

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, OCTOBER 3, 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 September 19, 2023 meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

- i. Case REZ23-05: Request of Anthony Properties to rezone the 10.17 acres of Lot 1 of Phoenix Centre 6th Addition in the 5600 Block of Tremont Avenue (Parcel X1203-01) from I-1 Light Industrial to R-MF Multi-Family Residential District. [Ward 8]

VI. Subdivision Activity

A. Old Business

B. New Business

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Laura.Berkley@davenportiowa.com

Date
10/3/2023

Subject:
Consideration of the September 19, 2023 meeting minutes.

Recommendation:
Approve the minutes.

ATTACHMENTS:

Type	Description
▣ Exhibit	Minutes 09-19-23

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Koops, Scott	Approved	9/28/2023 - 1:10 PM

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, SEPTEMBER 19, 2023; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

Public Hearing for Case REZ23-05: Request of Anthony Properties to rezone the 10.17 acres of Lot 1 of Phoenix Centre 6th Addition in the 5600 Block of Tremont Avenue (Parcel X1203-01) from I-1 Light Industrial to R-MF Multi-Family Residential District. [Ward 8]

Koops provided an overview of the rezoning request which is to facilitate development of the site for an estimated 112 to 132 apartments in approximately four buildings. Two protests were received and have been included in the Commission's Packet material linked publicly on the City's/Commission's website.

Attorney Thomas Pastrnak was present to represent the applicant Anthony Properties and to explain the request and the similarity between what has been developed at the Brady Street property, and that a nearly identical product would be developed on the subject property. Pastrnak mentioned the developer might build a pedestrian trail to connect the two properties.

Eikleberry asked if there are any other similar situations like these two uses. Staff mentioned one development near Hickory Grove RD and Hillandale and the apartments near Grand and E 46th Street.

No Members of the public spoke in favor or against the request.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

Present: Hepner, Eikleberry, , Johnson, Tallman, Inghram, Maness, , and Schneider.

Excused: Reinartz, Tallman; Garrington. Absent: None.

Staff: Berkley, Koops,

II. Report of the City Council Activity

Staff provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the Sept 5, 2023 meeting minutes.

Motion by Hepner, second by Maness, to approve the Sept. 5, 2023 meeting minutes. Motion to approve was unanimous by voice vote (6-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business: None.

B. New Business

- 1) Case REZ23-04: Request of Jason Cousineau to rezone approximately 1.19 acres of land generally located southeast of the Grand Avenue and E. 46th Street intersection at 801 E. 46th Street from R-MF Multi-Family Residential District to I-1 Light Industrial Zoning District. [Ward 7]

Staff recommends Case REZ23-04 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Residential General.
2. The proposed zoning map amendment to I-1 Light Industrial District is compatible with the zoning and uses of nearby developed property.
3. The zoning map amendment will enable the area to be developed in a manner consistent with the surrounding area.
4. The proposed zoning map amendment does not hinder the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities with future development.

Jason Cousineau described the request for garage suites.

Johnson asked if there would be any signage. The applicant stated that it would not be a place that would need a lot of signage. Berkely stated any signage would need to meet sign code requirements.

There were no comments in favor or opposition to the proposed request.

Without any further comments, Secretary Tallman commenced roll call vote for REZ23-04.

Motion to approve staff recommendation and findings of request REZ23-03 was made by Schneider seconded by Stelk. Eikleberry, yes; Johnson, yes; Maness,

yes; Stelk, yes; Schneider, yes; and Hepner, yes. The motion carried unanimously (6-0).

VI. Subdivision Activity

A. Old Business

B. New Business

1. Case F23-13: Request of Calvin Bolkema for a final plat West Silver Creek 2nd Addition. The two-lot agricultural subdivision is located at 5605 Wisconsin Avenue containing 4.25 acres [Ward 2]

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F23-13 to City Council with a recommendation for approval subject to the listed findings and conditions:

Findings:

1. The final plat conforms with the comprehensive plan Davenport 2035+.
2. The final plat accommodates efficient use of the properties.
3. The final plan, as conditioned, will achieve consistency with subdivision code.

Conditions:

1. Surveyor shall sign the plat.
2. Utility provider shall sign the plat after easement needs are met.

Motion by Eikleberry, second by Johnson, to approve staff recommendation and conditions for F23-13. Motion was approved by a roll call vote (6-0).

Hepner, yes; Eikleberry, yes; Johnson, yes; Maness, yes; Stelk, yes; and Schneider, yes. The motion carried unanimously (6-0).

VII. Future Business: REZ23-05.

VIII. Communications

IX. Other Business

X. Adjourn

Motion to adjourn was unanimous by voice vote (6-0). Meeting adjourned at 5:24 pm.

City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services
Contact Info: Laura Berkley | 563-888-3553

Date
10/3/2023

Subject:

Case REZ23-05: Request of Anthony Properties to rezone the 10.17 acres of Lot 1 of Phoenix Centre 6th Addition in the 5600 Block of Tremont Avenue (Parcel X1203-01) from I-1 Light Industrial to R-MF Multi-Family Residential District. [Ward 8]

Recommendation:

Staff recommend Case REZ23-05 be forwarded to the City Council with a recommendation for denial.

Findings:

1. The proposed rezoning to R-MF Multi-Family Residential is inconsistent with the Comprehensive Plan and adopted land use policies.
2. The introduction of a residential use in an industrial area is not compatible with the zoning and land uses or character of nearby property.
3. The proposed amendment may have factors that could impact public health, safety, and welfare of the City.
4. Rezoning the property to to R-MF does create nonconformities.

Background:

The petitioner is requesting to rezone the subject property from I-1 Light Industrial District to R-MF Multi-Family Residential District. Anthony Properties, petitioner for REZ23-05, has proposed approximately 112 to 132 units in 4 apartment buildings for the subject property. For comparison, the existing Reserve development on Brady Street has 196 units in seven (7) apartment buildings. Conceptual plans have been submitted by the applicant and are attached.

