

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, NOVEMBER 6, 2018; 5:00 PM

CITY COUNCIL CHAMBERS

COMBINED PUBLIC HEARING & REGULAR MEETING

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Authority

- A.
 - 1. Third Consideration: Ordinance for case REZ18-12 being the 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] ADOPTED 2018-456
 - 2. Third Consideration: Ordinance for Case REZ18-13 of Hawkeye Paving for the rezoning of 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 contractor headquarters, shop and equipment storage. [Ward 2] ADOPTED 2018-457
 - 3. Resolution approving Case FDP18-04 for a PDD - Planned Development District Final Development Plan for a self-storage facility located at 3730 West Locust Street. Shawn Agan, petitioner. [Ward 1] ADOPTED 2018-458

III. Secretary's Report

- A. Consideration of the October 16, 2018 Meeting Minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business - None

B. New Business

- i. Case ORD18-05: Request by the City of Davenport to repeal and replace Title 17 of the Municipal Code, entitled, "Zoning" with a new zoning ordinance and map for the entire City [All Wards].

VI. Subdivision Activity

A. Old Business - None

B. New Business

- i. Case P18-05: Request of WTC Investments, LLC - Davenport Series for a Preliminary Plat for a 5 lot subdivision located south of East 53rd Street and

East of Lorton Avenue.[Ward 6]

- ii. Case F18-14: Request of WTC Investments, LLC - Davenport Series for a Final Plat for a 5 lot subdivision located south of East 53rd Street and East of Lorton Avenue.[Ward 6]

Staff is recommending this request be tabled to the November 19, 2018 Plan and Zoning Commission meeting.

- iii. Case F18-15: Request of Robert Murray for a Final Plat for a 2 lot subdivision located at 915 Floral Lane. [Ward 1]
- iv. Case F18-16: Request of McCarthy Improvement Company and Linwood Stone Products Company for a Final Plat for a 2 lot subdivision (Crow Valley Plaza 13th Add.) north of East 56th Street and east of Utica Ridge Road. [Ward 6]

VII. Future Business

- A. Case F18-18: Request of Charles Lehman for a for a Final Plat for a 2 lot subdivision with 1 outlot located east of Ekstein Drive and south of East 53rd Street. [Ward 7].
- B. Case No. REZ18-16: Request to rezone 5.93 acres, more or less, of property located north of East 58th Street and east of Utica Ridge Road from C-O, Office-Shop District to R-5M, Medium Density Residential District. Rob Davis, Bush Construction, petitioner. [Ward 6].
- C. Case P18-07: Request of Kent Krambeck for a Preliminary Plat for a 4 lot subdivision located north of East 76th Street and approximately 1/2 mi East of Utica Ridge Road.[Ward 6]
- D. Case F18-19: Request of Kent Krambeck for a Final Plat for a 4 lot subdivision located north of East 76th Street and approximately 1/2 mi East of Utica Ridge Road.[Ward 6]

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department:
Contact Info:

Date

Subject:

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Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	11/2/2018 - 11:05 AM

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info:

Date
11/6/2018

Subject:
Consideration of the October 16, 2018 Meeting Minutes.

ATTACHMENTS:

Type	Description
▯ Cover Memo	10-16-18 minutes

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Flynn, Matt	Approved	11/2/2018 - 1:24 PM

PLAN AND ZONING COMMISSION MINUTES
CITY OF DAVENPORT, IOWA
TUESDAY, OCTOBER 16, 2018, 5:00 P.M.
CITY COUNCIL CHAMBERS
COMBINED PUBLIC HEARING AND REGULAR MEETING

PUBLIC HEARING

- A. Case No. ORD18-05: Public Hearing to consider repealing and replacing Title 17 of the Davenport Municipal Code, entitled, "Zoning", with a new ordinance and zoning map for the City.

Flynn gave an overview of the project.

No one spoke in favor or opposition to the project.

The Public Hearing was closed.

REGULAR MEETING AGENDA

I. Roll Call:

Present: Connell, Hepner, Inghram, Johnson, Lammers, Maness, Medd, Reinartz, Tallman, Schroeder. Excused: Quinn. Staff: Flynn, Koops, Melton, Heyer, Leabhart

II. Report of the City Council

III. Secretary's Report

The minutes of the October 2, 2018 Plan and Zoning Commission public hearing and regular meeting were approved following a motion by Tallman and a second by Connell.

IV. Report of the Comprehensive Plan Committee

No update.

V. Zoning Activity

A. Old Business

B. New Business

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

Following a motion by Tallman and a second by Connell, The Commission voted unanimously (9-0) to recommend the City Council deny the request to rezone the property in Case No. REZ18-14.

VI. Subdivision Activity

VII. Future Business

VIII. Communications

IX. Other Business None

X. Adjourn. The meeting adjourned at 5:45 pm

The next meeting of the Plan and Zoning Commission will be Tuesday, November 6, 2018, 5:00 pm in the Council Chambers.

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Matt Flynn, 888-2286, matt.flynn@ci.davenport.ia.us

Date
10/16/2018

Subject:

Case ORD18-05: Request by the City of Davenport to repeal and replace Title 17 of the Municipal Code, entitled, "Zoning" with a new zoning ordinance and map for the entire City [All Wards].

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. ORD18-05 to the City Council with a recommendation for approval.

Background:

Update:

Over the past three weeks, staff has continued to tweak and calibrate the proposed ordinance and map. It has met with representatives of the Gold Coast which has resulted in a number of properties being downzoned. A few more properties in the central city have been changed to R-MF to reflect existing use.

Staff has also met with a working group of Council Members to look more closely at issues associated with this effort. Those issues identified to date are as follows:

1. Regulation of liquor, particularly in the proposed C-1 and C-2 Districts.

Status: Staff has been careful to not make major changes here, on account of the complex issue. Some changes in the Zoning Ordinance may occur, but they must be coordinated with possible changes in Title 5 (Licensing) of the Municipal Code.

2. Permitted uses in Neighborhood Commercial Establishments.

Status: With the prohibition of alcohol and tobacco sales at these establishments, concerns appear to have dissipated.

3. Duplexes and accessory dwelling units in lower density residential districts.

Status: This is a complex issue that extends beyond zoning. The impact and role of duplexes as part of an overall urban revitalization strategy will be discussed by Council over the next several months. Staff supports obtaining input from Council prior to proposing specific changes in the ordinance draft.

4. Use of Planned Development District (or similar) for complex commercial or mixed use districts.

Status: There has been interest expressed in mainlining at least some elements of the current

PDD in order to provide, where necessary, a higher level of expectation of ultimate development. Additional policy discussion is necessary.

5. Continued requests for map amendments.

Status: Staff continues to receive requests to amend the proposed zoning map. Changes that are proposed since the public hearing are minor and/or reflect existing land use. Some of the changes proposed are more significant. These requests are likely to continue; some may be waiting for the matter to get into Council's hands. Once the P&Z has made its recommendation, Council will still have the ability to consult the Commission on map issues if it chooses.

Attached to this report is an updated list indicating proposed changes to the map and ordinance.

At this time, the important issue for the Commission is if it is comfortable enough moving the Ordinance forward to the City Council, or if additional time to study it and have questions answered is necessary.

Previous:

The proposed new zoning ordinance is the culmination of years of effort, which was initiated in a Comprehensive Plan Update, completed in 2016.

Work on the code itself began in the winter of 2017, when the firm of Camiros of Chicago was hired.

There has been extensive public engagement in this process, including the involvement of an advisory committee, focus groups, technical review team and the Plan and Zoning Commission. In addition, hundreds of hours of staff time have been directed to the effort.

The project website www.davenportzoning.com has extensive information about this project, including overviews, technical reports and public presentations.

Access the proposed Zoning Ordinance and Map by clicking the link [here](#).

In advance of this public hearing, the draft ordinance and map have been made available for review at City Hall, the Public Works Center, Hilltop Campus Village offices, and the Eastern and Fairmont Street branches of the library. The City website and social media platforms have also been used to publicize the effort.

Please contact Matt Flynn for assistance in navigating the website or for additional information if necessary.

ATTACHMENTS:

Type

Description

- ▣ Backup Material
- ▣ Backup Material
- ▣ Resolution Letter
- ▣ Backup Material

Tech Review Report
 Legal Notice
 Map Changes since 10-16-18
 Text Changes since 10-16-18

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	9/26/2018 - 1:30 PM



*Prepared by Camiros for the
City of Davenport, Iowa*

Davenport Zoning Ordinance

Rewrite: Technical Review & Approaches Report

✧ *All illustrations in this document are examples only, and do not represent regulations developed for Davenport.*

June 2017

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* *All illustrations in this document are examples only, and do not represent regulations developed for Davenport.*

Prepared by Camiros for the City of Davenport, IA

JUNE, 2016

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TECHNICAL REVIEW & APPROACHES REPORT

This Technical Review Report presents the findings of a technical review of the City of Davenport Zoning Ordinance performed by Camiros. The purpose of this review is three-fold. First, the review provides a more in-depth understanding of the City's current regulations as we move toward drafting the updated Zoning Ordinance. Second, it allows for the identification of additional issues not identified during meetings and interviews with City staff and key persons. Third, it introduces concepts and regulatory approaches that set direction for substantive revisions to be included in the new Ordinance.

Good zoning regulations combine rational substantive controls with fair procedures, which, when reasonably applied, assure a pattern of development and redevelopment that protects the status quo where warranted and facilitates change where desired. The regulations must be well organized, easy to use, and have standards and procedures that regulate clearly and effectively. It must allow for predictable results and the fulfillment of City objectives.

This Report focuses on regulatory issues and potential revisions identified during the technical review. This section is not intended to discuss every needed change, as some will be minor changes that “clean up” the Ordinance and create a user-friendly document, while others are much more detailed revisions that will be worked out during the drafting process. This memorandum highlights key issues and revisions that are substantive changes to current regulations, and offers conceptual approaches to resolving specific issues. Provisions will continue to evolve during drafting of each iteration.

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ORGANIZATION

The Ordinance should follow a logical system of compartmentalization.

The Ordinance should follow a consistent, structured pattern from beginning to end. A key way to improve the organizational structure of the Zoning Ordinance and, in turn, its ease of use, would be to employ a system of compartmentalization. This is a technique where items of information are grouped together by regulatory category and purpose.

The current Ordinance has a number of situations where regulations are split among the different chapters. Parking regulations are split between Chapter 17.44 (off-street parking) and Chapter 17.56 (site plan review). Site plan review, which is a process, contains development standards for parking, landscape, and exterior lighting. Uses are listed within each district, rather than within a matrix. In order to place regulations into logical sections, the following is proposed for the Ordinance structure:

Chapter 1: Title, Purpose & Intent

***Chapter 2: General Definitions & Measurement
Methodologies***

Chapter 3: Zoning Districts and Zoning Map

Chapter 4: Residential Districts

Chapter 5: Commercial Districts

Chapter 6: Industrial Districts

Chapter 7: Special Purpose Districts

Chapter 8: Uses

Chapter 9: On-Site Development Standards

Chapter 10: Off-Street Parking and Loading

Chapter 11: Landscape

Chapter 12: Signs

Chapter 13: Planned Unit Development

Chapter 14: Ordinance Administrators

Chapter 15: Zoning Application Procedures

Chapter 16: Zoning Approvals

Chapter 17: Nonconformities

Chapter 18: Enforcement

The City should consider moving the historic preservation regulations in Chapter 17.23 out of the Zoning Ordinance and as a separate section of the Municipal Code. A number of aspects of historic preservation are outside the purview of zoning, such as designating landmarks and reviewing demolitions. While some municipalities do keep historic preservation provisions within zoning, it is more common that they are located in their own section of the municipal code. This also allows for easier amendment to the regulations, as a full zoning text amendment process is not required.

Similarly, the floodplain regulations (Chapter 17.24) should also be considered for removal from the Zoning Ordinance and revised as their own title within the municipal code. As stated above, this allows for easier amendment to the floodplain regulations, where the zoning text amendment process is not required.

All general terms within the Ordinance should be defined and located within one chapter.

We recommend that all definitions of general terms used in the Ordinance be located in a single chapter. The majority of terms are found in Chapter 17.04, but then certain chapters, such as those for signs, the Downtown Design Overlay District, the R-7 District, and others, have their own set of definitions contained within them. These should all be brought together into one chapter. Further, all existing definitions will be evaluated, updated for clarity, and checked for any internal conflicts. Any key terms that are undefined will be defined. Definitions no longer needed will be deleted. Finally, many definitions will be supplemented with illustrations.

The Ordinance would benefit from greater use of illustrations and matrices.

The Ordinance should illustrate a variety of definitions and regulations, which will more effectively communicate information to users. Numerous regulations would benefit from illustration including, but not limited to:

- Lot types, lot lines, and lot dimensions
- Landscape, fencing, and similar requirements
- Measurement rules, such as building height, setbacks, etc.
- Parking lot design
- Building design standards

Graphics are not limited to the examples cited above. It is anticipated that additional regulations, design concepts, and terms will require illustration when developed during the drafting process. The Ordinance would also benefit from a greater use of matrices. For example, a global use matrix can summarize and more clearly present information regarding permitted and special uses in the districts.

