

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, APRIL 5, 2022; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

A. Consideration of the March 15, 2022 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 P22-02: Request of Klingner & Associates, P.C. on behalf of Rob Fick LLC for a Preliminary Plat of Oak Brook 2021 for a 30 lot subdivision on 12.4 acres located east of Sturdevant Street and north of 61st Street. [Ward 8]
- ii. Case F22-04: Request of Origin Design on behalf of Russell Construction for a final plat of Russell-Frye/Armstrong Industrial Park Second Addition for a 3-lot subdivision on 50.66 acres, located at 8730 Northwest Boulevard. [Ward 2]

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch 563.888.2221

Date
4/5/2022

Subject:
Consideration of the March 15, 2022 meeting minutes.

Recommendation:
Staff recommend approval of the March 15, 2022 meeting minutes.

Background:
The March 15, 2022 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 3-15-22

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	3/31/2022 - 10:40 AM

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, MARCH 15, 2022; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

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

II. Report of the City Council Activity

Berkley updated the Commission on the status of the right-of-way vacation near 59th Street and Tremont Avenue.

III. Secretary's Report

A. Consideration of the March 1, 2022 meeting minutes.

Motion by Tallman, second by Hepner to approve the March 1, 2022 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 REZ22-01: Request of Patrick Fennelly to rezone property located south of Telegraph Road and east of South Utah Avenue (The southwest 9.15 acres of Parcel #S3117-04) from S-AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]

Werderitch provided an overview of the proposed rezoning case. Patrick Fennelly, petitioner, was in attendance to answer questions from the Commission. The purpose of the rezoning request is to create two new single-family lots.

Commissioner comments pertained to future land use, precedent, neighborhood character, organized development, and preservation of agricultural zoning districts.

Staff recommended Case REZ22-01 be forwarded to the City Council with a recommendation for approval, subject to the following condition.

1. No more than two R-1 Single-Family Residential lots shall be platted on the 9.15 acre area.

Findings:

1. The proposed rezoning to R-1 Single-Family Residential District is generally consistent with the Comprehensive Plan and adopted land use policies.
2. The petition is compatible with the zoning and land uses of nearby property.
3. The rezoning request is compatible with the established neighborhood character, which includes single-family dwellings, agriculture, and open space.
4. The proposed amendment promotes the public health, safety, and welfare of the City.
5. Rezoning the property to R-1 Single-Family Residential District does not create any nonconformities.

Motion by Lammers, second by Johnson to approve Case REZ22-01 subject to the listed condition. Motion to approve staff recommendation and condition was unanimous by a roll call vote (10-0).

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case F22-03: Request of Splendor Homes LLC on behalf of KJTLJ LLC for a final plat of Splendor Estates of a 47-lot subdivision on 26.11 acres, located at 2448 and 2460 East 60th Street. [Ward 8]

Werderitch presented an overview of the proposed residential subdivision. Mike Richmond, Townsend Engineering, was in attendance to answer questions on behalf of the applicant. Commissioner Reinartz raised concerns over traffic impacts on Jersey Ridge Road and the alignment of East 60th Street.

Staff recommended the Plan and Zoning Commission forward Case F22-03 to City Council with a recommendation for approval subject to the following findings and 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 final plat (with conditions recommended by City Staff) would achieve consistency with subdivision requirements.

Conditions:

1. Add the following statement to the end of Note #9: "Sidewalks along the Jersey Ridge Road frontage shall be constructed when so ordered by the City of Davenport."
2. Revise the easement description "20' Sanitary & Utility Easement" to "20' Sewer & Utility Easement".
3. The storm sewer heading north through Heather Avenue shall be located within a sewer easement.
4. Include a note indicating ownership and maintenance of any future hard surface in the Driveway/Detention Basin Access Easement, located to the east of Lot 26.
5. Include Base Flood Elevation to Note 7. Add "and is subject to the regulations in Chapter 15.44 of the City Code entitled Flood Damage Prevention."
6. Remove Note 12.
7. Each outlot that is designated as storm water detention shall be located in a storm water detention easement.
8. Add a note stating, "Storm water detention and water quality treatment are required for this subdivision and shall be owned and maintained by the owner or home owners association."
9. Right-of-Way widths shall be added to the plat.
10. Either two existing lot corners or two 1/4 sections shall be labeled with details.
11. All stormwater mains and drainage ways shall be within designated easements.
12. A Line and Curve table shall be added to the plat.

Motion by Johnson, second by Tallman to approve Case F22-03 subject to the listed findings and conditions. Motion to approve staff recommendation and conditions was approved by a roll call vote (9-1). Commissioner Reinartz voting in the negative.

- ii. Case ROW22-02: Request of The Overland Group on behalf of Dollar General for a partial right-of-way vacation (abandonment) of the alley at 2340 Rockingham RD. [Ward 1]

Koops presented the request to vacate alley right-of-way for the purpose of constructing a new Dollar General Store. David West was in attendance to answer questions on behalf of the Overland Group.

Staff recommended the City Plan and Zoning Commission accept the listed findings to vacate the partial alley right-of-way at 2340 Rockingham Road in Case ROW22-02 to the City Council with a recommendation for approval subject to the listed conditions.

Findings:

1. The public alley right-of-way in question is not necessary for traffic circulations purposes provided they City's solid waste services access needs are met as conditioned.
2. A utility easement would preserve the rights for utility providers to maintain existing and future infrastructure.
3. Economic vitality will be strengthened in a stressed commercial neighborhood.

Conditions:

1. All existing utilities located in the Right-of-Way which are subject to vacation shall be granted a blanket utility and access easement for the maintenance of such utilities.
2. An ingress/egress easement shall be granted for the access of solid waste services/collections; such easement shall allow at all times passage from the alley adjacent to the east to Rockingham Road; additionally, when access via the parking lot exists for passage from the alley to Boies Avenue, such passage shall also be granted an access easement for said route.
3. A Plat of Survey establishing the easements in Conditions 1 and 2 shall be recorded at the Scott County Recorder's Office. City staff shall review the Plat of Survey prior to recording.
4. The City shall install appropriate traffic control signs as necessary in the remaining public right-of-way for traffic direction.

Motion by Johnson, second by Hepner to approve Case ROW22-02 subject to the listed conditions. Motion to approve staff recommendation and conditions was unanimous by a roll call vote (10-0).

