

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, FEBRUARY 28, 2023; 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 REZ23-01: Request of Midwest Fidelity Partners LLC to rezone 1930 and 1934 Division Street and 1711 Pleasant Street from R-4C Single-Family and Two-Family Central Residential District to C-2 Corridor Commercial District. [Ward 4]
- B. Case ROW23-01: Request of Midwest Fidelity Partners LLC to vacate the alley right-of-way located west of Division Street between Pleasant Street and Hickory Grove Road. [Ward 4]

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

- A. Consideration of the January 17, 2023 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

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
2/28/2023

Subject:

Case REZ23-01: Request of Midwest Fidelity Partners LLC to rezone 1930 and 1934 Division Street and 1711 Pleasant Street from R-4C Single-Family and Two-Family Central Residential District to C-2 Corridor Commercial District. [Ward 4]

Recommendation:

Hold the Public Hearing.

A formal staff recommendation will be provided at the March 14, 2023 Plan and Zoning Commission Meeting.

Background:

The subject properties are currently zoned R-4C Single-Family and Two-Family Central Residential District. The petitioner is requesting a rezoning to C-2 Corridor Commercial District. The three residential lots comprise of .41 acres.

The purpose is to redevelop the existing properties, along with the three commercially zoned parcels to the south, for a car wash.

Why is a Zoning Map Amendment Required?

The Zoning Ordinance does not permit a car wash in the R-4C Single-Family and Two-Family Central Residential District. Pending approval of the rezoning by City Council, the applicant intends to demolish the three residential properties and commercial buildings east of the alley. The properties would then be combined for the development of a car wash.

Comprehensive Plan:

Within Urban Service Area 2035: Yes

Future Land Use Designations:

The subject properties are designated Commercial Node in the Davenport +2035 Land Use Plan. The properties are also located within the Urban Corridor Overlay.

1. **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.
2. **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.

Zoning:

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

The applicant is requesting a rezoning to **C-2 Corridor Commercial District**. This district is intended to address the commercial corridors that are primarily oriented toward a mix of retail, personal service, and office uses along arterial streets and collector streets adjacent to arterial streets in the City. The C-2 District accommodates auto-oriented development – both individual businesses and retail centers – and mixed-use development, with the intent of improving the pedestrian environment along Davenport's commercial corridors.

Technical Review:

City Departments are reviewing the proposed Zoning Map Amendment Application. Further comments will be provided at the March 14, 2023 Plan and Zoning Commission meeting.

Public Input:

The applicant held a neighborhood meeting at Johnson School, 1730 Wilkes Avenue, on February 16, 2023. Addresses within 200 feet of the request were invited to the meeting. City staff and elected officials were present to observe the discussion. Approximately twelve members of the public were in attendance. Concerns raised pertained to traffic, access points, parking requirements, landscaping, noise, and hours of operation.

Letters were sent to property owners within 200 feet of the proposed request notifying them of the February 28, 2023 Plan and Zoning Commission Public Hearing.

To date, staff received two written comments in support of the rezoning request. One of the comments was from the current property owner of the subject property. Staff will apprise the Commission of any additional correspondence at the March 14, 2023 Plan and Zoning Commission meeting.

ATTACHMENTS:

Type	Description
▢ Backup Material	Application
▢ Backup Material	Rezoning Exhibit
▢ Backup Material	Concept Plan
▢ Backup Material	Vicinity, Zoning, & Future Land Use Map
▢ Backup Material	Public Hearing Notice
▢ Backup Material	Neighborhood Meeting Presentation

- ▣ Backup Material
- ▣ Backup Material
- ▣ Backup Material
- ▣ Backup Material
- ▣ Backup Material
- ▣ Backup Material

Neighborhood Meeting Attendance
 Public Comment-1724 W Locust Street
 Public Comment-Vesole
 Scott County Parcel Report-1711 W Pleasant Street
 Scott County Parcel Report-1930 N Division Street
 Scott County Parcel Report- 1934 N Division Street

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	2/24/2023 - 3:07 PM



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:

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:

Date:

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:

Date:

Planning staff

Date of the Public Hearing:

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

Authorization to Act as Applicant

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

Signature(s)

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

This day of 20

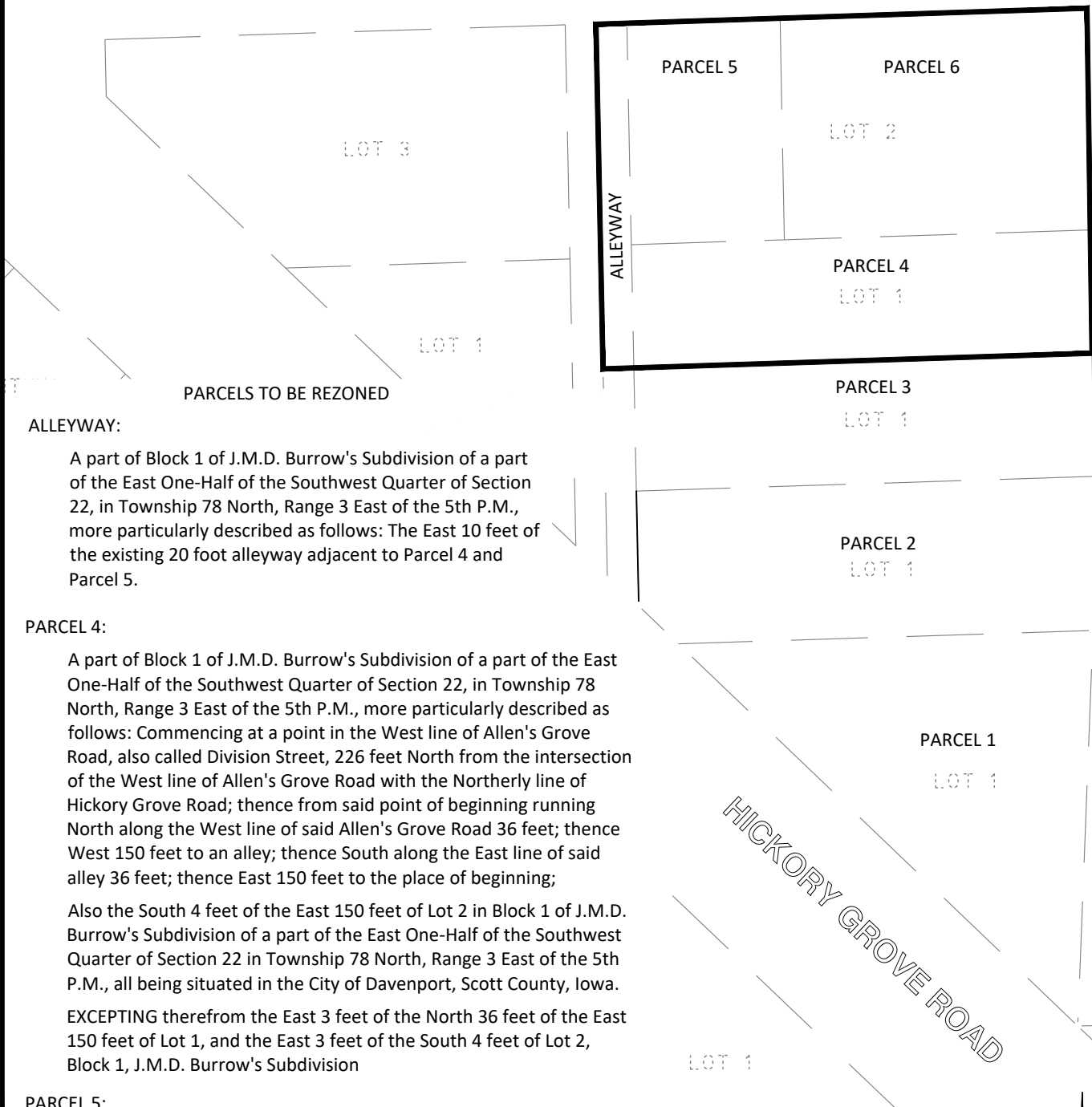
Form of Identification

Notary Public

My Commission Expires:

W PLEASANT STREET

N DIVISION STREET



ALLEYWAY:

A part of Block 1 of J.M.D. Burrow's Subdivision of a part of the East One-Half of the Southwest Quarter of Section 22, in Township 78 North, Range 3 East of the 5th P.M., more particularly described as follows: The East 10 feet of the existing 20 foot alleyway adjacent to Parcel 4 and Parcel 5.

PARCEL 4:

A part of Block 1 of J.M.D. Burrow's Subdivision of a part of the East One-Half of the Southwest Quarter of Section 22, in Township 78 North, Range 3 East of the 5th P.M., more particularly described as follows: Commencing at a point in the West line of Allen's Grove Road, also called Division Street, 226 feet North from the intersection of the West line of Allen's Grove Road with the Northerly line of Hickory Grove Road; thence from said point of beginning running North along the West line of said Allen's Grove Road 36 feet; thence West 150 feet to an alley; thence South along the East line of said alley 36 feet; thence East 150 feet to the place of beginning;

Also the South 4 feet of the East 150 feet of Lot 2 in Block 1 of J.M.D. Burrow's Subdivision of a part of the East One-Half of the Southwest Quarter of Section 22 in Township 78 North, Range 3 East of the 5th P.M., all being situated in the City of Davenport, Scott County, Iowa.

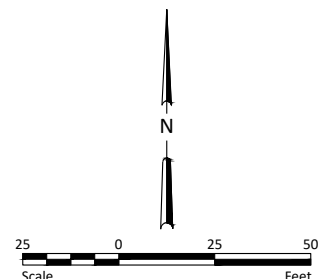
EXCEPTING therefrom the East 3 feet of the North 36 feet of the East 150 feet of Lot 1, and the East 3 feet of the South 4 feet of Lot 2, Block 1, J.M.D. Burrow's Subdivision

PARCEL 5:

The West 60 feet of the North 72 feet of Lot 2 of Block 1 of J.M.D. Burrow's Subdivision in the East Half of the Southwest Quarter of Section 22, Township 78 North, Range 3 East of the 5th P.M. in Davenport, Scott County, Iowa.

PARCEL 6:

The North 72 feet of Lot 2, Block 1 of J.M.D. Burrow's Subdivision of a part of the East Half of the Southwest Quarter of Section 22, Township 78 North, Range 3 East of the 5th P.M., EXCEPTING therefrom the West 60 feet thereof, being situated in Scott County, Iowa.



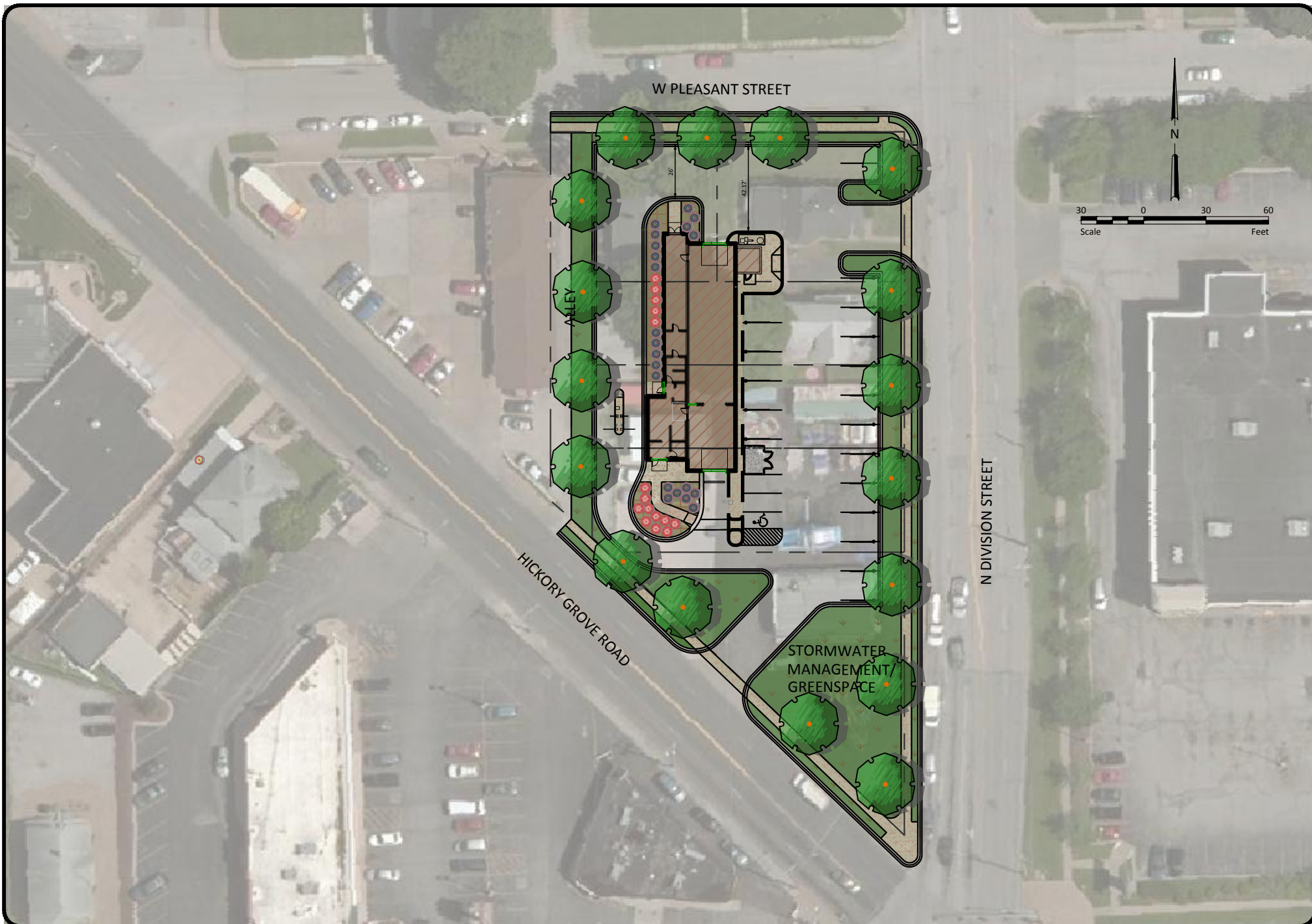
Drawn by ZJH	Date 1-26-2023
Checked by JJJ	Scale AS SHOWN

