

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, JUNE 19, 2018; 5:00 PM

CITY COUNCIL CHAMBERS

COMBINED PUBLIC HEARING & REGULAR MEETING

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

A.

I. New Business

- A. Case No. REZ18-08: Request of William Torchia on behalf of WCT Investments Davenport Series for a rezoning on 6.5 acres, more or less, located along the south of East 53rd Street and east of Lorton Avenue from "R-1 Low Density Dwelling District to "PDD" Planned Development District to facilitate commercial development. [Ward 6]
- B. Case No. ROW18-01: Request of William Torchia on behalf of WCT Investments Davenport Series for the vacation (abandonment) of 0.34 acre (14,812 square feet), more or less, of right-of-way known as Fairhaven Road extending approximately 285 feet south from East 53rd Street to facilitate commercial development. [Ward 6]
- C. Public Hearing for Case No. REZ18-09: Request to rezone 8.134 acres, more or less, of property located east of Utica Ridge Road and north of East 56th Street from C-O Office Shop District to C-2, General Commercial District. Jerod Engler, McCarthy Bush Company, petitioner [Ward 6].

II. Next Public Hearing

A. **NOTE DATE CHANGE:**

Monday, July 02, 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. Approved Resolution 2018-251 approving Case No. F17-08 being the final plat of Bryr's Addition, being a replat of Lots 4, 5, 6 and 7 of Block 1, of Parkers Addition, located west of Division Street and along the north side of West 2nd Street (1730 & a738 W 2nd Street), containing 0.83 acre, more or less and two (2) industrial lots.

III. Secretary's Report

- A. June 05, 2018 meeting minutes

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

- i. Case No. REZ18-06: Request of Tim Shaffer of Shaffer Automotive Service LLC dba Dales Service Center for a rezoning on 4,380 square feet (0.10) acre of property known as 1909 North Zenith Avenue located north of West Locust Street and east of North Zenith Avenue. The rezoning is from "R-3" Moderate Density Dwelling District to "C-2" General Commercial District to provide parking for the associated business Dales Service. [Ward 1]
- ii. Case No. REZ18-07: Request of Tim Shaffer of Shaffer Automotive Service LLC dba Dales Service Center for a rezoning on 6,000 square feet (0.14) acre of property known as 3816 West Locust Street located north of West Locust Street and east of North Zenith Avenue. The rezoning is from "R-3" Moderate Density Dwelling District to "C-2" General Commercial District to provide parking for the associated business Dales Service. [Ward 1]

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case No. F18-05: Request of Seng Meadows LLC for a final plat of Seng Meadows First Addition on 14.15 acres, more or less, located west of Northwest Blvd. and north of West 46th Street containing 40 single family lots. [Ward 7]
The preliminary plat was approved in April. The area is zoned "R-3" Moderate Density Dwelling District. [Ward 7]
- ii. Request F18-06 of Bush Construction for a final plat of Crow Valley Plaza Eleventh Addition on 8.13 acres, more or less, being a replat of Lot 2 of Crow Valley Plaza Tenth Addition located along the north side of East 56th Street and east of Utica Ridge Road containing two (2) lots. [Ward 6]
- iii. Case No. F18-07: Request of Richard Pierce for a final plat of Monarch Hills First Addition on 9.39 acres, more or less, being a replat of Lot 1 of Richard Pierce Subdivision, east of Vermont Avenue and north of Telegraph Road (405 North Vermont Avenue) containing two agricultural lots. [Ward 1]

VII. Future Business

- A. Preview of items for the July 2nd public hearing and/or regular meeting (note-not all items to be heard may be listed)

VIII. Communications

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

IX. Other Business

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 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:

Monday, July 02, 2018 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: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
6/19/2018

Subject:

Staff Workflow Reviewers

REVIEWERS:

| Department | Reviewer | Action | Date |
|------------|--------------|----------|---------------------|
| City Clerk | Wille, Wayne | Approved | 6/15/2018 - 2:26 PM |

City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Date
6/19/2018

Subject:

Case No. REZ18-08: Request of William Torchia on behalf of WCT Investments Davenport Series for a rezoning on 6.5 acres, more or less, located along the south of East 53rd Street and east of Lorton Avenue from "R-1 Low Density Dwelling District to "PDD" Planned Development District to facilitate commercial development. [Ward 6]

Recommendation:

There is no recommendation at this time.

Relationship to Goals:

Strengthen the Existing Built Environment.

Background:

Please see attached staff report and background material.

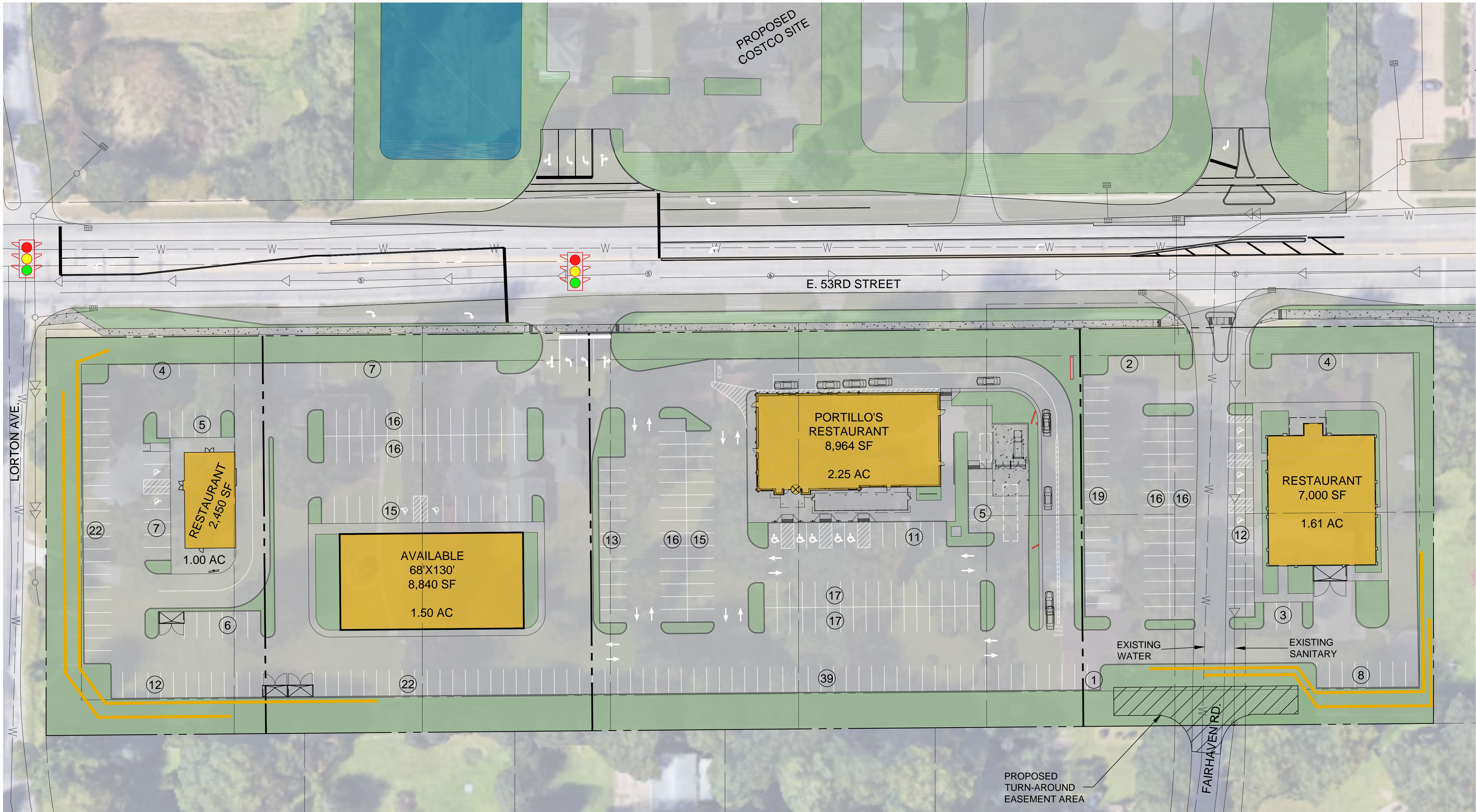
ATTACHMENTS:

| Type | Description |
|-------------------|--|
| ▢ Backup Material | Proposed Land Use Plan |
| ▢ Backup Material | Public Hearing Staff Report |
| ▢ Backup Material | Perspective Renderings |
| ▢ Backup Material | Portillo's Renderings |
| ▢ Backup Material | Plan and Zoning Commission Public Hearing Notice and Map |
| ▢ Backup Material | Neighborhood Meeting Notice and Map |
| ▢ Backup Material | Application |

Staff Workflow Reviewers

REVIEWERS:

| Department | Reviewer | Action | Date |
|------------|-------------|----------|---------------------|
| City Clerk | Flynn, Matt | Approved | 6/15/2018 - 1:28 PM |



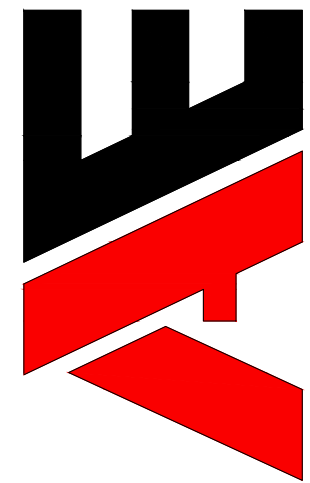
PROPOSED SITE PLAN W/ ADJACENT LOTS

SCALE: N.T.S.



| LEGEND | |
|--------|-------------------------|
| | BOUNDARY LINE |
| | SETBACK LINE |
| | EASEMENT LINE |
| | EXISTING PROPERTY LINE |
| | EXISTING SANITARY SEWER |
| | EXISTING STORM SEWER |

AUSTIN ENGINEERING CO., INC.
Consulting Engineers / Surveyors
220 Emerson Place, Suite 305
Davenport, Iowa 52801
Certificate No. CS131338



SITE PLAN
WCT INVESTMENTS
DAVENPORT, IOWA
E. 53RD STREET
DAVENPORT, IA 52807

ISSUED
06-12-18
SITE PLAN

SITE PLAN
PROJECT NO
IA76-18-023
DATE
06-12-18
SHEET
C-1



City of Davenport
Community Planning & Economic Development Department
PUBLIC HEARING STAFF REPORT

Meeting Date: June 19, 2018

Request: Case No. REZ18-08: Request of William Torchia on behalf of WCT Investments Davenport Series for a rezoning on 6.5 acres, more or less, located along the south of East 53rd Street and east of Lorton Avenue from "R-1 Low Density Dwelling District to "PDD" Planned Development District (possible "C-3" General Commercial District) to facilitate commercial development. [Ward 6]

Case No. ROW18-01: Request of William Torchia on behalf of WCT Investments Davenport Series for the vacation (abandonment) of 0.34 acre (14,812 square feet), more or less, of right-of-way known as Fairhaven Road extending approximately 285 feet south from East 53rd Street to facilitate commercial development. [Ward 6]

Recommendation:

There is no recommendation at this time.

Introduction:

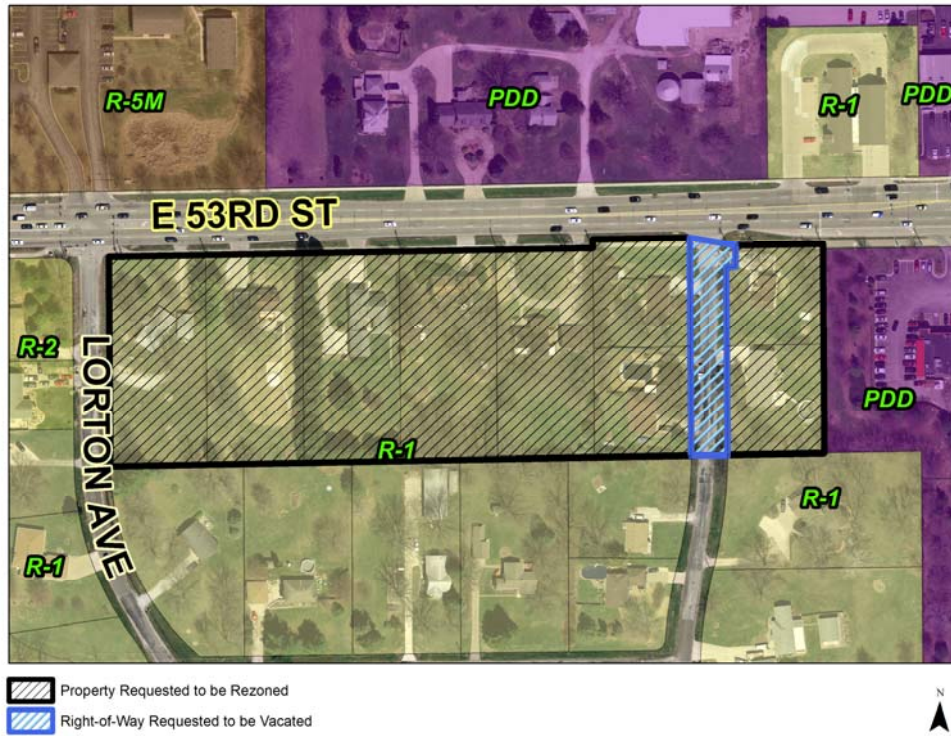
The petitioner is requesting to rezone and partially vacate Fairhaven Road to facilitate redevelopment of the property as commercial.

AREA CHARACTERISTICS:

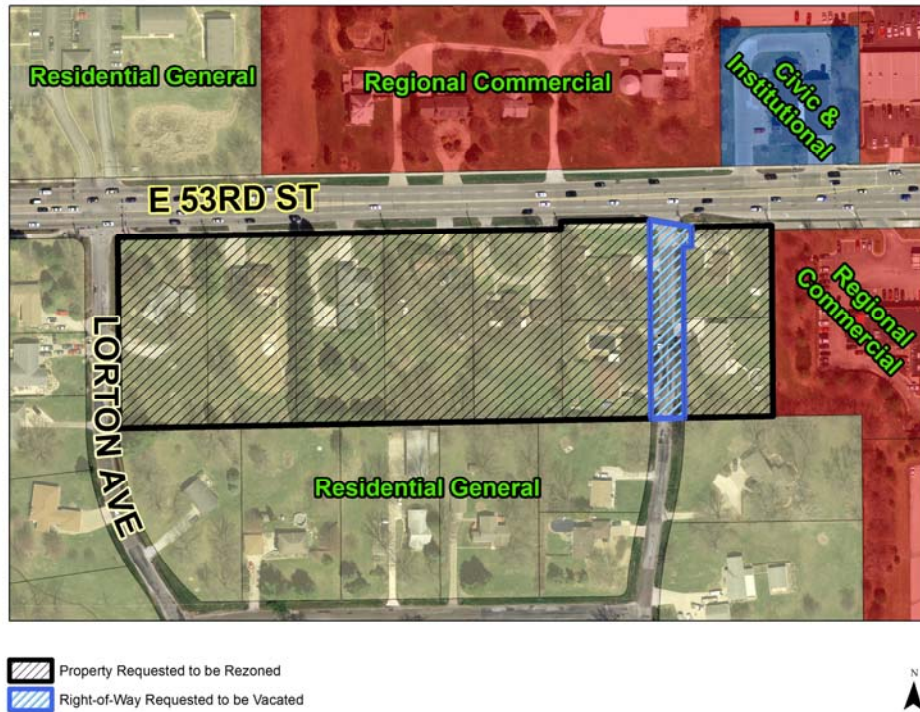
Aerial Map



Zoning Map



Land Use Map



Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: 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 Goals to be considered in this Case: Strengthen the Existing Built Environment.

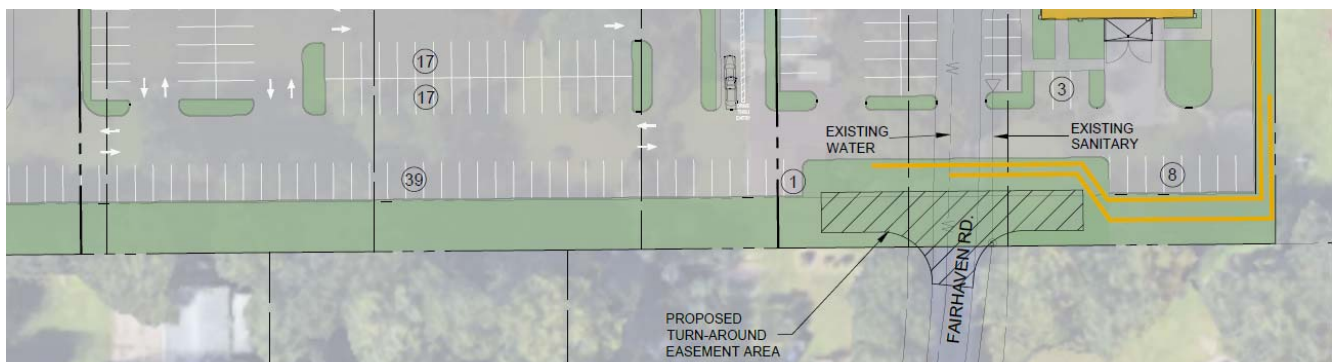
At this time, the proposed use would not comply with the Davenport 2035 Future Land Use designation. In order to contribute to the justification of rezoning this property, a change in designation to Regional Commercial (RC) would be warranted.

Regional Commercial (RC) – 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.

Technical Review:

Streets.

The property is located south of East 53rd Street east of Lorton Avenue. The development would extend east of Fairhaven Road. Notably, Fairhaven Road would be partially vacated and incorporated into the development. Fairhaven Road would contain a turnaround at the newly terminated roadway.



Land Use Plan depicting the turnaround at the newly terminated roadway.

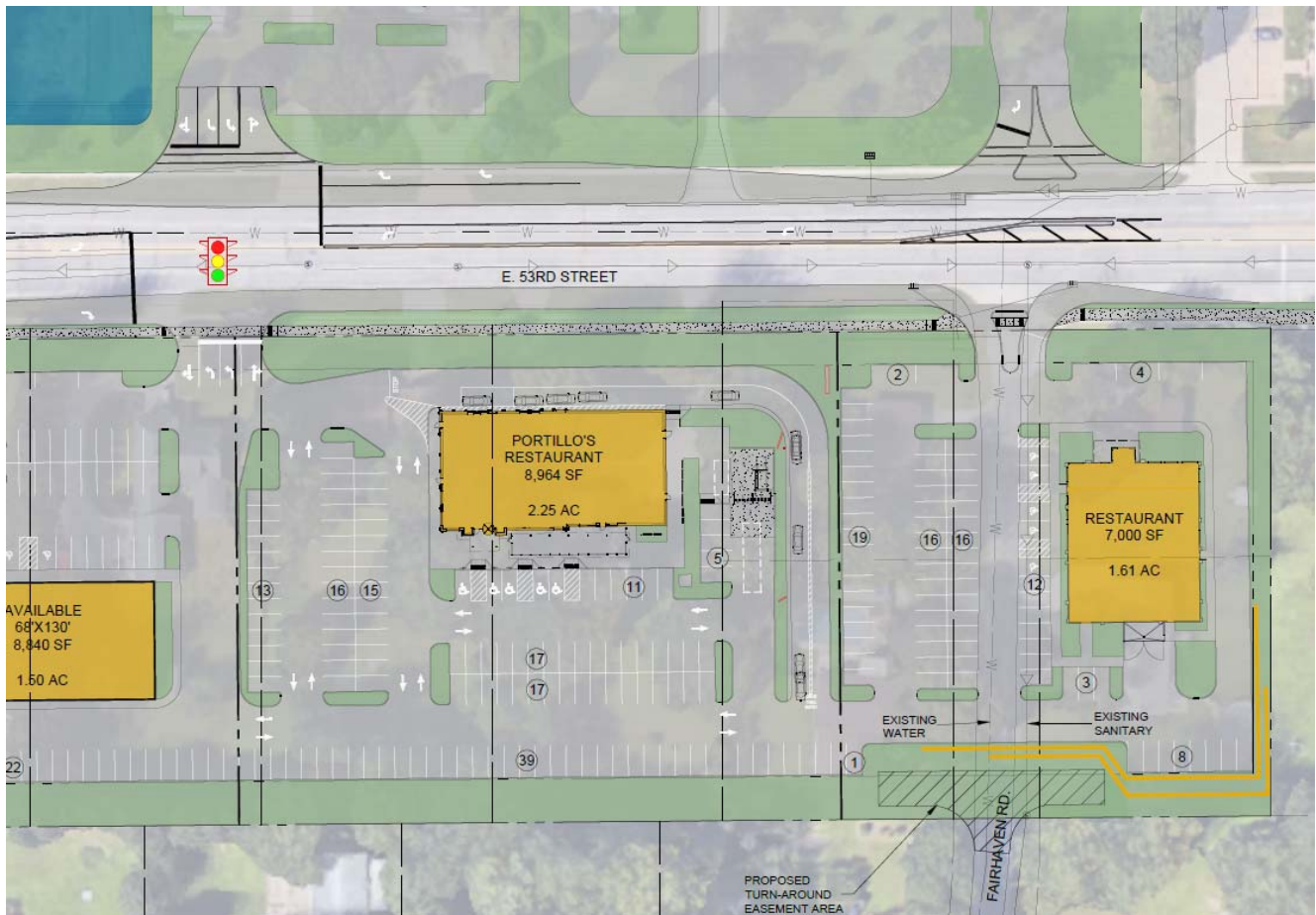
Streets (continued).

There would be two driveway entrances on East 53rd Street. The primary driveway entrance would be at the new signalized intersection, which would be constructed in conjunction with the Costco development. Due to project phasing, this would be first driveway entrance constructed.

The second driveway entrance would be located to the east at the location of the existing East 53rd Street/Fairhaven Road intersection. This would be converted to a right-in/right-out driveway entrance. No driveway entrance on Lorton Avenue is being proposed.

Approved design improvements to East 53rd Street related to the Costco development include a median at the intersection of East 53rd Street and Fairhaven Road, which would convert Fairhaven Road to right-in/right-out only. The development would modify the median to allow a left turn at the new signalized intersection.

The City has requested that a traffic study be provided to project traffic to and from the proposed development and how projected traffic would distribute to adjacent roadways.



Land Use Plan depicting driveway entrances on East 53rd Street.

Storm Water.

Storm water detention and water quality treatment would be required with the proposed development. The Unified Sizing Criteria from the water quality volume up to the Extreme Flood Protection shall determine the volumes for stormwater detention. The release rate of the 100 year event shall not exceed the runoff rate from a pre-developed two-year frequency using the runoff coefficient of 0.15. The water quality volume shall provide 100% retention, infiltration or abstraction of the 1.25"/24 hour rainfall.

The development would contain two sub-surface storm water detention systems. One system would outfall to the Lorton Avenue drainage way and the other system would outfall to the Fairhaven Road drainage way. Stormwater is directed south via open drainage ways along Lorton Avenue and Fairhaven Road, which drain into Hamlin's Creek. The first phase of the project would drain into the Fairhaven Road drainage way.



Sanitary Sewer.

Sanitary sewer service is located within the East 53rd Street, Lorton Avenue and Fairhaven Road rights-of-way. If Fairhaven Road were to be vacated, a utility easement would need necessary.

Other Utilities.

Other utilities are located within this area.

Emergency Services.

Station 8 is located to the northeast of the subject property.

Parks/Open Space.

This request does not impact any existing or planned parks or public open spaces.

Public Input:

A neighborhood meeting was held on June 14, 2018 at the Eastern Avenue Library. Approximately 55 people attended. Stated concerns include:

- Increased traffic on East 53rd Street caused by the proposed development, adjacent proposed development (Costco) and existing development (Chick-fil-A);
- Existing condition of stormwater drainage along Lorton Avenue;
- The existing roadway condition of Lorton Avenue and Fairhaven Road;
- The signal at the intersection of Lorton Avenue is not properly timed; and
- The potential for increased traffic on Lorton Avenue due to the proposed development.

Discussion:

The petitioner is requesting to rezone to "PDD" Planned Development District and partially vacate Fairhaven Road to facilitate redevelopment of the property as commercial. Nine properties would be acquired for the redevelopment. The development would be subject to "HCOD" Highway Corridor Overlay District regulations. "PDD" requires approval of the zoning and associated Land Use Plan and subsequent (or corresponding) approval of a Final Development Plan.

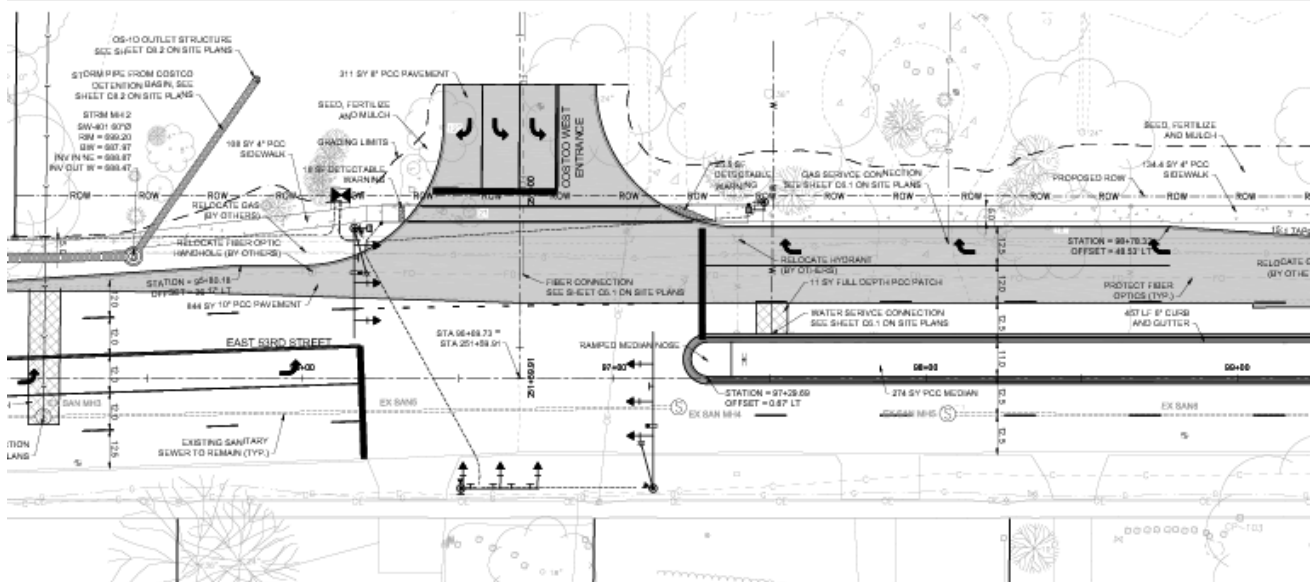
The Land Use Plan depicts two drive-thru restaurants, a dine-in only restaurant, and a retail building. The development would contain a total of 341 parking spaces. The petitioner has indicated that the 8,964 square foot drive-thru restaurant would be the initial development. The rest of the development would be marketed and would be driven by actual tenants. Some adjustments are expected, but the overall concept of the plan with respect to the adjacent properties to the west and south would remain the same.



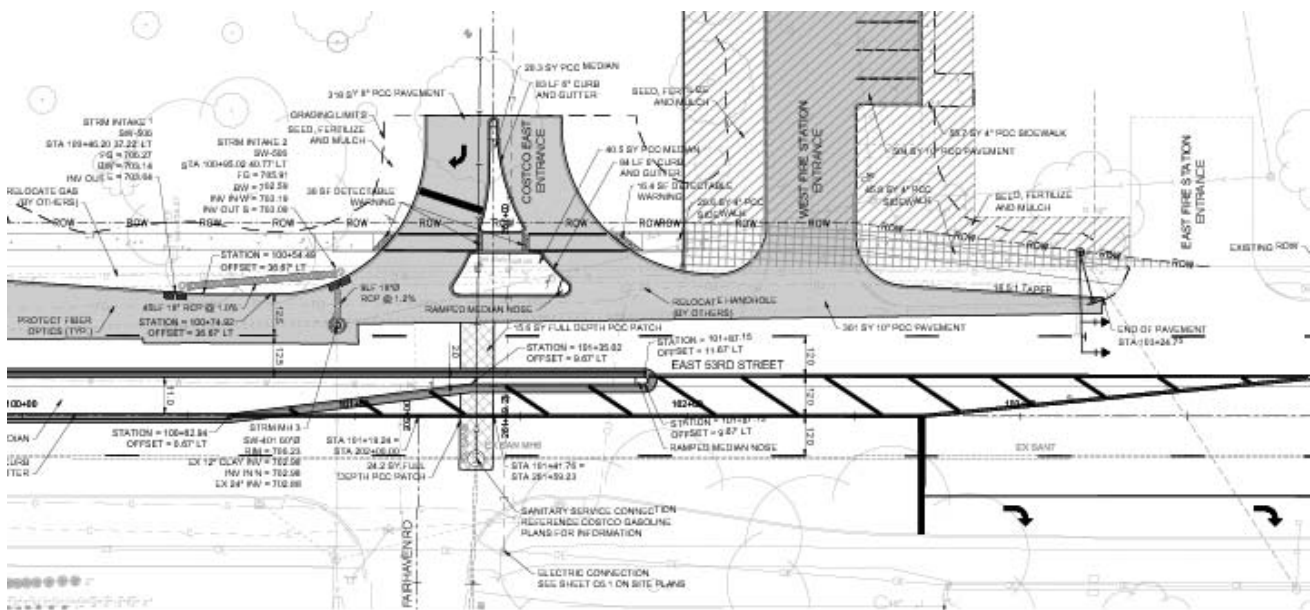
The Land Use Plan depicts a 25 foot landscape buffer along the south property line and a 25 foot landscape buffer along East 53rd Street and Lorton Avenue. A 6 foot high fence was shown along the south property line at the neighborhood meeting.

Fairhaven Road would be partially vacated and incorporated into the development. Fairhaven Road would contain a turnaround at the newly terminated roadway. There would be two driveway entrances on East 53rd Street. The primary driveway entrance would be at the new signalized intersection, which would be constructed in conjunction with the Costco development. Due to project phasing, this would be first driveway entrance constructed. The second driveway entrance would be located to the east at the location of the existing East 53rd Street/Fairhaven Road intersection. This would be converted to a right-in/right-out driveway entrance. No driveway entrance on Lorton Avenue is being proposed.

Approved design improvements to East 53rd Street related to the Costco development are shown below:



Design of the main entrance into Costco.



Design of the right-in/right-out entrance at Costco.

Approved design improvements to East 53rd Street related to the Costco development include a median at the intersection of East 53rd Street and Fairhaven Road, which would convert Fairhaven Road to right-in/right-out only. The development would modify the median to allow a left turn at the new signalized intersection.

The City has requested that a traffic study be provided to project traffic to and from the proposed development and how projected traffic would distribute to adjacent roadways.

The grade of East 53rd Street increases from west to east until it reaches a high point at Fairhaven Road. The grades of the properties generally follow the grade of East 53rd Street except there is some undulation and the grade decreases from north to south. This will affect the design of the development as stormwater will be directed away from adjacent homeowners. The rendering below depicts the use of retaining walls to address the change in grades.



The proposed development looking northeast.

