

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, AUGUST 18, 2020; 5:00 PM

COUNCIL CHAMBERS CITY HALL , 226 WEST 4TH STREET

A PARTIALLY ELECTRONIC MEETING IS BEING HELD BECAUSE A FULLY "IN PERSON" MEETING IS IMPOSSIBLE OR IMPRACTICAL DUE TO CONCERNS FOR THE HEALTH AND SAFETY OF COUNCIL MEMBERS, STAFF, AND THE PUBLIC PRESENTED BY COVID-19, AND TO FOLLOW THE GOVERNOR'S PROCLAMATION DIRECTING SOCIAL DISTANCING AND PLACING RESTRICTIONS ON GATHERINGS.

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

- A. Ordinance for Case REZ20-05 being the request of Rev. Richard Hayslett to rezone 508-510 Marquette St from R-4C, Single- and Two-Family Central Residential District, to C-1, Neighborhood Commercial District [Ward 3]. **ADOPTED 2020-327**

III. Secretary's Report

- A. Consideration of the August 4, 2020 Meeting Minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

- i. Case REZ20-06: Request of Malwa, LLC to rezone 1.38 acres, more or less, of property located at 4425 W. Locust Street from C-1 Neighborhood Commercial to C-2 Corridor Commercial to permit retail alcohol sales [Ward 1].

VI. Subdivision Activity

A. Old Business

B. New Business

VII. Future Business

- A. Case F20-08: Prairie Heights Third Addition
- B. Case F20-09: Scott County YMCA First Addition

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Laura Berkley, 563-888-3553

Date
8/18/2020

Subject:

Ordinance for Case REZ20-05 being the request of Rev. Richard Hayslett to rezone 508-510 Marquette St from R-4C, Single- and Two-Family Central Residential District, to C-1, Neighborhood Commercial District [Ward 3]. **ADOPTED 2020-327**

Recommendation:

Informational only. No action needed.

Background:

City Council adopted Ordinance 2020-327 regarding Case REZ20-05 at its August 12, 2020 meeting.

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	8/14/2020 - 9:03 AM

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Laura Berkley, 563-888-3553

Date
8/18/2020

Subject:
Consideration of the August 4, 2020 Meeting Minutes.

Recommendation:
Approve the minutes.

ATTACHMENTS:

Type	Description
▣ Exhibit	August 4, 2020 Meeting Minutes

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	8/14/2020 - 9:06 AM

MINUTES

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA
TUESDAY, AUGUST 4, 2020; 5:00 PM
COUNCIL CHAMBERS, CITY HALL 226 WEST 4TH STREET

A partially electronic meeting was held because a fully “in person” meeting is impossible or impractical due to the concerns for the health and safety of Commission members, staff and the public presented by COVID-19 and to follow the Governor’s proclamation directing social distancing and placing restrictions on gatherings.

PUBLIC HEARING

I. Roll Call

Present: Schneider, Lammers, Medd, Johnson, Tallman, Inghram, Reinartz, Maness, Garrington
Excused: Hepner, Brandsgard
Staff: Berkley, Koops

II. New Business:

Case REZ20-06: Request of Malwa, LLC to rezone 1.38 acres, more or less, of property located at 4425 W. Locust Street from C-1 Neighborhood Commercial to C-2 Corridor Commercial to permit retail alcohol sales [Ward 1].

Berkley provided an overview of the case. Pardeep Mann or Malwa, LLC and his representatives were present and gave comments. Jimmy Holt spoke in opposition of the proposal.

With no further comment, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Lammers, Medd, Johnson, Tallman, Inghram, Reinartz, Maness, Garrington
Excused: Hepner, Brandsgard
Staff: Berkley, Koops

II. Report of the City Council Activity

Resolution approving Case F19-17, final plat of Terrace Ridge Park 10th Addition.
ADOPTED 2020-291.

Resolution approving Case F20-06, final plat of Animal Family Vet Care Center 1st
Addition. ADOPTED 2020-307.

Resolution approving Case P20-1, preliminary plat of KC Kimberly Hills Addition.
ADOPTED 2020-308.

III. Secretary's Report

Consideration of the June 30, 2020 Meeting Minutes.

Motion by Tallman, second by Maness to approve the June 30, 2020 meeting minutes.
Motion to approve was unanimous by voice vote.

IV. Report of the Comprehensive Plan Committee

There was nothing to report.

V. Zoning Activity

A. Old Business: None

B. New Business: None

VI. Subdivision Activity

A. Old Business: None

B. New Business

Case F20-07: Request of John Wisor for a Final Plat of Wisor's Historic Bier Garten
Addition on 9,111 SF, more or less, located at the northeast corner of E 11th and
Mound Streets, being 1107 Mound Street; plat to contain one commercial lot. [Ward
5]

Berkley gave the staff report.

Findings:

- 1) The plat conforms to the comprehensive plan Davenport+2035; and
- 2) The plat would achieve consistency with subdivision requirements.

Motion by Ingram, seconded by Tallman, to accept the listed findings and forward
Case F20-07 to the City Council with a recommendation for approval. Vote to
approve was approved (7-0) with Garrington abstaining.

VII. Future Business: None

VIII. Communications: None

IX. Other Business

Case FPV20-02: Request for a flood variance to allow the construction of a UV Disinfection System below Base Flood Elevation at 2606 S. Concord Street. Strand & Associates on behalf of the City of Davenport, Petitioner [Ward 1].

Berkley gave the staff report.

Findings:

- 1) The proposed project is a functionally dependent use that is required to be in close proximity to water and to the Water Pollution Control Plant.
- 2) The proposed project has addressed relevant factors in Section 15.44.190E.
- 3) A certified statement from a licensed Professional Engineer stating the design will be reasonably safe from flooding has been obtained.

Motion by Ingram, seconded by Tallman, to approve the variance request and forward Case FVP20-02 to the Iowa Department of Natural Resources for concurrence. Vote to approve was unanimous (8-0).

X. Adjourn

The meeting adjourned at 5:40 pm

XI. NEXT MEETING: August 18, 2020

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Laura Berkley, 563-888-3553

Date
8/18/2020

Subject:

Case REZ20-06: Request of Malwa, LLC to rezone 1.38 acres, more or less, of property located at 4425 W. Locust Street from C-1 Neighborhood Commercial to C-2 Corridor Commercial to permit retail alcohol sales [Ward 1].

Recommendation:

Staff recommends Case REZ20-06 be forwarded to the City Council with a recommendation for denial.

Findings:

1. The City made a deliberate decision to not allow retail alcohol sales in C-1 under the new Zoning Ordinance.
2. The request conflicts with the Comprehensive Plan.
3. The proposed zoning map amendment would not achieve consistency with approval standards in Section 17.14.040E of the Davenport City Code.

Background:

Comprehensive Plan:

- Within Existing Urban Service Area: Yes
- Within Urban Service Area 2035: Yes
- Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.
- 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.

Zoning: The property is currently zoned C-1 Neighborhood Commercial Zoning District.

Technical Review:

- Streets: The property is located south of West Locust Street. No impacts to streets are proposed.
- Stormwater: There is no proposal to redevelop. No additional stormwater requirements apply at this time.
- Sanitary Sewer: There is sanitary sewer adjacent to the property.
- Other Utilities: Other normal utility services are available.

Public Input:

- Property owners within 200 feet of the property have been notified and a sign has been placed on the property.

- A neighborhood meeting was held on Tuesday, July 21, 2020 via GoToMeeting and in person at City Hall. No one attended.
- The Notice of a Public Hearing was published in the Quad City Times on July 24, 2020.
- One property owner spoke in opposition at the August 4, 2020 Plan & Zoning Commission public hearing.
- No written letters of objection have been received.

Discussion:

The petitioner is requesting a rezoning to C-2 Commercial Corridor to accommodate retail alcohol sales. There is an existing license to sell beer and wine, and the Petitioner wishes to expand sales to include liquor. The current beer and wine license was grandfathered in when the new Zoning Code was adopted in 2019. Rezoning to C-2 would allow any owner to apply for any liquor license offered by the City, including one for hard liquor sales.

The adoption of the new zoning ordinance in 2019 resulted in significant stretches of the Locust Street corridor being downzoned to C-1, Neighborhood Commercial District. Further, the new Code restricted retail alcohol sales to districts zoned C-2 and above. Both actions were approved as a way to enhance neighborhood compatibility, specifically with the goal of reducing, over time, the prevalence of retail alcohol sales outlets along the Locust Street Corridor.

The existing license allows the existing owner to continue to sell beer and wine and is considered a legal Nonconforming Use as the use was an allowed use within a zoning district prior to the adoption of the new zoning ordinance in 2019.

Why is a zoning map amendment required? The new Zoning Ordinance does not permit the retail alcohol sales in the C-1 Neighborhood Commercial Zoning District. This was deliberate in the adoption of the New Zoning Ordinance. Therefore, the existing retail alcohol sales is a nonconforming use. According to Section 17.15.020B:

*A nonconforming use of a structure or land cannot be expanded, extended, enlarged, or **increased in intensity**. Such prohibited activity includes additions or enlargements of any structure devoted entirely to a nonconforming use, and any expansion, extension, or relocation of a nonconforming use to any other structure, any portion of the floor area, or any land area currently not occupied by such nonconforming use.*

Therefore, the zoning map amendment is being requested in order to expand and relocate the retail alcohol sales and allow a gas station as a permitted use.

Analysis of Section 17.14.040.E of the Davenport City Code, entitled Approval Standards.

E. Approval Standards: The Plan and Zoning Commission recommendation and the City Council decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Plan and Zoning Commission and the City Council must consider the following standards. The approval of amendments is based on a balancing of these standards.

1. Approval Standards for Map Amendments

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

The Davenport 2035 Residential General (RG) Future Land Use Designation reads: *Neighborhoods 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.*

Davenport 2035 does not designate West Locust as an Urban Corridor in the location of the subject property. The nearest Urban Corridor boundary is approximately 1.75 miles to the east at Locust Street and Hickory Grove Road/Division Street intersection.

First, residential development is in close proximity to the subject property. Objections regarding the negative impacts of the current business and the potential for these impacts to be increased were expressed at the public hearing. Expressed negative impacts include, trash generated from the business.

When the new zoning ordinance was adopted, the City consciously decided to not allow retail alcohol sales as a new use in the C-1 Zoning District for 3 principal reasons:

1. The potential of negatively impacting nearby and adjacent neighborhoods
2. The existing concentration of these facilities along older corridors in the Central City
3. A desire for these existing facilities to be grandfathered in now but slowly go away over time.