SILVERSTAR CARWASH
1914 N DIVISION ST.
DAVENPORT, IOWA

REZONING EXHIBIT
PROJECT NO. 10904-0029

SHEET
1 OF 1

H:\JBM\10300\10300_0021 Quad Cities Test File\1914_N_Division\10300-0021 1914 N Division Concept 3.dwg-Layout1-10/27/2022 10:18 PM-jjohnson)



Drawn by	Date
JJJ	10-27-2022
Checked by	Scale
JJJ	AS SHOWN



SILVERSTAR CARWASH - THE SCOUT II MODIFIED
MFP, INC
1914 N DIVISION STREET, DAVENPORT, IA

CONCEPT PLAN
PROJECT NO. 10300-0021

SHEET
1

Vicinity Map



Zoning Map



Future Land Use Map





PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of the subject properties located at 1930 and 1934 Division Street and 1711 Pleasant Street.

Neighborhood Meeting

Date: 2/16/2023

Time: 5 PM

Location: 1730 Wilkes Avenue (Johnson School Building)

Plan & Zoning Commission Public Hearing Meeting

Date: 2/28/2023

Time: 5:00 PM

Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?

This notice is being sent to inform you that a neighborhood meeting and a public hearing will be held for a Rezoning Request. The subject properties are currently zoned R-4C Single-Family and Two-Family Central Residential District. The property owner is requesting a rezoning to C-2 Corridor Commercial District. The purpose is to redevelopment the existing properties for a car wash.

Request/Case Description

Case REZ23-01: Request of Midwest Fidelity Partners LLC to rezone 1930 and 1934 Division Street and 1711 Pleasant Street from R-4C Single-Family and Two-Family Central Residential District to C-2 Corridor Commercial District. [Ward 4]

What are the Next Steps after the Neighborhood Meeting and Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on February 28, 2023. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on March 14, 2023. 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?

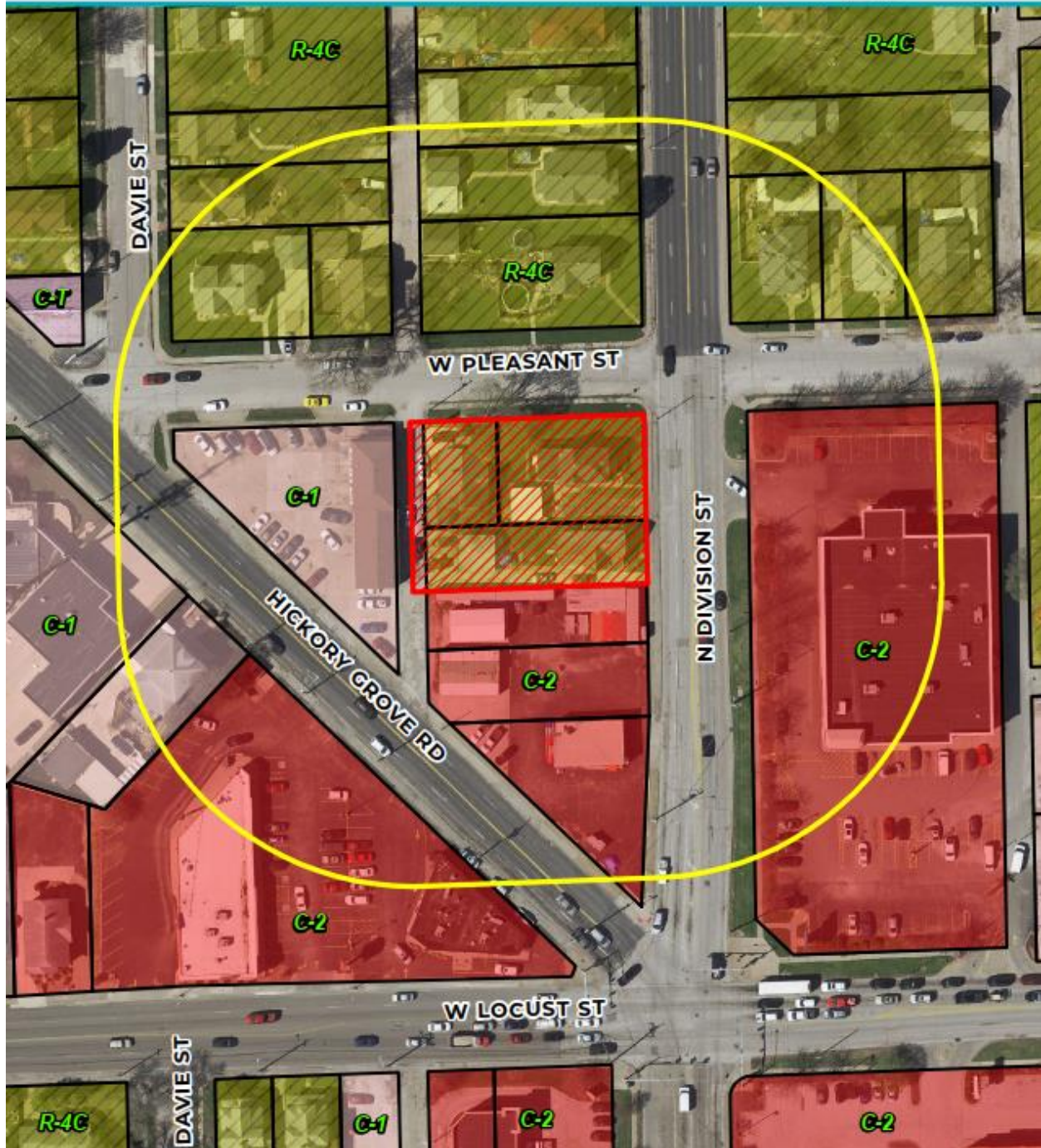
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: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

Case REZ23-01: Rezone from
R-4C Single-Family & Two-Family Central Residential District to
C-2 Corridor Commercial District

 Subject Property
 200' Notification Boundary





NEIGHBORHOOD INFORMATIONAL MEETING
FEBRUARY 16, 2023

BRYAN SLAMA

SILVERSTAR CAR WASH

(BY PHONE IF NECESSARY)

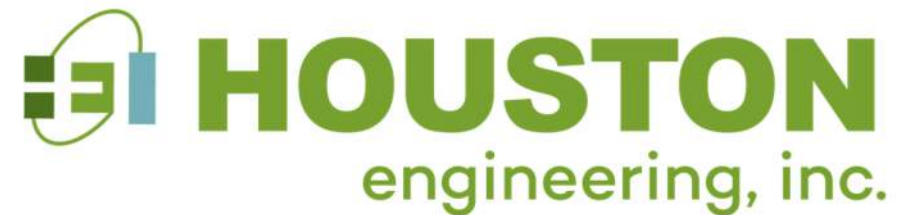


MAGGIE MOTTO

CALISSE MCPHERSON

RTM ENGINEERING

(SUPPORTING HOUSTON ENGINEERING)



ENGINEER OF RECORD

PRESENTATION TEAM





LOCATION MAP





REZONING EXHIBIT





ALLEY VACATION EXHIBIT





SITE PLAN





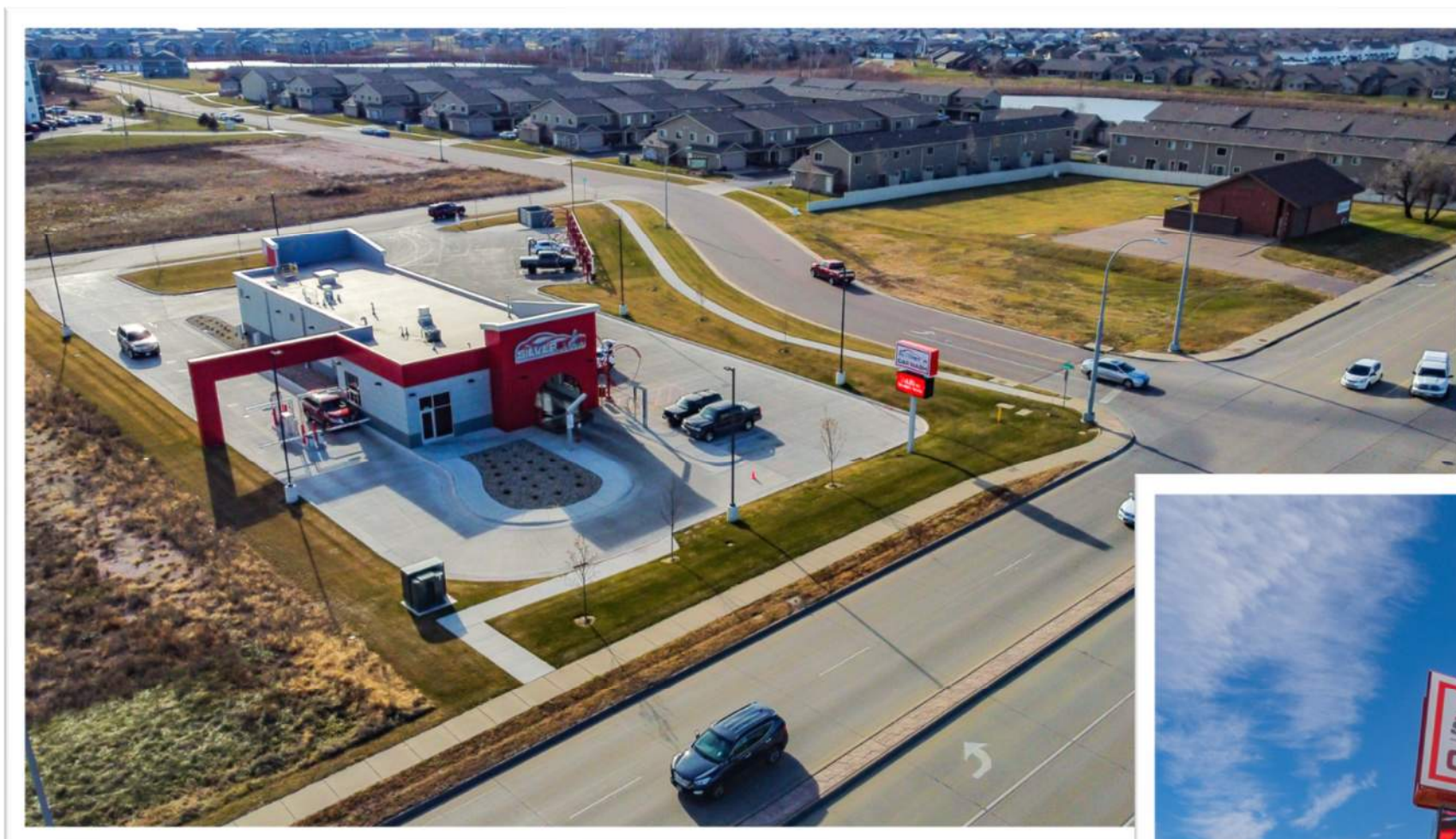
1 3D View 1
Scale:



2 3D View 2
Scale:

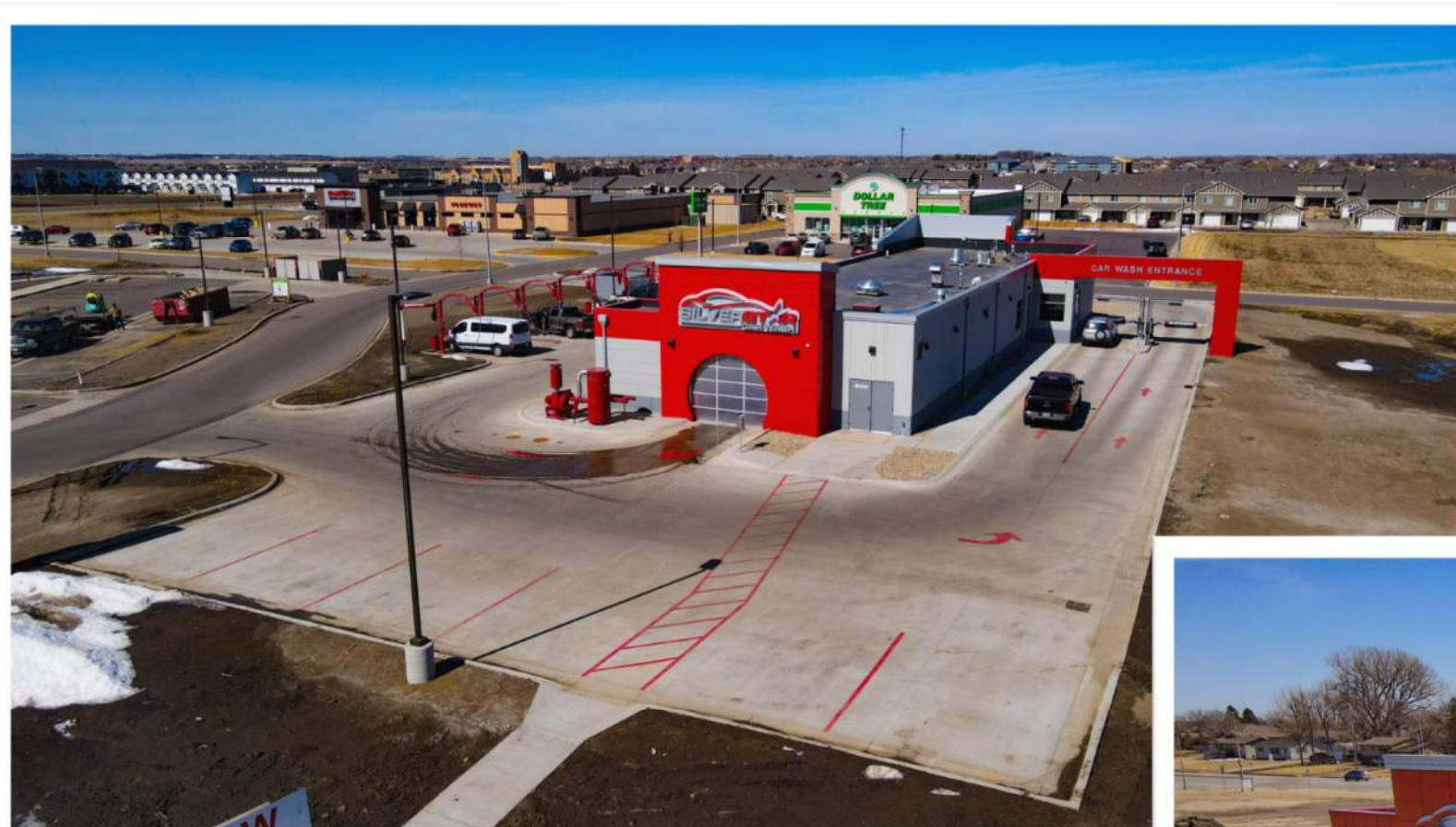
ARCHITECTURAL PERSPECTIVE





PROJECT EXAMPLES





PROJECT EXAMPLES





QUESTIONS?

Neighborhood Meeting Attendance List

Date: 2/16/23

Time: 5pm

Location: Johnson School
1730 Wilket Avenue

Case: REL 23-01

The purpose of this meeting is to provide an **informal setting to allow courteous discussion** between the developer and adjacent owners, and to answer any questions and concerns about the proposed action. This meeting does not replace the Public Hearing.

NAME	EMAIL:	PHONE: (optional)	ADDRESS (as shown on the notice map)
1 Bob Buchanan	BIBUCHAN58@GMAIL	563.349.0341	
2 Adamson Robby Ortiz	Robby.Ortiz@davenportiowa.com	(563) 343-5993	
3 Matt Werderitch	mplanning@davenportiowa.com	563-888-2221	
4 Maggie Motto	RTM Engineering Maggie.motto@rtmcc.com	563-676-7255	
5 Tom DALTON	TDALTON@RVHL.COMMERCIAL.COM	563-529-1750	
6 Scott Wallick	wallicksauto@yahoo.com	324-3824	
7 Thomas Pilcher	TPS@QLA@GMAIL.COM	563-528-1415	
8 Connor Van Hecke	Connor.vanhecke@icloud.com	563-424-8892	
9 Joe Van Hecke	info@jumpinjoys.com	563-528-3000	
10 Brandon Bra	dtpeonshop@gmail.com	563-499-4443	
11 Lynn Pilcher	viptransportation65@gmail.com	563-528-1414	
12 Lisa Palmer	ldpalmer1968@gmail.com	563-528-1413	
13			
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SENT BY John J Corelis (john.corelis@gmail.com)

Re: Case REZ23-01 and ROW23-01

I am the managing partner of 1724 Building, LLC located at 1724 West Locust Street and 1902 1904 North Division Davenport, Iowa adjacent to the real estate at 1711 W. Pleasant Street, 1930 & 1934 Division Street Davenport, Iowa which is subject to a rezoning request and the alley vacation.

1724 Building, LLC is in favor of the City granting the rezoning request and alley vacation and in total support of seeing this property sold and redeveloped into a car wash.

**MESSAGE
FROM
SENDER**

Rezoning the residentially zoned portion of the block makes a lot of sense and combining lots makes sense as will be allow the existing tracts to be cleaned up and put into a new use that will enhance the neighborhood.

Traffic flow will benefit and the use will be an enhancement to the existing businesses on my property.

Thank you for considering this request and ask that the granting of the rezoning be expedited.

John J Corelis
1724 Building LLC
Owner and Managing Member

SHARED ON 16-February-2023 01:26 PM PDT

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Adobe, 345 Park Ave., San Jose, CA 95110 USA

Werderitch, Matt

From: Rick Vesole <rvesole@gmail.com>
Sent: Tuesday, February 14, 2023 7:51 PM
To: Planning
Subject: [EXT] Rezoning request for 1711 W. Pleasant St, 1930 & 1934 Division St and alley vacation

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Green Category

ATTENTION: This is an external email.

Re: Case REZ23-01 and ROW23-01

Even though I am an interested party for this zoning request and alley vacation, I thought I would submit this email to let you know that I support both applications.

In addition, it seems to make sense that the 3 residential zoned properties should be zoned commercial, since all the other parcels in that block are zoned C-1 or C2, and since the adjacent properties to the east, south and southwest are also C-2. To keep the block part residential and part commercial doesn't make sense to me.

Also, I see no reason not to vacate the alley - with the triangular shape of that block, it makes sense to eliminate the alley cutting through it, and it would probably be safer for the traffic on Hickory Grove and W. Pleasant St. to not have the alley cutting through.

Thank you

Richard Vesole
for Richard I. Vesole 401(k) Profit Sharing Plan and First Financial Group, L.C.



Scott County / City of Davenport, Iowa

Summary - Auditor's Office

Parcel ID A0061-08
Alternate ID A34007
Property Address 1711 W PLEASANT ST
 DAVENPORT IA 52803
Sec/Twp/Rng N/A
Brief Tax Description BURROW'S SUBD Lot: 002 Block: 001 BURROW'S SUBD W 60' OF N. 72' OF
 (Note: Not to be used on legal documents)
Deed Book/Page 2016-11793
Contract Book/Page
Gross Acres 0.00
Net Acres 0.00
Adjusted CSR Pts 0
District DAD - DAVENPORT DAVENPORT
School District DAVENPORT SCHOOL
Subdivision BURROW'S SUBD



Owners - Auditor's Office

Deed Holder
[FIRST FINANCIAL GROUP LC](#)
[1987 SPRUCE HILLS DR](#)
 BETTENDORF IA 52722
Contract Holder
Mailing Address
 FIRST FINANCIAL GROUP LC
 1987 SPRUCE HILLS DR
 BETTENDORF IA 52722

Land - Assessor's Office

Map Area A34
Lot Dimensions Regular Lot: 60.00 x 72.00
Lot Area 0.10 Acres; 4,320 SF

Land Sizes Used For Assessment Purposes Only. Not A Survey Of The Property.

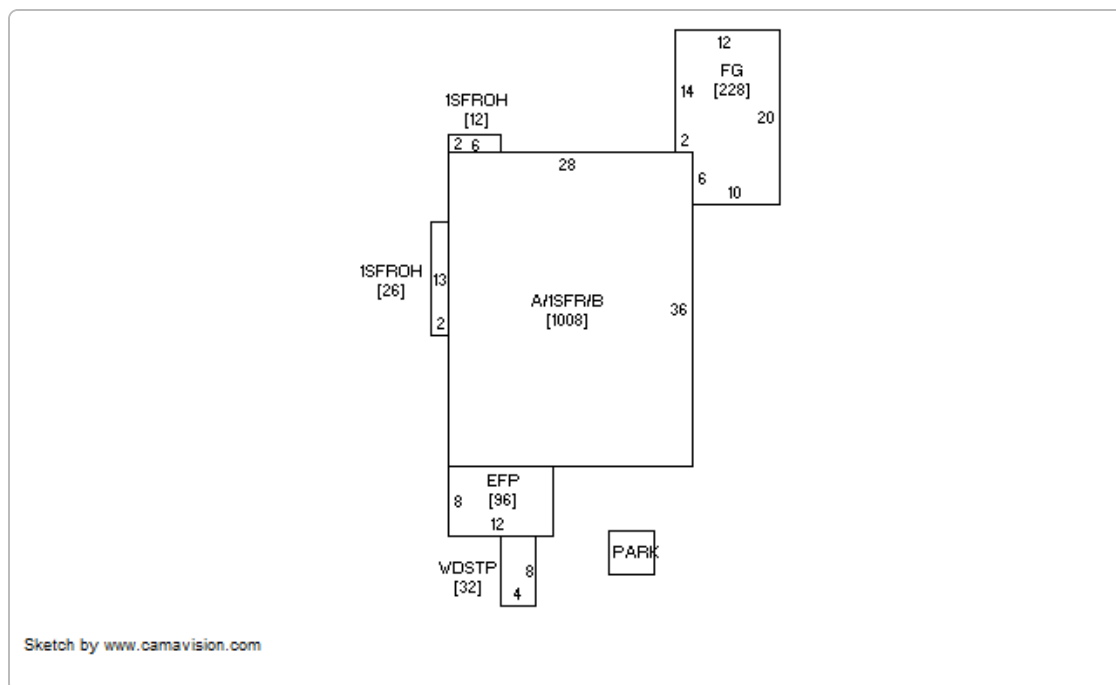
Residential Dwelling - Assessor's Office

Residential Dwelling
Occupancy Single-Family
Style 1 Story Frame
Year Built 1926
Exterior Material Vinyl
Total Gross Living Area 1,500 SF
Attic Type 3/4 Finished; 454 SF
Number of Rooms 0 above; 0 below
Number of Bedrooms 2 above; 0 below
Basement Area Type Full
Basement Area 1,008
Basement Finished Area 700 - Rec. Room (Single)
Plumbing 1 Full Bath
 1 Shower Stall Bath
 1 Sink
Central Air Yes
Heat FHA - Gas
Fireplaces
Porches 1S Frame Enclosed (96 SF);
Decks Wood Stoop (32 SF);
Additions 1 Story Frame (26 SF);
 1 Story Frame (12 SF);
Garages 228 SF - Att Frame (Built 1926);

Photos - Assessor's Office



Sketches - Assessor's Office



Permits - Assessor's Office

Permit #	Date	Description	Amount
W/O	07/27/2021	Work Order	0
M014798	08/28/2015	HVAC	9,350
P008263	07/23/2015	Plumb/Elec	7,469
E008955	07/09/2015	Plumb/Elec	8,000
B02271	05/20/2015	Rehab	46,000
9926	05/14/2010	Bath Remodel	7,300

Sales - Assessor's Office

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
5/12/2016	WALLICK LARRY D	FIRST FINANCIAL GROUP, LC	2016-11793	Normal	WD		\$105,000.00
3/20/1998	SHERIDAN, MARY JO SHERIDAN, JOSEPH H	WALLICK, LARRY D WALLICK, JUDITH	1998-13192	NORMAL ARMS-LENGTH TRANSACTION	WD		\$49,800.00
2/27/1976		SHERIDAN, MARY JO SHERIDAN, JOSEPH H	1976-03057	NONE	X		\$0.00

Recent Sales in Area

Sale date range:

From:

02/23/2013

To:

02/23/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Valuation - Assessor's Office

	2022	2021	2020	2019	2018
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$14,280	\$14,280	\$14,280	\$14,280	\$14,280
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$128,710	\$102,910	\$89,630	\$89,630	\$82,990
= Gross Assessed Value	\$142,990	\$117,190	\$103,910	\$103,910	\$97,270
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$142,990	\$117,190	\$103,910	\$103,910	\$97,270

Taxation - Auditor\Treasurer's Office

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020
x Rollback (estimated)	54.13	56.41	55.07	56.92
+ Taxable Land Value	\$7,730	\$8,055	\$7,865	\$8,128
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$55,705	\$50,560	\$49,363	\$47,236
= Gross Taxable Value	\$63,435	\$58,615	\$57,228	\$55,364
- Military Credit	\$0	\$0	\$0	\$0
= Net Taxable Value	\$63,435	\$58,615	\$57,228	\$55,364
x Levy Rate (per \$1000 of value)	39.64283	39.37037	39.44684	39.41990
= Gross Taxes Due	\$2,514.74	\$2,307.69	\$2,257.46	\$2,182.44
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$2,514.00	\$2,308.00	\$2,258.00	\$2,182.00

