



Community Planning & Economic Development Department City of Davenport

FINAL STAFF REPORT

PLAN AND ZONING COMMISSION

Meeting Date: December 8, 2016
Request: Rezone 13.50 acres from R-3 PUD – Moderate Density Dwelling District Planned Unit Development to R-6 PUD – High Density Dwelling District Planned Unit Development
Location: Northwest corner of West 65th Street and Scott Street
Case No.: REZ16-11
Applicant: Raju S. Panmatcha

Recommendation:

Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. REZ16-11 to the City Council with a recommendation for approval subject to the listed conditions.

Introduction:

The petitioner is requesting the rezoning of 13.60 acres of property located at the northwest corner of West 65th Street and Scott Street R-3 PUD – Moderate Density Dwelling District Planned Unit Development to R-6 PUD – High Density Dwelling District Planned Unit Development. The purpose of the rezoning is to allow the property to accommodate a residential/senior care development.

AREA CHARACTERISTICS:

Zoning Map



Land Use Map



Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Proposed Land Use Designation: Residential General. 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: Identify and Reserve Land for Future Development.

The proposed use would comply with the Davenport 2035 proposed land use section.

Zoning:

The subject property and surrounding properties are zoned R-3 PUD – Moderate Density Dwelling District Planned Unit Development.

- 1969: Total development area was 140 acres, which allowed 395 single-family residences, 90 duplexes and 408 apartments (893 units total).
- 1972: Reduction in maximum number of units to 306 duplexes and apartments.
- 1974: Expand the area of the Planned Unit Development to allow the construction of 498 duplexes and multiple-family residences.
- 1975: Slight density reduction and designated the use of the subject property a new elementary school.

Technical Review:

Streets. The property contains frontage on West 65th Street/Hoover Road and Scott Street. West 65th Street/Hoover Street and Scott Street are functionally designed as local streets. Scott Street is currently developed as a half street so it would need to be improved per City specifications and accepted as public infrastructure. The submitted concept plan depicts two driveway entrances, one at the intersection of West 65th Street and Western Avenue and one at the intersection of Hoover Road and Appomattox Road. The concept plan depicts a gated community, so the internal roads would be private. Sidewalks would need to be installed adjacent to West 65th Street/Hoover Road and Scott Street.

Storm Water. There is a storm water detention area at the southwest portion of the property, which would allow outfall to a tributary of Goose Creek.

Sanitary Sewer. There is sanitary sewer in the area. New sanitary sewer and connections will need to be improved per City specifications and accepted as public infrastructure.

Other Utilities. Water, electric and gas utilities are in the area.

Emergency Services. The subject property is located approximately three (3) miles north of Fire Station No. 3 (3506 Harrison Street).

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

Public Input:

A neighborhood meeting is being held on November 1, 2016. Approximately 25 people attended. Neighbors raised the following questions and concerns:

1. Current roadway design of West 65th Street leads to speeding/unsafe conditions.
2. Physical condition of West 65th Street.
3. The maintenance of buildings in the area.
4. Crime in the area.
5. If the proposed development would be rental or owner occupied.
6. When the property would be developed.

Maintenance of properties in the area and speeding City enforcement functions, while physical roadway conditions are City maintenance functions.

The petitioner indicated that the timeline for construction is 3-5 years. Subsequent to the rezoning, the petitioner indicated that a feasibility study would be performed to better understand market conditions. In that light, the petitioner could not be definitive on all the elements of the submitted concept plan.

The City received one objection from a property owner within the 200 foot notification radius and one objection from a property owner outside of the 200 foot notification radius. One letter of support was also received. An email expressing concerns (with City responses) was also received. Objections and concerns include: lack of connection of West 61st Street, speeding, property management and aesthetics of the buildings facing public streets. See attached correspondence.

Staff does note that funding for the West 61st Street connection is not in the Capital Improvement Plan.

Discussion:

The petitioner is proposing to rezone 13.50 acres from R-3PUD Moderate Density Dwelling District Planned Unit Development to R-6MPUD High Density Dwelling District Planned Unit Development to accommodate a residential/senior care development. As mentioned, a 1975 amendment to the Planned Unit Development designated the use of the subject property a new elementary school. Correspondence from the School Board revealed that it does not intend to construct an elementary school in this location.

The R-6MPUD would allow for a maximum density of 37 units/acre, which equates to 499 units on 13.5 acres. The submitted concept plan limits the property to a total of 162 units (120 assisted living facility units, 26 duplex units and 16 townhouse units. Notably, the R-5MPUD would allow for a maximum density of 24.70 units/acre, which equates to 333 units on 13.5 acres. In that light, it is staff's opinion that the R-5MPUD would be more appropriate.

The submitted concept plan depicts two driveway entrances, one at the intersection of West 65th Street and Western Avenue and one at the intersection of Hoover Road and Appomattox Road. The concept plan depicts a gated community, so the internal roads would be private. The internal roads surround the 120 unit assisted living facility. A community center, duplexes and townhouses would be located on the opposite side of these internal roads. Staff does question the visual impact of looking at the

back sides of the community center, duplexes and townhouses along West 65th Street/Hoover Road and Scott Street. A higher level of architectural detail would be appropriate for the buildings adjacent to West 65th Street/Hoover Road and Scott Street

Notably, there have been concerns regarding the increase in density and traffic in this area. The proposed use would generate approximately 612 average daily vehicle trips. An elementary school with 500 children would generate approximately 650 average daily vehicle Trips. Staff notes that the elementary school would have high vehicles counts during school drop-off and pick-up times.