The Ordinance should clearly explain all rules of measurement.

The rules of measurement for building height, setbacks, grade, lot width, rules for unique lot configurations, how to measure dimensions on sloped lots, etc. should be brought together in one section so that their application is clear and consistent. The majority of the measurement standards would be illustrated to make them understandable to the user.

The Ordinance should not regulate ownership.

Within Chapter 17.04 different aspects of condominium ownership are defined, while some district chapters make reference to condominium ownership. A zoning ordinance should not regulate ownership; zoning provides the rules for the physical development and use of a lot, but does not regulate how something is owned (rental, condominium, fee simple, etc.). Reference to such should be removed from the Ordinance.

USES

The modern generic use approach should be adopted to address uses within the districts.

We propose a revision of how uses within the zoning districts are controlled, based upon the concept of “generic uses.” A generic use approach to the listing of uses is established by combining specific uses into a broader use category. For example, barber shops, beauty parlors, shoe repair shops, and tailors would be addressed in the use “personal services establishment,” which then can allow similar uses such as pet grooming establishments, dry cleaners, and nail salons.

Currently, Davenport employs an approach that incorporates limited generic uses, relying more on specific uses, which requires significant detail and is unable to respond to new and emerging uses. The use of a generic use approach has two main benefits. First, it eliminates the need for extensive and detailed lists, and the use sections of the Ordinance become shorter and easier to use. Secondly, the generic use approach provides the City with greater flexibility to review and permit those uses that may be desirable, but not specifically listed, within the broad context of the use definitions.

With the generic use approach, detailed use definitions are critical. Each use must be defined and many may include both examples of that use and specifically exclude those uses that are not part of the use definition. Another important element of the generic use approach is recognizing that certain specific uses are unique in their impacts and community concerns and need to be regulated separately, rather than as part of a generic use. A common example is an adult use; it cannot be regulated as part of generic retail or entertainment. Once singled out, any use listed separately cannot be considered part of any generic use category.



Permitted and special uses should be tailored specifically to the purpose of the district.

The uses allowed in each district should be evaluated and updated. Uses must correspond to the purpose, form, and function of each district. The revision process will include a full evaluation and

resorting of uses allowed in each district. To do this, two aspects of Davenport's current use structure will need to be remedied.

First, the current use of a pyramid or cumulative use approach does not allow for tailoring of uses, as it accumulates uses by district. For example, all uses permitted in the C-1 District are permitted within the C-2 District, with the addition of several new uses listed specifically in the C-2 District. The pyramid approach creates a confusing structure where the user must rely on the listing of uses in other districts in order to determine what is allowed in the district of interest. Also, uses may be added to the "lower" district that are not desirable in the "higher" district. The elimination of such an approach is recommended. Uses would be listed within Chapter 8 within a use matrix that lists all uses and districts, showing use permissions (permitted and special) within a table.

The second aspect of use control is how Davenport currently regulates special uses. Rather than list special uses allowed within the district, all special uses are listed in Chapter 17.48 and generally allowed within most districts. This again works against using use permission to further reinforce the form and function of a zoning district. Each district should have its own discreet set of uses; in one district a use may be appropriate to be allowed by right, in another it should require a special use, and finally in another it should be outright prohibited.

Certain uses require use standards to regulate impacts.

As is the case now, additional use standards are needed for certain uses. These are located within different sections of the ordinance: some definitions have standards, such as home office; adult uses and wireless telecommunications are regulated in separate chapters (17.47 and 17.49 respectively); the special use chapter (17.48) has more standards. All of these standards would be evaluated and revised against the new generic use approach, and new use standards added as needed. Certain existing standards, such as wireless telecommunications, would be updated to reflect a more modern approach to use control. They would then be consolidated into Chapter 8, the use chapter, and the use matrix would contain a cross-reference.

Incorporating new use standards can also reduce reliance on special use approvals. If certain special uses are always approved with the same set of conditions applied, those conditions can be added to the Ordinance and the use allowed as a permitted use so long as it meets those standards.

Uses related to sustainability should be added to the Ordinance.

The allowable uses within districts should include a number of "green" uses, such as urban agriculture, community gardens, solar farms, and wind farms.

A full range of temporary uses should be addressed.

The current Ordinance is not comprehensive in terms of the different temporary uses that can occur on private property. Only “residential sales” is regulated specifically in Chapter 17.53. As part of the revision, it is recommended that the full range of temporary uses be addressed:

- *Batching Plant*
- *Farmers Market*
- *Garage/Yard Sale*
- *Real Estate Sales Office/Model Unit*
- *Residential Sales*
- *Temporary Contractor’s Office*
- *Temporary Mobile Food Sales*
- *Temporary Outdoor Entertainment*
- *Temporary Outdoor Sales*
- *Temporary Outdoor Storage Container*

In addition, a temporary use permit should also be created (to be located in the zoning applications chapter) so that uses can be better regulated for impacts and to ensure that a temporary use is not, in fact, functioning as a permanent use. This would also allow for easier enforcement. Temporary events can bring impacts such as traffic, noise, litter, and security issues. With a temporary use permit, mitigation measures can be required as part of the permit approval and could control the duration of these uses, and enforce violations more effectively and efficiently as the permit would lay out the clear rules for how the event must be conducted.

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DISTRICTS

A revision of the district structure is recommended.

It is recommended that a new district structure be created that better reflects the character of Davenport and helps to implement the Comprehensive Plan. This will address many of the issues that the City faces in new development and facilitate more by-right development. It will reduce reliance on the special approvals and create a positive economic development environment.

Throughout the process, we continuously review the dimensional regulations for all districts, including lot size, yards, and lot coverage, and compare them to existing conditions and redevelopment objectives. We will recommend adjustment of these controls to continue development consistent with existing character. One current observation is to change “minimum square footage per family” to the more modern “minimum square footage per dwelling unit” for any residential uses.

RESIDENTIAL DISTRICTS

The current Ordinance’s residential district structure appears to be relatively effective in creating distinct development patterns and reinforcing the fabric of Davenport’s varied neighborhoods. As developed, the majority of lots within each residential district appear to be generally conforming to overall district standards, including lot area, lot width, and required setbacks. That stated, the residential districts are in need of simplification and clarification, as they currently contain a number of provisions and standards that are difficult to interpret, or may be conflicting. Further, there are significant similarities between some districts, indicating the potential for consolidation in certain cases, and refinement of the overall district structure to ensure each district serves a unique purpose. Recommendations for the City’s residential districts include the following.

Clarification and simplification of the residential district controls is needed.

The current residential districts contain a series of provisions related to items such as accessory structures, permitted encroachments, and parking, which should be reorganized into other sections to improve the overall legibility and clarity of the zoning ordinance. Additionally, terms used throughout the residential districts are in need of clarification, as “yard” and “setback,” for instance, seem to be used somewhat interchangeably, or in combination with one another. Clarifying the difference between a required front setback and a front yard, as well as adding and defining terms such as “corner side yard” and “reverse corner side yard,” can help to clarify the intent and the requirements of these districts, and facilitate effective application of their dimensional standards. Further, a number of the residential districts also contain a “single-family attached overlay zone,” which appears to be a type of special approval that is somewhat complex in application, and may not be resulting in the type of development for which it was originally intended. We recommend the elimination of this “overlay zone” in favor of simplified controls on single-family attached dwelling units where they are permitted. Finally, the Zoning Ordinances should eliminate a minimum dwelling unit size for single-family, currently located in the definition. Adequate living area is primarily a concern of the building code, not a zoning issue, and such controls can discourage new development types like tiny houses.

Contextual controls should be refined and simplified, and new controls should be introduced.

The current Ordinance contains a series of contextual controls that are in need of refinement, such as provisions for reducing a required front setback, or the calculation of a required side setback on a corner lot. While the inclusion of these provisions is appropriate for allowing development to more closely match established neighborhood patterns, they are somewhat difficult to understand and calculate, and may be too open to interpretation to produce consistent results. The new Ordinance should provide a set of clear contextual controls that are easy to understand and apply to a variety of situations. The Ordinance should also include modern bulk and area controls related to sustainability and stormwater management in the City, such as maximum building coverage and impervious surface controls.

These controls limit the area of a lot that is permitted to be covered by principal buildings and accessory structures, as well as the overall lot area that is allowed to be covered by impervious surface, which would include structures, paving, and anything else that does not allow water to permeate. Maximums should be calibrated to lot sizes and development patterns in each residential district, and are a modern approach to improving stormwater infiltration, and reducing runoff and flooding while encouraging the use of sustainable technology such as permeable paving systems.

Current residential districts should be evaluated to ensure their effectiveness and applicability, and districts should be refined, consolidated, or created where necessary.

A preliminary review of the residential district dimensional standards indicates that the residential neighborhoods within the City are stable, and that the current regulations are generally in line with “as built” development within Davenport. Though the current regulations appear to be sound overall, the City could likely benefit from some fine tuning of existing standards to ensure that homes are able to be maintained and improved, and that new development complements existing neighborhood character.

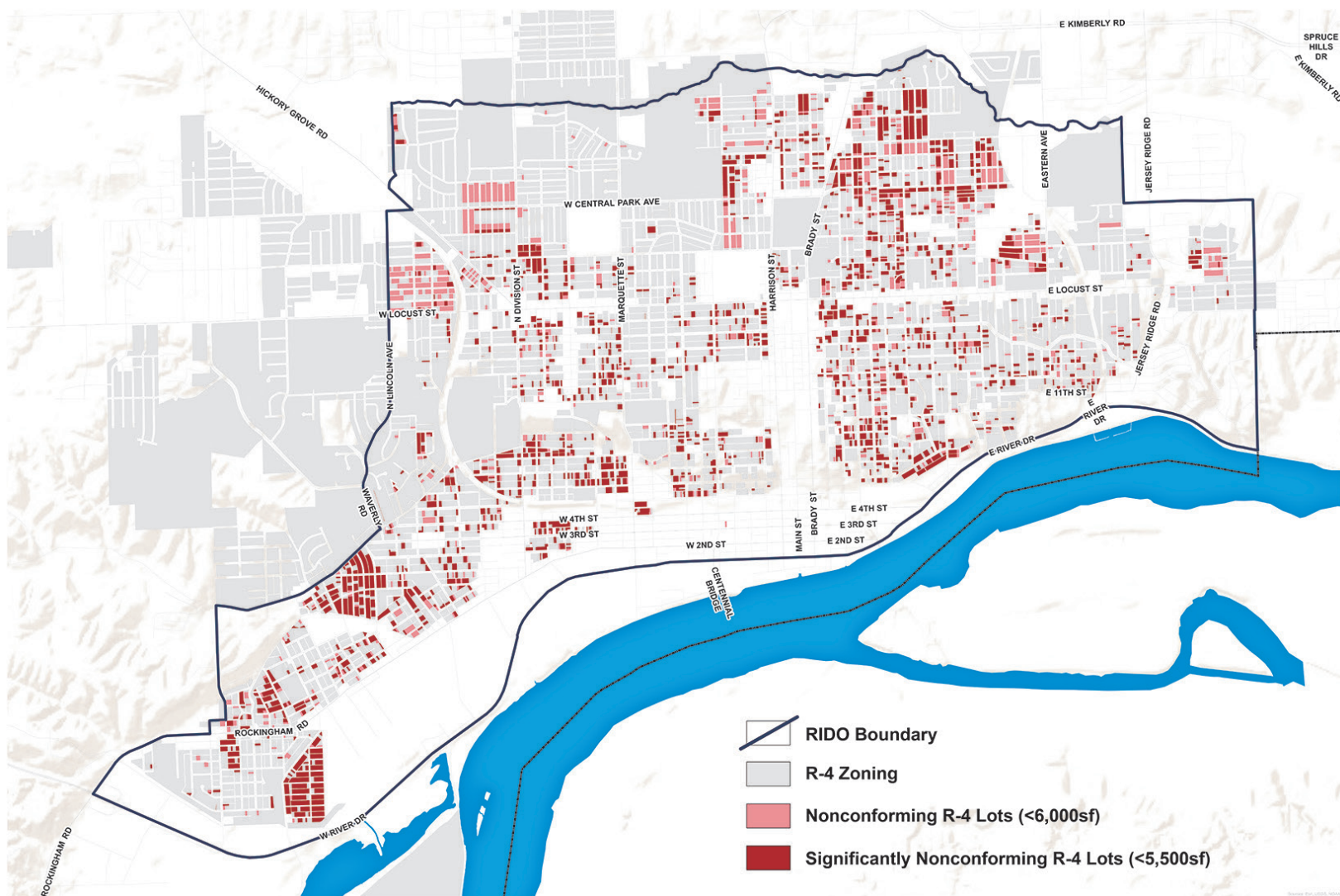
R-1, R-2, and R-3 Districts

Development in the R-1, R-2, and R-3 Districts appears to be generally conforming to the district dimensional regulations including lot area, lot width, and required setbacks. Though there is limited nonconformity in each of these districts, there is no indication that significant changes in these dimensional requirements are needed. Rather, refinements of district standards may be proposed to ensure they continue to work adequately for desired forms of development.