Tax History - Treasurer's Office

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$1,257	Yes	12/30/2022	613978
	September 2022	\$1,257	Yes	9/30/2022	
2020	March 2022	\$1,154	Yes	1/3/2022	611620
	September 2021	\$1,154	Yes	9/30/2021	
2019	March 2021	\$1,129	Yes	12/28/2020	672537
	September 2020	\$1,129	Yes	9/28/2020	
2018	March 2020	\$1,091	Yes	12/30/2019	677680
	September 2019	\$1,091	Yes	9/30/2019	
2017	March 2019	\$1,023	Yes	12/31/2018	676292
	September 2018	\$1,023	Yes	10/1/2018	
2016	March 2018	\$1,059	Yes	12/27/2017	604341
	September 2017	\$1,059	Yes	10/2/2017	

Year	Due Date	Amount	Paid	Date Paid	Receipt
2015	March 2017	\$871	Yes	12/29/2016	829869
	September 2016	\$871	Yes	10/3/2016	
2014	March 2016	\$930	Yes	3/22/2016	702056
	September 2015	\$930	Yes	9/22/2015	
2013	March 2015	\$914	Yes	3/31/2015	607624
	September 2014	\$914	Yes	10/7/2014	
2012	March 2014	\$909	Yes	3/25/2014	659827
	September 2013	\$909	Yes	9/25/2013	
2011	March 2013	\$882	Yes	3/25/2013	659269
	September 2012	\$882	Yes	9/21/2012	
2010	March 2012	\$820	Yes	3/27/2012	625741
	September 2011	\$820	Yes	10/3/2011	
2009	March 2011	\$792	Yes	3/3/2011	658835
	September 2010	\$792	Yes	9/20/2010	
2008	March 2010	\$753	Yes	3/18/2010	625504
	September 2009	\$753	Yes	9/24/2009	

Davenport Data Correction Feedback Form

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Treasurer Data Correction Feedback Form

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Iowa Land Records

[\(1-62\)](#)

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Scott County / City of Davenport, Iowa

Summary - Auditor's Office

Parcel ID A0061-06
Alternate ID A34005
Property Address 1930 N DIVISION ST
 DAVENPORT IA 52804
Sec/Twp/Rng N/A
Brief BURROW'S SUBD Block: 001 BURROW'S SUBD PT BLK1 COM 226' N OF NWCOR
Tax Description DIV ST & HICKORYGR RD-N 36' -W 150'-S 36'-E TO BEG ALSO S 4' X 150' LOT 2
 (Note: Not to be used on legal documents)
Deed Book/Page 2015-7137
Contract
Book/Page
Gross Acres 0.00
Net Acres 0.00
Adjusted CSR Pts 0
District DAD - DAVENPORT DAVENPORT
School District DAVENPORT SCHOOL
Subdivision BURROW'S SUBD



Owners - Auditor's Office

Deed Holder
[FIRST FINANCIAL GROUP LC](#)
[1987 SPRUCE HILLS DR](#)
 BETTENDORF IA 52722
Contract Holder
Mailing Address
 FIRST FINANCIAL GROUP LC
 1987 SPRUCE HILLS DR
 BETTENDORF IA 52722

Land - Assessor's Office

Map Area A34
Lot Dimensions Regular Lot: 40.00 x 150.00
Lot Area 0.14 Acres; 6,000 SF

Land Sizes Used For Assessment Purposes Only. Not A Survey Of The Property.

Residential Dwelling - Assessor's Office

Residential Dwelling
Occupancy Two-Family Conversion
Style 1 1/2 Story Frame
Year Built 1900
Exterior Material Aluminum
Total Gross Living Area 1,238 SF
Attic Type None;
Number of Rooms 0 above; 0 below
Number of Bedrooms 3 above; 0 below
Basement Area Type Full
Basement Area 757
Basement Finished Area
Plumbing 2 Full Bath
 1 Sink
Central Air No
Heat FHA - Gas
Fireplaces
Porches 1S Frame Open (60 SF); 1S Frame Enclosed (126 SF); 1S Frame Enclosed (90 SF);
Decks
Additions 1 Story Frame (70 SF) (70 Bsmt SF);
Garages 576 SF (24F W x 24F L) - Det Frame (Built 1972);

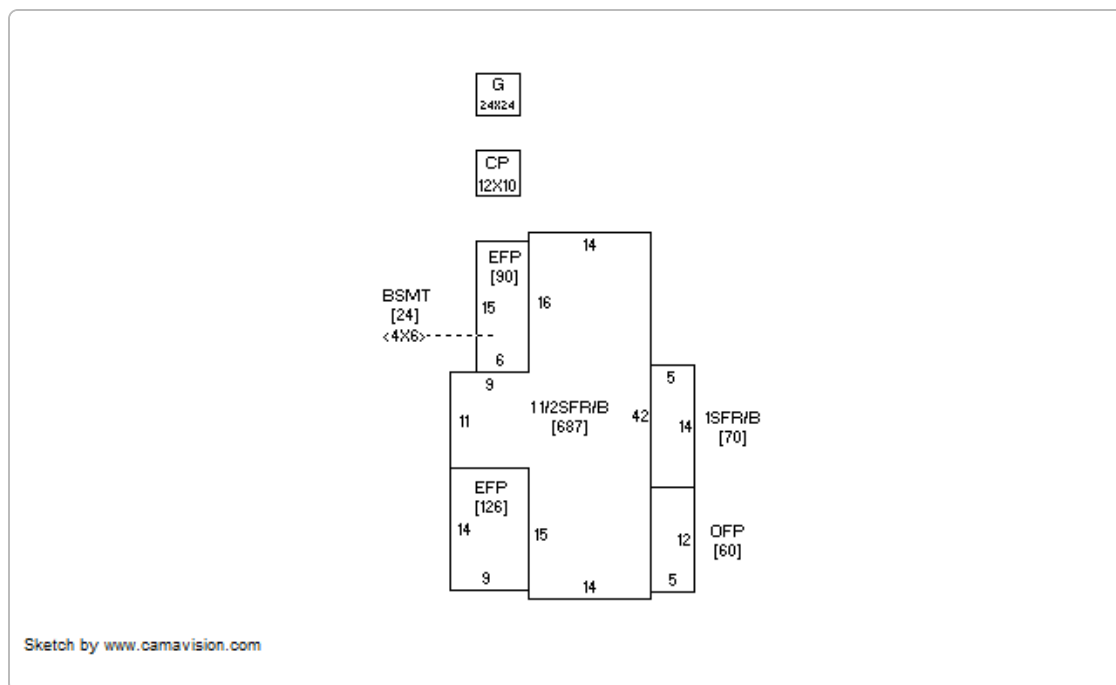
Yard Extras - Assessor's Office

#1 - (1) CONC PATIO (12X10) Quantity=120.00, Units=Square Feet, Height=0, Built 1992

Photos - Assessor's Office



Sketches - Assessor's Office



Permits - Assessor's Office

Permit #	Date	Description	Amount
B026819	08/18/2016	Roof	4,600
WO	04/20/2015	Work Order	0
186741	10/11/2001	Misc	500
174484	04/20/1998	Roof	1,600

Sales - Assessor's Office

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
3/31/2015	SWANSON ALAN G	FIRST FINANCIAL GROUP, LC	2015-7137	Normal	WD		\$78,000.00
12/3/1979		SWANSON, ALAN G AND WIFE	1979-24092	NONE	X		\$0.00

Recent Sales in Area

Sale date range:

From:

02/23/2013

To:

02/23/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Valuation - Assessor's Office

	2022	2021	2020	2019	2018
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$54,470	\$51,970	\$45,250	\$45,250	\$41,900
= Gross Assessed Value	\$70,470	\$67,970	\$61,250	\$61,250	\$57,900
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$70,470	\$67,970	\$61,250	\$61,250	\$57,900

Taxation - Auditor\Treasurer's Office

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020
x Rollback (estimated)	54.13	56.41	55.07	56.92
+ Taxable Land Value	\$8,661	\$9,026	\$8,812	\$9,107
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$28,131	\$25,525	\$24,921	\$23,849
= Gross Taxable Value	\$36,792	\$34,551	\$33,733	\$32,956
- Military Credit	\$0	\$0	\$0	\$0
= Net Taxable Value	\$36,792	\$34,551	\$33,733	\$32,956
x Levy Rate (per \$1000 of value)	39.64283	39.37037	39.44684	39.41990
= Gross Taxes Due	\$1,458.54	\$1,360.29	\$1,330.66	\$1,299.12
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,458.00	\$1,360.00	\$1,330.00	\$1,300.00

Tax History - Treasurer's Office

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$729	Yes	12/30/2022	606559
	September 2022	\$729	Yes	9/30/2022	
2020	March 2022	\$680	Yes	1/3/2022	675251
	September 2021	\$680	Yes	9/30/2021	
2019	March 2021	\$665	Yes	12/28/2020	620972
	September 2020	\$665	Yes	9/28/2020	
2018	March 2020	\$650	Yes	12/30/2019	667321
	September 2019	\$650	Yes	9/30/2019	
2017	March 2019	\$613	Yes	12/31/2018	616581
	September 2018	\$613	Yes	10/1/2018	
2016	March 2018	\$650	Yes	12/27/2017	656850
	September 2017	\$650	Yes	10/2/2017	

Year	Due Date	Amount	Paid	Date Paid	Receipt
2015	March 2017	\$599	Yes	12/29/2016	823071
	September 2016	\$599	Yes	10/3/2016	
2014	March 2016	\$741	Yes	3/30/2016	750733
	September 2015	\$741	Yes	9/29/2015	
2013	March 2015	\$728	Yes	3/31/2015	653112
	September 2014	\$728	Yes	9/30/2014	
2012	March 2014	\$776	Yes	6/2/2014	657448
	September 2013	\$776	Yes	10/28/2013	
2011	March 2013	\$753	Yes	4/9/2013	656861
	September 2012	\$753	Yes	10/2/2012	
2010	March 2012	\$763	Yes	4/30/2012	625739
	September 2011	\$763	Yes	10/4/2011	
2009	March 2011	\$736	Yes	3/25/2011	656404
	September 2010	\$736	Yes	10/1/2010	
2008	March 2010	\$700	Yes	4/1/2010	625502
	September 2009	\$700	Yes	9/29/2009	

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Treasurer Data Correction Feedback Form

[Link to Treasurer Data Correction Feedback Form](#)

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Scott County / City of Davenport, Iowa

Summary - Auditor's Office

Parcel ID	A0061-07
Alternate ID	A34006
Property Address	1934 N DIVISION ST DAVENPORT IA 52804
Sec/Twp/Rng	N/A
Brief Tax Description	BURROW'S SUBD Lot: 002 Block: 001 BURROW'S SUBD E 100'OF N 72' OF (Note: Not to be used on legal documents)
Deed Book/Page	2022-24397
Contract Book/Page	2022-24398
Gross Acres	0.00
Net Acres	0.00
Adjusted CSR Pts	0
District	DAD - DAVENPORT DAVENPORT
School District	DAVENPORT SCHOOL
Subdivision	BURROW'S SUBD



Owners - Auditor's Office

Deed Holder
[RICHARD I VESOLE 401\(K\) PROFIT SHARING PLAN](#)
[2490 HEATHER AVE](#)
 BETTENDORF IA 52722
 Contract Holder
[GUNNAR LLC](#)
 1914 N DIVISION ST
 DAVENPORT IA 52804
 Mailing Address

Land - Assessor's Office

Map Area	A34
Lot Dimensions	Regular Lot: 72.00 x 100.00
Lot Area	0.17 Acres; 7,200 SF

Land Sizes Used For Assessment Purposes Only. Not A Survey Of The Property.

