

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, May 6, 2025; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Roll Call
- II. Report of the City Council Activity
- III. Secretary's Report
 - 1. Consideration of the March 18, 2025 meeting minutes.
- IV. Report of the Comprehensive Plan Committee
- V. Zoning Activity
 - A. Old Business
 - B. New Business
- VI. Subdivision Activity
 - A. Old Business
 - B. New Business
 - 1. Case F25-07: Request of AW Holdings LLC, on behalf of the City of Davenport, for a Final Plat of Wittenmyer Subdivision. The 5-lot subdivision is located at 2800 Eastern Avenue on 31.9 acres. [Ward 5]
 - 2. Case F25-08: Request of Mhisho Vuong-Lynch for a Final Plat of Betts Corporation 3rd Addition. The 4-lot subdivision is located on Northbrook Drive, between Brown Street and Candlelight Creek (Parcel P1110-01F), on 6.19 acres. [Ward 7]
- VII. Future Business
- VIII. Communications
- IX. Other Business
- X. Adjourn

City of Davenport

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

Action / Date
5/6/2025

Subject:
Consideration of the March 18, 2025 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The March 18, 2025 meeting minutes are attached.

Attachments:
1. Meeting Minutes 3-18-25

MINUTES
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. Roll Call

Present: Inghram, Hepner, Schilling, Garrington, Tallman, Eikleberry, Maness, Johnson

Absent: Dunlop, Thomas, Schneider

Staff: Berkley, Werderitch

II. New Business

- A. 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.

Staff presented a summary of the request. Following comments from the public at the March 6, 2025 neighborhood meeting, St. Ambrose University requested 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 by adjacent property owners.

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.

Motion by Inghram, second by Johnson, to table the public hearing until brought back by City Staff. Motion to table the public hearing passed by a roll call vote (6-0). Commissioner Eikleberry abstained.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

Present: Inghram, Hepner, Schilling, Garrington, Tallman, Eikleberry, Maness, Johnson

Absent: Dunlop, Thomas, Schneider
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 March 4, 2025 meeting minutes.

Motion by Hepner, second by Johnson, to approve the March 4, 2025 meeting minutes. Motion to approve was unanimous by voice vote (7-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

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]

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.

'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.

Staff recommended 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.

Attorney Pasternk, representative of the applicant, was in attendance to answer questions.

Commissioners inquired about the anticipated timeline for opening the new school, Historic Preservation Commission review process, and implications of the rezoning should the sale of property not come to fruition.

Motion by Hepner, second by Eikleberry, to approve staff recommendation and findings in Case REZ25-03. Motion to approve was unanimous by a roll call vote (7-0).

VI. 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]

Staff provided a summary of the subdivision. 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.

Staff recommended 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.

A member of Russell Construction was in attendance to answer questions on behalf of the applicant.

Motion by Johnson, second by Tallman, to approve staff recommendation and conditions in Case F25-03. Motion to approve was unanimous by a roll call vote (7-0).

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]

Staff provided an overview of the final plat. 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.

Staff recommended 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.

Chris Rogers, Des Moines Restorations LLC, was in attendance to answer questions and discuss the potential use of the property following approval of the subdivision.

Commissioners commented on the condition of the surface parking lot and need for reconstruction.

Motion by Johnson, second by Maness, to approve staff recommendation and conditions in Case F25-04. Motion to approve was unanimous by a roll call vote (7-0).

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]

Staff summarized the purpose of the subdivision. 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.

Staff recommended 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.

Marty Dostalík, Civil Engineering Consultants Inc., was in attendance virtually to answer questions. The intent is to construct a new utility substation on Lot 2.

Commissioners inquired about the use of the Lot 1 and access onto Rockingham Road.

Motion by Johnson, second by Tallman, to approve staff recommendation and conditions in Case F25-05. Motion to approve was unanimous by a roll call vote (7-0).

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]

Staff presented a summary of request. 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.

Staff recommended 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."

Daryl Brickner, IMEG Consultants Corp., was in attendance to speak on behalf of the property owner and project.

Motion by Johnson, second by Tallman, to approve staff recommendation and conditions in Case F25-06. Motion to approve was unanimous by a roll call vote (7-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:50 pm.

City of Davenport

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

Action / Date
5/6/2025

Subject:

Case F25-07: Request of AW Holdings LLC, on behalf of the City of Davenport, for a Final Plat of Wittenmyer Subdivision. The 5-lot subdivision is located at 2800 Eastern Avenue on 31.9 acres. [Ward 5]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F25-07 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 in accordance with the planned unit development preliminary plan.
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. Establish additional sanitary and storm sewer easements as directed by the City.
4. Add a note stating, "Blanket access is provided for the operations and maintenance of public and private utilities and Outlot X."
5. Add a note stating, "Access easements are provided to all lot owners, tenants, and visitors of lots within this subdivision."

Background:

To best position the Annie Wittenmyer Campus for future redevelopment, the city intends to sell the land south of the Aquatic Center to a private developer with experience in historic preservation. The development will help promote the City's objectives and provide several public benefits by enabling adaptive reuse of facilities better suited for residential, providing additional affordable housing, ensuring historic preservation, and maintaining open space.

The purpose of the Final Plat is to facilitate the sale of property between the City of Davenport and AW Holdings, LLC. The subdivision also serves the purpose of separating each land use/project into its own lot. The subdivision is consistent with the planned unit development adopted by City Council in March 2024. The following outlines the use of each lot:

1. Lot 1: Open Space (Contains 100-Year Floodplain)
2. Lot 2: Aquatic Center (City of Davenport to retain ownership.)

3. Lot 3: Family Housing
4. Lot 4: Senior Housing
5. Lot 5: Supportive Services
6. Lot 6: City Use (Davenport Junior Theatre)

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation:

The property is designated as **Civic and Institutional (CI)** in the Davenport +2035 Future Land Use Map. This land use category 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 **C-T Commercial Transitional District**. This 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.

City Council adopted Ordinance No. 2024-121 at its March 27, 2024 meeting. The ordinance amended the zoning from IC Institutional Campus District to C-T Commercial Transitional District and Planned Unit Development. The purpose was to identify an adaptive reuse and to preserve the historic structures at the Annie Wittenmyer Campus. The following findings were imposed upon the rezoning:

Zoning Map Amendment Findings:

1. The zoning map amendment is consistent with the Comprehensive Plan and adopted land use policies.
2. The proposed zoning map amendment to C-T Commercial Transitional District is compatible with existing on-site uses and the zoning of nearby developed property.
3. The rezoning request is compatible with the established neighborhood character.
4. The proposed amendment will not negatively impact the public health, safety, and welfare of the City.
5. The zoning map amendment facilitates the adaptive redevelopment of a national and local historic landmark.
6. The nonconformities created by the zoning map amendment will be mitigated through the planned unit development process.

Planned Unit Development Findings:

1. The preliminary development plan provides a public benefit to the City.

2. The proposed preliminary plan meets the purpose of a planned unit development.
3. The proposed planned unit development will not impede the normal and orderly development and improvement of surrounding property.
4. There is provision for adequate utilities and infrastructure, drainage, off-street parking and loading, pedestrian access, and all other necessary facilities. A traffic study is not required.
5. There is provision for adequate vehicular ingress and egress designed to minimize traffic congestion upon public streets.
6. The location and arrangement of structures, parking areas, walks, landscape, lighting, and other site design elements, are compatible with the surrounding neighborhood and adjacent land uses.

Local & National Historic Landmark:

The Iowa Soldiers' Orphan's Home Historic District (Annie Wittenmyer Complex) is both a locally and nationally designated landmark. While the history of this area is extensive, a brief summary of its significance is been provided here.

The grounds for the Orphans' Home were developed over 15 decades beginning with the establishment of the Civil War Camp Roberts/Camp Kinsman and shifted into various orphanage uses by 1865. The campus's significance is due to several factors. It is associated with an important social welfare effort – a state-operated orphanage for the children of Civil War veterans and indigent families.

This is the first statewide orphanage to open in the country in the post-war period. Annie Wittenmyer, the founder and first matron, became a national figure serving as a major promoter of orphans' homes. The orphanage also pioneered progressive child welfare initiatives including the Cottage System of orphanage operation, an early foster care placement program, and one of Iowa's first Montessori nursery school programs.

The residential cottages are examples of simplified Queen Anne Style while the larger buildings are designed in the Romanesque Revival, Colonial Revival and PWA Moderne Styles. There are also examples of English Period Cottages. In addition, the complex contains archaeological significance dating from the early to middle Woodland Period (800 BC – 400 AD).

Davenport's Historic Preservation Commission will retain review authority over proposed exterior and site alterations following the subdivision and transfer of ownership.

The city anticipates that the developer will utilize both state and federal historic preservation tax credits to help finance the project. This provides an additional level of oversight regarding historic preservation of the campus.

Technical Review:

1. Zoning: The subdivision of land is in compliance with the planned unit development approved by City Council in March 2024.
2. Streets: Public right-of-way will not be dedicated as part of this plat as no additional streets are proposed. Lots have frontage to either Eastern Avenue or East 29th Street. Shared access easements over existing parking lots and driveways enable ingress to each lot. Existing driveways throughout the campus are designated as private roadways.

3. Easements: Sanitary sewer, storm sewer, watermain, ingress-egress, and other private utility easements are still being determined. Prior to the recording of the Final Plat, a combination of blanket utility easements and dedicated utility easements will be worked through to narrow down ownership and maintenance responsibilities.
4. Stormwater: Storm water detention and water quality treatment are not required in this subdivision, but may be subject to the applicable ordinances in place at the time of development.
5. Sanitary Sewer: Sanitary sewer systems are in place to serve existing buildings.
6. Other Utilities: Normal utility services are available on this site.
7. Parks/Open Space: The City of Davenport will retain ownership of the aquatic center, shown as Lot 2 on the subdivision plat. The City will own and maintain Outlot X as stated in the conditional conveyance agreement approved by City Council.

Public Input:

Public notification is not required for a Final Plat.

Attachments:

1. Application
2. Final Plat of Wittenmyer Subdivision
3. Layout Exhibit
4. Maps
5. Ordinance No. 2024-121
6. Planned Unit Development Preliminary Plan



Complete application can be emailed to planning@ci.davenport.ia.us

Property Address* 2800 EASTERN AVE
SW CORNER E 29TH ST & EASTERN AVE.

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

Applicant (Primary Contact)

Name: LARRY HYLER PLS
Company: BISHOP ENGINEERING
Address: 3501 104TH ST
City/State/Zip: URBANDALE, IA 50322
Phone: (515) 276-0467
Email: LHYLER@BISHOPENGR.COM

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: CITY OF DAVENPORT
Company:
Address:
City/State/Zip:
Phone:
Email:

Zoning Board of Adjustment

- Zoning Appeal ☐
Special Use ☐
Hardship Variance ☐

Engineer (if applicable)

Name: JOEL JACKSON
Company: BISHOP ENGINEERING
Address: 3501 104TH ST
City/State/Zip: URBANDALE, IA 50322
Phone: (515) 276-0467
Email: JJACKSON@BISHOPENGR.COM

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 ☐

Architect (if applicable)

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

Administrative

- Administrative Exception ☐
Health Services and Congregate Living Permit ☐

Attorney (if applicable)

Name: MATT KEEGAN
Company: WARD-MURRAY, PAGE & JOHNSON P.C.
Address:
City/State/Zip:
Phone: (815) 284-8200
Email: KEEGAN@WMPT.COM

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

Property Location:

2800 EASTERN AVE. DAVENPORT, IA

Total Land Area: 31.88 ACRES Please Select

Total Number of Lots: 5

Linear Feet of Streets Added: N/A

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.

