

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, MAY 15, 2018; 5:00 PM

CITY COUNCIL CHAMBERS

COMBINED PUBLIC HEARING & REGULAR MEETING

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

- A. Request of the City of Davenport to amend Title 17 of the Davenport Municipal Code, entitled, "Zoning" by amending Section 17.29 in part by clarifying the Design Review Board's consideration of encroachment permits as recommendation only. [Wards All]

II. Next Public Hearing

- A. Tuesday, June 05, 2018 at 5:00 P.M. in the Council Chambers of Davenport City Hall – 226 West 4th Street.

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Authority

- A. Council activity report for 05-09-2018.

III. Secretary's Report

- A. May 01, 2018 meeting minutes

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

- i. Case No. REZ18-04: Request of Pheasant Creek, LLC (Advance Homes) for the rezoning of approximately 33.11 acres located east of Jersey Meadows Subdivision from A-1 Agricultural District to R-2 Low Density Residential District. [6th Ward]
- ii. Case No. REZ18-05: Request of Pheasant Creek, LLC (Advance Homes) for the rezoning of approximately 5.55 acres located west of Elmore Avenue and south of Pheasant Creek from A-1 Agricultural District to PDD, Planned Development District. [6th Ward]

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case No. F18-03: Final plat of Pheasant Ridge First Addition on 43.27 acres, more or less located west of Elmore Avenue and north of East 53rd Street containing three (3) lots. [Ward 6]

VII. Future Business

- A. Case No. P18-03: Request of Adam Seitz for a preliminary plat Pheasant Ridge Subdivision on 43.27 acres, more or less located west of Elmore Avenue and north of East 53rd Street containing 64 residential lots and 17 outlots which contain the detention area as well as the floodplain for Pheasant Creek. [Ward 6]
- B. Case No. F18-04: Request of Pine Partners LLC for final plat Wedgewood 10th Addition on 0.92 acres, more or less located west of North Division Street at the 5600 and 5700 blocks which is proposed to contain four (4) lots. [Ward 6/Tompkins]
- C. Case ORD18-02 Ordinance amending Title 17 to incorporate a zoning component to promote and create a commercial identity for the Rockingham Road corridor through design and use standards. City of Davenport is the Petitioner. Chapter 17.60 of the Davenport Municipal Code allows for text and map amendments. [1st & 3rd Wards]

VIII. Communications

- A. Time open for citizens wishing to address the Commission on matters **not on the established agenda**.

IX. Other Business

- A. Election of Officers

X. Adjourn

- A.
 - Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city code if the Commission does not act and report on this item within 30 days' time this agenda item is to be construed as approved by the Commission.
 - Note: The Plan and Zoning Commission meeting is not a public hearing. It is time for the commission to discuss the issue(s) with City staff and if questions arise, with the developer.
 - A rezoning or ordinance text amendment has a second public hearing before the City Council at its Committee of the Whole meeting. Notification of that meeting will be sent to surrounding owners following the Plan and Zoning Commission meeting.
 -

Next Public Hearing/Regular Plan & Zoning Meeting:

Tuesday, June 05, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall
226 West 4th Street.

City of Davenport
Plan and Zoning Commission

Department: ORD18-04 - Design Review Board
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Date
5/15/2018

Subject:

Request of the City of Davenport to amend Title 17 of the Davenport Municipal Code, entitled, "Zoning" by amending Section 17.29 in part by clarifying the Design Review Board's consideration of encroachment permits as recommendation only. [Wards All]

Recommendation:

There is no recommendation at this time.

Relationship to Goals:

Reinforce Downtown as the City's Recreational, Cultural, Entertainment and Government Center.

Background:

Please see attached Staff report.

ATTACHMENTS:

Type	Description
▢ Backup Material	ORD18-04 - Public Hearing Staff Report
▢ Backup Material	Proposed Ordinance

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	5/10/2018 - 5:24 PM



PLAN AND ZONING COMMISSION

Meeting Date: May 15, 2018
Request: Amend Title 17 of the Davenport Municipal Code, entitled "Zoning" by amending Section 17.29 in part by clarifying the Design Review Board's consideration of encroachment permits as recommendation only. [Wards All]
Location: N/A
Case No.: ORD18-04
Applicant: City of Davenport

Recommendation:

There is no recommendation at this time.

Introduction:

Request of the City of Davenport to amend Title 17 of the Davenport Municipal Code, entitled "Zoning" by amending Section 17.29 in part by clarifying the Design Review Board's consideration of encroachment permits as recommendation only. [Wards All]

Public Input:

The public notice for the Plan and Zoning Commission public hearing for the proposed Ordinance was published in the May 9, 2018 edition of the Quad-City Times.

Discussion:

Currently, the Zoning Ordinance articulates that the Design Review Board may grant encroachment permits within public right-of-way in Downtown Davenport. It is staff's opinion that the Design Review Board role was intended to be advisory in the encroachment permit process. However, there have been a couple recent instances in Downtown Davenport where the administrative encroachment permit was not obtained. This ordinance would clarify the Design Review Board's role in the process.

Staff Recommendation

There is no recommendation at this time.

Prepared by:

Ryan Rusnak, AICP
Planner III

17.29.070 Design review board.

Prior to the issuance of a building permit for the construction of a building, structure, improvement or sign and which affects the exterior appearance, or for any substantial external appearance charges not requiring a building permit where changes are visible from the public right-of-way an applicant must submit plans to the city. The plans shall be reviewed and approved by design review board (herein referred to as the board), to ensure that the building, structure, improvement, sign, landscape design, site plan, etc. complies with the performance standards and guidelines established in the approved design guidelines. Encroachments into and over the public right-of-way shall ~~also be reviewed and recommended approved by the board in the encroachment license and permit process as set forth in section 12.36.060 of the Davenport Municipal Code. by the issuance of an "encroachment permit."~~ (A section in the district's design standards and streetscape improvement plan further describes ~~the process for obtaining encroachment permits,~~ what types of encroachments may be appropriate and under what circumstances.) The board shall also review and approve the demolition of structures within the district.

Section 1. That section 17.29.080 is hereby amended to read as follows:

17.29.080 Powers and duties of the board.

The board shall have the following powers and duties;

- A. To adopt its own administrative and procedural guidelines;
- B. To make recommendations to the city council regarding design guidelines for the downtown design overlay district;
- C. To administer the design guidelines for the "DDOD" downtown design overlay district, "HSD" historic shopping district, "HCVOD" hilltop campus village overlay district and "RIDO" residential infill design overlay district. Said design guidelines shall be adopted by the city council by resolution. The board, at its discretion, may create a category of "minor reviews" to be approved by staff.
- D. To hold public meetings to consider any action officially before it;
- E. To review and take action on applications for certificates of design approval, ~~encroachment permits~~ and/or certificates of economic hardship (for demolitions);
- F. To review and recommend on applications for encroachments into and over the public right-of-way;

F.G. To provide information upon request to the owners of structures within the district regarding the appropriate preservation, rehabilitation and reuse options of older buildings and/or options for new construction.

G.H. To review and take action on appeals to administrative decisions of city staff's application of the design criteria for the properties located within the "HCOD" highway corridor overlay district.

Section 2. That Section 17.29.090.E is hereby amended to read as follows:

Section 17.29.090.E Certificate of Design Approval.

E. Design guidelines. The design guidelines and downtown davenport streetscape improvement plan are intended to aid the members of the design review board in their review of certificates of design approval, encroachments permits and demolition reviews.

Buildings within the "DDOD" downtown design overlay district shall be constructed of quality materials that have strength and permanence. Permanence means that buildings will age without deteriorating, given a minimum level of maintenance. The development shall recognize the strength and permanency of stone, brick, concrete, and steel as opposed to the frailty of light gauge sheet metal and constant maintenance of wood veneer. While no specific materials are disallowed, certain materials will be approved for exterior use only if they are an integral part of a design of unusual merit. Among those materials are architectural metal wall panels, plywood and composition siding such as hardboard. Other materials may be appropriate in one use or situation but be totally inappropriate in another. Where remodeling/renovation of historical structures occurs, the structures shall be reconditioned to original stature wherever possible and financially reasonable.

The board shall also consider the proposed height, proportions, scale and relationship with surrounding structures as discussed in the design guidelines.

The design guidelines for properties zoned "HSD" historic shopping district are enumerated in Chapter 17.27 of the Davenport Municipal Code and are enumerated in Chapter 17.09 of the Davenport Municipal Code for properties located within the "RIDO" residential infill design overlay district.

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
5/15/2018

Subject:

Tuesday, June 05, 2018 at 5:00 P.M. in the Council Chambers of Davenport City Hall – 226 West 4th Street.

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	5/10/2018 - 5:25 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
5/15/2018

Subject:
Council activity report for 05-09-2018.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Council Activity for 05-09-2018

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	5/10/2018 - 5:25 PM

REPORT OF CITY COUNCIL ACTIVITY

05-09-2018 City Council Meeting

Adopted Resolution 2018-198 for Case No. F18-01 being the final plat of Reed's Retreaton 18.12 acres, more or less, located west of Wisconsin Avenue and north of Telegraph Road, containing three (3) lots and one (1) outlot which will be either conveyed with Lot 1 or remain part of the existing ownership to the west and south. The property is zoned both "R-1" Low Density Dwelling District and "A-1" Agricultural District.[Ward 1]

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
5/15/2018

Subject:
May 01, 2018 meeting minutes

ATTACHMENTS:

Type	Description
▢ Backup Material	Minutes 05-01-18 meeting

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	5/10/2018 - 5:26 PM

**CITY PLAN AND ZONING COMMISSION
CITY OF DAVENPORT, IOWA**

**TUESDAY MAY 01, 2018 • 5:00 PM
COUNCIL CHAMBERS – DAVENPORT CITY HALL
226 W 4TH STREET DAVENPORT, IA**

MINUTES

PUBLIC HEARING AGENDA

The public hearing was opened at 5:00 P.M. and the following public hearings were held:

OLD BUSINESS –

NEW BUSINESS – (Note: Hepner, Kelling and Quinn abstained from the public hearings)

- Case No REZ18-04 being the request of Adam Seitz dba Pheasant Creek Estates LLC for a rezoning from “A-1” Agricultural District to “R-2” Low Density Dwelling District on 33.11 acres, more or less, located west of Elmore Avenue and north of 53rd Street for residential development.
- Case No REZ18-05 being the request of Adam Seitz dba Pheasant Creek Estates LLC for a rezoning from “A-1” Agricultural District to “PDD” Planned Development District on 5.11 acres, more or less, located west of Elmore Avenue and north of 53rd Street for residential development.

The public hearings were closed at 5:35 P.M.

Next Public Hearing:

Tuesday, May 15, 2018 at 5:00 P.M. in the Council Chambers of Davenport City Hall – 226 West 4th Street.

REGULAR MEETING AGENDA

The regular meeting was called to order at 5:36 P.M. following the public hearing.

I. Roll Call of the Membership

Present: Connell, Hepner, Inghram, Kelling, Lammers, Maness, Quinn, Reinartz and Tallman

Excused: Medd

Absent: None

Staff: Flynn, Leabhart, Longlett, Wille and attorney Heyer

II. Report of the City Council Activity – Flynn indicated that the Rockingham Road will likely have a new moratorium as staff continues to work on a package of improvement tools for the area.

III. Secretary's Report - The April 03, 2018 meeting minutes were approved as submitted

- IV. **Report of the Comprehensive Plan Committee** – Flynn indicated that staff is nearing completion of its review of the draft ordinance text and preparation of a new zoning map to send to the consultant next week.

V. **Zoning Activity**

A. **Old Business**

1. Case No. ORD18-01: Proposed Zoning Ordinance Text Amendment creating an Elmore Corners Overlay District (ECOD) and adoption of design standards. **(Remanded by Committee of the Whole April 18, 2018)** [Ward 6]

Staff recommends the Plan and Zoning Commission forward Case No. ORD18-01 to the City Council with a recommendation for approval, including the property known as THF First Addition.

A motion by Tallman, seconded by Lammers to forward Case No. ORD18-01 to the City Council with a recommendation for approval, including the property known as THF First Addition was made.

Discussion centered on clarifying why the petition was remanded back to the Commission and what the commission could do to make the previous decision more clear.

The above motion was withdrawn by the maker and second.

A motion by Connell, seconded by Maness, to add back in the THF First Addition to ORD18-01 failed on a vote of 3-yes, 5-no and 0-abstention.

New Business -

VI. **Subdivision Activity**

A. **Old Business –**

B. **New Business –**

- VII. **Other Business** – 2018 – 1st Quarter Development report was included for informational purposes.

- VIII. **Future Business** – Preview of items for the May 15th public hearing and/or regular meeting (*note-not all items to be heard may be listed*):

Case No. F18-03: Final plat of Pheasant Ridge First Addition on 43.27 acres, more or less located west of Elmore Avenue and north of East 53rd Street containing three (3) lots. [Ward 6]

- IX. **Communications** (Time open for citizens wishing to address the Commission on matters **not on the established agenda**)

- X. **Adjourn** – The meeting was adjourned at 5:59 P.M.

- *Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city code if the Commission does not act and report on this item within 30 days' time this agenda item is to be construed as approved by the Commission.*
- *Note: The Plan and Zoning Commission meeting is not a public hearing. It is time for the commission to discuss the issue(s) with City staff and if questions rise, with the developer.*

- *A rezoning or ordinance text amendment has a second public hearing before the City Council at its Committee of the Whole meeting. Notification of that meeting will be sent to surrounding owners following the Plan and Zoning Commission meeting.*

Next Public Hearing/Regular Plan & Zoning Meeting:

**Tuesday, May 15, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall
226 West 4th Street.**

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Matt Flynn, 888-2286

Date
5/15/2018

Subject:

Case No. REZ18-04: Request of Pheasant Creek, LLC (Advance Homes) for the rezoning of approximately 33.11 acres located east of Jersey Meadows Subdivision from A-1 Agricultural District to R-2 Low Density Residential District. [6th Ward]

Recommendation:

Findings:

1. The proposed rezoning is consistent with the Comprehensive Plan.
2. The character of development proposed within the area will match development existing to the west.
3. Existing street network can accommodate traffic generated by the new development.
4. No potential utility issues have been identified that should halt the development process at this time.
5. Continued urbanization in this area of the City is planned for and expected. This may require the installation of traffic signals at East 58th Street and Jersey Ridge Road sometime in the future.

Conditions:

1. No street connection from the proposed Pheasant Creek Subdivision east to Elmore Avenue shall be made.

Final Recommendation: Staff recommends the Plan Commission accept the findings and condition and forward Case No. REZ18-04 to the City Council for approval.

Relationship to Goals:

Welcoming Neighborhoods

Background:

This proposed rezoning would allow for approximately 64 new single family homes. The area is designated RG - Residential General in the Comprehensive Plan. Proposed rezoning is consistent with the Comprehensive Plan for the area.

See attachments for full staff report and additional information.

ATTACHMENTS:

Type	Description
□ Backup Material	Staff Report and Attachments

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
------------	----------	--------	------

City Clerk

Wille, Wayne

Approved

5/10/2018 - 5:26 PM



PLAN AND ZONING COMMISSION

Meeting Date: May 15, 2018
Request: Request to rezone 33.11 acres from A-1 Agricultural to R-2 Low Density Residential and 5.55 acres from A-1 Agricultural to PDD Planned Development District.
Case No.: REZ18-04; REZ18-05 (NOTE THIS IS A COMBINED STAFF REPORT)
Applicant: Adam Seitz, Pheasant Creek Properties, LLC (Advance Homes)
Ward: 6th

Contact: Matthew G. Flynn, AICP
Senior Planning Manager
matt.flynn@ci.davenport.ia.us
563-888-2286

Recommendation:

Staff recommends the Plan and Zoning Commission accepts the listed findings and forward both cases to the City Council for approval.

Background:

Petitioner intends to develop an approximate 64 lot single family residential subdivision to the east of Jersey Meadows Subdivision. The proposed R-2 zoning would provide for lots with a minimum of 60 feet of frontage at the building line and a minimum of 10,000 square feet.

The intent is to connect this subdivision by the existing terminated streets on the east side of Jersey Meadows – E 58th Street, E 59th Street, and Meadows Place. Preliminary and final plats are anticipated to be filed following successful completion of the rezoning effort.

The easternmost 5.55 acres is proposed for PDD, Planned Development District. A portion of the property is already zoned as such. This property presents development challenges as there are topography, drainage and access limitations. Nothing is planned at this time.

Site Characteristics:

Current Land Use: The property is currently in row crops. Pheasant creek runs along the east side in a significant swale and creates a natural boundary with properties to the east and the Elmore Corridor.

Comprehensive Plan. The property is within the Urban Service District and urban services can be reasonably accessed.

The Future Land Use Plan for this property indicates RG Residential General for the western portion and RC Regional Commercial to the east along Elmore Avenue.

The description of those classifications are as follows:

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

Regional Commercial (RC) - Designates the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses with connectivity to nearby neighborhoods being less important.

Existing Zoning: The property is currently zoned A-1 Agriculture. Surrounding properties are zoned as described on exhibit attached to this report.

Technical Review:

Technical review comments from Davenport Engineering and Traffic Engineering have been received.

Engineering general comments:

1. *No comment from traffic at this time for the layout given*
2. *Natural Resources are having the Storm Water Ordinance revised. It is anticipated to be approved by council the first week in June. It would be recommended to have the site designed per the latest standards being adopted. We can provide them to the developer's engineer.*
3. *To continue our goals of multimodal transportation and connectivity, a pedestrian access to the COSTCO site from this neighborhood would be beneficial*
4. *In addition, the Davenport GO plan has indicated a proposed trail section along this stream corridor. Will that be a requirement here?*
5. *The buffer distance will be 50' by the time the platting is finalized, see note 1.*
6. *The proposed detention area may not be sufficient, given the site topography, this standard will be revised per the ordinance see note 1*
7. *Any detention or quality features must have easement access for maintenance and inspection; contiguous with other City ROW*
8. *No access point or features are shown on the commercial area to comment at this time.*
9. *ROW width 50' minimum, street width 27' minimum*

Traffic Engineering comments:

The built-out subdivision will have about 220 units. The trips equate to 9.57 per day per unit (we usually round up to 10) so it's 2200 vehicles per day, 50% in and 50% out.

During the AM peak hour, the factor is 0.77 with 26% in and 74% out. This equates to 44 vehicles entering and 125 exiting during the AM peak hour.

During the PM peak hour, the factor is 1.02 with 64% in and 36% out. This equates to 144 vehicles entering and 81 vehicles exiting during the PM peak hour.

The counts on Jersey Ridge Road were obtained from the casino study which assumes full build-out of that commercial corridor on Elmore Avenue.

They estimate about 11,000 vehicles per day for Jersey Ridge Road with the AM peak at 1000 vehicles and PM peak at 1100 vehicles.

The traffic signal warrant most easily met is Interruption of Continuous Traffic. With the current roadway for the intersection of Jersey Ridge Road and Jersey Meadows Drive, there would need to be 8 separate hours where the volume on Jersey Ridge Road is at least 750 vehicles and the exiting volume on Jersey Meadows Drive is 75 during those same 8 hours. Even though this intersection lines up with the driveway for the apartments across the street, the signal warrants only use the higher volume leg of the minor street.

Based on the traffic study for the casino, there could be 8 hours with 750 vehicles or more on Jersey Ridge Road. Some of the estimated hours show 800 vehicles, so Jersey Ridge Road might have enough traffic after everything is built out. Assuming 75% of the traffic in the subdivision uses Jersey Meadows Drive, then 94 vehicles will exit during the AM peak and 61 during the PM peak. Therefore, I expect the AM peak to be 1 of the 8 hours required for signalization and there might not be many more.

I do not think traffic signal warrants will be met, even after everything is built out. Keep in mind that this is assuming the subdivision is full of houses and Elmore has been filled in with commercial buildings, so this won't happen overnight.

When traffic volumes get higher and delays occur at this intersection, we will study it to see if traffic signals are warranted. If they are, we will install them.

Staff has also reached out to the Fire Marshall specifically to ensure no particular issues will be encountered with emergency response. A fire station is approximately one mile away.

If the rezoning is approved, more technical comments can be expected as part of the consideration of subdivision plats and construction plans. No construction will be allowed to commence without proper approvals.

Discussion:

The majority of this discussion will be in reference to the proposed rezoning to R-2 (REZ18-04).

The request, if approved, will result in development consistent with the existing Jersey Meadows Subdivision to the west. The proposed development is consistent with the Comprehensive Plan.

Traffic will increase as the development is completed. Future traffic congestion, if it is to occur, will likely be the result of increases in volume on Jersey Ridge Road. Signalization along Jersey Ridge Road cannot be ruled out in the future as the area continues to develop, as planned.

Staff does not recommend connecting this development directly to Elmore as it would encourage cut through traffic and would result in excessive costs in crossing Pheasant Creek. While some neighbors have advocated for this connection, staff sees otherwise and recommends a condition be included prohibiting this from happening.