It is staff's opinion that the proposed amendment would not be compatible with the Comprehensive Plan.

b. The compatibility with the zoning of nearby property.

The subject and adjacent properties are zoned C-1 Neighborhood Commercial Zoning District. Residential zoning and development is in close proximity to the subject property. The introduction of C-2 Corridor Commercial Zoning District for the subject property may encourage other adjacent property owners to request the same zoning. There are several uses that are permitted in the C-2 Zoning District that are not permitted in the C-1 Zoning District. Table 17.08-1 Use Matrix is included in the background material. While Zoning to C-2, would allow for the requested expansion of retail alcohol sales, it would introduce other uses that are generally incompatible with residential such as, drive-through facilities, bars and minor vehicle repair without the oversight of the Zoning Board of Adjustment, and hotels and car washes.

The nearest commercially zoned property that is categorically higher than C-1 Neighborhood Commercial Zoning District is Shaffer Automotive, which is located approximately 1,800 feet south of the subject property. A map showing the 1,800 foot radius is included in the background material.

It is staff's opinion that the proposed amendment would not be compatible with the zoning of nearby property.

c. The compatibility with established neighborhood character.

The established neighborhood character is primarily residential adjacent to a smaller-sized

neighborhood commercial cluster. The introduction of C-2 Corridor Commercial Zoning District on the subject property may encourage other adjacent property owners to request the same zoning. There are several uses that are permitted in the C-2 Zoning District that are not permitted in the C-1 Zoning District. A modified version of Table 17.08-1 - Use Matrix is included in the background material.

It is staff's opinion that the proposed amendment would not be compatible with the established neighborhood character.

d. The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.

Residential development is in close proximity to the subject property. Objections regarding the negative impacts of the current business and the potential for these impacts to be increased were expressed at the public hearing. Expressed negative impacts include trash generated from the business.

Zoning is a form of the police power, which authorizes the government to take actions that promote the public health, safety, and welfare of the City. Sometimes this means imposing new regulations to support this end. Indeed before the new code was enacted a liquor license was eligible at this location. But it is the City's desire to reduce the concentration of alcohol facilities in the City. The restriction in the new Code was enacted to support the health, safety and morals of the neighborhood and City.

It is staff's opinion that the proposed amendment would not promote the public health, safety, and welfare of the City.

e. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.

The property is already developed and being operated as convenience store and gas station and thus well suited for this location.

It is staff's opinion that the property is suitable for the purposes for which it is presently zoned.

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

The property's current license may be maintained at its current level as the Retail Alcohol Sales use has been grandfathered. Gas Stations are Special Uses in C-1. Gas Stations and Retail Sale of Alcohol are permitted uses in the C-2 Corridor Commercial Zoning District.

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

ATTACHMENTS:

Type	Description
□ Backup Material	Application
□ Backup Material	Aerial Map
□ Backup Material	Zoning Map
□ Backup Material	Future Land Use Map
□ Backup Material	Use Matrix
□ Backup Material	1800 Foot Radius to Higher Intensity Commercial Zoning
□ Backup Material	Neighborhood Meeting Notice
□ Backup Material	Plan & Zoning Commission Public Hearing Notice

- ▢ Backup Material
- ▢ Backup Material
- ▢ Backup Material

to Neighbors
Notified Property Owners
Legal Non-Conforming Retail Alcohol Sales
Memo

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	8/14/2020 - 2:45 PM

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

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

Property Address* 4425 W LOCUST ST DAVENPORT IA 52807

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

Applicant (Primary Contact)**

Name: Pardeep Mann
Company: Malwa II
Address: 6334 Whispering Pines Dr
City/State/Zip: Davenport IA 52807
Phone: 563 508 9675
Email: Pardeep4954@yahoo.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: _____
Company: _____
Address: _____
City/State/Zip: _____
Phone: _____
Email: _____

Zoning Board of Adjustment

- Zoning Appeal
Special Use
Hardship Variance

Design Review Board

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

Engineer (if applicable)

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

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

** If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.

Request:

Existing Zoning:

Proposed Zoning Map Amendment:

Purpose of the Request:

Total Land Area:

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

Submittal Requirements:

- The completed application form.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
 Zoning Map Amendment is less than 1 acre - \$400.
 Zoning Map Amendment is one acre but less than 10 acres - \$750 plus \$25/acre.
 Zoning Map Amendment is 10 acres or more - \$1,000 plus \$25/acre.
 \$10.00 per sign; more than one sign may be required depending upon the area of the request.

Formal Procedure:

(1) Application:

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Plan and Zoning Commission public hearing:

- The City shall post notification sign(s) in advance of the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request.
- The applicant shall make a presentation regarding the request at a neighborhood meeting. The purpose of meeting is to offer an opportunity for both applicant and neighboring residents/property owners to share ideas, offer suggestions, and air concerns in advance of the formal public hearing process. Planning staff will coordinate meeting date, time, and location and send notices to surrounding property owners.
- The Plan and Zoning Commission will hold a public hearing on the request. Planning staff will send notices to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the request:

- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council.
- If the Plan and Zoning Commission recommends denial, the request may only be approved by a favorable 3/4 vote of the City Council.

Formal Procedure (continued):

(4) City Council's consideration of the request:

- The Committee of the Whole (COW) will hold a public hearing on the request. Planning staff will send a public hearing notice to surrounding property owners.
- If property owners representing 20% or more of the area within 200 feet of the exterior boundaries of the request submit a written protest, the request may only be approved by a favorable 3/4 vote of the City Council. For the purpose of the 20% protest rate, formal protests will be accepted until the public hearing is closed.
- The City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant: PARDEEP SINGH

Date: 06-24-2020

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by: Laura Berkley
Planning staff