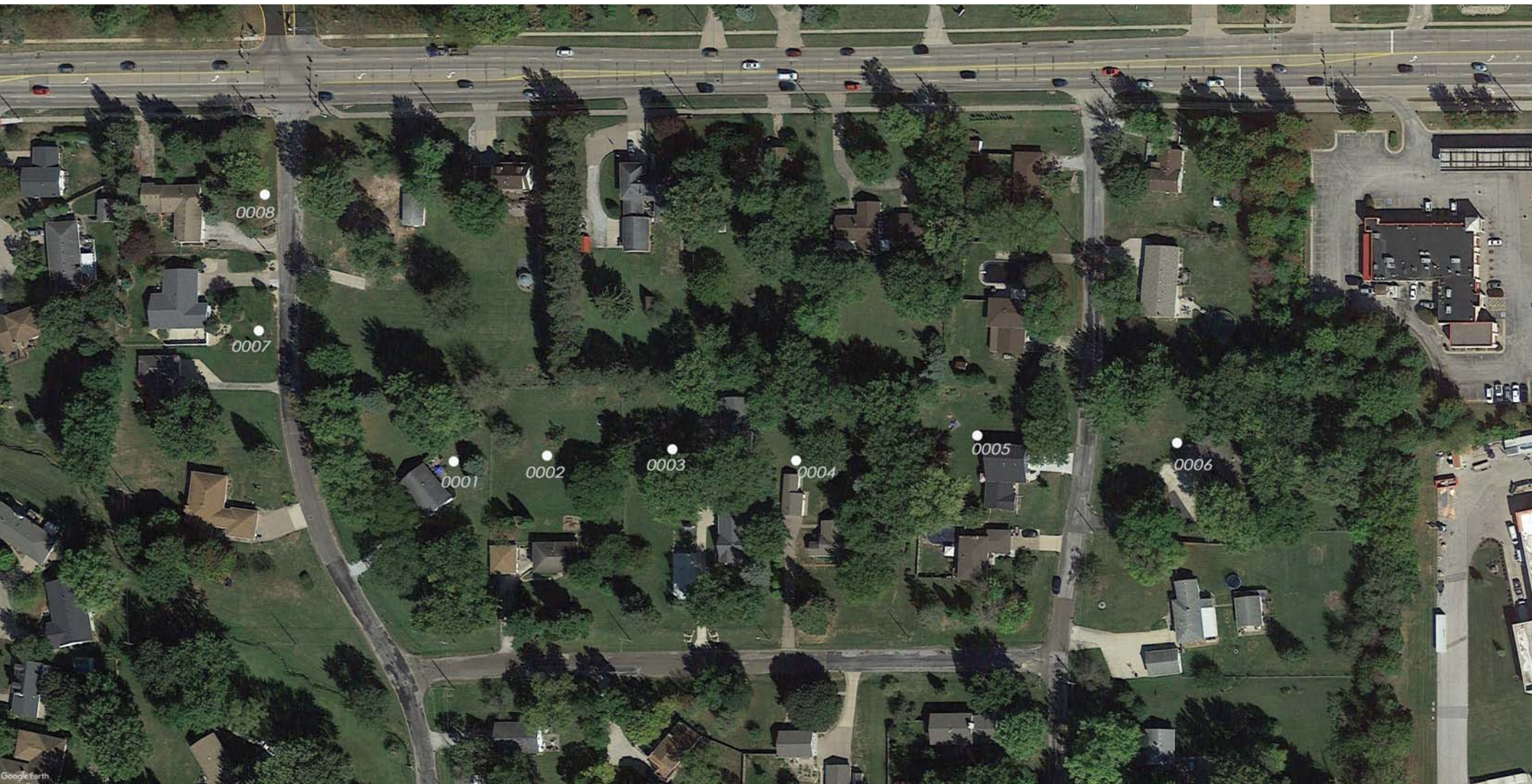
Staff Recommendation

There is no recommendation at this time.

Prepared by:

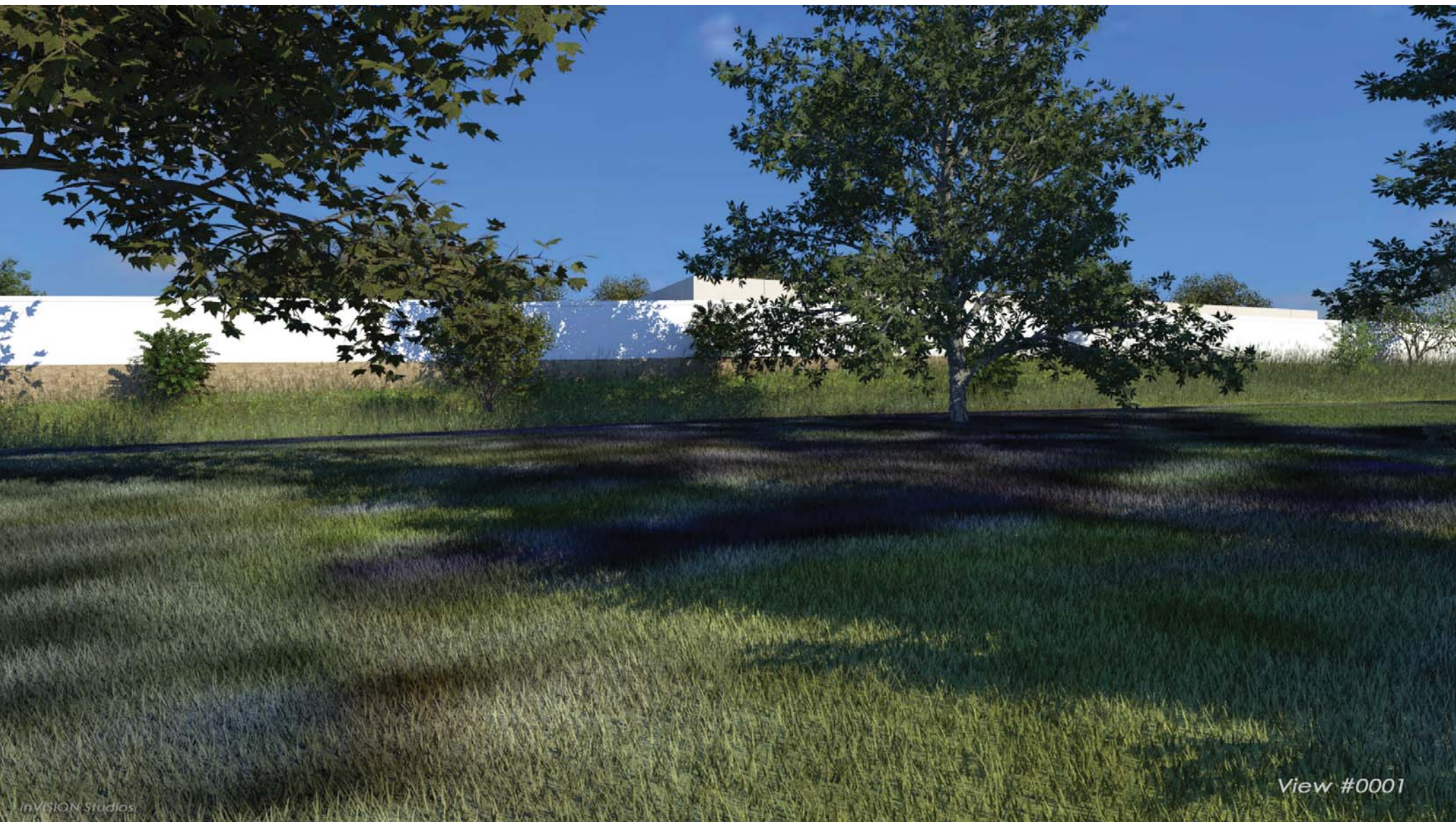
A handwritten signature in blue ink, appearing to read "Ryan Rusnak".

Ryan Rusnak, AICP
Planner III



















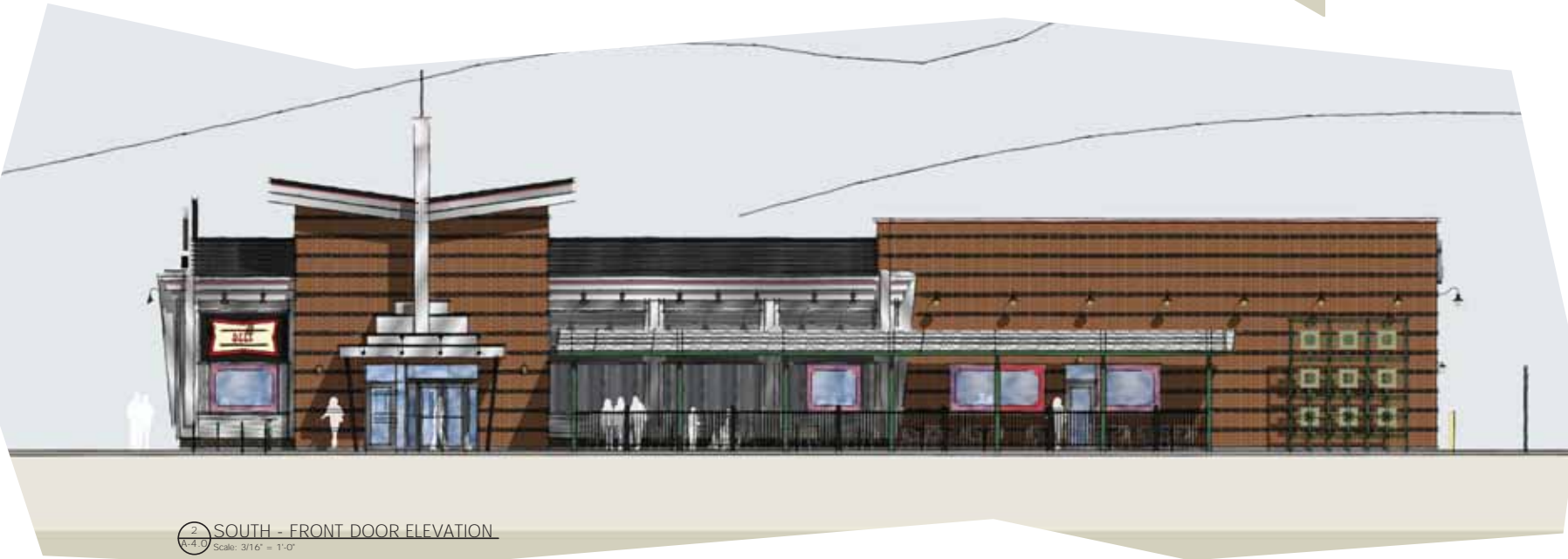
View #0001







1 WEST - PATIO ELEVATION
A-4.0 Scale: 3/16" = 1'-0"



2 SOUTH - FRONT DOOR ELEVATION
A-4.0 Scale: 3/16" = 1'-0"

MERCURY STUDIOS, INC.

MERCURY STUDIOS, INC.
2548 W. CORTEZ ST. CHICAGO, IL 60622
Ph 773-395-8216 Fax 773-395-8218 merstudios@aol.com

PROJECT

PORTILLO'S HOT DOGS
DAVENPORT, IA

SHEET TITLE

COLOR
CONCEPT
ELEVATIONS

SCALE
3/16" = 1'-0"

DATE
6-5-18
REV 6-10-18
REV 6-11-18

DRAWN BY

SHEET

A-4.0

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1 EAST - REAR ELEVATION
A-4.1 Scale: 3/16" = 1'-0"



2 NORTH - DRIVE THRU ELEVATION
A-4.2 Scale: 3/16" = 1'-0"

MERCURY STUDIOS, INC.

MERCURY STUDIOS, INC.
2548 W. CORTEZ ST. CHICAGO, IL 60622
Ph 773-395-8216 Fax 773-395-8218 merstudios@aol.com

PROJECT

PORTILLO'S HOT DOGS
DAVENPORT, IA

SHEET TITLE

COLOR
CONCEPT
ELEVATIONS

SCALE
3/16" = 1'-0"

DATE
6-5-18
REV. 6-10-18
REV. 6-11-18

DRAWN BY

SHEET

A-4.1

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MERCURY STUDIOS, INC.

MERCURY STUDIOS, INC.
2548 W. CORTEZ ST. CHICAGO, IL 60622
Ph 773-395-8216 Fax 773-395-8218 merstudios@aol.com

PROJECT

PORTILLO'S HOT DOGS
DAVENPORT, IA

SHEET TITLE

MATERIAL
BOARD

SCALE

DATE

6-5-18

REV 6-10-18

REV 6-11-18

DRAWN BY

SHEET

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DAVENPORT, IA

EXTERIOR FINISHES



(PT-3)
SW6991 "BLACK MAGIC"
WROUGHT IRON



(PT-9)
SW6979 "ARTICHOKE"
ACCENT PAINT



(PT-11)
SW6979 "ARTICHOKE"
ACCENT PAINT



UNI-CLAD
MATTE BLACK SR
ALUM. BREAK METAL



UNI-CLAD
CHARCOAL GREY SR
ALUM. BREAK METAL

CULTURED LIMESTONE



GALVANIZED ROOFING



QUILTED STAINLESS STEEL

CLEAR ALUMINUM SIDING



BR-1
SIOUX CITY BRICK - CINNAMON
IRONSPOT SMOOTH

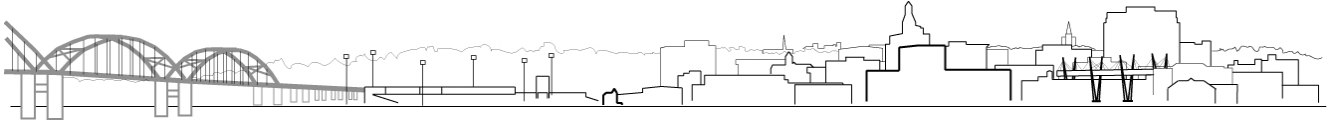


BR-2
SIOUX CITY BRICK - BROWN
SMOOTH



BR-3
SIOUX CITY BRICK - EBONITE
SMOOTH

**PUBLIC HEARING NOTICE
PLAN AND ZONING COMMISSION
CITY OF DAVENPORT**



Public Hearing Details:

Date: 6/19/2018

Ward: **6th**

Time: 5:00 PM

Location: Rezoning: South side of East 53rd Street east of Lorton Avenue.
Right-of-way vacation (abandonment): Fairhaven Road extending approximately 285 feet south from East 53rd Street.

Subject: Public hearing to rezone property and partially vacate (abandon) right-of-way before the Plan and Zoning Commission.

Case #: REZ18-08 and ROW18-01

To: All property owners within 200 feet of the subject property.

What is this All About?

This notice is being sent to inform you that a public hearing will be held for a request to rezone property and partially vacate (abandon) right-of-way. The purpose of the request is to facilitate redevelopment of the property as commercial.

Request Description

- Case No. REZ18-08: Request of William Torchia on behalf of WCT Investments Davenport Series, LLC for a rezoning on 6.5 acres, more or less, located south of East 53rd Street and east of Lorton Avenue from "R-1" Low Density Dwelling District to "PDD" Planned Development District to facilitate redevelopment of the property as commercial. [Ward 6]
- Case No. ROW18-01: Request of William Torchia on behalf of WCT Investments Davenport Series, LLC for the vacation (abandonment) of 0.34 acre (14,812 square feet), more or less, of right-of-way known as Fairhaven Road extending approximately 285 feet south from East 53rd Street to facilitate redevelopment of the property as commercial. [Ward 6]

What are the Next Steps after the Public Hearing?

The 6/19/2018 public hearing is the first step in the review/approval process. The Plan and Zoning will meet on 7/2/2018 to vote (provide its recommendation) on the request. The Commission's recommendation will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the case planner below.

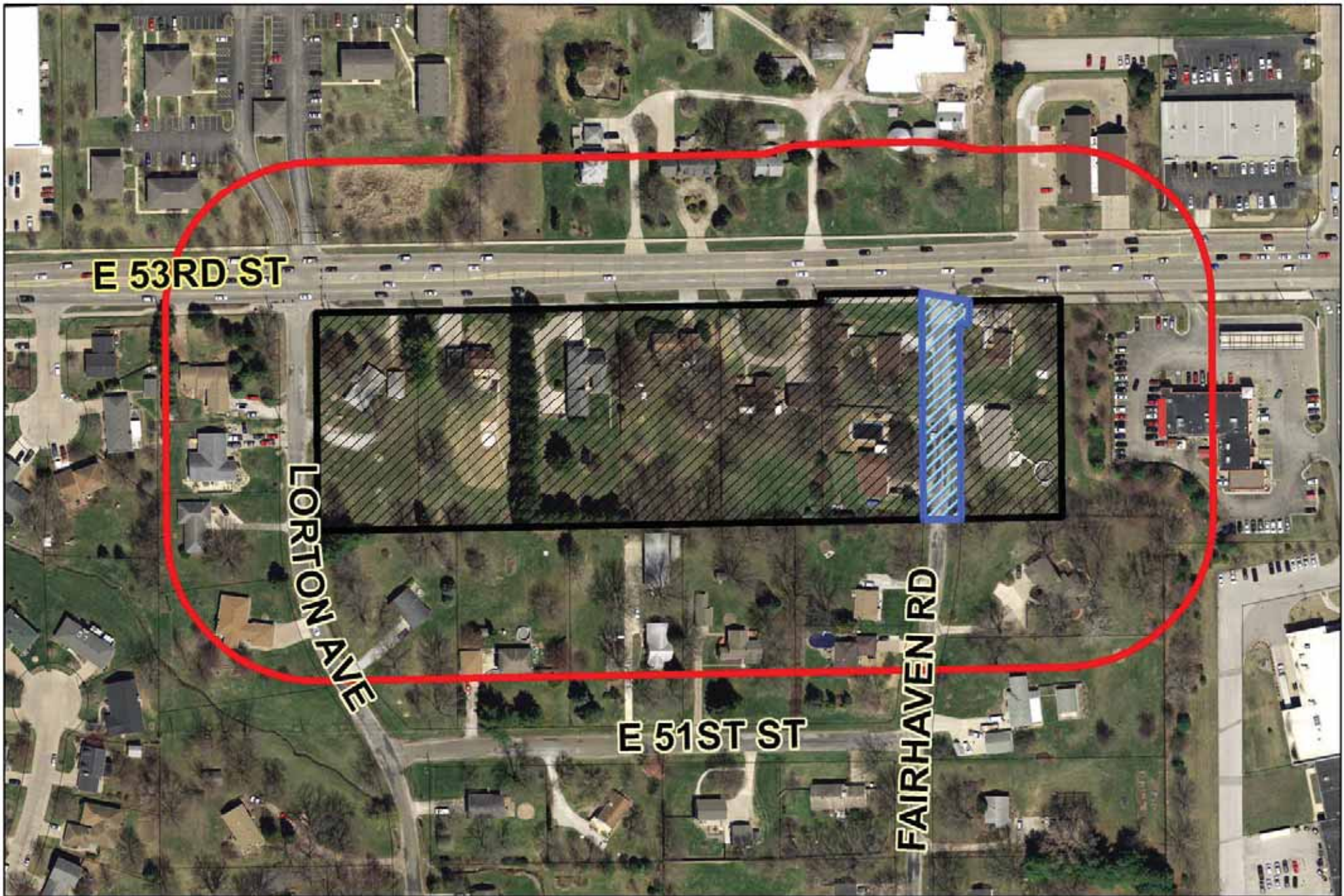
Would You Like to Submit an Official Comment?



As a neighboring property owner, you may have an interest in commenting on the proposed request either in writing/email or in person at the public hearing. If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the public hearing. Send comments to planning@ci.davenport.ia.us or CPED, 226 W 4th St, Davenport IA 52801.

Do You Have Any Questions?

If you have any questions on this request, or if you need accommodations for any reason, please contact Ryan Rusnak, AICP, the case planner assigned to this project at rusnak@ci.davenport.ia.us or 563-888-2022. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the Petitioner or Commission/Board. If you are interested in the current schedule and outcome of this case, please contact the Community Planning Office at 563-326-7765 or planning@ci.davenport.ia.us for updates.



-  Property Requested to be Rezoned
-  Right-of-Way Requested to be Vacated
-  200 Foot Notification Radius





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

**NOTICE
NEIGHBORHOOD MEETING – PROPOSED DEVELOPMENT
THURSDAY, JUNE 14 2018 – 6:00 P.M.
DAVENPORT PUBLIC LIBRARY – EASTERN BRANCH, 6000 EASTERN
AVENUE**

You are invited to a neighborhood meeting regarding the following request:

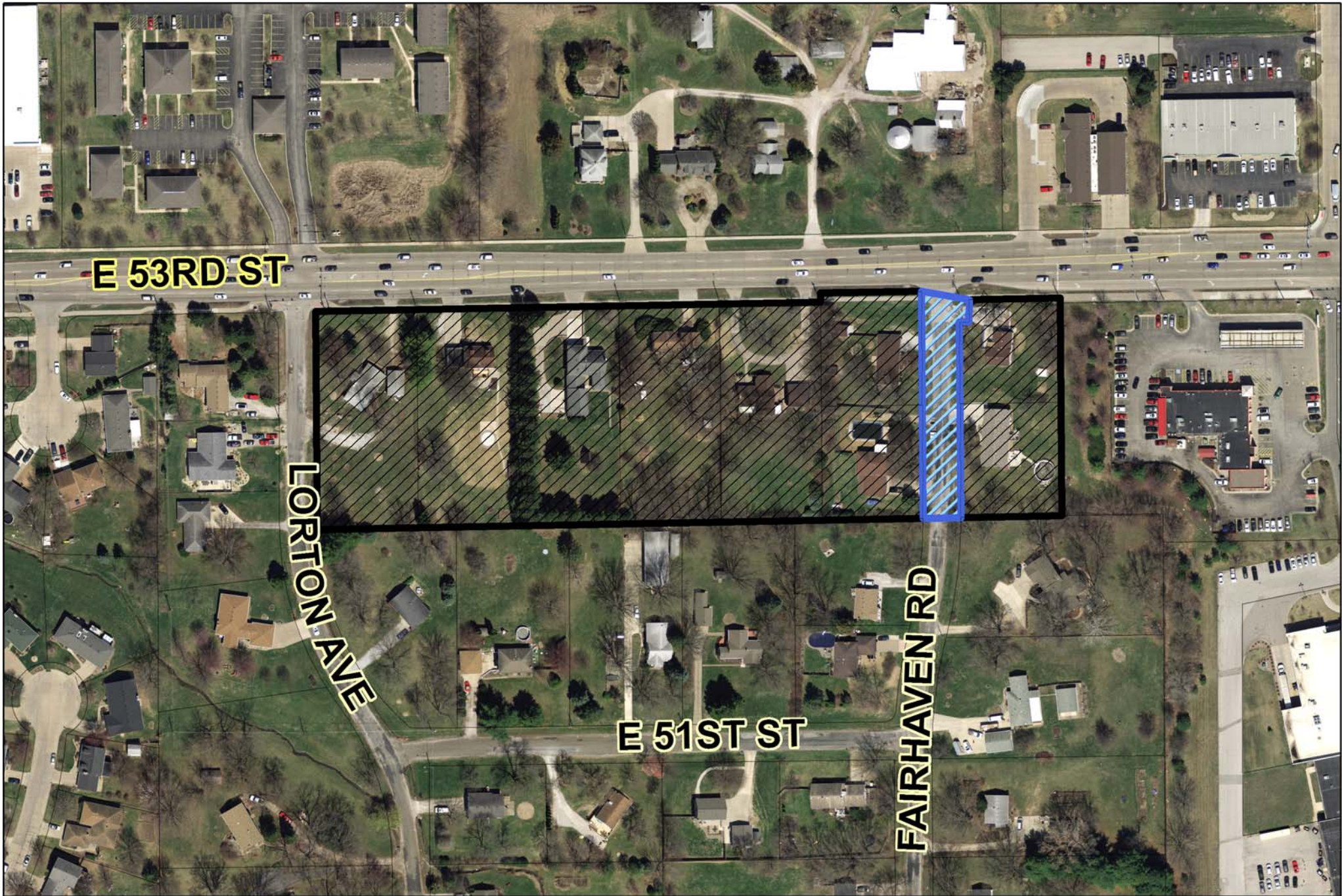
Case No. REZ18-08: Request of William Torchia on behalf of WCT Investments Davenport Series, LLC for a rezoning on 6.5 acres, more or less, located south of East 53rd Street and east of Lorton Avenue from "R-1 Low Density Dwelling District to "PDD" Planned Development District and partially vacate (abandon) Fairhaven Road to facilitate redevelopment of the property as commercial. [Ward 6]

Please see map on the back for the location of the proposed development.

The purpose of the meeting is to allow the developer to describe the proposed development, answer any questions you have and hear any concerns about the proposed development.

The City of Davenport will send additional notices informing you of the date, time and location of public hearings for the rezoning request.

City of Davenport
Community Planning and Economic Development Department
Phone 563-326-7765, email planning@ci.davenport.ia.us



Property Requested to be Rezoned



Right-of-Way Requested to be Vacated

N





Property Address* See attached EXHIBIT A
 *If no property address, please submit a legal description of the property.

Applicant (Primary Contact)

Name: William Torchia
 Company: WCT Investments Davenport Series, LLC
 Address: 2813 N. Main St.
 City/State/Zip: Peoria, IL 61611
 Phone: (309) 696-7185
 Email: willtorchia@aol.com

Application Form Type:

Plan and Zoning Commission

- LLC 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: See attached EXHIBIT B
 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: Devin Birch
 Company: Austin Engineering Company, Inc.
 Address: 220 Emerson Place, Ste. 305
 City/State/Zip: Davenport, IA 52801
 Phone: (563) 207-4605
 Email: dbirch@austinengineeringcompany.com

Design Review Board

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

Historic Preservation Commission

- Certificate of Appropriateness ☐
 Landmark Nomination ☐
 Demolition Request ☐

Architect (If applicable)

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

Administrative

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

Attorney (If applicable)

Name: Thomas J. Pastmak
 Company: Pastmak Law Firm, P.C.
 Address: 313 W. 3rd St.
 City/State/Zip: Davenport, IA 52801
 Phone: (563) 323-7737
 Email: tpastmak@pastmak.com

Request:Existing Zoning: Proposed Zoning Map Amendment:

*with the option to convert to C-3 (excluding HCOD requirements) when new zoning ordinance is approved.

Total Land Area: AcresDoes the Property Contain a Drainage Way or Is It Located in a Floodplain Area: ☐ Yes ☒ No**Submittal Requirements:**

- 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: WCT Investments Davenport Series, LLC

Date: 5/29/18

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: Ryan Rusnak

Date: 5/29/2018

Planning staff

Date of the Public Hearing: 6/19/2018

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

Authorization to Act as Applicant

I, William Torchia
authorize Thomas J. Pastrank
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the
property located at see attached EXHIBIT A.



Signature(s)*

*Please note: original signature(s) required.

EXHIBIT A

Addresses:

**2701 E. 53rd St.
Davenport, IA 52807**

**2719 E. 53rd St.
Davenport, IA 52807**

**2733 E. 53rd St.
Davenport, IA 52807**

**2745 E. 53rd St.
Davenport, IA 52807**

**2757 E. 53rd St.
Davenport, IA 52807**

**5222 Fairhaven Rd.
Davenport, IA 52807**

**5221 Fairhaven Rd.
Davenport, IA 52807**

**5207 Fairhaven Rd.
Davenport, IA 52807**

**5206 Fairhaven Rd.
Davenport, IA 52807**

LEGAL DESCRIPTION OF PARCELS TO BE RE-ZONED PDD

PIN N0712-02A DOC. #: 2018-2034:

A PART OF LOT 1 OF THE FINAL PLAT OF THE REPLAT OF LOT 2 IN HANLIN'S ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA; COMMENCING AT THE SOUTHEAST CORNER OF LOT 2 OF THE FINAL PLAT OF THE REPLAT OF LOT 2 IN HANLIN'S ADDITION; THENCE NORTH 288 FEET ALONG THE EAST LINE OF SAID LOTS 1 & 2, TO THE POINT OF BEGINNING; THENCE NORTH 12 FEET; THENCE WEST 133.4 FEET; THENCE SOUTH 32 FEET; THENCE IN A NORTHEASTERLY DIRECTION ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 20 FEET, AN ARC DISTANCE OF 31.42 FEET; THENCE EAST 113.4 TO THE POINT OF BEGINNING.

PIN N0712-02B DOC #: 2003-27869:

LOT 2 FINAL PLAT OF REPLAT OF LOT 2 IN HANLIN'S ADDITION IN THE CITY OF DAVENPORT, IOWA.

PIN N0712-33B DOC #: 2014-19371:

LOT 2 OF THE FINAL PLAT OF THE REPLAT OF LOT 3 IN HANLIN'S ADDITION, IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA. EXCEPT THAT PART CONVEYED TO THE CITY OF DAVENPORT, IOWA IN WARRANTY DEED FILED SEPTEMBER 8TH, 1977, AND RECORDED DOCUMENT NO. 19435-77, IN THE RECORDER'S OFFICE OF SCOTT COUNTY, IOWA.

PIN N0712-33A DOC #: 31513-96:

LOT 1 OF THE FINAL PLAT OF THE REPLAT OF LOT 3 IN HANLIN'S ADDITION IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA.

PIN N07102-34 DOC #: 22654-95:

LOT 4 OF HANLIN'S ADDITION TO THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 78 NORTH RANGE 4 EAST OF THE 5TH P.M., NOW IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA.

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF DAVENPORT, IOWA, BY WARRANTY DEED DATED FEBRUARY 16TH, 1979 AND RECORDED AS DOCUMENT #2348-79 IN THE OFFICE OF THE RECORDER OF SCOTT COUNTY, IOWA.

PIN N0712-35:

LOT 5 OF HANLIN'S ADDITION TO THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 78 NORTH RANGE 4 EAST OF THE 5TH P.M., NOW IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA.

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF DAVENPORT, IOWA.

PIN N0712-36 DOC #: 2010-7488:

LOT 6 OF HANLIN'S ADDITION OF TH NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA, EXCEPTING THEREFROM THE TRACT CONVEYED TO THE CITY OF DAVENPORT, IOWA BY WARRANTY DEED DATED

MAY 3RD, 1977 AND RECORDED DOCUMENT #8216-77 IN THE OFFICE OF THE RECORDER OF SCOTT COUNTY, IOWA.

PIN N0712-37 DOC #: 2002-29237:

LOT 7, OF HANLIN'S ADDITION TO THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 78 NORTH RANGER 4 EAST OF THE 5TH P.M., SITUATED IN SCOTT COUNTY, IOWA, SUBJECT TO ALL EASEMENTS, EXCEPT. THAT PART CONVEYED TO THE CITY OF DAVENPORT, IOWA IN WARRANTY DEED FILED MAY 10, 1977 AND RECORDED AS DOCUMENT NO. 8730-77, IN THE RECORDER'S OFFICE OF SCOTT COUNTY, IOWA.

PIN N0712-27 DOC #: 2017-23401:

LOT 8 OF HANLIN'S ADDITION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA, EXCEPT PART TO THE CITY.

EXHIBIT B

List of Owners:

**Kurt, Shana & Tina Schindler
2701 E. 53rd St.
Davenport, IA 52807**

**Kurt, Shana & Tina Schindler
2719 E. 53rd St.
Davenport, IA 52807**

**June M. Schindler
2733 E. 53rd St.
Davenport, IA 52807**

**Gary L. White
2745 E. 53rd St.
Davenport, IA 52807**

**Charlotte A. Powers
2757 E. 53rd St.
Davenport, IA 52807**

**Johnny S. & Ann L. Martin
5222 Fairhaven Rd.
Davenport, IA 52807**

**Jerry & Marcia Ludden
5221 Fairhaven Rd.
Davenport, IA 52807**

**Donald Smith
5207 Fairhaven Rd.
Davenport, IA 52807**

**Lyle & Christine Swanson
5206 Fairhaven Rd.
Davenport, IA 52807**

City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Date
6/19/2018

Subject:

Case No. ROW18-01: Request of William Torchia on behalf of WCT Investments Davenport Series for the vacation (abandonment) of 0.34 acre (14,812 square feet), more or less, of right-of-way known as Fairhaven Road extending approximately 285 feet south from East 53rd Street to facilitate commercial development. [Ward 6]

Recommendation:

There is no recommendation at this time.

Relationship to Goals:

Strengthen the existing built environment.

Background:

Please see staff report and background material for Case REZ18-08.