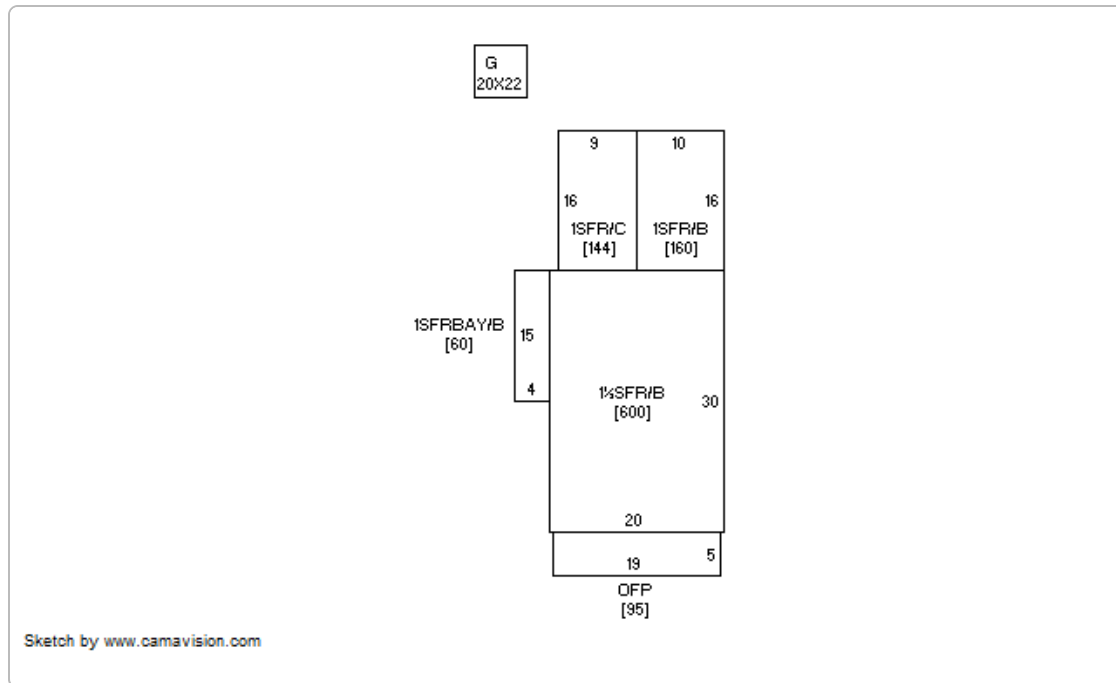
Residential Dwelling - Assessor's Office

Residential Dwelling	
Occupancy	Single-Family
Style	1 Story Frame
Year Built	1900
Exterior Material	Vinyl
Total Gross Living Area	1,294 SF
Attic Type	Fully Finished; 330 SF
Number of Rooms	0 above; 0 below
Number of Bedrooms	3 above; 0 below
Basement Area Type	Full
Basement Area	820
Basement Finished Area	
Plumbing	1 Sink 1 Full Bath
Central Air	Yes
Heat	FHA - Gas
Fireplaces	
Porches	1S Frame Open (95 SF);
Decks	
Additions	1 Story Frame (60 SF) (60 Bsmt SF); 1 Story Frame (160 SF) (160 Bsmt SF); 1 Story Frame (144 SF);
Garages	440 SF (20F W x 22F L) - Det Frame (Built 1952);

Photos - Assessor's Office



Sketches - Assessor's Office



Permits - Assessor's Office

Permit #	Date	Description	Amount
WO	11/17/2022	Work Order	0
21-43360	07/14/2021	Roof	5,800
21-32728	05/24/2021	HVAC	5,950
20-80507	12/08/2020	Bath Remodel	8,795
20-80505	12/08/2020	Plumb/Elec	8,495
WO	06/12/2020	Work Order	0
177963	05/26/1999	Roof	2,000
0	08/24/1998	A/C	1,280

Sales - Assessor's Office

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
9/8/2022	RICHARD I VESOLE ROTH 401(K) PROFIT SHARING PLAN	GUNNAR LLC	2022-24398	Normal	Contract		\$160,000.00
9/8/2022	WINFIELD KENNETH A	RICHARD I VESOLE ROTH 401(K) PROFIT SHARING PLAN	2022-24397	Normal	WD		\$150,000.00
3/24/2010	DENKLAU, JO ANN VENS, LARRY F & GERALD D	WINFIELD, KENNETH A	2010-7074	NORMAL ARMS-LENGTH TRANSACTION	WD		\$80,000.00
1/19/2010	VENS,MARGUERITE J(L/E) DENKLAU,JO ANN	DENKLAU, JO ANN VENS, LARRY F & GERALD D	2010-1479	NONE	CT - Will		\$0.00
3/23/1994		VENS,MARGUERITE J(L/E) DENKLAU,JO ANN	1994-9059	NONE	WD		\$0.00

Recent Sales in Area

Sale date range:

From:

02/23/2013

To:

02/23/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Valuation - Assessor's Office

	2022	2021	2020	2019	2018
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$24,480	\$24,480	\$24,480	\$24,480	\$24,480
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$65,100	\$62,100	\$54,080	\$54,080	\$50,080
= Gross Assessed Value	\$89,580	\$86,580	\$78,560	\$78,560	\$74,560
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$89,580	\$86,580	\$78,560	\$78,560	\$74,560

Taxation - Auditor\Treasurer's Office

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020
x Rollback (estimated)	54.13	56.41	55.07	56.92
+ Taxable Land Value	\$13,251	\$13,809	\$13,482	\$13,934
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$33,615	\$30,506	\$29,784	\$28,505
= Gross Taxable Value	\$46,866	\$44,315	\$43,266	\$42,439
- Military Credit	\$0	\$0	\$0	\$0
= Net Taxable Value	\$46,866	\$44,315	\$43,266	\$42,439
x Levy Rate (per \$1000 of value)	39.64283	39.37037	39.44684	39.41990
= Gross Taxes Due	\$1,857.90	\$1,744.70	\$1,706.71	\$1,672.94
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,858.00	\$1,744.00	\$1,706.00	\$1,672.00

Tax History - Treasurer's Office

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$929	No		
	September 2022	\$929	Yes	10/3/2022	 661785
2020	March 2022	\$872	Yes	3/24/2022	 657851
	September 2021	\$872	Yes	10/28/2021	
2019	March 2021	\$853	Yes	3/16/2021	 670701
	September 2020	\$853	Yes	9/10/2020	
2018	March 2020	\$836	Yes	3/23/2020	 657741
	September 2019	\$836	Yes	9/17/2019	
2017	March 2019	\$791	Yes	3/7/2019	 670816
	September 2018	\$791	Yes	8/29/2018	
2016	March 2018	\$819	Yes	2/28/2018	608751
	September 2017	\$819	Yes	8/23/2017	
2015	March 2017	\$789	Yes	3/22/2017	782726
	September 2016	\$789	Yes	9/25/2016	
2014	March 2016	\$954	Yes	3/24/2016	718781
	September 2015	\$954	Yes	9/30/2015	
2013	March 2015	\$937	Yes	3/25/2015	621218
	September 2014	\$937	Yes	9/26/2014	
2012	March 2014	\$961	Yes	3/25/2014	661204
	September 2013	\$961	Yes	9/24/2013	
2011	March 2013	\$933	Yes	3/26/2013	660664
	September 2012	\$933	Yes	9/24/2012	
2010	March 2012	\$817	Yes	3/23/2012	625740
	September 2011	\$817	Yes	9/26/2011	
2009	March 2011	\$726	Yes	3/28/2011	660199
	September 2010	\$726	Yes	9/27/2010	
2008	March 2010	\$680	Yes	3/12/2010	625503
	September 2009	\$680	Yes	9/1/2009	

Special Assessments - Treasurer's Office**Project:**

20221230 - Davenport Utility Fee

Accepted Date:

12/30/2022

Parcel Number:

A0061-07

Amortization Date:

12/1/2023

Amortized Interest:

0

Number of Years:

0

Payoff:

\$0.00

Project:

20220629-2 - Davenport Utility Fee

Accepted Date:

6/29/2022

Parcel Number:

A0061-07

Amortization Date:

12/1/2023

Amortized Interest:

0

Number of Years:

0

Payoff:

\$0.00

Project:
20210928 - Davenport Utility Fee
Accepted Date:
9/28/2021
Parcel Number:
A0061-07
Amortization Date:
12/1/2022
Amortized Interest:
0
Number of Years:
0
Payoff:
\$0.00

Project:
20200702 - Davenport Utility Fee
Accepted Date:
7/2/2020
Parcel Number:
A0061-07
Amortization Date:
12/1/2021
Amortized Interest:
0
Number of Years:
0
Payoff:
\$0.00

Project:
20200102 - Davenport Utility Fee
Accepted Date:
1/2/2020
Parcel Number:
A0061-07
Amortization Date:
12/1/2020
Amortized Interest:
0
Number of Years:
0
Payoff:
\$0.00

Project:
20190627 - Davenport Utility Fee
Accepted Date:
6/27/2019
Parcel Number:
A0061-07
Amortization Date:
12/1/2020
Amortized Interest:
0
Number of Years:
0
Payoff:
\$0.00

Project:
20171002 - Davenport Utility Fee
Accepted Date:
10/2/2017
Parcel Number:
A0061-07
Amortization Date:
12/1/2018
Amortized Interest:
0
Number of Years:
0
Payoff:
\$0.00

Project:
20170630-1 - Davenport Utility Fees
Accepted Date:
6/30/2017
Parcel Number:
A0061-07
Amortization Date:
12/1/2018
Amortized Interest:
0
Number of Years:
0
Payoff:
\$0.00

Project:
20170329 - Davenport Utility Fees
Accepted Date:
3/29/2017
Parcel Number:
A0061-07
Amortization Date:
12/1/2017
Amortized Interest:
0
Number of Years:
0
Payoff:
\$0.00

Project:
20161230 - Davenport Utility Fees
Accepted Date:
12/30/2016
Parcel Number:
A0061-07
Amortization Date:
12/1/2017
Amortized Interest:
0
Number of Years:
0
Payoff:
\$0.00

Project:
20160928 - Davenport Utility Fees
Accepted Date:
9/28/2016
Parcel Number:
A0061-07
Amortization Date:
12/1/2017
Amortized Interest:
0
Number of Years:
0
Payoff:
\$0.00

Davenport Data Correction Feedback Form

[Link to Data Correction Feedback Form](#)

Treasurer Data Correction Feedback Form

[Link to Treasurer Data Correction Feedback Form](#)

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Iowa Land Records

[\(291-0457\)](#)

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City of Davenport
Plan and Zoning Commission

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

Date
2/28/2023

Subject:

Case ROW23-01: Request of Midwest Fidelity Partners LLC to vacate the alley right-of-way located west of Division Street between Pleasant Street and Hickory Grove Road. [Ward 4]

Recommendation:

Hold the Public Hearing.

A formal staff recommendation will be provided at the March 14, 2023 Plan and Zoning Commission Meeting.

Background:

Midwest Fidelity Partners LLC has requested a vacation of the north-south alley connecting West Pleasant Street to Hickory Grove Road.

Vacating the alley is connected to Case REZ23-01. The petitioner intends to redevelop the east half of the block for a car wash. Vacating the twenty foot wide alley creates a larger developable site.

There are two residential properties that require access from the alley. However, the applicant intends to demolish all structures east of the alley to facilitate development of the car wash.

- There are several utility poles located within the alley that serve the residential structures immediately adjacent to the alley. Mediacom Communications Corporation has indicated that the infrastructure can be relocated as part of the development process.

A legal description has been submitted by the applicant. The area to be vacated is approximately 3,580 square feet (.08 acres).

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 properties are designated Commercial Node in the Davenport +2035 Future Land Use Map. The properties are also located within the Urban Corridor Overlay.

1. **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.

2. **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.

Abutting Zoning:

The abutting properties to the east are zoned R-4C Single-Family and Two-Family Central Residential District and C-2 Corridor Commercial District. The property to the west of the alley is zoned C-1 Neighborhood Commercial District.

1. The **R-4C Single-Family and Two-Family Central Residential Zoning District** is intended to preserve and protect Davenport's dense, centrally located, established urban residential neighborhoods. Standards of the R-4C District are intended to ensure that new development is complementary to the existing developed character of these neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4C District.
2. The **C-1 Neighborhood Commercial Zoning District** is intended to provide for commercial uses that predominantly serve the needs of nearby residential neighborhoods, and that are compatible in scale and character with the surrounding residential area. Low intensity mixed-use is encouraged.
3. The **C-2 Corridor Commercial Zoning District** is intended to address the commercial corridors that are primarily oriented toward a mix of retail, personal service, and office uses along arterial streets and collector streets adjacent to arterials streets in the City. The C-2 District accommodates auto-oriented development – both individual businesses and retail centers – and mixed-use development, with the intent of improving the pedestrian environment along Davenport's commercial corridors.

Technical Review:

City Departments and utility companies are reviewing the proposed Right-of-Way Vacation Application. Further comments will be provided at the March 14, 2023 Plan and Zoning Commission meeting.

Public Input:

The applicant held a neighborhood meeting at Johnson School, 1730 Wilkes Avenue, on February 16, 2023. The purpose of the neighborhood meeting was to discuss Case REZ23-01, Case ROW23-01, as well as the subsequent development of the site. Addresses within 200 feet of the request were invited to the meeting. City staff and elected officials were present to observe the discussion. Approximately twelve members of the public were in attendance. Concerns raised pertained to traffic, access points, parking requirements, landscaping, noise, and hours of operation. No comments were received specific to the right-of-way request.

Letters were sent to property owners within 200 feet of the proposed request notifying them of the February 28, 2023 Plan and Zoning Commission Public Hearing.

To date, staff received two written comments in support of the vacation request. One of the comments was from the current property owner of the subject property. Staff will apprise the Commission of any additional correspondence at the March 14, 2023 Plan and Zoning Commission meeting.

