

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, MARCH 19, 2024; 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 March 5, 2024 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 F24-04: Request of McCoy Homes for a Final Plat of Seng Meadows 2nd Addition. The 33-lot subdivision is located west of Northwest Boulevard and south of Willow Circle on 10.97 acres. [Ward 7]

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport  
Plan and Zoning Commission

Department: DNS  
Contact Info: Matt Werderitch 563.888.2221

**Date**  
**3/19/2024**

Subject:  
Consideration of the March 5, 2024 meeting minutes.

Recommendation:  
Staff recommends the City Plan and Zoning Commission approve the March 5, 2024 meeting minutes.

Background:  
The March 5, 2024 meeting minutes are attached.

ATTACHMENTS:

| Type              | Description            |
|-------------------|------------------------|
| ▢ Backup Material | Meeting Minutes 3-5-24 |

Staff Workflow Reviewers

REVIEWERS:

| Department | Reviewer         | Action   | Date                 |
|------------|------------------|----------|----------------------|
| City Clerk | Werderitch, Matt | Approved | 3/14/2024 - 12:34 PM |

**MINUTES**  
PLAN AND ZONING COMMISSION MEETING  
CITY OF DAVENPORT, IOWA  
TUESDAY, MARCH 5, 2024; 5:00 PM  
CITY HALL | 226 WEST 4<sup>TH</sup> STREET | COUNCIL CHAMBERS

**REGULAR MEETING AGENDA**

I. Roll Call

Present: Inghram, Hepner, Maness, Garrington, Schneider, Schilling, Johnson, Schneider, Tallman

Excused: Dunlop, Eikleberry, Stelk

Staff: Berkley, 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 February 6, 2024 meeting minutes.

Motion by Hepner, second by Tallman, to approve the February 6, 2024 meeting minutes. Motion to approve was unanimous by voice vote (7-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case F24-03: Request of 5CL Illinois LLC for a Final Plat of Nor-Dav 2<sup>nd</sup> Addition. The 2-lot subdivision is located at 1500 West 76th Street on 19.3 acres. [Ward 8]

Werderitch presented an overview of the final plat. The purpose of the subdivision is to separate the industrial building on the east side of the property from the two structures closest to the intersection of Division Street and West 76th Street.

Thad Denhartog, representative of the project, was in attendance to answer questions regarding the occupancy of the existing buildings. No site development is proposed with this subdivision.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F24-03 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

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

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Vacate existing utility easements that do not contain infrastructure or are no longer required.
4. Provide an access easement for the shared driveway on West 76th Street.
5. Provide continuous sanitary sewer easement through southerly line of proposed lots 1 and 2.
6. Provide a private sanitary sewer easement for the line extending to Hawkeye Motorworks.
7. The existing stormwater detention easement area shall be depicted in the plat.

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

VII. Future Business

VIII. Communications

IX. Other Business



X. Adjourn

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

The meeting adjourned at 5:08 pm.

City of Davenport  
Plan and Zoning Commission

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

**Date**  
**3/19/2024**

**Subject:**

Case F24-04: Request of McCoy Homes for a Final Plat of Seng Meadows 2nd Addition. The 33-lot subdivision is located west of Northwest Boulevard and south of Willow Circle on 10.97 acres. [Ward 7]

**Recommendation:**

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F24-04 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. Remove building setback lines from the plat.
4. Relabel the easement between Lots 21 and 22 as a "15' Storm Sewer, Drainage, and Detention Access Easement".

**Background:**

City Council approved a preliminary plat for Seng Meadows Subdivision in 2019. The first phase consisted on 20 single-family lots on the northern half of the site. With construction of lots nearing completion, the developer submitted a final plat to further subdivide the southern 10.97 acres. The second addition is consistent with the approved preliminary plat by extending Willow Circle through to Northwest Boulevard. A total of 33 residential lots will be created with this plat.