R-4 District

There are significant areas of nonconforming lots in the R-4 District. Though the district standards require a 6,000 square foot, 50 foot wide lot in the R-4 District, there are a number of areas that seem to have developed with significantly smaller lot area.

Preliminary analysis based upon City GIS data indicates that over 5,600 R-4 parcels have lot areas below the required 6,000 square feet, and nearly 90% of these smaller lots are located within the area currently identified as the “Residential Infill Overlay District.” Of these substandard lots, approximately 73% can be categorized as significantly smaller - less than 5,500 square feet in area. These lots can be seen on the map on the next page.



The City could consider a couple of options if there is a desire to bring these areas into conformity. Firstly, a new set of dimensional standards could be developed for R-4 lots within the current RIDO boundary. Reducing the lot area requirement to 4,000 square feet would bring over 4,000 lots up to standard if applied throughout the current RIDO area, and it would only allow a small percentage (approximately 10%) of current R-4 lots to subdivide if they meet both lot area and width standards. Secondly, the City could consider the creation of a new district, an R-4-40 that would require a smaller 4,000 square foot lot area and a 40 foot minimum lot width. This district could be selectively applied to concentrations of substandard lots within the City as appropriate, without allowing for significant subdivision to occur.

R-5 District

The R-5 District is currently very sparsely mapped, and does not appear to be fulfilling its purpose of creating a transition between the moderate density to higher density districts. Preliminary analysis indicates that the limited development that has occurred in the R-5 District is single-family dwellings on lots ranging from 6,000 to 10,000 square feet in area. We recommend eliminating the R-5 District in favor of building in appropriate transition/buffering standards into the other residential districts.

R-5M and R-6M Districts

The R-5M and R-6M districts appear to be working adequately to accommodate higher density single-family and multi-family development within the City, but should be further evaluated and refined where appropriate to ensure they are meeting the City's development needs. These districts may be able to be combined into one multi-family district that accommodates the varied uses encapsulated in the current R-5M and R-6M Districts.

R-MHP Manufactured Home Park District

Upon review, there are a number of recommendations for the R-7 Mobile Home District. One recommendation is to eliminate the term "mobile home" as it is generally considered out-of-date, and should be revised to the more modern "manufactured home," referring specifically to those units that initially have trailers installed as a part of the structure, whether or not this is maintained after installation on site. Such homes are required to meet HUD Codes, as opposed to local building codes. To distinguish it further from the other conventional residential districts, the designation should be changed from R-7 to the R-MHP Manufactured Home Park District.

The district also uses a planned development approach. This can be converted to a by-right district, with the existing dimensional and design standards for the district refined and enhanced to ensure safe and well-designed parks. Since no new areas are proposed for this district as part of this project, any new areas for manufactured home parks or any area expansion for existing ones would require a rezoning, placing control in the City Council over how and where these occur.

Finally, travel trailer parks, also known as recreational vehicle parks (RV parks), are regulated in this district. RV parks are a type of use and should not be regulated as a district. The key standards from the district would be retained for the RV parks as a use, which should be allowed as a special use in only very select districts.

Please note, that within the Ordinance, we will make a distinction between manufactured homes and homes built by modular construction. Modular homes are not considered manufactured homes, and refer to a method of construction. Modular homes are built in one or more sections, called modules, at a facility and then delivered to the site where the module(s) are set onto the building's foundation and joined together to make a single building. Modular buildings and modular homes must conform to all zoning requirements for the dwelling type and must meet all local building code requirements. A manufactured home dwelling is a prefabricated structure that is regulated by the U.S. Department of Housing and Urban Development (HUD), via the Federal National Manufactured Housing Construction and Safety Standards Act of 1974, rather than local building code.

TND Traditional Neighborhood Development District

The regulations of the TND Traditional Neighborhood Development District are significantly more intricate than other districts, which may lead to reluctance to use this district (no significant development has occurred using this district since the construction of Prairie Heights). Given that refinement of the existing residential and commercial districts will accommodate a more modern mix of uses and dwelling types, and can achieve the same goals through addressing the dimensional and design standards of both residential and commercial structures, we would recommend that the current TND District be eliminated in favor of a more modern, simplified approach through the application of revised residential and commercial districts. The Prairie Heights development would be equivalenced to a PUD, which would keep all the conditions and standards imposed as part of its approval in place.

Residential Infill Design Overlay (RIDO) standards should be built into a new series of base residential districts where appropriate.

To simplify the application of infill design standards, we would recommend eliminating the RIDO in favor of a series of base districts that contain objective design controls, mapped to align with the current RIDO boundaries. To achieve this, the current residential district structure could be “split” based upon geographic location, to allow for the design standards of the RIDO to apply in base residential districts, simplifying the overall administration of the ordinance.

As an example, the current R-4 District is mapped throughout the City, both within the area covered by the current RIDO, as well as outside of the central City. This approach would split the R-4 into two districts: the R-4 and the R-4C (Central). The R-4 would be the current district (with refinements) that applies outside the RIDO, and the R-4C would be a new variant that includes the RIDO contextual design standards and modified dimensional standards as appropriate, as discussed earlier, generally aligning with the current RIDO boundary.

COMMERCIAL DISTRICTS

Davenport’s commercial districts should be refined to meet specific development objectives and ensure that each district is necessary and distinct. The commercial districts should be restructured to directly regulate development intensity, design, use mix, and functionality; development standards for these districts should recognize that the physical character of these different places varies, and that the physical attributes of these areas make their regulatory needs different. Further, the commercial districts in Davenport should be renamed to clearly communicate a range of development intensities as well as specific character areas as needed.

Over time, the City has also implemented a series of overlay districts to address specific issues related to the design of the commercial corridors, character areas and/or specific use concerns. While the intent of these overlays is important, the numerous regulations that apply to each zoning lot within them can create an Ordinance that is difficult to use and interpret. While overlay districts are a useful zoning tool, their application should be limited so that they specifically address issues that are unique to certain areas. In order to make the Ordinance more user-friendly, the City’s current overlay districts should be evaluated, and consolidated into base districts where appropriate.

Commercial districts should be refined and restructured to ensure that they acknowledge and support Davenport’s varied commercial areas, and that they accommodate a variety of development intensities.

→ The current O-T Office Transitional District and C-O Office Shop District can be combined, as they are similar in intent and scale. The new CT Commercial Transitional District would consolidate the existing districts to address areas in the City suitable for low intensity limited office, service, and retail uses, and serve as a transition between predominantly residential areas and commercial or light industrial areas. The district standards would also allow for conversion of existing residential structures into a commercial or mixed residential-commercial use.

- The City's C-1 Neighborhood Shopping District appears to be working well currently. It should be refined to ensure that the dimensional standards and use permissions are tailored to its specific purpose – primarily to serve the needs of neighborhood residents – and should be renamed the C-1 Neighborhood Commercial District to maintain consistent terminology in the revised Ordinance. The C-1 District should also accommodate low-intensity mixed-use development, with dwellings above the ground floor and townhouse residential development allowed in addition to the basic commercial uses.
- The City should consider the creation of a new commercial district, a C-2 Corridor Commercial District, geared toward accommodating the auto-oriented commercial uses located along Davenport's older commercial corridors closer to downtown, and generally of a smaller scale than the newer, larger auto-oriented uses found further from downtown. Such a district could accommodate a mix of retail, personal service, and office uses in a more auto-oriented and higher-intensity environment than the C-1 Neighborhood Commercial District. Mixed-use development could be encouraged by allowing residential dwelling units above the ground floor in the new C-2 District.
- The current C-2 General Commercial District appears to be adequately accommodating larger-scale auto-oriented commercial development adequately within the City. The current district should be renamed C-3 General Commercial District, and its standards should be refined to ensure that the intensity and scale of development in the district maintains an appropriate relationship to its surrounding context. Because of the higher intensity of use, standards should also address concerns related to access, connectivity, and adequate buffering.
- A new C-4 Heavy Commercial District may be needed to address areas of more intensive commercial development, which would be uses that are retail, rental, and service establishments of a heavier and larger-scale commercial character typically requiring permanent outdoor service or storage areas and/or partially enclosed structures. Examples of heavy commercial establishments include large-scale home improvement centers with outdoor storage, display, and rental components, lumberyards, truck rental establishments, and sales, rental, and repair of heavy equipment.
- The HSD Historic Shopping District should be renamed to the VED Village of East Davenport District, and its standards should be refined to ensure they adequately implement the City's vision for the unique environment in the Village of East Davenport. Current HSD standards related to design, scale, and materials should be evaluated and refined to ensure that they are objective in nature, and easily enforceable, and contextual standards should be refined to ensure ease of applicability.
- The City's current C-4 and DDOD Districts should be combined and converted into a new base district for downtown. Special care should be taken to maintain the current flexibility and range of uses permitted within Davenport's downtown area, as this mix is seen as critical to the continued development of a successful mixed-use downtown environment. Standards, as in the current DDOD, should focus on reinforcing and enhancing the existing character of downtown as a point of regional focus, and creating a vibrant, pedestrian-friendly, mixed-use environment. The City may also want to consider expanding the boundaries of downtown to include areas of potential redevelopment – potentially to Oneida Street to the east and Filmore to the west.

With a new commercial district structure, where each district will be enhanced with design standards, the need for the HCOD Highway Corridor Overlay District is questionable. It is recommended that this overlay district be eliminated.

INDUSTRIAL DISTRICTS

- Currently, the Ordinance has two by-right industrial districts (M-1 and M-2 Districts). Because of the types of industrial present in the City and what industrial growth is expected, we would retain these industrial districts and only refine their standards and allowed uses. The nomenclature should be modernized as industrial with an “I” signifier, as opposed to the older “M” designation (i.e., I-1 and I-2 Districts). Also, neither industrial district should continue to allow residential uses. Any residential uses within districts should be rezoned if possible.
- The M-3 Planned Industrial and PCP Planned Commerce Park Districts should be converted to a by-right district for large-scale industrial and office parks, eliminating the requirement of a development plan approval like a planned unit development for each of them. A new district can come from the combination of the districts, and could be renamed the IOP Industrial Office Park District. Maintaining two separate districts does not appear to be necessary. The new district would be oriented to large-scale office complexes and some manufacturing, and include limited ancillary services for employees within the campus such as personal services, restaurants, and retail. Standards are included to guide the development of the office campus, including how to oriented structures around open space and create a cohesive appearance.
- Finally, certain older industrial areas have seen a turnover of certain buildings into uses that are not industrial in nature. Some industrial structures are no longer suited to modern industrial needs, but can accommodate a unique variety of creative uses. These structures provide character to the City, and should be preserved. In order to help encourage that, an I-MU Industrial Mixed-Use District can be created that allows for light industrial uses but also commercial uses and even certain residential uses like live/work or studio apartments. This can confine the mixing of uses to specific areas and protect key resources for industrial or research uses only.

SPECIAL PURPOSE DISTRICTS

There are existing special purpose districts within the current Ordinance that should be maintained.

- The A-1 Agricultural District should be retained and regulations refined to reflect its agricultural purpose and prevent unnecessary encroachment by non-agricultural uses.
- The COD Casino Overlay District addresses a very specific use, with very significant impacts. Because it is a rare use, no significant changes are recommended.
- No issues with the standards of the FC Flood Channel and FP Flood Plain Districts have been identified to date. As stated earlier within the organization section of this Report, the City should consider moving them to their own title in the municipal code.

- The HCVOD Hilltop Campus Village Overlay District addresses the unique environment of the Hilltop Campus Village. The current overlay district covers a wide variety of base districts, and is primarily focused upon maintaining the unique physical environment of this part of the City. As such, it is anticipated that the HCVOD will remain an overlay district, and its standards evaluated and refined to ensure it is adequately reinforcing the character of the Hilltop Campus Village.
- The PID Planned Institutional District is appropriate for the large-scale institutions in the City (universities and hospitals). Upon reviewing the revisions during drafting, it is anticipated revisions would be suggested to streamline the process but not to substantially change the requirements. However, the district is also used for housing and supportive services, which is a subset of the main regulations. These specific uses may be able to be regulated as a use, rather than as a district.
- The Conservation Subdivision Planned Unit Development District should be renamed the CDD Conservation Design District, removing reference to subdivision and PUD as it is its own type of rezoning involving a development plan. Overall the district is in line with best practices for conservation design. However, three areas should be evaluated for revision. The first is to allow for a slightly higher density bonus, which would need to be determined once the residential districts are revised; this increased density would also serve as an incentive for developers to use this district. Standards for how the residences should be laid out should also be added. Second, the uses permitted within the district should be looked at. Finally, the district should describe what qualifies as the required open space and how that open space should be integrated into the overall site.

