removed or relocated prior to development.
3. Based on the conceptual redevelopment plan for Smart Middle School, drop-off and pickup will be shifted onto school grounds.



4. Converting Cedar Street to two-way traffic will mitigate traffic concerns in the area.

Condition:

1. All existing utilities located within the right-of-way, which are subject to vacation, shall be granted access for the maintenance of such utilities until their relocation has been completed.

**Comprehensive Plan:**

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

**Future Land Use Designation:**

The subject property is designated as **Civic and Institutional** in the Davenport +2035 Land Use Plan. This land use category designates is reserved for major developments for government, education, religion, medical, utilities, and other cultural or non-profit organizations located outside of the Downtown (DT).

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: Lot 1 complies with the R-4C District dimensional standards. Future redevelopment of the property shall comply with setback requirements.
2. Streets: City Council adopted Ordinance No. 2024-305 in 2024, vacating West 5th Street from Cedar Street to Howell Street. Public right-of-way will not be dedicated as part of this plat. City Council has approved the conversion of Cedar Street to facilitate two-way traffic.
3. Stormwater: Stormwater detention and water quality are required for this subdivision and will be owned and maintained by the property owner.
4. Sanitary Sewer: The existing 12-inch public sanitary sewer in the vacated West 5th Street right-of-way will be relocated for the redevelopment of Smart Middle School. Public sanitary sewer lines are available on Cedar Street, 4th Street, Howell Street, and 6th Street.
5. Other Utilities: Normal utility services are available on this site.
6. Parks/Open Space: There are no impacts on parks/open space.



**Public Input:**

Public notification is not required for a Final Plat.

**Attachments:**

1. Application
2. Final Plat
3. Maps
4. Ordinance 2024-305





Complete application can be emailed to [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us)

**Property Address\***

**\*If no property address, please submit a legal description of the property.**

**Applicant (Primary Contact)**

Name:   
Company:   
Address:   
City/State/Zip:   
Phone:   
Email:

*Application Form Type:*

**Plan and Zoning Commission**

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

**Owner** (if different from Applicant)

Name:   
Company:   
Address:   
City/State/Zip:   
Phone:   
Email:

**Zoning Board of Adjustment**

Zoning Appeal ☐  
Special Use ☐  
Hardship Variance ☐

**Engineer** (if applicable)

Name:   
Company:   
Address:   
City/State/Zip:   
Phone:   
Email:

**Design Review Board**

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

**Architect** (if applicable)

Name:   
Company:   
Address:   
City/State/Zip:   
Phone:   
Email:

**Historic Preservation Commission**

Certificate of Appropriateness ☐  
Landmark Nomination ☐  
Demolition Request ☐

**Attorney** (if applicable)

Name:   
Company:   
Address:   
City/State/Zip:   
Phone:   
Email:

**Administrative**

Administrative Exception ☐  
Health Services and Congregate Living Permit ☐



**Preliminary Plat – Required for subdivisions of four lots or more.**

Property Location:

Part of Block 1 in Thos Scott and C Foster's Addition, Part of Block 4 in Scott and Foster's 2nd Addition, and Vacated West 5th Street, In The City of Davenport, County of Scott, State of Iowa.

Total Land Area: 8 Acres

Total Number of Lots: 1

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☐ Yes ☒ No

**Submittal Requirements:**

- The completed application form.
- Required fee:
  - Ten or fewer lots - \$400 plus \$25 per lot.
  - Eleven to twenty-five lots - \$700 plus \$25 per lot.
  - More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed plat at a scale of not less than one inch per one hundred feet, which depicts the following:
  - The location of existing property lines, section lines, easements, corporate limits and other legally established districts, streets, buildings, watercourses, tree masses and other existing features within the area to be subdivided and similar facts regarding existing conditions on the land.
  - The proposed location and width of streets, alleys, lots, building setback lines and easements.
  - Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet shall be indicated in a general way upon the plat.
  - Proposed name of the subdivision (which shall not duplicate any previously filed plat), the name of the land owner, land developer, and land surveyor.
  - The names and adjoining boundaries of all adjacent subdivisions and the names of record owners of adjoining parcels of unsubdivided land.
  - Existing contours with intervals of five feet or less.
  - North point, scale and date.
  - A vicinity sketch showing the proposed subdivision in relationship to surrounding development and street systems.