As mentioned, the petitioner indicated that the timeline for construction is 3-5 years. Subsequent to the rezoning, the petitioner indicated that a feasibility study would be performed to better understand market conditions. In that light, the petitioner could not be definitive on all the elements of the submitted concept plan.

Noteworthy sections regarding conditions for approval and final development plans within the Planned Unit Development Ordinance include:

17.50.030.A - Certain conditions for approval

The plan and zoning commission in making its recommendations and the city council in making its determination shall give consideration and satisfy themselves as to the following:

- A. The proponents of the proposed development have demonstrated that they intend to start construction within a reasonable period following approval of the project and the planned unit development, and that the development will be carried out in conformity with said plans within three years from the date of approval by the city council. Where unusual circumstances or occurrence above and beyond the control of proponents of project cause said proponents to be unable to complete the project within specified time, then the city council may, upon written request from proponents, agree to extend the required time for mandatory completion of the project.*

17.50.040 Submission of final development plans.

Final development plans shall be submitted in compliance with the approved concept plans. If the city council approves the plans, building permits and certificates of occupancy may be issued even though the use of land and the location of the buildings to be erected in the area, and the yards, roadways and the open spaces contemplated by the plan, do not conform in all respects to the regulations of the district in which it is located.

It is staff's opinion that the proposed development would be compatible with the surrounding area and would be incremental physical development in area with existing utilities. The proposed development would generate less traffic than an elementary school and the traffic would be spread out throughout the day as opposed to a high number of vehicles during school drop-off and pick-up times. A future final development plan would be required to be submitted, which demonstrates consistency with the Concept Plan.

Staff Recommendation:

Findings:

- The rezoning would be compatible with the Comprehensive Plan RG designation;
- The proposal would support infill development; and
- The concept plan would be compatible with the existing surrounding residential development.

Staff recommends that the Plan and Zoning Commission forward Case 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 65th Street/Hoover Road and Scott Street; and
3. That perimeter fencing adjacent to West 65th Street/Hoover Road and Scott Street be wrought iron or an aluminum wrought iron style fence.

Prepared by:

A handwritten signature in blue ink, appearing to read "Ryan Rusnak", with a stylized flourish at the end.

Ryan Rusnak, AICP
Planner III

Attachments:

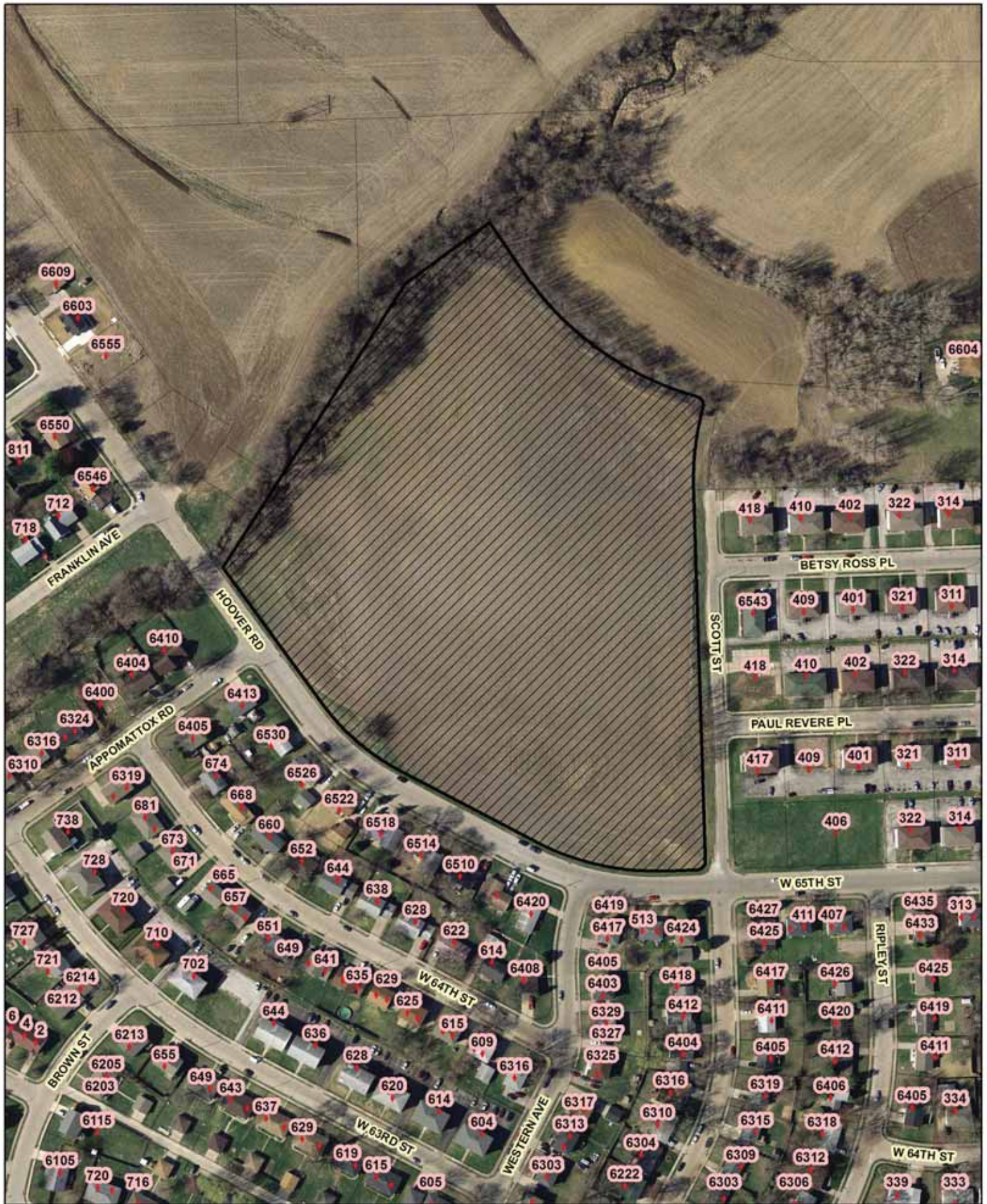
Aerial Map

Concept Plan

Neighborhood Meeting Letter, Sign in Sheet and Follow-up from Developer

Public Hearing Notice, Map and Notified Property Owners

Correspondence



Subject Property

N





SITE INFORMATION

1. CURRENT ZONING: R3-PUD
2. REQUESTED ZONING: R6-PUD
3. TOTAL AREA: 13.5 ACRES
4. ALLOWABLE DENSITY: 499 UNITS
5. PROPOSED DENSITY: 162 UNITS
6. DUPLEX UNITS: 26 UNITS
7. TOWNHOUSE UNITS: 16 UNITS
8. ASSISTED LIVING UNITS: 120 UNITS
9. PROPOSED PARKING: 135 STALLS
10. PROPOSED TRAFFIC GENERATION: 612 VEHICLES PER DAY
11. STREET WIDTH: 27'
12. RIGHT OF WAY WIDTH: 50'





PENMATCHA NW
DAVENPORT SENIOR DEVELOPMENT
DAVENPORT-IA

SHIVEHATTERY
ARCHITECTURE+ENGINEERING

PUBLIC HEARING NOTICE
DAVENPORT PLAN & ZONING COMMISSION
TUESDAY – NOVEMBER 15, 2016 5:00 P.M.
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4TH STREET – DAVENPORT, IOWA

Case No. REZ16-11: Request of Raju S. Panmatcha for the rezoning of 13.5 acres, more or less, of property located at the northwest corner of West 65th Street and Scott Street from R-3 PUD – Moderate Density Dwelling District to R-6M High Density Dwelling District. The purpose of the rezoning is to allow the property to be developed as senior housing.

The City Plan and Zoning Commission will conduct a public hearing concerning this matter at **5:00 p.m., Tuesday November 15, 2016** in the **Council Chambers of Davenport City Hall at 226 West 4th Street**, Davenport, Iowa.

This public hearing is the first step in the review/approval process. The City Plan and Zoning Commission will consider (vote to provide a recommendation) the petition at its regular meeting on Tuesday December 6, 2016. The Commission's report and recommendation will then be forwarded to the City Council. The City Council will then hold its own public hearing, as required by state law. You should also receive a notice of the City Council's public hearing. For the ordinance to be approved, it must be read/considered at three (3) separate City Council meetings. For the specific dates and times of subsequent meetings, please call the phone number below.

It is your privilege to submit written comments on this petition or to attend the public hearing to express your views, or both. All protests within the 200 foot notice area or the area being considered must be made in writing to be valid. Any written comments to be reported at the Commission's public hearing should be received in the office of Community Planning, City Hall, not later than 12:00 noon, on the day of the public hearing, though protests may be received up through the City Council's public hearing.

Office of Community Planning
Department of Community Planning & Economic Development
Phone: (563) 326-7765 Email: Planning@ci.davenport.ia.us

(detach here)

The undersigned – **opposes / does not oppose** (**circle one**) Petition of Raju S. Panmatcha (REZ16-11)

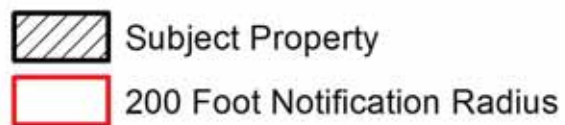
Comments: _____

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801
Email to: Planning@ci.davenport.ia.us

