

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]
- ii. 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:

Type	Description
▢ Backup Material	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:

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. 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 subject 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. **Zoning:** 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. **Streets:** No new streets are proposed with this subdivision. In 2014, portions of 2nd Street were previously vacated and conveyed to the subject property.
3. **Storm Water:** 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. **Sanitary Sewer:** 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. **Other Utilities:** Other normal utility services are available.
6. **Parks/Open Space:** There are no impacts to parks/open space
7. **Flood:** 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:







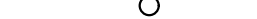



Type	Description
▢ Backup Material	Final Plat of Riverwatch Subdivision
▢ Backup Material	Vicinity, Flood, Zoning, & Future Land Use Maps
▢ Backup Material	Application

Staff Workflow Reviewers

REVIEWERS:

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

A PART OF BLOCK 75 IN LECLAIRE'S 6TH ADDITION, A PART OF BLOCK 124 IN LECLAIRE'S 9TH ADDITION, A PART OF VACATED FARNAM STREET, AND A PART OF VACATED EAST RIVER DRIVE, ALL BEING IN A PART OF THE NORTHWEST QUARTER OF SECTION THIRTY-SIX (36), TOWNSHIP SEVENTY-EIGHT (78) NORTH, RANGE THREE (3) EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF DAVENPORT, SCOTT COUNTY, ILLINOIS

	BOUNDARY OF SURVEY
	EXISTING PROPERTY LINE
	FOUND RIGHT OF WAY MARKER
	IRON MONUMENT FOUND
	3/4" IRON PIPE SET
	PLAT OR DEED DIMENSION
	RIGHT OF WAY VACATION
	10' WIDE PUBLIC SEWER EASEMENT
	100 YEAR FLOODWAY LIMITS
	BASE FLOOD ELEVATION 565.4



THE CITY OF
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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]