**Final Plat – Required for subdivisions of two lots or more.**

Property Location:

Part of Block 1 in Thos Scott and C Foster's Addition, Part of Block 4 in Scott and Foster's 2nd Addition, and Vacated West 5th Street, In The City of Davenport, County of Scott, State of Iowa.

Total Land Area: 8 Acres

Total Number of Lots: 1

Linear Feet of Streets Added: 0

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☐ Yes ☒ No

**Submittal Requirements:**

- The completed application form.
- Required fee:
  - Ten or fewer lots - \$400 plus \$25 per lot.
  - Eleven to twenty-five lots - \$700 plus \$25 per lot.
  - More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed final plat at a scale of not less than one inch per one fifty feet, which depicts the following:
  - The boundary lines of the area being subdivided with accurate distances and bearings.
  - The lines of all proposed streets and alleys with their width and names.
  - The accurate outline of any property which is offered for dedication for public use.
  - The lines of all adjoining lands and the lines of adjacent streets and alleys with their width and names.
  - All lot lines and an identification system for lots and blocks.
  - Building lines and easements for any right-of-way provided for public use, services or utilities, or excess storm water passageways with figures showing their dimensions.
  - All dimensions, both linear and angular, necessary for locating subdivision boundaries, lots, streets, alleys, and of any other areas for public or private use. The linear dimensions are to be expressed in feet and decimals of a foot.
  - Radii, arcs and chords, points of tangency, central angles for all curvilinear streets, and radii and tangents for all rounded corners.
  - All survey monuments and bench marks together with their descriptions.
  - Name of subdivision and description of property subdivided showing its location by distance and bearing to the nearest quarter section monument; points of compass; graphic scale of map; and name and address of owner or owners or the subdivider, or in the case of corporate ownership, the name and address of the registered agent of said corporation shall also appear on the plat;
- Prior to forwarding the proposed final plat to City Council:
  - One full size copy of corrected final plat with the original mylar/sepia and one reduced copy signed/stamped by the utility companies.
  - Executed platting certificates acceptable to the City of Davenport:
    - Acceptance by the City of Davenport.
    - Hold Harmless Agreement.
    - Assessment waiver (sidewalks and subdivision improvements).
    - Dedication of Owner.
    - Consent to platting where applicable.
    - Certificate of Attorney.
    - Surveyor's Certificate.
    - Certificate of County Treasurer.
    - Certificate of Subdivision Name by Scott County Auditor.



**The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Preliminary Plat:**

- (1) Application:
  - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Plan and Zoning Commission's consideration of the proposed preliminary plat:
  - Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
  - The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (3) City Council's consideration of the proposed preliminary plat:
  - The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

**The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Final Plat:**

- (1) Application:
  - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Plan and Zoning Commission's consideration of the proposed final plat:
  - Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
  - The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (3) City Council's consideration of the final plat:
  - Prior to forwarding the petition to the City Council, the following must be provided to the Community Planning and Economic Development Department:
    - One full size copy of the corrected final plat and one reduced copy of the corrected final plat signed/stamped by the utility companies.
    - Executed platting certificate.
  - The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.
- (4) Recordation:
  - After the Mayor signs the approved final plats and Acceptance by the City of Davenport, the final will be released to the Surveyor to obtain and return 21 full size copies to the Community Planning and Economic Development Department.
  - After the 21 copies are returned, two copies of the final plat and platting certificates will be released to the petitioner.
  - It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.



*Joseph E. Reagan*

Petitioner: Joseph Reagan

Date: 2-20-25

By typing your name, you acknowledge and agree to the aforementioned procedure and requirements.

Received by:

Date:

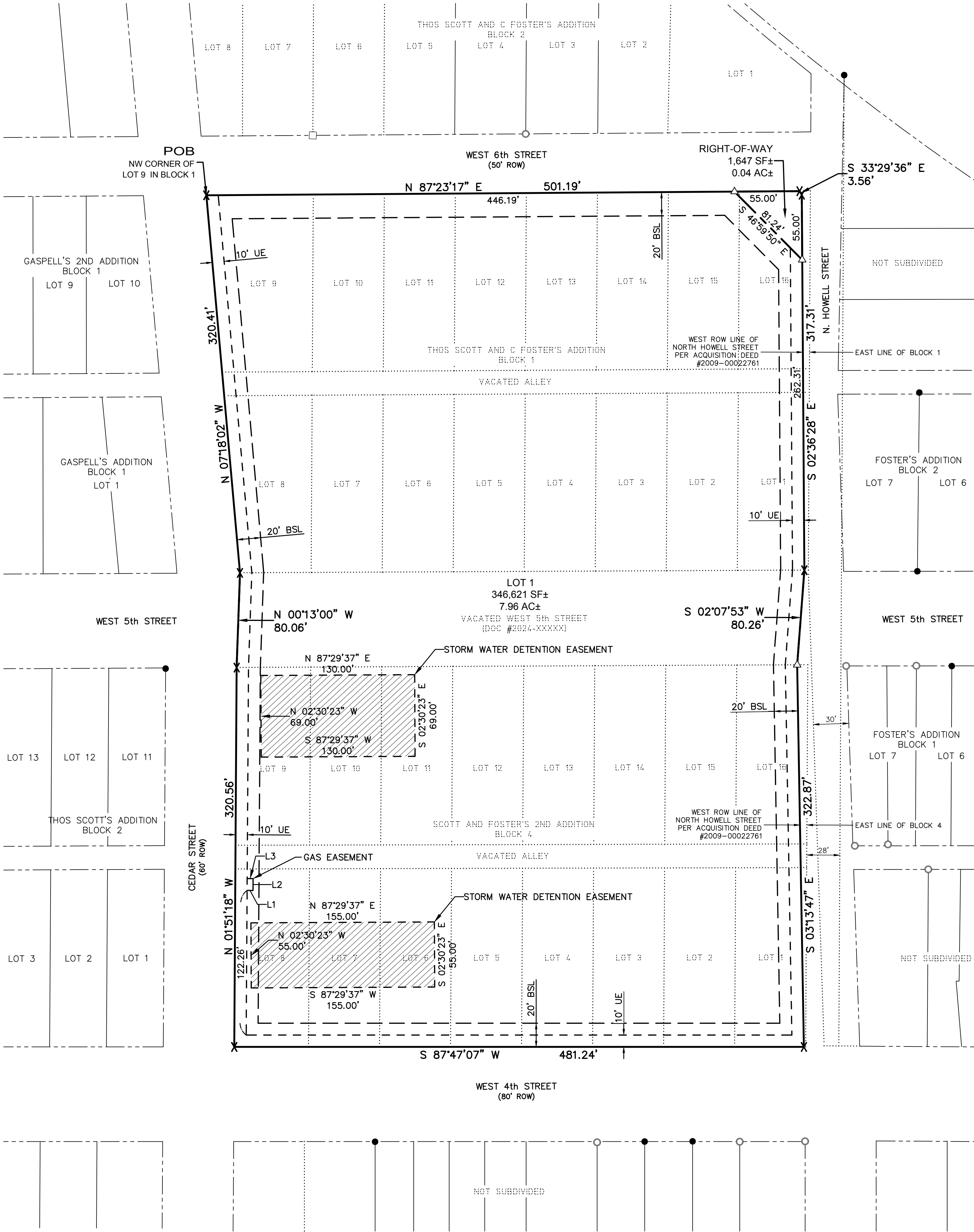
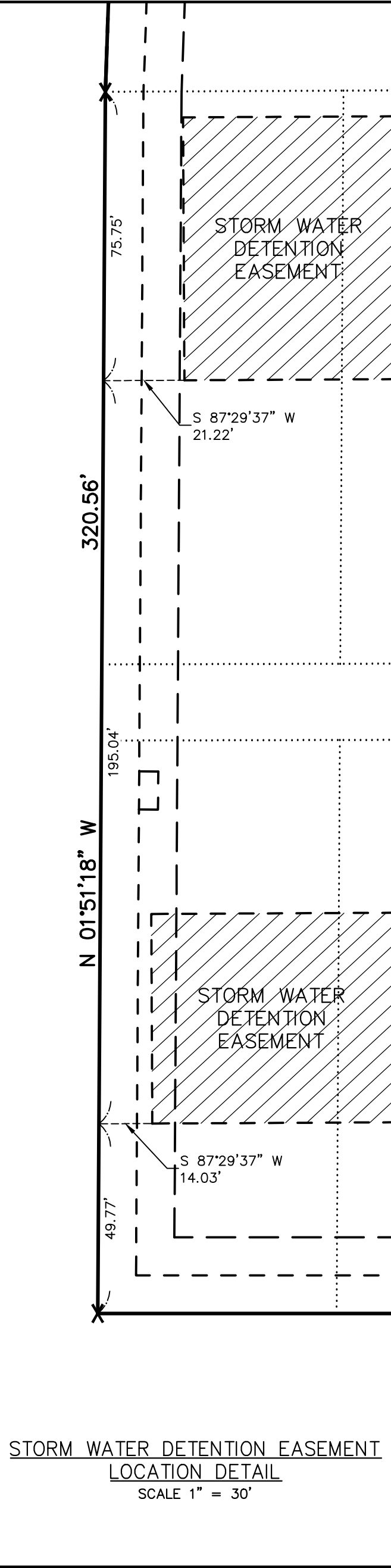
Planning staff