NAME _____
ADDRESS _____
DATE _____

(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS



FID	Parcel	Physical Address	Acreage	Deed1_Name	Deed1_Addr	Deed1_CSZ
0	X0221-04		5.55	BEN BEYDLER	PO BOX 177	BUFFALO IA 52728
1	X0235-06D		6.8	TRANSITION PARTNERS LC	3211 E 35TH CT	DAVENPORT IA 52807
2	X0235B01	6546 HOOVER RD	0.211	WALTER SKOVRONSKI	2350 FARNAM ST	DAVENPORT IA 52803
3	X0235B05		0.186	CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
4	X0235B06		0.269	ROBERT H STANLEY	4266 AUGUSTA CT	BETTENDORF IA 52722
5	X0235C06	644 W 64TH ST	0.179	GEARHEAD PROPERTIES LC ANTHONY NELSON	P O BOX 4114	WATERLOO IA 50704
6	X0235C07	652 W 64TH ST	0.171	DENISE A NELSON	652 W 64TH ST	DAVENPORT IA 52806-1930
7	X0235C08	660 W 64TH ST	0.171	MIRANDA M SISLEY JAMES L MITCHELL	660 W 64TH ST	DAVENPORT IA 52806-1930
8	X0235C09	668 W 64TH ST	0.171	CHRISTINE MITCHELL	668 W 64TH ST	DAVENPORT IA 52806
9	X0235C10	674 W 64TH ST	0.173	VEOLA MCGOWAN JOHN W MASTIN	6222 N CLARK ST	DAVENPORT IA 52806
10	X0235C12	6413 APPOMATTOX RD	0.217	JANET K MASTIN MOHAMED M MESLI	6413 APPOMATTOX RD	DAVENPORT IA 52806
11	X0235C14	6526 HOOVER RD	0.194	ELAINE M MESLI KELLI A LOMAS	6526 HOOVER RD	DAVENPORT IA 52806
12	X0235C15A	6522 HOOVER RD	0.182	MAXIMILLIAN BANDY, JR SAMUEL NASH	6522 HOOVER RD	DAVENPORT IA 52806
13	X0235C22	6404 APPOMATTOX RD	0.193	JULIE A NASH	6404 APPOMATTOX	DAVENPORT IA 52806
14	X0235C25		0.23	CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
15	X0235C26		0.201	CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
16	X0235C34		0.201	CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
17	X0235C35	6410 APPOMATTOX RD	0.386	MELVIN D BIBBS	6410 APPOMATTOX RD	DAVENPORT IA 52806
18	X0237-03		1.28	DOMENIC M GIAMMETTA	7627 NORTHWEST BD	DAVENPORT IA 52806
19	X0237-04B		1.92	TRANSITION PARTNERS LC	3211 E 35TH CT	DAVENPORT IA 52807
20	X0237C01	418 BETSY ROSS PL	0.2273	SUMMER RIDGE COOPERATIVE	322 W 65TH ST #1	DAVENPORT IA 52806
21	X0237C14	409 BETSY ROSS PL	0.2146	SUMMER RIDGE COOPERATIVE	322 W 65TH ST #1	DAVENPORT IA 52806
22	X0237C15	6543 SCOTT ST	0.2247	SUMMER RIDGE COOPERATIVE	322 W 65TH ST #1	DAVENPORT IA 52806
23	X0237C16	418 PAUL REVERE PL	0.2247	SUMMER RIDGE COOPERATIVE	322 W 65TH ST #1	DAVENPORT IA 52806
24	X0237C17	410 PAUL REVERE PL	0.2146	SUMMER RIDGE COOPERATIVE	322 W 65TH ST #1	DAVENPORT IA 52806
25	X0237C29	409 PAUL REVERE PL	0.2146	SUMMER RIDGE COOPERATIVE	322 W 65TH ST #1	DAVENPORT IA 52806
26	X0237C30	417 PAUL REVERE PL	0.2247	SUMMER RIDGE COOPERATIVE	322 W 65TH ST #1	DAVENPORT IA 52806
27	X0237C31		0.2247	SUMMER RIDGE COOPERATIVE	322 W 65TH ST #1	DAVENPORT IA 52806
28	X0237C32		0.2146	SUMMER RIDGE COOPERATIVE	322 W 65TH ST #1	DAVENPORT IA 52806
29	X0237D01		13.5	RICHARD J RYAN BERNARD GATES	3910 LORTON AVE	DAVENPORT IA 52807
30	X0237D02	6510 HOOVER RD	0.181	ELAINE J GATES DIRK H HILLARD	6510 HOOVER RD	DAVENPORT IA 52806
31	X0237D03	6514 HOOVER RD	0.181	MONICA HILLARD	6514 HOOVER RD	DAVENPORT IA 52806
32	X0237D04A	6518 HOOVER RD	0.193	RED HOUSE PROPERTIES LLC	4570 ASHWORTH CT	BETTENDORF IA 52722
33	X0253A13	6418 SCOTT ST	0.152	STEPHEN J ROGIS	6418 SCOTT ST	DAVENPORT IA 52806
34	X0253A14	6403 WESTERN AV	0.177	GREGORY ARLAN MEYER	PO BOX 641	BETTENDORF IA 52722
35	X0253A28	6420 WESTERN AV	0.187	GREGORY EDWARD LENNINGER	6420 WESTERN AVE	DAVENPORT IA 52806
36	X0253A29	6506 HOOVER RD	0.162	KARRI L COYNE	6506 HOOVER RD	DAVENPORT IA 52806
37	X0253A30	638 W 64TH ST	0.181	CHERENA K JACKSON STEVEN C NICHOLS	PO BOX 3303	DAVENPORT IA 52808
38	X0253A34	6408 WESTERN AV	0.182	JOLENE M NICHOLS	6408 WESTERN AV	DAVENPORT IA 52806
39	X0253B31	6417 SCOTT ST	0.152	WILLIAM L FOSTER	6417 SCOTT ST	DAVENPORT IA 52806
40	X0221-02B		12.43	TRANSITION PARTNERS	3211 E 35TH CT	DAVENPORT IA 52807
41	X0235C11	6405 APPOMATTOX RD	0.217	SHAWN R MORAN WALTER L CASADY LIVING TRUST	6405 APPOMATTOX RD	DAVENPORT IA 52806
42	X0235C13	6530 HOOVER RD	0.185	KATHLEEN CASADY LIVING TRUST	2370 W 46TH ST	DAVENPORT IA 52806
43	X0237-04		2.61	DOMENIC M GIAMMETTA	7627 NORTHWEST BD	DAVENPORT IA 52806
44	X0237C02	410 BETSY ROSS PL	0.2146	SUMMER RIDGE COOPERATIVE	322 W 65TH ST #1	DAVENPORT IA 52806
45	X0253A25	6424 SCOTT ST	0.187	GEARHEAD PROPERTIES LLC	4007 CARLTON DR	CEDAR FALLS IA 50613
46	X0253A26	511 W 65TH ST	0.157	STARDUST PROPERTIES LLC JOSEPH J DAHLHAUSER	219 S KENSINGTON ST	BETTENDORF IA 52722
47	X0253A27	6417 WESTERN AV	0.181	SHANA K DAHLHAUSER SALLY A WEST	13182 61ST AV	BLUE GRASS IA 52726
48	X0253A31	628 W 64TH ST	0.181	GARY D WEST	628 W 64TH ST	DAVENPORT IA 52806
49	X0253A32	622 W 64TH ST	0.181	ALLEN C WARDEAN TRUST	622 W 64TH ST	DAVENPORT IA 52806
50	X0253A33	614 W 64TH ST	0.169	GEARHEAD PROPERTIES LLC	PO BOX 4114	WATERLOO IA 50722
51	X0253B41	411 W 65TH ST	0.177	GEARHEAD PROPERTIES LC TAM P TRAN	PO BOX 4114	WATERLOO IA 50704
52	X0253B42	6425 SCOTT ST	0.189	DAO M TRAN	PO BOX 303	DAVENPORT IA 52805