ATTACHMENTS:

Type	Description
▢ Backup Material	Application
▢ Backup Material	Alley Vacation Exhibit
▢ Backup Material	Concept Plan
▢ Backup Material	Vicinity, Zoning, & Future Land Use Map
▢ Backup Material	Public Hearing Notice
▢ Backup Material	Neighborhood Meeting Presentation
▢ Backup Material	Neighborhood Meeting Attendance
▢ Backup Material	Public Comment-1724 W Locust Street
▢ Backup Material	Public Comment-Vesole

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	2/24/2023 - 3:16 PM



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:

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:

Date:

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

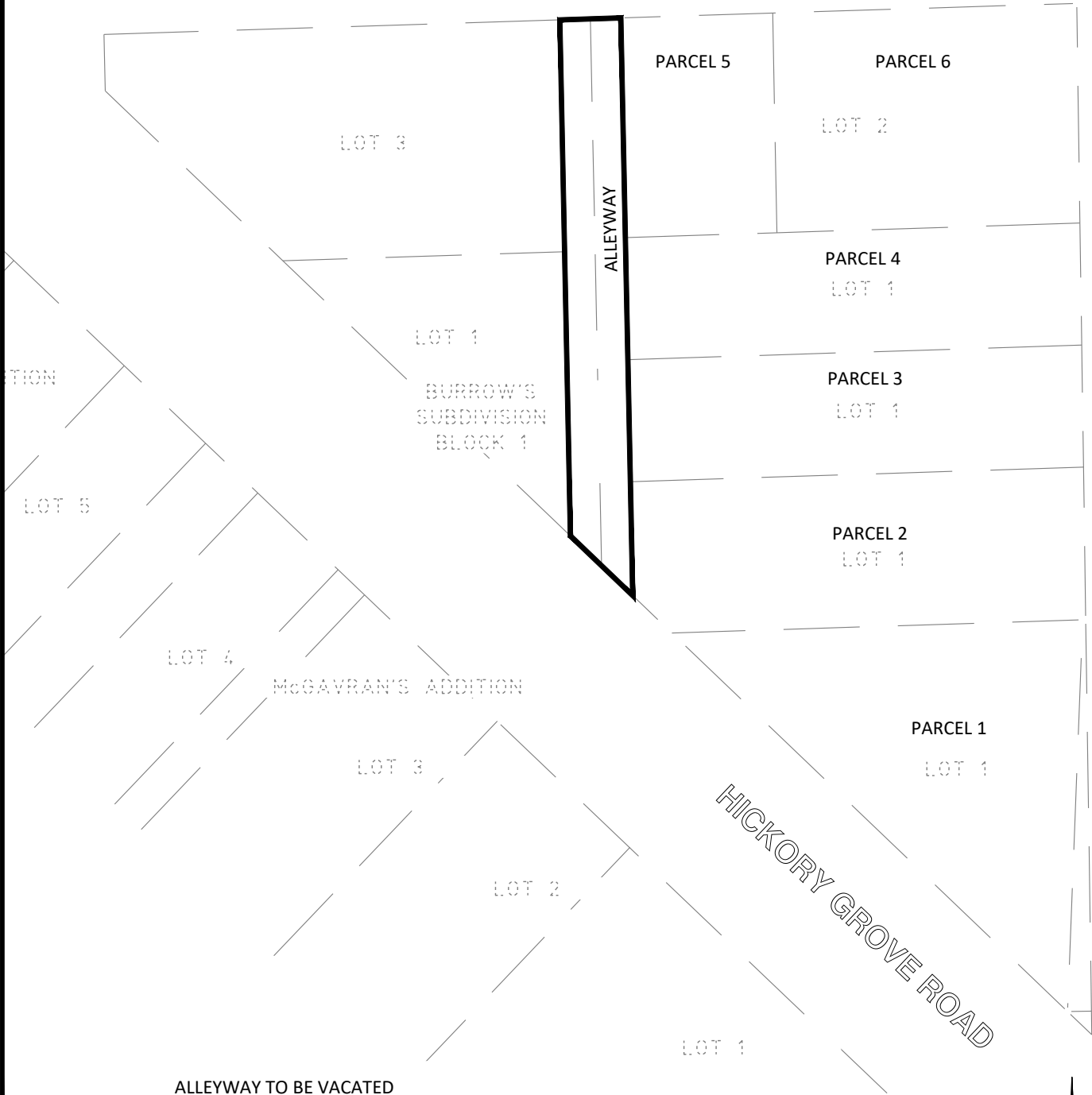
Date:

Date of the Public Hearing:

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

W PLEASANT STREET

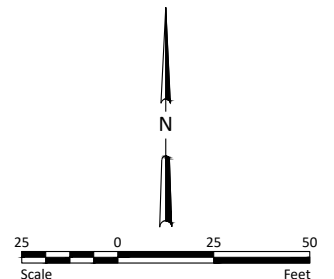
N DIVISION STREET



ALLEYWAY TO BE VACATED

ALLEYWAY:

The existing 20 foot alleyway within Block 1 of J.M.D. Burrow's Subdivision of a part of the East Half of the Southwest Quarter of Section 22, Township 78 North, Range 3 East of the 5th P.M., from the North ROW of Hickory Grove Road to the South ROW of W Pleasant Street to be vacated in Davenport, Scott County, Iowa.



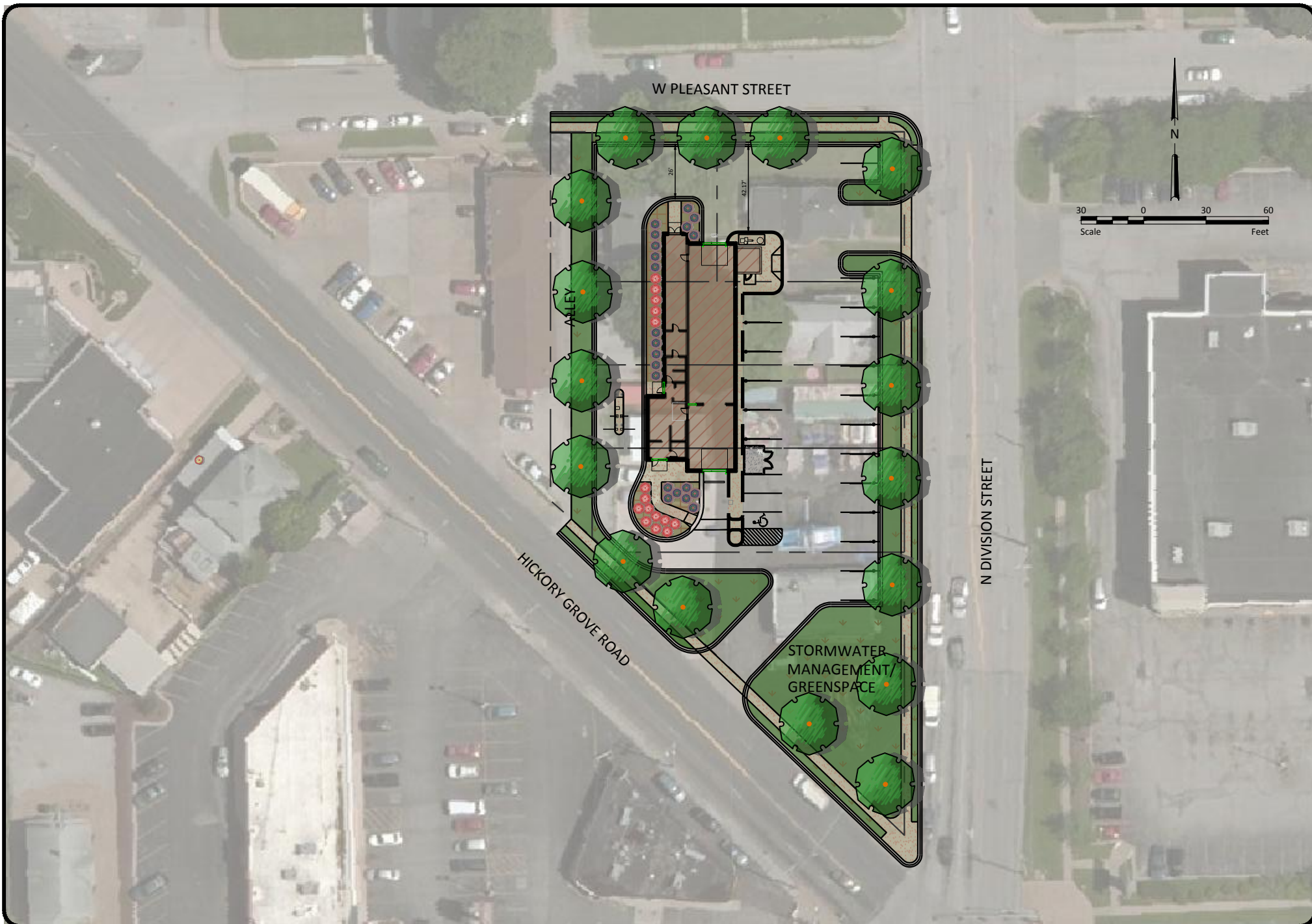
Drawn by ZJH	Date 1-26-2023
Checked by JJJ	Scale AS SHOWN

SILVERSTAR CARWASH
1914 N DIVISION ST.
DAVENPORT, IOWA

ALLEYWAY VACATION
EXHIBIT
PROJECT NO. 10904-0029

SHEET
1 OF 1

H:\JBM\10300\10300_0021 Quad Cities Test File\1914_N_Division\10300-0021 1914 N Division Concept 3.dwg-Layout1-10/27/2022 10:18 PM-jjohnson)



Drawn by	Date
JJJ	10-27-2022
Checked by	Scale
JJJ	AS SHOWN



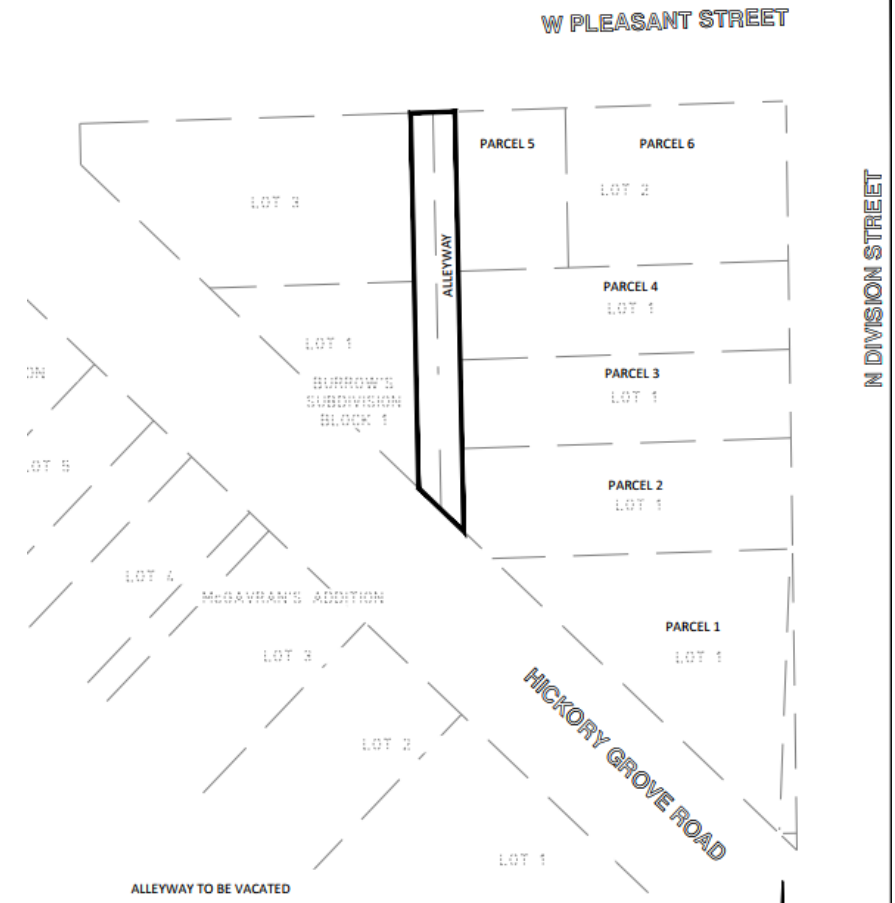
SILVERSTAR CARWASH - THE SCOUT II MODIFIED
MFP, INC
1914 N DIVISION STREET, DAVENPORT, IA

