

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, MARCH 14, 2023; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

**REGULAR MEETING AGENDA**

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

A. Consideration of the February 28, 2023 meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

- i. 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]

VI. Subdivision Activity

A. Old Business

B. New Business

- i. 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]
- ii. Case F23-02: Request of Payne Properties LLC for a final plat of Payne Properties Addition. The 2-lot subdivision is located at 1814 E. Locust ST on 1.7 acres. [Ward 5]
- iii. Case F23-03: Request of Dan Dolan Homes, LLC for a final plat of Birchwood Grove 2nd Addition. The 42-lot subdivision being a replat of Lot 14 of Birchwood Grove, near the terminus of Lakeview PKWY and Ravenwood LN on 7.4 acres. [Ward 6]

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport  
Plan and Zoning Commission

Department: DNS  
Contact Info: Matt Werderitch 563.888.2221

**Date**  
**3/14/2023**

Subject:  
Consideration of the February 28, 2023 meeting minutes.

Recommendation:  
Staff recommends the City Plan and Zoning Commission approve the February 28, 2023 meeting minutes.

Background:  
The February 28, 2023 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 2-28-23

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	3/10/2023 - 11:00 AM

**MINUTES**  
PLAN AND ZONING COMMISSION MEETING  
CITY OF DAVENPORT, IOWA  
TUESDAY, FEBRUARY 28, 2023; 5:00 PM  
CITY HALL | 226 WEST 4<sup>TH</sup> 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]

Since Case REZ23-01 and ROW23-01 are related to the same site and development, the items were combined into a single public hearing.

Werderitch presented an overview of the rezoning request and alley right-of-way vacation. The purpose is to redevelop the existing properties, along with the three commercially zoned parcels to the south, for a car wash. Vacating the alley will further facilitate development of the site.

Josh Johnson, Houston Engineering Inc., was in attendance to answer questions relating to the operation of the car wash facility.

Two members of the public spoke in favor of the development. However, they did express concern over traffic flow, water management, and parking.

Commissioners commented on traffic, access points, safety, the operation of the car wash, and site lighting. The Commission directed staff and the petitioner to provide additional information on water management associated with a car wash.

With no additional comments, the public hearing closed.

**REGULAR MEETING AGENDA**

I. Roll Call



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

Excused: Garrington

Staff: Berkley, Werderitch, Koops

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 17, 2023 meeting minutes.

Motion by Hepner, second by Tallman, to approve the January 17, 2023 meeting minutes. Motion to approve was unanimous by voice vote (9-0).

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

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Maness, second by Reinartz, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (9-0).

The meeting adjourned at 5:29 pm.

City of Davenport  
Plan and Zoning Commission

Department: Development & Neighborhood Services  
Contact Info: Scott Koops | Scott.Koops@davenportiowa.com

**Date**  
**3/14/2023**

**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:**

**Recommendation:**

Staff recommends Case REZ23-01 be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions.

**Findings:**

1. The zoning map amendment (rezoning) is consistent with Davenport 2035+ Land Use Plan and Map, which identifies the property as Urban Corridor (UC) and Commercial Node (CN). Both classifications allow for commercial uses along corridors and edges. The area has been commercially developed since at least the mid-1930's and is compatible with UC and CN land use classifications.
2. The proposed C-2 General Commercial District is compatible with the zoning of nearby property in the Five-Points commercial node, as well as other C-2 and C-1 zoning located along the W. Locust corridor.
3. Rezoning the property to C-2 General Commercial District will not create zoning nonconformities and will, in fact, reduce nonconformities.
4. Staff concurs with the City Traffic Engineer's review of this site for traffic impacts from the proposed zoning change and more specifically the use of the site as a car wash and staff also concurs with the required right-in/right-out access point on Hickory Grove Road.
5. There shall be minimal noise impacts to the adjacent area; any potential impacts to the properties to the north shall be mitigated by installation of a six (6) foot tall privacy fence and landscaping.

**Recommendation and Conditions:**

Staff recommends Case REZ23-01 be forwarded to the City Council with a recommendation for approval subject to the listed findings and the following conditions:

1. The ingress/egress to Hickory Grove RD shall be right-in/right-out as directed by the City Traffic Engineer;
2. A fence and landscaping shall be installed along the W. Pleasant Street right-of-way line between the north south alley and N. Division Street.

**Background:**

The area has been commercially developed since at least 1937 as identified with aerial photography. 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 0.41 acres.

The purpose is to redevelop the subject properties, along with the three C-2 zoned parcels to the south (1914, 1920 and 1926 N. Division St.) 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.

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.

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 provide dense, centrally located, urban residential properties for the City. 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:**

Utilities: City has not received comments from any of the utility companies.

City Traffic Division. The City Traffic Engineer has stated a traffic impact study will not be required. The proposed use would not generate a noticeable increase in traffic as many of the customers will be from the traffic already using the roadways in this area.

Ingress/egress onto Hickory Grove Road shall be limited to a right-in/right-out access point due to turning conflicts created by vehicle backs up due to the intersection. The proposed entrance along Division Street is sufficiently spaced from the intersection of Locust Street, Division Street, and Hickory Grove Road. Therefore, the north driveway can accommodate all turning movements. Final site access will be reviewed during the development process.

The Traffic Engineer has reviewed the width of Pleasant Street (31') and has no concerns regarding Fire Department access to and through W. Pleasant Street.

Street Development. No changes to the existing streets are needed or proposed.

The site has two ingress/egress drives, one located on North Division Street and one on Hickory Grove Road. As the City Traffic Engineer has stated, access to the Hickory Grove Road driveway shall be limited to right turn in/right turn out turning movements. No such restrictions shall apply to the driveway located on N. Division Street across from Walgreens.

Street Classifications: Division St - Minor Arterial; Hickory Gove Rd - Minor Arterial; Locust St - Minor Arterial; Pleasant St - Local Street.

Case ROW23-01 will address a request to vacate the north/south alley abutting the west of the proposed car wash site.

Storm Water. The site shall be made to conform to all stormwater codes and requirements. There shall be no impact to the stormwater system as on-site detention will be provided per code.

Sanitary Sewer. Sewer is existing on this site and in the area; there shall be no impact to the sewer system. Please see Sanitary Sewer Information Exhibit for additional information.

Other Utilities. All utilities are available at this site and in the area; there will be no impact to these services associated with this rezoning. [ROW23-01 will address the vacation of the alley]

Emergency Services. The subject property is located approximately 200 feet east of Fire Station No. 6 at 1735 W. Pleasant St. Demand for emergency services shall be commensurate with typical C-2 uses and shall not be a negatively impact adjacent properties. The Fire Department has not submitted any concerns regarding access to W. Pleasant Street.

Parks/Open Space. The proposed rezoning does not impact any parks or public open spaces.

**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.

At the Public Hearing on February 28, 2023, the public commented on the following issues: traffic generation and location of access points.

### **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.**

Urban Corridor (UC) and Commercial Node (CN) are the Davenport 2035+ land use classifications for this site. The UC designation allows for mixed use development with commercial uses generally clustered at major intersections, such as Five-Points.

The proposed map amendment (rezoning) is compatible with the existing Comprehensive Davenport 2035+ Land use Map; the proposed rezoning will not necessitate a comprehensive plan change.

#### **b. The compatibility with the zoning of nearby property; and c. The compatibility with established neighborhood character.**

The three subject properties presently have four dwelling units. To the immediate south (which is part of the proposed development site) there is an amusement and party rental business. To the east and southeast are large scale pharmacy retail businesses, to the south and southwest are a mix of multiple-unit retail and personal service businesses. To the north are dwellings zoned R-4C, which are part of Davenport's densest single and two-family areas, centrally located, and well established as urban residential neighborhoods.

Approval of this request would result in the entire triangular shaped block bound by W. Pleasant, N. Division, and Hickory Grove to be zoned commercial (C-1 and C-2), as is the adjacent triangular half-block to the west bound by W. Pleasant, Hickory Grove, W. Locust, and a north-south alley. The depth of commercially zoned property would be the same as those properties on either side to the west and east (see the attached zoning map exhibit).

Staff's opinion is that the proposed rezoning is compatible with the existing uses and the existing zoning abutting the site. The scale of the proposed development, the amount of

stacking and parking spaces provided, and the character of the area all are compatible with the proposed C-2 district.

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

Staff does not foresee any situation where the public health or welfare will be negatively impacted by the proposed rezoning or any of the uses which are allowed by the C-2 District provided the conditions of this request are approved and the ordinances of the city are upheld. Water quality protection processes are detailed in the attached the Sanitary Sewer Information Exhibit. Noise from the car wash is a penitential concern. Staff will be recommending a condition to this request which would require a solid 6-foot privacy fence along the northern boundary of the proposed development for noise attenuation. The fence shall help reduce noise impacts on the neighborhood to the north of the development.

**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.**

This site could be continued to be used for single and two-family dwellings. The lots are on the small size for any of the other significant non-residential uses allowed in the R-4C District. Continued use as zoned does not match the comprehensive plan for this site as Urban Corridor (UC) and Commercial Node (CN) are envisioned by Davenport 2035+. A car wash is not allowed in the R-4C (or any) residential district, thus the request for a rezoning of this site.

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

The proposed development will not create any nonconformities.

The development of the site and adjacent property which are also part of the proposed development, will remove a business which is non-conforming with regards to driveway locations, landscaping, lighting, and storage units.

Any redevelopment of the site shall be in accordance with applicable city codes and meet the standards of the C-2 Corridor Commercial District, and will not create any nonconformities.

Attachments:

- 1. Vicinity Map
- 2. Zoning Map
- 3. Future Land Use Map
- 4. Application
- 5. Public Notice Documents
- 6. Water Quality Exhibit

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	Neighborhood Meeting Attendance
▢ Backup Material	Public Comment-1724 W Locust Street
▢ Backup Material	Public Comment-Vesole
▢ Backup Material	Scott County Parcel Report-1711 W Pleasant Street
▢ Backup Material	Scott County Parcel Report-1930 N Division Street
▢ Backup Material	Scott County Parcel Report- 1934 N Division Street
▢ Exhibit	Sanitary Sewer Information Exhibit

### Staff Workflow Reviewers

#### REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	3/10/2023 - 3:20 PM



Complete application can be emailed to: [planning@davenportiowa.com](mailto: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 4<sup>th</sup> 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

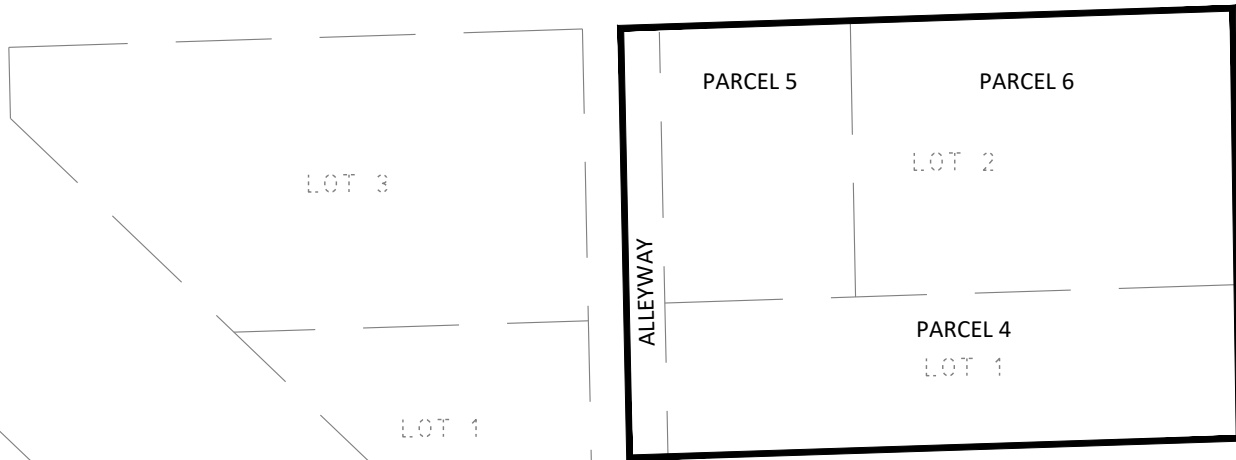
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Notary Public

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

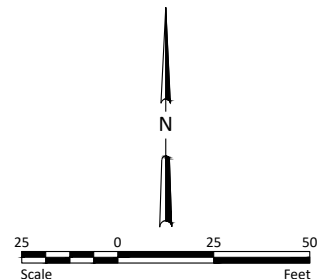
**PARCEL 5:**

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.

HICKORY GROVE ROAD



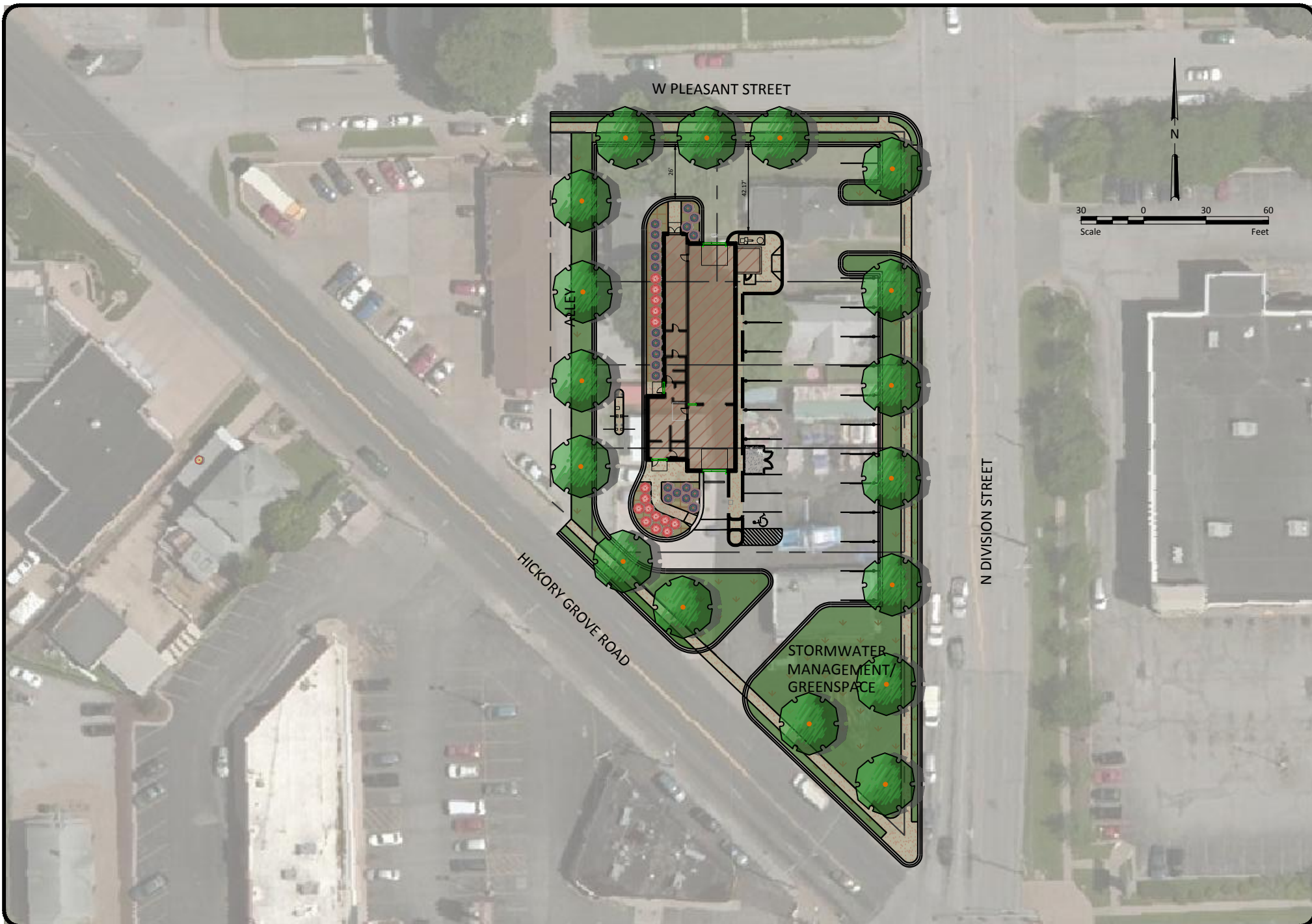
Drawn by ZJH	Date 1-26-2023
Checked by JJJ	Scale AS SHOWN

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 4<sup>th</sup> 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](mailto:planning@davenportiowa.com) (no later than 12:00 PM one day before the public hearing) or to: Planning, 1200 E 46<sup>th</sup> St, Davenport IA 52807.

