

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, SEPTEMBER 1, 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

III. Secretary's Report

A. Consideration of the August 18, 2020 Meeting Minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case F20-08: Request of Prairie Heights Development, LLC for a Final Plat of Prairie Heights Third Addition for a 23 lot subdivision on 25.04 acres located west of Olde Brandy Lane and Mississippi Avenue. [Ward 8]
- ii. Case F20-09: Request of Scott County Family YMCA for a Final Plat of Scott County Family YMCA First Addition for a 3 lot subdivision on 13.36 acres, more or less, north of East 4th Street. [Ward 3]

VII. Future Business

A. Case F20-10: Dolan's 53rd St 8th 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**  
**9/1/2020**

Subject:  
Consideration of the August 18, 2020 Meeting Minutes.

Recommendation:  
Approve the minutes.

ATTACHMENTS:

Type	Description
▣ Exhibit	8-18-2020 Minutes

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	8/27/2020 - 2:58 PM

## MINUTES

### 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 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.*

### REGULAR MEETING AGENDA

#### I. Roll Call

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

#### II. Report of the City Council Activity

Ordinance for Case REZ20-05 being the request of Rev. Richard Hayslett to rezone 508-510 Marquette St from R4-C, Single- and Two-Family Central Residential District, to c-1, Neighborhood Commercial District [Ward 3]. **ADOPTED 2020-327**

#### III. Secretary's Report

Consideration of the August 4, 2020 Meeting Minutes.

Motion by Tallman, second by Hepner to approve the August 2, 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:

- 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 sale [Ward 1].

Berkley gave the staff report.

Motion by Tallman, seconded by Hepner, to forward Case REZ20-06 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 enumerated in Section 17.14.040E.1 of the Davenport City Code.

Motion to recommend denial passed unanimously.

VI. Subdivision Activity

A. Old Business: None

B. New Business: None

VII. Future Business:

A. Case F20-08: Prairie Heights Third Addition

B. Case F20-09: Scott County Family YMCA First Addition

VIII. Communications: None

IX. Other Business: None

X. Adjourn

The meeting adjourned at 5:15 pm

XI. NEXT MEETING: September 1, 2020

City of Davenport  
Plan and Zoning Commission

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

**Date**  
**9/1/2020**

**Subject:**

Case F20-08: Request of Prairie Heights Development, LLC for a Final Plat of Prairie Heights Third Addition for a 23 lot subdivision on 25.04 acres located west of Olde Brandy Lane and Mississippi Avenue. [Ward 8]

**Recommendation:**

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F20-08 to the City Council with a recommendation for approval subject to the ten listed conditions.

**Background:**

**Comprehensive Plan:**

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

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

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.

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

**Zoning:**

The property is currently zoned R-4 Single and Two-Family Residential Zoning District.

**Technical Review:**

Streets.

The property would have access via Olde Brandy Lane and would add 889 linear feet of new street added to the City, all of which would meet Davenport Municipal Code requirements.

Storm Water.

The development will include more than 5,000 square feet of hard surface. Outlot A will serve as water detention for this development. With R-4 zoning, the maximum impervious surface coverage is 60% of each of the lots. The development of the property will need to comply with the City's

stormwater requirements.

Sanitary Sewer.

Sanitary sewers will be extended from existing infrastructure on Olde Brandy Lane.

Other Utilities.

Other normal utility services are available.

**Public Input:**

No public hearing is required for a Final Plat.

**Discussion:**

The request is for a Final Plat for a 23 lot subdivision on 25.04 acres of property to facilitate a residential development. This plat is a continuation of the development adjacent to the east and is compatible with that development.

**Recommendation:**

Findings:

1. The plat conforms to the comprehensive plan Davenport+2035; and
2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F20-08 to the City Council with a recommendation for approval subject to the following conditions:

1. That the surveyor signs the plat;
2. That the utility providers sign the plat when their easement needs have been met;
3. That a signature line for the City Plan & Zoning Commission is added and the City approval stamp is removed.
4. That the 40' sanitary sewer easement shall continue south through lot 23.
5. That easements denoted as utility shall be called out as sewer easements if a sewer is within it.
6. That the right-of-way to be dedicated shall not be platted as Outlot C.
7. That building setback lines shall be shown.
8. That notes be added to address drainage easement and excess stormwater passage statements.
9. That the plat is tied to two quarter corners both labeled with description or two previously established lot corners both labeled with description of each corner;
10. That a note be added to the plat stating that sidewalks shall be installed along street frontages when so ordered by the City.