A note regarding concept plans: Re-zonings are intended to determine if the district itself is appropriate and compatible with surrounding districts and development. Any submitted concept plans or proposed designs are for reference only, but can be useful in visualizing potential development.

The vacant site is a greenfield site and has never been developed. The most intensive use of the property has been row-cropping/ag use. See the attached Vicinity Map, Zoning Map, and Davenport 2035+ Land Use Map.

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation:

Industry (I) - Designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.

Zoning:**Existing: I-1 Light Industrial District.**

The I-1 Light Industrial Zoning District is intended to provide for a variety of light manufacturing, fabricating, processing, distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity uses with minimal, if any, outside impacts

Proposed: R-MF Multi-Family Residential

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

Technical Review:**Fire:**

Due to the number of units and inability to provide full access around the buildings, the Fire Marshal would require a full NFPA 13 system and drive aisles that are a minimum of 26 feet wide in order to accommodate the fire apparatus necessary to serve the buildings. Based on the submitted concept plans, there are concerns regarding the turning radius for fire apparatus. The development would require clear way finding and signage at the street in order to ensure emergency services know how to enter the property.

Engineering:

The IA DOT classifies this roadway as a local road. There are no recent traffic count numbers on this section of Tremont Street; however engineering estimates the average annual traffic count to be approximately 2,500 AADT. It is likely there is a larger proportion of truck traffic in this general area due to the current uses and industrial zoning from 46th Street to Veterans Memorial Parkway. The additional traffic generated by this development may result in traffic signal warrants at Tremont Street and Veterans Memorial Parkway.

Zoning:

Access to the property is through a 40-foot strip of land between two lots containing storage units. Due to the inability to construct a public street meeting the width requirements in the City of Davenport subdivision code, further subdivision of the subject property to facilitate development of single-family, single-family semi-detached, two-family, or townhouse, would not be feasible.

Public Input:

Property owners within 200 feet of the property have been notified and a sign has been placed on the property as of September 7th. A Public Hearing Notice was published in the September 9th Quad City Times per State of Iowa rezoning requirements. No one spoke in favor or against the petition at the public hearing.

To date, staff has received two letters of opposition from surroundings. The letters have been included in the background information. The main concerns leading to opposition is traffic on Tremont, increased crime that is affecting their businesses, and erosion.

Approval Standards for Map Amendments (Chapter 17.14.040):

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

amendments is based on a balancing of these standards.

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

Staff Response: The property is designated Industry (I) in the Davenport +2035 Land Use Plan. This land use category is intended to provide separation and buffering from residential uses. The proposed rezoning would introduce residential uses into an industrial corridor.

It is staff's opinion that the proposed rezoning to R-MF Multi-Family Residential is inconsistent with the Comprehensive Plan and adopted land use policies, which identifies the site as Industrial.

b. The compatibility with the zoning of nearby property.

Staff Response:

The following zoning districts abut the subject property:

- North: I-1 Light Industrial
- South: I-1 Light Industrial
- East: I-1 Light Industrial
- West: R-MF Multi-Family Residential District

While the property to the west is zoned R-MF, the subject property primarily interacts with the surrounding industrial land, where access will be taken from Tremont Avenue.

It is staff's opinion that the proposed amendment is not compatible with the zoning of nearby property.

c. The compatibility with established neighborhood character.

Staff Response: The industrial building design standards are intentionally relaxed to promote large scale manufacturing and warehouse users. Industrial districts are allowed to incorporate lower quality building materials, such as metal panels or corrugated siding. Architectural elements and design features are not regulated, enabling construction of substantial structures on large lots. In addition, there are also no transparency or articulation requirements. While there are instances of residential development adjacent to industrial districts, they are typically designed to reduce interaction with industrial uses. Introducing residential uses in the middle of industrial corridor is not compatible.

It is staff's opinion that the proposed amendment is not compatible with the established neighborhood character.

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

Staff Response: An additional burden is placed on developed industrial properties with respect to noise standards. The noise ordinance allows a greater level of noise when the receiving property is also industrial. Introducing residential zoning will lower the decibel

levels allowed. There is also a possibility that first responders may have difficulty locating this development due to its location behind developed industrial property. Over time, the properties adjacent to Tremont may choose to redevelop with different uses that could result in taller buildings. This would further obscure a residential development from view at the street.

It is staff's opinion that the proposed zoning map amendment may have factors that could impact public health, safety, and welfare of the City.

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

Staff Response: The property is presently zoned I-1 Light Industrial District. This district allows for a variety of industrial and commercial uses including manufacturing, fabrication, and distribution and warehousing. The I-1 district enables a wide range of development opportunities that will ensure consistency with the surrounding developments.

The I-1 Light Industrial District is in high demand, and the city is running out of available sites for additional development. There has been interest in the development of this property in the past. The proposed use of multi-family is allowed in many zoning districts within the city; however many of the uses in I-1 prohibited in other districts.

It is staff's opinion that the property is suitably zoned for one or more of the uses permitted under the existing zoning classification.

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

Staff Response: If rezoned to R-MF Multi-Family Residential District, the vacant 10.17 acre property would be able to conform to the district dimensional standards. The adjacent developed industrial properties would become nonconforming with respect to buffer yard requirements.

It is staff's opinion that the proposed zoning map amendment will create nonconformities on adjacent properties.