INDEX LEGEND

PROPERTY DESCRIPTION:
PARTS OF THE SE1/4-NE1/4 AND THE NE1/4-SE1/4
SECTION 24-T78N-R3E, DAVENPORT, SCOTT COUNTY,
IOWA

OWNER/PREPARED FOR:
CITY OF DAVENPORT
226 WEST 4TH STREET,
DAVENPORT, IOWA 52801

PREPARED BY:
LARRY HYLER PLS
BISHOP ENGINEERING
3501 104TH ST
URBANDALE, IA 50322

PROPERTY DESCRIPTION:
PART OF THE E 1/2 OF SECTION 24, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE S.E. CORNER OF THE N.E. 1/4 OF SAID SECTION 24; THENCE WEST 30.0 FEET ALONG THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 24 TO THE POINT OF BEGINNING; THENCE S. 00°44'W 602.14 FEET TO THE POINT OF INTERSECTION OF THE WEST R.O.W. LINE OF EASTERN AVENUE WITH THE NORTHEASTERLY LINE OF THE CM&ST.P. RAILROAD; THENCE NORTHWESTERLY 128.89 FEET ALONG THE NORTHEASTERLY LINE OF SAID RAILROAD BEING A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 3870.0 FEET, AND HAVING A LONG CHORD BEARING N. 46°52'W; THENCE N. 47°50'W 454.00 FEET ALONG SAID RAILROAD R.O.W. LINE; THENCE NORTHWESTERLY 528.28 FT. ALONG SAID RAILROAD R.O.W. BEING A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 1587.14 FEET AND HAVING A LONG CHORD BEARING N. 38°20'W 523.91 FEET; THENCE NORTHERLY 1146.95 FT. ALONG SAID RAILROAD R.O.W. BEING A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 2084.16 FEET HAVING A LONG CHORD BEARING N. 13°04'W 1132.62 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF 29TH ST.; THENCE S. 89°57'E. 1101.03 FEET ALONG SAID SOUTH LINE OF 29TH ST.; THENCE SOUTHERLY 31.58 FEET ALONG A CURVE CONCAVE WESTERLY WITH A RADIUS OF 20.0 FEET TO A POINT ON THE WESTERLY LINE OF EASTERN AVE.; THENCE S. 00°31'W 1284.30 FT. ALONG THE WEST LINE OF EASTERN AVE. TO THE POINT OF BEGINNING, CONTAINING 31.90 ACRES MORE OR LESS.
SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.
TRACT CONTAINS 31.86 ACRES.

NOTES:
THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.

ALL CORNERS HAVE BEEN PLACED WITH A 5/8 INCH IRON PIPE UNLESS NOTED OTHERWISE. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.

PORTIONS OF LOT 1 AND 2 ARE LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAP #19163C0370H EFFECTIVE 4-11-2024 WITH BASE FLOOD ELEVATIONS RANGING FROM 625.0 TO 624.4 NAVD. THIS AREA IS SUBJECT TO THE REGULATIONS IN CHAPTER 15.44 OF THE CITY CODE ENTITLED "FLOOD DAMAGE PREVENTION".

THE CITY WILL OWN AND MAINTAIN OUTLOT X.

EASEMENT NOTES:
SANITARY SEWER, STORM SEWER, WATERMAIN, INGRESS-EGRESS AND OTHER PRIVATE UTILITY EASEMENTS ARE STILL BEING DETERMINED. PRIOR TO RECORDING THE FINAL PLAT, A COMBINATION OF BLANKET UTILITY EASEMENTS AND DEDICATED UTILITY EASEMENTS WILL BE WORKED THROUGH TO NARROW DOWN OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.

APPROVAL SIGNATURES:

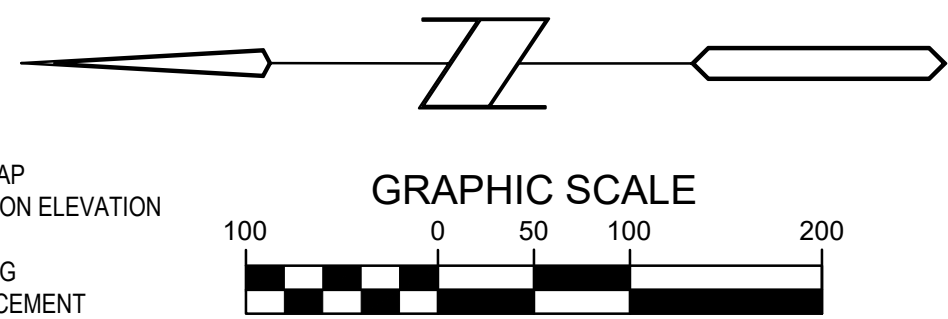
MAYOR	DATE
CITY CLERK	DATE
CHAIRMAN PLAN & ZONE	DATE
LUMEN	DATE
IOWA-AMERICAN WATER COMPANY	DATE
MEDIACOM	DATE
MIDAMERICAN ENERGY	DATE
METRONET	DATE
BLUEBIRD NETWORKS	DATE

LEGEND:

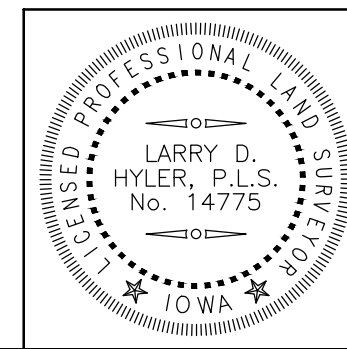
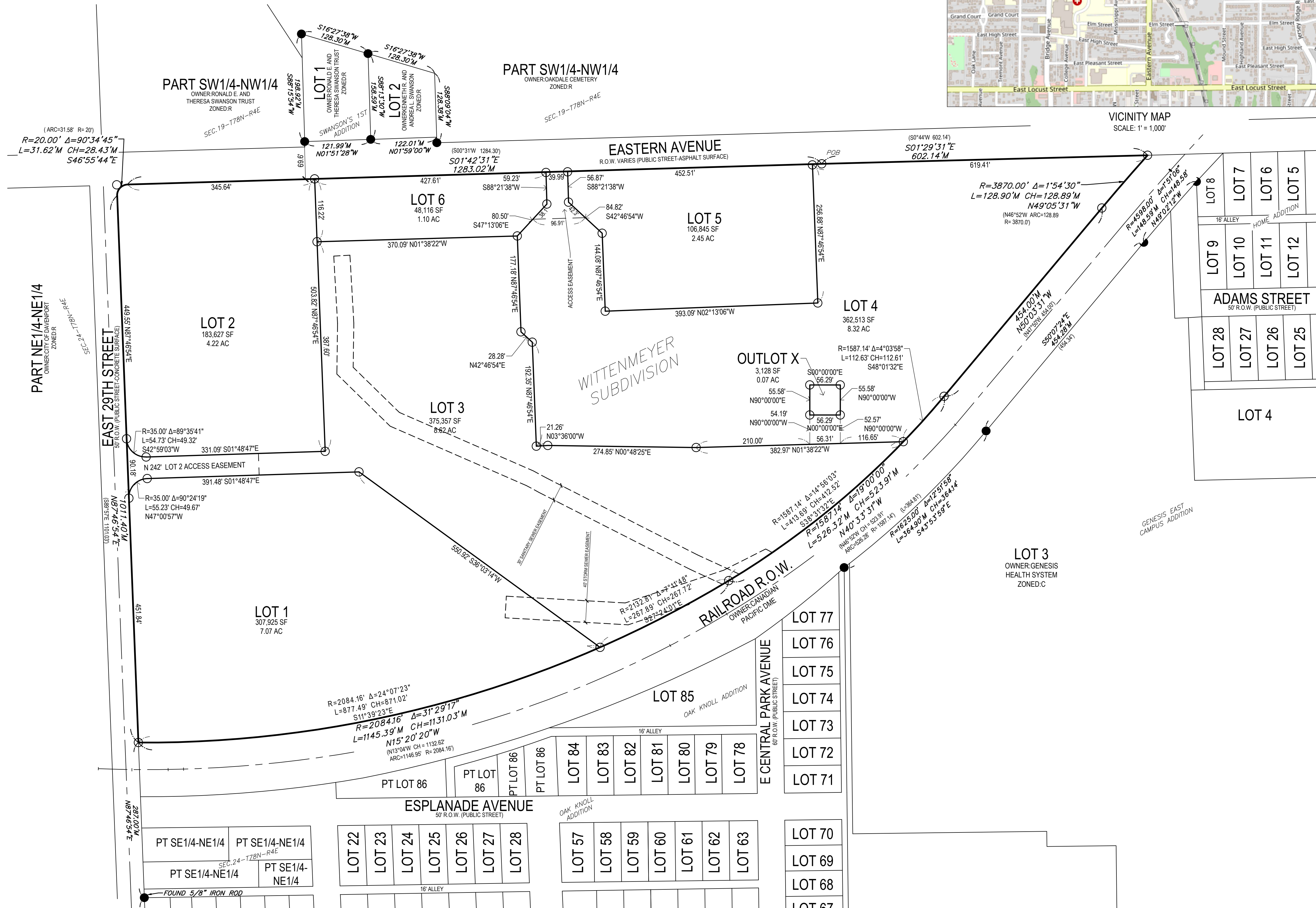
- PROPERTY CORNER - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID #19959 OR AS NOTED
- PROPERTY CORNER- PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID #14775
- ⊗ SECTION CORNER - FOUND AS NOTED
- ✕ CUT "X" IN PAVEMENT
- ADDRESS

ABBREVIATIONS:

- AC ACRES
- PUE PUBLIC UTILITY EASEMENT
- TYP TYPICAL
- N NORTH
- S SOUTH
- E EAST
- W WEST
- YPC YELLOW PLASTIC CAP
- MPE MINIMUM PROTECTION ELEVATION
- SF SQUARE FOOTAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT



WITTENMEYER SUBDIVISION FINAL PLAT



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.

