PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, OCTOBER 31, 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 October 17, 2023 meeting minutes.
- IV. Report of the Comprehensive Plan Committee
- V. Zoning Activity
 - A. Old Business
 - B. New Business
- VI. Subdivision Activity
 - A. Old Business
 - B. New Business
 - i. Case F23-15: Request of 227 Leclaire, LLC for a Final Plat of Riverwatch Subdivision. The 2-lot subdivision is located at 227 Leclaire Street on 2.42 acres. [Ward 3]
 - Case F23-16: Request of Quiktrip Corporation for a Final Plat of Interstate Park 4th Addition. The 1-lot subdivision is located at 2904 West 76th Street on 5.02 acres. [Ward 2]
- VII. Future Business
- VIII. Communications
 - A. Extraterritorial Rezoning: Request of RiverStone Group, Inc. to rezone approximately 75.26 acres of land located at the southeast corner of Harrison Street and West 90th Street from Agricultural-General (A-G) to Industrial (I) in unincorporated Scott County.
 - IX. Other Business
 - X. Adjourn

City of Davenport Plan and Zoning Commission

Department: DNS Contact Info: Laura.Berkley@davenportiowa.com Date 10/31/2023

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

Recommendation: Approve the minutes.

Background:

The October 17, 2023 meeting minutes are attached.

ATTACHMENTS:

Туре

Backup Material

Description Meeting Minutes 10-17-23

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	10/25/2023 - 8:38 AM

MINUTES

PLAN AND ZONING COMMISSION MEETING CITY OF DAVENPORT, IOWA TUESDAY, OCTOBER 17, 2023; 5:00 PM CITY HALL 226 WEST 4TH STREET | COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

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

II. Report of the City Council Activity

Staff provided an update of the City Council activity.

- III. Secretary's Report
 - A. Consideration of the October 3, 2023 meeting minutes.

Motion by Hepner, second by Tallman, to approve the October 3, 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
 - i. Case F23-14: Request of E&A Enterprises LLC for a Final Plat of 56th Enclave. The 2-lot subdivision is located north of 56th Street and Lakeview Parkway on 9.57 acres. [Ward 6]

Werderitch presented an overview of the subject property. The site is currently undeveloped and is planted in row crops. The intent is to facilitate the sale of land for future development.

A representative of Bush Construction was in attendance to answer questions about the future development of the property. Two members of the public spoke. Concerns raised were building setbacks, landscaping requirements, stormwater management, and outside impacts to adjacent residential neighborhoods.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F23-14 to City Council with a recommendation for approval subject to the listed conditions:

Findings:

- 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.
- 3. The existing sanitary sewer, located in Outlot A, shall be within a sanitary sewer easement.
- 4. Revise Note 2, to add a reference to Ordinance 2019-220.
- 5. Sidewalks shall be constructed along the right-of-way as each lot is developed, per Title 12 of the City of Davenport Code.
- 6. Maintain existing 20' Utility and Sanitary Sewer Easement at the rear and front of lots.
- 7. Add a note stating, "Stormwater detention and water quality treatment will be required for this subdivision and will be owned and maintained by the property owner."
- 8. Include a drainage easement to carry flow from Lot 1 to Outlot A.

Motion by Inghram, second by Maness, to approve staff recommendation and conditions. Motion was approved by a roll call vote (9-0).

- VII. Future Business
- VIII. Communications

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:14 pm.

City of Davenport Plan and Zoning Commission

Department: Development & Neighborhood Services Contact Info: Matt Werderitch 563.888.2221 Date 10/31/2023

Subject:

Case F23-15: Request of 227 Leclaire, LLC for a Final Plat of Riverwatch Subdivision. The 2-lot subdivision is located at 227 Leclaire Street on 2.42 acres. [Ward 3]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F23-15 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.
- 3. Include a reference to Ordinance 2014-388 on the plat referencing the East 2nd Street right-of-way vacation.
- 4. Establish easements for all existing utilities to be a minimum of 15 feet or twice the depth of the utility.
- 5. Add the following note, "Storm water detention and water quality treatment are required with this subdivision and will be subject to the applicable ordinances in place at the time of development."
- 6. Add the following note, "This subdivision is located within the FEMA determined Special Flood Hazard Area subjection to inundation by the 1% annual chance flood as shown on Flood Insurance Rate Map #19163C0365G effective date March 23, 2021 with Base Flood Elevation of 565.4 NAVD88. All development within the subdivision is subject to regulations in Chapter 15.44 of the Davenport City Code."

Background:

The property owner submitted a final plat to subdivide the triangular block bounded by River Drive, 3rd Street, and Leclaire Street. This is the site of the former Plaza Hotel, which was demolished in 2015. The purpose of the final plat is to create two new lots to facilitate development of the site.

Comprehensive Plan:

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

Future Land Use Designation:

The subject property is designated as **Downtown** - the original center of the City, marked by historical buildings, regional cultural attractions, large scale single-purpose or mixed-use developments, government or institutional centers. Development in DT shall be governed by

detailed design guidelines marked by high quality design and building materials, set in an environment that is supportive of all transportation modes, including pedestrian._

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-D Downtown Zoning District**. This district is intended to accommodate the unique development environment of downtown Davenport. The District is intended to reinforce and enhance the existing character of downtown as a point of regional focus, a destination for culture, sports, and entertainment, and a vibrant, pedestrian-friendly mixed-use environment.

Technical Review:

- 1. <u>Zoning:</u> Since this property is located in the C-D Downtown District, future development of the site requires approval from the Design Review Board. Both lots comply with the C-D District dimensional standards.
- 2. <u>Streets:</u> No new streets are proposed with this subdivision. In 2014, portions of 2nd Street were previously vacated and conveyed to the subject property.
- 3. <u>Storm Water:</u> Stormwater detention and water quality treatment will be required for this subdivision and will be owned and maintained by the property owner. There is storm sewer encompassing the site that can be utilized for future development of the lots.
- 4. <u>Sanitary Sewer</u>: There is a 12" sanitary sewer running north-south on the east portion of the subject property, near the intersection of 3rd Street and River Drive. There is also an 18" sewer extending along the frontage of River Drive.
- 5. <u>Other Utilities</u>: Other normal utility services are available.
- 6. <u>Parks/Open Space:</u> There are no impacts to parks/open space
- 7. <u>Flood:</u> Portions of the subject property are located within the floodway, 1% annual chance flood hazard area, and .2% chance annual chance flood hazard area. Development shall be in compliance with Davenport's Flood Damage Prevention Ordinance.

Public Input:

No public hearing or notifications are required for a Final Plat.

ATTACHMENTS:

Туре

- Backup Material
- Backup Material
- Backup Material

Staff Workflow Reviewers

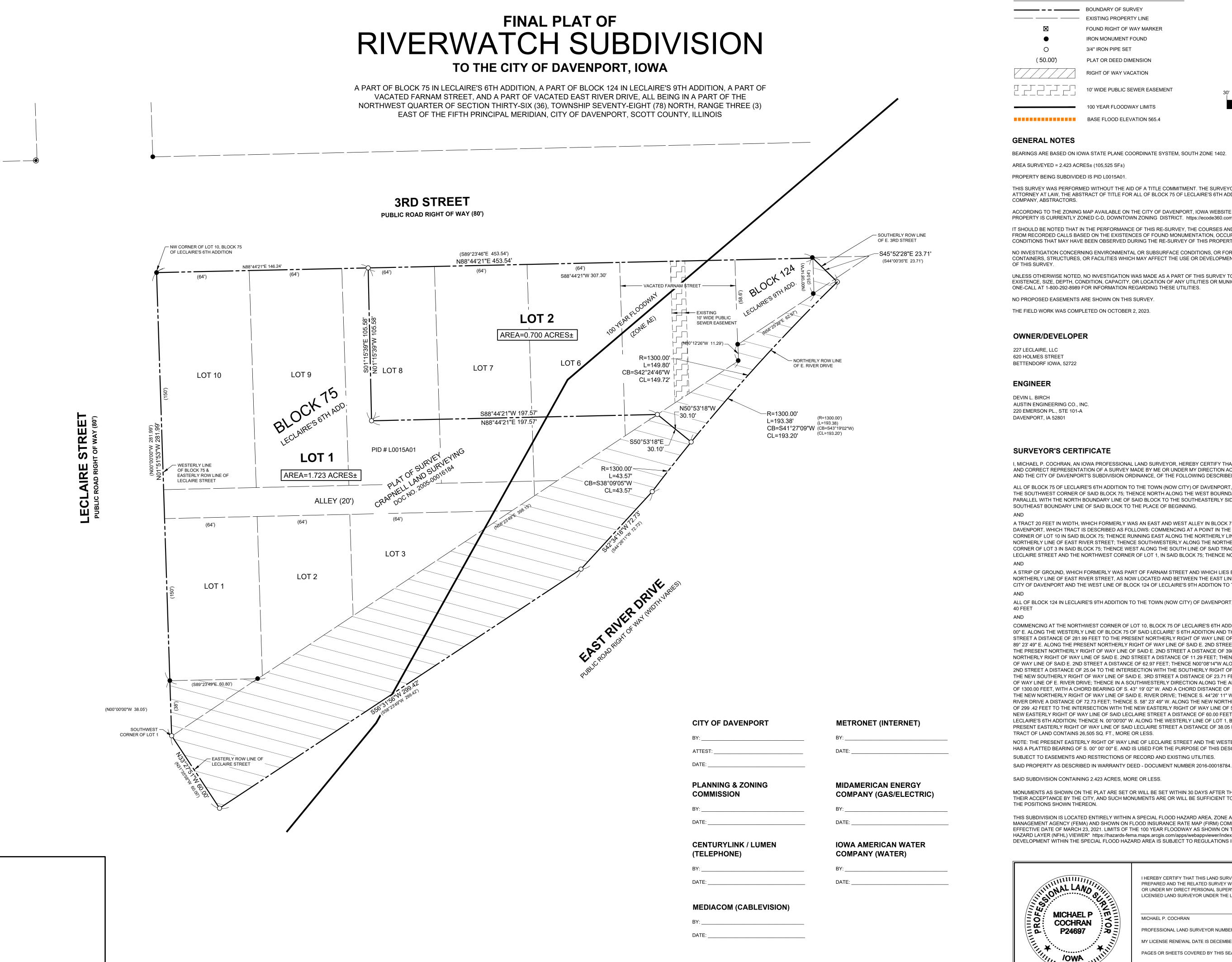
REVIEWERS:

Department	
City Clerk	

Reviewer Berkley, Laura Action Approved Date 10/27/2023 - 12:07 PM

Description

Final Plat of Riverwatch Subdivision Vicinity, Flood, Zoning, & Future Land Use Maps Application



SPACE RESERVED FOR THE SCOTT COUNTY RECORDER OF DEEDS

		-				
	BOUNDARY OF SURVEY					
	EXISTING PROPERTY LINE			<u> </u>		
3	FOUND RIGHT OF WAY MARKER			ſ		
	IRON MONUMENT FOUND			<u> </u>		
C	3/4" IRON PIPE SET					
.00')	PLAT OR DEED DIMENSION			Ŷ		
	RIGHT OF WAY VACATION					
	10' WIDE PUBLIC SEWER EASEMENT	30' 	1	0	30' 	60'
	100 YEAR FLOODWAY LIMITS			SCALE: 1"	- 30'	
	BASE FLOOD ELEVATION 565.4			GOALL. I	- 30	

GENERAL NOTES

LEGEND

BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 1402.

AREA SURVEYED = 2.423 ACRES± (105,525 SF±)

PROPERTY BEING SUBDIVIDED IS PID L0015A01

THIS SURVEY WAS PERFORMED WITHOUT THE AID OF A TITLE COMMITMENT. THE SURVEYOR RECEIVED FROM JOHN M. CARROLL ATTORNEY AT LAW, THE ABSTRACT OF TITLE FOR ALL OF BLOCK 75 OF LECLAIRE'S 6TH ADDITION, L0015A01 PREPARED BY IOWA TITLE COMPANY, ABSTRACTORS.

ACCORDING TO THE ZONING MAP AVAILABLE ON THE CITY OF DAVENPORT, IOWA WEBSITE AT THE TIME OF THIS SURVEY, THE PROPERTY IS CURRENTLY ZONED C-D, DOWNTOWN ZONING DISTRICT. https://ecode360.com/35578589

IT SHOULD BE NOTED THAT IN THE PERFORMANCE OF THIS RE-SURVEY. THE COURSES AND DISTANCES OF THE RE-SURVEY MAY VARY FROM RECORDED CALLS BASED ON THE EXISTENCES OF FOUND MONUMENTATION, OCCUPATION, OR OTHER CONTROLLING CALLS OR CONDITIONS THAT MAY HAVE BEEN OBSERVED DURING THE RE-SURVEY OF THIS PROPERTY

NO INVESTIGATION CONCERNING ENVIRONMENTAL OR SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES, OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART

UNLESS OTHERWISE NOTED. NO INVESTIGATION WAS MADE AS A PART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING EXISTENCE. SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITIES OR MUNICIPAL FACILITIES. ALWAYS CONTACT IOWA ONE-CALL AT 1-800-292-8989 FOR INFORMATION REGARDING THESE UTILITIES.

NO PROPOSED EASEMENTS ARE SHOWN ON THIS SURVEY

THE FIELD WORK WAS COMPLETED ON OCTOBER 2, 2023.

OWNER/DEVELOPER

AUSTIN ENGINEERING CO., INC. 220 EMERSON PL., STE 101-A

SURVEYOR'S CERTIFICATE

I, MICHAEL P. COCHRAN, AN IOWA PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FINAL PLAT FOR RIVERWATCH SUBDIVISION IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECTION ACCORDING TO THE SURVEYING LAWS OF THE STATE OF IOWA AND THE CITY OF DAVENPORT'S SUBDIVISION ORDINANCE, OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT

ALL OF BLOCK 75 OF LECLAIRE'S 6TH ADDITION TO THE TOWN (NOW CITY) OF DAVENPORT, SCOTT COUNTY, IOWA, EXCEPTING TRACT COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 75: THENCE NORTH ALONG THE WEST BOURNDARY LINE OF SAID BLOCK 38 FEET: THENCE EAST ON A LINE PARALLEL WITH THE NORTH BOUNDARY LINE OF SAID BLOCK TO THE SOUTHEASTERLY SIDE OF SAID BLOCK; THENCE SOUTHWESTERLY ALONG SAID SOUTHEAST BOUNDARY LINE OF SAID BLOCK TO THE PLACE OF BEGINNING.

A TRACT 20 FEET IN WIDTH, WHICH FORMERLY WAS AN EAST AND WEST ALLEY IN BLOCK 75 OF LECLAIRE'S 6TH ADDITION TO THE TOWN (NOW CITY) OF DAVENPORT, WHICH TRACT IS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF LECLAIRE STREET AND THE SOUTHWEST CORNER OF LOT 10 IN SAID BLOCK 75; THENCE RUNNING EAST ALONG THE NORTHERLY LINE OF SAID STRIP, WHICH FORMALLY WAS AN ALLEY TO THE NORTHERLY LINE OF EAST RIVER STREET; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF EAST RIVER STREET TO THE NORTHEAST CORNER OF LOT 3 IN SAID BLOCK 75; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, WHICH FORMERLY WAS AN ALLEY, TO THE WEST LINE OF LECLAIRE STREET AND THE NORTHWEST CORNER OF LOT 1, IN SAID BLOCK 75; THENCE NORTH 20 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

A STRIP OF GROUND, WHICH FORMERLY WAS PART OF FARNAM STREET AND WHICH LIES BETWEEN THE SOUTH LINE OF THIRD STREET AND THE NORTHERLY LINE OF EAST RIVER STREET, AS NOW LOCATED AND BETWEEN THE EAST LINE OF LOT 6 IN BLOCK 75 IN LECLAIRE 6TH ADDITION TO THE CITY OF DAVENPORT AND THE WEST LINE OF BLOCK 124 OF LECLAIRE'S 9TH ADDITION TO THE CITY OF DAVENPORT.