Also included within this request is the rezoning of 5.55 acres to PDD, Planned Development (REZ18-05). Development of this property for commercial purposes would be consistent with the Comprehensive Plan. It should be noted, however, that topography visibility and access are challenges and development may not occur for some time. Zoning now, however, will facilitate development in the future.

Public Input Summary:

Public Meeting: A public meeting has been scheduled for April 30 at the Public Works Center.

Public Meeting Notice: 43 notices mailed April 18.

Signs Posted: 3 signs were posted on April 16

Public Hearing Notice: The notice was sent to the OCT for publication on April 17.

Public Hearing Mailing: Mailed to approximately 43 neighbors on April 18. To date, three protests have been filed (1.9%) been filed.

Plan and Zoning Commission Public Hearing. Approximately 3 people spoke against the proposal citing traffic, drainage, and improper notification.

Upcoming Committee of the Whole Public Hearing. Assuming action by the Plan and Zoning Commission at this meeting to move this case forward, the Committee of the Whole Public Hearing will be held on June 6, 2018.

Recommendation:

Since there are two cases, two separate recommendations are presented:

Case No. REZ18-04:

Findings:

1. The proposed rezoning is consistent with the Comprehensive Plan.
2. The character of development proposed within the area will match development existing to the west.
3. Existing street network can accommodate traffic generated by the new development.
4. No potential utility issues have been identified that should halt the development process at this time.
5. Continued urbanization in this area of the City is planned for and expected. This may require the installation of traffic signals at East 58th Street and Jersey Ridge Road sometime in the future.

Conditions:

1. No street connection from the proposed Pheasant Creek Subdivision east to Elmore Avenue shall be made.

Final Recommendation: Staff recommends the Plan Commission accept the findings and condition and forward Case No. REZ18-04 to the City Council for approval.

Case No. REZ18-05:

Findings:

1. The proposed rezoning is consistent with the Comprehensive Plan.
2. The character of development proposed within the area will match development existing to the west.
3. Existing street network can accommodate traffic generated by the new development.
4. No potential utility issues have been identified that should halt the development process at this time.
5. Continued urbanization in this area of the City is planned for and expected. This may require the installation of traffic signals at East 58th Street and Jersey Ridge Road sometime in the future.

Conditions:

1. No street connection from Elmore Avenue west to the proposed Pheasant Creek Subdivision shall be made.

Final Recommendation: Staff recommends the Plan Commission accept the findings and condition and forward Case No. REZ18-05 to the City Council for approval.

Zoning Map Amendment Application

226 West 4th Street
Davenport, Iowa 52801
(563) 326-7765
Planning@ci.davenport.ia.us

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Property Address* See Attachment A

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

Applicant (Primary Contact)**

Name: Adam Seitz
Company: Pheasant Creek Estates, LLC
Address: 4215 East 60th Street
City/State/Zip: Davenport, IA 52807
Phone: 563-940-4030
Email: adamseitz@advancehomesinc.com

Application Form Type:

Plan and Zoning Commission

- Rezoning (Zoning Map Amendment) ☒
Zoning Ordinance Text Amendment ☐
Right-of-way or Easement Vacation ☐
Final Development Plan ☐
Voluntary Annexation ☐
Subdivision ☐

Owner (if different from Applicant)

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

Zoning Board of Adjustment

- Appeal from an Administrative Decision ☐
Special Use Permit - New Cell Tower ☐
Home Occupation Permit ☐
Special Exception ☐
Special Use Permit ☐
Hardship Variance ☐

Engineer (if applicable)

Name: David L. Meyer
Company: Verbeke-Meyer Consulting Engineers
Address: 4111 East 60th Street
City/State/Zip: Davenport, IA 52807
Phone: 563-359-1348
Email: dlm@verbeke-meyer.com

Design Review Board

- Certificate of Design Approval ☐
Demolition Request in the Downtown ☐

Architect (if applicable)

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

Historic Preservation Commission

- Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Administrative

- Floodplain Development ☐
Cell Tower Co-Location ☐
Identification Signs ☐
Site Plan ☐

Attorney (if applicable)

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

****If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Request:Existing Zoning: Proposed Zoning Map Amendment: Total Land Area: Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☒ Yes ☐ No**Submittal Requirements:**

- The following items should be submitted to Planning@ci.davenport.ia.us for review:
- The completed application form.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
 - Zoning Map Amendment is less than 1 acre - \$400.
 - Zoning Map Amendment is one acre but less than 10 acres - \$750 plus \$25/acre.
 - Zoning Map Amendment is 10 acres or more - \$1,000 plus \$25/acre.
 - \$5.00 per sign; more than one sign may be required depending upon the area of the request.

Formal Procedure:**(1) Application:**

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Public Notice for the Plan and Zoning Commission public hearing:

- After submitting the application the applicant shall post notification sign(s) supplied by the City on property at least two weeks prior to the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request. Failure to post signs as required may result in a delay of the request.
- The applicant shall hold a neighborhood meeting as per the attached meeting guidelines.
- Planning staff will send a public hearing notice to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the request:

- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will hold a public hearing on the request. Subsequently, the Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(4) City Council's consideration of the request:

- Planning staff will send a public hearing notice to surrounding property owners.
- The Committee of the Whole (COW) will hold a public hearing on the request. Subsequently, the City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant:

Date:

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by:

Planning staff

Date:

Date of the Public Hearing:

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

ATTACHMENT A

LEGAL DESCRIPTION FOR REZONING

Part of the Northeast Quarter of Section 7 and part of the Northwest Quarter of Section 8, all in Township 78 North, Range 4 East of the 5th P.M., Davenport, Scott County, Iowa, being more particularly described as follows:

Commencing, as a point of reference, at the northwest corner of the Northwest Quarter of said Section 8; thence South 00°-06'-45" East 534.52 feet along the west line of the Northwest Quarter of said Section 8 to the POINT OF BEGINNING of the tract of land hereinafter described:

thence South 44°-59'-10" East 358.73 feet;

thence South 00°-18'-15" East 732.61 feet to a point on the north line of lot 2 of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa ;

thence South 89°-41'-45" West 480.00 feet along the north line to the northwest corner of Lot 2 of said Lakehurst Commercial Park Fifth Addition;

thence North 00°-18'-15" West 50.00 feet;

thence South 89°-41'-45" West 682.74 feet to a point on the west line of the East 55 Acres of the Northeast Quarter of said Section 7;

thence North 00°-06'-45" East 1472.80 feet along the west line of the East 55 Acres of the Northeast Quarter of said Section 7, also being along the east line of Jersey Meadows Second Addition, Jersey Meadows Tenth Addition, Jersey Meadows Seventh Addition and Jersey Meadows Ninth Addition to the City of Davenport, Iowa, to a point on the north line of the Northeast Quarter of said Section 7;

thence North 89°-43'-55" East 230.81 feet along the north line of the Northeast Quarter of said Section 7;

thence South 65°-30'-40" East 586.00 feet;

thence South 25°-39'-00" East 320.00 feet to the point of beginning.

Containing 33.11 acres, more or less, subject to easements of record.

Also, to be known as Lot 1, Pheasant Ridge First Addition to the City of Davenport, Iowa.

March 12, 2018
VMCE #17361-C
Page 1 of 2

LEGAL DESCRIPTION – SCHAEFER DEVELOPMENT GROUND
ADVANCE HOMES PURCHASE
DAVENPORT, IOWA

Part of the Northeast Quarter of Section 7 and part of the Northwest Quarter of Section 8, all in Township 78 North, Range 4 East of the 5th P.M., Davenport, Scott County, Iowa, being more particularly described as follows:

Commencing, as a point of reference, at the northwest corner of the Northwest Quarter of said Section 8; thence South 00°-06'-45" West 534.52 feet along the west line of the Northwest Quarter of said Section 8 to the POINT OF BEGINNING of the tract of land hereinafter described:

thence South 44°-59'-10" East 358.73 feet;

thence South 00°-18'-15" East 732.61 feet to a point on the north line of lot 2 of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa ;

thence South 89°-41'-45" West 480.00 feet along the north line to the northwest corner of Lot 2 of said Lakehurst Commercial Park Fifth Addition;

thence North 00°-18'-15" West 50.00 feet;

thence South 89°-41'-45" West 682.74 feet to a point on the west line of the East 55 Acres of the Northeast Quarter of said Section 7;

thence North 00°-06'-45" East 1472.80 feet along the west line of the East 55 Acres of the Northeast Quarter of said Section 7, also being along the east line of Jersey Meadows Second Addition, Jersey Meadows Tenth Addition, Jersey Meadows Seventh Addition and Jersey Meadows Ninth Addition to the City of Davenport, Iowa, to a point on the north line of the Northeast Quarter of said Section 7;

March 12, 2018
VMCE #17361-C
Page 2 of 2

thence North $89^{\circ}-43'-55''$ East 230.81 feet along the north line of the Northeast Quarter of said Section 7;

thence South $65^{\circ}-30'-40''$ East 586.00 feet;

thence South $25^{\circ}-39'-00''$ East 320.00 feet to the point of beginning.

Containing 33.11 acres, more or less, subject to easements of record.

February 27, 2018
VMCE # 17361-B

LEGAL DESCRIPTION – SCHAEFER EXTRA TRACT
ADVANCE HOMES PURCHASE
DAVENPORT, IOWA

Part of the Northeast Quarter of Section 7, Township 78 North, Range 4 East of the 5th P.M.,
Davenport, Scott County, Iowa, being more particularly described as follows:

Commencing at the northwest corner of the Northwest Quarter of said Section 8, said
point being the POINT OF BEGINNING of the tract of land hereinafter described:

thence South 00°-06'-45" West 534.52 feet along the west line of the Northwest Quarter
of said Section 8;

thence North 25°-39'-00" West 320.00 feet;

thence North 65°-30'-40" West 560.00 feet to a point on the north line of the
Northeast Quarter of said Section 7;

thence North 89°-43'-55" East 672.86 feet along the north line of the Northeast
Quarter of said Section 7 to the point of beginning.

Containing 2.75 acres, more or less, subject to easements of record.

March 12, 2018
VMCE #17361-C
Page 1 of 2

LEGAL DESCRIPTION – SCHAEFER DEVELOPMENT GROUND
ADVANCE HOMES PURCHASE
DAVENPORT, IOWA

Part of the Northeast Quarter of Section 7 and part of the Northwest Quarter of Section 8, all in Township 78 North, Range 4 East of the 5th P.M., Davenport, Scott County, Iowa, being more particularly described as follows:

Commencing, as a point of reference, at the northwest corner of the Northwest Quarter of said Section 8; thence South 00°-06'-45" East 534.52 feet along the west line of the Northwest Quarter of said Section 8 to the POINT OF BEGINNING of the tract of land hereinafter described:

thence South 44°-59'-10" East 358.73 feet;

thence South 00°-18'-15" East 732.61 feet to a point on the north line of lot 2 of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa ;

thence South 89°-41'-45" West 480.00 feet along the north line to the northwest corner of Lot 2 of said Lakehurst Commercial Park Fifth Addition;

thence North 00°-18'-15" West 50.00 feet;

thence South 89°-41'-45" West 682.74 feet to a point on the west line of the East 55 Acres of the Northeast Quarter of said Section 7;

thence North 00°-06'-45" East 1472.80 feet along the west line of the East 55 Acres of the Northeast Quarter of said Section 7, also being along the east line of Jersey Meadows Second Addition, Jersey Meadows Tenth Addition, Jersey Meadows Seventh Addition and Jersey Meadows Ninth Addition to the City of Davenport, Iowa, to a point on the north line of the Northeast Quarter of said Section 7;

March 12, 2018
VMCE #17361-C
Page 2 of 2

thence North $89^{\circ}-43'-55''$ East 230.81 feet along the north line of the Northeast Quarter of said Section 7;

thence South $65^{\circ}-30'-40''$ East 586.00 feet;

thence South $25^{\circ}-39'-00''$ East 320.00 feet to the point of beginning.

Containing 33.11 acres, more or less, subject to easements of record.

March 12, 2018
VMCE #17361-D
Page 1 of 2

LEGAL DESCRIPTION – PROPOSED COMMERCIAL DEVELOPMENT
ADVANCE HOMES PURCHASE
DAVENPORT, IOWA

Part of the Northwest Quarter of Section 8, Township 78 North, Range 4 East of the 5th P.M., Davenport, Scott County, Iowa, being more particularly described as follows:

Commencing, as a point of reference, at the northwest corner of the Northwest Quarter of said Section 8; thence South 44°-59'-10" East 358.74 feet to the POINT OF BEGINNING of the tract of land hereinafter described:

thence continuing South 44°-59'-10" East 690.31 feet to a point on the west right of way line of Elmore Avenue as now established in the City of Davenport, Iowa, said point also being on the west line of the South 75 Acres of the East 115 Acres of the Northwest Quarter of said Section 8;

thence South 00°-08'-25" West 511.79 feet along the west line of the South 75 Acres of the East 115 Acres of the Northwest Quarter of said Section 8 to an angle point on the north line of Lot 1 of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa;

thence South 89°-41'-45" West 121.43 feet along the north line of Lot 1 of said Lakehurst Commercial Park Fifth Addition to a point on the east line of Lot 1 of Lakehurst Commercial Park Fourth Addition to the City of Davenport, Iowa;

thence North 00°-18'-15" West 65.00 feet along the east line of Lot 1 of said Lakehurst Commercial Park Fourth Addition;

thence South 89°-41'-45" West 260.00 feet along the north line of Lot 1 of said Lakehurst Commercial park Fourth Addition to a point on the east line of Lot 2 of said Lakehurst Commercial Park Fifth Addition;

March 12, 2018
VMCE # 17361-D
Page 2 of 2

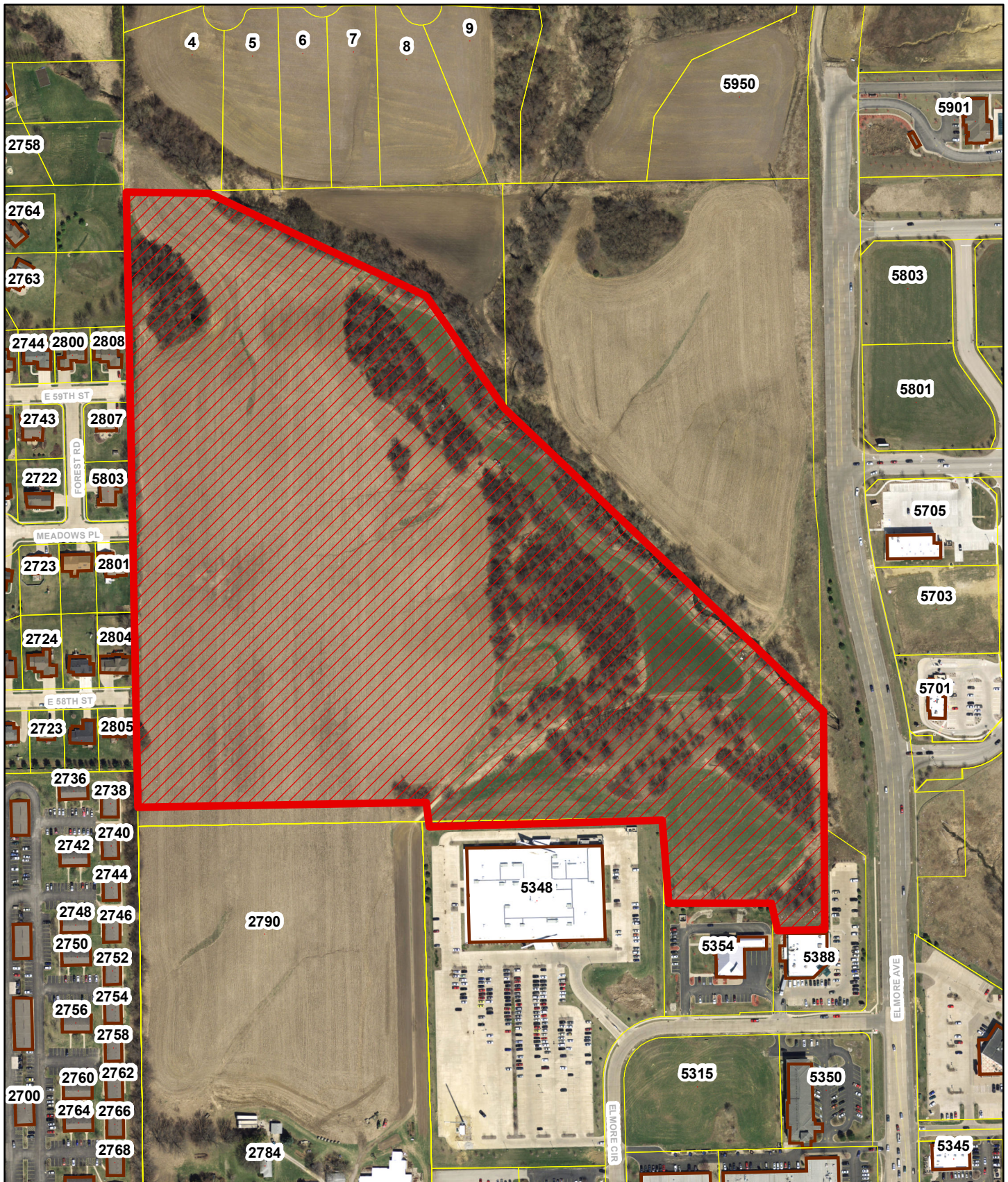
thence North $00^{\circ}-18'-15''$ West 205.00 feet along the east line of Lot 2 of said Lakehurst Commercial Park Fifth Addition;

thence South $89^{\circ}-41'-45''$ West 100.00 feet along the north line to the northwest corner of Lot 2 of said Lakehurst Commercial Park Fifth Addition;

thence North $00^{\circ}-18'-15''$ West 732.61 feet to the point of beginning.

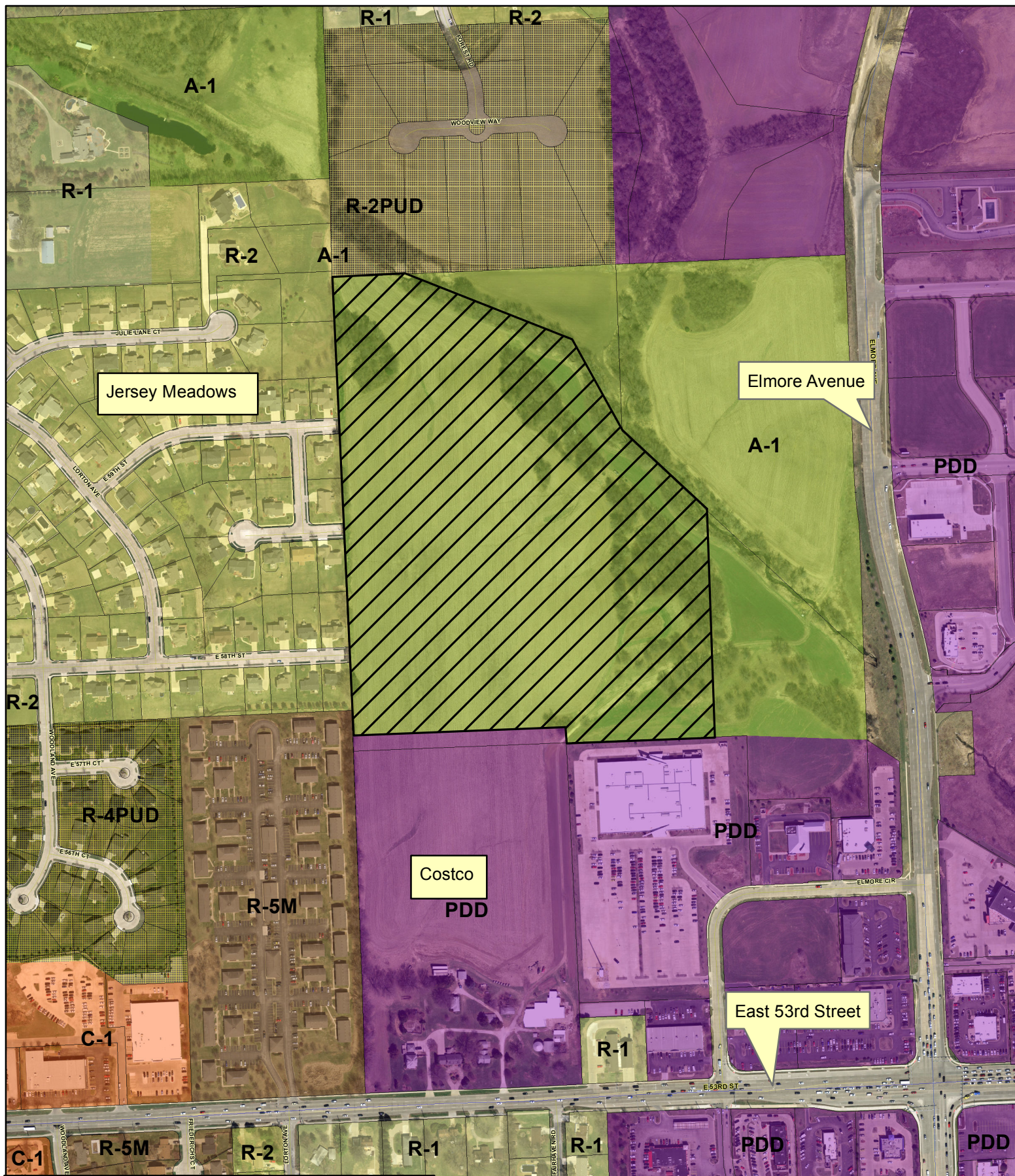
Containing 7.41 acres, more or less, subject to easements of record.