VII. Future Business

VIII. Communications

Commissioner Lammers announced her departure from the board. The Commission thanked Commissioner Lammers for her years of service and the positive impact she has left on the community.

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:35 pm.

City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch 563.888.2221

Date
4/5/2022

Subject:

Case P22-02: Request of Klingner & Associates, P.C. on behalf of Rob Fick LLC for a Preliminary Plat of Oak Brook 2021 for a 30 lot subdivision on 12.4 acres located east of Sturdevant Street and north of 61st Street. [Ward 8]

Recommendation:

Staff recommends the Plan and Zoning Commission forward P22-02 to City Council with a recommendation for approval subject to the following findings and conditions:

Findings:

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

Conditions:

1. Add a note stating, "Sidewalks shall be constructed along all street frontages prior to the completion of residential construction for each lot, or as so ordered by the City of Davenport. "
2. Indicate the width of existing pavement at the 61st Street connection point.
3. The size of the existing sanitary sewer where connection is being made shall be labelled.
4. Provide the proposed width(s) of pavement.
5. Label building setback lines.
6. The final plat shall require an easement with a hammerhead turnaround at the terminus of West 64th Street.
7. Add a note stating, "Storm water quality treatment and storm water detention is required for this subdivision. A provision for storm water detention for this subdivision has been made in the regional detention facility located immediately south of West 61st Street. This facility is owned and maintained by the City of Davenport."

Background:

Discussion:

The request is for a Preliminary Plat for a 30 lot subdivision on 12.4 acres of property to facilitate residential development. The lot sizes and dimensions are compatible with the adjacent subdivision to the east and west.

The subdivision will extend 61st Street further to the west. The two new north-south street, Washington Street and Oak Brook Road, will be connected with a new 54th Street.

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-3 Single-Family and Two-Family Residential District**. This district is intended to accommodate residential neighborhoods in the City of Davenport consisting of single-family and two-family homes in a moderately dense urban development pattern. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-3 District.

Technical Review:

- Streets: The subdivision will have access via the extension of 61st Street. Two new north-south streets will be dedicated and connected through a new east-west street, labelled as 54th Street. At a future date, Sturdevant Street will be extended to connect the two existing roadway stubs. However, this extension requires additional right-of-way from the property owner to the west. All streets as shown meet Davenport Municipal Code requirements.
- Storm Water: The R-3 District permits a maximum impervious surface of 60% for each lot. The development of the property will need to comply with the City's storm water requirements. Storm water quality treatment and storm water detention is required for this subdivision. A provision for storm water detention for this subdivision has been made in the regional detention facility located immediately south of West 61st Street. This facility is owned and maintained by the City of Davenport.
- Sanitary Sewer: Sanitary sewers will be extended from existing infrastructure to serve this subdivision. Additional storm and sanitary sewer easements shall be required based on preliminary engineering of conceptual plans.
- 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	Zoning & Future Land Use Map
□ Backup Material	Application

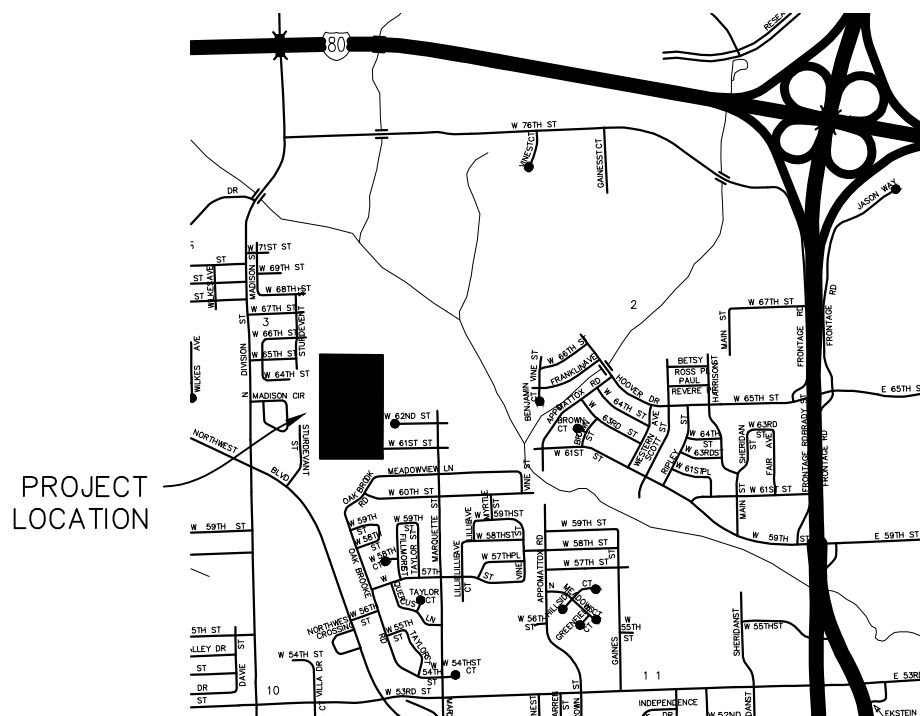
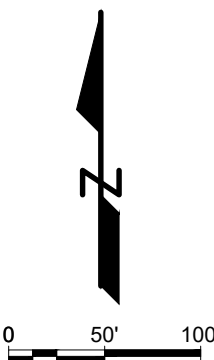
Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	4/1/2022 - 3:23 PM

PRELIMINARY PLAT
OAK BROOK 2021
AN ADDITION TO THE CITY OF DAVENPORT, IOWA
BEING PART OF THE SOUTHEAST QUARTER OF SECTION 3,
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M.

NORTHEAST CORNER
NORTHEAST QUARTER
SECTION 3-78-3



GENERAL NOTES

ALL IMPROVEMENTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF DAVENPORT STANDARD SPECIFICATIONS AND DETAIL DRAWING.

ALL INTERIOR LOT DIMENSIONS ARE APPROXIMATE

TOPOGRAPHY BY OTHERS

SUBDIVISION CONTAINS 12.40 ACRES, MORE OR LESS

FRONT YARDS WHERE SANITARY IS SHOWN SHALL HAVE A 15 FOOT SANITARY SEWER & UTILITY EASEMENT. FRONT YARDS WITHOUT SANITARY SEWER SHALL HAVE A 15 FOOT WATERMAIN & UTILITY EASEMENT. SIDE LOT LINES WITH SANITARY AND STORM SEWER SHALL HAVE A 30 FOOT SEWER & DRAINAGE EASEMENT.