CONCEPT PLAN
PROJECT NO. 10300-0021

SHEET
1

Vicinity Map

DAVENPORT
IOWA | USA

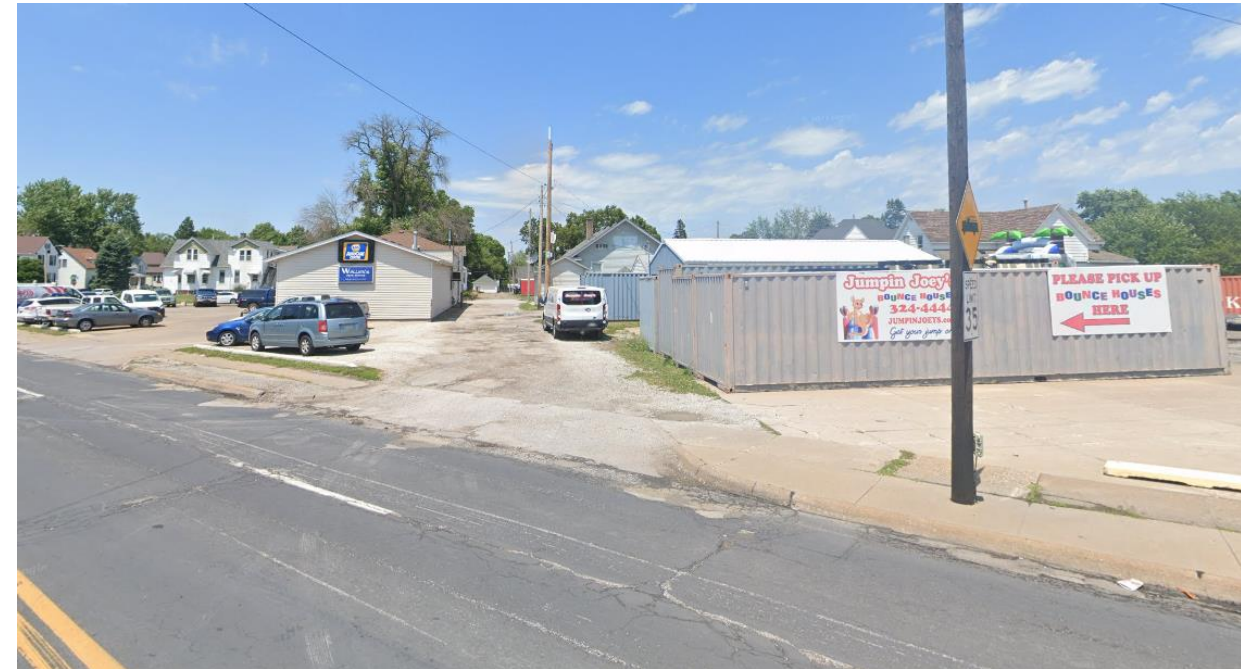


Alley

- **Purpose:** Vacate the alley to better facilitate development on the east half of the block.
- **Alley Dimensions:** 20 ft. in Width by 190 ft. in Length
- **Area to be Vacated:** 3,580 SF (.08 Acres)



View from Pleasant Street



View from Hickory Grove Road

Zoning Map



Future Land Use Map





DAVENPORT

DEVELOPMENT &
NEIGHBORHOOD SERVICES

Public Hearing Notice | Plan and Zoning Commission

Date: 2/28/2023
Time: 5 PM

Location: Council Chambers | City Hall | 226 W. 4th ST.
Subject: Public Hearing for a Right-Of-Way Vacation

To: All property owners within 200 feet of the subject public right-of-way located west of Division Street between Pleasant Street and Hickory Grove Road.

What is this About?

This notice is being sent to inform you that a public hearing will be held for a request to vacate alley right-of-way. The purpose of the vacation request is to facilitate development east of the alley.

Request/Case Description

Case ROW23-01: Request of Midwest Fidelity Partners LLC to vacate the alley right-of-way located west of Division Street between Pleasant Street and Hickory Grove Road. [Ward 4]

What are the Next Steps after the Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on February 28, 2023. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on March 14, 2023. 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.

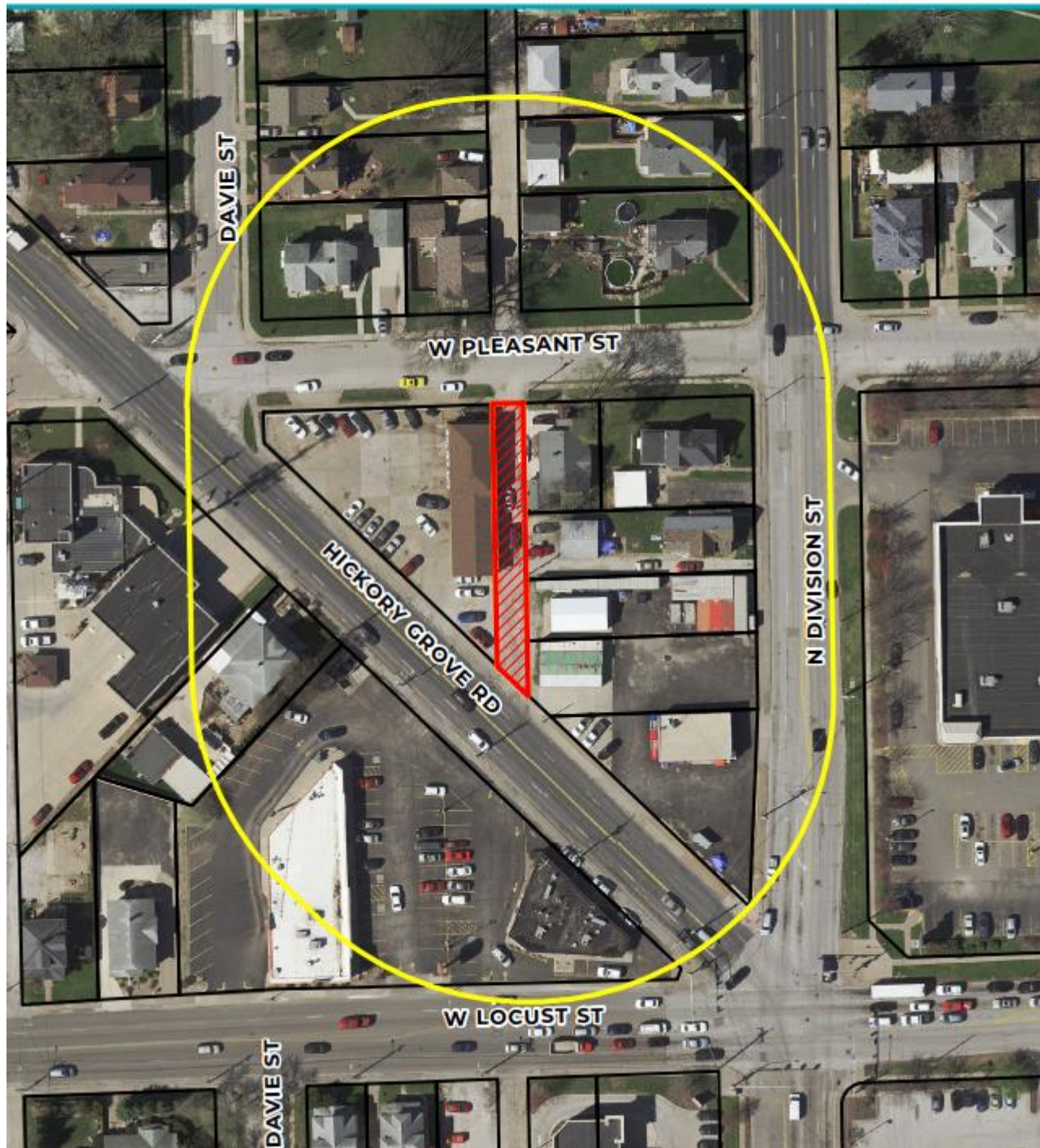
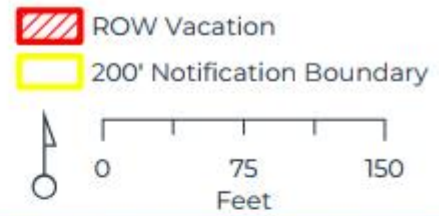
Do You Have Any Questions?

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.

Right-Of-Way Vacation | Public Hearing Notice

Case ROW23-01: Request of Midwest Fidelity Partners LLC to vacate the alley right-of-way located west of Division Street between Pleasant Street and Hickory Grove Road. [Ward 4]





NEIGHBORHOOD INFORMATIONAL MEETING
FEBRUARY 16, 2023

BRYAN SLAMA

SILVERSTAR CAR WASH

(BY PHONE IF NECESSARY)

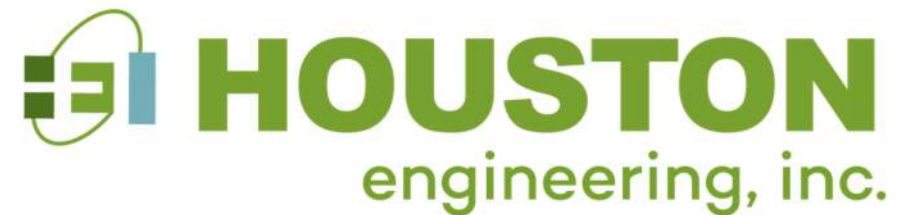


MAGGIE MOTTO

CALISSE MCPHERSON

RTM ENGINEERING

(SUPPORTING HOUSTON ENGINEERING)