**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 **Residential General (RG)** in the Davenport +2035 Future Land Use Map. This land use category designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

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

### **Zoning:**

The subject property is zoned **R-3 Single-Family and Two-Family Residential District**. This district is intended to accommodate residential neighborhoods in the City of Davenport consisting of single-family and two-family homes in a moderately dense urban development pattern. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-3 District.

### **Technical Review:**

1. Zoning: All 33 proposed lots comply with the R-3 residential district dimensional standards. Due to the abutting Marquette Street and West 48th Street right-of-way, Lots 15, 16, and 25-31 are considered double frontage lots.
2. Streets: The developer will extend Willow Circle through the site and connect to Northwest Boulevard. Staff is requiring driveways to take access from Willow Circle. Driveway access onto Northwest Boulevard, West 48th Street, Warren Street, and North Marquette Street are prohibited. West 48th Street at the south end of the development is currently constructed as a half street. The City is not requesting additional right-of-way as vehicular access is being directed towards Willow Circle.
3. Storm Water: The R-3 District has a maximum impervious surface of 60% of each lot. There is a 51,812 square foot Outlot located at the southwest corner of the site, which will serve as a storm water detention easement. A Maintenance and Repair Agreement is needed for any water quality and detention areas. The site is currently served by storm sewer, which is located in Willow Circle.
4. Sanitary Sewer: The 8-inch sanitary sewer line in Willow Circle will be extended south through the subdivision. There is also sewer service on Northwest Boulevard and West 48th Street.
5. Other Utilities: Normal utility services are available at this site.
6. Parks/Open Space: There are no impacts to parks/open space

### **Public Input:**

No public hearing or public notification is 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**

