

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, MAY 17, 2022; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

- A. Case CP22-01: Request of the City of Davenport to amend the Davenport +2035 Comprehensive Plan by assigning Future Land Use Map classifications to the approximately 200 acres of land bounded by I-80, Forest Grove Drive, Utica Ridge Road, and the city limit to the east. [Ward 6]

I. New Business

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

- A. Consideration of the May 3, 2022 meeting minutes.

IV. Report of the Comprehensive Plan Committee

- A. Case CP22-01: Request of the City of Davenport to amend the Davenport +2035 Comprehensive Plan by assigning Future Land Use Map classifications to the approximately 200 acres of land bounded by I-80, Forest Grove Drive, Utica Ridge Road, and the city limit to the east. [Ward 6]

V. Zoning Activity

A. Old Business

B. New Business

- i. Case REZ22-03: Request of the City of Davenport on behalf of VSM Holdings, LLC to rezone the west 100 feet of Lot 2 of Pheasant Ridge First Addition from R-2 Single-Family Residential District to C-3 General Commercial District. [Ward 6]

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case ROW22-03: Request of VSM Holdings, LLC to vacate unimproved right-

of-way west of Elmore Avenue and south of Pheasant Creek. [Ward 6]

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
5/17/2022

Subject:

Case CP22-01: Request of the City of Davenport to amend the Davenport +2035 Comprehensive Plan by assigning Future Land Use Map classifications to the approximately 200 acres of land bounded by I-80, Forest Grove Drive, Utica Ridge Road, and the city limit to the east. [Ward 6]

Recommendation:

Hold the public hearing.

Background:

Discussion:

The City of Davenport has received increasing development interest in the approximately 200 acres of land bounded by I-80, Forest Grove Drive, Utica Ridge Road, and the City Limit to the east. Given the adjacent residential development in Bettendorf and the surrounding area, the City is initiating this amendment to better prepare for future development of this substantial growth area.

Davenport's Future Land Use Map currently identifies this area as Urban Fringe. This land use designation is intended for "areas that are currently outside the Urban Service Area but may be considered for inclusion later within the planning timeframe. Appropriate land use categories should be determined at that time." In addition, the subject area is outside the 2035 Urban Service Boundary.

The City is required to amend the existing land use before any development can occur. Once a future land use category is assigned to the area, then the property can be subdivided and rezoned in smaller sections as development occurs. The land is currently zoned S-AG Agricultural District, which is intended to address existing agricultural land uses. The property owner is interested in selling 50 acres on the eastern edge of the site to continue the residential subdivision in Bettendorf.

Comprehensive Plan:

Within Existing Urban Service Area: No

Within Urban Service Area 2035: No

Future Land Use Designations:

The Davenport +2035 Land Use Plan Update can be found online using the following link:
at <https://www.davenportiowa.com/common/pages/DisplayFile.aspx?itemId=13273690>

The subject area is designated Urban Fringe in the Davenport +2035 Land Use Map. The following are future land use categories:

1. **Agricultural Reserve (AR)** – Areas located outside the Urban Service Area and unlikely to develop in the foreseeable future. Uses should be limited to agriculture and open space, with only limited residential development needing minimal urban services.
2. **Urban Fringe (UF)** – Areas that are currently outside the Urban Service Area but may be considered for inclusion later within the planning timeframe. Appropriate land use categories

should be determined at that time.

3. **Open Space / Public Land (OS)** - Includes undeveloped open space, natural areas, floodplains and wetlands that may be or may not be planned for future park and recreation development.
4. **Parks and Recreation (PR)** - Designates major developed parks, recreation areas, golf courses, cemeteries, etc. Park or recreation properties can be located in any zoning district. Smaller parks may not appear on the map because of the more general nature and scale of the map. But, it is implied in Residential General (RG) that small neighborhood parks are included.
5. **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.
6. **Urban Corridor (UC)** - Generally established corridors along major streets marked by mixed use development with commercial uses generally clustered at major intersections and/or transit stops. Urban corridors are mostly fully built-out and redevelopment occurs slowly. Commercial uses in UC generally serve adjacent neighborhoods with goods and services. The character and intensity of Urban Corridors can vary due to street and surrounding neighborhood characteristics. Therefore, specific corridor and neighborhood plans, and supporting zoning provisions, should be developed to help guide future development decisions.
7. **Commercial Corridor (CC)** – Well-established corridors located along high-volume major streets dominated by retail and office uses that serve the greater community. Development is generally newer and redevelopment is not anticipated within the 20 year planning horizon. Improvements should focus on façade and site improvements, including pedestrian circulation systems and consolidated/updated signage.
8. **Commercial Node (CN)** - Clusters of generally more intense uses found either along existing Urban Corridors or along or at the intersection of major streets in newly developed areas. CN areas may contain commercial uses somewhat more intense than uses found elsewhere on Urban Corridors, as well as higher density residential uses and office and service businesses. CN should serve a population of about 5000 people within 1/2 mile. Ideally, CN areas should be architecturally integrated, and designed to serve all modes of transportation. Pedestrian connections to the neighborhoods they serve are important. Therefore, master planning and customized zoning provisions for new CN areas should occur before development or redevelopment occurs.
9. **Regional Commercial (RC)** – Are the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses. Connectivity to nearby neighborhoods is desirable but less important.
10. **Civic / Institutional (CI)** – Reserved for major developments for government, education, religion, medical, utilities, and other cultural or non-profit organizations located outside of the Downtown (DT).

11. **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.
12. **Downtown (DT)** – the original center of the City, marked by historical buildings, regional cultural attractions, large scale single-purpose or mixed-use developments, government or institutional centers. Development in DT shall be governed by detailed design guidelines marked by high quality design and building materials, set in an environment that is supportive of all transportation modes, including pedestrian.

Zoning:

The subject area is currently zoned **S-AG Agricultural District**. This zoning classification is intended to address existing agricultural land uses. The standards of the S-AG District promote the continuation of farming, and protect agricultural land uses from encroachment of incompatible developments.

Technical Review:

Planning staff anticipate the site will largely develop as residential, with some limited commercial near the intersection of Utica Ridge Road and Forest Grove Drive.

Based on initial conversations with the property owner, the intention is to develop the area from east to west. The first phase of development is to expand the Forest Grove Crossing subdivision in Bettendorf into Davenport. Engineering staff will require access points to Forest Grove Drive to align with the existing road network to the south. However, additional details will be established during the development process.

City Departments are reviewing the Future Land Use Map amendment. In addition, planning staff has solicited feedback from the City of Bettendorf, the school district, and utility companies to determine the urban services required to facilitate development of this substantial growth area. Further comments will be provided at the May 31, 2022 Plan and Zoning Commission meeting.

Public Input:

A public hearing notice was published in the Quad City Times notifying residents of the May 17, 2022 Plan and Zoning Commission Public Hearing.

City staff met with the ownership group and interested developer on April 28, 2022. Staff outlined the process to have the eastern portion of the site developed, which includes a Future Land Use Map amendment, rezoning, and subdivision plat.

Staff will apprise the Commission of any additional correspondence at the May 31, 2022 Plan and Zoning Commission meeting.

ATTACHMENTS:

Type	Description
Backup Material	Maps

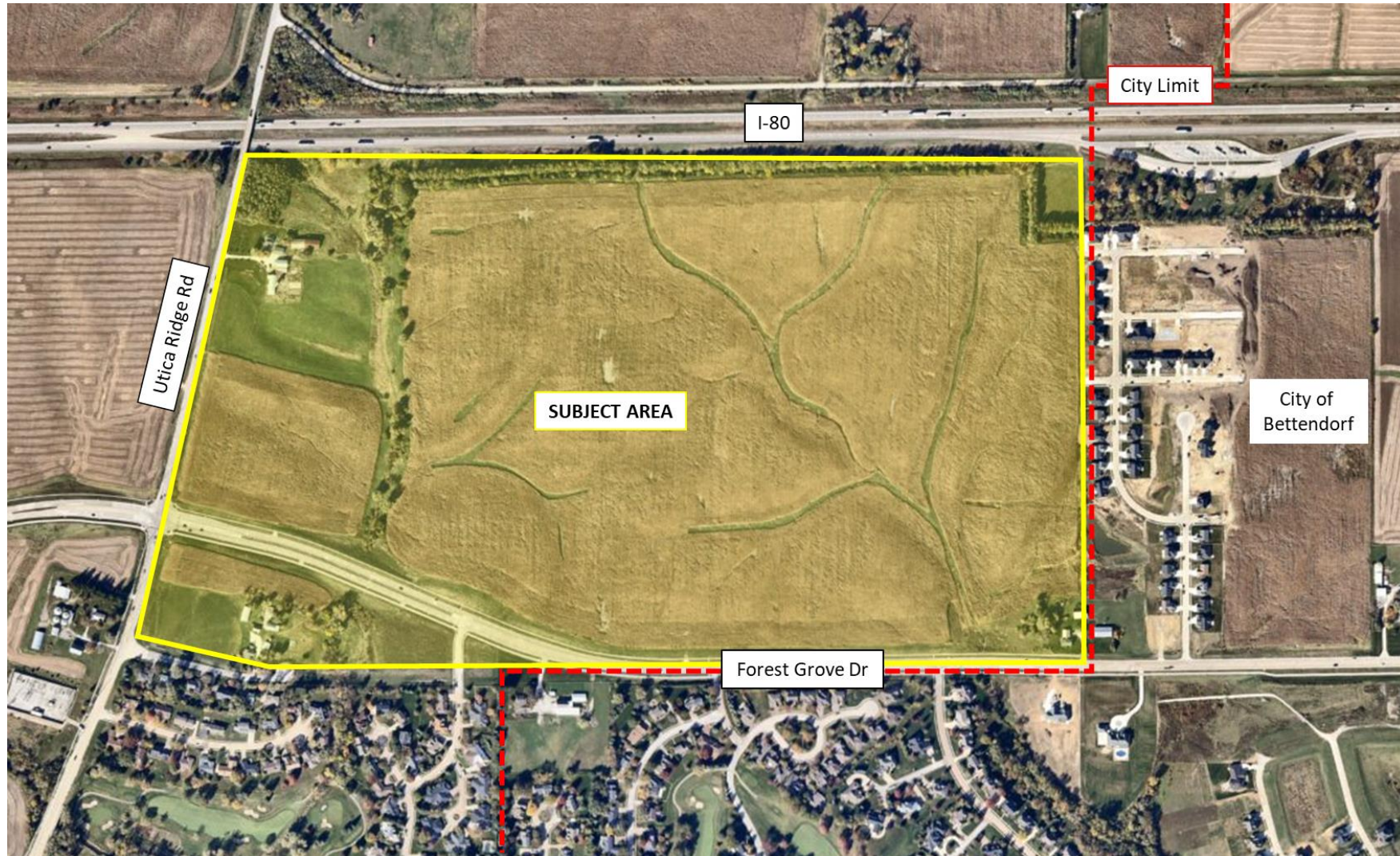
Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
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Vicinity Map