Subject Property



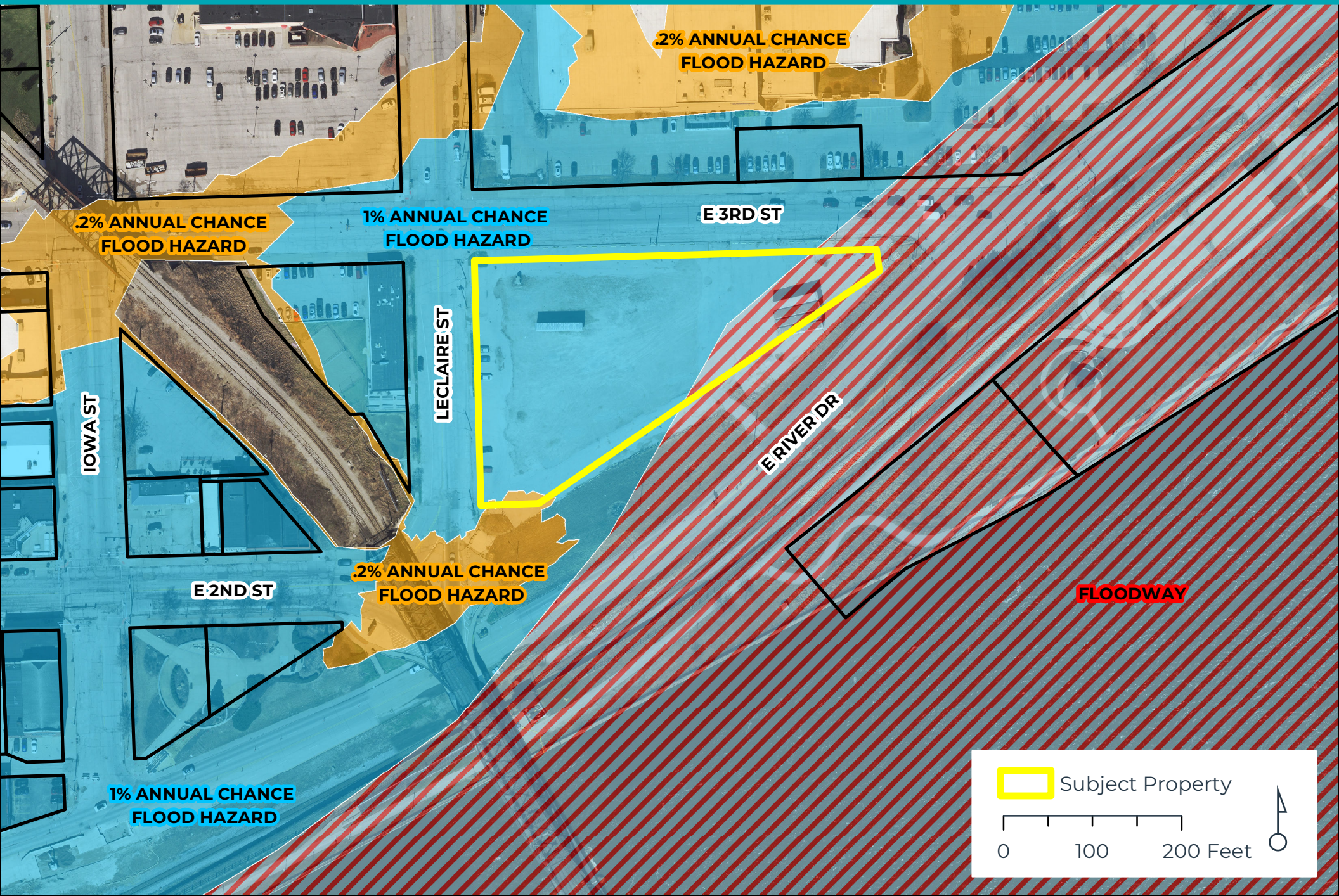
0 100 200 Feet





Flood Map | Case F23-15

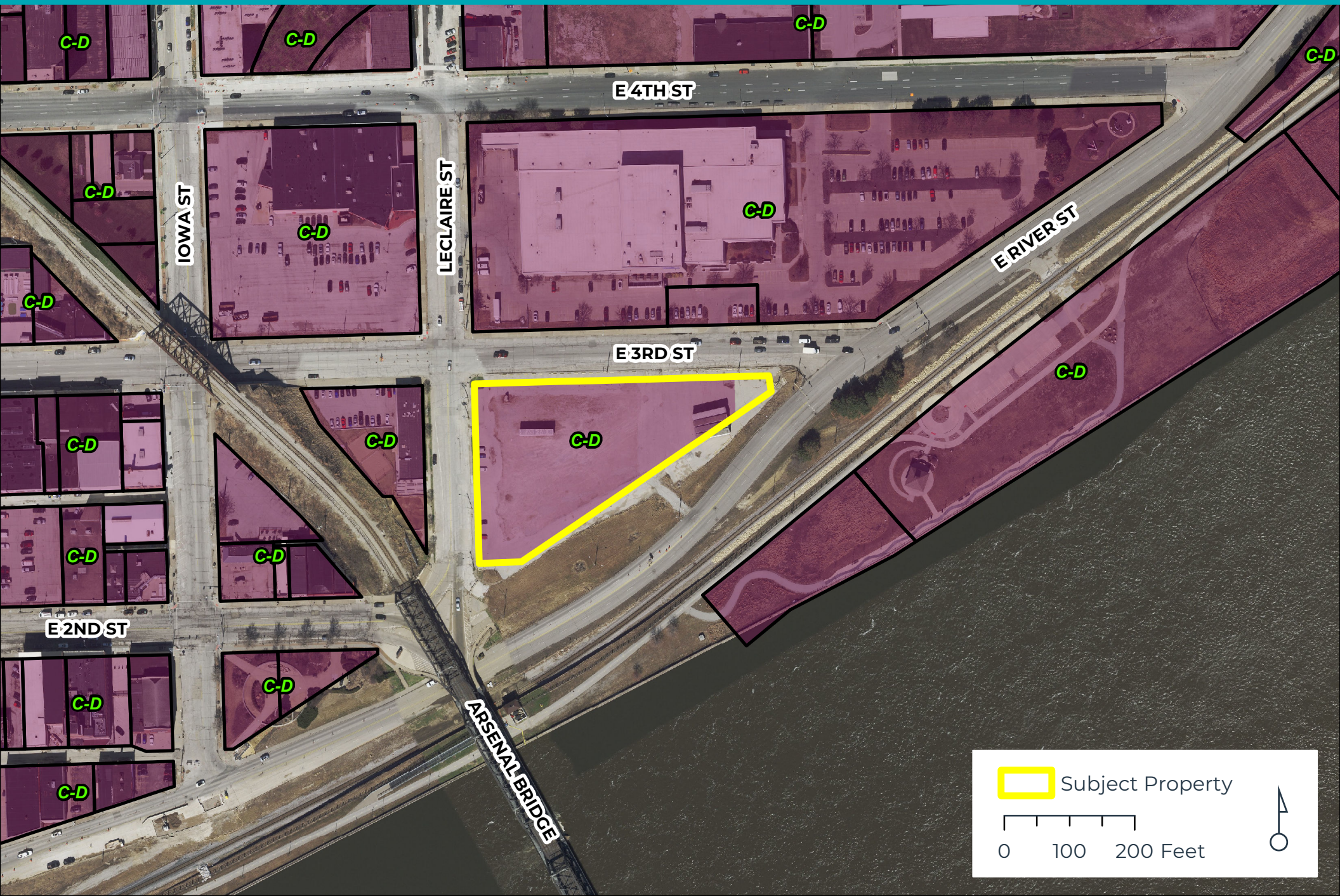
Request of 227 LeClaire, LLC for a Final Plat of Riverwatch Subdivision.
The 2-lot subdivision is located at 227 LeClaire Street on 2.42 acres. [Ward 3]





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]