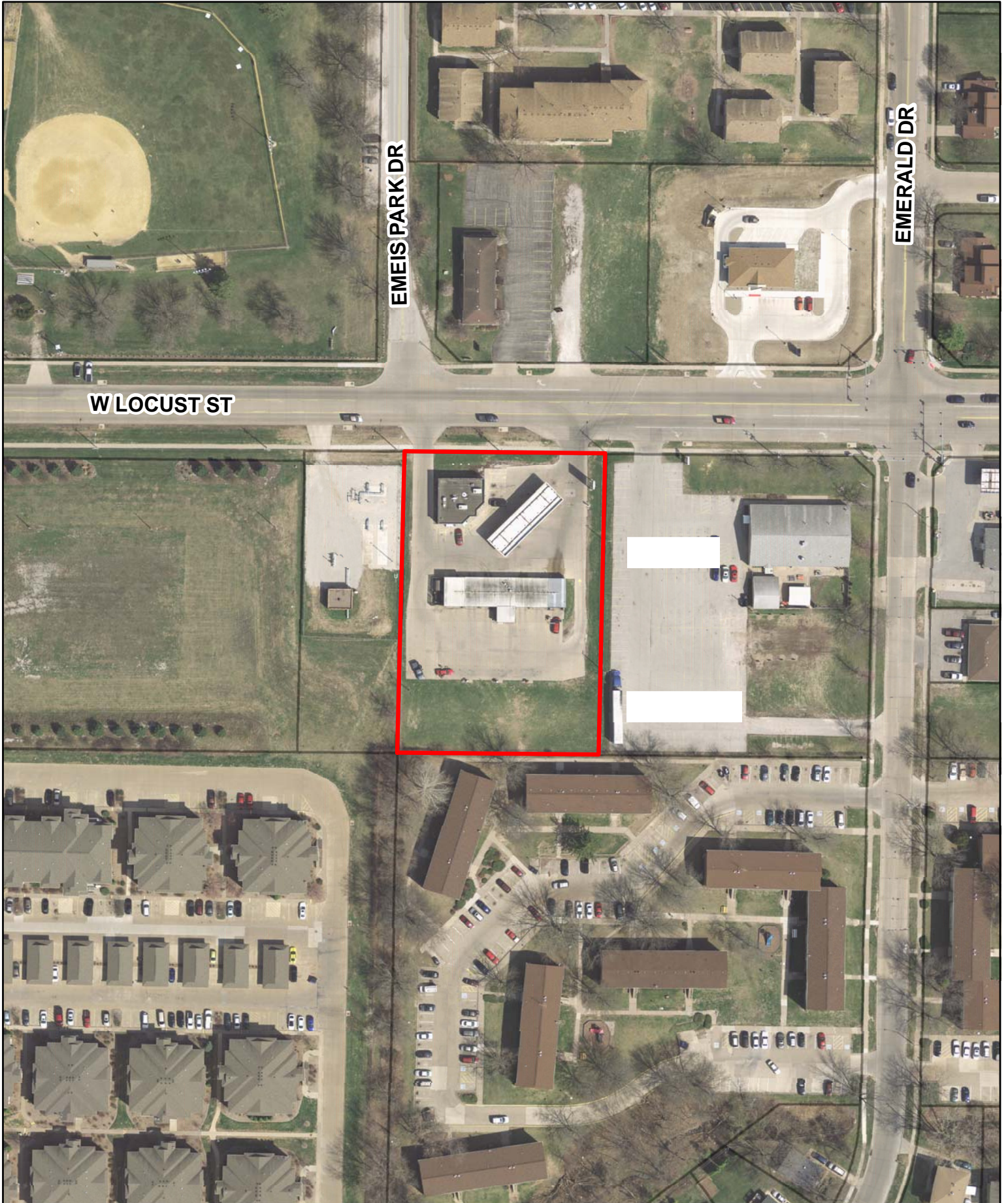
Date: 6-24-2020

Date of the Public Hearing: 8/18/2020

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

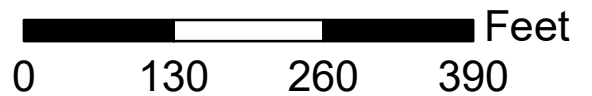
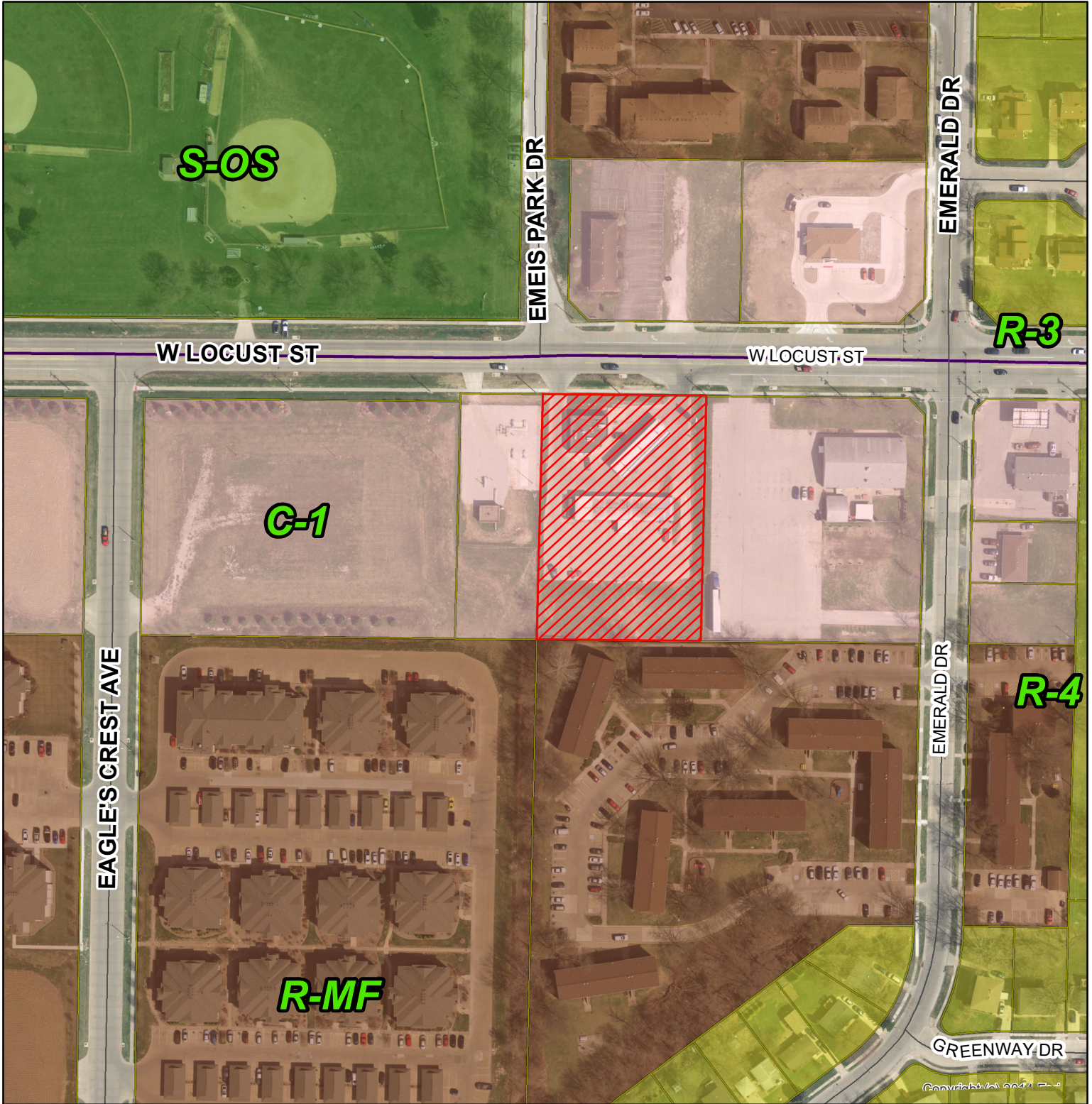
Request for a Zoning Map Amendment (Rezoning)
REZ20-06 - 4425 W Locust Street C-1 to C-2

Aerial Map




Request for a Zoning Map Amendment (Rezoning)

REZ20-06 - 4425 W Locust Street C-1 to C-2



Legend

 Subject Property

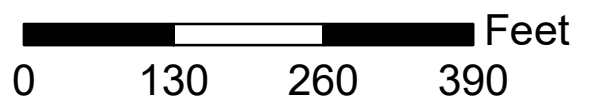
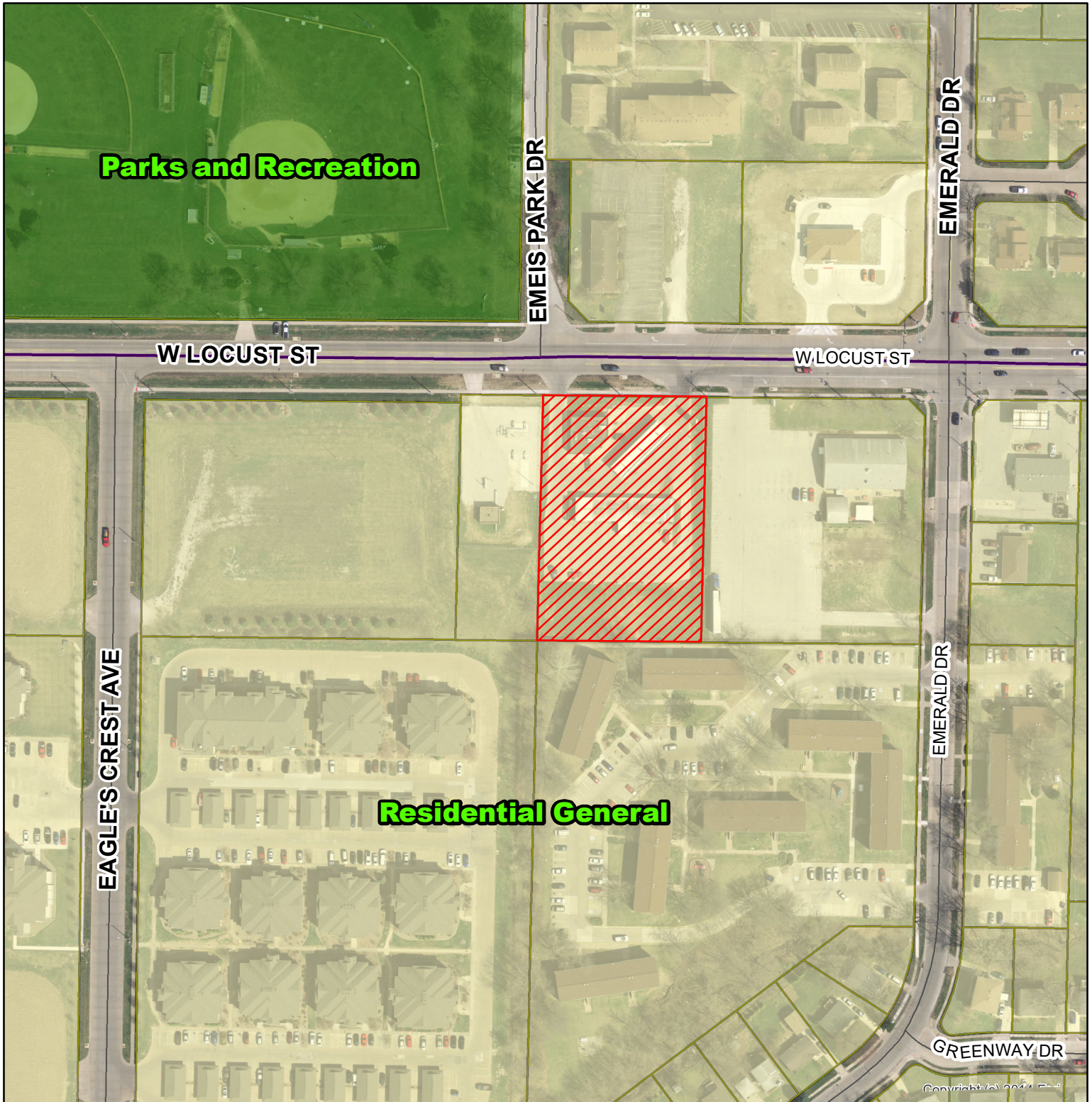


Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.


Request for a Zoning Map Amendment (Rezoning)

REZ20-06 - 4425 W Locust Street C-1 to C-2

Future Land Use Map (Davenport +2035)



Legend

 Subject Property



Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

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

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

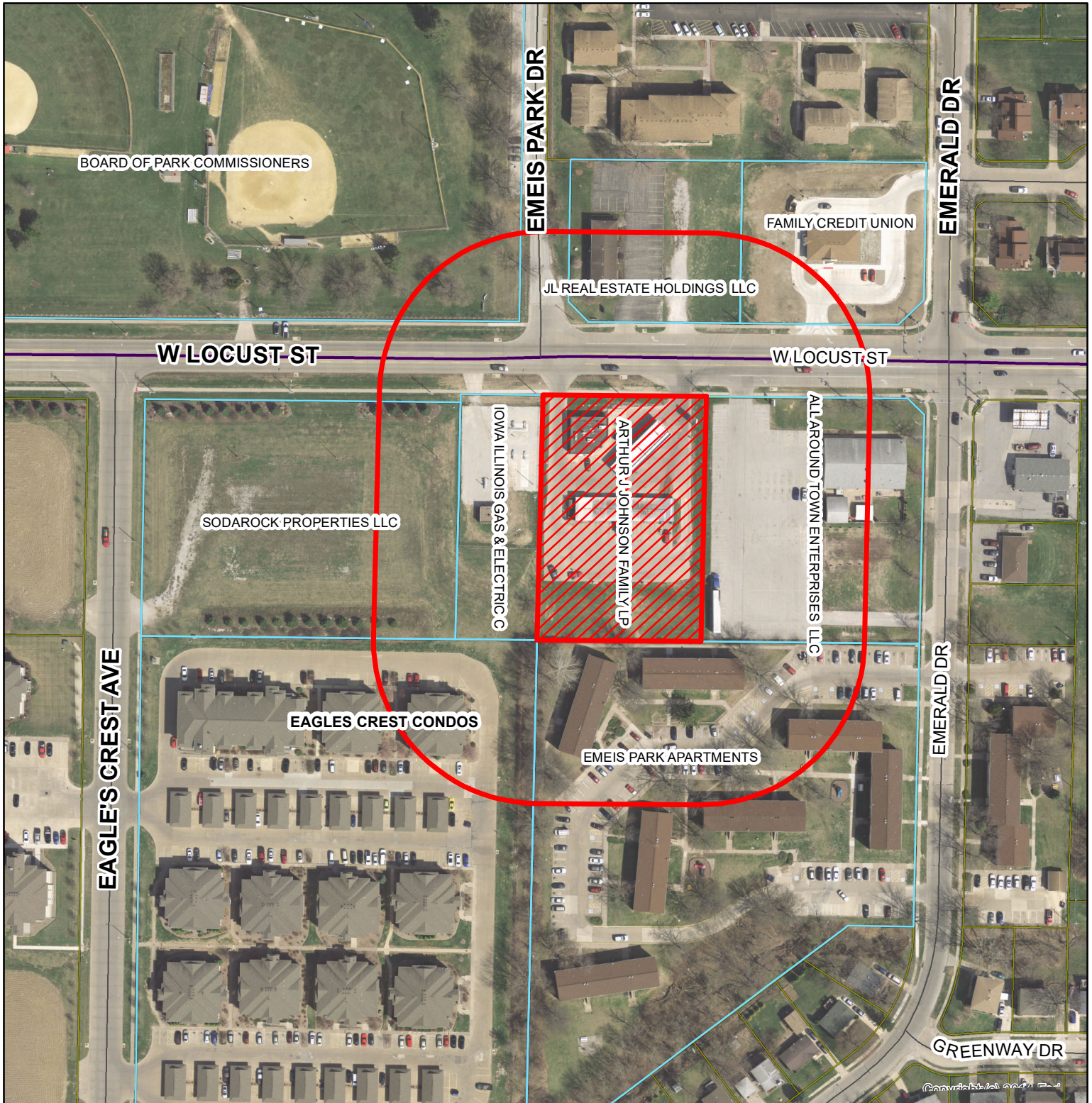
TABLE 17.08-1: USE MATRIX																					
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Lodge/Meeting Hall	S	S	S	S	S		P	P	P	P	P	P	P	P	P	P	P	P			Sec. 17.08.030.T
Manufactured Home Park						P															
Medical/Dental Office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