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

### Do You Have Any Questions?

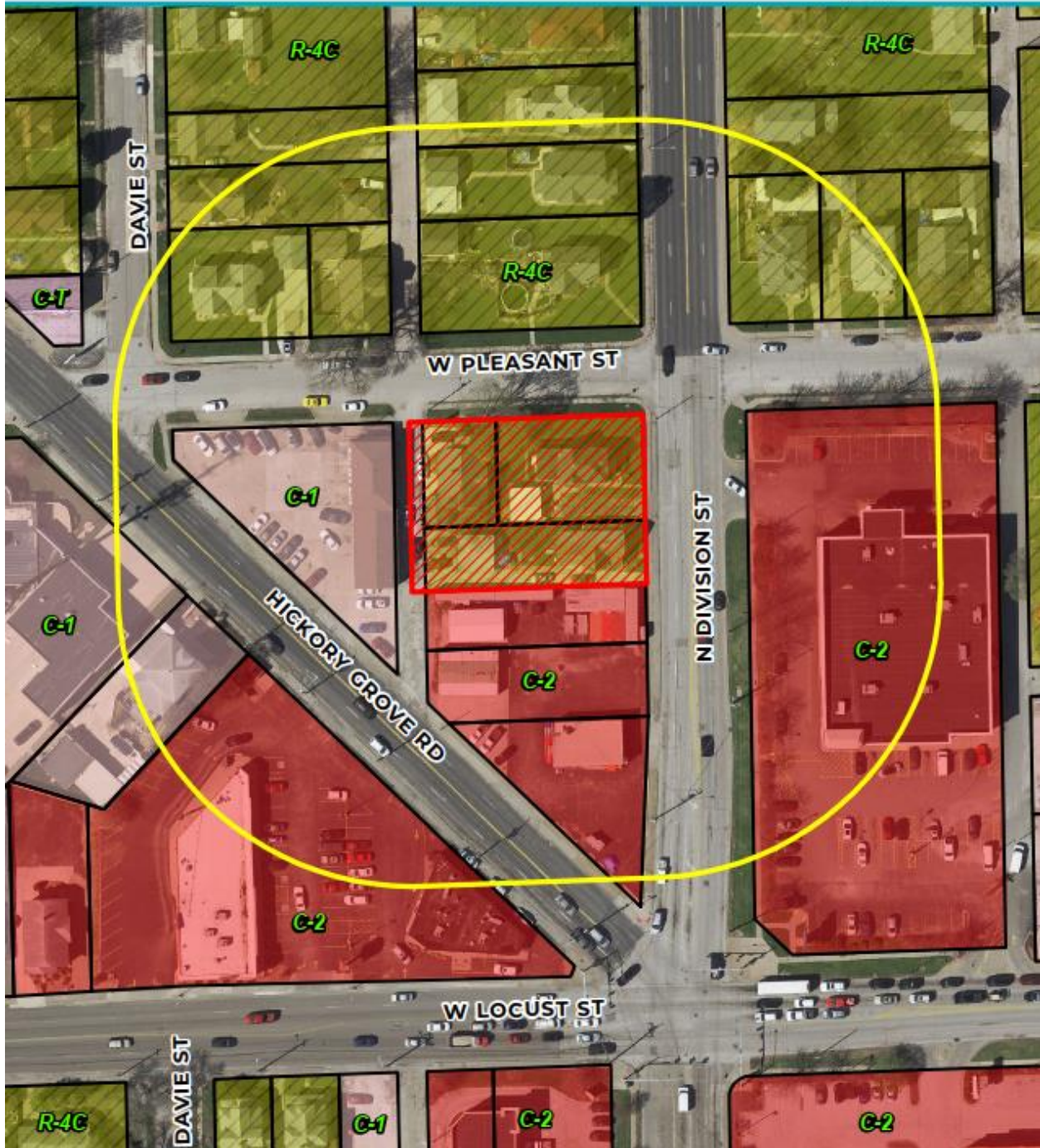
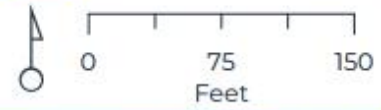
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at [matt.werderitch@davenportiowa.com](mailto:matt.werderitch@davenportiowa.com) or 563-888-2221. Interpretive services are available at no charge. Servicios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

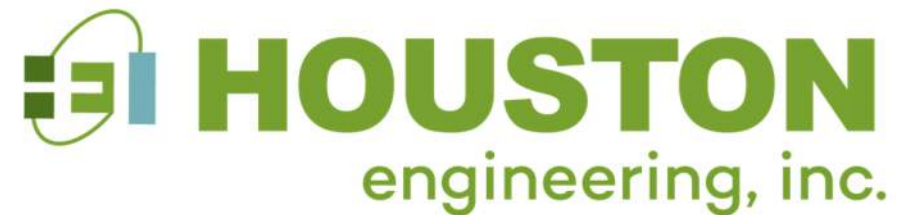


MAGGIE MOTTO

CALISSE MCPHERSON

RTM ENGINEERING

(SUPPORTING HOUSTON ENGINEERING)



