



November 21, 2016

Honorable Mayor and City Council
226 W 4th Street
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of November 15, 2016, the City Plan and Zoning Commission considered Case No. ROW16-05 being the request of Juan Goitia for the right-of-way vacation (abandonment) of 2,250 square feet, more or less, of East 10th Street that lies north of the sidewalk and property at 1002 Bridge Avenue.

The Plan and Zoning Commission forwards Case No. ROW 16-05 to the City Council for approval subject to the following condition(s):

1. That a utility easement be retained over the vacated area to maintain, operate, remove, repair, replace, construct, reconstruct or relocate utility services;
2. That the vacated area be no more that 15-feet in depth along the south property line of 1002 Bridge Avenue.

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission



		APPROVED	APPROVED	APPROVED					
Name:	Roll Call	ORD16-03 SUPs 17.48	ROW16-05 1002 Bridge Ave	F16-15 Seiffert's NW 2nd					
Connell	P	Y	Y	Y					
Hepner	P	Y	N	Y					
Inghram	P								
Kelling	P	Y	Y	Y					
Lammers	EX								
Maness	P	Y	Y	Y					
Martinez	P	Y	Y	Y					
Medd	Ex	Y	Y	Y					
Quinn	P	Y	Y	Y					
Reinartz	P	Y	Y	Y					
Tallman	P	Y	Y	Y					
		9-YES 0-NO 0-ABSTAIN	8-YES 1-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN					



City of Davenport
Community Planning & Economic Development Department
FINAL STAFF REPORT

Meeting Date: November 15, 2015
Request: Vacate 2,250 sqft excess right-of-way 10th Street
Address: 1002 East 10th Street
Case No.: ROW16-05
Applicant: Juan Goitia

Recommendation:

Alternatives:

- The Plan and Zoning Commission accept the findings and forward Case No. ROW 16-05 to the City Council for approval subject to the listed condition(s).
- Table the request and have staff contact the owners in the entire block face of 10th Street as to vacating both sides of 10th between Oneida and Bridge Avenues.

Introduction:

Request of Juan Goitia for the right-of-way vacation (abandonment) of 2,250 square feet (15 ft x 150 ft), more or less, of East 10th Street that lies north of the sidewalk and abutting the property at 1002 Bridge Avenue.

