

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, APRIL 19, 2022; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

- A. Case REZ22-02: Request of Menard Inc. to rezone the 4.48 acre property located north of West 65th Street and east of Harrison Street (Parcel #X0239-02A) from R-MF Multi-Family Residential District to I-1 Light Industrial District. [Ward 8]

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

- A. Consideration of the April 5, 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 F22-05: Request of Seven Hills Paving LLC for a final plat of Brady Eighty Industrial Park 7th Addition for a 1-lot subdivision on 2.99 acres, located south of East 59th Street and west of Tremont Avenue. [Ward 8]

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
4/19/2022

Subject:

Case REZ22-02: Request of Menard Inc. to rezone the 4.48 acre property located north of West 65th Street and east of Harrison Street (Parcel #X0239-02A) from R-MF Multi-Family Residential District to I-1 Light Industrial District. [Ward 8]

Recommendation:

Hold the Public Hearing.

Background:

Background:

The petitioner is requesting to rezone Parcel #X0239-02A from R-MF Multi-Family Residential District to I-1 Light Industrial District. The purpose of the Rezoning Request is to develop the vacant site, southwest of the existing Menards retail store, into an outdoor self-storage facility. Conceptual plans have been submitted by the applicant and are attached.

The following land uses abut the 4.48 acre property:

- North: Single-family residential at the termination of Main Street. (R-3)
- South: Motel 6 (C-2)
- East: Kwik Star and Menards Retail Store (C-3)
- West: Maplewood Apartments (R-MF)

Why is a Zoning Map Amendment Required?

The Zoning Ordinance does not permit 'Self-Storage Facility: Outdoor' within a residential district. This principal use is only allowed within industrial zoning districts. The petitioner was advised by City Staff that a 'Self-Storage Facility: Enclosed' is considered a Special Use within the C-2 Corridor Commercial District and C-3 General Commercial District. Given the abutting commercial zoning districts to the east and south, a commercial zoning would be more compatible with the surrounding area. However, the applicant has expressed there is a greater market demand for outdoor storage. Therefore, the I-1 Light Industrial District is the most applicable zoning classification for the intended development.

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designations:

The property is designated Residential General in the Davenport +2035 Land Use Map. A rezoning to I-1 Light Industrial District requires the land use to be amended to Industry.

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. **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.

Zoning:

The property is currently zoned **R-MF Multi-Family Residential District**. This district is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types including semi-detached dwellings, two-family dwellings, townhomes and multi-family dwellings. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-MF District.

The applicant is requesting a rezoning of the property to **I-1 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:

City Departments are reviewing the proposed Zoning Map Amendment Application. Further comments will be provided at the May 3, 2022 Plan and Zoning Commission meeting.

Public Input:

Letters were sent to property owners within 200 feet of the proposed request notifying them of the April 19, 2022 Plan and Zoning Commission Public Hearing.

To date, staff has received one written comment in opposition to the rezoning request from an adjacent property owner.

Staff will apprise the Commission of any correspondence at the May 3, 2022 Plan and Zoning Commission meeting.

ATTACHMENTS:

Type	Description
Backup Material	Zoning & Future Land Use Map
Backup Material	Application
Backup Material	Self-Storage Facility Site Plan
Backup Material	Self-Storage Facility Elevations
Backup Material	Public Hearing Notice
Backup Material	Public Comment

Staff Workflow Reviewers

REVIEWERS:

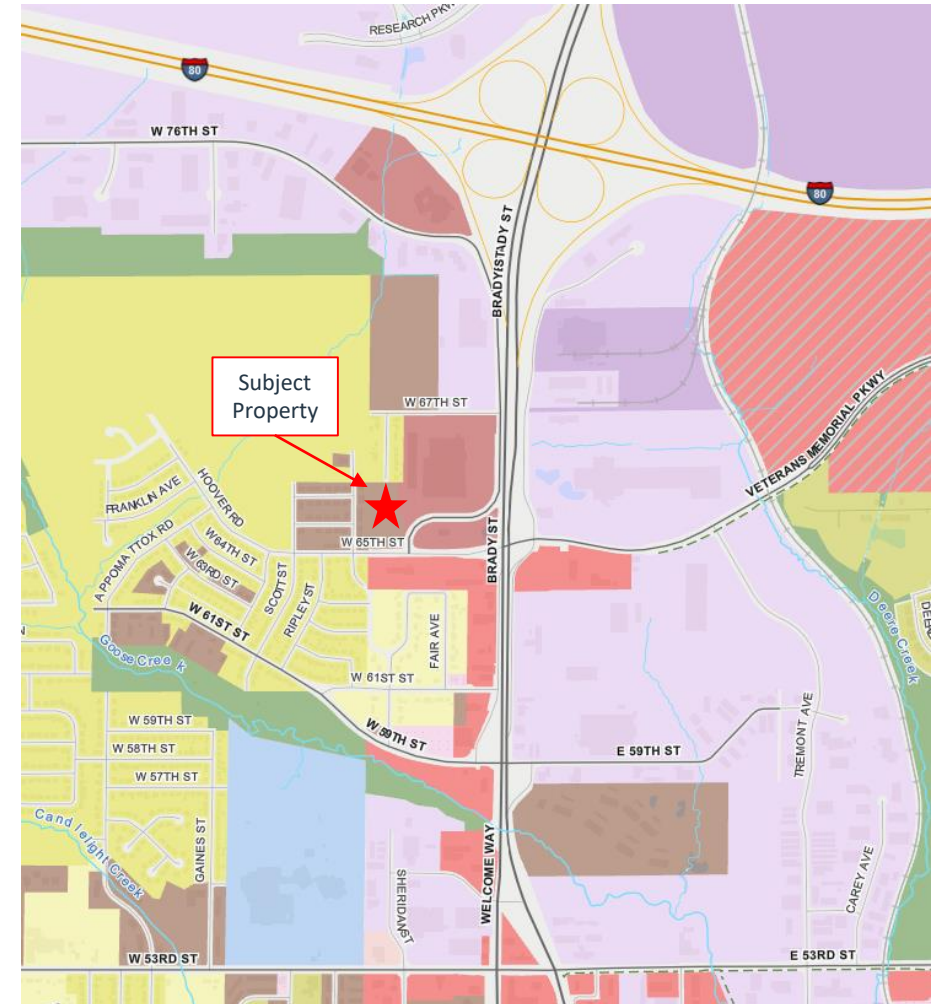
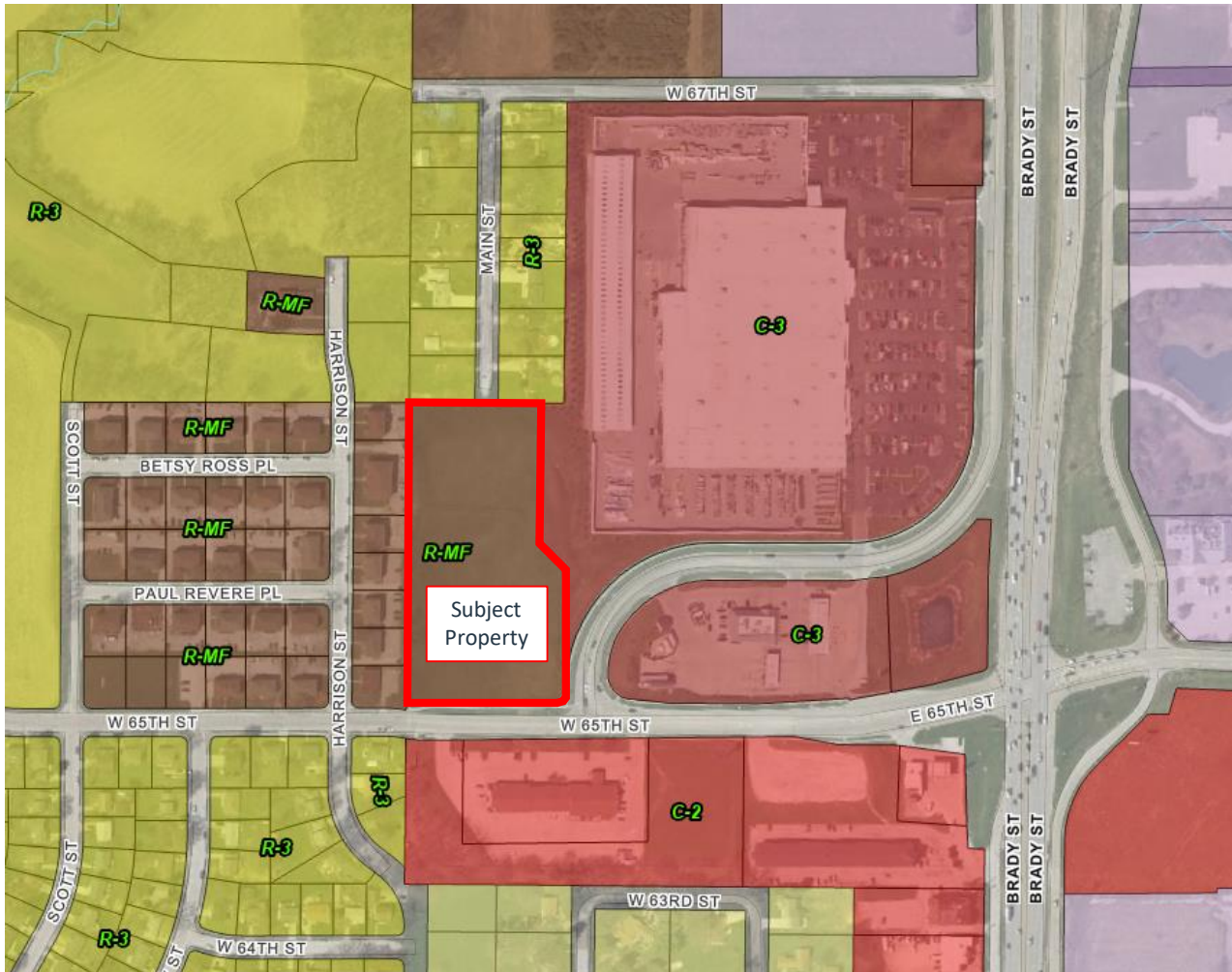
Department	Reviewer	Action	Date
Community Planning & Economic Development	Berkley, Laura	Approved	4/14/2022 - 11:34 AM