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





Request for a Zoning Map Amendment (Rezoning)

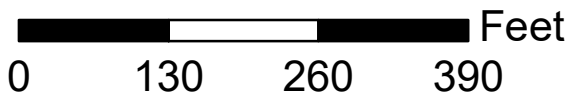
REZ20-06 - 4425 W Locust Street C-1 to C-2

Adjacent Property Owner Notice Area



Legend

-  Subject Property
-  200' Notice Area
-  Adjacent Properties
-  Parcels



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PUBLIC HEARING NOTICE | Plan and Zoning Commission

Date: 8/4/2020 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5:00 PM Subject: Public hearing for a rezoning request before the Plan and Zoning Commission

To: All property owners within 200 feet of the subject property located at **4425 W. Locust Street**.

What is this All About?

This notice is being sent to inform you that a public hearing will be held for a rezoning request. The purpose of the rezoning request is to change the property's allowed uses by changing the zoning classification.

Request/Case Description

Case REZ20-06: Request of Malwa, LLC to rezone 1.38 acres, more or less, of property located at 4425 W. Locust Street from C-1 Neighborhood Commercial to C-2 Corridor Commercial to permit retail alcohol sales [Ward 1].

What are the Next Steps after the Public Hearing?

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Would You Like to Submit an Official Comment?

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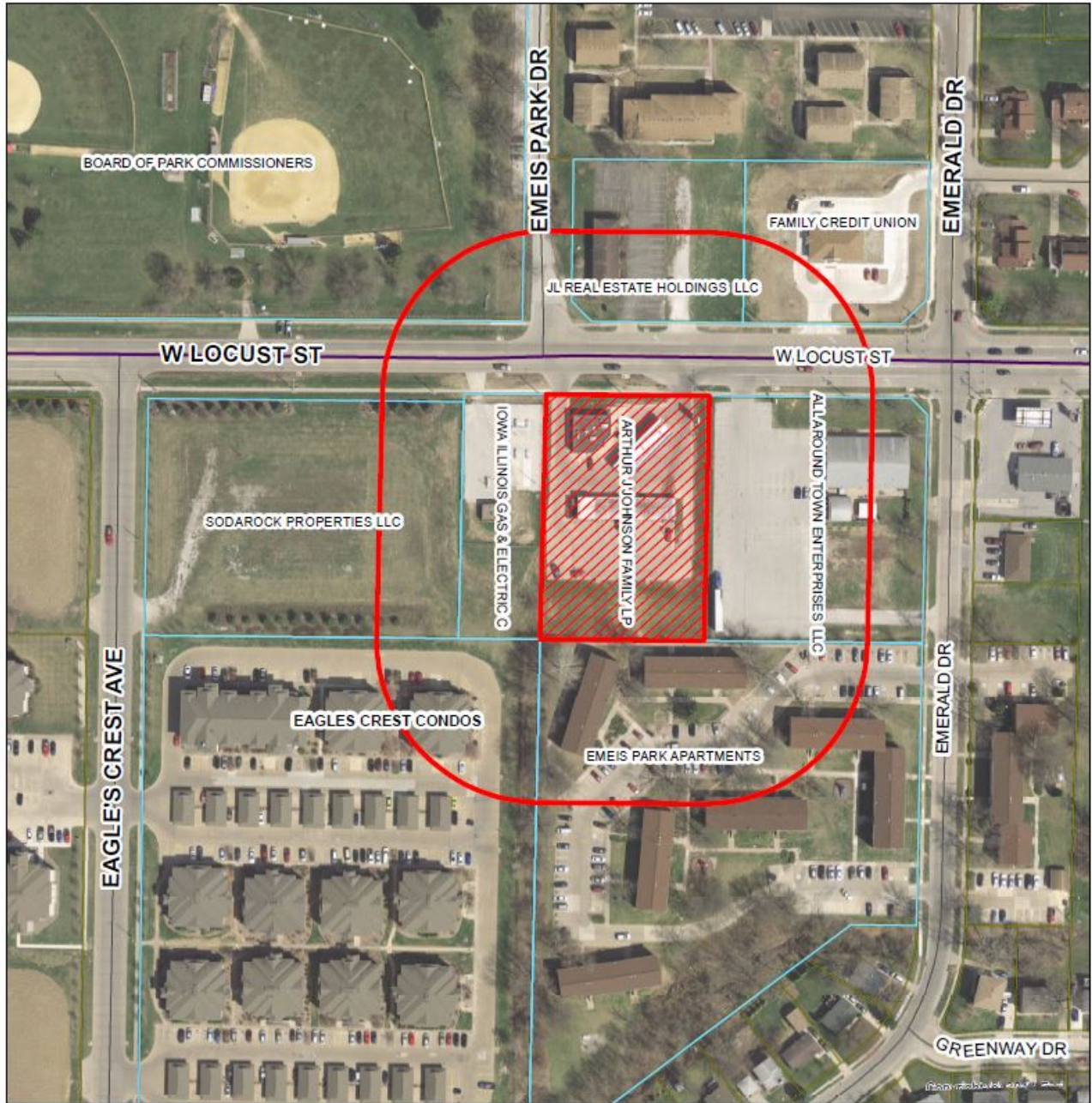
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Request for a Zoning Map Amendment (Rezoning)
REZ20-06 - 4425 W Locust Street C-1 to C-2
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PUBLIC HEARING NOTICE | Plan and Zoning Commission

Date: 8/4/2020 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5:00 PM Subject: Public hearing for a rezoning request before the Plan and Zoning Commission

SODAROCK PROPERTIES LLC
10523 RT 52 N
DUBUQUE IA 52001

To: All property owners within 200 feet of the subject property located at **4425 W. Locust Street**.

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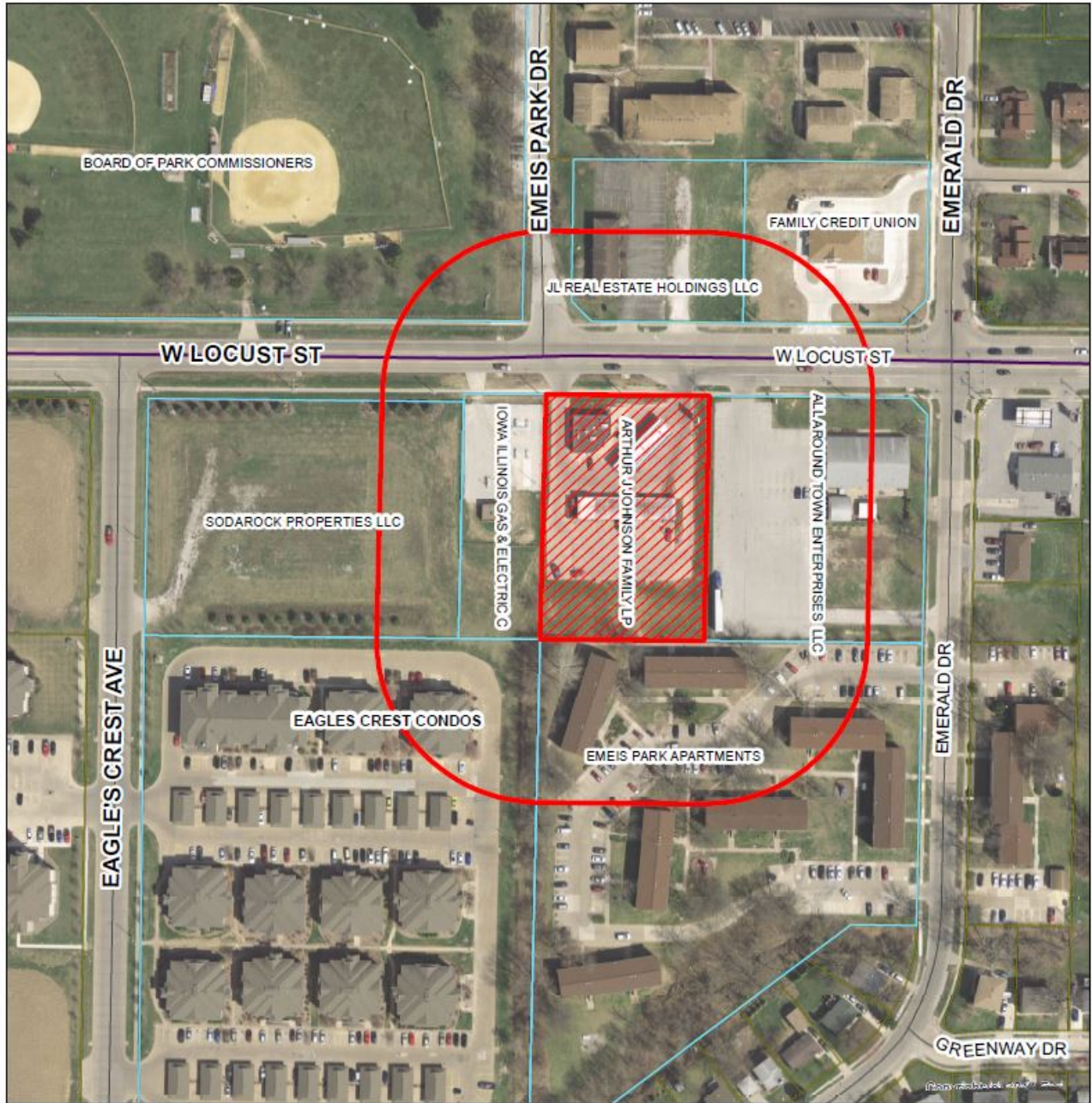
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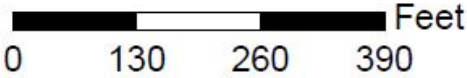
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Request for a Zoning Map Amendment (Rezoning)
REZ20-06 - 4425 W Locust Street C-1 to C-2
Adjacent Property Owner Notice Area



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PUBLIC HEARING NOTICE | Plan and Zoning Commission

Date: 8/4/2020 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5:00 PM Subject: Public hearing for a rezoning request before the Plan and Zoning Commission

EMEIS PARK APARTMENTS
2930 BELL AV
DES MOINES IA 50321

To: All property owners within 200 feet of the subject property located at **4425 W. Locust Street**.

