PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, JUNE 15, 2021; 5:00 PM

COUNCIL CHAMBERS CITY HALL 226 W 4TH STREET

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

A. Consideration of the May 18, 2021 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 P21-03: Request of Dan Dolan Homes for a Preliminary Plat of a 38 lot subdivision on 7.18 acres located south of Lincoln Road, east of Broadlawn Avenue, north of Riverview Park Drive, and west of Kimberly Road. [Ward 6]

ii. Case F21-03: Request of SB Real Estate, LLC for a Final Plat of a 3 lot subdivision on 122.48 acres located at the southeast corner of West 76th Street and North Division Street. [Ward 8]

iii. Case F21-04: Request of Speedway, LLC for a Final Plat of a 2 lot subdivision on 16.74 acres located at 8320 Hillandale Road. [Ward 8]

iv. Case F21-05: Request of 3rd Gen LLC for a Final Plat of a 2 lot subdivision on 13.11 acres located at 3053 Research Parkway. [Ward 8]

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
6/1/2021

Subject:
Consideration of the May 18, 2021 meeting minutes.

Recommendation:
Approve the minutes.

ATTACHMENTS:

Type	Description
Backup Material	Meeting Minutes 5-18-21

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	5/24/2021 - 12:17 PM

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, MAY 18, 2021; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

A PARTIALLY ELECTRONIC MEETING IS BEING HELD BECAUSE A FULLY "IN PERSON" MEETING IS 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 AND THE MAYOR'S EXECUTIVE ORDER DIRECTING SOCIAL DISTANCING AND PLACING RESTRICTIONS ON GATHERINGS. IN PERSON ATTENDANCE BY THE GENERAL PUBLIC AT ANY CITY OF DAVENPORT PUBLIC MEETING WITHIN ITS FACILITIES SHALL BE LIMITED TO 20 PERSONS.

REGULAR MEETING AGENDA

I. Roll Call

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

II. Report of the City Council Activity

Berkley updated the commission that Case REZ21-01, being the request of Rock Church Ministries Inc. to rezone Parcel P1304-02C from S-OS Open Space District to R-1 Single-Family Residential District, was tabled at City Council to allow for the appointment of the 7th Ward Alderperson.

III. Secretary's Report

A. Consideration of the May 4, 2021 meeting minutes.

Motion by Tallman, second by Hepner to approve the May 4, 2021 meeting minutes. Motion to approve was unanimous by voice vote (10-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

i. Case REZ21-03: Request of Build to Suit on behalf of Elmore Storage LLC to rezone 6403 Elmore Avenue (PIN Y0551A04) from C-E Elmore Corners to C-3 General Commercial District to allow for the expansion of the existing outdoor storage units. [Ward 6]

Koops and Berkley provided an overview of the case. The site was developed in accordance with the previous Zoning Ordinance. However, due to the adoption of a new Zoning Ordinance in 2019, the property was rezoned to C-E Elmore Corners District. This made the existing outdoor self-storage facility a nonconforming use. A rezoning to C-3 General Commercial District will bring the site into conformance with the current ordinance and enable construction of the second phase of units as a special use.

Maness inquired about the Special Use Permit and review by the Zoning Board of Adjustment. Reinartz spoke on behalf of the planning process and original intention of the Elmore Corners Area Plan to promote upscale development.

No members of the public spoke in favor or opposition to the petition.

Staff recommended the Plan and Zoning Commission forward Case REZ21-03 to the City Council with a recommendation for approval without conditions.

Findings:

1. The zoning map amendment is consistent with the Davenport 2035+ Land Use Plan (Regional Commercial – RC), which allows for the proposed use and other such similar uses.
2. The proposed C-3 General Commercial District and storage use is compatible with the adjacent zoning area characteristics, and public health and welfare as there are other regional commercial uses nearby and the use is allowed in the RC classification.
3. Rezoning the property to C-3 General Commercial District does not create any nonconformities and will in fact change a nonconforming use into a conforming use.
4. Required Special Use approval for outdoor storage units in the C-3 District offers a further level of review for the protection of adjacent properties.

Motion by Schneider, second by Lammers to approve Case REZ21-03 in accordance with the listed findings. After a roll call vote, motion passed 8-1. Reinartz voted against.

VI. Subdivision Activity

A. Old Business

B. New Business

i. Case F20-11: Request of DA Montana LLC for a Final Plat of Shirley's Shire for a 3 lot subdivision on 12.043 acres located north of Telegraph Road, west of Wisconsin Avenue. [Ward 1]

Berkley provided an overview of the proposed final plat and explained the split zoning of the property. Inghram discussed the importance of policing conditions placed on approved cases.

Staff recommended the Commission accept the listed findings and forward Case F20-11 to the City Council with a recommendation for approval subject to the listed conditions.

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.

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 affidavit of existing land uses shall be recorded on the property;
4. Revise the zoning district classification from 'A-1' to 'S-AG'.

Motion by Hepner, second by Tallman to approve Case F20-11 in accordance with the listed findings and conditions. Motion to approve was unanimous by a roll call vote (9-0).

ii. Case P21-01: Request of Dan Dolan Homes on behalf of Sophie Foster Revocable Trust for a Preliminary Plat of Birchwood Grove for a 73 lot subdivision on 20 acres located at 4607 East 53rd Street. [Ward 6]

Werderitch introduced the residential preliminary plat and updated the Commission on the rezoning ordinance approved by City Council.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case P21-01 to the City Council with a recommendation for approval subject to the 14 listed conditions.

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.

Conditions:

1. 1. A note shall be added to the plat stating all streets will be dedicated to the city upon recording of the plat.
2. All rezoning conditions shall be listed as a note on the plan
3. Birchwood Lane and Lakeview Court shall be renamed.
4. All sidewalks shall be shown on the preliminary plat and a note shall be added stating that the sidewalks shall be installed as development occurs or as so ordered by the city.
5. All building footprints shall be added to the preliminary plat.
6. Add all setbacks to the plat.
7. Drainage easements shall be separated from landscaped buffers.
8. Pedestrian access to existing sidewalks shall on E. 51st Street, Eastbury Estates and Hawk Drive shall be depicted as pedestrian easement with a note stating that the landowner must maintain 5 ft. wide pedestrian sidewalk for the appropriate lot numbers.
9. Lots containing townhouses shall be combined to contain at least one building to meet interior side setback requirements.
10. Infrastructure is labeled as private or public as appropriate.
11. Adequate access easement shall be provided to Lot B for maintenance of the detention basin.
12. Sewer easements shall be shown for lots 21 and 68.
13. A note shall be added that all drainage easements shall be maintained by landowner as stormwater passageways as a lawn and be free of structures, pools, fences, fill, bushes, trees, shrubs, or other landscaping that impede the flow of water.
14. A 50' drainage easement shall be established along Stafford Creek.

Lammers stated that a conversation is needed prior to the final plat addressing the enforcement of conditions. Schneider inquired to staff about the reasoning behind condition nine and its impact on potential buyers.

Motion by Hepner, second by Maness to approve Case P21-01 in accordance with the listed findings and conditions. Motion to approve was unanimous by a roll call vote (8-0). Tallman abstained.

iii. Case P21-02: Request of S.J. Russell, L.C. on behalf of Sophie Foster Revocable Trust for a Preliminary Plat of Birchwood South 1st Addition for an 11 lot subdivision on 17.92 acres located at 4607 East 53rd Street. [Ward 6]

Werderitch introduced the commercial preliminary plat and required infrastructure improvements.

Staff recommended the Commission accept the listed findings and forward Case P21-02 to the City Council with a recommendation for approval subject to the 9 listed conditions.

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.

Conditions:

1. Dedicate the multi-use trail along E. 53rd Street as public right-of-way.
2. A note shall be added stating all streets and areas labeled as ROW will be dedicated to the city upon the recording of the plat.
3. All rezoning conditions shall be listed as a note on the plat.
4. Birchwood Lane and Birchleaf Road shall be renamed.
5. All sidewalks shall be shown on the preliminary plat and a note shall be added stating that sidewalks shall be installed as development occurs or so ordered by the city.
6. The 30' access and utility easement east of Birchwood Lane (to be renamed) shall also include "sewer" and shall be extended across Lots 6 and/or 9 to Lot B.
7. Access easements for the detention areas shall be congruent with the ROW and include "access" in the 15' utility easement to Lot A.
8. Lots A and B shall include a stormwater detention easement.
9. A note shall be added identifying ownership and maintenance responsibilities for the detention areas.

Inghram inquired about zoning code enforcement. Petitioner education may be needed following Commission approval.

Motion by Hepner, second by Maness to approve Case P21-02 in accordance with the listed findings and conditions. Motion to approve was unanimous by a roll call vote (8-0). Tallman abstained.

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Maness, second by Tallman to adjourn the meeting. Motion to adjourn was unanimous by voice vote (10-0).

The meeting adjourned at 5:45 pm.

City of Davenport
Plan and Zoning Commission

Department: DNS **Date**
Contact Info: Matt Werderitch 563.888.2221 **6/15/2021**

Subject:
Case P21-03: Request of Dan Dolan Homes for a Preliminary Plat of a 38 lot subdivision on 7.18 acres located south of Lincoln Road, east of Broadlawn Avenue, north of Riverview Park Drive, and west of Kimberly Road. [Ward 6]

Recommendation:
Staff recommends the Plan and Zoning Commission table Case P21-03 until after the Petitioner holds the requested neighborhood informational meeting followed by a separate meeting with both Davenport and Bettendorf staff.

Background:
Discussion:
The proposed subdivision is located within both Davenport and Bettendorf. Lots 29-38 would be located within Davenport city limits with street access proposed by a cul-de-sac. The proposed land use is single-family and single-family semi-detached homes. Davenport staff have coordinated with Bettendorf staff. Bettendorf has provided their Development Review Committee comments one of which is the requirement of a neighborhood informational meeting.

Staff have concerns regarding the topography of the overall subdivision, impacts to traffic and drainage.

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-4C – Single-Family and Two-Family Central Residential Zoning District. The R-4C Zoning District is intended to preserve and protect Davenport's dense, centrally located, established urban residential neighborhoods. Standards of the R-4C District are intended to ensure that new development is complementary to the existing developed character of these neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4C District.

Technical Review:

- Streets. The subdivision proposes connection of Crestline Drive at the Bettendorf/Davenport City Limits through to Lincoln Drive. A cul-de-sac within Davenport to provide access to the lots with Davenport.
- Storm Water. Stormwater is not proposed within the Davenport city limits. The City of Bettendorf stormwater regulations will apply.
- Sanitary Sewer. Sanitary sewers will be extended from existing infrastructure to serve this subdivision.
- Other Utilities. Other normal utility services are available.

Public Input:
No public hearing is required for a Preliminary Plat.

ATTACHMENTS:

Type	Description
Backup Material	Preliminary Plat
Backup Material	Concept Plan
Backup Material	Maps
Backup Material	Application
Backup Material	City of Bettendorf Comments

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berkley, Laura	Approved	6/11/2021 - 5:43 PM

PRELIMINARY PLAT OF
MCCLELLAN HEIGHTS

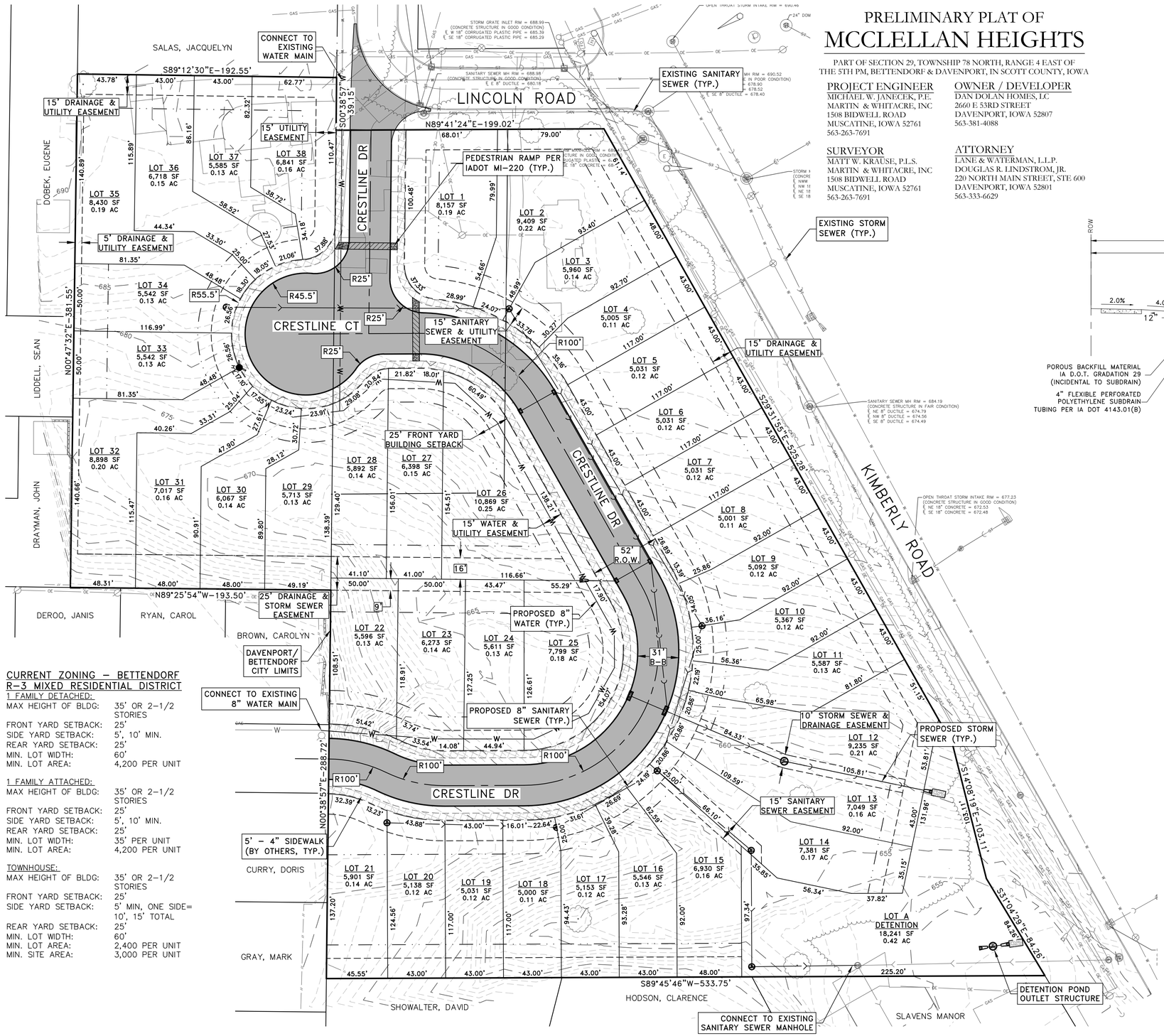
PART OF SECTION 29, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PM, BETTENDORF & DAVENPORT, IN SCOTT COUNTY, IOWA