SIGNED: **PRELIMINARY** DATE: _____
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

FINAL PLAT
WITTENMEYER SUBDIVISION
2800 EASTERN AVENUE
DAVENPORT, IOWA

REFERENCE NUMBER:

DRAWN BY:
JPN

REVISION DATE:

PROJECT NUMBER:
250067

SHEET NAME:
FINAL PLAT

SHEET NUMBER:
1 OF 1



WITTENMEYER SUBDIVISION
LAYOUT EXHIBIT

SHEET INDEX:

- 1 OF 2 COVER SHEET
- 2 OF 2 LAYOUT PLAN

PROPERTY DESCRIPTION:

PART OF THE E 1/2 OF SECTION 24, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE S.E. CORNER OF THE N.E. 1/4 OF SAID SECTION 24; THENCE WEST 30.0 FEET ALONG THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 24 TO THE POINT OF BEGINNING; THENCE S. 00°44' W 602.14 FEET TO THE POINT OF INTERSECTION OF THE WEST R.O.W. LINE OF EASTERN AVENUE WITH THE NORTHEASTERLY LINE OF THE CM&ST P. RAILROAD; THENCE NORTHWESTERLY 128.88 FEET ALONG THE NORTHEASTERLY LINE OF SAID RAILROAD BEING A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 3870.0 FEET. AND HAVING A LONG CHORD BEARING N. 46°52' W; THENCE N. 47°50' W 454.00 FEET ALONG SAID RAILROAD R.O.W. LINE; THENCE NORTHWESTERLY 526.28 FT. ALONG SAID RAILROAD R.O.W. BEING A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 1587.14 FEET AND HAVING A LONG CHORD BEARING N. 38°20' W 523.91 FEET; THENCE NORTHERLY 1146.95 FT. ALONG SAID RAILROAD R.O.W. BEING A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 2084.16 FEET HAVING A LONG CHORD BEARING N. 13°04' W 1132.62 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF 29TH ST.; THENCE S. 89°57'E 1101.03 FEET ALONG SAID SOUTH LINE OF 29TH ST.; THENCE SOUTHERLY 31.58 FEET ALONG A CURVE CONCAVE WESTERLY WITH A RADIUS OF 20.0 FEET TO A POINT ON THE WESTERLY LINE OF EASTERN AVE.; THENCE S. 00°31' W 1284.30 FT. ALONG THE WEST LINE OF EASTERN AVE. TO THE POINT OF BEGINNING. CONTAINING 31.90 ACRES MORE OR LESS. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD. TRACT CONTAINS 31.86 ACRES.

OWNER/PREPARED FOR:

CITY OF DAVENPORT
226 WEST 4TH STREET,
DAVENPORT, IOWA 52801

PREPARED BY:

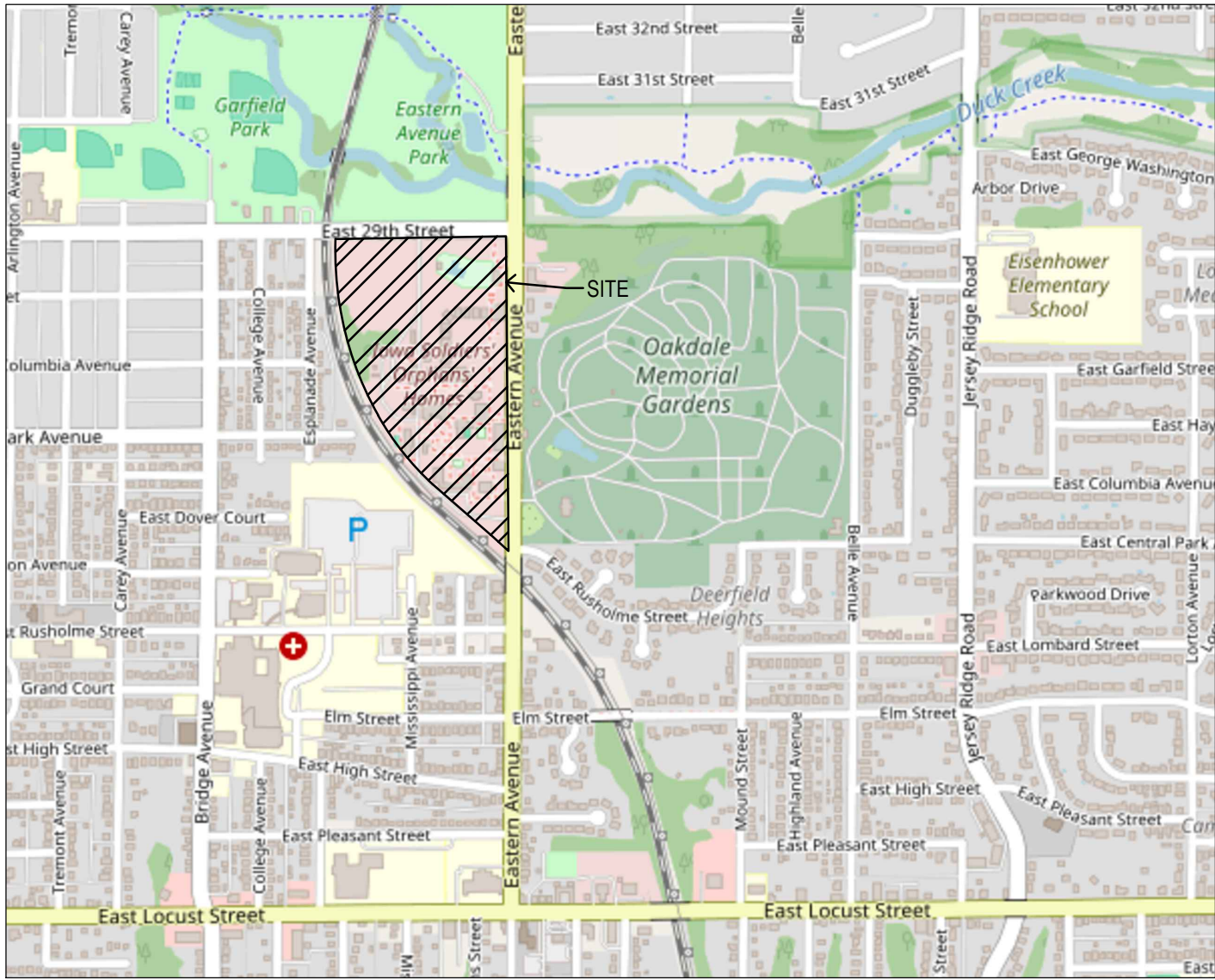
BISHOP ENGINEERING
3501 104TH ST
URBANDALE, IA 50322
ENGINEER: JOEL E. JACKSON
SURVEYOR: LARRY D. HYLER

BENCHMARK:

BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = NAVD88, GEOID 18

ABBREVIATIONS:

- AC ACRES
- ASPH ASPHALT
- BK BOOK
- CONC CONCRETE
- D DEEDED DISTANCE
- EX EXISTING
- ENCL ENCLOSURE
- FF FINISHED FLOOR
- FL FLOW LINE
- FRAC FRACTIONAL
- M MEASURED DISTANCE
- MH MANHOLE
- OPC ORANGE PLASTIC CAP
- P PLATTED DISTANCE
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRA PREVIOUSLY RECORDED AS
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- RPC RED PLASTIC CAP
- SF SQUARE FEET
- SAN SANITARY
- TYP TYPICAL
- YPC YELLOW PLASTIC CAP
- N NORTH
- S SOUTH
- E EAST
- W WEST



VICINITY MAP
SCALE: 1" = 1,000'

NOTES:

PORTIONS OF LOT 1 AND 2 ARE LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAP #19163033704 EFFECTIVE 4-11-2024 WITH BASE FLOOD ELEVATIONS RANGING FROM 625.0 TO 624.4 NAVD. THIS AREA IS SUBJECT TO THE REGULATIONS IN CHAPTER 15.44 OF THE CITY CODE ENTITLED "FLOOD DAMAGE PREVENTION".

THE CITY WILL OWN AND MAINTAIN OUTLOT X.

EASEMENT NOTES:
SANITARY SEWER, STORM SEWER, WATERMAIN, INGRESS-EGRESS AND OTHER PRIVATE UTILITY EASEMENTS ARE STILL BEING DETERMINED. PRIOR TO RECORDING THE FINAL PLAT, A COMBINATION OF BLANKET UTILITY EASEMENTS AND DEDICATED UTILITY EASEMENTS WILL BE WORKED THROUGH TO NARROW DOWN OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.

LEGEND:

- SAN SANITARY SEWER
- ST STORM SEWER
- W WATER LINE
- G GAS LINE
- U/E UNDERGROUND ELECTRIC
- O/E OVERHEAD ELECTRIC
- TELE TELEPHONE LINE
- F/O FIBER OPTIC
- CATV CABLE TV
- STORM MANHOLE
- CURB INTAKE
- SURFACE INTAKE
- FLARED END SECTION
- SANITARY MANHOLE
- CLEANOUT
- FIRE HYDRANT
- SPRINKLER
- IRRIGATION CONTROL VALVE
- WATER MANHOLE
- WELL
- WATER VALVE
- WATER SHUT OFF
- YARD HYDRANT
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC RISER
- ELECTRIC VAULT
- POWER POLE
- TRANSFORMER POLE
- LIGHT POLE
- ELECTRIC JUNCTION BOX
- ELECTRIC PANEL
- TRANSFORMER
- GROUND LIGHT
- GUY WIRE
- ELECTRIC HANDHOLE
- GAS METER
- GAS VALVE
- AIR CONDITIONING UNIT
- TELEPHONE RISER
- TELEPHONE VAULT
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL MANHOLE
- FIBER OPTIC RISER
- FIBER OPTIC VAULT
- CABLE TV RISER
- SIGN
- DENOTES NUMBER OF PARKING STALLS
- PROPERTY CORNER - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID #19969 OR AS NOTED
- SECTION CORNER - FOUND AS NOTED
- ALL SIDE YARD SETBACKS ARE INTENDED TO BE USED TO CONVEY STORM WATER FROM THE SUBJECT LOT AND ANY ADJACENT LOTS

UTILITY MAPS PROVIDED BY:

- 1. ELECTRIC (MIDAMERICAN / 563-333-8705)
- 2. STORM AND SANITARY (CITY OF DAVENPORT / 563-327-5163)
- 3. FIBER OPTIC (LUMEN / 918-547-0147)
- 4. FIBER OPTIC (BLUEBIRD / 314-270-8738)
- 5. FIBER OPTIC (METRONET / 812-213-1050)
- 6. CABLE (MEDIACOM / 815-597-5103)
- 7. GAS (MIDAMERICAN / 309-793-3704)
- 8. WATER (IOWA-AMERICAN WATER / 563-468-9455)

UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT, A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.



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Professional Engineer and Surveyor stamps for Larry D. Hyler and Joel E. Jackson, along with certification text and project details including sheet number 1 of 6.