ATTACHMENTS:

| Type | Description |
|-------------------|-------------|
| ▢ Backup Material | Application |

Staff Workflow Reviewers

REVIEWERS:

| Department | Reviewer | Action | Date |
|------------|-------------|----------|---------------------|
| City Clerk | Flynn, Matt | Approved | 6/15/2018 - 1:27 PM |



285

Property Address* [redacted] feet on Fairhaven Road, Davenport, IA 52807

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

Applicant (Primary Contact)

Name: William Torchia
Company: WCT Investments Davenport Series, LLC
Address: 2813 N. Main St.
City/State/Zip: Peoria, IL 61611
Phone: (309) 696-7185
Email: wiltorchia@aol.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: [redacted]
Company: City of Davenport
Address: 226 W. 4th St.
City/State/Zip: Davenport, IA 52801
Phone: (563) 326-7711
Email: [redacted]

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: Devin Birch
Company: Austin Engineering Company, Inc.
Address: 220 Emerson Place, Ste. 305
City/State/Zip: Davenport, IA 52801
Phone: (563) 207-4605
Email: dbirch@austinengineeringcompany.com

Design Review Board

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

Historic Preservation Commission

- ☐ Certificate of Appropriateness
☐ Landmark Nomination
☐ Demolition Request

Architect (if applicable)

Name: N/A
Company: [redacted]
Address: [redacted]
City/State/Zip: [redacted]
Phone: [redacted]
Email: [redacted]

Administrative

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

Attorney (if applicable)

Name: Thomas J. Pastmak
Company: Pastmak Law Firm, P.C.
Address: 313 W. 3rd St.
City/State/Zip: Davenport, IA 52801
Phone: (563) 323-7737
Email: tpastmak@pastmak.com

Request: 285

Vacation of [REDACTED] of Fairhaven Road, beginning at the corner of 53rd St. and Fairhaven Rd. and continuing south approximately twenty-five (25) feet. Engineer will provide a legal description.

Total Land Area: 0.34, +/- Acres

Submittal Requirements:

- The completed application form.
- Required fee: \$400.

The Applicant hereby acknowledges and agrees to the following procedure and requirements:

(1) Application:

- Prior to submission of the application for the right-of-way or easement vacation, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the right-of-way or easement vacation process.
- Applications and supporting documentation should be submitted to planning@ci.davenport.ia.us for review.
- 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:

- Planning staff will send a public hearing notice to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the right-of-way or easement vacation:

- 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 right-of-way or easement vacation:

- 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 right-of-way or easement vacation 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: WCT Investments Davenport Series, LLC

Date: 5/29/18

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure.

Received by: Ryan Rusnak

Date: 5/29/2018

Planning staff

Public Hearing: 6-19-2018

GENERAL NOTES

1. EXISTING ZONING = R-1
2. PROPOSED ZONING = PUD
3. TOTAL AREA = 6.38 ACRES
4. BEARINGS ARE BASED ON THE FINAL PLAT OF HAMILT'S ADDITION BOOK 66, PAGE 123

JEREMY MEADOWS NORTH
CONDOMS
ZONED R-3M

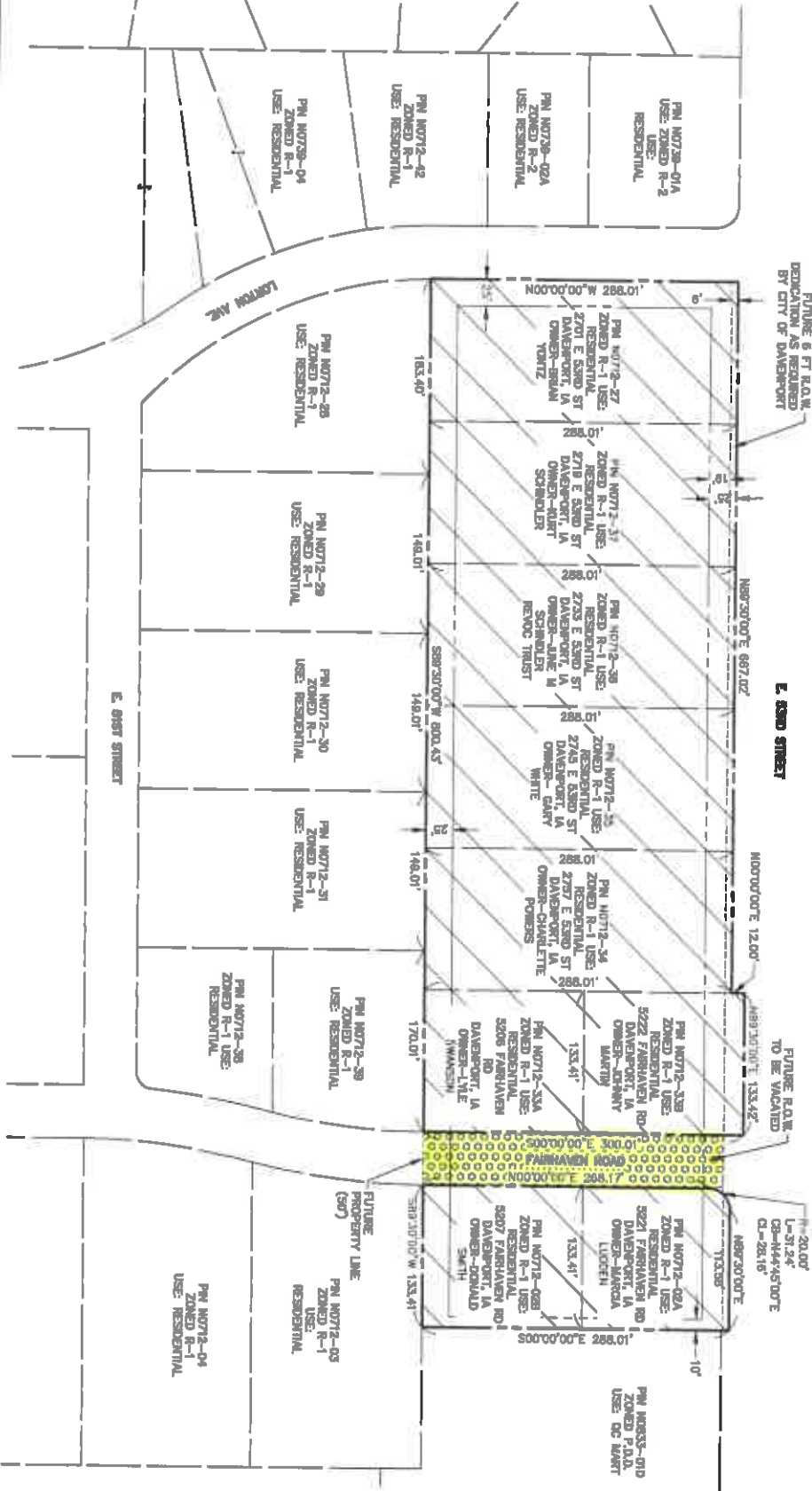
PM 10723-02E
ZONED P.D.U.
USE: COUNTRY



LEGEND

| | |
|--|----------------------------|
| | BOUNDARY PROPOSED REZONING |
| | SETBACK LINE |
| | EXISTING PROPERTY LINE |

PM 10723-11E
ZONED R-1
USE: FIRE STATION



ZONING EXHIBIT PLAT

WCT INVESTMENTS
DAVENPORT, IOWA

E. 53RD STREET
DAVENPORT, IA 52807



AUSTIN ENGINEERING CO., INC.
Consulting Engineers / Surveyors
220 Emerson Place, Suite 306
Davenport, Iowa 52801
Certificate No. CS131338

ZONING EXHIBIT PLAT

PROJECT NO: W78-18-023
DATE: 05-25-18
SHEET: E-1

City of Davenport
Plan and Zoning Commission

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

Date
6/19/2018

Subject:

Public Hearing for Case No. REZ18-09: Request to rezone 8.134 acres, more or less, of property located east of Utica Ridge Road and north of East 56th Street from C-O Office Shop District to C-2, General Commercial District. Jerod Engler, McCarthy Bush Company, petitioner [Ward 6].

Recommendation:

Hold the public hearing.

Relationship to Goals:

Welcoming Neighborhoods

Background:

Proposed rezoning would facilitate additional yet to be determined commercial uses, including possibly retail, eating and drinking places, on the property.

See background information for more details.

ATTACHMENTS:

| Type | Description |
|-------------------|--|
| ▣ Backup Material | Staff Report Plus Attachments |
| ▣ Backup Material | Application and Supporting Information |

Staff Workflow Reviewers

REVIEWERS:

| Department | Reviewer | Action | Date |
|------------|-------------|----------|---------------------|
| City Clerk | Flynn, Matt | Approved | 6/15/2018 - 9:50 AM |



PLAN AND ZONING COMMISSION

Meeting Date: June 19, 2018
Request: Request to rezone 8.134 acres, more or less, of property located east of Utica Ridge Road and north of East 56th Street from C-O, Office Shop District to C-2, General Commercial District.
Case No.: REZ18-09
Applicant: Jerod Engler, McCarthy Bush Co. (Bush Construction)
Ward: Ward 6

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

Recommendation:

There is no recommendation at this time, this is the public hearing.

Background:

Site Characteristics:

The property is designated RG on the Future Land Use Map and is in the Urban Service Area.

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.

Adjacent to the site, to the south, is property designated RC.

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.

Also see map attached to this report.

Existing Zoning: The intent and use regulations of the C-O, Office Shop District is as follows:

17.26.010 Intent.

This district is intended to provide for commercial uses of such character that may utilize existing residential structures of sound quality and condition located in areas that were originally residential but are now preponderantly of mixed residential-commercial uses, and such new commercial uses will be harmonious with the surrounding development. (Prior code § 42-53).

17.26.030 Use regulations.

A building, lot or tract within the C-O office-shop district shall be used only for the following purposes, unless otherwise provided in this chapter:

- A. Any use permitted in the R-6M high density dwelling district;
- B. Apothecaries;
- C. Barber shops and beauty parlors;
- D. Business, charitable, finance, professional and consulting office or office buildings;
- E. Business or commercial school;
- F. Dressmaking or tailor shop;
- G. Medical or dental clinic;
- H. Studio of an artist, photographer, sculptor, or musician;
- I. Undertaking establishment or mortuary;
- J. Accessory building or use customarily incidental to any of the above uses.

Proposed Zoning: The intent and use regulations of the C-2, General Commercial District, are as follows:

17.30.010 Intent.

This district is intended to provide for commercial activities of a more general retail and wholesale nature, and of service facilities serving a larger community trade, the size and location of such district shall be based upon relationship to the total community need and economy. (Prior code § 42-63).

17.30.030 Use regulations.

A building or premises shall be used only for the following purposes:

- A. Any use permitted in the C-1 neighbor-hood shopping district (*Permitted Uses are as follows:*
 - A. Any use permitted in the C-O office shop district;
 - B. Bakery whose products are sold at retail on the premises;
 - C. Bank;
 - D. Catering establishment;
 - E. Repair shops for household items including clothing;
 - F. Filling stations (See Chapter 5.24 of this code);
 - G. Hospitals and clinics for animals, but not open kennels or yards where animals are confined or exercised;
 - H. Interior decorating shop;
 - I. Messenger or telegraph service station;
 - J. Restaurant;
 - K. Public garage; no lot or portion thereof shall be used for the display of used cars, provided that no public garage shall be within one hundred twenty-five feet of the boundary of any residential district;
 - L. Garage, storage, and parking lots;
 - M. Salesroom and showroom;
 - N. Store or shop for the conduct of a retail business;

O. Store for the collection and distribution of laundry and dry cleaning articles, but not for the treatment, cleaning or processing of such article;

P. Theater, except open air drive-in theaters; provided, however, that no theater shall be erected or reconstructed unless there is provided on the same lot, or within three hundred feet thereof, a space for off-street parking which contains an area adequate to accommodate one automobile for every six seats in the theater;

Q. Motel;

R. Undertaking establishment;

S. Service establishments only when totally enclosed within a structure, including coin-operated laundromats and cleaning establishments when nonflammable cleaning fluids are used;

T. Taverns, brew pubs, beer and wine gardens;

U. Accessory buildings and uses customarily incidental to the above uses.)

B. Advertising signs and bulletin boards, except that along the interstate highway systems, such advertising signs and bulletin boards shall be limited to advertising the products produced and/or services available on the premises;

C. Bakery;

D. Dyeing and cleaning works, providing that cleaning fluid used has a base which is of a material other than petroleum or one of its derivatives;

E. Hotel;

F. Laundry;

G. Plumbing, printing, sheet metal, and similar shops, providing there is no outdoor storage of materials or fabrication for other than custom retail purposes;

H. Public garage and automobile salesroom;

I. Used car sales or storage lots;

J. Radio broadcasting and telecasting stations, studios, and offices.

Generally speaking, the C-2 District allows a much wider range of commercial uses than C-O. See attached map for more detail.

Technical Review:

Request for technical review has been distributed with a deadline of June 14. To date no comments have been received. A summary will be provided with the final staff report.

Discussion:

Will be presented with the final staff report.

Public Input:

Public Meeting: A public meeting was held on June 11th at the McCarthy Bush offices. Approximately 35 people attended. Concerns were raised about the additional uses, existing zoning limited to offices, traffic, noise, etc.

Public Meeting Notice: 31 notices mailed June 11.

Signs Posted: 2 signs were posted on June 1.

Public Hearing Notice: The notice was sent June 4 to the QCT for publication on June 13.

Public Hearing Mailing: Mailed to 31 neighbors on June 11. To date, two protests have been filed.

Recommendation: To be presented with the final staff report.

Findings:

Conditions:

Final Recommendation:

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* Lot 2 of Crow Valley Plaza 10th Addition

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

Applicant (Primary Contact)**

Name: Jerod Engler
Company: McCarthy Improvement Co. (Bush)
Address: 5401 Victoria Avenue
City/State/Zip: Davenport, IA 52807
Phone: (563) 344-3791
Email: jengler@bushconstruct.com

Owner (if different from Applicant)

Name:
Company: McCarthy Improvement Co.
Address: 5401 Victoria Avenue
City/State/Zip: Davenport, IA 52807
Phone: (563) 344-3791
Email:

Engineer (if applicable)

Name: Michael Richmond
Company: Townsend Engineering
Address: 2224 East 12th Street
City/State/Zip: Davenport, IA 52803
Phone: (563) 386-4236
Email: mrichmond@townsendengineering.net

Architect (if applicable)

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

Attorney (if applicable)

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

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 ☐

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 ☐

Design Review Board

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

Historic Preservation Commission

- Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Administrative

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

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

Request:Existing Zoning: CO-Office Shop DistrictProposed Zoning Map Amendment: C2-General Commercial DistrictTotal Land Area: 8.134 AcresDoes 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:
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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.

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- 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.
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(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:

Date:

Planning staff

Date of the Public Hearing:

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

Authorization to Act as Applicant

I,
authorize
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the
property located at .

Signature(s)*

*Please note: original signature(s) required.

City of Davenport Neighborhood Meeting Guidelines

Purpose:

The purpose of requiring applicants to conduct neighborhood meetings is to offer an opportunity for both applicant and neighboring residents/property owners to share ideas, offer suggestions, and air concerns in advance of the formal public hearing process.

Procedure:

1. The neighborhood meeting should be held at least one week before the scheduled public hearing for the case.
2. It is the responsibility of the applicant to coordinate the meeting date, time and location. It is necessary to coordinate with the Ward Alderman and both Alderman at Large prior to scheduling the meeting. Please note that Wednesday evenings should be avoided due to conflicting with City Council meetings. The Case Manager will provide you a map and mailing list of surrounding property owners, neighborhood representatives, and the Ward Alderman and both Alderman at Large. The applicant is responsible for the cost of the mailing and facility rental, if any.
3. The neighborhood meeting notice should include the meeting date, location and time, the map provided by the City and the applicant's contact information in case someone is unable to attend the meeting. Every effort should be made to contact all residents within the area as well as owners. If renters are assumed at a property, a notice should be sent to the address labeled, "Resident". Please provide the Case Manager with a copy of neighborhood meeting notice. The Case Manager or another member of City Staff will make every effort to attend the meeting, however, the primary purpose for attending is to be simply an observer and resource for factual information, if requested.
4. Following the meeting, the applicant shall compile a list of attendees as well as a meeting summary and submit it to the Case Manager by Thursday preceding the public hearing. Please include all handouts distributed at the meeting.

Neighborhood Meeting Attendance List

Case: _____

Date: _____

| Name | Address | Phone | Email |
|------|---------|-------|-------|
| 1 | _____ | _____ | _____ |
| 2 | _____ | _____ | _____ |
| 3 | _____ | _____ | _____ |
| 4 | _____ | _____ | _____ |
| 5 | _____ | _____ | _____ |
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| 14 | _____ | _____ | _____ |
| 15 | _____ | _____ | _____ |
| 16 | _____ | _____ | _____ |
| 17 | _____ | _____ | _____ |
| 18 | _____ | _____ | _____ |
| 19 | _____ | _____ | _____ |
| 20 | _____ | _____ | _____ |
| 21 | _____ | _____ | _____ |
| 22 | _____ | _____ | _____ |

Neighborhood Meeting Ground Rules

- 1. Fact-finding and issue-identification are the primary reasons for this meeting. It should be informative, not argumentative. Ask questions, express concerns, but keep in mind this meeting is not a public hearing and no decision-makers are in attendance.**
- 2. Allow time for everyone to speak.**
- 3. Refrain from overly-critical remarks ("I hate this idea") and personal attacks ("You are trying to ruin the neighborhood").**

2018 PLAN & ZONING COMMISSION CALENDAR

CITY PLAN & ZONING COMMISSION SCHEDULE

CITY COUNCIL SCHEDULE

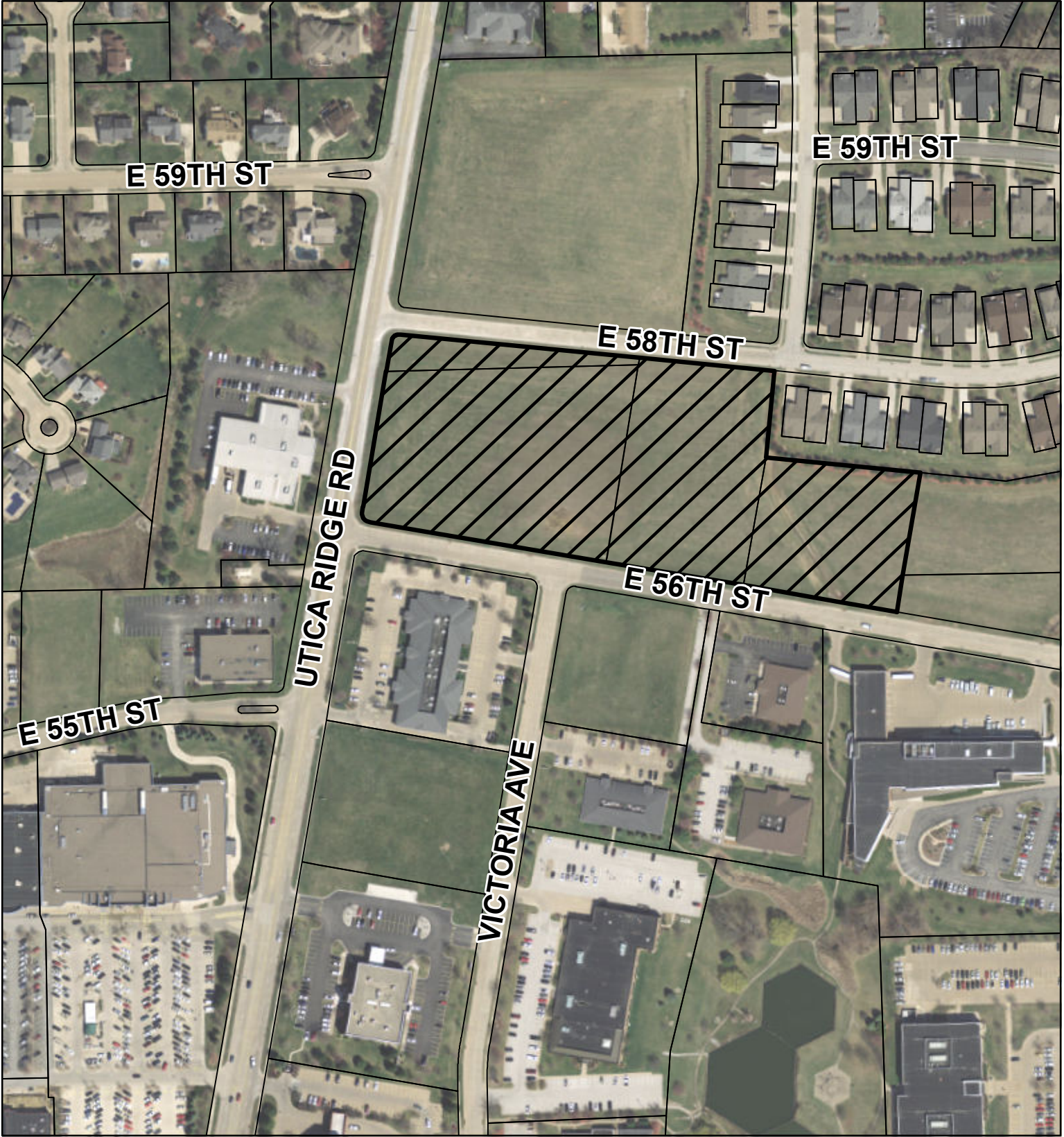
| COMMISSION PUBLIC HEARING <u>REZONING & ROW</u> <u>VACATION</u> SUBMITTAL DEADLINE (5:00 PM - Monday) | DEVELOPMENT PLANS, SUBDIVISION PLATS SUBMITTAL DEADLINE (5:00 PM - Monday) | CITY PLAN & ZONING COMMISSION PUBLIC HEARING (Preview for plats & plans) (5:00 PM - Tuesday) | CITY PLAN & ZONING COMMISSION MEETING (5:00 PM - Tuesday) | SUBMISSION DEADLINE FOR COUNCIL ITEMS (Noon - Monday) | COMMITTEE OF THE WHOLE MEETING (PUBLIC HEARING) (5:30 PM - Wednesday) | CITY COUNCIL MEETING (5:30 PM - Wednesday) |
|--|--|--|---|--|--|--|
| 11/13/17 | 11/27/17 | 12/05/17 | 12/19/17 | 12/22/17 | 01/03/18 | 01/10/18 |
| 11/27/17 | 12/11/17 | 12/19/17 | 01/02/18 | 01/08/18 | 01/17/18 | 01/24/18 |
| 12/11/17 | 12/21/17 | 01/02/18 | 01/16/18 | 01/29/18 | 02/07/18 | 02/14/18 |
| 12/26/17 | 01/08/18 | 01/16/18 | 02/06/18 | 02/12/18 | 02/21/18 | 02/28/18 |
| 01/16/18 | 01/19/18 | 02/06/18 | 02/20/18 | 02/26/18 | 03/07/18 | 03/14/18 |
| 01/29/18 | 02/12/18 | 02/20/18 | 03/06/18 | 03/12/18 | 03/21/18 | 03/28/18 |
| 02/12/18 | 02/26/18 | 03/06/18 | 03/20/18 | 03/26/18 | 04/04/18 | 04/11/18 |
| 02/26/18 | 03/12/18 | 03/20/18 | 04/03/18 | 04/09/18 | 04/18/18 | 04/25/18 |
| 03/12/18 | 03/26/18 | 04/03/18 | 04/17/18 | 02/23/18 | 05/02/18 | 05/09/18 |
| 03/26/18 | 04/09/18 | 04/17/18 | 05/01/18 | 05/07/18 | 05/16/18 | 05/23/18 |
| 04/09/18 | 04/23/18 | 05/01/18 | 05/15/18 | 05/25/18 | 06/06/18 | 06/13/18 |
| 04/23/18 | 05/07/18 | 05/15/18 | 06/05/18 | 06/11/18 | 06/20/18 | 06/27/18 |
| 05/14/18 | 05/29/18 | 06/05/18 | 06/19/18 | 06/25/18 | 07/04/18 | 07/11/18 |
| 05/29/18 | 06/11/18 | 06/19/18 | 07/03/18 | 07/09/18 | 07/18/18 | 07/25/18 |
| 06/11/18 | 06/25/18 | 07/03/18 | 07/17/18 | 07/23/18 | 08/01/18 | 08/08/18 |
| 06/25/18 | 07/09/18 | 07/17/18 | 07/31/18 | 08/06/18 | 08/15/18 | 08/22/18 |
| 07/09/18 | 07/23/18 | 07/31/18 | 08/14/18 | 08/27/18 | 09/05/18 | 09/12/18 |
| 07/23/18 | 08/06/18 | 08/14/18 | 09/04/18 | 09/10/18 | 09/19/18 | 09/26/18 |
| 08/13/18 | 08/27/18 | 09/04/18 | 09/18/18 | 09/24/18 | 10/03/18 | 10/10/18 |
| 08/27/18 | 09/10/18 | 09/18/18 | 10/02/18 | 10/08/18 | 10/17/18 | 10/24/18 |
| 09/10/18 | 09/24/18 | 10/02/18 | 10/16/18 | 10/29/18 | 11/07/18 | 11/14/18 |
| 09/24/18 | 10/09/18 | 10/16/18 | 11/06/18 | 11/09/18 | 11/21/18 | 11/28/18 |
| 10/15/18 | 10/29/18 | 11/06/18 | 11/20/18 | 11/26/18 | 12/05/18 | 12/12/18 |
| 10/29/18 | 11/13/18 | 11/20/18 | 12/04/18 | 12/10/18 | 12/19/18 | 12/26/18 |
| 11/13/18 | 11/26/18 | 12/04/18 | 12/18/18 | 12/22/18 | 01/02/19 | 01/09/19 |
| 11/26/18 | 12/10/18 | 12/18/18 | 01/01/19 | 01/07/19 | 01/16/19 | 01/23/19 |
| 12/10/18 | 12/21/18 | 01/01/19 | 01/15/19 | 01/28/19 | 02/06/19 | 02/13/19 |
| 12/21/18 | 01/07/19 | 01/15/19 | 02/05/19 | 02/11/19 | 02/20/19 | 02/27/19 |

- 1 SUBMISSION & MEETING DATES MAY BE CHANGED DUE TO HOLIDAY **MARKED IN RED**
- 2 ORDINANCES REQUIRE THREE CONSIDERATIONS BEFORE CITY COUNCIL
- 3 DATES SUBJECT TO CGHANE DUE TO HOLIDAYS **MARKED IN RED**
- 4 DELAYS MAY OCCUR UPON THE PETITION REACHING THE CITY COUNCIL'S AGENDA

Re-Zoning Request Explanation


We are requesting that Lot 2 of Crow Valley Plaza 10th Addition be re-zoned from C-0: Office Shop District to C-2: General Commercial District designation to accommodate the development of Retail and/or Restaurant/Bar space in the Lot. We are requesting the change for the entire Lot as currently recorded. The Lot is currently being subdivided into two lots and has been submitted to the City as Crow Valley Plaza Eleventh Addition.

Aerial Photo



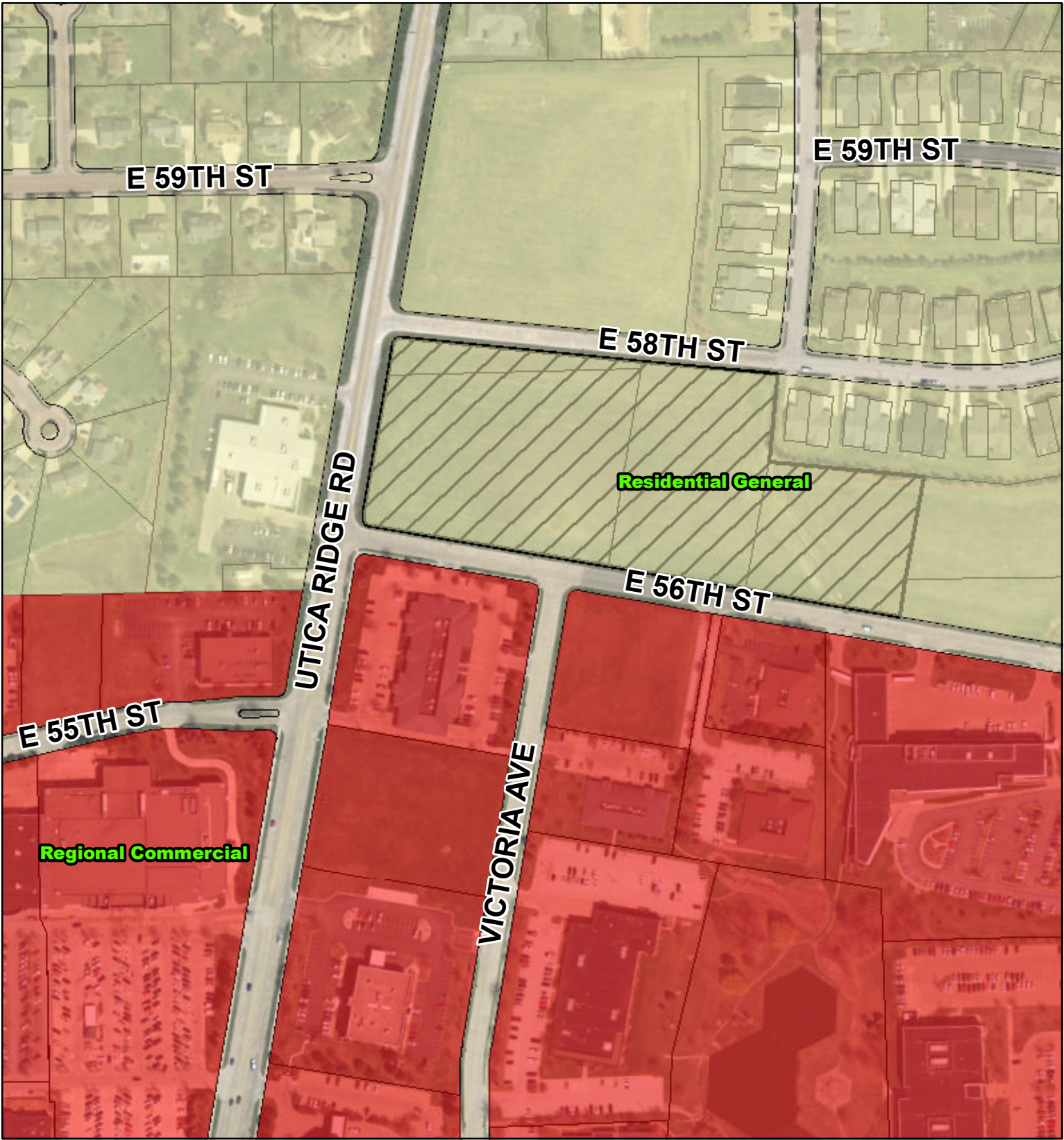
Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

Legend

 REZ18-09 Subject Property




Future Land Use +2035 Map





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.