CURRENT ZONING IS R-3

ALL SANITARY SEWER SHALL BE 8 INCH DIAMETER.

ALL WATERMAIN SHALL BE 8 INCH DIAMETER DUCTILE IRON PIPE.

Centerline Curve Table	
Curve #	Radius
C1	305'
C2	320'
C3	75'
C4	205'
C5	205'
C6	75'

- LEGEND
- SURVEY BOUNDARY LINE
 - EXISTING RIGHT OF WAY LINE
 - EXISTING LOT LINES
 - EXISTING SANITARY SEWER LINE
 - EXISTING STORM SEWER LINE
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED STUMP PUMP SEWER
 - PROPOSED STORM SEWER LINE
 - EXISTING STORM CATCH BASIN
 - PROPOSED STORM CATCH BASIN
 - PROPOSED SANITARY MANHOLE
 - EXISTING SANITARY MANHOLE
 - PROPOSED FLARED END SECTION

KLINGNER & ASSOCIATES, P.C.
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Quincy, IL, Galesburg, IA, Burlington, IA, Peella, IA, Hannibal, MO, Columbia, MO

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REVISION HISTORY

NO.	DESCRIPTION	DATE	APPR.
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PRELIMINARY
NOT FOR
CONSTRUCTION

PRELIMINARY PLAT
ROB FICK, LLC
OAK BROOK AREA
DAVENPORT, IOWA

Non-Reduced Sheet Size: 24" x 36"

Full sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.

