

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, SEPTEMBER 18, 2018; 5:00 PM

CITY COUNCIL CHAMBERS

COMBINED PUBLIC HEARING & REGULAR MEETING

I. New Business

- A. Public Hearing for Case No. REZ18-14: Request to rezone 1.49 acres, more or less, of property located at 4435 E 53rd Street from R-2, Low Density Dwelling District, to PDD, Planned Development District. Dan Elias, petitioner. [Ward 6]

The applicant has requested that this item be tabled to the 10-2-2018 Plan and Zoning Commission Public Hearing.

II. Next Public Hearing

- A. October 2, 2018

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Authority

- A. Summary of the September 12, 2018 City Council Meeting:
 - 1. Jane Schneider appointed to the Plan and Zoning Commission (replaces Scott Kelling). **APPROVED 2018-392**
 - 2. Third Consideration: Ordinance for Case No. REZ18-09 being the request of Jerod Engler on behalf of McCarthy Improvement Co. for the rezoning of 1.5 acres, more or less, located at the northeast corner of Utica Ridge Road and East 56th Street from "C-O" Office Shop District to "C-1" Neighborhood Shopping District to facilitate commercial development. [Ward 6] **ADOPTED 2018-393**
 - 3. Resolution approving Case F18-11 being the request of Speer Development LLC for the Final Plat of Speer Commercial First Addition containing three lots. The property is located at the southeast corner of East 53rd Street and Eastern Avenue. [Ward 8] **ADOPTED 2018-394**
 - 4. Resolution for Case 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] **ADOPTED 2018-397**
 - 5. Resolution for Case F18-09 being the request of O'Bros, LLC for the Final Plat for Eastern Avenue Farms 5th Addition containing 47 lots. The property is located east of 61st Street 1/3 mile east of Eastern Avenue. [Ward 8].

ADOPTED 2018-398

III. Secretary's Report

- A. Consideration of the September 4, 2018 Plan and Zoning Commission meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

- A. Old Business
- B. New Business

VI. Subdivision Activity

- A. Old Business
- B. New Business

- i. Case ROW18-03: Request of the City of Davenport for the vacation (abandonment) of 711 square feet, more or less, of alley right-of-way located northeast of Ridgewood Avenue and northwest of Middle Road. [Ward 6]

The City is requesting the Plan and Zoning Commission table ROW18-03 to the October 2, 2018 Plan and Zoning Commission public meeting to allow additional time for a survey to be performed.

VII. Future Business

- A. Case F-12: Request of Joseph Stuhr for a for a Final Plat for a 2 lot subdivision located west of Waverly Road and south of West 15th Street Court. [Ward 1].
- B. Case FDP18-04: Request of Shawn Agan for a PDD - Planned Development District Final Development Plan for a self storage facility on 1.43 acres, more or less, located at 3730 West Locust Street. [Ward 1]
- C. Case F-13: Request of Christine Hall Shields Trust for a for a Final Plat for a 2 lot subdivision located west of Jersey Ridge Road approximately .3 miles north of East Kimberly Road [Ward 6].

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

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

Date
9/4/2018

Subject:

Public Hearing for Case No. REZ18-14: Request to rezone 1.49 acres, more or less, of property located at 4435 E 53rd Street from R-2, Low Density Dwelling District, to PDD, Planned Development District. Dan Elias, petitioner. [Ward 6]

The applicant has requested that this item be tabled to the 10-2-2018 Plan and Zoning Commission Public Hearing.

Recommendation:

Staff recommends the Plan and Zoning Commission table this item to the 10-1-2018 Plan and Zoning Commission Public Hearing.

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	8/30/2018 - 2:23 PM

CITY PLAN AND ZONING COMMISSION
Public Hearing and Regular Meeting Minutes

Tuesday, September 4, 2018 at 5:00 PM
Council Chambers
226 West 4th Street
Davenport, Iowa 52801

PUBLIC HEARING AGENDA

Roll Call of the Membership

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

Excused: Inghram.

Staff Present: Rusnak, Heyer, Koops and Melton.

OLD BUSINESS

There was none.

NEW BUSINESS

1. Case REZ18-14: Request by Dan Elias, Track, LLC to rezone 1.49 acres, more or less of property located at 4435 E. 53rd Street from R-2, Low Density Dwelling District to PDD, Planned Development District [Ward 6]

City staff indicated that the applicant provided a written request to table this item to the 9-18-2018 Plan and Zoning Commission Public Hearing.

Connell opened the public hearing and asked if anyone in the audience wished to speak in favor or in opposition to the request.

No one from the audience spoke.

Motion by Maness, second by Tallman to table REZ18-14 to the September 13, 2018 Plan and Zoning Commission public hearing. Motion to table was (8-0) by voice vote.

2. Case ROW18-03: Request of the City of Davenport for the vacation (abandonment) of 711 square feet, more or less, of alley right-of-way located northeast of Ridgewood Avenue and northwest of Middle Road. [Ward 6]

Rusnak summarized the staff report. He indicated that the property at 2508 Middle Road has objected to the request and that a representative of the property owner at 2508 Middle Road has requested that the City table the request.

Rusnak indicated that there would be another opportunity for public input at the October 2, 2018, and therefore, the City is not in favor of tabling the request.

Property owners from 704 Ridgewood Avenue and 2516 Middle Road spoke in favor of the request.

A representative of the property owner at 2508 Middle Road spoke in opposition to the request.

There were a few questions from Plan and Zoning Commissioners.

Connel closed the public hearing.

The public hearing end at approximately 5:34 pm.

REGULAR MEETING AGENDA

I. Roll Call of the Membership

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

Excused: Inghram.

Staff Present: Rusnak, Heyer, Koops and Melton.

II. Report of the City Council Activity

1. Third Consideration: Ordinance for Case No. REZ18-08 being the request of William Torchia on behalf of WCT Investments Davenport Series, LLC 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] **ADOPTED 2018-364**
2. Third Consideration: Ordinance for Case No. ROW18-01 being the 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 commercial development. [Ward 6] **ADOPTED 2018-365**
3. Resolution approving Case No. FDP18-03 being the request of William Torchia on behalf of WCT Investments Davenport Series, LLC for a PDD Planned Development District Final Development Plan on property located on the south side of East 53rd Street approximately 385 feet east of Lorton Avenue. [Ward 6] **ADOPTED 2018-366**
4. Resolution approving Case No. CP18-02 being the request of the City of Davenport to amend the Davenport 2035 Future Land Use Map Designation from "RG" Residential General to Commercial Corridor on 6.5 acres of property, more or less, located along the south side of East 53rd Street east of Lorton Avenue. [Ward 6] **ADOPTED 2018-370**

III. Secretary's Report

Consideration of the August 14, 2018 meeting minutes.

Motion by Hepner, second by Tallman to approve the August 14, 2018 meeting minutes. Motion to approve was (8-0) by voice vote.

IV. Report of the Comprehensive Plan Committee

There was none.

V. Zoning Activity

A. Old Business

There was none.

B. New Business

1. Case REZ18-12: Request of Chris Townsend on behalf of Jimmy Holt, to rezone 1.43 acres, more or less, of property located at 3730 West Locust Street from "C-1" Neighborhood Commercial and "R-3" Moderate Density Dwelling District to "PDD" Planned Development District. [Ward 1]

Rusnak summarized the staff report.

Finding:

The use of the property would achieve consistency with the Residential General Davenport 2035 Future Land Use designation because the proposed design and conditions recommended by City staff would adequately safeguard surrounding residential development.

Staff recommends the Plan and Zoning Commission accept the listed finding and forward Case REZ18-12 to the City Council with a recommendation for approval subject to the following conditions:

1. That no self-storage units be located within 150 feet of the West Locust Street right-of-way;
2. That no self-storage unit overhead doors face West Locust Street;
3. That a six foot high fence be installed along the east, north and west property lines surrounding the self-storage unit development.

No other comments were presented.

Motion by Medd, second by Hepner to accept the listed finding and forward Case REZ18-12 to the City Council with a recommendation for approval subject to the following conditions:

1. That no self-storage units be located within 150 feet of the West Locust Street right-of-way;
2. That no self-storage unit overhead doors face West Locust Street;
3. That a six foot high fence be installed along the east, north and west property lines surrounding the self-storage unit development.

Motion to approve was (8-0) by roll call vote.

2. Case REZ18-13: Request of Hawkeye Paving to rezone 30.7 acres, more or less, of real property located at 8228 N. Fairmount Street (former Wacky Waters site) from "A-1" Agricultural District to "M-1" Light Industrial District to facilitate development of a new Contractor headquarters, shop and equipment storage. [Ward 2]

Koops summarized the staff report.