Legend

 REZ18-09 Subject Property

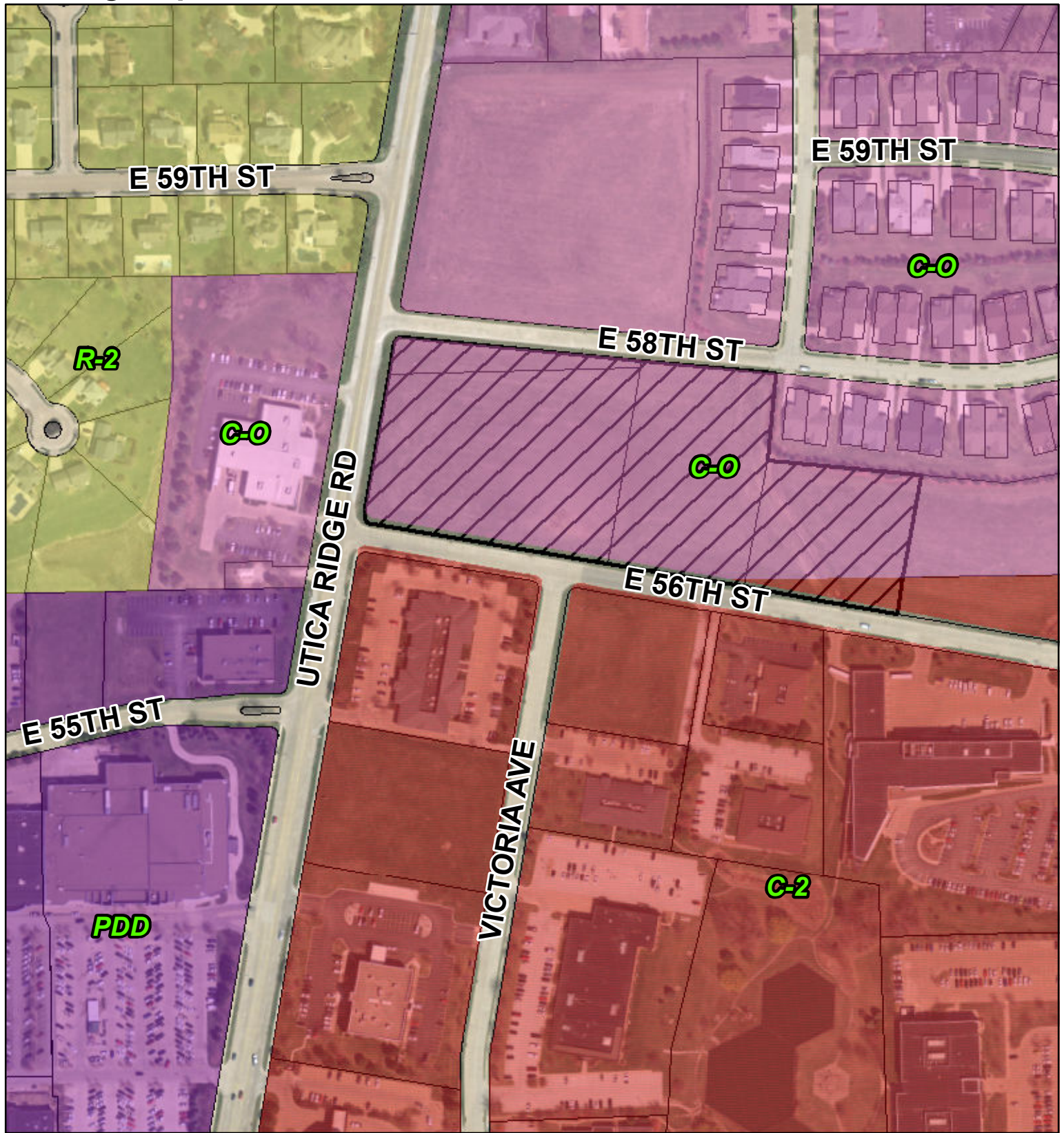
Land Use +2035

 Regional Commercial

 Residential General








Zoning Map



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.

Legend

-  REZ18-09 Subject Property
-  R-2 Low Density Dwelling District
-  C-O Office Shop District
-  C-2 General Commercial District
-  PDD Planned Development District



From: [Flynn, Matt](#)
To: ["cothoms@mchsi.com"](mailto:cothoms@mchsi.com)
Subject: RE: Case No. REZ18-19
Date: Wednesday, June 13, 2018 3:04:59 PM
Attachments: [image001.png](#)

Thank you Ms. Thoms – I will make sure your comments are entered into the record. Please contact me directly if you have additional comments or concerns.

Matt Flynn, AICP
Senior Planning Manager
City of Davenport, Iowa
Direct Phone: 563.888.2286

Visit our new website!
www.cityofdavenportiowa.com



From: cothoms@mchsi.com [mailto:cothoms@mchsi.com]
Sent: Wednesday, June 13, 2018 2:52 PM
To: Planning Division – CPED
Subject: Case No. REZ18-19

I do not wish to protest the proposed zoning change but to ask that if this zoning change goes through, that the City look at the traffic flow on Utica Ridge, specifically when turning from 56th St onto Utica Ridge. I'd also like to request a sidewalk on the east side of Utica to mirror the one on the west side of the street. It's very difficult to turn south off 58th St or to cross Utica on foot. I would like the City to support a more pedestrian and bicycle friendly environment in our area, especially with the increased traffic flow headed north.

Thank you,
Cosette Thoms
4202 E 58th St
(309) 269-8198

**NOTICE
PUBLIC MEETING
MONDAY, JUNE 11, 2018, 5:30 PM
MCCARTHY BUSH CORPORATION
5401 VICTORIA AVENUE, DAVENPORT, IOWA 52807**

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

A petition to rezone 8.134 acres of property has been filed by McCarthy Bush from C-O Office Shop District to C-2 General Commercial District. (See map of the affected property on reverse side of this notice).

According to the applicant: *Our team is working with a local small business owner to build a hair salon and spa at the corner of 56th and Utica with an additional, unfinished space in the building for a future tenant.*

A rezoning to C2 will allow the new building's owner/operator greater flexibility in identifying a tenant that would fit the neighborhood and provide an additional amenity. There have been discussions with possible future tenants but at this time, only the salon space will be finished and the rest of the building left as spec space.

The current C-O designation generally limits uses to offices and personal service businesses.

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 McCarthy Bush offices on the date and time listed above. Victoria Avenue is located one block east of Utica Ridge Road.

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, June 19, 5:00 pm at City Hall.

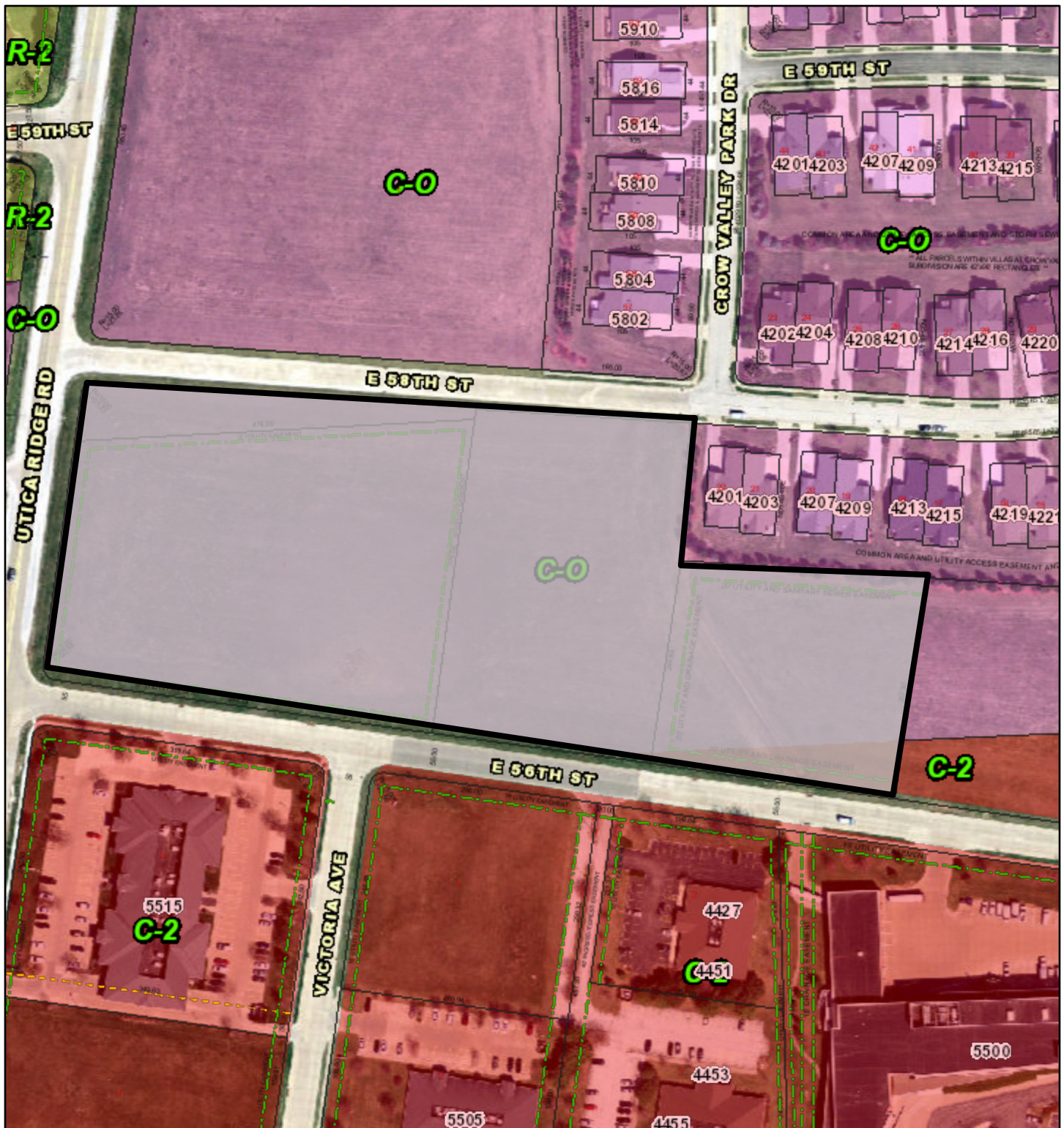
The City welcomes public participation in the rezoning process and your comments are important. We notify property owners within 200 feet of proposed rezonings. Please let your neighbors know of this who may have received this notice. If you cannot attend the public meeting and have questions or concerns, please contact the Community Planning Division.

Case No. REZ18-09

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

REZ18-09 Location Map

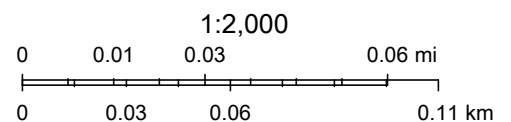


May 30, 2018

- Platted Lot Lines
- Easement
- Parks
- Parcels
- Street Centerline (Labels only)

- Creeks
 - Named Creeks
 - Unnamed Tributaries
 - Piped Creeks
 - City Limit
- Address Points

- Zoning Districts
 - A-1 Agricultural



Scott County Iowa, Bi-State Regional Commission

Neighborhood Meeting Attendance List

Case: RE218-09 Mc CARTHY BUSH

Date: 06-11-18

| Name | Address | Phone | Email |
|----------------------|---------------------------------------|---------------|-------------------------|
| 1 Barbara Hansen | 5805 Crow Valley Pk Dr | 359-4061 | |
| 2 JEROME HANSEN | " " " | " " | JRYHANSEN1@GMAIL.COM |
| 3 Doug KOESTER | 34228 E. 59 th ST | 940-3118 | dougkoester@mcclsi.com |
| 4 Tom Freiburger | 4226 E 58 th St | | |
| 5 Jry Willis | 4261 E. 58 th St | 565-508-6363 | B.J.Willis@revealed.net |
| 6 Carol Kramer | 4233 E. 58 th St. | (563)355-0796 | |
| 7 Connie Jones | 4237 E 58 th ST. | | |
| 8 Vick Moore | 4222 E. 58 St | | |
| 9 Lucia Moore | 4222 E. 58 St. | | |
| 10 Sue & Craig Gabel | 5967 Utica Ridge Rd | | |
| 11 Terence Docherty | 4109 E. 60 th St Davenport | | |
| 12 Teanne Docherty | 4109 E. 60 th ST Davenport | | |
| 13 Jan Lavitt | 5905 Utica Ridge Rd. | | |
| 14 Rod Hansen | 5802 Crow Valley Pk Dr. | | |
| 15 Kelly Johnson | 5802 Crow Valley Pk Dr | | |
| 16 Tim Payne | 4204 E 58 th ST. | | |
| 17 Steve Frels | 4203 E 58 th ST | | stevefrels@msn.co. |
| 18 Julie Miller | 5816 Crow Valley pkDr. | | |
| 19 Bill Miller | " " " " | | |
| 20 Ron Rickman | 4208 E 58 th St | | |
| 21 JJ CONDON | ALDERMAN | | |
| 22 Steve/Rene Jacobs | 4209 E 58 th | | Davenport |

Neighborhood Meeting Attendance List

Case: _____

Date: _____

| Name | Address | Phone | Email |
|----------------------|---|--------------|--------------------------------|
| 1 Don Barron | 4226 E. 59 th | 563-505-5875 | |
| 2 Sue Quail | 4213 E 58 th | 563-359-4803 | SQuail06177@gmail.com |
| 3 Noel Zimmerman | 1225 E. 58 th St | 563-639-2648 | Kmzimmer@btmail.com |
| 4 Colette Thoms | 4202 E. 58 th St | 269-8198 | cothoms@coachs.com |
| 5 Jim SHARDEN | 6401 Utica Ridge Rd #36 | 563/9401968 | |
| 6 Bob/Peggy ARRIBAND | 4228 E 58 th St. | 563-355-1531 | |
| 7 Sue Gabel | 5907 Utica Ridge Rd Duv | 5635059846 | csGabel@aol.com |
| 8 Patricia Harris | 4219 E 58 th St. Davenport | | patricia_harris_2008@yahoo.com |
| 9 Chris Townsend | 2224 E. 12 th St. Davenport IA | | chrisetownsendeng.net |
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| 22 | | | |



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, JUNE 19, 2018, 5:00 PM
CITY OF DAVENPORT PLAN AND ZONING COMMISSION
CITY HALL, 226 WEST 4TH STREET, DAVENPORT, IOWA 52801**

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

A petition to rezone 8.134 acres of property has been filed by McCarthy Bush from C-O Office Shop District to C-2 General Commercial District. (See map of the affected property on reverse side of this notice).

The current C-O designation generally limits uses to offices and personal service businesses. C-2 allows for a variety of commercial and retail uses, including eating and drinking establishments.

A public hearing will be held on the matter by the Plan and Zoning Commission at the location, date and time listed above. At the public hearing, the Commission will hear comments for and against the proposal, and field questions. As a property owner within 200 feet of the proposed rezoning, you have the opportunity to formally protest the action. To do so, please fill out and return the form below. You may also send an email to the Community Planning Division Staff, and your protest will be registered.

If you have any questions regarding the proposal, please contact the Community Planning Division.

Case No. REZ18-09

EMAIL: 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. REZ18-09

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

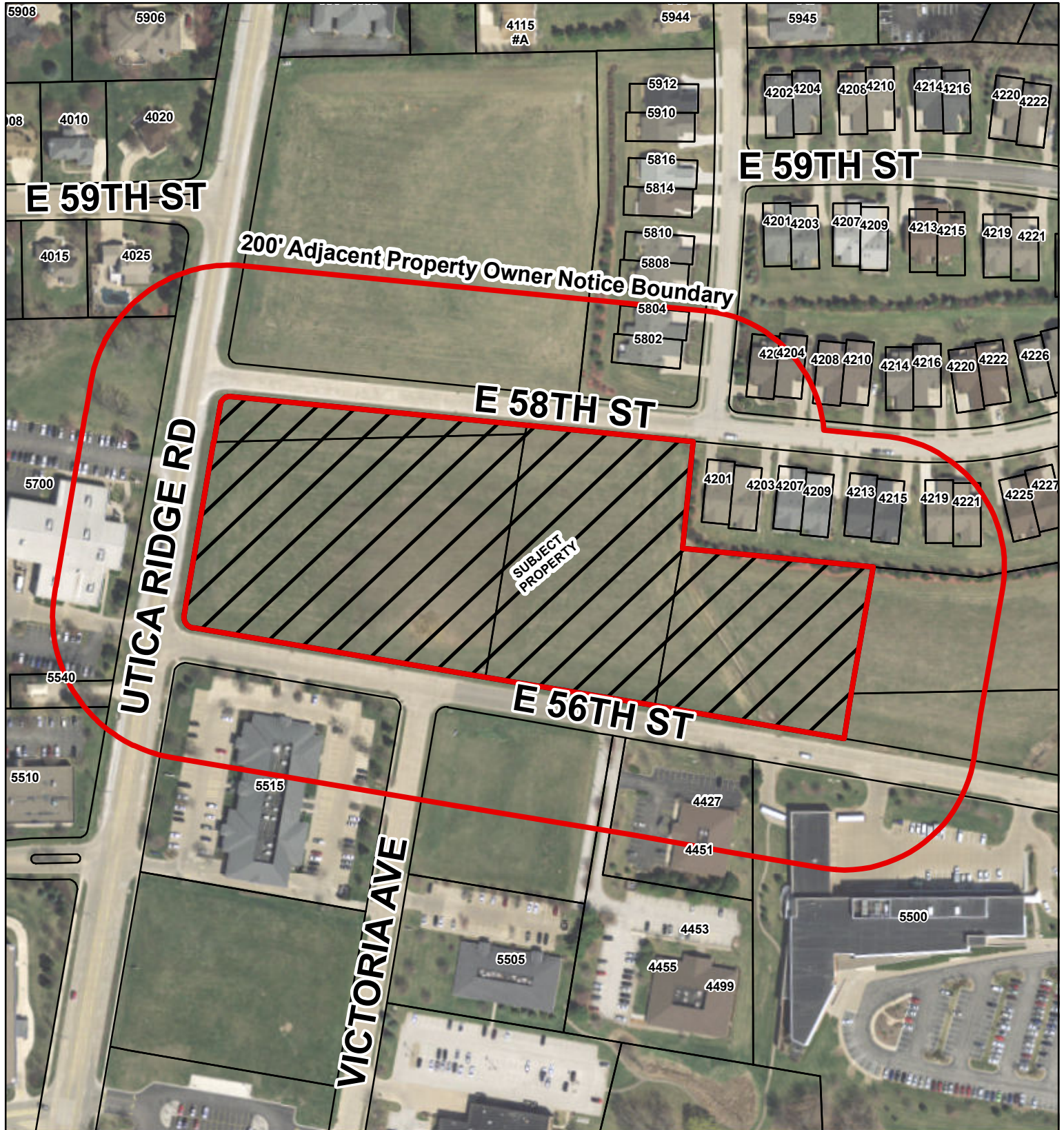
Hereby protest the proposed creation of the Elmore Corners Overlay District

Signed: _____

Date : _____


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

Plan & Zoning Commission: 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.

Legend

 REZ18-09 Subject Property



REZ18-09 Rezoning Protest List

| PARCEL NUMBER | NOTICE AREA | NOTICE % | PROTEST (YES/NO) | PROTEST % | PROPERTY ADDRESS | PROPERTY OWNER(S) | OWNER ADDRESS | OWNER CITY/STATE/ZIP |
|------------------|----------------|-------------|---------------------|--------------|--------------------------|--|--------------------------|-------------------------|
| Y0807-14B | 59222.42 | 5.5% | | 0.0% | 5700 UTICA RIDGE RD | DIXON PROPERTIES LLC | 5700 UTICA RIDGE RD | DAVENPORT IA 52807 |
| Y0807-23C | 2226.71 | 0.2% | | 0.0% | 5540 UTICA RIDGE RD | QWEST CORP | PO BOX 2599 | OLATHE KS 66063 |
| Y0823-02 | 610.08 | 0.1% | | 0.0% | 5510 UTICA RIDGE RD | LEVERAGED HOLDINGS LLC | 3245 E 35TH ST CT | DAVENPORT IA 52807 |
| Y0901-01B | 79431.19 | 7.4% | | 0.0% | | MCCARTHY IMPROVEMENT CO LINWOOD STONE PRODUCTS CO | 5401 VICTORIA AV | DAVENPORT IA 52807 |
| Y0901-13 | 3351.83 | 0.3% | | 0.0% | 4025 E 59TH ST | GREGORY A DESMET | 4025 E 59TH ST | DAVENPORT IA 52807 |
| Y0901-15 | 3969.76 | 0.4% | | 0.0% | 4221 E 58TH ST | LLOYD & DOROTHY FOX REVOC TRUS | 4221 E 58TH ST | DAVENPORT IA 52807 |
| Y0901-16 | 4032.00 | 0.4% | | 0.0% | 4219 E 58TH ST | PATRICIA M HARRIS DECLARATION TRUST | 4219 E 58TH ST | DAVENPORT IA 52807 |
| Y0901-17 | 4034.63 | 0.4% | | 0.0% | 4215 E 58TH ST | JOE SMAZAL | 4215 E 58TH ST | DAVENPORT IA 52807 |
| Y0901-18A | 4029.52 | 0.4% | | 0.0% | 4213 E 58TH ST | SUSAN R QUAIL REVOCABLE TRUST | 4213 E 58TH ST | DAVENPORT IA 52807 |
| Y0901-19A | 4032.01 | 0.4% | Yes | 0.4% | 4209 E 58TH ST | STEVEN H JACOBS REVOCABLE TRUST | 4209 E 58TH ST | DAVENPORT IA 52807 |
| Y0901-20A | 4031.97 | 0.4% | | 0.0% | 4207 E 58TH ST | JOAN W MCGEE TRUST | 4207 E 58TH ST | DAVENPORT IA 52807 |
| Y0901-21A | 4032.01 | 0.4% | | 0.0% | 4203 E 58TH ST | STEVEN E FRELS REVOCABLE TRUST | 4203 E 58TH ST | DAVENPORT IA 52807 |
| Y0901-22A | 4032.00 | 0.4% | | 0.0% | 4201 E 58TH ST | MARILYN QUIJAS | 4201 E 58TH ST | DAVENPORT IA 52807 |
| Y0901-23A | 3974.57 | 0.4% | | 0.0% | 4202 E 58TH ST | COSETTE N.F. THOMS | 4202 E 58TH ST | DAVENPORT IA 52807 |
| Y0901-24A | 2692.96 | 0.3% | | 0.0% | 4204 E 58TH ST | JAMES A PAYNE TRUST | 4204 E 58TH ST | DAVENPORT IA 52807 |
| Y0901-25 | 91.22 | 0.0% | Yes | 0.0% | 4208 E 58TH ST | RONALD L RICKMAN | 4208 E 58TH ST | DAVENPORT IA 52807 |
| Y0901-57 | 4573.10 | 0.4% | | 0.0% | 5802 CROW VALLEY PARK DR | RODNEY B JOHNSON | 21730 BELVEDERE LN | ESTERO FL 33928 |
| Y0901-58A | 4572.37 | 0.4% | | 0.0% | 5804 CROW VALLEY PARK DR | NORMA J CASSIDY TRUST | 5804 CROW VALLEY PARK DR | DAVENPORT IA 52807 |
| Y0917-01 | 37784.40 | 3.5% | | 0.0% | 5500 LAKEVIEW PKWY | MISSISSIPPI VALLEY REGIONAL | 5500 LAKEVIEW PKWY | DAVENPORT IA 52807 |
| Y0917-02C | 39285.39 | 3.7% | | 0.0% | | MCCARTHY IMPROVEMENT CO | 5401 VICTORIA AV | DAVENPORT IA 52807 |
| Y0917-12J | 50454.31 | 4.7% | | 0.0% | 5515 UTICA RIDGE RD | 56 UTICA LLC | 5515 UTICA RIDGE RD | DAVENPORT IA 52807 |
| Y0917-12M | 30112.32 | 2.8% | | 0.0% | 4427 E 56TH ST | GSTA HOLDINGS | 25380 VALLEY DR | BETTENDORF IA 52722 |
| Y0917-12N | 2886.30 | 0.3% | | 0.0% | 4453 E 56TH ST | AA56 LLC | 20813 E 550th STREET | COLONA IL 61241 |
| Y0919-01C | 59405.14 | 5.6% | | 0.0% | 4650 E 53RD ST | BIRCHWOOD III LLC | 4600 E 53RD ST | DAVENPORT IA 52807 |
| Y0919-03D | 78025.21 | 7.3% | | 0.0% | | MCCARTHY IMPROVEMENT CO LINWOOD STONE PRODUCTS CO | 5401 VICTORIA AV | DAVENPORT IA 52807 |
| Y0903-58A | 128212.49 | 12.0% | | 0.0% | | MCCARTHY IMPROVEMENT CO LINWOOD STONE PRODUCTS CO | 5401 VICTORIA AV | DAVENPORT IA 52807 |
| Y0451-24E | 3121.64 | 0.3% | | 0.0% | 6300 UTICA RIDGE RD | CROW VALLEY GOLF CLUB | 4315 E 60TH ST | DAVENPORT IA 52807 |
| FID28 | 7378.29 | 0.7% | | 0.0% | | VILLAS AT CROW VALLEY 2ND ADD | 4555 UTICA RIDGE RD | BETTENDORF IA 52722 |
| FID29 | 44332.14 | 4.1% | | 0.0% | | VILLAS AT CROW VALLEY 2ND ADD | 4555 UTICA RIDGE RD | BETTENDORF IA 52722 |
| FID30 | 17598.89 | 1.6% | | 0.0% | | VILLAS AT CROW VALLEY 2ND ADD | 4555 UTICA RIDGE RD | BETTENDORF IA 52722 |

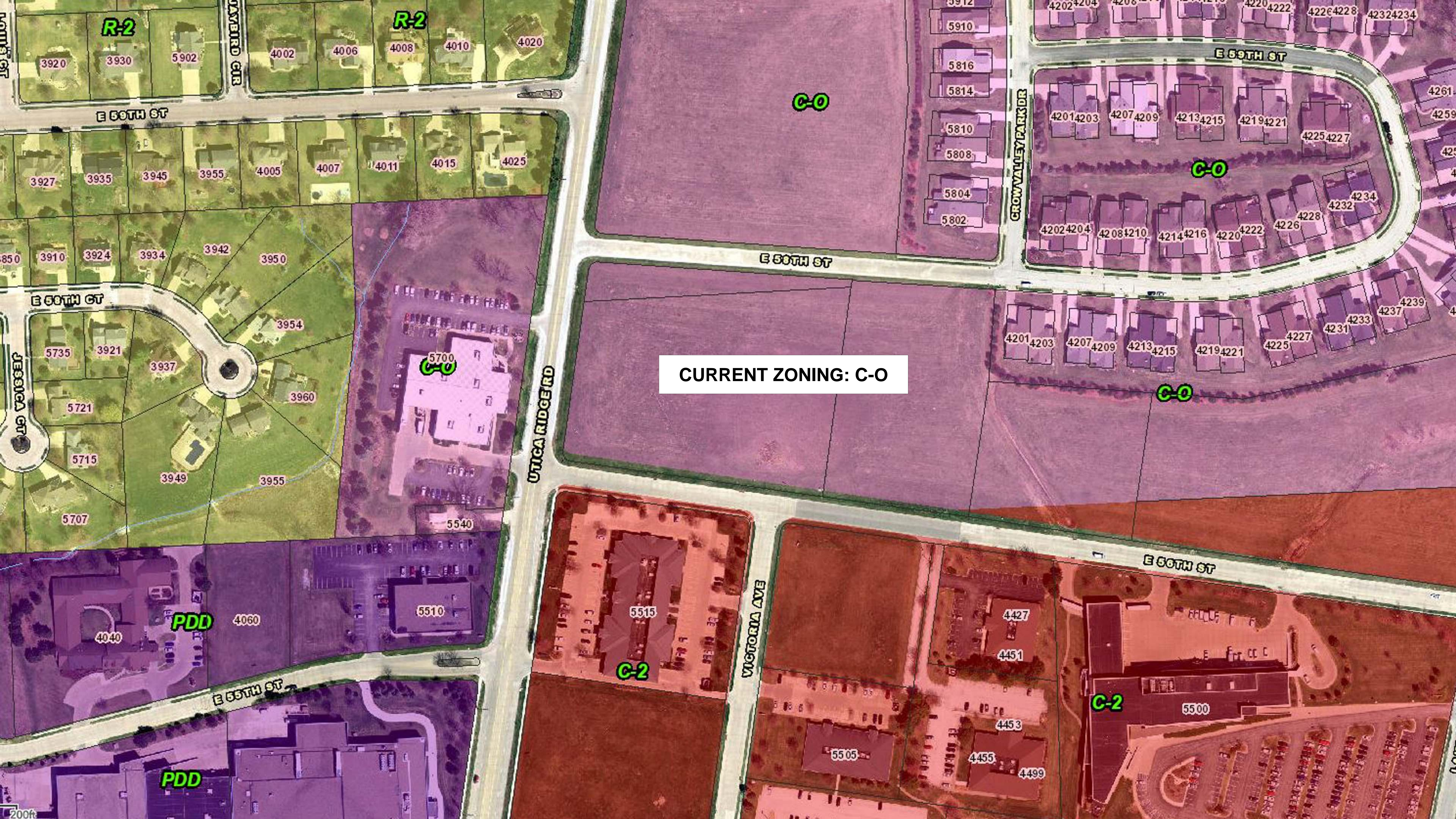
PARCELS 691,536.8 64.7%
ROW 377,080.9 35.3%

Alderman: CLEWELL

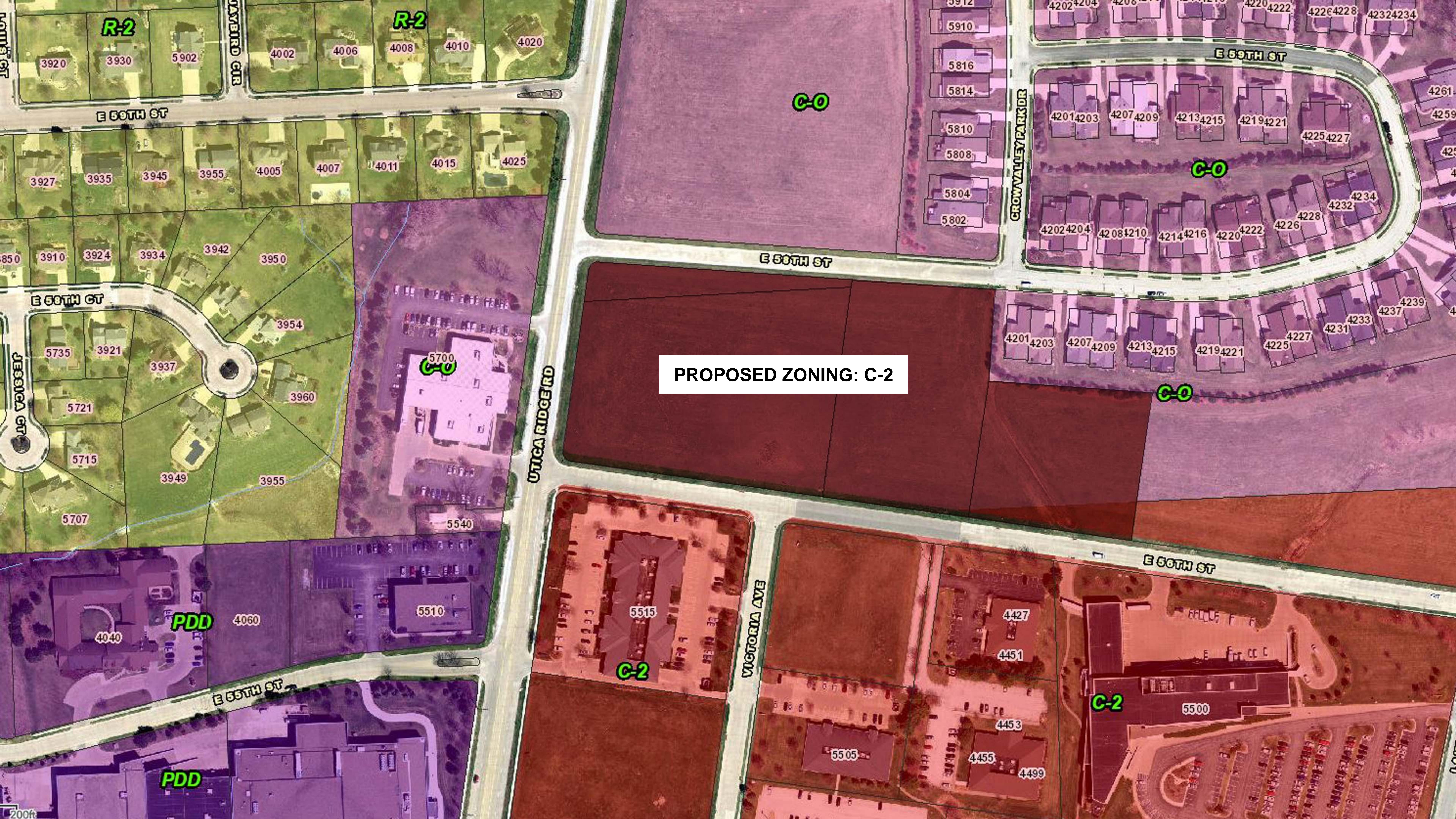
TOTAL
NOTICE AREA 1,068,617.7 100% **0.4% PROTEST RATE**

Protests: 2

Properties: 30



CURRENT ZONING: C-O



R-2

R-2

C-2

C-2

C-2

PDD

PDD

C-2

C-2

PROPOSED ZONING: C-2

200ft



58th Street

Utica Ridge Road

56th Street





McCarthy Bush Corp (McB) is working with Stacey and Chris Spillum as they expand their current business, Pure Hair Studio <http://www.purehairstudioinc.com/> to a nearby Davenport location. They are currently leasing space in a building that also houses the Gentry Shop and US Bank on Utica Ridge in Davenport

Pure's need for additional space and the Spillum's desire to create a complimentary space adjacent to the salon has led them to purchase property at the corner of Utica Ridge and 56th St in Davenport. Bush Construction, working with McB, the City and Townsend Engineering have developed a concept for the Spillum's building, which is attached. The goal for this project and future developments that may occur on the remaining acreage is to create amenities for the surrounding office/commercial/residential neighbors.