ATTACHMENTS:

Type	Description
▣ Exhibit	Application & Concept Plans
▣ Exhibit	Apartment Complex Exterior Photos
▣ Exhibit	Vicinity Map
▣ Exhibit	Topographic Contour Lines
▣ Exhibit	Davenport 2035+ Land Use
▣ Exhibit	Zoning Map
▣ Backup Material	Protest Letter - Siether & Cherry
▣ Backup Material	Protest Letter - JERICO Tool Company
▣ Backup Material	Public Notice

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	9/29/2023 - 1:39 PM




CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th ST
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
REZONING
(MAP AMENDMENT)

DATES: PRE-APP	SUBMITTAL 8/22/23	PUBLIC HEARING 9/19/23
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PROJECT TITLE Expansion of the Reserve @ City's Edge			
SITE ADDRESS OR GENERAL LOCATION DESCRIPTION Lot 1 Phoenix Centre 6th Addn			
NEIGHBORHOOD MEETING DATE / TIME / LOCATION			
ZONING DISTRICTS	EXISTING I1	PROPOSED R-MF	SQ. AREA 10.17 acres

APPLICANT INFORMATION	
Applicant Name ANTHONY PROPERTIES	
Address 12770 COIT RD, STE 970	
City State Zip DALLAS, TX 75251	
Phone (214) 432-9514	
Secondary Phone	
E-Mail Address BRIAN@ANTHONYPROPERTIES.COM	
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 attendance at each meeting on the public hearing/zoning calendar. The City reserves the right to require further site studies as necessary, such as a traffic study.	
BRIAN SHIU	
Type Applicant's Name	
	08/22/2023
Applicant's Signature	Date

COMPLETE SUBMITTALS SHALL INCLUDE:	SUBMITTED
Concept/Development Plan	<input type="checkbox"/>
Authorization to Act as Applicant* *only needed if the Applicant is different than the owner	<input checked="" type="checkbox"/>
Legal Description* (bearing & distance) * shall include a MS Word or Text file	<input checked="" type="checkbox"/>
Legal Description Dimensioned Sketch	<input checked="" type="checkbox"/>
Application Fee* (REQUIRED) * (check payable to 'City of Davenport')	<input type="checkbox"/>

Rezoning Fee Schedule	
Land Area	Fee
Less than 1 acre	\$400
1 to less than 10 acres	\$750 plus \$25/acre
10 acres or more	\$1,000 plus \$25/acre

1 to 3 site notice signs are required based on lot size; \$10 each

DEVELOPMENT TEAM	
Property Owner HUMANE SOCIETY OF SCOTT COUNTY	
Address 2802 W CENTRAL PARK AVE DAVENPORT IA	
Phone (563) 388-6655	Secondary Phone
E-Mail Address	
Project Manager/Other THOMAS J. PASTRNAK (ATTORNEY)	
Address 313 W 3RD ST DAVENPORT, IA 52801	
Phone (563) 323-7737	Secondary Phone
E-Mail Address TPASTRNAK@PASTRNAK.COM	

PROJECT NARRATIVE: (submit separate sheet if needed)

The purpose for the rezoning would be to develop a second phase of The Reserve at City's Edge, which is on the property immediately west of the subject property. The Reserve is a highly successful multi-family community and building a second phase would allow us to accommodate the significant demand for additional units. The second phase would be very similar in nature to the first phase and would consist of approximately 4 buildings and a clubhouse.

Submit the first two pages of this form to Planning Staff at:
planning@davenportiowa.com or contact staff with any questions or requests for additional information.

Authorization to Act as Applicant

I/We, Humane Society of Scott County
[as property owner(s)]

authorize Brian Shiu of Anthony Properties
[the above person(s)]

to act as applicant, representing me/us before the following board: Plan & Zoning Commission *

for the property located at Parcel X1203-01



Signature(s)*

*Please note: original signature(s) are required signed in front of a Notary.

Notarization: _____

8.22.23
Date

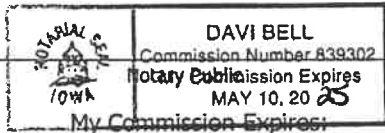
State of Iowa,

County of Scott,

Sworn and subscribed before me

known personally
[Identification type]

this 22 day of August, 2023



** Application Form by Board Type*

Plan and Zoning Commission

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

Zoning Board of Adjustment

Special Use
Hardship Variance
Zoning Appeal
Nonconforming Use Exception

Design Review Board

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

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

LEGAL DESCRIPTION

PARCEL X1203-01

Lot 1 in Phoenix Centre Sixth Addition to the City of Davenport, Scott County, Iowa