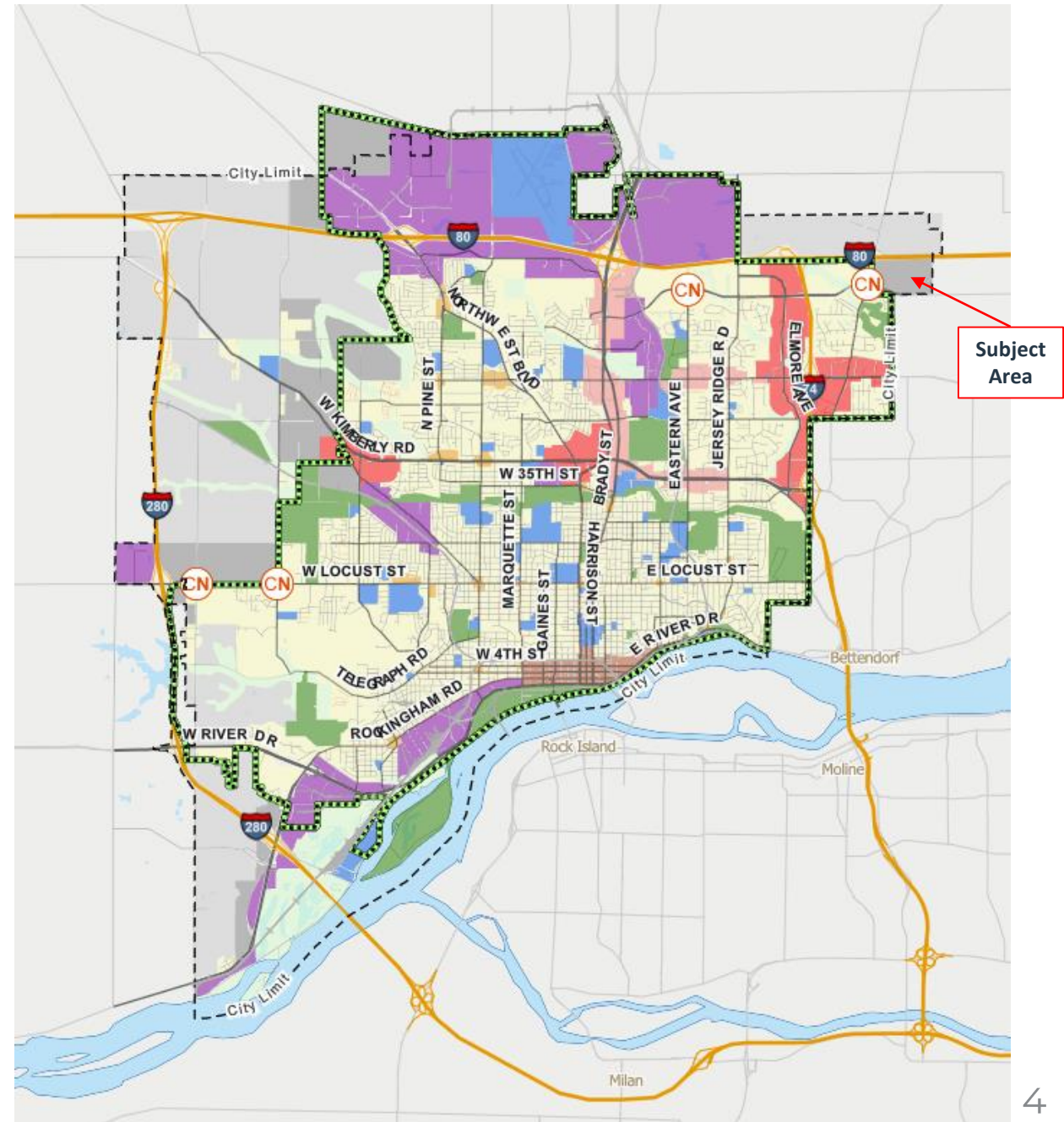
DAVENPORT
IOWA | USA



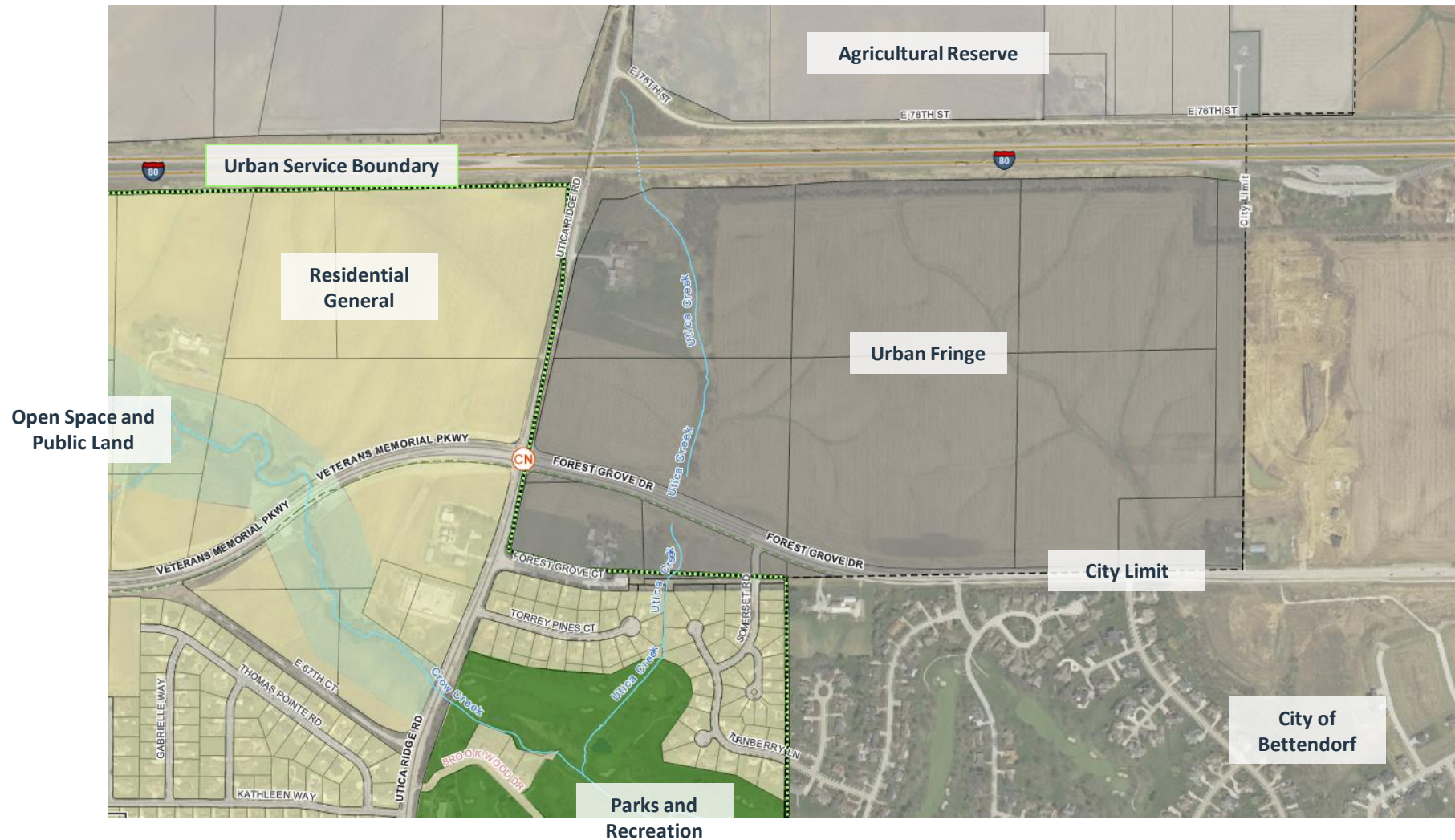
Future Land Use Map

Land Use+2035

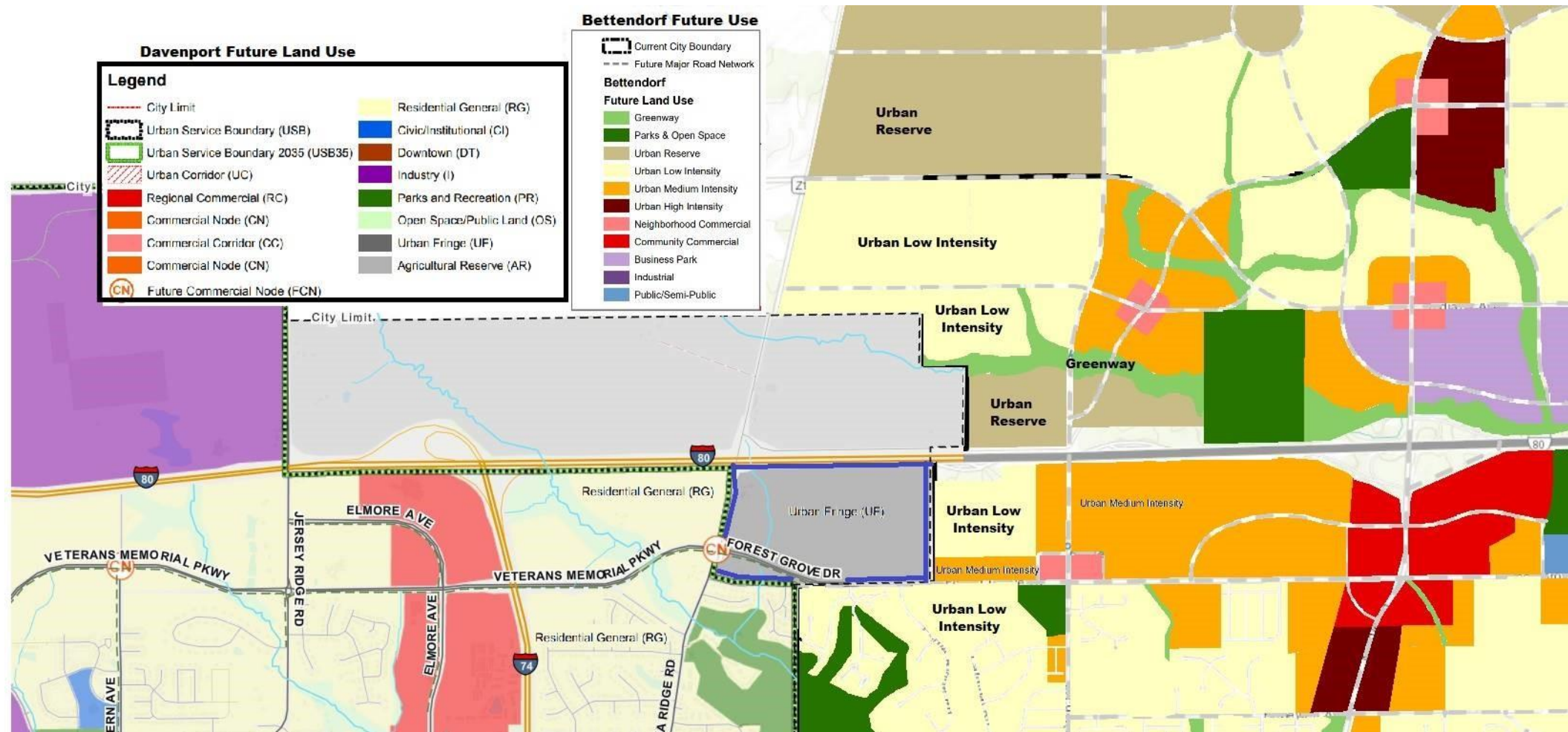
- | | |
|--|----------------------------|
| | Urban Corridor |
| | Commercial Node |
| | Regional Commercial |
| | Commercial Corridor |
| | Residential General |
| | Civic and Institutional |
| | Downtown |
| | Industry |
| | Parks and Recreation |
| | Open Space and Public Land |
| | Urban Fringe |
| | Agricultural Reserve |



Future Land Use Map



Davenport & Bettendorf Future Land Use Maps



Zoning Map



City of Davenport
Plan and Zoning Commission

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

Date
5/3/2022

Subject:
Consideration of the May 3, 2022 meeting minutes.

Recommendation:
Staff recommend approval of the May 3, 2022 meeting minutes.

Background:
The May 3, 2022 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 5-3-22

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	5/11/2022 - 1:18 PM

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, MAY 3, 2022; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

- A. Case REZ22-03: Request of the City of Davenport on behalf of VSM Holdings, LLC to rezone the west 100 feet of Lot 2 of Pheasant Ridge First Addition from R-2 Single-Family Residential District to C-3 General Commercial District. [Ward 6]

Werderitch provided an overview of the proposed rezoning case and history of the site. The property is currently split zoned between R-2 Single-Family Residential District and C-3 General Commercial District. The purpose of the rezoning request is to place the entirety of the property under a commercial zoning classification.

No members of the public spoke.

- B. Case ROW22-03: Request of VSM Holdings, LLC to vacate unimproved right-of-way west of Elmore Avenue and south of Pheasant Creek. [Ward 6]

Staff stated the purpose of the right-of-way vacation is to better facilitate development of the abutting 7.41 acre commercial property (parcel #Y0801-03) to the west. The area to be vacated is approximately .48 acres. Staff outlined the vacation process.

No members of the public spoke.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

II. Roll Call

Present: Eikleberry, Tallman, Inghram, Hepner, Stelk, Maness, Reinartz, Johnson, Brandsgard

Excused: Garrington, Schneider

Staff: Berkley, Werderitch, Heyer

III. Report of the City Council Activity

Berkley provided an update of the City Council activity.

IV. Secretary's Report

C. Consideration of the April 19, 2022 meeting minutes.

Motion by Hepner, second by Johnson to approve the April 19, 2022 meeting minutes. Motion to approve was unanimous by voice vote (8-0).

V. Report of the Comprehensive Plan Committee

VI. Zoning Activity

A. Old Business

B. New Business

- i. 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]

Werderitch provided an overview of the proposed rezoning case. Tyler Edwards, Menard, Inc., was in attendance to answer questions from the Commission. 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. Menards has been unable to develop the property for multi-family residential given the surrounding land uses. The petitioner discussed the proposed site layout and building elevations.