Vicinity Map

DAVENPORT
IOWA | USA



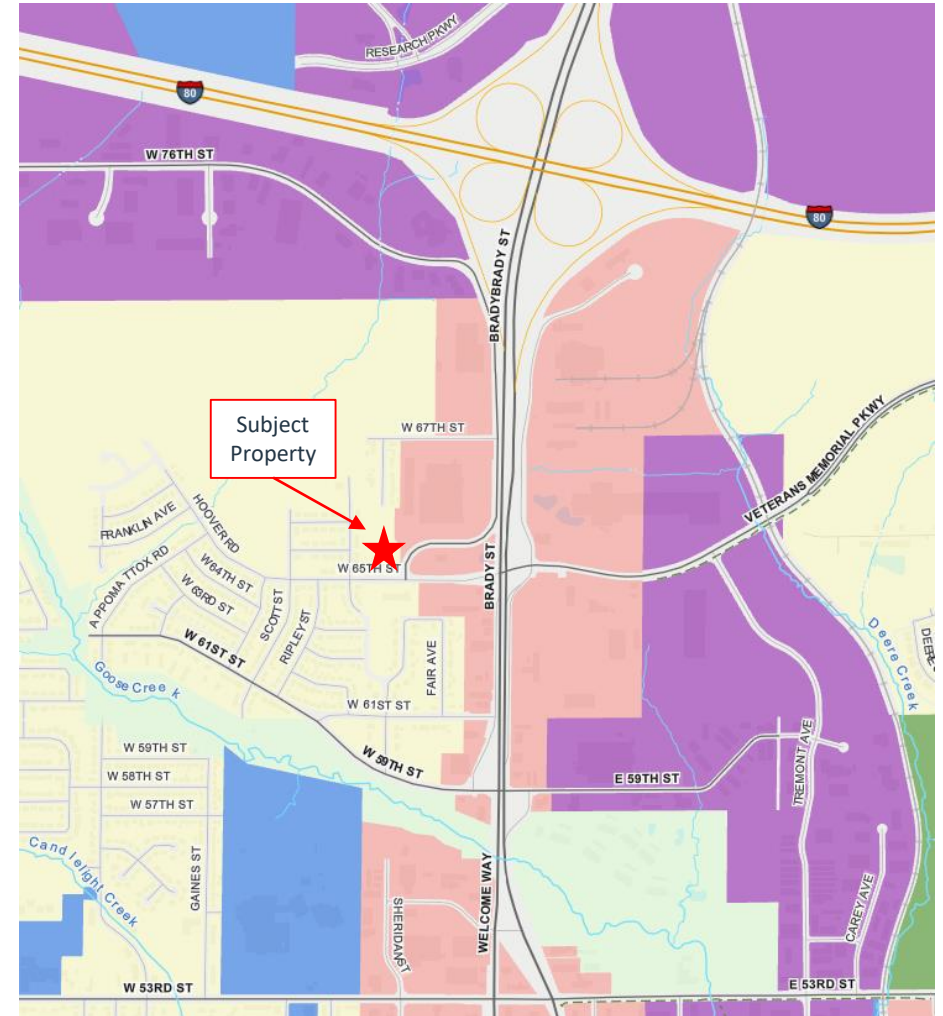
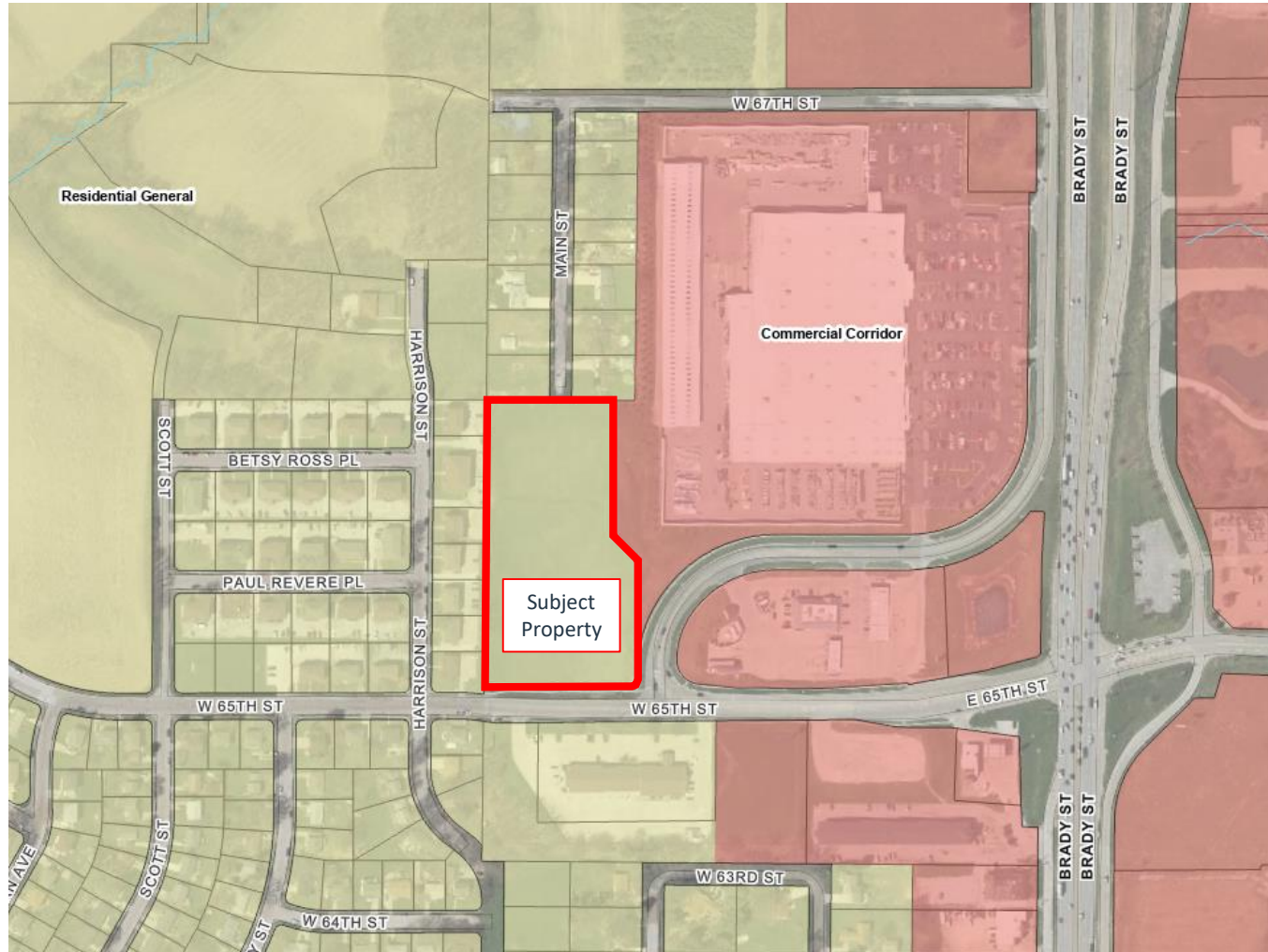
Zoning Map