Scott County / City of Davenport, Iowa

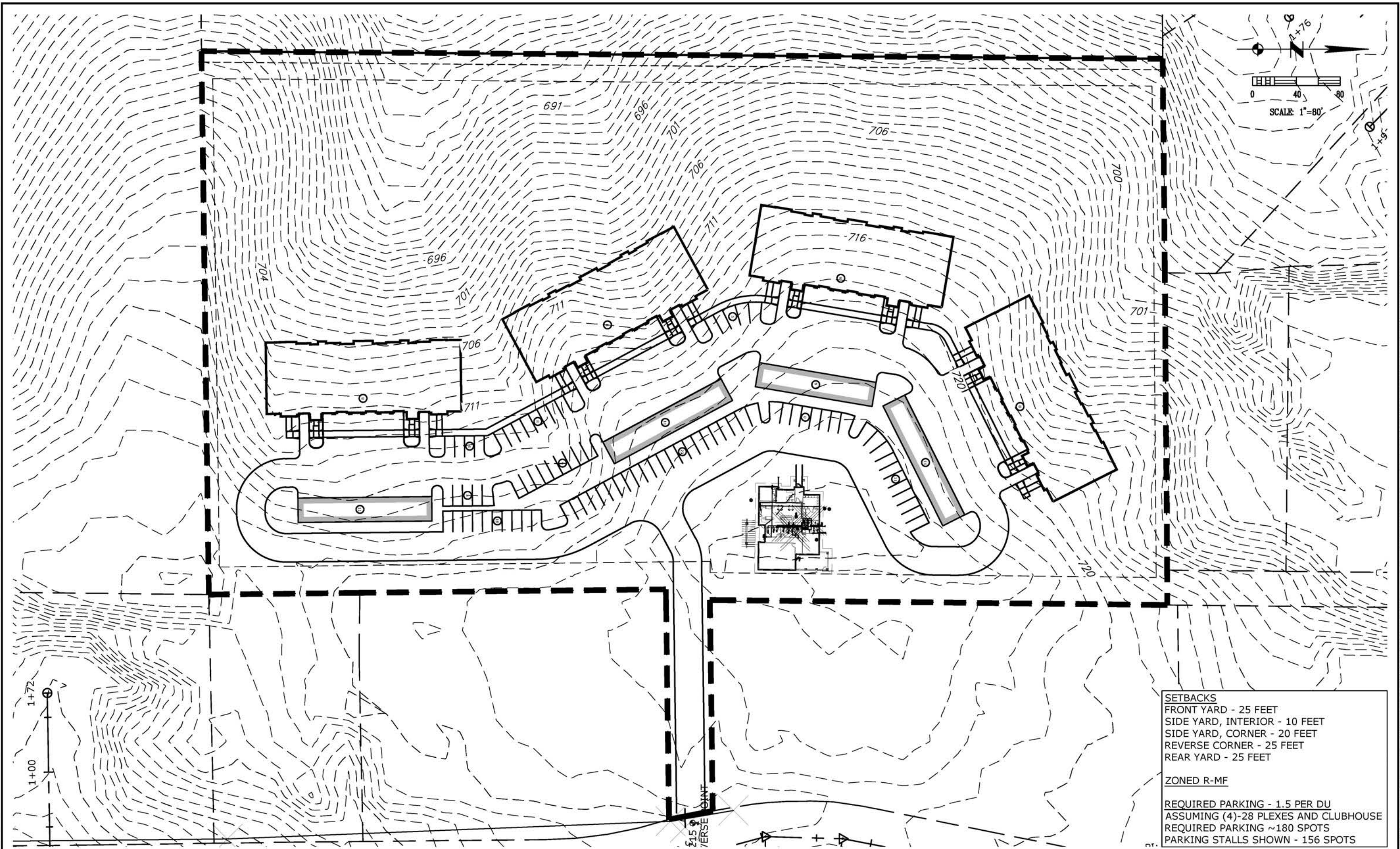


- Legend**
- Political Township
 - County Boundary
 - Railroad
 - All Roads
 - Interstate
 - US Highway
 - State Highway
 - County Route
 - Major road
 - Local roads
 - Ramp
 - Alleyway/Access Road
 - Bike/Pedestrian Trail
 - Driveway
 - Rights of Way
 - Major Rivers and Streams
 - River Centerline
 - River Boundary
 - Major Stream
 - Minor Streams, Other
 - Minor Stream
 - Small Lake/Pond
 - Drainageways, etc
 - Island
 - Major Rivers and Lakes
 - Lake
 - Major Stream
 - River
 - Minor Lakes and Ponds
 - Parcels
 - Parcel Point

Parcel ID	X1203-01	Alternate ID	X23017A	Owner Address	HUMANE SOCIETY OF SCOTT COUNTY
Sec/Twp/Rng	n/a	Class	A		2802 W CENTRAL PARK AV
Property Address		Acreage	10.17		DAVENPORT IA 52804
		Graphic Acres	10.161		

District	DADA
Brief Tax Description	PHOENIX CENTRE 6TH ADD Lot: 001 PHOENIX CENTRE 6THADD (Note: Not to be used on legal documents)

Date created: 8/22/2023
Last Data Uploaded: 8/22/2023 7:08:07 AM



SETBACKS
FRONT YARD - 25 FEET
SIDE YARD, INTERIOR - 10 FEET
SIDE YARD, CORNER - 20 FEET
REVERSE CORNER - 25 FEET
REAR YARD - 25 FEET

ZONED R-MF

REQUIRED PARKING - 1.5 PER DU
ASSUMING (4)-28 PLEXES AND CLUBHOUSE
REQUIRED PARKING ~180 SPOTS
PARKING STALLS SHOWN - 156 SPOTS

DRAWN BY: JCF				
CHECKED BY: BWJ				
APPROVED BY: BWJ				
DATE: 07-18-2023				
FIELD BOOK: ---	NO.	REVISION DESCRIPTION	APPROVED	DATE