ENGINEER OF RECORD

PRESENTATION TEAM







LOCATION MAP





## REZONING EXHIBIT

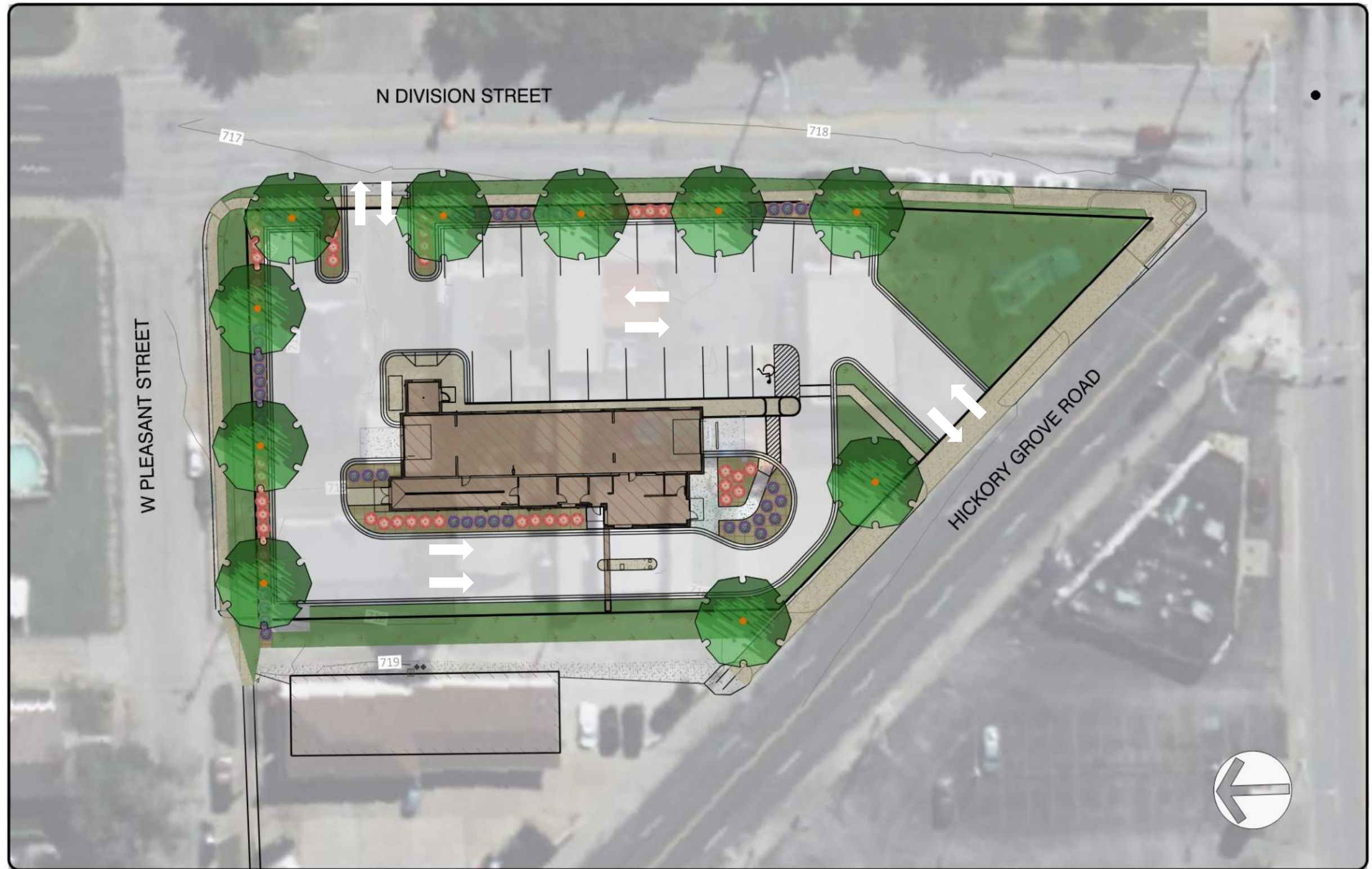




ALLEY VACATION EXHIBIT







SITE PLAN





**1 3D View 1**  
Scale:

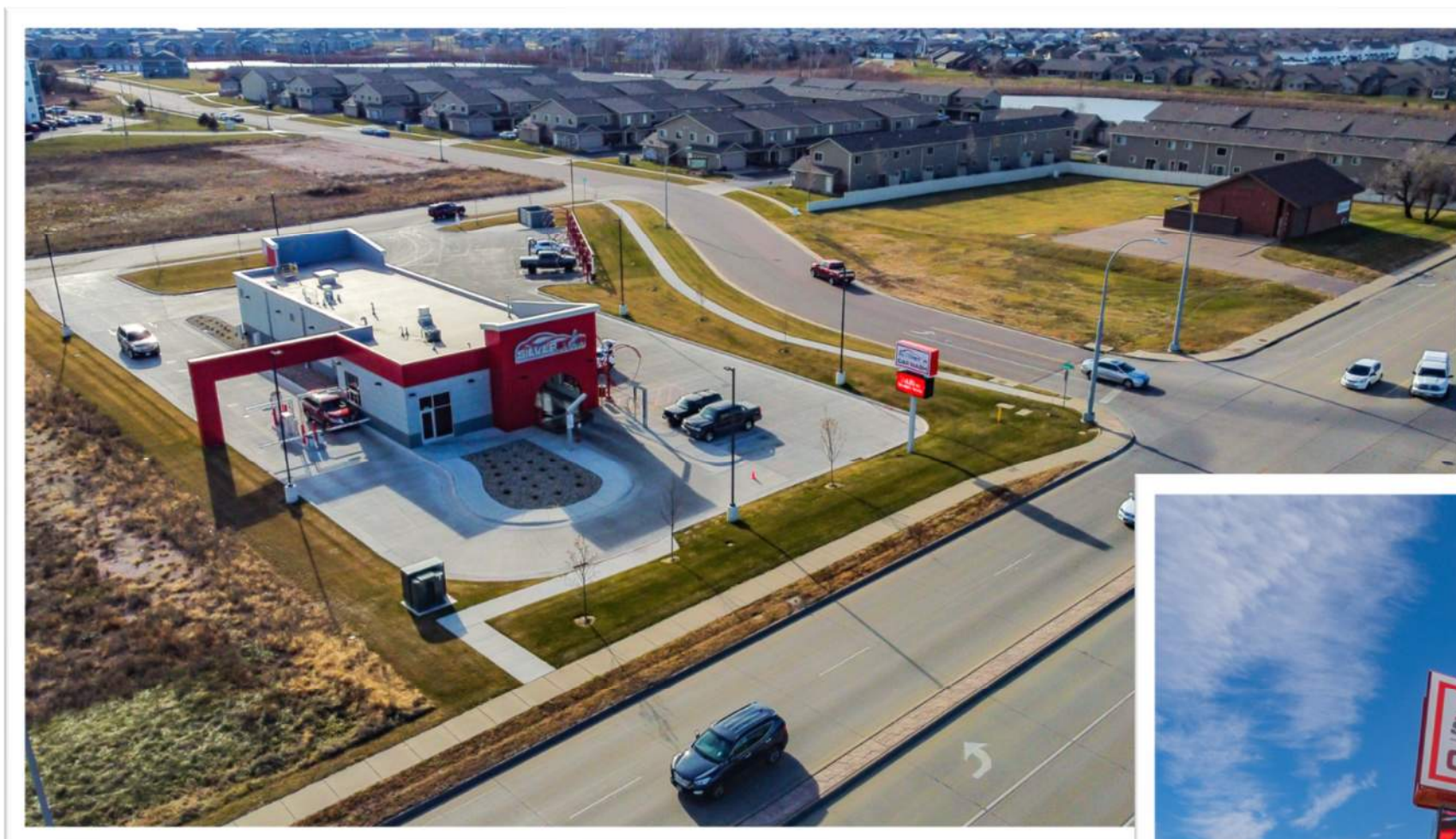


**2 3D View 2**  
Scale:

## ARCHITECTURAL PERSPECTIVE



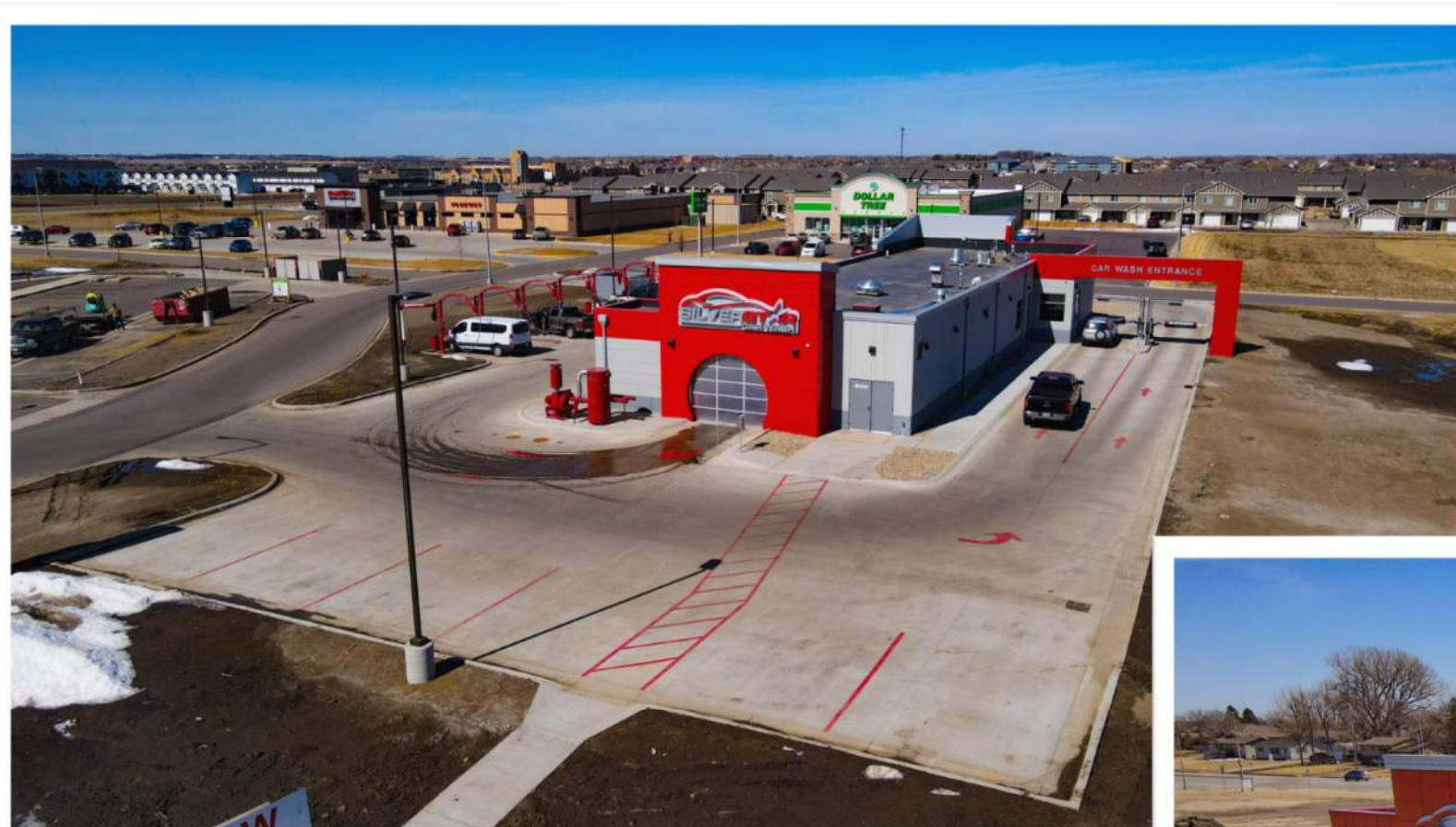




## PROJECT EXAMPLES







## 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@LA@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			
14			
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23			
24			
25			

**SENT BY** John J Corelis ([john.corelis@gmail.com](mailto: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 an 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

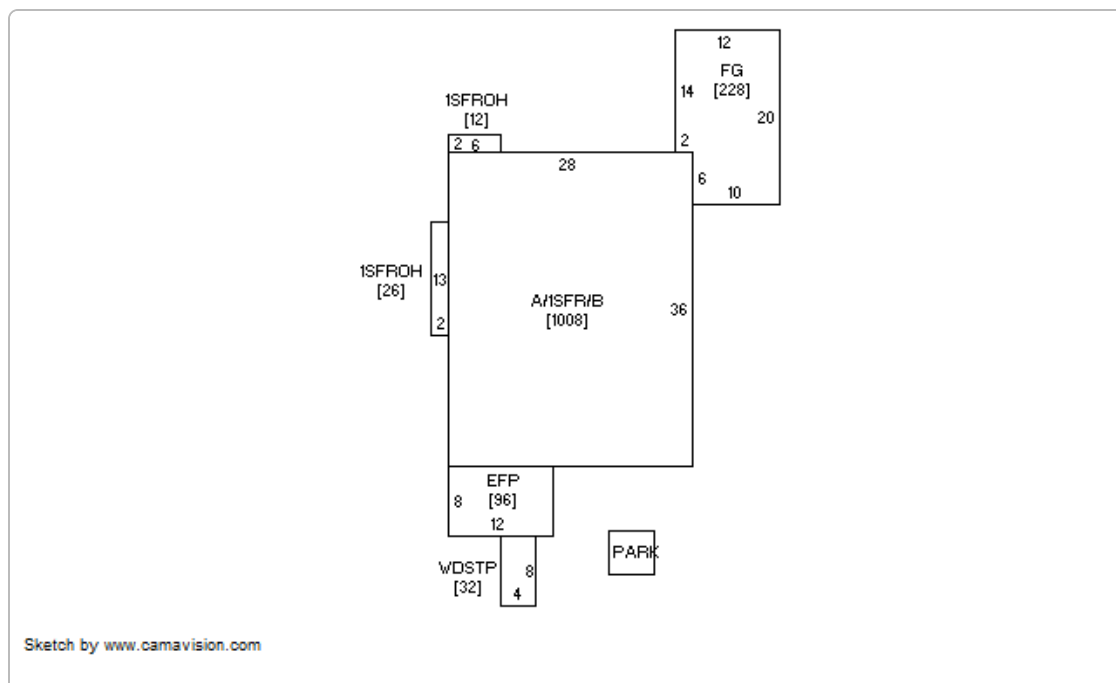
**Residential Dwelling**  
**Occupancy** Single-Family  
**Style** 1 Story Frame  
**Year Built** 1926  
**Exterior Material** Vinyl  
**Total Gross Living Area** 1,500 SF  
**Attic Type** 3/4 Finished; 454 SF  
**Number of Rooms** 0 above; 0 below  
**Number of Bedrooms** 2 above; 0 below  
**Basement 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	<a href="#">2016-11793</a>	Normal	WD		\$105,000.00
3/20/1998	SHERIDAN, MARY JO SHERIDAN, JOSEPH H	WALLICK, LARRY D WALLICK, JUDITH	<a href="#">1998-13192</a>	NORMAL ARMS-LENGTH TRANSACTION	WD		\$49,800.00
2/27/1976		SHERIDAN, MARY JO SHERIDAN, JOSEPH H	<a href="#">1976-03057</a>	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	<a href="#">613978</a>
	September 2022	\$1,257	Yes	9/30/2022	
2020	March 2022	\$1,154	Yes	1/3/2022	<a href="#">611620</a>
	September 2021	\$1,154	Yes	9/30/2021	
2019	March 2021	\$1,129	Yes	12/28/2020	<a href="#">672537</a>
	September 2020	\$1,129	Yes	9/28/2020	
2018	March 2020	\$1,091	Yes	12/30/2019	<a href="#">677680</a>
	September 2019	\$1,091	Yes	9/30/2019	
2017	March 2019	\$1,023	Yes	12/31/2018	<a href="#">676292</a>
	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

[Link to Data Correction Feedback Form](#)

### Treasurer Data Correction Feedback Form

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

### Pay Property Taxes

[Click here to pay your Property Taxes online for this parcel](#)

### Davenport Tax Credit Applications

[Apply for Homestead, Sales Questionnaire or Military Tax Credits](#)

### Iowa Land Records

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

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**No data available for the following modules:** Summary - Inactive, DBA (Doing Business As) - Assessor's Office, Commercial Buildings - Assessor's Office, Agricultural Buildings - Assessor's Office, Yard Extras - Assessor's Office, Tax Sale Certificates - Treasurer's Office, Special Assessments - Treasurer's Office, Scott County Data Correction Feedback Form, Scott County Tax Credit Applications.

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Version 2.3.248



## 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);

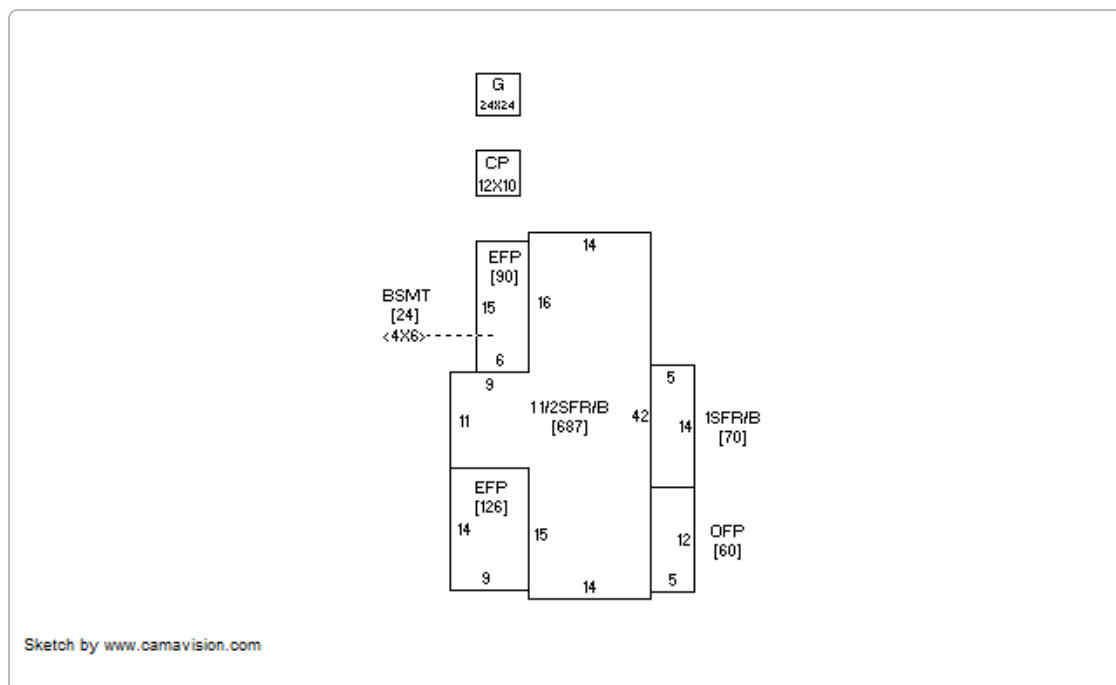
### Yard Extras - Assessor's Office

#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	<a href="#">2015-7137</a>	Normal	WD		\$78,000.00
12/3/1979		SWANSON, ALAN G AND WIFE	<a href="#">1979-24092</a>	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	<a href="#">606559</a>
	September 2022	\$729	Yes	9/30/2022	
2020	March 2022	\$680	Yes	1/3/2022	<a href="#">675251</a>
	September 2021	\$680	Yes	9/30/2021	
2019	March 2021	\$665	Yes	12/28/2020	<a href="#">620972</a>
	September 2020	\$665	Yes	9/28/2020	
2018	March 2020	\$650	Yes	12/30/2019	<a href="#">667321</a>
	September 2019	\$650	Yes	9/30/2019	
2017	March 2019	\$613	Yes	12/31/2018	<a href="#">616581</a>
	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	

### Davenport Data Correction Feedback Form

[Link to Data Correction Feedback Form](#)

### Treasurer Data Correction Feedback Form

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

### Pay Property Taxes

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### Davenport Tax Credit Applications

[Apply for Homestead, Sales Questionnaire or Military Tax Credits](#)