ALL OF BLOCK 124 IN LECLAIRE'S 9TH ADDITION TO THE TOWN (NOW CITY) OF DAVENPORT, SCOTT COUNTY, IOWA, EXCEPTING THERE FROM THE EAST

COMMENCING AT THE NORTHWEST CORNER OF LOT 10, BLOCK 75 OF LECLAIRE'S 6TH ADDITION TO THE CITY OF DAVENPORT, IOWA; THENCE S. 00° 00' 00" E. ALONG THE WESTERLY LINE OF BLOCK 75 OF SAID LECLAIRE'S 6TH ADDITION AND THE PRESENTLY EASTERLY RIGHT OF WAY LINE OF LECLAIRE STREET A DISTANCE OF 281.99 FEET TO THE PRESENT NORTHERLY RIGHT OF WAY LINE OF EAST 2ND STREET AND THE POINT OF BEGINNING; THENCE S. 89° 23' 49" E. ALONG THE PRESENT NORTHERLY RIGHT OF WAY LINE OF SAID E. 2ND STREET A DISTANCE OF 60.80 FEET; THENCE N. 58° 23' 49" E. ALONG THE PRESENT NORTHERLY RIGHT OF WAY LINE OF SAID E. 2ND STREET A DISTANCE OF 398.15 FEET; THENCE N. 00° 12' 26" W. ALONG THE PRESENT NORTHERLY RIGHT OF WAY LINE OF SAID E. 2ND STREET A DISTANCE OF 11.29 FEET; THENCE N. 58° 25' 29" E. ALONG THE PRESENT NORTHERLY RIGHT OF WAY LINE OF SAID E. 2ND STREET A DISTANCE OF 62.97 FEET; THENCE N00°08'14"W ALONG THE PRESENT NORTHERLY RIGHT OF WAY LINE OF SAID E. 2ND STREET A DISTANCE OF 25.04 TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF E. 3RD STREET; THENCE S. 44° 00' 35" E. ALONG THE NEW SOUTHERLY RIGHT OF WAY LINE OF SAID E. 3RD STREET A DISTANCE OF 23.71 FEET TO THE INTERSECTION WITH THE NEW NORTHERLY RIGHT OF WAY LINE OF E. RIVER DRIVE; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 1300.00 FEET, WITH A CHORD BEARING OF S. 43° 19' 02" W. AND A CHORD DISTANCE OF 193.20 FEET, FOR A DISTANCE OF 193.38 FEET SAID ARC BEING THE NEW NORTHERLY RIGHT OF WAY LINE OF SAID E. RIVER DRIVE; THENCE S. 44°26' 11" W. ALONG THE NEW NORTHERLY RIGHT OF WAY LINE OF SAID E. RIVER DRIVE A DISTANCE OF 72.73 FEET; THENCE S. 58° 23' 49" W. ALONG THE NEW NORTHERLY RIGHT OF WAY LINE OF SAID E. RIVER DRIVE A DISTANCE OF 299 .42 FEET TO THE INTERSECTION WITH THE NEW EASTERLY RIGHT OF WAY LINE OF SAID LECLAIRE STREET; THENCE N. 31 °35' 58" W. ALONG THE NEW EASTERLY RIGHT OF WAY LINE OF SAID LECLAIRE STREET A DISTANCE OF 60.00 FEET TO THE SOUTHWEST COMER OF LOT 1, BLOCK 75 OF SAID LECLAIRE'S 6TH ADDITION; THENCE N. 00°00'00" W. ALONG THE WESTERLY LINE OF LOT 1, BLOCK 10 OF SAID LECLAIRE'S 6TH ADDITION AND THE PRESENT EASTERLY RIGHT OF WAY LINE OF SAID LECLAIRE STREET A DISTANCE OF 38.05 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 26,505 SQ. FT., MORE OR LESS.

NOTE: THE PRESENT EASTERLY RIGHT OF WAY LINE OF LECLAIRE STREET AND THE WESTERLY LINE OF BLOCK 75 OF SAID LECLAIRE'S 6TH ADDITION HAS A PLATTED BEARING OF S. 00° 00' 00" E. AND IS USED FOR THE PURPOSE OF THIS DESCRIPTION.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EXISTING UTILITIES.

SAID SUBDIVISION CONTAINING 2.423 ACRES, MORE OR LESS.

MONUMENTS AS SHOWN ON THE PLAT ARE SET OR WILL BE SET WITHIN 30 DAYS AFTER THE COMPLETION OF THE REQUIRED IMPROVEMENTS AND THEIR ACCEPTANCE BY THE CITY, AND SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND WILL OCCUPY THE POSITIONS SHOWN THEREON.

THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN A SPECIAL FLOOD HAZARD AREA. ZONE AE, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 19163C0365G, WHICH BEARS AN EFFECTIVE DATE OF MARCH 23, 2021. LIMITS OF THE 100 YEAR FLOODWAY AS SHOWN ON THIS SURVEY WAS IMPORTED FROM "FEMA'S NATIONAL FLOOD HAZARD LAYER (NFHL) VIEWER" https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd. ALL DEVELOPMENT WITHIN THE SPECIAL FLOOD HAZARD AREA IS SUBJECT TO REGULATIONS IN CHAPTER 15.44 OF THE DAVENPORT MUNICIPAL CODE.

|--|

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

10-04-2023

MICHAEL P. COCHRAN PROFESSIONAL LAND SURVEYOR NUMBER P24697

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023 PAGES OR SHEETS COVERED BY THIS SEAL:

AUSTIN ENGINEERING	Consulting Engineers / Surveyors 220 Emerson PI, Ste 101-A	Certificate No. CS131338
RIVERWATCH SUBDIVISION	PART OF THE NW 1/4 OF SECTION 36, T78N, R3E OF THE 5TH P.M. CITY OF DAVENPORT, SCOTT COUNTY, IOWA.	

ISSUED

10/04/2023 REVIEW

SUBDIVISION

PLAT

PROJECT NO IA 42-21-159

10/04/2023

JAG/BRC

MPC

MPC

OF

DATE

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Vicinity Map | Case F23-15

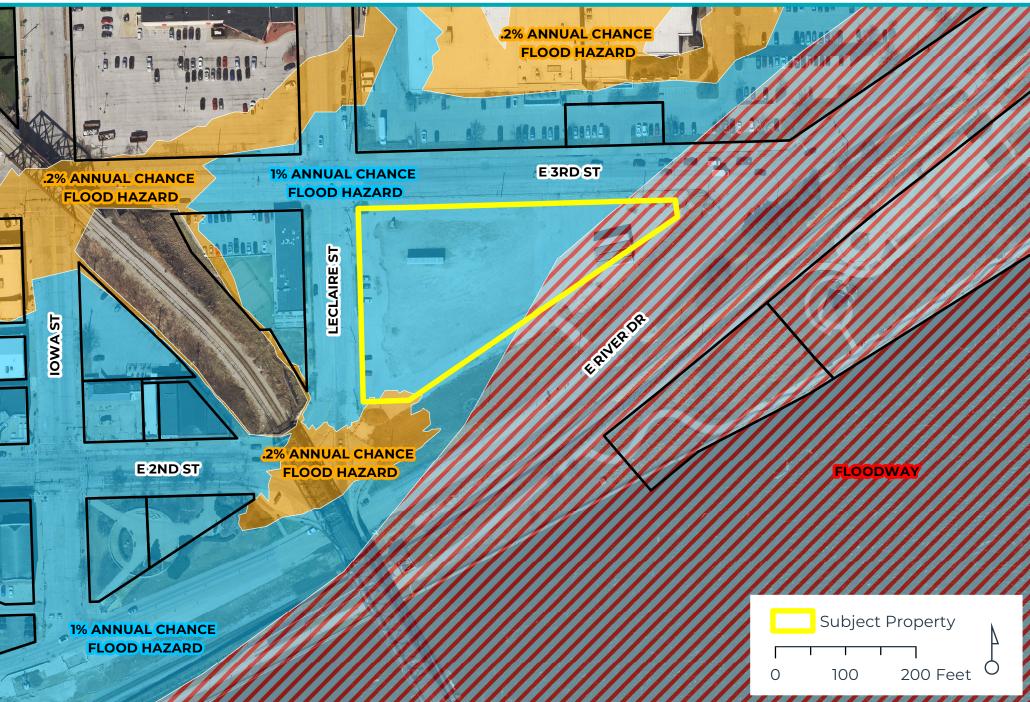
Request of 227 Leclaire, LLC for a Final Plat of Riverwatch Subdivision. The 2-lot subdivision is located at 227 Leclaire Street on 2.42 acres. [Ward 3]