LAYOUT EXHIBIT

WITTENMEYER SUBDIVISION
2800 EASTERN AVENUE
DAVENPORT, IOWA

REFERENCE NUMBER:

DRAWN BY:
JPN

REVISION DATE:

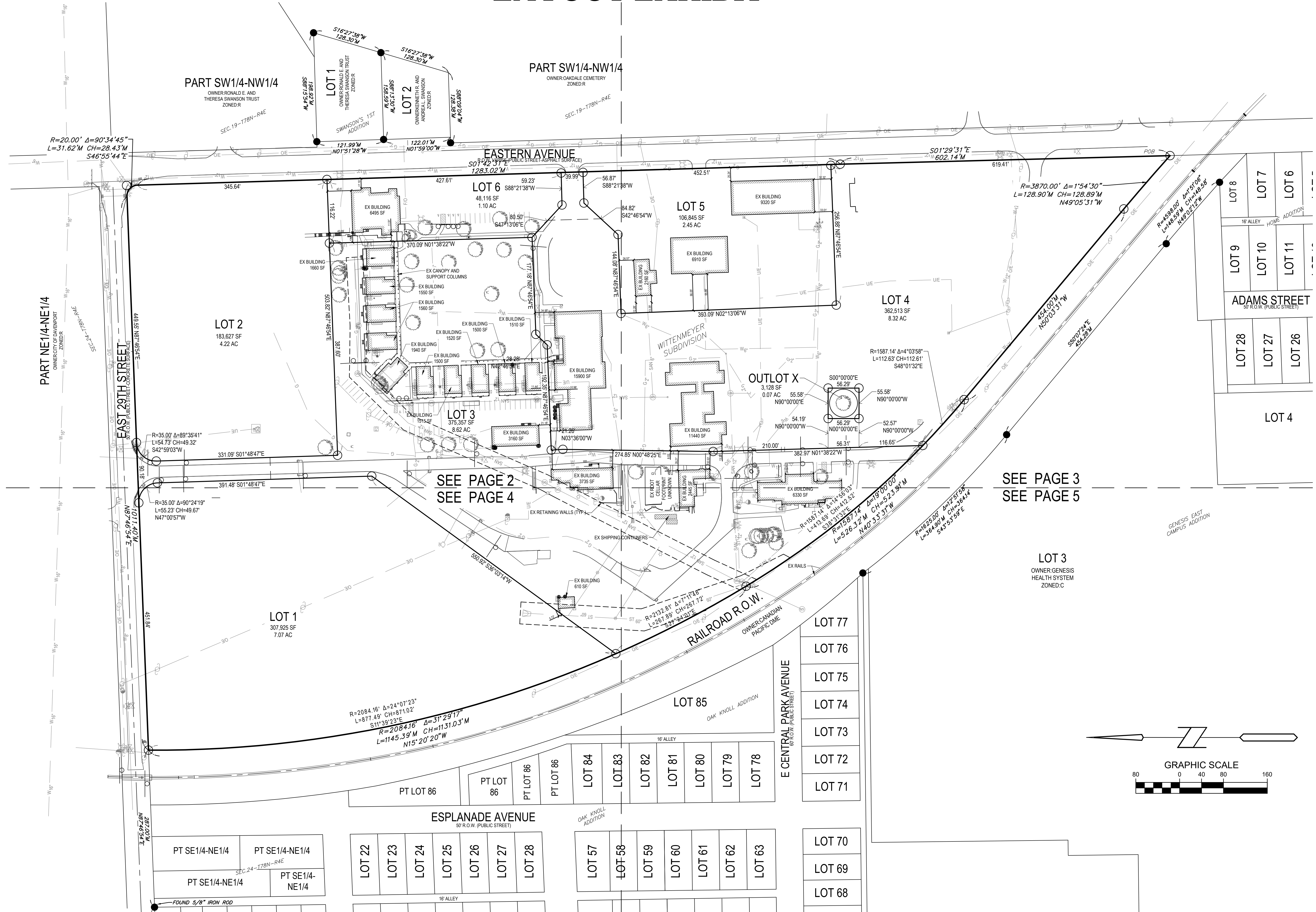
PROJECT NUMBER:
250067

SHEET NAME:
COVER SHEET

SHEET NUMBER:
1 OF 6

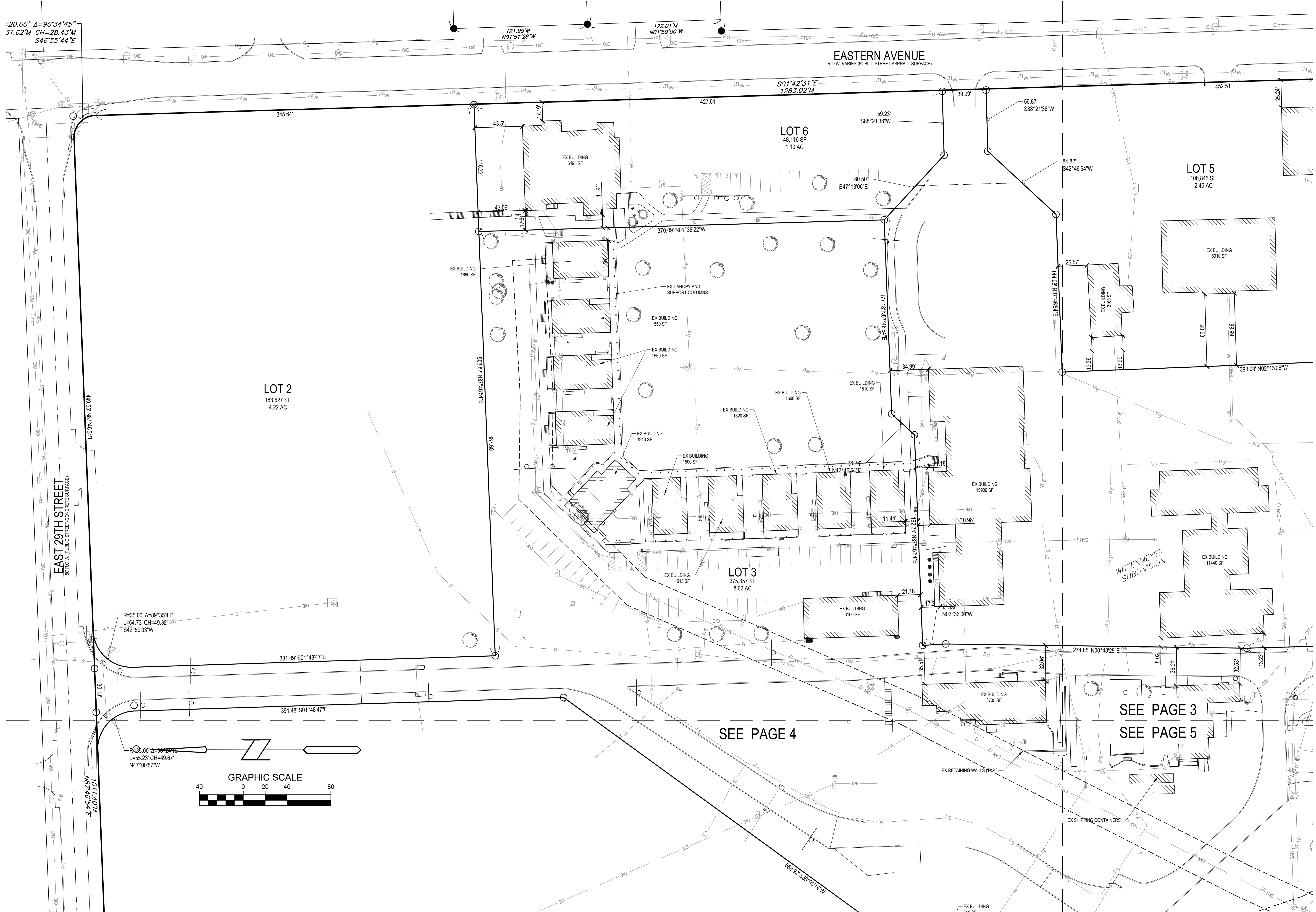


WITTENMEYER SUBDIVISION LAYOUT EXHIBIT

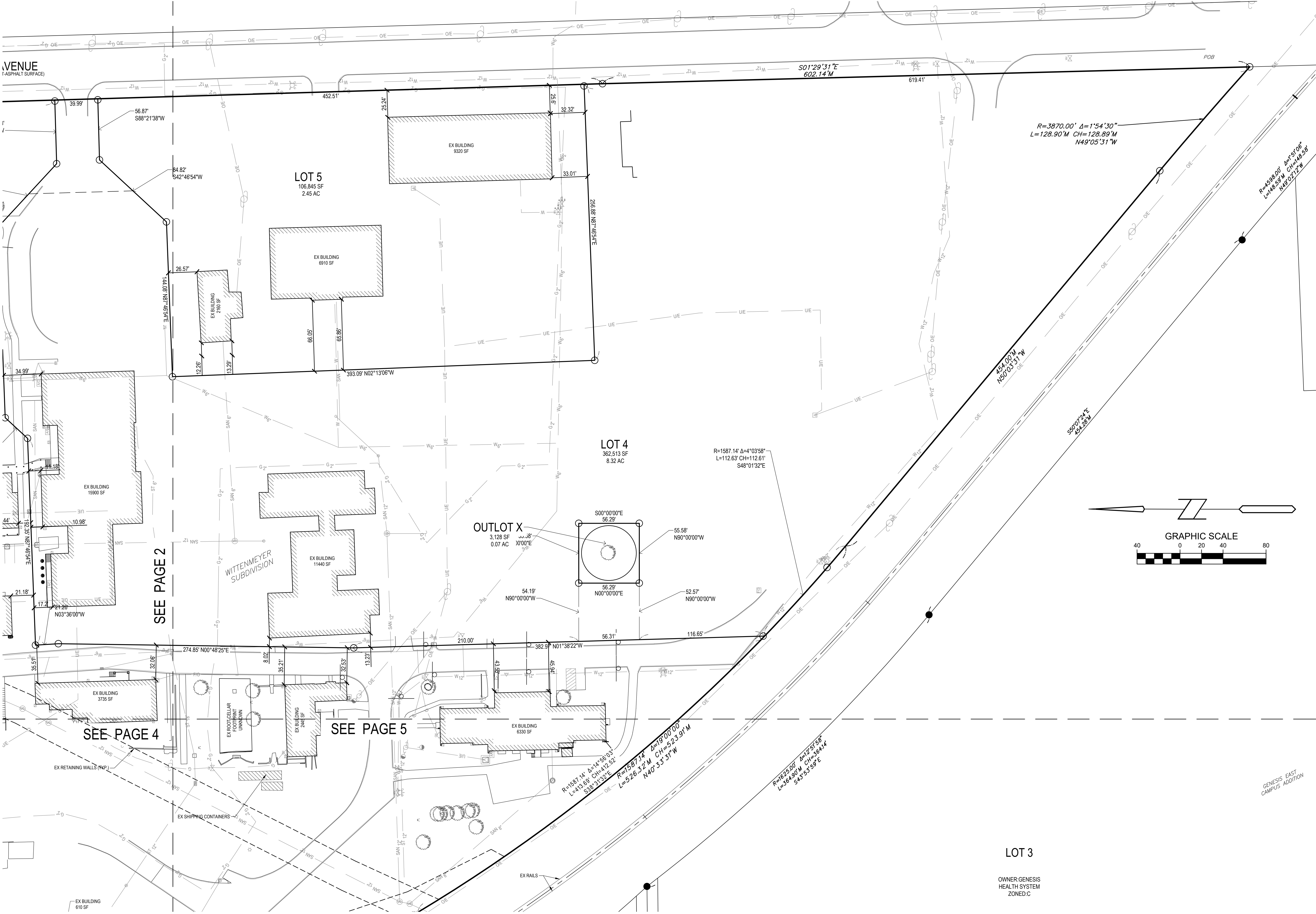


WITTENMEYER SUBDIVISION

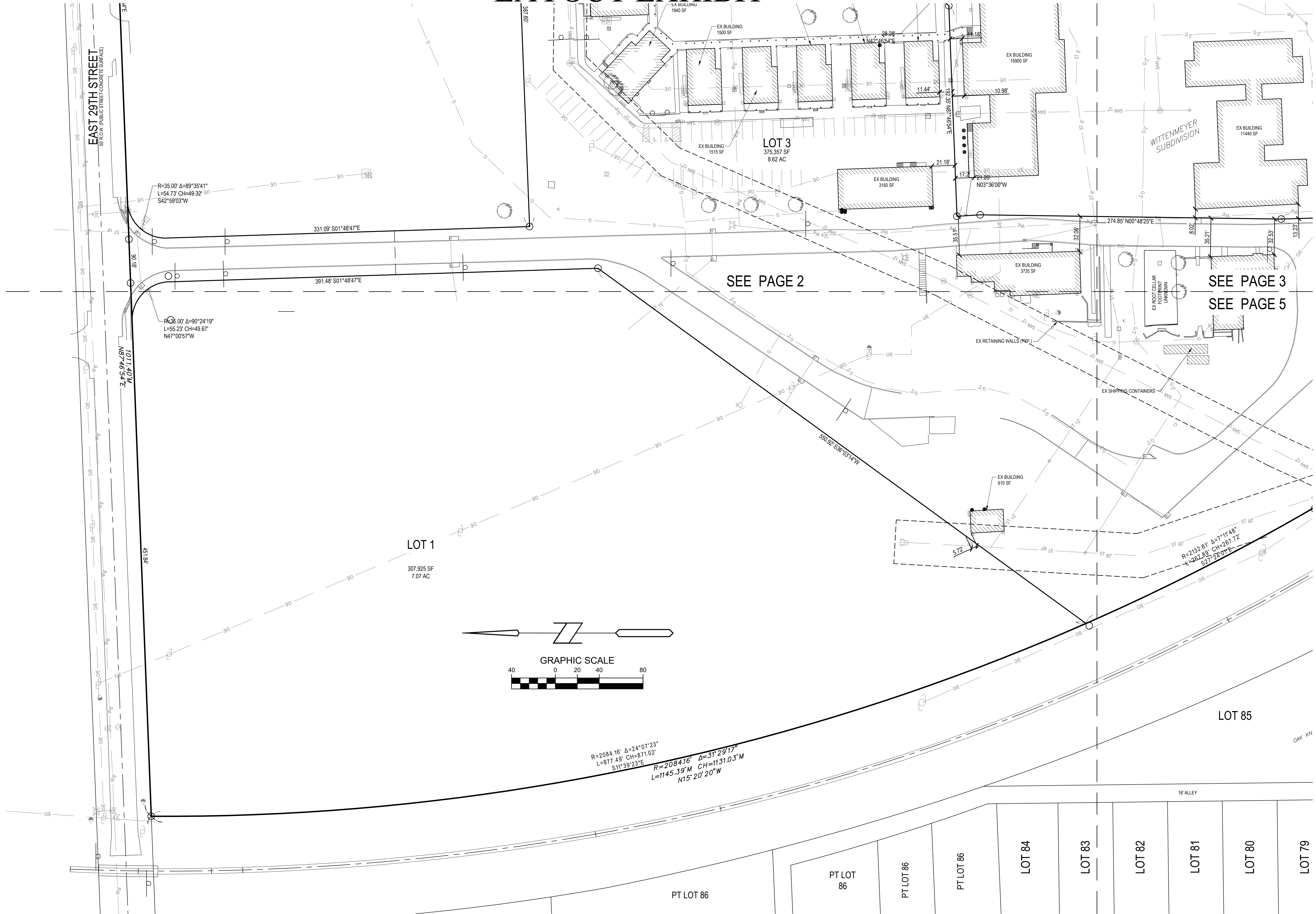
LAYOUT EXHIBIT