PROJECT ENGINEER
MICHAEL W. JANECEK, P.E.
MARTIN & WHITACRE, INC
1508 BIDWELL ROAD
MUSCATINE, IOWA 52761
563-263-7691

OWNER / DEVELOPER
DAN DOLAN HOMES, LC
2660 E 53RD STREET
DAVENPORT, IOWA 52807
563-381-4088

SURVEYOR
MATT W. KRAUSE, P.L.S.
MARTIN & WHITACRE, INC
1508 BIDWELL ROAD
MUSCATINE, IOWA 52761
563-263-7691

ATTORNEY
LANE & WATERMAN, L.L.P.
DOUGLAS R. LINDSTROM, JR.
220 NORTH MAIN STREET, STE 600
DAVENPORT, IOWA 52801
563-333-6629

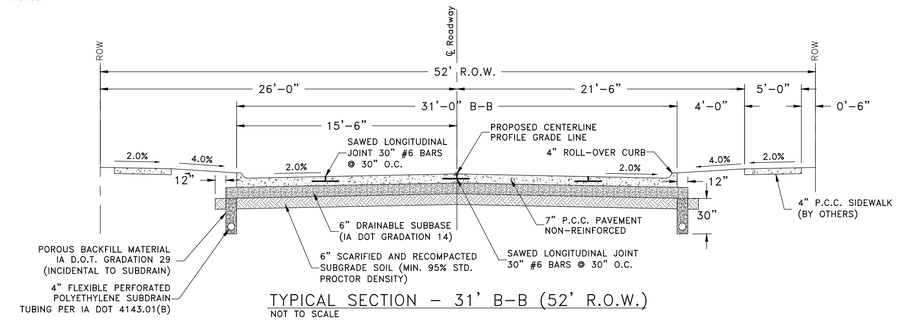


CURRENT ZONING – DAVENPORT
R-4C – RESIDENTIAL DISTRICT

MAX HEIGHT OF BLDG:	35'
FRONT YARD SETBACK:	15' OR AVERAGE OF FRONT SETBACKS, WHICHEVER IS LESS.
SIDE YARD SETBACK:	10% LOT WIDTH, 5' WHICHEVER IS LESS.
REAR YARD SETBACK:	15' OR 20% OF LOT DEPTH, WHICHEVER IS LESS.
MINIMUM LOT AREA:	SF 4,000 SF 2F 5,500 SF
MINIMUM LOT WIDTH:	SF & 2F: 40'

N

40' 0' 40'



TYPICAL SECTION – 31' B-B (52' R.O.W.)
NOT TO SCALE

NOTES:

1. LOT A SHALL HAVE BLANKET UTILITY, STORM SEWER, DRAINAGE, SANITARY SEWER, AND WATER EASEMENTS & BE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
2. NO LOTS SHALL HAVE ACCESS OFF OF LINCOLN ROAD OR KIMBERLY ROAD.
3. ALL LANDSCAPING WILL BE COMPLIANT WITH CITY OF BETTENDORF & DAVENPORT LANDSCAPE ORDINANCES, AND SHALL BE INSTALLED PRIOR TO CITY COUNCILS ACCEPTANCE OF SUBDIVISION IMPROVEMENTS.
4. THIS PLATTED AREA SHALL DRAIN INTO THE STORM WATER WET DETENTION POND (LOT A). DETENTION OVERFLOWS MUST BE DIRECTED ONTO LOCAL STREET RIGHT-OF-WAY.
5. ALL PROPOSED SANITARY SEWER AND WATER MAINS SHALL BE 8"ø.
6. STORM & SANITARY SEWER SHALL BE OWNED AND MAINTAINED BY CITY OF BETTENDORF & DAVENPORT, IOWA.
7. ALL EASEMENTS CONGRUENT WITH RIGHT OF WAY SHALL BE 15' UTILITY EASEMENTS. UNLESS OTHERWISE NOTED.
8. ALL FLAG LOTS ARE 25' WIDE FRONTAGE AT BUILDING SETBACK LINE.

CURRENT ZONING – BETTENDORF
R-3 MIXED RESIDENTIAL DISTRICT

1 FAMILY DETACHED:

MAX HEIGHT OF BLDG:	35' OR 2-1/2 STORIES
FRONT YARD SETBACK:	25'
SIDE YARD SETBACK:	5', 10' MIN.
REAR YARD SETBACK:	25'
MIN. LOT WIDTH:	60'
MIN. LOT AREA:	4,200 PER UNIT

1 FAMILY ATTACHED:

MAX HEIGHT OF BLDG:	35' OR 2-1/2 STORIES
FRONT YARD SETBACK:	25'
SIDE YARD SETBACK:	5', 10' MIN.
REAR YARD SETBACK:	25'
MIN. LOT WIDTH:	35' PER UNIT
MIN. LOT AREA:	4,200 PER UNIT

TOWNHOUSE:

MAX HEIGHT OF BLDG:	35' OR 2-1/2 STORIES
FRONT YARD SETBACK:	25'
SIDE YARD SETBACK:	5' MIN, ONE SIDE= 10', 15' TOTAL
REAR YARD SETBACK:	25'
MIN. LOT WIDTH:	60'
MIN. LOT AREA:	2,400 PER UNIT
MIN. SITE AREA:	3,000 PER UNIT

VICINITY MAP
NOT TO SCALE

NOT TO BE RECORDED

#	DATE	DESCRIPTION	BY

DESIGNED BY: CAM
DRAWN BY: CAM
PROJECT ENGR: MWJ

Martin & Whitacre Surveyors & Engineers, Inc.
1508 BIDWELL ROAD MUSCATINE, IOWA
PHONE (563) 263-7691 EMAIL info@martin-whitacre.com

MCCLELLAN HEIGHTS
DAN DOLAN HOMES, L.L.C.
DAVENPORT & BETTENDORF, IOWA

PRELIMINARY PLAT

PROJ NO: 8646
CONST PROJ: 000
SCALE: AS NOTED
DATE: 2021-05-06
DRAWING NO: 1
SHEET NO: 1 OF 1

PLOTTED: 5/6/2021
F:\CIVIL3D PROJECTS\8646 DAN DOLAN HOMES_MCCLELLAN HEIGHTS\15 SURVEY DRAWINGS\8646 PRELIMINARY PLAT.DWG

N

100 0 100

#	DATE	DESCRIPTION	BY

DESIGNED BY: MWJ
DRAWN BY: RAM
PROJECT ENGR: MWJ

Martin & Whitacre Surveyors & Engineers, Inc.
1508 BIDWELL ROAD MUSCATINE, IOWA
PHONE (563) 263-7691 EMAIL info@martin-whitacre.com