New special purpose districts that can serve other land uses in the City can be added. The City has a significant area devoted to parks, open space, and natural areas. Specific districts for these areas can offer two benefits. The first is that parks, open space, and natural areas are protected from incompatible encroachments. The second is that, if someone desired to change the use of that area, a rezoning is required, allowing the City control over the future land use of that parcel.

- An OS Open Space District would encompass parks and playgrounds throughout the City. The use structure would also acknowledge that public parks serve multiple functions, not just recreation; therefore, other uses like outdoor entertainment venues, park cafes, special events, and similar should be allowed. This type of district offers two benefits. The first is that the use within the district is protected as only active and passive recreation areas are allowed. The second is that, if someone desired to change to the use of that area, a rezoning is required, allowing the governing body control over the future land use of that parcel.
- A NA Natural Areas District can also be included that is more restrictive in terms of development and use to protect existing natural areas. These are areas specifically designated for preservation of their natural features where development is limited to uses like hiking trails.

These districts (OS and NA Districts) would be mapped over lands controlled by the City or another authority. No private property would be mapped as such as part of this exercise. However, a property owner may request such designation in order to preserve land for such purposes.

DESIGN STANDARDS & ADAPTIVE REUSE PERMISSIONS

Design standards can be added to appropriate districts to ensure the quality of new development.

In order to ensure quality new development, certain districts and uses should incorporate basic design standards. The key to successful design standards is to accurately convey the aesthetic desires of the community, protect key physical resources from inappropriate alterations, and maintain the flexibility needed to solve difficult design issues and allow innovative new development. Good design standards result in infill development that maintains City character and implements desired redevelopment patterns. Multi-family and townhouse developments, and Commercial development, including mixed-use developments, should incorporate design standards.

The intent is not to control the architecture of new development but rather to address basic building design: façade articulation, fenestration, public entrance design, prohibited building materials, and similar. Standards should be written so that they are more objective in nature than subjective, for easy review and administration.

This can also be accomplished in part or in whole – depending on the purpose of the district – through form-based coding techniques. Form-based coding controls speak to building form, including the relationship of buildings to each other, to streets, and to open spaces. This approach to zoning could just as easily be called “place-making” because it allows for shaping of building and development to achieve community character objectives. It is an important tool to implement design and development policy. It can provide a design framework within which development can be coordinated to create a physical and visual environment that meets local quality-of-life goals. Form-based controls can add performance requirements that establish or maintain a community’s image and set a clear design policy, reflecting the vernacular architecture and desired streetscape, and establishing the overall physical character of the area.

Form-based coding focuses on building the compatible components of a district, rather than focusing primarily on rules for the development of individual lots. Thus, form-based coding stresses a more comprehensive physical compatibility that includes both adjacent buildings and the public realm. Form-based coding, being concerned about the visual and physical contextual relationship between properties and the public realm, demonstrate how these standards should be applied based on the site configuration and the general building form. This will also lead to a more predictable development environment, as all the requirements are clearly described within the ordinance and so long as compliance is achieved, special reviews and approvals are no longer necessary.

Finally, based on proximity to the Mississippi River, developments of significant intensity, specifically height, can include some standards that work to protect viewsheds to the river, helping to maintain a visual connection to the riverfront.

Adaptive reuse permissions should be included to preserve significant structures in the City.

These provisions would be focused on the adaptive reuse of existing non-residential buildings, such as older industrial or commercial buildings, unique uses like schools and firehouses, and cultural facilities. The conversion of these structures into compatible uses, such as multi-family dwellings, office uses, or a series of commercial spaces, should be considered. Standards can be integrated into the districts that specifically deal with the impacts felt from if the reuse is of a higher intensity than the neighborhood. The intent is to encourage the retention and renovation of sound existing structures, and ensure that any uses that located within them remain compatible with the adjacent neighborhood and maintain its character.

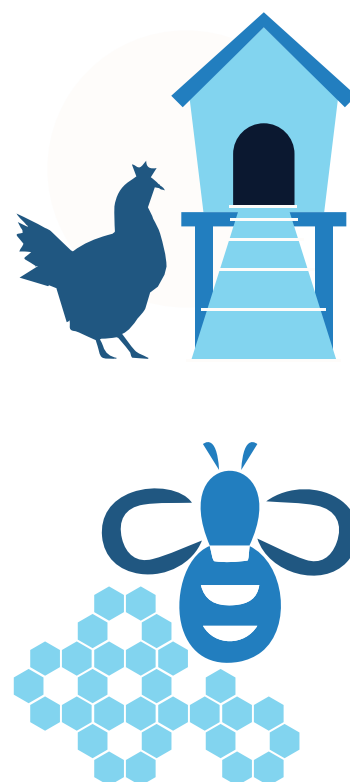
ON-SITE DEVELOPMENT STANDARDS

The accessory use and structure section of the existing Ordinance needs updating.

Very few accessory structures are specifically controlled in the Ordinance, with only general detached buildings and fences called out Chapter 17.42. Accessory structures and uses need to be pulled from the general use permissions within the districts and regulated separately in their own section. The Ordinance update should include a comprehensive list of accessory structures and include regulations for each in terms of size/dimension, height, placement, and other dimensional and location requirements. Certain accessory structures and uses, such as residential outdoor storage and the construction of numerous storage sheds on residential lots, which have been difficult for the City to regulate, will be carefully addressed within the revised Ordinance with the goals of easier enforcement and compatibility between lots. Other accessory uses, such as home occupations, will be modernized to ensure that the standards are compatible with the larger emerging economies.

Common accessory structures and uses include the following:

- Amateur (HAM) Radio Equipment
- Apiary
- Arbor
- Carport
- Chicken Coops
- Coldframe (Hoop) Structures
- Deck
- Farmstand
- Fences
- Garage
- Gazebo
- Greenhouse
- Home Occupation
- Mechanical Equipment
- Outdoor Sales and Display
- Outdoor Storage
- Patio
- Pergola
- Personal Recreational Game Court
- Rain Barrel
- Refuse and Recycling Containers
- Satellite Dish Antenna
- Shed
- Solar Panels (Private)
- Swimming Pool
- Trellis
- Vegetable Gardens
- Vehicle Charging Station
- Water Features
- Wind Turbines (Private)



Certain of these accessory structures, such as chickens, may already be regulated by other ordinances within the City Code. Where it is infeasible to move the regulations into the Zoning Ordinance, a cross-reference should be included.

The accessory structure section of an ordinance is where a number of new sustainable development techniques are regulated. Examples within the accessory structures list above include solar panels and wind turbines, rain barrels, and vegetable gardens.

Consider allowing accessory dwelling units in residential zoning districts.

The current Ordinance does not address accessory dwelling units (ADU), a housing option that can be used to create additional housing options while respecting the scale of single-family neighborhoods and provide an option for owners of larger properties to supplement their income for maintenance of the home. ADU, also known as “granny flats” or “mother-in-law apartments,” create density to help support nearby local commercial nodes, and often serve to house multiple generations of the same family, potentially improving the quality of life of seniors, as well as the maintenance of existing housing stock.

The City could allow ADU in larger lot residential districts or for single-family lots over a certain square footage, provided that they meet specific standards that manage the impact of ADU on neighboring properties. These standards could include requiring one of the dwelling units to be occupied by the property owner, limiting them to one per lot, requiring a minimum lot size to establish an ADU, such as 10,000 square feet, defining a maximum ADU gross square footage, footprint, and height, and indicating permitted locations on the lot (whether the ADU may be within a detached accessory structure and/or part of the principal structure).

The Ordinance should include exterior lighting standards.

Clear standards for exterior lighting control on private property should be included. In the update, a full range of exterior lighting standards should be created. Tailored lighting standards are required for different districts, such as commercial versus residential districts, and for certain uses, such as gas stations, where lighting is a safety and an aesthetic issue. Special standards are also needed for recreational fields, which typically require higher intensity lighting mounted on significantly taller light poles. Many of the best practice standards on appropriate exterior lighting would be integrated to minimize light pollution and conserve energy.

A permitted encroachments table would help to clarify what types of encroachments are allowed in required yards.

Attached accessory structures and architectural features should be regulated through a permitted encroachments table, where the location – in relation to the required setbacks and yards – is controlled. The current Ordinance does control some encroachments into yards but would be better organized as a table that includes the full range of accessory structures and architectural features.

It is important to note that there is often overlap between permitted encroachment permissions and accessory structure regulations. Therefore it is important to organize the accessory structure and permitted encroachment regulations in a coordinated manner with cross-references between the two sections.

OFF-STREET PARKING

The City's off-street parking requirements and facility development standards should be updated.

Updated parking requirements should address the full range of off-street parking and loading elements. Required number of spaces is located in its own section, while design elements are located within the site plan review requirements. These need to be consolidated into one chapter and address all elements of vehicle and bicycle storage. In order to be comprehensive, this section should update and add the following:

- Permitted location of off-street spaces for all districts, including allowances for remote lots
- Parking lot design (surfacing, curbing, marking, pedestrian connections, etc.), including allowances for permeable surfaces
- Parking structure design
- Driveway and curb cut standards
- Minimum parking space dimensions based on parking angles
- Parking flexibilities
- Required stacking spaces for drive-through facilities, including design of stacking spaces
- Required number of off-street spaces per use
- On-site snow storage design
- Bicycle parking requirements
- Location and design of off-street loading
- Storage of commercial and recreational vehicles

Regulations should consider both the demand for parking, and the design and appearance of parking facilities. Adjustments to parking ratio formulas to reflect local demand and conditions should be made as the rewrite process goes forward.

Parking maximums should be considered.

For certain large-scale non-residential uses, the City should consider instituting parking maximums to ensure that excessive amounts of parking are not created. Frequently, parking amounts are provided to accommodate peak demand that is not regularly seen – i.e. parking is constructed to accommodate “Black Friday” or Christmas Eve retail shopping. Limiting off-street parking to a maximum percentage above the required amount can help to prevent excessive paving and its associated environmental impacts.

Parking requirements should reflect local demand and conditions.

Parking requirements should be summarized within a matrix that establishes requirements for off-street parking for each use within the districts. This allows for tailoring of parking requirements to the nature and physical make-up of each use. When the use structure is determined in the Ordinance, the listing of parking requirements by use should sync with those within the districts.

Special development types, such as strip retail centers and shopping centers, are better served by specialized parking requirements that calculate the required parking based on the floor area of the development as a whole, rather than as a collection of individual uses. Because uses turnover frequently, parking calculations for these developments can move between conformance and nonconformance if done on a use basis. A single calculation based on gross floor area would better allow these developments to manage parking and maintain and attract new tenants.

Finally, all required uses should set parking requirements based on an objective standard, such as gross floor area, rather than on standards that can be manipulated like number of employees.

Additional parking exemptions may be needed to address the realities of developed areas.

There are limited parking flexibilities in the current Ordinance. In the more urban areas of the City, areas that are already built-up may have trouble accommodating the required amount of on-site parking. Therefore, additional districts or uses may benefit from parking flexibilities. Examples of such exemptions include:

- Based upon how the zoning districts are revised, it may be appropriate to exempt additional districts from parking requirements. For example, if a commercial district is created that addresses small clusters of existing commercial uses integrated into residential neighborhoods, typically such districts were developed without parking and should be exempt.
- Certain neighborhood commercial uses – like corner stores - have been developed without any room on the lot for parking, so existing structures that lack parking should be exempted.
- Exemptions can be based on the size of a business – for example, exempting the first 2,500 square feet from parking calculations – in order to provide relief for new developments on small lots. This would require only larger structures to provide parking.
- Parking facilities that provide car-share spaces could be given a reduced parking bonus. At a minimum, car share spaces should count toward required minimum parking.

A by-right shared parking flexibility should be established.

In addition to a permission for uses to share a parking facility, an additional by-right shared parking regulation should be included based on a formula that calculates how much parking is actually needed by the uses when developed collectively, based on their intensity of use during the hours of the day. Mixed-use developments, multi-use office parks, and similar types of development, as well as property owners that establish cross-access easements, would be eligible for this type of shared parking. (Retail centers as described earlier would not be eligible for this flexibility.) The following is an example of such a standard:

- The required number of spaces for each use is calculated according to parking requirements.
- The required number of spaces for each use is then applied to the percentages for each timeframe, according to the appropriate land use category, as shown in the table below, to determine the number of required spaces. This is done for each time category.

- The numbers are summed for all land uses within each timeframe and the highest sum total in a timeframe is the required number of spaces. Due to the percentages, this is less than would be required by simply summing the requirements at 100%.

Example Of Shared Parking Equation – For Illustration Purposes Only						
LAND USE	Weekday			Weekend		
	Mid-7am	7am-6pm	6pm-Mid	Mid-7am	7am-6pm	6pm-Mid
Residential	100%	55%	85%	100%	65%	75%
Retail/Personal Service	0%	100%	80%	0%	100%	60%
Restaurant	50%	70%	100%	45%	70%	100%
Hotel/Motel	100%	50%	90%	100%	65%	80%
Office	5%	100%	5%	0%	40%	10%
Industrial/Laboratory	5%	100%	5%	0%	60%	10%

This table would be adjusted to reflect the new use structure and parking demand for Davenport. (The above table is an example only.)