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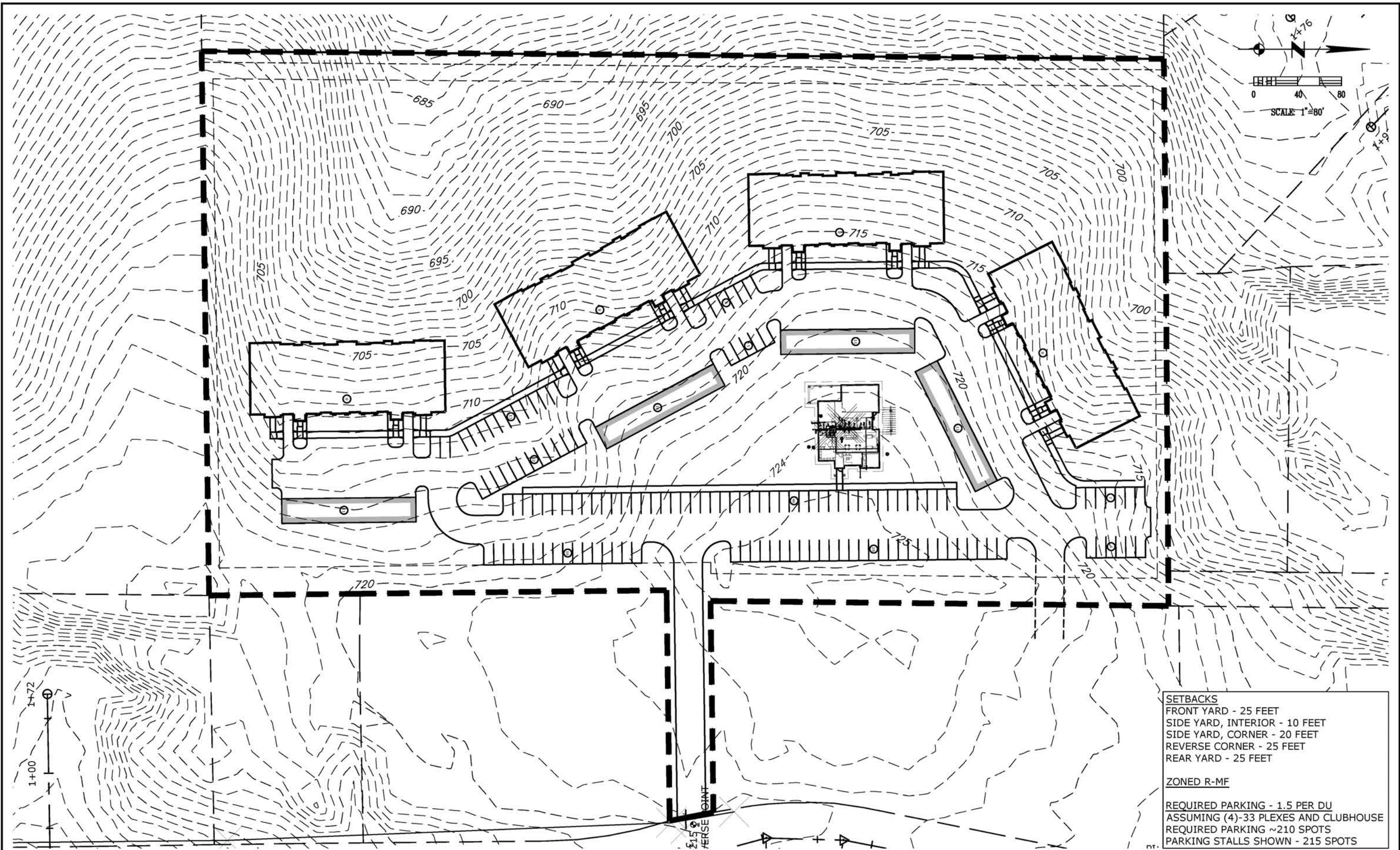
DAVENPORT
PHASE 2

CONCEPT PLAN #1

SCALE: 1" = 80' PROJECT NO: 10563-6

SHEET
1/2

CAD File: I:\projects\Jackman\Anthony Prop\BaseInfo\DAV PH 2 CONCEPT2.dwg Date Plotted: Tuesday, July 18, 2023 3:19:28 PM Plotted By: Josh Feldmann



SETBACKS
FRONT YARD - 25 FEET
SIDE YARD, INTERIOR - 10 FEET
SIDE YARD, CORNER - 20 FEET
REVERSE CORNER - 25 FEET
REAR YARD - 25 FEET

ZONED R-MF

REQUIRED PARKING - 1.5 PER DU
ASSUMING (4)-33 PLEXES AND CLUBHOUSE
REQUIRED PARKING ~210 SPOTS
PARKING STALLS SHOWN - 215 SPOTS

DRAWN BY: JCF				
CHECKED BY: BWJ				
APPROVED BY: BWJ				
DATE: 07-18-2023				
FIELD BOOK: ---	NO.	REVISION DESCRIPTION	APPROVED	DATE

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DAVENPORT
PHASE 2

CONCEPT PLAN #2

SCALE: 1" = 80' PROJECT NO: 10563-6

SHEET
2/2

THE RESERVE AT CITY'S EDGE

5705 Brady Street
Davenport, IA 52806





THE RESERVE AT CITY'S EDGE



THE RESERVE AT CITY'S EDGE



THE RESERVE AT CITY'S EDGE



THE RESERVE AT CITY'S EDGE



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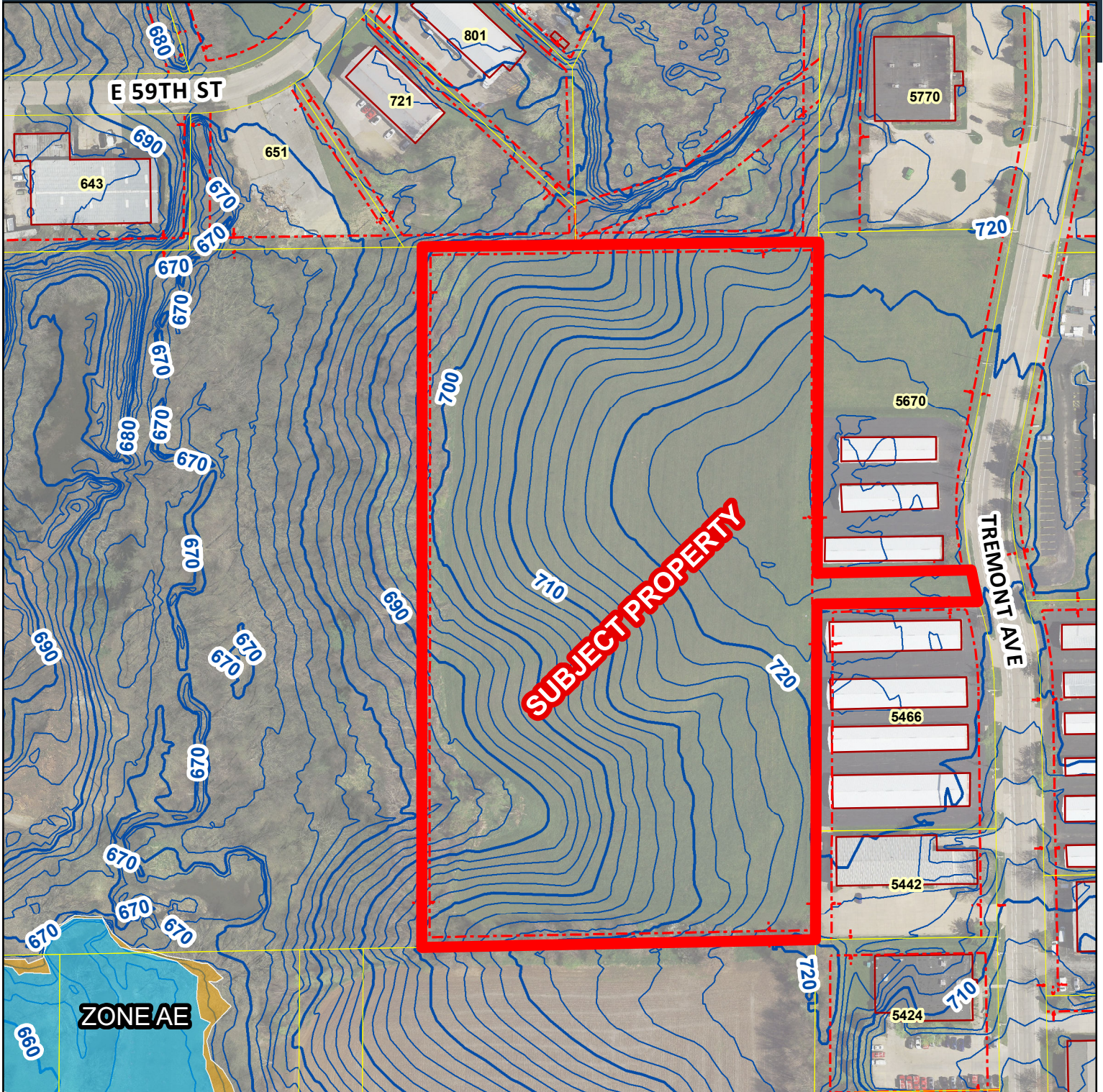
THE RESERVE AT CITY'S EDGE