DOLAN
MCCLELLAN HEIGHTS

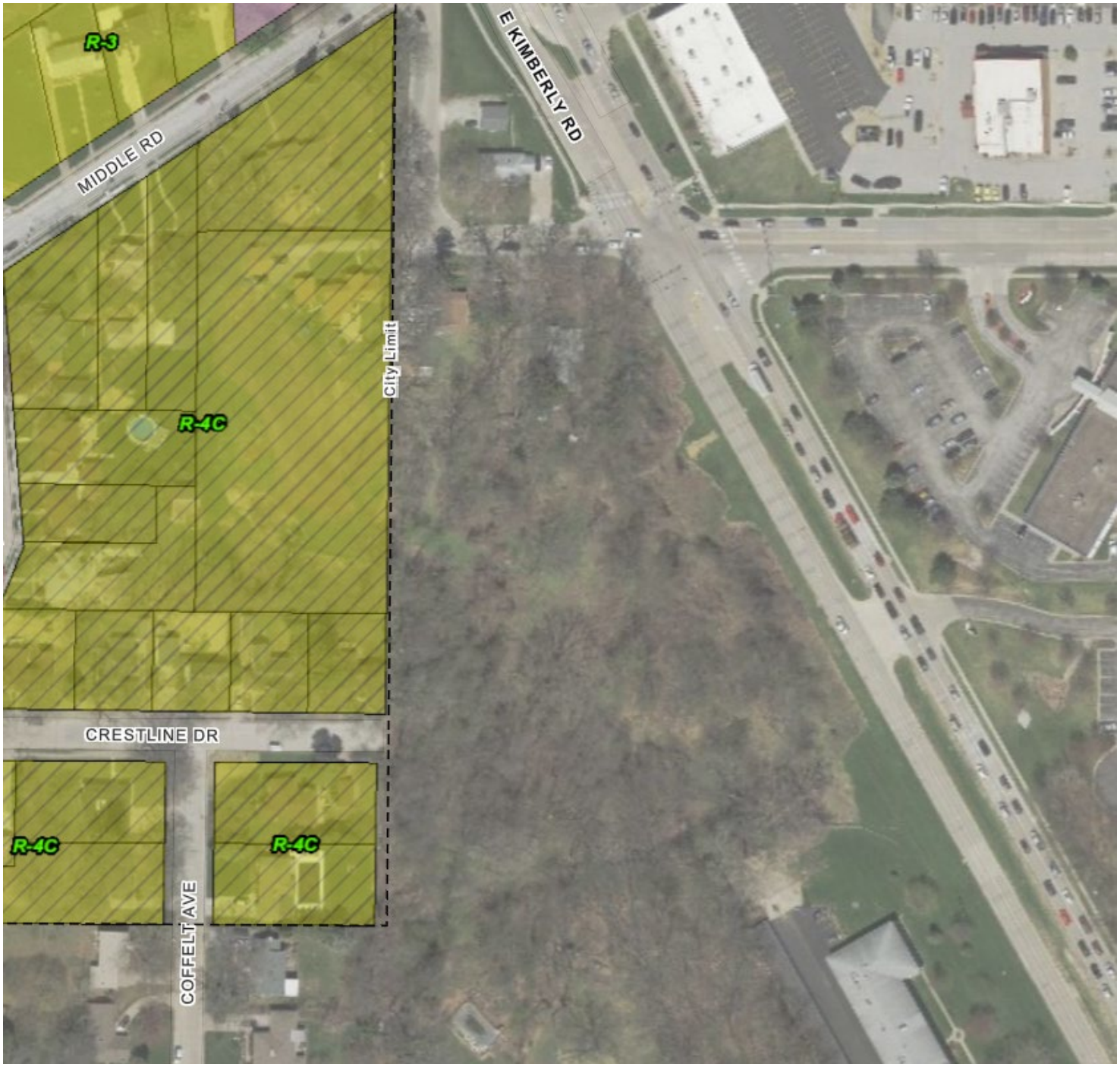
SITE CONCEPT - C

PROJ NO: 8646.21
CONST PROJ: 000
SCALE: AS NOTED
DATE: 4/6/21

DRAWING NO: EX-1
SHEET NO: 1 OF 1

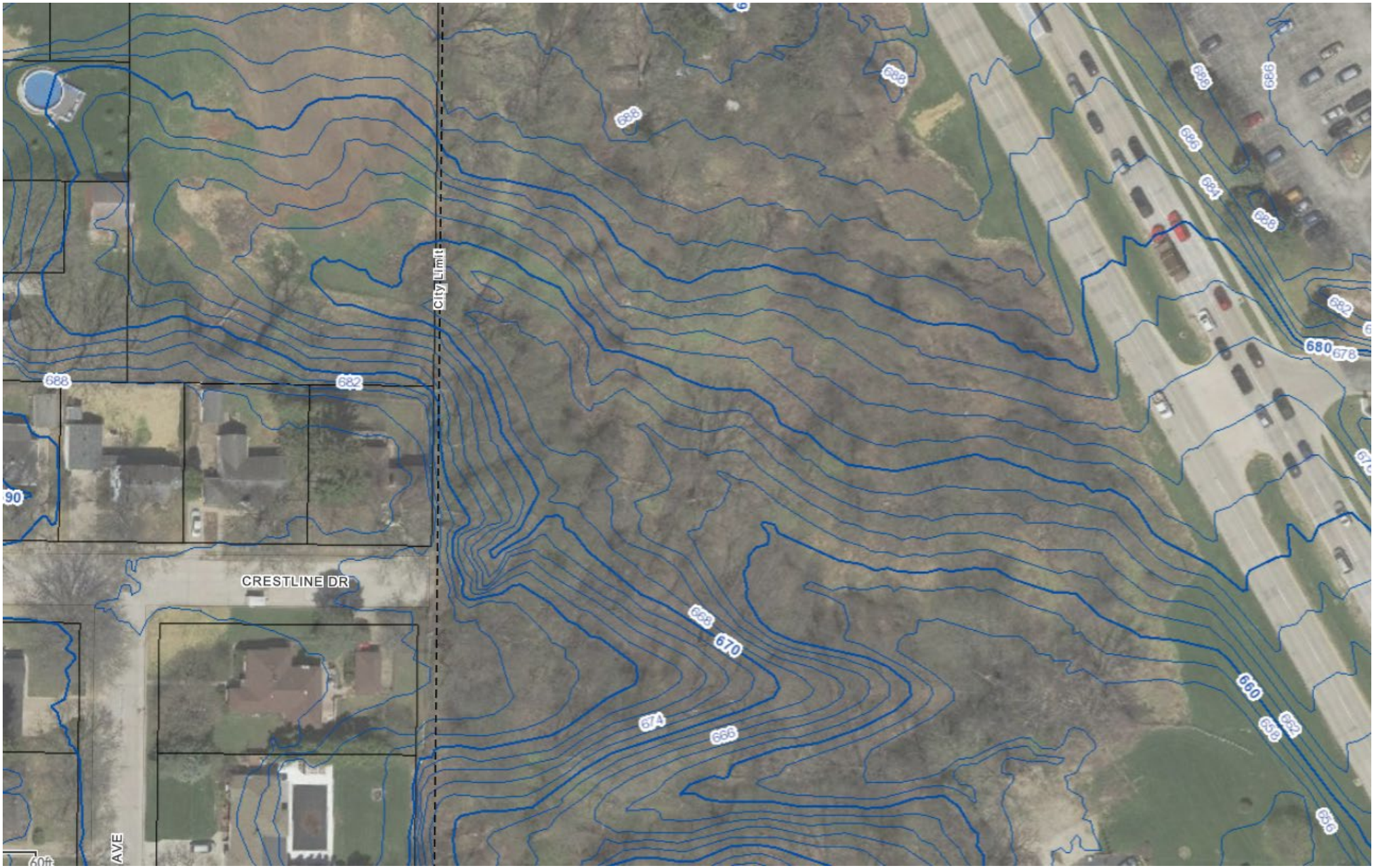
F:\USERS\MIKE J\PROPOSALS\IADA\PRIVATE\MCCLELLAN HEIGHTS\MCCLELLAN EXHIBIT-1.DWG PLOTTED: 4/6/2021

Case P21-03: McClellan Heights
Zoning Map



Case P21-03: McClellan Heights
Future Land Use Map

Case P21-03: McClellan Heights
Topography



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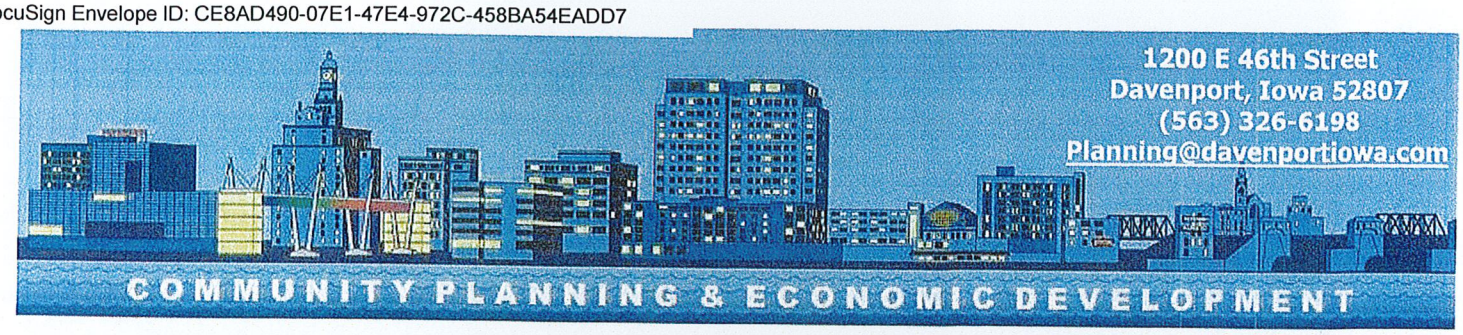

Complete application can be emailed to planning@davenportiowa.com

Property Address* 3437 Middle Road, Davenport, IA 52803
***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)

Name:	Kevin Dolan
Company:	Dan Dolan Homes
Address:	2660 E. 53rd Street
City/State/Zip:	Davenport, IA 52807
Phone:	563-381-4088
Email:	kevin@dandolanhomes.com

Owner (if different from Applicant)

Name:	Theresa Camerena Brenton Rouse
Company:	
Address:	703 Lincoln Rd 3437 Middle Rd
City/State/Zip	Bettendorf, IA 52722 DAVENPORT, IA 52803
Phone:	563-676-5135
Email:	

Engineer (if applicable)

Name:	Mike Janecek, P.E.
Company:	Martin & Whitacre Surv. & Eng., Inc.
Address:	1508 Bidwell Road
City/State/Zip	Muscatine, IA 52761
Phone:	309-314-3600
Email:	mjanecek@martin-whitacre.com

Architect (if applicable)

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

Attorney (if applicable)

Name:	Doug Lindstrom, Jr.
Company:	Lane & Waterman. L.L.P.
Address:	220 North Main Street, Suite 600
City/State/Zip:	Davenport, IA 52801
Phone:	563-333-6629
Email:	dlindstrom@l-wlaw.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:

South of Lincoln Road, east of Broadlawn Ave., north of Riverview Park Drive, and west of Kimberly Road.

Total Land Area: 7.18 Acres
Total Number of Lots: 38
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:

South of Lincoln Road, east of Broadlawn Ave., north of Riverview Park Drive, and west of Kimberly Road.

Total Land Area: 7.18 Acres
Total Number of Lots: 39
Linear Feet of Streets Added: 900
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.

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  - 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.
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- 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: [redacted] Date: 5/6/21

By typing your name, you acknowledge and agree to the aforementioned procedure and requirements.

Received by: [redacted] Date: [redacted]

Planning staff

Date of Plan and Zoning Commission Public Hearing: [redacted]

Plan and Zoning Commission meetings are held the Tuesday prior to City Council Committee of the Whole meetings at 5:00 p.m. in City Hall Council Chambers, 226 West 4th Street, Davenport, Iowa.

DocuSign Envelope ID: CE8AD490-07E1-47E4-972C-458BA54EADD7
DocuSign Envelope ID: F9F64EA9-09ED-4742-BBD8-C1C5440D7009

Authorization to Act as Applicant

I, Theresa Camarena Brenton Rouse authorize Dan Dolan Homes to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the property located at South of Lincoln Road, east of Broadlawn Ave., north of Riverview Park Drive,

DocuSigned by:
Brenton Rouse 5/6/2021
80EE7FD3B722416...

DocuSigned by:
Theresa Camarena 5/5/2021
06BF1CB735AD4D7...

Signature(s)

State of IOWA
County of SCOTT
Sworn and subscribed to before me

This 5TH day of MAY 2021 DRIVERS LICENSE
Form of Identification

Notary Public

My Commission Expires:

NOTARIAL SEAL IOWA
JEFF R. HEUER
Commission Number 777842
My Commission Expires
4-5-22

Community Development Department
4403 Devils Glen Road, Bettendorf, Iowa 52722
Phone (563) 344-4100

June 8, 2021

Dan Dolan Homes
2660 East 53rd Street, Suite 2
Davenport, IA 52807

RE: Cottages at McClellan Heights - Preliminary Plat

To Whom It May Concern:

The following comments were generated from the review of the submitted plans and documents for the referenced project. Because of the complexity of the concerns regarding the proposed development, staff will not be forwarding this preliminary plat to the Planning and Zoning Commission until such time as a meeting has been held with the applicant and staff and all outstanding concerns are resolved.

Development Review Committee

1. Show driveways for all lots. Available snow storage seems limited.
2. Minimum rate of curvature must be 29.
3. Minimum centerline profile grade is 0.8%.
4. Maximum centerline profile grade is 8.0%.
5. Show spot elevations for north cul-de-sac transitions on preliminary engineering. Algebraic differences require vertical curves on north end of project.
6. Widen sewer and drainage easements to a minimum 15 feet. Storm sewer and drainage easement must be wide enough to accommodate overflows.
7. Widen right-of-way to 53 feet to accommodate 5 foot sidewalks.
8. No street connectivity to Davenport will be approved by the City of Bettendorf until approved by resolution by the City of Davenport.
9. Label building setback lines.
10. A landscape buffer is required for all double frontage lots.
11. Additional fire hydrants will be required.
12. Developer is required to hold a broadly publicized neighborhood informational meeting prior to the project's being heard by the City of Bettendorf Planning and Zoning Commission.

If you have any comments or questions, please contact Greg Beck at (563) 344-4071.

Sincerely,

Community Development Department

City of Davenport
Plan and Zoning Commission

Department: DNS **Date**
Contact Info: Matt Werderitch 563.888.2221 **6/15/2021**

Subject:
Case F21-03: Request of SB Real Estate, LLC for a Final Plat of a 3 lot subdivision on 122.48 acres located at the southeast corner of West 76th Street and North Division Street. [Ward 8]

Recommendation:
Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F21-03 to the City Council with a recommendation for approval subject to the 11 listed 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 all easements be a minimum of 15 feet or twice the depth of the utility line.
4. Include a recreational trail easement per City Green Way Plan.
5. Label Goose Creek on the plat.
6. Include language on the plat limiting basement locations and requiring vapor barriers within 100' of the landfill boundaries.
7. Include a note stating, "No subsurface basements are allowed within 100 feet of the east line of the subdivision."
8. A minimum of 80 feet of ROW for Marquette Street shall be dedicated adjacent to the landfill property. Future Marquette pavement is to be centered in the west 70 feet.
9. Any utilities placed on the east side of Marquette Street shall be overhead or shall use approved methods of preventing subsurface gas migration.
10. A minimum 20 foot wide utility easement shall be dedicated on the west side of Marquette Street.
11. Any storm or sanitary sewer placed within Marquette Street ROW shall be constructed using approved methods of preventing subsurface gas migration.

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The final plat raises issues regarding public safety due to flooding and adjacent land uses.
4. There are significant issues that will need to be addressed prior to the further subdivision of lot 3 for residential development.
5. The plat (with conditions recommended by City Staff) would achieve consistency with subdivision requirements.

Background:
Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation:

1. 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.

2. Open Space/Public Land (OS): Includes undeveloped open space, natural areas, floodplains and wetlands that may be or may not be planned for future park and recreation development.

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:

1. Lot 1 of the proposed final plat is zoned C-2 Corridor Commercial District.
2. Lot 2 of the proposed final plat is zoned I-1 Light Industrial District.
3. North of Goose Creek, Lot 3 is zoned R-4 Single-Family and Two-Family Residential District.
4. South of Goose Creek, Lot 3 is zoned R-3 Single-Family and Two-Family Residential District.

Technical Review:

1. Iowa American Water: There are 12" water mains in Division Street and 76th Street.
2. Natural Resources: Stormwater detention for Oakbrook North 1st and 2nd subdivisions, south of Goose Creek, must be incorporated into the storm water detention practices of the developments north of Goose Cree. Platting and development must accommodate the detention requirements.
3. Waste Commission of Scott County: A closed landfill is located to the east of the subdivision. The boundary of the landfill extends into the existing right-of-way for Marquette Street. No excavation is permitted within the extents of the landfill. Additional recommendations to limit potential exposure to the general public from the Former Brady Street Landfill associated within the proposed subdivision.

Public Input:
No public hearing is required for a Final Plat.

Discussion:
The purpose of the Final Plat is to divide the existing 122.48 acre property into 3 lots based on the zoning district boundaries. The intention is to sell Lot 1, zoned C-2 Corridor Commercial District, and Lot 2, zoned I-1 Light Industrial District, to a potential developer. Lot 3, consisting of 94.574 acres, will be further subdivided for residential development.