REZ18-04: Pheasant Creek



0 70 140 280 420 560 Feet

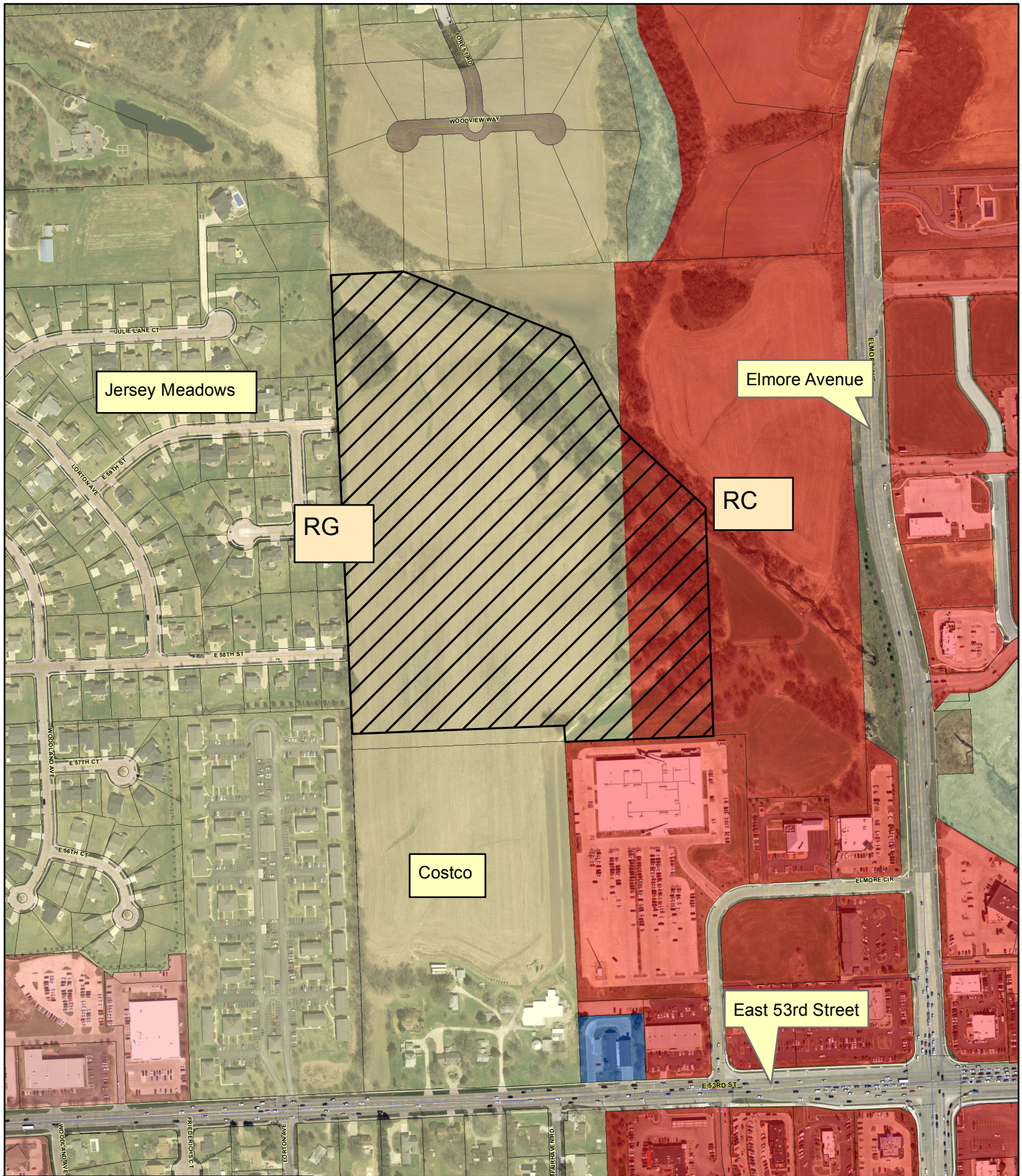




A-1 Agricultural
R-2 Low Density Dwelling
R-5M Medium Density Dwelling
PDD Planned Development

0 200 400 800 Feet





RG Residential General
RC Regional Commercial

0 200 400 800
Feet





City of Davenport

Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com

NOTICE

PUBLIC HEARING

TUESDAY, MAY 1st 2018, 5:00pm

DAVENPORT CITY PLAN AND ZONING COMMISSION

COUNCIL CHAMBERS - DAVENPORT CITY HALL

226 WEST 4th STREET – DAVENPORT, IOWA

Please be aware of possible zoning changes that may impact your property or neighborhood.

Case No. REZ18-04: Request of Pheasant Creek, LLC to rezone approximately 33.11 acres located immediately east of Jersey Meadows Subdivision from A-1 Agricultural District to R-2, Low Density Residential District. [6th Ward] (See map of the affected property on reverse side of this notice)

A public hearing on the above matter is scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday May 1, 2018 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. It is your privilege to submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Property owners within the subject area or within 200 feet of affected boundary may also register a written protest of the proposed action.

Any written comments (which can be sent via email) to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s).

If you believe you are affected by the proposed changes and have questions, please contact the Community Planning Division.

E-MAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-04

I/we Joseph & Katherine Palmer who own property located at (be specific as possible)
2800 E. 59th St. - Davenport

Hereby protest the proposed creation of the Elmore Corners Overlay District

Signed: Joseph Palmer Katherine Palmer

Date: 4/24/18

Please return this form to the email address above or mail/drop off at CPED, 226 West 4th Street, Davenport, IA 52801



Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com

**NOTICE
PUBLIC HEARING
TUESDAY, MAY 1, 2018
DAVENPORT CITY PLAN AND ZONING COMMISSION
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

Please be aware of possible zoning changes that may impact your property or neighborhood.

Case No. REZ18-04: Request of Pheasant Creek, LLC to rezone approximately 33.11 acres located immediately east of Jersey Meadows Subdivision from A-1 Agricultural District to R-2, Low Density Residential District. [6th Ward] (See map of the affected property on reverse side of this notice)

A public hearing on the above matter is scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday May 1, 2018 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. It is your privilege to submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Property owners within the subject area or within 200 feet of affected boundary may also register a written protest of the proposed action.

Any written comments (which can be sent via email) to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s).

If you believe you are affected by the proposed changes and have questions, please contact the Community Planning Division.

E-MAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-04

I/we _____ who own property located at (be specific as possible)

Hereby protest the proposed creation of the Elmore Corners Overlay District

Signed: _____

Date : _____

Please return this form to the email address above or mail/drop off at CPED, 226 West 4th Street, Davenport, IA 52801

Zoning Map Amendment: Adjacent Property Owner Notice Area



Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

0 200 400 800 Feet



**NOTICE
PUBLIC MEETING
MONDAY, APRIL 30, 5:30 PM
DAVENPORT PUBLIC WORKS CENTER
1200 EAST 46TH STREET, DAVENPORT, IOWA 52807**

Please be aware of possible zoning changes that may impact your property or neighborhood.

A petition to rezoning property has been filed by Adam Seitz, Pheasant Creek Properties, LLC (Advance Homes) for 33.11 acres from A-1 Agricultural to R-2 Low Density Residential and 7.41 acres from A-1 Agricultural to PDD Planned Development District. (See map of the affected property on reverse side of this notice). The intent of this request is to allow for single family development on the larger tract and possible future commercial development on the smaller tract, which fronts Elmore Avenue.

One of the first steps in the rezoning process is to hold a public meeting, which provides an opportunity for the petitioner to explain the request further and for City staff to outline the formal process to come.

The public meeting will be held at the Davenport Public Works Center on the date and time listed above. Public Works can be reached by following Tremont Street south from East 53rd Street to East 46th Street; then traveling east. Signs will be posted on-site to direct you to the meeting room.

Public hearings before both the Plan and Zoning Commission and City Council will be forthcoming; you will be notified of these meetings as well. The public hearing before the Plan and Zoning Commission is tentatively set for Tuesday, May 1, 2018, 5:00 pm at City Hall.

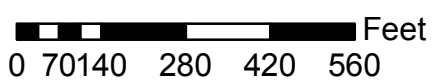
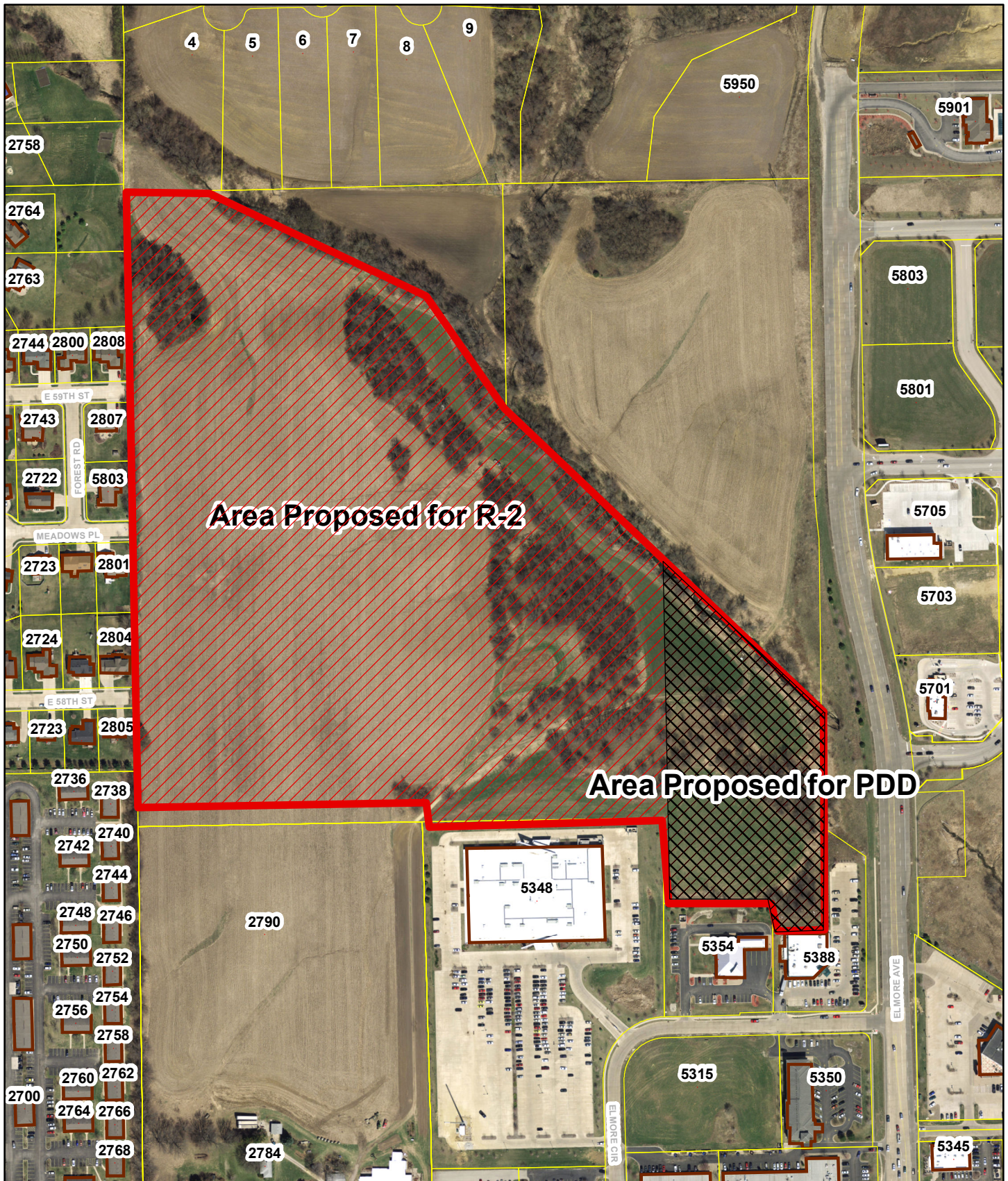
The City welcomes public participation in the rezoning process and your comments are important. If you cannot attend the public meeting and have questions or concerns, please contact the Community Planning Division.

Case No. REZ18-04; REZ18-05

E-MAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

REZ18-04: Pheasant Creek



Neighborhood Meeting Attendance List

Case: REZ18-04	REZ18-05	Date: April 30th 2018
Gary Aitchison	563-370-4480	aitchisongary@gmail.com
Gary Andrade	563-676-4102	
Kristan Mitchell	563-650-9580	kristinm@mchsi.com
Bill Hurt	563-271-2830	bill.hurt615@gmail.com
Mike DeJulius	563-529-4457	mike@njmiller-hawkeye.com
Denuis Williams	563-359-0308	Advanced Home
Kathy & Joe Palmer	563-323-9303	jkpalmer2@mchsi.com
Scott Kelling	2801 Meadows Pl	skelling@melfosterco.com
Susie & Jeff Seitz	563-528-0448	susieseitz@advancedhomesinc.com
Bob Inghram	563-349-0341	bingghram@activethermal.net
Pete McGee	563-940-3043	pmcghee511@aol.com
Renee McGhee	563-344-4896	
Joe Maluck	708-837-0007	j_maluck756@yahoo.com
Rich Clewell	563-340-0559	rclewell@ci.davenport.ia.us

From: carberfamily@mchsi.com
To: [Mack Stephens](#)
Cc: adams3883@gmail.com; aitchisonsharon@gmail.com; [Kathy cameron](#); msangellab@hotmail.com; mike crisciua; Nan4285@yahoo.com; david eisbrener; Jenniferfrandsen7@gmail.com; robinsnest1985@aol.com; director@revealed.net; par4greens@mediacombb.net; chrishllgn@aol.com; mlhayman75@hotmail.com; duhmoin54@gmail.com; Dkitchen@perryreid.com; samos1961@gmail.com; 3beetles@mchsi.com; Teresalavonnelandon@yahoo.com; pmccauley7@mchsi.com; mcguire0397@msn.com; anatcraig@aol.com; kristanm@mchsi.com; molina910@yahoo.com; swnelson82@gmail.com; ananikolop@gmail.com; jkpalm1@mchsi.com; sp paudel; spauli40@aol.com; fxpham@hotmail.com; Angelasav75@gmail.com; kelimneal@gmail.com; lcragone@gmail.com; rnkrice@mchsi.com; nathanschramm@yahoo.com; brschrack@yahoo.com; Danielsherman911@yahoo.com; sierrabe3@gmail.com; kevinskillett@gmail.com; Cale vangenderen; connievanlauwe@hotmail.com; weipertl@msn.com; cinwink@gmail.com; zepeda@mchsi.com; mkotula@reagan.com; leseymaluck@gmail.com; ingra123@aol.com; [Planning Division – CPED](#); [Gripp, Kyle](#); [Condon, JJ](#); [Clew, Rich](#); mattflynn@ci.davenport.ia.us
Subject: Re: URGENT MEETING TONIGHT PLEASE ATTEND!
Date: Tuesday, May 01, 2018 12:55:39 PM

Mack,

Thanks for the email. I have lived at the end of 58th street right next to the cornfield for 12 years. I can see them building Costco from my front door and will have construction equipment for all of the houses going right by my house, so obviously there is some change that you cannot stop. However, can you help me understand the recommendation for a street connection to Elmore on the Southeast side (presuming connecting to 58th)? I understand the thought that traffic from the extra homes would add traffic to our/59th streets, but I really think that a connection from Elmore to our neighborhood would have people coming off Elmore through our neighborhood to get to Jersey Ridge to avoid Costco and 53rd especially given Davenport's upcoming construction of widening 53rd. I would rather have the contained traffic from the extra 64 houses versus that situation of people racing down our street and past our kids to get from point A to point B.

Since receiving this email, I have spoken with several neighbors who live on 58th who agree that this is not what they would like either. They were not on the original email (you most likely didn't have them yet), but I have included them now. Unfortunately I cannot attend the meeting tonight as I have a prior commitment with my kids, but I have cc'd our Davenport city planner and Aldermen to show our concerns with the proposal of a connecting street to Elmore.

Thank you,
Brian Carber

----- Original Message -----

From: "Mack Stephens" <jerseymeadows52807@gmail.com>
To: adams3883@gmail.com, aitchisonsharon@gmail.com, "Kathy cameron" <Kathy.cameron@mchsi.com>, carberfamily@mchsi.com, msangellab@hotmail.com, "mike crisciua" <mike.crisciua@gmail.com>, Nan4285@yahoo.com, "david eisbrener" <david.eisbrener@gkn.com>, Jenniferfrandsen7@gmail.com, robinsnest1985@aol.com, director@revealed.net, par4greens@mediacombb.net, chrishllgn@aol.com, mlhayman75@hotmail.com, duhmoin54@gmail.com, Dkitchen@perryreid.com, samos1961@gmail.com, 3beetles@mchsi.com, Teresalavonnelandon@yahoo.com, pmccauley7@mchsi.com, mcguire0397@msn.com, anatcraig@aol.com, kristanm@mchsi.com, molina910@yahoo.com, swnelson82@gmail.com, ananikolop@gmail.com, jkpalm1@mchsi.com, "sp paudel" <sp_paudel@yahoo.com>, spauli40@aol.com, fxpham@hotmail.com, Angelasav75@gmail.com, kelimneal@gmail.com, lcragone@gmail.com, rnkrice@mchsi.com, nathanschramm@yahoo.com, brschrack@yahoo.com, Danielsherman911@yahoo.com, sierrabe3@gmail.com, kevinskillett@gmail.com, "Cale vangenderen" <Cale.vangenderen@gmail.com>, connievanlauwe@hotmail.com, weipertl@msn.com, cinwink@gmail.com, zepeda@mchsi.com
Sent: Tuesday, May 1, 2018 11:00:01 AM
Subject: URGENT MEETING TONIGHT PLEASE ATTEND!

Here is a little more info that I was going to circulate in the neighborhood but I ran out of time. This whole thing is moving rather fast...Scott Kelling is trying to slow it down.

CONCERNED ABOUT TRAFFIC ?

PLANS ARE TO BUILD 64 HOMES EAST OF OUR SUBDIVISION, NORTH OF COSTCO
(corn field)

ALL ADDITIONAL TRAFFIC WILL ENTER/EXIT ON 58TH AND 59TH STREETS

WE'RE SUGGESTING ADDING A STREET AT SOUTHEAST CORNER CONNECTING TO ELMORE

PLEASE ATTEND TO LEARN MORE AND/OR EXPRESS YOUR CONCERNS

ZONING MEETING TONITE MAY 1ST AT 5:00
COUNCIL CHAMBERS, CITY HALL
226 WEST 4th ST

From: [Gaynell Foster](#)
To: [Planning Division – CPED](#)
Subject: Rezoning filed by Pheasant Creek Properties
Date: Monday, April 30, 2018 4:41:44 PM

I am objecting to this rezoning as it has been presented. My concern is the traffic overload on E. 58th and 59th Streets.

These streets were built for light residential traffic. Their carrying capacity is not up to more traffic.

I believe a traffic study must be done for this to legitimately proceed.

Also, the routes from Jersey Ridge to the subject property are circuitous at the very least. Coming in from Jersey via 58th or 59th, a full four turns are required, some only a block long. Children and dog walkers frequent this route. The turns are tight enough as it is.

These other streets would be overloaded also: Julie Lane, Lorton Ave., and Woodland Ct.

There is no street that can become a collector street available.

I am Gaynell Foster
2743 E. 59th St.
Davenport

I hold a Master's Degree in Urban and Regional Planning
I have served on the Davenport Historic Preservation Commission,
The Riverboat Development Authority, and numerous non profit boards, such as the Putnam.

I can be reached at 563- 528-5434.

Gaynell Foster
563.528.5434

From: [Cale VanGenderen](#)
To: [Planning Division – CPED](#); [Flynn, Matt](#); [Jen](#)
Subject: RE: Case No. REZ18-04; REZ18-05
Date: Monday, April 30, 2018 11:28:44 AM

Hello,

I am writing this email in response to the rezoning request east of the Jersey Meadows Subdivision. We live at 2736 E 59th Street in the subdivision. We have no issue with the plans that have been submitted and can be viewed and retrieved online as of 4/30/2018.