Subject Property



0 100 200 Feet

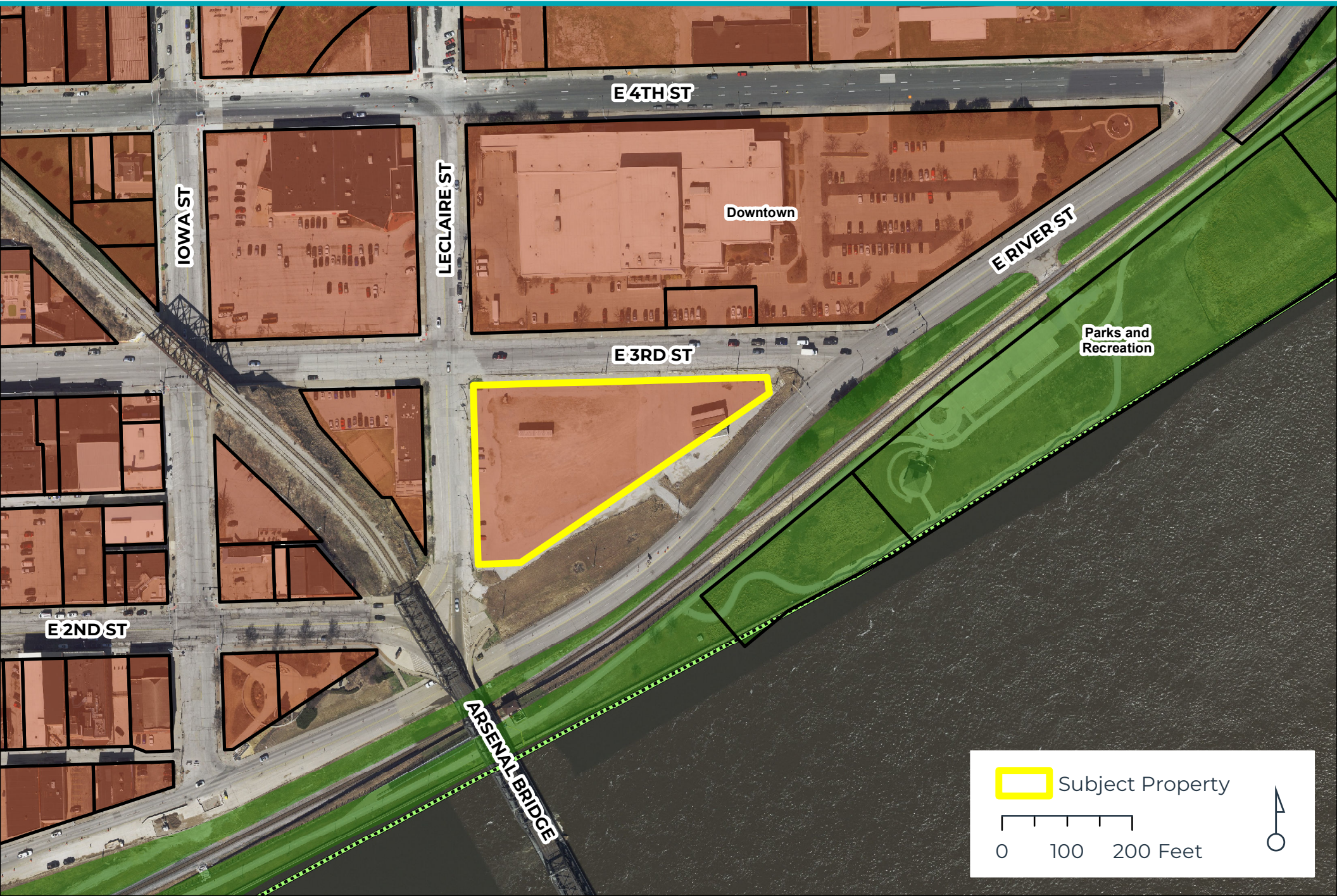




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Future Land Use Map | Case F23-15

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]



Subject Property



0 100 200 Feet





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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
SUBDIVISION PLAT
(LAND DIVISION)

APPLICANT INFORMATION

Applicant Name

227 LECLAIRE, LLC

Address

620 HOLMES STREET

City | State | Zip

BETTENDORF, IA 52722

Phone

(563) 940-5722

Secondary Phone

E-Mail Address

pstopulos@ruhlcommercial.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 all development review costs, including but not limited to a traffic study.

Pete Stopulos

Print Applicant's Name

DocuSigned by:

Pete Stopulos

Applicant's Signature

10/05/2023

Date

SUBDIVISION NAME

RIVERWATCH SUBDIVISION

LOCATION DESCRIPTION

227 LECLAIRE STREET, DAVENPORT, IA

SUBMITTED

10/05/2023

NUMBER OF LOTS BY USE TYPE

2

ACRES

2.42

STREETS ADDED

NO

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 .

DEVELOPMENT TEAM

Developer / Project Manager

Pete Stopulos

Address

620 Holmes Street, Bettendorf, IA 52722

Phone

(563) 940-5722

Secondary Phone

E-Mail Address

pstopulos@ruhlcommercial.com

Owner

227 LECLAIRE, LLC

Address

620 Holmes Street, Bettendorf, IA 52722

Phone

(563) 940-5722

Secondary Phone

E-Mail Address

pstopulos@ruhlcommercial.com

Engineer

Devin Birch, PE - Austin Engineering Company, Inc.

Address

220 Emerson Place, Ste 101-A, Davenport, IA 52801

Phone

(309) 691-0224

Secondary Phone

E-Mail Address

dbirch@austinengineeringcompany.com

Attorney

Benjamin A. Yeggy, Gomez May, LLP

Address

2322 E. Kimberly Rd. Suite 120W, Davenport, IA 52807

Phone

(563) 359-3591

Secondary Phone

E-Mail Address

YeggyB@gomezmaylaw.com

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. Zoning: 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. Streets: No new streets are proposed.
3. Storm Water: 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:

Type	Description
▢ Backup Material	Final Plat
▢ Backup Material	Vicinity, Zoning, & Future Land Use Map
▢ Backup Material	Application

Staff Workflow Reviewers

REVIEWERS:

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

INTERSTATE PARK 4TH ADDITION

DAVENPORT, IOWA

FINAL PLAT



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Vicinity Map | Case F23-16

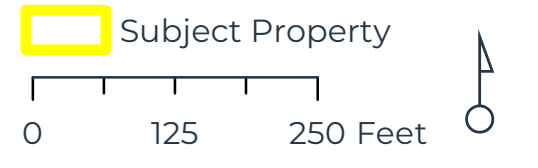
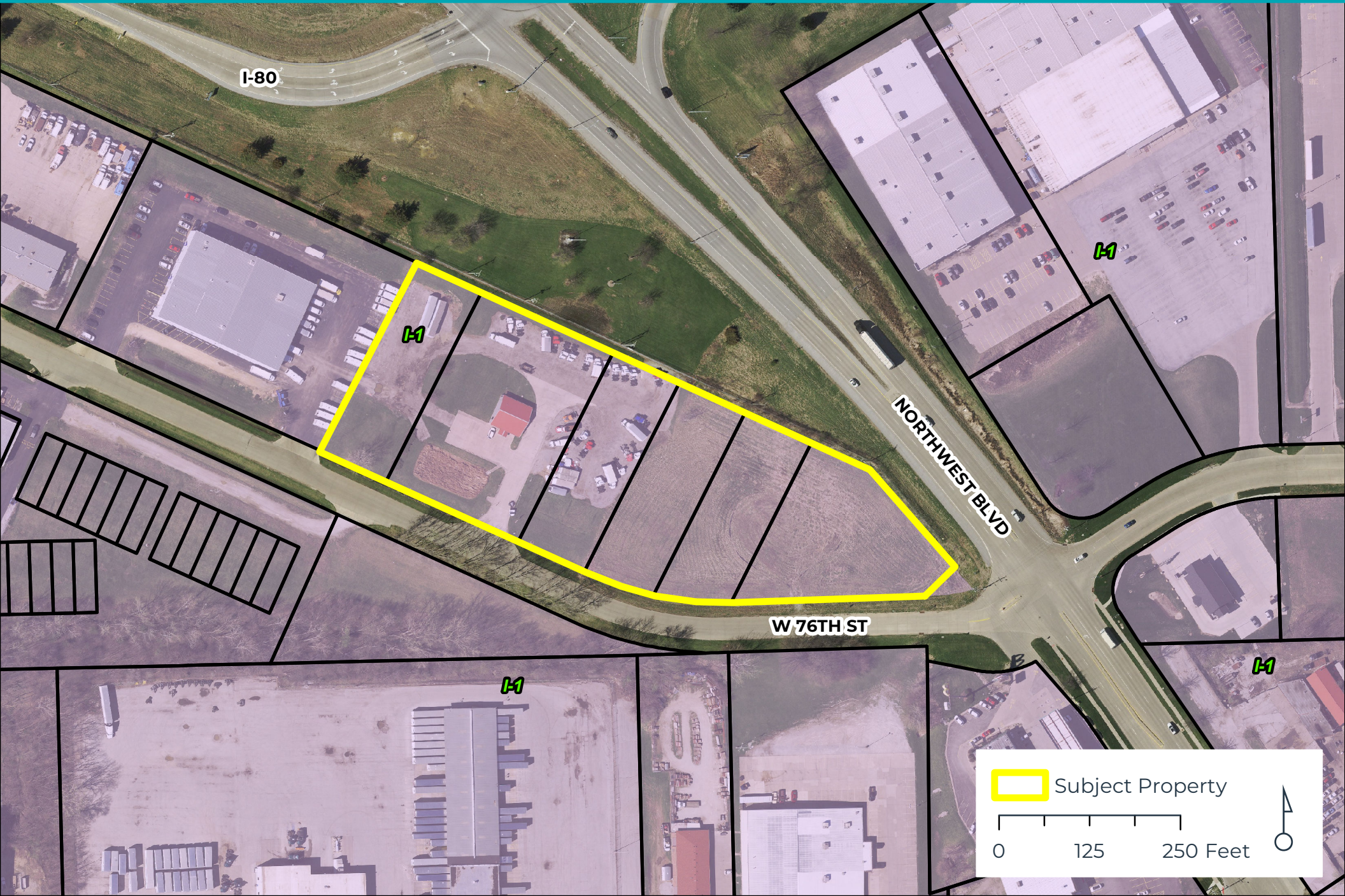
Case F23-16: Request of Quiktrip Corporation for a Final Plat of Interstate Park 4th Addition. The 1-lot subdivision is located at 2904 West 76th Street on 5.02 acres. [Ward 2]





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]