Danielle Orr, 6536 Main Street, spoke in favor of the development if Main Street remains a dead-end.

Commissioners inquired about the marketing of the property under its current residential zoning classification. Additional comments pertained potential uses of the site under the R-MF District, proximity to greenspace, and an agreement with the retail store under their last rezoning request to maintain this lot as residential.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case REZ22-02 to the City Council with a recommendation for denial.

Findings:

1. The proposed rezoning to I-1 Light Industrial District is inconsistent with the Comprehensive Plan and adopted land use policies, which identifies the site as Residential General. Amending the property to an industrial zoning district is considered spot zoning.
2. The petition is not compatible with the zoning and land uses of nearby property.
3. The rezoning request is not compatible with the established neighborhood character, which includes single-family dwellings, multi-family residential, and commercial uses.
4. The proposed amendment may be detrimental to the public health, safety, and welfare of the City.
5. Rezoning the property to I-1 Light Industrial District does not create any nonconformities.

Motion by Tallman, second by Hepner to approve staff recommendation for denial of Case REZ22-02 in accordance with the listed findings. Motion to approve staff recommendation for denial was approved by a roll call vote (8-0).

VII. Subdivision Activity

A. Old Business

B. New Business

VIII. Future Business

Berkley stated there will be a public hearing for a comprehensive plan amendment at the May 17, 2022 Plan and Zoning Commission meeting.

Commissioner Inghram announced there will be an update to the Plan and Zoning Commission Bylaws in the near future.

IX. Communications

X. Other Business

XI. Adjourn

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

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
5/17/2022

Subject:

Case CP22-01: Request of the City of Davenport to amend the Davenport +2035 Comprehensive Plan by assigning Future Land Use Map classifications to the approximately 200 acres of land bounded by I-80, Forest Grove Drive, Utica Ridge Road, and the city limit to the east. [Ward 6]

Recommendation:

Hold a discussion.

Background:

Discussion:

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The City is required to amend the existing land use before any development can occur. Once a future land use category is assigned to the area, then the property can be subdivided and rezoned in smaller sections as development occurs. The land is currently zoned S-AG Agricultural District, which is intended to address existing agricultural land uses. The property owner is interested in selling 50 acres on the eastern edge of the site to continue the residential subdivision in Bettendorf.

Comprehensive Plan:

Within Existing Urban Service Area: No

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Zoning:

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Technical Review:

Planning staff anticipate the site will largely develop as residential, with some limited commercial near the intersection of Utica Ridge Road and Forest Grove Drive.

Based on initial conversations with the property owner, the intention is to develop the area from east to west. The first phase of development is to expand the Forest Grove Crossing subdivision in Bettendorf into Davenport. Engineering staff will require access points to Forest Grove Drive to align with the existing road network to the south. However, additional details will be established during the development process.

City Departments are reviewing the Future Land Use Map amendment. In addition, planning staff has solicited feedback from the City of Bettendorf, the school district, and utility companies to determine the urban services required to facilitate development of this substantial growth area. Further comments will be provided at the May 31, 2022 Plan and Zoning Commission meeting.

Public Input:

A public hearing notice was published in the Quad City Times notifying residents of the May 17, 2022 Plan and Zoning Commission Public Hearing.

City staff met with the ownership group and interested developer on April 28, 2022. Staff outlined the process to have the eastern portion of the site developed, which includes a Future Land Use Map amendment, rezoning, and subdivision plat.

Staff will apprise the Commission of any additional correspondence at the May 31, 2022 Plan and Zoning Commission meeting.

ATTACHMENTS:

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▯ Backup Material	Maps

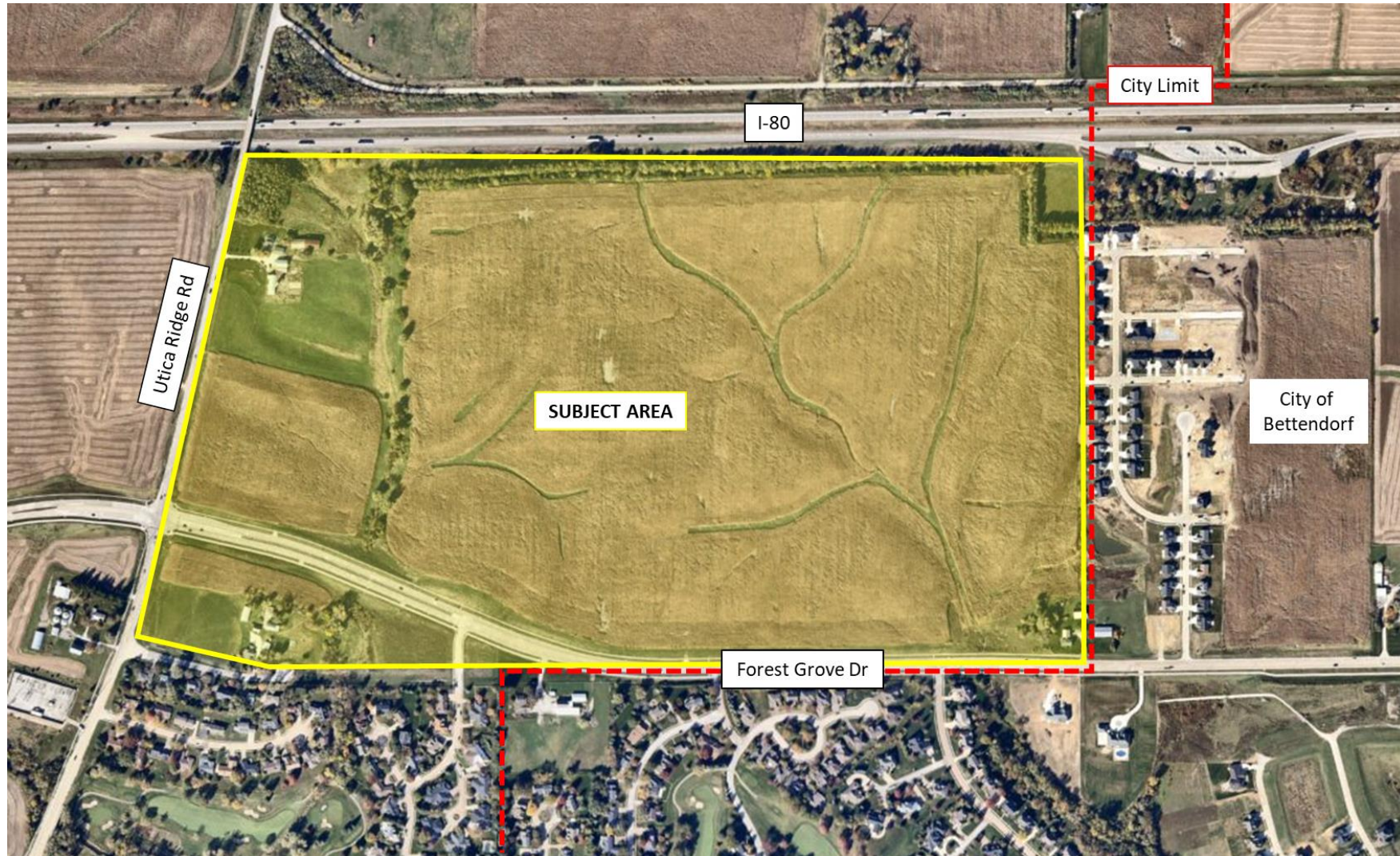
Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	5/13/2022 - 3:34 PM