### Iowa Land Records

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Version 2.3.248



## 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

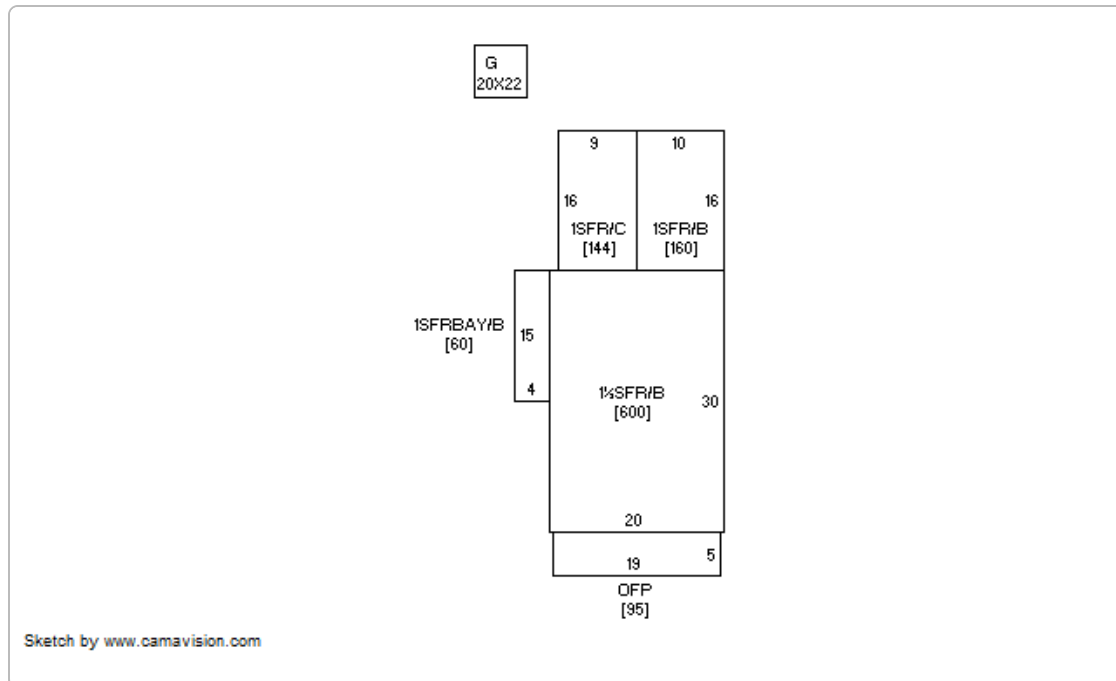
Residential Dwelling	
Occupancy	Single-Family
Style	1 Story Frame
Year Built	1900
Exterior Material	Vinyl
Total Gross Living Area	1,294 SF
Attic Type	Fully Finished; 330 SF
Number of Rooms	0 above; 0 below
Number of Bedrooms	3 above; 0 below
Basement Area Type	Full
Basement Area	820
Basement Finished 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	<a href="#">2022-24398</a>	Normal	Contract		\$160,000.00
9/8/2022	WINFIELD KENNETH A	RICHARD I VESOLE ROTH 401(K) PROFIT SHARING PLAN	<a href="#">2022-24397</a>	Normal	WD		\$150,000.00
3/24/2010	DENKLAU, JO ANN VENS, LARRY F & GERALD D	WINFIELD, KENNETH A	<a href="#">2010-7074</a>	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	<a href="#">2010-1479</a>	NONE	CT - Will		\$0.00
3/23/1994		VENS,MARGUERITE J(L/E) DENKLAU,JO ANN	<a href="#">1994-9059</a>	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	<b>\$89,580</b>	<b>\$86,580</b>	<b>\$78,560</b>	<b>\$78,560</b>	<b>\$74,560</b>
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	<b>\$89,580</b>	<b>\$86,580</b>	<b>\$78,560</b>	<b>\$78,560</b>	<b>\$74,560</b>

## 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	<b>\$46,866</b>	<b>\$44,315</b>	<b>\$43,266</b>	<b>\$42,439</b>
- Military Credit	\$0	\$0	\$0	\$0
= Net Taxable Value	<b>\$46,866</b>	<b>\$44,315</b>	<b>\$43,266</b>	<b>\$42,439</b>
x Levy Rate (per \$1000 of value)	39.64283	39.37037	39.44684	39.41990
= Gross Taxes Due	<b>\$1,857.90</b>	<b>\$1,744.70</b>	<b>\$1,706.71</b>	<b>\$1,672.94</b>
- 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	<b>\$1,858.00</b>	<b>\$1,744.00</b>	<b>\$1,706.00</b>	<b>\$1,672.00</b>

**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	 <a href="#">661785</a>
2020	March 2022	\$872	Yes	3/24/2022	
	September 2021	\$872	Yes	10/28/2021	 <a href="#">657851</a>
2019	March 2021	\$853	Yes	3/16/2021	
	September 2020	\$853	Yes	9/10/2020	 <a href="#">670701</a>
2018	March 2020	\$836	Yes	3/23/2020	
	September 2019	\$836	Yes	9/17/2019	 <a href="#">657741</a>
2017	March 2019	\$791	Yes	3/7/2019	
	September 2018	\$791	Yes	8/29/2018	 <a href="#">670816</a>
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

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**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

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**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

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**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

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**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

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**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](#)

## Pay Property Taxes

[Click here to pay your Property Taxes online for this parcel](#)

## Davenport Tax Credit Applications

[Apply for Homestead, Sales Questionnaire or Military Tax Credits](#)

## Iowa Land Records

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

*Data for Scott County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 1989.  
For records prior to 1989, contact the County Recorder or Customer Support at [www.IowaLandRecords.org](http://www.IowaLandRecords.org).*

**No data available for the following modules:** Summary - Inactive, DBA (Doing Business As) - Assessor's Office, Commercial Buildings - Assessor's Office, Agricultural Buildings - Assessor's Office, Yard Extras - Assessor's Office, Tax Sale Certificates - Treasurer's Office, Scott County Data Correction Feedback Form, Scott County Tax Credit Applications.

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[Last Data Upload: 2/23/2023, 7:19:56AM](#)

Version 2.3.248



## Victoria Gleason - Response to Water Quality Questions

---

**To:** planning@davenportiowa.com  
**Subject:** Re: question after P&Z

---

**From:** Gleason, Victoria <[Victoria.Gleason@davenportiowa.com](mailto:Victoria.Gleason@davenportiowa.com)>  
**Sent:** Thursday, March 9, 2023 11:12 AM  
**To:** Berkley, Laura <[Laura.Berkley@davenportiowa.com](mailto:Laura.Berkley@davenportiowa.com)>; Miers, Dan <[Dan.Miers@davenportiowa.com](mailto:Dan.Miers@davenportiowa.com)>  
**Subject:** Re: question that you had after P&Z

Zoning Staff:

As far as I'm aware, other car washes in town have not had ill effect on the collections system. I spoke with Brad Guy in sewers who attested to the fact that most of our sewer/lift station issues are either from fats, oils & grease from restaurants or infiltration of ground water overloading them. Since upgrading our lift stations over the years we have very few problems. If car washes do become a problem, it is typically from incorrect operation or being old (i.e. from a time before solids/FOG separators were commonly installed).

From the water pollution control plant standpoint, car washes are typically low impact enough that they do not meet our criteria to be a Significant Industrial User. It is important to note that all sanitary sewer discharges are treated by our plant before entering the river. Concentrations of any of the listed concerns would be low enough to 1) not impair the plant's ability to treat wastewater & 2) be removed to the required levels prior to discharge to the Mississippi.

I will make a bullet list addressing the main points brought up below:

### Water Volume

- Typically car washes use about 45 gallons per car. According to Iowa American, car washes in Davenport use 500-1000 (peak) gallons per day of water coming in. Our plant average capacity is 26 million gallons per day, so one car wash would be less than 1% of our total capacity.

### Chemicals & solids

#### Phosphates

- We currently do not have a limit for phosphates entering the river. However, the amount added to the system by a car wash pales in comparison to our large food manufacturers & other significant industrial users. If we ever needed to limit phosphorus entering the plant we would likely begin there. Our plant does an excellent job of removing phosphorus at this time, removing ~75% of phosphates that enter the plant prior to entering the river.

#### Chelants

- It is common for car washes to use deionized water to minimize the use of these chemicals. Typically citric acid or EDTA is used as needed. I could not find typical rates of discharge online for car washes, but currently we are not having problems meeting any of our permit limits (including toxicity which would be the main concern with EDTA) with 15-20 car washes in the system. One more should not impact our plant's ability to remove pollutants and would be removed by the plant before going to the river. It should also not be an amount large enough to cause us to violate our limits for our biosolid disposal. If it did impair our process, they would be in violation of the sewer use ordinance (City Code chapter 13) and be liable for enforcement action.

#### Solids

- As you mentioned, most facilities have water reclamation devices which will limit the water volume, and therefore total mass of any chemical reaching the plant/sewer. Settling chambers are extremely

common in new car washes, which would remove the solids prior to entering the sewer system. Brad in sewers said it was extremely uncommon to see this issue with car washes unless they are old facilities.

#### Salt content

- The sewer line the parcel would discharge to is also adjacent and tied in with residential pipes, meaning that any salt discharge would be diluted by other flows, lessening the corrosive impacts. Again, Brad in sewers stated that corrosion is not typically observed from car washes. Our plant's chloride limit (maximum we are able to discharge to the Mississippi) is an average concentration of 2,611 mg/L. Studies done before applying for our most recent permit put our average at 152 mg/L, or less than 5% of our limit.

#### Metals

- We have established local limits for metals concentration that are based on our plant's ability to treat waste. These concentrations are achievable for facilities like metal finishers which have much higher metals content than a car wash. I do not believe a car wash would add a significant amount of metals that would lead to an exceedance of our limits. Local Limits can be found in CH 13.16.060.

Feel free to reach back out if you have any follow up questions!

Best,

#### Victoria Gleason

Laboratory Supervisor & Pretreatment Coordinator | Water Pollution Control Plant – Public Works  
City of Davenport

T 563-326-7965 M 563-210-1170  
PO Box 3606, Davenport, IA, 52808

---

**From:** Berkley, Laura <[Laura.Berkley@davenportiowa.com](mailto:Laura.Berkley@davenportiowa.com)>

**Sent:** Monday, March 6, 2023 12:13 PM

**To:** Miers, Dan <[Dan.Miers@davenportiowa.com](mailto:Dan.Miers@davenportiowa.com)>; Gleason, Victoria <[Victoria.Gleason@davenportiowa.com](mailto:Victoria.Gleason@davenportiowa.com)>

**Subject:** FW: [EXT] Re: question that you had after P&Z

Dan and Victoria,

We are processing a rezoning request in order to facilitate the construction of a car wash at the 1900 Block of Division (see screenshot – the rezoning is for the yellow area so that it is also C-2) One of our Planning Commissioners had a question after the Public Hearing.

Would you be able to explain what processes you do related to the question below (*Italicized*)? If I had to summarize, what requirements do car washes need to meet related to sanitary sewer, can our infrastructure handle it, and will a car wash have any impact on the Water Pollution Control Plant?

*My concerns are the Phosphates, Chelant's (spot removing chemistry), and caustics that are going to be dumped into the old sewer system along with all the salts washed from the cars. There are also major concerns in recent years from the EPA about Chloride discharge, associated with NaCl, into navigable waterways that our waste treatment facility is going to have to deal with. Especially in the winter months.*

*Furthermore, with water reclamation there is a concentration of these specific ions that further concentrates the discharge into the old sewer. My concern is the volumes to be generated during peak times. What volumes are we expecting? How are they going to reduce the concentration of potentially harmful elements? How are they going to reduce the caustic discharge? How are they going to capture all the solids washed from the cars, so that the sewer system isn't going to build up sludge? I'm sure the flowrate down the sewer will be less than 3 ft/sec, which is the required flow rate to prevent suspended solids from dropping out in the mains.*

**LAURA BERKLEY, CFM**

## Stan Hanson - Water Treatment Processes

---

**From:** Stan Hanson <sthanson@houstoneng.com>  
**Sent:** Tuesday, March 7, 2023 9:20 AM  
**To:** Koops, Scott E.  
**Cc:** Dan Nelson; Steve Samudio; zz.10904-0029; Josh Johnson; Kyle D. Riley  
**Subject:** Re: question that you had after P&Z - 1914 N Division St, Davenport, IA

Scott

See below to the response to the question/issues that the planning commissioner had after the public hearing. Let me know if this will suffice.

The response below is from Steve Samudio (PureClean , the reclaim system distributor and their chemical rep). *Not sure which chemistry brand is being used, but this should be a starting point for your answers.*

*1. Phosphates - Unless one of the specific car wash chemistry products is formulated with phosphates this would not be an issue. NCS can provide a letter guaranteeing that all the products used in this wash will be phosphate free if that would satisfy the Planning Commission.*

*2. When it comes to the reclaim system in a professional car wash facility the chemistry is carefully balanced to effectively clean the vehicle surface using 10 - 20 gallons of fresh water and 75 - 100 gallons of the 4,000 to 6,000 gallons retained in the average reclaim system. The national average for evaporation and carry out on vehicles is 6-8 gallons per car resulting in only 10 - 12 gallons of fresh water being used per vehicle washed. This excess 10 - 12 gallons is what is discharged to the sanitary sewer per car in the average professional car wash. This water is diluted along with the 4,000 to 6,000 gallons each time a vehicle is washed resulting in an average pH between 7.0 and 8.0.*

*3. In reference to chelants being discharged again, NCS does not use phosphate based components for chelation they use EDTA and Gluconate based chelants which are not phosphate based.*

*4. Salts, dirt and other soils that are considered suspended solids go through a specific mathematically calculated process referred to as Stoke's Law:  $V(R/S) = (g \times (Rho1 - Rho2) \times D^2) / 18 \text{ Nu}$*

Where:

$V(R/S)$  = Rise or Settling Velocity of a Particle (cm / sec)

$g$  = Acceleration by Gravity (cm / sec<sup>2</sup>)

$Rho1$  = Density of Medium (g / cm<sup>3</sup>)

$Rho2$  = Density of Particle (g / cm<sup>3</sup>)

$D$  = Particle Diameter (cm)

$Nu$  = Viscosity of Medium (g / cm / sec)

*PurClean Reclaim Systems are built to allow for the majority of the Total Suspended Solids (TSS) to settle in the first (1,500 gal) tank with the smaller particles being collected through centrifugal force later in the filtering process providing water that is free of solid material down to 5 microns. The residual from the cyclonic process is returned back to the first tank with the larger sediment material. The tanking system in a professional car wash reclaim system is pumped out and hauled off every 3-6 months as a part of regular maintenance of the reclaim system. Air injection and ozone are also standard components in the PurClean Reclaim system used to digest organic material and make sure the reclaim system remains healthy with no adverse bacterial growth and foul smelling water.*

*An oil/water separator is included as a part of the system to collect and address any floating oils and greases that float to the top of the water during this settling process.*

*The average PurClean Reclaim System has been proven to provide effluent qualities as follows:*

*Total Suspended Solids (TSS): 15-100 ppm*

*Free Oil & Grease (FOG): 10-25 ppm*

*BOD: 15-50 ppm*

*5. EPA concerns with chloride discharge into the sanitary sewer is becoming more of a concern with many municipalities requiring professional car wash facilities to address this concern based on the specific regulations by municipality. The fact is winter road treatments are not as much of a concern as the discharge from water softening equipment which many municipalities have restricted in recent years.*

*6. In summary we would like to answer the list of questions at the end of the Planning Commissioner's correspondence here.*

*-Concentration of Reclaim Water: Water reclamation does have a degree of concentration of many ions along with multiple other solids, greases and oils. As stated above the professional car wash reclaim system of today collects 90% of the water used to wash a vehicle, filters and treats it returning the ions and solids back into the first tank where it is pumped and disposed of properly every 3-6 months thereby removing almost all these solids from the equation. Additionally, only about 10-20 gallons of water per vehicle washed is even discharged into the sanitary sewer and that is after multiple cycles of filtration down to 5 microns along with oxygen and ozone treatments that help to reduce the organic materials to acceptable levels (noted above in #5).*

*-Expected Discharge Volumes: The average professional car wash sets the washing equipment speed to roughly 100 cars per hour and that is assuming that a vehicle is waiting to be washed every 36 seconds which is not realistic. The average professional car wash will have between 200 - 500 customers in a 10 hour day. Looking at the high end that would be 500 cars/10 hours or 50 cars washed per hour. At an average discharge of 10 gallons per car that would be 500 gallons of discharge per hour or 5,000 gallons total discharged in a 10 hour day.*

*-How will the potentially harmful elements be reduced: We refer back to point #4 above where PurClean uses Stokes Law and the process of filtration down to the 5 micron level to reduce these potentially harmful elements. Another point that has not been stated to this point is the old chemistry saying "Dilution is the solution"... For every car washed an additional 10 - 15 gallons of fresh water is added to the system further diluting the concern with chlorides and other ions.*

*-How will the Caustic Discharge be Reduced: We refer back to point #2 above where the chemistry in a professional car wash is balanced to work with the system resulting in a pH level in the 7.0 - 8.0 range. Caustics are neutralized and are not an issue in the reclaim system of a professional car wash.*

*-How will the Solids be Captured: We refer back to point #5 above where the solids are captured via Stokes Law and the natural settling of heavy materials where the tanks are pumped and disposed of properly every 3-6 months. Solids will not be an issue falling out of solution in the sewer mains.*

## **Steve Samudio**

### **Technical Sales Manager - PurClean**

**P** 916.505.0009 | **M** 916.505.0009

**E** [ssamudio@ncswash.com](mailto:ssamudio@ncswash.com)

#### **Stan Hanson, PE**

Senior Civil Engineer | Principal  
Houston Engineering, Inc.  
O 605.271.0378



**From:** Koops, Scott E. <[Scott.Koops@davenportiowa.com](mailto:Scott.Koops@davenportiowa.com)>  
**Sent:** Monday, March 6, 2023 10:37 AM  
**To:** [dan@mfp.llc](mailto:dan@mfp.llc); Stan Hanson <[sthanson@houstoneng.com](mailto:sthanson@houstoneng.com)>  
**Cc:** Planning <[Planning@davenportiowa.com](mailto:Planning@davenportiowa.com)>  
**Subject:** FW: [EXT] Re: question that you had after P&Z

Dan,

One of our Planning Commissioners had a question after the Public Hearing. Would you be able to explain what processes you do related to the question below?