We do want to ensure that there is no access planned to Elmore Ave with this new subdivision. We do not want E 58th St, E 59th St, and Meadows PI to become a through street similar to 53rd Street. This would bring unwanted traffic through this residential neighborhood creating a concern on home values and safety. The streets of E 58th St, E 59th St, and Meadows PI were not built to be through streets. This would eliminate parking and create a severe safety hazard.

Please let us know if the plans change and include access from E 58th, E 59th, and Meadows PI to Elmore Ave. We are firmly against any access to Elmore Ave from the Jersey Meadows subdivision.

Thank you for your consideration!

Cale VanGenderen

--



Cale VanGenderen

VP Mortgage Sales | NMLS # 772698 | Vibrant Credit Union
800-323-5109 x2003

NOTICE: This electronic mail message and any files transmitted with it are intended exclusively for the individual or entity to which it is addressed. The message, together with any attachment, may contain confidential and/or privileged information. Any unauthorized review, use, printing, saving, copying, disclosure or distribution is strictly prohibited. If you have received this message in error, please immediately advise the sender by reply email and delete all copies.

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Matt Flynn, 888-2286

Date
5/15/2018

Subject:

Case No. REZ18-05: Request of Pheasant Creek, LLC (Advance Homes) for the rezoning of approximately 5.55 acres located west of Elmore Avenue and south of Pheasant Creek from A-1 Agricultural District to PDD, Planned Development District. [6th Ward]

Recommendation:

Findings:

1. The proposed rezoning is consistent with the Comprehensive Plan.
2. The character of development proposed within the area will match development existing to the west.
3. Existing street network can accommodate traffic generated by the new development.
4. No potential utility issues have been identified that should halt the development process at this time.
5. Continued urbanization in this area of the City is planned for and expected. This may require the installation of traffic signals at East 58th Street and Jersey Ridge Road sometime in the future.

Conditions:

1. No street connection from Elmore Avenue west to the proposed Pheasant Creek Subdivision shall be made.

Final Recommendation: Staff recommends the Plan Commission accept the findings and condition and forward Case No. REZ18-05 to the City Council for approval.

Relationship to Goals:

Welcoming Neighborhoods

Background:

This request would rezone 5.55 acres along the Elmore Avenue Commercial Corridor to PDD. PDD Is consistent with the Comprehensive Plan designation of RC, Regional Commercial for the area.

See attachments for staff report and additional information.

ATTACHMENTS:

Type	Description
□ Backup Material	Staff Report plus attachments

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	5/10/2018 - 5:27 PM



PLAN AND ZONING COMMISSION

Meeting Date: May 15, 2018
Request: Request to rezone 33.11 acres from A-1 Agricultural to R-2 Low Density Residential and 5.55 acres from A-1 Agricultural to PDD Planned Development District.
Case No.: REZ18-04; REZ18-05 (NOTE THIS IS A COMBINED STAFF REPORT)
Applicant: Adam Seitz, Pheasant Creek Properties, LLC (Advance Homes)
Ward: 6th

Contact: Matthew G. Flynn, AICP
Senior Planning Manager
matt.flynn@ci.davenport.ia.us
563-888-2286

Recommendation:

Staff recommends the Plan and Zoning Commission accepts the listed findings and forward both cases to the City Council for approval.

Background:

Petitioner intends to develop an approximate 64 lot single family residential subdivision to the east of Jersey Meadows Subdivision. The proposed R-2 zoning would provide for lots with a minimum of 60 feet of frontage at the building line and a minimum of 10,000 square feet.

The intent is to connect this subdivision by the existing terminated streets on the east side of Jersey Meadows – E 58th Street, E 59th Street, and Meadows Place. Preliminary and final plats are anticipated to be filed following successful completion of the rezoning effort.

The easternmost 5.55 acres is proposed for PDD, Planned Development District. A portion of the property is already zoned as such. This property presents development challenges as there are topography, drainage and access limitations. Nothing is planned at this time.

Site Characteristics:

Current Land Use: The property is currently in row crops. Pheasant creek runs along the east side in a significant swale and creates a natural boundary with properties to the east and the Elmore Corridor.

Comprehensive Plan. The property is within the Urban Service District and urban services can be reasonably accessed.

The Future Land Use Plan for this property indicates RG Residential General for the western portion and RC Regional Commercial to the east along Elmore Avenue.

The description of those classifications are as follows:

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

Regional Commercial (RC) - Designates the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses with connectivity to nearby neighborhoods being less important.

Existing Zoning: The property is currently zoned A-1 Agriculture. Surrounding properties are zoned as described on exhibit attached to this report.

Technical Review:

Technical review comments from Davenport Engineering and Traffic Engineering have been received.

Engineering general comments:

1. *No comment from traffic at this time for the layout given*
2. *Natural Resources are having the Storm Water Ordinance revised. It is anticipated to be approved by council the first week in June. It would be recommended to have the site designed per the latest standards being adopted. We can provide them to the developer's engineer.*
3. *To continue our goals of multimodal transportation and connectivity, a pedestrian access to the COSTCO site from this neighborhood would be beneficial*
4. *In addition, the Davenport GO plan has indicated a proposed trail section along this stream corridor. Will that be a requirement here?*
5. *The buffer distance will be 50' by the time the platting is finalized, see note 1.*
6. *The proposed detention area may not be sufficient, given the site topography, this standard will be revised per the ordinance see note 1*
7. *Any detention or quality features must have easement access for maintenance and inspection; contiguous with other City ROW*
8. *No access point or features are shown on the commercial area to comment at this time.*
9. *ROW width 50' minimum, street width 27' minimum*

Traffic Engineering comments:

The built-out subdivision will have about 220 units. The trips equate to 9.57 per day per unit (we usually round up to 10) so it's 2200 vehicles per day, 50% in and 50% out.

During the AM peak hour, the factor is 0.77 with 26% in and 74% out. This equates to 44 vehicles entering and 125 exiting during the AM peak hour.

During the PM peak hour, the factor is 1.02 with 64% in and 36% out. This equates to 144 vehicles entering and 81 vehicles exiting during the PM peak hour.

The counts on Jersey Ridge Road were obtained from the casino study which assumes full build-out of that commercial corridor on Elmore Avenue.

They estimate about 11,000 vehicles per day for Jersey Ridge Road with the AM peak at 1000 vehicles and PM peak at 1100 vehicles.

The traffic signal warrant most easily met is Interruption of Continuous Traffic. With the current roadway for the intersection of Jersey Ridge Road and Jersey Meadows Drive, there would need to be 8 separate hours where the volume on Jersey Ridge Road is at least 750 vehicles and the exiting volume on Jersey Meadows Drive is 75 during those same 8 hours. Even though this intersection lines up with the driveway for the apartments across the street, the signal warrants only use the higher volume leg of the minor street.

Based on the traffic study for the casino, there could be 8 hours with 750 vehicles or more on Jersey Ridge Road. Some of the estimated hours show 800 vehicles, so Jersey Ridge Road might have enough traffic after everything is built out. Assuming 75% of the traffic in the subdivision uses Jersey Meadows Drive, then 94 vehicles will exit during the AM peak and 61 during the PM peak. Therefore, I expect the AM peak to be 1 of the 8 hours required for signalization and there might not be many more.

I do not think traffic signal warrants will be met, even after everything is built out. Keep in mind that this is assuming the subdivision is full of houses and Elmore has been filled in with commercial buildings, so this won't happen overnight.

When traffic volumes get higher and delays occur at this intersection, we will study it to see if traffic signals are warranted. If they are, we will install them.

Staff has also reached out to the Fire Marshall specifically to ensure no particular issues will be encountered with emergency response. A fire station is approximately one mile away.

If the rezoning is approved, more technical comments can be expected as part of the consideration of subdivision plats and construction plans. No construction will be allowed to commence without proper approvals.

Discussion:

The majority of this discussion will be in reference to the proposed rezoning to R-2 (REZ18-04).

The request, if approved, will result in development consistent with the existing Jersey Meadows Subdivision to the west. The proposed development is consistent with the Comprehensive Plan.

Traffic will increase as the development is completed. Future traffic congestion, if it is to occur, will likely be the result of increases in volume on Jersey Ridge Road. Signalization along Jersey Ridge Road cannot be ruled out in the future as the area continues to develop, as planned.

Staff does not recommend connecting this development directly to Elmore as it would encourage cut through traffic and would result in excessive costs in crossing Pheasant Creek. While some neighbors have advocated for this connection, staff sees otherwise and recommends a condition be included prohibiting this from happening.

Also included within this request is the rezoning of 5.55 acres to PDD, Planned Development (REZ18-05). Development of this property for commercial purposes would be consistent with the Comprehensive Plan. It should be noted, however, that topography visibility and access are challenges and development may not occur for some time. Zoning now, however, will facilitate development in the future.

Public Input Summary:

Public Meeting: A public meeting has been scheduled for April 30 at the Public Works Center.

Public Meeting Notice: 43 notices mailed April 18.

Signs Posted: 3 signs were posted on April 16

Public Hearing Notice: The notice was sent to the OCT for publication on April 17.

Public Hearing Mailing: Mailed to approximately 43 neighbors on April 18. To date, three protests have been filed (1.9%) been filed.

Plan and Zoning Commission Public Hearing. Approximately 3 people spoke against the proposal citing traffic, drainage, and improper notification.

Upcoming Committee of the Whole Public Hearing. Assuming action by the Plan and Zoning Commission at this meeting to move this case forward, the Committee of the Whole Public Hearing will be held on June 6, 2018.

Recommendation:

Since there are two cases, two separate recommendations are presented:

Case No. REZ18-04:

Findings:

1. The proposed rezoning is consistent with the Comprehensive Plan.
2. The character of development proposed within the area will match development existing to the west.
3. Existing street network can accommodate traffic generated by the new development.
4. No potential utility issues have been identified that should halt the development process at this time.
5. Continued urbanization in this area of the City is planned for and expected. This may require the installation of traffic signals at East 58th Street and Jersey Ridge Road sometime in the future.

Conditions:

1. No street connection from the proposed Pheasant Creek Subdivision east to Elmore Avenue shall be made.

Final Recommendation: Staff recommends the Plan Commission accept the findings and condition and forward Case No. REZ18-04 to the City Council for approval.

Case No. REZ18-05:

Findings:

1. The proposed rezoning is consistent with the Comprehensive Plan.
2. The character of development proposed within the area will match development existing to the west.
3. Existing street network can accommodate traffic generated by the new development.
4. No potential utility issues have been identified that should halt the development process at this time.
5. Continued urbanization in this area of the City is planned for and expected. This may require the installation of traffic signals at East 58th Street and Jersey Ridge Road sometime in the future.

Conditions:

1. No street connection from Elmore Avenue west to the proposed Pheasant Creek Subdivision shall be made.

Final Recommendation: Staff recommends the Plan Commission accept the findings and condition and forward Case No. REZ18-05 to the City Council for approval.

Zoning Map Amendment Application

226 West 4th Street
Davenport, Iowa 52801
(563) 326-7765
Planning@ci.davenport.ia.us

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Property Address* See Attachment A

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

Applicant (Primary Contact)**

Name: Adam Seitz
Company: Pheasant Creek Estates, LLC
Address: 4215 East 60th Street
City/State/Zip: Davenport, IA 52807
Phone: 563-940-4030
Email: adamseitz@advancehomesinc.com

Application Form Type:

Plan and Zoning Commission

- Rezoning (Zoning Map Amendment) ☒
Zoning Ordinance Text Amendment ☐
Right-of-way or Easement Vacation ☐
Final Development Plan ☐
Voluntary Annexation ☐
Subdivision ☐

Owner (if different from Applicant)

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

Zoning Board of Adjustment

- Appeal from an Administrative Decision ☐
Special Use Permit - New Cell Tower ☐
Home Occupation Permit ☐
Special Exception ☐
Special Use Permit ☐
Hardship Variance ☐

Engineer (if applicable)

Name: David L. Meyer
Company: Verbeke-Meyer Consulting Engineers
Address: 4111 East 60th Street
City/State/Zip: Davenport, IA 52807
Phone: 563-359-1348
Email: dlm@verbeke-meyer.com

Design Review Board

- Certificate of Design Approval ☐
Demolition Request in the Downtown ☐

Architect (if applicable)

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

Historic Preservation Commission

- Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Administrative

- Floodplain Development ☐
Cell Tower Co-Location ☐
Identification Signs ☐
Site Plan ☐

Attorney (if applicable)

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

****If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Request:Existing Zoning: Proposed Zoning Map Amendment: Total Land Area: Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☒ Yes ☐ No**Submittal Requirements:**

- The following items should be submitted to Planning@ci.davenport.ia.us for review:
- The completed application form.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
 - Zoning Map Amendment is less than 1 acre - \$400.
 - Zoning Map Amendment is one acre but less than 10 acres - \$750 plus \$25/acre.
 - Zoning Map Amendment is 10 acres or more - \$1,000 plus \$25/acre.
 - \$5.00 per sign; more than one sign may be required depending upon the area of the request.

Formal Procedure:**(1) Application:**

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Public Notice for the Plan and Zoning Commission public hearing:

- After submitting the application the applicant shall post notification sign(s) supplied by the City on property at least two weeks prior to the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request. Failure to post signs as required may result in a delay of the request.
- The applicant shall hold a neighborhood meeting as per the attached meeting guidelines.
- Planning staff will send a public hearing notice to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the request:

- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will hold a public hearing on the request. Subsequently, the Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(4) City Council's consideration of the request:

- Planning staff will send a public hearing notice to surrounding property owners.
- The Committee of the Whole (COW) will hold a public hearing on the request. Subsequently, the City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant:

Date:

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by:

Planning staff

Date:

Date of the Public Hearing:

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

ATTACHMENT A

LEGAL DESCRIPTION FOR REZONING

Part of the Northeast Quarter of Section 7 and part of the Northwest Quarter of Section 8, all in Township 78 North, Range 4 East of the 5th P.M., Davenport, Scott County, Iowa, being more particularly described as follows:

Commencing, as a point of reference, at the northwest corner of the Northwest Quarter of said Section 8; thence South 00°-06'-45" East 534.52 feet along the west line of the Northwest Quarter of said Section 8 to the POINT OF BEGINNING of the tract of land hereinafter described:

thence South 44°-59'-10" East 358.73 feet;

thence South 00°-18'-15" East 732.61 feet to a point on the north line of lot 2 of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa ;

thence South 89°-41'-45" West 480.00 feet along the north line to the northwest corner of Lot 2 of said Lakehurst Commercial Park Fifth Addition;

thence North 00°-18'-15" West 50.00 feet;

thence South 89°-41'-45" West 682.74 feet to a point on the west line of the East 55 Acres of the Northeast Quarter of said Section 7;

thence North 00°-06'-45" East 1472.80 feet along the west line of the East 55 Acres of the Northeast Quarter of said Section 7, also being along the east line of Jersey Meadows Second Addition, Jersey Meadows Tenth Addition, Jersey Meadows Seventh Addition and Jersey Meadows Ninth Addition to the City of Davenport, Iowa, to a point on the north line of the Northeast Quarter of said Section 7;

thence North 89°-43'-55" East 230.81 feet along the north line of the Northeast Quarter of said Section 7;

thence South 65°-30'-40" East 586.00 feet;

thence South 25°-39'-00" East 320.00 feet to the point of beginning.

Containing 33.11 acres, more or less, subject to easements of record.

Also, to be known as Lot 1, Pheasant Ridge First Addition to the City of Davenport, Iowa.

March 12, 2018
VMCE #17361-C
Page 1 of 2

LEGAL DESCRIPTION – SCHAEFER DEVELOPMENT GROUND
ADVANCE HOMES PURCHASE
DAVENPORT, IOWA

Part of the Northeast Quarter of Section 7 and part of the Northwest Quarter of Section 8, all in Township 78 North, Range 4 East of the 5th P.M., Davenport, Scott County, Iowa, being more particularly described as follows:

Commencing, as a point of reference, at the northwest corner of the Northwest Quarter of said Section 8; thence South 00°-06'-45" West 534.52 feet along the west line of the Northwest Quarter of said Section 8 to the POINT OF BEGINNING of the tract of land hereinafter described:

thence South 44°-59'-10" East 358.73 feet;

thence South 00°-18'-15" East 732.61 feet to a point on the north line of lot 2 of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa ;

thence South 89°-41'-45" West 480.00 feet along the north line to the northwest corner of Lot 2 of said Lakehurst Commercial Park Fifth Addition;

thence North 00°-18'-15" West 50.00 feet;

thence South 89°-41'-45" West 682.74 feet to a point on the west line of the East 55 Acres of the Northeast Quarter of said Section 7;

thence North 00°-06'-45" East 1472.80 feet along the west line of the East 55 Acres of the Northeast Quarter of said Section 7, also being along the east line of Jersey Meadows Second Addition, Jersey Meadows Tenth Addition, Jersey Meadows Seventh Addition and Jersey Meadows Ninth Addition to the City of Davenport, Iowa, to a point on the north line of the Northeast Quarter of said Section 7;

March 12, 2018
VMCE #17361-C
Page 2 of 2

thence North $89^{\circ}-43'-55''$ East 230.81 feet along the north line of the Northeast Quarter of said Section 7;

thence South $65^{\circ}-30'-40''$ East 586.00 feet;

thence South $25^{\circ}-39'-00''$ East 320.00 feet to the point of beginning.

Containing 33.11 acres, more or less, subject to easements of record.

February 27, 2018
VMCE # 17361-B

LEGAL DESCRIPTION – SCHAEFER EXTRA TRACT
ADVANCE HOMES PURCHASE
DAVENPORT, IOWA

Part of the Northeast Quarter of Section 7, Township 78 North, Range 4 East of the 5th P.M., Davenport, Scott County, Iowa, being more particularly described as follows:

Commencing at the northwest corner of the Northwest Quarter of said Section 8, said point being the POINT OF BEGINNING of the tract of land hereinafter described:

thence South 00°-06'-45" West 534.52 feet along the west line of the Northwest Quarter of said Section 8;

thence North 25°-39'-00" West 320.00 feet;

thence North 65°-30'-40" West 560.00 feet to a point on the north line of the Northeast Quarter of said Section 7;

thence North 89°-43'-55" East 672.86 feet along the north line of the Northeast Quarter of said Section 7 to the point of beginning.

Containing 2.75 acres, more or less, subject to easements of record.

March 12, 2018
VMCE #17361-C
Page 1 of 2

LEGAL DESCRIPTION – SCHAEFER DEVELOPMENT GROUND
ADVANCE HOMES PURCHASE
DAVENPORT, IOWA

Part of the Northeast Quarter of Section 7 and part of the Northwest Quarter of Section 8, all in Township 78 North, Range 4 East of the 5th P.M., Davenport, Scott County, Iowa, being more particularly described as follows:

Commencing, as a point of reference, at the northwest corner of the Northwest Quarter of said Section 8; thence South 00°-06'-45" East 534.52 feet along the west line of the Northwest Quarter of said Section 8 to the POINT OF BEGINNING of the tract of land hereinafter described:

thence South 44°-59'-10" East 358.73 feet;

thence South 00°-18'-15" East 732.61 feet to a point on the north line of lot 2 of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa ;

thence South 89°-41'-45" West 480.00 feet along the north line to the northwest corner of Lot 2 of said Lakehurst Commercial Park Fifth Addition;

thence North 00°-18'-15" West 50.00 feet;

thence South 89°-41'-45" West 682.74 feet to a point on the west line of the East 55 Acres of the Northeast Quarter of said Section 7;

thence North 00°-06'-45" East 1472.80 feet along the west line of the East 55 Acres of the Northeast Quarter of said Section 7, also being along the east line of Jersey Meadows Second Addition, Jersey Meadows Tenth Addition, Jersey Meadows Seventh Addition and Jersey Meadows Ninth Addition to the City of Davenport, Iowa, to a point on the north line of the Northeast Quarter of said Section 7;

March 12, 2018
VMCE #17361-C
Page 2 of 2

thence North $89^{\circ}-43'-55''$ East 230.81 feet along the north line of the Northeast Quarter of said Section 7;

thence South $65^{\circ}-30'-40''$ East 586.00 feet;

thence South $25^{\circ}-39'-00''$ East 320.00 feet to the point of beginning.

Containing 33.11 acres, more or less, subject to easements of record.