ATTACHMENTS:

	Type	Description
	Backup Material	Plat
	Backup Material	Application
	Backup Material	Zoning/Future Land Use/Flood Map

Backup Material Ordinance No. 2007-522

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	6/11/2021 - 3:35 PM

FINAL PLAT OF:

OAK SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 3,
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH
PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA

NOTES:

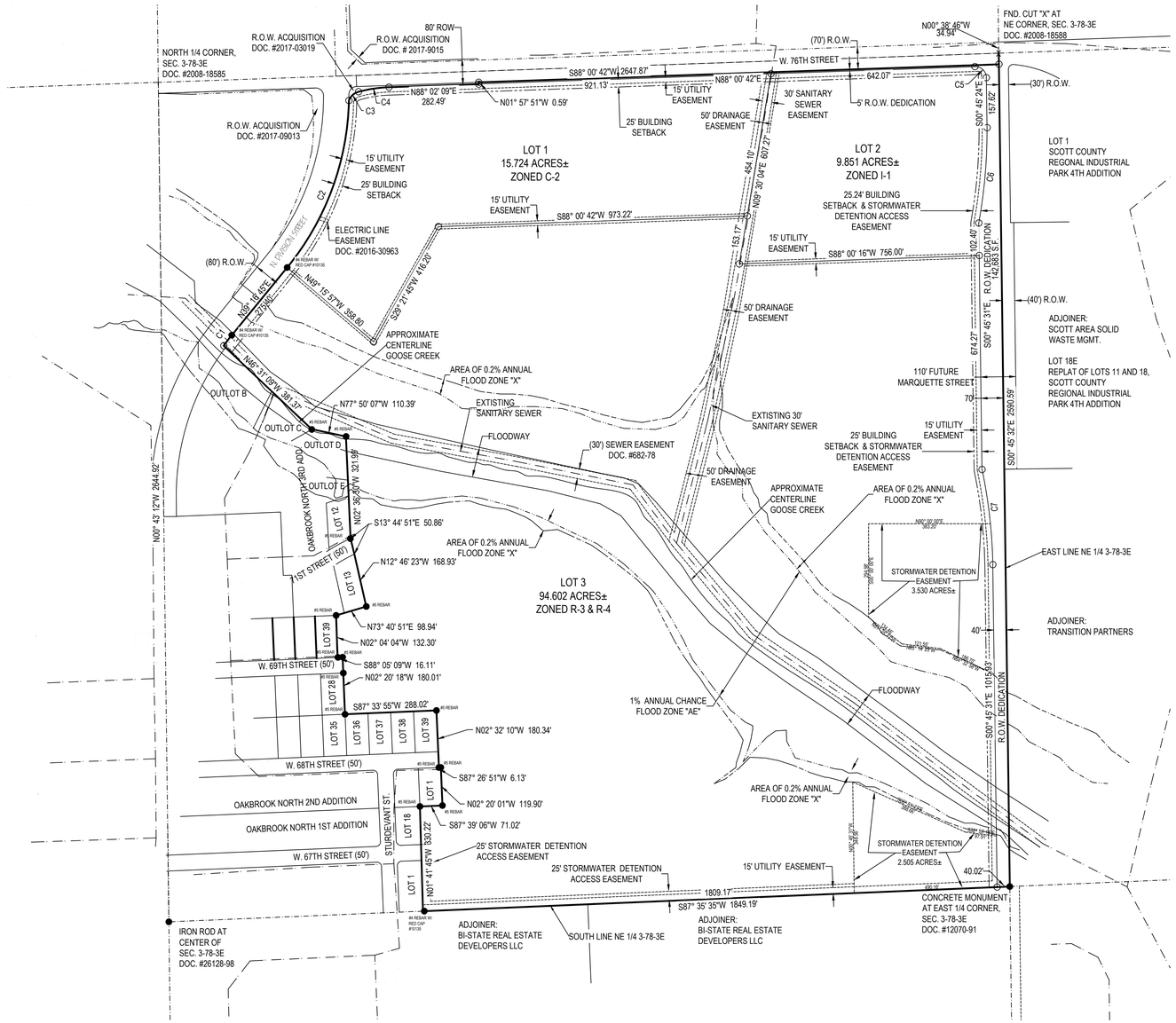
1. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
3. COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
4. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
5. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.
6. BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
7. PORTIONS OF THIS SUBDIVISION ARE LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0355G EFFECTIVE DATE MARCH 23, 2021.
8. OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS A STORM WATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF BUSHES, FENCES, FILL, SHRUBS, STRUCTURES, TREES, AND/OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF STORM WATER RUNOFF.
9. SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY ALONG DIVISION STREET AND 76TH STREET AND WHEN SO ORDERED BY THE CITY ALONG MARQUETTE STREET.
10. NO SITE DEVELOPMENT OR GRADING IS PROPOSED WITH THIS SUBDIVISION.
11. AREAS IDENTIFIED AS RIGHT OF WAY DEDICATION AREA HEREBY DEDICATED TO THE CITY OF DAVENPORT WITH THIS PLAT.
12. A 50 FOOT NATIVE BUFFER SHALL BE MAINTAINED ON BOTH SIDES OF THE STREAM FOR AREAS WITHIN THE 1% CHANCE ANNUAL FLOODPLAIN. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN THE NATIVE BUFFER.
13. THE GRADING PLAN(S) FOR SITES WITHIN THE ADDITION ARE TO INCLUDE THE CONSTRUCTION OF FULL URBAN CROSS-SECTIONS FOR STREETS INCLUDING SIDEWALK GRADE FOR 76TH ST AND MARQUETTE ST. THE DIVISION ST SIDEWALK GRADE IS TO BE CHECKED AND CORRECTED IF NEEDED.
14. THE STORM WATER DETENTION EASEMENTS SHALL BE RESERVED FOR REGIONAL STORM WATER DETENTION FACILITIES FOR OAK SUBDIVISION. LOTS 1 AND 2 SHALL HAVE INDIVIDUAL WATER QUALITY FACILITIES, CONSTRUCTED AT THE TIME OF DEVELOPMENT. THE RESIDENTIAL PORTION OF THE SUBDIVISION SHALL HAVE REGIONAL WATER QUALITY FEATURES, CONSTRUCTED AT THE TIME OF DEVELOPMENT.

ADJOINER LIST:

NORTHBROOK 1ST ADDITION
LOT 1 - LARRY & HELEN ROBERSON
LOT 18 - JONATHAN & RACHEL DAVIDHOFER

NORTHBROOK 2ND ADDITION
LOT 1 - JONATHAN KURT
LOT 39 - TONY KINGSLEY & CAROLLYN GEHRKE
LOT 38 - MATTHEW & ALLISON NEWMAN
LOT 37 - MICHAEL & TINA METCALF
LOT 36 - STEVEN & CHARLOTTE MCGOVERN TRUST
LOT 28 - CHAD & TONYA WISSINGER
LOT 27 - NICHOLAS & JULIE PILLARD

NORTHBROK 3RD ADDITION
LOT 14 - SANDIP KOSHAL & ELAINE RODRIGUEZ
LOT 13 - SCOTT & SARA NICHOLETTO
LOT 12 - MARK & LISA RAY
OUTLOT E - PATRICK & TAMMY FETTERER
OUTLOT D - NICHOLAS & COURTNEY DOHSE
OUTLOT C - KYLEIGH CARLSON & DEVIN DAVIS
OUTLOT B - CORE DESIGNS LLC



1. Owner:
SB Real Estate LLC
5 Orchard Hill BL
Moline, Illinois 61265

2. Engineer:
Christopher R. Townsend, P.E.
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386 - 4236

3. Surveyor:
Michael D. Richmond, P.L.S.
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386 - 4236

4. Attorney:
Michael Gorsline
5119 Utica Ridge Road
Davenport, Iowa 52807
(563) 324-0441

APPROVAL SIGNATURES:

MAYOR DATE:

CITY CLERK DATE:

CHAIRMAN PLAN & ZONE DATE:

CENTURY LINK DATE:

IOWA - AMERICAN WATER COMPANY DATE:

MEDIACOM DATE:

MIDAMERICAN ENERGY DATE:
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

METRONET DATE:

Curve Table

Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	42.14'	779.00'	03°05'59"	42.14'	N37° 13' 29"E
C2	571.04'	859.00'	38°05'18"	560.58'	N20° 15' 34"E
C3	42.70'	45.50'	53°46'10"	41.15'	N47° 53' 30"E
C4	97.33'	420.50'	13°15'41"	97.11'	N81° 24' 18"E
C5	55.73'	35.00'	91°13'53"	50.03'	N46° 22' 21"W
C6	301.93'	1625.00'	10°38'45"	301.50'	S04° 57' 11"W
C7	301.93'	1625.00'	10°38'45"	301.50'	N06° 28' 36"W

LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED =
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 =
BOUNDARY LINE =
FENCE LINE =
EASEMENT LINE =
SETBACK LINE=
SECTION LINE=
1% CHANCE ANNUAL FLOODPLAIN LIMIT
0.2% CHANCE ANNUAL FLOODPLAIN LIMIT

N W E S

GRAPHIC SCALE
200 0 100 200
(IN FEET)
1" = 200' (24x36)

LICENSED LAND SURVEYOR MICHAEL D. RICHMOND 23503 IOWA

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.

MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewal date is December 31, 2021
Pages or sheets covered by this seal:

TOWNSEND ENGINEERING
CIVIL ◇ STRUCTURAL ◇ LAND DEVELOPMENT

DATE: 03-23-2021

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC
CHECKED BY: MDR

DRAWING LOCATION
S:\PENMATCHU-RAJU\OAK SUBDIVISION

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT
FINAL PLAT
OAK SUBDIVISION
DAVENPORT, IOWA

PREPARED FOR
SB REAL ESTATE LLC
5 ORCHARD HILL BL
MOLINE, ILLINOIS

SHEET NO.
1 of 1

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

Property Address* Parcel ID: W0305-17; NE Qtr. Sec of Sec. 03; Twp. 78; Rng. 03
***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)

Name:	Raju Penmatcha, MBA
Company:	SB Real Estate
Address:	5 Orchard Hill Blvd.
City/State/Zip:	Moline, IL 61265
Phone:	309-236-6042
Email:	rpenmatcha@msn.com

Owner (if different from Applicant)

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

Engineer (if applicable)

Name:	Chris Townsend
Company:	Townsend Engineering
Address:	2224 E. 12th Street
City/State/Zip	Davenport, IA 52803
Phone:	563-386-4236
Email:	chris@townsendengineering.net

Architect (if applicable)

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

Attorney (if applicable)

Name:	Michael Gorsline
Company:	Vollertsen, Britt & Gorsline, P.C.
Address:	5119 Utica Ridge Rd.
City/State/Zip:	Davenport, IA 52807
Phone:	563-324-0441
Email:	

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:

South East corner of the intersection of N. Division St. & 76th St. in Davenport, IA. Parcel ID W0305-17

Total Land Area: 122.48 Acres

Total Number of Lots: 3

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:

South East corner of the intersection of N. Division St. & 76th St. in Davenport, IA. Parcel ID W0305-17

Total Land Area: 122.48 Acres
Total Number of Lots: 3
Linear Feet of Streets Added: 0
Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☑ Yes ☐ No

Submittal Requirements:

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- Required fee:
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- 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:

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- It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.

Petitioner: Raju Penmatcha Date: 03/25/2021

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 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I,

authorize

to act as applicant, representing me/us before the Plan and Zoning Commission and City Council.

South East corner of the intersection of N. Division St. & 76th St. in Davenport,

_____

_____

Signature(s)

State of ,

County of .

Sworn and subscribed to before me

This day of 20

_____

Form of Identification

_____

Notary Public

My Commission Expires:

2019 PLAN & ZONING COMMISSION CALENDAR

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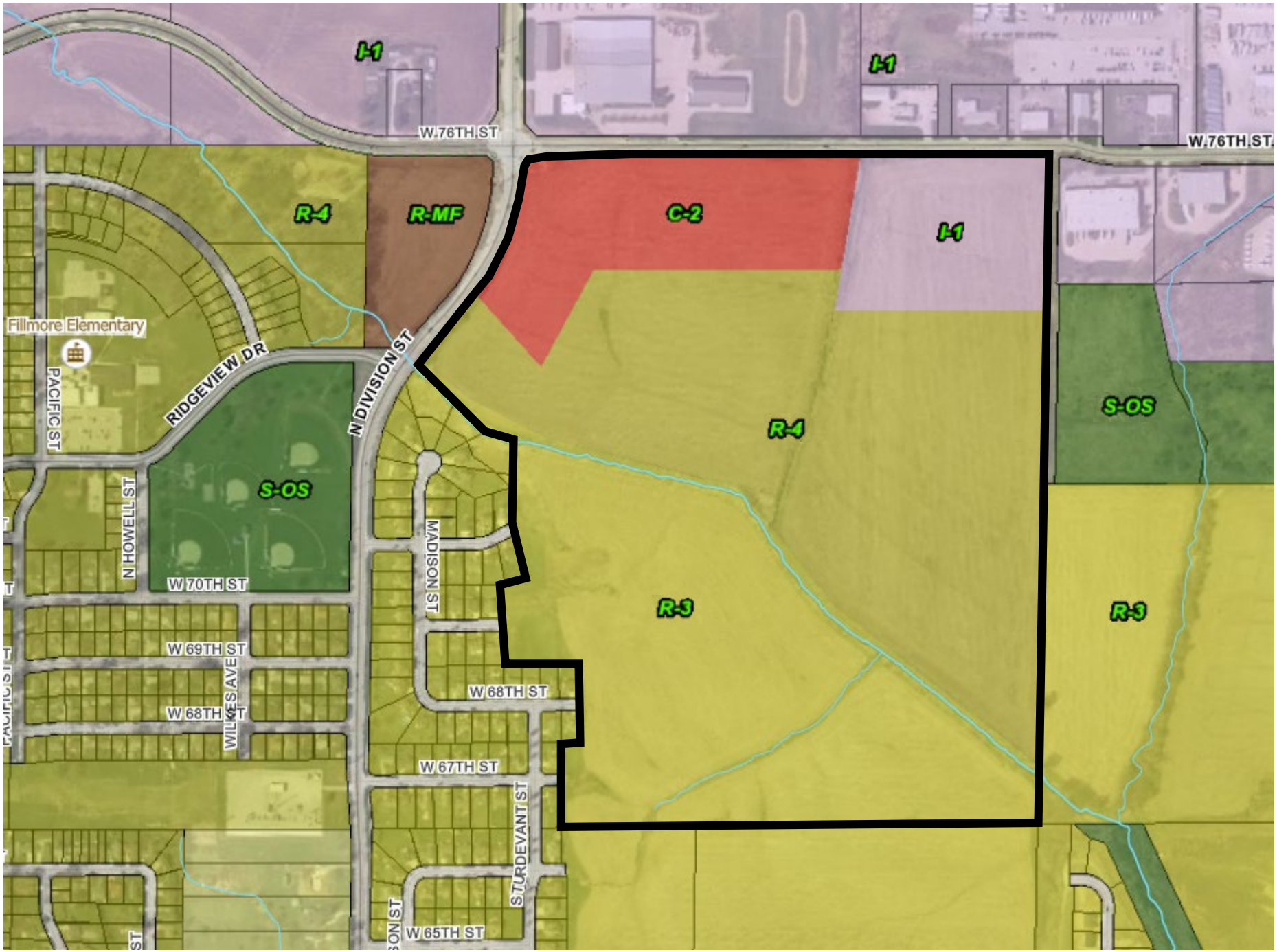
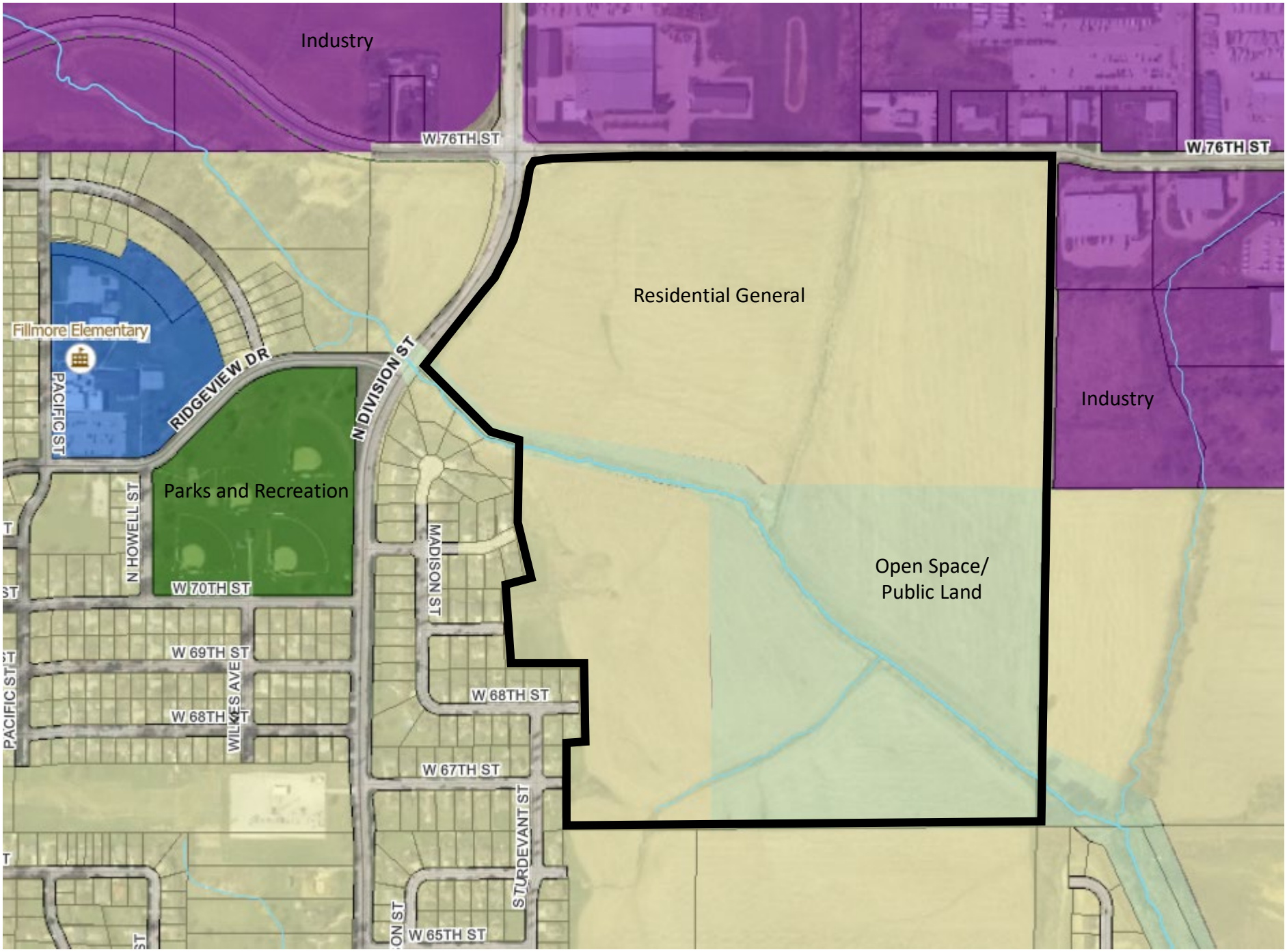
09/09/19	09/23/19	10/01/19	10/15/19	10/25/19	11/06/19	11/13/19
09/23/19	10/07/19	10/15/19	11/05/19	11/08/19	11/20/19	**11/27/19**
10/14/19	10/28/19	11/05/19	11/19/19	11/22/19	12/04/19	12/11/19
10/28/19	**11/08/19**	11/19/19	12/03/19	**cancelled due to holiday**		
11/11/19	11/25/19	12/03/19	12/17/19	**12/13/19**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

- **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**

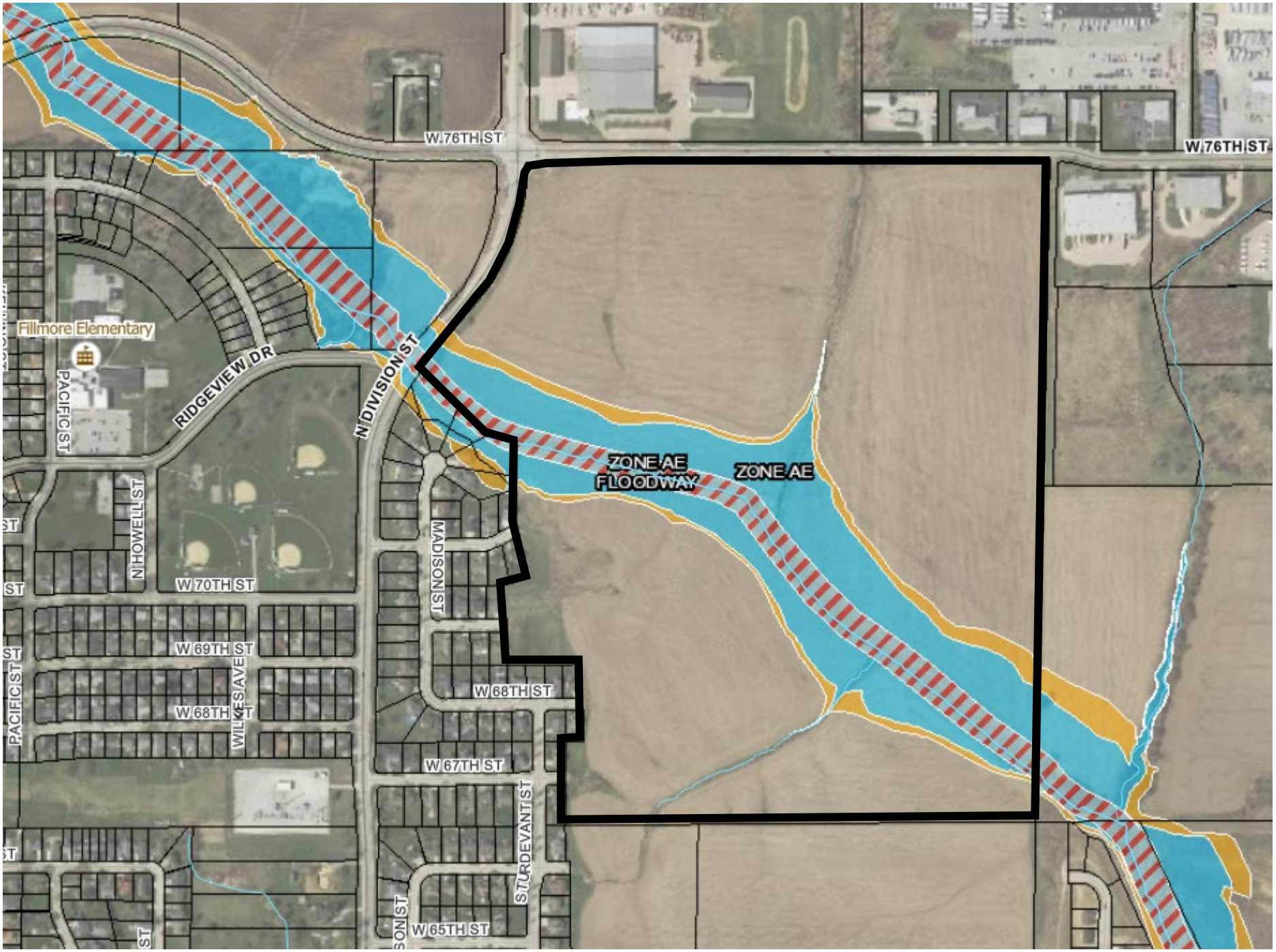
Case F21-03: Oak Subdivision
Zoning Map



Case F21-03: Oak Subdivision
Future Land Use Map



Case F21-03: Oak Subdivision
Flood Map



Doc ID: 016764730003 Type: LAN
Recorded: 05/05/2008 at 11:11:00 AM
Fee Amt: $17.00 Page 1 of 3
Scott County Iowa
Rita A. Vargas Recorder
File 2008-00011909

ORDINANCE NO. 2007-522

AN ORDINANCE

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned from "R-4 PUD" Planned Unit Development (31.14 acres) and "M-3" Planned Industrial District (10.12 acres) to "PDD" Planned Development District to facilitate residential development (Jersey Roads LC, petitioner). The property has the following legal description:

Part of the Northeast Quarter of Section 3, Township 78 North, Range 3 East of the 5th P.M. being more particularly described as follows:

Beginning at the intersection of the south right-of-way line of West 76th Street and the east line of said Section 3; thence South 00 degrees-02'-10" East 2,413.67 feet; thence North 51 degrees-43'-20" West 541.40 feet; thence North 56 degrees-03'-26" West 369.81 feet; thence North 48 degrees-07'-14" West 274.19 feet; thence North 35 degrees-13'-13" West 116.22 feet; thence North 10 degrees-13'-37" East 1603.49 feet to the south right-of-way line of West 76th Street; thence North 88 degrees-44'-13" East 716.93 feet along said south right-of-way line of West 76th Street to the Point of Beginning. Said tract contains 41.26 acres, more or less. Said tract contains 41.26 acres, more or less.

The rezoning is to allow residential development of varying types. The rezoning is subject to the following special conditions:

Traffic conditions related to (<u>all parcels including those that were part of the earlier rezoning but are not included in this petition).</u>

1. all previous traffic conditions listed in City Ordinance 2004-588 shall remain in place;
2. that no home sites will have direct access to Division Street and that street access to Division Street will be approved by the City Traffic Engineer;
3. that access to 76th Street and Marquette Street will be limited locations approved by the City Traffic Engineer;
4. there may be a need for right-of-way for right turn lanes on Division Street. Right-of-way needs will be reviewed with the filing of subdivision plats;

5. that the City Traffic Engineer review and approve a street layout for the entire area being rezoned. This will be provided with the preliminary plat and shall include Marquette Street;
6. that platting, grading and construction plans for this area accommodate the extension of Marquette Street to 76th Street. This extension will require a crossing, bridge or large culvert, over Goose Creek. The east-west location of the Marquette and 76th intersection needs to be reviewed. If Marquette were to be extended north along the existing half right-of-way, it will intersect in a potentially unsafe location. This is due to sharp horizontal curves and lane transitions at this location in existing 76th Street. Additional paving and right-of-way may be required for 76th Street at the Marquette Street intersection. The minimum street right-of-way width for Marquette Street is 70' per City Code Section 16.24, major collector streets;
7. that the paving profile for the Marquette Street crossing of Goose Creek be established by the developer's engineer for City review and approval prior to approval of the grading plan;
8. that platting, grading and construction plans for this area accommodate the extension of Hoover Road through to Division Street or Ridgeview Drive. This will provide connection of the 65th – 67th Street corridor to Division Street. The minimum street right-of-way width for the Hoover Road extension is 70' per City Code Section 16.24, major collector streets;

Storm water management conditions (<u>all parcels</u>):

9. That storm water calculations and a storm water management plan for the site at full development be submitted to, and approved by, the City of Davenport prior to the issuance of building permits;
10. that the petitioner delineate on future plats and development plans the area within the 100-year flood plain of Goose Creek and dedicate to the City this area for a greenway walking path and flood plain management purposes. In addition there will be an additional 50-foot area to be dedicated as an easement adjacent to the 100-year flood plain within which primary structures will not be allowed. Low water entry points shall be one-foot above the 100-year storm elevation;

Grading and erosion control plans (<u>all parcels</u>):

11. that grading plans be submitted to, and be approved by, the Engineering Division of the Public Works Department;
12. that an erosion control plan be submitted to the Engineering Division of the Public Works Department of the City of Davenport for approval. Any erosion control plan shall be accompanied by a copy of the project's NPDES General Permit No. 2. All erosion control structures shall be in place prior to the beginning of any site grading;
13. that construction plans for public streets, storm sewers and sanitary sewers be submitted to the Engineering Division for review and approval prior to Council approval of a final plat.