The Ordinance should require bicycle parking for certain larger-scale developments.

Similar to vehicle parking requirements, certain uses should be required to provide bicycle parking. Generally, these would be larger-scale uses, such as multi-family dwellings, commercial uses over a certain square footage, educational facilities, and places of worship. The required number of spaces should specify how many short-term and long-term bicycle spaces are needed, and include design and siting requirements.

When accommodating bicycle parking spaces on-site proves difficult, the Ordinance should allow flexibility by allowing bike racks to be placed in the public right-of-way where space is available. The property owner would need to make suitable arrangements with the City to allow bike racks in the public right-of-way.

The required amount of current loading standards should be updated and include comprehensive design standards.

The number of loading spaces is an important element of new development and should continue to be required by use type, which should be updated to link to the new use structure. However, requiring loading spaces for smaller of developments may cause problems for small lot developments. Loading spaces should be required for larger developments that frequently have large truck deliveries. Also, in order to encourage the preservation and reuse of older existing structures, the Ordinance should include loading exemptions for structures where no loading areas were originally provided.

Design standards should address permitted location, such as distance from street intersections, yards where loading spaces may locate, surfacing requirements, and required screening. Dimensional requirements should also be standardized.

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LANDSCAPE

Current landscape requirements should be revised for clarity.

The contribution of landscape to the visual quality of the built environment cannot be overemphasized. The current landscape section contains a full set of landscape requirements, but have been cited numerous times as being confusing and hard to administer, as well as not achieving the proper level of landscape desired. These regulations will be revised to ensure the proper levels of beautification and screening without creating situations that require variances, and will be clear in their application.

The landscape requirements should be organized around the following:

- Landscape plan requirements
- Selection and installation requirements
- Design criteria
- Interior of parking lots plantings
- Perimeter of parking lots plantings
- Building setback landscaping
- Buffer yards and screening
- Tree conservation
- Parkway landscaping

A preferred plant list can also be included as an appendix to the Ordinance to guide users in the appropriate types of plantings within the City.

Landscape requirements should be practical, sustainable, and achievable.

The landscape section should contain regulations that are easy to calculate, and should provide a clear path to meeting those requirements. Initial recommendations include:

- Building setback landscaping for multi-family and non-residential uses should be required only where adequate space can be provided to ensure long-term health of required plant material. Requirements should be adjusted, or alternative methods of meeting the building setback landscape should be provided for structures that are sited 10 feet or less from a lot line.



Example Graphic
Buffer yard requirements

- Buffer yard requirements should be evaluated and updated to ensure proper screening between incompatible adjacent uses. Buffer yards for new construction should be required along interior side and rear yards where non-residential uses are located within residential districts, and where non-

residential uses abut residential districts. The City may also want to consider requiring buffer yards between lower intensity single-family districts and multi-family development.

- Parking lot perimeter landscaping should be required only where parking lots abut the public right-of-way, excluding alleys, to facilitate shared parking and cross-access easements between complementary adjacent uses. Updating the buffer yard requirements as recommended above will work in tandem with this recommendation to ensure that adequate screening is in place where appropriate.
- Interior parking lot landscape requirements should ensure consistent, predictable results regardless of the size of a parking lot. For example, islands should be required to be a standard size, generally the same dimensions as a parking space. Diamond-shaped landscape islands should be prohibited. A standard should be set requiring an island for every “x” number of spaces in a lot, and a standard number of trees and other vegetation should be required for each island. In addition to these requirements, a base percentage should be established, generally 10%, to ensure that all lots maintain a minimum amount of landscape area, regardless of the number of spaces provided.
- The use of stormwater management techniques such as raingardens and bioswales should be encouraged in landscape areas, including parking lot landscape. Parking lot island and landscape requirements should encourage designs to accommodate stormwater infiltration where appropriate.

Landscape requirements should contain requirements to bring existing developed sites into conformance.

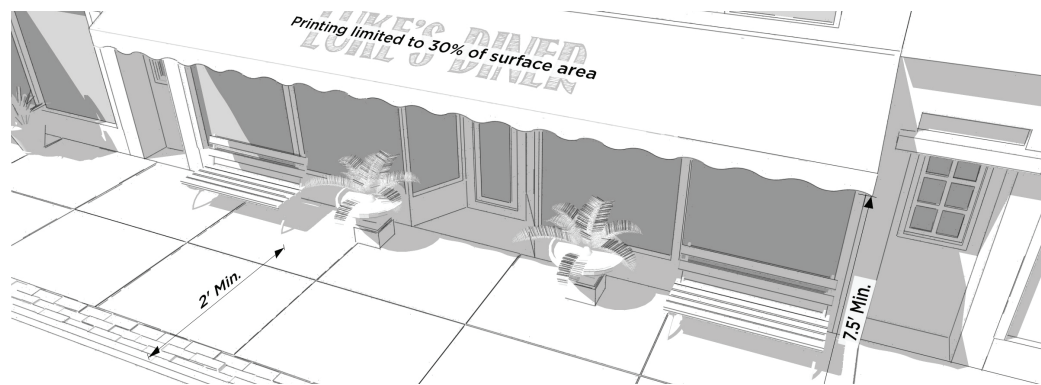
Landscape should be required when modification of parking lots and significant building expansions are requested. When building additions or expansions are undertaken, the percentage of landscape required can be linked proportionally to the additional building area. Existing parking lots can be required to comply with landscape requirements when a certain number of parking spaces are added to the lot or if the lot is reconstructed.

SIGNS

The sign regulations should be updated to be responsive to district form.

Current sign standards may not offer an effective means of controlling signs. Sign permissions need to be evaluated and tailored to the form of each district and regulated by sign type. Sign area limitations should be brought within reasonable maximums and proportioned to the type of development anticipated in the district. In all cases, the evaluation of existing sign area and height is critical to the determination of proposed controls, which will require continued input.

In addition, the recent Supreme Court decision of *Reed vs. Gilbert* has emphasized that sign regulations must be content neutral. We will ensure that new provisions and revisions are in line with this requirement.



Example Graphic -
Awning Sign regulations,
including minimum
clearance, percentage
printing on sign face,
and other dimensional
requirements.

A general standards section should address a number of provisions applicable to all signs.

General standards that should be included are the following:

- **Prohibited sign locations.** The Ordinance should clearly state where signs cannot be erected or mounted, including egress/ingress locations, architectural features, and corner visibility areas. This section should also state that signs cannot be placed on public or private property without permission.
- **Construction standards.** These standards should address wind pressure and direct load minimums, permitted glass and lettering materials, mounting requirements, etc. Related provisions within the building code can be cross-referenced here.
- **Maintenance requirements.** Maintenance requirements should require repair and/or removal of unsafe or damaged signs, and upkeep of the sign structure and the area around the sign (litter removal, painting of rusted areas, etc.). This includes rules for abandoned signs.
- **Illumination regulations.** Sign illumination regulations should include all aspects of illuminated signs. Sign illumination standards typically cover permissions for the types of signs that may be internally and/or externally illuminated, standards for uplighting and downlighting signs, which can be tailored to district and sign type, and how signs can be highlighted with the use of neon or LED lighting. These

standards are intended to prevent the nuisance effects of glare and light trespass, as well as the aesthetic character of districts.

Measurement of sign area, sign height, and other dimensional requirements would be addressed in the rules of measurement.

Prohibited sign types should be clearly described.

This section would expand the current prohibited sign section to ensure that all undesired sign types are identified, including:

- *Animated signs*
- *Select attention-getting devices*
- *Flashing signs*
- *Moving signs*
- *Audio-enhanced signs*
- *Painted signs*
- *Illegally affixed signs*
- *Portable signs*
- *Roof signs*
- *Signs that interfere with traffic*
- *Temporary off-premise signs*

Exempt signs need to be evaluated, particularly in light of content neutrality principles.

Certain signs should continue to be exempt from sign permit requirements, as is the case now. A proposed set of these sign types include (some are already regulated as exempt) is listed below, in line with content neutrality requirements:

- Exempt alteration and maintenance activities on existing signs
- Exempt ancillary signs (Logos and labels located on mechanical equipment, recycling bins, trash containers, and the like, which are part of the equipment as manufactured and/or installed; gas station pump signs; address and name of a building or the occupant)
- A-frame signs for retail, personal service, restaurant uses
- Banners
- Multiple-tenant building sign (Multiple tenant buildings, such as townhouse dwellings, multi-family dwellings, and non-residential developments with multiple tenants, are permitted an additional sign)
- Construction activity sign (On a lot where active construction is taking place, a temporary sign is permitted in conjunction with such construction)
- Flags (Any nation, state, municipality, or political subdivision, flags officially designated as a national, state, or local symbol, or flags of fraternal, religious, and civic organizations)
- Government sign (Federal, state, or local governments or taxing bodies may install signs in the public interest)
- Light pole banner (Light pole banners on private property)
- Memorials (To memorialize a historic person, event, structure, or site)

- Noncommercial message sign (The expression of noncommercial ideas and messages)
- Parking lot and structure signs
- Real estate activity sign (When a structure or lot is offered for sale, lease, or rent, such lot is permitted an additional temporary sign)
- Window signs

Even though these signs are exempt from permits, standards would be needed for each type that may include maximum size and height, required setback, number per lot, permitted display period for temporary signs, sign construction materials, and those districts and/or uses allowed to install them. In particular, the display period of exempt temporary signs needs to be properly regulated so that they do not become de-facto permanent signs and so that the permitted display period relates more specifically to the type of temporary sign. Rather than blanket permissions, temporary signs would be distinguished by type and then assigned permitted display periods as applicable. Display periods for certain types of temporary signs should also be limited to the number of times they can be erected per year, with a minimum break between displays.

The regulations for permanent signs should be refined to address the full range of permanent signs, and regulate them based on the form and scale of each district.

Permanent sign regulations should address all aspects of the sign's character and location - maximum height and sign area, minimum setback, vertical clearance, maximum projection, etc. In addition, how signs are allocated to corner buildings and multi-tenant centers must also be evaluated. An important element will be to determine where the different sign types will be allowed. Refining permissions by specific districts would allow the Ordinance to prohibit them in some districts while allowing them within others. In addition, the maximum size of signs – whether height and/or area – should also be tailored to the different districts. It is proposed that an overall cumulative maximum sign area for a lot be eliminated and, rather, controlled by allowing certain districts certain sign types of a maximum size.

It is anticipated that the following types of permanent signs would be allowed and regulated as follows:

- **Awnings and Canopies:** Projection and vertical clearance maximums, percentage of printing allowed on sign face, permitted materials.
- **Attention-Getting Devices:** Sign area, height, location, number of signs permitted, permitted display period.
- **Freestanding Signs:** Height, type (pole vs. monument), sign area, setback, minimum street frontage required, number of signs permitted.
- **Projecting Signs:** Sign area, projection and vertical clearance maximums, number of signs permitted.
- **Marquees:** Construction requirements, projection and vertical clearance standards.
- **Menuboards:** Height, sign area, setback, number of signs permitted.
- **Wall Signs:** Sign area, projection maximum, number of signs permitted. Wall signs should be controlled by a proportional control, such as one square foot per linear foot of façade. Wall signs should also include a special provision for building identification signs located at the top of high-rise buildings.

A detailed review of the current billboard regulations will also be conducted to ensure compliance with federal regulations. It is proposed to enhance these with a clarification of where they are allowed and how they can be constructed, including provisions for electronic billboards.

Electronic (digital) signs need to be addressed.

The permissions for electronic signs, also called digital or LED signs, should be clarified. Today, there is an increased desire to permit these types of signs within commercial districts for larger developments well as for a broad range of institutional uses, such as schools, libraries, parks, government buildings, etc. Many communities allow these types of signs, as it is recognized that the cited uses would like to use these signs and that they are more modern and can be more aesthetically pleasing than manually changed message boards. The City should consider allowing these signs in select districts and for select uses. It is recommended that electronic signs be allowed, subject to conditions.

A clear definition of this type of sign would be needed, with clear permissions for where they would be allowed. These types of signs should be properly defined, and permitted or prohibited in districts as appropriate. These types of regulations include:

- Districts and/or uses permitted such signs
- Minimum lot frontage required to install such signs
- Number allowed per lot
- Type of sign construction (freestanding, wall, marquee): the regulations applicable to the sign type would apply to the electronic sign
- Maximum percentage of sign devoted to the electronic component
- Message changeover delay
- Operational controls
- Maximum illumination
- Prohibition of flashing, scrolling, and animation

ADMINISTRATION



Administrative responsibilities, application processes, and approvals will be clarified.

The administrative sections of the Ordinance should be reorganized to make the processes easier for applicants to follow.