March 12, 2018
VMCE #17361-D
Page 1 of 2

LEGAL DESCRIPTION – PROPOSED COMMERCIAL DEVELOPMENT
ADVANCE HOMES PURCHASE
DAVENPORT, IOWA

Part of the Northwest Quarter of Section 8, Township 78 North, Range 4 East of the 5th P.M., Davenport, Scott County, Iowa, being more particularly described as follows:

Commencing, as a point of reference, at the northwest corner of the Northwest Quarter of said Section 8; thence South 44°-59'-10" East 358.74 feet to the POINT OF BEGINNING of the tract of land hereinafter described:

thence continuing South 44°-59'-10" East 690.31 feet to a point on the west right of way line of Elmore Avenue as now established in the City of Davenport, Iowa, said point also being on the west line of the South 75 Acres of the East 115 Acres of the Northwest Quarter of said Section 8;

thence South 00°-08'-25" West 511.79 feet along the west line of the South 75 Acres of the East 115 Acres of the Northwest Quarter of said Section 8 to an angle point on the north line of Lot 1 of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa;

thence South 89°-41'-45" West 121.43 feet along the north line of Lot 1 of said Lakehurst Commercial Park Fifth Addition to a point on the east line of Lot 1 of Lakehurst Commercial Park Fourth Addition to the City of Davenport, Iowa;

thence North 00°-18'-15" West 65.00 feet along the east line of Lot 1 of said Lakehurst Commercial Park Fourth Addition;

thence South 89°-41'-45" West 260.00 feet along the north line of Lot 1 of said Lakehurst Commercial park Fourth Addition to a point on the east line of Lot 2 of said Lakehurst Commercial Park Fifth Addition;

March 12, 2018
VMCE # 17361-D
Page 2 of 2

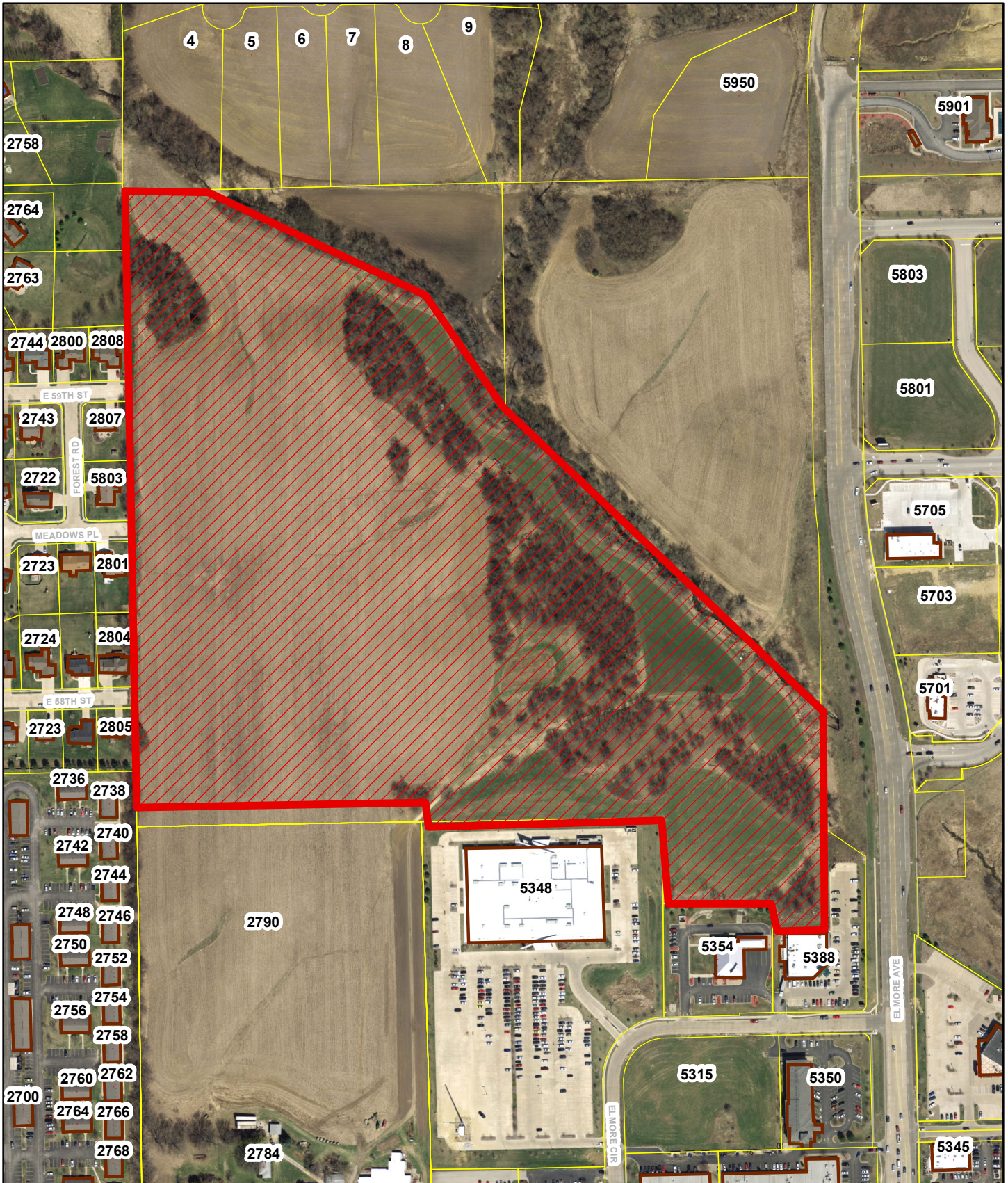
thence North $00^{\circ}-18'-15''$ West 205.00 feet along the east line of Lot 2 of said Lakehurst Commercial Park Fifth Addition;

thence South $89^{\circ}-41'-45''$ West 100.00 feet along the north line to the northwest corner of Lot 2 of said Lakehurst Commercial Park Fifth Addition;

thence North $00^{\circ}-18'-15''$ West 732.61 feet to the point of beginning.

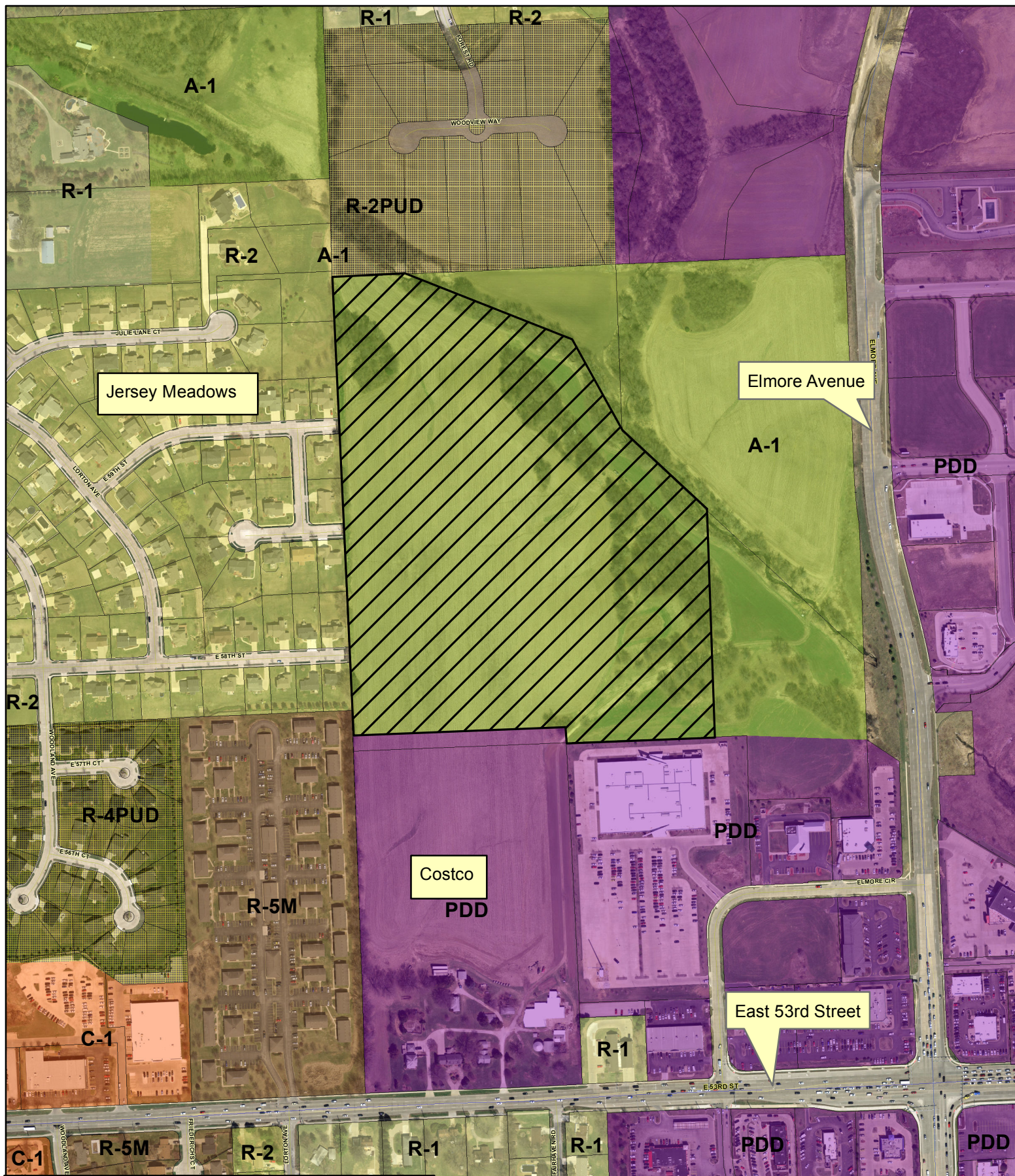
Containing 7.41 acres, more or less, subject to easements of record.

REZ18-04: Pheasant Creek



0 70 140 280 420 560 Feet

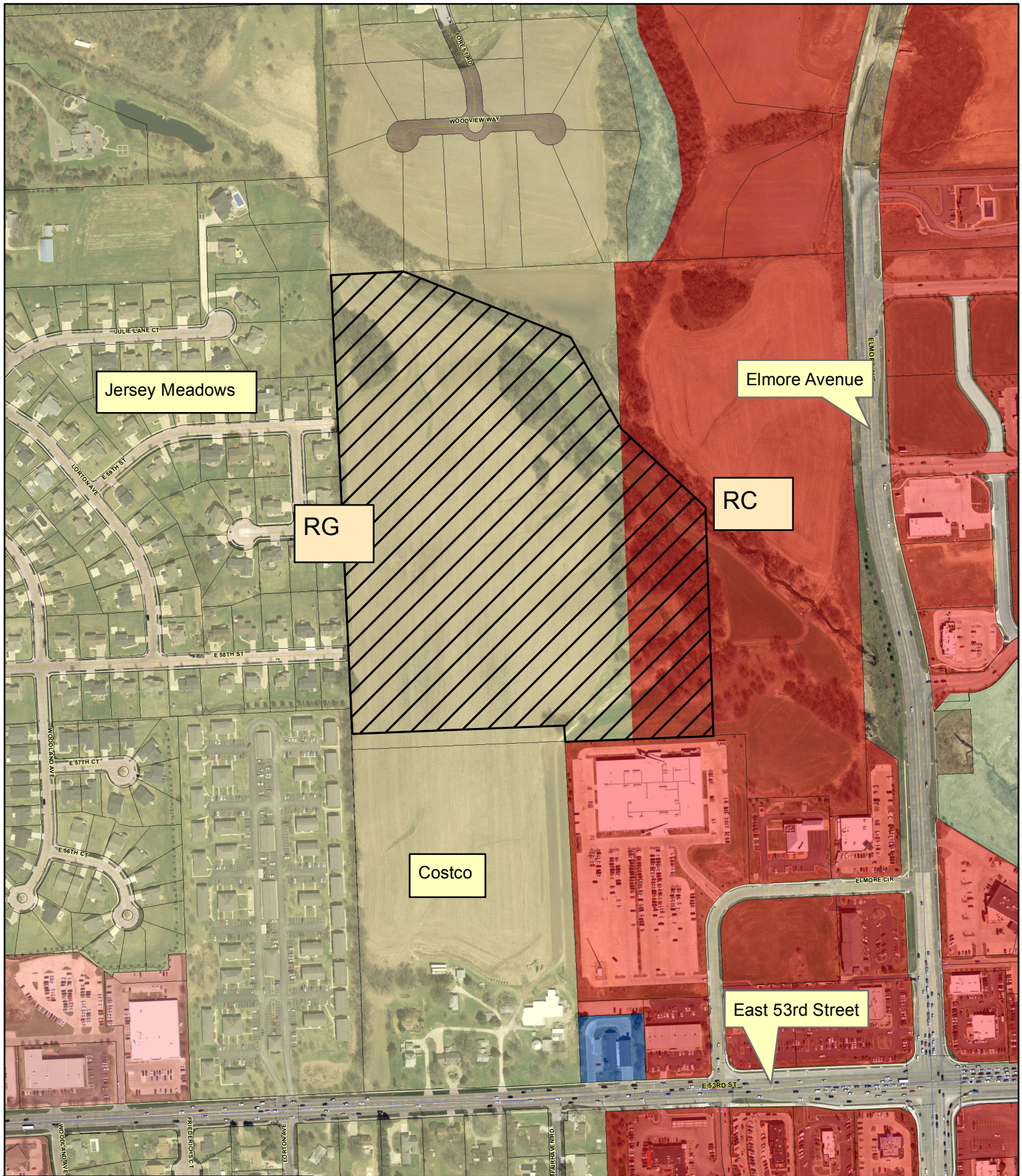




A-1 Agricultural
R-2 Low Density Dwelling
R-5M Medium Density Dwelling
PDD Planned Development

0 200 400 800 Feet





RG Residential General
RC Regional Commercial

0 200 400 800
Feet





City of Davenport

Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com

NOTICE

PUBLIC HEARING

TUESDAY, MAY 1st 2018, 5:00pm

DAVENPORT CITY PLAN AND ZONING COMMISSION

COUNCIL CHAMBERS - DAVENPORT CITY HALL

226 WEST 4th STREET – DAVENPORT, IOWA

Please be aware of possible zoning changes that may impact your property or neighborhood.

Case No. REZ18-04: Request of Pheasant Creek, LLC to rezone approximately 33.11 acres located immediately east of Jersey Meadows Subdivision from A-1 Agricultural District to R-2, Low Density Residential District. [6th Ward] (See map of the affected property on reverse side of this notice)

A public hearing on the above matter is scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday May 1, 2018 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. It is your privilege to submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Property owners within the subject area or within 200 feet of affected boundary may also register a written protest of the proposed action.

Any written comments (which can be sent via email) to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s).

If you believe you are affected by the proposed changes and have questions, please contact the Community Planning Division.

E-MAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-04

I/we Joseph & Katherine Palmer who own property located at (be specific as possible)
2800 E. 59th St. - Davenport

Hereby protest the proposed creation of the Elmore Corners Overlay District

Signed: Joseph Palmer Katherine Palmer

Date: 4/24/18

Please return this form to the email address above or mail/drop off at CPED, 226 West 4th Street, Davenport, IA 52801



Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com

**NOTICE
PUBLIC HEARING
TUESDAY, MAY 1, 2018
DAVENPORT CITY PLAN AND ZONING COMMISSION
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

Please be aware of possible zoning changes that may impact your property or neighborhood.

Case No. REZ18-04: Request of Pheasant Creek, LLC to rezone approximately 33.11 acres located immediately east of Jersey Meadows Subdivision from A-1 Agricultural District to R-2, Low Density Residential District. [6th Ward] (See map of the affected property on reverse side of this notice)

A public hearing on the above matter is scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday May 1, 2018 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. It is your privilege to submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Property owners within the subject area or within 200 feet of affected boundary may also register a written protest of the proposed action.

Any written comments (which can be sent via email) to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s).

If you believe you are affected by the proposed changes and have questions, please contact the Community Planning Division.

E-MAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-04

I/we _____ who own property located at (be specific as possible)

Hereby protest the proposed creation of the Elmore Corners Overlay District

Signed: _____

Date : _____

Please return this form to the email address above or mail/drop off at CPED, 226 West 4th Street, Davenport, IA 52801

Zoning Map Amendment: Adjacent Property Owner Notice Area



Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

0 200 400 800 Feet



**NOTICE
PUBLIC MEETING
MONDAY, APRIL 30, 5:30 PM
DAVENPORT PUBLIC WORKS CENTER
1200 EAST 46TH STREET, DAVENPORT, IOWA 52807**

Please be aware of possible zoning changes that may impact your property or neighborhood.

A petition to rezoning property has been filed by Adam Seitz, Pheasant Creek Properties, LLC (Advance Homes) for 33.11 acres from A-1 Agricultural to R-2 Low Density Residential and 7.41 acres from A-1 Agricultural to PDD Planned Development District. (See map of the affected property on reverse side of this notice). The intent of this request is to allow for single family development on the larger tract and possible future commercial development on the smaller tract, which fronts Elmore Avenue.

One of the first steps in the rezoning process is to hold a public meeting, which provides an opportunity for the petitioner to explain the request further and for City staff to outline the formal process to come.

The public meeting will be held at the Davenport Public Works Center on the date and time listed above. Public Works can be reached by following Tremont Street south from East 53rd Street to East 46th Street; then traveling east. Signs will be posted on-site to direct you to the meeting room.

Public hearings before both the Plan and Zoning Commission and City Council will be forthcoming; you will be notified of these meetings as well. The public hearing before the Plan and Zoning Commission is tentatively set for Tuesday, May 1, 2018, 5:00 pm at City Hall.

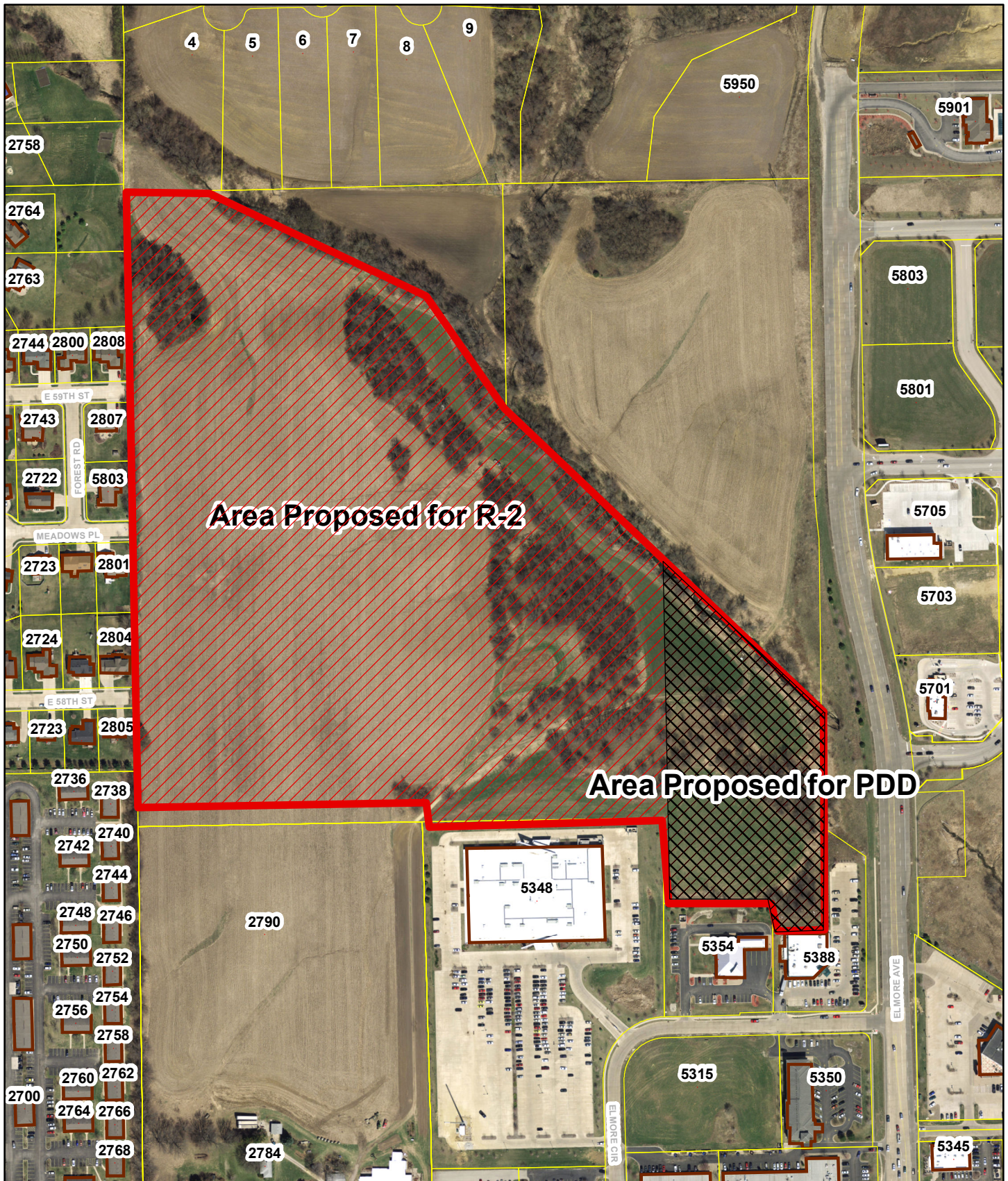
The City welcomes public participation in the rezoning process and your comments are important. If you cannot attend the public meeting and have questions or concerns, please contact the Community Planning Division.