Flood Map | Case F23-15

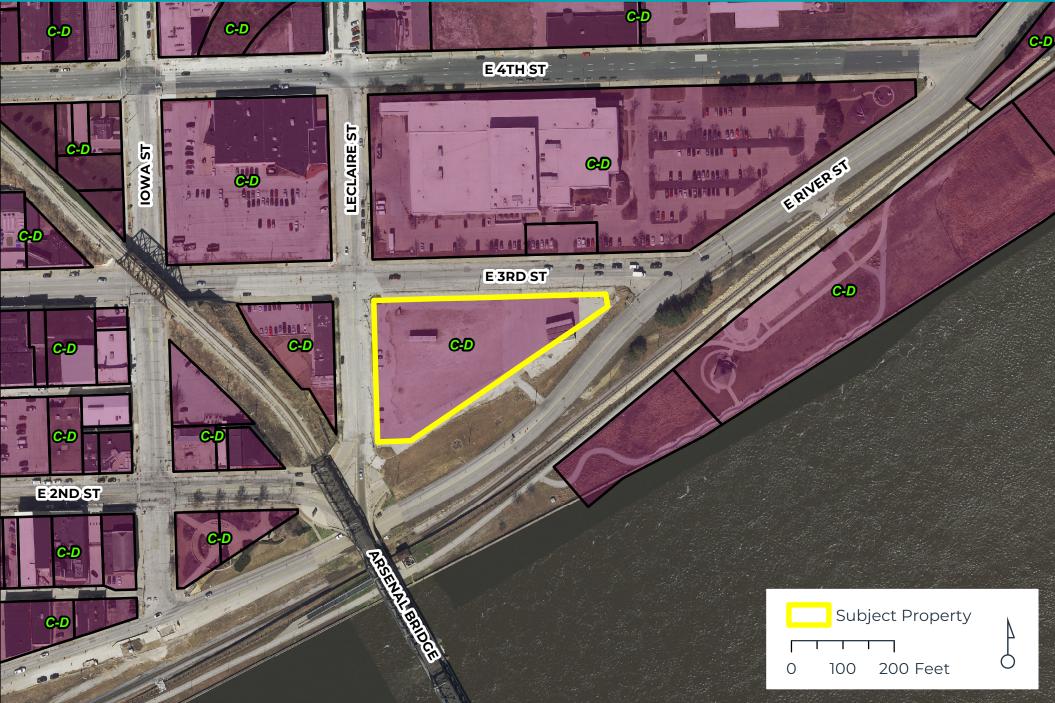
Request of 227 LeClaire, LLC for a Final Plat of Riverwatch Subdivision. The 2-lot subdivision is located at 227 LeClaire Street on 2.42 acres. [Ward 3]





Zoning Map | Case F23-15

Request of 227 Leclaire, LLC for a Final Plat of Riverwatch Subdivision. The 2-lot subdivision is located at 227 Leclaire Street on 2.42 acres. [Ward 3]





Future Land Use Map | Case F23-15

Request of 227 Leclaire, LLC for a Final Plat of Riverwatch Subdivision. The 2-lot subdivision is located at 227 Leclaire Street on 2.42 acres. [Ward 3]





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

APPLICATION FOR SUBDIVISON PLAT

(LAND DIVISION)

	Office 563.326.6198	SUBDIVISIO	ON NAME				
OWAUSA	planning@davenportiowa.com	RIVERWATCH SUBDIVISION					
	plaining@davenportowa.com	LOCATION DESCRIPTION				SUBMITTED	
APPLICANT INFORMATION		227 LECI	LAIRE STREET,	DA	/ENPORT, IA	10/0)5/2023
Applicant Name		NUMBER O	F LOTS BY USE TYP	E	ACRES	STRE	ETS ADDED
227 LECLAIRE, LLC		2			2.42	NO	
Address		PLAT TYP	E SUBMITTED:				
620 HOLMES STREET		PRELI	MINARY PLAT:	§16.	16 Requirement	S	
City State Zip		FINAL			20 Requirement		\boxtimes
BETTENDORF, IA 527	00	DOCUMU	VARY PLAT REG				
Phone			inary Plat	UIN	LIVIEIN I S.		П
(563) 940-5722			urs (2') & Infrast	ruct	ure (pre/post)		
Secondary Phone		1	AT REQUIREME				,
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E-Mail Address		Final F		21 20		Juc	
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pstopulos@ruhlcommercial Acceptance of Applicant	.com	1	L REQUIREMEN				
I, the undersigned, certify that the in	formation on this application to the best of		ization to Act as ation Fee (REQL			ed	- -
the property in question, and/or that	I further certify that I have a legal interest in I am legally able to represent all other		Subdivision Pl	latting Fee Schedule			
procedure and submittal requirement	is property, and acknowledge formal its.		Number of Lots	Fee			
In addition to the application fee, I u	nderstand I am responsible for all		1 lot to 10 lots		\$400 plus \$25/lot		
development review costs, including	but not limited to a traffic study.		11 to 25 lots		\$700 plus \$25/lot		
Pete Stopulos			26 or more lots	5	61,000 plus \$25/lot		
Print Applicant's Name							
Pute Stopulos	10/05/2023	Submit th	nis form, and any q	uestic	ons, to DNS Plann	ing Di	ivision at
Applicant's Signature		planning	@davenportiowa.co	<u>. m</u>			
11	DEVELOPI		1				
Developer / Project Manage		Engineer		<u> (1997) (1997)</u>			
Pete Stopulos			irch, PE - Aust	in F	naineerina C	omp	anv Inc
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620 Holmes Street, Bett	endorf. IA 52722	220 Em	erson Place,S	te 10	01-A. Davenp	ort.	IA 52801
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(563) 940-5722		(309) 69	91-0224				
E-Mail Address		E-Mail Addres	S				
pstopulos@ruhlcommercial	.com	dbirch@a	austinengineering	jcom	pany.com		
Owner		Attorney		0.00			
227 LECLAIRE, LLC		-	nin A. Yeggy,	Gor	nez May, LL	-	
Address		Address 2322 F	Kimberly Rd. Su	ite 12	20W Davenpor	t IA :	52807
620 Holmes Street, Bett					-		
Phone	Secondary Phone	Phone			Secondary Phone		
(563) 940-5722		(563) 35 E-Mail Addres					ala ana amin'ny faritr'o dia mampina amin'ny faritr'o dia mampina dia mampina dia mampina dia mampina dia mampi
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Development and Neighborh	nood Services T 563.3	26 6198			davenportiowa	com	/DNS
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1200 Last 40th St. Davenport, I	e Thaun	ng@aasenhou	เป็นในเป็น		revised Jan. 20	Z3	

City of Davenport Plan and Zoning Commission

Department: Development & Neighborhood Services Contact Info: Matt Werderitch 563.888.2221 Date 10/31/2023

Subject:

Case F23-16: Request of Quiktrip Corporation for a Final Plat of Interstate Park 4th Addition. The 1-lot subdivision is located at 2904 West 76th Street on 5.02 acres. [Ward 2]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F23-16 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 utility providers sign the plat when their easement needs have been met.
- 3. Update Note #2 to include the applicable parcel and legal description for Business Commons at Silver Creek 2nd Addition.
- 4. Sidewalks shall be constructed along the right-of-way as each lot is developed or so ordered by the City.

Background:

The property owner submitted a final plat to combine the six parcels near the intersection of Northwest Boulevard and 76th Street. Correct Truck and Trailer operated on the western half of the site, while the eastern portion is undeveloped. Once combined, the 5.02 acre area will be developed for a truck stop, gas station, and convenience store.

At its August 15, 2023 meeting, the Plan and Zoning Commission recommended approval for a final plat of Business Commons at Silver Creek 2nd Addition. The intent of this subdivision is to create a stormwater detention basin, which will enable development of the subject property north of 76th Street.

Comprehensive Plan:

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

Future Land Use Designation:

The subject property is designated as **Industry (I)** in the Davenport +2035 Future Land Use Map. This land use category designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses. Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment. The proposed Final Plat complies with the Davenport +2035 proposed land use section.