Vicinity Map

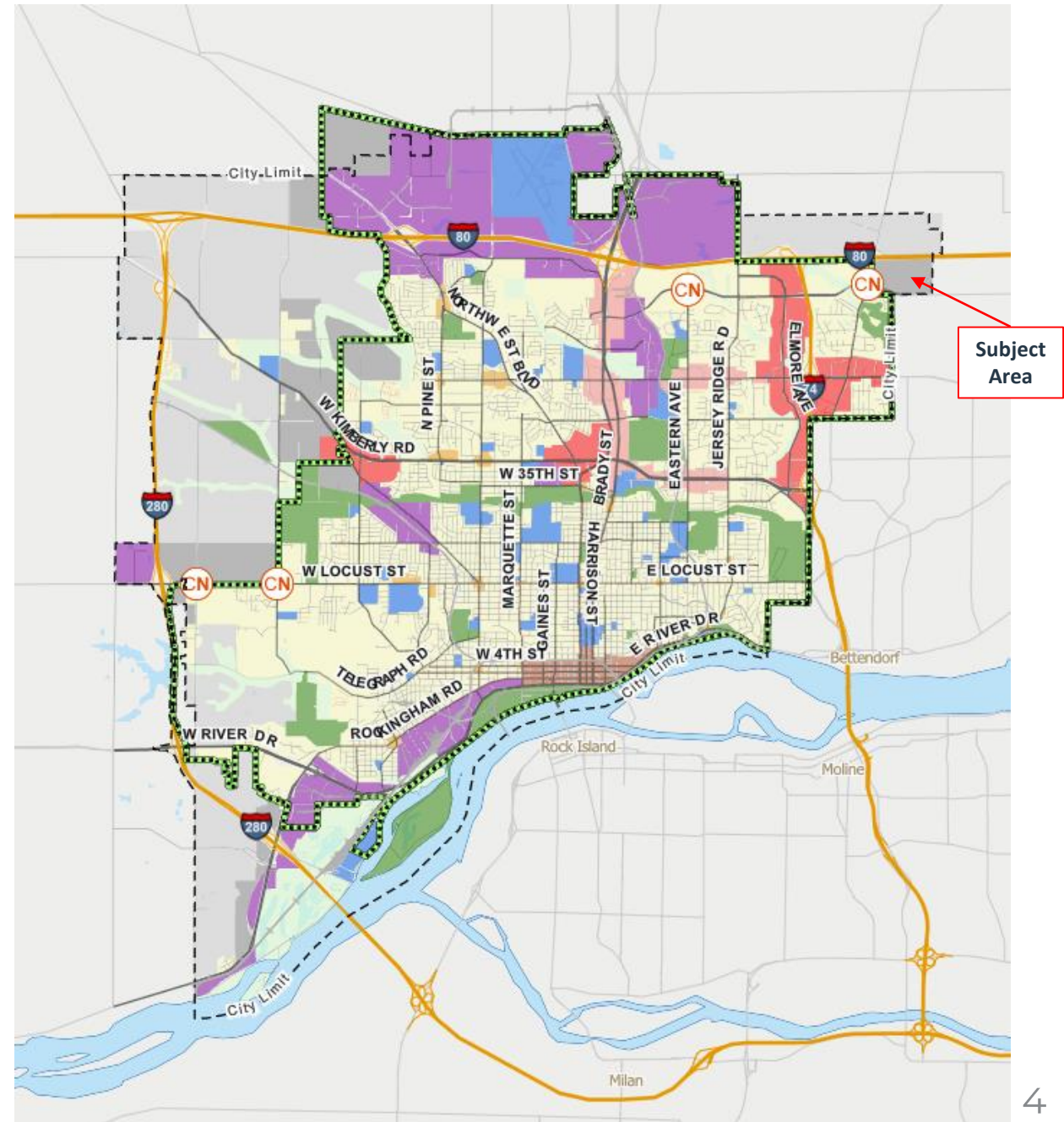
DAVENPORT
IOWA | USA



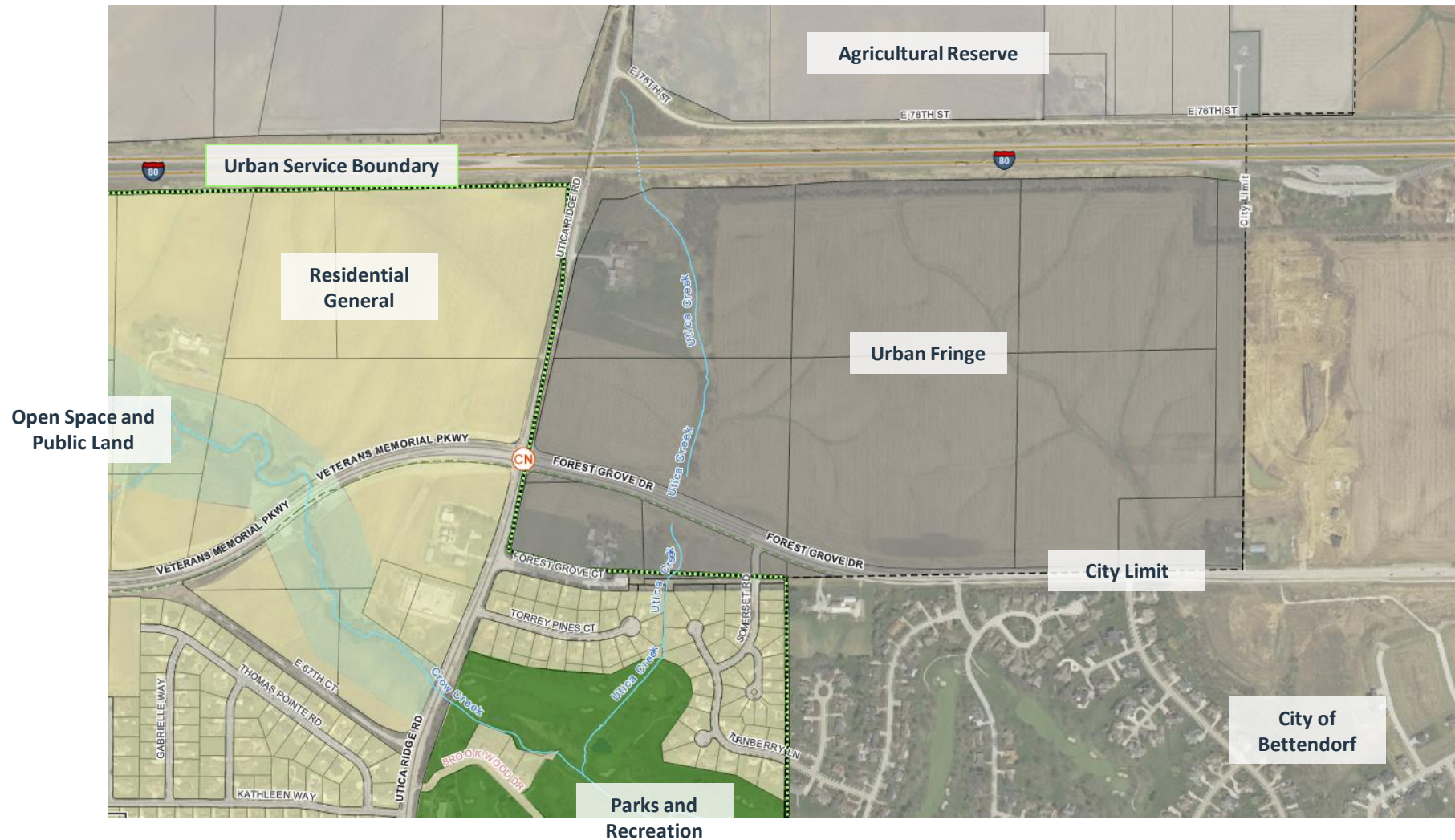
Future Land Use Map

Land Use+2035

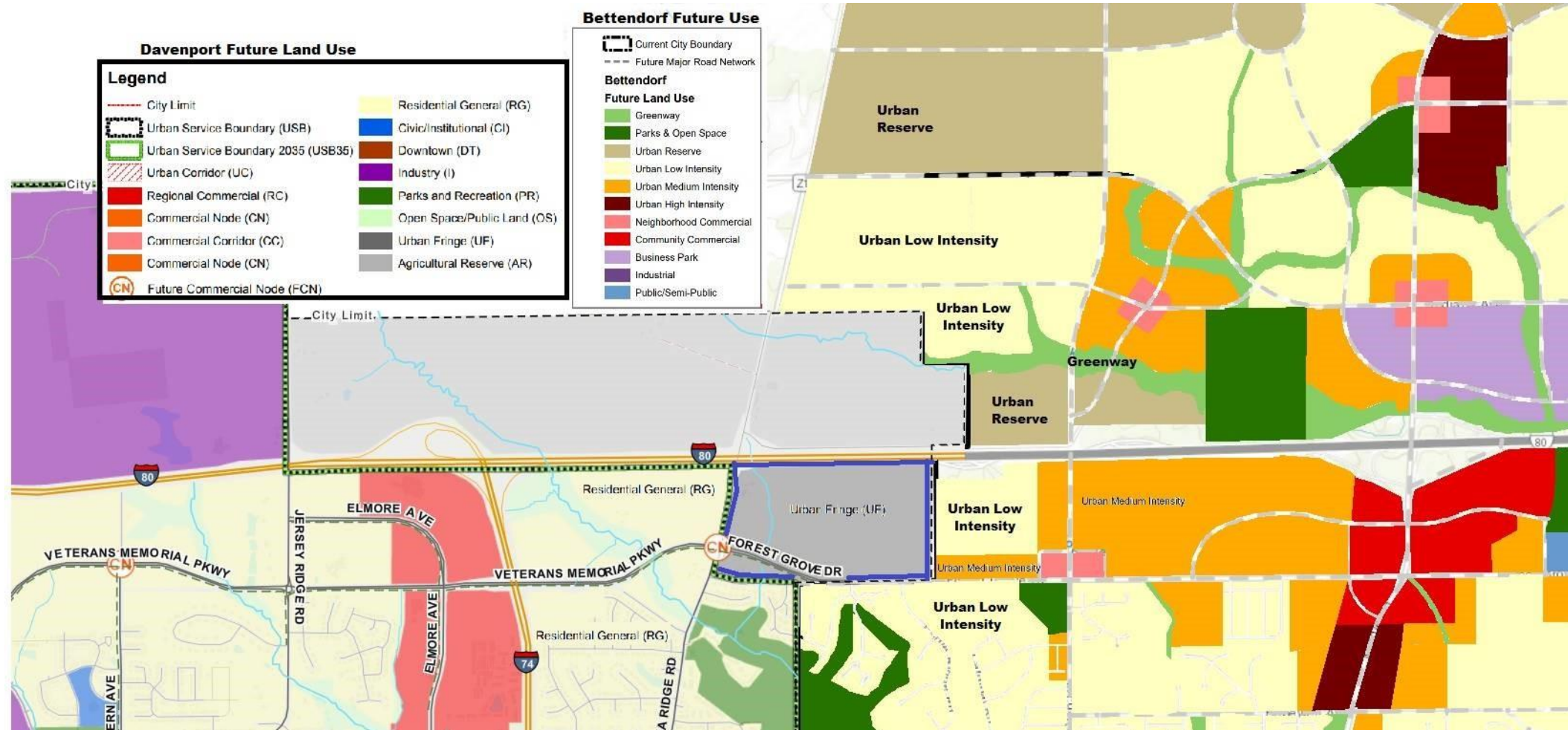
-  Urban Corridor
-  Commercial Node
-  Regional Commercial
-  Commercial Corridor
-  Residential General
-  Civic and Institutional
-  Downtown
-  Industry
-  Parks and Recreation
-  Open Space and Public Land
-  Urban Fringe
-  Agricultural Reserve



Future Land Use Map



Davenport & Bettendorf Future Land Use Maps



Zoning Map



City of Davenport
Plan and Zoning Commission

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

Date
5/3/2022

Subject:

Case REZ22-03: Request of the City of Davenport on behalf of VSM Holdings, LLC to rezone the west 100 feet of Lot 2 of Pheasant Ridge First Addition from R-2 Single-Family Residential District to C-3 General Commercial District. [Ward 6]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case REZ22-03 to the City Council with a recommendation for approval.

Findings:

1. The proposed rezoning to C-3 General Commercial District is 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.
4. The proposed amendment promotes the public health, safety, and welfare of the City.
5. Rezoning the property to C-3 General Commercial District does not create any nonconformities.

Background:

Background:

The property was rezoned in July of 2018 to PDD. At the time, the rezoning encompassed the entirety of the lot. As part of the City Zoning Code rewrite and zoning map, the city erred when assigning zoning districts as part of that process by utilizing an incorrect legal description. Since the City rezoning action took effect on January 20, 2019, which overwrote the previous action, the city is initiating this request.

The property is currently split zoned between R-2 Single-Family Residential District and C-3 General Commercial District. A survey of the property has been provided by the applicant delineating the land to be rezoned. The existing residentially zoned portion of the property encompasses the western 100 feet of the site for a total of approximately 1.56 acres.

The purpose of the rezoning request is to place the entirety of the property under a commercial zoning classification. The site is currently vacant and contains a Drainage & Greenway Easement along the northern portion abutting Pheasant Creek.

Why is a Zoning Map Amendment Required?

The applicant is preparing the site for future development that is consistent with the permitted and special uses allowed in the C-3 General Commercial District. At this time there is no intention to construct single-family dwellings. Therefore, rezoning the entirety of the site to a commercial district maximizes the buildable area of the lot.

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designations:

The property is designated Regional Commercial in the Davenport +2035 Land Use Plan.

1. **Regional Commercial (RC)** – Are the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses. Connectivity to nearby neighborhoods is desirable but less important.

Zoning:

The property is currently split zoned between R-2 Single-Family Residential District and C-3 General Commercial District.

1. **R-2 Single-Family Residential District** - This district is intended to accommodate low-density single-family neighborhoods of a more urban character than the R-1 District. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-2 District.
2. **C-3 General Commercial District** - This district is intended to accommodate higher-intensity commercial development within the City of Davenport that serves both local and regional markets. The C-3 District addresses medium- and large-scale development that may generate considerable traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate a mixed-use orientation where appropriate.

Technical Review: No comments received.

Approval Standards for Map Amendments (Chapter 17.14.040):

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

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

Staff Response: The property is designated Regional Commercial (RC) in the Davenport +2035 Land Use Plan. This land use category is intended for more intense commercial uses located along major streets.

- The Future Land Use Map identifies Elmore Avenue and the abutting properties as Regional Commercial, with Residential General land uses extending further northwest of this main thoroughfare. The Regional Commercial land use category extends approximately 260 feet

west of the subject site. A rezoning from R-2 Single-Family Residential District to C-3 General Commercial District will be more conforming with the adopted comprehensive plan than the status quo.

- In considering spot-zoning, courts generally determine whether the zoning relates to the compatibility of the surrounding uses. One of the most important criteria is the extent to which the requested zoning is consistent with the comprehensive plan. Spot zoning is rebutted when the challenged zoning is found to be consistent with present surrounding uses or the comprehensive plan. Given the proximity of C-3 districts along the Elmore Avenue corridor, similar land uses, and consistency with the comprehensive plan, it is staff's opinion this is not spot zoning.

- It is staff's opinion that the proposed rezoning to C-3 General Commercial District is consistent with the Comprehensive Plan and adopted land use policies.

b. The compatibility with the zoning of nearby property.

Staff Response: The subject property is currently split zoned, between C-3 General Commercial District abutting Elmore Avenue and R-2 Single-Family Residential District along the west 100 feet of the lot. The original intention was to have the entirety of the property commercially zoned. However, due to a staff mapping error, the zoning district boundary did not encompass the totality of the site. Given the property's frontage along a major commercial corridor, correcting the mapping error will maintain compatibility with the zoning of nearby property.

- The following zoning districts abut the subject property:

- North: C-E Elmore Corners District
- South: C-3 General Commercial District
- East: C-3 General Commercial District
- West: R-2 Single-Family Residential District

- The following principal uses abut the 1.56 acre property:

- North: Pheasant Creek and undeveloped commercial property
- South: Retail Goods Establishment, Restaurant, and Financial Institution
- East: Undeveloped commercial property, located on the same lot
- West: Undeveloped residential property

- It is staff's opinion that the proposed amendment is compatible with the zoning of nearby property.

c. The compatibility with established neighborhood character.

Staff Response: The proposed C-3 zoning classification promotes higher-intensity commercial development. Davenport's Zoning Ordinance enforces commercial design standards that regulate architectural forms, dimensional elements, high quality building materials, and transparency. Commercial design standards will ensure future development of the property will be compatible with the character of the Elmore Avenue corridor and surrounding retail destinations.

- It is staff's opinion that the proposed amendment is compatible with the established neighborhood character.

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

Staff Response: The property owner is currently marketing the site for commercial development. The C-3 General Commercial District offers a wide variety of permitted and special uses that are consistent with the character of surrounding land uses. Rezoning the western 100 feet to commercial will offer greater flexibility for development. There is an undeveloped 33.11 acre residential parcel directly west of the subject property. Negative impacts from incompatible land uses will be mitigated through the City's Zoning Ordinance, which requires landscaping buffer yards where commercial development is adjacent to residential land uses.