Rezone from R-MF Multi-Family Residential District to I-1 Light Industrial District

Future Land Use Map

DAVENPORT
IOWA | USA





1200 E 46th St
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:

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

Request:Existing Zoning: Proposed Zoning Map Amendment:

Purpose of the Request:

Rezoning to allow a Menards Self Storage facility on the vacant land SW of the Menards retail store.

Total Land Area: AcresDoes the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☐ Yes ☒ No**Submittal Requirements:**

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

Formal Procedure:

(1) Application:

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

(2) Plan and Zoning Commission public hearing:

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

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

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

Formal Procedure (continued):

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

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

Applicant: Real Estate Rep. Mmari Inc.

Date: 2/22/22

Applicant: Real Estate Rep. Mgmt. Inc. Date: 2/22/22
By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by: _____

Planning staff

Date: Date of the Public Hearing:

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



March 11, 2022

RE: Menards Rezoning Request

Dear Ms. Berkley,

Menard, Inc. is submitting a rezoning request for the property southwest of the Menards retail store. That property has been zoned residential for many years and never developed. Menards does not actually want to rezone the property to an industrial district even though that is the request being made. After discussing the project with you and the city staff it seems that rezoning was the only option but not the preferred option on either side. It is still our preference to create a PUD or Special Use overlay district that only allows for storage rather than a blanket industrial zoning. In reality Menards is submitting the application to create a new storage facility on that property.

Menards first purchased the new store property in 2007 and this property was set aside for future development however in that time it has not development and there has been no interested parties in developing it. We do not want the property to stay vacant forever as that does not benefit Menards and it does not benefit the city. Menards has operated self storage facilities for over 10 years on land and in buildings we own. The storage facility operated by Menards in the old store has been a successful operation since it opened and was even expended. The benefits of the Menards self storage business is that they are run by the same people that run the Menards stores. This also allows the ownership of that lot to stay with Menards and a new business to be created.

Menards built storage facilities differently than the completion. All the units at Menards face inside the facility and the exterior is the back of the storage buildings. The elevations are included in this application. The facility is designed to be similar to the look of the Menards store but different in its own way. Branding is very important in 2022 and this accomplishes both of those goals. Please keep in mind Menards has owned and operated a storage facility a mile to the south in the old store location and not only has that facility been 100% full constantly with a waiting list but there have been very few problems associated with that facility.

Self storage is a very good neighbor and is compatible to the residential to the west and north. The average self storage tenant visits their unit once a month which means a smaller commercial use or a residential use sees that same number of trips in a day. Storage also has a smaller footprint as they are smaller single story buildings on the property compared to a multi story residential property. A storage facility uses less lights and they are contained within the facility screened by the wall. There is also no noise associated with storage compared to commercial or residential.

Menards us unable to allow that property to remain vacant forever and this is a use that creates a new business that Menards knows how to run well and it has a low impact on the surrounding properties from the reasons described above. This is a fairly substantial investment being made by Menards on a property that needs to be developed. Please review the application materials and consider any options that Menards can request other than a straight rezoning. We look forward to working with you on



another project. If you have any questions as you review the project and the materials please let me know. Thank. You.

Sincerely,
Menard, Inc.

A handwritten signature in black ink, appearing to read 'Tyler Edwards', is written over a horizontal line.

Tyler Edwards
Real Estate Representative
Menard, Inc. 5101 Menard Drive Eau Claire, WI 54703
O: 715.876.2143 C: 715.579.6699 tedwards@menard-inc.com



March 11, 2022

VIA US MAIL

City of Davenport
Attn: Laura Berkley
1200 E 46th Street
Davenport, IA 52807

Re: Menards Self Storage Proposal

Dear Ms. Berkley,

Please find enclosed the self storage proposal summary information.

1. Project Narrative (1 Copy);
2. Rezoning Application (1 Copy);
3. Application Fee (1 Copy);
4. 11x17 Site Plan (3 Copies);
5. 11x17 Elevations (3 Copies);
6. 24x36 Site Plan (3 Copies);
7. 24x26 Elevations (3 Copies);

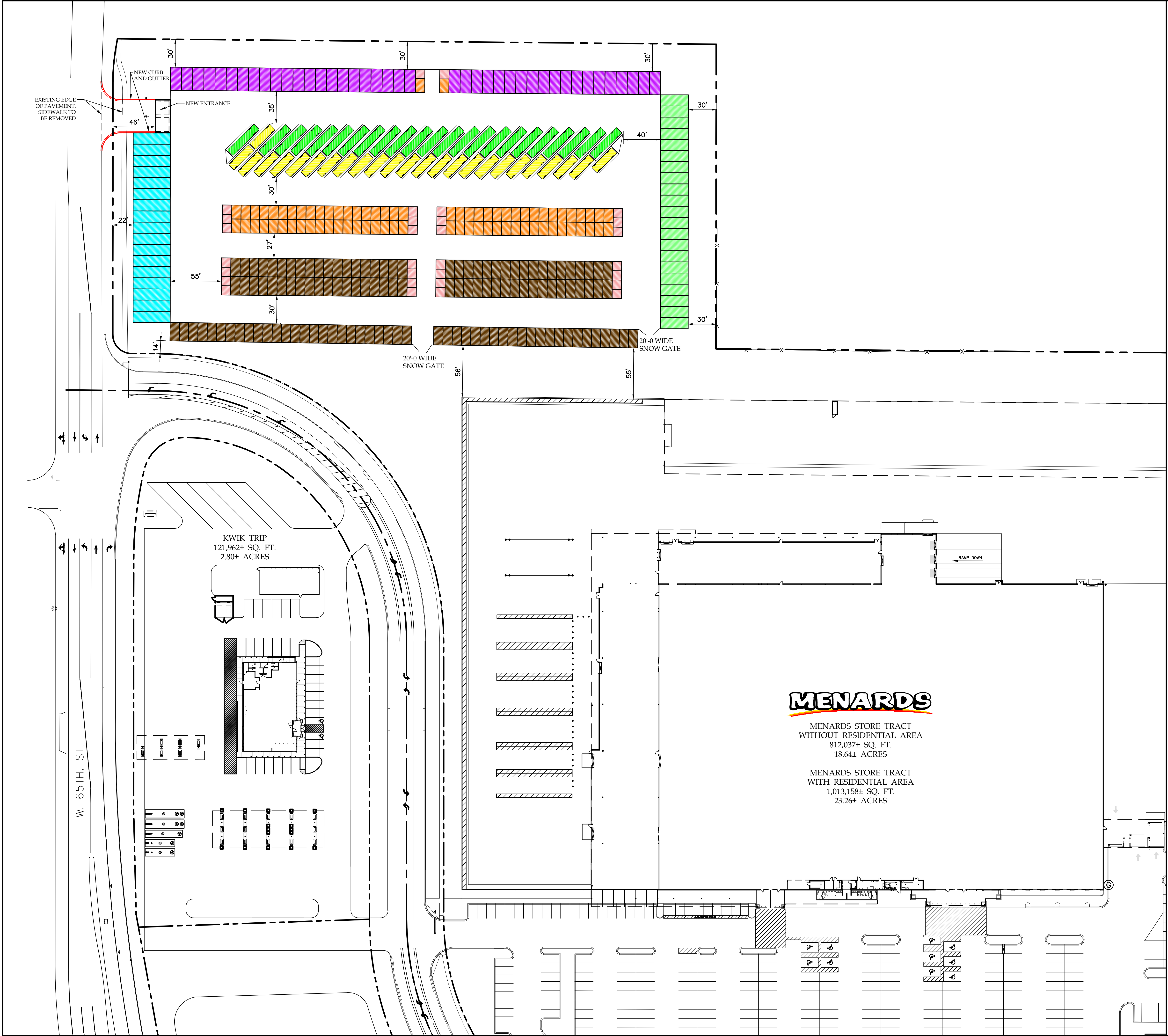
Please let me know if you need anything else. Thank you.