Zoning:

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

Technical Review:

- 1. <u>Zoning</u>: The I-1 Light Industrial District does not have a minimum lot area or lot width requirements. A truck stop, gas station, and the ancillary uses of a retail goods establishment are considered a permitted use in the I-1 District.
- 2. <u>Streets:</u> No new streets are proposed.
- 3. <u>Storm Water</u>: A detention basin will be provided for this development at Business Commons at Silver Creek 2nd Addition, located directly south of 76th Street.
- 4. Other Utilities: Other normal utility services are available.
- 5. Parks/Open Space: There are no impacts to parks/open space

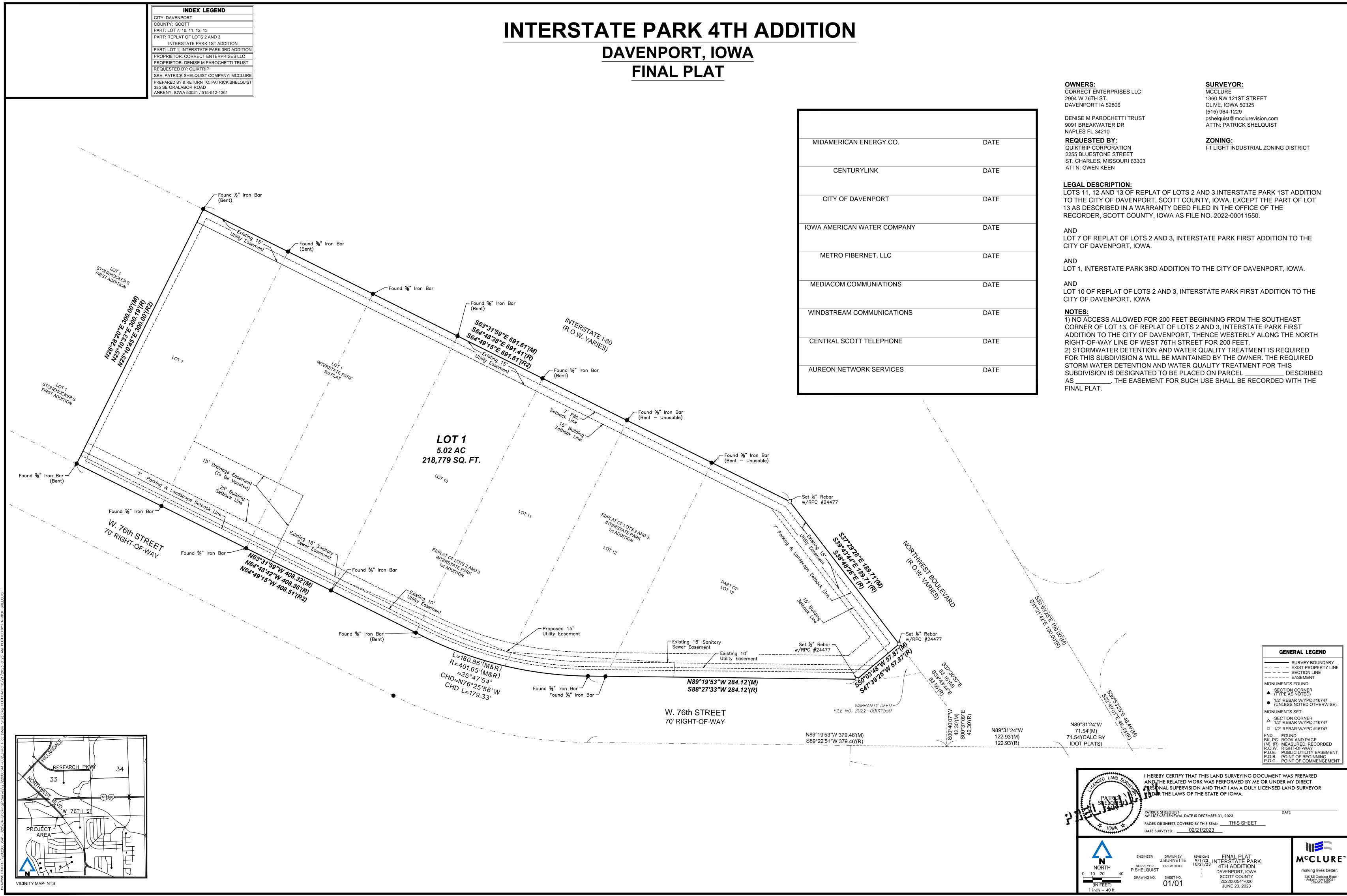
Public Input:

No public hearing or notifications are required for a Final Plat.

ATTACHMENTS:

	Туре		Description	
D	Backup Material		Final Plat	
D	Backup Material		Vicinity, Zoning	, & Future Land Use Map
D	Backup Material		Application	
Sta	ff Workflow Review	ers		
RE\	/IEWERS:			
Den	artment	Reviewer	Action	Date

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	10/27/2023 - 12:45 PM



	OWNERS: CORRECT ENTERPRISES LLC 2904 W 76TH ST. DAVENPORT IA 52806	SURVEYOR: MCCLURE 1360 NW 121ST STREET CLIVE, IOWA 50325
	DENISE M PAROCHETTI TRUST 9091 BREAKWATER DR NAPLES FL 34210	(515) 964-1229 pshelquist@mcclurevision.com ATTN: PATRICK SHELQUIST
DATE	REQUESTED BY: QUIKTRIP CORPORATION 2255 BLUESTONE STREET ST. CHARLES, MISSOURI 63303	ZONING: I-1 LIGHT INDUSTRIAL ZONING DISTRICT
DATE	ATTN: GWEN KEEN	
	LEGAL DESCRIPTION:	- LOTS 2 AND 3 INTERSTATE PARK 1ST ADDITION
DATE	TO THE CITY OF DAVENPORT, SC	OTT COUNTY, IOWA, EXCEPT THE PART OF LOT Y DEED FILED IN THE OFFICE OF THE
DATE	AND LOT 7 OF REPLAT OF LOTS 2 AND CITY OF DAVENPORT, IOWA.	3, INTERSTATE PARK FIRST ADDITION TO THE
DATE	AND LOT 1, INTERSTATE PARK 3RD AD	DITION TO THE CITY OF DAVENPORT, IOWA.
DATE	AND LOT 10 OF REPLAT OF LOTS 2 AND CITY OF DAVENPORT, IOWA	0 3, INTERSTATE PARK FIRST ADDITION TO THE
DATE	CORNER OF LOT 13, OF REPLAT () FEET BEGINNING FROM THE SOUTHEAST DF LOTS 2 AND 3, INTERSTATE PARK FIRST NPORT, THENCE WESTERLY ALONG THE NORTH
DATE	RIGHT-OF-WAY LINE OF WEST 76 2) STORMWATER DETENTION AN	•
DATE	SUBDIVISION IS DESIGNATED TO	WATER QUALITY TREATMENT FOR THIS BE PLACED ON PARCEL DESCRIBED OR SUCH USE SHALL BE RECORDED WITH THE



Vicinity Map | Case F23-16

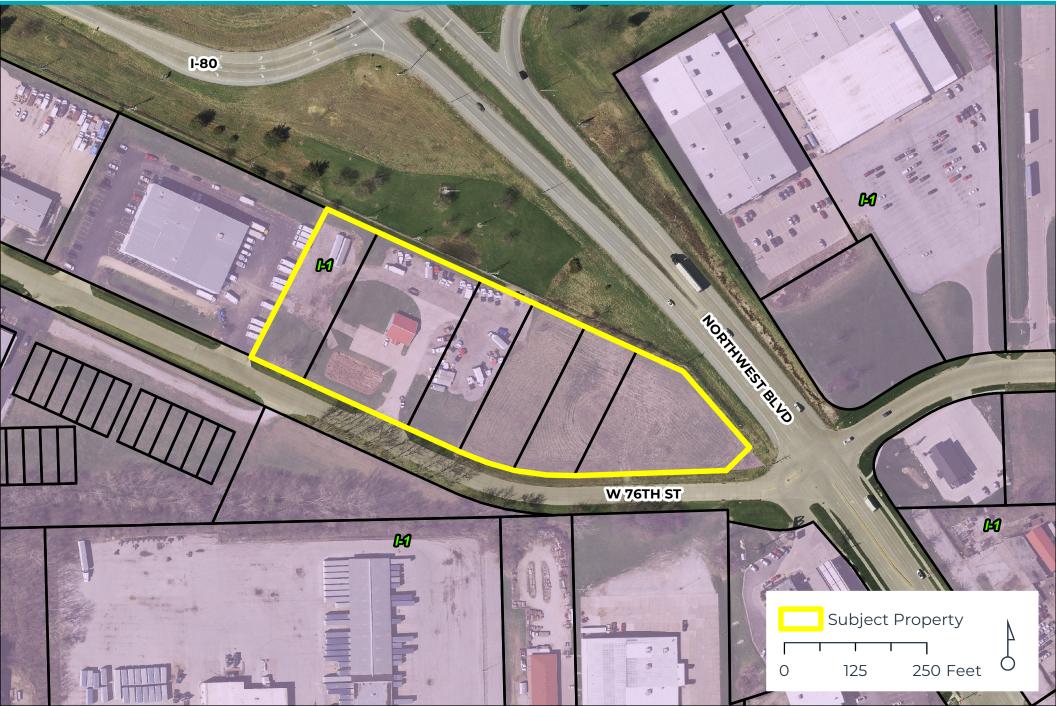
Case F23-16: Request of Quiktrip Corporation for a Final Plat of Interstate Park 4th Addition. The 1-lot subdivision is located at 2904 West 76th Street on 5.02 acres. [Ward 2]