**Thank you!**

**SCOTT KOOPS, AICP**

Questions:

Thanks Scott. My concerns are the Phosphates, Chelant's (spot removing chemistry), and caustics that are going to be dumped into the old sewer system along with all the salts washed from the cars. There are also major concerns in recent years from the EPA about Chloride discharge, associated with NaCl, into navigable waterways that our waste treatment facility is going to have to deal with. Especially in the winter months.

Furthermore, with water reclamation there is a concentration of these specific ions that further concentrates the discharge into the old sewer. My concern is the volumes to be generated during peak times. What volumes are we expecting? How are they going to reduce the concentration of potentially harmful elements? How are they going to reduce the caustic discharge? How are they going to capture all the solids washed from the cars, so that the sewer system isn't going to build up sludge? I'm sure the flowrate down the sewer will be less than 3 ft/sec, which is the required flow rate to prevent suspended solids from dropping out in the mains.

These are my concerns. Give me a call if you wish to discuss. Regards. Paul

City of Davenport  
Plan and Zoning Commission

Department: Development & Neighborhood Services  
Contact Info: Scott Koops | Scott.Koops@davenportiowa.com

**Date**  
**3/14/2023**

**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:**

Staff recommends the City Plan and Zoning Commission accept the listed finding to vacate the alley right-of-way located west of Division Street between Pleasant Street and Hickory Grove Road in Case ROW23-01 to the City Council with a recommendation for approval, subject to the following findings and conditions:

**Finding:**

1. The existing public alley 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.
3. Economic vitality will be strengthened in a stressed commercial neighborhood.

**Condition:**

1. Vacating the alley right-of-way is contingent upon the approval of Case REZ23-01.
2. All existing utilities located in the Right-of-Way which are subject to vacation shall be granted a blanket utility and access easement for the maintenance of such utilities.

**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 and allows for the necessary setbacks and landscaping.

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; the City Legal Department transacts the conveyance

procedure.)

### **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 Traffic Engineering: The City Traffic Engineer has stated the City has no concerns regarding vacation ROW23-01.

Storm Water. No storm water utilities are located in the alley; accordingly there will be no impact to stormwater infrastructure. The new development on private property adjacent to the east of this vacation shall be made to conform to all stormwater codes and requirements. There shall be no impact to the stormwater system as on-site detention will be provided per code.

Sanitary Sewer. Sewer is existing on this site and in the area; there shall be no impact to the sewer system.

Other Utilities. All utilities services located in the alley shall be granted a blanket utility and access easement for the maintenance of such utilities as conditioned in this report.

Emergency Services. The subject property is located approximately 200 feet east of Fire Station No. 6 at 1735 W. Pleasant St. Access to the business's on this block will be accessible to the Fire Department for their services.

Parks/Open Space. The proposed rezoning does not impact any parks or public open spaces.

**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. No other comments have been received.

The P&Z Public Hearing was held on February 28th. No specific concerns regarding vacation ROW23-01 were mentioned at the Public Hearing.

**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
- ▣ Backup Material
- ▣ Backup Material

Neighborhood Meeting Attendance  
Public Comment-1724 W Locust Street  
Public Comment-Vesole

## Staff Workflow Reviewers

### REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	3/10/2023 - 3:25 PM



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

Complete application can be emailed to [planning@davenportiowa.com](mailto: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:

Date:

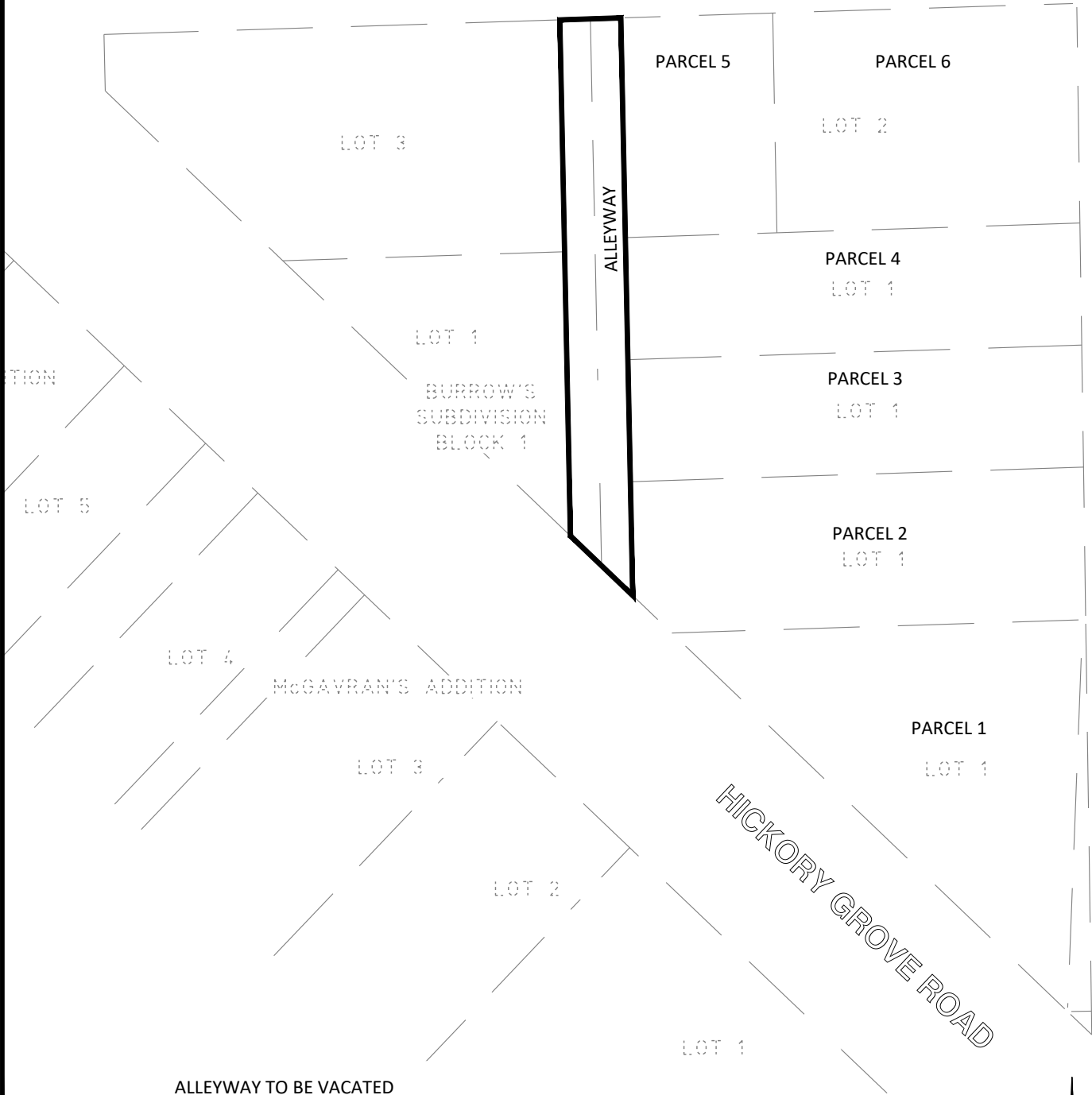
Planning staff

Date of the Public Hearing:

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

W PLEASANT STREET

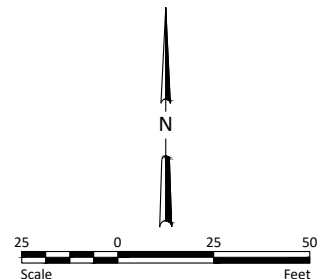
N DIVISION STREET



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

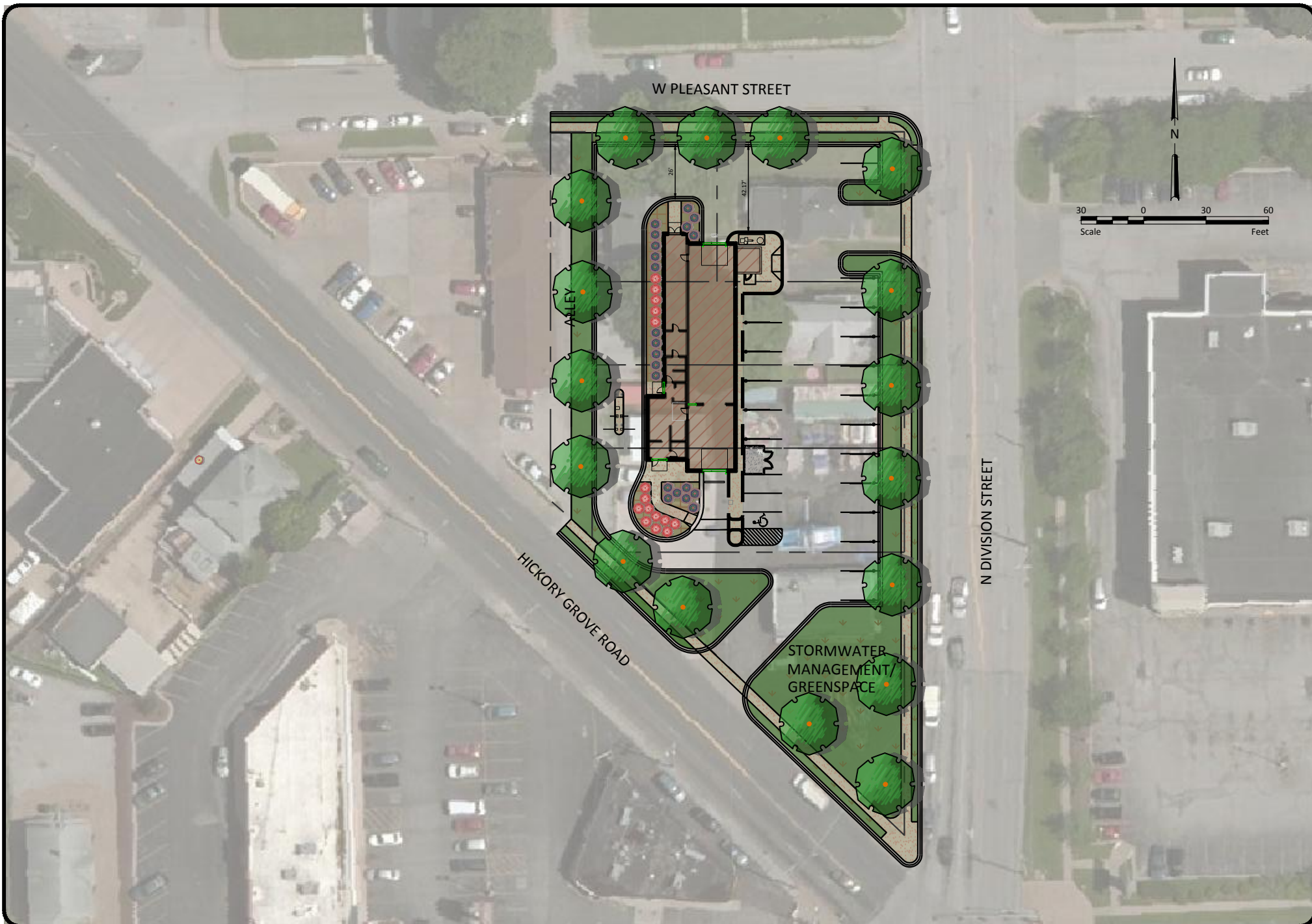
SILVERSTAR CARWASH  
1914 N DIVISION ST.  
DAVENPORT, IOWA

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

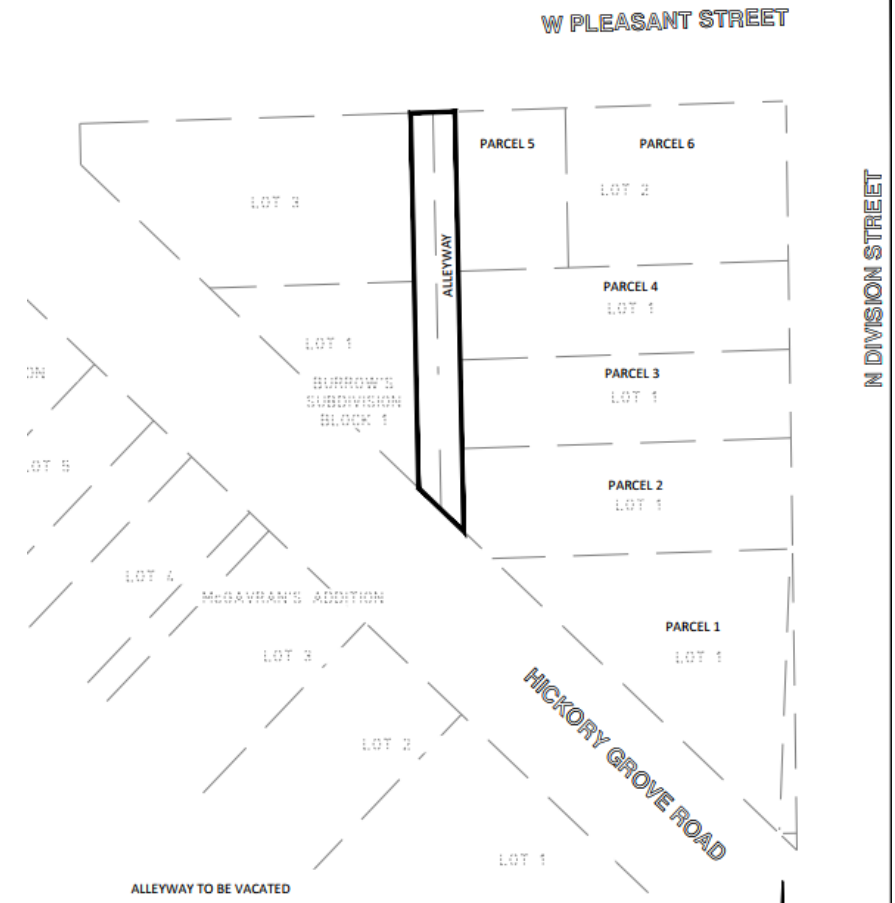
CONCEPT PLAN  
PROJECT NO. 10300-0021

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](mailto: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.