October 18, 2016

RE: Northwest Davenport Mixed Use Residential Development

Dear Resident:

This letter is to inform you there will be a public open house (neighborhood meeting) regarding the proposed development located on the vacant 13.5 acre site on the north side of 65th Street, east of the Menards store. An open house will be held to share concepts of the development and discuss the anticipated impacts of this development.

The open house will be on November 1, 2016 from 6:00 to 7:00 PM at the Village Inn, 5925 North Brady St., Davenport, IA. Representatives from the Developer, City of Davenport and Shive-Hattery, Inc. will be available to answer questions and accept comments.

If you have questions or desire additional information regarding the project or open house, please feel free to contact Pat Lynch with Shive-Hattery at 309-764-7650.

Sincerely,

SHIVE-HATTERY, INC.



Patrick R. Lynch, P.E. & L.S.I.T.
Civil Engineer

PRL/vjw

Project 3164680



Attendance Sheet

PROJECT NAME: Northwest Davenport Senior Development. MEETING TYPE: Public Open House
MEETING DATE: 11/1/2016 LOCATION: Village Inn 5925 North Brady Street
MEETING TIME: 6:00 – 7:00 PM PROJECT NO.: 3164680

NAME & TITLE	COMPANY NAME & ADDRESS	PHONE # / MOBILE #
		E-MAIL ADDRESS
Patrick Lynch Civil Engineer	Shive-Hattery, Inc. 1701 River Dr Ste 200 Moline, IL 61265	309.764.7650x3286309.764.8616 plynch@shive-hattery.com
Marti Ahlgren Project Manager	Shive-Hattery, Inc. 1701 River Dr Ste 200 Moline, IL 61265	309.277.1966309.764.8616 mahlgren@shive-hattery.com
Jayne Knight	628 W. 61 st St. Davenport, IA 52806	563-357-4262 jknightin@outlook.com
Mary Webb	6316 - Scott St Dav. Ia.	563 349 8465 mary.webb11@gmail.com
Kat Dutton	1115 N Utah Ave DAV IA	translation unlimited
Bambi Suits	2040 3 rd St. BE IL 61201	bambisuits@gmail.com
Lee Hinderman	6411 Scott St.	563-391-7320
Barri L. Coyne Shawn F. Voisard	6506 Hoover Rd. 52806	563-370-6446 Barri Coyne @Yahoo.com



NAME & TITLE	COMPANY NAME & ADDRESS	PHONE # / MOBILE #
		E-MAIL ADDRESS
Dirk Hillard	6514 Hoover Rd. Davenport, IA 52806	DHSH24@gmail.com
Ryan Rusnak City of Davenport		rrusnak@ci.davenport.ia.us
Kyle Gripp Alderman At-Large	City of Davenport	Kgripp@ci.davenport.ia.us
Scott Fuller DAVENPORT POLICE DEPT	City of Davenport	SFuller@ci.davenport.ia.us
KEN HUNTER	6340 WEST 61ST	KHUNTER@BICC.EDU
Lily Hoang	Creekside Apts	Creekside.63rd@gmail.com
Ben Beydler	67th ST	563 570 2339
Jutta Whitfield	627 W. 63rd ST	Jutta.Lohse@MCHSI.COM

NAME & TITLE	COMPANY NAME & ADDRESS	PHONE # / MOBILE #
		E-MAIL ADDRESS
Jill Jellison Bernie Gates	6510 Hoover Rd	563-391-6117 JILL-Jellison@yahoo.com
Melvin Bibbs	6410 Appomattox Rd	563-386-9260 melvinbibbs@gmail.com
Mike Godmar	326 W. 63rd St	563-349-1376
John Mastin	6413 APPOMATTOX	563-391-8900
Barb Sperdel	Summer Ridge Apt 322 W 65th St	563-391-6922
Andrew Harris	NAVENPORT POLICE	888-3637

Rusnak, Ryan

From: Raju Penmatcha <rpenmatcha@icloud.com>
Sent: Wednesday, November 02, 2016 11:01 AM
To: ktompkins@ci.davenportiowa.com
Cc: Patrick Lynch Consulting Engineers; Marti Ahlgren Consulting Engineers; Flynn, Matt; Rusnak, Ryan
Subject: Scott and 65th, Senior Care Development Rezoning Neighborhood Meeting held at The Village Inn, Davenport: 6-7PM

Nov 2, 2016

Ms. Kerri Tompkins
8th Ward Alderman
Davenport City Council
City of Davenport

1. I want to convey my deepest appreciation to you for your great support exhibited last night in answering the neighbors questions, supporting me as a developer in a very positive way, providing clarifications in a convincing way for the growth of your ward and the City of Davenport as a whole. Your support was very commendable.

2. We need leaders like you to support the growth of our Neighborhoods, Cities, States and our Country. I wish some of the City Council members from Illinois Cities attend this kind of meetings and learn how to support the developers.

3. Our development group purchased about 200 acres recently within your Ward(76th and Division) within the last 2 years and plans to develop here in Davenport rather than developing the properties on the Illinois side.