Zoning Map | Case F23-16

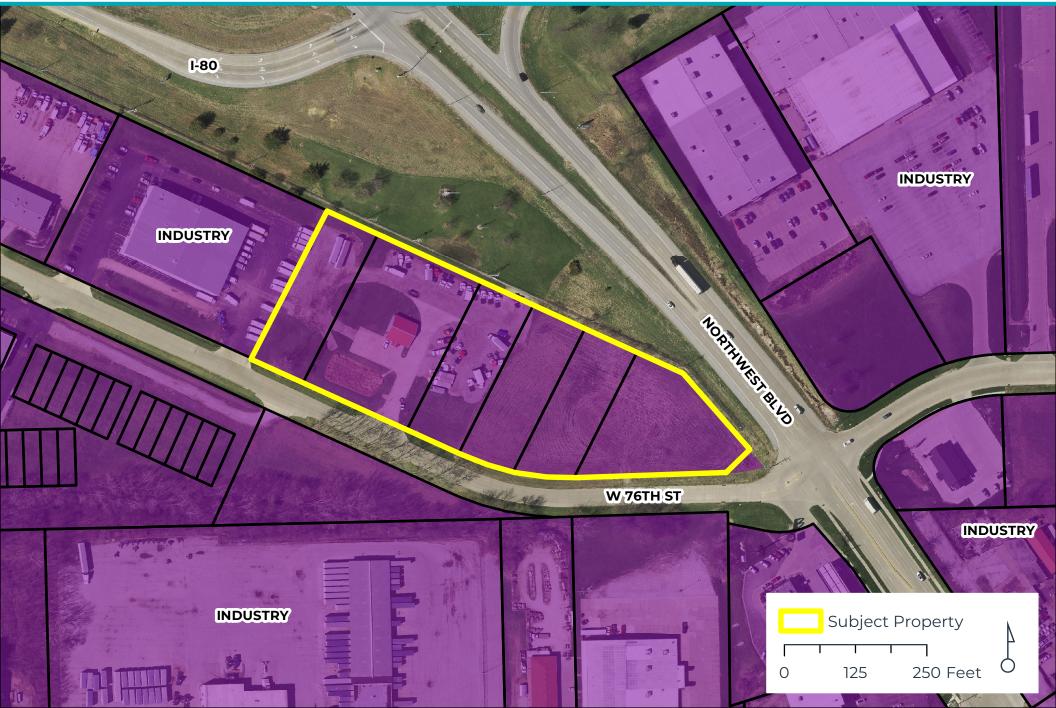
Case F23-16: Request of Quiktrip Corporation for a Final Plat of Interstate Park 4th Addition. The 1-lot subdivision is located at 2904 West 76th Street on 5.02 acres. [Ward 2]





Future Land Use Map | Case F23-16

Case F23-16: Request of Quiktrip Corporation for a Final Plat of Interstate Park 4th Addition. The 1-lot subdivision is located at 2904 West 76th Street on 5.02 acres. [Ward 2]





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

APPLICATION FOR SUBDIVISON PLAT

(LAND DIVISION)

Office 563.326.6198 planning@davenportiowa.com						
APPLICANT INFORMATION		LOCATION DESCRIPTION SUBMITT				
Applicant Name		NUMBER (OF LOTS BY USE TYP	PE A	ACRES	STREETS ADDED
Address		PLAT TY	PE SUBMITTED:	1		I
City Ototo Zin			MINARY PLAT: PLAT:		6 Requirements 0 Requirements	
City State Zip			NARY PLAT REG	-	•	-
Phone		Prelin	ninary Plat ours (2') & Infrast			
Secondary Phone		Plattir	LAT REQUIREME		54.11 State Co	ode
E-Mail Address		Final	Plat			
Acceptance of Applicant I, the undersigned, certify that the informat my knowledge, is true and correct. I furthe		Autho	AL REQUIREMEN rization to Act as cation Fee (REQU	s Appl		ed
the property in question, and/or that I am le	egally able to represent all other	Subdivision Platt			Fee Schedule	
persons or entities with interest in this prop procedure and submittal requirements.	erry, and acknowledge formal		Number of Lots	Fee		
In addition to the application fee, I understa	and I am responsible for all		1 lot to 10 lots	\$4	400 plus \$25/lot	
development review costs, including but no	ot limited to a traffic study.		11 to 25 lots	\$7	700 plus \$25/lot	
			26 or more lots	\$1,	,000 plus \$25/lot	
Print Applicant's Name			his form, and any qu @davenportiowa.co		s, to DNS Plann	ing Division at
Applicant's Signature	Date		·			
Developer / Project Manager	DEVELOPI	Enginee				
Address		Address				
Phone	Secondary Phone	Phone			Secondary Phone	
E-Mail Address	1	E-Mail Addre	SS			
Owner		Attorney	,			
Address		Address				
Phone	Secondary Phone	Phone			Secondary Phone	
E-Mail Address	·	E-Mail Addre	SS			

revised Jan. 2023

E | planning@davenportiowa.com

Authorization to Act as Applicant

I/We,		
, ,[as p	roperty owner(s)]	
authorize	above person(s)]	
	the following board:	*
for the property located at		
	Signature(s)*	-
	*Please note: original signature(s) are required signed in front of a Not	- 1
Notarization:	Date	_
State of,		
County of,		
Sworn and subscribed before me	[identification type]	
this <u>day of</u> ,.		
Notary Public		
My Commission Expires:		

* 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

P&Z Subdivision Calendar | 2023

PLAN & ZONING COMMISSION | CITY OF DAVENPORT IOWA

SUBDIVISION SUBMITTAL	PLAN & ZONING COMMISION	REQUIRED CERTIFICATES	COMMITTEE OF THE WHOLE	CITY COUNCIL
DEADLINE	MEETING	DUE	PUBLIC HEARING	MEETING
12:00 PM - Thursday	5:00 PM - Tuesday	12:00PM - Wednesday	5:30 PM - Wednesday	5:30 PM - Wednesday
11/10/22	12/06/22	12/28/22	01/04/23	01/11/23
11/23/22*	12/20/22	01/11/23	01/18/23	01/25/23
12/08/22	01/03/23	01/25/23	02/01/23	02/08/23
12/22/22	01/17/23	02/08/23	02/15/23	02/22/23
01/05/23	01/31/23	02/22/23	03/01/23	03/08/23
01/19/23	02/14/23	03/08/23	03/15/23	03/22/23
02/02/23	02/28/23	03/29/23	04/05/23	04/12/23
02/16/23	03/14/23	04/12/23	04/19/23	04/26/23
03/09/23	04/04/23	04/26/23	05/03/23	05/10/23
03/23/23	04/18/23	05/10/23	05/17/23	05/24/23
04/06/23	05/02/23	05/31/23	06/07/23	06/14/23
04/20/23	05/16/23	06/14/23	06/21/23	06/28/23
05/11/23	06/06/23	06/28/23	07/05/23	07/12/23
05/25/23	06/20/23	07/12/23	07/19/23	07/26/23
06/08/23	07/04/23*	07/26/23	08/02/23	08/09/23
06/22/23	07/18/23	08/09/23	08/16/23	08/23/23
07/06/23	08/01/23	08/30/23	09/06/23	09/13/23
07/20/23	08/15/23	09/13/23	09/20/23	09/27/23
08/10/23	09/05/23	09/27/23	10/04/23	10/11/23
08/24/23	09/19/23	10/11/23	10/18/23	10/25/23
09/07/23	10/03/23	10/25/23	11/01/23	11/08/23
09/21/23	10/17/23	11/08/23	11/15/23	11/22/23*
10/05/23	10/31/23	11/29/23	12/06/23	12/13/23
10/19/23	11/14/23	12/13/23	12/20/23*	12/27/23*
11/09/23	12/05/23	12/27/23	01/03/24	01/10/24
11/23/23*	12/19/23	01/10/24	01/17/24	01/24/24
12/07/23	01/02/24*	01/31/24	02/07/24	02/14/24
12/21/23 [*]	01/16/24	02/14/24	02/21/24	02/28/24
01/11/24	02/06/24	02/28/24	03/06/24	03/13/24
01/25/24	02/20/24	03/13/24	03/20/24	03/27/24