Sincerely,
Menard, Inc.

A handwritten signature in black ink, appearing to read 'Tyler Edwards', is written over a horizontal line.

Tyler Edwards
Real Estate Representative
Menard, Inc. 5101 Menard Drive Eau Claire, WI 54703
O: 715.876.2143 C: 715.579.6699 tedwards@menard-inc.com

Enclosures



307 CLOSED UNITS
48 VEHICLE PARKING STALLS
TOTAL = 355

STORAGE LOT
194,931 SQ. FT.
4.48± ACRES

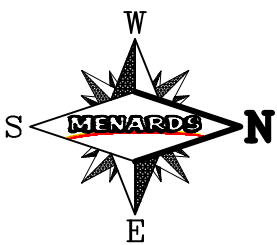
OUTDOOR STORAGE	
QTY	UNIT SIZE
30	10'x10' UNIT
76	10'x15' UNIT
22	10'x20' UNIT
41	12'x25' UNIT
21	12'x30' UNIT
17	12'x40' UNIT
25	30' PARKING
23	40' PARKING

MENARDS

MENARDS STORE TRACT
WITHOUT RESIDENTIAL AREA
812,037± SQ. FT.
18.64± ACRES

MENARDS STORE TRACT
WITH RESIDENTIAL AREA
1,013,158± SQ. FT.
23.26± ACRES

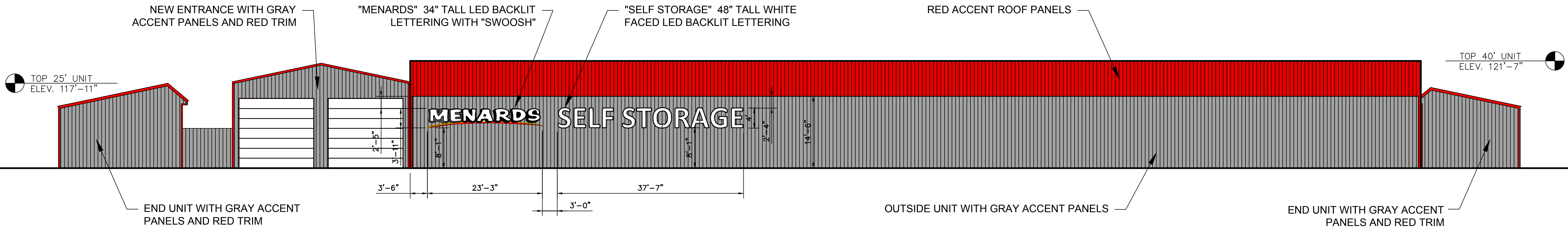
CONTACT INFORMATION
Tyler Edwards
Real Estate Representative
Menard, Inc.
5101 Menard Drive
Eau Claire, Wisconsin 54703
Davenport, Iowa
February 28, 2022 Scale: 1" = 50'-0"



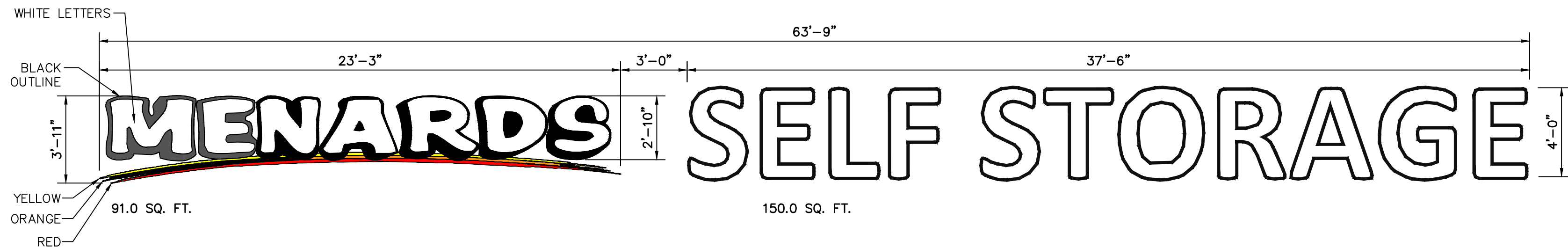
MENARDS®

Self Storage

Davenport, Iowa



SOUTH ELEVATION



- NOTES:**
- (1) INTERNALLY LIT INDIVIDUALLY MOUNTED CHANNEL LOGO.
 - LOGO BACK TO BE ROUTED .080" THICK ALUMINUM WITH A 5" REFINISHED BLACK ALUMINUM RETURN.
 - LOGO TO INCLUDE MENARDS UDESCORE BENEATH THE LETTERING.
 - LOGO FACE TO BE ROUTED .150" THICK WHITE ACRYLIC WITH 1" BLACK JEWELITE TRIM CAP, APPLY 3M HP BLACK VINYL AND 3M PRINTED TRANSLUCENT VINYL UNDERSCORE.
 - LIGHTING TO BE SUPPLIED BY WHITE LEDS 120V POWER SUPPLY AND SWITCH.

- NOTES:**
- (1 OF EACH) INTERNALLY LIT INDIVIDUALLY MOUNTED CHANNEL LETTERS.
 - LETTER BACKS TO BE ROUTED .063" THICK ALUMINUM WITH A 5" REFINISHED BLACK ALUMINUM RETURN.
 - LETTER FACES TO BE ROUTED 3/16" THICK WHITE ACRYLIC WITH 1" BLACK JEWELITE TRIM CAP.
 - LIGHTING TO BE SUPPLIED BY WHITE LEDS WITH REMOTE MOUNTED 120V POWER SUPPLY AND SWITCH.

CONTACT INFORMATION
Tyler Edwards
Real Estate Representative
Menard, Inc.
5101 Menard Drive
Eau Claire, Wisconsin 54703
Davenport, Iowa
February 28, 2022 Scale: 3/32" = 1'-0"



PUBLIC HEARING NOTICE | Plan and Zoning Commission

Date: 4/19/2022 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5:00 PM Subject: Public Hearing for a Rezoning Request before the Plan and Zoning Commission

To: All property owners within 200 feet of the subject property located north of West 65th Street and east of Harrison Street (Parcel #X0239-02A).

What is this About?

This notice is being sent to inform you that a public hearing will be held for a Rezoning Request. The purpose of the Rezoning Request is to develop the vacant site, southwest of the existing Menards retail store, into a self storage facility.

Request/Case Description

Case REZ22-02: Request of Menard Inc. to rezone the 4.48 acre property located north of West 65th Street and east of Harrison Street (Parcel #X0239-02A) from R-MF Multi-Family Residential District to I-1 Light Industrial District. [Ward 8]

What are the Next Steps after the Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on April 19, 2022. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on May 3, 2022. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?

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

All documents related to the meeting (agenda included) are at "Search Minutes & Agendas": www.cityofdavenportiowa.com/boards Mondays before the meeting/public hearing.

Do You Have Any Questions?

If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

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

Rezoning Request

Case REZ22-02: Menard Inc.