Date of Plan and Zoning Commission Public Hearing:

Plan and Zoning Commission meetings are held in City Hall Council Chambers located at 226 West 4<sup>th</sup> Street, Davenport, Iowa.



DRAFT  
02-18-2025

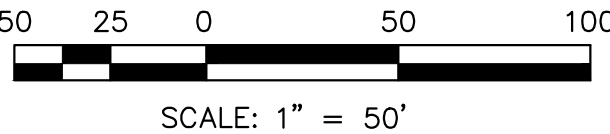


FINAL PLAT  
OF  
F. L. SMART MIDDLE SCHOOL SUBDIVISION

PART OF BLOCK 1 IN THOS SCOTT AND C FOSTER'S ADDITION,  
PART OF BLOCK 4 IN SCOTT AND FOSTER'S 2ND ADDITION,  
AND VACATED WEST 5TH STREET, IN THE CITY OF DAVENPORT,  
COUNTY OF SCOTT, STATE OF IOWA  
8.00 ACRES±

OWNER / DEVELOPER  
Davenport Community School District  
Street Address  
Davenport, IA 52803  
Attn: Name

BASIS OF BEARINGS  
IOWA STATE PLANE COORDINATE SYSTEM  
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)



LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED RIGHT OF WAY LINE
- PROPOSED EASEMENT LINE
- EXISTING LOT / DEED LINE
- EXISTING R.O.W. LINE
- UNDERLYING LOT LINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- MEASURED DIMENSION
- RECORDED DIMENSION
- 5/8" REBAR WITH CAP #13581, SET
- CUT "X" IN CONCRETE
- REBAR, FOUND
- REBAR WITH CAP #\_\_\_\_, FOUND
- P.K. NAIL, FOUND
- P.K. NAIL, SET
- PIPE, FOUND

SURVEYOR'S NOTES

This Final Plat was prepared at the request of Davenport Community School District.  
It should be noted that in the performance of this re-survey, the courses and distances of the re-survey may vary from recorded calls, based on the existence of found monumentation, occupation, or other controlling calls or conditions that have occurred in the re-survey of this property.

This property is subject to any and all easements, drainage areas and roadways that a complete title search would disclose.  
No investigation concerning environmental and subsurface conditions, or for the existence of underground containers, structures or facilities which may affect the use or development of this property was made as a part of this re-survey.

No investigation was made as apart of this re-survey to determine or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal facilities, except as noted. Call Iowa One-Call at 1-800-292-8989 for information regarding these utilities or facilities.  
Distances are listed in feet and decimal part of a foot.  
All monuments shown hereon have been found or set.

Blanket underground easements granted for all primary and secondary electric cables, pad mounted transformers, electric transformers, primary cable, gas service, water service, sewer laterals, telephone service and cable T.V. to individual structures and street lights.

| AREA TABLE   |             |           |
|--------------|-------------|-----------|
| LOT          | AREA S.F.±  | AREA AC.± |
| LOT 1        | 346,621 SF± | 7.96 AC±  |
| RIGHT OF WAY | 1,647 SF±   | 0.04 AC±  |
| TOTAL AREA   | 348,268 SF± | 8.00 AC±  |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 88°08'42" E | 5.00'    |
| L2         | N 01°51'18" W | 10.00'   |
| L3         | N 88°08'42" E | 5.00'    |



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and I am a duly Licensed Land Surveyor under the laws of the State of Iowa.  
Daryl A. Brickner, PLS No. 13581 Date  
My license renewal date is December 31, 2021  
No. of sheets covered by this seal: \_\_\_\_\_

EASEMENT NOTE  
By signing this plat, each utility company listed below acknowledges that they quit claim their easement rights within vacated 5th Street and the vacated alleys that are contained within the boundary of this subdivision and accept in their place the new easements established by this subdivision plat.