Case No. REZ18-04; REZ18-05

E-MAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

REZ18-04: Pheasant Creek



0 70 140 280 420 560 Feet



Neighborhood Meeting Attendance List

Case: REZ18-04	REZ18-05	Date: April 30th 2018
Gary Aitchison	563-370-4480	aitchisongary@gmail.com
Gary Andrade	563-676-4102	
Kristan Mitchell	563-650-9580	kristinm@mchsi.com
Bill Hurt	563-271-2830	bill.hurt615@gmail.com
Mike DeJulius	563-529-4457	mike@njmiller-hawkeye.com
Denuis Williams	563-359-0308	Advanced Home
Kathy & Joe Palmer	563-323-9303	jkpalmer2@mchsi.com
Scott Kelling	2801 Meadows Pl	skelling@melfosterco.com
Susie & Jeff Seitz	563-528-0448	susieseitz@advancedhomesinc.com
Bob Inghram	563-349-0341	bingghram@activethermal.net
Pete McGee	563-940-3043	pmcghee511@aol.com
Renee McGhee	563-344-4896	
Joe Maluck	708-837-0007	j_maluck756@yahoo.com
Rich Clewell	563-340-0559	rclewell@ci.davenport.ia.us

From: carberfamily@mchsi.com
To: [Mack Stephens](#)
Cc: adams3883@gmail.com; aitchisonsharon@gmail.com; [Kathy cameron](#); msangellab@hotmail.com; mike crisciua; Nan4285@yahoo.com; david eisbrener; Jenniferfrandsen7@gmail.com; robinsnest1985@aol.com; director@revealed.net; par4greens@mediacombb.net; chrishllgn@aol.com; mlhayman75@hotmail.com; duhmoin54@gmail.com; Dkitchen@perryreid.com; samos1961@gmail.com; 3beetles@mchsi.com; Teresalavonnelandon@yahoo.com; pmccauley7@mchsi.com; mcguire0397@msn.com; anatcraig@aol.com; kristanm@mchsi.com; molina910@yahoo.com; swnelson82@gmail.com; ananikolop@gmail.com; jkpalm1@mchsi.com; sp paudel; spauli40@aol.com; fxpham@hotmail.com; Angelasav75@gmail.com; kelimneal@gmail.com; lcragone@gmail.com; rnkrice@mchsi.com; nathanschramm@yahoo.com; brschrack@yahoo.com; Danielsherman911@yahoo.com; sierrabe3@gmail.com; kevinskillett@gmail.com; Cale vangenderen; connievanlauwe@hotmail.com; weipertl@msn.com; cinwink@gmail.com; zepeda@mchsi.com; mkotula@reagan.com; leseymaluck@gmail.com; ingra123@aol.com; [Planning Division – CPED](#); [Gripp, Kyle](#); [Condon, JJ](#); [Clew, Rich](#); mattflynn@ci.davenport.ia.us
Subject: Re: URGENT MEETING TONIGHT PLEASE ATTEND!
Date: Tuesday, May 01, 2018 12:55:39 PM

Mack,

Thanks for the email. I have lived at the end of 58th street right next to the cornfield for 12 years. I can see them building Costco from my front door and will have construction equipment for all of the houses going right by my house, so obviously there is some change that you cannot stop. However, can you help me understand the recommendation for a street connection to Elmore on the Southeast side (presuming connecting to 58th)? I understand the thought that traffic from the extra homes would add traffic to our/59th streets, but I really think that a connection from Elmore to our neighborhood would have people coming off Elmore through our neighborhood to get to Jersey Ridge to avoid Costco and 53rd especially given Davenport's upcoming construction of widening 53rd. I would rather have the contained traffic from the extra 64 houses versus that situation of people racing down our street and past our kids to get from point A to point B.

Since receiving this email, I have spoken with several neighbors who live on 58th who agree that this is not what they would like either. They were not on the original email (you most likely didn't have them yet), but I have included them now. Unfortunately I cannot attend the meeting tonight as I have a prior commitment with my kids, but I have cc'd our Davenport city planner and Aldermen to show our concerns with the proposal of a connecting street to Elmore.

Thank you,
Brian Carber

----- Original Message -----

From: "Mack Stephens" <jerseymeadows52807@gmail.com>
To: adams3883@gmail.com, aitchisonsharon@gmail.com, "Kathy cameron" <Kathy.cameron@mchsi.com>, carberfamily@mchsi.com, msangellab@hotmail.com, "mike crisciua" <mike.crisciua@gmail.com>, Nan4285@yahoo.com, "david eisbrener" <david.eisbrener@gkn.com>, Jenniferfrandsen7@gmail.com, robinsnest1985@aol.com, director@revealed.net, par4greens@mediacombb.net, chrishllgn@aol.com, mlhayman75@hotmail.com, duhmoin54@gmail.com, Dkitchen@perryreid.com, samos1961@gmail.com, 3beetles@mchsi.com, Teresalavonnelandon@yahoo.com, pmccauley7@mchsi.com, mcguire0397@msn.com, anatcraig@aol.com, kristanm@mchsi.com, molina910@yahoo.com, swnelson82@gmail.com, ananikolop@gmail.com, jkpalm1@mchsi.com, "sp paudel" <sp_paudel@yahoo.com>, spauli40@aol.com, fxpham@hotmail.com, Angelasav75@gmail.com, kelimneal@gmail.com, lcragone@gmail.com, rnkrice@mchsi.com, nathanschramm@yahoo.com, brschrack@yahoo.com, Danielsherman911@yahoo.com, sierrabe3@gmail.com, kevinskillett@gmail.com, "Cale vangenderen" <Cale.vangenderen@gmail.com>, connievanlauwe@hotmail.com, weipertl@msn.com, cinwink@gmail.com, zepeda@mchsi.com
Sent: Tuesday, May 1, 2018 11:00:01 AM
Subject: URGENT MEETING TONIGHT PLEASE ATTEND!

Here is a little more info that I was going to circulate in the neighborhood but I ran out of time. This whole thing is moving rather fast...Scott Kelling is trying to slow it down.

CONCERNED ABOUT TRAFFIC ?

PLANS ARE TO BUILD 64 HOMES EAST OF OUR SUBDIVISION, NORTH OF COSTCO
(corn field)

ALL ADDITIONAL TRAFFIC WILL ENTER/EXIT ON 58TH AND 59TH STREETS

WE'RE SUGGESTING ADDING A STREET AT SOUTHEAST CORNER CONNECTING TO ELMORE

PLEASE ATTEND TO LEARN MORE AND/OR EXPRESS YOUR CONCERNS

ZONING MEETING TONITE MAY 1ST AT 5:00
COUNCIL CHAMBERS, CITY HALL
226 WEST 4th ST

From: [Gaynell Foster](#)
To: [Planning Division – CPED](#)
Subject: Rezoning filed by Pheasant Creek Properties
Date: Monday, April 30, 2018 4:41:44 PM

I am objecting to this rezoning as it has been presented. My concern is the traffic overload on E. 58th and 59th Streets.

These streets were built for light residential traffic. Their carrying capacity is not up to more traffic.

I believe a traffic study must be done for this to legitimately proceed.

Also, the routes from Jersey Ridge to the subject property are circuitous at the very least. Coming in from Jersey via 58th or 59th, a full four turns are required, some only a block long. Children and dog walkers frequent this route. The turns are tight enough as it is.

These other streets would be overloaded also: Julie Lane, Lorton Ave., and Woodland Ct.

There is no street that can become a collector street available.

I am Gaynell Foster
2743 E. 59th St.
Davenport

I hold a Master's Degree in Urban and Regional Planning
I have served on the Davenport Historic Preservation Commission,
The Riverboat Development Authority, and numerous non profit boards, such as the Putnam.

I can be reached at 563- 528-5434.

Gaynell Foster
563.528.5434

From: [Cale VanGenderen](#)
To: [Planning Division – CPED](#); [Flynn, Matt](#); [Jen](#)
Subject: RE: Case No. REZ18-04; REZ18-05
Date: Monday, April 30, 2018 11:28:44 AM

Hello,

I am writing this email in response to the rezoning request east of the Jersey Meadows Subdivision. We live at 2736 E 59th Street in the subdivision. We have no issue with the plans that have been submitted and can be viewed and retrieved online as of 4/30/2018.

We do want to ensure that there is no access planned to Elmore Ave with this new subdivision. We do not want E 58th St, E 59th St, and Meadows PI to become a through street similar to 53rd Street. This would bring unwanted traffic through this residential neighborhood creating a concern on home values and safety. The streets of E 58th St, E 59th St, and Meadows PI were not built to be through streets. This would eliminate parking and create a severe safety hazard.

Please let us know if the plans change and include access from E 58th, E 59th, and Meadows PI to Elmore Ave. We are firmly against any access to Elmore Ave from the Jersey Meadows subdivision.

Thank you for your consideration!

Cale VanGenderen

--



Cale VanGenderen

VP Mortgage Sales | NMLS # 772698 | Vibrant Credit Union
800-323-5109 x2003

NOTICE: This electronic mail message and any files transmitted with it are intended exclusively for the individual or entity to which it is addressed. The message, together with any attachment, may contain confidential and/or privileged information. Any unauthorized review, use, printing, saving, copying, disclosure or distribution is strictly prohibited. If you have received this message in error, please immediately advise the sender by reply email and delete all copies.

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
5/15/2018

Subject:

Case No. F18-03: Final plat of Pheasant Ridge First Addition on 43.27 acres, more or less located west of Elmore Avenue and north of East 53rd Street containing three (3) lots. [Ward 6]

ATTACHMENTS:

Type	Description
▣ Backup Material	F18-03 SR packet

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	5/10/2018 - 5:27 PM



City of Davenport
Community Planning & Economic Development Department
FINAL STAFF REPORT

PLAN AND ZONING COMMISSION

Preview Date: May 15, 2018
Request: F18-03 Final Plat – Pheasant Ridge First Addition
Address: West of Elmore Avenue & North of East 53rd Street
Applicant: Pheasant Creek Estates LLC (Adam Seitz)

INTRODUCTION

Request of Adam Seitz for a final plat Pheasant Ridge First Addition on 43.27 acres, more or less located west of Elmore Avenue and north of East 53rd Street containing three (3) lots. [Ward 6] There are two companion zonings; one for residential “R-2” on Lot 1 and commercial “PDD” on Lot 2. Lot 3 will remain zoned agricultural at this time. The concept plan for the area being zoned residential shows a typical single family development similar to that to the west of this area. There is now a preliminary plat submittal for Lot 1 that coincides with the proposed “R-2” zoning.

Recommendation: Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F18-03 to the City Council for approval subject to the listed conditions.

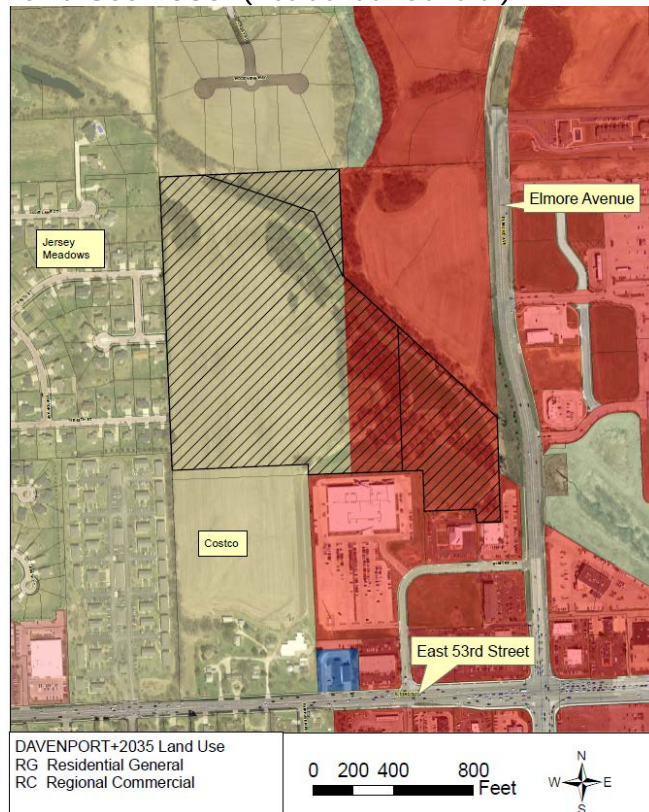
Aerial Photo:

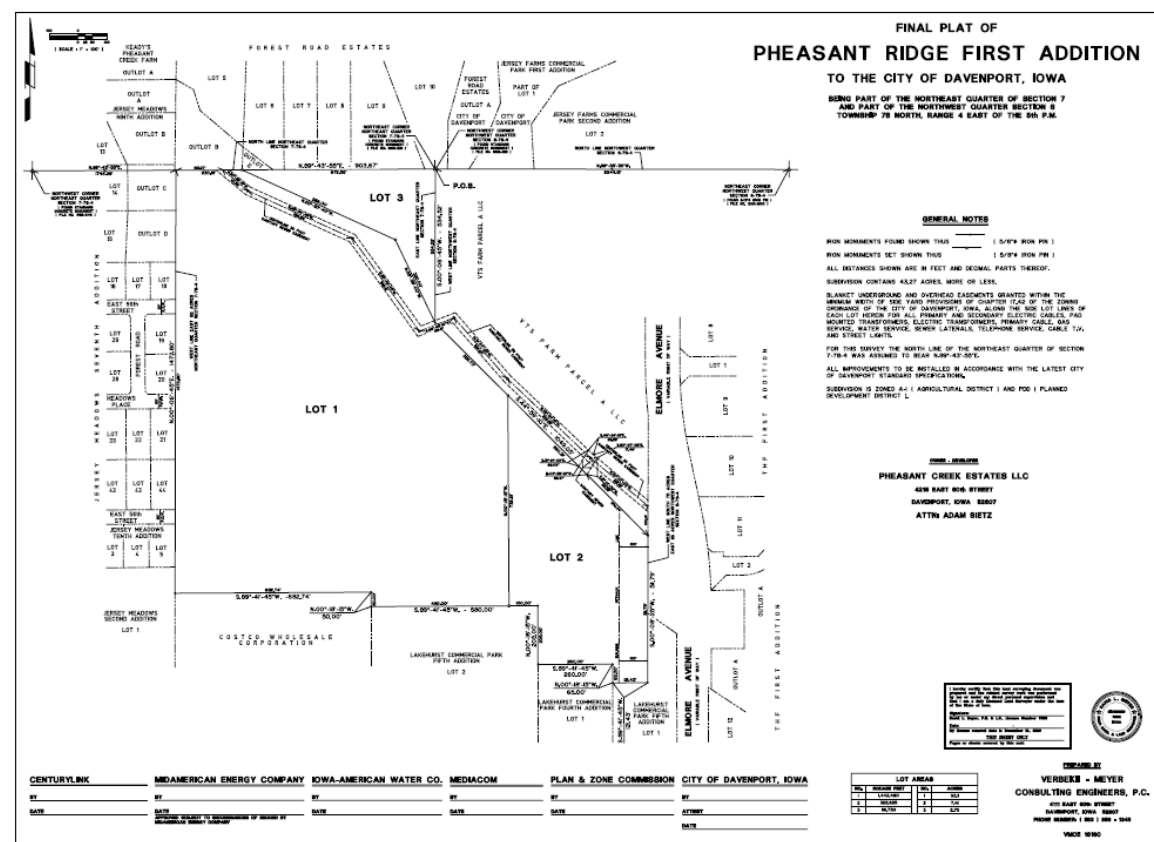


Zoning (A-1 Agricultural District & PDD Planned Development District)



Land Use 2035 (Residential General)





BACKGROUND

Comprehensive Plan:

Within Urban Service Area (USB35): Yes
Proposed Land Use Designation: RG - Residential General & RC Regional Commercial

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

Regional Commercial (RC) – Are the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. However, good pedestrian systems should serve these areas and focus on

connectivity from the street, through parking lots and between individual uses. Connectivity to nearby neighborhoods is desirable but less important.

Relevant *Davenport+2035* Goals and Objectives:

1. *Strengthen the existing built environment.*
 - b. *Reduce the number of underoccupied, abandoned, or vacant buildings / properties through adaptive reuse and infill.*
2. *Identify and reserve land for future development*

Technical Review:

Streets. No new streets are proposed with this request, though the proposed preliminary plat (replat of Lot 1) proposes the extension of existing streets.

Storm Water. With the companion rezoning an area for possible detention is being proposed on the southeast corner of Lot 1, shown on the rezoning concept plan. Pheasant Creek is located along the approximate northeast boundary of Lots 1 and 2. A drainage easement and the Flood Insurance Rate Map floodplain boundary will need to be shown as it will impact many of the proposed lots and development of this plat. A buffer along the top of bank will also be required.

Sanitary Sewer. Sanitary sewer service is located in Pheasant Creek and lines are stubbed at the end of existing streets abutting the west line of Lot 1. An easement for the 15-inch line along the east line of Lot 3 will need to be added to the plat.

Other Utilities. This is an urban area and normal utility services are available.

Parks/Open Space. A greenway is proposed along Pheasant Creek. The drainage easement along Pheasant Creek which will include the floodplain area should also be designated a greenway easement. An alternative to the easement would be to dedicate to the City for stormwater, floodplain and greenway purposes floodplain area along Pheasant Creek. This will lessen concerns regarding flood insurance for the developer and future owners of individual lots.

PUBLIC INPUT This is a subdivision plat. No notification is required. Notification is done with the companion rezoning.

DISCUSSION

Request of Adam Seitz for a final plat Pheasant Ridge First Addition on 43.27 acres, more or less located west of Elmore Avenue and north of East 53rd Street containing three (3) lots. [Ward 6] There are two companion zonings; one for residential "R-2" on Lot 1 and commercial "PDD" on Lot 2. Lot 3 will remain zoned agricultural at this time. The concept plan for the area being zoned residential shows a typical single family development similar to that to the west of this area.

The plat of the first addition appears to be proposed to facilitate the sale and eventual development of the property. Lot 1 coincides with the current request for "R-2" residential zoning and with a proposed preliminary plat for single family residential uses.

B. Whenever any stream or water course is located in an area that is being subdivided, the subdivider shall dedicate a public right-of-way or drainage easement conforming substantially with the lines of such stream or water course and shall include such additional area adjoining both edges of such stream or water course that has been affected by damaging flood waters and/or inundated by the one hundred-year flood waters, as determined by the city engineer. This easement area shall also contain a minimum thirty foot vegetated buffer area on both sides of the stream as measured landward horizontally on a line perpendicular to a vertical line marking the top of the existing banks of the stream or drainage way. This buffer shall be planted with vegetation native to the mid-west region of the United States and maintained as a prairie as outlined in the Davenport Stormwater Manual.

C. Unless deeded to the city of Davenport, maintenance of the stream, streambanks and easement areas described in Section 13.34.160B shall be the responsibility of the landowners upon which the stream is located. This maintenance responsibility shall be clearly defined in a recorded document. The subdivider shall also provide reasonable public easements for access. Procedures for transfer of the property described in Section 13.34.160B to the city for maintenance or ownership are described in the Davenport Stormwater Manual.

D. It shall be noted on the final plat, "Owners of lots on which a drainage easement has been established as a stormwater passageway shall maintain said easement as a lawn, planted in grass and free of structures, fences, fill, bushes, trees, shrubs, or other landscaping that would impede the flow of water" and "Owners of lots on which a stream buffer is required shall maintain said buffer as a native planting area, not allowing vegetation to be cut to a height of less than nine-inches without authorization of the city of Davenport natural resources division." In the event that the area established as a drainage easement is reshaped or otherwise restricted for use as a drainage easement, the city will cause the restrictions to be removed at the expense of the parties causing the restriction.

STAFF RECOMMENDATION

Findings:

- The proposed plat facilitates the sale and proposed development of the property.
- The proposed plat complies with the land use portion of Davenport+2035: Comprehensive Plan for the City.

Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F18-03 to the City Council for approval subject to the following conditions:

1. That a drainage easement and the Flood Insurance Rate Map floodplain boundary be shown on the plat as it impacts each lot and potential development within this plat.
2. The drainage easement along Pheasant Creek which includes the floodplain area shall also be designated a greenway easement.

Prepared by:

Wayne Wille, CFM – Planner II
Community Planning Division

FINAL PLAT OF
PHEASANT RIDGE FIRST ADDITION
TO THE CITY OF DAVENPORT, IOWA

BEING PART OF THE NORTHEAST QUARTER OF SECTION 7
AND PART OF THE NORTHWEST QUARTER SECTION 8
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.

GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THUS (5/8"Ø IRON PIN)

IRON MONUMENTS SET SHOWN THUS (5/8"Ø IRON PIN)

ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 43.27 ACRES, MORE OR LESS.

BLANKET UNDERGROUND AND OVERHEAD EASEMENTS GRANTED WITHIN THE MINIMUM WIDTH OF SIDE YARD PROVISIONS OF CHAPTER 17.42 OF THE ZONING ORDINANCE OF THE CITY OF DAVENPORT, IOWA, ALONG THE SIDE LOT LINES OF EACH LOT HEREIN FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE, CABLE T.V. AND STREET LIGHTS.