DRAWN: JLR

FIELD BOOK

CHECKED: DLM

CHECK DATE

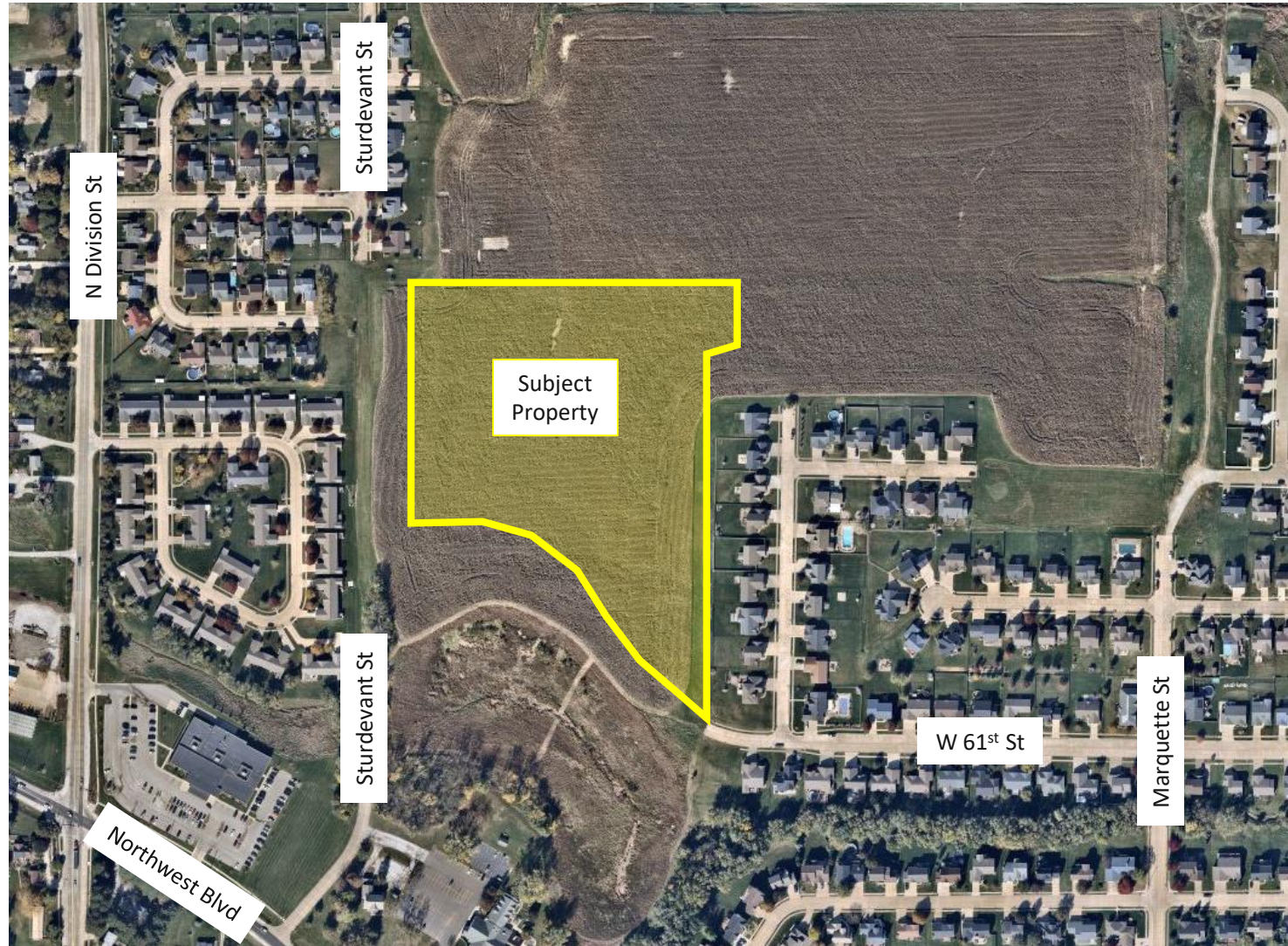
PRELIMINARY
PLAT

PROJECT NO.
21-6125-PRE-PLAT-2-24-22
2-24-2022

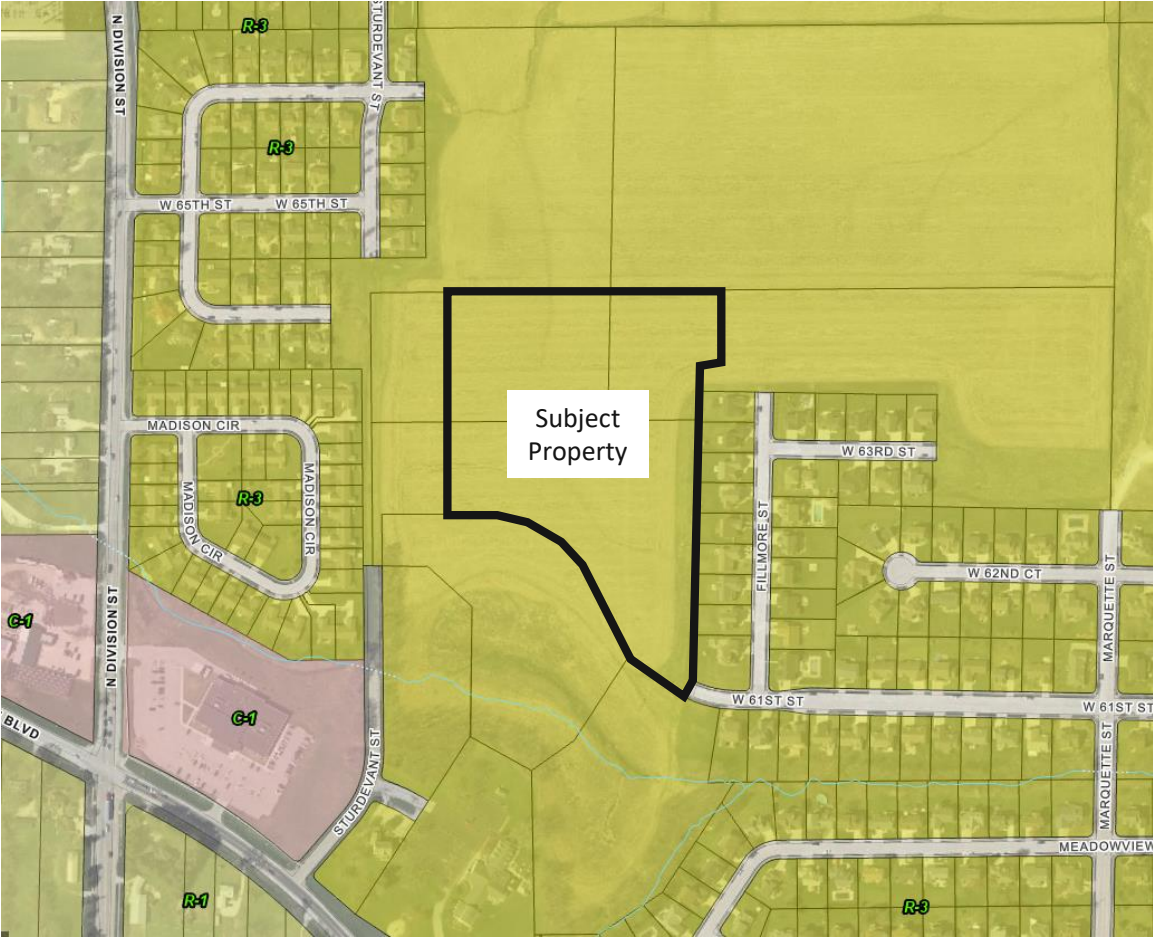
SHEET
1 OF 1

Vicinity Map

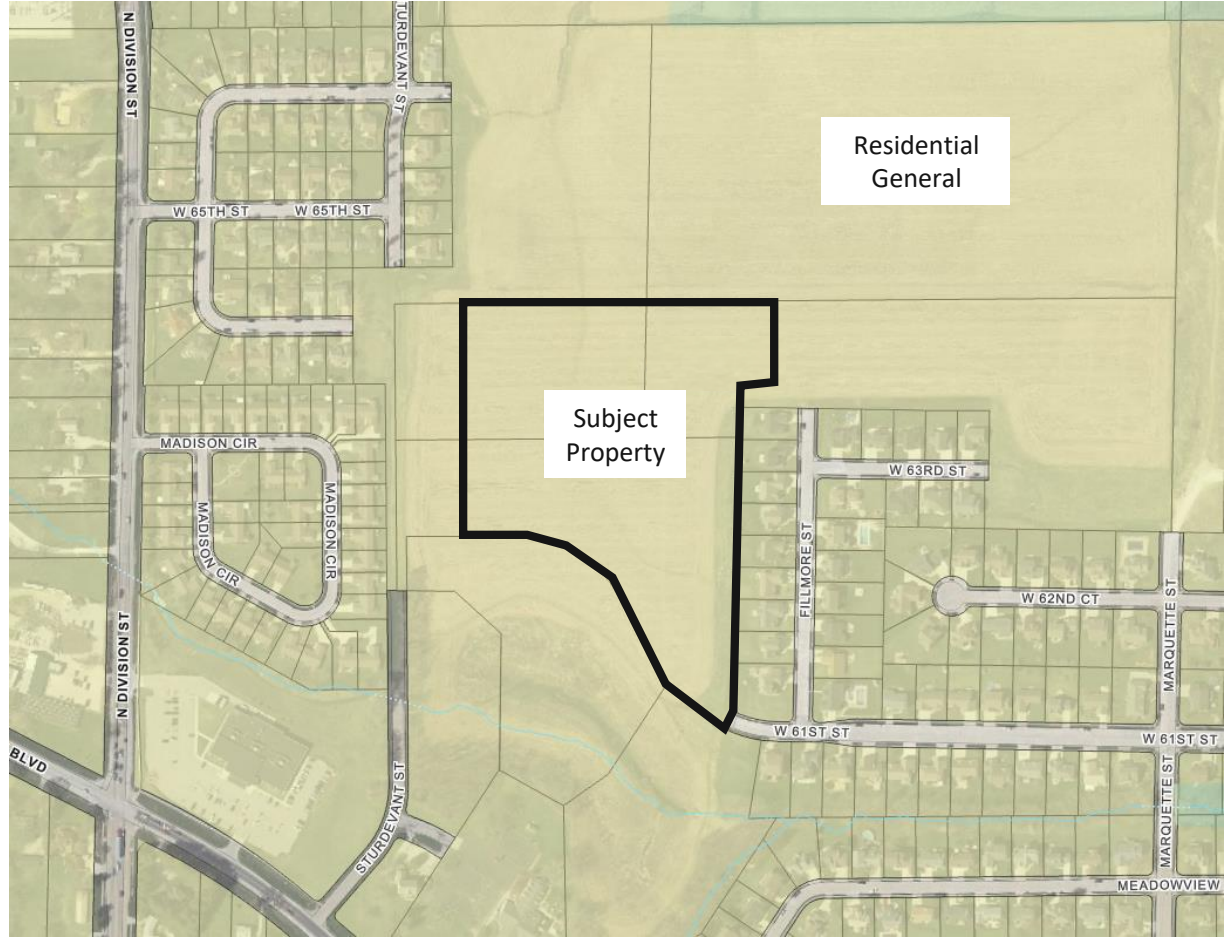
DAVENPORT
IOWA | USA



Maps



Zoning Map



Future Land Use Map



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:

Application Form Type:

Plan and Zoning Commission

Zoning Map Amendment (Rezoning)
Planned Unit Development
Zoning Ordinance Text Amendment
Right-of-way or Easement Vacation
Voluntary Annexation

Owner (if different from Applicant)

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

Zoning Board of Adjustment

Zoning Appeal
Special Use
Hardship Variance

Engineer (if applicable)

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

Design Review Board

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

Architect (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

Administrative

Administrative Exception
Health Services and Congregate
Living Permit

Attorney (if applicable)

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

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:

City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch 563.888.2221

Date
4/5/2022

Subject:

Case F22-04: Request of Origin Design on behalf of Russell Construction for a final plat of Russell-Frye/Armstrong Industrial Park Second Addition for a 3-lot subdivision on 50.66 acres, located at 8730 Northwest Boulevard. [Ward 2]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F22-04 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. Remove notes #2 and #5.
4. Public utility easements shall be a minimum of 15 feet or twice the depth of the utility line, whichever is greater.
5. An additional three feet of public right-of-way along West 83rd Street, west of North Zenith Avenue, shall be dedicated as public right-of-way.
6. Add a note stating "The minimum right-of-way width of West 83rd Street shall be seventy feet."
7. Add a note stating North Zenith Avenue, West 83rd Street, and West 86th Street shall be dedicated as public right-of-way.
8. A fifty foot wide right-of-way shall be dedicated along the north property line of Lot 1 and shall be named W 86th Street. A fifteen foot public utility easement shall be established along the north and south boundary of the dedicated public right-of-way.

Background:

The request is for a 3 lot subdivision on 50.66 acres of property to facilitate industrial development. No tenants have been identified at this time. However, the lots are likely to be developed for warehouse type users. The Plan and Zoning Commission approved a preliminary plat for this site at their August 17, 2021 meeting. City Council approved the preliminary plat on September 8, 2021.

Access to Lots 1-3 will be provided through North Zenith Avenue, which will be dedicated as public right-of-way. Additional right-of-way will be dedicated along the south property line to allow for the extension of West 83rd Street. Staff is recommending a condition to dedicate a fifty foot wide right-of-way along the north property line of Lot 1. The purpose is to establish a new east-west street that will connect to Wisconsin Avenue. Given the potential for large scale industrial

development and its associated traffic impacts, additional connectivity is required for the area.

Outlots A and B will serve as stormwater detention.

Comprehensive Plan:

1. Within Existing Urban Service Area: Yes
2. Within Urban Service Area 2035: Yes
3. Future Land Use Designation: 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 complies with the Davenport +2035 proposed land use section.

Zoning:

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. Streets: North Zenith Avenue will be dedicated as public right-of-way with the recording of the plat. Additional right-of-way will be dedicated along the south property line for the expansion and extension of West 83rd Street. Sidewalks are required along the future Zenith Avenue and West 83rd right-of-way. Staff is also recommending future right-of-way dedication for an east-west road along the north property line of Lot 1. The applicant has requested a waiver to the sidewalk requirements, which gets reviewed and approved by City Council. Given the rural cross section of Northwest Boulevard, sidewalks will not be required at this time.
2. Storm Water: Since the industrial subdivision is greater than 5 acres and final build-out will exceed 10,000 square feet of hard surface, the site will require stormwater detention and water quality. Storm detention is proposed in Outlots A and B. Access must be provided for maintenance of detention areas and any drainage ways must be maintained to provide for the proper flow of water.
3. Sanitary Sewer: Existing sanitary sewer infrastructure is available along Northwest Boulevard and will be extended into the site as development occurs.
4. Other Utilities: Normal utility services are available at this site.
5. Parks/Open Space: The proposed plat does not impact any existing or planned parks or public open space.

Public Input: No public hearing is required for a Final Plat. Scott County has been notified.

ATTACHMENTS:

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

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	4/1/2022 - 3:24 PM

FINAL PLAT

RUSSELL-FRYE/ARMSTRONG INDUSTRIAL PARK SECOND ADDITION
LYING WITHIN LOT 4, RUSSELL FRYE-ARMSTRONG INDUSTRIAL PARK FIRST ADDITION AND THE NORTH HALF OF SECTION 32,
TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5th P.M., IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA

DATE OF SURVEY:
MARCH 10, 2022
TOTAL AREA SURVEYED:
49.979 ACRES

EASEMENT NOTE

EXISTING EASEMENTS AS CONTAINED
IN THE FOLLOWING DOCUMENTS:
- PLAT OF SURVEY;
- FRYE-ARMSTRONG FIRST
ADDITION, DOC. NO.
2002-04007
- PLAT OF SURVEY; RUSSELL
FRYE/ARMSTRONG INDUSTRIAL
PARK FIRST ADDITION, DOC.
NO. 2021-42665

SANITARY SEWER NOTE

* EXISTING 15" SANITARY SEWER
EASEMENT PER DOCUMENT
NO. 2021-42665 TO BE
VACATED PER THIS PLAT.
(7.5' ON BOTH SIDES OF CL)
** PROPOSED 15" SANITARY
SEWER EASEMENT PER THIS
PLAT TO BE DEDICATED TO
THE CITY OF DAVENPORT.
(7.5' ON BOTH SIDES OF CL)

SEE SHEET 2 FOR
CURVE TABLE, LEGEND
AND EASEMENTS
ALONG SOUTH LINE

SOUTHWEST CORNER LOT 4
YELLOW CAP NO. 5080 7222

THE NORTH 15 ACRES NE1/4-SW1/4
SECTION 32, T79N, R3E

W. 83RD STREET

23' FOR STREET
PURPOSES

LOT 2
WACKY
WATERS
1ST ADD.

