

## ORDINANCE NO.

Ordinance for Case No. REZ16-11 being the petition of Raju Penmatchu for the rezoning of 13.50 acres, more or less, of real property located at the at the northwest corner of West 65th Street and Scott Street from R-3 PUD – Moderate Density Dwelling District Planned Unit Development to R-6 PUD – High Density Dwelling District Planned Unit Development to facilitate a residential/senior care development. [Ward 8]

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. The property has the following legal description:

Part of the Northeast Quarter of the Southwest Quarter of Section 2 and part of the Northwest Quarter of the Southeast Quarter of Section 2 all in Township 78 North Range 3 East of the 5th P.M. more particularly described as follows:

Lot 1 of American Park 2nd Addition to the City of Davenport, Scott County, Iowa. Said tract contains 13.5 acres, more or less.

The City Plan and Zoning Commission forwards Case No. REZ16-11 to the City Council with a recommendation for approval subject to the following conditions:

1. That the property be rezoned to R-5MPUD and achieve substantial compliance with the submitted concept plan;
2. That a higher level of design sensitivity be provided at submission of the final development plan for the back sides of the community center, duplexes and townhouses along West 65<sup>th</sup> Street/Hoover Road and Scott Street; and
3. That perimeter fencing adjacent to West 65th Street/Hoover Road and Scott Street be wrought iron an aluminum wrought iron style fence.

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 All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.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

Second Consideration \_\_\_\_\_

Approved \_\_\_\_\_

\_\_\_\_\_  
Frank Klipsch  
Mayor

Attest: \_\_\_\_\_

Jackie Holecek, CMC  
Deputy City Clerk

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