It is staff's opinion that the proposed zoning map amendment promotes the public health, safety, and welfare of the City.

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

Staff Response: Since the western 100 feet of the subject property is zoned R-2, principal uses are restricted to single-family dwellings and other limited compatible residential uses.

The C-3 district enables a wide range of development opportunities that will ensure consistency with the surrounding area while mitigating incompatible development. If rezoned, the entirety of the site can be utilized for higher density residential and commercial land uses.

-
It is staff's opinion that the proposed zoning map amendment will enable the area to be developed in a manner consistent with the surrounding neighborhood.

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

Staff Response: If rezoned to C-3 General Commercial District, the vacant property will be conforming to the district dimensional standards. Future development will be limited to the commercial district dimensional and design standards.

It is staff's opinion that the proposed zoning map amendment will not create any nonconformities.

Public Input:

Letters were sent to property owners within 200 feet of the proposed request notifying them of the May 3, 2022 Plan and Zoning Commission Public Hearing. No members of the public spoke at the hearing.

To date, staff has not received any responses from adjacent property owners.

Staff will apprise the Commission of any correspondence at the May 17, 2022 Plan and Zoning Commission meeting.

ATTACHMENTS:

Type	Description
▣ Backup Material	Maps
▣ Backup Material	Application
▣ Backup Material	Legal Description
▣ Backup Material	Lot 2 Deed
▣ Backup Material	Public Notice

Staff Workflow Reviewers

REVIEWERS:

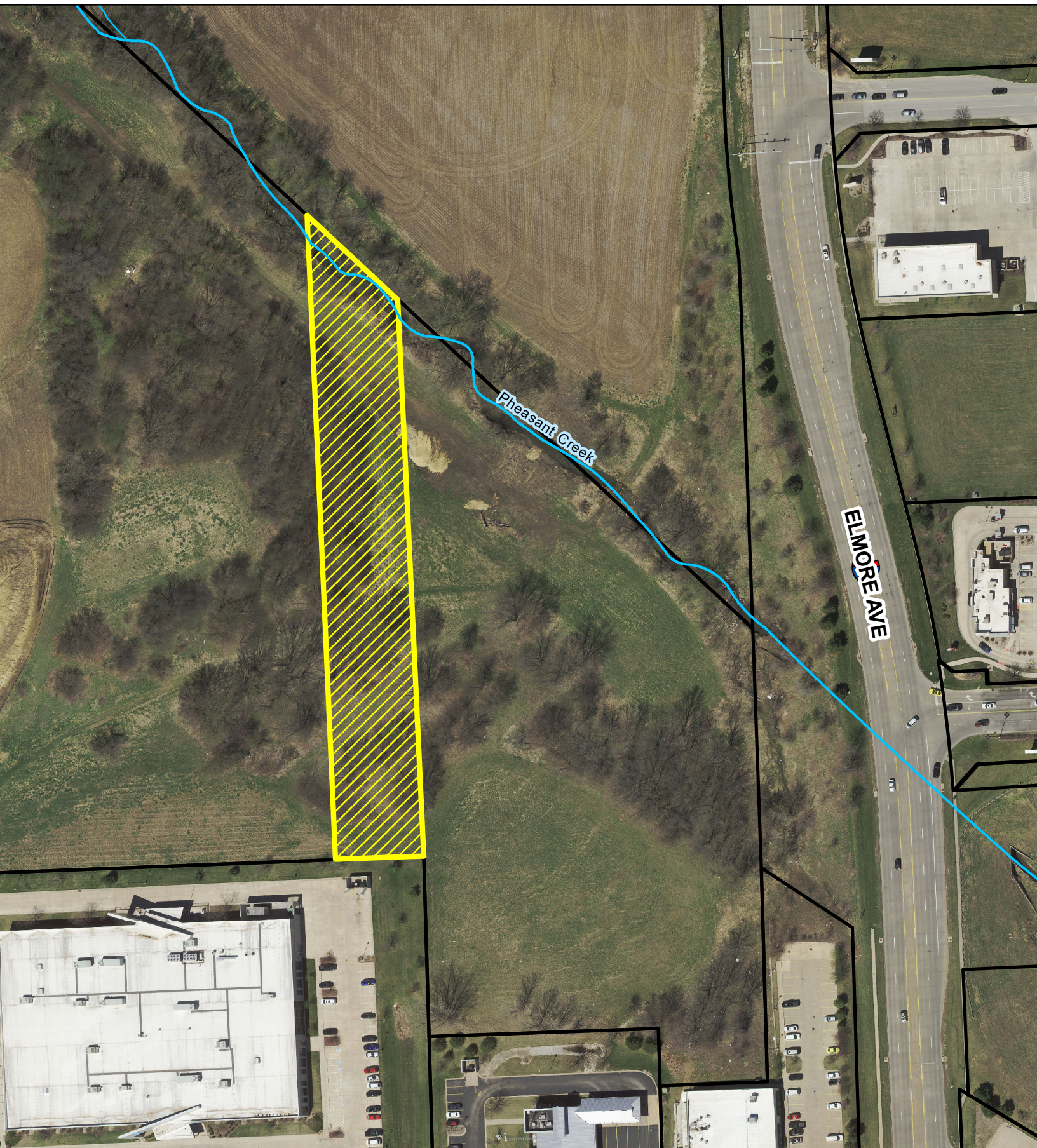
Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	5/11/2022 - 8:54 AM

Rezoning Request-Vicinity Map

Case REZ22-03

Rezone from R-2 Single-Family Residential District to
C-3 General Commercial District

 Subject Property



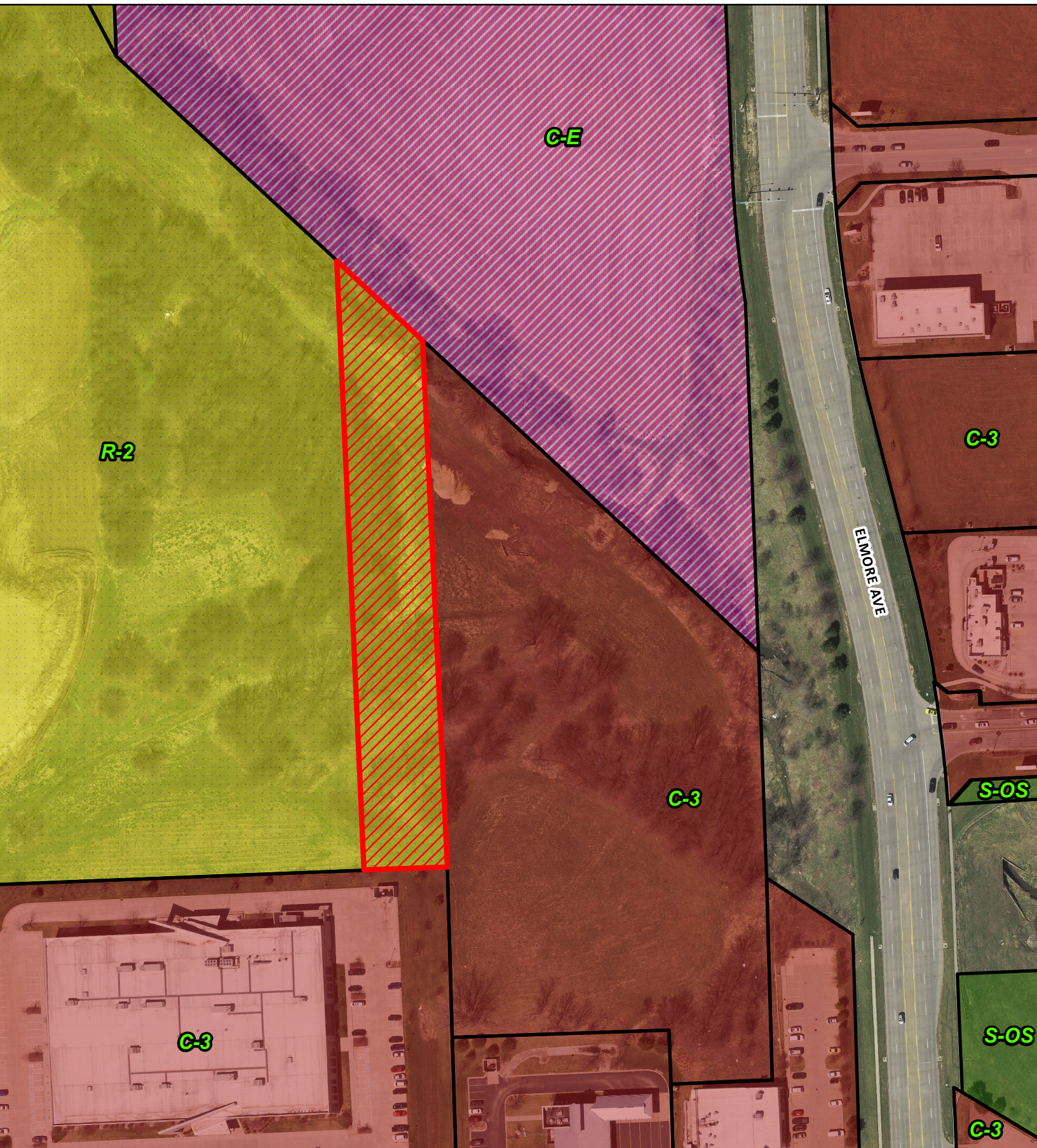
Rezoning Request

Case REZ22-03

Rezone from R-2 Single-Family Residential District to
C-3 General Commercial District



Subject Property



Rezoning Request-Future Land Use Map

Case REZ22-03

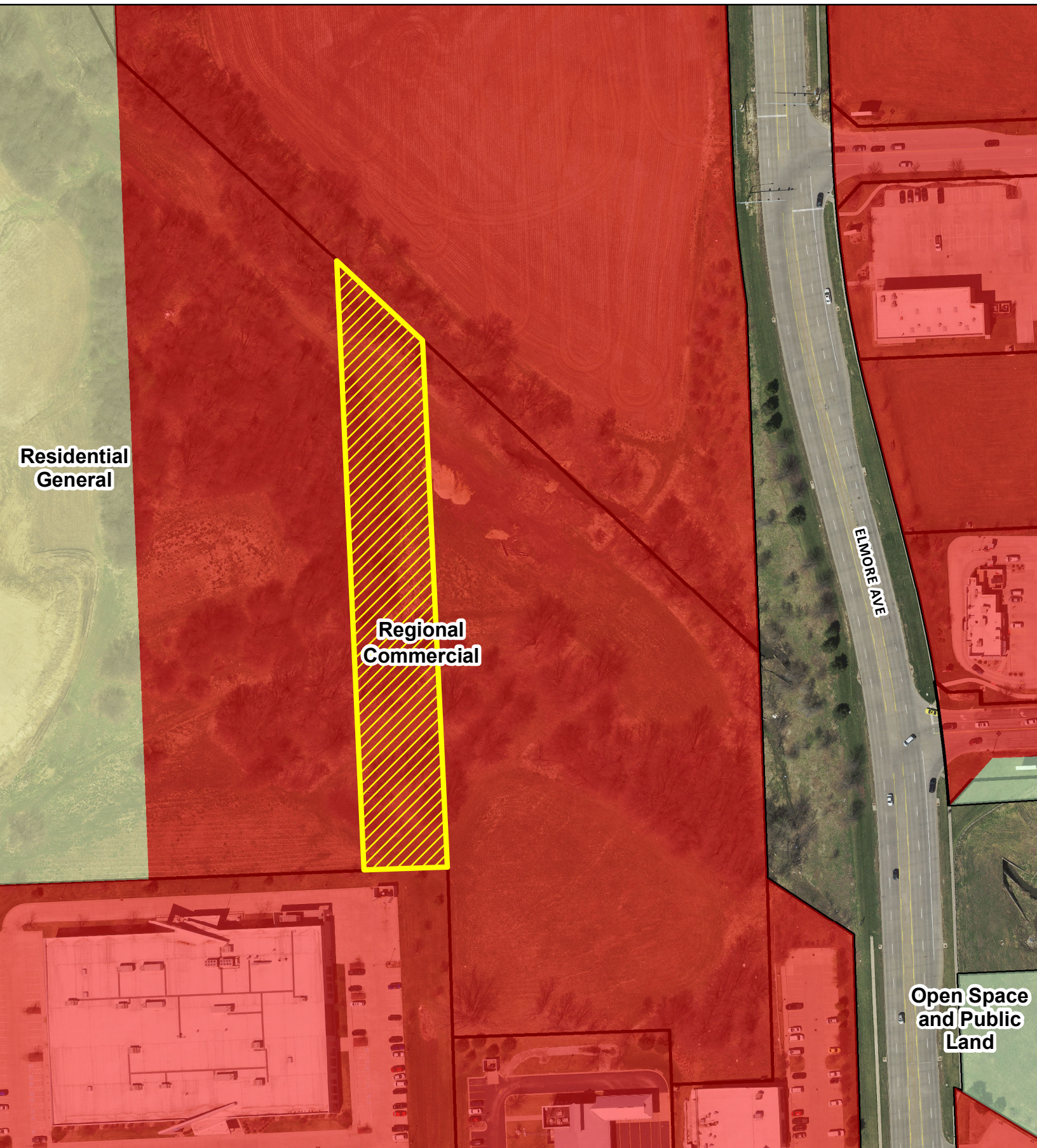
Rezone from R-2 Single-Family Residential District to
C-3 General Commercial District