Rezone from R-MF Multi-Family Residential District to
I-1 Light Industrial District



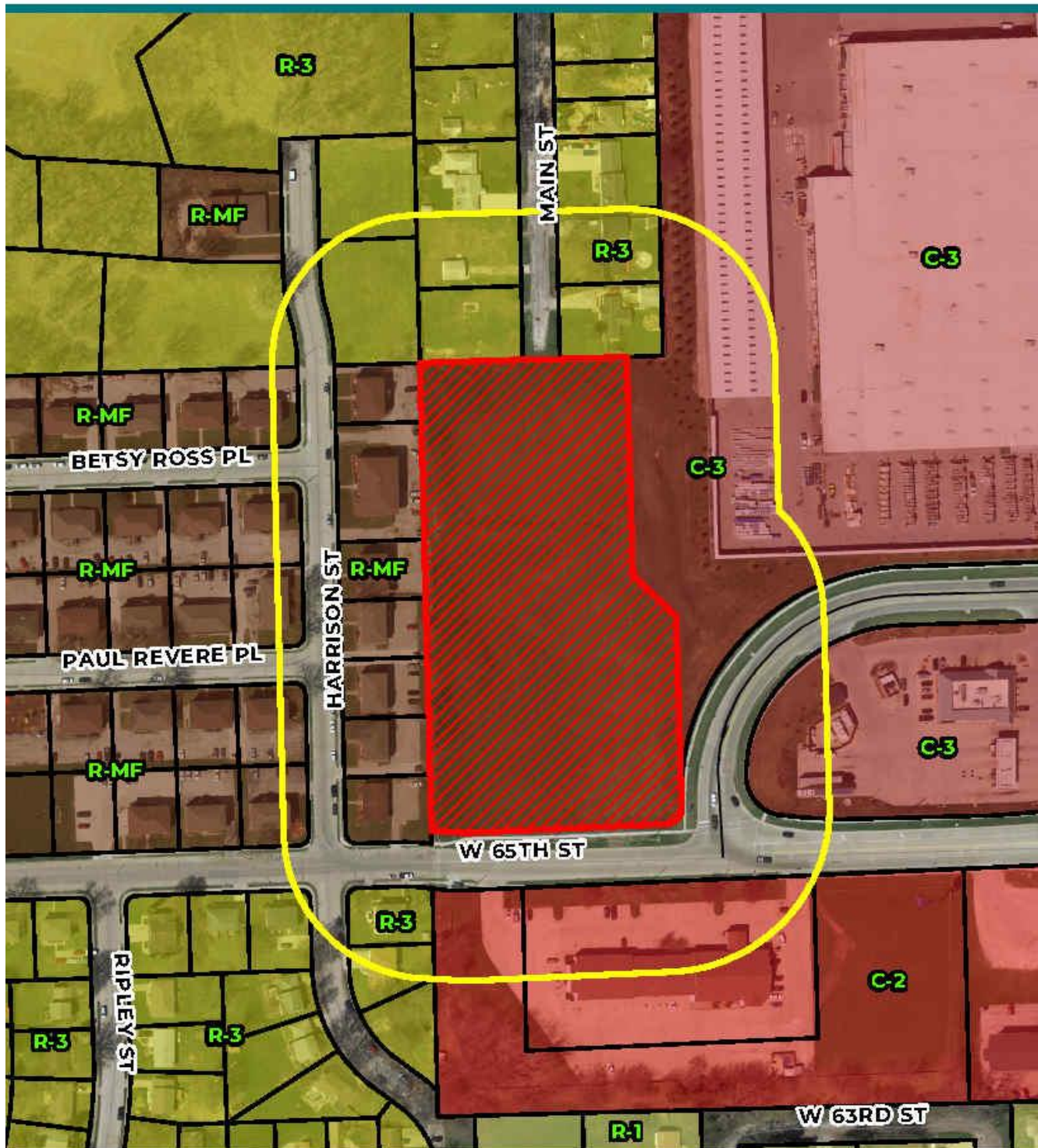
Subject Property



200' Notification Boundary



0 150 300
Feet



Werderitch, Matt

From: DNSD Info
Sent: Tuesday, April 12, 2022 7:48 AM
To: Planning
Cc: contactus
Subject: FW: [EXT] Rezoning

-----Original Message-----

From: contactus <contactus@davenportiowa.com>
Sent: Monday, April 11, 2022 9:28 AM
To: DNSD Info <dnsd.info@davenportiowa.com>
Cc: contactus <contactus@davenportiowa.com>
Subject: FW: [EXT] Rezoning

Please respond by including only the original eGov request below and copy contactus@davenportiowa.com.
Thank you.

Customer Experience Team
Public Works – Customer Experience Division City of Davenport

T 563-326-7923
1200 E. 46th St., Davenport, IA 52807

davenportiowa.com

-----Original Message-----

From: Karen Lindquist <kkindquist2@gmail.com>
Sent: Sunday, April 10, 2022 7:26 PM
To: contactus <contactus@davenportiowa.com>
Subject: [EXT] Rezoning

I received a letter and map from the Davenport and Neighborhood Service last week. There will be a Public Hearing on 4/19/2022 at 5:00 pm.

I am contacting you to ask you what this will mean to me and my residence. I am very concerned as to what this will do to our community area. We would prefer to have something in the area that is more beneficial to our community. Police or ambulance sub station would be very beneficial. The activity at the Motel 6 is very questionable. Storage area of Menards is no benefit to anyone in our community. Please send my request to whom ever is making these decisions.

Sincerely,

Karen Lindquist
6431 N Harrison St.

Davenport, IA 52806
563-505-2574
kkindquist2@gmail.com

City of Davenport
Plan and Zoning Commission

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

Date
4/19/2022

Subject:
Consideration of the April 5, 2022 meeting minutes.

Recommendation:
Staff recommend approval of the April 5, 2022 meeting minutes.

Background:
The April 5, 2022 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 4-5-22

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	4/14/2022 - 8:32 AM

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

REGULAR MEETING AGENDA

I. Roll Call

Present: Eikleberry, Tallman, Inghram, Hepner, Stelk, Reinartz, Maness, Schneider, Garrington

Excused: Johnson, Brandsgard

Staff: Berkley, Werderitch

The Commission welcomed Sarah Eikleberry as its newest member.

II. Report of the City Council Activity

III. Secretary's Report

A. Consideration of the March 15, 2022 meeting minutes.

Motion by Hepner, second by Tallman to approve the March 15, 2022 meeting minutes. Motion to approve was unanimous by voice vote (8-0).

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]

Werderitch presented an overview of the proposed residential subdivision. Ryan Ficke, relative of the applicant, was in attendance to answer questions. Commissioner Garrington raised concerns over traffic impacts as the only access point to the new residential lots is via 61st Street. Commissioner Maness inquired about the future connection of Sturdevant Street.

Staff recommended the Plan and Zoning Commission forward Case 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."

Motion by Reinartz, second by Tallman to approve Case P22-02 subject to the listed findings and conditions. Motion to approve staff recommendation and conditions was approved by a roll call vote (8-0).

- 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]

Commissioner Hepner abstained.

Werderitch provided a summary of the proposed industrial plat. Staff reviewed the recommended conditions, which included dedicating additional right-of-way along the north property line of Lot 1 for the purpose of establishing a new east-west roadway. Erron Vandemore, Russell Construction, was in attendance to answer questions. The applicant is amendable to the conditions.

Staff recommended the Plan and Zoning Commission forward Case F22-04 to City Council with a recommendation for approval subject to the following findings and conditions:

Findings:

1. 1. The final plat conforms to the comprehensive plan Davenport +2035.
2. 2. The final plat prepares the area for future development.
3. 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.

Tallman made a motion to add the following condition: "Sidewalks shall be constructed along all street frontages prior to the completion of industrial construction for each lot, or as so ordered by the City of Davenport."

Garrington seconded the motion. Motion to add the above condition was approved by a roll call vote (7-0). Hepner abstained.