Conditions related to multi-family development (any residential use other than detached single-family homes):

14. that any development comply with the provisions of Chapter 17.41 of the Davenport Municipal Code entitled "HCOD", Highway Corridor Overlay District;

15. that a site plan be submitted complying with Chapter 17.56 of the Davenport Municipal Code entitled "Site Plans";
16. that a landscape plan shall be submitted to, and approved by, City staff prior to the issuance of any building permits;
17. that parking lot lighting be limited to downcast luminaires; and reflect away from City streets and residential properties;
18. that the architectural plans, elevations and materials be submitted to the Design Review Committee of the City Plan and Zoning Commission for review and approval;
19. that the project signage be submitted to the Design Review Committee of the City Plan and Zoning Commission for review and approval.

Land uses:

20. that land use be limited to residential development with the locations of various housing types and allowed densities to be approved with the first final development plan;

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

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

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration November 7, 2007

Second Consideration November 19, 2007

Approved December 5, 2007

Edwin G. Winborn
Mayor

Attest: Jackie L Holecek
Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on December 18, 2007

City of Davenport
Plan and Zoning Commission

Department: DNS **Date**
Contact Info: Matt Werderitch 563.888.2221 **6/15/2021**

Subject:
Case F21-04: Request of Speedway, LLC for a Final Plat of a 2 lot subdivision on 16.74 acres located at 8320 Hillandale Road. [Ward 8]

Recommendation:
Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F21-04 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The plat (with conditions recommended by City Staff) would achieve consistency with subdivision requirements.

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Include ties to two quarter corners or two previously established lot corners.
4. Add a note stating that areas identified as ROW dedication areas are hereby dedicated to the City of Davenport with the recording of the plat.
5. The legend, curve table and line table shall be moved to outside of Lot 1.
6. Remove all references to flood areas.
7. The Dengler Drive Right-of-Way shall extend an addition14 feet to the north.
8. That all easements be a minimum of 15 feet or twice the depth of the utility line.
9. A 15 foot utility easement shall be placed along all street frontages including Northwest Boulevard and Dengler Drive.
10. Reference the document recording number for the newly dedicated ROW at the SE corner of Dengler Drive.
11. Add a note stating that sidewalks shall be constructed as development occurs or when so ordered by the City.
12. Add a note stating blanket underground easements are granted for sewer, water, gas, electric, and communications services.
13. Add a note stating all public utilities shall be located within easements or public ROW.
14. Include stormwater detention area in an easement with appropriate access for maintenance and inspection.
15. Add a note stating that the stormwater easements shall be owned and maintained by the property owner.
16. Add a note stating that Stormwater detention and water quality treatment will be required for this subdivision per City Code Section 13.34 Stormwater Management. Details and required easements shall be provided upon development.

Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation:

1. Industry (I): Designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.

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: Lot 1 and Lot 2 will remain zoned I-1 Light Industrial District. This district is intended to provide for a variety of light manufacturing, fabricating, processing, distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity uses with minimal, if any, outside impacts.

Technical Review:

- Streets.The property has street frontage on Northwest Boulevard, Hillandale Road, and Dengler Drive. Street access is provided via Hillandale Road and Dengler Drive. Northwest Boulevard in this area is also State Highway 130. No street access is permitted to Northwest Boulevard without Iowa Department of Transportation approval. It is unknown at this time where Dengler Drive will expand in the future. Staff has asked to increase the Right-of-Way dedication by 14 feet to align with Lot 1.
- Storm Water. The development in Lot 1 has approved stormwater detention and water quality being installed. The submitted final plat does not show these features, but is required to do so. Stormwater detention and water quality treatment will be required for this subdivision per City Code Section 13.34 Stormwater Management. Details and required easements shall be provided upon development.
- Sanitary Sewer. Sanitary sewers will be extended from existing infrastructure to the northeast within the proposed sewer easement. This improvement has been reviewed and approved as part of the site development.
- Other Utilities. Other normal utility services are available.

Public Input:
No public hearing is required for a Final Plat.

ATTACHMENTS:

Type	Description
Backup Material	Plat
Backup Material	Application
Backup Material	Zoning and Future Land Use Map

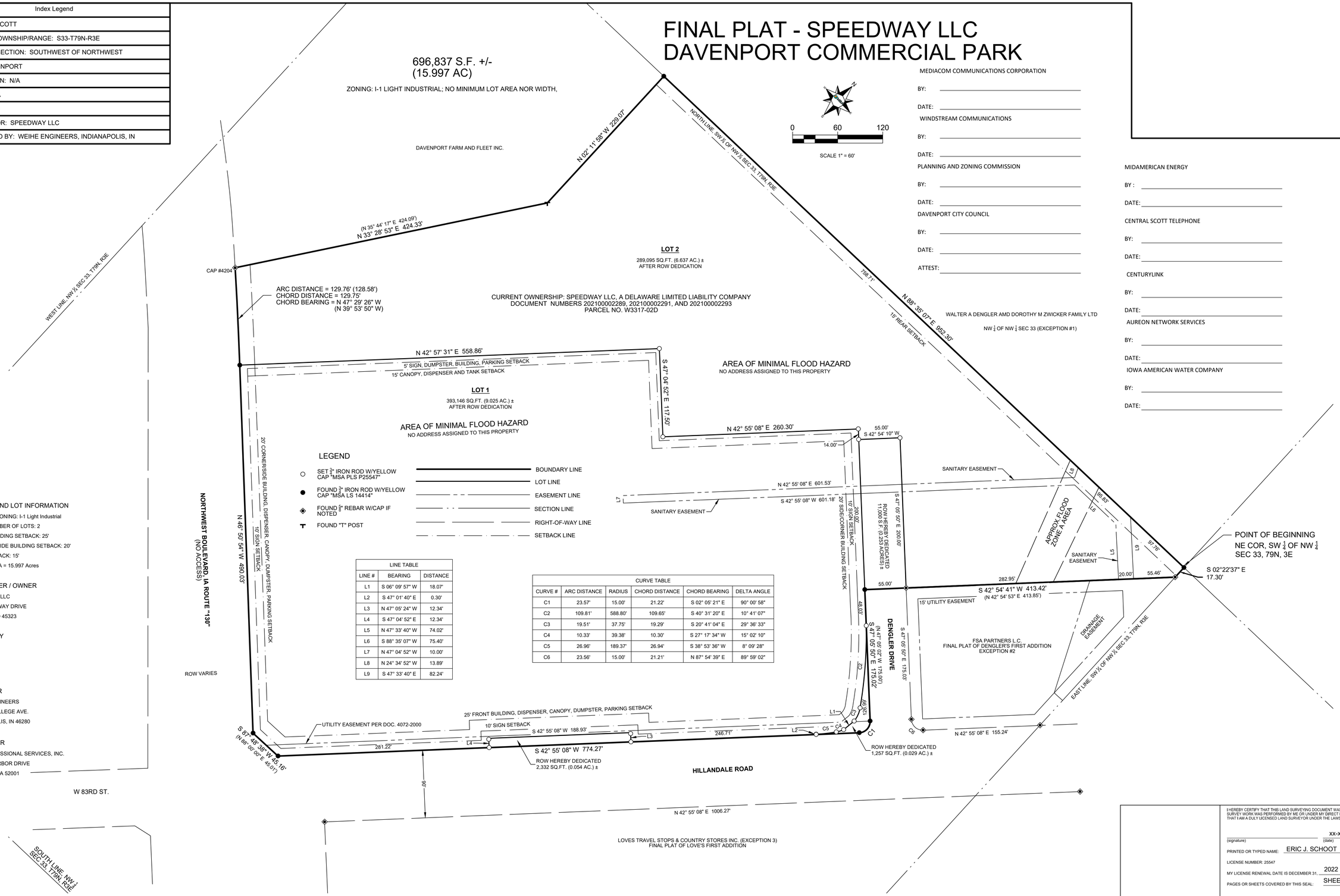
Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berkley, Laura	Approved	6/11/2021 - 5:45 PM

FINAL PLAT - SPEEDWAY LLC
DAVENPORT COMMERCIAL PARK

Index Legend
COUNTY: SCOTT
SECTION/TOWNSHIP/RANGE: S33-T79N-R3E
QUARTER SECTION: SOUTHWEST OF NORTHWEST
CITY: DAVENPORT
SUBDIVISION: N/A
BLOCK: N/A
LOT(S): N/A
PROPRIETOR: SPEEDWAY LLC
REQUESTED BY: WEIHE ENGINEERS, INDIANAPOLIS, IN



MEDIACOM COMMUNICATIONS CORPORATION

BY: _____

DATE: _____

WINDSTREAM COMMUNICATIONS

BY: _____

DATE: _____

PLANNING AND ZONING COMMISSION

BY: _____

DATE: _____

DAVENPORT CITY COUNCIL

BY: _____

DATE: _____

ATTEST: _____

MIDAMERICAN ENERGY

BY : _____

DATE: _____

CENTRAL SCOTT TELEPHONE

BY: _____

DATE: _____

CENTURYLINK

BY: _____

DATE: _____

AUREON NETWORK SERVICES

BY: _____

DATE: _____

IOWA AMERICAN WATER COMPANY

BY: _____

DATE: _____

ZONING AND LOT INFORMATION

CURRENT ZONING: I-1 Light Industrial
TOTAL NUMBER OF LOTS: 2
FRONT BUILDING SETBACK: 25'
CORNER - SIDE BUILDING SETBACK: 20'
REAR SETBACK: 15'
TOTAL AREA = 15.997 Acres

DEVELOPER / OWNER

SPEEDWAY LLC
500 SPEEDWAY DRIVE
ENON, OHIO 45323

ATTORNEY

ENGINEER

WEIHE ENGINEERS
10505 N COLLEGE AVE.
INDIANAPOLIS, IN 46280

SURVEYOR

MSA PROFESSIONAL SERVICES, INC.
400 ICE HARBOR DRIVE
DUBUQUE, IA 52001

LEGEND

- SET ⅜" IRON ROD W/YELLOW CAP "MSA PLS P25547"
- FOUND ⅜" IRON ROD W/YELLOW CAP "MSA LS 14414"
- FOUND ⅜" REBAR W/CAP IF NOTED
- FOUND "T" POST
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 06° 09' 57" W	18.07'
L2	S 47° 01' 40" E	0.30'
L3	N 47° 05' 24" W	12.34'
L4	S 47° 04' 52" E	12.34'
L5	N 47° 33' 40" W	74.02'
L6	S 88° 35' 07" W	75.40'
L7	N 47° 04' 52" W	10.00'
L8	N 24° 34' 52" W	13.89'
L9	S 47° 33' 40" E	82.24'

CURVE TABLE					
CURVE #	ARC DISTANCE	RADIUS	CHORD DISTANCE	CHORD BEARING	DELTA ANGLE
C1	23.57'	15.00'	21.22'	S 02° 05' 21" E	90° 00' 58"
C2	109.81'	588.80'	109.65'	S 40° 31' 20" E	10° 41' 07"
C3	19.51'	37.75'	19.29'	S 20° 41' 04" E	29° 36' 33"
C4	10.33'	39.38'	10.30'	S 27° 17' 34" W	15° 02' 10"
C5	26.96'	189.37'	26.94'	S 38° 53' 36" W	8° 09' 28"
C6	23.56'	15.00'	21.21'	N 87° 54' 39" E	89° 59' 02"

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.

(signature) _____ xx-xx-2020 (date)

PRINTED OR TYPED NAME: ERIC J. SCHOOT

LICENSE NUMBER: 25547

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

PAGES OR SHEETS COVERED BY THIS SEAL: SHEET 1

		NO.	DATE	REVISION	BY
PROJECT DATE: 2-1-2021	DRAWN BY: EJS	.	.	.	.
		.	.	.	.
	CHECKED BY: EJS	.	.	.	.

PLOT DATE: Monday, February 1, 2021 2:21:07 PM, G:\20\20013\20013000\CADD\Survey\Drawings\Plat\20013000 Plat.dwg

MSA
ENGINEERING | ARCHITECTURE | SURVEYING
FUNDING | PLANNING | ENVIRONMENTAL
400 Ice Harbor Drive, Dubuque IA 52001
(563) 582-3973 www.msa-ps.com
© MSA Professional Services, Inc.