**ATTACHMENTS:**

Type	Description
▣ Backup Material	Final Plat
▣ Backup Material	Zoning Map
▣ Backup Material	Future Land Use Map
▣ Backup Material	Application

## Staff Workflow Reviewers

### REVIEWERS:

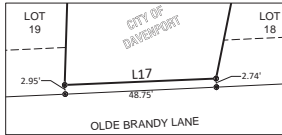
Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	8/28/2020 - 4:41 PM



# FINAL PLAT

## PRAIRIE HEIGHTS THIRD ADDITION

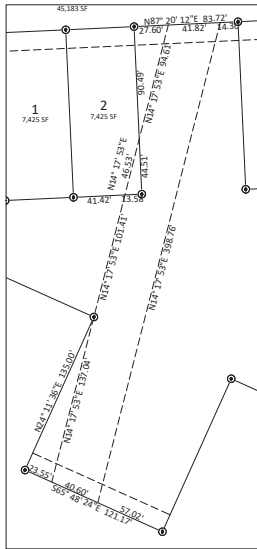
### DAVENPORT, IOWA



OUTLOT B DETAIL

1" = 20'

1



SANITARY SEWER EASEMENT

1" = 50'

2

#### LEGAL DESCRIPTION

PART OF THE SE 1/4 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 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:

1. 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: 1-778N-R3E
QUARTER SECTION: SE 1/4
CITY: DAVENPORT
SUBDIVISION: PRAIRIE HEIGHTS THIRD ADD
BLOCK: NA
LOTS: NA



**AXIOM**  
CONSULTANTS  
WWW.AXION-CON.COM | (319) 535-6200

NUMBER

DATE

DESCRIPTION OF CHANGES

REV

DATE

DESCRIPTION OF CHANGES

REV

DATE

DESCRIPTION OF CHANGES

REV

DATE

DESCRIPTION OF CHANGES

REV

DATE

DESCRIPTION OF CHANGES

REV

DATE

DESCRIPTION OF CHANGES

REV

DATE

DESCRIPTION OF CHANGES

REV

DATE

DESCRIPTION OF CHANGES

REV

DATE

DESCRIPTION OF CHANGES

REV

DATE

DESCRIPTION OF CHANGES

REV

DATE

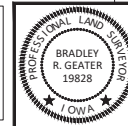
#### UTILITY APPROVALS

CENTURYLINK	DATE
CITY OF DAVENPORT	DATE
MIDAMERICAN ENERGY	DATE
MEDACOM	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 RENEWAL DATE IS DECEMBER 31, 2021.

PAGES OR SHEETS COVERED BY THIS SEAL: ALL

OWNER / APPLICANT:  
PRAIRIE HEIGHTS DEVELOPMENT LLC  
211 FIRST AVENUE SE  
CEDAR RAPIDS, IA 52401

PREPARED BY:  
AXIOM CONSULTANTS, LLC  
60 E. COURT STREET, UNIT 3  
IOWA CITY, IOWA 52240

PROJECT NAME:

CITY REVIEW

DATE ISSUED:

JULY 27, 2020

DATE REVISION:

B

PROJECT NAME:

PRAIRIE HEIGHTS

THIRD ADDITION

CLIENT NAME:

PRAIRIE HEIGHTS DEV

PROJECT NUMBER:

150095

SHEET NUMBER:

1 OF 1

DATE

DESCRIPTION OF CHANGES

REV

DATE

DESCRIPTION OF CHANGES

REV

DATE



I-2

C-OP

R-MF

R-4

I-1

S-OS

R-3

VETERANS MEMORIAL PKWY

TREMONT AVE

OLDE BRANDY LN

MISSISSIPPI AVE

PARKVIEW LN

DEERE CREEK LN

SAVANNAH CIR

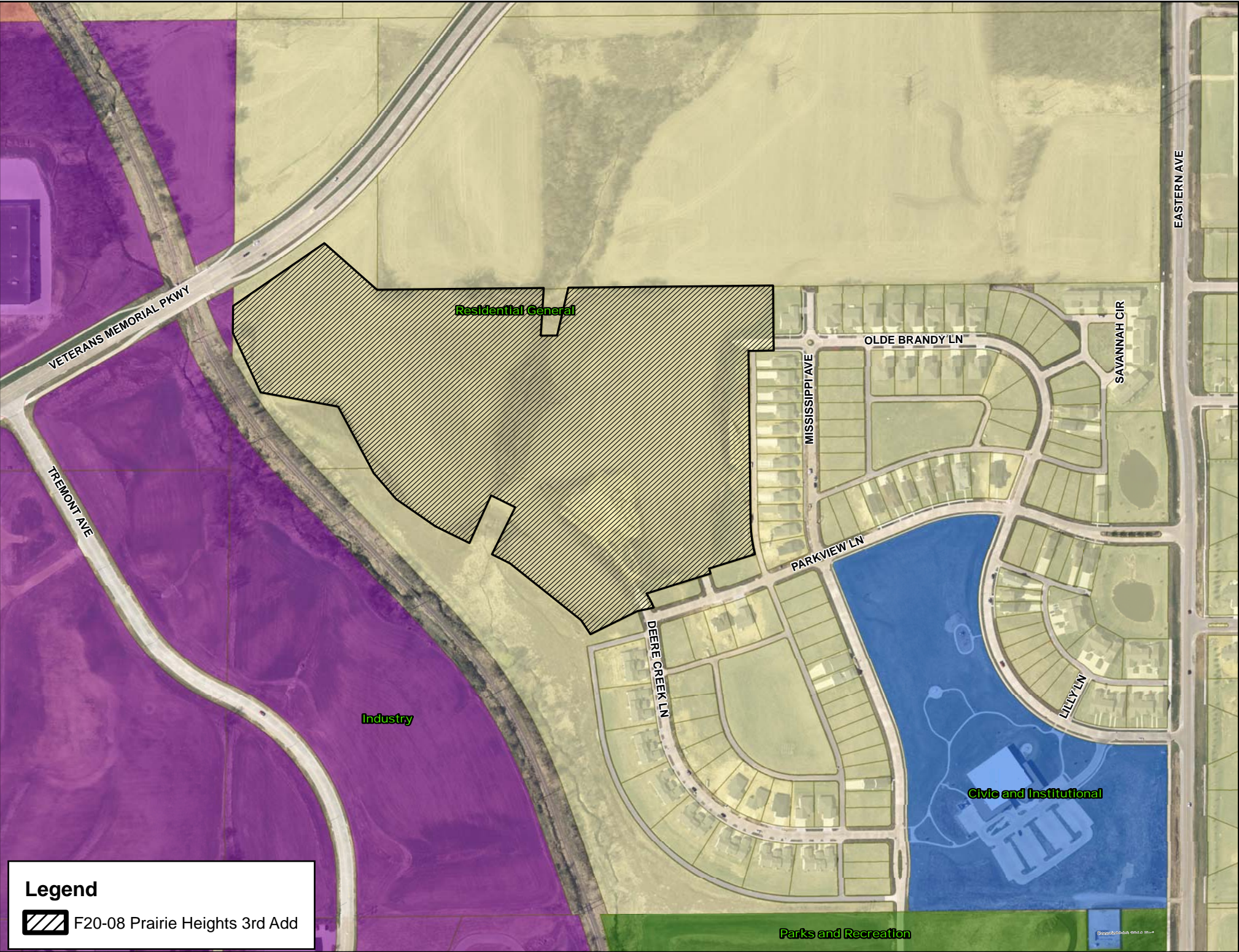
LILLY LN

EASTERN AVE

Legend

 F20-08 Prairie Heights 3rd Add

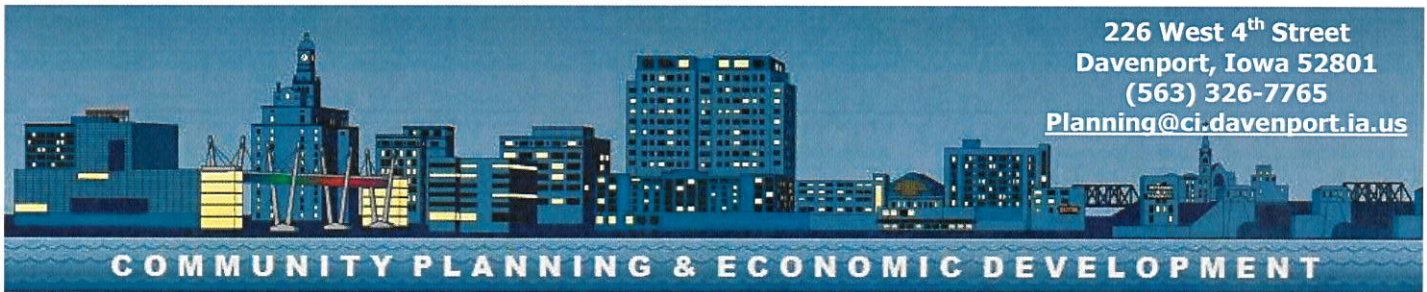




**Legend**

 F20-08 Prairie Heights 3rd Add





Complete application can be emailed to [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us)

**Property Address\*** Part of the SE 1/4 of Section 1, Township 78 North, Range 3 East of Fifth Principal

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

**Applicant (Primary Contact)**

Name:	Prairie Heights LLC / CO
Company:	High Development - Darryl High
Address:	211 First Avenue SE
City/State/Zip:	Cedar Rapids, Iowa 52401
Phone:	319-363-3900
Email:	darrylh@highdevelopment.com

**Owner** (if different from Applicant)

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

**Engineer** (if applicable)

Name:	Mike Welch
Company:	Axiom Consultants, LLC
Address:	60 E Court Street, Unit 3
City/State/Zip:	Iowa City, Iowa 52240
Phone:	319-519-6220
Email:	mwelch@axiom-con.com

**Architect** (if applicable)

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

**Attorney** (if applicable)

Name:	Matt Hektoen
Company:	Simmons Perrine Moyer Bergman PLC
Address:	115 3rd Street SE, Suite 1200
City/State/Zip:	Cedar Rapids, Iowa 52401
Phone:	319-896-4030
Email:	mhektoen@spmbllaw.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 ☐

**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 ☐

**Historic Preservation Commission**

Certificate of Appropriateness ☐  
 Landmark Nomination ☐  
 Demolition Request ☐

**Administrative**

Administrative Exception ☐  
 Health Services and Congregate Living Permit ☐

**Preliminary Plat – Required for subdivisions of four lots or more.**

Property Location:

Part of the SE 1/4 of Section 1, Township 78 North, Range 3 East of Fifth Principal Meridian, in the City of D