Subject Property



0 125 250
Feet



Rezoning Request-FEMA Flood Map

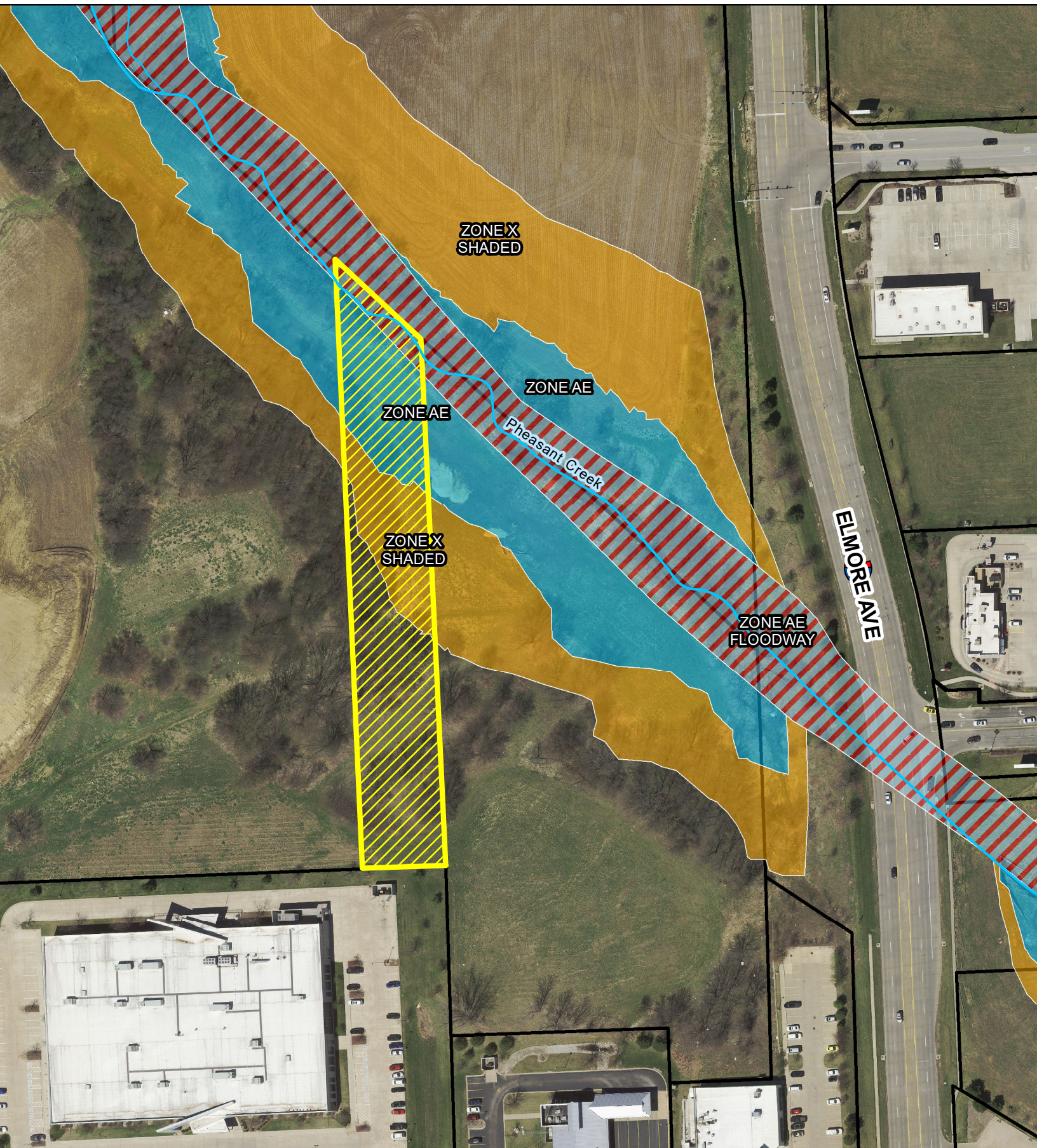
Case REZ22-03

Rezone from R-2 Single-Family Residential District to
C-3 General Commercial District

 Subject Property



0 125 250
Feet





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:

To provide a zoning classification on this 100 foot wide strip to match the Zoning on the commercial tract between it and Elmore Avenue to the east.

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

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

Formal Procedure:

(1) Application:

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

(2) Plan and Zoning Commission public hearing:

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

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

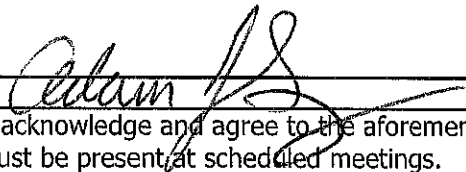
- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council.
- If the Plan and Zoning Commission recommends denial, the request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

Formal Procedure (continued):

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

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

Applicant: Adam Seitz



Date: 04/06/2022

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.

LEGAL DESCRIPTION

PART OF LOT 2, PHEASANT RIDGE FIRST ADDITION

DAVENPORT, IOWA

Part of Lot 2, Pheasant Ridge First Addition to the City of Davenport, Iowa, being more particularly described as follows:

Commencing at the northwest corner of said Lot 2, said point being the POINT OF BEGINNING of the tract of land hereinafter described:

thence South 44°-59'-10" East 142.21 feet along the north line of said Lot 2;

thence South 00°-18'-15" East 631.49 feet to the northeast corner of Lot 2 of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa;

thence South 89°-41'-45" West 100.00 feet along the north line of Lot 2 of said Lakehurst Commercial Park Fifth Addition to the southwest corner of Lot 2 of said Pheasant Ridge First Addition;

thence North 00°-18'-15" West 732.61 feet along the west line of Lot 2 of said Pheasant Ridge First Addition to the point of beginning.

Containing 1.57 acres, more or less, subject to easement of record.



Doc ID: 021546920001 Type: LAN
Recorded: 09/19/2018 at 01:42:35 PM
Fee Amt: \$12.00 Page 1 of 1
Scott County Iowa
Rita A. Vargas Recorder

File **2018-00024343**

Prepared by &

Return to: Samuel J. Skorepa, Lane & Waterman LLP, 220 N. Main St., Ste. 600, Davenport, IA 52801 (563) 324-3246

Address Tax Statement: A. Jeffrey Seitz, Manager, 4215 E. 60th Street, Davenport, IA 52807

QUIT CLAIM DEED

For the consideration of Ten and no/100----- Dollar(s) and other valuable consideration, Pheasant Creek Estates, LLC, does hereby Convey to VSM Holdings, LLC, an Iowa limited liability company the following described parcel of real estate in SCOTT County, Iowa:

Lot 2 of the Final Plat of Pheasant Ridge First Addition, an Addition to the City of Davenport, Scott County Iowa

This transfer is exempt from transfer taxes pursuant to Iowa Code Section 428A.2(21).

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: August 28, 2018.

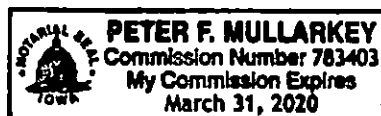
PHEASANT CREEK ESTATES, LLC

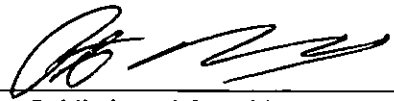

A. Jeffrey Seitz, Manager

STATE OF IOWA, SCOTT COUNTY, SS:

On this 28 day of August, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared A. Jeffrey Seitz, Manager of Pheasant Creek Estates, LLC, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same on behalf of the company as its voluntary act and deed.

(Notary Seal)




Notary Public in and for said County and State



PUBLIC HEARING NOTICE | Plan and Zoning Commission

Date: 5/3/2022 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 west of Elmore Avenue and south of Pheasant Creek (The west 100 feet of Parcel #Y0801-03).

What is this About?

This notice is being sent to inform you that a public hearing will be held for a Rezoning Request. The subject property is currently split zoned between R-2 Single-Family Residential and C-3 General Commercial District. The purpose of the Rezoning Request is to place the entirety of the property under a commercial zoning classification.

Request/Case Description

Case REZ22-03: Request of the City of Davenport on behalf of VSM Holdings, LLC to rezone the west 100 feet of Lot 2 of Pheasant Ridge First Addition from R-2 Single-Family Residential District to C-3 General Commercial District. [Ward 6]

What are the Next Steps after the Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on May 3, 2022. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on May 17, 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 REZ22-03

Rezone from R-2 Single-Family Residential District to
C-3 General Commercial District



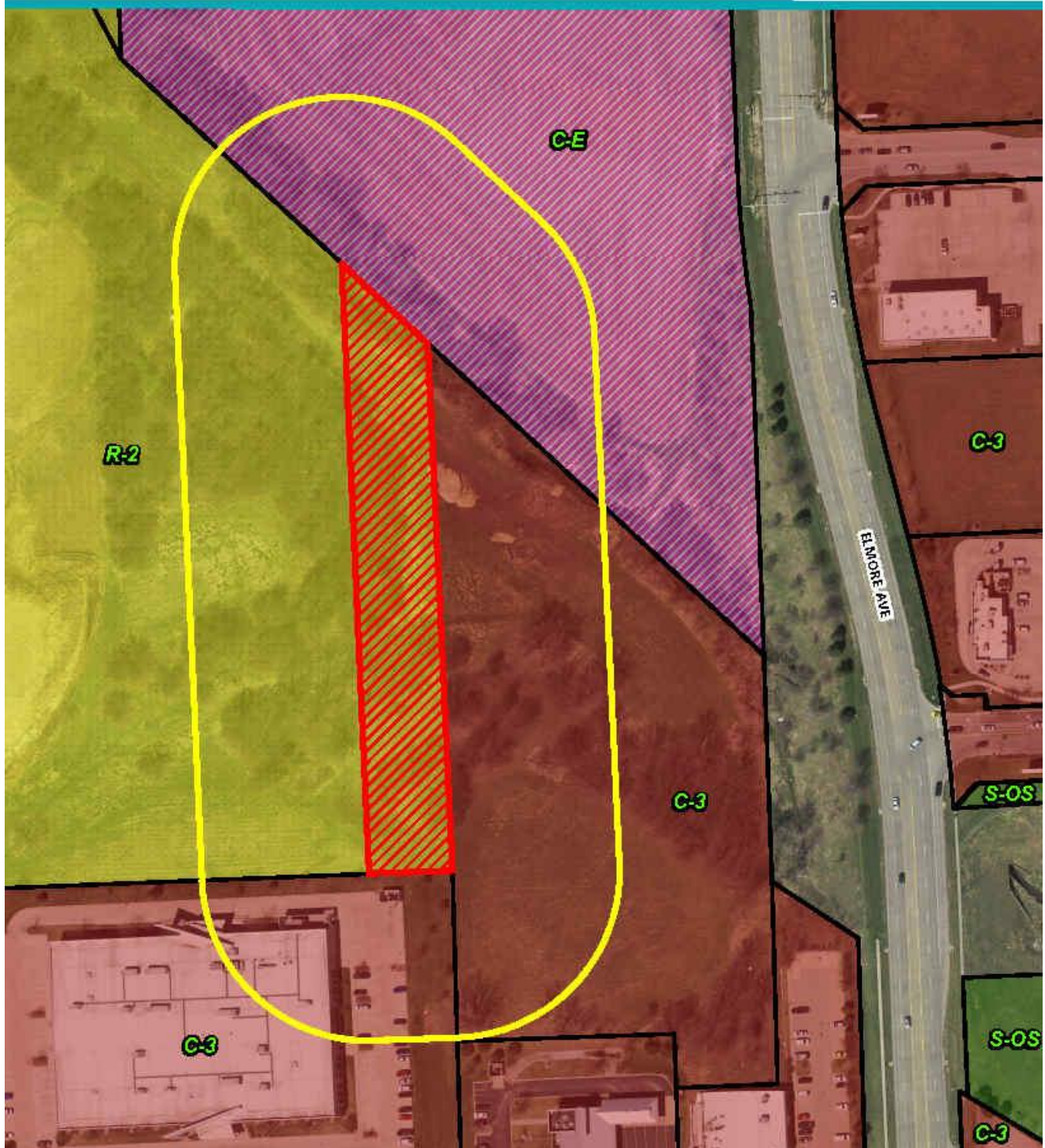
Subject Property



200' Notification Boundary



0 125 250
Feet



City of Davenport
Plan and Zoning Commission

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

Date
5/3/2022

Subject:

Case ROW22-03: Request of VSM Holdings, LLC to vacate unimproved right-of-way west of Elmore Avenue and south of Pheasant Creek. [Ward 6]

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings to vacate the unimproved right-of-way west of Elmore Avenue and south of Pheasant Creek in Case ROW22-03 to the City Council with a recommendation for approval, subject to the following condition.