The property is currently zoned C0 with nearby property to the south zoned C2. It is our request to rezone this property to a C2 zoning as well, to create the kind of amenities that will meet the growing neighborhood's needs. Ideas for future development include a bakery, a coffee shop, smaller specialty retailers, and possibly a wine bar or small restaurant in the area. No other projects are being considered at this time and Bush will be moving forward with the Spillum salon building but leaving approximately one-third of that space unfinished for a future tenant. Rezoning the entire acreage at this time not only allows the Spillum building greater flexibility in the type of complimentary tenant they might attract, it would avoid multiple rezoning requests, avoid unnecessary costs and subsequent multiple meetings as we move towards the ultimate development of the remaining parcels.

The attached concept design of the Spillum building shows high end, clean/modern exterior finishes which would set the standard for future development. A landscape plan has not yet been completed, so the trees shown on the concept are simply placeholders and not a full landscape plan.

The property owners are in discussions with the neighboring home owners, who have expressed concern about moving to a C2 zoning and the types of business that might locate there in the future. There is understanding and good will from both sides that everyone's goal is to see this infill area develop in such a fashion that fits the neighborhood and offer amenities that will add value to nearby homes.

City of Davenport
Plan and Zoning Commission

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

Date
6/19/2018

Subject:

NOTE DATE CHANGE:

Monday, July 02, 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 | 6/15/2018 - 1:23 PM |

City of Davenport
Plan and Zoning Commission

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

Date
6/19/2018

Subject:

Approved Resolution 2018-251 approving Case No. F17-08 being the final plat of Bryr's Addition, being a replat of Lots 4, 5, 6 and 7 of Block 1, of Parkers Addition, located west of Division Street and along the north side of West 2nd Street (1730 & a738 W 2nd Street), containing 0.83 acre, more or less and two (2) industrial lots.

Staff Workflow Reviewers

REVIEWERS:

| Department | Reviewer | Action | Date |
|------------|--------------|----------|---------------------|
| City Clerk | Wille, Wayne | Approved | 6/15/2018 - 1:32 PM |

City of Davenport
Plan and Zoning Commission

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

Date
6/19/2018

Subject:
June 05, 2018 meeting minutes

ATTACHMENTS:

| Type | Description |
|-------------------|--------------------------|
| ▯ Backup Material | 06-05-18 Meeting Minutes |

Staff Workflow Reviewers

REVIEWERS:

| Department | Reviewer | Action | Date |
|------------|--------------|----------|---------------------|
| City Clerk | Wille, Wayne | Approved | 6/15/2018 - 1:26 PM |

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

**TUESDAY JUNE 05, 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 –

- Case No. REZ18-06: Request of Tim Shaffer of Shaffer Automotive Service LLC dba Dales Service Center for a rezoning on 4,380 square feet (0.10) acre of property known as 1909 North Zenith Avenue located north of West Locust Street and east of North Zenith Avenue. The rezoning is from “R-3” Moderate Density Dwelling District to “C-2” General Commercial District to provide parking/storage for the associated business Dales Service. [Ward 1]
- Case No. REZ18-07: Request of Tim Shaffer of Shaffer Automotive Service LLC dba Dales Service Center for a rezoning on 6,000 square feet (0.14) acre of property known as 3816 West Locust Street located north of West Locust Street and east of North Zenith Avenue. The rezoning is from “R-3” Moderate Density Dwelling District to “C-2” General Commercial District to provide parking/storage for the associated business Dales Service. [Ward 1]

The public hearing was closed at 5:18 P.M.

Next Public Hearing:

Tuesday, June 19, 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 5:04 P.M. following the public hearing.

I. Roll Call of the Membership

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

Excused: None

Absent: None

Staff: Flynn, Koops, Longlett, Ott, Wille and attorney Heyer

II. Report of the City Council Activity - as presented

III. Secretary's Report - the May 15, 2018 meeting minutes were approved as presented

IV. Report of the Comprehensive Plan Committee – a public draft of the ordinance and map should be available mid June and that will start a series of Q&A sessions throughout Davenport. Website is www.davenportzoning.com

V. Zoning Activity

A. Old Business

B. New Business -

1. Case No. ORD18-04: Request of the City of Davenport to amend Title 17 of the Davenport City Code entitled "Zoning" by amending Section 17.29 in part by clarifying the Design Review Board's consideration of encroachment permits as recommendation only. [Ward All]

Finding:

- The Ordinance clarifies the Design Review Board's consideration of encroachment permits as recommendation only.

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed finding and forward Case ORD18-04 to the City Council with a recommendation for approval.

A motion by Medd, seconded by Maness to accept the listed finding and forward Case ORD18-04 to the City Council with a recommendation for approval was unanimously approved on a vote of 10-yes, 0-no and 0-abstention.

2. Case No. ORD18-02: request of the City of Davenport to amend Title 17 of the City Code entitled Zoning by incorporating a zoning component to promote and create a commercial identity for the Rockingham Road Corridor through design and use standards. Chapter 17.60 of the City Code allows for text and map amendments. [Wards 1 & 3]

Findings:

- Proposed ordinance has undergone a thorough public process including stakeholder input and neighborhood meetings
- Proposed ordinance is largely supported by the majority of the project participants
- Proposed ordinance will serve as an effective tool in the implementation of corridor enhancement by lessening the intensity of use, thus enhancing the environment for neighborhood commercial redevelopment

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. ORD18-02 to the City Council for approval.

A motion by Medd, seconded by Connell to accept the listed finding and forward Case ORD18-02 to the City Council with a recommendation for approval was unanimously approved on a vote of 10-yes, 0-no and 0-abstention.

VI. Subdivision Activity

A. Old Business –

B. New Business –

1. 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]

Findings:

The preliminary plat conforms to the comprehensive plan.

The preliminary plat extends of the existing street system and provides for continued residential growth of the Jersey Meadows area.

The plat conforms to the requirements of Title 16 "Subdivision" as conditioned.

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the findings and forward Case No. P18-03 to the City Council for approval subject to the following conditions:

1. That section lines be shown;
2. That the dimensions of existing street and rights-of-way are shown;
3. That areas of significant tree cover are delineated;
4. That the location and sizes of existing sanitary and storm sewer line(s) as well as water mains are shown;
5. That the existing and proposed zoning be noted;
6. That the existing and proposed drainage patterns of site be shown;
7. That the outlots "O.L. A" through "O.L. Q" be renamed to "Lot A" through "Lot Q" and designated and noted as being for a specific purpose(s).

A motion by Medd, seconded by Maness to accept the listed finding and forward Case P18-03 to the City Council with a recommendation for approval was approved on a split vote of 6-yes, 1-no (Reinartz) and 3-abstentions (Kelling, Quinn and Tallman).

2. Case No. F18-04: Request of Pine Partners LLC for a final plat Wedgewood Tenth Addition on 0.97 acre, more or less, being in part a replat of Lots 4, 5, 9 and 10 of Wedgewood Seventh Addition located along the west side of Division Street at the 5600 and 5700 blocks. Four (4) lots are proposed. [Ward 8]

Findings:

- The proposed plat facilitates the sale and proposed development of the property.
- The proposed plat generally 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.

A motion by Medd, seconded by Maness to accept the listed finding and forward Case F18-04 to the City Council with a recommendation for approval was unanimously approved on a vote of 10-yes, 0-no and 0-abstention.

VII. Other Business

VIII. Future Business – Preview of items for the June 19th public hearing and/or regular meeting (*note-not all items to be heard may be listed*):

- Case No. REZ18-08: Request of William Torchia on behalf of WCT Investments Davenport Series for a rezoning on 6.5 acres, more or less, located along the south of East 53rd Street and east of Lorton Avenue from “R-1 Low Density Dwelling District to “PDD” Planned Development District (possible “C-3” General Commercial District) to facilitate commercial development. [Ward 6]
- Case No. ROW18-01: Request of William Torchia on behalf of WCT Investments Davenport Series for the vacation (abandonment) of 0.34 acre (14,812 square feet), more or less, of right-of-way known as Fairhaven Road extending approximately 285 feet south from East 53rd Street to facilitate commercial development. [Ward 6]
- Case No. REZ18-09: Request of Jerod Engler on behalf of McCarthy Improvemnt Co. for the rezoning of 8.83 acres, more or less, located along the north side of East 56th Street east of Utica Ridge Road from “C-O” Office Shop District to “C-2” General Commercial District to facilitate commercial development. [Ward 6]
- Case No. F18-05: Request of Seng Meadows LLC for a final plat of Seng Meadows First Addition on 14.15 acres, more or less, located west of Northwest Blvd. and north of West 46th Street containing 40 single family lots. [Ward 7] The preliminary plat was approved in April. The area is zoned “R-3” Moderate Density Dwelling District. [Ward 7]
- Case No. F18-06: Request of Bush Construction for a final plat of Crow Valley Plaza Eleventh Addition on 8.13 acres, more or less, being a replat of Lot 2 of Crow Valley Plaza Tenth Addition located along the north side of East 56th Street and east of Utica Ridge Road containing two (2) lots. [Ward 6]
- Case No. F18-07: Request of Richard Pierce for a final plat of Monarch Hills First Addition on 9.39 acres, more or less, being a replat of Lot 1 of Richard Pierce Subdivision, east of Vermont Avenue and north of Telegraph Road (405 North Vermont Avenue) containing two agricultural lots. [Ward 1]

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 5:40 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, June 19, 2018 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: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286

Date
6/19/2018

Subject:

Case No. REZ18-06: Request of Tim Shaffer of Shaffer Automotive Service LLC dba Dales Service Center for a rezoning on 4,380 square feet (0.10) acre of property known as 1909 North Zenith Avenue located north of West Locust Street and east of North Zenith Avenue. The rezoning is from "R-3" Moderate Density Dwelling District to "C-2" General Commercial District to provide parking for the associated business Dales Service. [Ward 1]

ATTACHMENTS:

| Type | Description |
|-------------------|--------------------|
| ▢ Backup Material | REZ18-06 SR Packet |

Staff Workflow Reviewers

REVIEWERS:

| Department | Reviewer | Action | Date |
|------------|--------------|----------|---------------------|
| City Clerk | Wille, Wayne | Approved | 6/15/2018 - 1:55 PM |



City of Davenport
Community Planning & Economic Development Department
STAFF REPORT

Meeting Date: June 19, 2018
Request: R-3 Moderate Density Dwelling to C-2 General Commercial
Address: 1909 North Zenith Avenue (N of W Locust St & E of N Zenith Ave)
Case No.: REZ18-06
Applicant: Tim Shaffer dba Shaffer Automotive/Dales Service

Recommendation:

Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. REZ18-06 to the City Council for approval subject to the listed conditions.

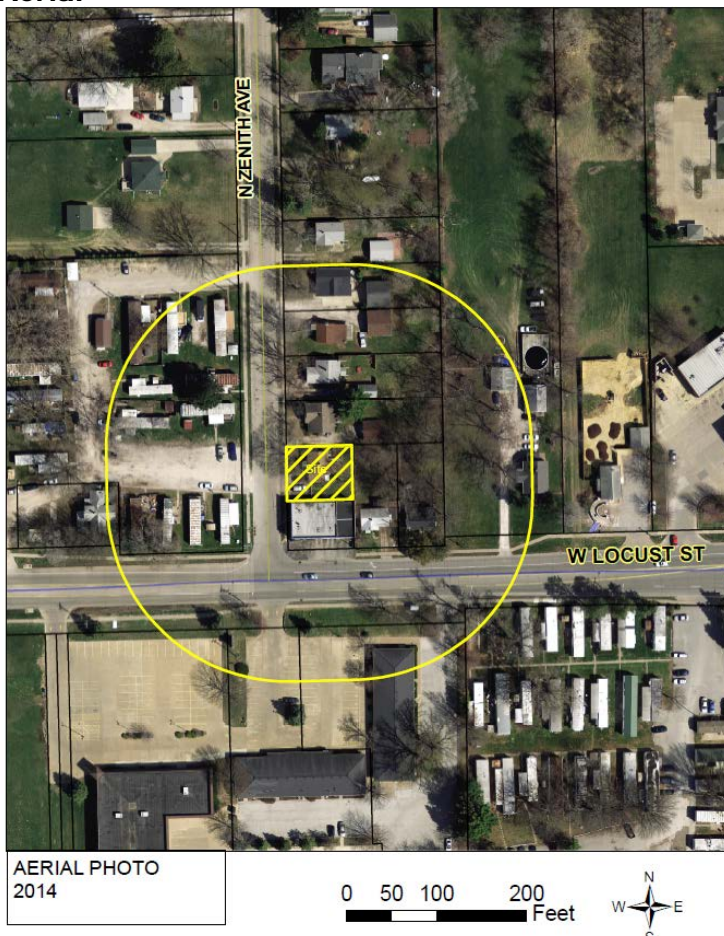
Introduction:

Request of Tim Shaffer of Shaffer Automotive Service LLC dba Dales Service for a rezoning (map amendment) on 4,380 square feet (0.10) acre of property known as 1909 North Zenith Avenue located north of West Locust Street and east of North Zenith Avenue. The rezoning is from "R-3" Moderate Density Dwelling District to "C-2" General Commercial District to provide parking for the associated business Dales Service Center. [Ward1]

Note: there is a companion zoning request for 3816 West Locust Street. While these are separate requests they act in tandem.

AREA CHARACTERISTICS:

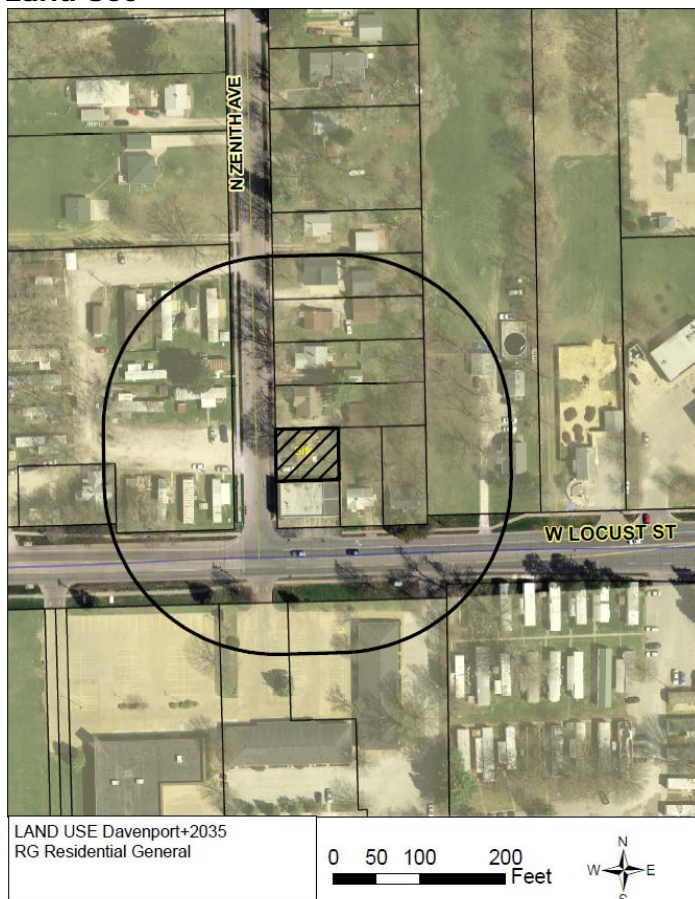
Aerial



Zoning Map



Land Use



Background:
Comprehensive Plan:

Within Urban Service Boundary +2035: Yes

Future Land Use Designation: The property being rezoned and the surrounding properties are designated as Residential General (RG).

Note: The abutting business property, Dales Service Center at 3830 W Locust Street, was zoned to the "C-2" General Commercial classification in 2015. At that time the Davenport 2025 Land Use plan designated the property as CN Commercial Neighborhood.

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 Goals to be considered in this Case:

Identify and reserve land for current and future development – *encourage a full range of development.*

Zoning:

The subject property is currently zoned "R-3" Moderate Density Dwelling District. The abutting business, Dales Service Center, located at 3830 W Locust Street, is zoned "C-2" General Commercial District. Planned Development (PDD) zoning is located across Locust Street to the south and Neighborhood Commercial (C-1) zoning is located on the two lots west of the Fairmount Street.

Technical Review:

Streets. The property is located on the east side of North Zenith Avenue just north of West Locust Street.

Storm Water. Stormwater infrastructure (inlets) is located in both North Zenith Avenue and West Locust Street at the intersection. Redevelopment of the site may require compliance with the City's stormwater regulations.

Sanitary Sewer. Sanitary sewer service is located within North Zenith Avenue (8-inch line).

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

Emergency Services. The property is located approximately 1-2/3 miles from Fire Stations No. 6 at 1735 West Pleasant Street and approximately 2 miles from Fire Station No. 5 at 2808 Telegraph Road.

Parks/Open Space. The proposed rezoning does not impact any existing or planned parks or public open spaces.

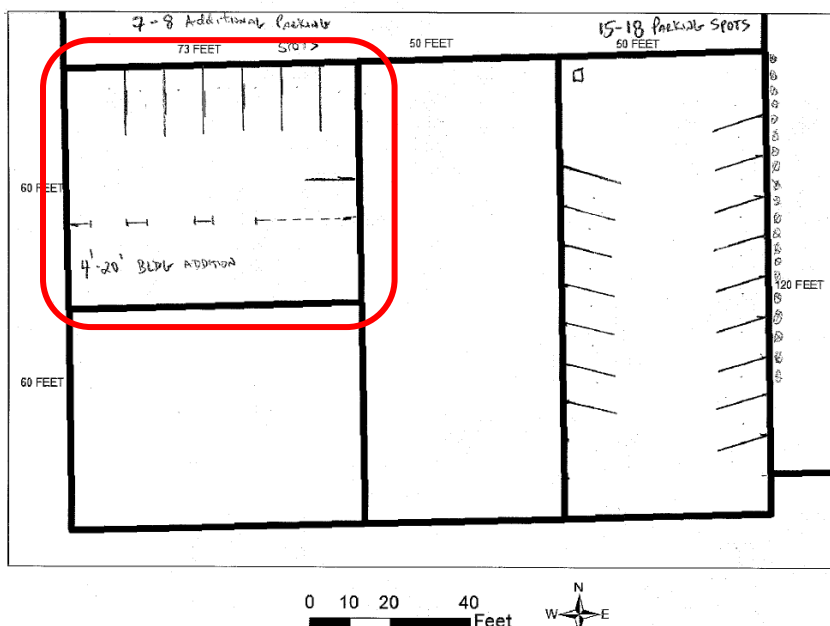
Public Input:

The neighborhood meeting was held on Thursday May 24th at the business location. A larger area was notified north along Zenith Avenue for the neighborhood meeting at the request of the Ward Alderman. Apparently complaints in the past have been received from those residents further north on Zenith Avenue about parking issues associated with Dale's Automotive. According to the Council Office it would seem as though these parking areas would help some of the problems they have had and it would be beneficial for those neighbors who have had problems in the past know what's going on. No one from the public attended though one owner had indicated in his protest that he could not attend. At the public hearing one person spoke regarding the vehicles parked on Zenith and the unloading of vehicles blocking the street and turning movements. Also a concern with the tenants of the owner's rental property in the area was raised which is not directly pertinent to this request.

Discussion:

The rezoning is proposed to allow parking of vehicles to be and those finished being worked on as well as customer parking. The public garage use, currently Dales Service Center, was annexed into the City in 1964 as a non-conforming use and remained a non-conforming use until 2015 when it was zoned to the "C-2" General Commercial classification in 2015. In 2007 the non-conforming building (use) was expanded through Zoning Board of Adjustment (the east side was squared off since a portion already encroached into the east side yard). A service use has been at this location since at least the 1950's. As a use grows there are two options; either expand at the current site or relocate. The current owner has chosen the option to try to expand at the current site by requesting this and the companion rezoning.

The adjacent property would be used to alleviate (mitigate) the congestion at the front (Locust Street side) of the building, thereby opening-up the visibility at the intersection. However, by doing so this may allow traffic to speed into the intersection and cut the corner as many drivers are want to do rather than slowing down due to the visibility being reduced. The added property would be used to allow the current building to be used more efficiently with traffic moving in one direction alleviating backing out onto Locust Street. This property alone will not solve the problem of temporarily blocking Zenith Avenue with a tow vehicle while dropping off a vehicle, some backing movement will need to occur.



If the problem of parking of vehicles on Zenith Avenue that are related to the business persists, the residents do have an option to request "resident only parking" in front of their homes through the City's Traffic Engineer.

Staff Recommendation:

Findings:

- The request mitigates congestion on the local streets.
- The request mitigates the business impact on the surrounding area.
- This request allows a small business to grow and remain.

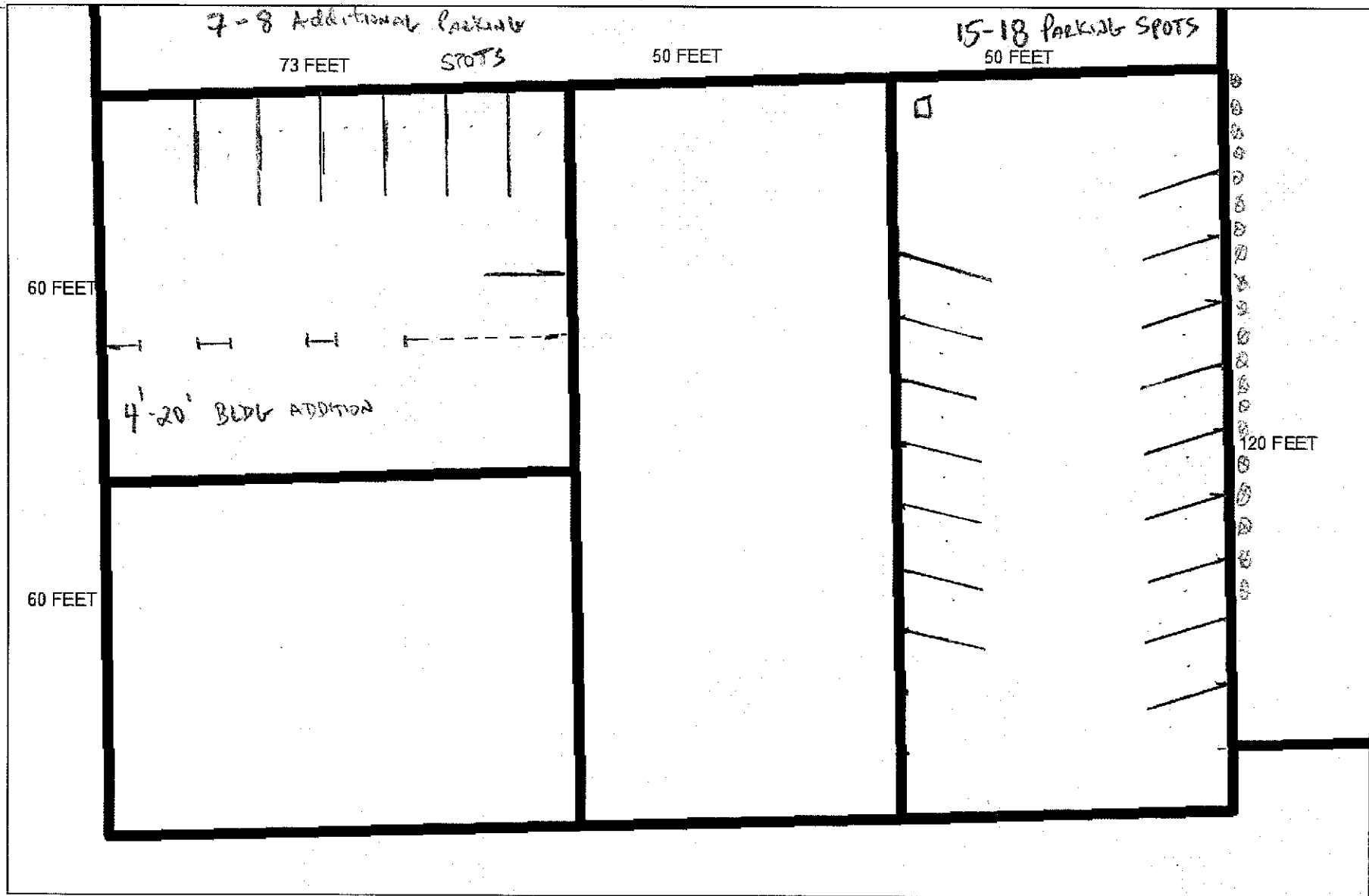
Recommendation:

Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. REZ18-06 to the City Council for approval subject to the following conditions:

1. That a six foot solid fence be constructed along the north property line (four foot height in the required front yard).

Prepared by:

Wayne Wille, CFM - Planner II
Community Planning Division



0 10 20 40 Feet





0 15 30 60 Feet



**PUBLIC HEARING NOTICE
PLAN AND ZONING COMMISSION
CITY OF DAVENPORT**

Public Hearing Details:

Date: 06/05/2018
Time: 5:00 PM
Location: Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa
Subject: Public hearing for a rezoning (map amendment) before the Plan and Zoning Commission
Case #: REZ18-06 & REZ18-07

To: All property owners within 200 feet of the subject property located at: **1909 North Zenith Avenue** and **3816 West Locust Street**.

What is this All About?

This notice is being sent to inform you that a public hearing will be held for a rezoning (map amendment) request. The purpose of the rezoning is to allow residential townhomes on individual lots.

Request Description

- Case No. REZ18-06: Request of Tim Shaffer of Shaffer Automotive Service LLC dba Dales Service Center for a rezoning on 4,380 square feet (0.10) acre of property known as 1909 North Zenith Avenue located north of West Locust Street and east of North Zenith Avenue. The rezoning is from "R-3" Moderate Density Dwelling District to "C-2" General Commercial District to provide parking/storage for the associated business Dales Service. [Ward 1]
- Case No. REZ18-07: Request of Tim Shaffer of Shaffer Automotive Service LLC dba Dales Service Center for a rezoning on 6,000 square feet (0.14) acre of property known as 3816 West Locust Street located north of West Locust Street and east of North Zenith Avenue. The rezoning is from "R-3" Moderate Density Dwelling District to "C-2" General Commercial District to provide parking/storage for the associated business Dales Service. [Ward 1]

What are the Next Steps after the Public Hearing?

This public hearing is the first step in the review/approval process. The Commission will make its recommendation two weeks following this public hearing which will then be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing as you received this notice. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?

As a neighboring property owner, you may have an interest in commenting on the proposed request either in writing/email or in person at the public hearing. If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the public hearing. Send comments to planning@ci.davenport.ia.us or CPED, 226 W 4th St, Davenport IA 52801.

Do You Have Any Questions?

If you have any questions on this request, or if ADA/special accommodations are needed, please contact Wayne Wille, CFM-Planner II, the planner assigned to this project at wtw@ci.davenport.ia.us or 563-326-6172.

Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the applicant. If you choose to attend the hearing, you may wish to contact Community Planning prior to your departure to learn of any changes to the agenda.



Case No. REZ18-06
1909 N Zenith Ave

0 37.5 75 150
Feet



Case No. REZ18-07
3816 W Locust St

0 37.5 75 150
Feet



| Owner | | Address | C-S-Z |
|---|--------------------|-----------------------|---------------------|
| RICHARD W SHAFFER | DIANE K SHAFFER | 2130 OKLAHOMA AVE | DAVENPORT IA 52804 |
| TIMOTHY SHAFFER | AMANDA SHAFFER | 12023 - 70TH AVE | BLUE GRASS IA 52726 |
| GEORGE A MAST | GERALDINE L MAST | 806 W BROOKSHIRE | ORANGE CA 92865 |
| WILLIAM JAMES MAST | | 3822 W LOCUST ST | DAVENPORT IA 52804 |
| DONALD E BRENTISE | KRISTIN K BRENTISE | 3804 W LOCUST ST | DAVENPORT IA 52804 |
| B & V PARTNERS LLC | | 2490 HEATHER GLEN AVE | BETTENDORF IA 52722 |
| IDLE WHEELS MOBILE HOME PARK | | 1108 WAVERLY RD | DAVENPORT IA 52804 |
| RIGHT ON COOPERATIVE | | PO BOX 131 | BETTENDORF IA 52722 |
| MCALISTER PROPERTIES LLC | | 1314 VAIL AVE | DURANT IA 52747 |
| ALL AROUND TOWN ENTERPRISES | | PO BOX 5267 | DAVENPORT IA 52808 |
| TIM SHAFFER | dba DALES SERVICE | 3830 W LOCUST ST | DAVENPORT IA 52804 |
| extra mailing as per Tiffany & Ald Dunn | | | |
| LORAS W JAEGER | MARCHETTA JAEGER | 2421 HIGH ST | DES MOINES IA 50312 |
| FRANKIE R BENNETT | | 2036 N ZENITH AVE | DAVENPORT IA 52804 |
| FREDERICK L HIGGINS | DAWN M HIGGINS | 2031 N ZENITH AVE | DAVENPORT IA 52804 |
| JACOB R SHAFFER JR | | 2030 N ZENITH AVE | DAVENPORT IA 52804 |
| ROGER DUGAN | GEORGIA J DUGAN | 2018 N ZENITH AVE | DAVENPORT IA 52804 |
| SEAN R CARTER | ROSA M BRIBRIESCO | 2017 N ZENITH AVE | DAVENPORT IA 52804 |
| DAVID C BLOOM | LAURA L BLOOM | 2015 N ZENITH AVE | DAVENPORT IA 52804 |
| JOHN C COOKSEY | | 2018 N ZENITH AVE | DAVENPORT IA 52804 |
| REX COOPER | LUCILLE COOPER | 126 N IVAN AVE | GALESBURG IL 61401 |
| TLC REAL ESTATE LLC | | 4319 W 30TH ST | DAVENPORT IA 52804 |
| STEPHEN C CLOUGH | CAROL M CLOUGH | 2107 N ZENITH AVE | DAVENPORT IA 52804 |

EMAIL ONLY

| | |
|-------------------|--|
| ALD DUNN | rdunn@ci.davenport.ia.us |
| ALD GRIPP | kgripp@ci.davenport.ia.us |
| ALD CONDON | jcondon@ci.davenport.ia.us |
| TIFFANY THORNDIKE | tthorndike@ci.davenport.ia.us |
| TIM SHAFFER | tim@dalesqc.com |
| ROBERT INGHAM | binghram@activethermal.net |



226 West Fourth Street • Davenport, Iowa 52801
Telephone: 563-326-7711 TDD: 563-326-6145
www.cityofdavenportiowa.com

NEIGHBORHOOD MEETING NOTICE

Date – Time - Place

On May 24, 2018 at 5:00 P.M., a neighborhood meeting will be held to introduce you to a project that requires a property to be rezoned. The meeting will be held at Dales Service Center 3830 West Locust Street (northeast corner of Zenith Avenue and Locust Street)

What is it about?

The applicant is proposing to develop parking/storage lots for his business (customers and vehicles to be or having been worked on). The business location is 3830 West Locust Street. The two locations that are subject of the rezoning requests are:

- 1) 1909 North Zenith Avenue being north of and abutting the business property; and
- 2) 3816 West Locust Street being one lot further east.



This is the first step in a rezoning process. Public hearings will be held before both the Plan and Zoning Commission and City Council. You will shortly be receiving notice of the City Plan and Zoning Commission's public hearing scheduled for June 5th at 5:00 P.M. in the Council Chambers at Davenport City Hall.