Findings:

1. The proposed rezoning is consistent with the Comprehensive Plan.
2. The proposed use is consistent with adjacent uses/business to the north, east, and south.

Staff recommends the Plan and Zoning Commission forward Case REZ18-13 to the City Council for approval.

Motion by Medd, second by Hepner to accept the listed finding and forward Case REZ18-13 to the City Council with a recommendation for approval.

Motion to approve was (8-0) by roll call vote.

VI. Subdivision Activity

A. Old Business

There was none.

B. New Business

1. Case ROW18-02: Request of the City of Davenport for the vacation (abandonment) of public right-of-way along the 5000 block of Forest Grove Ct east to the corporate limits, containing 1.47 acres, more or less. [Ward 6]

Medd stated that he would abstain from speaking or voting on this due to a conflict of interest.

Koops summarized the staff report.

Finding:

The vacation furthers the City plans to relocate this street to the north and abandon with ROW.

Staff recommends the Plan and Zoning Commission accepts the listed finding and forward Case ROW18-02 to the City Council with a recommendation for approval subject to the recording of a public utility easement for any remaining utilities.

Motion by Quinn, second by Tallman to accept the listed finding and forward Case ROW18-02 to the City Council with a recommendation for approval subject to the recording of a public utility easement for any remaining utilities..

Motion to approve was (7-0) by roll call vote (Medd abstained).

2. Case P18-05: Request of Kerry Condon on behalf of Pine Partners LLC for a Preliminary Plat for a 63 lot subdivision located west of Division Street and north of West 55th Street.

Rusnak summarized the staff report.

Findings:

1. The plat conforms to the comprehensive plan Davenport+2035; and
2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision ordinance requirements for a preliminary plat.

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward Case No. P18-05 to the City Council with a recommendation for approval subject to the following conditions:

1. That (Quarter) Section Lines be shown on the preliminary plat;
2. That the word "proposed" be removed from 5 under Notes on the preliminary plat; and
3. That the roundabout be removed on Howell Street.

Motion by Quinn, second by Tallman to accept the listed findings and forward Case P18-05 to the City Council with a recommendation for approval subject to the following conditions:

1. That (Quarter) Section Lines be shown on the preliminary plat;
2. That the word "proposed" be removed from 5 under Notes on the preliminary plat; and
3. That the roundabout be removed on Howell Street.

Motion to approve was (8-0) by roll call vote.

VII. Other Business

There was none.

VIII. Future Business

There was none.

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

No one from the audience spoke.

X. Adjourn

The meeting adjourned at approximately 5:43 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
9/4/2018

Subject:

Case ROW18-03: Request of the City of Davenport for the vacation (abandonment) of 711 square feet, more or less, of alley right-of-way located northeast of Ridgewood Avenue and northwest of Middle Road. [Ward 6]

The City is requesting the Plan and Zoning Commission table ROW18-03 to the October 2, 2018 Plan and Zoning Commission public meeting to allow additional time for a survey to be performed.

Recommendation:

City staff recommends the Plan and Zoning Commission table ROW18-03 to the October 2, 2018 Plan and Zoning Commission public meeting to allow additional time for a survey to be performed.

Background:

Technical Review:

Streets.

The alley proposed to be vacated terminates at 2508 Middle Road. It is City staff's opinion that this alley was never designed to provide vehicular access to 2508 Middle Road.

Storm Water.

There is stormwater infrastructure located within the alley right-of-way. A public utility easement would be required.

Sanitary Sewer.

There is no sanitary sewer located within the alley right-of-way.

Other Utilities.

Electric and other utilities are located within the alley right-of-way. A public utility easement would be required.

Parks/Open Space. The partial alley vacation would not impact any existing or planned parks or public open spaces.

Public Input:

Notices were sent to 26 property owners surrounding the proposed alley vacation.

The property owners 709 Ridgewood Avenue and 2516 Middle Road expressed support of the request at the September 4, 2018 Plan and Zoning Commission public hearing. A representative of the property owners at 2508 Middle Road objected to the request at the September 4, 2018

Plan and Zoning Commission public hearing.

Discussion:

The property owner at the terminus of the alley (2805 Middle Road) poured a concrete slab, which abuts the alley. The City informed the property owner that there is not sufficient area on the property owner's land to provide a legal parking area. The width of the parking pad and approach to the slab is 7.5 feet. The Davenport City Code requires a parking space to be at least 8.5 feet in width. Additionally, there is not available space for a turnaround.

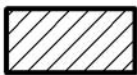
ATTACHMENTS:

Type	Description
▣ Backup Material	Aerial Map
▣ Backup Material	1910 Sanborn Map - Republished in 1950
▣ Backup Material	Google Streetview
▣ Backup Material	Public Engagement

Staff Workflow Reviewers

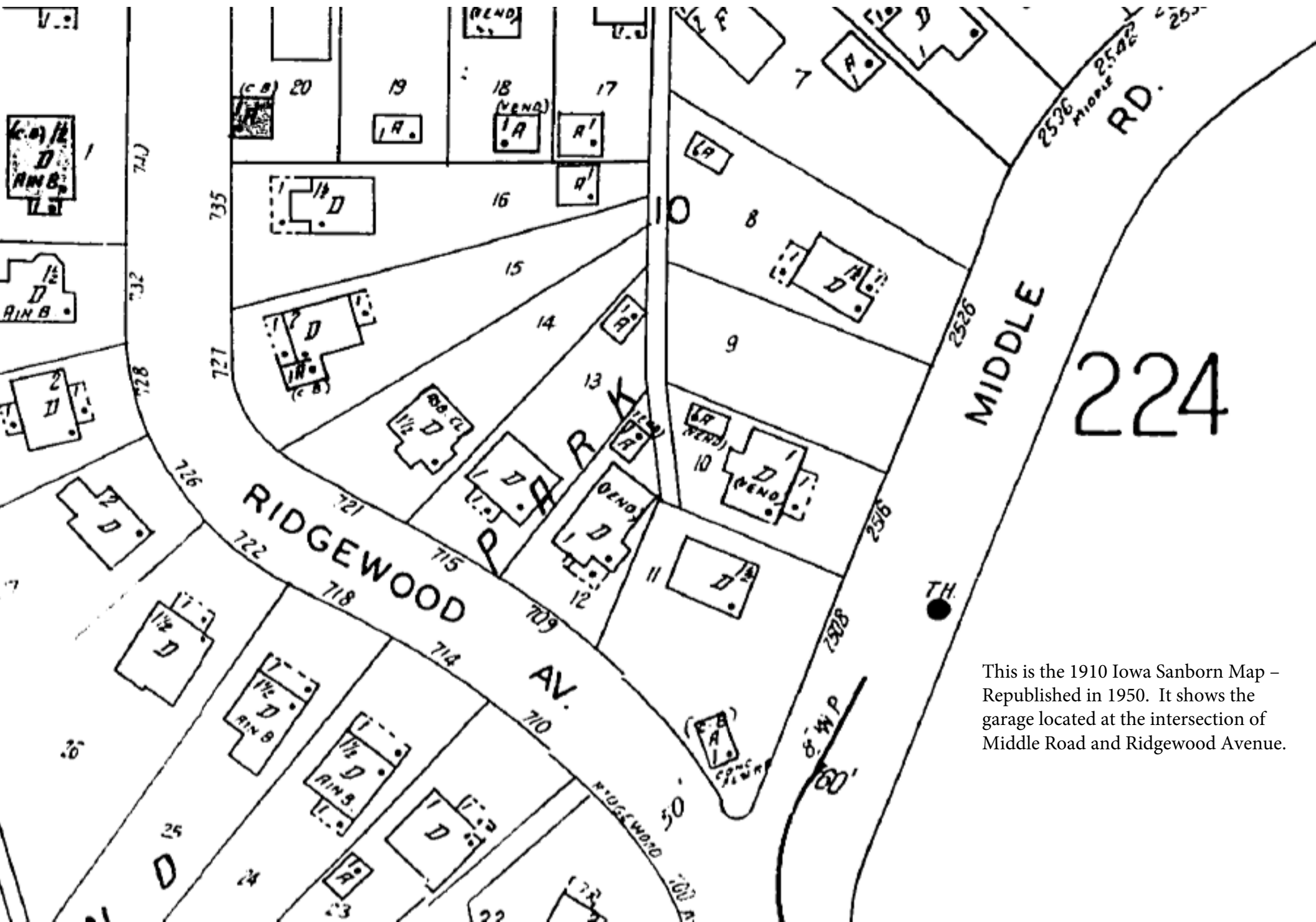
REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	8/30/2018 - 3:06 PM



Subject Property





224

This is the 1910 Iowa Sanborn Map –
Republished in 1950. It shows the
garage located at the intersection of
Middle Road and Ridgewood Avenue.