Total Land Area: 25.04 Acres

Total Number of Lots: 23 + 3 outlet

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

**Submittal Requirements:**

- The completed application form.
- Required fee:
  - Ten or fewer lots - \$400 plus \$25 per lot.
  - Eleven to twenty-five lots - \$700 plus \$25 per lot.
  - More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed plat at a scale of not less than one inch per one hundred feet, which depicts the following:
  - The location of existing property lines, section lines, easements, corporate limits and other legally established districts, streets, buildings, watercourses, tree masses and other existing features within the area to be subdivided and similar facts regarding existing conditions on the land.
  - The proposed location and width of streets, alleys, lots, building setback lines and easements.
  - Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet shall be indicated in a general way upon the plat.
  - Proposed name of the subdivision (which shall not duplicate any previously filed plat), the name of the land owner, land developer, and land surveyor.
  - The names and adjoining boundaries of all adjacent subdivisions and the names of record owners of adjoining parcels of unsubdivided land.
  - Existing contours with intervals of five feet or less.
  - North point, scale and date.
  - A vicinity sketch showing the proposed subdivision in relationship to surrounding development and street systems.

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

Property Location:

Part of the SE 1/4 of Section 1, Township 78 North, Range 3 East of Fifth Principal Meridian, in the City of D

Total Land Area: 25.04 Acres

Total Number of Lots: 23 + 3 outlots

Linear Feet of Streets Added: 889

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

### Submittal Requirements:

- The completed application form.
- Required fee:
  - Ten or fewer lots - \$400 plus \$25 per lot.
  - Eleven to twenty-five lots - \$700 plus \$25 per lot.
  - More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed final plat at a scale of not less than one inch per one fifty feet, which depicts the following:
  - The boundary lines of the area being subdivided with accurate distances and bearings.
  - The lines of all proposed streets and alleys with their width and names.
  - The accurate outline of any property which is offered for dedication for public use.
  - The lines of all adjoining lands and the lines of adjacent streets and alleys with their width and names.
  - All lot lines and an identification system for lots and blocks.
  - Building lines and easements for any right-of-way provided for public use, services or utilities, or excess storm water passageways with figures showing their dimensions.
  - All dimensions, both linear and angular, necessary for locating subdivision boundaries, lots, streets, alleys, and of any other areas for public or private use. The linear dimensions are to be expressed in feet and decimals of a foot.
  - Radii, arcs and chords, points of tangency, central angles for all curvilinear streets, and radii and tangents for all rounded corners.
  - All survey monuments and bench marks together with their descriptions.
  - Name of subdivision and description of property subdivided showing its location by distance and bearing to the nearest quarter section monument; points of compass; graphic scale of map; and name and address of owner or owners or the subdivider, or in the case of corporate ownership, the name and address of the registered agent of said corporation shall also appear on the plat;
- Prior to forwarding the proposed final plat to City Council:
  - One full size copy of corrected final plat with the original mylar/sepia and one reduced copy signed/stamped by the utility companies.
  - Executed platting certificates acceptable to the City of Davenport:
    - Acceptance by the City of Davenport.
    - Hold Harmless Agreement.
    - Assessment waiver (sidewalks and subdivision improvements).
    - Dedication of Owner.
    - Consent to platting where applicable.
    - Certificate of Attorney.
    - Surveyor's Certificate.
    - Certificate of County Treasurer.
    - Certificate of Subdivision Name by Scott County Auditor.

**The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Preliminary Plat:**

**(1) Application:**

- 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's consideration of the proposed preliminary plat:**

- Planning staff will perform a technical review of the petition 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. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

**(3) City Council's consideration of the proposed preliminary plat:**

- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

**The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Final Plat:**

**(1) Application:**

- 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's consideration of the proposed final plat:**

- Planning staff will perform a technical review of the petition 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. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

**(3) City Council's consideration of the final plat:**

- Prior to forwarding the petition to the City Council, the following must be provided to the Community Planning and Economic Development Department:
  - One full size copy of the corrected final plat and one reduced copy of the corrected final plat signed/stamped by the utility companies.
  - Executed platting certificate.
- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

**(4) Recordation:**

- After the Mayor signs the approved final plats and Acceptance by the City of Davenport, the final will be released to the Surveyor to obtain and return 21 full size copies to the Community Planning and Economic Development Department.
- After the 21 copies are returned, two copies of the final plat and platting certificates will be released to the petitioner.
- It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.

Petitioner: PRAMIE HEIGHT L.L.C / DANNY HIGH OWNER, Date: 08/14/2020  
By typing your name, you acknowledge and agree to the aforementioned procedure and requirements.

Received by:  Date:   
Planning staff

Date of Plan and Zoning Commission Public Hearing:

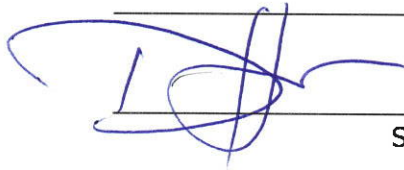
Plan and Zoning Commission meetings are held in City Hall Council Chambers located at 226 West 4<sup>th</sup> Street, Davenport, Iowa.



### Authorization to Act as Applicant

I, Darryl High authorize Mike Welch and/or Brian Boelk  
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council.