SPEEDWAY LLC DAVENPORT COMMERCIAL PARK
NO ADDRESS AT NW BOULEVARD AND HILLANDALE ROAD
CITY OF DAVENPORT, SHERIDAN TOWNSHIP, SCOTT COUNTY, IOWA

FINAL PLAT

20013000

SHEET
1 OF 1

Complete application can be emailed to planning@davenportiowa.com

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

Applicant (Primary Contact)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Owner (if different from Applicant)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Engineer (if applicable)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Architect (if applicable)
Name:
Company
Address:
City/State/Zip:
Phone:
Email:

Attorney (if applicable)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

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:

Total Land Area:
Total Number of Lots:
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:

Total Land Area:
Total Number of Lots:
Linear Feet of Streets Added:
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: Date:

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 the Tuesday prior to City Council Committee of the Whole meetings at 5:00 p.m. in City Hall Council Chambers, 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I, authorize
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the property located at

_____

_____
Signature(s)

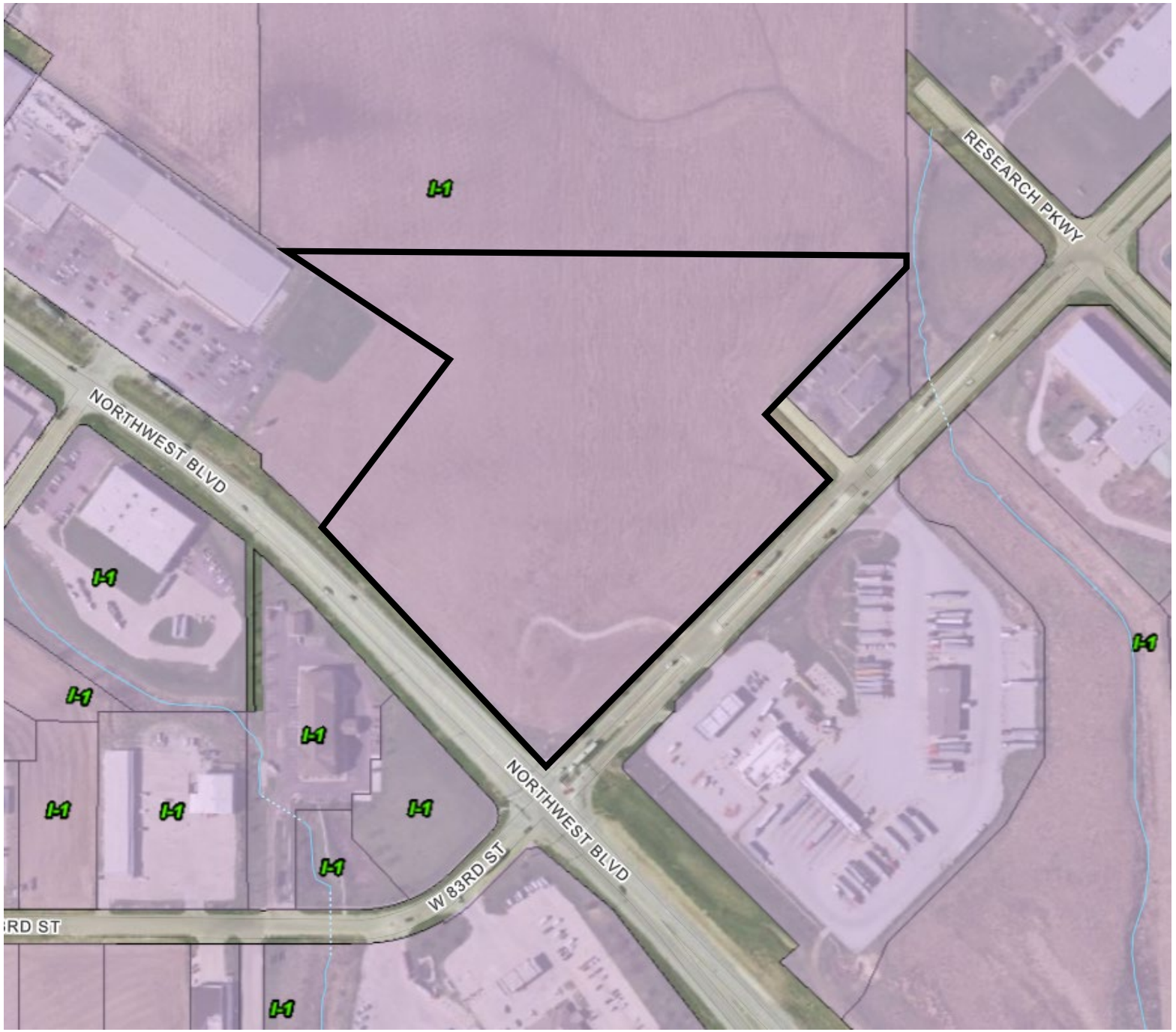
State of ,
County of .
Sworn and subscribed to before me

This day of 20 _____
Form of Identification

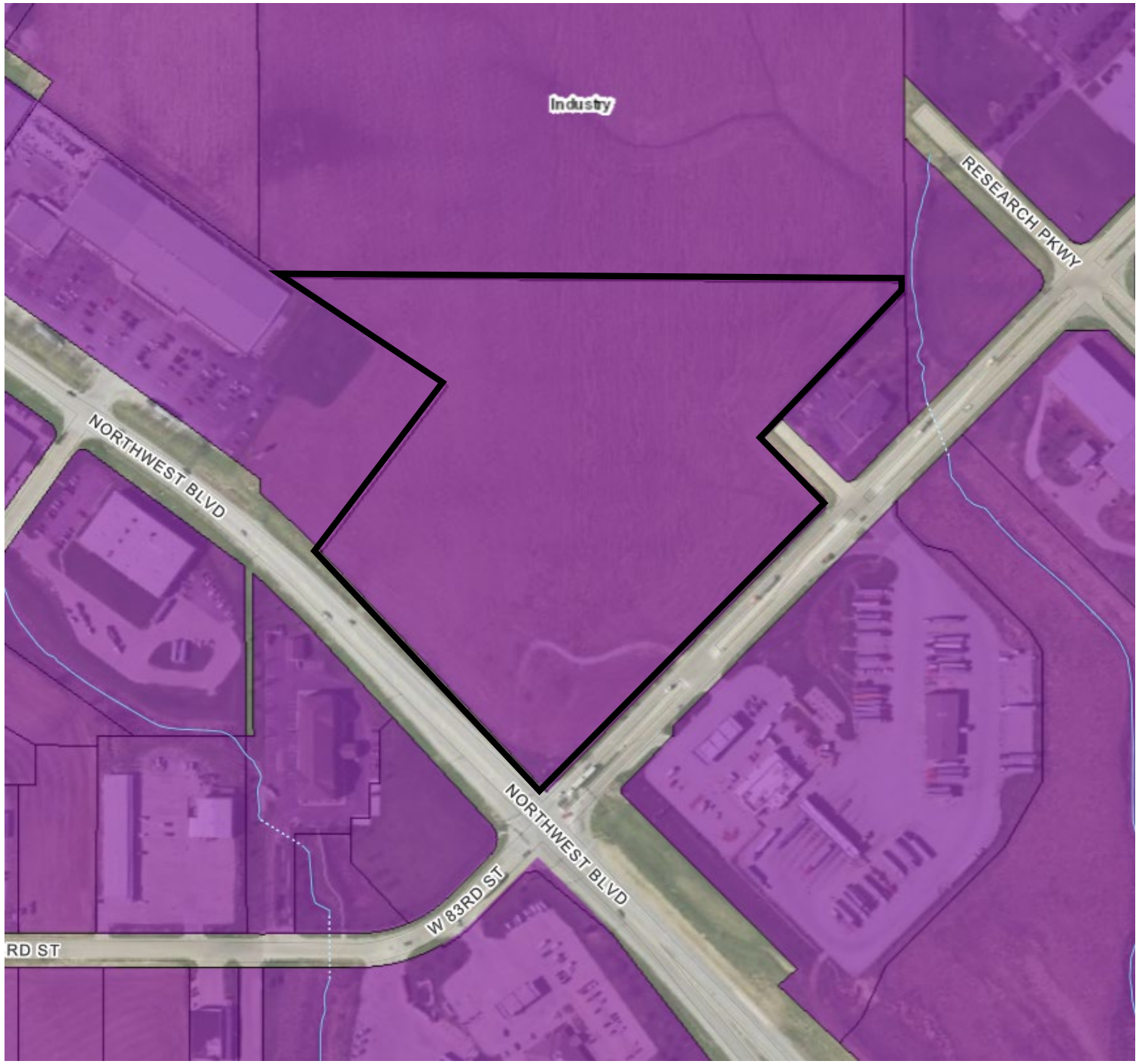
_____
Notary Public

My Commission Expires:

Case F21-04: Speedway
Zoning Map



Case F21-04: Speedway
Future Land Use Map



City of Davenport
Plan and Zoning Commission

Department: DNS **Date**
Contact Info: Matt Werderitch 563.888.2221 **6/15/2021**

Subject:
Case F21-05: Request of 3rd Gen LLC for a Final Plat of a 2 lot subdivision on 13.11 acres located at 3053 Research Parkway. [Ward 8]

Recommendation:
Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F21-05 to the City Council with a recommendation for approval subject to the listed 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 all easements be a minimum of 15 feet or twice the depth of the utility line.
4. Access to Research Parkway shall be limited to sharing the existing drive on Lot 2 or from the existing ROW on the west side of the addition.
5. A note shall be added that sidewalk shall be constructed on Research Parkway prior to occupancy or when ordered by the City.

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The plat (with conditions recommended by City Staff) would achieve consistency with subdivision requirements.

Background:
Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation:

1. Industry (I): Designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.

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:

1. Lot 1 and Lot 2 will remain zoned I-1 Light Industrial District. This district is intended to provide for a variety of light manufacturing, fabricating, processing, distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity uses with minimal, if any, outside impacts.

Technical Review:

1. Natural Resources: The pond is currently owned and maintained by the Greater Davenport Redevelopment Corporation (GDRC). However, the pond will become the responsibility of the owner's association at a later date.
2. Streets: No new curb cuts or median crossings will be approved in Research Parkway. Therefore, access shall be limited to sharing the existing drive on Lot 2 or from the existing ROW on the west side of the addition.
3. MidAmerican Energy: Approves of the proposed final plat based on the easements provided.

Public Input:

No public hearing is required for a Final Plat.

Discussion:

The purpose of the Final Plat is to divide the existing 13.11 acre property into 2 lots. The Roemer Machine Facility on the eastern portion of the plat will become Lot 2. The eastern half of the site, currently used for agriculture, will become Lot 1. The intention is to sell Lot 1 to a potential developer. Lot 1 will have street frontage on both Research Parkway and Research Drive.

ATTACHMENTS:

Type	Description
Backup Material	Plat
Backup Material	Zoning Map & Future Land Use Map
Backup Material	Application

Staff Workflow Reviewers

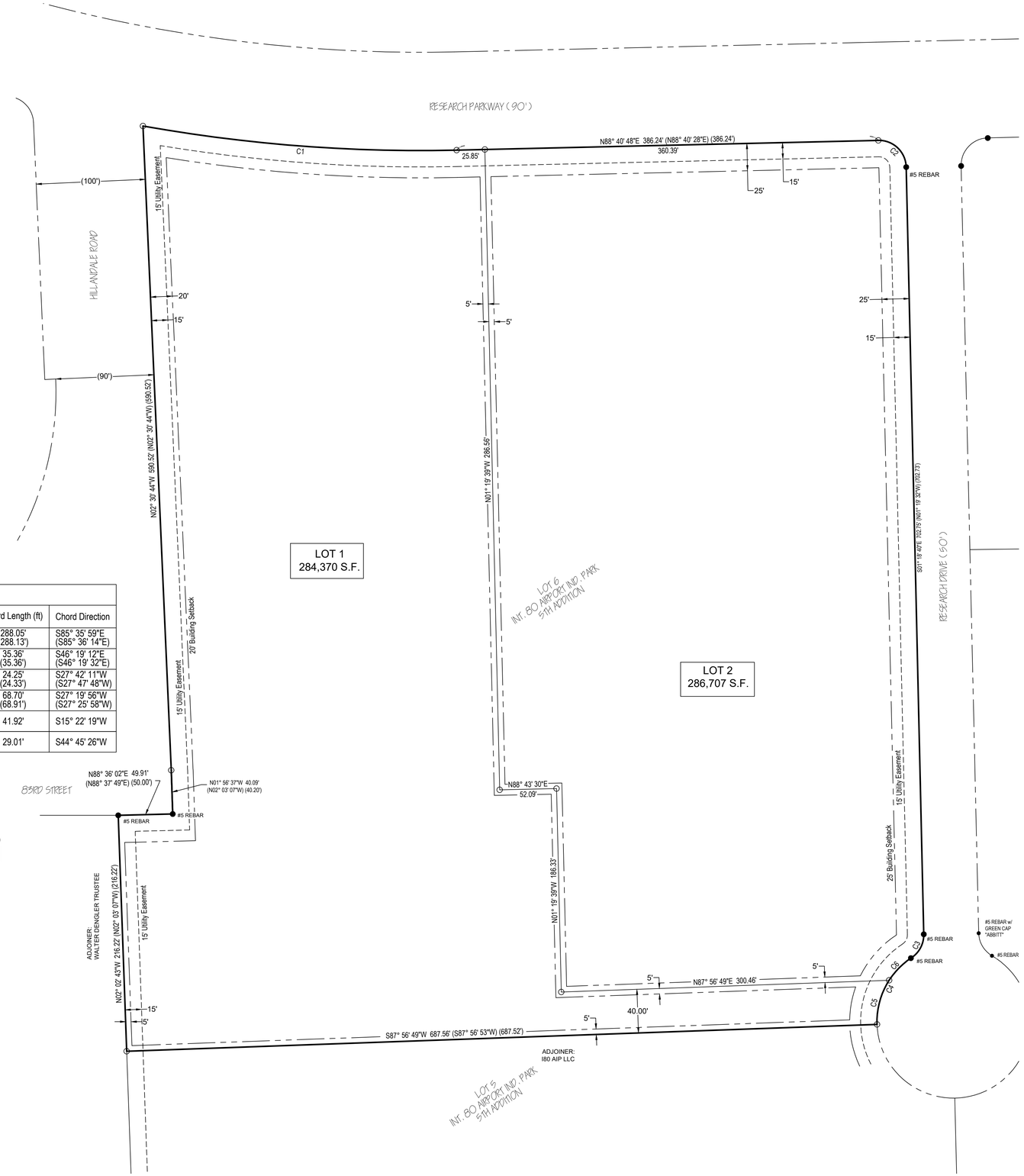
REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	6/11/2021 - 3:36 PM

FINAL PLAT

INTERSTATE 80 AIRPORT INDUSTRIAL PARK 12TH ADDITION

BEING A REPLAT OF LOT 6, INTERSTATE 80 AIRPORT INDUSTRIAL PARK 5TH ADDITION, AN ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA.