Currently, administrative responsibilities and procedures are found in different articles. In order to make the various applications and their respective processes and requirements user-friendly, the following reorganization is proposed:

Ordinance Administrators

This Chapter would list the powers and duties of all boards and officials involved in administration. By listing all boards and officials for all applications, the process is clarified (i.e., the user can easily reference who recommends and who approves). The following boards and officials will be included:

- City Council
- Plan and Zoning Commission
- Zoning Board of Appeals
- Design Review Board
- Zoning Administrator

In addition to those administrators named above, any other departments or officials that issue zoning approvals would also be listed.

Application Process

This Article would contain the rules for processing the various zoning applications. These administrative procedures will be consistent with Iowa law and grouped into the following three sections:

- Application process
- Notice
- Public hearing

Approvals

All applications and approvals would be found in this Chapter. We anticipate that the following applications would be included:

- Amendments (text and map)
- Special use
- Variations
- Administrative modifications
- Site plan review
- Design review
- Planned unit development
- Zoning interpretation
- Zoning appeals

To the degree possible, the following structure would be used for each application:

- Purpose
- Applicability
- Authority
- Procedure
- Approval Standards
- Appeal

One issue that should be discussed in the early stages of the process is whether to continue to maintain the historic preservation requirements within the Zoning Ordinance. Since the scope of these regulations exceeds the typical zoning purview, such as controls on demolitions, it may be better served within its own ordinance in the larger City Code.

A completeness review should be included as part of the filing of applications provision.

It is recommended that a completeness requirement be added to the Ordinance in order to avoid the submittal and processing of incomplete applications. An example of such a requirement is as follows:

The Zoning Administrator will determine whether a submitted application is complete. The Zoning Administrator will notify the applicant as to whether or not the application is complete, and will not process the application until any deficiencies are remedied. Once the Zoning Administrator determines that the application is complete, the application will be scheduled for consideration.

This would allow interested members of the public to review the complete application prior to the hearing and would help to eliminate postponements on the basis of incomplete submittals. It should be noted that payment of fees should be considered part of completeness review.

An optional pre-application review should be included as part of the filing of applications provision.

It is recommended that applicants be allowed to conduct a pre-application review with zoning staff and any additional staff deemed appropriate to provide input on an application. This is conducted prior to any formal application or payment of fees, and all comments are not binding with respect to any official action that may be taken on the application.

Approval standards and timeframes for the different applications should be updated.

Each of the applications, in particular amendments, variances, and special uses, should have a set of approval standards. Current standards for each application should be updated for consistency with Iowa case law and clarified. In addition, timeframes for review and hearing of the different applications should be included so that applicants can better predict the processing of their applications.

Some flexibility in the variation process can be included through an administrative modification procedure.

The City can reduce the number of cases required to be reviewed by the Zoning Board of Appeals and introduce some flexibility in the variation application by defining and establishing a procedure for administrative modifications, with certain applications reviewed and approved by the Zoning Administrator. The purpose would be to provide a streamlined approval procedure for minor modifications of select standards, without requiring a public hearing. Examples of the types of modifications that could be approved as an administrative modification are the following:

- A 10% variation on any dimensional standard within the Ordinance
- Reduction of required off-street parking spaces by no more than 10% of the required amount
- A variation for bicycle parking requirements

It is important to note that an administrative modification procedure has a number of checks and balances built into it. First, the Zoning Administrator is given the ability to decide that an application – even if it is clearly an administrative modification category – is by its nature a standard variation, and therefore must be scheduled before the Zoning Board of Appeals. Second, if the Zoning Administrator denies an administrative modification, then the applicant can appeal that decision to Zoning Board of Appeals. An additional safety is added whereby if any person objects to the application in writing prior to the date the decision is rendered, the application will be automatically transferred to the Zoning Board of Appeals as a standard variation.

An administrative modification should be properly noticed. Some communities that have instituted the administrative modification have reduced notice requirements to create a more expedited review and to save the applicant costs in terms of mailed notice. In most communities that implement this, mailed notice is sent only to adjacent landowners.

Finally, like a standard variation, an administrative modification may be granted only where there are special circumstances applicable to the subject property – an undue hardship stemming from unique circumstances. As in all variation cases, a personal hardship does not justify a variation, nor does a hardship that has been intentionally created. The same findings of fact are applicable. The administrative modification is only intended to streamline the process for minor modifications, lessening the burden on both the Zoning Board of Appeals and the applicant.

A zoning text interpretation process should be added.

Every municipality has an informal process for text interpretations, but the Ordinance should include a formal process for documenting text interpretations. No ordinance can adequately or clearly address every possible aspect of regulation, so this process allows the Zoning Administrator to render a written interpretation upon request. This results in a record of interpretation requests, which leads to the predictable and consistent application of the regulations.

Design review requirements should be consolidated into one section.

The Design Review Board began as part of the Downtown Design Overlay District and the administrative provisions are currently located within that section. However, the Board's review powers have expanded past the downtown, addressing the Residential Infill Design Overlay, the Hilltop Campus Village Overlay, and the Historic Shopping District, as well as appeals of administrative decisions pertaining to the application of design criteria for properties located in the Highway Corridor Overlay District. Therefore, their role in reviewing development should be consolidated and clearly defined within the administrative sections.

Eliminate the distinctions between the planned unit developments and create one planned unit development (PUD) option.

Rather than maintain special separate approvals for different types of planned unit developments, a more flexible and easily administrated option is to create a single planned unit development procedure. This would be a single development application that would be considered a special use in certain districts, eliminating the distinctions.

This type of PUD is a development guided by a total integrated design plan in which one or more of the zoning regulations are modified to allow flexibility and creativity in site and building design and location, in accordance with general guidelines that accrue benefits to the City and the public interest. PUDs are typically included in ordinances as a distinct category of special use. In particular, the planned unit development technique is intended to allow for flexibility in the application of zoning requirements based upon detailed review of individual proposals for significant developments in exchange for additional benefits to the City and the public. This special regulatory technique is included in ordinances in recognition of the fact that flexibility may be needed in the application of required yard and bulk regulations, and occasionally use regulations, for the development or redevelopment of areas that lend themselves to an individual, innovative planned approach.

However, due to the size and unique nature of the large campuses of universities and hospitals in Davenport, as noted above, it is recommended to maintain the Planned Institutional District be maintained and treated as a district. It would not be part of the PUD regulations.

PUD should function as an effective mechanism for leveraging high quality development.

A key aspect of a PUD is that public benefits and amenities to enhance the City and the local governing body within the proposal. PUD provisions should define the types of amenities or elements desired in

exchange for flexibility and bonuses offered through the PUD process. It is important to remember that, because of its inherent flexibility, the PUD process can become a surrogate for the variation process. When a property owner does not want to meet existing district requirements, they often request a PUD where they do not have to demonstrate a hardship or practical difficulty, as would be required under a variance. Therefore, it is key to list which amenities are required to qualify for such exceptions so that petitioners cannot circumvent basic zoning district requirements without providing measured benefits to the City.

Examples of some of the public amenities and benefits that can be considered in determining whether an exception should be granted include:

- Use of sustainable design and architecture, such as green roofs, white roofs and other energy efficient design concepts, new building technologies, and approval of buildings as Leadership in Energy and Environmental Design (LEED) or LEED-equivalent structures.
- Community amenities including plazas, formal gardens, places to congregate, outdoor seating, public art, and pedestrian and transit facilities.
- Preservation of natural areas and site design that is sensitive to environmental features.
- Additional open space and recreational amenities such as recreational open space and playgrounds, including athletic fields, dog parks, and natural water features and conservation areas.
- Additional public infrastructure improvements in addition to the minimum required by the planned unit development, such as new or repaved streets, provision of bicycle paths, installation of gutters and sewers, and traffic control devices to improve traffic flow.
- Senior housing set-aside.
- Affordable housing set-aside.
- Provision of public car and/or bike share facilities.

This is not a definitive list but rather a potential list of public amenities and benefits. In some cases, the actual development may be a public benefit. For example, in areas where there is a demand for senior housing, a senior housing PUD can be considered a public benefit.

PUD requires a multi-step approval process, with numerous points of public input.

While a PUD is a special use, the approval process is not simply that of a special use. Because of the complex nature of the application, there are additional steps that require review and approval and offer opportunities for public input. An outline of the process is provided below.

- **Pre-Application Meeting with Staff.** Prior to the formal filing of an application for a PUD, the applicant meets with staff to discuss the proposed development. The purpose of the pre-application meeting is to make advice and assistance available to the applicant before preparation of the concept plan or preliminary plan.
- **Concept Plan.** Before submitting a formal application for a PUD, the applicant presents a concept plan

to the Plan and Zoning Commission for the purpose of obtaining information and guidance prior to entering into binding commitments or incurring substantial expense. Any opinions or advice provided at the meeting are not binding with respect to any official action on the subsequent formal application. This can be an optional step, at the applicant's choice.

- **Preliminary Plan.** Following the concept plan, the detailed preliminary plan is submitted, where the commission would hold a formal public hearing on PUD application. The recommendation would be forwarded to the City Council for approval or denial.
- **Final Plan.** Because all issues and concerns with the PUD should be resolved during the preliminary plan and the public hearing that takes place as part of that approval, the final plan approval is intended to be a technical confirmation of the approved preliminary plan. If there are numerous changes between the approved preliminary plan and the final plan, then the plan requires resubmittal as a new application. Typically the staff reviews the final plan for conformance with the approved preliminary plan, which is then forwarded on to the City Council for approval or denial.

A series of administrative, minor, and major changes for approved PUD should be included to allow for more flexibility.

Over the course of time, different levels of changes may be needed to an approved PUD for a variety of reasons. A more flexible change process may be warranted. One alternative is to create three levels of approval – administrative by the Zoning Administrator, minor by the Plan and Zoning Commission, and major by the City Council. One proposal for these three levels of change is provided below:

Administrative Changes – Zoning Administrator

- Alterations required by engineering or other physical site circumstances not foreseen at the time that the final development plan was approved
- Changes to building design, architectural features and interior planning
- Changes to accessory structures, whether attached or detached
- Changes to the landscape plan that do not result in a reduction in the net amount of plant material or violate the landscape requirements of this Ordinance

Minor Changes – Plan and Zoning Commission

- Any minor extension, alteration or modification of existing structures that does not violate any PUD approval conditions or applicable district regulations
- Changes to the landscape plan that results in a reduction in the net amount of plant material or in the visual impact of the approved landscape plan
- Where major changes are defined by a threshold (feet, percentage increase/decrease, etc.), any changes below that threshold are considered a minor change

Major Changes – City Council

- A change in the number of dwelling units, the gross floor area of the development, or the gross floor area devoted to any particular use
- An increase in building height
- An increase in building coverage by more than 5%
- A change in the orientation of any building by more than 10%
- A decrease in open space
- A change in excess of five feet in the location of walkways, vehicle circulation ways and parking areas, or exterior building or structure walls
- A change or relocation of streets
- An alteration, whether an increase or decrease, in the amount of any land use in any stage of the development by more than 10%
- A reduction in the number of parking spaces or an increase of more than ten spaces

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NONCONFORMITIES

Nonconformity regulations should be updated to specifically address the variety of potential nonconforming situations.

In any ordinance update, the intent is to eliminate as many nonconformities as possible. Many are eliminated when new or revised districts are tailored to existing conditions or remapping of districts is undertaken, however, some properties and uses will remain nonconforming. Therefore, the nonconformities section should be rewritten for clarity and include provisions for nonconforming uses, structures, site characteristics, and lots. The updated provisions should clearly spell out what types of changes and/or alterations are permissible. The following are the types of nonconformities to be addressed:

- **Nonconforming use.** A nonconforming use is the existing, legal use of a structure or land that is not allowed within the district, created either prior to the effective date of this Ordinance or, as of the effective date of this Ordinance and any subsequent amendment, is made nonconforming.
- **Nonconforming structure.** A nonconforming structure is an existing, legal structure that does not conform to the standards of the district where it is located, created either prior to the effective date of this Ordinance or, as of the effective date of this Ordinance and any subsequent amendment, is made nonconforming.
- **Nonconforming site characteristic.** A nonconforming site characteristic is an existing, legal site characteristic, such as landscape, fences or walls, lighting, or parking, that does not comply with the standards of this Ordinance, created either prior to the effective date of this Ordinance or, as of the effective date of this Ordinance and any subsequent amendment, is made nonconforming. This would be a new category of nonconformity for the City.
- **Nonconforming lot.** A nonconforming lot is an existing lot of record that does not comply with the lot dimension standards of this Ordinance, created either prior to the effective date of this Ordinance or, as of the effective date of this Ordinance and any subsequent amendment, is made nonconforming.
- **Nonconforming sign.** A nonconforming sign is an existing, legal sign that does not conform to the standards of the district where it is located, created either prior to the effective date of this Ordinance or, as of the effective date of this Ordinance and any subsequent amendment, is made nonconforming.

New regulations for nonconforming site characteristics should be added.