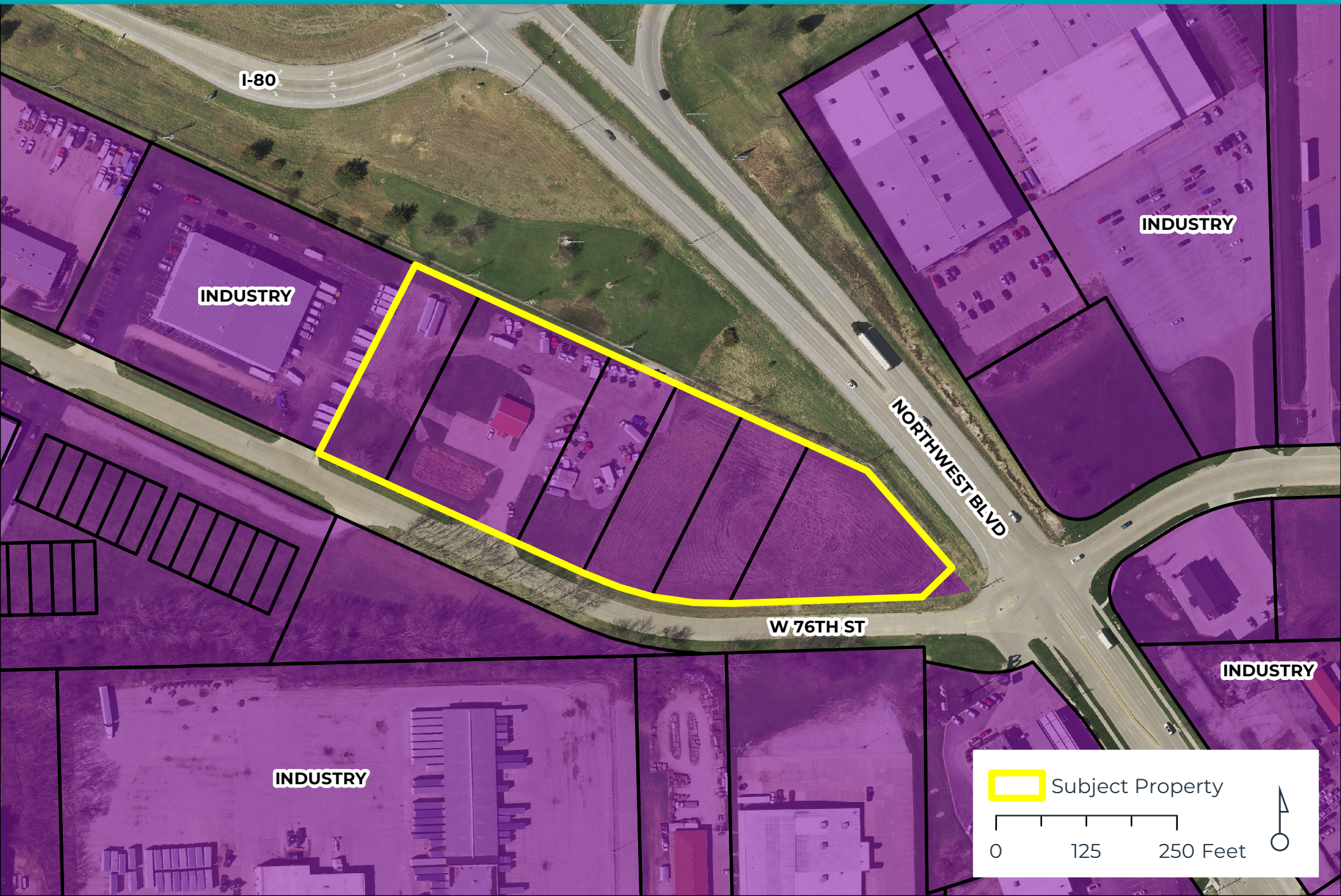




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Future Land Use Map | Case F23-16

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

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

Date

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.

DEVELOPMENT TEAM

Developer / Project Manager

Address

Phone

Secondary Phone

E-Mail Address

Engineer

Address

Phone

Secondary Phone

E-Mail Address

Owner

Address

Phone

Secondary Phone

E-Mail Address

Attorney

Address

Phone

Secondary Phone

E-Mail Address

Authorization to Act as Applicant

I/We, _____
[as property owner(s)]

authorize _____
[the above person(s)]

to act as applicant, representing me/us before the following board: _____ *

for the property located at _____.

Signature(s)*

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

Notarization: _____

Date

State of _____,

County of _____,

Sworn and subscribed before me

[identification type]

this _____ day of _____, _____.

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 DEADLINE 12:00 PM - Thursday	PLAN & ZONING COMMISSION MEETING 5:00 PM - Tuesday	REQUIRED CERTIFICATES DUE 12:00PM - Wednesday	COMMITTEE OF THE WHOLE PUBLIC HEARING 5:30 PM - Wednesday	CITY COUNCIL MEETING 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
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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: www.davenportiowa.com/eplan
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:

Type	Description
▢ Backup Material	Scott County Public Notice
▢ Backup Material	Site Plan-RiverStone Group Inc.
▢ Backup Material	Scott County Future Land Use Map
▢ 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.

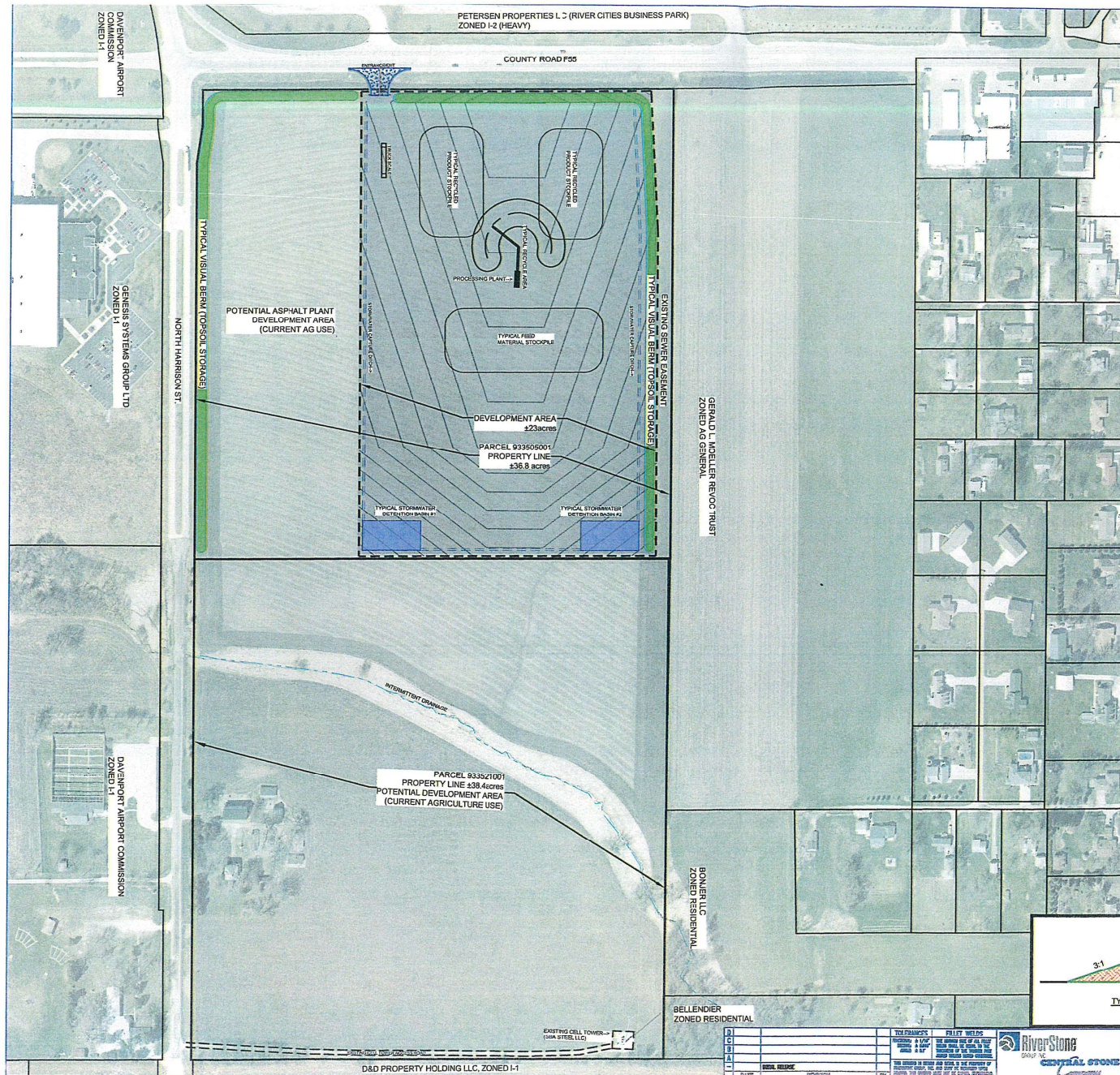
The Scott County Planning and Zoning Commission will hold a public hearing on the application at its regular meeting on Wednesday, November 22, 2023, and County staff is seeking an official response from the City regarding annexation to include in the staff report prepared for the Commission prior to 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