Findings:

1. The unimproved public right-of-way is not required for city purposes.
2. A utility easement would preserve the rights for utility providers to maintain existing and future infrastructure.

Condition:

1. The vacation and subsequent land acquisition are to include easements as applicable for storm sewer, sanitary sewer, floodplain, and drainage.

Background:

Background:

The purpose of the right-of-way vacation is to facilitate development of the abutting 7.41 acre commercial property (parcel #Y0801-03) to the west.

A legal description has been submitted by the applicant describing the 21,026 square foot area located along the west boundary of Elmore Avenue, south of Pheasant Creek. The .48 acre tract of land was intentionally stopped at the existing box culvert near the creek on the north side of the property. In addition, the area does not align with the east lot line of 5388 Elmore Circle to the south. The purpose is to provide an additional five feet of public right-of-way to accommodate a future trail expansion.

A portion of the land to be vacated is within the floodplain, which will limit potential development close to Elmore Avenue. However, the vacated right-of-way will better facilitate access to the site and enhance commercial visibility.

The vacation of public right-of-way is a two step process:

1. Determine if the right-of-way is needed for public purposes.
2. Negotiate and determine terms of conveyance to adjacent property owners. (No Plan and Zoning Commission action is required.)

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Abutting Future Land Use Designation:

The abutting property is designated Regional Commercial in the Davenport +2035 Land Use Plan.

1. **Regional Commercial (RC)** – Are the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses. Connectivity to nearby neighborhoods is desirable but less important.

Abutting Zoning:

The abutting property is currently split zoned between R-2 Single-Family Residential District and C-3 General Commercial District. The eastern portion of the property, immediately adjacent to Elmore Avenue, is commercially zoned.

1. **R-2 Single-Family Residential District** - This district is intended to accommodate low-density single-family neighborhoods of a more urban character than the R-1 District. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-2 District.
2. **C-3 General Commercial District** - This district is intended to accommodate higher-intensity commercial development within the City of Davenport that serves both local and regional markets. The C-3 District addresses medium- and large-scale development that may generate considerable traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate a mixed-use orientation where appropriate.

Technical Review:

- Streets: The City of Davenport has no intention of widening Elmore Avenue within the subject right-of-way. The proposed right-of-way vacation does not align with the east property line of 5388 Elmore Circle. The intention is to leave a wider right-of-way for a future trail expansion along the west side of Elmore Avenue.
- Storm Water: Future development of the property will need to comply with the City's stormwater requirements. The existing right-of-way vacation stops south of the Pheasant Creek box culvert.
- Sanitary Sewer: Existing sanitary sewer existing north of Pheasant Creek. There is no existing infrastructure within the proposed right-of-way vacation.
- Engineering: The vacation and subsequent land acquisition are to include easements as applicable for storm sewer, sanitary sewer, floodplain, and drainage.

Public Input:

Letters were sent to property owners within 200 feet of the proposed request notifying them of the May 3, 2022 Plan and Zoning Commission Public Hearing. No members of the public spoke at the hearing.

To date, staff has not received any responses from adjacent property owners.

Staff will apprise the Commission of any correspondence at the May 17, 2022 Plan and

Zoning Commission meeting.

ATTACHMENTS:

Type	Description
▣ Backup Material	Maps
▣ Backup Material	Application
▣ Backup Material	Legal Description
▣ Backup Material	Public Notice

Staff Workflow Reviewers

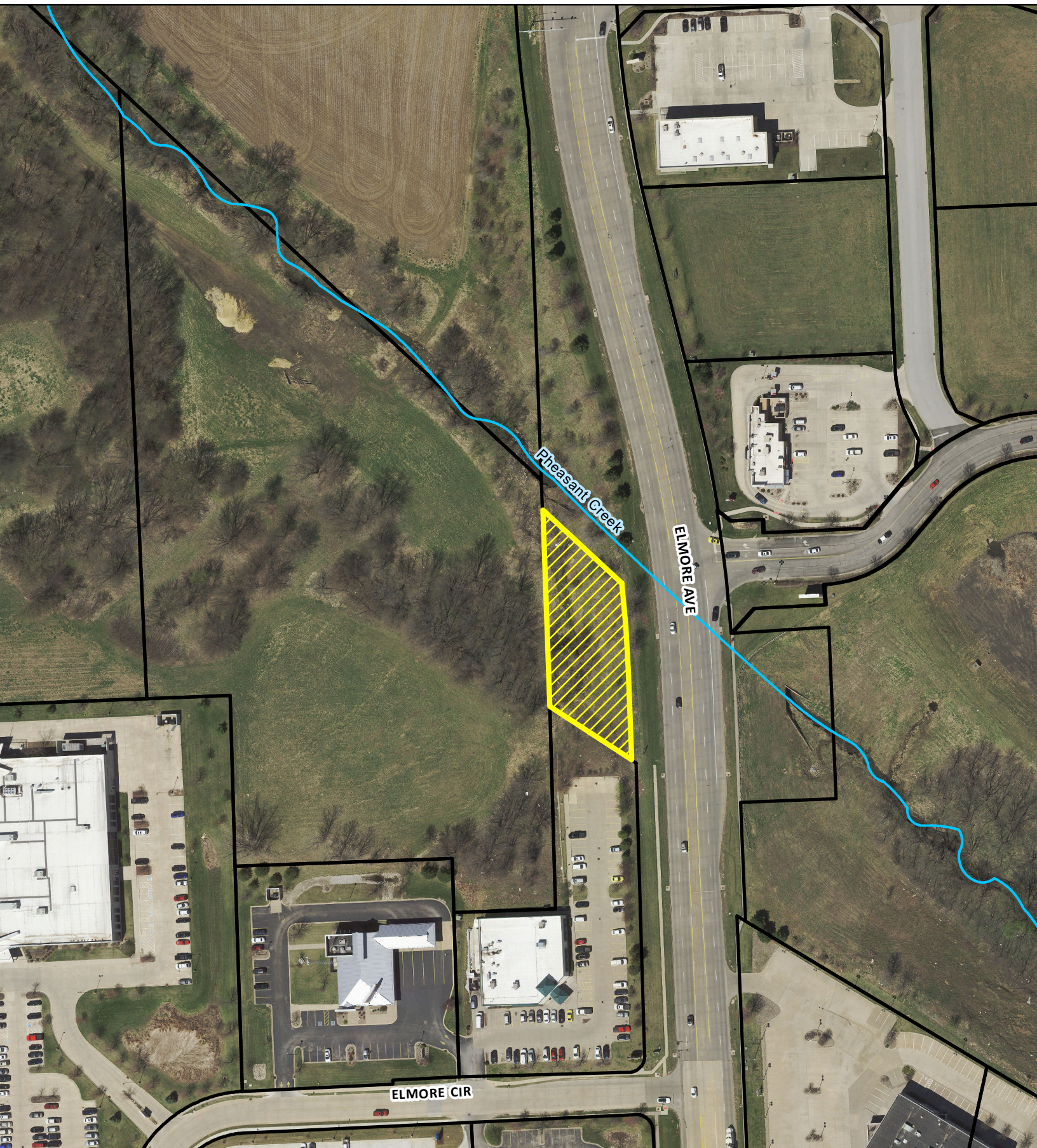
REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	5/13/2022 - 3:44 PM

Right-Of-Way Vacation

Case ROW22-03: Request of VSM Holdings, LLC
to vacate unimproved right-of-way west of
Elmore Avenue and south of
Pheasant Creek. [Ward 6]

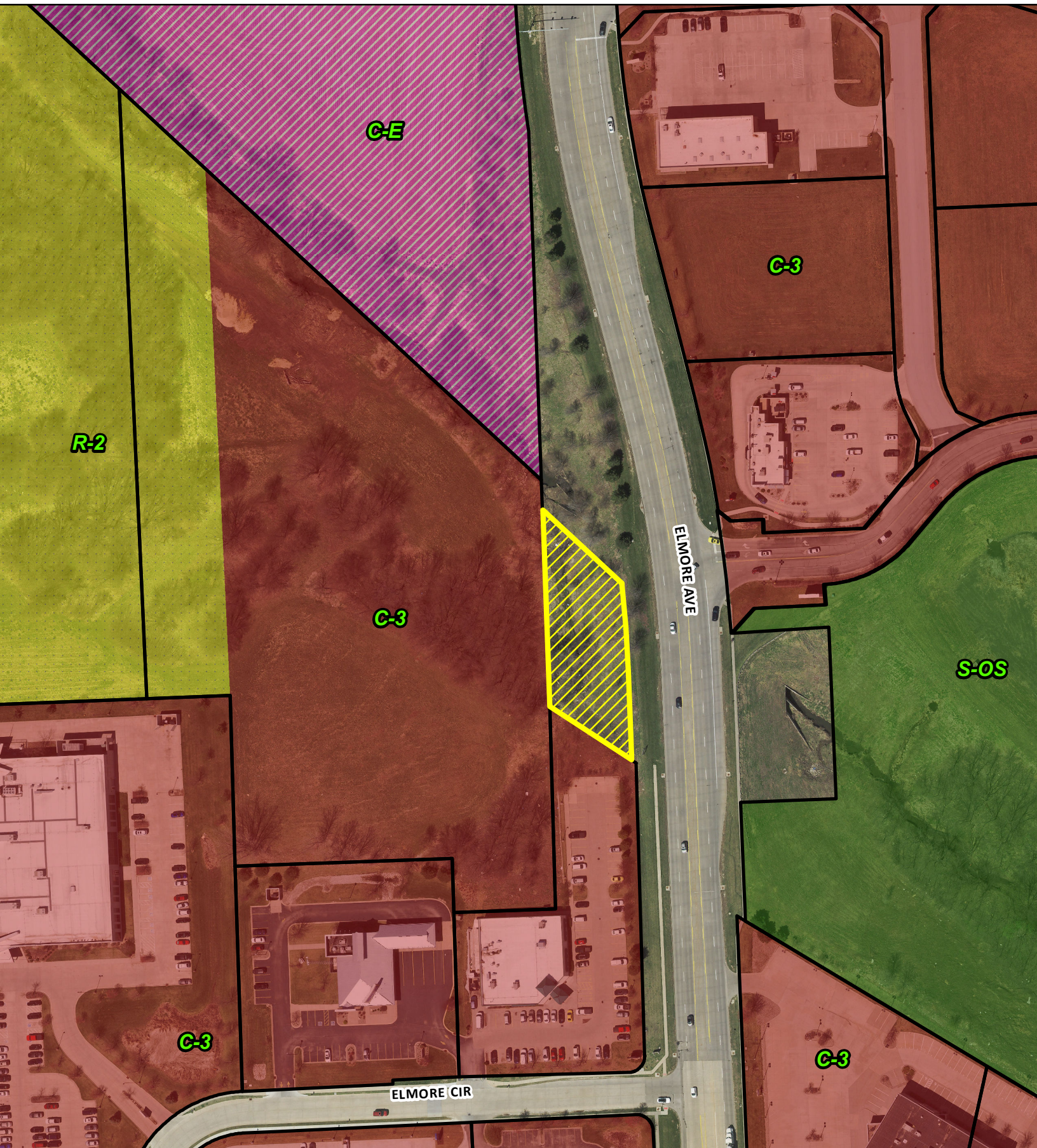
 ROW Vacation



Right-Of-Way Vacation-Zoning Map

Case ROW22-03: Request of VSM Holdings, LLC
to vacate unimproved right-of-way west of
Elmore Avenue and south of
Pheasant Creek. [Ward 6]