MID AMERICAN ENERGY CO.

DATE: \_\_\_\_\_

CENTURY LINK

DATE: \_\_\_\_\_

IOWA-AMERICAN WATER CO.

DATE: \_\_\_\_\_

METRONET

DATE: \_\_\_\_\_

MEDIACOM

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING AND ZONING

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

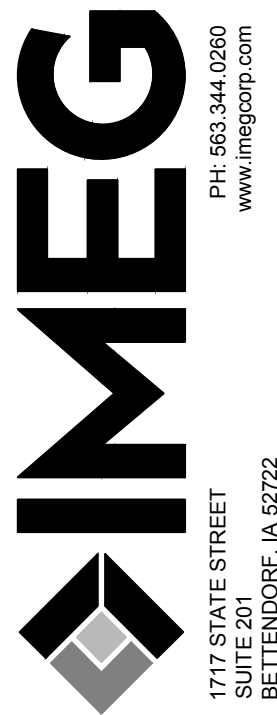
CITY OF DAVENPORT, IOWA

BY: \_\_\_\_\_

ATTEST: \_\_\_\_\_

DATE: \_\_\_\_\_

| REVISIONS |             | DATE |
|-----------|-------------|------|
| No.       | DESCRIPTION |      |
|           |             |      |
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F. L. SMART MIDDLE SCHOOL SUBDIVISION  
DAVENPORT, IOWA  
FINAL PLAT

IMEG Project No:  
24001000.01

File Name:  
24001000-01 Utility.dwg

© COPYRIGHT 2025  
ALL RIGHTS RESERVED

Field Book No:

Drawn By: DAB

Checked By: \*\*\*

Date: 02/18/2025

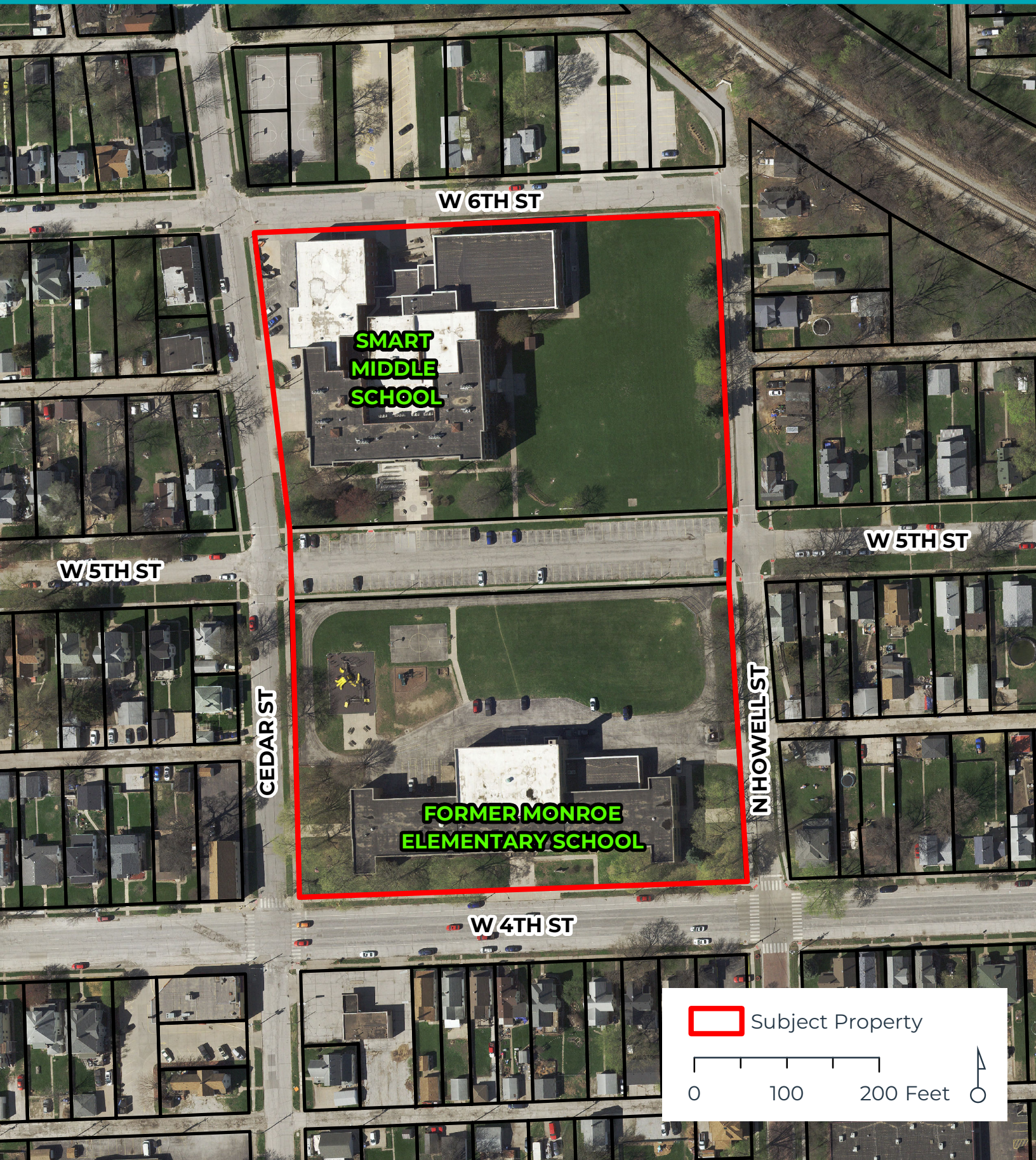




THE CITY OF  
**DAVENPORT**  
IOWA | USA

## Vicinity Map | Case F25-06

Request of Davenport Community School District for a Final Plat of F.L. Smart Middle School Subdivision. The 1-lot subdivision is located at 1934 West 5th Street on 8 acres. [Ward 3]



Subject Property

0 100 200 Feet







## Zoning Map | Case F25-06

Request of Davenport Community School District for a Final Plat of F.L. Smart Middle School Subdivision. The 1-lot subdivision is located at 1934 West 5th Street on 8 acres. [Ward 3]