What is this All About?

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Request/Case Description

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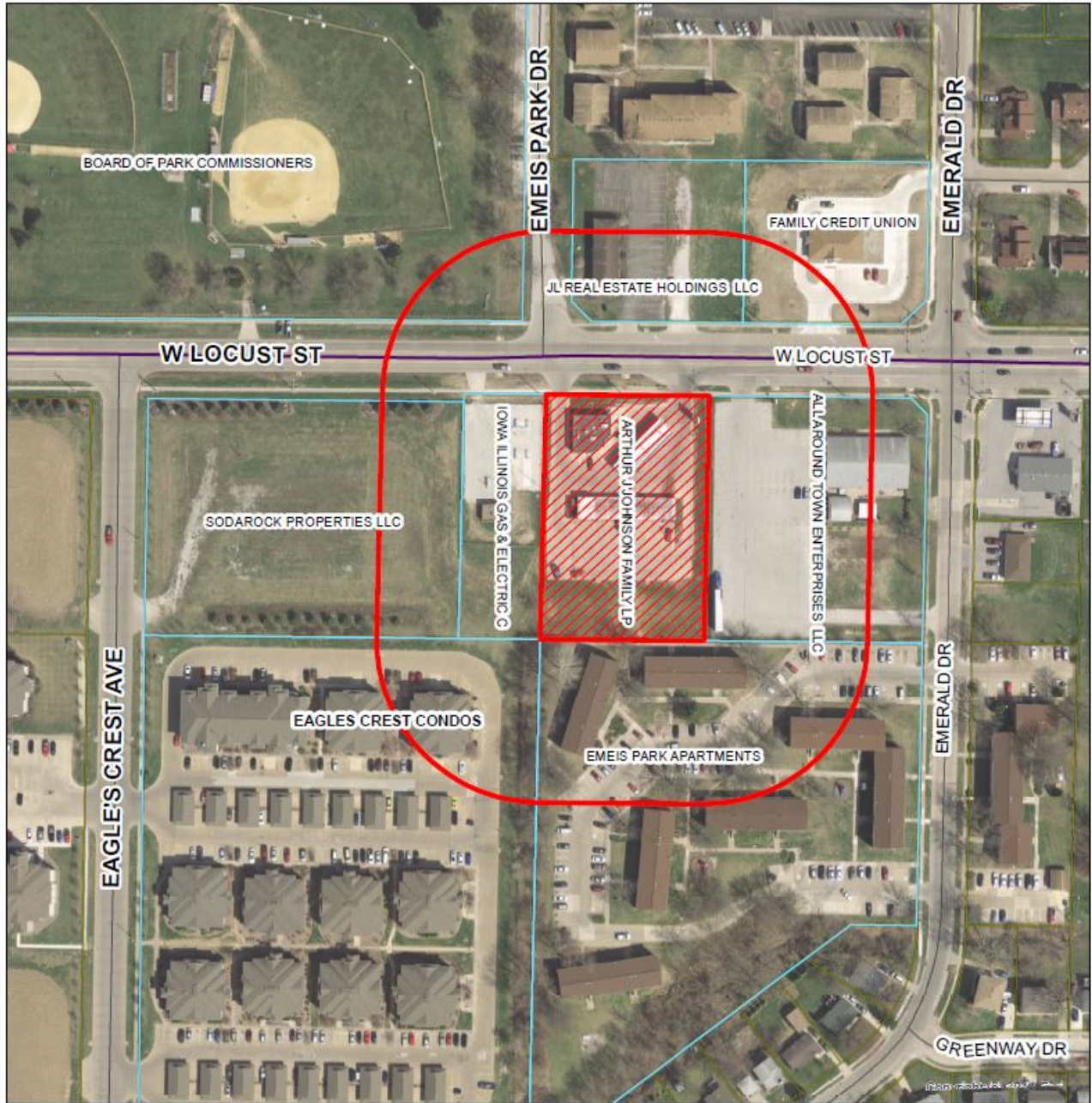
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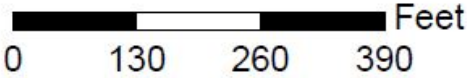
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REZ20-06 - 4425 W Locust Street C-1 to C-2
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PUBLIC HEARING NOTICE | Plan and Zoning Commission

Date: 8/4/2020 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5:00 PM Subject: Public hearing for a rezoning request before the Plan and Zoning Commission

ALL AROUND TOWN ENTERPRISES LLC
3730 W LOCUST ST
DAVENPORT IA 52804

To: All property owners within 200 feet of the subject property located at **4425 W. Locust Street**.

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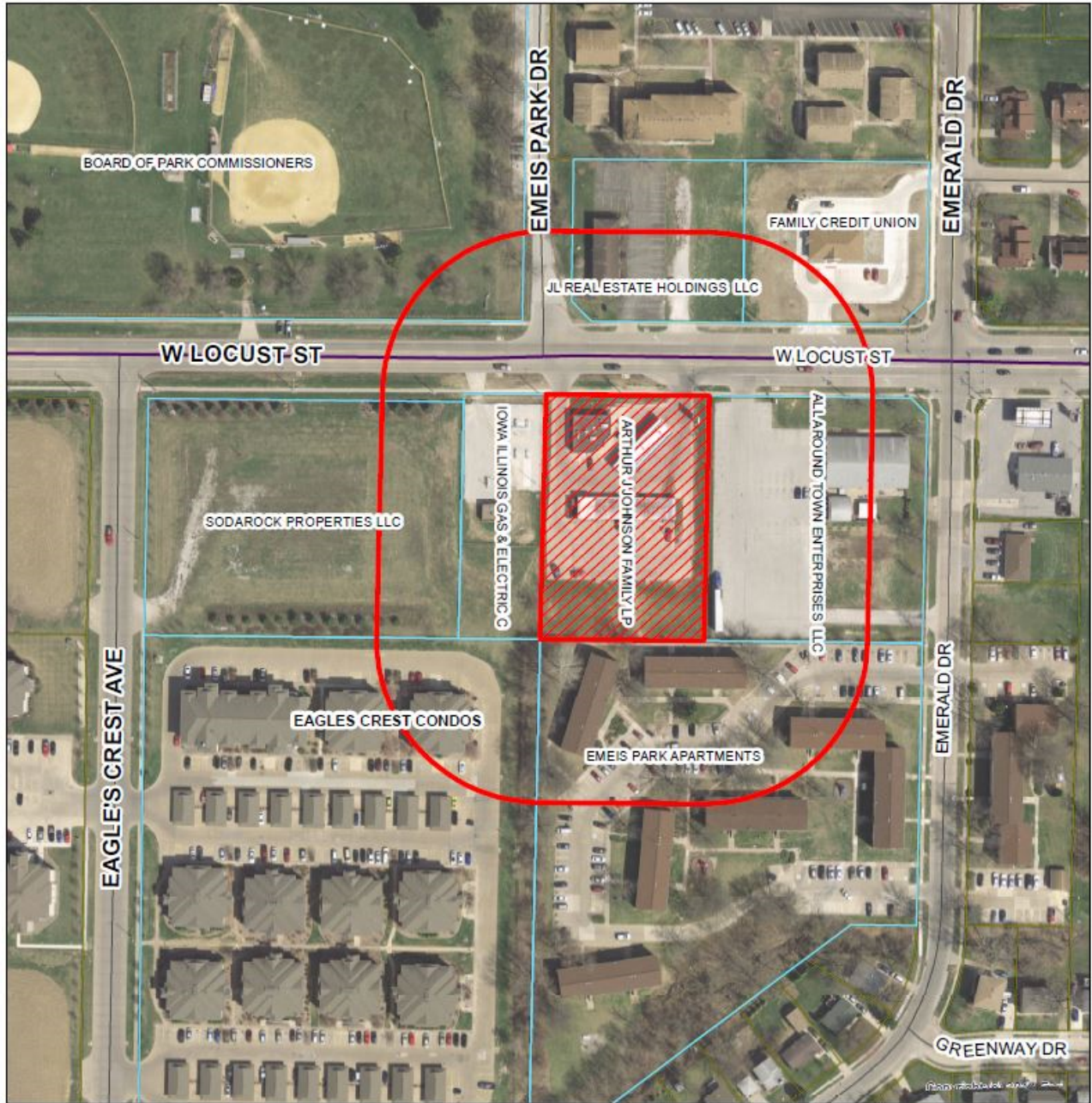
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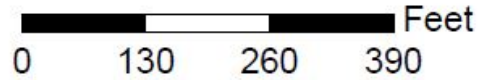
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PUBLIC HEARING NOTICE | Plan and Zoning Commission

Date: 8/4/2020 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5:00 PM Subject: Public hearing for a rezoning request before the Plan and Zoning Commission

BOARD OF PARK COMMISSIONERS
1757 W 12TH ST
DAVENPORT IA 52804

To: All property owners within 200 feet of the subject property located at **4425 W. Locust Street**.