4. Our neighborhood meeting went very well last night with your great help. The main questions from the attendees were:

A. Traffic: It which will be taken care of by the City of Davenport as we progress on the development. It is a concern for lot of attendees which can be taken care in future. More development, more traffic and it is a fact.

B. Property Values: This development will have Positive impact on the property values. This development will be a better looking property compared to the east side old apartment complex.

C. Hearing Impaired Neighbor concerns on the development: Traffic is a concern which will be addressed in future and may be increase police patrols to slow the traffic.

D. R3 PUD School District: Currently, this land was designated for School. One person raised question on why we can not leave it for building a school. Based on my conversation with Mr. Matt Flynn, Senior Manager, Planning and Zoning Department, I had clarified that originally this site was designated for school and subsequently the school decided not to build school at this site. Later the land owner never got this property rezoned. This is the time to get it rezoned to develop this property for the growth of the Davenport.

E. Rental Concerns: Some of the neighbors raised concerns if this development encourages these units for rental. Our proposal is to develop the proposed area as senior care center with 120 units in the middle as Assisted Living and the rest around the perimeter as Independent Living duplexes and Town homes. It depends on the feasibility study.

F. Taxes: Some of the residents had concerns on the possibility of raising taxes. This development alone does not raise taxes. There might be other reasons why the taxes might raise. Tax base due to this development will have a positive impact.

H. Maintenance impact concerns on the neighborhood: Since this is going to be a Senior Care Center and residents do not want to maintain the yard etc, we will have a common maintenance by the association and the maintenance will be uniform throughout.

I. Is this development going to be strictly for Senior Care Center: Based on the feasibility study, the number of units required will be determined and the rest will be designated as a standard single family housing units.

J. Concerns about traffic in the morning from the Senior Care Center: Some of them have concerns that all the residents will be obstructing the traffic when they leave for breakfast. These are the Senior care people and most of them will be eating breakfast at the Community Center Cafeteria and it should not be a concern.

Summary:

A. Our neighborhood meeting went very well last night with your great help in answering the questions and your great support on the proposed development.

B. Shive-Hattery representatives(Patrick and Marti) gave a great presentation and answered the questions very well last night.

C. At the end of the meeting, I met at least 10 residents while watching the display boards and answered their questions on traffic, maintenance of senior care center, rental issues and they were very satisfied at the end on the proposed development.

D. I want to thank you again for your great support on this proposed development and would like to work with you closely on this proposed project and future projects.

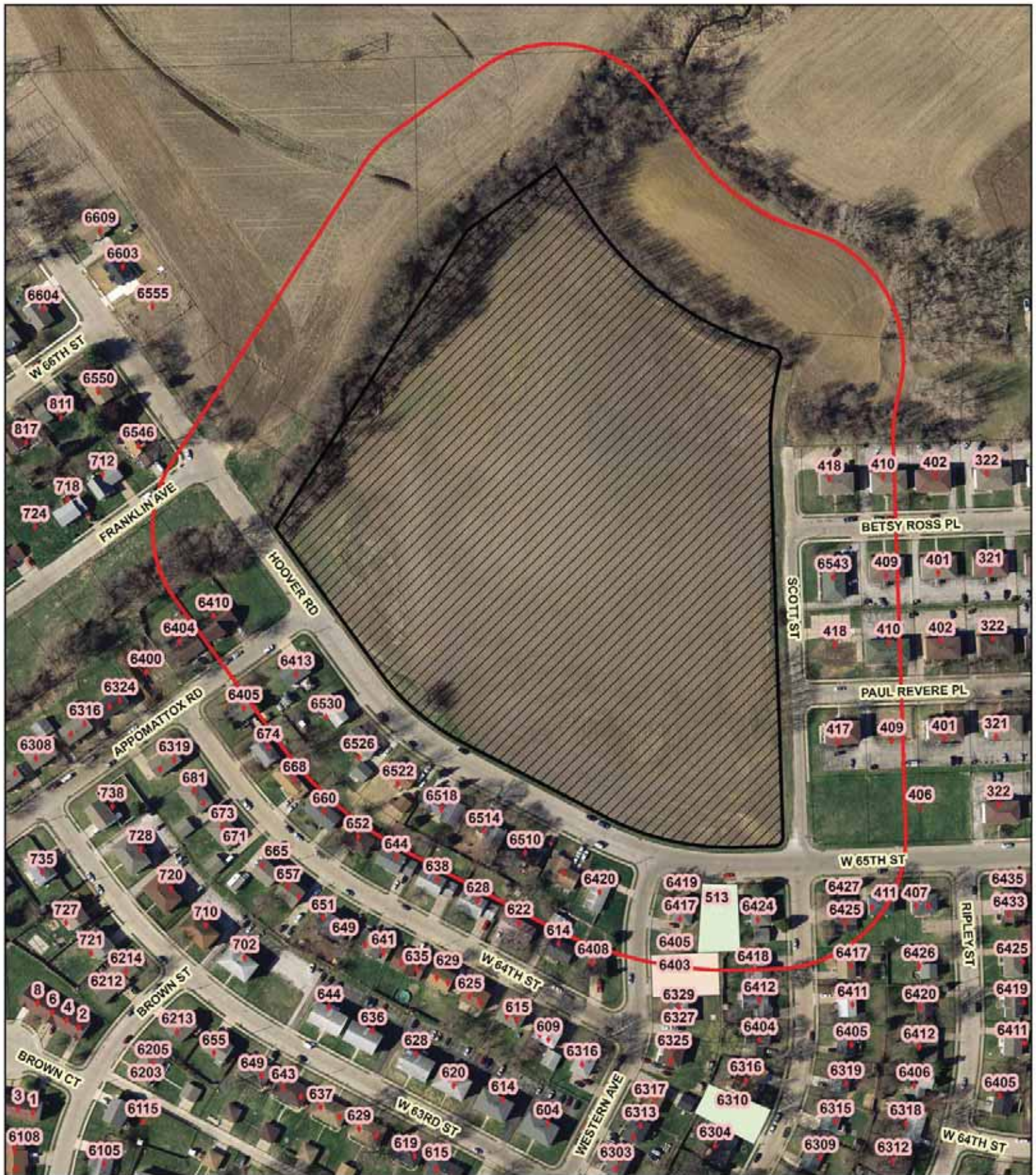
E. It is a "win win" situation for all parties(developer, neighbors and the City of Davenport) on this proposed development.