WITTENMEYER SUBDIVISION
LAYOUT EXHIBIT

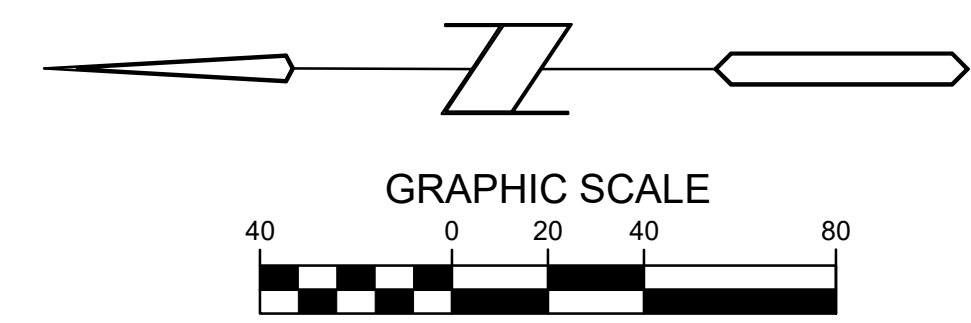
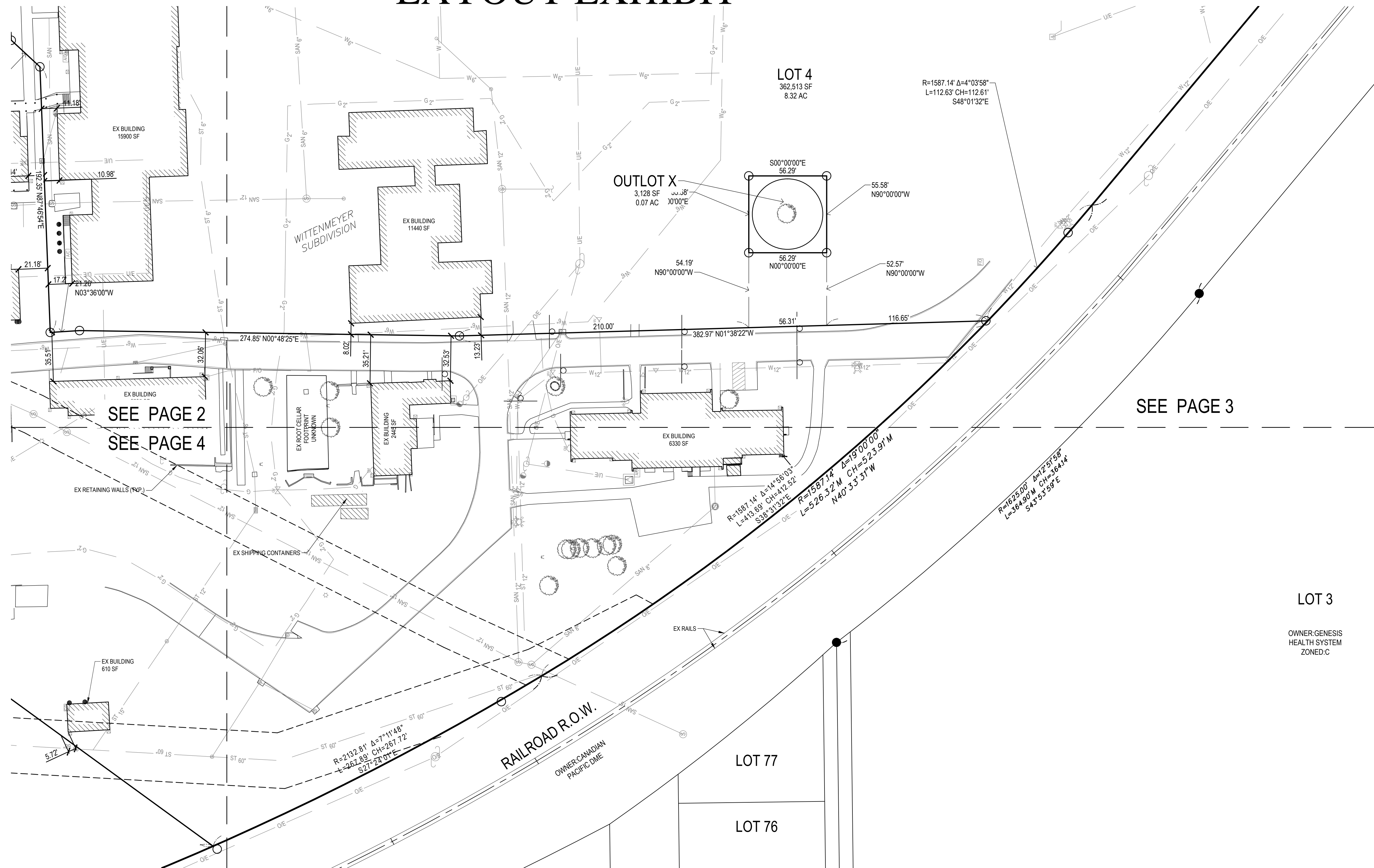


WITTENMEYER SUBDIVISION LAYOUT EXHIBIT



WITTENMEYER SUBDIVISION

LAYOUT EXHIBIT



Vicinity Map | Case F25-07

Case F25-07: Request of AW Holdings LLC, on behalf of the City of Davenport, for a Final Plat of Wittenmyer Subdivision. The 5-lot subdivision is located at 2800 Eastern Avenue on 31.9 acres. [Ward 5]