LEGAL DESCRIPTION OF TAX PARCEL NUMBER 933505001

PART OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., DAVENPORT, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AS A POINT OF REFERENCE, AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE NORTH 87°32'45" EAST 60.00 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 02°03'25" WEST 80.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED;

THENCE NORTH 87°32'45" EAST 1267.21 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF EAST 60TH STREET AND NOW ESTABLISHED IN THE CITY OF DAVENPORT, IOWA, TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE SOUTH 02°03'25" WEST 1253.80 FEET ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 35 TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE SOUTH 87°32'45" WEST 1281.92 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 35 TO A POINT ON THE EAST RIGHT OF WAY LINE OF HARRISON STREET AS NOW ESTABLISHED IN THE CITY OF DAVENPORT, IOWA;

THENCE NORTH 02°03'25" WEST 1056.78 FEET ALONG THE EAST RIGHT OF WAY LINE OF SAID HARRISON STREET;

THENCE NORTH 06°28'25" EAST 101.12 FEET ALONG THE EAST RIGHT OF WAY LINE OF SAID HARRISON STREET;

THENCE NORTH 02°03'25" WEST 97.30 FEET ALONG THE EAST RIGHT OF WAY LINE OF SAID HARRISON STREET TO THE POINT OF BEGINNING.

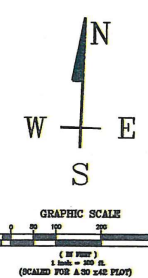
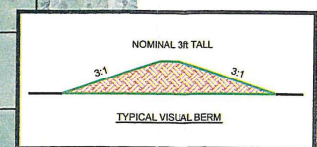
LEGAL DESCRIPTION OF TAX PARCEL NO. 933521001

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 35 IN TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., SITUATED IN SCOTT COUNTY, IOWA, EXCEPT IN THE FOLLOWING TWO TRACTS:

1. REAL ESTATE CONVEYED TO THE CITY OF DAVENPORT, IOWA, BY WARRANTY DEED RECORDED ON AUGUST 2, 1978, AS DOCUMENT # 15656-78 IN THE OFFICE OF THE RECORDER FOR SCOTT COUNTY, IOWA, SAID EXCEPTED REAL ESTATE BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID WEST HALF OF THE NORTHWEST QUARTER, THENCE S 0° 24' W, 80.0 FT. ALONG THE WEST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER, THENCE EAST 45.0 FT. TO THE POINT OF BEGINNING; SAID POINT BEING ON THE PRESENT EASTERLY RIGHT OF WAY LINE OF HARRISON STREET; THENCE S 1° 24' W, 197.2 FT. ALONG SAID RIGHT OF WAY LINE; THENCE N 8° 55-3/4' E, 101.1 FT.; THENCE N 0° 24' E, 97.3 FT.; THENCE WEST 15.0 FT. TO THE POINT OF BEGINNING; CONTAINING 0.05 ACRES, MORE OR LESS.
2. REAL ESTATE CONVEYED TO THE STATE OF IOWA FOR PUBLIC HIGHWAY BY DOCUMENT RECORDED ON JULY 2, 1956, IN BOOK 91 LAND DEEDS, PAGE 372, WHICH REAL ESTATE IS DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 79 NORTH, RANGE 3 EAST; THENCE WEST 1325.0 FT. ALONG THE NORTH LINE OF SAID SECTION 35 TO THE POINT OF BEGINNING; THENCE SOUTH 60.0 FT.; THENCE WEST 1328.0 FT.; THENCE NORTH 60.0 FT.; THENCE EAST 1328.0 FT. TO THE POINT OF BEGINNING AND CONTAINING 0.80 ACRES MORE OR LESS EXCLUSIVE OF THE PRESENT ESTABLISHED HIGHWAY.

LESS AND EXCEPT THAT PORTION OF PROPERTY CONVEYED TO GENESIS SYSTEMS GROUP, LLC FROM UNL L.L.C., A LIMITED LIABILITY COMPANY BY WARRANTY DEED DATED JANUARY 28, 2020 AND RECORDED JANUARY 30, 2020 IN INSTRUMENT NO. 2020-00003008.