 ROW Vacation



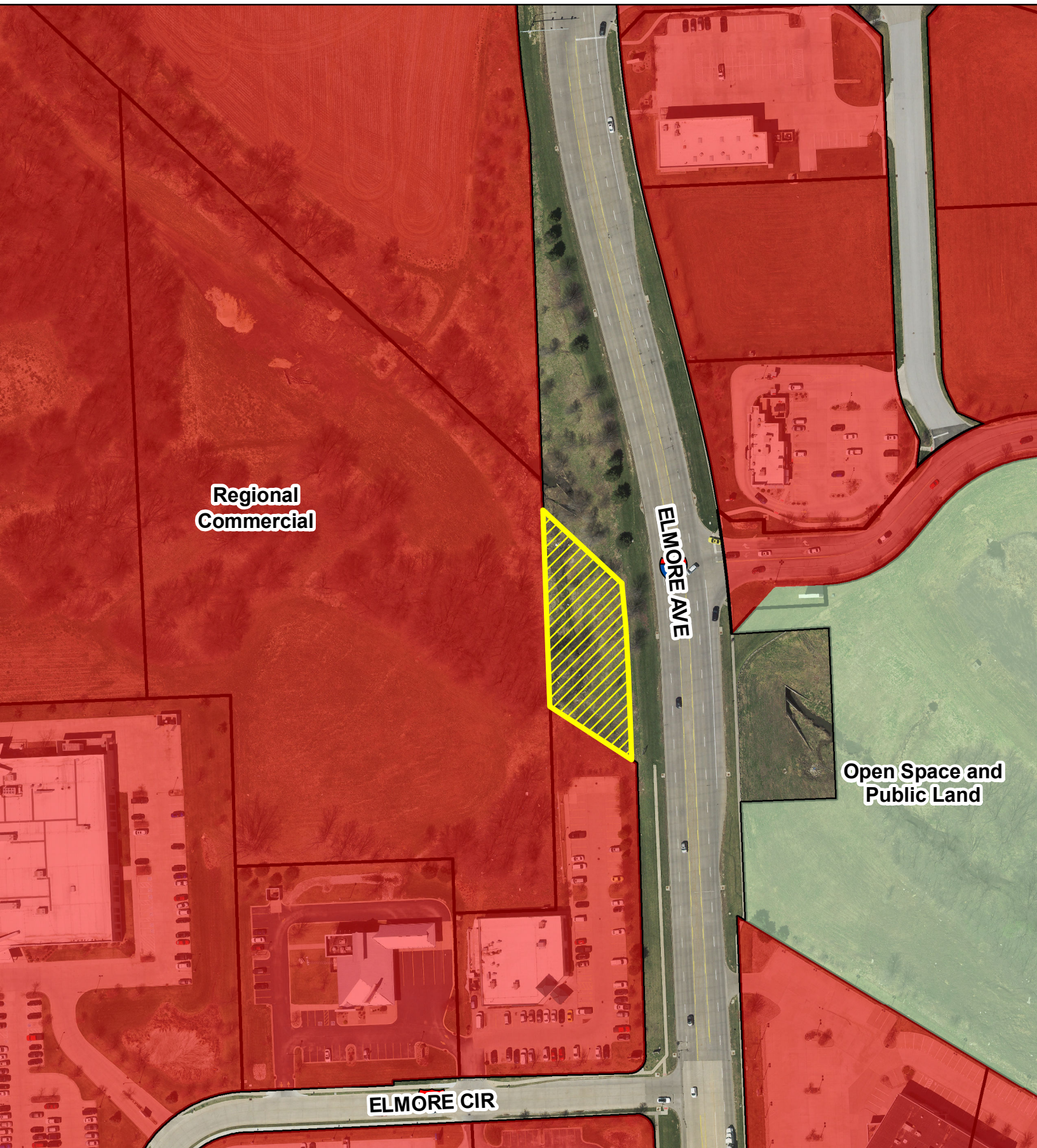
Right-Of-Way Vacation-Future Land Use Map

Case ROW22-03: Request of VSM Holdings, LLC
to vacate unimproved right-of-way west of
Elmore Avenue and south of
Pheasant Creek. [Ward 6]

 ROW Vacation



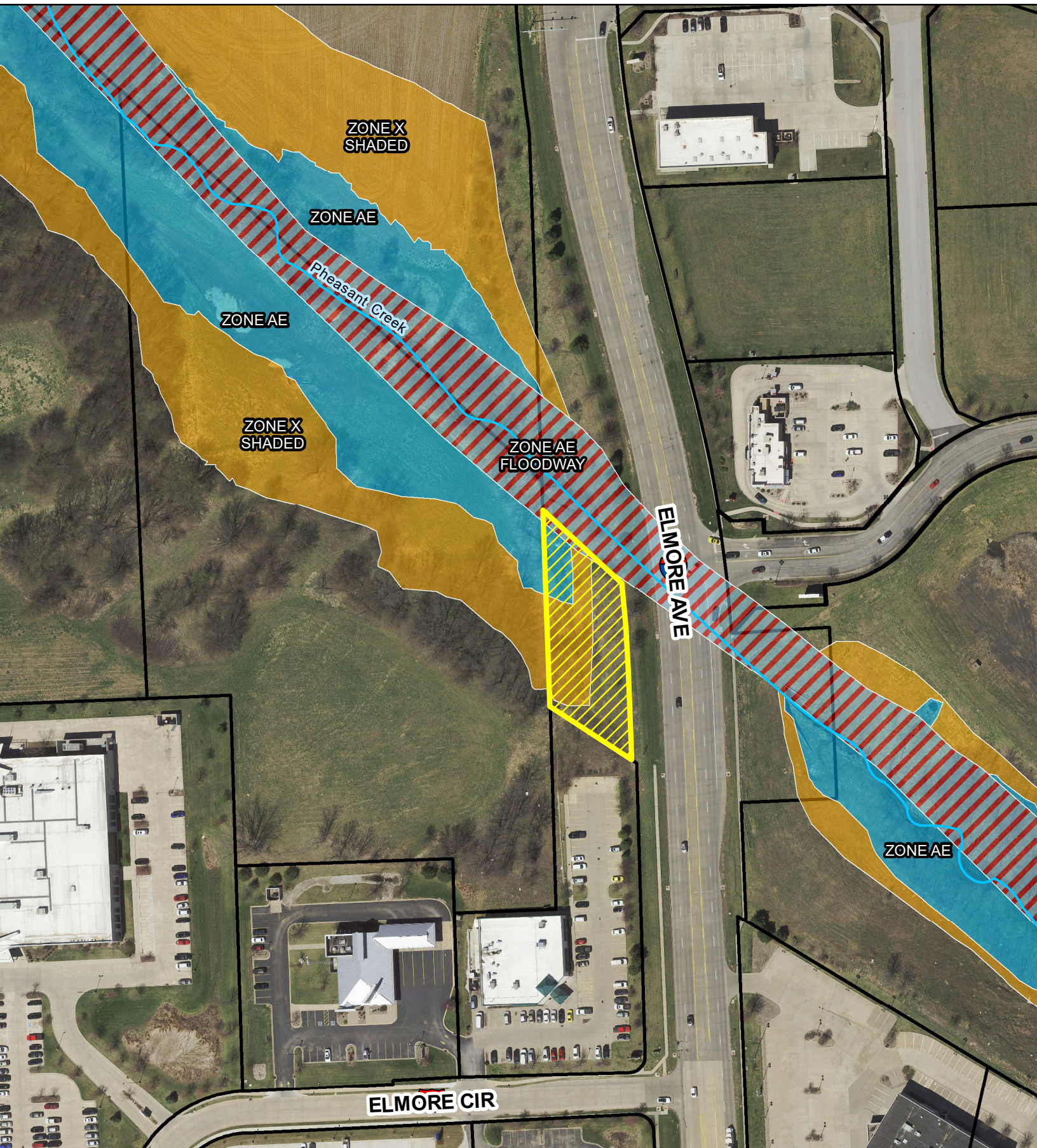
0 125 250
Feet



Right-Of-Way Vacation-FEMA Flood Map

Case ROW22-03: Request of VSM Holdings, LLC
to vacate unimproved right-of-way west of
Elmore Avenue and south of
Pheasant Creek. [Ward 6]

 ROW Vacation





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:

Request:

Please consider vacating right of way on Elmore Ave. to gain access for a commercial lot Development.

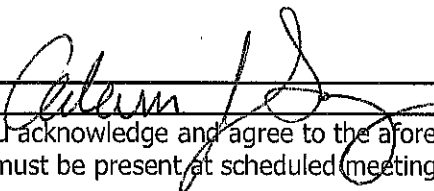
Total Land Area:

Submittal Requirements:

- The completed application form.
- Required fee: \$400.

The Applicant hereby acknowledges and agrees to the following procedure and requirements:

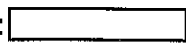
- (1) Application:
 - Prior to submission of the application for the right-of-way or easement vacation, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the right-of-way or easement vacation process.
 - The submission of the application does not constitute 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) Public Notice for the Plan and Zoning Commission public hearing:
 - Planning staff will send a public hearing notice to surrounding property owners.
- (3) Plan and Zoning Commission's consideration of the right-of-way or easement vacation:
 - 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 hold a public hearing on the request. Subsequently, 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.
- (4) City Council's consideration of the right-of-way or easement vacation:
 - Planning staff will send a public hearing notice to surrounding property owners.
 - The Committee of the Whole (COW) will hold a public hearing on the request. Subsequently, the City Council will vote on the request. For a right-of-way or easement vacation 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: Adam Seitz 

Date: 04/06/2022

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.

LEGAL DESCRIPTION

PART OF THE ELMORE AVENUE RIGHT OF WAY

DAVENPORT, IOWA

Part of the Northwest Quarter of Section 8, Township 78 North, Range 4 East of the 5th P.M., Davenport, Scott County, Iowa, being more particularly described as follows:

Commencing, as a point of reference, at the southeast corner of Lot 2 of Pheasant Ridge First Addition to the City of Davenport, Iowa; thence North 00°-08'-28" East (assumed bearing for this description) 241.25 feet along the east line of said Lot 2 to the northwest corner of Lot 1 of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa, said point being the POINT OF BEGINNING of the tract of land hereinafter described:

thence continuing North 00°-08'-25" East 235.54 feet along the east line of said Lot 2;

thence South 44°-59'-10" East 128.78 feet;

thence southerly 105.97 feet along a curve concave westerly having a radius of 1,435.00 feet and a chord bearing and distance of South 02°-11'-15" East 105.95 feet;

thence South 00°-04'-20" East 105.89 feet to a point on the north line of said Lot 1;

thence North 54°-54'-25" West 117.08 feet along the northerly line of said Lot 1 to the point of beginning.

Containing 21,026 square feet, more or less.



DAVENPORT

DEVELOPMENT &
NEIGHBORHOOD SERVICES

Public Hearing Notice | Plan and Zoning Commission

Date: 5/3/2022
Time: 5 PM

Location: Council Chambers | City Hall | 226 W. 4th ST.
Subject: Public Hearing for a Right-Of-Way Vacation Before the Plan and Zoning Commission

To: All property owners within 200 feet of the subject public right-of-way located west of Elmore Avenue and south of Pheasant Creek.

What is this About?

This notice is being sent to inform you that a public hearing will be held for a request to vacate unimproved public right-of-way. The purpose of the vacation request is to facilitate development of the abutting 7.41 acre commercial property (Parcel #Y0801-03) to the west.

Request/Case Description

Case ROW22-03: Request of VSM Holdings, LLC to vacate unimproved right-of-way west of Elmore Avenue and south of Pheasant Creek. [Ward 6]

What are the Next Steps after the Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on May 3, 2022. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on May 17, 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. The City Council will ultimately decide if the property is no longer needed for City purposes, and is eligible for vacation. At that point, the City Attorney's office will negotiate with adjacent property owners to determine the appropriate way to convey the property, and possibly, purchase price. 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":
<http://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 verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.



THE CITY OF
DAVENPORT
IOWA | USA

ROW Vacation

200' Mailing Radius
Case ROW22-03



ROW Vacation



200' Notification Boundary



0 100 200
Feet