Rusnak, Ryan

From: Alex <bockalex@gmail.com>
Sent: Wednesday, September 12, 2018 11:10 AM
To: Schnauber, Eric; Clewell, Rich; Oswald, Richard; Rusnak, Ryan; Warner, Tom
Cc: Mike; Molly Bonderer
Subject: Re: 2508 Middle Rd alley

Eric,

Please advise when we can expect more information about the permits (or lack thereof) pulled for 709 Ridgewood and 2516 Middle Rd's curb cuts and cement pad and curb poured in the alley. If I need to reach out to someone else about this, please advise who that is.

Regards,

Alex Bock

On Mon, Sep 10, 2018 at 4:05 PM Alex <bockalex@gmail.com> wrote:

To whom it may concern:

Mike Meloy of Meloy law offices will be representing me in this matter from here on out. Please contact him with any correspondence. He will also be pursuing suit against the city in the event the alley is conveyed to 709 Ridgewood and 2516 Middle Rd as this will illegally prevent any ADA compliant access to my property. Furthermore, a complaint is being launched against the city by the ADA association. Demand is made that my attorney and I receive the necessary permits for the curb cuts and parking pads for the aforementioned addresses. In the event these permits do not exist, please advise what the next steps will be to rectify this. Demand is also made that, in the event the alley is conveyed, my property also be conveyed alley space as it is served by the alley as well.

Regards,
Alex Bock

--

Regards,

Alex Bock
563-293-1460

--

Regards,

Alex Bock
563-293-1460

Rusnak, Ryan

From: Rusnak, Ryan
Sent: Monday, September 10, 2018 2:31 PM
To: 'Rex J. Ridenour'
Subject: RE: Case # ROW18-03

Hi Rex,

We have ordered a survey. I am not sure if it will be done by next Tuesday. If not, I plan to request a tabling.

I was brought into this situation a little later than others. Do you want me to forward emails that I have?

Ryan Rusnak, AICP
Planner III
City of Davenport
Community Planning and
Economic Development Department
226 West 4th Street
Davenport, Iowa 52801
(563) 888-2022

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



Click for [more](#) information about the Zoning Ordinance Rewrite. **Spread the Word.**

From: Rex J. Ridenour [mailto:rridenour@drmlawfirmnpc.com]
Sent: Friday, September 07, 2018 5:29 PM
To: Rusnak, Ryan
Subject: RE: Case # ROW18-03

Ryan: Does the City plan to survey or mark in any way that part of the alley it desires to vacate? Also what can you provide me as to copies of communications relating to this matter without me going through the FOIA process? I'm trying to get an understanding as to just what has gone on. Obviously Alex has ticked some folks off. Thanks,

Rex J. Ridenour
REX J. RIDENOUR ATTORNEY AT LAW, PLLC
201 W. Second Street, Suite 400
Davenport, IA 52801-1524
Telephone: (563) 324-1971
Facsimile: (563) 324-1974
Email: rridenour@drmlawfirmnpc.com

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From: Rusnak, Ryan [mailto:rrusnak@ci.davenport.ia.us]
Sent: Tuesday, September 04, 2018 9:56 AM
To: Rex J. Ridenour
Cc: Alex . (bockalex@gmail.com)
Subject: RE: Case # ROW18-03

Mr. Ridenour,

Your email and Mr. Bock's email has been forwarded to the Plan and Zoning Commission.

I do not plan on asking the Commission to table the request. Certainly, the Plan and Zoning Commission could vote to table nevertheless.

The Plan and Zoning Commission will have another public meeting to vote to recommend on 9/18/2018. The public is afforded an opportunity to speak at that meeting. Subsequently, there will be up to six opportunities to speak at City Council.

Ryan Rusnak, AICP
Planner III
City of Davenport
Community Planning and
Economic Development Department
226 West 4th Street
Davenport, Iowa 52801
(563) 888-2022

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From: Rex J. Ridenour [mailto:rridenour@drmlawfirmmpc.com]
Sent: Sunday, September 02, 2018 5:07 PM
To: Rusnak, Ryan
Cc: Alex . (bockalex@gmail.com)
Subject: RE: Case # ROW18-03

I understand the City is the petitioner here and as such can request the public hearing be tabled/rescheduled. We request it be rescheduled to your next meeting 9/18. Although you may have met your minimum notice requirements I did not learn of the City's intention concerning the alley which abuts and serves Mr. Bock's property until checking my email after leaving for the extended holiday weekend and even later of the scheduled public hearing. I left town over the holiday and am not available until late Tuesday. As he advised Mr. Bock is leaving early Tuesday until the 16th. As you observed this matter has been pending for some time. A 2 week delay does not appear to prejudice anyone. If the public hearing will not be rescheduled please advise why not. Thanks, Rex R.

Rex J. Ridenour

REX J. RIDENOUR ATTORNEY AT LAW, PLLC

201 W. Second Street, Suite 400

Davenport, IA 52801-1524

Telephone: (563) 324-1971

Facsimile: (563) 324-1974

Email: rridenour@drmlawfirmnpc.com

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From: Alex [mailto:bockalex@gmail.com]

Sent: Saturday, September 01, 2018 2:15 PM

To: rrusnak@ci.davenport.ia.us

Cc: Rex J. Ridenour

Subject: Case # ROW18-03

Mr. Rusnak,

This email is in response to case #ROW18-03. Attached to this email is my attorney, Mr. Rex Ridenour. Today, I opened a letter received in the mail yesterday (August 31st, 2018). The exhibit is attached to this email. It was conveyed to my attorney yesterday upon receipt of another letter from Richard Oswald of public works neighborhood services department (exhibit also attached); that I will be leaving town early morning on 9/4/2018, and will not be returning until 9/16/2018. As you may have guessed, this makes for extremely bad timing for me. I have informed Mr. Oswald of my full opposition to this proposal. I am now reaching out to you to do the same and request an accommodation. This is the second instance of the city of Davenport planning important meetings last minute and giving me, what is in my opinion; insufficient notice. With the first "Public hearing" being scheduled on the 4th of September at 5PM, this is less than 8 business hours' notice with the holiday weekend. My attorney will be back in his office Tuesday, Sep 4th. Mr. Ridenour has informed me that he will be busy in court for most of his morning.

For him, this means he has less than 4 hours to prepare. I also notice in order to submit an "official comment" this must be done by 12:00PM ONE DAY BEFORE the public hearing.

Will there be anyone staffing the city admin offices at this time being as that is Labor day? If not, I believe this proves a soon-to-be brought point of poor (or maliciously intentional) planning on the city's behalf. I will direct any further communication between the city and myself in the matter to my attorney, Mr. Rex Ridenour. Please contact him as soon as possible.

Respectfully,

Alex Bock
2508 Middle Rd
Davenport, IA 52803

Reply to:

Rex J. Ridenour
Attorney at law, PLLC
201 W Second St
STE# 400
Davenport, IA 52801
563-324-1971

Rusnak, Ryan

From: Rex J. Ridenour <rredenour@drmlawfirmmpc.com>
Sent: Sunday, September 02, 2018 5:07 PM
To: Rusnak, Ryan
Cc: Alex . (bockalex@gmail.com)
Subject: RE: Case # ROW18-03

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Rex J. Ridenour
REX J. RIDENOUR ATTORNEY AT LAW, PLLC
201 W. Second Street, Suite 400
Davenport, IA 52801-1524
Telephone: (563) 324-1971
Facsimile: (563) 324-1974
Email: rredenour@drmlawfirmmpc.com

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From: Alex [<mailto:bockalex@gmail.com>]
Sent: Saturday, September 01, 2018 2:15 PM
To: rrusnak@ci.davenport.ia.us
Cc: Rex J. Ridenour
Subject: Case # ROW18-03

Mr. Rusnak,

This email is in response to case #ROW18-03. Attached to this email is my attorney, Mr. Rex Ridenour. Today, I opened a letter received in the mail yesterday (August 31st, 2018). The exhibit is attached to this email. It was conveyed to my attorney yesterday upon receipt of another letter from Richard Oswald of public works neighborhood services department (exhibit also attached); that I will be leaving town early morning on 9/4/2018, and will not be returning until 9/16/2018. As you may have guessed, this makes for extremely bad timing for me. I have informed Mr. Oswald of my full opposition to this proposal. I am now reaching out to you to do the same and request an accommodation. This is the second instance of the city of Davenport planning important meetings last minute and giving me, what is in my opinion; insufficient notice. With the first "Public hearing" being scheduled on the 4th of September at 5PM, this is less than 8 business hours' notice with the holiday weekend. My attorney will be back in his office Tuesday, Sep 4th. Mr. Ridenour has informed me that he will be busy in court for most of his morning.