Part of the SE 1/4 of Section 1, Township 78 North, Range 3 East of Fifth



Signature(s)

State of \_\_\_\_\_,  
County of \_\_\_\_\_,  
Sworn and subscribed to before me

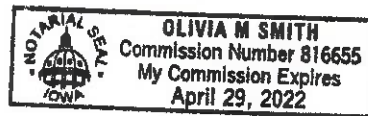
This 19<sup>TH</sup> day of AUGUST 2020

Form of Identification



Notary Public

My Commission Expires: 4/29/22



## 2020 DEVELOPOMENT CALENDAR

### CITY PLAN & ZONING COMMISSION SCHEDULE

### CITY COUNCIL SCHEDULE

<u>REZONING &amp; ROW VACATION</u> SUBMITTAL DEADLINE	<u>SUBDIVISION &amp; DEV. PLAN</u> SUBMITTAL DEADLINE	PLAN & ZONING PUBLIC HEARING (Preview for plats/plans)	PLAN & ZONING COMMISSION MEETING	COUNCIL ITEMS SUBMITTAL DEADLINE	COMMITTEE OF THE WHOLE (PUBLIC HEARING)	CITY COUNCIL MEETING
12:00 PM - Monday	12:00 PM - Monday	5:00 PM - Tuesday	5:00 PM - Tuesday	12:00PM - Friday	5:30 PM - Wednesday	5:30 PM - Wednesday
11/19/19	12/02/19	12/10/19	12/24/19	12/27/19	01/08/20	01/15/20
12/02/19	12/16/19	12/24/19	01/07/20	01/10/20	01/22/20	01/29/20
12/17/19	12/28/19	01/07/20	01/21/20	01/24/20	02/05/20	02/12/20
12/27/19	01/13/20	01/21/20	02/04/20	02/07/20	02/19/20	02/26/20
01/13/20	01/27/20	02/04/20	02/18/20	02/21/20	03/04/20	03/11/20
01/27/20	02/10/20	02/18/20	03/03/20	03/06/20	03/18/20	03/25/20
02/10/20	02/24/20	03/03/20	03/17/20	03/20/20	04/01/20	04/08/20
02/24/20	03/09/20	03/17/20	03/31/20	04/03/20	04/15/20	04/22/20
03/09/20	03/23/20	03/31/20	04/21/20	04/24/20	05/06/20	05/13/20
03/30/20	04/13/20	04/21/20	05/05/20	05/08/20	05/20/20	05/27/20
04/13/20	04/27/20	05/05/20	05/19/20	05/22/20	06/03/20	06/10/20
04/27/20	05/11/20	05/19/20	06/02/20	06/05/20	06/17/20	06/24/20
05/11/20	05/22/20	06/02/20	06/16/20	06/19/20	07/01/20	07/08/20
05/22/20	06/08/20	06/16/20	06/30/20	07/03/20	07/15/20	07/22/20
06/08/20	06/22/20	06/30/20	07/14/20	07/24/20	08/05/20	08/12/20
06/22/20	07/06/20	07/14/20	08/04/20	08/07/20	08/19/20	08/26/20
07/13/20	07/27/20	08/04/20	08/18/20	08/21/20	09/02/20	09/09/20
07/27/20	08/10/20	08/18/20	09/01/20	09/04/20	09/16/20	09/23/20
08/10/20	08/24/20	09/01/20	09/22/20	09/25/20	10/07/20	10/14/20
08/31/20	09/14/20	09/22/20	10/06/20	10/09/20	10/21/20	10/28/20
09/14/20	09/28/20	10/06/20	10/20/20	10/22/20	11/04/20	11/10/20
09/28/20	10/12/20	10/20/20	11/03/20	11/05/20	11/18/20	11/24/20
10/12/20	10/26/20	11/03/20	11/17/20	11/20/20	12/02/20	12/09/20
10/26/20	11/09/20	11/17/20	12/01/20	cancelled due to holiday		
11/09/20	11/23/20	12/01/20	12/15/20	12/11/20	12/30/20	01/06/21
11/23/20	12/07/20	12/15/20	12/29/20	12/23/20	01/13/21	01/20/21
12/07/20	12/21/20	12/29/20	01/05/21	01/08/21	01/27/21	02/03/21
12/14/20	12/28/20	01/05/21	01/26/21	01/22/21	02/10/21	02/17/21

- SUBMISSION & MEETING DATES MAY BE CHANGED DUE TO HOLIDAY **MARKED IN RED**
- ORDINANCES REQUIRE THREE CONSIDERATIONS BEFORE CITY COUNCIL
- DATES SUBJECT TO CGHHANE DUE TO HOLIDAYS **MARKED IN RED**
- DELAYS MAY OCCUR UPON THE PETITION REACHING THE CITY COUNCIL'S AGENDA

City of Davenport  
Plan and Zoning Commission

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

**Date**  
**9/1/2020**

**Subject:**

Case F20-09: Request of Scott County Family YMCA for a Final Plat of Scott County Family YMCA First Addition for a 3 lot subdivision on 13.36 acres, more or less, north of East 4th Street.  
[Ward 3]

**Recommendation:**

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F20-09 to the City Council with a recommendation for approval subject to the seven listed conditions.