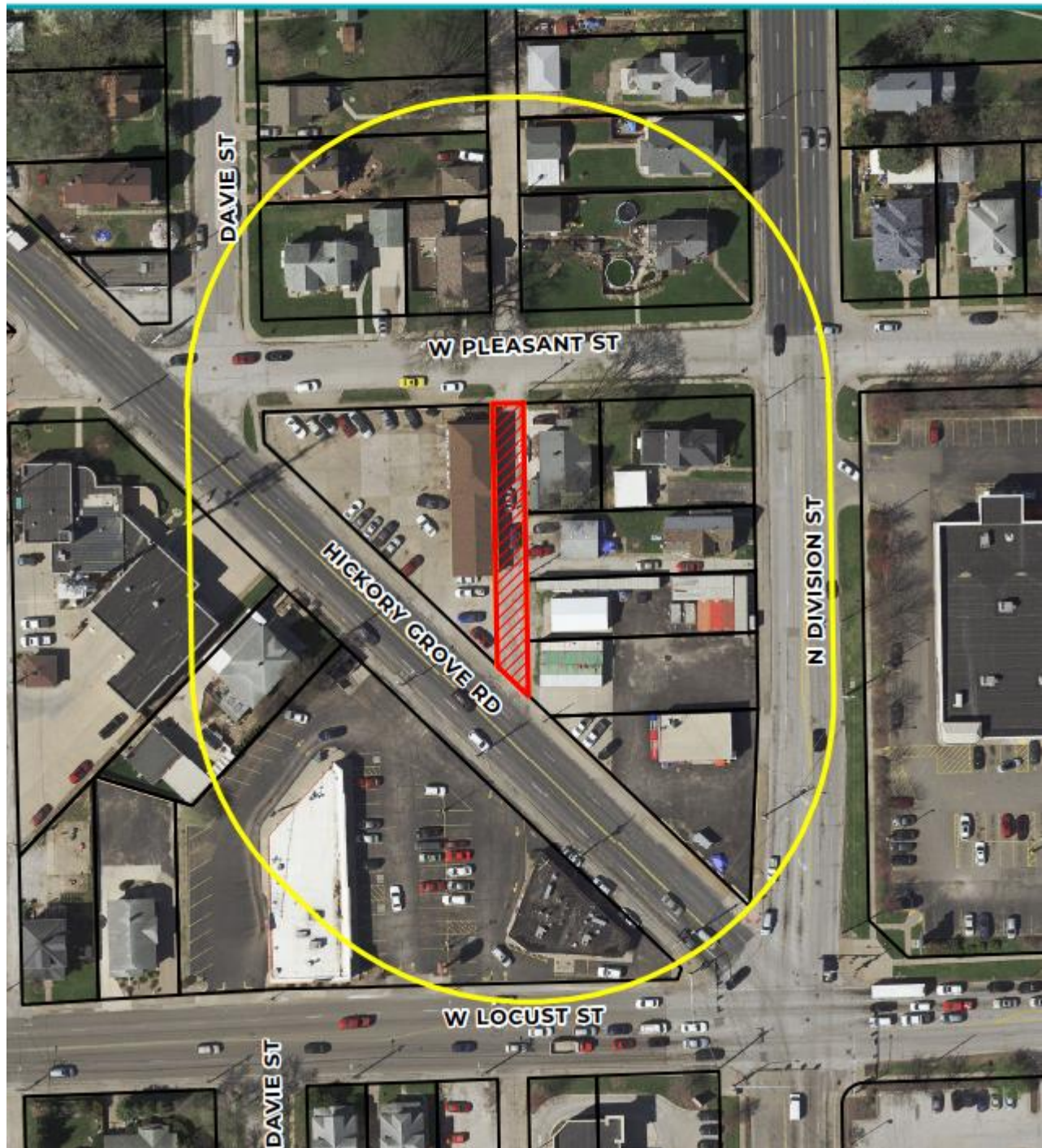
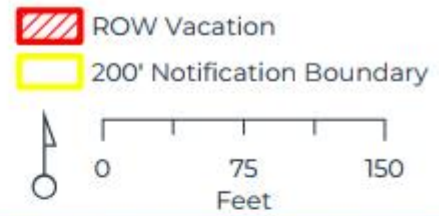
### Do You Have Any Questions?

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](mailto: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](mailto: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)

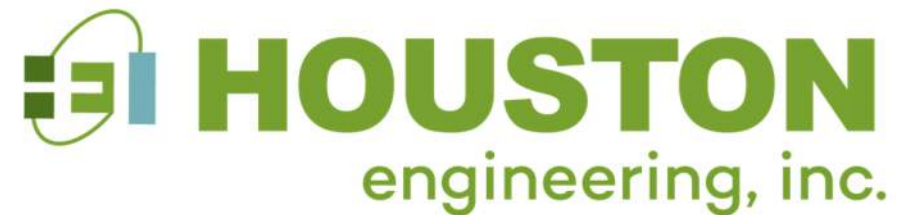


MAGGIE MOTTO

CALISSE MCPHERSON

RTM ENGINEERING

(SUPPORTING HOUSTON ENGINEERING)