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Respectfully,

Alex Bock
2508 Middle Rd
Davenport, IA 52803

Reply to:

Rex J. Ridenour
Attorney at law, PLLC
201 W Second St
STE# 400
Davenport, IA 52801
563-324-1971

Rusnak, Ryan

From: Alex <bockalex@gmail.com>
Sent: Saturday, September 01, 2018 2:15 PM
To: Rusnak, Ryan
Cc: Rex J. Ridenour
Subject: Case # ROW18-03
Attachments: DPW Alley vacation.pdf; Alley zoning.pdf

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This email is in response to case #ROW18-03. Attached to this email is my attorney, Mr. Rex Ridenour. Today, I opened a letter received in the mail yesterday (August 31st, 2018). The exhibit is attached to this email. It was conveyed to my attorney yesterday upon receipt of another letter from Richard Oswald of public works neighborhood services department (exhibit also attached); that I will be leaving town early morning on 9/4/2018, and will not be returning until 9/16/2018. As you may have guessed, this makes for extremely bad timing for me. I have informed Mr. Oswald of my full opposition to this proposal. I am now reaching out to you to do the same and request an accommodation. This is the second instance of the city of Davenport planning important meetings last minute and giving me, what is in my opinion; insufficient notice. With the first "Public hearing" being scheduled on the 4th of September at 5PM, this is less than 8 business hours' notice with the holiday weekend. My attorney will be back in his office Tuesday, Sep 4th. Mr. Ridenour has informed me that he will be busy in court for most of his morning.

For him, this means he has less than 4 hours to prepare. I also notice in order to submit an "official comment" this must be done by 12:00PM ONE DAY BEFORE the public hearing.

Will there be anyone staffing the city admin offices at this time being as that is Labor day? If not, I believe this proves a soon-to-be brought point of poor (or maliciously intentional) planning on the city's behalf. I will direct any further communication between the city and myself in the matter to my attorney, Mr. Rex Ridenour. Please contact him as soon as possible.

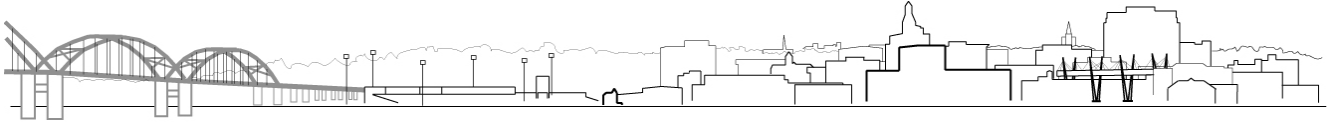
Respectfully,

Alex Bock
2508 Middle Rd
Davenport, IA 52803

Reply to:

Rex J. Ridenour
Attorney at law, PLLC
201 W Second St
STE# 400
Davenport, IA 52801
563-324-1971

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



Public Hearing Details:

Date: 9/4/2018 Ward: **6th**
Time: 5:00 PM
Location: 711 square feet, more or less, of alley right-of-way located northeast of Ridgewood Avenue and northwest of Middle Road (see map on reverse side).
Subject: Public hearing to partially vacate (abandon) right-of-way before the Plan and Zoning Commission.
Case #: ROW18-03

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 partial vacation (abandon) right-of-way. The purpose of the request is to abandon the right-of-way so that it may be conveyed to the adjacent land owners.

Request Description:

ROW18-03: Request of the City of Davenport for the vacation (abandonment) of 711 square feet, more or less, of alley right-of-way located northeast of Ridgewood Avenue and northwest of Middle Road. [Ward 6]

What are the Next Steps after the Public Hearing?

The 9/4/2018 public hearing is the first step in the review/approval process. The Plan and Zoning will meet on 9/18/2018 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.

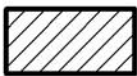
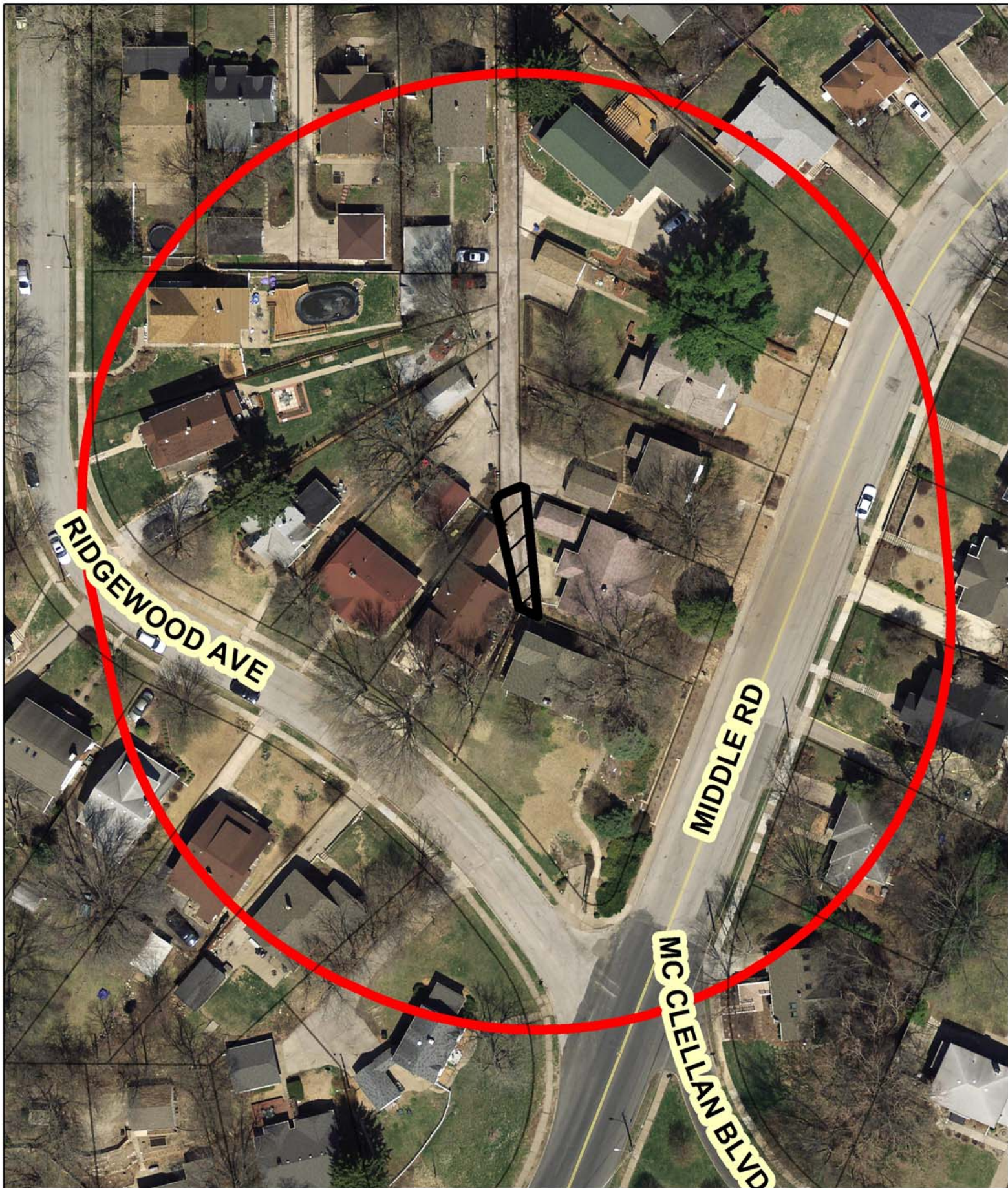
Would You Like to Submit an Official Comment?

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.