F. I invite you for a luncheon to discuss further on this project and other future projects and exchange ideas. Please let me know when you are free so that we can schedule to meet for lunch.

Raju Penmatcha, MBA
9311 Turkey Hollow Road
Taylor Ridge, Illinois 61284

Cell: (309) 236-6042
Rpenmatcha@msn.com

Sent from my iPhone



-  Subject Property
-  200 Foot Notification Radius
-  Object
-  Support



(detach here)

The undersigned opposes / does not oppose (circle one) Petition of Raju S. Panmatcha (REZ16-11)

Comments:

Before any construction happens in this location the city of Davenport needs to connect this neighborhood to the rest of the city on the west side totally wrong to have only (2) two accesses ~~on~~ on the east but nothing else, obviously this neighborhood is being treated differently than all other neighborhoods.

Mail to: Plan and Zoning Commission

City Hall

Davenport, Iowa 52801

Email to: Planning@ci.davenport.ia.us

NAME

ADDRESS

DATE

Michael Steen
~~11-10-16~~ Brown CTE 511 W. 65th St
11-10-16

(please print legibly)

511 W. 65th ST
ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

I'm sure this will not matter, I've had too many negative dealing with Davenport, with ~~a~~ few positive results. Davenport should have dealt with this LONG AGO. No surprise's here should be ashamed!

(detach here)
The undersigned opposes / does not oppose (circle one) Petition of Raju S. Panmatcha (REZ16-11)

Comments: _____

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801
Email to: Planning@ci.davenport.ia.us

NAME Laura L. Showers
ADDRESS 6310 Scott St.
DATE 11-13-2016
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

(detach here)

The undersigned opposes / does not oppose (circle one) Petition of Raju S. Panmatcha (REZ16-11)

Comments: This area is already densely populated
enough. We don't need to put a commercial business
in a residential neighborhood

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801
Email to: Planning@ci.davenport.ia.us

NAME Chris Zerbonja
ADDRESS 6310 Scott st
DATE 11-14-16
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

(detach here)
The undersigned - **opposes** / **does not oppose** (circle one) Petition of Raju S. Panmacha (RECEIVED 5 2016)

Comments: _____

226 W 4th St
DAVENPORT, IOWA 52801

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801
Email to: Planning@ci.davenport.ia.us

NAME Gregory Meyer
ADDRESS 6405 Western
DATE 11/14/16
(please print legibly)

6405 Western Ave
ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

Rusnak, Ryan

From: Statz, Gary
Sent: Tuesday, November 22, 2016 9:27 AM
To: Tompkins, Kerri
Cc: Berger, Bruce; Rusnak, Ryan; Thorndike, Tiffany; Spiegel, Corri
Subject: RE: Goose Creek Development

Ald. Tompkins,

I did a manual count at the frontage road and 65th Street yesterday from 4:15 – 5:15 PM. The Minimum Vehicular Traffic warrant requires 500 vehicles during 8 separate hours on the major street and 150 vehicles on the higher volume leg of the minor street during those same 8 hours. When there is a right turn lane present and that traffic isn't delaying traffic on the side street, I typically don't include it. Therefore, the westbound right turns aren't included in these numbers.

During the hour yesterday, there were 526 southbound left turns and 152 westbound drivers going through the intersection. This meets our threshold of 500/150, but not by much. Therefore, it is unlikely we have 8 hours during the day with counts this high. I'm going to get a noon hour count next week which will give us a good idea where we are at. My experience has told me that if the numbers aren't there during the noon hour, we won't get 8 hours with the required traffic count.

The addition of this senior housing will certainly add more through traffic on 65th at this intersection and maybe enough to justify signalization. The other intersections west of there will likely not require anything like an all-way stop when using last night's numbers. All-way stops require an average of 300 vehicles on the major street and 200 on the minor street during the 8 busiest hours of the day. The side streets west of here don't generate enough traffic for these counts to be met.

Lily asked for current counts with the required counts for traffic control devices and I hope this answers her question. Please pass this on to her and she can call me with any questions. Thanks.

Gary Statz, PE
Traffic Engineer
City of Davenport
563-326-7754

From: Tompkins, Kerri
Sent: Monday, November 21, 2016 1:13 PM
To: Statz, Gary
Cc: Berger, Bruce; Rusnak, Ryan; Thorndike, Tiffany; Spiegel, Corri
Subject: Re: Goose Creek Development

Great, thank you Gary!!