ENGINEER OF RECORD

PRESENTATION TEAM







## LOCATION MAP







## REZONING EXHIBIT

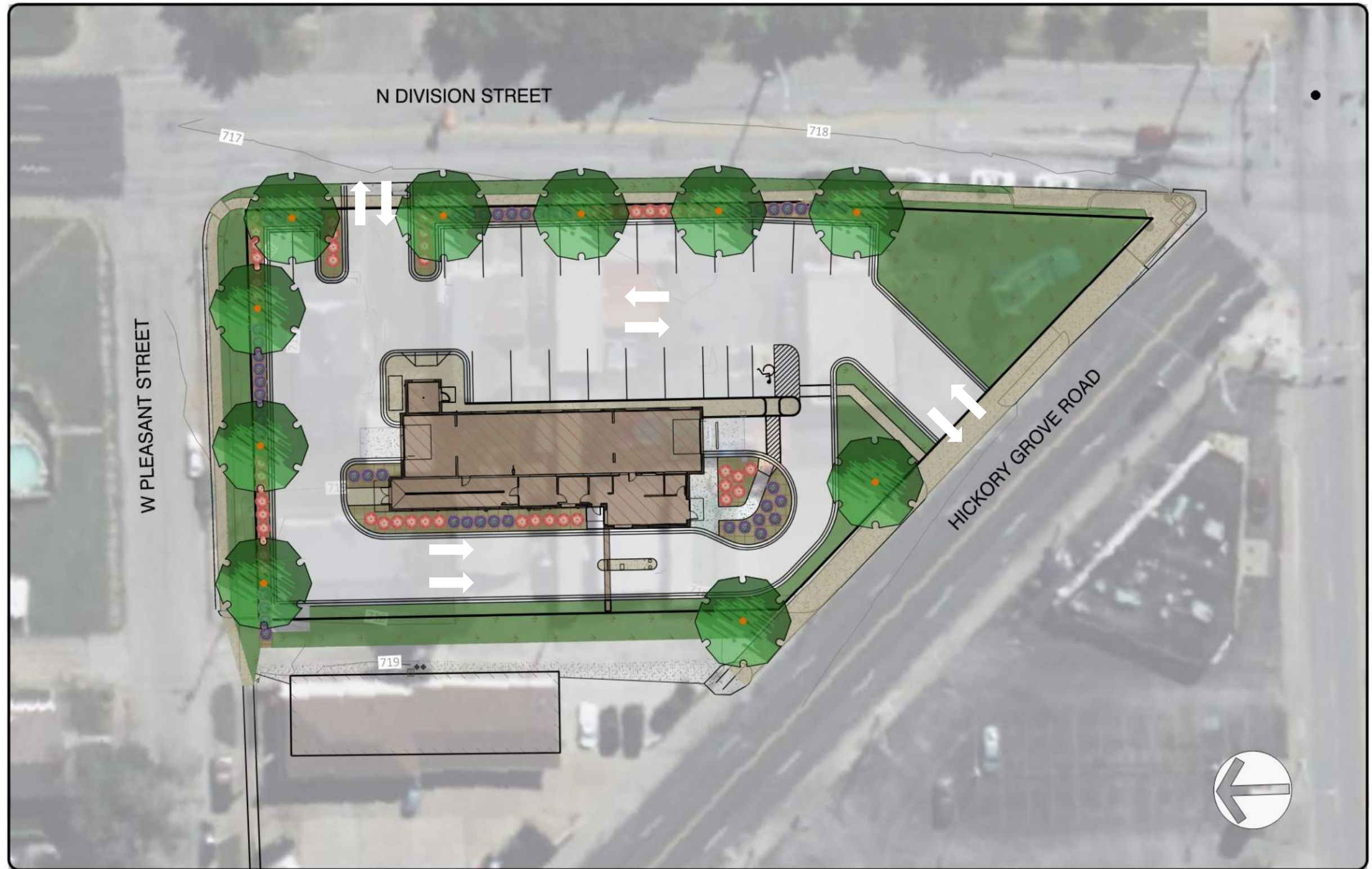




ALLEY VACATION EXHIBIT







SITE PLAN





**1 3D View 1**  
Scale:

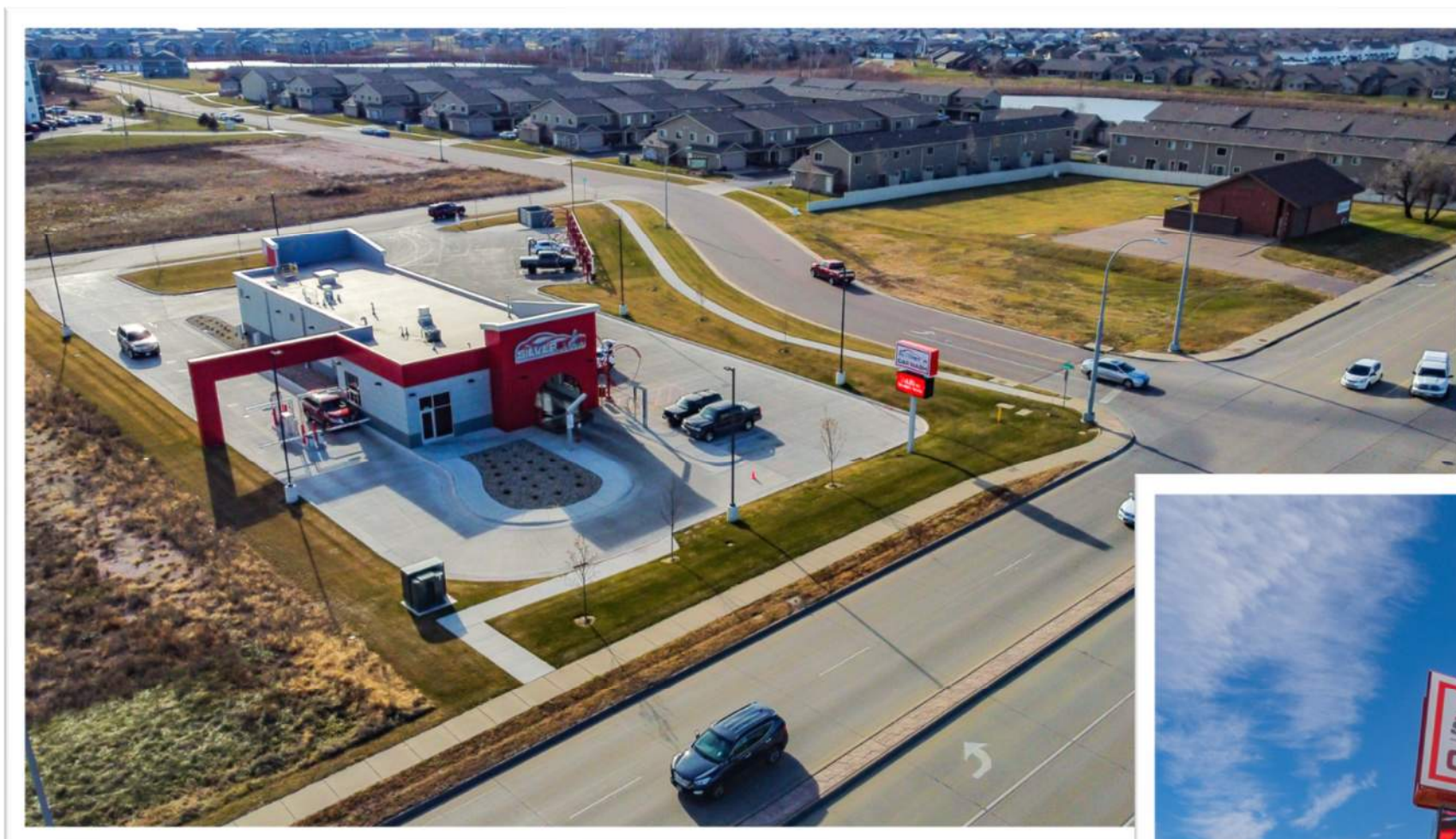


**2 3D View 2**  
Scale:

## ARCHITECTURAL PERSPECTIVE



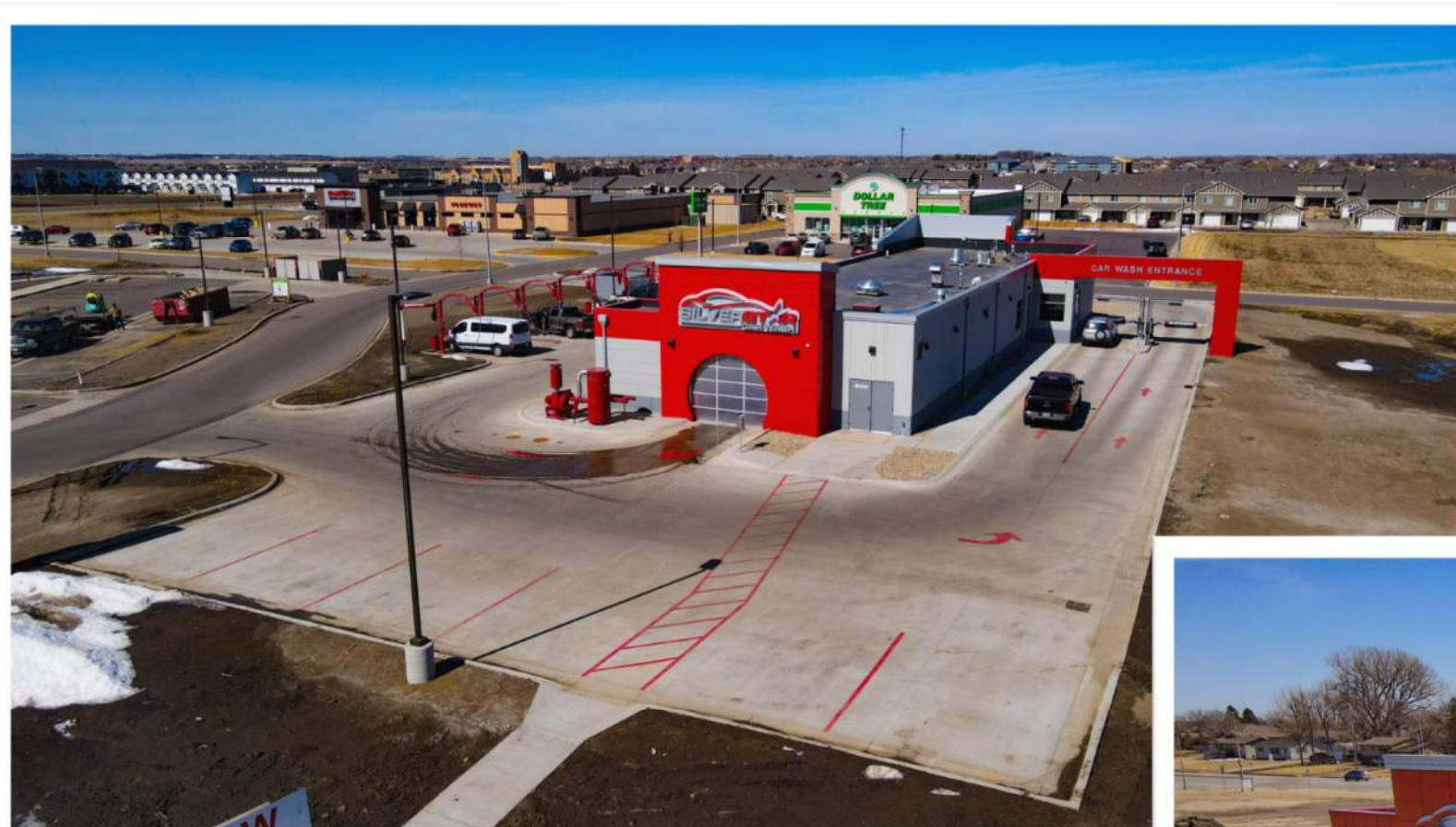




## PROJECT EXAMPLES







## 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@LA@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	
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**SENT BY** John J Corelis ([john.corelis@gmail.com](mailto: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 an First Financial Group, L.C.



City of Davenport  
Plan and Zoning Commission

Department: Development & Neighborhood Services  
Contact Info: Scott Koops | Scott.Koops@davenportiowa.com

**Date**  
**3/14/2023**

**Subject:**

Case F23-02: Request of Payne Properties LLC for a final plat of Payne Properties Addition.  
The 2-lot subdivision is located at 1814 E. Locust ST on 1.7 acres. [Ward 5]

**Recommendation:**

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F23-02 to the City Council with a recommendation for approval subject to the listed conditions:

**Findings:**

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

**Conditions:**

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.

**Background:**

**Discussion**

The purpose of the final plat is to establish two separate lots each with it's own building. The property is zoned C-1 Neighborhood Commercial District. The property presently has two commercial buildings located on one lot addressed 1804 and 1814 E. Locust ST.

**Comprehensive Plan:**

1. Within Existing Urban Service Area: Yes
2. Within Urban Service Area 2035: Yes

**Future Land Use Designation:**

Residential General (RG) - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.  
The proposed Final Plat complies with the Davenport +2035 proposed land use section.

**Zoning:**

The subject property is zoned **C-1 Neighborhood Commercial District**. This 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.

**Technical Review:**

1. Streets: No street are proposed. Access easements to adjacent properties are required.
2. Storm Water: Stormwater detention and water quality treatment will not be impacted.
3. Sanitary Sewer: There is an existing sanitary sewer available and in use by the existing buildings.
4. Other Utilities: Normal utility services are available at this site.
5. Parks/Open Space: There are no impacts to parks/open space
6. Natural Resources: As there is no ground disturbance, Natural Resources code shall be met without any changes to the existing site.

**Public Input:**

No public hearing is required for a Final Plat.

**ATTACHMENTS:**

Type	Description
▣ Exhibit	Application
▣ Exhibit	Plat

**Staff Workflow Reviewers**

**REVIEWERS:**

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berkley, Laura	Approved	3/10/2023 - 3:33 PM



Complete application can be emailed to [planning@davenportiowa.com](mailto:planning@davenportiowa.com)

**Property Address\***

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

**Applicant (Primary Contact)**

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

*Application Form Type:*

**Plan and Zoning Commission**

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

**Owner** (if different from Applicant)

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

**Zoning Board of Adjustment**

Zoning Appeal  
Special Use  
Hardship Variance

**Engineer** (if applicable)

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

**Design Review Board**

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

**Architect** (if applicable)

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

**Historic Preservation Commission**

Certificate of Appropriateness  
Landmark Nomination  
Demolition Request

**Administrative**

Administrative Exception  
Health Services and Congregate  
Living Permit

**Attorney** (if applicable)

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

**Preliminary Plat – Required for subdivisions of four lots or more.**

Property Location:

Total Land Area:

Total Number of Lots:

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area:      Yes      No

**Submittal Requirements:**

- The completed application form.
- Required fee:  
Ten or fewer lots - \$400 plus \$25 per lot.  
Eleven to twenty-five lots - \$700 plus \$25 per lot.  
More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed plat at a scale of not less than one inch per one hundred feet, which depicts the following:
  - The location of existing property lines, section lines, easements, corporate limits and other legally established districts, streets, buildings, watercourses, tree masses and other existing features within the area to be subdivided and similar facts regarding existing conditions on the land.
  - The proposed location and width of streets, alleys, lots, building setback lines and easements.
  - Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet shall be indicated in a general way upon the plat.
  - Proposed name of the subdivision (which shall not duplicate any previously filed plat), the name of the land owner, land developer, and land surveyor.
  - The names and adjoining boundaries of all adjacent subdivisions and the names of record owners of adjoining parcels of unsubdivided land.
  - Existing contours with intervals of five feet or less.
  - North point, scale and date.
  - A vicinity sketch showing the proposed subdivision in relationship to surrounding development and street systems.



## **Final Plat – Required for subdivisions of two lots or more.**

Property Location:

Total Land Area:

Total Number of Lots:

Linear Feet of Streets Added:

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area:      Yes      No

### **Submittal Requirements:**

- The completed application form.
- Required fee:
  - Ten or fewer lots - \$400 plus \$25 per lot.
  - Eleven to twenty-five lots - \$700 plus \$25 per lot.
  - More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed final plat at a scale of not less than one inch per one fifty feet, which depicts the following:
  - The boundary lines of the area being subdivided with accurate distances and bearings.
  - The lines of all proposed streets and alleys with their width and names.
  - The accurate outline of any property which is offered for dedication for public use.
  - The lines of all adjoining lands and the lines of adjacent streets and alleys with their width and names.
  - All lot lines and an identification system for lots and blocks.
  - Building lines and easements for any right-of-way provided for public use, services or utilities, or excess storm water passageways with figures showing their dimensions.
  - All dimensions, both linear and angular, necessary for locating subdivision boundaries, lots, streets, alleys, and of any other areas for public or private use. The linear dimensions are to be expressed in feet and decimals of a foot.
  - Radii, arcs and chords, points of tangency, central angles for all curvilinear streets, and radii and tangents for all rounded corners.
  - All survey monuments and bench marks together with their descriptions.
  - Name of subdivision and description of property subdivided showing its location by distance and bearing to the nearest quarter section monument; points of compass; graphic scale of map; and name and address of owner or owners or the subdivider, or in the case of corporate ownership, the name and address of the registered agent of said corporation shall also appear on the plat;
- Prior to forwarding the proposed final plat to City Council:
  - One full size copy of corrected final plat with the original mylar/sepia and one reduced copy signed/stamped by the utility companies.
  - Executed platting certificates acceptable to the City of Davenport:
    - Acceptance by the City of Davenport.
    - Hold Harmless Agreement.
    - Assessment waiver (sidewalks and subdivision improvements).
    - Dedication of Owner.
    - Consent to platting where applicable.
    - Certificate of Attorney.
    - Surveyor's Certificate.
    - Certificate of County Treasurer.
    - Certificate of Subdivision Name by Scott County Auditor.

**The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Preliminary Plat:**

- (1) Application:
  - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Plan and Zoning Commission's consideration of the proposed preliminary plat:
  - Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
  - The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (3) City Council's consideration of the proposed preliminary plat:
  - The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

**The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Final Plat:**

- (1) Application:
  - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Plan and Zoning Commission's consideration of the proposed final plat:
  - Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
  - The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (3) City Council's consideration of the final plat:
  - Prior to forwarding the petition to the City Council, the following must be provided to the Community Planning and Economic Development Department:
    - One full size copy of the corrected final plat and one reduced copy of the corrected final plat signed/stamped by the utility companies.
    - Executed platting certificate.
  - The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.
- (4) Recordation:
  - After the Mayor signs the approved final plats and Acceptance by the City of Davenport, the final will be released to the Surveyor to obtain and return 21 full size copies to the Community Planning and Economic Development Department.
  - After the 21 copies are returned, two copies of the final plat and platting certificates will be released to the petitioner.
  - It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.

Petitioner: *Morgan Payne*

Date:

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

Received by:

Date:

Planning staff

Date of Plan and Zoning Commission Public Hearing:

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

**Authorization to Act as Applicant**

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

\_\_\_\_\_

\_\_\_\_\_

Signature(s)

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

This \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_

\_\_\_\_\_

Form of Identification

\_\_\_\_\_

Notary Public

My Commission Expires:

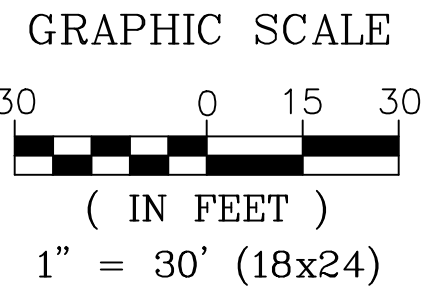


NOTES:

1. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
3. COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
4. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
5. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.
6. BLANKET EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
7. THE SUBJECT PROPERTY IS ZONED C-1, COMMERCIAL DISTRICT.
8. NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0370G EFFECTIVE DATE MARCH 23, 2021.
9. NO SITE DEVELOPMENT IS PROPOSED WITH THIS SUBDIVISION.

APPROVAL SIGNATURES:

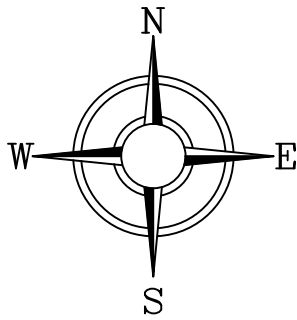
MAYOR	DATE:
CITY CLERK	DATE:
CHAIRMAN PLAN & ZONE	DATE:
CENTURY LINK	DATE:
IOWA - AMERICAN WATER COMPANY	DATE:
MEDIACOM	DATE:
MIDAMERICAN ENERGY	DATE:
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.	
METRONET	DATE:



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

LEGEND:

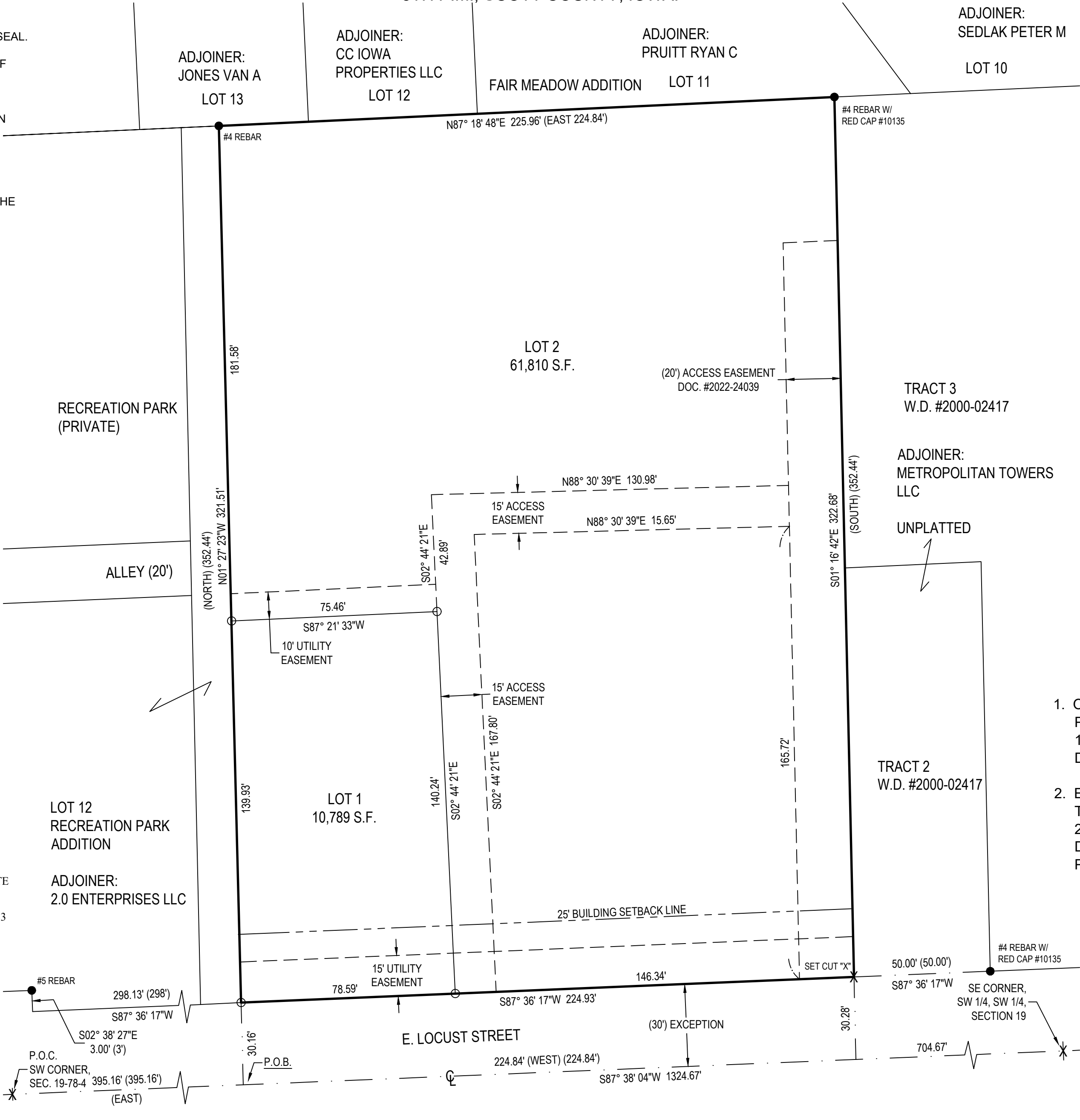
- DEED DIMENSION = (0.00')  
FIELD DIMENSION = 0.00'  
MONUMENTS FOUND:  
AS NOTED = ●  
MONUMENTS SET:  
#5 REBAR W/ PINK CAP #8860 = ○  
BOUNDARY LINE = ————  
FENCE LINE = — x — x — x —  
EASEMENT LINE = - - - - -  
SETBACK LINE = - . . . . .  
SECTION LINE = - - - - -



FINAL PLAT

PAYNE PROPERTIES SUBDIVISION

TO THE CITY OF DAVENPORT, IOWA, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA.



PLAT INFORMATION

- |  |   |
|--|---|
| 1. Owner:<br>Payne Properties LLC<br>1720 E. Locust Street<br>Davenport, Iowa 52803                          | 3. Surveyor:<br>Jerry D. Rogers<br>2224 East 12th Street<br>Davenport, Iowa 52803<br>Ph: (563) 386-4236 |
| 2. Engineer:<br>Townsend Engineering<br>2224 East 12th Street<br>Davenport, Iowa 52803<br>Ph: (563) 386-4236 | 4. Attorney:<br>Gomez May, LLP<br>2322 E. Kimberly Road<br>Davenport, Iowa 52807<br>(563) 359-3591      |

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

JERRY D. ROGERS Iowa License Number: 8860 My license renewal date is December 31, 2023 Pages or sheets covered by this seal: 1	Date
---	------

<p>TOWNSEND ENGINEERING</p> <p>CIVIL • STRUCTURAL • LAND DEVELOPMENT</p>	DATE: 2/7/2023	DRAWN BY: KLC	CHECKED BY: JDR	<table><tr><th>NO.</th><th>REVISIONS: DESCRIPTION</th><th>DATE</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	NO.	REVISIONS: DESCRIPTION	DATE													PROJECT FINAL PLAT SUBDIVISION DAVENPORT, IOWA	PREPARED FOR: MORGAN PAYNE 1720 E. LOCUST STREET DAVENPORT, IOWA 52803	SHEET NO. 1 OF 1
	NO.	REVISIONS: DESCRIPTION	DATE																			
<p>563 386.4236 office 386.4231 fax 2224 East 12th Street, Davenport, IA 52803</p>	DRAWING LOCATION S: \PAYNE—MORGAN																					

City of Davenport  
Plan and Zoning Commission

Department: Development & Neighborhood Services  
Contact Info: Scott Koops | Scott.Koops@davenportiowa.com

**Date**  
**3/14/2023**

**Subject:**

Case F23-03: Request of Dan Dolan Homes, LLC for a final plat of Birchwood Grove 2nd Addition. The 42-lot subdivision being a replat of Lot 14 of Birchwood Grove, near the terminus of Lakeview PKWY and Ravenwood LN on 7.4 acres. [Ward 6]

**Recommendation:**

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F23-03 to the City Council with a recommendation for approval subject to the listed conditions:

**Findings:**

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

**Conditions:**

1. Surveyor shall sign the plat;
2. Utility providers shall sign the plat when their easement needs have been met;
3. The title/description shall read "Birchwood Grove 2nd Addition; being a replat of Lot 14 of Birchwood Grove Addition, to the City of Davenport, Scott County, Iowa";
4. Curve #9 shall be revised to meet SUDAS back-of-curb radius of 50';
5. Applicable General Notes from Birchwood Grove Addition shall be added to the plat;
6. Add the label "Stormwater Detention and Access Easement" to Outlot A.

**Background:**

The purpose of the plat is to complete the build-out of this 7.4 acre area as individual fee-simple lots. The lots shall be developed for duplex dwellings; property is zoned R-MF Multi-Family Residential.

**Comprehensive Plan:**

1. Within Existing Urban Service Area: Yes
2. Within Urban Service Area 2035: Yes

**Future Land Use Designation:**

Residential General (RG) - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.  
The proposed Final Plat complies with the Davenport +2035 proposed land use section.

**Zoning:**

The subject property is zoned **R-MF Multiple-Family Residential District**. This district is intended to accommodate residential neighborhoods in the City of Davenport consisting of single-family and two-family homes in a dense urban development pattern. The R-4 District may also serve as a transitional district between Davenport's single-family and two-family neighborhoods and more intense uses within the City. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4 District.

**Technical Review:**

1. Streets: Lakeview PKWY is proposed to be extended approximately 1,100 linear feet, and a short connection to Ravenwood LN is also proposed.
2. Storm Water: Stormwater detention and water quality treatment will be provided per code requirements.
3. Sanitary Sewer: There is an existing sanitary sewer adjacent to the subdivision.
4. Other Utilities: Normal utility services are available at/near this site.
5. Parks/Open Space: There shall be no impact to parks/open space
6. Natural Resources: Natural Resources code shall be met per code requirements.

**Public Input:**

No public hearing is required for a Final Plat.

**ATTACHMENTS:**

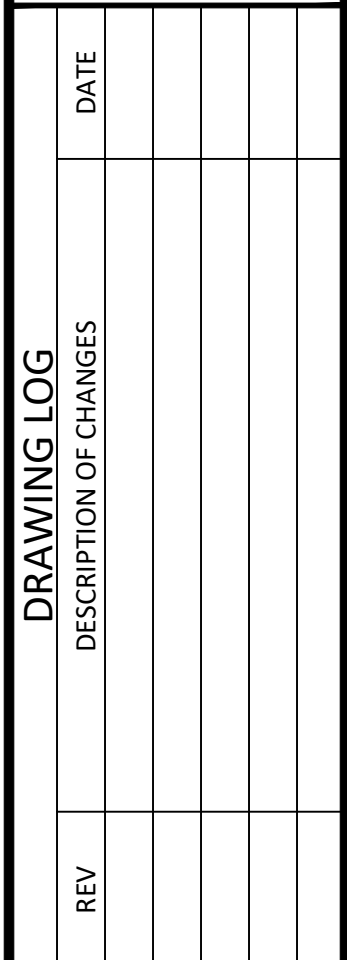
Type	Description
▢ Exhibit	Plat - Birchwood Grove 2nd Addition
▢ Exhibit	Application

**Staff Workflow Reviewers****REVIEWERS:**

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berkley, Laura	Approved	3/10/2023 - 4:02 PM



FOR RECORDER'S USE ONLY	RECORDER'S INDEX
	COUNTY: SCOTT
	SECTION: 9-78-04
	QUARTER SECTION: SW 1/4
	CITY: DAVENPORT
	SUBDIVISION: BIRCHWOOD GROVE
	BLOCK: NA
	LOT(S): 14



ALL OF LOT 14 OF BIRCHWOOD GROVE AS RECORDED IN FILE # 2021-00039896 OF THE SCOTT COUNTY RECORDERS OFFICE IN THE CITY OF DAVENPORT, SCOTT COUNTY IOWA.

DESCRIBED AREA CONTAINS 7.04 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C13	21.78	55.50	22°28'57"	N20° 44' 15"W	21.64
C14	21.27	55.50	21°57'29"	N01° 28' 58"E	21.14
C15	18.34	55.50	18°55'53"	N21° 55' 39"E	18.25
C16	19.27	55.50	19°53'27"	N41° 20' 18"E	19.17
C17	19.31	55.50	19°56'11"	N61° 15' 07"E	19.21
C18	15.86	55.50	16°22'44"	N79° 24' 25"E	15.81
C19	254.03	55.50	262°15'06"	N43° 31' 56"W	83.61
C20	113.83	125.00	52°10'26"	S65° 59' 47"E	109.94
C21	36.73	173.01	21°01'21"	N31° 31' 00"W	36.59
C22	5.02	725.00	0°23'47"	N22° 51' 15"W	5.02
C23	5.48	125.00	2°30'50"	N89° 10' 25"E	5.48

KEY NOTES:

- (A) 15' WATER MAIN AND PUBLIC UTILITY EASEMENT
- (B) 15' SANITARY SEWER AND PUBLIC UTILITY EASEMENT
- (C) 25' BUILDING FRONT AND REAR SETBACK
- (D) 5' BUILDING SIDE SETBACK (TYP)
- (E) 15' DRAINAGE AND UTILITY EASEMENT
- (F) 30' LANDSCAPING BUFFER
- (G) 15' LANDSCAPE AREA
- (H) 10' WATER MAIN AND PEDESTRIAN ACCESS EASEMENT
- (I) 15' DRAINAGE EASEMENT
- (J) 40' WATER MAIN AND SANITARY AND STORM SEWER EASEMENT

LOT A IS TO BE DEDICATED AS PUBLIC ROAD RIGHT OF WAY.

OUTLOT A IS RESERVED FOR STORM WATER IMPROVEMENTS

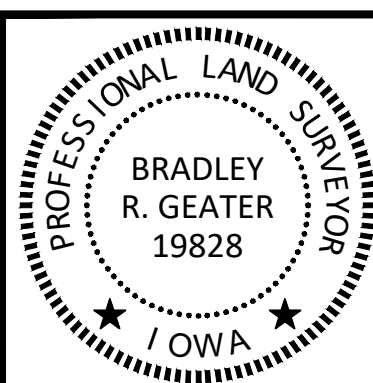
NOTES:

1. BASIS OF BEARING IS GPS MEASUREMENTS IN THE IOWA PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83.
2. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS.
3. ERROR OF CLOSURE IS LESS THAN 1 IN 10,000

UTILITY APPROVALS			
CENTURYLINK	DATE	METRONET	DATE
MIDAMERICAN ELECTRIC	DATE	MIDAMERICAN GAS	DATE
MEDIACOM COMMUNICATIONS CORP	DATE	CITY OF DAVENPORT	DATE
IOWA AMERICAN WATER COMPANY	DATE		

**OWNER / APPLICANT:**  
DOLAN HOMES, LLC  
2660 E. 53RD STREET  
DAVENPORT, IA 52807  
563-381-4088

AXIOM CONSULTANTS, LLC  
BRAD GEATER  
60 E COURT STREET, UNIT 3  
IOWA CITY, IA 52240  
319-519-6220  
BGEATER@AXIOM-CON.COM



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

BRADLEY R. GEATER, P.L.S., P.E.  
LICENSE NUMBER 19828.

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023.

PAGES OR SHEETS COVERED BY THIS SEAL: ALL

PROJECT NAME:  
BIRCHWOOD GROVE - LOT 14  
DAVENPORT, IOWA

SHEET NAME:  
**FINAL PLAT**

SHEET NAME: **FINAL PLAT**

PROJECT NO.:	DESIGN PROFESSIONAL:
<b>220221</b>	<b>BOELK</b>

1 OF 1





**CITY OF DAVENPORT**  
Development & Neighborhood  
Services – Planning  
1200 W. 46th St  
Davenport, IA 52807

**Office** 563.326.6198  
planning@davenportiowa.com

**APPLICATION FOR**  
**SUBDIVISION PLAT**  
(LAND DIVISION)

**APPLICANT INFORMATION**

Applicant Name
Address
City   State   Zip
Phone
Secondary Phone
E-Mail Address

**Acceptance of Applicant**

I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for all development review costs, including but not limited to a traffic study.

\_\_\_\_\_

Print Applicant's Name

\_\_\_\_\_

Applicant's Signature

SUBDIVISION NAME		
LOCATION DESCRIPTION		SUBMITTED
NUMBER OF LOTS BY USE TYPE	ACRES	STREETS ADDED

**PLAT TYPE SUBMITTED:**

**PRELIMINARY PLAT:** \$16.16 Requirements  
**FINAL PLAT:** \$16.20 Requirements

**PRELIMINARY PLAT REQUIREMENTS:**  
Preliminary Plat  
Contours (2') & Infrastructure (pre/post)

**FINAL PLAT REQUIREMENTS:**  
Platting Certificates per §354.11 State Code  
Final Plat

**GENERAL REQUIREMENTS:**  
Authorization to Act as Applicant, if needed  
Application Fee (REQUIRED)

Subdivision Platting Fee Schedule	
Number of Lots	Fee
1 lot to 10 lots	\$400 plus \$25/lot
11 to 25 lots	\$700 plus \$25/lot
26 or more lots	\$1,000 plus \$25/lot

Submit this form, and any questions, to DNS Planning Division at [planning@davenportiowa.com](mailto:planning@davenportiowa.com).

DEVELOPMENT TEAM			
<b>Developer / Project Manager</b>		<b>Engineer</b>	
Address		Address	
Phone	Secondary Phone	Phone	Secondary Phone
E-Mail Address		E-Mail Address	
<b>Owner</b>		<b>Attorney</b>	
Address		Address	
Phone	Secondary Phone	Phone	Secondary Phone
E-Mail Address		E-Mail Address	