Subject Property



200 Foot Notification Radius

N



FID	Parcel	Address	Occupancy	Deed1_Name	Deed1_Addr	Deed1_CSZ
1	E0011-15	2529 MIDDLE RD	Single-Family	MICHAEL D RICHARDS	2529 MIDDLE RD	DAVENPORT IA 52803
2	E0011-16	2523 MIDDLE RD	Single-Family	TRACY RICHARDS ROBERT W KEPHART	2523 MIDDLE RD	DAVENPORT IA 52803-3639
3	E0011-17	2515 MIDDLE RD	Single-Family	LEAH KEPHART MICHAEL P SIRNA	2515 MIDDLE RD	DAVENPORT IA 52803
4	E0011-18	2505 MIDDLE RD	Single-Family	AND WIFE CAROL WEST	2505 MIDDLE RD	DAVENPORT IA 52803
5	E0011-19	2501 MIDDLE RD	Single-Family	SUSAN WEST ANDREA OLSON	2501 MIDDLE RD	DAVENPORT IA 52803
6	E0011-21	2508 MIDDLE RD	Single-Family	TIMOTHY OLSON ALEX BOCK	2508 MIDDLE RD	DAVENPORT IA 52803-3640
7	E0011-22	2516 MIDDLE RD	Single-Family	SAMUEL FROELICH CATHERINE FROELICH	2516 MIDDLE RD	DAVENPORT IA 52803-3640
8	E0011-23	2522 MIDDLE RD	Single-Family	SHANE SOBOROFF HOLLY SOBOROFF	2522 MIDDLE RD	DAVENPORT IA 52803-3640
9	E0011-25	2536 MIDDLE RD	Single-Family	NATHAN MURRAY MICHELLE MURRAY	2536 MIDDLE RD	DAVENPORT IA 52803
10	E0011-32	2521 EAST ST	Single-Family	TEREASA LASSMANN	2521 EAST ST	DAVENPORT IA 52803
11	E0012-18	2513 EAST ST	Single-Family	KAREN ULLESTAD PHILIP KASSEL	2513 EAST ST	DAVENPORT IA 52803
12	E0012-19	2509 EAST ST	Single-Family	SURINDER KOCHER	2509 EAST ST	DAVENPORT IA 52803-3420
13	E0012-20	2505 EAST ST	Single-Family	KAITLYN HARDT JAMES S GADZIK & JANE M GADZIK	2505 EAST ST	DAVENPORT IA 52803
14	E0012-21	2501 EAST ST	Single-Family	REVOCABLE TRUST THOMAS CINADR	107 VALLEY HEIGHTS RD	BLUE GRASS IA 52726-9644
15	E0012-22	735 RIDGEWOOD AV	Single-Family	KARLA CINADR LAWRENCE LENTZ	735 RIDGEWOOD AV	DAVENPORT IA 52803
16	E0012-23	727 RIDGEWOOD AV	Single-Family	NICOLE LENTZ BENJAMIN MEYER KIEFFER	727 RIDGEWOOD AV	DAVENPORT IA 52803
17	E0012-24	721 RIDGEWOOD AV	Single-Family	LINDSAY NICOLE KIEFFER	721 RIDGEWOOD AV	DAVENPORT IA 52803
18	E0012-25	715 RIDGEWOOD AV	Single-Family	KATHY CARLSON CHRISTOPHER CACARI	715 RIDGEWOOD AV	DAVENPORT IA 52803-3741
19	E0012-26	709 RIDGEWOOD AV	Single-Family	MARYANNE CACARI	709 RIDGEWOOD AV	DAVENPORT IA 52803
20	E0012-27	710 RIDGEWOOD AV	Single-Family	TAMI WEGENER BRAD WANZELL	710 RIDGEWOOD AV	DAVENPORT IA 52803
21	E0012-28	714 RIDGEWOOD AV	Single-Family	RUTH WANZEL	714 RIDGEWOOD AVE	DAVENPORT IA 52803-3742
22	E0012-29	718 RIDGEWOOD AV	Single-Family	ELIZABETH SCHWAB PATRICK OLEARY	718 RIDGEWOOD AVE	DAVENPORT IA 52803
23	E0012-30	722 RIDGEWOOD AV	Single-Family	MARY OLEARY	722 RIDGEWOOD AV	DAVENPORT IA 52803
24	E0021-45	2460 MIDDLE RD	Single-Family	MICHAEL HORRAS LINDA KATHLENE COHEN-BROOKHART	2460 MIDDLE RD	DAVENPORT IA 52803-3739
25	E0011-33A	2517 EAST ST	Single-Family	ERIC BROOKHART	2517 EAST ST	DAVENPORT IA 52803
26	E0011-24A	2526 MIDDLE RD	Six-Family Conversion	RICHARD BENSON	2526 MIDDLE RD	DAVENPORT IA 52803

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
9/17/2018

Subject:

Case F-12: Request of Joseph Stuhr for a for a Final Plat for a 2 lot subdivision located west of Waverly Road and south of West 15th Street Court. [Ward 1].

Recommendation:

No recommendation at this time.

Background:

Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

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

The proposed use would comply with the Davenport 2035 future land use section.

Technical Review:

Technical review comments will be provided at the October 2, 2018 Plan and Zoning Commission meeting.

Public Input:

No public hearing is required for a Final Plat.

Discussion:

This plat is to allow the subdivision of a larger lot into two lots.

Staff Recommendation:

There is no recommendation at this time.

ATTACHMENTS:

Type

Description

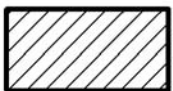
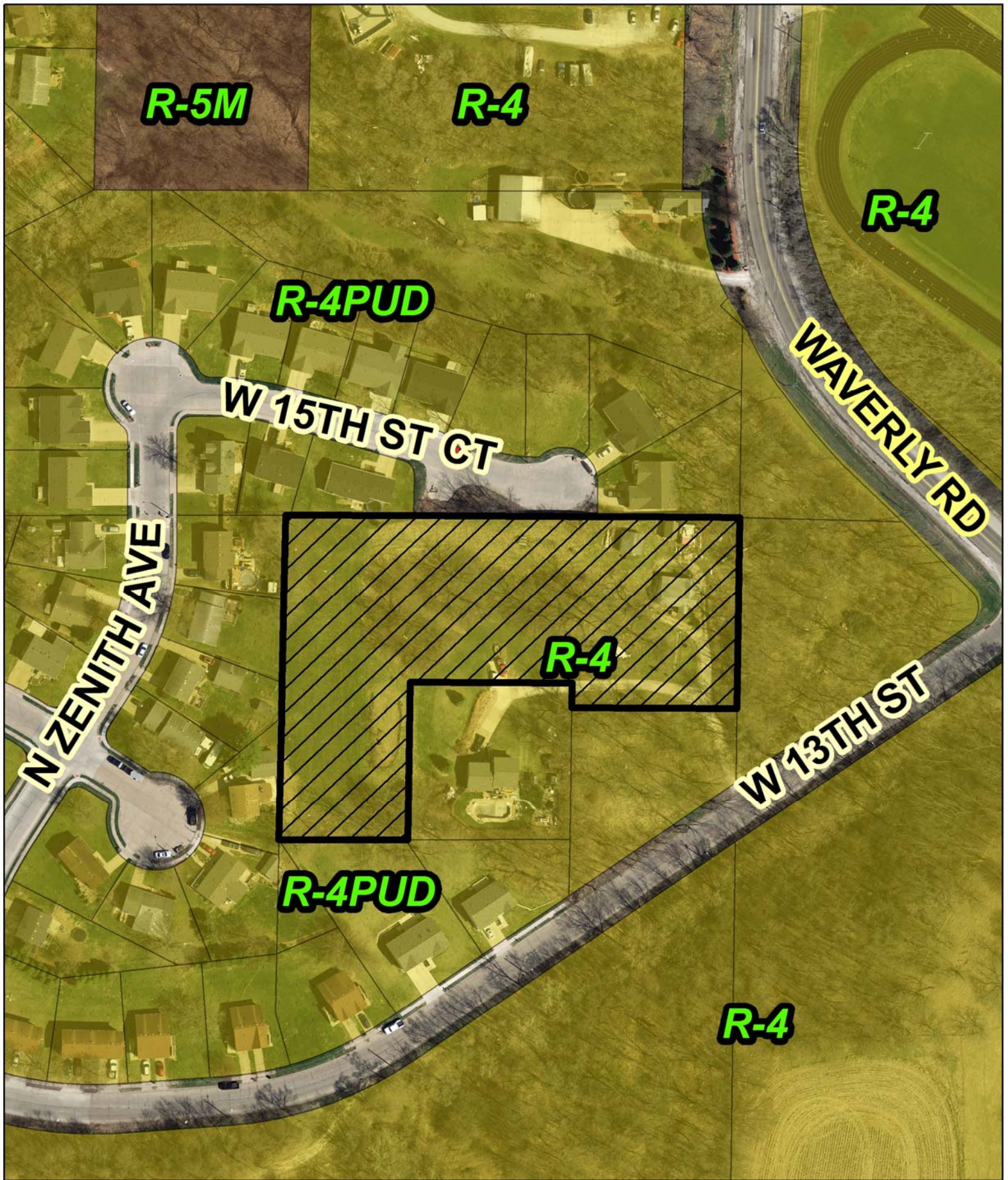
- ▣ Backup Material
- ▣ Backup Material
- ▣ Backup Material
- ▣ Backup Material