Motion by Reinartz, second by Maness to approve Case F22-04 subject to the listed findings and nine conditions. Motion to approve staff recommendation and nine conditions was approved by a roll call vote (7-0). Hepner abstained.

VII. Future Business

Berkley stated there will be a public hearing for a rezoning request at the April 19, 2022 meeting.

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Tallman, second by Garrington to adjourn the meeting. Motion to adjourn was unanimous by voice vote (8-0).

The meeting adjourned at 5:24 pm.

City of Davenport
Plan and Zoning Commission

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

Date
4/19/2022

Subject:

Case F22-05: Request of Seven Hills Paving LLC for a final plat of Brady Eighty Industrial Park 7th Addition for a 1-lot subdivision on 2.99 acres, located south of East 59th Street and west of Tremont Avenue. [Ward 8]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F22-05 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 final 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. Approval of the final plat shall be contingent upon the vacated right-of-way being conveyed to Seven Hills Paving LLC.
4. Revise the water detention note to state, "No stormwater detention or water quality treatment will be required with this plat. Individual lot owners will be responsible for meeting all stormwater code requirements at the time of future development."
5. Indicate the location of existing utility easements between Lots 7-10 as shown in Brady Eighty Industrial Park 6th Addition that are to be vacated.

Background:

Discussion

City Council adopted Ordinance No. 2022-123 at their March 9, 2022 meeting, which vacated the abutting unimproved right-of-way. The approval is subject to the following conditions:

1. The property owner shall record an easement agreement immediately subsequent to the recording of the city's quitclaim deed.
2. A final plat shall be recorded within six months of the conveyance of public right-of-way. The final plat shall provide access and utility easements from the proposed lots to East 59th Street.
3. No development shall occur on Lots 7, 8, 9, and 10 of Brady Eighty Industrial Park 6th Addition until a final plat providing access to East 59th Street is recorded.
4. A public utility easement shall be dedicated for the preservation and maintenance of existing utilities within the vacated right-of-way.

Seven Hills Paving is currently working with the City's Legal Department to formally convey the vacated right-of-way, which requires approval from City Council.

The purpose of the final plat is to facilitate development of Lots 7, 8, 9, and 10 of Brady Eighty Industrial Park 6th Addition. The submitted plat will combine the four lots into one larger development site and satisfy the conditions in Ordinance No. 2022-123.

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: Once the vacated right-of-way is conveyed to Seven Hills Paving LLC, the development site will become a flag lot with access onto East 59th Street.
2. Storm Water: In addition to stormwater detention and water quality treatment that will be required per ordinance on each lot, excess stormwater passage will need to be accounted for to continue to drain the two properties to the east and properties from the north. "Excess storm water passageway" means a drainage easement designed to carry that portion of storm water runoff from the 100-year frequency storm that exceeds the transportation capacity of storm sewers and/or natural drainage channels serving a specific watershed.
3. Sanitary Sewer: Existing infrastructure can be extended south to the future development site from East 59th Street.
4. Iowa American Water: There is an 8 inch water main within the vacated public right-of-way. The purpose of the main is to supply Lots 7-10 of Brady Eighty Industrial Park 6th Addition and potentially Lot 1 of Phoenix Centre 6th Addition. Iowa American Water requests an easement be recorded and for no permanent structures to be built within the easement. The properties at 923 East 59th Street and 5880 Tremont Avenue do not utilize this water main and will not be impacted.
5. Other Utilities: Normal utility services are available at this site.
6. 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.

ATTACHMENTS:

Type	Description
▣ Backup Material	Final Plat-Brady Eighty Industrial Park 7th Addition
▣ Backup Material	Vicinity, Zoning, & Future Land Use Map
▣ Backup Material	Application
▣ Backup Material	Ordinance 2022-123

Staff Workflow Reviewers

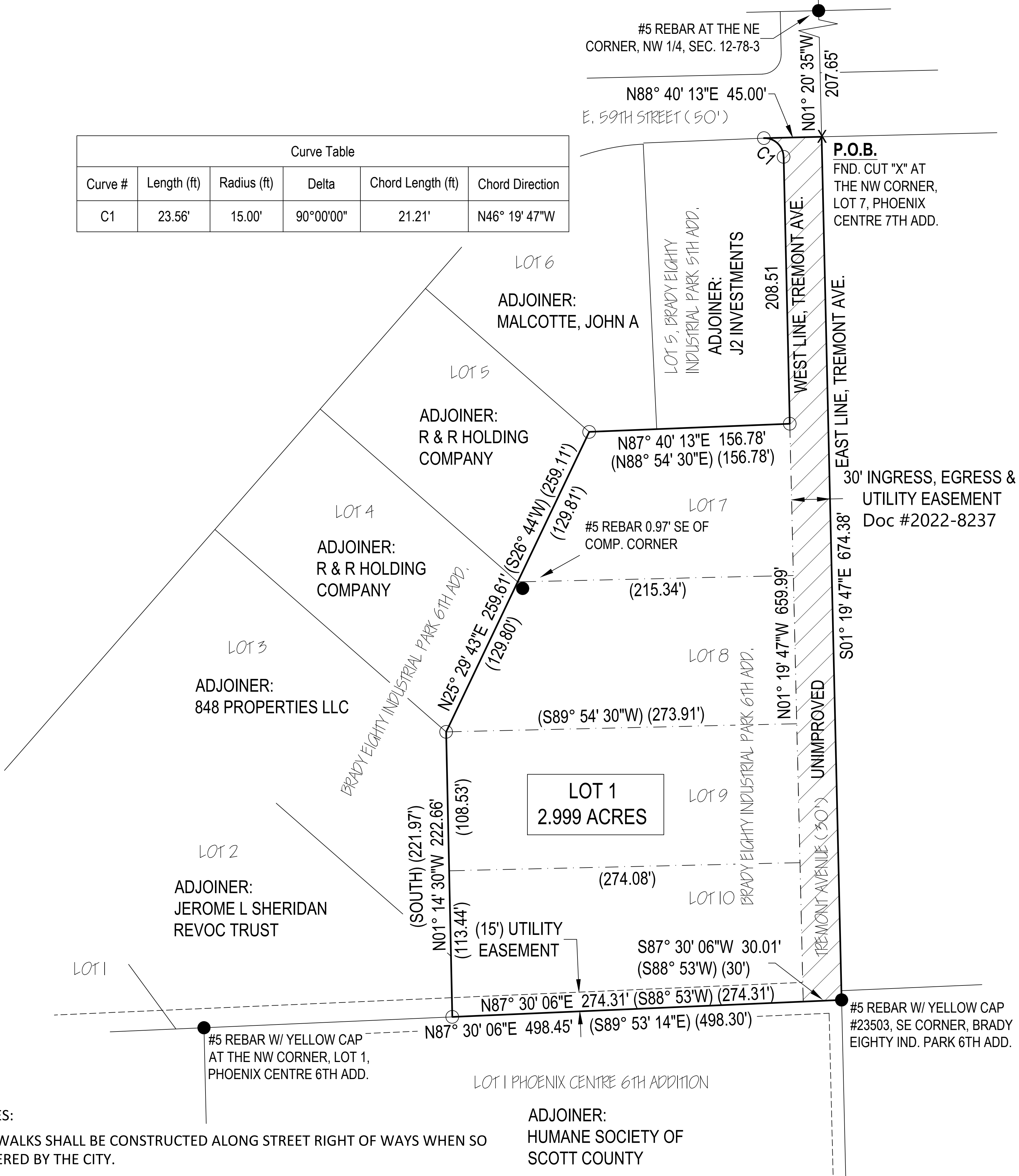
REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berkley, Laura	Approved	4/14/2022 - 11:34 AM

BRADY EIGHTY INDUSTRIAL
PARK 7TH ADDITION

BEING A REPLAT OF LOTS 7, 8, 9 AND 10 BRADY EIGHTY INDUSTRIAL PARK 6TH ADDITION AND ADJACENT VACATED TREMONT AVENUE, IN THE CITY OF DAVENPORT, LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 78 NORTH RANGE 3 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA

Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	23.56'	15.00'	90°00'00"	21.21'	N46° 19' 47"W



NOTES:

SIDEWALKS SHALL BE CONSTRUCTED ALONG STREET RIGHT OF WAYS WHEN SO ORDERED BY THE CITY.