ENGINEER OF RECORD

PRESENTATION TEAM





LOCATION MAP

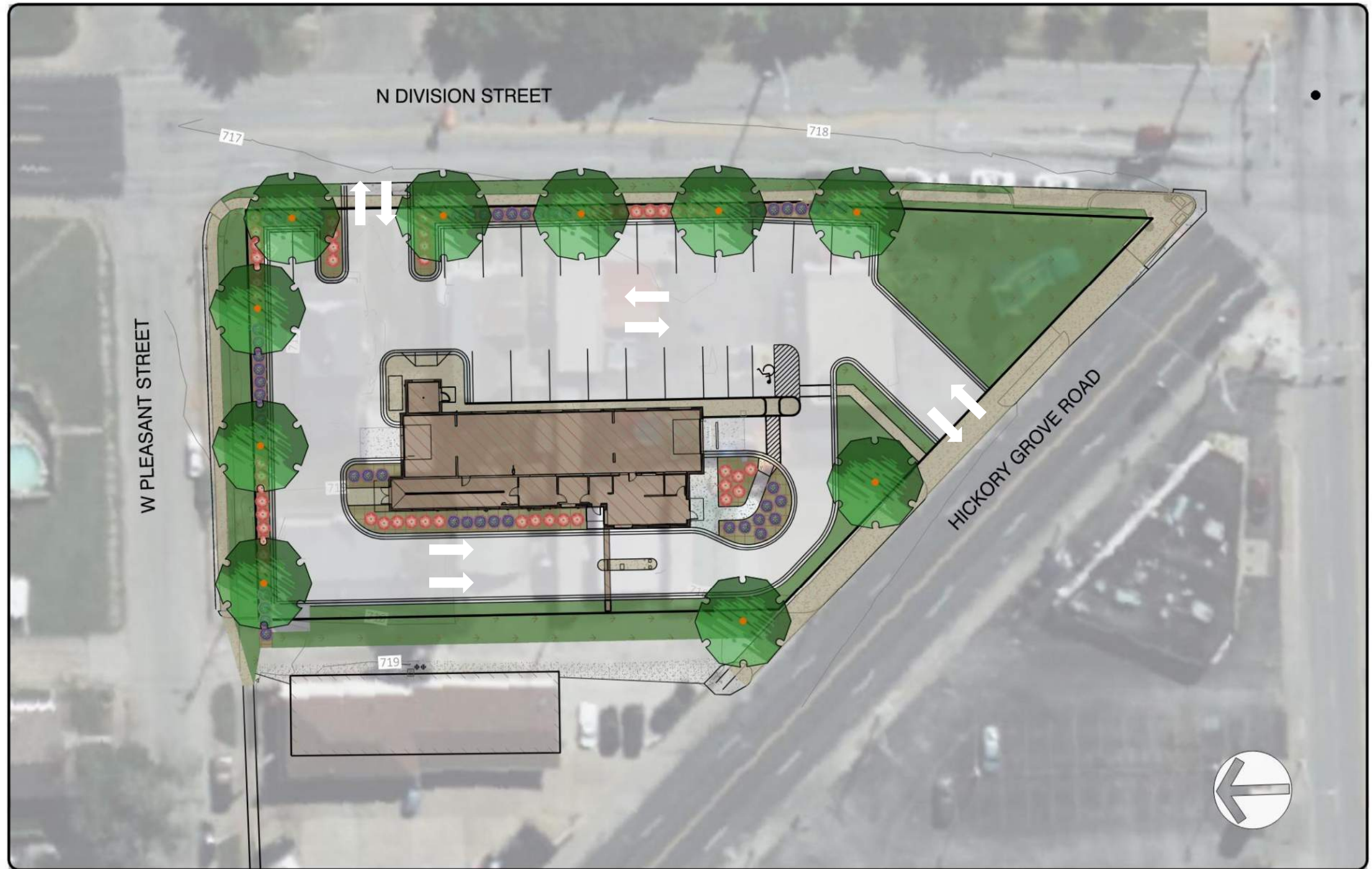






ALLEY VACATION EXHIBIT





SITE PLAN





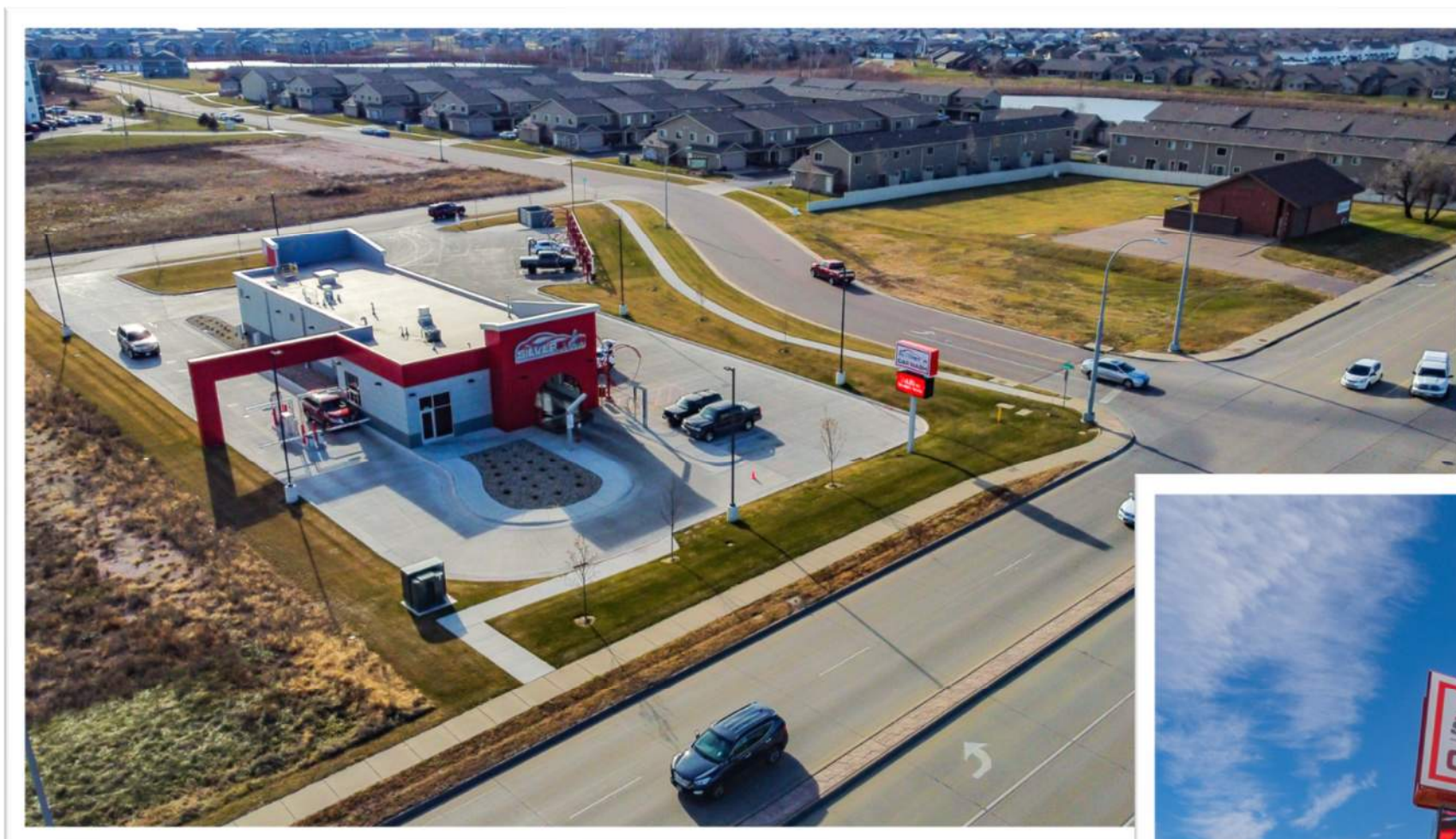
1 3D View 1
Scale:



2 3D View 2
Scale:

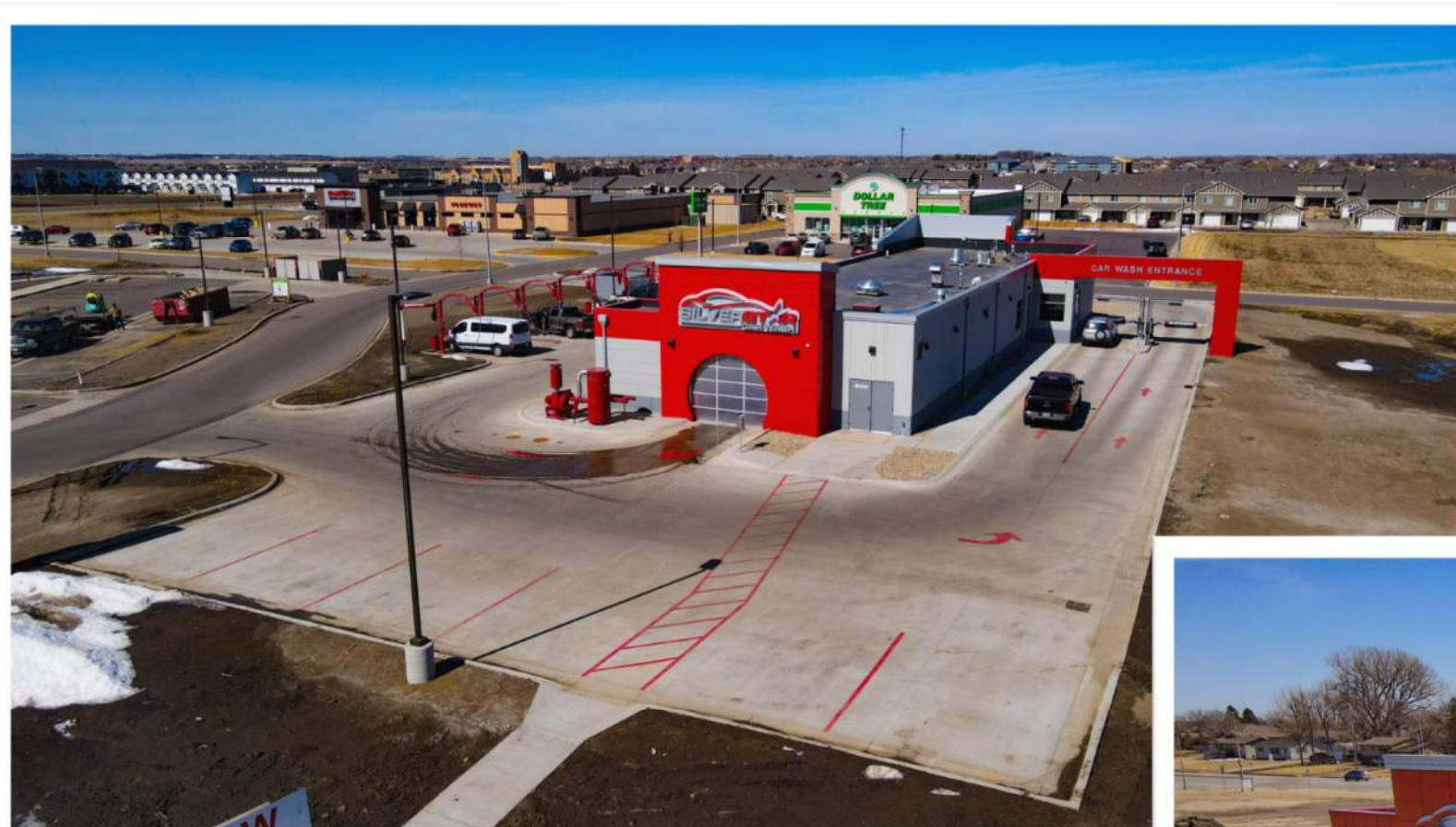
ARCHITECTURAL PERSPECTIVE





PROJECT EXAMPLES





PROJECT EXAMPLES





QUESTIONS?

Neighborhood Meeting Attendance List

Date: 2/16/23

Time: 5pm

Location: Johnson School
1730 Wilket Avenue

Case: REL 23-01

The purpose of this meeting is to provide an **informal setting to allow courteous discussion** between the developer and adjacent owners, and to answer any questions and concerns about the proposed action. This meeting does not replace the Public Hearing.

NAME	EMAIL:	PHONE: (optional)	ADDRESS (as shown on the notice map)
1 Bob Buchanan	BIBUCHAN58@GMAIL	563.349.0341	
2 Adamson, Robby Ortiz	Robby.Ortiz@davenportiowa.com	(563) 343-5993	
3 Matt Werderitch	mplanning@davenportiowa.com	563-888-2221	
4 Maggie Motto	RTM Engineering Maggie.motto@rtmec.com	563-676-7255	
5 Tom DALTON	TDALTON@RVHL.COMMERCIAL.COM	563-529-1750	
6 Scott Wallick	wallicksauto@yahoo.com	324-3824	
7 Thomas Pilcher	TPS@QLA@GMAIL.COM	563-528-1415	
8 Connor Van Hecke	Connor.vanhecke@icloud.com	563-424-8892	
9 Joe Van Hecke	info@jumpinjoys.com	563-528-3000	
10 Brandon Brea	dtpeonshop@gmail.com	563-499-4443	
11 Lynn Pilcher	viptransportation65@gmail.com	563-528-1414	
12 Lisa Palmer	ldpalmer1968@gmail.com	563-528-1413	
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SENT BY John J Corelis (john.corelis@gmail.com)

Re: Case REZ23-01 and ROW23-01

I am the managing partner of 1724 Building, LLC located at 1724 West Locust Street and 1902 1904 North Division Davenport, Iowa adjacent to the real estate at 1711 W. Pleasant Street, 1930 & 1934 Division Street Davenport, Iowa which is subject to a rezoning request and the alley vacation.

1724 Building, LLC is in favor of the City granting the rezoning request and alley vacation and in total support of seeing this property sold and redeveloped into a car wash.

**MESSAGE
FROM
SENDER**

Rezoning the residentially zoned portion of the block makes a lot of sense and combining lots makes sense as will be allow the existing tracts to be cleaned up and put into a new use that will enhance the neighborhood.

Traffic flow will benefit and the use will be an enhancement to the existing businesses on my property.

Thank you for considering this request and ask that the granting of the rezoning be expedited.

John J Corelis
1724 Building LLC
Owner and Managing Member

SHARED ON 16-February-2023 01:26 PM PDT

[Manage Your Account](#) | [Customer Support](#) | [Forums](#) | [Terms of Use](#) | [Report Abuse](#)

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Adobe, 345 Park Ave., San Jose, CA 95110 USA

Werderitch, Matt

From: Rick Vesole <rvesole@gmail.com>
Sent: Tuesday, February 14, 2023 7:51 PM
To: Planning
Subject: [EXT] Rezoning request for 1711 W. Pleasant St, 1930 & 1934 Division St and alley vacation

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Green Category

ATTENTION: This is an external email.

Re: Case REZ23-01 and ROW23-01

Even though I am an interested party for this zoning request and alley vacation, I thought I would submit this email to let you know that I support both applications.

In addition, it seems to make sense that the 3 residential zoned properties should be zoned commercial, since all the other parcels in that block are zoned C-1 or C2, and since the adjacent properties to the east, south and southwest are also C-2. To keep the block part residential and part commercial doesn't make sense to me.

Also, I see no reason not to vacate the alley - with the triangular shape of that block, it makes sense to eliminate the alley cutting through it, and it would probably be safer for the traffic on Hickory Grove and W. Pleasant St. to not have the alley cutting through.

Thank you

Richard Vesole
for Richard I. Vesole 401(k) Profit Sharing Plan and First Financial Group, L.C.

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
1/17/2023

Subject:
Consideration of the January 17, 2023 meeting minutes.

Recommendation:
Staff recommends the City Plan and Zoning Commission approve the January 17, 2023 meeting minutes.

Background:
The January 17, 2023 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 1-17-23

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	2/24/2023 - 8:19 AM

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, JANUARY 17, 2023; 5:00 PM
DAVENPORT POLICE DEPARTMENT | 416 NORTH HARRISON STREET | COMMUNITY ROOM

REGULAR MEETING AGENDA

I. Roll Call

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

II. Report of the City Council Activity

Berkley provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the January 3, 2023 meeting minutes.

Motion by Hepner, second by Johnson, to approve the January 3, 2023 meeting minutes. Motion to approve was unanimous by voice vote (7-0).

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 P23-01: Request of RY Holdings LLC for a preliminary plat of Ryder Villas. The 16-lot subdivision is located at 4600 Eastern Avenue on 3.73 acres. [Ward 7]

Werderitch presented an overview of the residential subdivision. The plat will dedicate additional right-of-way along the south property line to ensure the ability for future connection of 46th Street across the railroad tracks. However, there is no plans to connect the two portions of 46th Street.

Chris Townsend, Townsend Engineering, and Scott Ryder, applicant, were in attendance. Mr. Ryder stated the street name "Lucky Joseph Court" is a place holder. A new street name will be shown on the final plat.

Staff recommended the Plan and Zoning Commission forward P23-01 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. Label street names for Eastern Avenue and the dedicated right-of-way for East 46th Street.
2. Revise the south lot line label to state, "25' Building Setback".
3. The final grade of the development shall not conflict with the future extension of 46th Street.
4. Relabel the easement between Lots 8 and 9 as a "Storm, Drainage, and Access Easement".
5. Revise the typical pavement section to reflect Davenport's SUDAS Supplemental.
6. Indicate the location of the sump pump collection system.
7. Revise Note 9 to state, "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. Sidewalks along Eastern Avenue street frontage shall be constructed prior to the completion of roadway paving operations."
8. Revise Note 11 to state, "Outlet A shall be maintained as a drainage easement and stormwater detention easement. Containing the 1% chance annual flood. Outlot A shall also serve as a sewer, access, and greenway easement."

Motion by Tallman, second by Maness, to approve staff recommendation. Motion was approved by a roll call vote (7-0).

- VII. Future Business
- VIII. Communications
- IX. Other Business
- X. Adjourn

Motion by Tallman, second by Johnson, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (7-0).

The meeting adjourned at 5:07 pm.