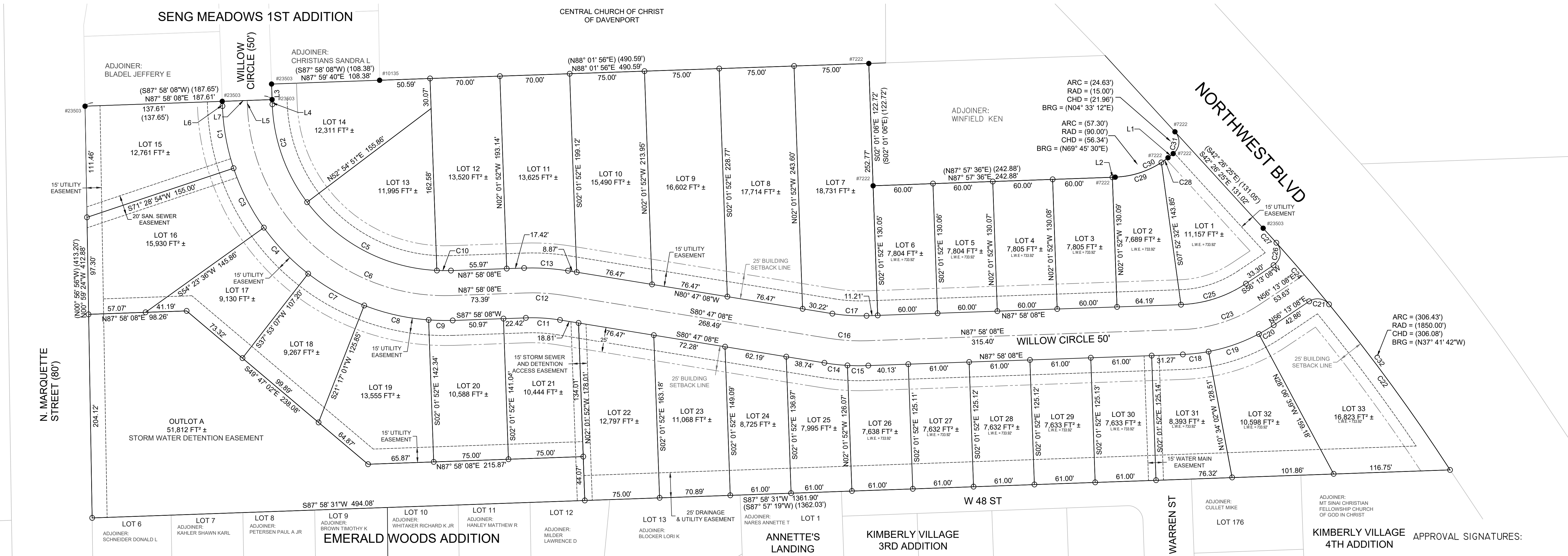
#### **REVIEWERS:**

| Department | Reviewer         | Action   | Date                 |
|------------|------------------|----------|----------------------|
| City Clerk | Werderitch, Matt | Approved | 3/15/2024 - 12:13 PM |

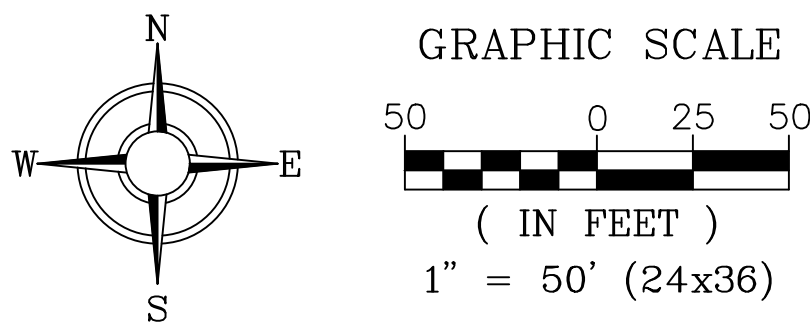


FINAL PLAT  
SENG MEADOWS 2ND ADDITION

BEING A REPLAT OF OUTLOT B IN SENG MEADOWS FIRST ADDITION  
TO THE CITY OF DAVENPORT IN PART OF THE SOUTHWEST  
QUARTER OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 3 EAST OF  
THE 5th PRINCIPAL MERIDIAN, CITY OF DAVENPORT, COUNTY OF  
SCOTT, STATE OF IOWA



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



BOUNDARY LEGEND:

DEED DIMENSION = (0.00')  
FIELD DIMENSION = 0.00'  
MONUMENTS FOUND:  
#5 REBAR w/ YELLOW CAP #7222= ● #7222  
#5 REBAR w/ YELLOW CAP #23503= ● #23503  
#4 REBAR w/ RED CAP #10135= ● #10135  
MONUMENTS SET:  
#5 REBAR w/ PINK CAP #8860= ○  
BOUNDARY LINE = ————  
ROAD CENTER LINE = ————  
EASEMENT LINE = - - - - -  
SETBACK LINE = - - - - -  
SECTION LINE = - - - - -

| Curve Table |             |             |            |                   |
|-------------|-------------|-------------|------------|-------------------|
| Curve #     | Length (ft) | Radius (ft) | Delta      | Chord Length (ft) |
| C1          | 63.55'      | 223.00'     | 016°19'39" | 63.33'            |
| C2          | 105.84'     | 173.00'     | 035°03'17" | 104.20'           |
| C3          | 67.10'      | 223.00'     | 017°14'24" | 66.85'            |
| C4          | 64.29'      | 223.00'     | 016°31'05" | 64.07'            |
| C5          | 151.85'     | 173.00'     | 050°17'33" | 147.03'           |
| C6          | 311.02'     | 198.00'     | 090°00'00" | 280.01'           |
| C7          | 64.76'      | 223.00'     | 016°38'22" | 64.54'            |
| C8          | 66.51'      | 223.00'     | 017°05'16" | 66.26'            |
| C9          | 24.08'      | 223.00'     | 006°11'13" | 24.07'            |
| C10         | 14.05'      | 173.00'     | 004°39'10" | 14.05'            |
| C11         | 34.35'      | 175.00'     | 011°14'44" | 34.29'            |
| C12         | 39.25'      | 200.00'     | 011°14'44" | 39.19'            |
| C13         | 44.16'      | 225.00'     | 011°14'44" | 44.09'            |
| C14         | 23.26'      | 225.00'     | 005°59'20" | 23.25'            |
| C15         | 20.90'      | 225.00'     | 005°19'24" | 20.90'            |
| C16         | 39.25'      | 200.00'     | 011°14'44" | 39.19'            |
| C17         | 34.35'      | 175.00'     | 011°14'44" | 34.29'            |
| C18         | 26.07'      | 175.00'     | 008°32'10" | 26.05'            |
| C19         | 53.58'      | 175.00'     | 017°32'37" | 53.37'            |
| C20         | 17.32'      | 175.00'     | 005°40'13" | 17.31'            |