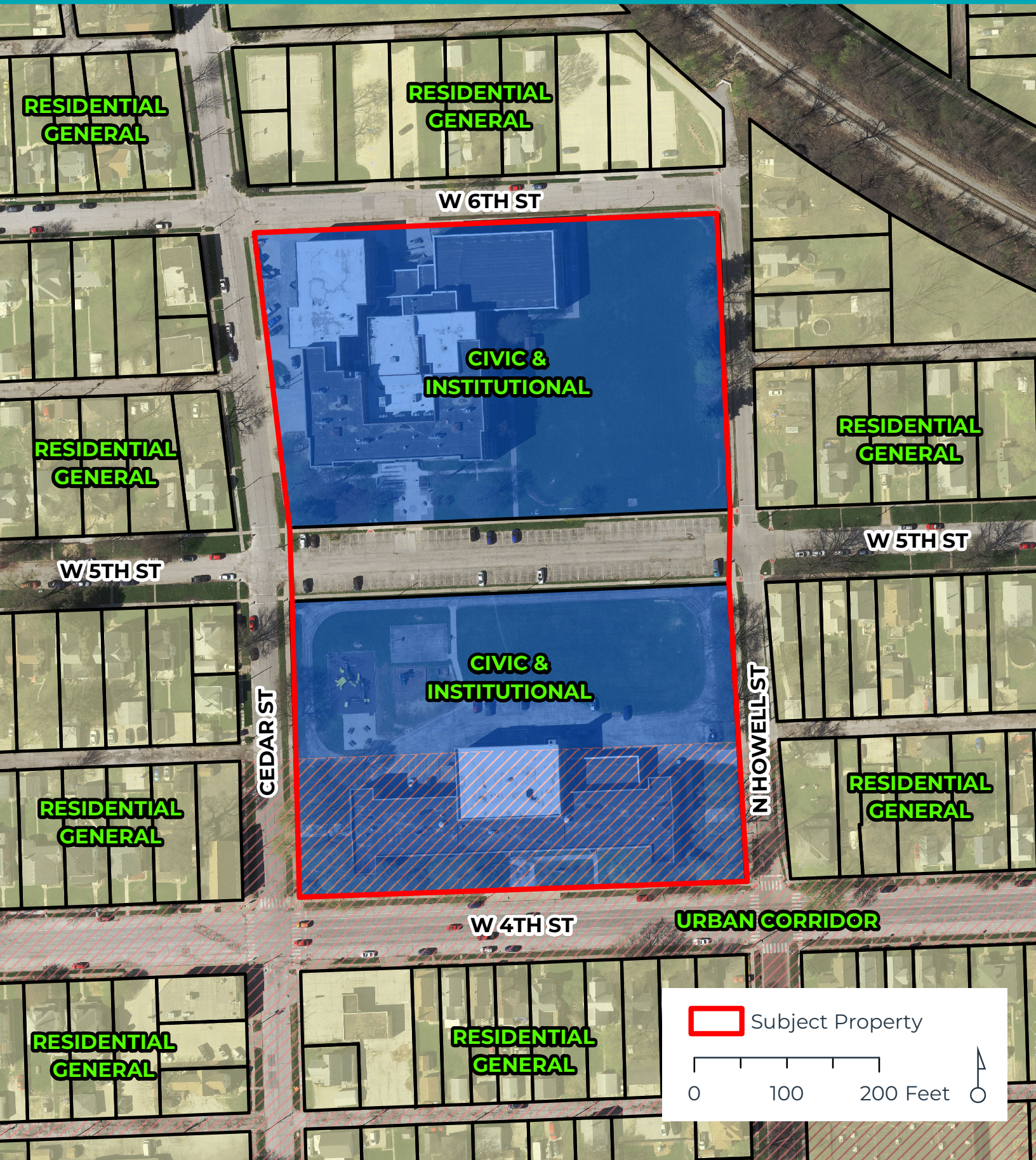






## Future Land Use Map | Case F25-06

Request of Davenport Community School District for a Final Plat of F.L. Smart Middle School Subdivision. The 1-lot subdivision is located at 1934 West 5th Street on 8 acres. [Ward 3]





ORDINANCE NO. 2024-305

AN ORDINANCE FOR CASE ROW24-03 BEING THE REQUEST OF THE DAVENPORT COMMUNITY SCHOOL DISTRICT TO VACATE WEST 5TH STREET BETWEEN CEDAR STREET AND HOWELL STREET.

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

Section 1. The following described units of Scott County, Iowa real estate are hereby vacated (abandoned). The property has the following legal description:

Part of West 5th Street, located in the southwest quarter of Section 27, Township 78 North, Range 3 East of the 5th Principal Meridian, between Cedar Street on the west, North Howell Street on the east, Block 1 of Thos Scott and C. Foster's Addition on the north and Block 4 of Scott and Foster's 2nd Addition on the south, in the city of Davenport, County of Scott, State of Iowa, more particularly described as follows:

Beginning at the northwest corner of said Block 4;

Thence North 00 degrees 13 minutes 00 seconds West, a distance of 80.06 feet to the southwest corner of said Block 1;

Thence North 87 degrees 30 minutes 43 seconds East along the south line of said Block 1, a distance of 476.81 feet to the west right of way line of North Howell Street as described in Deed Document #2009-00022761 Tract H0062-43;

Thence South 02 degrees 07 minutes 53 seconds West, a distance of 80.26 feet to the intersection of the north line of said Block 4 and the west right of way line of North Howell Street as described in Deed Document #2009-00022761 Tract H0062-10;

Thence South 87 degrees 30 minutes 43 seconds West along said north line, a distance of 473.52 feet to the Point of Beginning.

The above-described parcel contains 38,013 square feet, more or less as shown by the attached Right of Way Vacation Plat.

For the purpose of this description Bearings are based on the Iowa State Plane Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment).

Section 2. At its June 4, 2024 meeting, the Plan and Zoning Commission unanimously recommended Case ROW24-03 be forwarded to the City Council with a recommendation for approval subject to the listed findings and condition.



## Findings

1. Vacating the right-of-way facilitates the redevelopment of Smart Middle School.
2. All utilities within the public right-of-way will be removed or relocated prior to development.
3. Based on the conceptual redevelopment plan for Smart Middle School, drop-off and pickup will be shifted onto school grounds.
4. Converting Cedar Street to two-way traffic will mitigate traffic concerns in the area.

## Condition

1. All existing utilities located within the right-of-way, which are subject to vacation, shall be granted access for the maintenance of such utilities until their relocation has been completed.

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 June 26, 2024

Second Consideration July 10, 2024

Approved July 24, 2024

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Mike Matson  
Mayor



  
Brian Krup  
Deputy City Clerk