Rather than render a structure nonconforming because of a site characteristic related to the building, flexibility should be built into the Ordinance by creating a separate nonconformity category for elements such as landscape, fences or walls, lighting, and parking. The regulations would allow normal maintenance and incidental repair to a nonconforming site element, but prohibit repairs or reconstruction that would create any new nonconformity or increase the degree of the previously existing

nonconformity. The regulation would also spell out when nonconforming site elements must be brought into conformance – such as when a new principal structure is constructed on a site, an existing principal structure is increased in floor area by a certain amount, an existing parking lot is fully reconstructed or an existing parking lot is expanded, or in more specific circumstances related to that element, such as when 50% or more of the length of a nonconforming fence is reconstructed.

Flexibilities should be added to the nonconforming structure regulations for additions and enlargements.

The nonconforming structure regulations can be made more flexible with the addition of two provisions:

- Nonconforming structure regulations should clearly state that only the dimensional element of the structure that is nonconforming is not permitted to be expanded. For example, if a structure is nonconforming in terms of overall height, but seeks to build an addition that is not in violation of the district height limit, that addition can be built so long as it conforms to all other regulations without any special approvals.
- The Ordinance should allow the nonconforming walls (with some limitations) of existing nonconforming single-family and two-family dwellings that are nonconforming in terms of the side or rear wall to be extended. This type of provision is very useful in allowing additions to existing homes, as it encourages continued investment in existing older neighborhoods, preserves the existing housing stock, and is a way to reward property owners who continue to invest in their homes, particularly older homes. Where a dwelling is deemed nonconforming because of encroachment into the required interior side or rear yard, the structure may be enlarged or extended vertically or horizontally along the same plane as defined by its existing perimeter walls, so long as the resulting structure does not increase the degree of the existing nonconformity or otherwise violate this Ordinance.

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Davenport Zoning Ordinance Rewrite
Technical Review & Approaches Report

CITY OF DAVENPORT, IOWA | CAMIROS | JUNE 2017



NOTICE OF PUBLIC HEARING

**DAVENPORT PLAN AND ZONING COMMISSION
TUESDAY, OCTOBER 16, 2018, 5:00 PM
COUNCIL CHAMBERS
DAVENPORT CITY HALL
226 WEST 4TH STREET
DAVENPORT, IOWA 52801**

Case No. ORD18-05: Request by the City of Davenport to repeal and replace Title 17 of the Municipal Code, entitled, "Zoning" with a new zoning ordinance and map for the entire City [All Wards].

Copies of the proposed zoning ordinance and map are available for review at the following locations during normal business hours:

- Davenport City Hall, 226 West 4th Street, CPED Offices, 2nd Floor
- Davenport Public Works Center, 1200 East 46th Street
- Davenport Public Library Fairmont Street Branch, 3000 N. Fairmont Street
- Davenport Public Library Eastern Avenue Branch 6000 Eastern Avenue
- Hilltop Campus Village Offices 122 E 15th Street

In addition, the documents are available on the project website: www.davenportzoning.com

The public hearing on the above matter is scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday, October 16, 2018 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

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


Department of Community Planning & Economic Development
E-MAIL: planning@ci.davenport.ia.us PHONE: 563-326-7765

P.O. # 1904278

Map changes since 10-16-2018 Plan and Zoning Commission public hearing

- 2701 E 53rd St, 2719 E 53rd St, 2733 E 53rd St, 2745 East 53rd St, 2757 E 53rd St, 5222 Fairhaven Rd, 5206 Fairhaven Rd, 5221 Fairhaven Rd and 5207 Fairhaven Rd. Changed from R-1 to C-2.
- 321 E 15th St Changed from R-4C to RMF
- 4802 Rockingham Rd Changed from R-3 to S-AG
- 1655 W 17th St Changed from R-4 to C-1
- 1630 W 17th St Changed from R-4 to R-MF
- 3624 W Locust St Changed from C-2 to C-1
- 3700 W Locust St Changed from C-2 to C-1
- 1511 W Locust St Changed from C-2 to C-1
- 1556 W Locust St Changed from C-2 to C-1
- 1136 E Locust St Changed from C-2 to C-1
- 1208 E Locust St Changed from C-2 to C-1
- 1918 Bridge St Changed from C-2 to C-1
- 1139 Brady St Changed from C-2 to C-1
- 2308 W 53rd St Changed from C-2 to C-1
- 6278 N Pine St Changed from C-2 to C-1
- 4807 N Pine St Changed from C-2 to C-1
- 501 w 9th St Changed from R-MF to R-4C
- 527 w 8th St Changed from R-MF to R-4C
- 521 w 8th St Changed from R-MF to R-4C
- 624 Scott St Changed from R-MF to R-4C
- 521 W 6th St Changed from R-MF to R-4C
- 511 W 6th St Changed from R-MF to R-4C
- 530 Western Ave Changed from R-MF to R-4C
- 613 W 6th St Changed from R-MF to R-4C
- 802 W 6th St Changed from R-MF to R-4C
- 832 W 5th St Changed from R-MF to R-4C
- 513 Warren St Changed from R-MF to R-4C
- 809 W 6th St Changed from R-4C to R-MF
- 627 Ripley St Changed from R-4C to R-MF
- 614 W 5th St Changed from C-1 to C-T
- 604 W 5th St Changed from C-1 to C-T
- 514 Western Ave Changed from C-1 to C-T
- 308 E 6th St Changed from R-4C to R-MF
- 310 E 6th St Changed from R-4C to R-MF
- 1115-21 E 15th St Changed from R-4C to R-MF

Text changes since 10-16-2018 Plan and Zoning Commission public hearing

- Page 1-3. Removed the language from Section 1.4.I.1, which is shown as a strikethrough:
1. Previously approved TND Traditional Neighborhood Development Districts, ~~M3-Planned Development Districts, and PCP-Planned Commerce Park Districts~~ remain in effect and continue to control the development of land that is subject to such approval. These previously approved planned development districts are considered planned unit developments as of the effective date of this Ordinance. Any amendments to existing planned developments are subject to the amendment procedures of planned unit developments unless specific amendment process has been included as part of the approval.
- Page 2-14. Added 50% of the assessed building or appraised value to the definition of *Substantial Repair/Rehabilitation*.
- Page 2-18. Removed language, which is shown as a strikethrough and added language, which is shown as an underline to 2.D.1:
1. Maximum building height is measured from grade at ~~the front lot line~~ each side of the building vertically along the front facade and averaged as follows:
- Page 2-24. Removed +  from *Total Window Area* in Section 2.4.O.1.b.
- Page 2-27. Added language to Section 2.4.P.2.d.ii, which is shown as an underline:
ii. For flag lots, the front yard and setback is measured from the rear lot line of the lot that separates the flag portion of the lot from the street. For multiple flag lots, which utilize a common drive, the front yard and setback may be measured from the lot line of the pole or access strip, as extended into the lot.
- Page 3-2. Added “do” to 3.4D, which was a typo and does not change the description.
- Page 4-3. Table 4-1 – reduced the rear yard setback in R-4 to 20’.
- Page 5-2. Table 5-1. Removed build to zone and percentage requirements for C-OP.
- Page 5-4. Table 5-2. Changed located to locating in 5th paragraph.
- Page 5-4. Table 5-2. Removed the 7th paragraph.
- Question for consultant: Page 5-4. What is the difference between the 4th and 5th paragraphs? Can these be combined? Page 5-7. Same question for C – two paragraphs.
- Page 5-7. Changed located to locating in the second paragraph of C.
- Page 6-1. A. Changed “minimal if any outside” to minimal, if any, outside”
- Page 7-4. Added the following language, which is shown as an underline:
All land use plans must contain the following. The Zoning Administrator may waive, at his/her discretion, any of the required submissions of item 3 and item 4 if the scale of the project, topography of the site, or other reasons make them unnecessary. The Plan and Zoning Commission must be notified of any requirements that have been waived and the reasons why they have been waived.
- Table 8-1. Added Fireworks Sales (No Fireworks Stands) as P in I-1 and I-2.
- Table 8-1. Added Horses and Ponies as S in R-1.
- Table 8-1. Corrected the blue color in the I-2 column for Temporary Outdoor Sales – Firework Stands Only.

- Section 8.3. Created the following use regulations for Fireworks Sales and Storage.
 - Applicable to the sale and storage of Iowa Department of Transportation Hazard Classes 1.3g and 1.4g fireworks, excluding any novelty or sparklers as defined by the American Pyrotechnics Association.
 - Such uses must be a minimum of 500 feet from any residential district.
- Section 8.3. Created the following use regulations for Horses and Ponies:
 - One horse or pony on a lot of two acres or more. For each additional acre in excess of two acres, one additional horse or pony may be housed and maintained.
 - A fence shall be erected around the entire grazing area. The fence shall not be located closer than 150 feet to the front property line, nor closer than 150 feet to an existing dwelling located on an adjacent lot.
 - A stable or shelter shall be provided for the stabling of each horse or pony. No stable or shelter shall be erected within 100 feet of any side or rear property line, nor within 150 feet of any front property line.
 - The keeping of horses or ponies and small livestock is for personal use only; no retail or wholesale use may be made of these animals.
- Question for consultant regarding manufactured homes. Do these need to change to all districts that permit SFR based on State code? Page 8-7 Section M. Changed to be subject to Design Standards of zoning district?
- Section 8.4. Created the following use regulations for Temporary Outdoor Sales – Firework Stands Only.
 - Applicable to the sale and storage of Iowa Department of Transportation Hazard Classes 1.3g and 1.4g fireworks, excluding any novelty or sparklers as defined by the American Pyrotechnics Association.
 - Such uses must be a minimum of 500 feet from any residential district.
- Section 8.4. Changed 8.4.G to 8.4.H.
- Page 8-3. Added the following language to Section 8.3.A.1, which is shown as an underline: An adult use must be a minimum of 500 feet from any adult use and 1,000 feet from any of the following:
Page 8-7. Removed 8.3.L.7. Perhaps revised that it can be on the ground floor as long as the minimum required off-street parking is maintained?
- Page 8-9. Section 8.3.O.4. Garage width is measure between garage doors. What if only one garage door?
- Page 8-24. Added the following language to Homeless Shelter, which is shown as an underline: A licensed facility that provides temporary shelter to the homeless in general. Homeless shelters may distinguish populations served by age and/or gender.
- Page 9-7. Added the following language to Section 9.3.H.2.a, which is shown as an underline: Within the required front, corner side, or reverse corner side setback, solid fences are limited in height to four feet and open fences are limited to a height of six feet. Chain link fences or other wire type material is prohibited.

Page 9-7. Added the following language to Section 9.3.H.2.c, which is shown as an underline:
Where a lot line abuts an arterial or collector street and the lot does not take access from that street, fences within that setback may be up to six feet in height and may be open or solid.

Chain link fences or other wire type material is prohibited.

- Page 9-9. Side and rear setbacks for garages should be the same setbacks as General Accessory Building Setbacks on page 9-4.
- Question for consultant on Section 10.3. We are reading that all of these requirements are applicable to SF and 2F?
- Question for consultant on pages 12-13 and 12-14. Can 6 and 8 be combined? Confusing as two paragraphs.
- Page 14-4. Removed language, which is shown as a strikethrough to Section 14.4B.1:
~~The City Council, the Plan and Zoning Commission, Zoning Board of Adjustment, Zoning Administrator,~~ or a property owner in the City, or person expressly authorized in writing by the property owner, may propose a zoning text or map amendment.
- Page 14-4. Added language to Section 14.4.B, which is shown as an underline:

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
10/26/2018

Subject:

Case P18-05: Request of WTC Investments, LLC - Davenport Series for a Preliminary Plat for a 5 lot subdivision located south of East 53rd Street and East of Lorton Avenue.[Ward 6]

Recommendation:

Recent correspondence with the petitioner and the City revealed that there is a disagreement regarding the dedication of East 53rd Street right-of-way. Therefore staff is recommending this request be tabled to the November 19, 2018 Plan and Zoning Commission meeting.

Background:

Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Commercial Corridor (CC) – Well-established corridors located along high-volume major streets dominated by retail and office uses that serve the greater community. Development is generally newer and redevelopment is not anticipated within the 20 year planning horizon. Improvements should focus on façade and site improvements, including pedestrian circulation systems and consolidated/updated signage.

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

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

Zoning:

The property is currently zoned PDD Planned Development District.

Technical Review:

Streets.

The City is requesting right-of-way dedication for proposed improvements to East 53rd Street. The City is also requesting that the Fairhaven Road right-of-way be dedicated as right-of-way.

Storm Water.

Development of the property will need to comply with the City's stormwater requirements.

Sanitary Sewer.

There is sanitary sewer adjacent to the property.

Other Utilities.

Other normal utility services are available.

Public Input:

No public hearing is required for a Preliminary Plat.

Discussion:

The request is for a Preliminary Plat for a 5 lot subdivision located south of East 53rd Street and East of Lorton Avenue.