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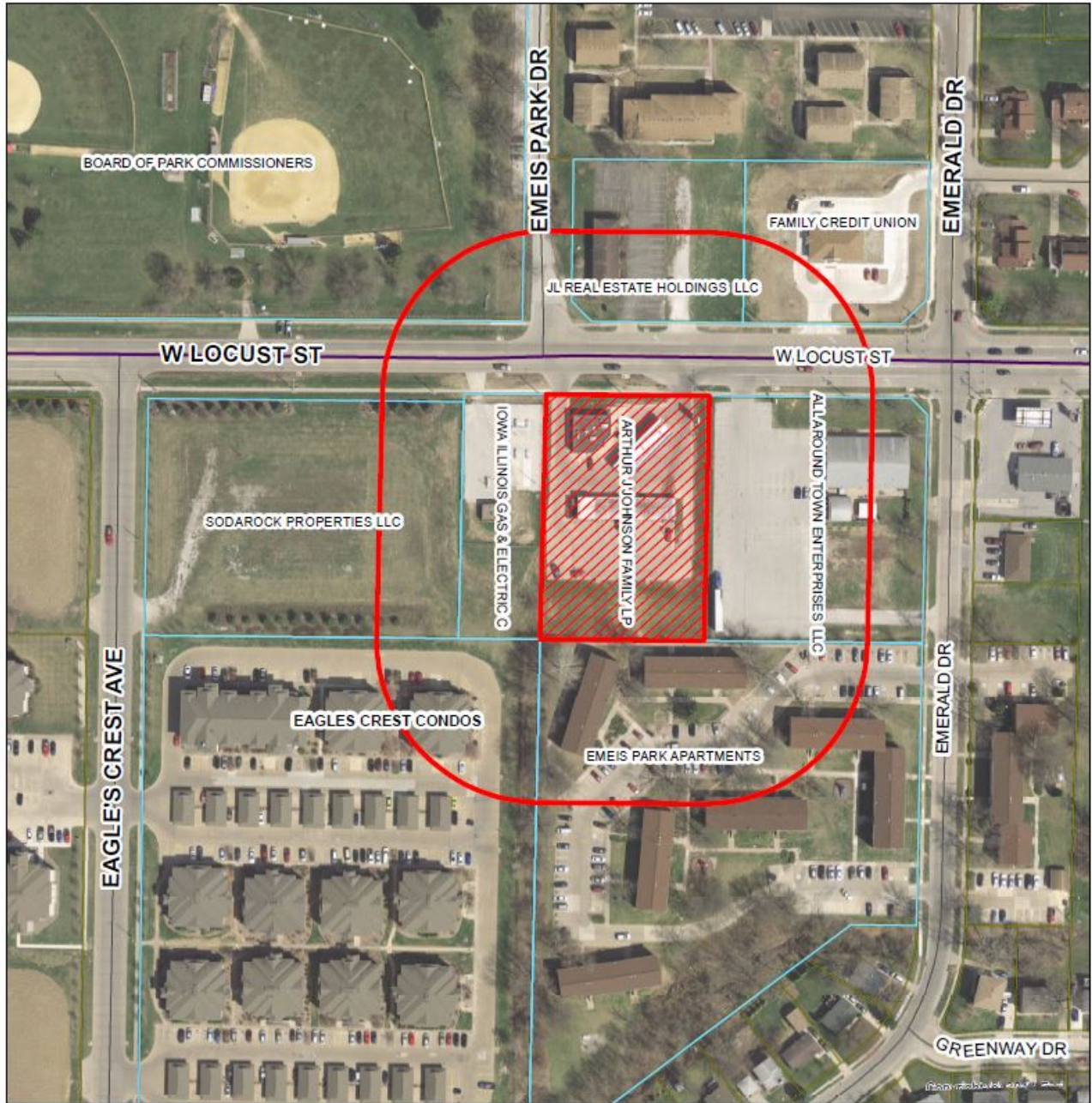
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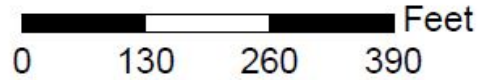
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Date: 8/4/2020 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5:00 PM Subject: Public hearing for a rezoning request before the Plan and Zoning Commission

JL REAL ESTATE HOLDINGS LLC
4811 BRADY ST UNIT 2
DAVENPORT IA 52806

To: All property owners within 200 feet of the subject property located at **4425 W. Locust Street**.

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On-line/Telephone Participation:

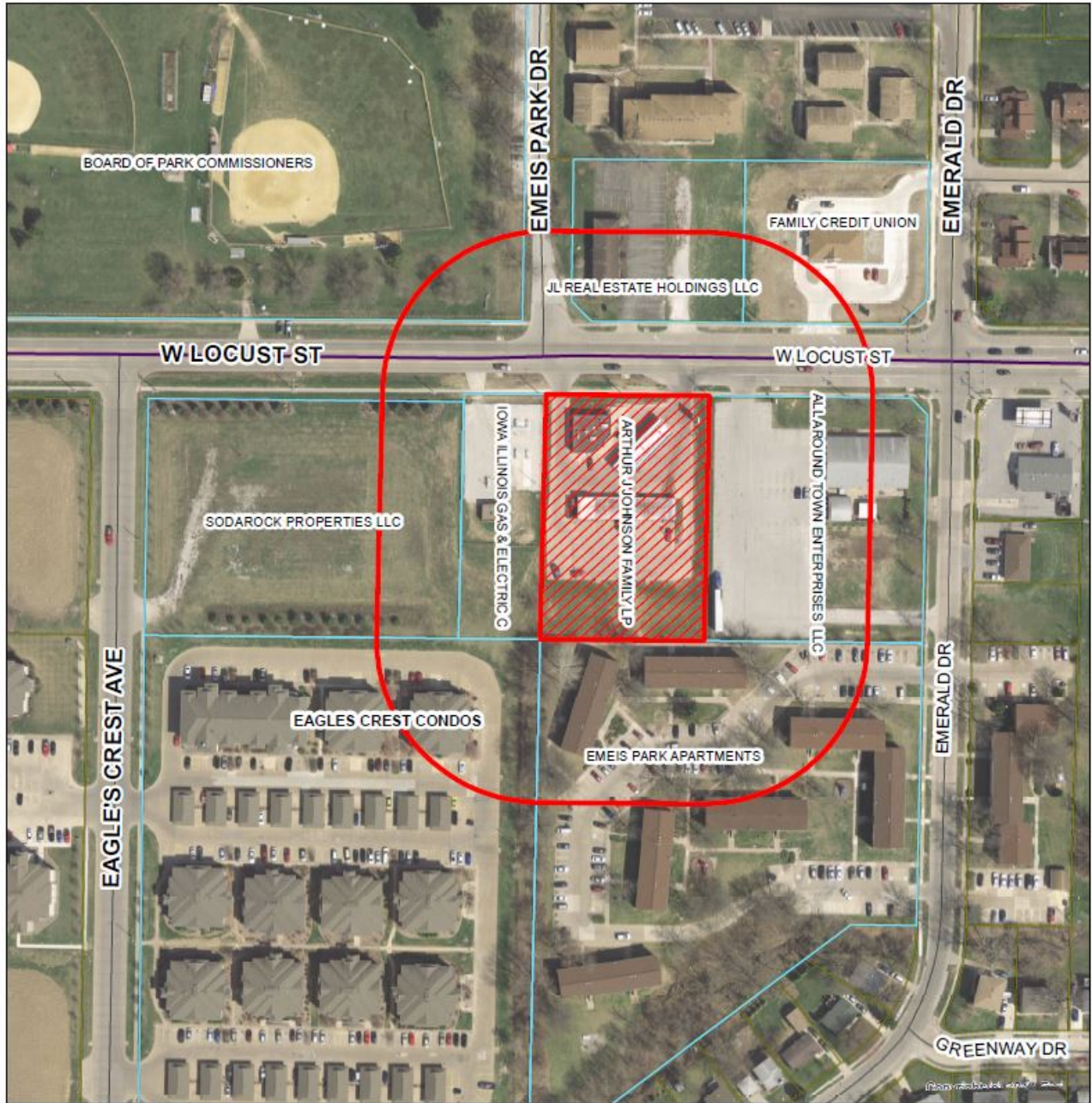
Persons may join the meeting virtually: <https://www.gotomeet.me/MatthewFlynn1/plan-zoning-commission> & at 1-866-899-4679 with access code: 968-282-773. All documents related to the meeting (agenda included) are at "Search Minutes & Agendas": www.cityofdavenportiowa.com/boards Mondays before the meeting/public hearing.

Do You Have Any Questions?

If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Laura Berkley) at Laura.Berkley@davenportiowa.com or 563-888-3553. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

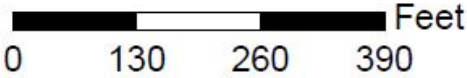
Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

Request for a Zoning Map Amendment (Rezoning)
REZ20-06 - 4425 W Locust Street C-1 to C-2
Adjacent Property Owner Notice Area



Legend

-  Subject Property
-  200' Notice Area
-  Adjacent Properties
-  Parcels



Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.



PUBLIC HEARING NOTICE | Plan and Zoning Commission

Date: 8/4/2020 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5:00 PM Subject: Public hearing for a rezoning request before the Plan and Zoning Commission

FAMILY CREDIT UNION
1530 W 53RD ST
DAVENPORT IA 52806-2440

To: All property owners within 200 feet of the subject property located at **4425 W. Locust Street**.

What is this All About?

This notice is being sent to inform you that a public hearing will be held for a rezoning request. The purpose of the rezoning request is to change the property's allowed uses by changing the zoning classification.

Request/Case Description

Case REZ20-06: Request of Malwa, LLC to rezone 1.38 acres, more or less, of property located at 4425 W. Locust Street from C-1 Neighborhood Commercial to C-2 Corridor Commercial to permit retail alcohol sales [Ward 1].

What are the Next Steps after the Public Hearing?

This public hearing is the first step in the review/approval process. The Commission's recommendation from this public hearing will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing as you received this notice. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?

As a neighboring property owner you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

On-line/Telephone Participation:

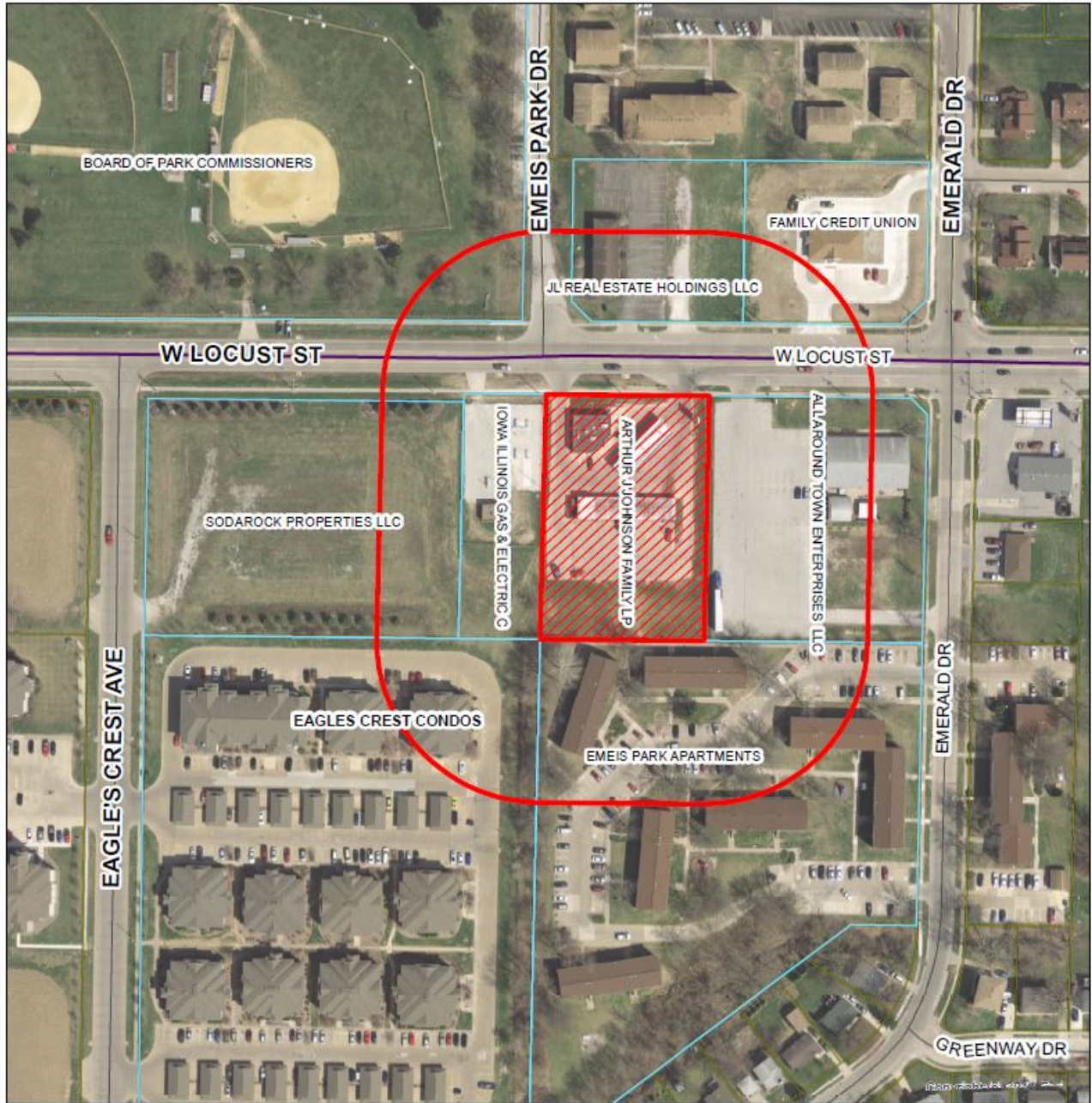
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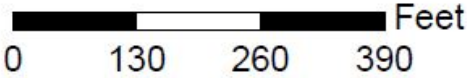
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Properties Notified

PARCEL #	PROPERTY ADDRESS	Owner Name	OWNER ADDRESS	OWNERCITY/STATE/ZIP
S2903-15		IOWA ILLINOIS GAS & ELECTRIC C	\% MID AMER CORP TAX -- DMR7	DES MOINES IA 50303-0657
S2903-25		SODAROCK PROPERTIES LLC	10523 RT 52 N	DUBUQUE IA 52001
S2905A01	1712 EMERALD DR	EMEIS PARK APARTMENTS	2930 BELL AV	DES MOINES IA 50321
S2905A01E	4401 W LOCUST ST	ALL AROUND TOWN ENTERPRISES LLC	3730 W LOCUST ST	DAVENPORT IA 52804
T2001-01	3007 WISCONSIN AV	BOARD OF PARK COMMISSIONERS	1757 W 12TH ST	DAVENPORT IA 52804
T2053-01B	4422 W LOCUST ST	JL REAL ESTATE HOLDINGS LLC	4811 BRADY ST UNIT 2	DAVENPORT IA 52806
T2053D01B	4402 W LOCUST ST	FAMILY CREDIT UNION	1530 W 53RD ST	DAVENPORT IA 52806-2440



MEMORANDUM

DATE: August 14, 2020

TO: Plan & Zoning Commission

FROM: Laura Berkley, Development & Planning Administrator

RE: Legal Non-Conforming Retail Sale of Alcohol

At the August 4, 2020 Plan & Zoning Commission Meeting the Commission requested staff to complete an analysis to determine the number of legal non-conforming Retail Alcohol Sales created by the 2019 Zoning Code adoption and associated Zoning District Map.

Using the list of alcoholic beverage licenses within the City of Davenport as of August 7, 2020, staff mapped the locations to determine which locations are in districts where Retail Alcohol Sales are no longer permitted. Of the 111 off-premise licenses, 38 are legal non-conforming. Enclosed is a map of the locations of the legal non-conforming uses and the definitions of the licenses mapped in this analysis.



**Grocery, Liquor & Convenience Store
Liquor Licenses:**

Legal Non-Conforming Licenses
According to Current Zoning

Liquor License Type*

- BC
- LE

*See next page for license types

Liquor License Types

LICENSE & PERMIT CLASS / PRIVILEGE TYPE	DESCRIPTION	AUTHORITY
Class E Liquor License (LE)	For grocery, liquor and convenience stores, etc. Allows for the sale of alcoholic liquor for off-premises consumption in original unopened containers. No sales by the drink. Sunday sales are included. Also allows wholesale sales to on-premises Class A, B, C and D liquor licensees but must have a TTB Federal Wholesale Basic Permit.	IC § 123.30(3)(e)
Class C Beer Permit (BC)	For grocery, liquor and convenience stores, etc. Allows for the sale of beer for off-premises consumption. No sales by the drink.	IC § 123.132
Class B Wine Permit (WB)	For grocery, liquor and convenience stores, etc. Allows for the sale of wine for off-premises consumption. Sunday sales are included. No sales by the drink.	IC § 123.178
Class B Native Wine Permit (WBN)	For grocery, liquor and convenience stores, etc. Allows for the sale of Iowa native wine for off-premises consumption. Sunday sales are included. No sales by the drink.	IC § 123.178A

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Scott Koops, 563-328-6701

Date
8/18/2020

Subject:
Case F20-08: Prairie Heights Third Addition

Recommendation:
None at this time.

Background:
Currently under technical review and scheduled for Plan & Zoning Commission consideration on September 1, 2020.

ATTACHMENTS:

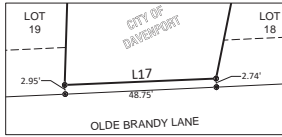
Type	Description
▫ Exhibit	Final Plat

Staff Workflow Reviewers

REVIEWERS:

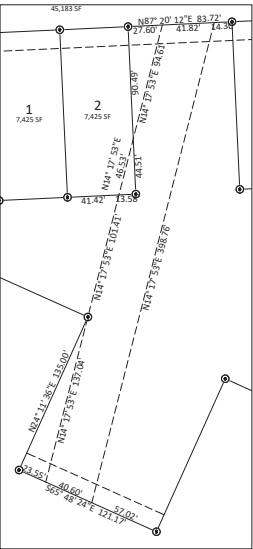
Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	8/14/2020 - 2:58 PM

FINAL PLAT PRAIRIE HEIGHTS THIRD ADDITION DAVENPORT, IOWA



OUTLOT B DETAIL

1" = 20'



SANITARY SEWER EASEMENT

1" = 50'

LINE #	LENGTH	BEARING
L1	75.00	S87°20'12"W
L2	142.67	S70°40'43"W
L3	15.75	S19°19'17"E
L4	199.04	S70°40'43"W
L5	51.27	S77°26'54"W
L6	155.20	S61°37'38"W
L7	50.11	N95°22'21"W
L8	60.00	N65°21'33"W
L9	155.54	N24°11'36"E
L10	79.70	N65°48'24"W
L11	155.34	S20°22'46"W
L12	112.83	N65°48'24"W
L13	141.04	N57°21'29"W
L14	101.82	N42°49'17"W
L15	44.44	N01°24'39"W
L16	143.86	S01°44'33"W
L17	48.76	N87°34'58"E
L18	147.76	N11°17'28"E
L19	15.00	S02°39'48"E
L20	40.00	S02°39'48"E
L21	15.00	S02°39'48"E
L22	38.32	S10°33'00"E
L23	55.00	S87°20'12"W
L24	56.30	S30°01'10"E

LEGEND	
	SET 5/8" Ø REBAR OPC 19828
	FOUND PROPERTY CORNER-AS LABELED
	ORANGE PLASTIC CAP
	PROPOSED BOUNDARY/PROPERTY LINE
	EXISTING PROPERTY LINE
	PROPOSED EASEMENT
	SECTION LINE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	106.44	480.00	12°42'17"	S09°01'14"E	106.22
C2	48.14	325.00	8°29'15"	S28°33'18"E	48.10

LEGAL DESCRIPTION

PART OF THE SE ¼ OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA DESCRIBED AS:
 BEGINNING AT THE NORTHWEST CORNER OF LOT 26 OF PRAIRIE HEIGHTS FIRST ADDITION, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF DAVENPORT, AS RECORDED IN DOCUMENT #2007-28557 OF THE SCOTT COUNTY RECORDER'S OFFICE, THENCE ALONG THE WEST LINE OF SAID PRAIRIE HEIGHTS FIRST ADDITION S02°39'48"E, 194.09 FEET; THENCE ALONG SAID WEST LINE S87°20'12"W, 75.00 FEET; THENCE ALONG SAID WEST LINE S02°39'48"E, 498.56 FEET; THENCE 106.44 FEET ALONG SAID WEST LINE ON A 480.00 FOOT RADIUS CURVE CONCAVE EASTERLY (CHORD S09°01'14"E, 106.22 FEET); THENCE ALONG SAID WEST LINE S70°40'43"W, 142.67 FEET; THENCE ALONG SAID WEST LINE S19°19'17"E, 15.75 FEET; THENCE ALONG SAID WEST LINE S70°40'43"W, 199.04 FEET; THENCE 48.14 FEET ALONG SAID WEST LINE ON A 325.00 FOOT RADIUS CURVE CONCAVE WESTERLY (CHORD BEARING S28°33'18"E, 48.10 FEET); THENCE ALONG SAID WEST LINE S77°26'54"W, 51.27 FEET TO THE NORTHWEST CORNER DEERE CREEK LANE; THENCE S61°37'38"W, 155.20 FEET; THENCE N35°22'21"W, 50.11 FEET; THENCE N53°18'04"W, 270.05 FEET; THENCE N65°21'33"W, 60.00 FEET; THENCE N24°11'36"E, 155.54 FEET; THENCE N65°48'24"W, 79.70 FEET; S20°22'46"W, 155.34 FEET; THENCE N65°48'24"W, 112.83 FEET; THENCE N57°21'29"W, 141.04 FEET; THENCE N42°49'17"W, 101.82 FEET; THENCE N30°12'00"W, 224.08 FEET; THENCE N81°42'26"W, 233.79 FEET; THENCE N27°00'52"W, 224.34 FEET; THENCE N01°24'39"W, 44.44 FEET; THENCE N52°32'01"E, 344.01 FEET; THENCE S50°37'54"E, 204.19 FEET; THENCE N87°31'52"E, 499.66 FEET; THENCE N01°44'33"W, 143.86 FEET; THENCE N87°34'58"E, 48.76 FEET; THENCE N11°17'28"E, 147.76 FEET; THENCE N87°31'52"E, 605.20 FEET TO THE POINT OF BEGINNING.
 DESCRIBED PARCEL CONTAINS 25.04 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