The proposed schedule is as follows (the remaining meetings are held in the Council Chambers of City Hall at 226 W 4th Street:

- Tuesday – 06/05/2018 at 5:00 P.M. – Plan and Zoning Commission Public Hearing
- Tuesday – 06/19/2018 at 5:00 P.M. – Plan and Zoning Commission regular meeting (recommendation to City Council made)

The City Council requires three readings or considerations for a rezoning to be approved (unless waived by the City Council). (The following is a tentative schedule for the City Council meetings – You will also receive a notice of the public hearing at the City Council).

- Wednesday – 06/20/2018 at 5:30 P.M – Committee of the Whole (City Council public hearing)
- Wednesday – 06/27/2018 at 5:30 P.M. – First consideration by City Council
- Tuesday – 07/03/2018 at 5:30 P.M – Committee of the Whole (date changed due to holiday)
- Wednesday - 07/11/2018 at 5:30 P.M. – Second consideration by City Council
- Wednesday – 07/18/2018 at 5:30 P.M – Committee of the Whole
- Wednesday - 07/25/2018 at 5:30 P.M. – Third & Final consideration by City Council

A tabling (delay) may occur at any point in this process.

If you have any questions, please contact the Community Planning Office at 563-326-7765 or use the office e-mail planning@ci.davenport.ia.us



3816 W Locust Street



1909 N Zenith Avenue

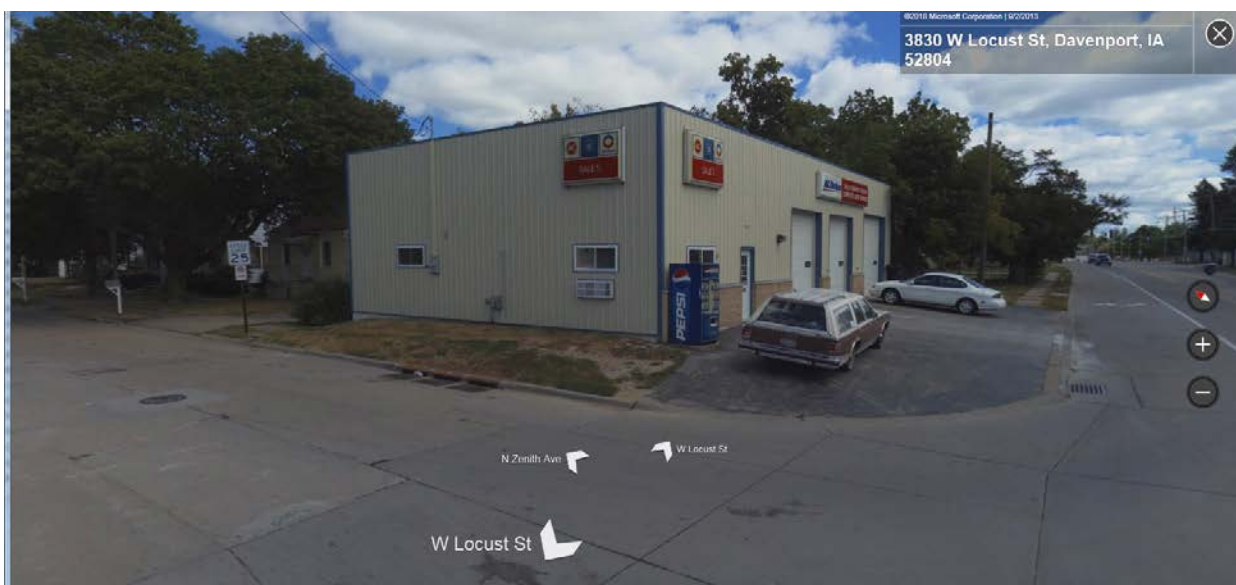


3830 W Locust Street

3816 W Locust St



1909 N Zenith Ave



3830 W Locust Street

DATE: May 24, 2018
TO: Community Planning

Please be informed of my opposition to the rezoning of the properties located at 1909 N. Zenith Ave and 3816 W. Locust St.

For the following reasons I am in opposition the rezoning:

1. There is no assertion or indication that encroachment on Zenith Ave. will in anyway help the immediate area or community. Further, there is no assertion or indication that this will help the community in general.
2. If the property on Zenith is rezoned it will increase an already busy intersection (Locust & Zenith) both from Zenith and turning onto Zenith.
 - As the garage business has increased the business has consistently parked vehicles of all types abutting the West Locust Street curb line blocking the needed view of anyone wishing to enter West Locust Street from Zenith Avenue.
3. As sited in # 2 above it is extremely dangerous to enter the intersection from Zenith Avenue onto West Locust Street – turning either way. To look for traffic turning onto Locust Street you must pull into Locust Street beyond the vehicles parked in the right of way, of the Dale's Garage to check for oncoming traffic.
4. Wrecker and flatbed trucks deliver vehicles blocking traffic on West Locust Street which creates traffic flow problems as well as great safety problems for anyone using West Locust Street. Traffic backs up causing further safety problems.
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6. To rezone a single family home in a clearly residential strip of homes and to replace it into a dangerous traffic situation for all the reasons above is not warranted or advisable.
7. Dales has clearly outgrown his business location and needs to consider relocating, which is a good thing. What is not good is the unrestricted conversion to a commercial Zenith Avenue.

Should you have any questions regarding this letter or the issues that I have presented please feel free to contact me using the following information.

Regards,

Steve Clough
2107 N. Zenith Ave.
Davenport, Iowa 52804
563-370-4713

From: [Longlett, Eric](#)
To: [Wille, Wayne](#)
Subject: RE: two companion zonings
Date: Friday, May 25, 2018 3:33:20 PM
Attachments: [image002.jpg](#)
[image003.png](#)

With diagonal parking northbound, how would they exit on the 3816 property?

Any drive entrance will need to have the proper permits (drive/excavation and sw) constructed per City SUDAS standards with appropriate inspections.

Eric Longlett
Engineering Manager
City of Davenport, Iowa
Phone: 563-327-5153
Cell: 563-370-3972
CoD logo 322c lrg

From: Wille, Wayne
Sent: Friday, May 25, 2018 9:53 AM
To: Allender, Julie; Berger, Bruce; Carlson, Dawn; Cox, David; Driskill, Amy; DuBois Julie; Fisher, William (Billy); Flynn, Matt; Glessner, Antonio ; Heyer, Brian; Hock, Scott; Jacobsen, Henry; Johnson, Joy ; Kay, Amy; Koops, Scott E.; Kull, David; Lacey, Latrice; Longlett, Eric; Maloney, Mike; McGee, Mike; Miers, Dan; Miller, Nate; Morris, James; Morris, Kathy; Ralfs, Jacob; Rusnak, Ryan; Sim, Nicholas; Tate, Art; Wahlheim, Derek; Wille, Wayne
Subject: two companion zonings

Here are two rezoning requests to create parking for Dales Service Center at 3830 W Locust Street (the sketch is preliminary). These are going to Public Hearing on June 5th. Please respond with comments by Friday the 8th. Thank you

Wayne Wille, CFM - Planner II
Community Planning Division
226 W 4th St - Davenport IA 52801
563-326-6172 - wtw@ci.davenport.ia.us
563-326-7765 - planning@ci.davenport.ia.us

E Plan is now live. Click [here](#) for more information.

From: [Fisher, William \(Billy\)](#)
To: [Wille, Wayne](#)
Cc: [Kay, Amy](#)
Subject: RE: two companion zonings
Date: Friday, June 01, 2018 1:47:38 PM
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The two properties combine for 10,400 square feet. Depending on how much they decide to pave, they will need to treat the WQv.

Thank you,

[Billy Fisher, CPMSM](#)
[Urban Conservationist](#)
[City of Davenport](#)
[Ph - 563-888-2107](#)
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E Plan is now live. Click [here](#) for more information.



City of Davenport
Plan and Zoning Commission

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

Date
6/19/2018

Subject:

Case No. REZ18-07: Request of Tim Shaffer of Shaffer Automotive Service LLC dba Dales Service Center for a rezoning on 6,000 square feet (0.14) acre of property known as 3816 West Locust Street located north of West Locust Street and east of North Zenith Avenue. The rezoning is from "R-3" Moderate Density Dwelling District to "C-2" General Commercial District to provide parking for the associated business Dales Service. [Ward 1]

ATTACHMENTS:

| Type | Description |
|-------------------|-----------------|
| ▣ Backup Material | REZ18-07 packet |

Staff Workflow Reviewers

REVIEWERS:

| Department | Reviewer | Action | Date |
|------------|--------------|----------|---------------------|
| City Clerk | Wille, Wayne | Approved | 6/15/2018 - 2:01 PM |



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

Meeting Date: June 19, 2018
Request: R-3 Moderate Density Dwelling to C-2 General Commercial
Address: 3816 West Locust Street (N of W Locust St & E of N Zenith Ave)
Case No.: REZ18-07
Applicant: Tim Shaffer dba Shaffer Automotive/Dales Service

Recommendation:

Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. REZ18-07 to the City Council for approval subject to the listed conditions.

Introduction:

Request of Tim Shaffer of Shaffer Automotive Service LLC dba Dales Service for a rezoning (map amendment) on 6,000 square feet, more or less, of property known as 3816 West Locust Street located north of West Locust Street and east of North Zenith Avenue. The rezoning is from "R-3" Moderate Density Dwelling District to "C-2" General Commercial District to provide parking for the associated business Dales Service Center. [Ward1]

Note: there is a companion zoning request for 1909 North Zenith Avenue. While separate these two requests work in tandem.

AREA CHARACTERISTICS:

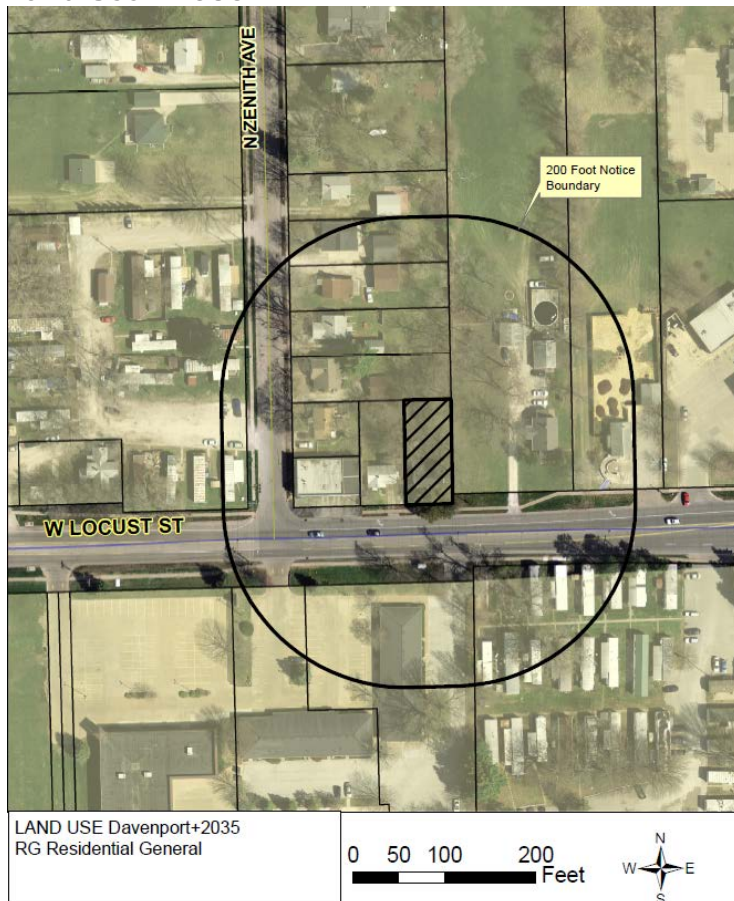
Aerial



Zoning Map



Land Use - 2035



Background:
Comprehensive Plan:

Within Urban Service Boundary +2035: Yes

Future Land Use Designation: The property being rezoned and the surrounding properties are designated as Residential General (RG).

Note: The abutting business property, Dales Service Center at 3830 W Locust Street, was zoned to the "C-2" General Commercial classification in 2015. At that time the Davenport 2025 Land Use plan designated the property as CN Commercial Neighborhood.

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 Goals to be considered in this Case:

Identify and reserve land for current and future development – *encourage a full range of development.*

Zoning:

The subject property is currently zoned "R-3" Moderate Density Dwelling District. The abutting business, Dales Service Center, located at 3830 W Locust Street, is zoned "C-2" General Commercial District. Planned Development (PDD) zoning is located across Locust Street to the south and Neighborhood Commercial (C-1) zoning is located on the two lots west of the Fairmount Street.

Technical Review:

Streets. The property is located on the east side of North Zenith Avenue just north of West Locust Street.

Storm Water. Stormwater infrastructure (inlets) is located in both North Zenith Avenue and West Locust Street at the intersection. Redevelopment of the site may require compliance with the City's stormwater regulations.

Sanitary Sewer. Sanitary sewer service is located within North Zenith Avenue (8-inch line).

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

Emergency Services. The property is located approximately 1-2/3 miles from Fire Stations No. 6 at 1735 West Pleasant Street and approximately 2 miles from Fire Station No. 5 at 2808 Telegraph Road.

Parks/Open Space. The proposed rezoning does not impact any existing or planned parks or public open spaces.

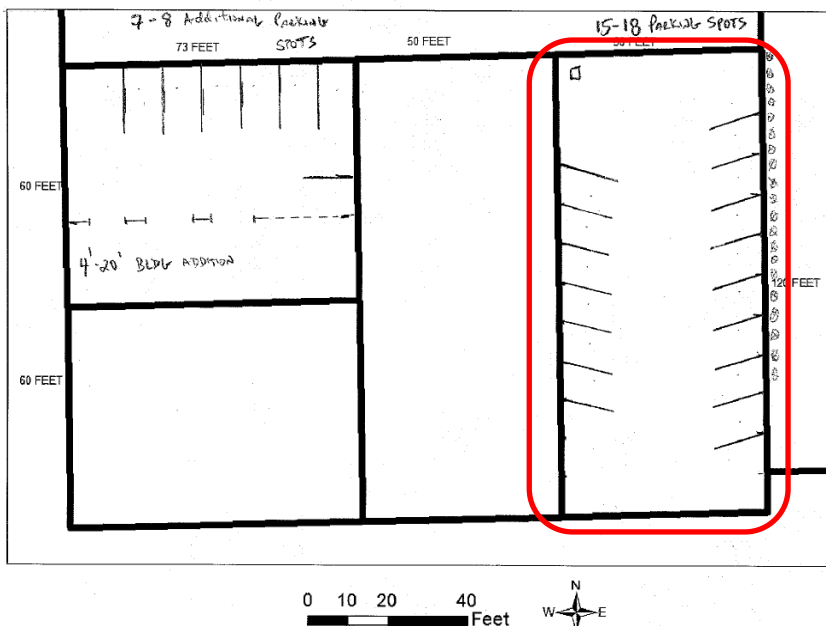
Public Input:

The neighborhood meeting was held on Thursday May 24th at the business location. A larger area was notified north along Zenith Avenue for the neighborhood meeting at the request of the Ward Alderman. Apparently complaints in the past have been received from those residents further north on Zenith Avenue about parking issues associated with Dale's Automotive. According to the Council Office it would seem as though these parking areas would help some of the problems they have had and it would be beneficial for those neighbors who have had problems in the past know what's going on. No one from the public attended though one owner had indicated in his protest that he could not attend. At the public hearing one person spoke regarding the vehicles parked on Zenith and the unloading of vehicles blocking the street and turning movements. Also a concern with the tenants of the owner's rental property in the area was raised which is not directly pertinent to this request

Discussion:

The rezoning is proposed to allow parking of vehicles to be and those finished being worked on as well as customer parking. The public garage use, currently Dales Service Center was annexed into the City in 1964 as a non-conforming use and remained a non-conforming use until 2015 when it was zoned to the "C-2" General Commercial classification in 2015. In 2007 the non-conforming building (use) was expanded through Zoning Board of Adjustment (the east side was squared off since a portion already encroached into the east side yard). A service use has been at this location since at least the 1950's. As a use grows there are two options; either expand at the current site or relocate. The current owner has chosen the option to try to expand at the current site by requesting this and the companion rezoning.

The property east of the business would also be used to alleviate (mitigate) the congestion at the business. This added property would be used to allow the current building to be used more efficiently with this property mitigating problem of temporarily blocking Zenith Avenue with a tow vehicle while dropping off a vehicle. The use of this lot would allow the tow vehicle to drop the vehicle off and turn around to avoid backing out onto Locust Street.



Staff Recommendation:

Findings:

- The request mitigates congestion on the local streets.
- The request mitigates the business impact on the surrounding area.
- This request allows a small business to grow and remain.

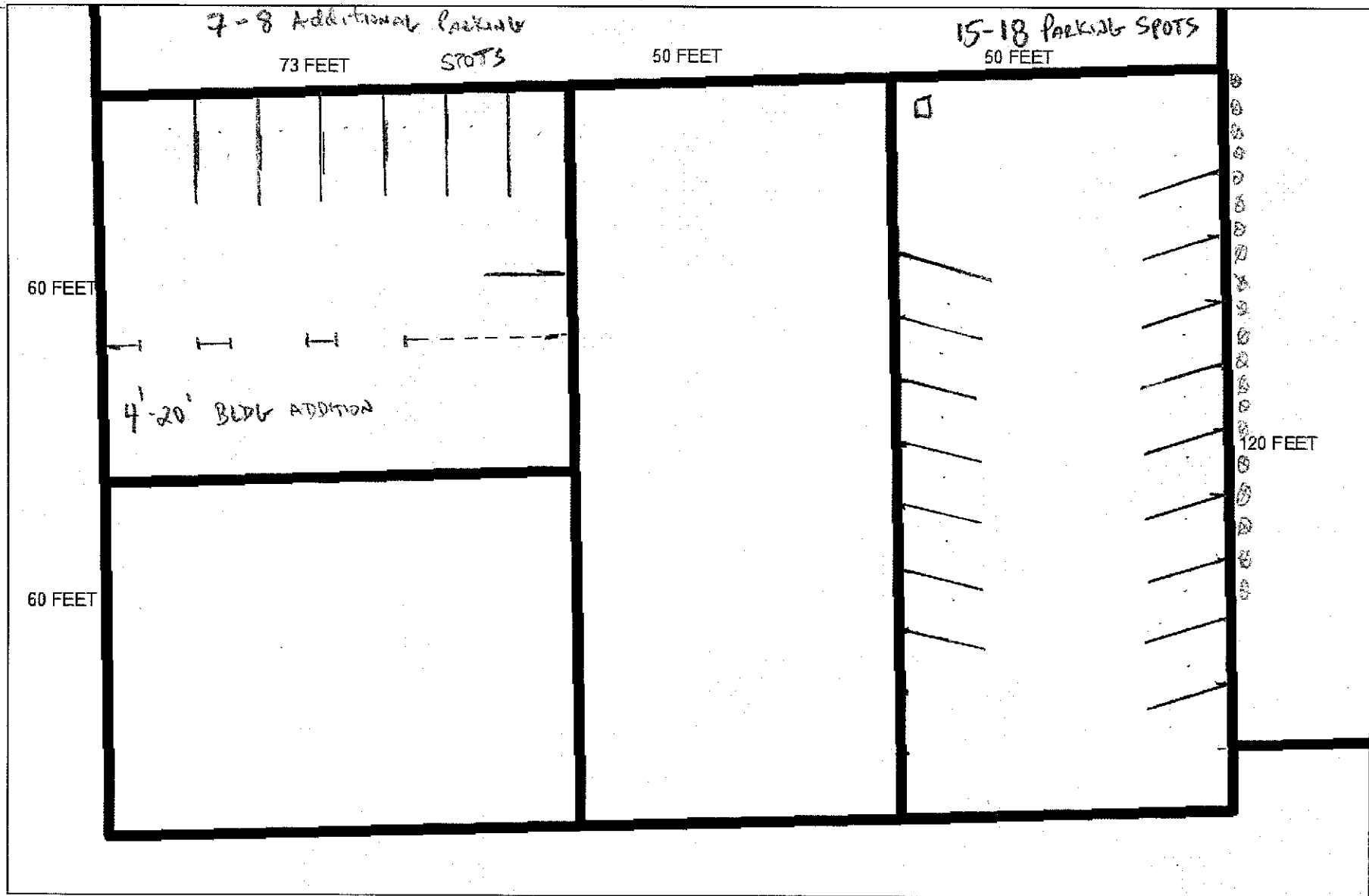
Recommendation:

Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. REZ18-07 to the City Council for approval subject to the following conditions:

1. That a six foot solid fence be constructed along the north and east property lines property lines (four foot height in the required front yard).

Prepared by:

Wayne Wille, CFM - Planner II
Community Planning Division



0 10 20 40 Feet





0 15 30 60 Feet



**PUBLIC HEARING NOTICE
PLAN AND ZONING COMMISSION
CITY OF DAVENPORT**

Public Hearing Details:

Date: 06/05/2018
Time: 5:00 PM
Location: Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa
Subject: Public hearing for a rezoning (map amendment) before the Plan and Zoning Commission
Case #: REZ18-06 & REZ18-07

To: All property owners within 200 feet of the subject property located at: **1909 North Zenith Avenue** and **3816 West Locust Street**.

What is this All About?

This notice is being sent to inform you that a public hearing will be held for a rezoning (map amendment) request. The purpose of the rezoning is to allow residential townhomes on individual lots.

Request Description

- Case No. REZ18-06: Request of Tim Shaffer of Shaffer Automotive Service LLC dba Dales Service Center for a rezoning on 4,380 square feet (0.10) acre of property known as 1909 North Zenith Avenue located north of West Locust Street and east of North Zenith Avenue. The rezoning is from "R-3" Moderate Density Dwelling District to "C-2" General Commercial District to provide parking/storage for the associated business Dales Service. [Ward 1]
- Case No. REZ18-07: Request of Tim Shaffer of Shaffer Automotive Service LLC dba Dales Service Center for a rezoning on 6,000 square feet (0.14) acre of property known as 3816 West Locust Street located north of West Locust Street and east of North Zenith Avenue. The rezoning is from "R-3" Moderate Density Dwelling District to "C-2" General Commercial District to provide parking/storage for the associated business Dales Service. [Ward 1]

What are the Next Steps after the Public Hearing?

This public hearing is the first step in the review/approval process. The Commission will make its recommendation two weeks following this public hearing which will then be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing as you received this notice. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?

As a neighboring property owner, you may have an interest in commenting on the proposed request either in writing/email or in person at the public hearing. If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the public hearing. Send comments to planning@ci.davenport.ia.us or CPED, 226 W 4th St, Davenport IA 52801.

Do You Have Any Questions?

If you have any questions on this request, or if ADA/special accommodations are needed, please contact Wayne Wille, CFM-Planner II, the planner assigned to this project at wtw@ci.davenport.ia.us or 563-326-6172.

Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the applicant. If you choose to attend the hearing, you may wish to contact Community Planning prior to your departure to learn of any changes to the agenda.



Case No. REZ18-06
1909 N Zenith Ave

0 37.5 75 150
Feet



Case No. REZ18-07
3816 W Locust St

0 37.5 75 150
Feet



| Owner | | Address | C-S-Z |
|---|--------------------|-----------------------|---------------------|
| RICHARD W SHAFFER | DIANE K SHAFFER | 2130 OKLAHOMA AVE | DAVENPORT IA 52804 |
| TIMOTHY SHAFFER | AMANDA SHAFFER | 12023 - 70TH AVE | BLUE GRASS IA 52726 |
| GEORGE A MAST | GERALDINE L MAST | 806 W BROOKSHIRE | ORANGE CA 92865 |
| WILLIAM JAMES MAST | | 3822 W LOCUST ST | DAVENPORT IA 52804 |
| DONALD E BRENTISE | KRISTIN K BRENTISE | 3804 W LOCUST ST | DAVENPORT IA 52804 |
| B & V PARTNERS LLC | | 2490 HEATHER GLEN AVE | BETTENDORF IA 52722 |
| IDLE WHEELS MOBILE HOME PARK | | 1108 WAVERLY RD | DAVENPORT IA 52804 |
| RIGHT ON COOPERATIVE | | PO BOX 131 | BETTENDORF IA 52722 |
| MCALISTER PROPERTIES LLC | | 1314 VAIL AVE | DURANT IA 52747 |
| ALL AROUND TOWN ENTERPRISES | | PO BOX 5267 | DAVENPORT IA 52808 |
| TIM SHAFFER | dba DALES SERVICE | 3830 W LOCUST ST | DAVENPORT IA 52804 |
| extra mailing as per Tiffany & Ald Dunn | | | |
| LORAS W JAEGER | MARCHETTA JAEGER | 2421 HIGH ST | DES MOINES IA 50312 |
| FRANKIE R BENNETT | | 2036 N ZENITH AVE | DAVENPORT IA 52804 |
| FREDERICK L HIGGINS | DAWN M HIGGINS | 2031 N ZENITH AVE | DAVENPORT IA 52804 |
| JACOB R SHAFFER JR | | 2030 N ZENITH AVE | DAVENPORT IA 52804 |
| ROGER DUGAN | GEORGIA J DUGAN | 2018 N ZENITH AVE | DAVENPORT IA 52804 |
| SEAN R CARTER | ROSA M BRIBRIESCO | 2017 N ZENITH AVE | DAVENPORT IA 52804 |
| DAVID C BLOOM | LAURA L BLOOM | 2015 N ZENITH AVE | DAVENPORT IA 52804 |
| JOHN C COOKSEY | | 2018 N ZENITH AVE | DAVENPORT IA 52804 |
| REX COOPER | LUCILLE COOPER | 126 N IVAN AVE | GALESBURG IL 61401 |
| TLC REAL ESTATE LLC | | 4319 W 30TH ST | DAVENPORT IA 52804 |
| STEPHEN C CLOUGH | CAROL M CLOUGH | 2107 N ZENITH AVE | DAVENPORT IA 52804 |

EMAIL ONLY

| | |
|-------------------|--|
| ALD DUNN | rdunn@ci.davenport.ia.us |
| ALD GRIPP | kgripp@ci.davenport.ia.us |
| ALD CONDON | jcondon@ci.davenport.ia.us |
| TIFFANY THORNDIKE | tthorndike@ci.davenport.ia.us |
| TIM SHAFFER | tim@dalesqc.com |
| ROBERT INGHAM | binghram@activethermal.net |



226 West Fourth Street • Davenport, Iowa 52801
Telephone: 563-326-7711 TDD: 563-326-6145
www.cityofdavenportiowa.com

NEIGHBORHOOD MEETING NOTICE

Date – Time - Place

On May 24, 2018 at 5:00 P.M., a neighborhood meeting will be held to introduce you to a project that requires a property to be rezoned. The meeting will be held at Dales Service Center 3830 West Locust Street (northeast corner of Zenith Avenue and Locust Street)

What is it about?

The applicant is proposing to develop parking/storage lots for his business (customers and vehicles to be or having been worked on). The business location is 3830 West Locust Street. The two locations that are subject of the rezoning requests are:

- 1) 1909 North Zenith Avenue being north of and abutting the business property; and
- 2) 3816 West Locust Street being one lot further east.



This is the first step in a rezoning process. Public hearings will be held before both the Plan and Zoning Commission and City Council. You will shortly be receiving notice of the City Plan and Zoning Commission's public hearing scheduled for June 5th at 5:00 P.M. in the Council Chambers at Davenport City Hall.



The proposed schedule is as follows (the remaining meetings are held in the Council Chambers of City Hall at 226 W 4th Street:

- Tuesday – 06/05/2018 at 5:00 P.M. – Plan and Zoning Commission Public Hearing
- Tuesday – 06/19/2018 at 5:00 P.M. – Plan and Zoning Commission regular meeting (recommendation to City Council made)

The City Council requires three readings or considerations for a rezoning to be approved (unless waived by the City Council). (The following is a tentative schedule for the City Council meetings – You will also receive a notice of the public hearing at the City Council).

- Wednesday – 06/20/2018 at 5:30 P.M – Committee of the Whole (City Council public hearing)
- Wednesday – 06/27/2018 at 5:30 P.M. – First consideration by City Council
- Tuesday – 07/03/2018 at 5:30 P.M – Committee of the Whole (date changed due to holiday)
- Wednesday - 07/11/2018 at 5:30 P.M. – Second consideration by City Council
- Wednesday – 07/18/2018 at 5:30 P.M – Committee of the Whole
- Wednesday - 07/25/2018 at 5:30 P.M. – Third & Final consideration by City Council

A tabling (delay) may occur at any point in this process.

If you have any questions, please contact the Community Planning Office at 563-326-7765 or use the office e-mail planning@ci.davenport.ia.us



3816 W Locust Street



1909 N Zenith Avenue



3830 W Locust Street

A street view image showing a residential area. On the left, there is a white house with a satellite dish on the roof, partially obscured by a large, leafy green tree. The house has a white garage door. The street is paved and has a white line. The sky is blue with white clouds. A white arrow points to the intersection of W Locust St.

3816 W Locust St



3830 W Locust St, Davenport, IA 52804

W Locust St

N 2nd St

3830 W Locust Street

DATE: May 24, 2018
TO: Community Planning

Please be informed of my opposition to the rezoning of the properties located at 1909 N. Zenith Ave and 3816 W. Locust St.

For the following reasons I am in opposition the rezoning:

1. There is no assertion or indication that encroachment on Zenith Ave. will in anyway help the immediate area or community. Further, there is no assertion or indication that this will help the community in general.
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Subject: two companion zonings

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Wayne Wille, CFM - Planner II
Community Planning Division
226 W 4th St - Davenport IA 52801
563-326-6172 - wtw@ci.davenport.ia.us
563-326-7765 - planning@ci.davenport.ia.us

E Plan is now live. Click [here](#) for more information.



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To: [Wille, Wayne](#)
Subject: RE: two companion zonings
Date: Friday, May 25, 2018 3:33:20 PM
Attachments: [image002.jpg](#)
[image003.png](#)

With diagonal parking northbound, how would they exit on the 3816 property?

Any drive entrance will need to have the proper permits (drive/excavation and sw) constructed per City SUDAS standards with appropriate inspections.

Eric Longlett
Engineering Manager
City of Davenport, Iowa
Phone: 563-327-5153
Cell: 563-370-3972
CoD logo 322c lrg

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563-326-6172 - wtw@ci.davenport.ia.us
563-326-7765 - planning@ci.davenport.ia.us
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City of Davenport
Plan and Zoning Commission

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

Date
6/19/2018

Subject:

Case No. F18-05: Request of Seng Meadows LLC for a final plat of Seng Meadows First Addition on 14.15 acres, more or less, located west of Northwest Blvd. and north of West 46th Street containing 40 single family lots. [Ward 7] The preliminary plat was approved in April. The area is zoned "R-3" Moderate Density Dwelling District. [Ward 7]

ATTACHMENTS:

| Type | Description |
|-----------------|-------------------------|
| Backup Material | F18-05 Seng Meadows 1st |

Staff Workflow Reviewers

REVIEWERS:

| Department | Reviewer | Action | Date |
|------------|--------------|----------|---------------------|
| City Clerk | Wille, Wayne | Approved | 6/15/2018 - 2:06 PM |



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

PLAN AND ZONING COMMISSION

Preview Date: June 19, 2018
Request: F18-05 Final Plat – Seng Meadows First Addition
Address: West of Northwest Blvd & North of W 46th Street
Applicant: Seng Meadows LLC

INTRODUCTION

Case No. F18-05: Request of Seng Meadows LLC for a final plat of Seng Meadows First Addition on 14.15 acres, more or less located west of Northwest Blvd. and north of West 46th Street containing 40 single family lots. [Ward 7] The preliminary plat was approved in April. The area is zoned "R-3" Moderate Density Dwelling District.

Recommendation: Staff recommends the Plan and Zoning Commission accept the findings and forward Case No F18-05 to the City Council for approval subject to the listed conditions.