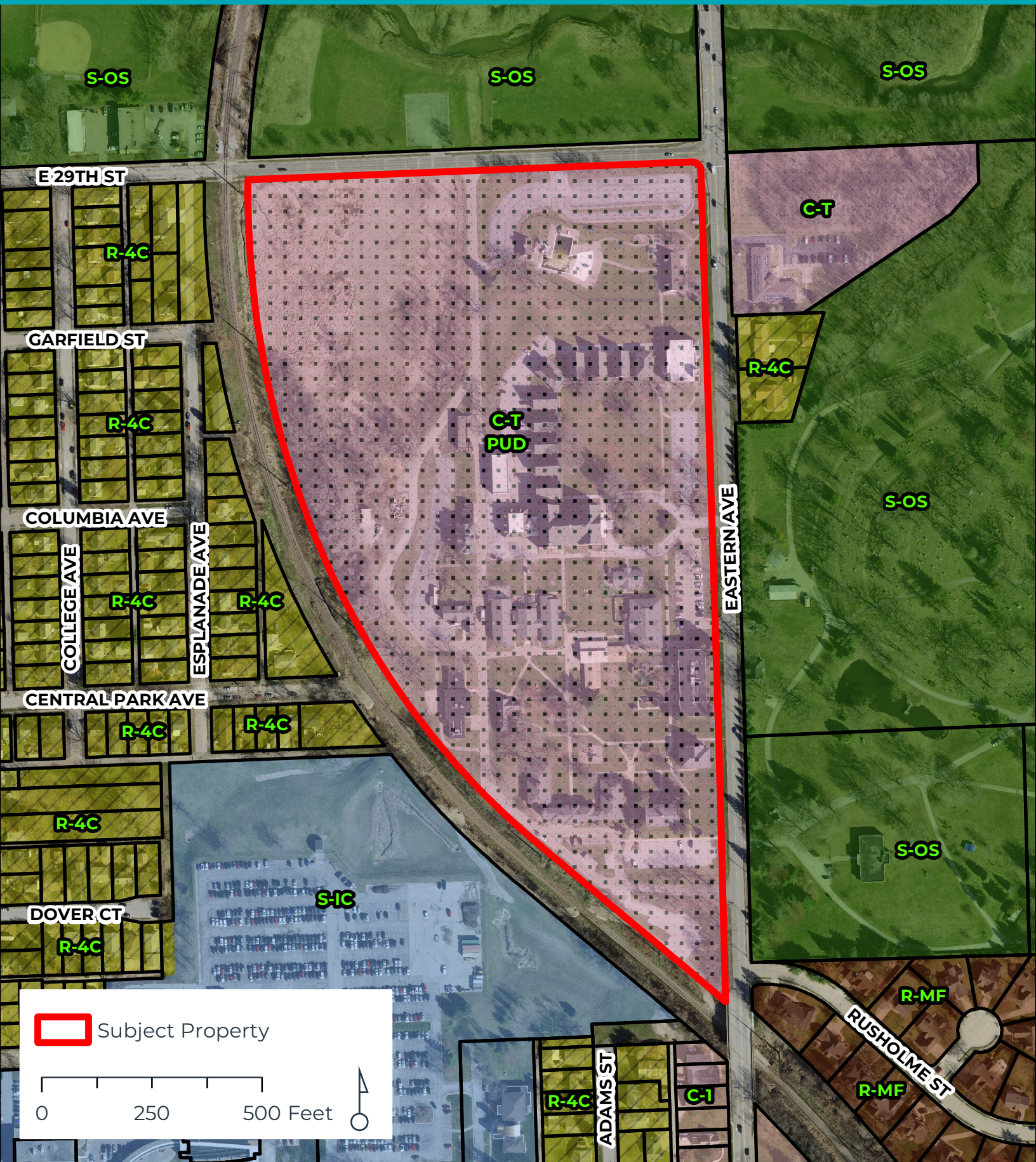
Floodplain Map | Case F25-07

Case F25-07: Request of AW Holdings LLC, on behalf of the City of Davenport, for a Final Plat of Wittenmyer Subdivision. The 5-lot subdivision is located at 2800 Eastern Avenue on 31.9 acres. [Ward 5]



Zoning Map | Case F25-07

Case F25-07: Request of AW Holdings LLC, on behalf of the City of Davenport, for a Final Plat of Wittenmyer Subdivision. The 5-lot subdivision is located at 2800 Eastern Avenue on 31.9 acres. [Ward 5]



Future Land Use Map | Case F25-07

Case F25-07: Request of AW Holdings LLC, on behalf of the City of Davenport, for a Final Plat of Wittenmyer Subdivision. The 5-lot subdivision is located at 2800 Eastern Avenue on 31.9 acres. [Ward 5]



ORDINANCE NO. 2024-121

AN ORDINANCE FOR CASE REZ24-01 BEING THE REQUEST OF THE CITY OF DAVENPORT TO REZONE APPROXIMATELY 31.9 ACRES OF LAND AT 2800 EASTERN AVENUE FROM S-IC INSTITUTIONAL CAMPUS DISTRICT TO C-T COMMERCIAL TRANSITIONAL DISTRICT AND ESTABLISH A PLANNED UNIT DEVELOPMENT IN ACCORDANCE WITH THE SUBMITTED PRELIMINARY PLAN.

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "C-T Commercial Transitional District." A Planned Unit Development is established in accordance with the submitted Preliminary Plan.

Part of the E14 of Section 24, Township 78 North, Range 3 East of the 5th P.M., being more particularly described as follows: Commencing at the SE. corner of the N.R W of said Section 24; thence East 30.0 ft. along the South line of the N.E. 14 of said Section 24 to the point of beginning; thence S00° 44'W 602.14 ft. to the point of intersection of the West R.O.W. line of Eastern Avenue with the Northeasterly R.O.W. line of the CM & St. P. Railroad; thence Northwesterly 128.89 ft. along the Northeasterly R.O.W. line of said Railroad being a curve concave southwesterly with a radius of 3870.0 ft. and having a long chord bearing N. 46° 52'W; thence N. 47° 50'W 454.00 ft. along said Railroad R.O.W. line; thence Northwesterly 526.28 ft. along said Railroad R.O.W. being a curve concave Northeasterly with a radius of 1587.14 ft. and having a long chord bearing N. 38y 20'W 523.91 ft.; thence Northerly 1146.95 ft along said Railroad R.O.W. being a curve concave Northeasterly with a radius of 2084.16 ft, having a long chord bearing N. 13° 04'TW 1132.62 ft. to a point on the South R.O.W. line of 29th St.; thence S.890 57'E. 1101.03 ft. along the said South line of 29th St; thence Southerly 31,58 ft. along a curve concave Westerly with a radius of 20.0 ft. to a point on the Westerly line of Eastern Ave.; thence S00° 31'W 1284.30 ft. along the West line of Eastern Ave, to the point of beginning containing 31,90 acres more or less. Commonly known as 2800 Eastern Avenue.

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

Zoning Map Amendment Findings

1. The zoning map amendment is consistent with the Comprehensive Plan and adopted land use policies.
2. The proposed zoning map amendment to C-T Commercial Transitional District is compatible with existing on-site uses and the zoning of nearby developed property.
3. The rezoning request is compatible with the established neighborhood character.

4. The proposed amendment will not negatively impact the public health, safety, and welfare of the City.
5. The zoning map amendment facilitates the adaptive redevelopment of a national and local historic landmark.
6. The nonconformities created by the zoning map amendment will be mitigated through the planned unit development process.

Planned Unit Development Findings

1. The preliminary development plan provides a public benefit to the City.
2. The proposed preliminary plan meets the purpose of a planned unit development.
3. The proposed planned unit development will not impede the normal and orderly development and improvement of surrounding property.
4. There is provision for adequate utilities and infrastructure, drainage, off-street parking and loading, pedestrian access, and all other necessary facilities. A traffic study is not required.
5. There is provision for adequate vehicular ingress and egress designed to minimize traffic congestion upon public streets.
6. The location and arrangement of structures, parking areas, walks, landscape, lighting, and other site design elements, are compatible with the surrounding neighborhood and adjacent land uses.

Section 3. At its February 6, 2024 meeting, the City Plan and Zoning Commission voted to forward Case REZ24-01 to the City Council with a recommendation for approval subject to the listed zoning map amendment and planned unit development findings.

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.

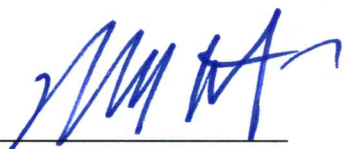
First Consideration February 28, 2024

Second Consideration March 13, 2024

Approved March 27, 2024

Published in the *Quad-City Times* on April 4, 2024

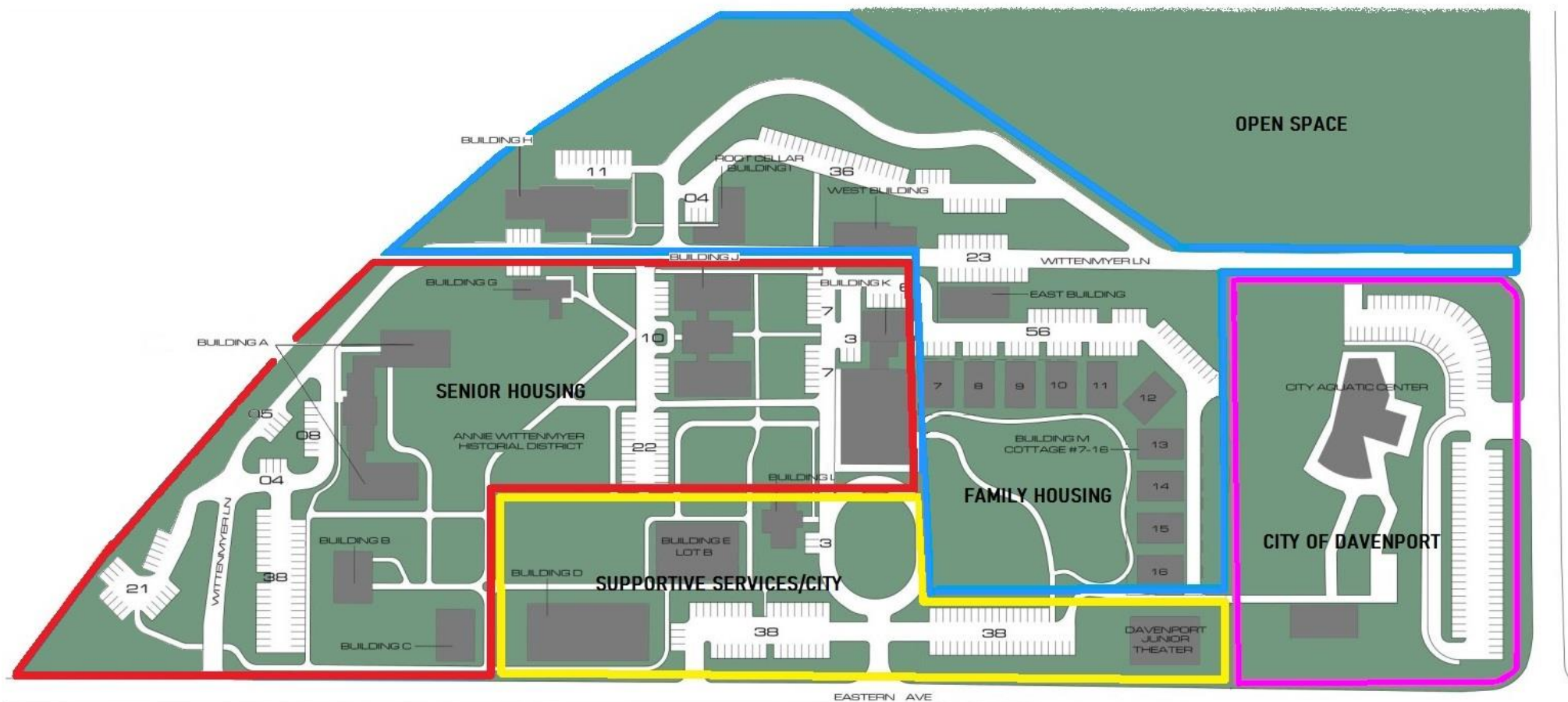
Attest:


Mike Matson
Mayor

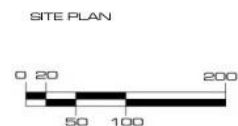



Brian Krup
Deputy City Clerk

**PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAN
ANNIE WITTENMYER COMPLEX – 2800 EASTERN AVENUE**



- RETAINED BY CITY
- SOLD TO AW HOLDINGS, LLC
- SOLD TO AW HOLDINGS, LLC & RESOLD TO AW FAMILY, LLC
- SOLD TO AW HOLDINGS, LLC & RESOLD TO AW SENIOR, LLC



City of Davenport

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

Action / Date
5/6/2025

Subject:

Case F25-08: Request of Mhisho Vuong-Lynch for a Final Plat of Betts Corporation 3rd Addition. The 4-lot subdivision is located on Northbrook Drive, between Brown Street and Candlelight Creek (Parcel P1110-01F), on 6.19 acres. [Ward 7]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F25-08 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. A variance for street connectivity is granted as referenced in Section 16.24.040.A.