**Background:**

**Comprehensive Plan:**

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Downtown (DT) – The original center of the City, marked by historical buildings, regional cultural attractions, large scale single-purpose or mixed-use developments, government or institutional centers. Development in DT shall be governed by detailed design guidelines marked by high quality design and building materials, set in an environment that is supportive of all transportation modes, including pedestrian.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.

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

**Zoning:**

The property is currently zoned C-D Commercial Downtown Zoning District.

**Technical Review:**

Streets.

The property would have access East 4<sup>th</sup> Street and LeClaire Street.

Storm Water.

The development will include more than 5,000 square feet of hard surface. Water detention and stormwater quality is required. The development of the property will need to comply with the City's stormwater requirements.

Sanitary Sewer.

Sanitary sewers are adjacent to the site.

### Other Utilities.

Other normal utility services are available.

### **Public Input:**

No public hearing is required for a Final Plat.

### **Discussion:**

The request is for a Final Plat for a 3 lot subdivision on 13.36 acres, more or less, of property to contain a multi-family residential development, future commercial development and the Scott County Family YMCA complex.

### **Recommendation:**

Findings:

1. The plat conforms to the comprehensive plan Davenport +2035; and
2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F20-09 to the City Council with a recommendation for approval subject to the following conditions:

1. That the surveyor signs the plat;
2. That the utility providers sign the plat when their easement needs have been met;
3. That the Base Flood Elevation and floodway shall be depicted and a note added stating the effective date of the most current Flood Insurance Study.
4. That a description shall be provided for at least two of the existing lot corners found.
5. That the easement granted to River Action for the construction of the First Bridge shall be depicted.
6. That excess stormwater passageways be depicted as easements with a note for maintenance.
7. That all stormwater detention and water quality treatment areas shall be depicted as easements with access easements to the areas and a note on maintenance to shall be added.

### **ATTACHMENTS:**

Type	Description
▢ Backup Material	Final Plat
▢ Backup Material	Zoning Map
▢ Backup Material	Future Land Use Map

### **Staff Workflow Reviewers**

#### **REVIEWERS:**

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	8/28/2020 - 4:54 PM

MID AMERICAN ENERGY CO.

MEDIACOM

DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

CENTURY LINK

PLANNING AND ZONING

DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

IOWA-AMERICAN WATER CO.

CITY OF DAVENPORT, IOWA

DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
DATE: \_\_\_\_\_

## 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 a 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 lights.

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

## GENERAL NOTES

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

## DEED RECORD NOTES

- 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.
- 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 LOT LINE
---	EXISTING EASEMENT LINE
---	PROPOSED 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

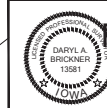
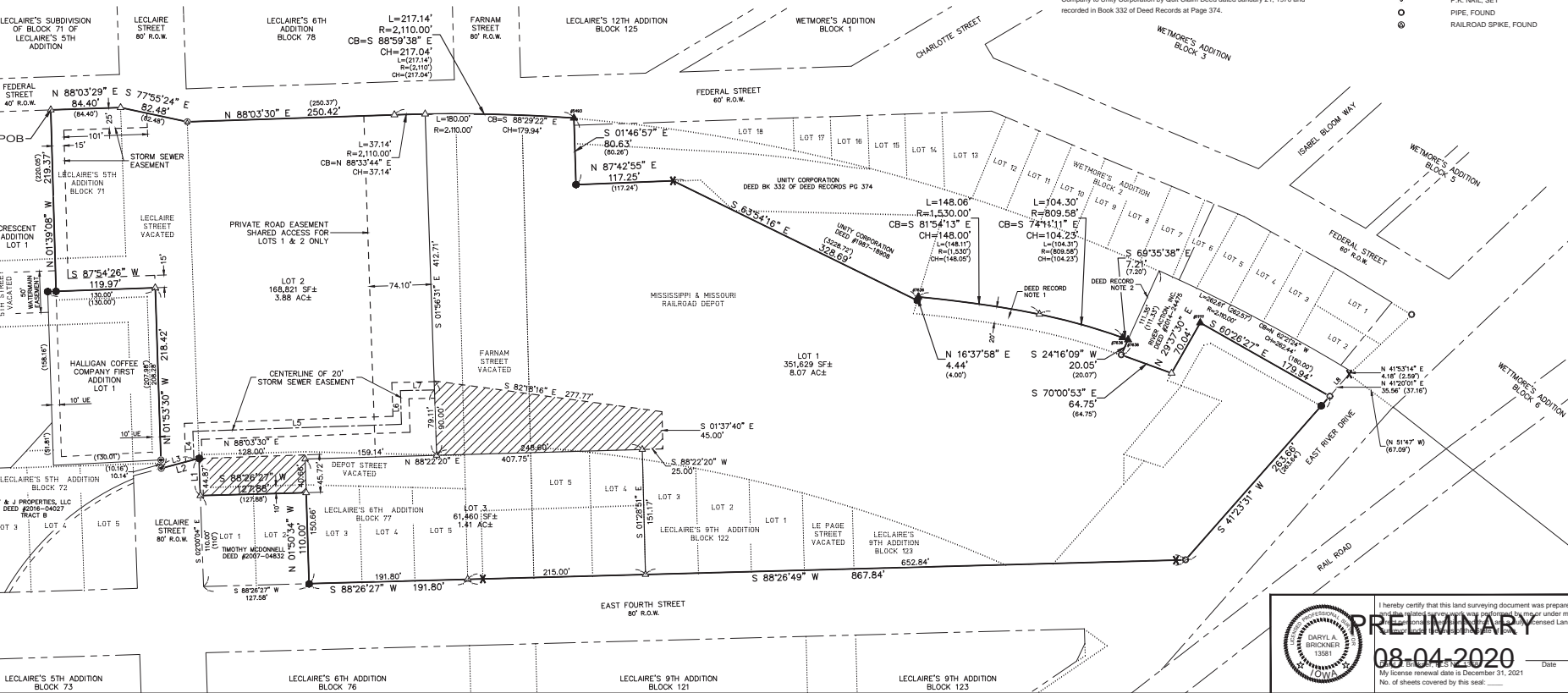
DATE	REVISIONS	DESCRIPTION
	No.	