NOTES:

- THE INTENDED USE OF EACH OUTLOT WITHIN THE PLAT ARE AS FOLLOWS:
- | OUTLOT | INTENDED USE | RESPONSIBLE PARTY |
|--------|-------------------------|-------------------------|
| A | STORMWATER MANAGEMENT | HOMEOWNER'S ASSOCIATION |
| B | RIGHT-OF-WAY DEDICATION | CITY OF DAVENPORT |
| C | RIGHT-OF-WAY DEDICATION | CITY OF DAVENPORT |

KEY NOTES:

- 15' PUBLIC UTILITY EASEMENT
- 10' PUBLIC UTILITY EASEMENT
- 20' DRAINAGE EASEMENT
- 40' SANITARY SEWER EASEMENT

FOR RECORDER'S USE ONLY

RECORDER'S INDEX	
COUNTY:	SCOTT
SECTION:	1-178N-R3E
QUARTER SECTION:	SE 1/4
CITY:	DAVENPORT
SUBDIVISION:	PRAIRIE HEIGHTS THIRD ADD
BLOCK:	NA
LOT(S):	NA



DATE	DESCRIPTION OF CHANGES

REV	DATE	DESCRIPTION OF CHANGES

PROJECT NAME	CLIENT NAME
CITY REVIEW	PRAIRIE HEIGHTS DEV
PRAIRIE HEIGHTS THIRD ADDITION	PRAIRIE HEIGHTS DEV

DATE ISSUED	CURRENT REV.
JULY 27, 2020	B

UTILITY APPROVALS	
CENTURYLINK	DATE
CITY OF DAVENPORT	DATE
MIDAMERICAN ENERGY	DATE
MEDIACOM	DATE
IOWA AMERICAN WATER COMPANY	DATE

CITY APPROVAL
 The City Council of the City of Davenport meeting in regular session _____ (date) did find that the Prairie Heights Third Addition plat serves the public use and interest and has authorized its Mayor to execute its written approval hereon.
 Signature of Mayor _____



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 BRADLEY R. GEATER, P.L.S., P.E.
 LICENSE NUMBER 19828
 DATE _____
 MY LICENSE RENEVAL DATE IS DECEMBER 31, 2021.
 PAGES OR SHEETS COVERED BY THIS SEAL: ALL

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Laura Berkley, 563-888-3553

Date
8/18/2020

Subject:
Case F20-09: Scott County YMCA First Addition

Recommendation:
None at this time.

Background:
Currently under technical review and scheduled for Plan & Zoning Commission consideration on September 1, 2020.

ATTACHMENTS:

Type	Description
▢ Exhibit	Scott Co YMCA 1st Add Final Plat

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	8/14/2020 - 3:02 PM

MID AMERICAN ENERGY CO.

MEDIACOM

CENTURY LINK

PLANNING AND ZONING

IOWA-AMERICAN WATER CO.

CITY OF DAVENPORT, IOWA

FINAL PLAT OF

SCOTT COUNTY FAMILY YMCA FIRST ADDITION

PART OF: BLOCK 71 OF LECLAIRE'S 5th ADDITION; BLOCK 77 LECLAIRE'S 6th ADDITION; BLOCK 122 LECLAIRE'S 9th ADDITION; VACATED 5th STREET; VACATED LECLAIRE STREET; VACATED DEPOT STREET; VACATED FARNAM STREET; VACATED GRAND AVENUE LEPAGE STREET; AND THE FORMER MISSISSIPPI & MISSOURI RAILROAD DEPOT; ALL LOCATED WITHIN THE PARCEL CONVEYED TO ANTOINE LECLAIRE BY THE SAC & FOX TREATY OF 1832 AND PART OF THE SOUTHWEST QUARTER OF SECTION 25 AND THE NORTHWEST QUARTER OF SECTION 36 IN TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5th PRINCIPAL MERIDIAN, IN THE CITY OF DAVENPORT, COUNTY OF SCOTT, STATE OF IOWA

13.36 ACRES±

OWNER / DEVELOPER

Scott County Family YMCA 606 West 2nd Street Davenport, IA 52801

Attn: Brad Martell - Chief Executive Officer

PRELIMINARY 08-04-2020

SURVEYOR'S NOTES

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

No investigation concerning environmental and subsurface conditions, or for the existence of underground containers, structures or facilities which may affect the use or development of this property was made as a part of this re-survey.

No investigation was made as part of this re-survey to determine or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal facilities, except as noted. Call Iowa One-Call at 1-800-252-6869 for information regarding these utilities or facilities.

Distances are listed in feet and decimal part of a foot.

All monuments shown hereon have been found or will be set before January 2020.

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

Lots 1 & 2 share a blanket cross-access easement.

GENERAL NOTES

- 1. This Tract is currently Zoned C-D
2. Proposed Total Lot Area = 13.36 Acres
3. All public utilities shall be located within easements or public road right of way

DEED RECORD NOTES

- 1. The south 20 feet of that parcel previously conveyed to Unity Corporation by Quit Claim Deed dated January 21, 1970 and recorded in Book 332 of Deed Records at Page 374.
2. East line of the parcel of land conveyed by Chicago, Rock Island and Pacific Railroad Company to Unity Corporation by Quit Claim Deed dated January 21, 1970 and recorded in Book 332 of Deed Records at Page 374.

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



60 30 0 60 120

SCALE: 1" = 60'

LEGEND

- SUBDIVISION BOUNDARY
EXISTING LOT LINE
PROPOSED EASEMENT LINE
EXISTING EASEMENT LINE
STORM DETENTION EASEMENT
SECTION LINE
R.O.W. LINE
UNDERLYING LOT LINE
UTILITY EASEMENT
BUILDING SETBACK LINE
MEASURED DIMENSION
RECORDED DIMENSION
REBAR FOUND
REBAR WITH CAP # FOUND
5/8" REBAR WITH CAP #13581, SET
P.K. NAIL FOUND
P.K. NAIL SET
PIPE FOUND
RAILROAD SPIKE FOUND

Table with 3 columns: LINE, BEARING, DISTANCE. Contains lines L1 through L8 with bearings and distances.

Table with 3 columns: LOT, AREA S.F.±, AREA AC.±. Contains lots 1 through 3 and a total area.

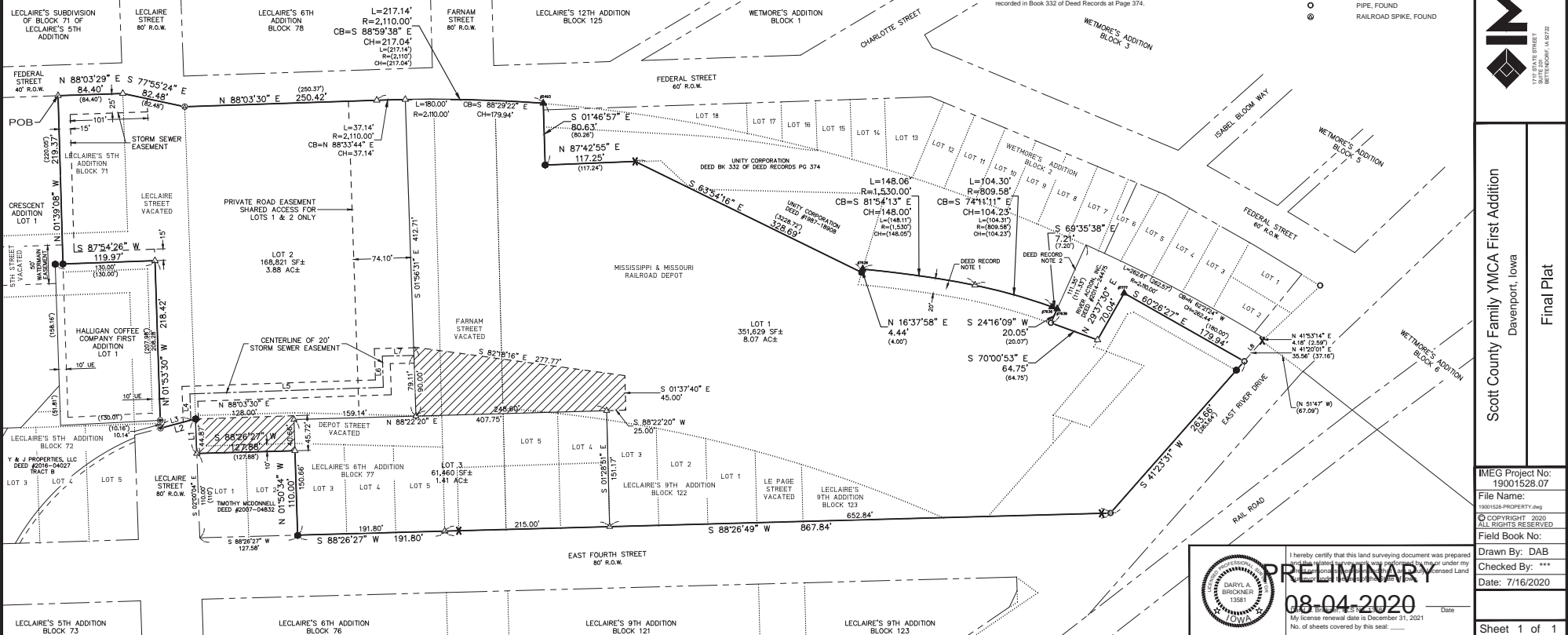


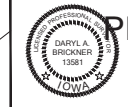
Table with 2 columns: No., DESCRIPTION. For revisions.



Scott County Family YMCA First Addition Davenport, Iowa Final Plat

IMEG Project No: 19001528.07
File Name: 19001528-PROPERTY.dwg
COPYRIGHT 2020 ALL RIGHTS RESERVED
Field Book No:

Drawn By: DAB
Checked By: ***
Date: 7/16/2020
Sheet 1 of 1



I hereby certify that this land surveying document was prepared by me or under my direct supervision and in accordance with the laws of the State of Iowa.
PRELIMINARY
08-04-2020
My license renewal date is December 31, 2021.
No. of sheets covered by this seal: _____

Vertical text on the left edge: Project: 19001528-07.dwg, Date: 08/04/2020, User: DAB, Plot: 1 of 1