| Curve Table |             |             |            |                   |
|-------------|-------------|-------------|------------|-------------------|
| Curve #     | Length (ft) | Radius (ft) | Delta      | Chord Length (ft) |
| C21         | 22.11'      | 15.00'      | 084°27'14" | 20.16'            |
| C22         | 205.72'     | 1850.00'    | 006°22'17" | 205.62'           |
| C23         | 83.12'      | 150.00'     | 031°45'00" | 82.06'            |
| C24         | 81.23'      | 1850.00'    | 002°30'57" | 81.23'            |
| C25         | 69.27'      | 125.00'     | 031°45'00" | 68.38'            |
| C26         | 25.67'      | 15.00'      | 098°02'25" | 22.65'            |
| C27         | 19.73'      | 1889.92'    | 000°35'53" | 19.73'            |
| C28         | 8.25'       | 90.00'      | 005°15'10" | 8.25'             |
| C29         | 49.05'      | 90.00'      | 031°13'33" | 48.44'            |
| C30         | 57.30'      | 90.00'      | 036°28'43" | 56.34'            |
| C31         | 24.59'      | 15.00'      | 093°54'47" | 21.93'            |
| C32         | 306.68'     | 1850.00'    | 009°29'53" | 306.32'           |

| Line Table |                 |             |
|------------|-----------------|-------------|
| Line #     | Direction       | Length (ft) |
| L1         | N 51° 31' 09" E | 6.67'       |
| L2         | N 87° 57' 36" E | 2.88'       |
| L3         | N 02° 01' 52" W | 15.57'      |
| L4         | N 02° 01' 52" W | 4.76'       |
| L5         | S 02° 01' 52" E | 4.76'       |
| L6         | N 02° 01' 52" W | 4.76'       |
| L7         | N 87° 58' 08" E | 50.00'      |

NOTES:

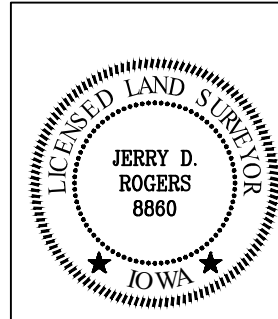
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
- COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.
- BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
- THE SUBJECT PROPERTY WILL BE ZONED R-3 SINGLE FAMILY AND TWO FAMILY CENTRAL RESIDENTIAL DISTRICT.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0355G EFFECTIVE DATE MARCH 23, 2021.
- OUTLOT A SHALL BE RESERVED FOR STORM WATER DETENTION AND WATER QUALITY PURPOSES PER THE CITY OF DAVENPORT STORM WATER ORDINANCE, LATEST VERSION. OUTLOT A SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- STORM WATER QUALITY TREATMENT FACILITIES SHALL BE REQUIRED FOR THIS SUBDIVISION. A BLANKET EASEMENT FOR SAID STORM WATER QUALITY FACILITIES SHALL BE PROVIDED TO ALLOW ACCESS TO AND THROUGHOUT THE STORM WATER QUALITY BEST MANAGEMENT PRACTICE SITE(S).
- THIS SUBDIVISION CONTAINS 477.624 S.F., OR 10.965 ACRES±.
- THE TEMPORARY TURN AROUND EASEMENT AT THE END OF WILLOW CIRCLE AS SHOWN ON SENG MEADOWS FIRST ADDITION SHALL BE VACATED WITH THIS FINAL PLAT.
- ACCESS TO ALL LOTS SHOWS HEREON SHALL BE FROM WILLOW CIRCLE. NO ACCESS IS ALLOWED TO NORTHWEST BOULEVARD, W. 48TH STREET AND NORTH MARQUETTE STREET.
- SIDEWALKS 5' IN WIDTH SHALL BE CONSTRUCTED WITH THE DEVELOPMENT OF EACH LOT OR WHEN SO ORDER BY THE CITY OF DAVENPORT.