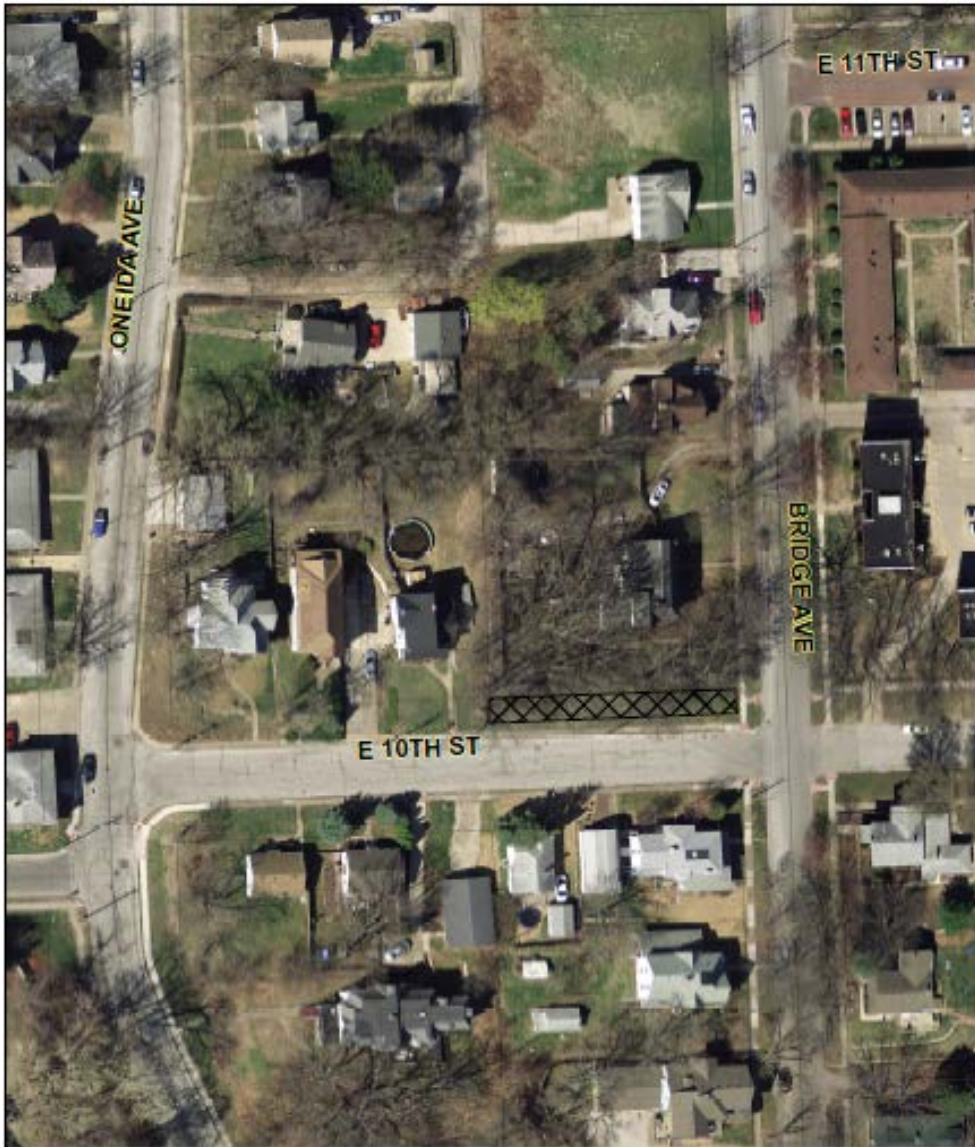
AREA CHARACTERISTICS:

Zoning Map



Land Use Map





Aerial Photo 2014

0 37.5 75 150 Feet



Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Boundary +2035: Yes

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

Relevant Goals to be considered in this Case:

Strengthen the existing built environment – *Reduce the number of underoccupied, abandoned, or vacant buildings/properties through adaptive reuse and infill.*

Zoning:

The property is currently zoned “R-4” Moderate Density Dwelling District.

Technical Review:

Streets. The property is located at the intersection of Bridge Avenue and East 10th Street. There is no alley access to the property.

Storm Water. There does not appear to be stormwater infrastructure at this intersection. Stormwater drainage is by surface run-off.

Sanitary Sewer. Sanitary sewer service is located in East 10th Street and in the intersection of Bridge Avenue and 10th Street.

Other Utilities. This is an urban area and normal utility services are available. There does appear to be a gas line along this area. An easement would be required.

Emergency Services. The property is located just under one (1) mile from Fire Station No. 4 at 1805 East Locust Street.

Parks/Open Space. The proposed rezoning does not impact any existing or planned parks or public open spaces.

Public Input:

The public hearing was held November 1st. Since then one protest has been received from an owner along the south side of 10th Street.