THE CITY OF
DAVENPORT
IOWA | USA

Topographic Contour Lines (2019)



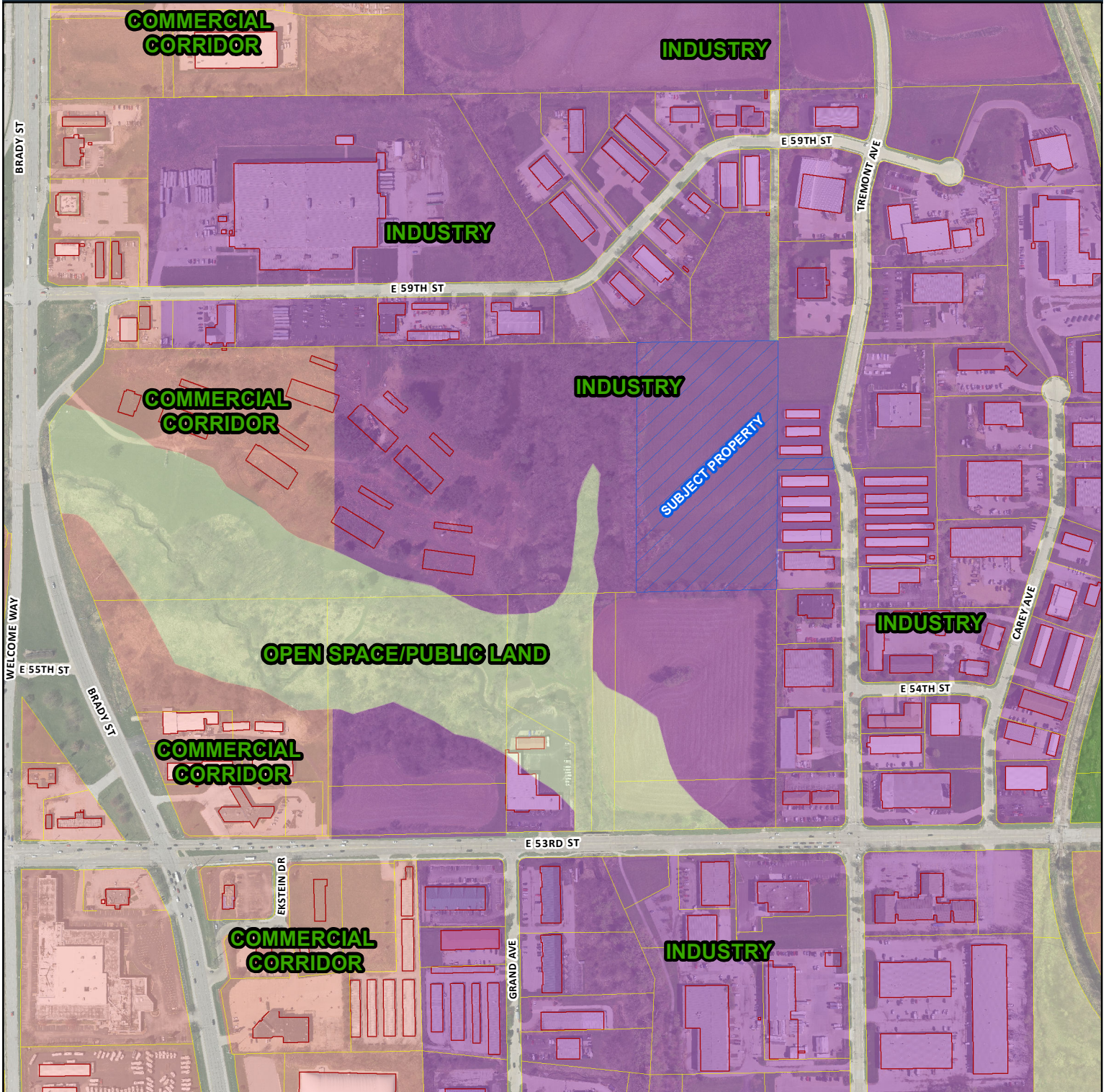
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THE CITY OF
DAVENPORT
IOWA | USA