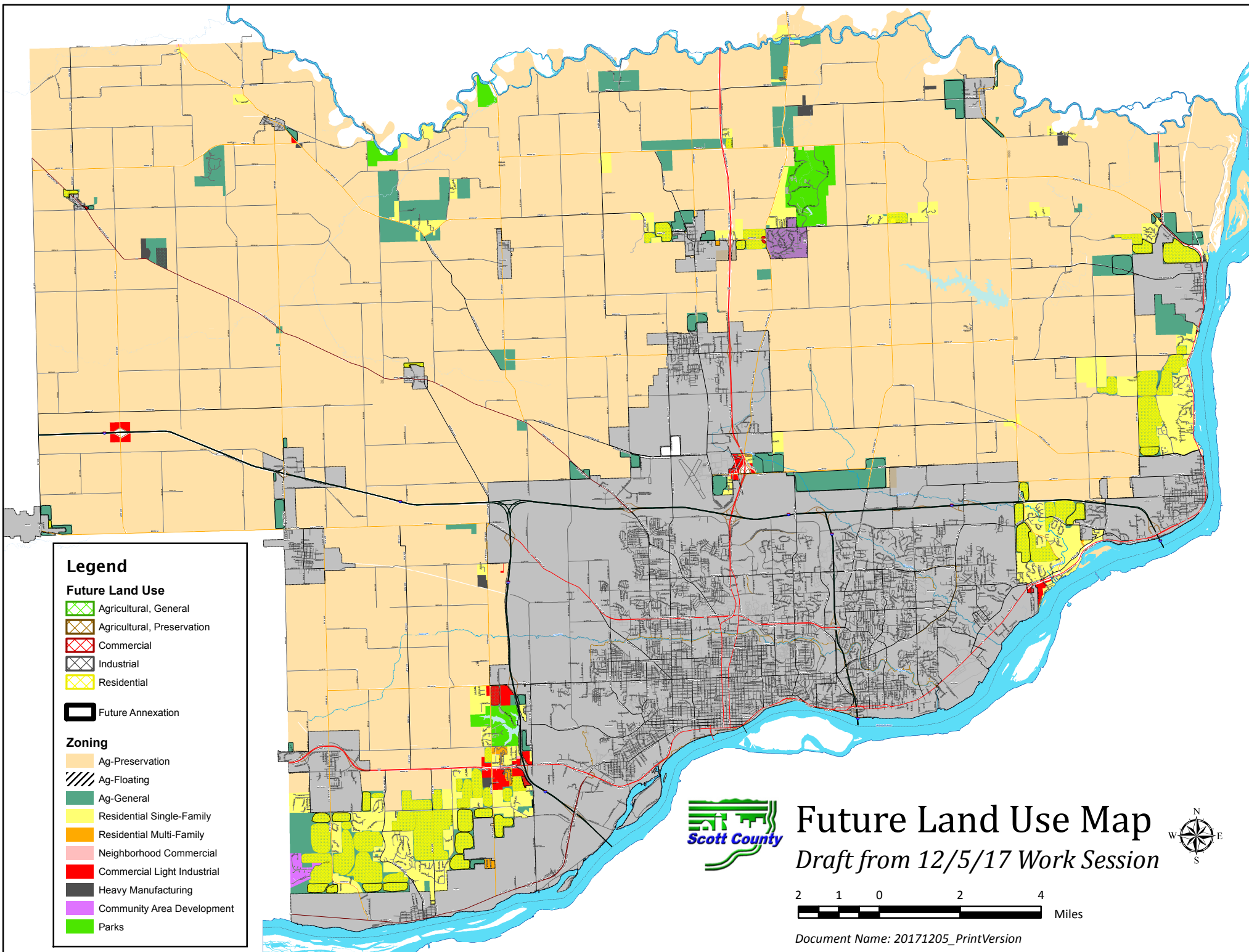
AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO UNL L.L.C., AN IOWA LIMITED LIABILITY COMPANY FROM KAREN ODEAN, STEVEN R. JESSEN, DARR R. SCHODDNER AND BOB SCHODDNER BY WARRANTY DEED DATED JUNE 22, 2017 AND RECORDED JUNE 29, 2017 IN INSTRUMENT NO. 2017-00017291.



REVISIONS		DATE	BY	REASON
1				
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DESIGNED BY	PROJECT NO.	DATE	BY	REASON

CONCEPTUAL SITE DEVELOPMENT PLAN	RIVERSTONE GROUP	MC06-RECYCLE YARD
PART OF S35-17TH-RDE	SCOTT COUNTY, IA	MC06-L03
DATE	BY	REASON