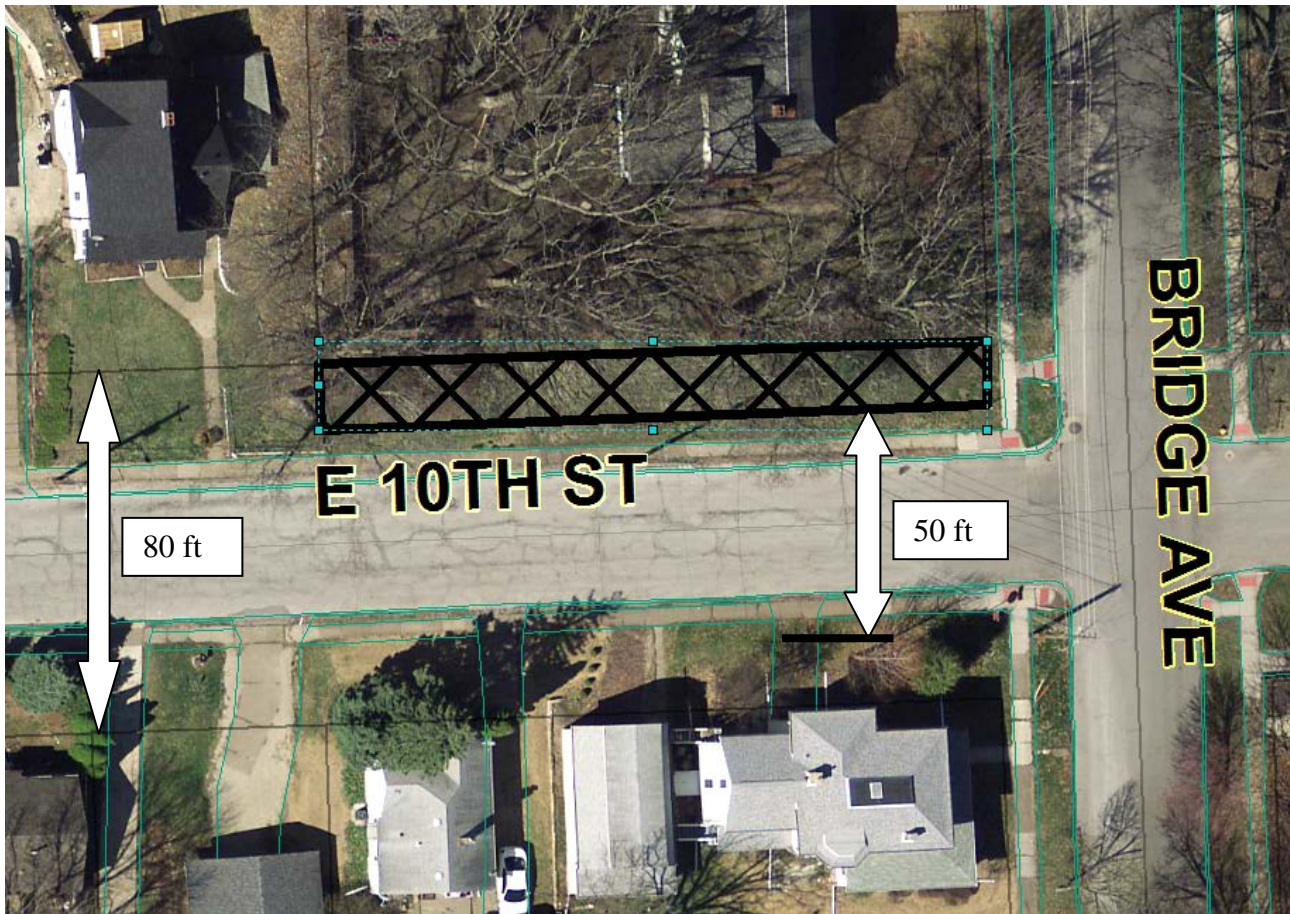
Discussion:

The petitioner is proposing to fence his yard and discovered that there is a large setback from the side walk to the property line. There is eighty (80) feet of right-of-way for East 10th Street at this three (3) block long location; between Oneida and Mississippi Avenues. East of the Oneida the right-



of-way is only sixty (60) feet wide. The pavement width at both areas is 27 to 28 feet in width. Today the typical right-of-way width for a residential street is fifty (50) feet with between 27 to 31 feet of pavement. An alternative to vacating may be a use agreement through the City Council. There is approximately 20 feet between the existing property line and the back edge of the sidewalk; vacating 15 feet would leave five feet.

Another alternative is to take a more comprehensive approach and at minimum review the entire block face, both north and south sides of the street segment. This way there is not a piecemeal approach to right-of-way abandonments as has occurred in the past.



Staff Recommendation:

Findings:

There is excessive right-of-way in this area.

Abandonment would impact properties more on the south side of 10th Street more than on the north.