Aerial Photo:

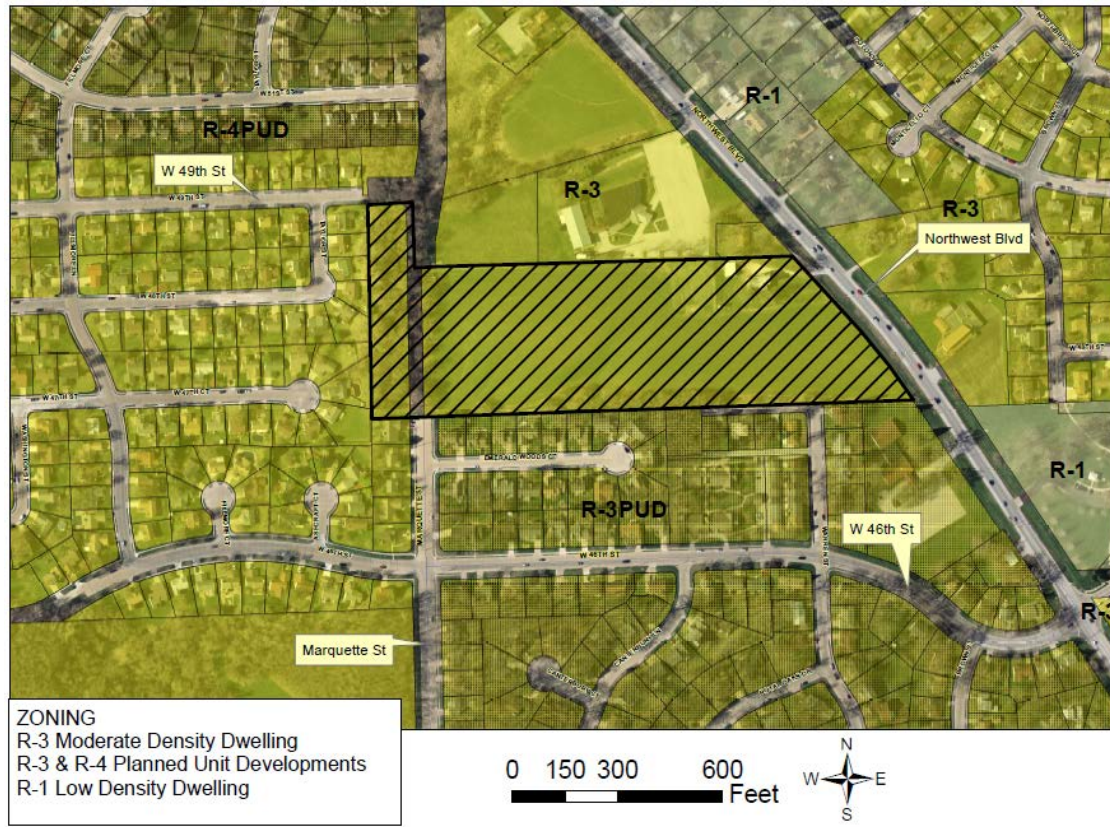


AERIAL PHOTO
2014

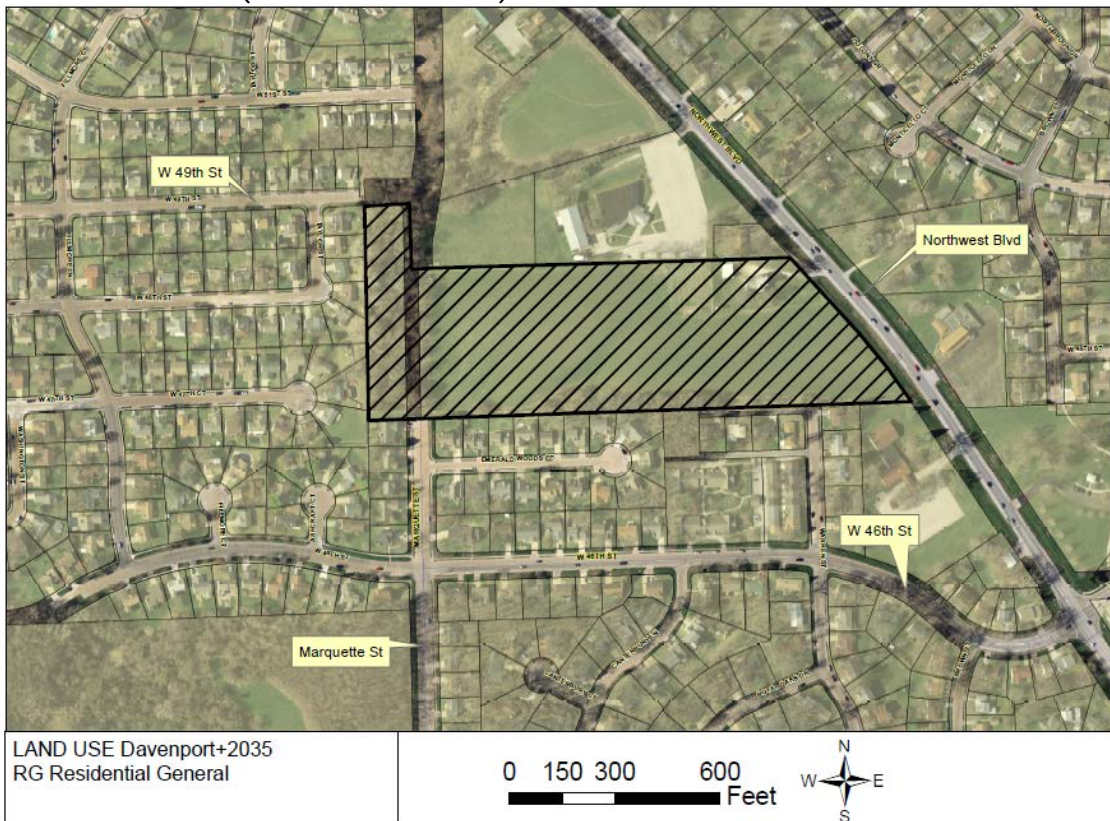
0 150 300 600
Feet

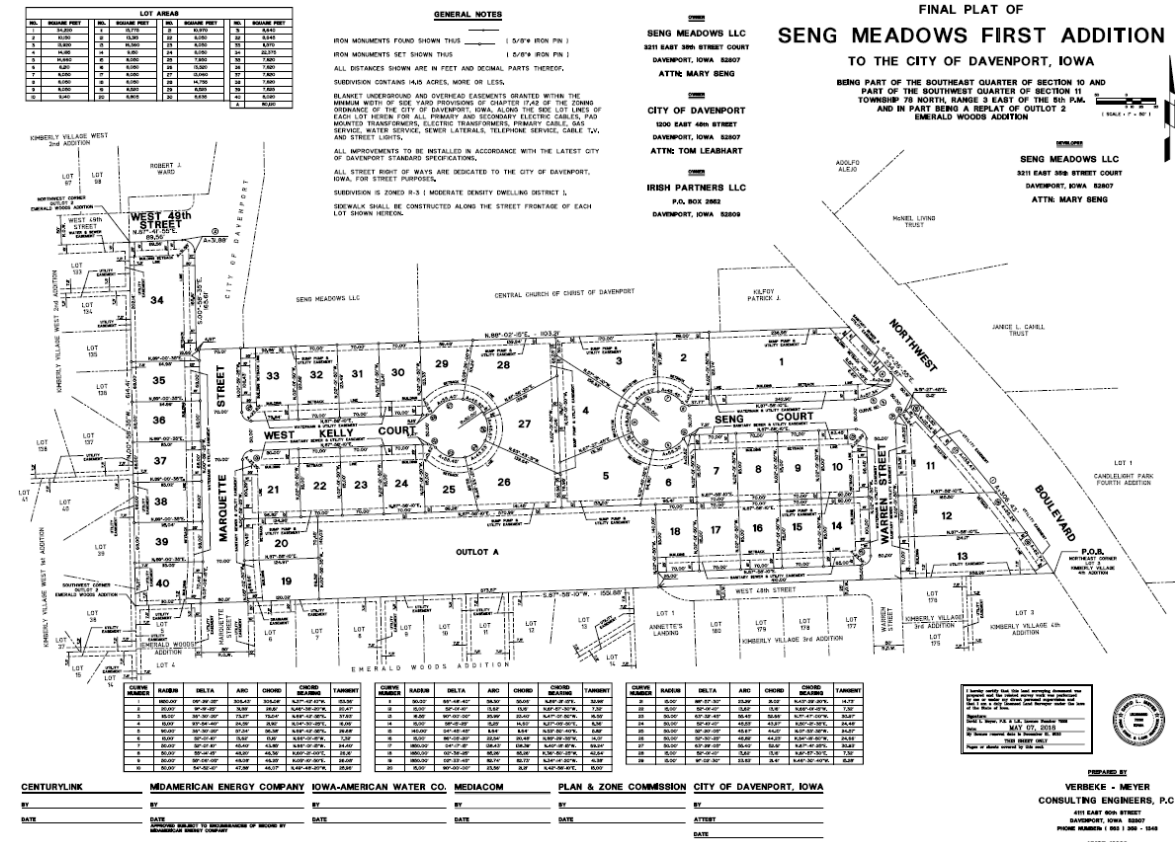


Zoning (R-3 Moderate Density Dwelling District)



Land Use 2035 (Residential General)





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 underoccupied, abandoned, or vacant buildings / properties through adaptive reuse and infill.*
2. *Identify and reserve land for future development*

Technical Review:

Streets. Marquette & Warren Streets are proposed to extend into this First Addition. Two cul-de-sacs are proposed, and the existing half-street of West 48th Street will be widened but will dead-end without a turn-around for service vehicles. Two of the three conditions listed on the preliminary plat approval have not be added to this final plat: Condition No. 3 stated "*If 48th Street is not to be extended, then the existing street needs to end in a turn around, either a hammer-head or cul-de-sac*" and condition No. 5 stated "*That the eighty (80) foot right-of-way of Marquette Street be maintained*".

Storm Water. Outlot A would appear to be for stormwater retention / detention purposes but no indication is given on the plat as to its use. The preliminary plat did designate the outlot as a detention area. As per naming conventions in State Code Outlot A should be renamed as Lot A and designated for a specific purpose. If the purpose of Outlot A is retention and/or detention then the outlot will need to designated a drainage easement. There are no drainage easements (excess stormwater passage ways shown on any lot abutting the outlot. Excess stormwater passageways (drainage easements) over storm sewers draining into the detention pond area will need to delineated and labeled on the plat.

Sanitary Sewer. Sanitary sewer service is located in Marquette, Warren and West 48th Streets adjacent to the south of this plat. There is service available in West 49th Street in the northwest corner of the plat and in east side of Northwest Boulevard toward the northeast corner of the plat. All lines are 8-inch.

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

Parks/Open Space. No park or greenways are proposed with this plat.

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

DISCUSSION

Request of Seng Meadows LLC for a final plat Seng Meadows First Addition on 14.15 acres, more or less located west of Northwest Boulevard and north of West 46th Street containing forty (40) single family lots. A preliminary plat on 20.9 acres was recently approved.

The developer is trying to maximize the size and number of lots, hence its profit. As such the developer is proposing to incorporate approximately five feet of City owned land into lots along the west side of Marquette Street. The land was apparently obtained (purchased) for extending Marquette Street north of 46th Street in 1971. If the property was obtained for street purposes it should be vacated if not used as such or at a minimum the City (taxpayers) should reimbursed for the private use of this land.

Warren Street and Seng Court intersection creates a short connection to Northwest Boulevard which limits stacking distance and could cause a conflict with the intersection street. Given the number of lots accessing this intersection this may not cause a problem (left turners will likely go to the light at 46th Street if traffic on Northwest Boulevard is heavy.

STAFF RECOMMENDATION

Findings:

The plat conforms to the Comprehensive Plan land use map.

The plat proposes infill residential development.

Recommendation:

Staff recommends the Plan and Zoning Commission accept the findings and forward Case No F18-05 to the City Council for approval subject to the following conditions:

1. The surveyor and utility companies will need to sign the plat.
2. No access to Northwest Boulevard allowed for Lots 1, 11, 12 and 13;
3. Due to the intersection configuration of Seng Court, Warren Street and Northwest Boulevard that access to Lots 10 and 11 being as far southerly along Warren Street as practical, and access to Lot 1 should be located at least 150 feet westerly of Northwest Boulevard.
4. West 48th Street shall end in a turn-around acceptable to the City, culdesac or hammerhead.
5. Lots abutting the detention area or abutting/adjacent to drainage easements shall have water entry levels for structures established as one foot above the one hundred-year flood elevation for the basin.
6. Easements for excess stormwater passage with note for future maintenance need to be shown.
7. The notes should reference meeting SUDAS and City Supplemental Specifications
8. As per Section 534.6 of the State Code Outlot A shall have is proposed use designated on the plat. The notes shall also list the ownership and maintenance responsibility of the outlots

Prepared for:

Scott Koops, AICP – Planner II
Community Planning Division

| LOT AREAS | | | | | | | |
|-----------|-------------|-----|-------------|-----|-------------|-----|-------------|
| NO. | SQUARE FEET | NO. | SQUARE FEET | NO. | SQUARE FEET | NO. | SQUARE FEET |
| 1 | 34,220 | 11 | 15,775 | 21 | 10,970 | 31 | 8,640 |
| 2 | 10,150 | 12 | 13,315 | 22 | 8,050 | 32 | 8,645 |
| 3 | 13,920 | 13 | 16,560 | 23 | 8,050 | 33 | 11,570 |
| 4 | 14,185 | 14 | 9,150 | 24 | 8,050 | 34 | 22,375 |
| 5 | 14,660 | 15 | 8,050 | 25 | 7,950 | 35 | 7,820 |
| 6 | 8,210 | 16 | 8,050 | 26 | 13,520 | 36 | 7,820 |
| 7 | 8,050 | 17 | 8,050 | 27 | 13,060 | 37 | 7,820 |
| 8 | 8,050 | 18 | 8,050 | 28 | 14,755 | 38 | 7,820 |
| 9 | 8,050 | 19 | 8,520 | 29 | 8,525 | 39 | 7,825 |
| 10 | 9,140 | 20 | 8,805 | 30 | 8,635 | 40 | 8,020 |
| | | | | A | 80,120 | | |

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 14.15 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.

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

ALL STREET RIGHT OF WAYS ARE DEDICATED TO THE CITY OF DAVENPORT, IOWA, FOR STREET PURPOSES.

SUBDIVISION IS ZONED R-3 (MODERATE DENSITY DWELLING DISTRICT).

SIDEWALK SHALL BE CONSTRUCTED ALONG THE STREET FRONTAGE OF EACH LOT SHOWN HEREON.

OWNER

SENG MEADOWS LLC

3211 EAST 35th STREET COURT

DAVENPORT, IOWA 52807

ATTN: MARY SENG

OWNER

CITY OF DAVENPORT

1200 EAST 46th STREET

DAVENPORT, IOWA 52807

ATTN: TOM LEABHART

OWNER

IRISH PARTNERS LLC

P.O. BOX 2652

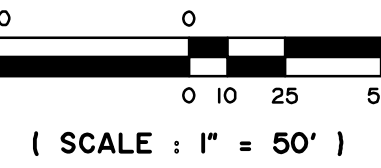
DAVENPORT, IOWA 52809

FINAL PLAT OF

SENG MEADOWS FIRST ADDITION

TO THE CITY OF DAVENPORT, IOWA

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 10 AND
PART OF THE SOUTHWEST QUARTER OF SECTION 11
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5th P.M.
AND IN PART BEING A REPLAT OF OUTLOT 2
EMERALD WOODS ADDITION



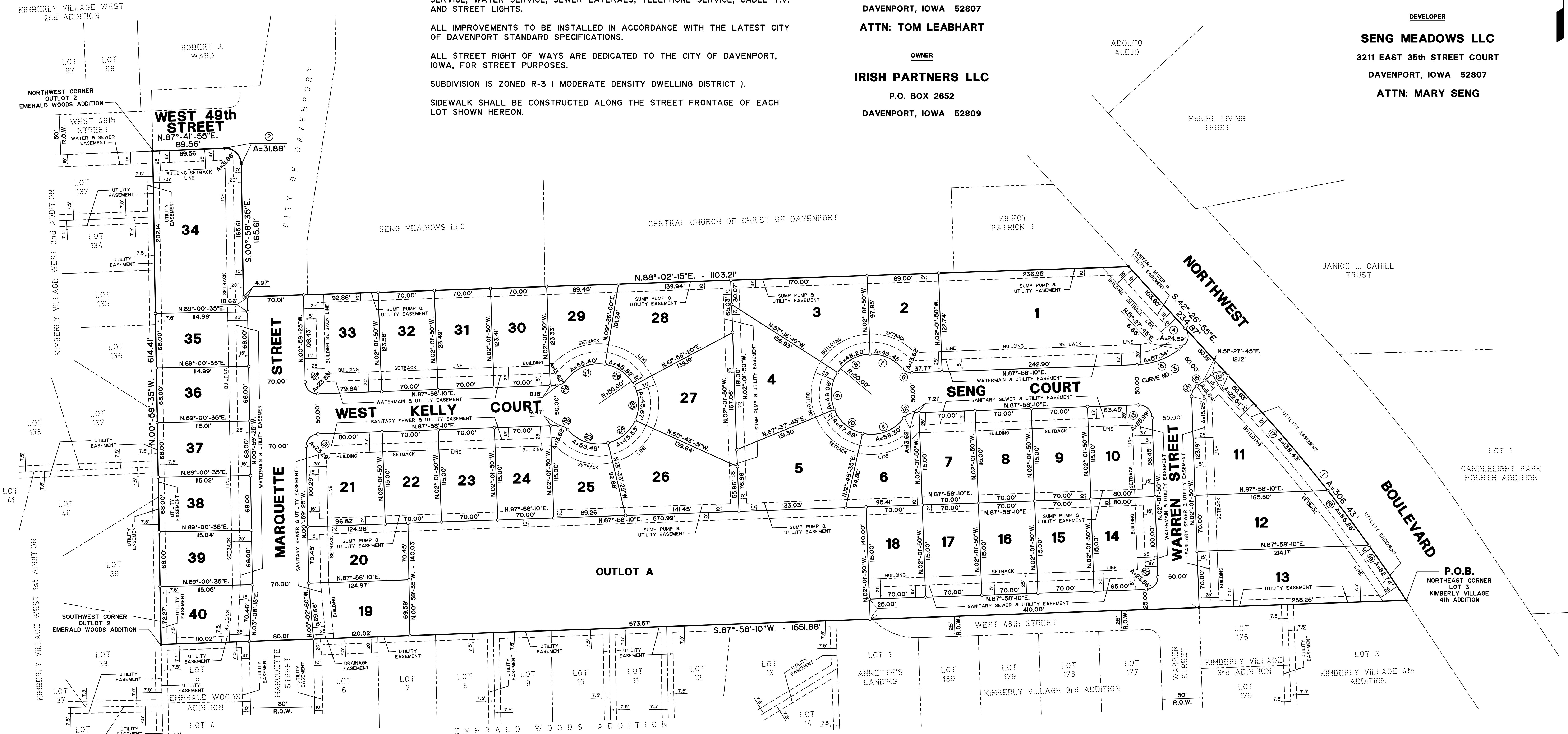
DEVELOPER

SENG MEADOWS LLC

3211 EAST 35th STREET COURT

DAVENPORT, IOWA 52807

ATTN: MARY SENG



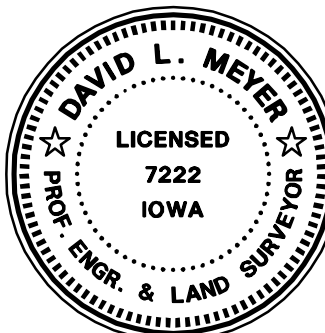
| CURVE NUMBER | RADIUS | DELTA | ARC | CHORD | CHORD BEARING | TANGENT |
|--------------|----------|-------------|---------|---------|-----------------|---------|
| 1 | 1850.00' | 09°-29'-25" | 306.43' | 306.08' | N.37°-42'-10"W. | 153.56' |
| 2 | 20.00' | 91°-19'-25" | 31.88' | 28.61' | N.46°-38'-20"W. | 20.47' |
| 3 | 115.00' | 36°-30'-20" | 73.27' | 72.04' | N.69°-42'-55"E. | 37.93' |
| 4 | 15.00' | 93°-54'-40" | 24.59' | 21.92' | N.04°-30'-25"E. | 16.06' |
| 5 | 90.00' | 36°-30'-20" | 57.34' | 56.38' | N.69°-42'-55"E. | 29.68' |
| 6 | 15.00' | 52°-01'-10" | 13.62' | 13.16' | N.66°-01'-15"W. | 7.32' |
| 7 | 50.00' | 52°-01'-10" | 45.40' | 43.85' | N.66°-01'-15"W. | 24.40' |
| 8 | 50.00' | 55°-14'-15" | 48.20' | 46.36' | N.60°-21'-00"E. | 26.16' |
| 9 | 50.00' | 55°-06'-05" | 48.08' | 46.25' | N.05°-10'-50"E. | 26.08' |
| 10 | 50.00' | 54°-52'-10" | 47.88' | 46.07' | N.49°-48'-20"W. | 25.96' |

| CURVE NUMBER | RADIUS | DELTA | ARC | CHORD | CHORD BEARING | TANGENT |
|--------------|----------|-------------|---------|---------|-----------------|---------|
| 11 | 50.00' | 66°-48'-40" | 58.30' | 55.06' | N.69°-21'-15"E. | 32.98' |
| 12 | 15.00' | 52°-01'-10" | 13.62' | 13.16' | N.61°-57'-30"W. | 7.32' |
| 13 | 16.55' | 90°-00'-00" | 25.99' | 23.40' | N.47°-01'-50"W. | 16.55' |
| 14 | 15.00' | 58°-15'-25" | 15.25' | 14.60' | N.27°-05'-50"E. | 8.36' |
| 15 | 140.00' | 04°-45'-45" | 11.64' | 11.64' | N.53°-50'-40"E. | 5.82' |
| 16 | 15.00' | 86°-05'-20" | 22.54' | 20.48' | N.85°-29'-35"W. | 14.01' |
| 17 | 1850.00' | 04°-17'-15" | 138.43' | 138.39' | N.40°-18'-15"W. | 69.24' |
| 18 | 1850.00' | 02°-38'-25" | 85.26' | 85.26' | N.36°-50'-25"W. | 42.64' |
| 19 | 1850.00' | 02°-33'-45" | 82.74' | 82.73' | N.34°-14'-20"W. | 41.38' |
| 20 | 15.00' | 90°-00'-00" | 23.56' | 21.21' | N.42°-58'-10"E. | 15.00' |

| CURVE NUMBER | RADIUS | DELTA | ARC | CHORD | CHORD BEARING | TANGENT |
|--------------|--------|-------------|--------|--------|-----------------|---------|
| 21 | 15.00' | 88°-57'-30" | 23.29' | 21.02' | N.43°-29'-20"E. | 14.73' |
| 22 | 15.00' | 52°-01'-10" | 13.62' | 13.16' | N.66°-01'-15"W. | 7.32' |
| 23 | 50.00' | 63°-32'-45" | 55.45' | 52.66' | N.71°-47'-00"W. | 30.97' |
| 24 | 50.00' | 52°-10'-10" | 45.63' | 43.97' | N.50°-21'-35"E. | 24.48' |
| 25 | 50.00' | 52°-20'-05" | 45.67' | 44.10' | N.01°-53'-35"W. | 24.57' |
| 26 | 50.00' | 52°-30'-25" | 45.82' | 44.23' | N.54°-18'-50"W. | 24.66' |
| 27 | 50.00' | 63°-29'-05" | 55.40' | 52.61' | N.67°-41'-25"E. | 30.93' |
| 28 | 15.00' | 52°-01'-10" | 13.62' | 13.16' | N.61°-57'-30"E. | 7.32' |
| 29 | 15.00' | 91°-02'-30" | 23.83' | 21.41' | N.46°-30°-40"W. | 15.28' |

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: MAY 07, 2018
My license renewal date is December 31, 2018
THIS SHEET ONLY
Pages or sheets covered by this seal:



CENTURYLINK

MIDAMERICAN ENERGY COMPANY

IOWA-AMERICAN WATER CO.

MEDIACOM

PLAN & ZONE COMMISSION

CITY OF DAVENPORT, IOWA

BY

DATE

BY

DATE

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY
MIDAMERICAN ENERGY COMPANY

BY

DATE

BY

DATE

BY

DATE

BY

ATTEST

DATE

PREPARED BY

VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.

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

VMCE 16322

From: [Longlett, Eric](#)
To: [Wille, Wayne](#)
Subject: RE: two new subdivision reviews
Date: Thursday, June 14, 2018 10:59:24 AM
Attachments: [image004.png](#)
[image003.jpg](#)

Wayne, engineering has the following comments for Seng Meadows First Addition:

1. Surveyor and utilities need to sign the plat
2. Easements for excess stormwater passage with note for future maintenance need to be shown.
3. 100 year flood plain needs to be depicted if applicable
4. Note should reference SUDAS and City Supplemental Specifications
5. Intent for the ownership and maintenance of outlots
6. Minimum FF elevation for lots adjacent to any 100 year floodplain (if any) or drainage overland stormwater passages.
7. Turn around for W 48th Street.

Eric Longlett
Engineering Manager
City of Davenport, Iowa
Phone: 563-327-5153
Cell: 563-370-3972
CoD logo 322c lrg



From: Wille, Wayne

Sent: Wednesday, June 06, 2018 12:17 PM

To: Allender, Julie; Berger, Bruce; Carlson, Dawn; Cox, David; Driskill, Amy; DuBois Julie; Fisher, William (Billy); Flynn, Matt; Glessner, Antonio ; Heyer, Brian; Hock, Scott; Jacobsen, Henry; Johnson, Joy ; Kay, Amy; Koops, Scott E.; Kull, David; Longlett, Eric; Maloney, Mike; McGee, Mike; Miers, Dan; Miller, Nate; Morris, James; Morris, Kathy; Pradhan, Trishna; Ralfs, Jacob; Rusnak, Ryan; Sim, Nicholas; Tate, Art; Wahlheim, Derek; Wille, Wayne

Subject: two new subdivision reviews

I thought I sent Seng Meadows before; either way I need review comments on both by June 14th.

Thank you in advance.

Wayne Wille, CFM - Planner II
Community Planning Division
226 W 4th St - Davenport IA 52801

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

PRELIM **FINAL** PUD (circle the appropriate designation)

SUBDIVISION NAME: SENG MEADOWS FIRST ADDITION

LOCATION: 4800 Block of Northwest Boulevard, Davenport, IA

DEVELOPER: Name: Seng Meadows, LLC
Address: 3211 East 35th Street, Davenport, Iowa 52807
Phone: 563-359-4662 FAX: 563-355-4005
Mobile Phone: _____ Email: LLevetzow@melfosterco.com

ENGINEER: Name: Verbeke-Meyer Consulting Engineers, P.C.
Address: 4111 East 60th Street, Davenport, Iowa 52807
Phone: 563-359-1348 FAX: 563-359-3295
Mobile Phone: _____ Email: d1m@verbeke-meyer.com

ATTORNEY: Name: Theodore J. Priester Law Firm
Address: 601 Brady Street Suite 220 Davenport, IA 52803
Phone: 563-322-5386 FAX: 563-332-6222
Mobile Phone: _____ Email: tpriester@priesterlaw.com

OWNER: Name: Seng Meadows, LLC
Address: 3211 East 35th Street Court Davenport, IA 52807
Phone: 563-359-4663 FAX: 563-355-4005
Mobile Phone: _____ Email: LLevetzow@melfosterco.com

NUMBER OF LOTS: 40 ACRES: 14.15
SF 2F MF & EST. UNITS COMM IND

STREETS ADDED: 1600 LINEAR FEET

Does the plat contain a drainage way or floodplain area: ____ Yes ____ X 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
6/19/2018

Subject:

Request F18-06 of Bush Construction for a final plat of Crow Valley Plaza Eleventh Addition on 8.13 acres, more or less, being a replat of Lot 2 of Crow Valley Plaza Tenth Addition located along the north side of East 56th Street and east of Utica Ridge Road containing two (2) lots.
[Ward 6]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F18-06 to the City Council for approval, subject to meeting Municipal Code Chapter 13.34. Stormwater Management.