Kerri Tompkins
8th Ward Alderman
Davenport City Council

On Nov 21, 2016, at 11:51 AM, "Statz, Gary" <gjs@ci.davenport.ia.us> wrote:

Ald. Tompkins,

I don't anticipate changing the traffic control at either entrance to the new senior housing development. The traffic on 65th will have right of way and the driveways and streets across from them will have stop signs. It's unlikely that either of these intersections (Western or Appomattox) will have enough traffic to justify a 4-way stop. The intersection of the frontage road with 65th Street may eventually have a traffic signal though. We have done a traffic count there and it is on the computer of someone who is on vacation this week, so I don't have the exact counts. I do remember that there was not enough through traffic on 65th to warrant signal installation. The vast majority of the westbound traffic turned right from the right turn lane and the southbound traffic turned left, often simultaneously with the right-turning traffic. If this site generates more through traffic, it could push the traffic count numbers up high enough for signalization. I know our last count was at least one year ago, so I plan to go out there tonight after work to get another peak hour count to have a more current count. I will share the numbers with you tomorrow.

Gary

From: Tompkins, Kerri
Sent: Sunday, November 20, 2016 4:34 PM
To: Berger, Bruce; Statz, Gary
Cc: Rusnak, Ryan; Thorndike, Tiffany; Spiegel, Corri
Subject: Fwd: Goose Creek Development

Good Afternoon-

Just an FYI so you can see some concerns from the Goose Creek area project and my responses. Please let me know if I answered anything incorrectly and keep me posted on this project.

Also, can you please answer this question Lily asked me in another email:
An option I'd rather not act upon, if comes down to it, if there were to be a petition initiated, how many signatures would it take to open a discussion within the city council upon the issue at hand?

Gary-can you please respond to the traffic question below so I can get back to Lily?

Thank you all for your time.

Kerri Tompkins
8th Ward Alderman
Davenport City Council

Begin forwarded message:

From: "Tompkins, Kerri" <ktompkins@ci.davenport.ia.us>
Date: November 20, 2016 at 4:28:15 PM CST
To: Lily Hoang <creekside.63rd@gmail.com>
Subject: Re: Goose Creek Development

Hi Lily-

Thank you so much for reaching out to me and know I appreciate your time and commitment to Davenport. I will address what I can below and seek feedback

from staff on other items. Please know this project is in the very early stages, so I do not have many details. My responses are listed below in italics. Thank you again Lily and I will get back to you.

Kerri Tompkins
8th Ward Alderman
Davenport City Council

On Nov 18, 2016, at 4:39 PM, "Lily Hoang" <creekside.63rd@gmail.com> wrote:

Hello. My name is Lily with the Creekside Apartments. I was contacting in reference to the senior living development.

I know you are well aware of the concerns. I am not certain were to begin, though I am attempting to find a compromise between the differing opinions.

Issues:

- Speeding; *Just an FYI there was a speed trailer for one week on 65th Street (just within the last few weeks) and under 4% of the traffic exceeded the speed limit.*
- Property Management/ Liability-*This is an area where many neighbors and business owners work well together and my goal/hope would be that any new investors in the Goose Creek area will continue with this approach/expectation.*
- Aesthetic Landscape (E & S sides of development - back-facing townhouses-*this is something that can be addressed as the project moves forward.*
- Just for verification, speed bumps are not allowed on city streets? *No. This causes issues with snow removal.*

- Rough estimate, what was our actual count compared to the minimum required for some sort of traffic control for the 65th street area?

Suggestions or realistic options if any for additional traffic control?

I will have to check with staff on this and get back to you.

- I think if has been discussed previously, is connecting either the northern neighborhood behind Menards (N Main and N Harrison) or the western side over the creek (W 61st St) a viable option to help the traffic flow of the neighborhood? May help the crime disbursement?

This has been discussed, but there is no plan in the near future at this time. Please know we can discuss it again and seek feedback.

- Any way we'd be able to compromise on the blueprint in reference to the back-facing townhouses that will potentially be on the east and south side of the development? *It is my understanding the plan that was shared is a preliminary plan. Please know as this project proceeds, you will be welcome to share your feedback.*

- Not sure how the rezoning works exactly and what limit of potential occupancies may be in one area based off what they are trying to rezone if there is any.

Rough estimate of that maximum in comparison to the eventual number of potential occupancies planned within the blueprints of the Developer.

Any advice, opinion, or suggestions are welcomed.

Again, this is a preliminary proposal. It is my understanding the developer will conduct a study to help determine what is best for this area.

I appreciate all your efforts and all that you do for our community.

Hope to hear back at your convenience!

Best Regards,
Lily Hoang
Phone: (563) 424-1796
Fax: (563) 424-5356

Rusnak, Ryan

From: Berger, Bruce
Sent: Monday, November 21, 2016 8:39 AM
To: Tompkins, Kerri; Statz, Gary
Cc: Rusnak, Ryan; Thorndike, Tiffany; Spiegel, Corri
Subject: RE: Goose Creek Development

Ald. Tompkins – I think your answers looked accurate; on the design and layout suggestions, it is so early in the developer's planning and since he is just beginning the rezoning, it is difficult to address those details. We'll see if he wants to continue with the rezoning given the relative unknowns at this stage.

You mention the question Lily asked in another email, but I wasn't sure what the particular issue was? Was she referring to signatures needed to bridge the creek? Or was it something else? If she would like to advocate for a bridge, I think the answer is fairly complex. I suppose a petition can be submitted to the Council on virtually any topic, but a number of approvals would be needed over a period of time to address this one, including approval in a future CIP budget to do design, then ROW acquisition and approval to fund, etc.

I'd defer to Gary on any of the traffic-related items and he might have thoughts on the long-range bridge issue as well. Let me know if you need further info on this topic or any other. Thanks!

Bruce

From: Tompkins, Kerri
Sent: Sunday, November 20, 2016 4:34 PM
To: Berger, Bruce; Statz, Gary
Cc: Rusnak, Ryan; Thorndike, Tiffany; Spiegel, Corri
Subject: Fwd: Goose Creek Development

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