Recommendation:

Alternate 1:

Staff recommends the Plan and Zoning Commission accept the findings and forward Case No.

ROW 16-05 to the City Council for approval subject to the following condition(s):

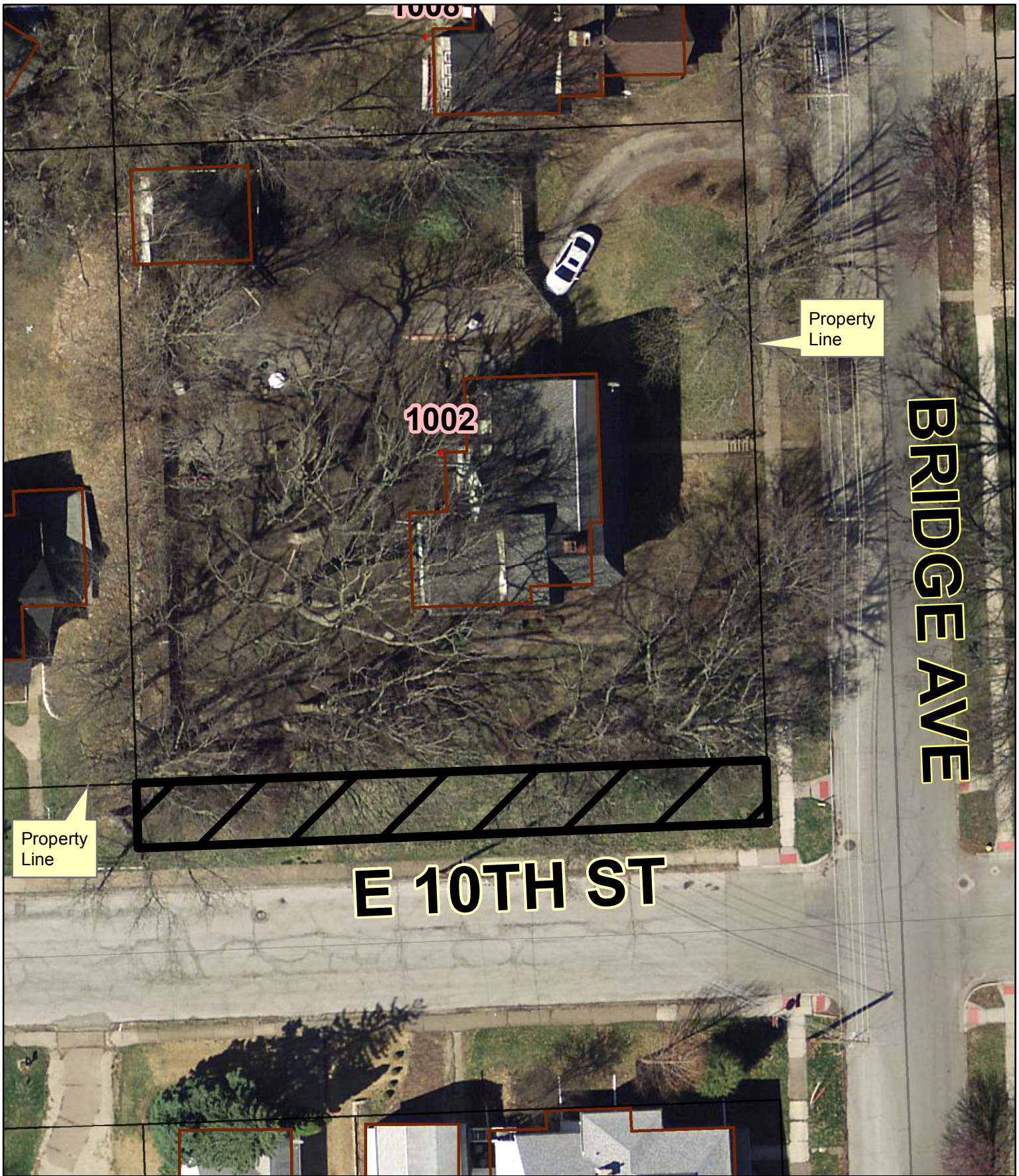
1. That a utility easement be retained over the vacated area to maintain, operate, remove, repair, replace, construct, reconstruct or relocate utility services;
2. That the vacated area be no more that 15-feet in depth along the south property line of 1002 Bridge Avenue.