Zoning Map
Future Land Use Map
Final Plat
Application

Staff Workflow Reviewers

REVIEWERS:

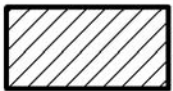
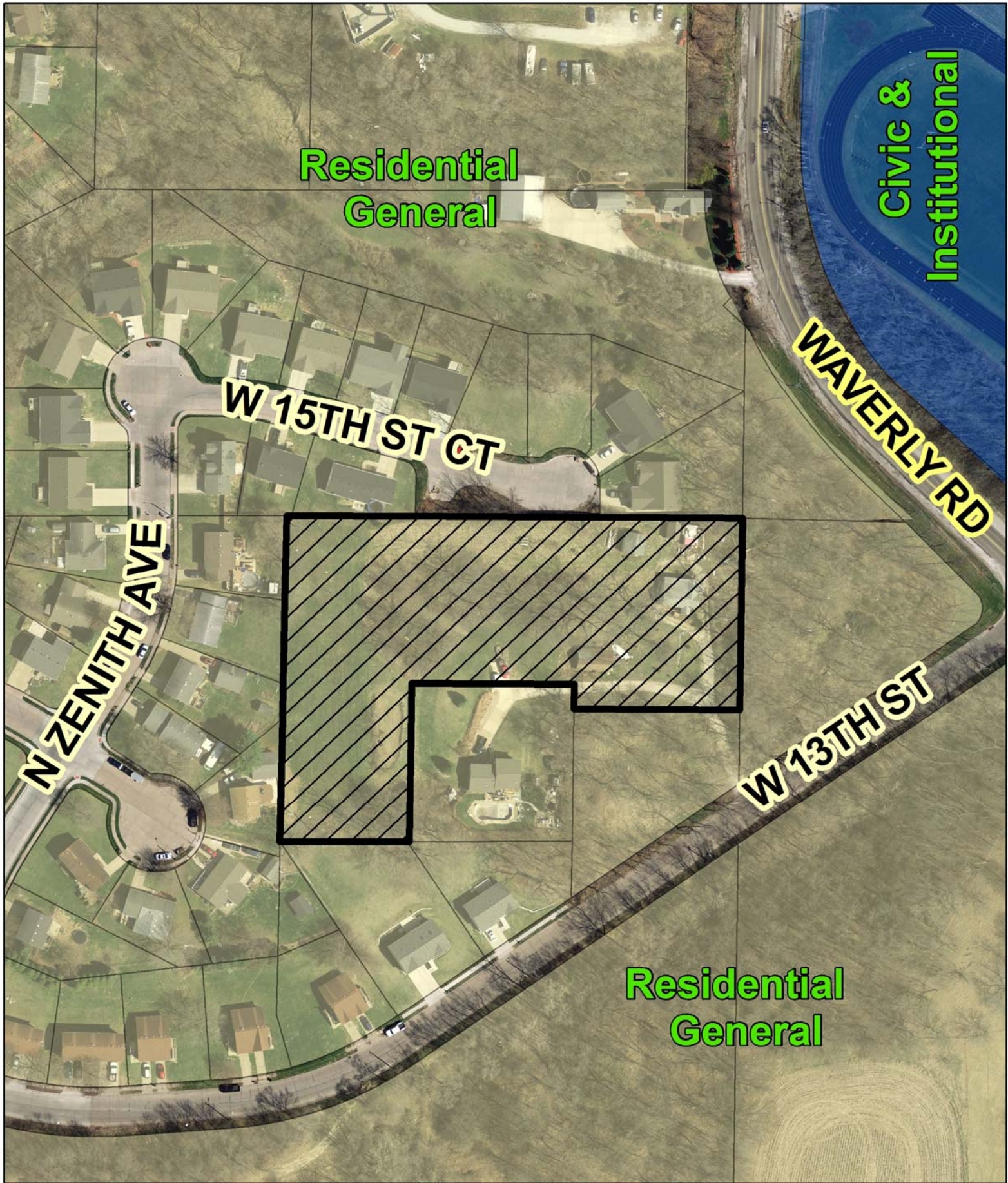
Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	9/13/2018 - 12:59 PM



Subject Property

N





Subject Property







FINAL PLAT OF
STUHR FIRST ADDITION
TO THE CITY OF DAVENPORT, IOWA

BEING PART OF THE NORTHEAST QUARTER OF SECTION 29
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5th P.M.
AND IN PART BEING A REPLAT OF LOT 14 OF
MEADOWBROOK TENTH ADDITION TO THE CITY OF DAVENPORT, IOWA

LOT AREAS			
NO.	SQUARE FEET	NO.	ACRES
1	54,570	1	1.25
2	54,880	2	1.26

GENERAL NOTES

- IRON MONUMENTS FOUND SHOWN  [1/2" IRON PIN W/ CAP NO. 10135]
IRON MONUMENTS FOUND SHOWN  [1" IRON PIPE]
IRON MONUMENTS FOUND SHOWN THUS  [1/2" IRON PIN]
IRON MONUMENTS SET SHOWN THUS  [5/8" IRON PIN CAP NO. 7222]

ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 2.51 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.

SUBDIVISION IS ZONED R-4 (MODERATE DENSITY DWELLING DISTRICT).

BEARINGS SHOWN ARE BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 (2011).

OWNER

DEVELOPER

GREGORY D. FRITZ

JOSEPH STUHR

1516 WAVERLY ROAD

3825 WEST 15th STREET COURT

DAVENPORT, IOWA 52804

DAVENPORT, IOWA 52804

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	15.00'	74°-22'-20"	19.48'	18.14'	S.38°-33'-25"E.	11.39'

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 7002
Date: **SEPTEMBER 06, 2018**
My license renewal date is December 31, 2018

THIS SHORT ONLY
Pages or sheets covered by this seal:



PREPARED BY

VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.

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

VMCE 18210

CENTURYLINK

MIDAMERICAN ENERGY COMPANY

IOWA-AMERICAN WATER CO.

MEDIACOM

PLAN & ZONE COMMISSION

CITY OF DAVENPORT, IOWA

BY _____

BY _____

BY _____

BY _____

BY _____

BY _____

DATE _____

DATE _____

DATE _____

DATE _____

DATE _____

DATE _____

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY
MIDAMERICAN ENERGY COMPANY

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

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

SUBDIVISION NAME: STUHR FIRST ADDITION

LOCATION: 1516 Waverly Road, Davenport, IA

DEVELOPER: Name: Joseph Stuhr
Address: 3825 West 15th Street Court, Davenport, IA 52804
Phone: 563-349-6465 FAX: _____
Mobile Phone: _____ Email: _____

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

ATTORNEY: Name: Ryan M. Weber @ Gomez, May LLP
Address: 2322 East Kimberly Road, #120 W, Davenport, IA 52807
Phone: 563-359-3591 FAX: _____
Mobile Phone: _____ Email: weberr@gomezmaylaw.com

OWNER: Name: Gregory D. Fritz
Address: 1516 Waverly Road, Davenport, IA 52804
Phone: _____ FAX: _____
Mobile Phone: _____ Email: _____

NUMBER OF LOTS: 2 ACRES: 2.51
SF 2F MF & EST. UNITS COMM IND

STREETS ADDED: - 0 - LINEAR FEET

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

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

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

City of Davenport
Plan and Zoning Commission

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

Date
9/18/2018

Subject:

Case FDP18-04: Request of Shawn Agan for a PDD - Planned Development District Final Development Plan for a self storage facility on 1.43 acres, more or less, located at 3730 West Locust Street. [Ward 1]

Recommendation:

There is no recommendation at this time.

Background:

Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

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

The proposed use would comply with the Davenport 2035 future land use section based on the proposed design and conditions recommended by City Staff with REZ18-12.

Technical Review:

Streets.

The development is proposed to only have access to West Locust Street.

Storm Water.

Stormwater detention is depicted on the Final Development Plan. The development of the property would need to comply with the City stormwater ordinance.

Sanitary Sewer.

No sanitary sewer is proposed with this development.

Other Utilities.

Other normal utility services are available.

Parks/Open Space.

The proposed rezoning does not impact any existing or planned parks or public open spaces.

Public Input:

No public hearing is required for a Final Development Plan

Discussion:

The Final Development Plan proposes:

14,425 square feet of self storage units;
14,865 of parking and access improvements;
2,290 of previous pavement; and
30,213 of detention and green space.