*Submission and meeting dates may be changed or cancelled due to holiday

1. Subdivisions are submitted to the City's Electronic (Eplan) Review Portal at: <u>www.davenportiowa.com/eplan</u>

2. The Applicant will receive comments back prior to the Plan & Zoning Commission meeting

3. Plats must be resubmitted in Eplan to ensure all conditions have been met prior to going on Committee of the Whole agenda

4. Certificates, as listed in Section 16.20.020, are required prior to being placed on the Committee of the Whole agenda

5. Conditions must be met and utility signatures are required on the plat prior to the City signatures

6. No infrastructure improvements are permitted prior to the City Council approval of the final plat

7. Please see Scott County, Iowa Subdivision Platting Documents Required for recording:

https://www.scottcountyiowa.gov/recorder/plats-surveys

City of Davenport Plan and Zoning Commission Department: Development & Neighborhood Services

Contact Info: Matt Werderitch 563.888.2221

Date 10/31/2023

Subject:

Extraterritorial Rezoning: Request of RiverStone Group, Inc. to rezone approximately 75.26 acres of land located at the southeast corner of Harrison Street and West 90th Street from Agricultural-General (A-G) to Industrial (I) in unincorporated Scott County.

Recommendation: Hold a discussion.

Background:

The City of Davenport received a public notice from Scott County Planning & Development regarding a petition to rezone property located at the southeast corner of Harrison Street and West 90th Street. The 75.26-acre property is in unincorporated Scott County and zoned Agricultural-General (A-G). The petitioner, RiverStone Group, Inc., submitted an application to rezone the land to Industrial (I) for the purpose of establishing a recycle yard for excavated concrete and asphalt from public road reconstruction and private development activities.

A public hearing on this request is scheduled before the Scott County Planning and Zoning Commission on Wednesday, November 22, 2023. The City of Davenport was notified of the request because the subject property is located within two miles of the City limits. The Mayor's office is currently reviewing the petition and will provide a response to the Scott County Planning and Development Department to be included as an official comment ahead of the County's formal rezoning procedure.

ATTACHMENTS:

	Туре	Description
D	Backup Material	Scott County Public Notice
D	Backup Material	Site Plan-RiverStone Group Inc.
D	Backup Material	Scott County Future Land Use Map
D	Backup Material	Vicinity, Zoning, & Future Land Use Map

Staff Workflow Reviewers

REVIEWERS:			
Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	10/27/2023 - 12:57 PM

PLANNING & DEVELOPMENT 600 West Fourth Street Davenport, Iowa 52801-1106 Email: planning@scottcountyiowa.gov Office: (563) 326-8643



October 23, 2023

The Honorable Mike Matson, City of Davenport Mayor 226 West 4th Street Davenport IA 52801 cc: Corri Spiegel, City Administrator Laura Berkley, Development & Planning Administrator

Re: Application to Rezone, Part of the W ½ of the NE ¼ of Sec 35, Sheridan Township

Mayor Matson,

The Scott County Planning & Development Department has an application on file from Riverstone Group, Inc. to rezone two (2) Scott County Parcels (933505001, 933521001) that are adjacent to the corporate limits of the City of Davenport. According to the application (enclosed), the applicants intend to rezone the parcels from Agricultural-General ("A-G") to Industrial ("I") to establish a recycle yard for excavated concrete and asphalt from public road reconstruction and private development activities, which would be a permitted use in the "I" Zoning District in unincorporated Scott County.

On the County's adopted Future Land Use Map, the subject parcels are designated "To Be Annexed Prior to Development," which is intended to compel the applicants and/or the County to communicate with the adjacent municipality to determine whether annexation would be mutually beneficial prior to proceeding with the proposed development in unincorporated Scott County.

The Scott County Planning and Zoning Commission will hold a public hearing on the application at its regular meeting on Wednesday, November 22, 2023, and County staff is seeking an official response from the City regarding annexation to include in the staff report prepared for the Commission prior to the hearing. Those reports are typically provided to the Commission the Friday prior to the hearing, or in this case on Friday, November 17, 2023.

County staff and administration will be available to answer questions, provide additional information, or otherwise discuss the application to rezone.