Alternate 2:

Table the request and have staff contact the owners in the entire block face of 10th Street as to vacating both sides of 10th between Oneida and Bridge Avenues.

Prepared by:

Wayne Wille, CFM - Planner II
Community Planning Division



0 15 30 60 Feet

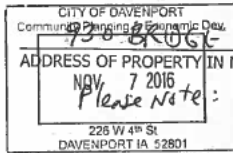


The undersigned opposes does not oppose (circle one) Petition of Juan Goltia (ROW16-05)

Comments: RIGHT OF WAY SHOULD NOT BE ABANDONED. IT IS THERE FOR FUTURE PLANNING
HARDSHIP EXISTS FOR ALL PROPERTY ON SOUTH SIDE OF 10TH ST
DUE BEING ON TOP OF PROPERTY LINE. HARDSHIP DOES NOT EXIST
ON NORTH SIDE OF STREET OR FOR THE 1802 BRIDGE.

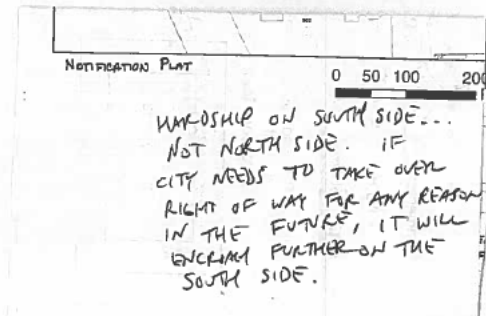
Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801

NAME J. S. DERDERIAN
ADDRESS 930 BRIDGE AVENUE
DATE 02 NOV 16
(please print legibly)



730 BRIDGE AVENUE.
ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

I did not receive a mailing of this
case and I want to be included as I am
owner of 930 Bridge and 200 ft. of 155th.
Please ensure I am included in city council mailing.



Davenport City Assessor Parcel Records

[Search Page](#) [Print](#) [Comparables Search](#) [Feedback](#) [Help](#)

[[Assessment Report](#) | [Auditor/Treasurer Report](#) | [Map](#)]

Assessment Summary

Davenport City Assessor

Parcel Number: F0038-20A
Route Number: F27-021-000
Deed Holder: DERDERIAN JEREMY S
18 SUNSET CIR
BETTENDORF IA 52722

Deed Date: 12/27/2002
Transfer Document No.: 2002-53889
Property Location: 930 BRIDGE AV
DAVENPORT, IA

Sec-Twn-Rng/Lot-Block: 014-008

Legal Description: CHURCHILL'S RESURVEY OF CHURCHILL'S ADD -- E 100' LOT 14 (EXC S 10')

Classification: R Residential



Owner		Address	C-S-Z
TY HARVEY	SEAN HARVEY	1021 ONEIDA AVE	DAVENPORT IA 52803
JOHN P MINITER	URSULA A MINITER	1114 ONEIDA AVE	DAVENPORT IA 52803
CARRIE REWERTS		1116 E 10TH ST	DAVENPORT IA 52803
908 BRIDGE COOPERATIVE		1212 E 10TH ST APT 3	DAVENPORT IA 52803
CAMELOT COOPERATIVE		PO BOX 131	BETTENDORF IA 52722
1011 BRIDGE COOPERATIVE		1001 OAK ST	BURLINGTON IA 52601
ROBERT F HEIMER	VICTORIA Q NAVANO	1223 E 10TH ST	DAVENPORT IA 52803
JEREMY J RICHARD		919 BRIDGE AVE	DAVENPORT IA 52803
NANCY M DERDERIAN		3332 - 7TH ST	MOLINE IL 61265-6108
JEREMY DERDERIAN		18 SUNSET CIR	BETTENDORF IA 52722
MYRTLE L GRAVES		1111 E 10TH ST	DAVENPORT IA 52803
		2 GALLERIA TOWER	
FEDERAL NATIONAL MORTGAGE ASSOC		13455 NOEL RD STE 600	DALLAS TX 75240
JUAN F GOITIA	ASHLEY J GOTIA	1002 BRIDGE AVE	DAVENPORT IA 52803
ALD RITA RAWSON		226 W 4TH ST	DAVENPORT IA 52801
ALD WILLIAM BOOM		226 W 4TH ST	DAVENPORT IA 52801