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Add a note stating, "No more than four lots shall be platted with this subdivision. Any future subdivision creating additional lots shall require the dedication of public right-of-way and construction of public infrastructure."
4. Add a note stating, "Stormwater detention and water quality treatment will be required for this subdivision. Stormwater detention and water quality treatment practices shall be owned and maintained by the owner or home/business association."
5. Include a 50' stream buffer easement per City Code Chapter 13.34.070 Easements.
6. Record a Maintenance and Repair Agreement for the shared access driveway for all lots within the subdivision. This agreement shall be perpetually tied to each lot.
7. Clearly label and delineate the Access Easement. The access easement shall align with the pavement width of Northbrook Drive and accommodate the turning movements of life-safety vehicles.
8. Add a note: Sidewalks shall be constructed along all street fronts as each lot is developed or as ordered by the City of Davenport to do so.

Background:

The City of Davenport received a Subdivision Application to facilitate residential development. The 6.19-acre site is an irregular-shaped lot that is bounded by two branches of Candlelight Creek to the east and south. Four flag lots will be established, with a shared access driveway from the dead-end of Northbrook Drive to the west. No additional right-of-way will be dedicated

with the plat due to the unusual geography of the site.

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

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

Zoning:

The subject property is zoned **R-1 Single-Family Residential District**. This district is intended to accommodate the lowest-density single-family neighborhoods within the City of Davenport, exhibiting a predominantly semi-suburban development pattern of large lots and generous yards.

Technical Review:

1. Zoning: The subdivision complies with the residential district dimensional standards. Each lot exceeds the minimum area of 20,000 square feet and width of 100 feet. There is sufficient area to develop the site for a use permitted in the R-1 Single-Family Residential District.
2. Streets: No right-of-way will be dedicated as part of this subdivision. Access to lots will be from a private driveway connecting to Northbrook Drive. Impediments to street connectivity include topography, Candlelight Creek, and lack of right-of-way to Armil Place.
3. Storm Water: The R-1 District has a maximum impervious surface of 40% of each lot. Stormwater detention and water quality are required upon development of each lot. Any detention and water quality treatment practices will be owned and maintained by the owner or homeowners association.
4. Sanitary Sewer: There is a 10-inch public sanitary sewer to the east of the subdivision, along Candlelight Creek. Future development for each lot can connect to this infrastructure.
5. Other Utilities: Normal utility services are available at this site.
6. Parks/Open Space: There are no impacts to parks/open space.

Section 16.32.01. - 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.

Section 16.24.040. - Streets:

The arrangement of street rights-of-way in new subdivisions shall make provisions for the extension of the existing system of street rights-of-way (or their proper projection where adjacent property is not subdivided) insofar as they may be necessary for public requirements. The street and alley right-of-way arrangements shall also be such as to cause no hardship to owners of adjacent property when they plat their own land and seek to provide for convenient access to it. Whenever a street or alley right-of-way abuts the tract to be subdivided, the plat shall include the additional right-of-way which is necessary to make the width of the entire right-of-way conform to the requirements of this section.

Rationale for a variance preventing the connection of Northbrook Drive:

1. The R-1 Single-Family Residential District is the lowest-density district in Davenport, requiring a minimum lot area of 20,000 square feet. This district is characterized by large lots with generous yards. The traffic generated from four residential lots does not warrant the investment in infrastructure, which would become a City responsibility for operation and maintenance.
2. There are two branches of Candlelight Creek that border the subject property to the east and south. This is a perennial stream, subject to flooding events that have resulted in repetitive loss properties within the floodplain. The location of the creek creates an undue hardship for road construction.

Public Input:

No public hearing or public notification is required for a Final Plat.

Attachments:

1. Application
2. Final Plat of Betts Corporation 3rd Addition
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

Mhisho Vuong-Lynch

Address

4726 N Brady St

City | State | Zip

Davenport, IA 52806

Phone

(563) 370-1735

Secondary Phone

E-Mail Address

mntpreservations@gmail.com

Acceptance of Applicant

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

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

Mhisho Vuong-Lynch

Print Applicant's Name

Applicant's Signature

Date

SUBDIVISION NAME

Betts Corp 3rd Addition

LOCATION DESCRIPTION

Parcel ID: P1110-01F

SUBMITTED

04/10/2025

NUMBER OF LOTS BY USE TYPE

4 - Residential

ACRES

6.19

STREETS ADDED

0

PLAT TYPE SUBMITTED:

PRELIMINARY PLAT: \$16.16 Requirements ☐

FINAL PLAT: \$16.20 Requirements ☒

PRELIMINARY PLAT REQUIREMENTS:

Preliminary Plat ☐

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

FINAL PLAT REQUIREMENTS:

Platting Certificates per §354.11 State Code ☒

Final Plat ☒

GENERAL REQUIREMENTS:

Authorization to Act as Applicant, if needed ☐

Application Fee (REQUIRED) ☐

Subdivision Platting Fee Schedule

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

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

DEVELOPMENT TEAM

Developer / Project Manager

Thomas Lynch of Lynch Heating and Plumbing

Address

1203 Jersey Ridge Rd. #103, Davenport, IA 52803

Phone

(563) 320-7711

Secondary Phone

(563) 370-1735

E-Mail Address

mntpreservations@gmail.com

Owner

Mhisho Vuong-Lynch

Address

4726 N. Brady St., Davenport, IA 52806

Phone

(563) 370-1735

Secondary Phone

E-Mail Address

mntpreservations@gmail.com

Engineer

Chirs Townsend of Townsend Engineering

Address

2224 E 12th St., Davenport, IA 52803

Phone

(563) 386-4236

Secondary Phone

E-Mail Address

chris@townsendengineering.net

Attorney

TBD

Address

TBD

Phone

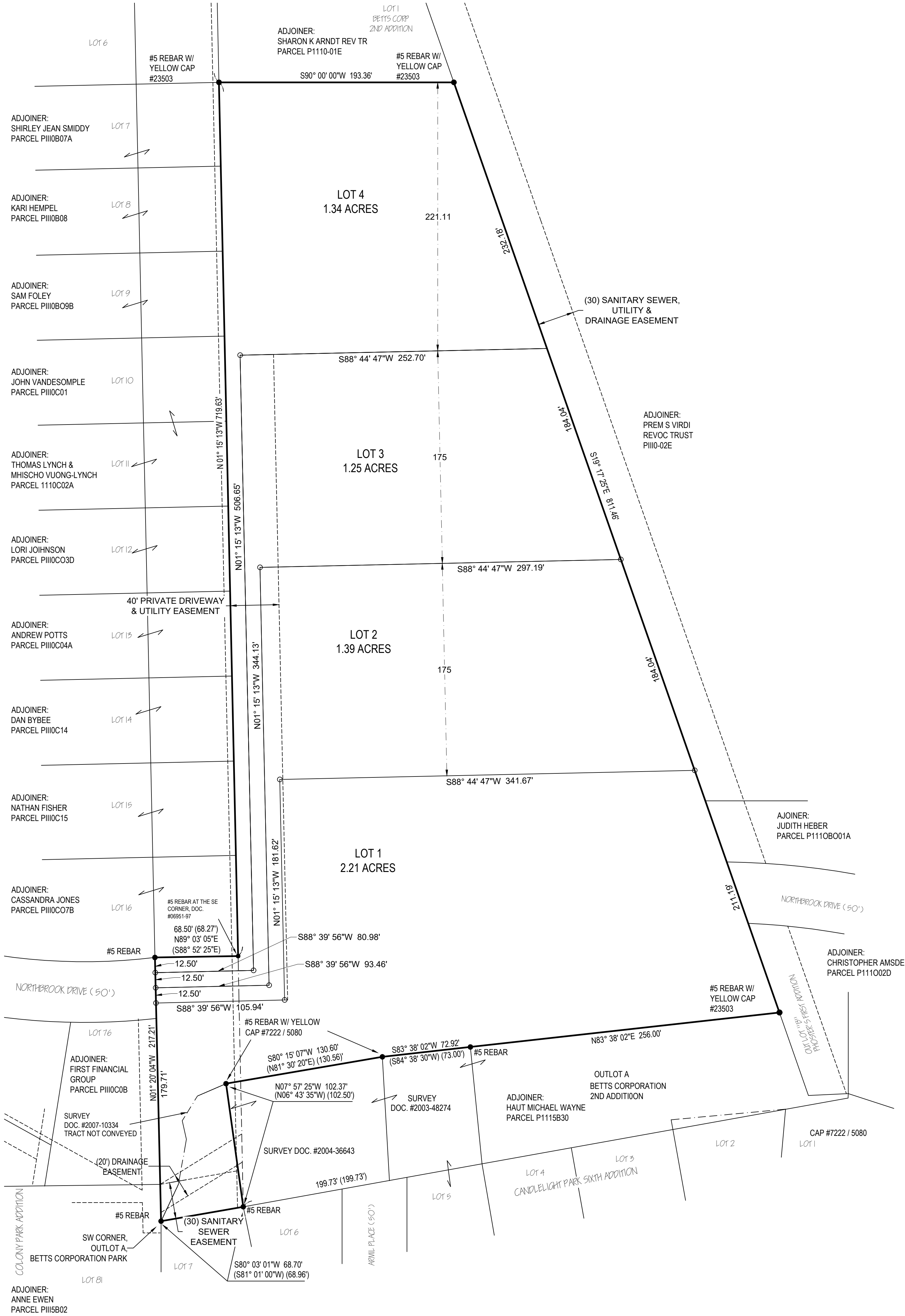
Secondary Phone

E-Mail Address

FINAL PLAT

BETTS CORPORATION 3RD ADDITION

BEING A REPLAT OF LOT 2, BETTS CORP 2ND ADDITION TO THE CITY OF DAVENPORT, IA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA



NOTES:

SUBDIVISION ACREAGE: 6.189± ACRES. / 269,574± S.F.

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 COUNTY OF SCOTT 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.

THIS SUBDIVISION LIES WITHIN ZONE "X" (AREA NOT PRONE TO FLOODING) AS SHOWN ON FEMA FIRM PANEL #19163C0265G. EFFECTIVE MARCH 23, 2021.

"UTILITY EASEMENTS" SHALL ACCOMMODATE GAS, ELECTRIC, WATER AND COMMUNICATION LINES AS NEEDED.

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

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.