LOT 1, WACKY WATERS
1ST ADDITION

50' FOR STREET
PURPOSE

SOUTHEAST
CORNER LOT 4
NO CAP

LOT 1, FRYE'S ADDITION

LOT 1, SHERIDAN
INDUSTRIAL PARK
4TH ADDITION

LOT 2, SHERIDAN
INDUSTRIAL PARK
4TH ADDITION

LOT 4
SHERIDAN
INDUSTRIAL
PARK 4TH
ADDITION

LOT 6
SHERIDAN
INDUSTRIAL
PARK 4TH
ADDITION

LOT 5
SHERIDAN
INDUSTRIAL
PARK 4TH
ADDITION

LOT 3
RUSSELL-FRYE/ARMSTRONG
INDUSTRIAL PARK FIRST ADDITION

LOT 2
AREA =
13.755 ACRES

LOT 1
AREA =
15.396 ACRES

LOT 3
AREA =
13.811 ACRES

OUTLOT B
AREA = 2.524 ACRES

OUTLOT A
AREA = 1.435 ACRES

NORTH ZENITH
AVENUE
AREA = 1.502 ACRES

SURVEYOR'S CERTIFICATE
SEE SHEET 2 OF 3

SEE SHEET 2 OF 3



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DRAWN	DMK	PLAT NO.	7-1A-22
CHECKED	JMT	PROJ. NO.	21152
DATE	3-10-22	SHEET	1 of 3

P:\21\152\DRAWINGS\SURVE\21152 FINAL PLAT2

Index Legend	
Location:	LOT 4 RUSSELL-FRYE/ARMSTRONG INDUSTRIAL PARK FIRST ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY IOWA
Proprietor:	RDIP, LLC
Requestor:	RUSSELL CONSTRUCTION
Surveyor:	JOHN M. TRANMER
Surveyor Company:	ORIGIN DESIGN CO., 137 MAIN STREET DUBUQUE, IOWA 52001 PHONE: (563)556-2464

FOR RECORDER USE

FINAL PLAT

RUSSELL-FRYE/ARMSTRONG INDUSTRIAL PARK SECOND ADDITION
LYING WITHIN LOT 4, RUSSELL FRYE-ARMSTRONG INDUSTRIAL PARK FIRST ADDITION AND THE NORTH HALF OF SECTION 32,
TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5th P.M., IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA

NOTES

1. OUTLOTS A AND B ARE RESERVED AS STORMWATER DETENTION EASEMENTS AND WILL BE MAINTAINED BY AN ASSOCIATION CREATED BY THE OWNER.
2. OUTLOTS A AND B OVERFLOW TO ROADSIDE DITCH.
3. FUTURE STREET R.O.W. ALONG THE SOUTH LINE OF LOT 4 (W. 83rd STREET AND THE ADJACENT 15' UTILITY EASEMENT TO BE DEDICATED THE CITY/PUBLIC.
4. STORM SEWER IN THE STREET R.O.W. SHALL BE OWNED AND MAINTAINED BY THE CITY OF DAVENPORT, IOWA.
5. ALL SANITARY SEWER WILL BE PRIVATE AND WILL BE MAINTAINED BY THE OWNER/INDUSTRIAL PARK ASSOCIATION TO BE CREATED.
6. BLANKET UNDERGROUND EASEMENTS GRANTED TO RESPECTIVE UTILITY COMPANY FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE STRUCTURES ARE LOCATED. BLANKET EASEMENTS GRANTED FOR STREET LIGHTING WITHIN THE SUBDIVISION.
7. 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. SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL STREET FRONTAGES WHEN SO ORDERED BY THE CITY OF DAVENPORT.
- 8.

ZONING REQUIREMENTS

AT THE TIME OF RECORDING AND ACCEPTANCE BY THE CITY, THE SUBJECT PROPERTY WAS ZONED I-1, LIGHT INDUSTRIAL ZONING DISTRICT. REQUIRED SETBACKS AT TIME OF RECORDED ARE:

FRONT: MINIMUM 25'
REAR: MINIMUM 15'
SIDE: NONE, UNLESS ABUTTING RESIDENTIAL

SETBACKS ARE SET WITHIN THE ZONING CHAPTER OF THE CITY OF DAVENPORT MUNICIPAL CODE AND ARE SUBJECT TO REVISIONS.

UTILITY SIGNATURES

MID AMERICAN ENERGY COMPANY
BY: _____
DATE: _____

MEDIACOM COMMUNICATIONS CORP.
BY: _____
DATE: _____

STORM DETENTION NOTE

STORM WATER DETENTION AND WATER QUALITY TREATMENT WILL BE REQUIRED WITH THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY THE OWNER AND/OR THE INDUSTRIAL PARK ASSOCIATION TO BE CREATED.

METRO FIBERNET, LLC
BY: _____
DATE: _____

IOWA-AMERICAN WATER COMPANY
BY: _____
DATE: _____

PLANNING AND ZONING
BY: _____
DATE: _____

LEGEND

- PROPERTY BOUNDARY
- LOT/RIGHT-OF-WAY LINE
- EASEMENT LINE
- SECTION
- RIGHT-OF-WAY
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT EXISTING
- RECORDED AS
- FOUND 5/8" IRON REBAR W/ RED PLASTIC CAP NO. 21408 OR AS NOTED
- SET 5/8" IRON REBAR WITH RED PLASTIC CAP NO. 12631

CURVE TABLE			
CURVE	DISTANCE	RADIUS	DELTA
C1	180.97'	2472.50'	4° 11' 37"
C2	184.99'	2527.50'	4° 11' 37"
C3	180.97'	2472.50'	4° 11' 37"
C4	184.99'	2527.50'	4° 11' 37"
C5	53.68'	600.00'	5° 07' 35"
C6	53.68'	600.00'	5° 07' 35"

LOT 1

AREA = 15.396 ACRES

NORTH ZENITH AVENUE

AREA = 1.502 ACRES

LOT 3

AREA = 13.811 ACRES

OUTLOT B

AREA = 2.524 ACRES

W. 83RD STREET

AREA = 1.556 ACRES

THE NORTH 15 ACRES NE1/4-SW1/4
SECTION 32, T79N, R3E



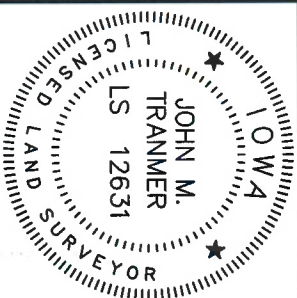
GRAPHIC SCALE



DATE OF SURVEY:
MARCH 10, 2022
TOTAL AREA SURVEYED:
49,979 ACRES

NOTE
THIS SURVEY IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD AND NOT OF RECORD.