FOR THIS SURVEY THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 7-78-4 WAS ASSUMED TO BEAR N.89°-43'-55"E.

ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF DAVENPORT STANDARD SPECIFICATIONS.

SUBDIVISION IS ZONED A-1 (AGRICULTURAL DISTRICT) AND PDD (PLANNED DEVELOPMENT DISTRICT).

OWNER - DEVELOPER

PHEASANT CREEK ESTATES LLC

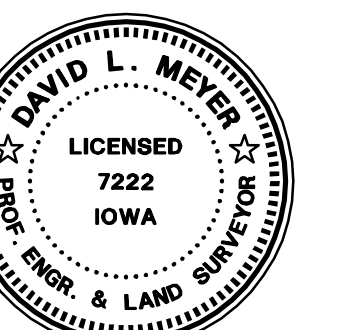
4215 EAST 60th STREET

DAVENPORT, IOWA 52807

ATTN: ADAM SIETZ

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.

Signature: David L. Meyer, P.E. & L.S., License Number 7222
Date: .
My license renewal date is December 31, 2018
THIS SHEET ONLY
Pages or sheets covered by this seal:



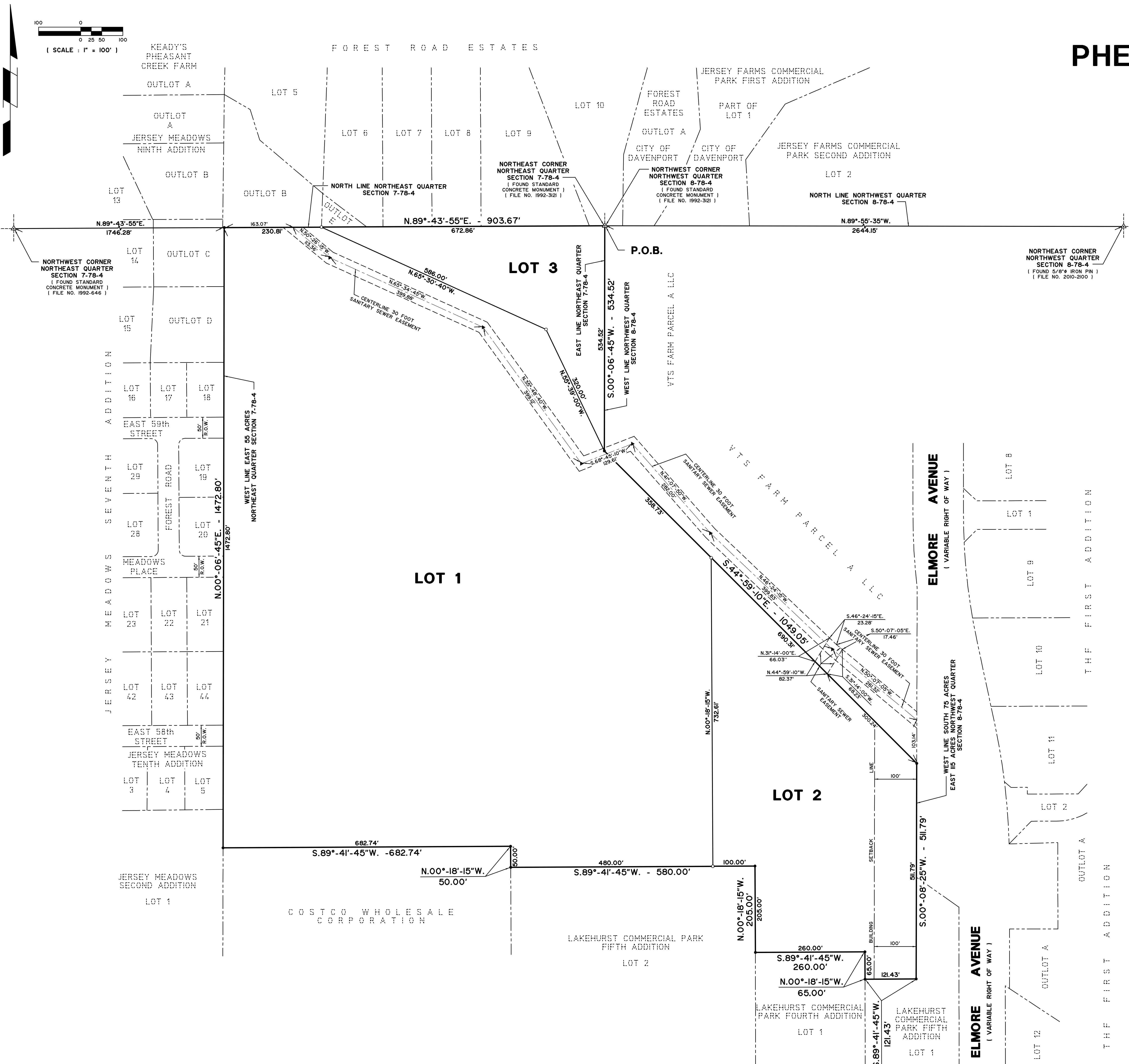
PREPARED BY

VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.

4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348

VMCE 18160

LOT AREAS			
NO.	SQUARE FEET	NO.	ACRES
1	1,442,460	1	33.11
2	322,625	2	7.41
3	119,730	3	2.75



CENTURYLINK

BY

DATE

MIDAMERICAN ENERGY COMPANY

BY

DATE

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY
MIDAMERICAN ENERGY COMPANY

IOWA-AMERICAN WATER CO.

BY

DATE

MEDIACOM

BY

DATE

PLAN & ZONE COMMISSION

BY

DATE

CITY OF DAVENPORT, IOWA

BY

ATTEST

DATE

**CITY OF DAVENPORT
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT (CPED)
SUBDIVISION REFERENCE FILE**

PRELIM / FINAL / PUD (circle the appropriate designation)

SUBDIVISION NAME: PHEASANT RIDGE FIRST ADDITION

LOCATION: North of 53rd Street, West of Elmore Avenue

DEVELOPER: Name: Pheasant Creek Estates, LLC (Adam Seitz)
Address: 4215 East 60th Street, Davenport, IA 52807
Phone: _____ FAX: _____
Mobile Phone: 563-940-4030 Email: adam@advancehomesinc.com

ENGINEER: Name: Verbeke-Meyer Consulting Engineers, P.C.
Address: 4211 East 60th Street, Davenport, IA 52807
Phone: 563-359-1348 FAX: 563-359-3295
Mobile Phone: _____ Email: dlim@verbeke-meyer.com

ATTORNEY: Name: Samuel J. Skorepa
Address: 220 North Main Street, Suite #200, Davenport, IA 52801
Phone: 563-333-6646 FAX: 563-324-1616
Mobile Phone: _____ Email: sskorepa@L-WLAW.com

OWNER: Name: Same as Developer
Address: _____
Phone: _____ FAX: _____
Mobile Phone: _____ Email: _____

NUMBER OF LOTS: 3 Total Lots ACRES: 43.27
SF 2F MF & EST. UNITS COMM IND

STREETS ADDED: - 0 - LINEAR FEET

Does the plat contain a drainage way or floodplain area: * Yes No

Fee per Plat	Fee
Ten or fewer lots (< 10 lots)	\$400 plus \$25/lot
Eleven to twenty-five lots (≥ 11 lots ≤ 25 lots)	\$700 plus \$25/lot
More than twenty-five lots (> 25 lots)	\$1,000 plus \$25/lot
Reforestation fee (submit to Land Use Office Prior to City Council review)	\$150 per 50 feet of lineal lot frontage

**NOTE: THE PLAT WILL NOT BE PROCESSED UNTIL THE FEE AND COMPLETED REFERENCE FILE
ARE RECEIVED BY THE PLANNING AND LAND DEVELOPMENT OFFICE.**

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
5/15/2018

Subject:

Case No. P18-03: Request of Adam Seitz for a preliminary plat Pheasant Ridge Subdivision on 43.27 acres, more or less located west of Elmore Avenue and north of East 53rd Street containing 64 residential lots and 17 outlots which contain the detention area as well as the floodplain for Pheasant Creek. [Ward 6]

ATTACHMENTS:

Type	Description
▣ Resolution Letter	P18-03 Pheasant Ridge Subd packet

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	5/10/2018 - 5:50 PM



City of Davenport
Community Planning & Economic Development Department
PREVIEW REPORT

PLAN AND ZONING COMMISSION

Preview Date: May 15, 2018
Request: P18-03 Preliminary Plat – Pheasant Ridge Subdivision
Address: West of Elmore Avenue & North of East 53rd Street
Applicant: Pheasant Creek Estates LLC (Adam Seitz)

INTRODUCTION

Request of Adam Seitz for a preliminary plat Pheasant Ridge Subdivision on 43.27 acres, more or less located west of Elmore Avenue and north of East 53rd Street containing 64 residential lots and 17 outlots which contain the detention area as well as the floodplain for Pheasant Creek. [Ward 6]

There is a companion map amendment (zoning) to the “R-2” Low Density Dwelling District classification. The previous final plat Pheasant Ridge First Addition set the stage for this preliminary plat by facilitating the sale of the property and delineating the area for residential zoning.

Recommendation: This is a preview report. No recommendation is made at this time.

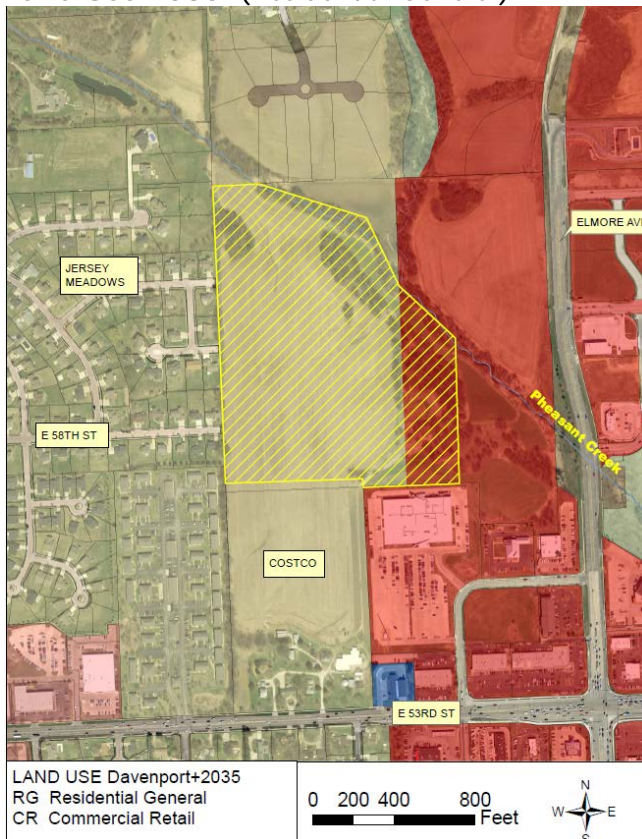
Aerial Photo:



Zoning (A-1 Agricultural District & PDD Planned Development District)



Land Use 2035 (Residential General)



1. *Strengthen the existing built environment.*
 - b. *Reduce the number of underoccupied, abandoned, or vacant buildings / properties through adaptive reuse and infill.*
2. *Identify and reserve land for future development*

Technical Review:

Streets. The proposed preliminary plat provides for the extension of and inter-connection of the existing street system.

Storm Water. An area for detention is being proposed in the southeast corner of the development and is shown as "O.L. A". The remaining outlots contain the floodplain of Pheasant Creek. The general topography of the exiting area slopes (drains) toward the east and Pheasant Creek. A drainage easement and the Flood Insurance Rate Map floodplain boundary will need to be shown as it will impact many of the proposed lots and development of this plat. A buffer along the top of bank will also be required.

Sanitary Sewer. Sanitary sewer service is located in Pheasant Creek and lines are stubbed at the end of existing streets abutting the west line of Lot 1. An easement for the 15-inch line along the east line of Lot 3 will need to be added to the plat.

Other Utilities. This is an urban area and normal utility services are available.

Parks/Open Space. A greenway is proposed along Pheasant Creek. The drainage easement along Pheasant Creek which will include the floodplain area should also be designated a greenway easement. An alternative to the easement would be to dedicate to the City for stormwater, floodplain and greenway purposes floodplain area along Pheasant Creek. This will lessen concerns regarding flood insurance for the developer and future owners of individual lots.

PUBLIC INPUT This is a subdivision plat. No notification is required. Notification is done with the companion rezoning.

DISCUSSION

Request of Adam Seitz for a final plat Pheasant Ridge First Addition on 43.27 acres, more or less located west of Elmore Avenue and north of East 53rd Street containing three (3) lots. [Ward 6] There are two companion zonings; one for residential "R-2" on Lot 1 and commercial "PDD" on Lot 2. Lot 3 will remain zoned agricultural at this time. The concept plan for the area being zoned residential shows a typical single family development similar to that to the west of this area.

B. Whenever any stream or water course is located in an area that is being subdivided, the subdivider shall dedicate a public right-of-way or drainage easement conforming substantially with the lines of such stream or water course and shall include such additional area adjoining both edges of such stream or water course that has been affected by damaging flood waters and/or inundated by the one hundred-year flood waters, as determined by the city engineer. This easement area shall also contain a minimum thirty foot vegetated buffer area on both sides of the stream as measured landward horizontally on a line perpendicular to a vertical line marking the

top of the existing banks of the stream or drainage way. This buffer shall be planted with vegetation native to the mid-west region of the United States and maintained as a prairie as outlined in the Davenport Stormwater Manual.

C. Unless deeded to the city of Davenport, maintenance of the stream, streambanks and easement areas described in Section 13.34.160B shall be the responsibility of the landowners upon which the stream is located. This maintenance responsibility shall be clearly defined in a recorded document. The subdivider shall also provide reasonable public easements for access. Procedures for transfer of the property described in Section 13.34.160B to the city for maintenance or ownership are described in the Davenport Stormwater Manual.

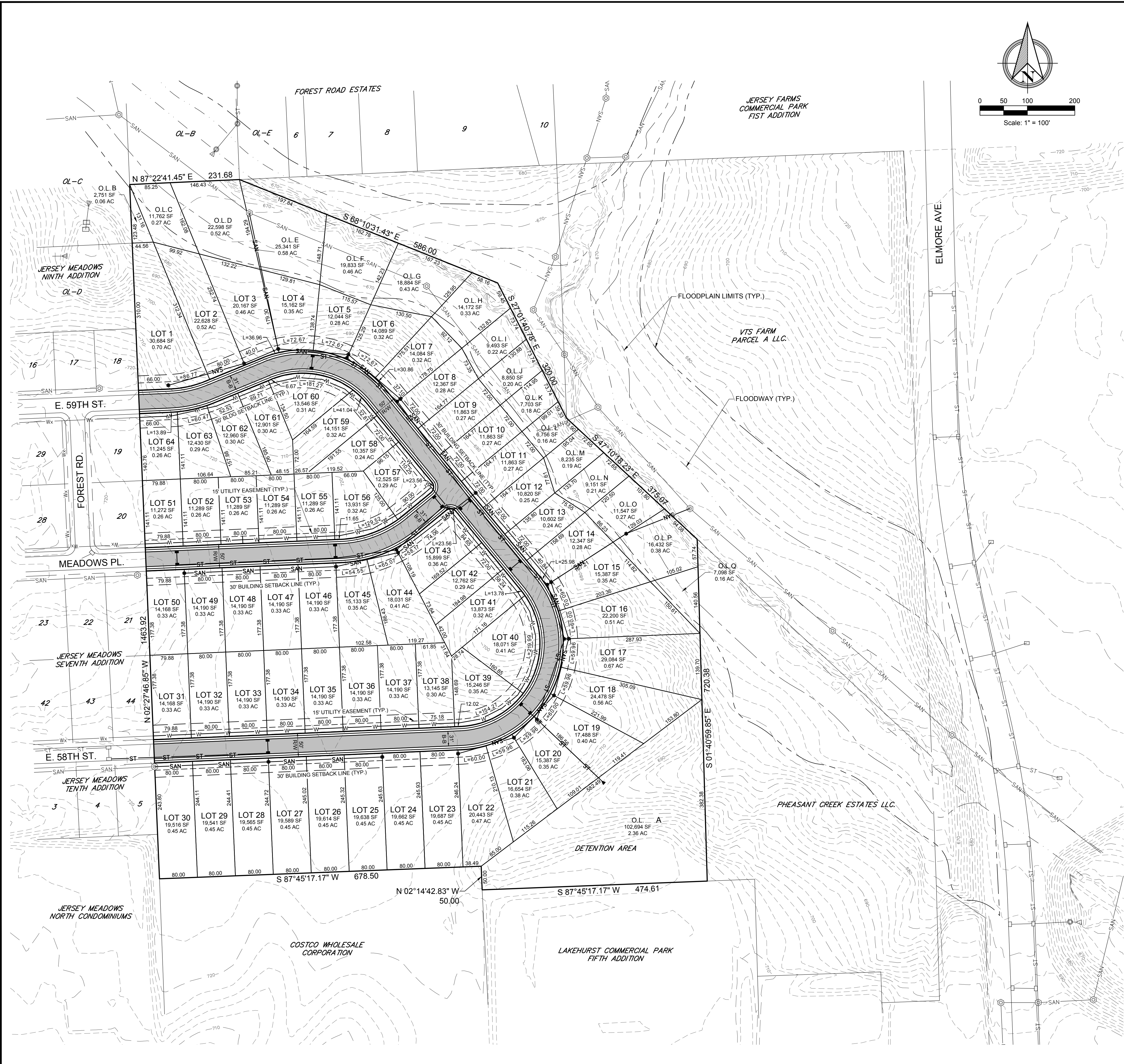
D. It shall be noted on the final plat, "Owners of lots on which a drainage easement has been established as a stormwater passageway shall maintain said easement as a lawn, planted in grass and free of structures, fences, fill, bushes, trees, shrubs, or other landscaping that would impede the flow of water" and "Owners of lots on which a stream buffer is required shall maintain said buffer as a native planting area, not allowing vegetation to be cut to a height of less than nine-inches without authorization of the city of Davenport natural resources division." In the event that the area established as a drainage easement is reshaped or otherwise restricted for use as a drainage easement, the city will cause the restrictions to be removed at the expense of the parties causing the restriction.

STAFF RECOMMENDATION

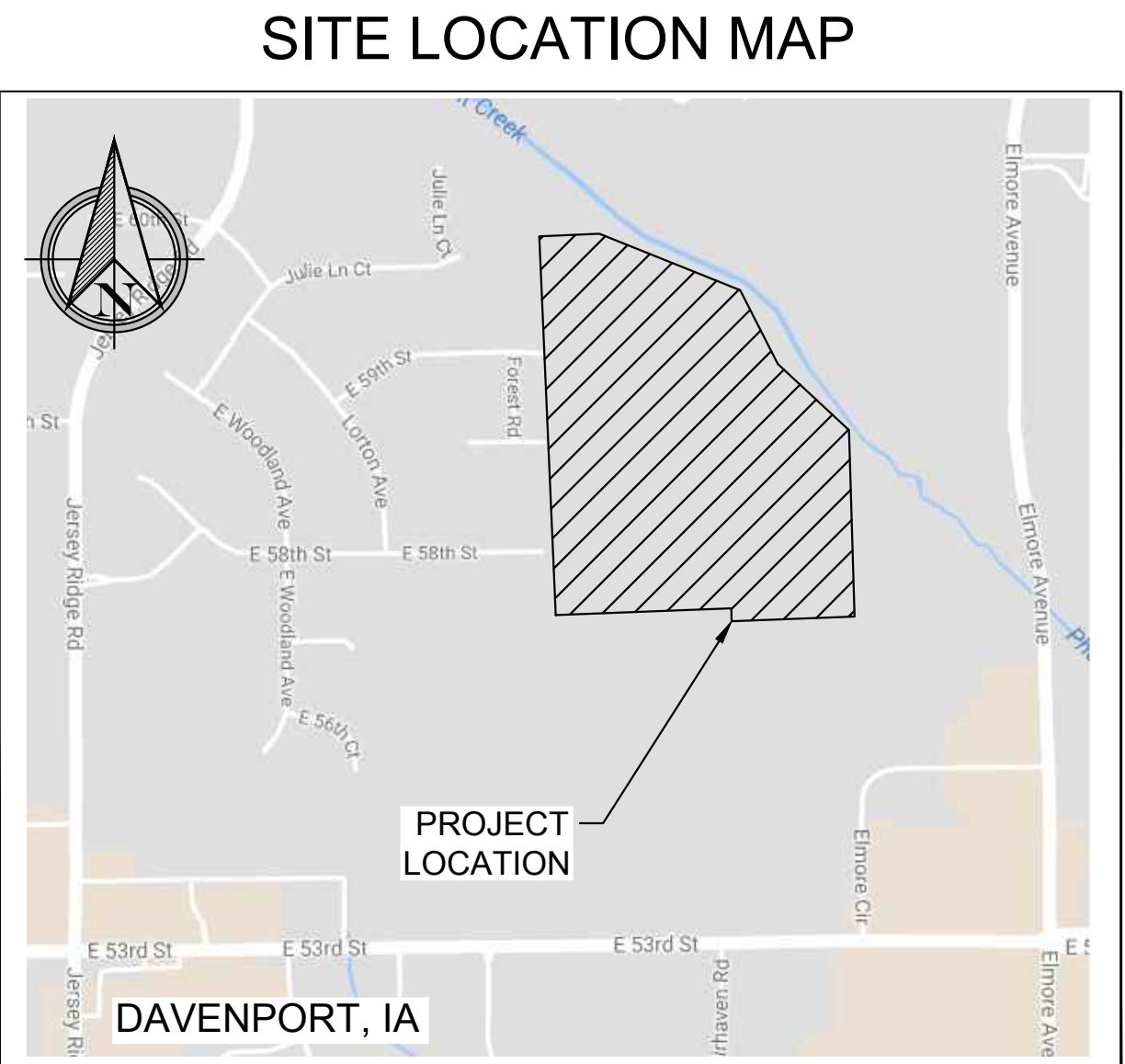
This is a preview report. No recommendation is made at this time.