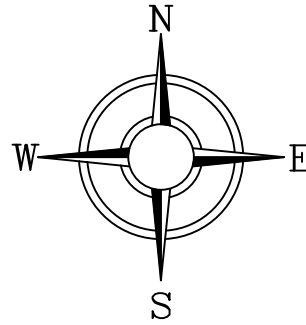
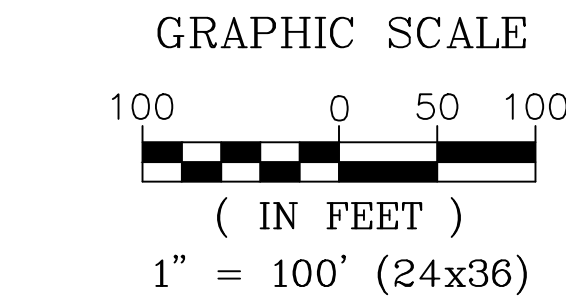
METRONET DATE:

1. Owner:
THOMAS LYNCH &
MHISCHO VUONG-LYNCH
4941 BROWN STREET
DAVENPORT, IOWA 52806

2. Engineer:
CHRISTOPHER R.
TOWNSEND, P.E.
TOWNSEND ENGINEERING
2224 EAST 12TH STREET
DAVENPORT, IOWA 52803
PH: (563) 386 - 4236

3. Surveyor:
JERRY D. ROGERS
TOWNSEND ENGINEERING
2224 EAST 12TH STREET
DAVENPORT, IOWA 52803
PH: (563) 386 - 4236

4. Attorney:
TBA



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 =



DATE:
4/10/2025

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

DRAWN BY:
KLC
CHECKED BY:
JDR
LOCATION:
S: \LYNCH\NORTHBROOK

REVISIONS:		
NO.	DESCRIPTION	DATE

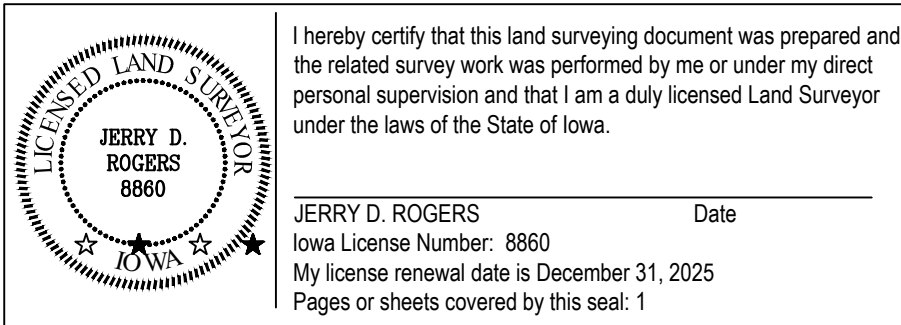
PROJECT
FINAL PLAT
BETTS CORPORATION 3RD ADDITION
DAVENPORT, IOWA

OWNER
THOMAS LYNCH &
MHISCHO VUONG-LYNCH
4941 BROWN STREET
DAVENPORT, IOWA 52806

SHEET NO.

1 OF

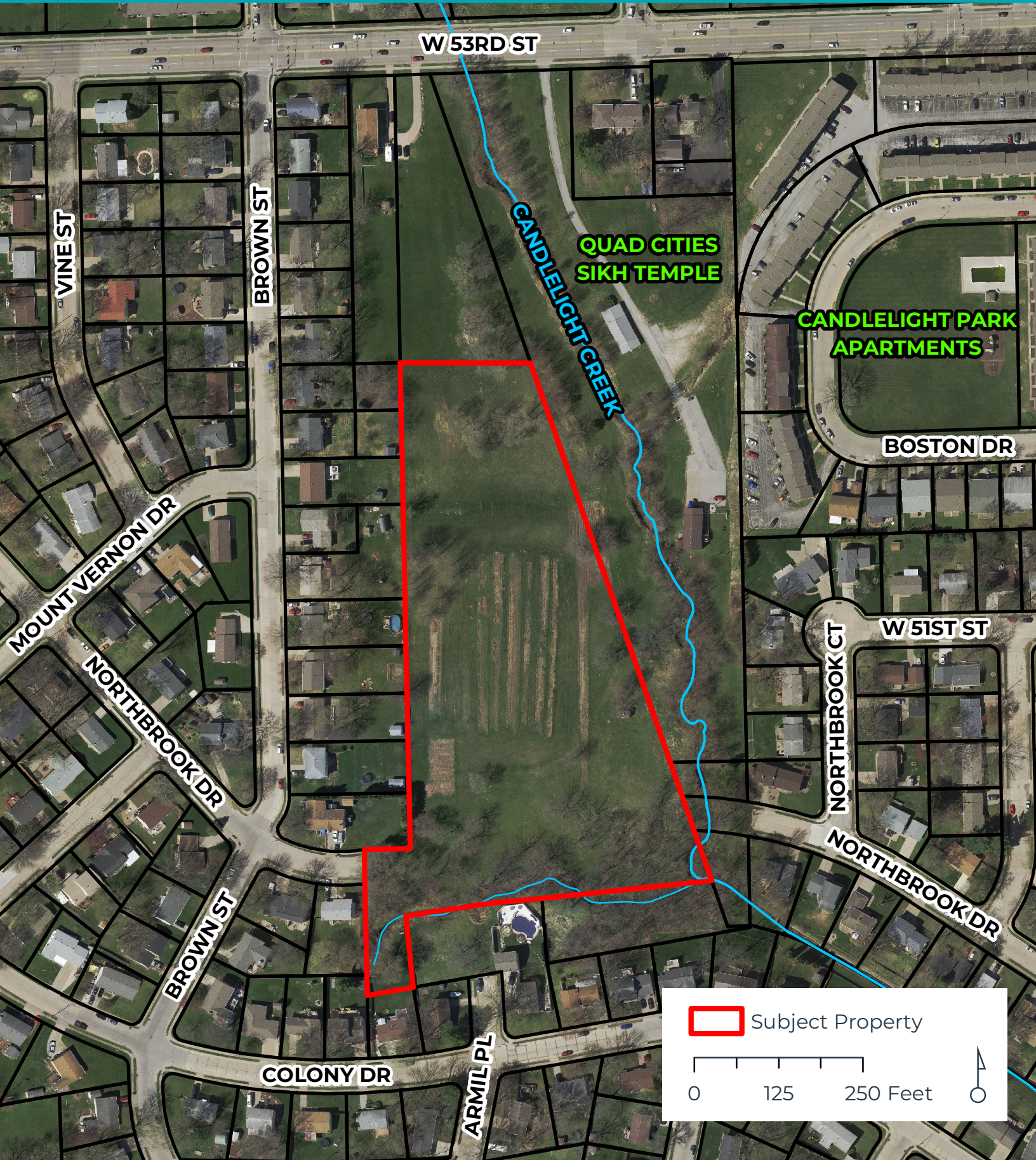
1





Vicinity Map | Case F25-08

Request of Mhisho Vuong-Lynch for a Final Plat of Betts Corporation 3rd Addition. The 4-lot subdivision is located on Northbrook Drive, between Brown Street and Candlelight Creek (Parcel P1110-01F), on 6.19 acres. [Ward 7]





Topographic Map | Case F25-08

Request of Mhisho Vuong-Lynch for a Final Plat of Betts Corporation 3rd Addition. The 4-lot subdivision is located on Northbrook Drive, between Brown Street and Candlelight Creek (Parcel P1110-01F), on 6.19 acres. [Ward 7]





Sewer Map | Case F25-08

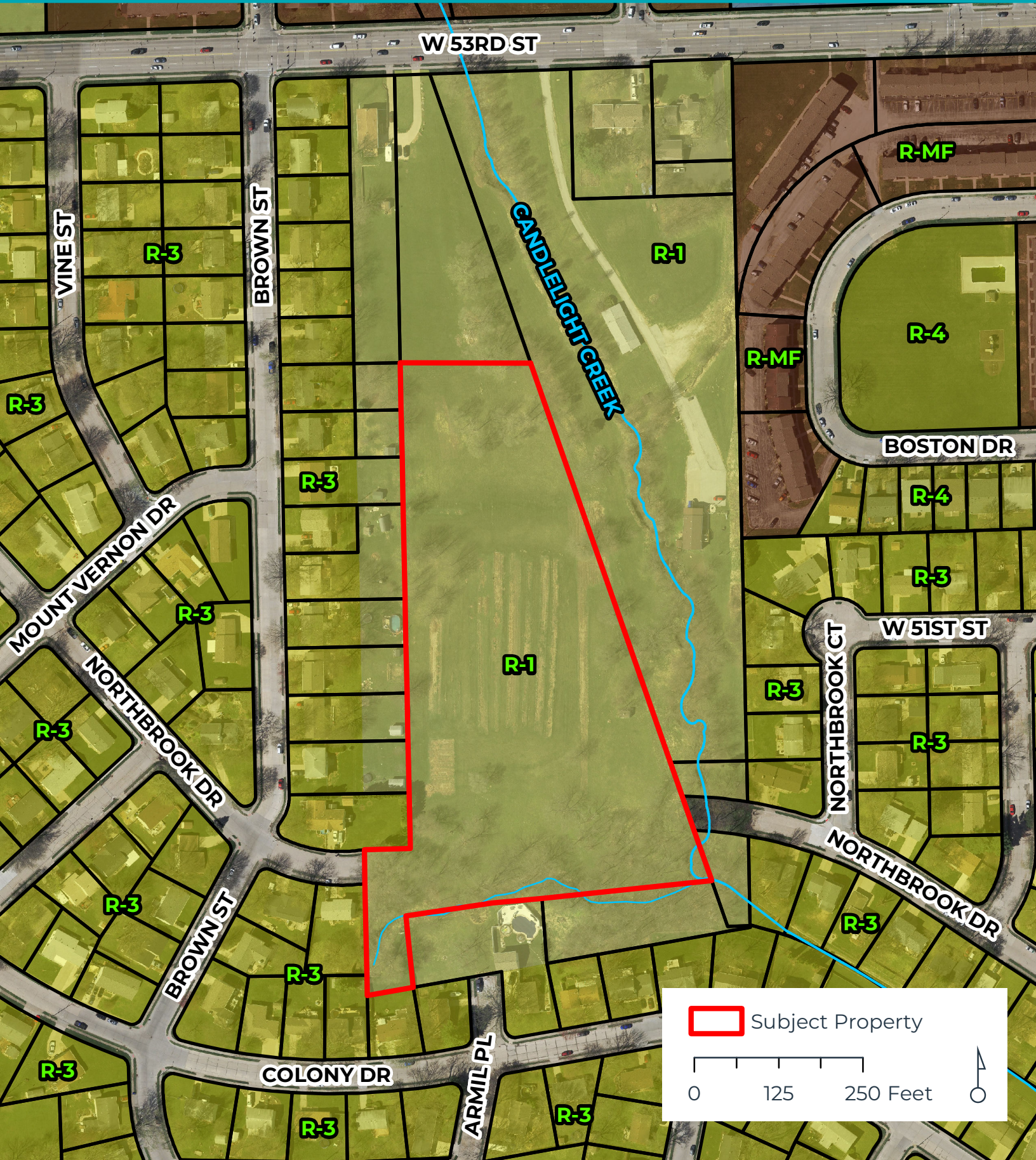
Request of Mhisho Vuong-Lynch for a Final Plat of Betts Corporation 3rd Addition. The 4-lot subdivision is located on Northbrook Drive, between Brown Street and Candlelight Creek (Parcel P1110-01F), on 6.19 acres. [Ward 7]





Zoning Map | Case F25-08

Request of Mhisho Vuong-Lynch for a Final Plat of Betts Corporation 3rd Addition. The 4-lot subdivision is located on Northbrook Drive, between Brown Street and Candlelight Creek (Parcel P1110-01F), on 6.19 acres. [Ward 7]





Future Land Use Map | Case F25-08

Request of Mhisho Vuong-Lynch for a Final Plat of Betts Corporation 3rd Addition. The 4-lot subdivision is located on Northbrook Drive, between Brown Street and Candlelight Creek (Parcel P1110-01F), on 6.19 acres. [Ward 7]