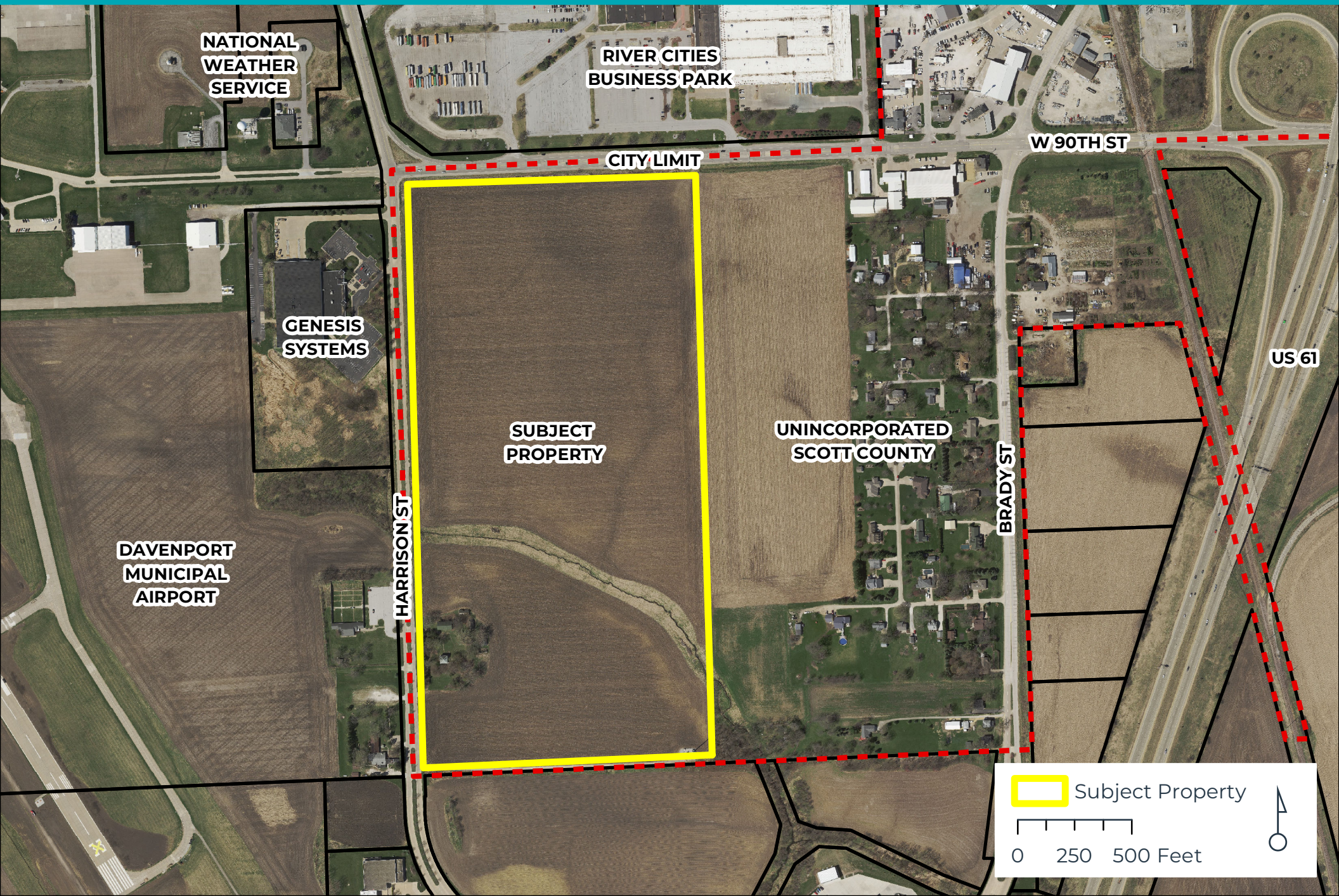




THE CITY OF
DAVENPORT
IOWA | USA

Vicinity Map | Extraterritorial Rezoning Request

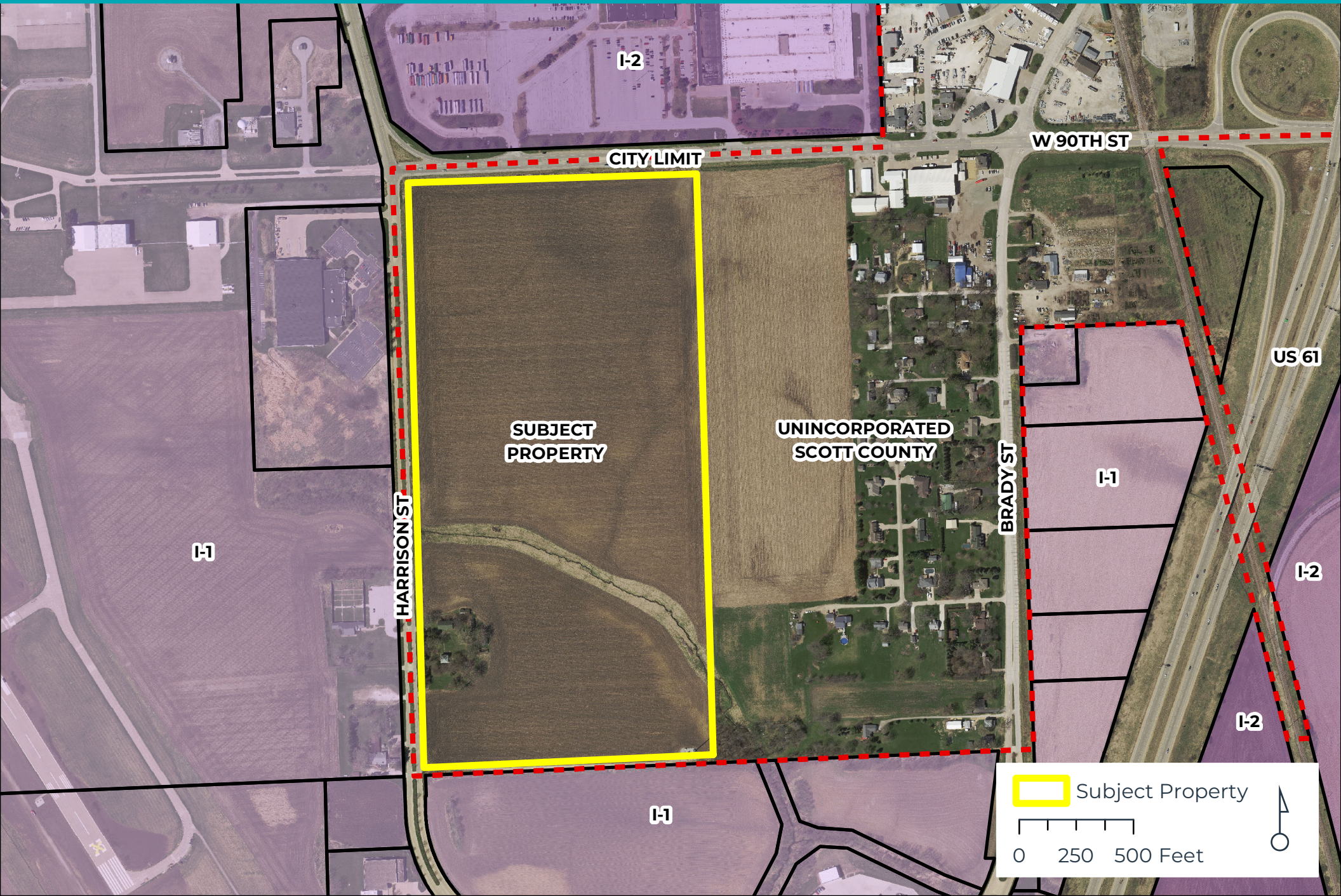
Request of RiverStone Group, Inc. to rezone approximately 75.26 acres of land located at the southeast corner of Harrison Street and West 90th Street from Agricultural General (A-G) to Industrial (I) in unincorporated Scott County.





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.





THE CITY OF
DAVENPORT
IOWA | USA

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.