NO WATER DETENTION REQUIREMENTS ARE PROPOSED WITH THIS PLAT, HOWEVER, INDIVIDUAL LOT OWNERS WILL BE RESPONSIBLE FOR MEETING ANY STORMWATER DETENTION AND WATER QUALITY REQUIREMENTS APPLICABLE.

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

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

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

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 MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE US STATE PLANE COORDINATE SYSTEM, IOWA SOUTH ZONE (1402) GEOID 12A, NAD 83 (2011) EPOCH 2010.00.

LEGEND:

DEED DIMENSION = (0.00')

FIELD DIMENSION = 0.00'

MONUMENTS FOUND:

AS NOTED =

MONUMENTS SET:

#5 REBAR W/ YELLOW CAP #23503 =

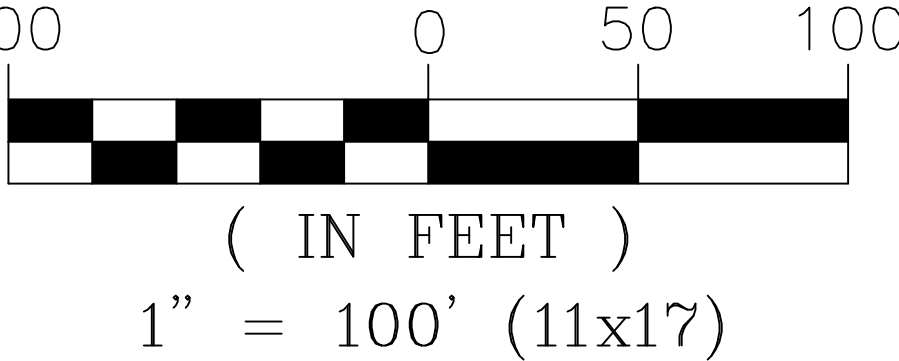
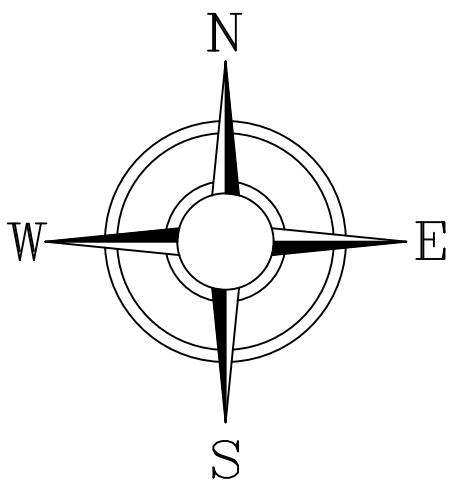
BOUNDARY LINE =

FENCE LINE =

EASEMENT LINE =

SETBACK LINE=

SECTION LINE=



ADJOINER:
HUMANE SOCIETY OF
SCOTT COUNTY

APPROVED BY:
CITY OF DAVENPORT, IOWA

BY: _____

DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION

BY: _____ DATE: _____

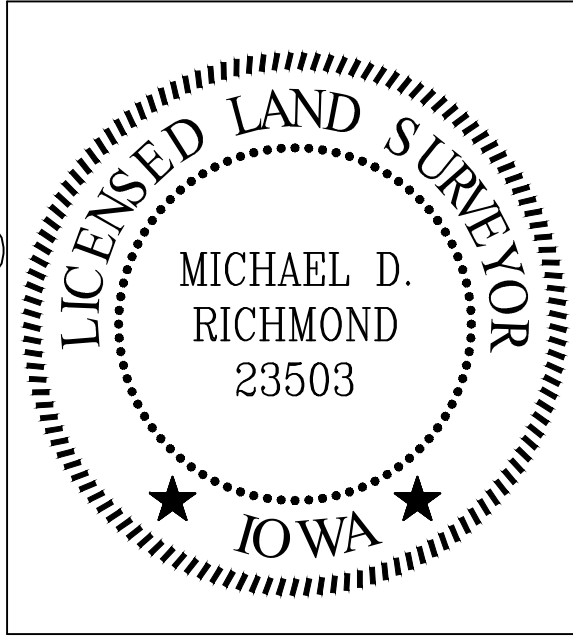
MEDIACOM _____ DATE: _____

IOWA - AMERICAN WATER COMPANY _____ DATE: _____

CENTURY LINK _____ DATE: _____

MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

METRONET _____ DATE _____



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:



DATE:
3/24/2022
563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY:
KLC
CHECKED BY:
MDR
DRAWN BY:
S:\7 HILLS PAVING

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT
FINAL PLAT
BRADY EIGHTY
INDUSTRIAL PARK
7TH ADDITION
DAVENPORT, IA