DRAWING MAY HAVE BEEN REDUCED



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.

FOR ORIGIN DESIGN CO.

JOHN M. TRANMER
DATE 3/10/22

LICENSE NO. 12631 MY LICENSE RENEWAL DATE IS 12/31/2022
PAGES OR SHEETS COVERED BY THIS SEAL SHEETS 1 THRU 3

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DRAWN	DMK	PLAT NO.	7-1A-22
CHECKED	JMT	PROJ. NO.	21152
DATE	3-10-22	SHEET	2 of 3

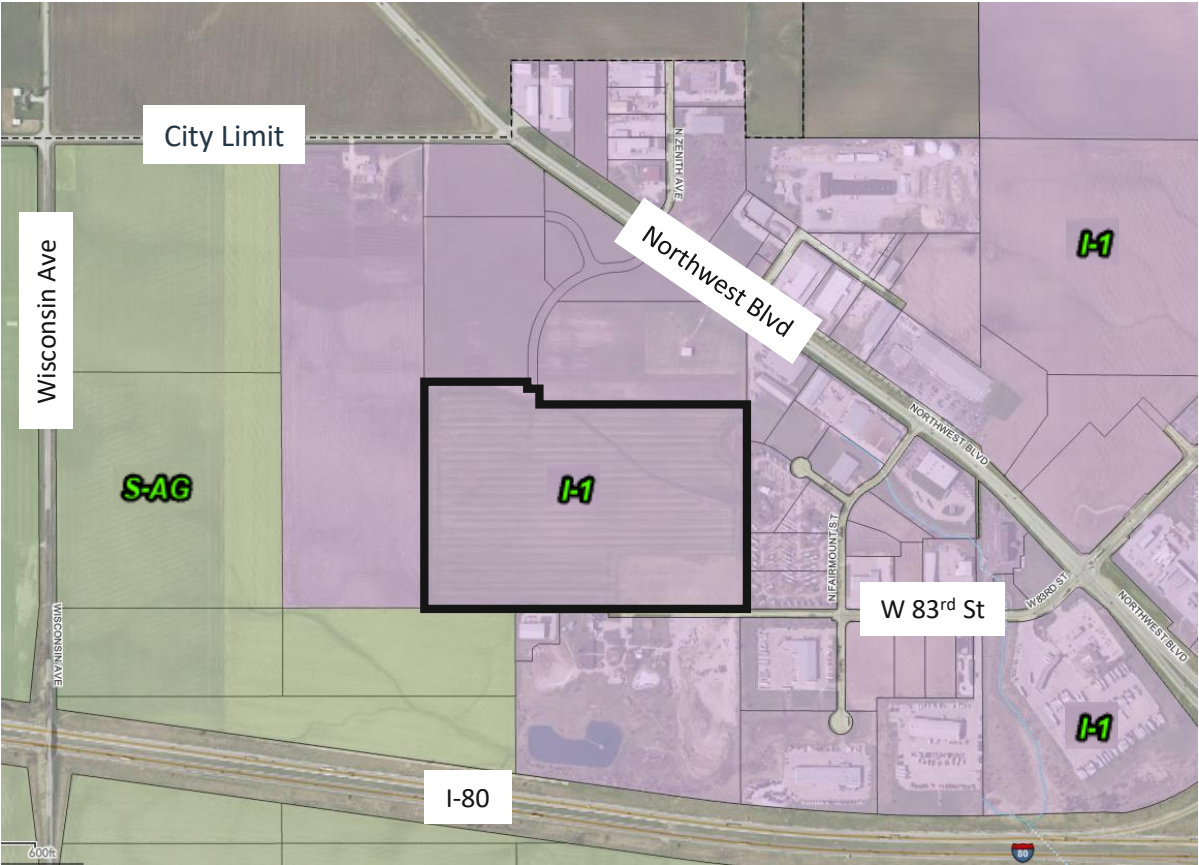
P:\21152\DRAWINGS\SURVEY\21152 FINAL PLAT2