This Final Development Plan is being requested so it may be considered by the City Council at the same time as the rezoning to PDD - Planned Development District. This rezoning was subject to the following conditions:

1. That no self-storage units be located within 150 feet of the West Locust Street right-of-way;
2. That no self-storage unit overhead doors face West Locust Street;
3. That a six foot high fence be installed along the east, north and west property lines surrounding the self-storage unit development.

Staff Recommendation:

There is no recommendation at this time.

ATTACHMENTS:

Type	Description
▣ Backup Material	Zoning Map
▣ Backup Material	Future Land Use Map
▣ Backup Material	Final Development Plan
▣ Backup Material	PDD Land Use Plan
▣ Backup Material	Application

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	9/13/2018 - 12:12 PM

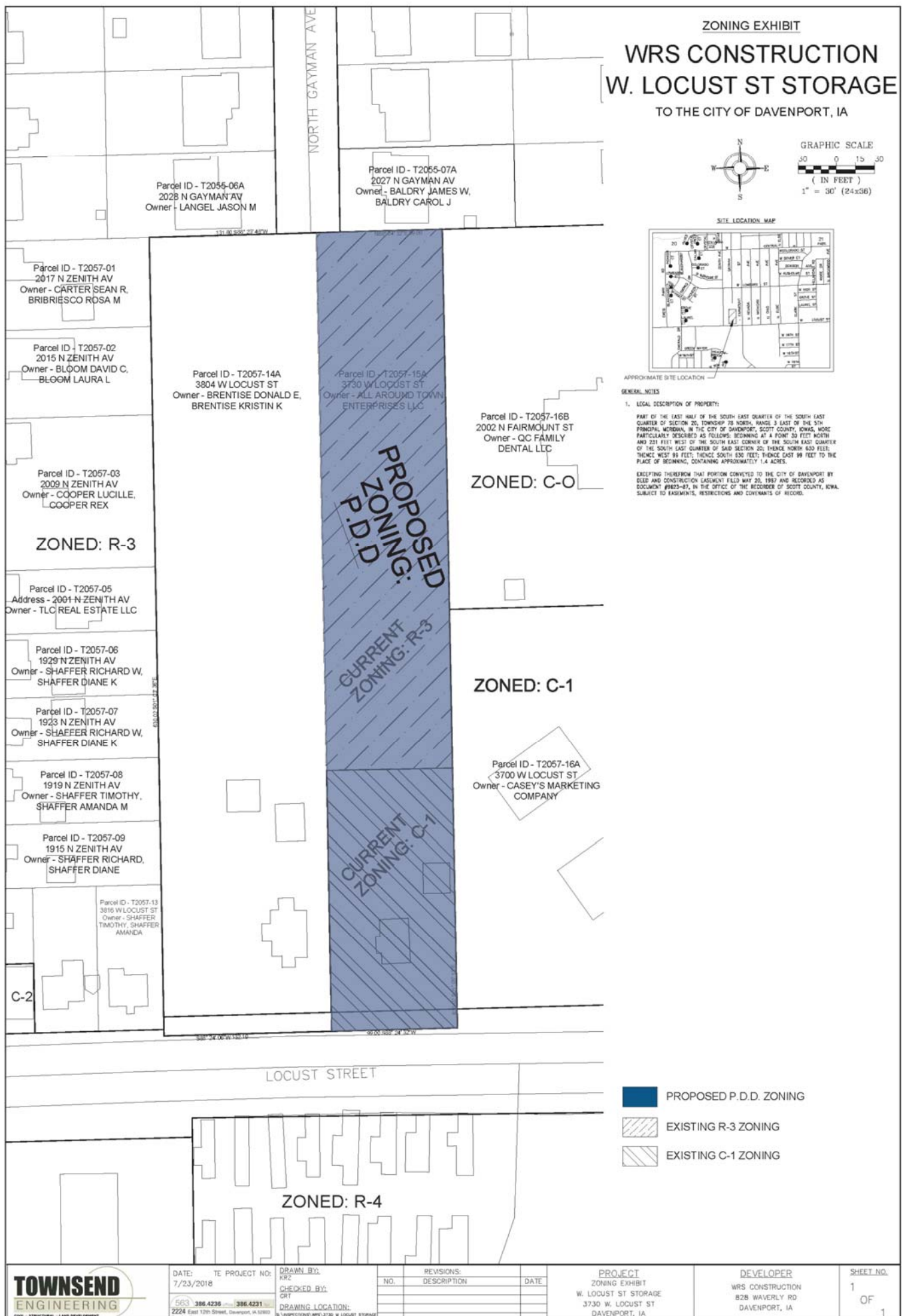


 Subject Property

N









Property Address*

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

Applicant (Primary Contact)**

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

Owner (if different from Applicant)

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

Engineer (if applicable)

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

Architect (if applicable)

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

Attorney (if applicable)

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

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

Application For Type:

Plan and Zoning Commission

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

Zoning Board of Adjustment

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

Design Review Board

Certificate of Design Approval Demolition
 Request in the Downtown

Historic Preservation Commission

Certificate of Appropriateness
 Landmark Nomination
 Demolition Request

Request:

Final Development Plan for a Self Storage Development on the fore-mentioned property accompanied with the necessary parking and storm water structures.

Total Land Area: Acres

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☐ Yes ☒ No

Submittal Requirements:

- The following items should be submitted to planning@ci.davenport.ia.us for review:
- Required fee:
 - Less than 1 acre - \$500.
 - One acre or more - \$1,000.
- A PDF, which depict the following:
 - Building pad locations with proposed building area, number of stories, overall height, a list of the proposed uses in the structure and their gross floor area.
 - Parking lot information including the extent of paving, the proposed circulation and parking layout and the number of cars to be parked.
 - The proposed landscaping and buffering to be developed in the project. The massing and density of plant and other screening materials shall be indicated. In areas where material issues have been identified in the rezoning public hearing process, or in meetings with the city plan and zoning commission, more detailed plans shall be provided.
 - The location of loading docks, receiving areas, trash pickup areas and other areas requiring screening.
 - The location and configuration of all access points with city streets and a pedestrian circulation plan.
 - A storm water management plan.
 - The location of all proposed free standing signage including circulation signs.
 - A grading plan showing final grades, the direction of storm water flow from roof drains and parking areas and the erosion control methods to be used during construction.
 - For projects involving subdivision, the approval of the development plan shall constitute the approval of a preliminary plat provided all provisions of Chapter 16.16 of the Municipal Code have been fulfilled.
 - Note: City staff may waive any of the required plan requirements if the scale of the project, topography of the site or other reasons make them unnecessary. Please specify which waivers are being sought.

The Applicant hereby acknowledges and agrees to the following procedure and requirements:**(1) Application:**

- 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 meetings.

(2) Plan and Zoning Commission's consideration of the final development plan:

- Applicant or Applicant Representative must be attend the public meeting.
- 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 vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the final development plan:

- The Committee of the Whole (COW) will consider the request. Subsequently, the City Council will vote on the request.

Applicant: Shawn Agan 

Date: 09/10/2018

Do you acknowledge and agree to the aforementioned submittal requirements, formal procedure and understand that you must be present at scheduled meetings: Yes ☒

Received by: Ryan Rusnak

Date: 9/11/2018

Planning staff

Date of the Public Meeting: 10/2/2018

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

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
9/18/2018

Subject:

Case F-13: Request of Christine Hall Shields Trust for a for a Final Plat for a 2 lot subdivision located west of Jersey Ridge Road approximately .3 miles north of East Kimberly Road [Ward 6].

Recommendation:

No recommendation at this time.

Background:

Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

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

The proposed use would comply with the Davenport 2035 future land use section.

Technical Review:

Technical review comments will be provided at the October 2, 2018 Plan and Zoning Commission meeting.

Public Input:

No public hearing is required for a Final Plat.

Discussion:

This plat is to allow the subdivision of a larger lot into two lots.

Staff Recommendation:

There is no recommendation at this time.

ATTACHMENTS:

Type

Description

- ▣ Backup Material
- ▣ Backup Material
- ▣ Backup Material

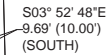
Final Plat
Zoning Map
Land Use Plan

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	9/18/2018 - 9:49 AM

BEING A REPLAT OF LOT 3 OF SHAFER FARMS SECOND
ADDITION IN PART OF THE NORTHWEST QUARTER OF
SECTION 18, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE
5th PRINCIPAL MERIDIAN TO THE CITY OF DAVENPORT,
SCOTT COUNTY, IOWA



- 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=

NOTES:

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

DIMENSIONS ALONG CURVES ARE ARC DISTANCES.

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

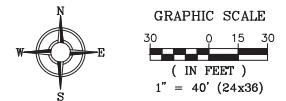
ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.