PLAT INFORMATION

- Owner:  
Jason McCoy  
McCoy Homes  
17172 214th Street  
Davenport, Iowa 52806  
Ph: (563) 265-2625
- Engineer:  
Townsend Engineering  
2224 East 12th Street  
Davenport, Iowa 52803  
Ph: (563) 386-4236
- Surveyor:  
Jerry D. Rogers  
2224 East 12th Street  
Davenport, Iowa 52803  
Ph: (563) 386-4236
- Attorney:  
Brooks Law Firm  
3425 E Locust St., Suite 201  
Davenport, IA 52803  
Ph: (563) 326-4900

APPROVAL SIGNATURES:

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



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

JERRY D. ROGERS Date  
Iowa License Number: 8860  
My license renewal date is December 31, 2025  
Pages or sheets covered by this seal: 1



DATE: 3/13/2024  
563 386.4236 office 386.4231 fax  
2224 East 12th Street, Davenport, IA 52803

DRAWN BY:  
KLC  
CHECKED BY:  
JDR  
DRAWING LOCATION  
S:\McCoy\Seng Prop\Phase II\DWg

| REVISIONS: |                                        |           |
|------------|----------------------------------------|-----------|
| NO.        | DESCRIPTION                            | DATE      |
| 1.         | LOT 1 & 2 ADJUSTMENTS, PER CITY REVIEW | 3/13/2024 |
|            |                                        |           |
|            |                                        |           |
|            |                                        |           |

PROJECT  
FINAL PLAT  
SENG MEADOWS 2nd ADDITION  
DAVENPORT, IOWA

DEVELOPER  
McCOY HOMES  
17172 214th STREET  
DAVENPORT, IOWA 52806  
SHEET NO.  
1 OF 1







## Vicinity Map | Case F24-04

Request of McCoy Homes for a Final Plat of Seng Meadows 2nd Addition.  
The 33-lot subdivision is located west of Northwest Boulevard and south  
of Willow Circle on 10.97 acres. [Ward 7]



 Subject Property

0 100 200 Feet







## Zoning Map | Case F24-04

Request of McCoy Homes for a Final Plat of Seng Meadows 2nd Addition.  
The 33-lot subdivision is located west of Northwest Boulevard and south  
of Willow Circle on 10.97 acres. [Ward 7]

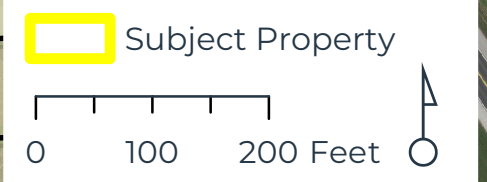






## Future Land Use Map | Case F24-04

Request of McCoy Homes for a Final Plat of Seng Meadows 2nd Addition. The 33-lot subdivision is located west of Northwest Boulevard and south of Willow Circle on 10.97 acres. [Ward 7]







**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](mailto:planning@davenportiowa.com).

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



# 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<br>SUBMITTAL<br>DEADLINE<br>12:00 PM - Thursday | PLAN & ZONING<br>COMMISSION<br>MEETING<br>5:00 PM - Tuesday | REQUIRED<br>CERTIFICATES<br>DUE<br>12:00PM - Wednesday | COMMITTEE<br>OF THE WHOLE<br>PUBLIC HEARING<br>5:30 PM - Wednesday | CITY<br>COUNCIL<br>MEETING<br>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: [www.davenportiowa.com/eplan](http://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>