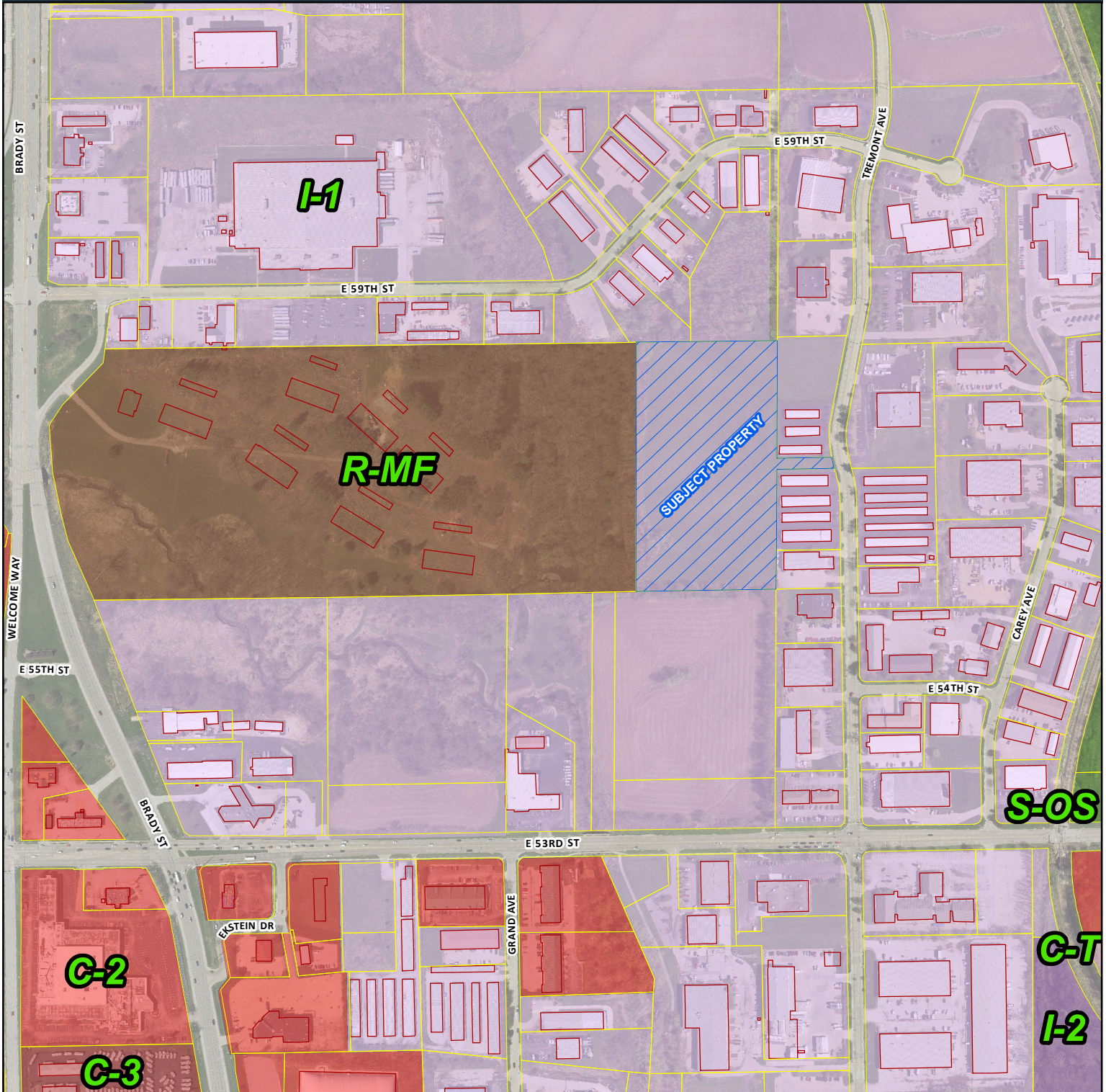
Davenport 2035+
REZ23-05



Rezone I-1 to R-MF

0 100 200 400 Feet





Rezone I-1 to R-MF

0 100 200 400 Feet



Seither & Cherry • Quad Cities, Inc.



Telephone 563/388-9508 • FAX 563/388-9622

9/12/2023

To: Planning and Zoning Commission

Related Property: Owned by SCQC Building Company

Legal Description of related property: Brady 80 IND Park 6th Addition Davenport City Lot: 1

Parcel ID of related property: X1203-26

Objection to:

Case REZ23-05: Request of Anthony Properties to rezone the 10.17 acres of Lot 1 of Phoenix Centre 6th Addition in the 5600 Block of Tremont Avenue (Parcel X1203-01) from I-1 Light Industrial to R-MF Multi-Family Residential District. [Ward 8]

We object to this rezoning as the area is all Light Industrial. We do not want to have residents in the middle of any industrial park. Furthermore, it would not be wise or prudent to have housing and/or children in the middle of an industrial area, where semis and heavy equipment are constantly moving on the roads.

Sincerely,

Keith Hoste

Vice President and

Director for SCQC Building Company

JERICO Tool Company

■ SPECIAL FORM TOOLS - CARBIDE & HIGH SPEED

721 E. 59TH STREET
DAVENPORT, IOWA 52807

09/15/2023

RE: Case REZ23-05

Our Location: Brady 80 IND Park 6th Addition Lot 2
Jerome Sheridan Trust - AKA: Jerico Tool Company

We strongly object to this rezoning. Labeled Light Industrial for a reason. Tremont is a dangerous Road to travel since it was connected to Veterans Memorial Park. You have to be careful coming off of 59th with cross traffic going at high rate of speed.

Semis have a hard time navigating the curves since the bike lanes were added. It's a tight squeeze.

There are semis blocking the road backing up to businesses.

Another concern is the erosion that will occur. There is quite a difference in elevation from Tremont to 59th St. We are now experiencing this from the Seven Hill construction done earlier this year.