Scott County Family YMCA First Addition  
Davenport, Iowa  
Final PlatIMEG 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

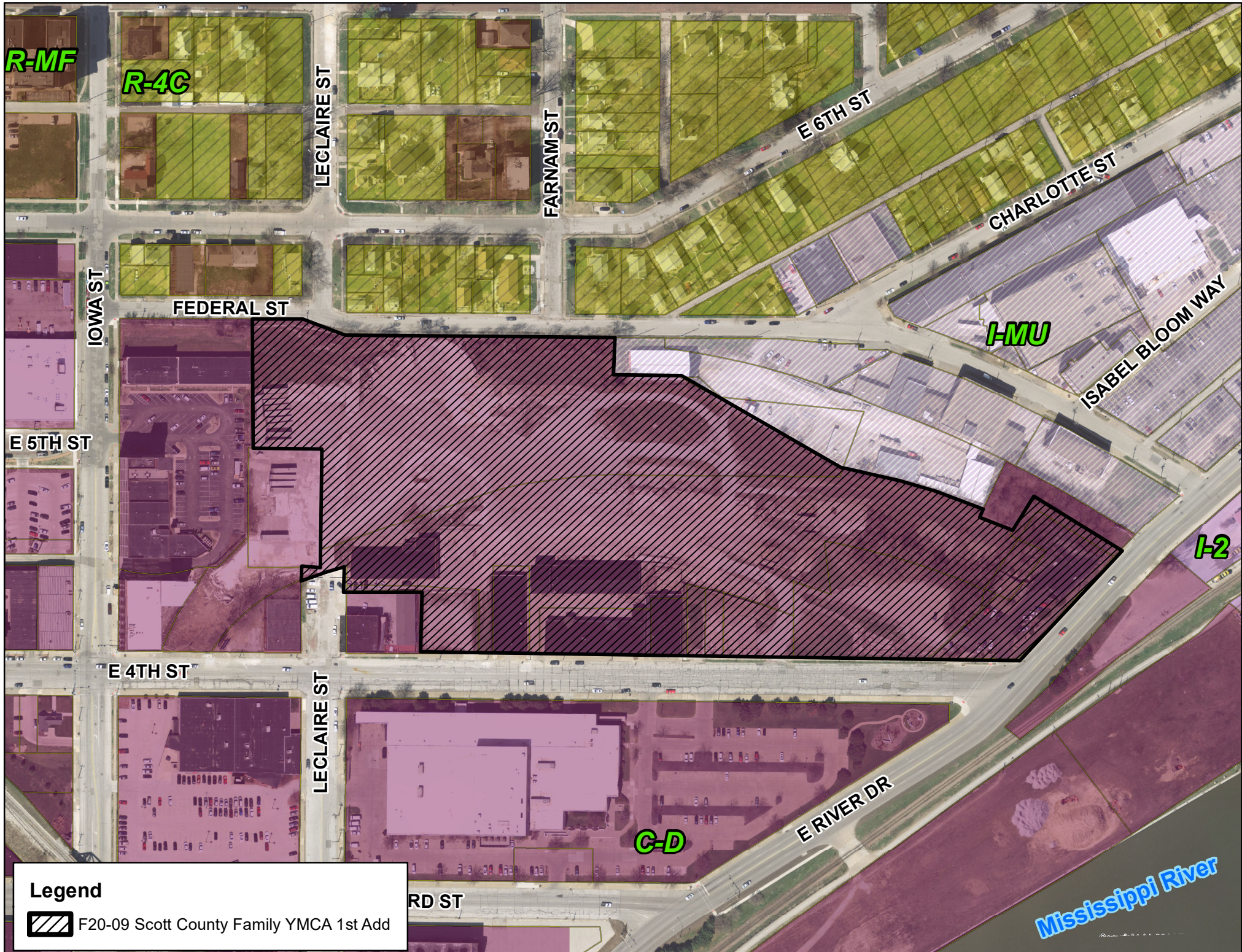
Sheet 1 of 1

LINE	BEARING	DISTANCE
L1	N 02°00'04" W	45.05
L2	S 75°09'33" W	47.37
L3	N 75°09'30" E	40.86
L4	S 01°56'34" E	34.27
L5	N 88°03'30" E	252.27
L6	S 01°56'30" E	40.68
L7	N 88°45'35" E	41.21
L8	N 41°23'31" E	39.74