Owner		Address	C-S-Z
TY HARVEY	SEAN HARVEY	1021 ONEIDA AVE	DAVENPORT IA 52803
JOHN P MINITER	URSULA A MINITER	1114 ONEIDA AVE	DAVENPORT IA 52803
CARRIE REWERTS		1116 E 10TH ST	DAVENPORT IA 52803
908 BRIDGE COOPERATIVE		1212 E 10TH ST APT 3	DAVENPORT IA 52803
CAMELOT COOPERATIVE		PO BOX 131	BETTENDORF IA 52722
1011 BRIDGE COOPERATIVE		1001 OAK ST	BURLINGTON IA 52601
ROBERT F HEIMER	VICTORIA Q NAVANO	1223 E 10TH ST	DAVENPORT IA 52803
JEREMY J RICHARD		919 BRIDGE AVE	DAVENPORT IA 52803
NANCY M DERDERIAN		3332 - 7TH ST	MOLINE IL 61265-6108
JEREMY DERDERIAN		18 SUNSET CIR	BETTENDORF IA 52722
MYRTLE L GRAVES		1111 E 10TH ST	DAVENPORT IA 52803
		2 GALLERIA TOWER	
FEDERAL NATIONAL MORTGAGE ASSOC		13455 NOEL RD STE 600	DALLAS TX 75240
JUAN F GOITIA	ASHLEY J GOTIA	1002 BRIDGE AVE	DAVENPORT IA 52803
ALD RITA RAWSON		226 W 4TH ST	DAVENPORT IA 52801
ALD WILLIAM BOOM		226 W 4TH ST	DAVENPORT IA 52801



City of Davenport
Community Planning & Economic Development Department

November 21, 2016

Dear Property Owner:

This letter is to inform you that the City Council will be holding a public hearing regarding the request of Juan Goitia (Case No. ROW16-05) for the right-of-way vacation (abandonment) of 2,250 square feet, more or less, of East 10th Street that lies north of the sidewalk and property at 1002 Bridge Avenue.

The Plan and Zoning Commission forwards Case No. ROW 16-05 to the City Council for approval subject to the following condition(s):

1. That a utility easement be retained over the vacated area to maintain, operate, remove, repair, replace, construct, reconstruct or relocate utility services;
2. That the vacated area be no more than 15-feet in depth along the south property line of 1002 Bridge Avenue.

A public hearing on this ordinance and proposal will be held before the City Council in the City Council Chambers, 226 West 4th Street, Davenport Iowa, on Wednesday, December 07, 2016 at 5:30 p.m. At the hearing, interested persons may appear and be heard for or against the proposed petition. All protests from within the 200 foot notice area must be made in writing to be valid.

If you have already responded to the public hearing notice from the City Plan and Zoning Commission, no additional response is necessary. That response will remain in force unless it is withdrawn or changed in writing. The Council will consider written protests which are filed or withdrawn prior to the start of the Committee-of-the-Whole Meeting immediately prior to the scheduled final consideration of the ordinance. Protests filed or withdrawn after that time will not be accepted.

Contact the Community Planning and Economic Development Department:

Phone: (563) 326-7765 • Fax: (563) 328-6714 • E-mail: planning@ci.davenport.ia.us

Mail: City of Davenport (CPED), 226 West 4th Street, Davenport, IA 52801