Prepared by:

Wayne Wille, CFM – Planner II
Community Planning Division



PRELIMINARY PLAT OF
PHEASANT RIDGE SUBDIVISION
AN ADDITION TO THE CITY OF DAVENPORT, IOWA
BEING PART OF THE EAST 1/2 OF THE NORTHEAST 1/4
OF SECTION 7 AND PART OF THE WEST 1/2 OF THE
NORTHWEST 1/4 OF SECTION 8,
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M.
IN SCOTT COUNTY, IOWA



LEGEND	
PROPOSED	EXISTING
•	●
■	□
▲	△
●	⊙
—ST—ST—	—ST—ST—
—SAN—	—SAN—
—W—W—	—Wx—
	—FLOODPLAIN—
	—FLOODWAY—
	STORM MANHOLE
	STORM INLET
	FLARED END SECTION
	SANITARY MANHOLE
	STORM SEWER
	SANITARY SEWER
	WATER LINE
	FLOODPLAIN
	FLOODWAY

- NOTES**
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS AND DETAIL DRAWINGS, LATEST EDITION.
 - ALL LOT DIMENSIONS ARE APPROXIMATE.
 - TOPOGRAPHY AND SEWER LOCATIONS ARE PER CITY OF DAVENPORT G.I.S.
 - FRONT YARDS WHERE SANITARY IS SHOWN SHALL HAVE A 15 FOOT SANITARY SEWER & UTILITY EASEMENT. FRONT YARDS WITHOUT SANITARY SEWER SHALL HAVE A 15 FOOT WATERMAIN & UTILITY EASEMENT. SIDE LOT LINES WITH SANITARY SEWER AND STORM SEWER SHALL HAVE A 30 FOOT SEWER & DRAINAGE EASEMENT. SIDE YARD WITH SUMP PUMP SEWER SHALL HAVE A 10 FOOT DRAINAGE EASEMENT CENTERED ON LOT LINE.
 - PROPOSED ZONING IS R-2 (LOW DENSITY DWELLING DISTRICT).
 - ALL SANITARY SEWER SHALL BE 8-INCH DIAMETER.
 - ALL WATERMAIN SHALL BE 8-INCH DIAMETER.
 - ALL STORM WATER DETENTION AND WATER QUALITY TREATMENT SHALL BE DESIGNED AT THE TIME OF FINAL PLATTING.

OWNER DEVELOPER	SURVEYOR
ADVANCE HOMES INC. 4215 E. 60TH STREET DAVENPORT, IA 52807 563.359.0309	VERBEKE-MEYER CONSULTING ENGINEERS, P.C. 4111 E. 60TH STREET DAVENPORT, IA 52807 563.359.1348

2550 middle road, ste. 300
bettendorf, ia 52722
www.jmccivildesign.com

revision	
date	
no.	

PRELIMINARY PLAT
PHEASANT RIDGE SUBDIVISION
Davenport, Iowa
Advance Homes Inc.

jmc project no. 18-008
drawn by: cam | kdw
checked by: baj | cam
date: 04.23.2018

PRELIMINARY
PLAT

C-1

**CITY OF DAVENPORT
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT (CPED)
SUBDIVISION REFERENCE FILE**

PRELIM / FINAL / PUD (circle the appropriate designation)

SUBDIVISION NAME: PHEASANT RIDGE FIRST ADDITION

LOCATION: North of 53rd Street, West of Elmore Avenue

DEVELOPER: Name: Pheasant Creek Estates, LLC (Adam Seitz)
 Address: 4215 East 60th Street, Davenport, IA 52807
 Phone: _____ FAX: _____
 Mobile Phone: 563-940-4030 Email: adam@advancehomesinc.com

ENGINEER: Name: Verbeke-Meyer Consulting Engineers, P.C.
 Address: 4211 East 60th Street, Davenport, IA 52807
 Phone: 563-359-1348 FAX: 563-359-3295
 Mobile Phone: _____ Email: dlim@verbeke-meyer.com

ATTORNEY: Name: Samuel J. Skorepa
 Address: 220 North Main Street, Suite #200, Davenport, IA 52801
 Phone: 563-333-6646 FAX: 563-324-1616
 Mobile Phone: _____ Email: sskorepa@L-WLAW.com

OWNER: Name: Same as Developer
 Address: _____
 Phone: _____ FAX: _____
 Mobile Phone: _____ Email: _____

NUMBER OF LOTS: 3 Total Lots ACRES: 43.27
 SF 2F MF & EST. UNITS COMM IND

STREETS ADDED: - 0 - LINEAR FEET

Does the plat contain a drainage way or floodplain area: * Yes ___ No

Fee per Plat		Fee
Ten or fewer lots	(< 10 lots)	\$400 plus \$25/lot
Eleven to twenty-five lots	(≥ 11 lots ≤ 25 lots)	\$700 plus \$25/lot
More than twenty-five lots	(> 25 lots)	\$1,000 plus \$25/lot
Reforestation fee	(submit to Land Use Office Prior to City Council review)	\$150 per 50 feet of lineal lot frontage

**NOTE: THE PLAT WILL NOT BE PROCESSED UNTIL THE FEE AND COMPLETED REFERENCE FILE
ARE RECEIVED BY THE PLANNING AND LAND DEVELOPMENT OFFICE.**

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
5/15/2018

Subject:

Case No. F18-04: Request of Pine Partners LLC for final plat Wedgewood 10th Addition on 0.92 acres, more or less located west of North Division Street at the 5600 and 5700 blocks which is proposed to containing four (4) lots. [Ward 6/Tompkins]

Recommendation:

This is a preview report. No recommendation is made at this time.

ATTACHMENTS:

Type	Description
▣ Cover Memo	F18-04 Wedgewood 10th
▣ Exhibit	Plat

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	5/11/2018 - 11:15 AM



City of Davenport
Community Planning & Economic Development Department
PREVIEW REPORT

PLAN AND ZONING COMMISSION

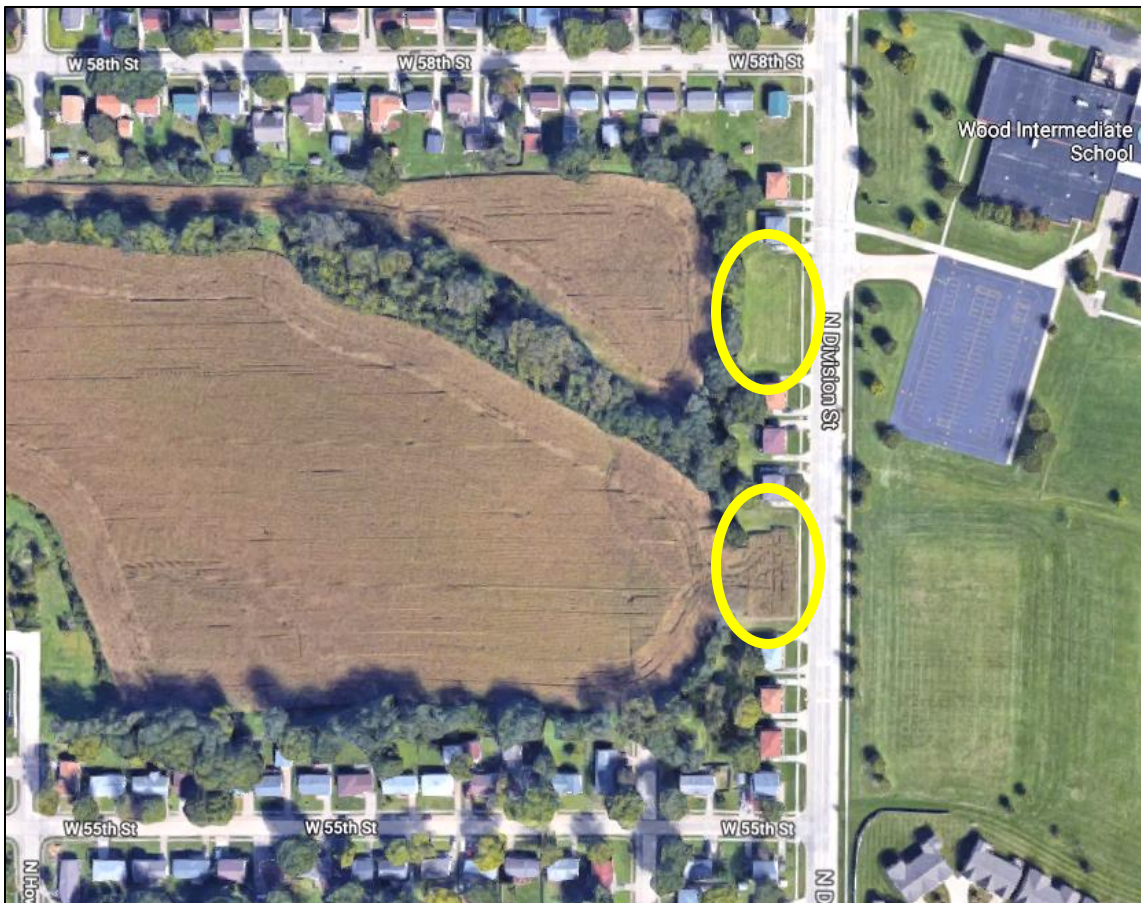
Preview Date: May 15, 2018
Request: F18-04 Final Plat – Wedgewood 10th Addition
Address: 5600 & 5700 blocks of North Division Street
Applicant: Pine Partners LLC

DESCRIPTION

Request of Pine Partners LLC for final plat Wedgewood 10th Addition on 0.92 acres, more or less located west of North Division Street at the 5600 and 5700 blocks which is proposed to containing four (4) lots. [Ward 6/Tompkins]

Recommendation: This is a preview report. No recommendation is made at this time.

Aerial Photo:



Zoning (R-4 Moderate Density Dwelling District & R-1 Low Density Dwelling District)



W 58TH ST

Residential General

W 55TH ST

DAVIE ST

Civic and Institutional

[illegible]

BACKGROUND

Comprehensive Plan:

Within Urban Service Area (USB35): Yes
Proposed Land Use Designation: RG - Residential General

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

Relevant *Davenport+2035* Goals and Objectives:

1. *Strengthen the existing built environment.*
 - b. *Reduce the number of vacant properties through adaptive reuse and infill.*
2. *Identify and reserve land for future development*

Technical Review:

Streets. No new streets are proposed with this request.

Storm Water. The plat will need to conform to any requirements of the City of Davenport Natural Resources Division. At this time no comments have been received by planning staff.

Sanitary Sewer. Sanitary sewer service is located along Division Street. No new service will be required.

Other Utilities. This is an urban area and normal utility services are available.

Parks/Open Space. No park shall be required with this infill development.

PUBLIC INPUT This is a subdivision plat. No notification is required.

DISCUSSION

Planning Staff does has reviewed this plat and confirmed that the plat generally conforms to the requirements of the subdivision code.

STAFF RECOMMENDATION

This is a preview report. No recommendation is made at this time.

Prepared by:



Scott Koops, AICP – Planner II
Community Planning



LOT AREAS			
NO.	SQUARE FEET	NO.	SQUARE FEET
1	10,000	3	10,000
2	10,000	4	10,000

MIDAMERICAN ENERGY COMPANY

BY _____
DATE _____
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY
MIDAMERICAN ENERGY COMPANY

CENTURYLINK

BY _____
DATE _____

IOWA-AMERICAN WATER CO.

BY _____
DATE _____

MEDIACOM

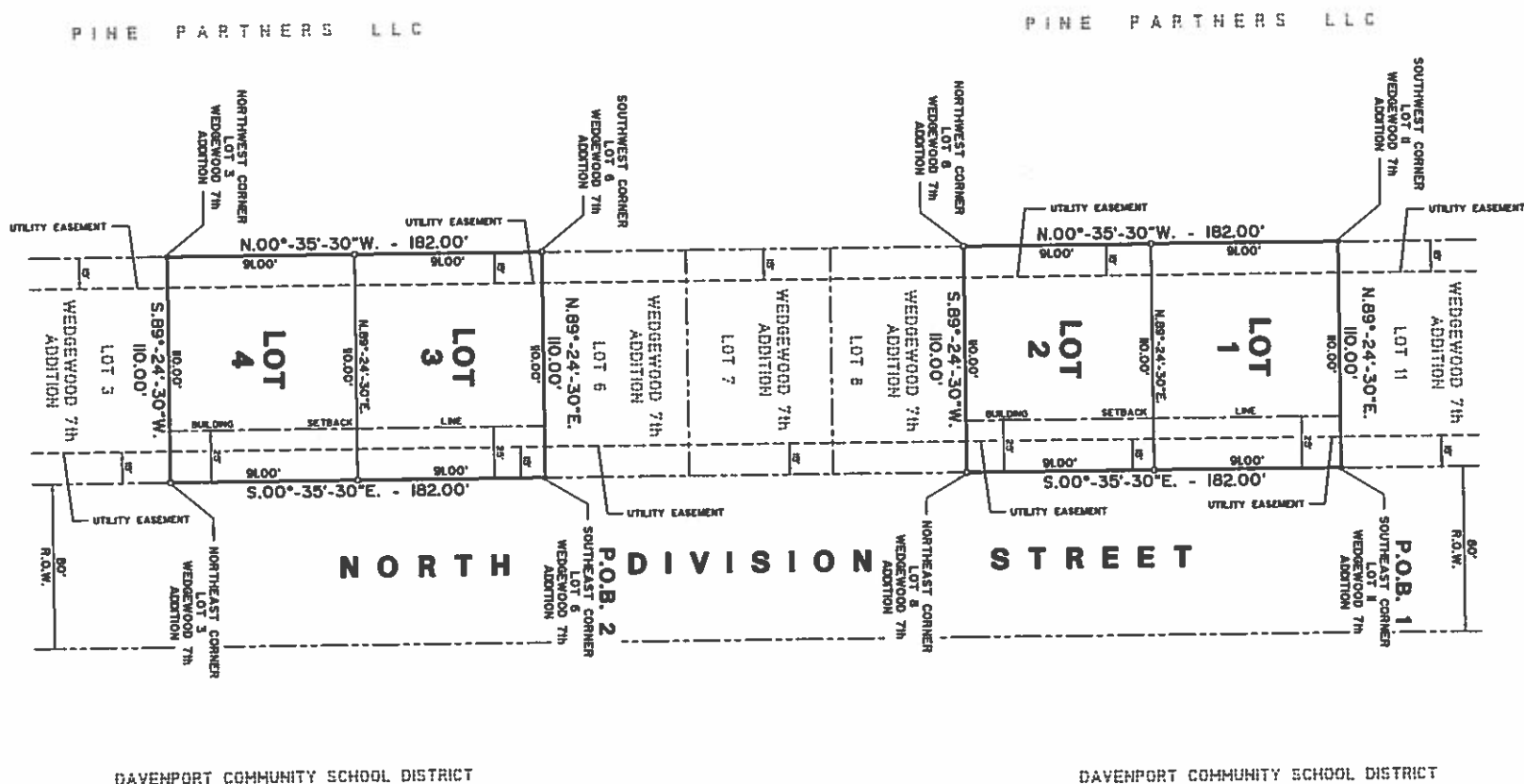
BY _____
DATE _____

PLAN & ZONE COMMISSION

BY _____
DATE _____

CITY OF DAVENPORT, IOWA

BY _____
ATTEST _____
DATE _____



**FINAL PLAT OF
WEDGEWOOD TENTH ADDITION
TO THE CITY OF DAVENPORT, IOWA**

BEING PART OF THE NORTHWEST QUARTER OF SECTION 10
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5th P.M.
AND IN PART BEING A REPLAT OF LOTS 4, 5, 9 AND LOT 10
WEDGEWOOD 7th ADDITION

OWNER - DEVELOPER
PINE PARTNERS LLC
P. O. BOX 2852
DAVENPORT, IOWA 52809

GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THUS (5/8" IRON PIN)
IRON MONUMENTS SET SHOWN THUS (5/8" IRON PIN W/ CAP NO. 7222)
ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
SUBDIVISION CONTAINS 0.92 ACRES, MORE OR LESS.
BLANKET UNDERGROUND AND OVERHEAD EASEMENTS GRANTED WITHIN THE MINIMUM WIDTH
OF SIDE YARD PROVISIONS OF CHAPTER 17.42 OF THE ZONING ORDINANCE OF THE CITY OF
DAVENPORT, IOWA, ALONG THE SIDE LOT LINES OF EACH LOT HEREIN FOR ALL PRIMARY
AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC
TRANSFORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS,
TELEPHONE SERVICE, CABLE T.V. AND STREET LIGHTS.
SUBDIVISION IS ZONED R-4 | MODERATE DENSITY DWELLING 1.

I hereby certify that this plat containing document was
prepared and the plat and survey were prepared and
that I am a duly Licensed Land Surveyor under the laws
of the State of Iowa.
Signatures:
David L. Meyer, P.E. & L.S., License Number 7222
APRIL 23, 2018
By license renewal date to December 31, 2018
THIS SHEET ONLY
Figure or sheets covered by this seal:



PREPARED BY
VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.
4111 EAST 90th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348
VMCE 18172

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
5/15/2018

Subject:

Case ORD18-02 Ordinance amending Title 17 to incorporate a zoning component to promote and create a commercial identity for the Rockingham Road corridor through design and use standards. City of Davenport is the Petitioner. Chapter 17.60 of the Davenport Municipal Code allows for text and map amendments. [1st & 3rd Wards]

Recommendation:

There is no recommendation at this time.

ATTACHMENTS:

Type	Description
▣ Cover Memo	ORD18-02 Preview

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	5/11/2018 - 11:14 AM



PLAN AND ZONING COMMISSION

Public Hearing: May 15, 2018
Request: Proposed Zoning Text Amendment for Rockingham Road Area
Case No.: ORD18-02
Applicant: City of Davenport

Contact: Scott Koops, AICP, Planner II sek@ci.davenport.ia.us 328-6701

Recommendation:

There is no recommendation at this time.

Introduction:

Case ORD18-02 Ordinance amending Title 17 to incorporate a zoning component to promote and create a commercial identity for the Rockingham Road corridor through design and use standards. City of Davenport is the Petitioner. Chapter 17.60 of the Davenport Municipal Code allows for text and map amendments. [1st & 3rd Wards]

Background & Discussion:

The Rockingham Corridor Area project is an outgrowth of the Rockingham Road moratorium on business licenses. Staff has been directed to draft a zoning ordinance change to address some the needs of this corridor. The goal of the rezoning is to foster better development designed to attract and maintain quality business and local retailers while protecting the investment of current owners along the corridor.

Public Input:

The Neighborhood Meeting will be held on March 19th. Additionally, a Stakeholder (selected by the 1st and 3rd Ward Alderman) has met twice with staff.

Staff Recommendation:

This is the preview report; therefore no recommendation is made at this time.

Prepared by:

Scott Koops, AICP - Planner II
Community Planning

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
5/15/2018

Subject:

Time open for citizens wishing to address the Commission on matters **not on the established agenda**.

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	5/10/2018 - 5:28 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
5/15/2018

Subject:
Election of Officers

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	5/10/2018 - 5:28 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
5/15/2018

Subject:

- Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city code if the Commission does not act and report on this item within 30 days' time this agenda item is to be construed as approved by the Commission.
- Note: The Plan and Zoning Commission meeting is not a public hearing. It is time for the commission to discuss the issue(s) with City staff and if questions rise, with the developer.
- A rezoning or ordinance text amendment has a second public hearing before the City Council at its Committee of the Whole meeting. Notification of that meeting will be sent to surrounding owners following the Plan and Zoning Commission meeting.
-

Next Public Hearing/Regular Plan & Zoning Meeting:

Tuesday, June 05, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	5/10/2018 - 5:28 PM