PLAT INFORMATION

1. Owner:
   3rd Gen LLC
   3053 Research Parkway
   Davenport, Iowa 52806

2. Engineer:
   Townsend Engineering
   2224 East 12th Street
   Davenport, Iowa 52803
   Ph: (563) 386-4236

3. Surveyor:
   Michael D. Richmond
   2224 East 12th Street
   Davenport, Iowa 52803
   Ph: (563) 386-4236

4. Attorney:
   Joe Judge
   Lane and Waterman, LLP
   220 N. Main Suite 600
   Davenport, Iowa 52801
   Ph: (563) 333-6669

Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	288.53' (288.60')	1445.00' (1445.00')	11°26'26" (11°26'37")	288.05' (288.13')	S85° 35' 59"E (S85° 36' 14"E)
C2	39.28' (39.27')	25.00' (25.00')	90°00'54" (90°00'00")	35.36' (35.36')	S46° 19' 12"E (S46° 19' 32"E)
C3	25.32' (25.41')	25.00' (25.00')	58°01'43" (58°14'35")	24.25' (24.33')	S27° 42' 11"W (S27° 47' 48"W)
C4	71.80' (72.04')	70.00' (70.00')	58°46'14" (58°58'10")	68.70' (68.91')	S27° 19' 56"W (S27° 25' 58"W)
C5	42.58'	70.00'	34°51'00"	41.92'	S15° 22' 19"W
C6	29.22'	70.00'	23°55'14"	29.01'	S44° 45' 26"W

NOTES:

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.

COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.

ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.

"UTILITY EASEMENTS" SHALL ACCOMMODATE GAS, ELECTRIC, WATER, SANITARY SEWER AND COMMUNICATION LINES AS NEEDED.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

THE SUBJECT PROPERTY WILL BE ZONED I-1: LIGHT INDUSTRIAL AT THE TIME OF ACCEPTANCE BY THE CITY. ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL, IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.

NO PORTION OF THE SUBDIVISION ARE LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAP #19163C0355F, EFFECTIVE DATE FEBRUARY 18, 2011.

PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.

STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. PROVISION FOR STORM WATER DETENTION FOR THIS SUBDIVISION WILL BE MADE IN A REGIONAL DETENTION FACILITY LOCATED IN OUTLOT A OF 5TH ADDITION OF INTERSTATE 80 AIRPORT INDUSTRIAL PARK OWNED BY THE GREATER DAVENPORT REDEVELOPMENT CORPORATION. THIS DETENTION FACILITY SHALL BE OWNED AND MAINTAINED BY THE EASTERN IOWA INDUSTRIAL CENTER OWNERS ASSOCIATION.

WATER QUALITY TREATMENT FACILITIES SHALL BE REQUIRED FOR THIS SUBDIVISION. A BLANKET EASEMENT FOR SAID FACILITIES SHALL BE PROVIDED TO ALLOW ACCESS TO AND THROUGHOUT THE WATER QUALITY BEST MANAGEMENT PRACTICE SITE(S).

APPROVED BY:
CITY OF DAVENPORT, IOWA

BY: _____

DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION

BY: _____ DATE: _____

_____ DATE: _____
MEDIACOM

_____ DATE: _____
IOWA - AMERICAN WATER COMPANY

_____ DATE: _____
CENTURY LINK

_____ DATE: _____
MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

I-1 Light Industrial Zoning District Setbacks			
Front	Rear	Minimum Interior Side	Minimum Corner Side
25'	15'	5', unless abutting a residential district then 25'	20'

Area of Subdivision:
Gross: 13.110 Acres ±
Lot 1: 6.528 Acres ±
Lot 2: 6.582 Acres ±

LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED = ●
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 = ○
BOUNDARY LINE =
FENCE LINE = —X—X—X—
EASEMENT LINE =
SETBACK LINE=
SECTION LINE=

LICENSED LAND SURVEYOR
MICHAEL D. RICHMOND
23503
IOWA

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.

MICHAEL D. RICHMOND Date
Iowa License Number: 23503
My license renewal date is December 31, 2021.
Pages or sheets covered by this seal: 1

TOWNSEND ENGINEERING
CIVIL ◦ STRUCTURAL ◦ LAND DEVELOPMENT

DATE: 05-19-2021

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC
CHECKED BY: MDR

DRAWING LOCATION
S:\CORN BELT CAPITAL\CORN BELT CAPITAL.DWG

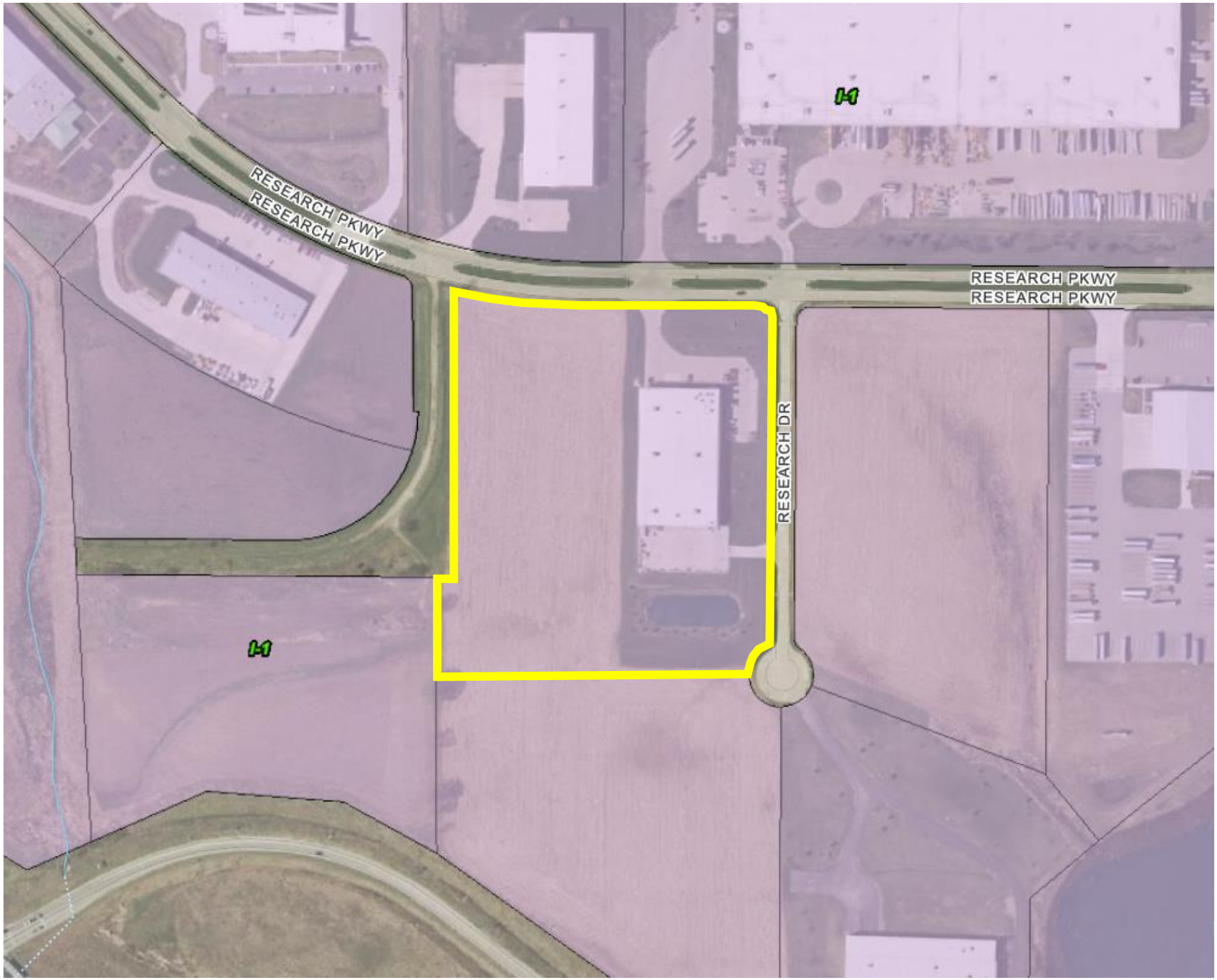
REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT
FINAL PLAT
INTERSTATE 80 AIRPORT INDUSTRIAL PARK 12TH ADDITION

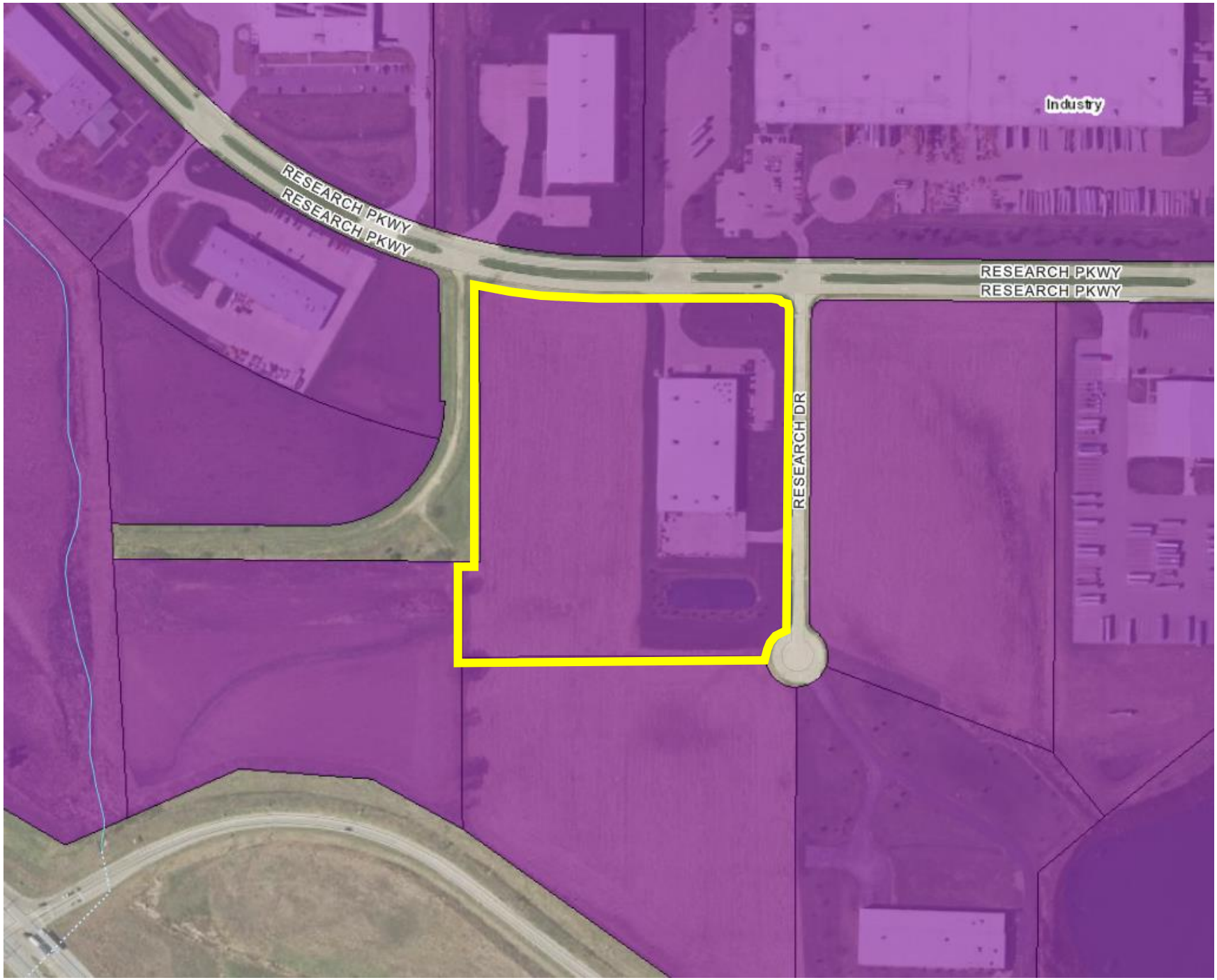
PREPARED FOR:
CORN BELT CAPITAL
4439 DEVILS GLEN ROAD P.O. BOX #
BETTENDORF, IOWA 52722

SHEET NO.
1 OF 1

Case F21-05: Interstate 80 Airport Industrial Park 12th Addition
Zoning Map



Case F21-05: Interstate 80 Airport Industrial Park 12th Addition
Future Land Use Map



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

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

Applicant (Primary Contact)
Name:
Company:
Address:
City/State/Zip: ——52806
Phone:
Email:

Owner (if different from Applicant)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Engineer (if applicable)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Architect (if applicable)
Name:
Company
Address:
City/State/Zip:
Phone:
Email:

Attorney (if applicable)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

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:

Total Land Area:
Total Number of Lots:
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:

Total Land Area:
Total Number of Lots:
Linear Feet of Streets Added:
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: *Ryan Hintze* Date: *05/19/2021*
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 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I,
authorize
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council.

_____

_____
Signature(s)

State of ,
County of .
Sworn and subscribed to before me

This day of 20

_____
Form of Identification

_____
Notary Public

My Commission Expires:

2019 PLAN & ZONING COMMISSION CALENDAR

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

- **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**