Vicinity Map

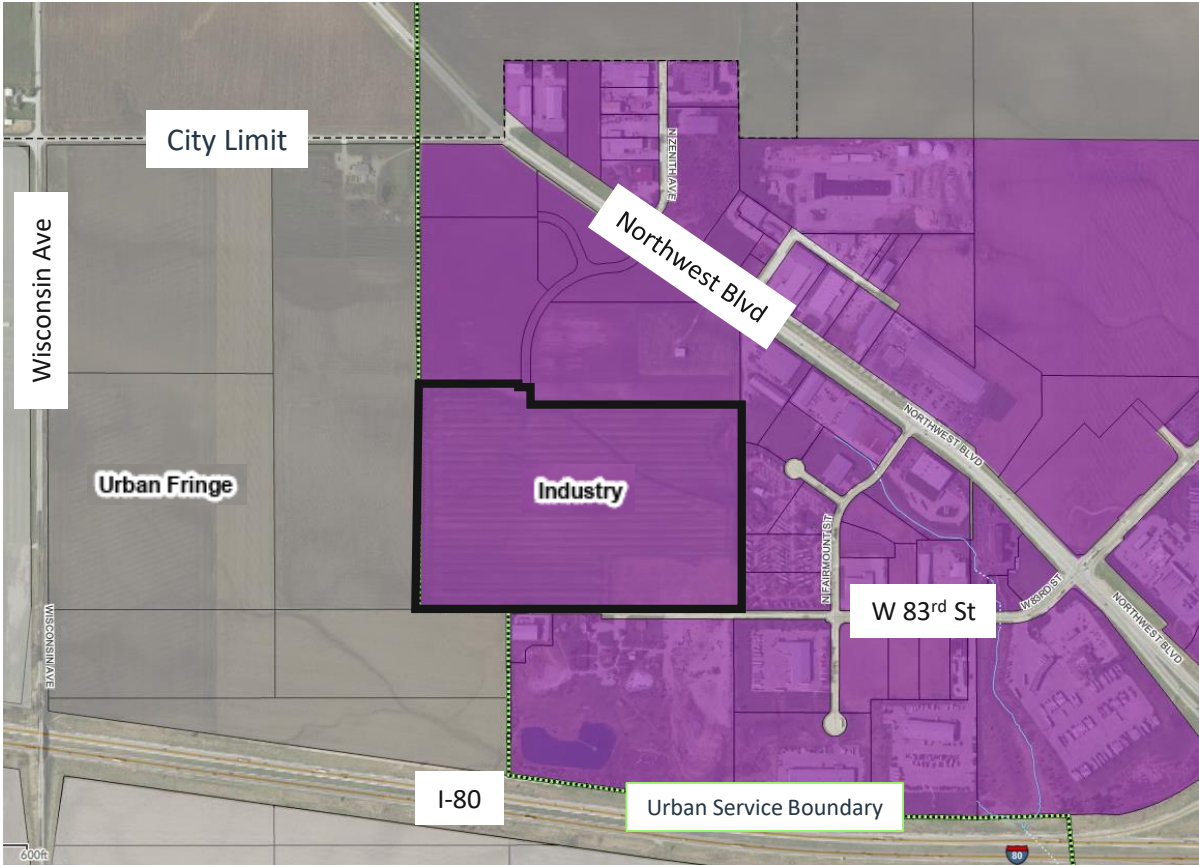
DAVENPORT
IOWA | USA



Maps



Zoning Map



Future Land Use Map

DAVENPORT
IOWA | USA

DAVENPORT
IOWA | USA

W 90th St

W 86th St

Subject Property

W 83rd St

Wisconsin Ave

Northwest Blvd

I-80

Petersen Plumbing & Heating

Compacker

Draco Mechanical Supply

MH Equipment

Valley Bolt

Transportation Department

LPWH Inc

Imperial

Wensco Sign Supply

Blain's Farm & Fleet - Davenport, Iowa

Midwest Wheel Companies

Comfort Inn & Suites Davenport - Quad Cities

Flying J Travel Center

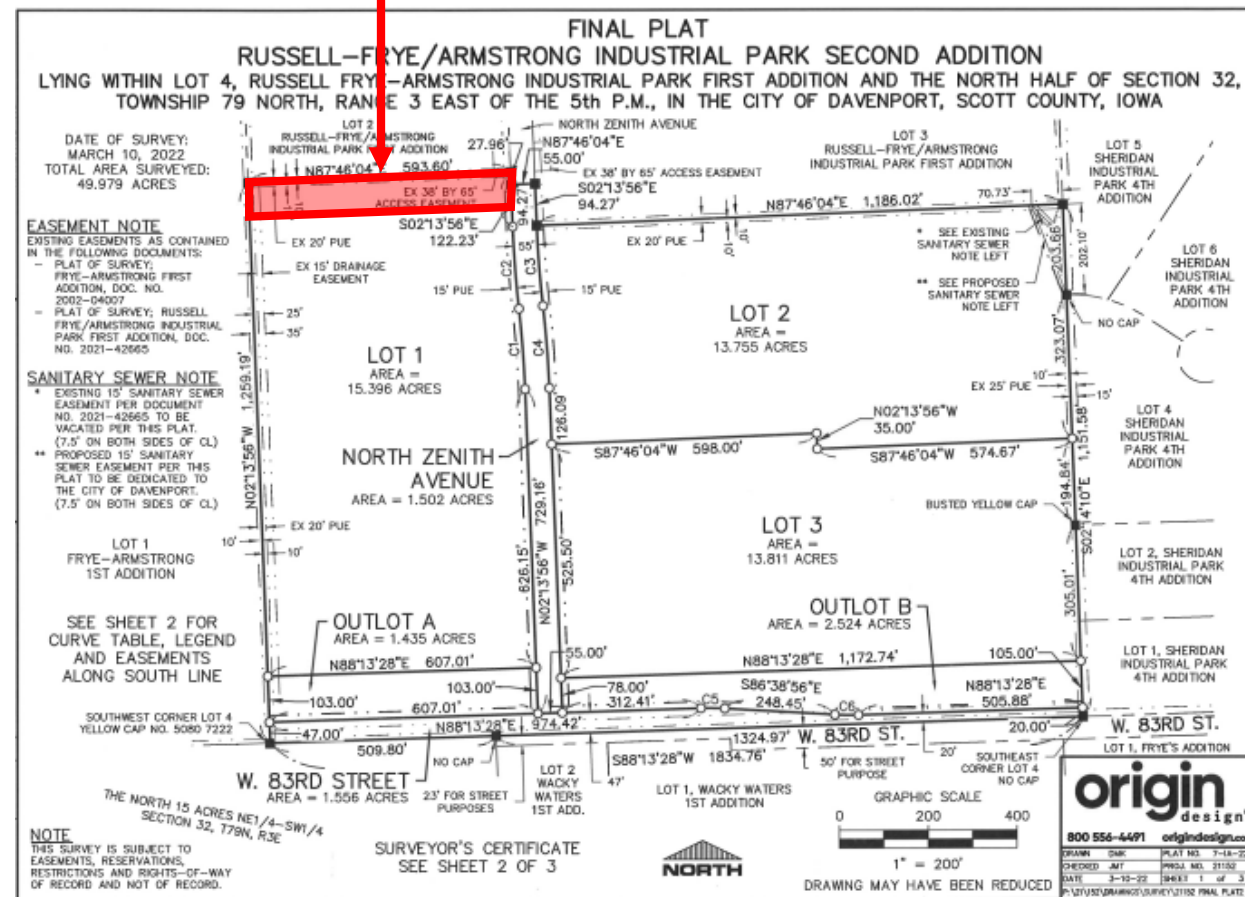
Thompson Truck & Trailer

GTG Peterbilt - Davenport

Interstate Power Systems

Shademaster Nursery

Interstate F / Park





1200 E 46th Street
Davenport, Iowa 52807
(563) 326-6198
Planning@davenportiowa.com

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:

Application Form Type:

Plan and Zoning Commission

Zoning Map Amendment (Rezoning)
Planned Unit Development
Zoning Ordinance Text Amendment
Right-of-way or Easement Vacation
Voluntary Annexation

Owner (if different from Applicant)

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

Zoning Board of Adjustment

Zoning Appeal
Special Use
Hardship Variance

Engineer (if applicable)

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

Design Review Board

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

Architect (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

Administrative

Administrative Exception
Health Services and Congregate
Living Permit

Attorney (if applicable)

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

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: (1200 LF Phase 1, 1240 LF Future ROW Dedication)

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: Kristin Crawford

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.