ATTACHMENTS:

| Type | Description |
|---------------------|---------------------|
| ▢ Executive Summary | F18-06 Final Report |
| ▢ Exhibit | Application |
| ▢ Exhibit | Plat |

Staff Workflow Reviewers

REVIEWERS:

| Department | Reviewer | Action | Date |
|------------|--------------|----------|----------------------|
| City Clerk | Koops, Scott | Approved | 6/15/2018 - 10:18 AM |



City of Davenport
Community Planning & Economic Development Department
PREVIEW REPORT

PLAN AND ZONING COMMISSION

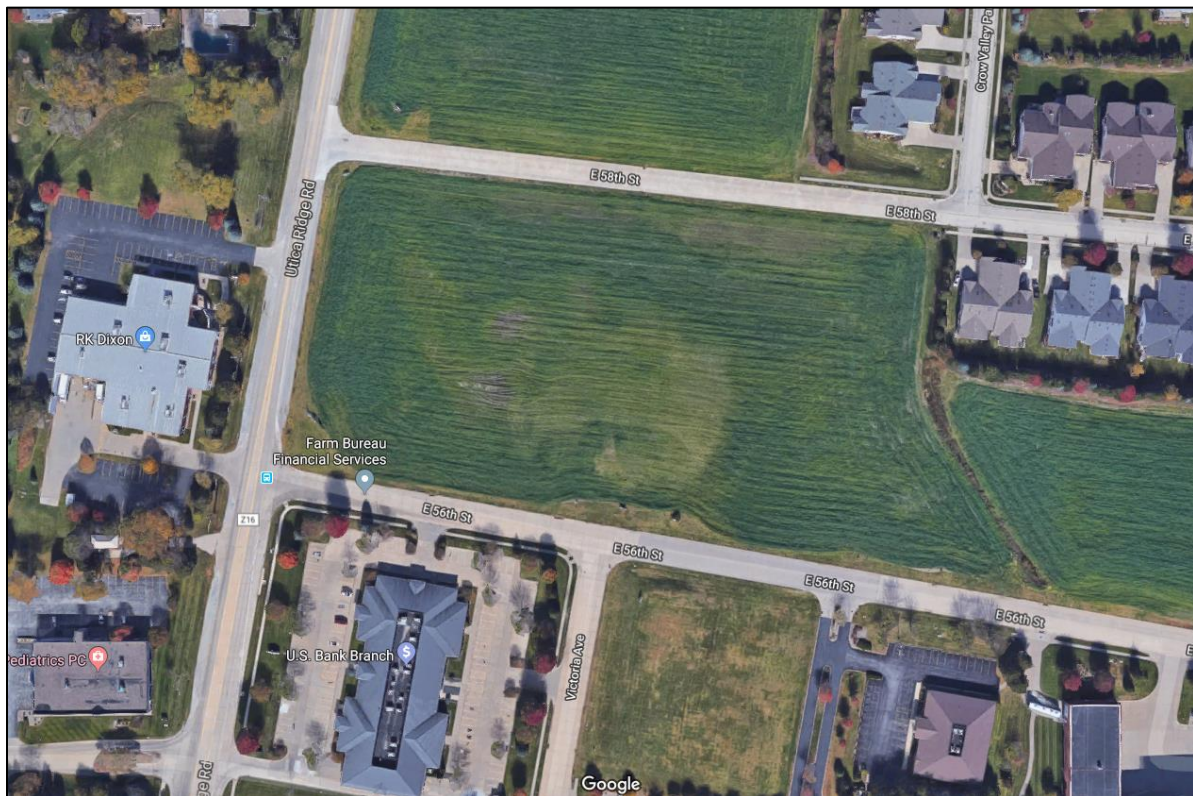
Preview Date: June 5, 2018
Request: F18-06 Final Plat – Crow Valley Plaza Eleventh
Address: Utica ridge RD and E 56th Street
Applicant: Bush Construction

DESCRIPTION

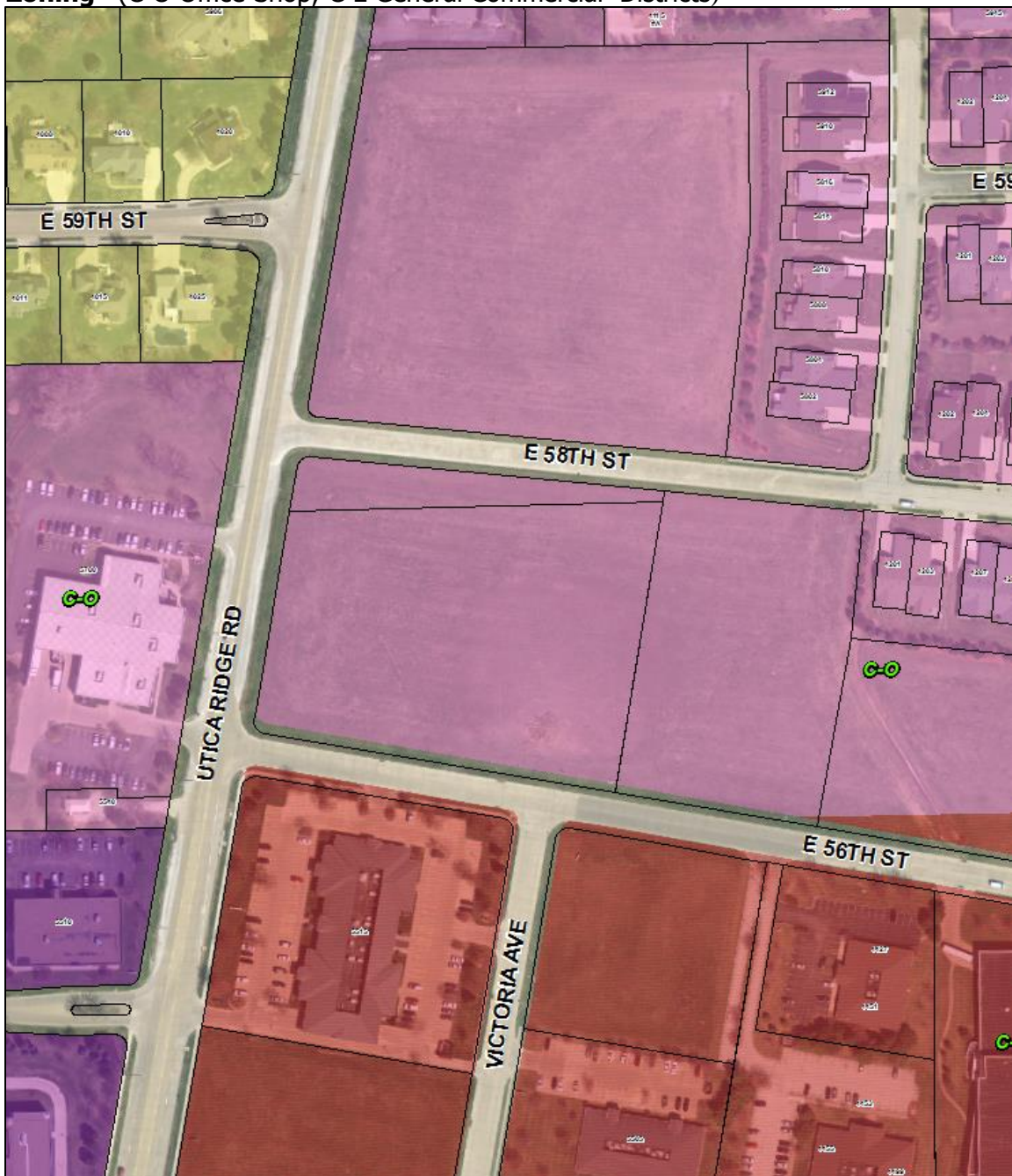
Request F18-06 of Bush Construction for a final plat of Crow Valley Plaza Eleventh Addition on 8.13 acres, more or less, being a replat of Lot 2 of Crow Valley Plaza Tenth Addition located along the north side of East 56th Street and east of Utica Ridge Road containing two (2) lots. [Ward 6]

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

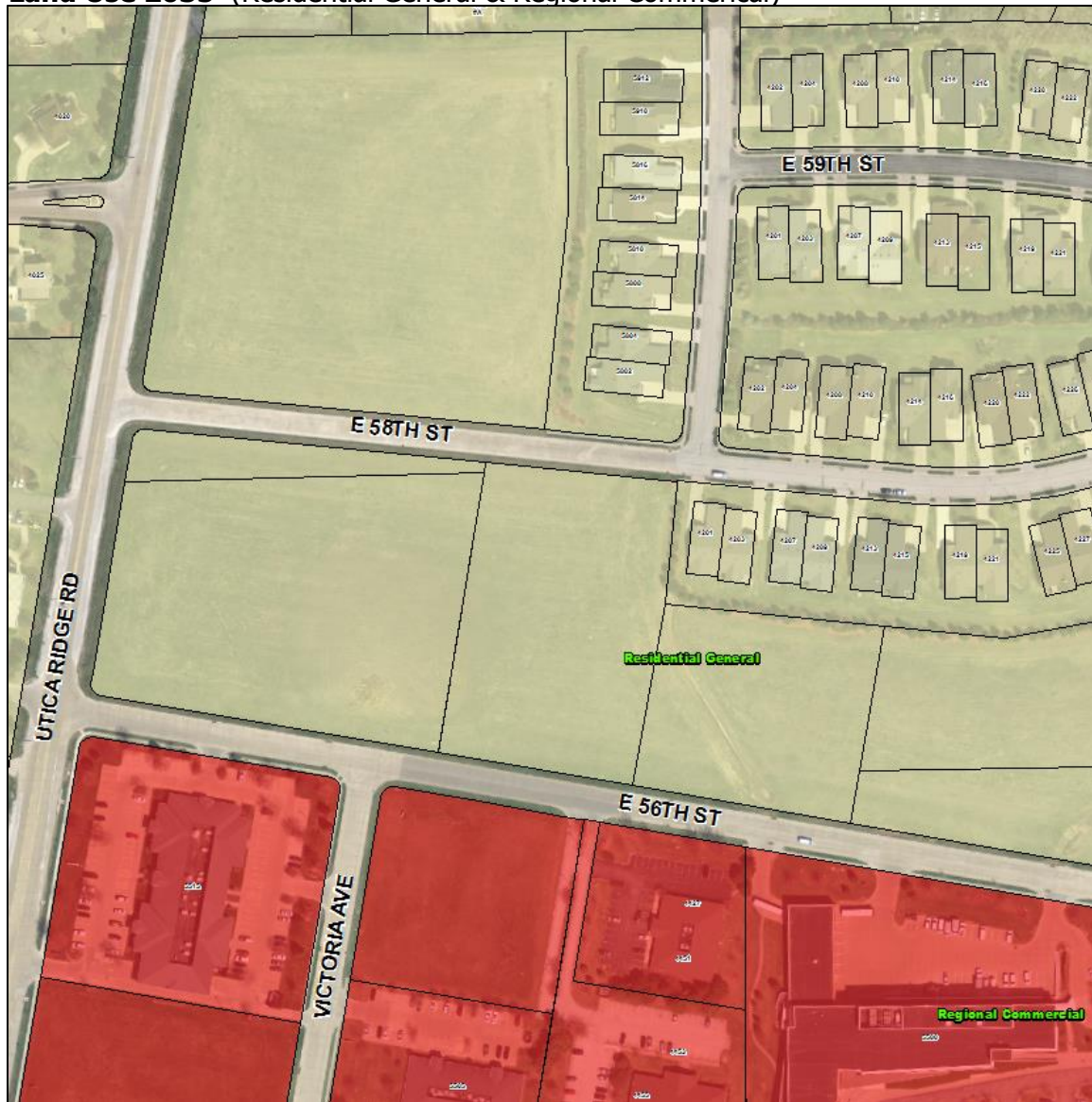
Aerial Photo:



Zoning (C-O Office-Shop; C-2 General Commercial Districts)



Land Use 2035 (Residential General & Regional Commercial)



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 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

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

PRELIM / FINAL / PUD (circle the appropriate designation)

SUBDIVISION NAME: Crow Valley Plaza Eleventh Addition

LOCATION: NW 1/4, Sec. 9, T78N, R4E

DEVELOPER: Name: Bush Construction
Address: 5401 Victoria Ave. Davenport, Ia 52807
Phone: (563) 344-3791 FAX: _____
Mobile Phone: _____ Email: _____

ENGINEER: Name: Townsend Engineering
Address: 2224 12th Str. Davenport, Ia 52803
Phone: (563) 386-4236 FAX: _____
Mobile Phone: _____ Email: MRichmond@Townsendengineering.net

ATTORNEY: Name: _____
Address: _____
Phone: _____ FAX: _____
Mobile Phone: _____ Email: _____

OWNER: Name: McCarthy Improvement Co./Linwood Stone Products Co.
Address: 5401 Victoria Ave. Davenport 52807
Phone: _____ FAX: _____
Mobile Phone: _____ Email: _____

NUMBER OF LOTS: 2 Lots ACRES: 8.13
SF 2F MF & EST. UNITS COMM IND

STREETS ADDED: N/A LINEAR FEET

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

| Fee per Plat | | Fee |
|--|--|--|
| Ten or fewer lots (< 10 lots) | | \$400 plus \$25/lot <u>\$450</u> |
| 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.

FINAL PLAT

CROW VALLEY PLAZA ELEVENTH ADDITION

LOT 2 OF CROW VALLEY PLAZA TENTH ADDITION IN PART OF THE
NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH,
RANGE 4 EAST OF THE 5th PRINCIPAL MERIDIAN TO THE CITY OF
DAVENPORT, IA

CROW VALLEY PLAZA
TENTH ADDITION
LOT 3

ADJOINER:
McCARTHY IMPROVEMENT
PARCEL #Y0901A03

CROW VALLEY PARK DRIVE

VILLAS AT CROW VALLEY

ADJOINER:
VILLAS AT CROW VALLEY
HOMEOWNER'S ASSOCIATION

CROW VALLEY PLAZA
TENTH ADDITION
LOT 1

LOT 1
62,786± S.F.
1.500± AC.

LOT 2
291,531± S.F.
6.634± AC.

1. Area of Subdivision-
Total: 8.134 Acres +/-
2. Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
3. Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 288-4236
4. Attorney:
TBD

NOTES:
SIDEWALKS SHALL BE CONSTRUCTED ALONG STREET RIGHT OF WAYS WHEN SO ORDERED BY THE CITY.

NO STORM WATER DETENTION FACILITIES SHALL BE REQUIRED FOR THIS SUBDIVISION. STORM WATER SHALL BE
CONVEYED TO THE EXISTING DETENTION BASIN TO THE SOUTH LOCATED IN OUTLOT A OF CROW VALLEY PLAZA
2ND ADDITION PER AGREEMENT WITH THE CITY OF DAVENPORT, NATURAL RESOURCES DIVISION.

DIMENSIONS ALONG CURVES ARE ARC DISTANCES.

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE
T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

ALL EASEMENTS, RESTRICTIONS AND COVENANTS ESTABLISHED IN FINAL PLAT OF RICHARD PIERCE SUBDIVISION
WILL APPLY TO FINAL PLAT OF MONARCH HILLS FIRST ADDITION.

THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE (1403) GEOID 12A, NAD 83 (2011) EPOCH 2010.00.

EAST 58th STREET RIGHT OF WAY NOTE.....

APPROVED BY:
CITY OF DAVENPORT, IOWA

BY: _____
DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION

BY: _____ DATE: _____

_____ DATE: _____

MEDACOM _____ DATE: _____

IOWA - AMERICAN WATER COMPANY _____ DATE: _____

_____ DATE: _____

CENTURY LINK _____ DATE: _____

_____ DATE: _____

MIDAMERICAN ENERGY _____ DATE: _____

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

CURVE TABLE

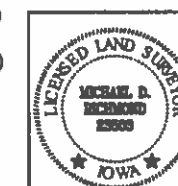


GRAPHIC SCALE
40 0 20 40
(IN FEET)
1" = 40' (24x36)

LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:

AS NOTED =
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 =
BOUNDARY LINE = _____
ROAD CENTER LINE = _____
EASEMENT LINE = _____
SETBACK LINE = _____
SECTION LINE = _____



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.

MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewal date is December 31, 2019
Pages or sheets covered by this seal: 1

TOWNSEND
ENGINEERING
Civil - Structural - Land Development

DATE: 8/26/18 TE PROJECT NO:
563 386.4236 386.4231
2224 East 12th Street, Davenport, IA 52803

DRAWN BY:
KLC

CHECKED BY:
MDR

DRAWING LOCATION

S:\BUSH CONSTRUCTION\CROWVALLEY10TH.DWG

| NO. | REVISIONS: DESCRIPTION | DATE |
|-----|---------------------------|------|
| | | |
| | | |
| | | |

PROJECT
FINAL PLAT
CROW VALLEY PLAZA ELEVENTH ADDITION
DAVENPORT, IOWA

DEVELOPER
BUSH CONSTRUCTION
5401 VICTORIA AVENUE
DAVENPORT, IOWA

SHEET NO.
1 OF 1

City of Davenport
Plan and Zoning Commission

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

Date
6/19/2018

Subject:

Case No. F18-07: Request of Richard Pierce for a final plat of Monarch Hills First Addition on 9.39 acres, more or less, being a replat of Lot 1 of Richard Pierce Subdivision, east of Vermont Avenue and north of Telegraph Road (405 North Vermont Avenue) containing two agricultural lots. [Ward 1]

ATTACHMENTS:

| Type | Description |
|-----------------|--------------------------|
| Backup Material | F18-07 Monarch Hills 1st |

Staff Workflow Reviewers

REVIEWERS:

| Department | Reviewer | Action | Date |
|------------|--------------|----------|---------------------|
| City Clerk | Wille, Wayne | Approved | 6/15/2018 - 2:11 PM |



City of Davenport
Community Planning & Economic Development Department
STAFF REPORT

PLAN AND ZONING COMMISSION

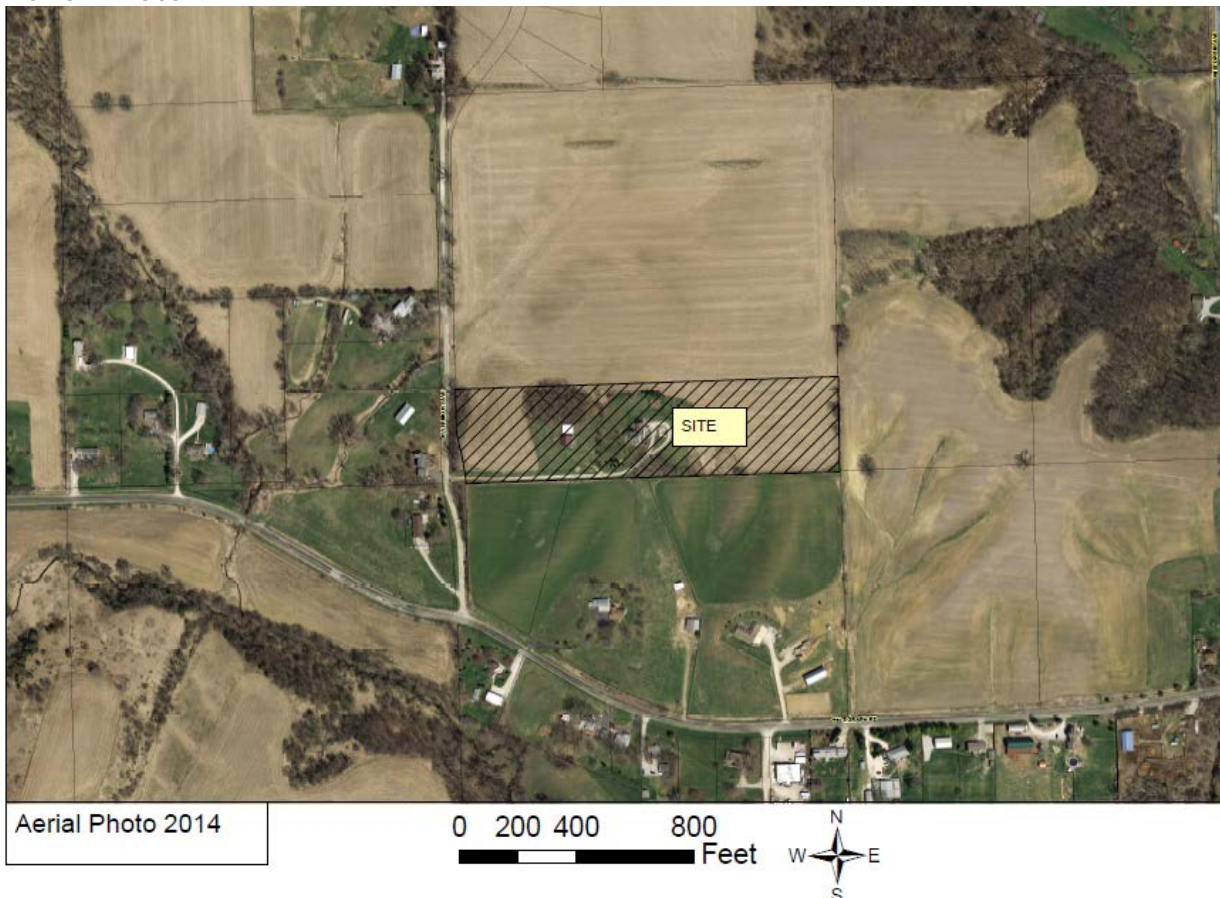
Preview Date: June 19, 2018
Request: Final Plat Monarch Hills First Addition
Address: 405 N Vermont (N of Telegraph Rd & E of Vermont Ave)
Case No.: F18-07
Applicant: Richard Pierce

INTRODUCTION

Request of Richard Pierce for a two (2) lot final plat on 9.64 acres, more or less, located north of Telegraph Road and east of Vermont Avenue (405 N Vermont Ave). The proposed addition replats one lot into two lots. The property is currently zoned "A-1" Agricultural District.

Recommendation: Staff recommends the Plan and Zoning Commission accept the findings and forward Case No F18-07 to the City Council for approval.

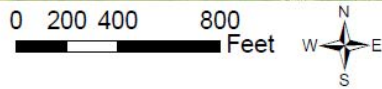
Aerial Photo:



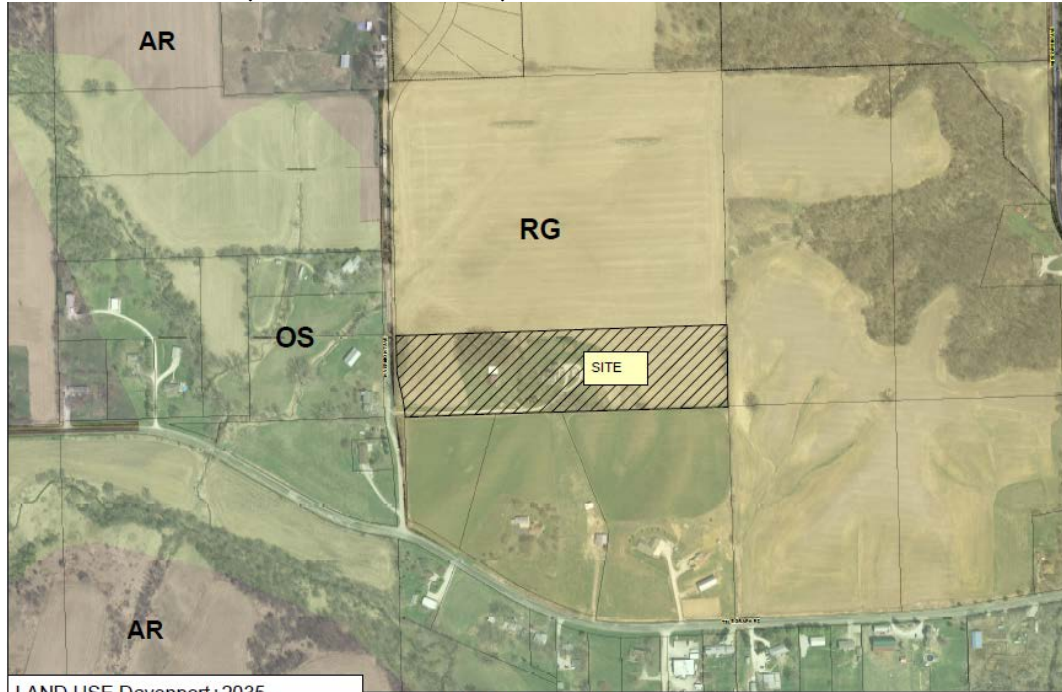
Zoning (R-4 Moderate Density Dwelling District)



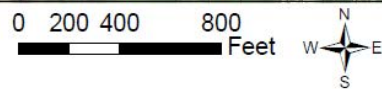
ZONING
A-1 Agricultural
R-1 & R-2 Low Density Dwelling



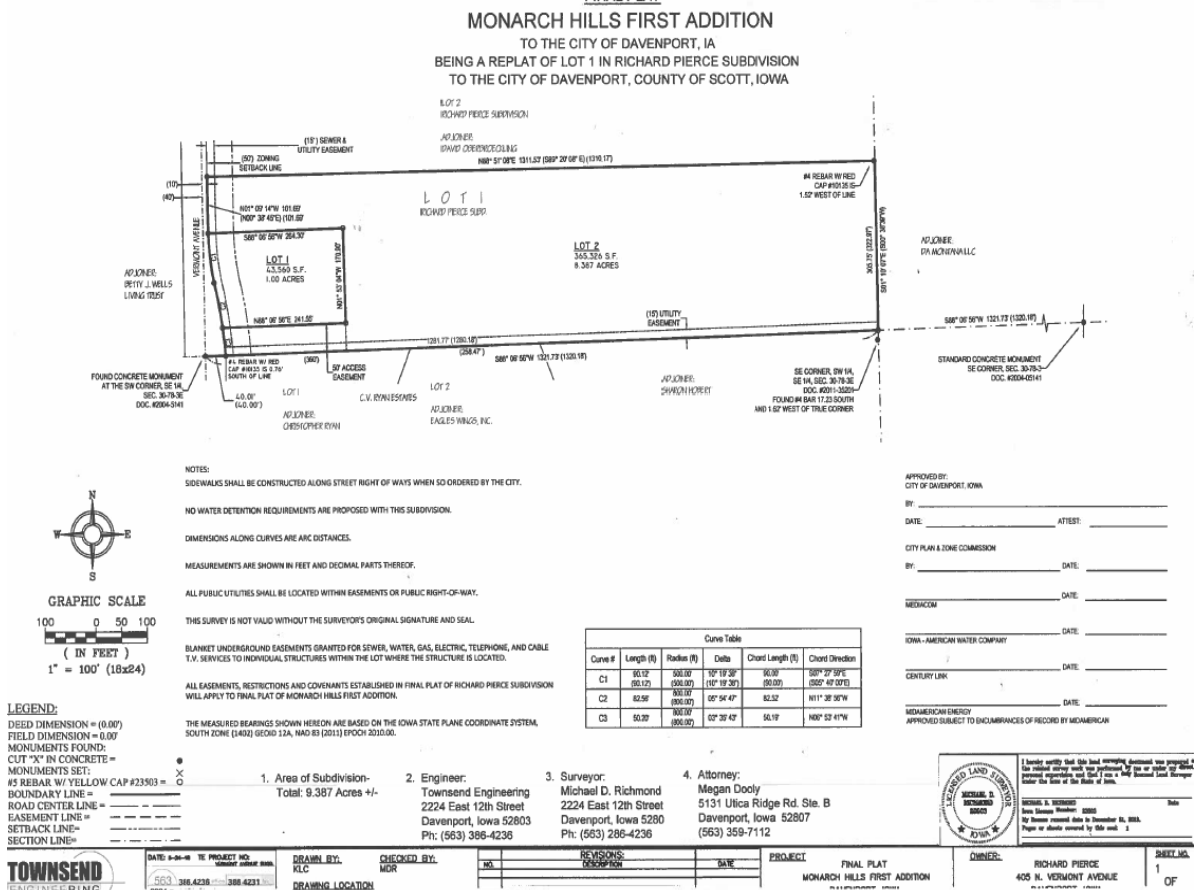
Land Use 2035 (Residential General)



LAND USE Davenport+2035
RG Residential General
OS Opens Space/Public Land



Plat



BACKGROUND

Comprehensive Plan:

Within Urban Service Area (+2035): Yes

Within Existing Service Area (2025): No

Proposed Land Use Designation: Residential General - RG

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 2025* 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.*

Technical Review:

Streets. No new public streets are proposed with this request.

Storm Water. There is no existing stormwater infrastructure in the local street system, stormwater flow is overland.

Sanitary Sewer. There is no existing sanitary sewer infrastructure in the area. Individual homes are on septic systems.

Other Utilities. Other normal utility services are available.

Parks/Open Space. The proposed plat does not impact any existing or planned parks or public open spaces.

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

DISCUSSION

The plat splits the property into two lots. The owner/developer currently resides on the property. The intent of the owner/developer is to eventually downsize and construct a smaller home along Vermont Avenue. The existing residence would be sold along with the remainder of Lot 2. For a new residence to be built a rezoning will be required.

STAFF RECOMMENDATION

Findings:

- The plat conforms to the comprehensive plan.
- The plat facilitates housing choice.

Recommendation:

Staff recommends the Plan and Zoning Commission accept the findings and forward Case No F18-07 to the City Council for approval.

1. Plat needs to be signed by surveyor and utilities.
2. Sidewalks along Vermont Avenue shall be installed when so required by the City.
3. Remove the note stating "no detention" (site improvements could require detention/water quality per storm water ordinance).

Prepared by:

Wayne Wille, CFM- Planner II
Community Planning Division

From: [Longlett, Eric](#)
To: [Wille, Wayne](#)
Subject: RE: two new subdivision reviews
Date: Thursday, June 14, 2018 10:49:51 AM
Attachments: [image004.png](#)
[image002.jpg](#)

Wayne, engineering has the following comments on Monarch Hills First Addition

1. Plat needs to be signed by surveyor and utilities
2. Sidewalks along City ROW shall be constructed as instructed by City
3. Remove no detention note. (site improvements could require detention/water quality per storm water ordinance)

Eric Longlett
Engineering Manager
City of Davenport, Iowa
Phone: 563-327-5153
Cell: 563-370-3972
CoD logo 322c lrg



From: Wille, Wayne
Sent: Wednesday, June 06, 2018 12:17 PM
To: Allender, Julie; Berger, Bruce; Carlson, Dawn; Cox, David; Driskill, Amy; DuBois Julie; Fisher, William (Billy); Flynn, Matt; Glessner, Antonio ; Heyer, Brian; Hock, Scott; Jacobsen, Henry; Johnson, Joy ; Kay, Amy; Koops, Scott E.; Kull, David; Longlett, Eric; Maloney, Mike; McGee, Mike; Miers, Dan; Miller, Nate; Morris, James; Morris, Kathy; Pradhan, Trishna; Ralfs, Jacob; Rusnak, Ryan; Sim, Nicholas; Tate, Art; Wahlheim, Derek; Wille, Wayne
Subject: two new subdivision reviews

I thought I sent Seng Meadows before; either way I need review comments on both by June 14th.

Thank you in advance.

Wayne Wille, CFM - Planner II
Community Planning Division
226 W 4th St - Davenport IA 52801
563-326-6172 - wtw@ci.davenport.ia.us
563-326-7765 - planning@ci.davenport.ia.us

E Plan is now live. Click [here](#) for more information.

LOT 2
RICHARD PIERCE SUBDIVISION

ADJOINER:
DAVID OBERBROECKLING

N88° 51' 08"E 1311.53' (S89° 20' 08" E) (1310.17')



DIMENSIONS ALONG CURVES ARE ARC DISTANCES.

ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

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

| Curve Table | | | | | |
|-------------|--------------------|----------------------|------------------------------|--------------------|----------------------------------|
| Curve # | Length (ft) | Radius (ft) | Delta | Chord Length (ft) | Chord Direction |
| C1 | 90.12' (90.12') | 500.00' (500.00') | 10° 19' 38" (10° 19' 38") | 90.00' (90.00') | S07° 27' 59"E (S05° 40' 00"E) |
| C2 | 82.56' | 800.00' (800.00') | 05° 54' 47" | 82.52' | N11° 38' 56"W |
| C3 | 50.20' | 800.00' (800.00') | 03° 35' 43" | 50.19' | N06° 53' 41"W |

BY: _____

DATE: _____ ATTEST: _____

BY: _____ DATE: _____

DATE: _____

MEDIACOM

DATE: _____

IOWA - AMERICAN WATER COMPANY

DATE: _____

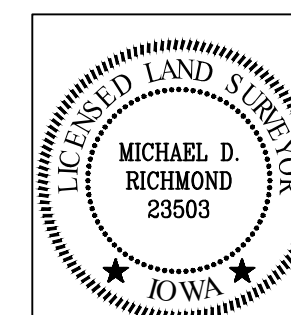
DATE: _____
MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

DEED DIMENSION = (0.00')
 FIELD DIMENSION = 0.00'
 MONUMENTS FOUND:
 CUT "X" IN CONCRETE =
 MONUMENTS SET:
 #5 REBAR W/ YELLOW CAP #23503 =
 BOUNDARY LINE =
 ROAD CENTER LINE =
 EASEMENT LINE =
 SETBACK LINE=
 SECTION LINE=

2. Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236

3. Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 5280
Ph: (563) 286-4236

4. Attorney:
Megan Dooly
5131 Utica Ridge Rd. Ste. B
Davenport, Iowa 52807
(563) 359-7112



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.

| | |
|---|------|
| MICHAEL D. RICHMOND | Date |
| Iowa License Number: 23503 | |
| My license renewal date is December 31, 2019. | |
| Pages or sheets covered by this seal: 1 | |

DATE: 5-24-18 TE PROJECT NO:
VERMONT AVENUE SUBD.

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC
CHECKED BY: MDR
DRAWING LOCATION
S:\PIERCE-RICHARD\FINAL PLAT.DWG

| REVISIONS: | | |
|------------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |
| | | |
| | | |
| | | |

PROJECT FINAL PLAT
MONARCH HILLS FIRST ADDITION
DAVENPORT, IOWA

OWNER: RICHARD PIERCE
405 N. VERMONT AVENUE
DAVENPORT, IOWA

SHEET NO.

OF

1

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

PRELIM FINAL / PUD (circle the appropriate designation)

SUBDIVISION NAME: Richard Pierce Second Subdivision
LOCATION: Post SE 1/4, Sec 30-78-3E, 5th P.M.

DEVELOPER: Name: _____
Address: _____
Phone: _____ FAX: _____
Mobile Phone: _____ Email: _____

ENGINEER: Name: Townsend Engineering
Address: 2224 E. 12th Str. Davenport, Ia 52803
Phone: 386-4236 FAX: _____
Mobile Phone: _____ Email: Kevin@Townsendengineering.net

ATTORNEY: Name: Megan Dooly
Address: 5131 41st Ridge Rd.
Phone: 359-7112 FAX: _____
Mobile Phone: _____ Email: _____

OWNER: Name: Richard Pierce
Address: 405 N. Vermont Ave. Davenport, Ia
Phone: _____ FAX: _____
Mobile Phone: (224) 392-7904 Email: _____

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

STREETS ADDED: N/A 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
6/19/2018

Subject:

Preview of items for the July 2nd public hearing and/or regular meeting (note-not all items to be heard may be listed)

Staff Workflow Reviewers

REVIEWERS:

| Department | Reviewer | Action | Date |
|------------|--------------|----------|---------------------|
| City Clerk | Wille, Wayne | Approved | 6/15/2018 - 2:14 PM |

City of Davenport
Plan and Zoning Commission

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

Date
6/19/2018

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 | 6/15/2018 - 2:16 PM |

City of Davenport
Plan and Zoning Commission

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

Date
6/19/2018

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:

Monday, July 02, 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 | 6/15/2018 - 2:21 PM |