OWNER:
SEVEN HILLS
PAVING LLC
23101 33RD ST
MAQUOKETA IA, 52060

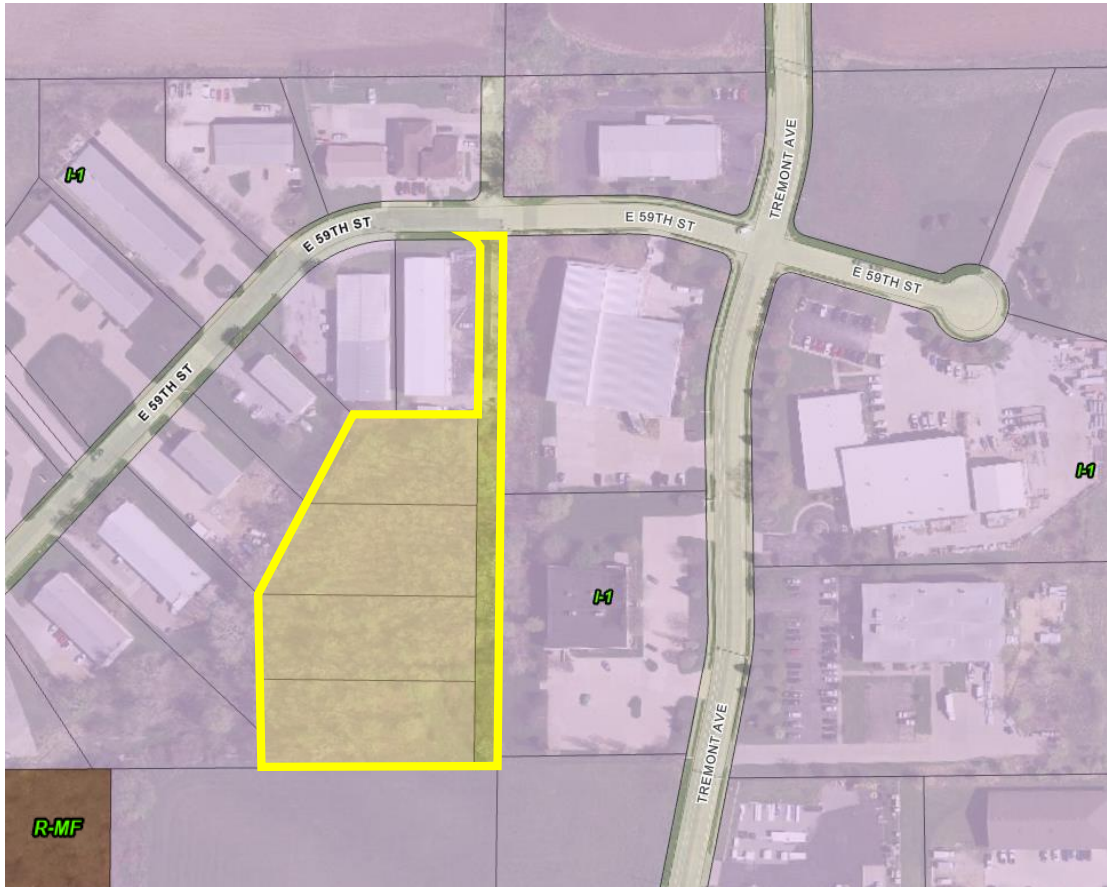
SHEET NO.
1
OF
1

Vicinity Map

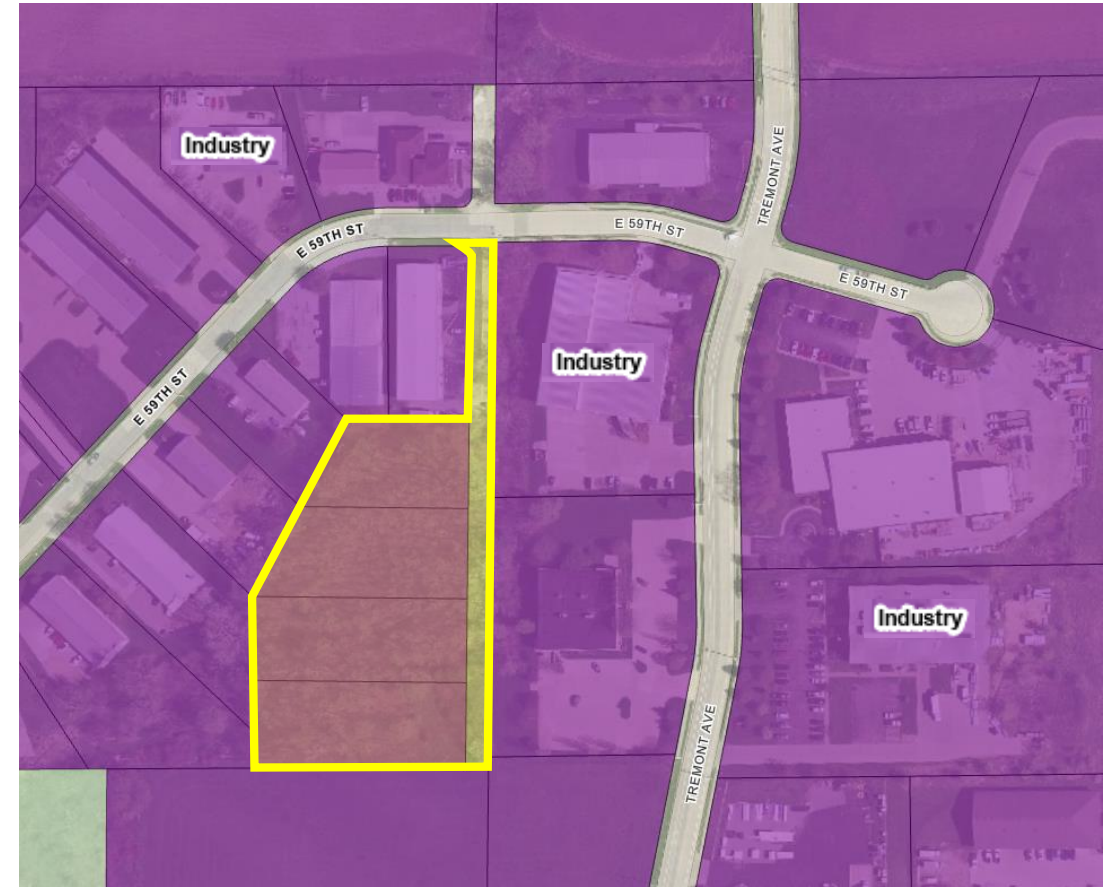
DAVENPORT
IOWA | USA



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: Austin Ostwinkle

Date: 03/24/2022

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

Received by:

Planning staff

Date:

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:

LEGAL DESCRIPTION

LOTS SEVEN (7), EIGHT (8), NINE (9), AND TEN (10) IN BRADY EIGHTY INDUSTRIAL PARK SIXTH ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA.

ROW VACATION DESCRIPTION

PART OF BRADY EIGHTY INDUSTRIAL PARK 5TH AND 6TH ADDITIONS IN THE CITY OF DAVENPORT, LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 78 NORTH RANGE 3 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 7 IN PHOENIX CENTRE 7TH ADDITION; THENCE SOUTH $01^{\circ} 19' 47''$ EAST ALONG THE EAST RIGHT OF WAY LINE OF TREMONT AVENUE AS SHOWN ON SAID BRADY EIGHTY INDUSTRIAL PARK 5TH AND 6TH ADDITION, A DISTANCE OF 674.38 FEET TO THE SOUTHEAST CORNER OF BRADY EIGHTY INDUSTRIAL PARK 6TH ADDITION; THENCE SOUTH $87^{\circ} 30' 06''$ WEST ALONG THE SOUTH LINE OF SAID 6TH ADDITION, A DISTANCE OF 30.01 FEET TO THE WEST RIGHT OF WAY LINE OF TREMONT AVENUE; THENCE NORTH $01^{\circ} 19' 47''$ WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 659.99 FEET TO A 15.00 FEET RADIUS CURVE, CONCAVE SOUTHWESTERLY, THENCE 23.56 FEET NORTHWESTERLY ALONG SAID CURVE, WITH A DELTA ANGLE OF $90^{\circ} 00' 00''$, AND A 21.21 FEET CHORD THAT BEARS NORTH $46^{\circ} 19' 47''$ WEST ; THENCE NORTH $88^{\circ} 40' 13''$ EAST, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING, CONTAINING 20,289 SQUARE FEET, MORE OR LESS AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Ordinance No. 2022-123

AN ORDINANCE FOR CASE ROW22-01 BEING THE REQUEST OF SEVEN HILLS PAVING LLC TO VACATE UNIMPROVED RIGHT-OF-WAY SOUTH OF EAST 59TH STREET AND WEST OF TREMONT AVENUE.

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

Section 1. The following described units of Scott County, Iowa real estate are hereby vacated (abandoned). The property has the following legal description:

PART OF BRADY EIGHTY INDUSTRIAL PARK 5TH AND 6TH ADDITIONS IN THE CITY OF DAVENPORT, LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 78 NORTH RANGE 3 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 7 IN PHOENIX CENTRE 7TH ADDITION; THENCE SOUTH $01^{\circ} 19' 47''$ EAST ALONG THE EAST RIGHT OF WAY LINE OF TREMONT AVENUE AS SHOWN ON SAID BRADY EIGHTY INDUSTRIAL PARK 5TH AND 6TH ADDITION, A DISTANCE OF 674.38 FEET TO THE SOUTHEAST CORNER OF BRADY EIGHTY INDUSTRIAL PARK 6TH ADDITION; THENCE SOUTH $87^{\circ} 30' 06''$ WEST ALONG THE SOUTH LINE OF SAID 6TH ADDITION, A DISTANCE OF 30.01 FEET TO THE WEST RIGHT OF WAY LINE OF TREMONT AVENUE; THENCE NORTH $01^{\circ} 19' 47''$ WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 659.99 FEET TO A 15.00 FEET RADIUS CURVE, CONCAVE SOUTHWESTERLY, THENCE 23.56 FEET NORTHWESTERLY ALONG SAID CURVE, WITH A DELTA ANGLE OF $90^{\circ} 00' 00''$, AND A 21.21 FEET CHORD THAT BEARS NORTH $46^{\circ} 19' 47''$ WEST ; THENCE NORTH $88^{\circ} 40' 13''$ EAST, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING, CONTAINING 20,289 SQUARE FEET, MORE OR LESS AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

The vacation (abandonment) is subject to the following conditions:

1. The property owner shall record an easement agreement immediately subsequent to the recording of the City's quit claim deed.

2. A final plat shall be recorded within six months of the conveyance of public right-of-way. The final plat shall provide access and utility easements from the proposed lots to East 59th Street.
3. No development shall occur on Lots 7, 8, 9, and 10 of Brady Eighty Industrial Park 6th Addition until a final plat providing access to East 59th Street is recorded.
4. A public utility easement shall be dedicated for the preservation and maintenance of existing utilities within the vacated right-of-way.

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 February 9, 2022

Second Consideration February 23, 2022

Third Consideration March 9, 2022

Published in the *Quad City Times* on March 15, 2022

Attest:

Mike Matson

Mike Matson
Mayor

Brian Krup

Brian Krup
Deputy City Clerk