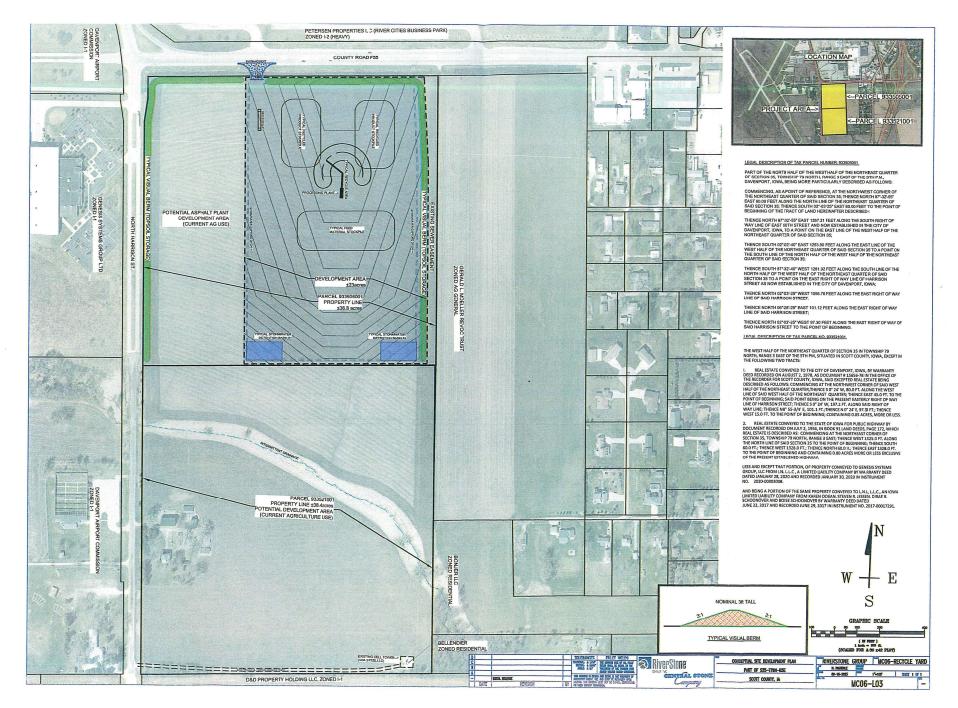
Regards,

Chris Still

Scott County Planning & Development Director

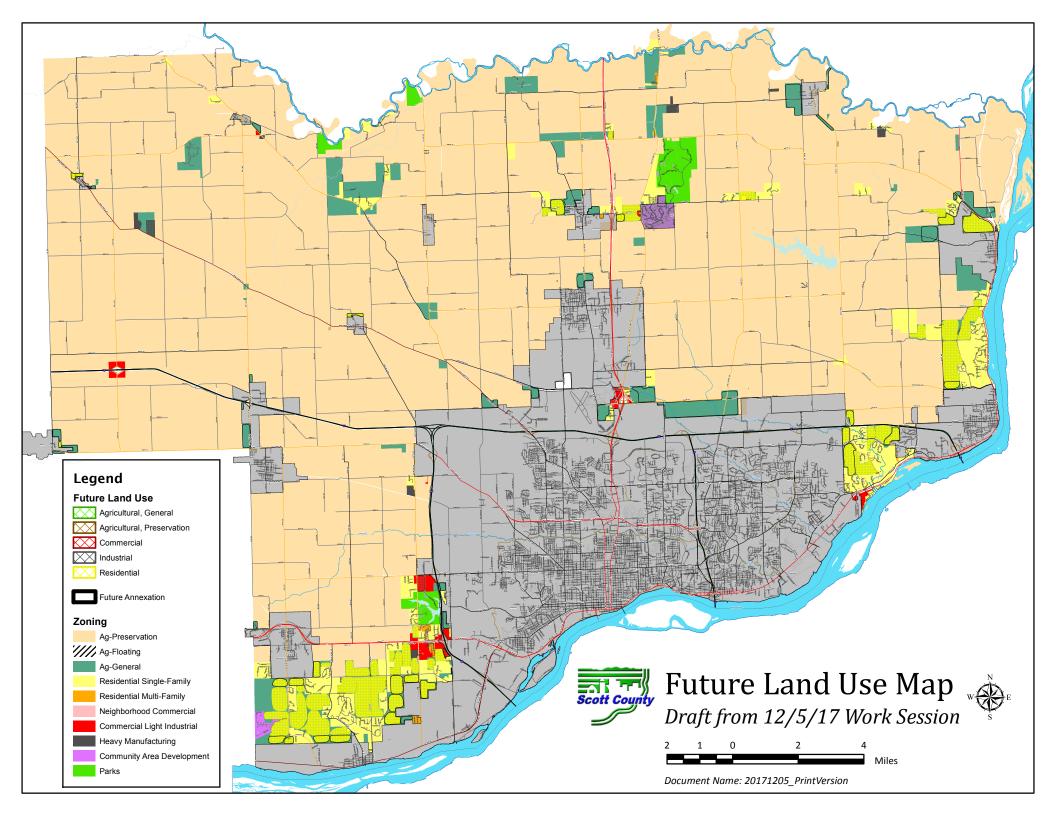
cc: Ken Beck, Chairman, Scott County Board of Supervisors Mahesh Sharma, Scott County Administrator

1 Enclosure 1. Rezoning Petition



nransdale 9/18/20/23 11:40:45 AM G:/CAD-DRAWINGS/MC06/LAYOUT/AIRPORT RECYCLE SITE PLAN COMPLETE.dwa. MC06-1.03 COLINTY SUBMITTAL FINAL

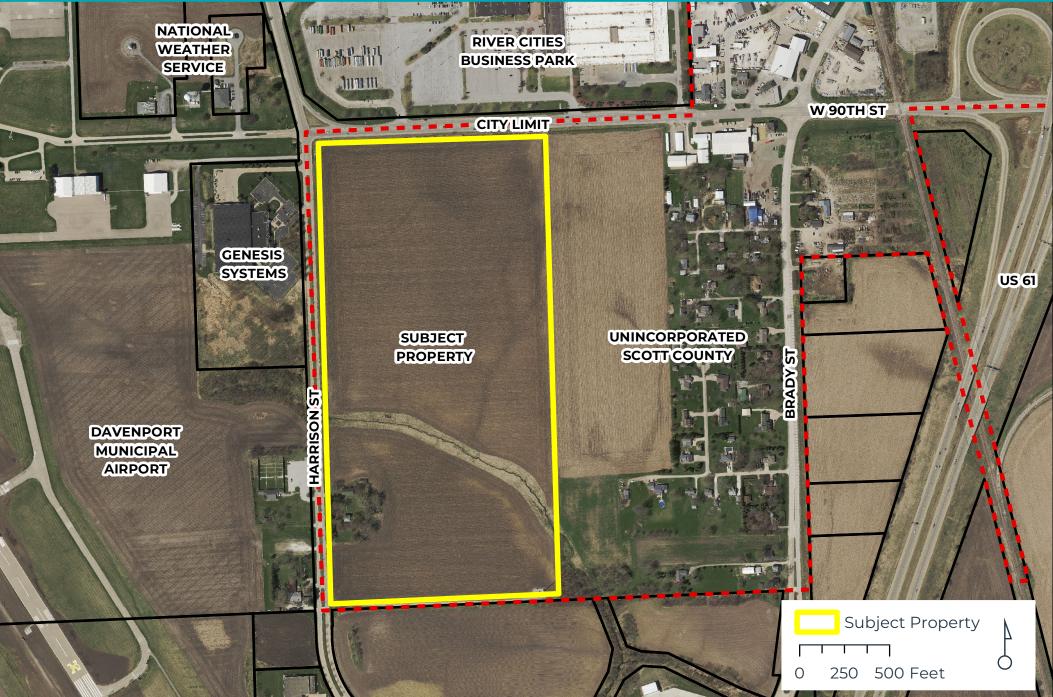
1-2 68969





Vicinity Map | Extraterritorial Rezoning Request

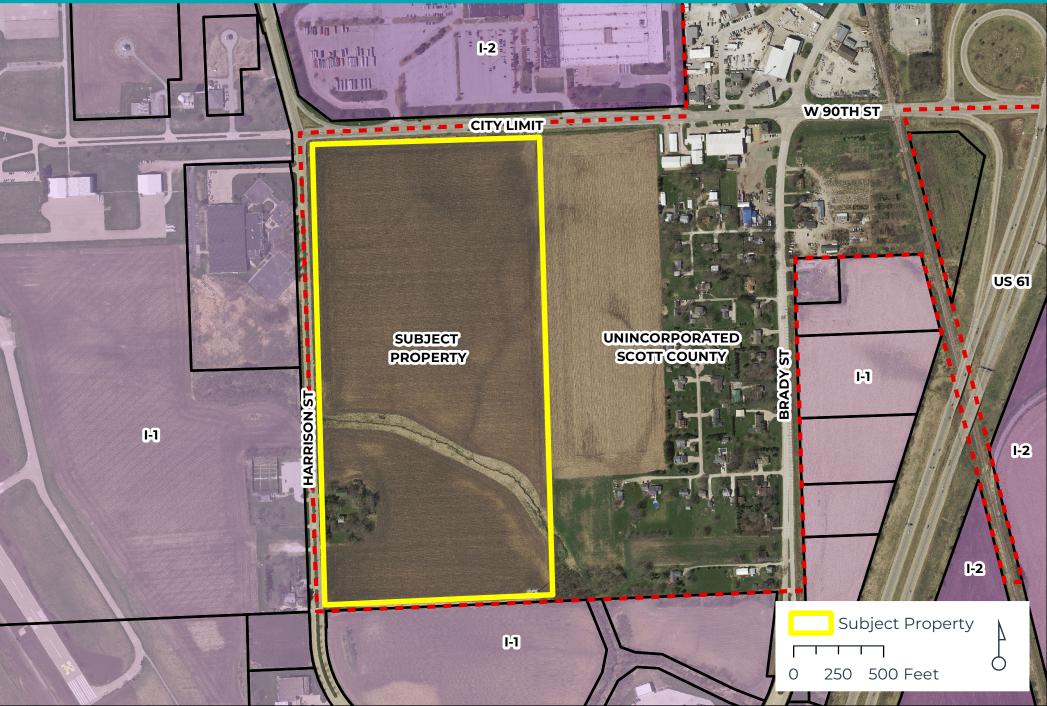
Request of RiverStone Group, Inc. to rezone approximately 75.26 acres of land located at the southeast corner of Harrison Street and West 90th Street from Agricultural General (A-G) to Industrial (I) in unincorporated Scott County.





Zoning Map | Extraterritorial Rezoning Request

Request of RiverStone Group, Inc. to rezone approximately 75.26 acres of land located at the southeast corner of Harrison Street and West 90th Street from Agricultural General (A-G) to Industrial (I) in unincorporated Scott County.





Future Land Use Map | Extraterritorial Rezoning Request

Request of RiverStone Group, Inc. to rezone approximately 75.26 acres of land located at the southeast corner of Harrison Street and West 90th Street from Agricultural General (A-G) to Industrial (I) in unincorporated Scott County.