That we of course were not notified about, and no survey was done ahead of time to address this.

We were told that when The Reserve was built they were to be sold to higher income families, which As far as I know that has happened.

But, crime has increased, since that complex was built. It's like dangling a carrot in front of criminals.

Bringing them to the area and the businesses behind are the residual.

I'm expecting it to be two fold if another residence is stuck in the middle of commercial industries.

It's an industrial park we have very few of them left in Davenport. Which Davenport should be behind and help out. They are what built this city.

Leave us be.

Cordially,



Cynthia Sheridan
President



Public Hearing Notice | Plan & Zoning Commission

Date: 9/19/2023 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 5:00:00 PM **Subject:** Hearing for rezoning request | Plan & Zoning Commission

THE RESERVE DAVENPORT LLC
9200 ANDERMATT DR
LINCOLN NE 68526

To: All property owners within 200' of the subject property: **5600 Block Tremont AVE:**

What is this About?

This notice is being sent to inform you that a public hearing will be held for a rezoning request. The purpose of the rezoning request is to change the property's allowed uses by changing the zoning classification.

Request/Case Description

Case REZ23-05: Request of Anthony Properties to rezone the 10.17 acres of Lot 1 of Phoenix Centre 6th Addition in the 5600 Block of Tremont Avenue (Parcel X1203-01) from I-1 Light Industrial to R-MF Multi-Family Residential District. [Ward 8]

What are the Next Steps after the Public Hearing?

This public hearing is the first step in the review/approval process. The Commission's recommendation from this public hearing 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 as you received this notice. 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 property owner/occupant you may have an interest in commenting on the proposed request via email or in person at the public hearing. Official comments must have written signatures sent to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

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 (Scott Koops, AICP) at scott.koops@davenportiowa.com or 563-328-6701. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

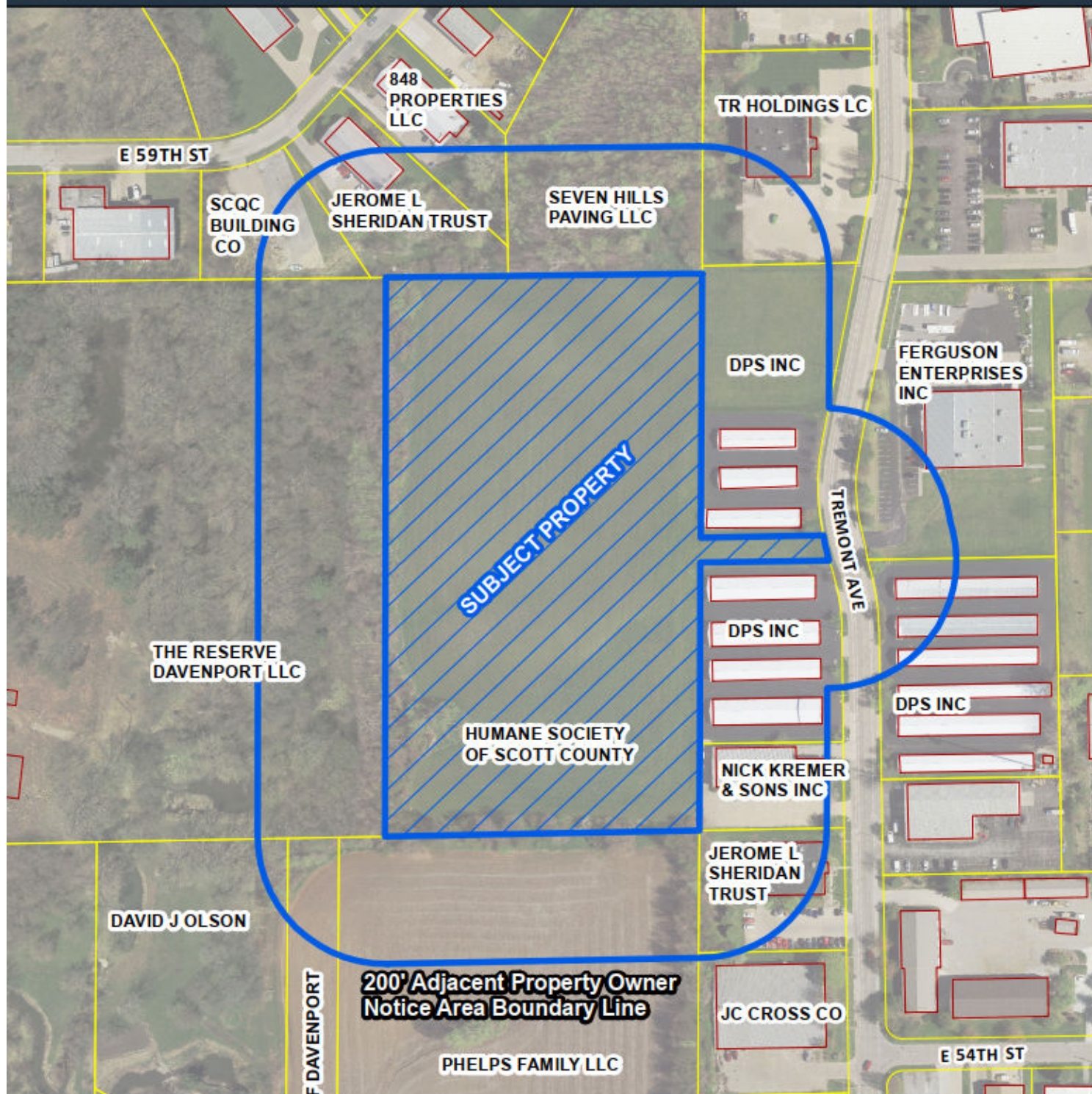
Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.



THE CITY OF
DAVENPORT
IOWA | USA

Rezoning Notice Map REZ23-05

Adjacent Property Owner Notice Area



Rezone I-1 to R-MF

0 100 200 400 Feet