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 TV 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.

ACCESS TO THIS SUBDIVISION FROM JERSEY RIDGE ROAD IS LIMITED TO THE ACCESS EASEMENTS SHOWN.



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

DATE: 9/10/18 TE PROJECT NO:
shields-jersey ridge

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

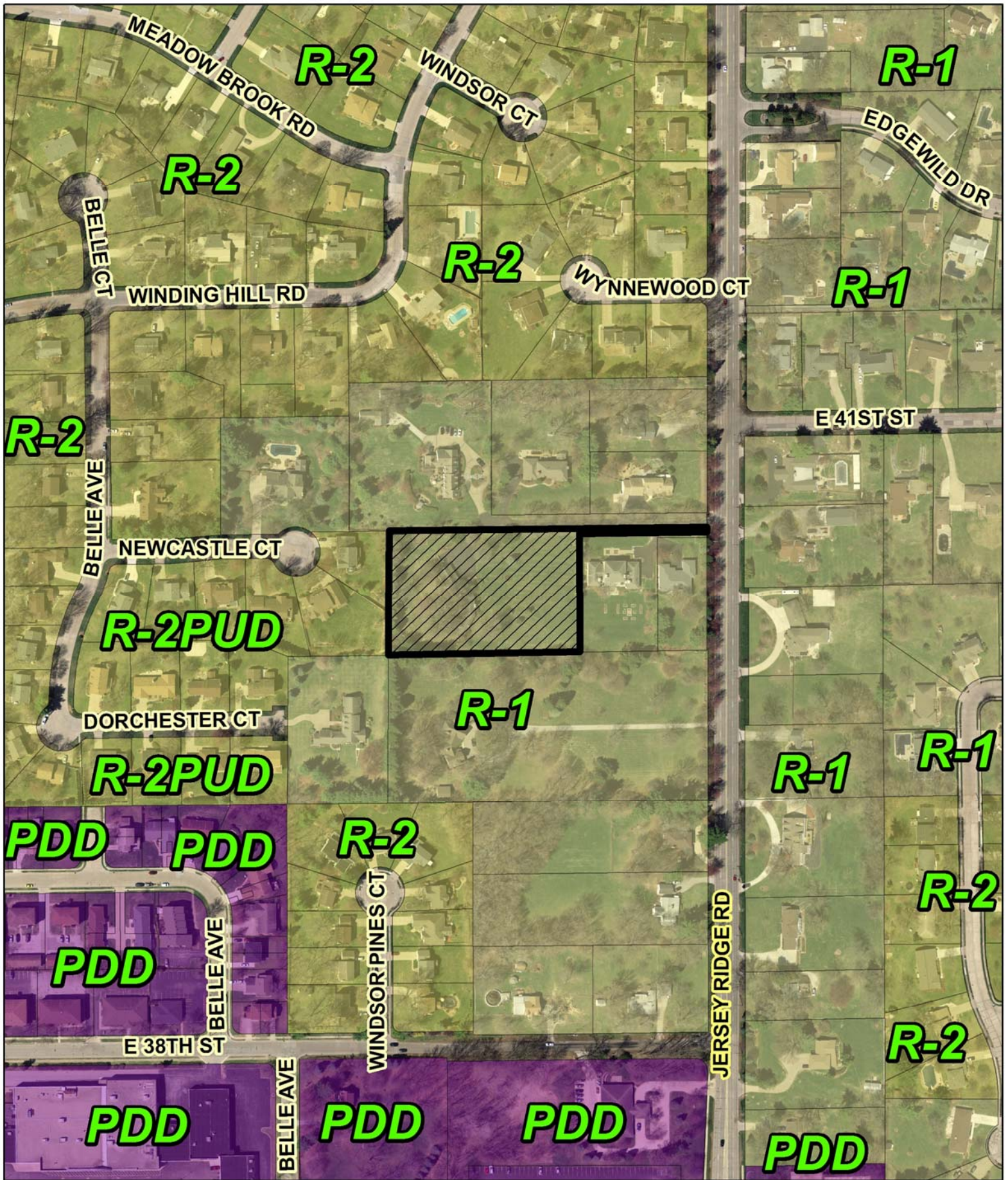
DRAWN BY: KLC
CHECKED BY: MDR
DRAWING LOCATION
\\SHIELDS\JERSEYRIDGE\SHIELDS_JERSEYRIDGE.DWG

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT
FINAL PLAT
SHAFAER FARMS THIRD ADDITION
DAVENPORT, IOWA 52807

OWNER
THOMAS AND CHRISTINE SHIELDS
4004 JERSEY RIDGE ROAD
DAVENPORT, IOWA 52807

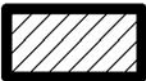
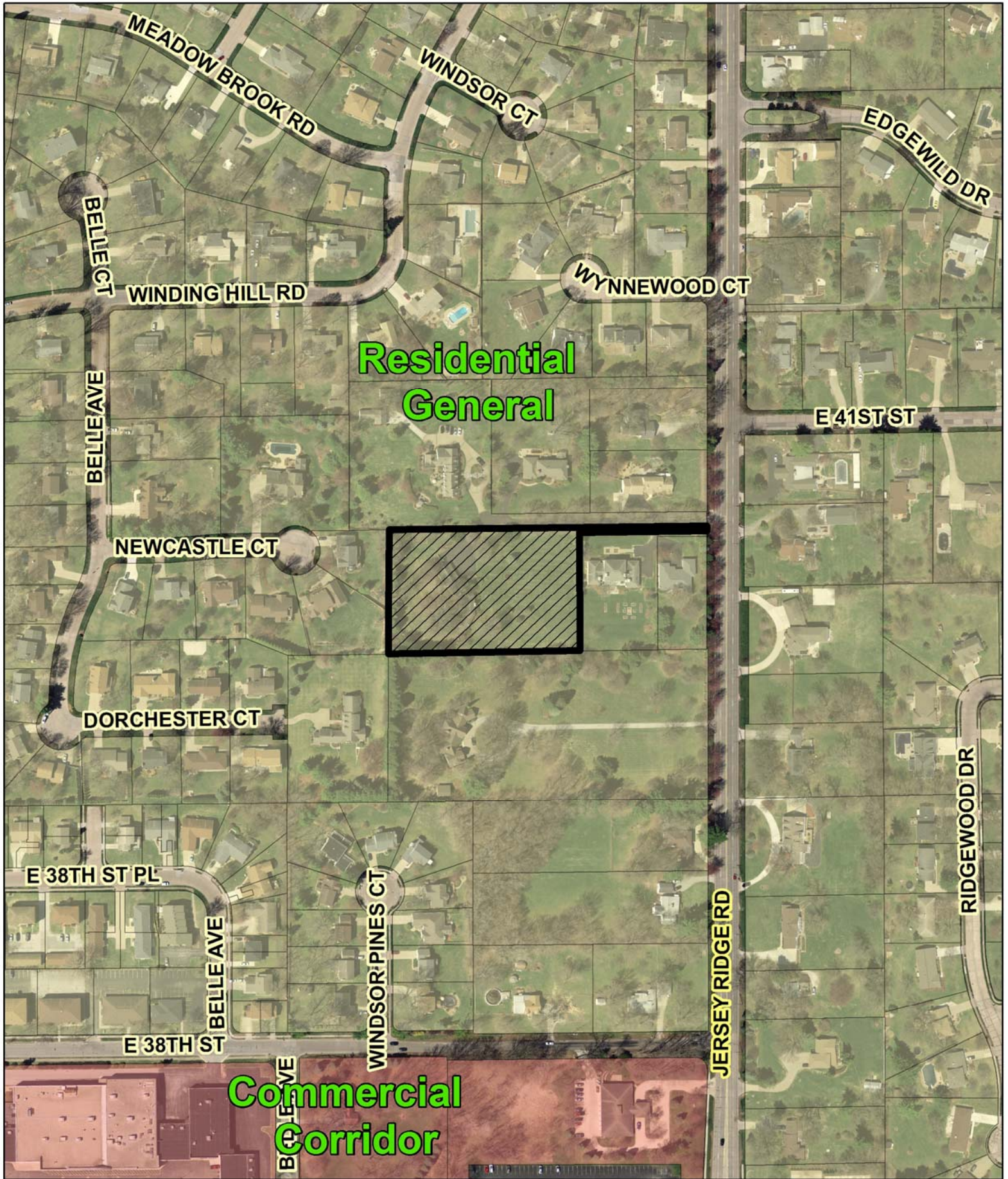
SHEET NO.
1 OF 1



Subject Property

N





Subject Property

N