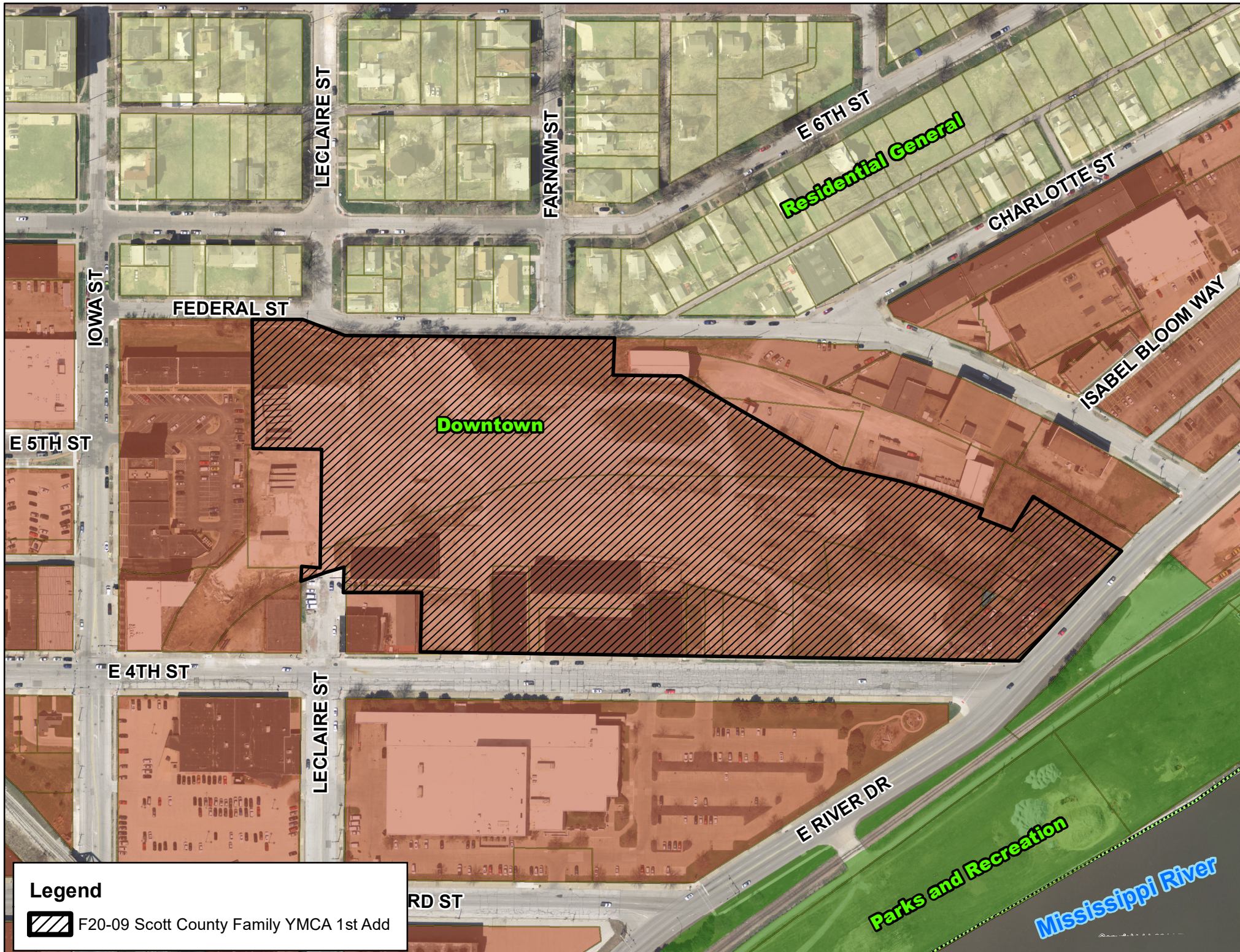
LOT	AREA S.F.±	AREA AC.±
LOT 1	351,629 SF±	8.07 AC±
LOT 2	168,821 SF±	3.88 AC±
LOT 3	61,460 SF±	1.41 AC±
TOTAL AREA	581,910 SF±	13.36 AC±

PRELIMINARY  
08-04-2020  
I hereby certify that this land surveying document was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor in the State of Iowa.  
My license renewal date is December 31, 2021  
No. of sheets covered by this seal: \_\_\_\_\_











City of Davenport  
Plan and Zoning Commission

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

**Date**  
**9/1/2020**

Subject:  
Case F20-10: Dolan's 53rd St 8th Addition

Recommendation:  
None at this time.

Background:  
Currently under technical review and scheduled for Plan & Zoning Commission consideration on September 22, 2020.

ATTACHMENTS:

Type	Description
▢ Backup Material	Final Plat

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	8/28/2020 - 5:01 PM