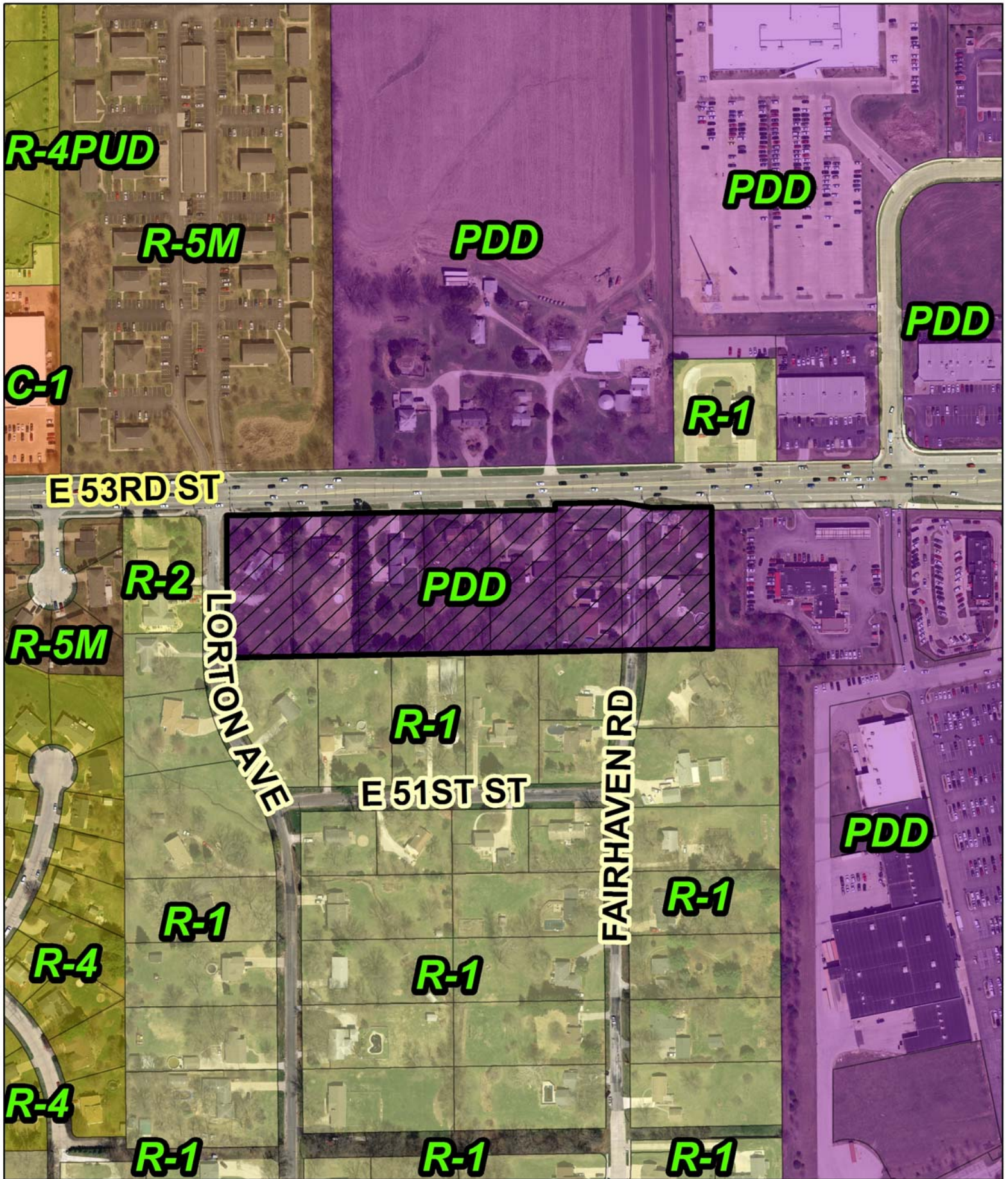
ATTACHMENTS:

Type	Description
▣ Backup Material	Proposed Preliminary Plat
▣ Backup Material	Zoning Map
▣ Backup Material	Land Use Map

Staff Workflow Reviewers

REVIEWERS:

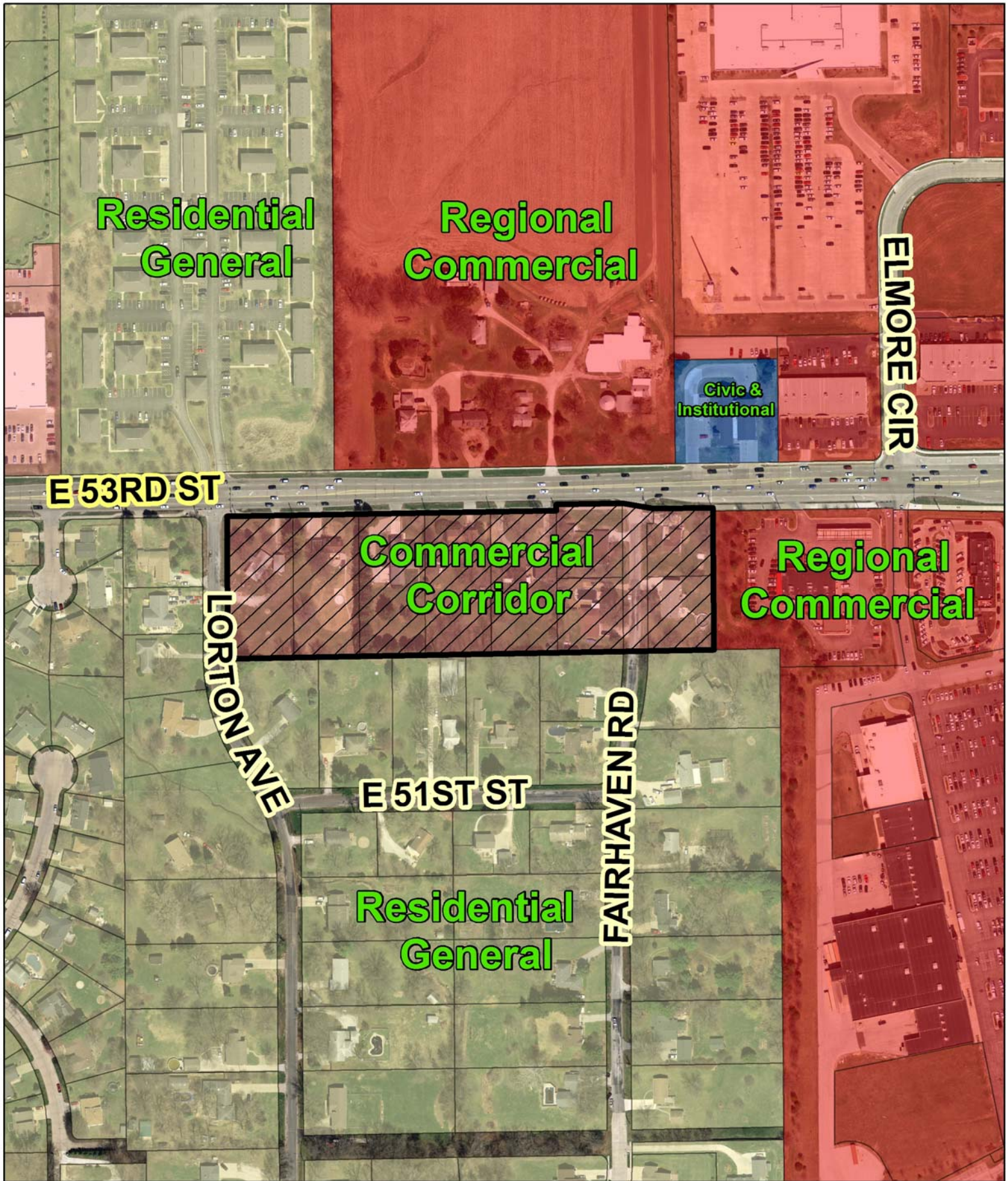
Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	10/11/2018 - 2:00 PM



Subject Property

N





Subject Property



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
10/26/2018

Subject:

Case F18-14: Request of WTC Investments, LLC - Davenport Series for a Final Plat for a 5 lot subdivision located south of East 53rd Street and East of Lorton Avenue.[Ward 6]

Staff is recommending this request be tabled to the November 19, 2018 Plan and Zoning Commission meeting.

Recommendation:

Recent correspondence with the petitioner and the City revealed that there is a disagreement regarding the dedication of East 53rd Street right-of-way. Therefore staff is recommending this request be tabled to the November 19, 2018 Plan and Zoning Commission meeting.

Background:

Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Commercial Corridor (CC) – Well-established corridors located along high-volume major streets dominated by retail and office uses that serve the greater community. Development is generally newer and redevelopment is not anticipated within the 20 year planning horizon. Improvements should focus on façade and site improvements, including pedestrian circulation systems and consolidated/updated signage.

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

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

Zoning:

The property is currently zoned PDD Planned Development District.

Technical Review:

Streets.

The City is requesting right-of-way dedication for proposed improvements to East 53rd Street. The City is also requesting that the Fairhaven Road right-of-way be dedicated as right-of-way.

Storm Water.

Development of the property will need to comply with the City's stormwater requirements.

Sanitary Sewer.

There is sanitary sewer adjacent to the property.

Other Utilities.

Other normal utility services are available.

Public Input:

No public hearing is required for a Preliminary Plat.

Discussion:

The request is for a Final Plat for a 5 lot subdivision located south of East 53rd Street and East of Lorton Avenue.

ATTACHMENTS:

Type	Description
▣ Backup Material	Proposed Final Plat
▣ Backup Material	Zoning Map
▣ Backup Material	Land Use Map

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	10/11/2018 - 2:00 PM

RE-SUBDIVISION OF A PART OF LOT ONE (1) IN DAVIES FIRST COMMERCIAL
ON TO THE CITY OF DAVENPORT AND A PART OF LOTS ONE (1) THROUGH EIGHT
(8) AND VACATED FAIRHAVEN STREET IN HANLON'S ADDITION TO THE CITY OF
PORT, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
SECTION SEVEN (7), TOWNSHIP SEVENTY-EIGHT (78) NORTH, RANGE FOUR (4)
EAST OF THE FIFTH (5TH) PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA



-

OWNER / DEVELOPER

WCT INVESTMENTS, LLC- DAVENPORT SERIES
2613 N MAIN ST
PEORIA, IL 61611

ENGINEER

DEVIN L. BIRCH
AUSTIN ENGINEERING CO., INC.
311 SW WATER ST., STE 215
PEORIA, IL 61602
dbirch@austineengineeringcompany.com

BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM SOUTH,
ZONE 1402.

AREA SURVEYED = 6.927 ACRES.

PROPERTIES INCLUDED WITHIN THIS SUBDIVISION

N0712-27 - 2701 E 53RD ST. DAVENPORT, IA 52607
N0712-37 - 2719 E 53RD ST. DAVENPORT, IA 52607
N0712-36 - 2738 E 53RD ST. DAVENPORT, IA 52607
N0712-35 - 2745 E 53RD ST. DAVENPORT, IA 52607
N0712-34 - 2752 E 53RD ST. DAVENPORT, IA 52607
N0712-33B - 2822 FAIRHAVEN RD. DAVENPORT, IA 52607
N0712-33A - 2826 FAIRHAVEN RD. DAVENPORT, IA 52607
N0712-02B - 2907 FAIRHAVEN RD. DAVENPORT, IA 52607
N0712-02A - 3221 FAIRHAVEN RD. DAVENPORT, IA 52607
PARK N0833-011 - 2843 E 53RD ST. DAVENPORT, IA 52607

THIS PROPERTY IS CURRENTLY ZONED PDD - PLANNED DEVELOPMENT DISTRICT.

IT SHOULD BE NOTED THAT IN THE PERFORMANCE OF THIS RE-SURVEY, THE COURSE AND DISTANCE OF THE RE-SURVEY MAY VARY FROM RECORDED CALLS, BASED ON THE EXISTENCE OF FOUND MONUMENTATION, OCCUPATION, OR OTHER CONTROLLING CALLS OR CONDITIONS THAT HAVE BEEN OBSERVED DURING THE RE-SURVEY OF THIS PROPERTY.

NO INVESTIGATION CONCERNING ENVIRONMENTAL OR SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES, OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

UNLESS OTHERWISE NOTED, NO INVESTIGATION WAS MADE AS A PART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITIES OR MUNICIPAL FACILITIES. ALWAYS CONTACT IOWA ONE-CALL AT 1-800-292-8989 FOR INFORMATION REGARDING THESE UTILITIES.

ALL EASEMENTS SHOWN SHALL BE DEDICATED WITH THE PLATTING OF HANLIN'S CROSSING.

THE FIELD WORK WAS COMPLETED ON AUGUST 20, 2018.

I, MICHAEL P. COCHRAN, AN IOWA PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FINAL PLAT FOR HANLIN'S CROSSING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECTION ACCORDING TO THE SURVEYING LAWS OF THE STATE OF IOWA AND THE CITY OF DAVENPORT'S SUBDIVISION ORDINANCE, OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

A TRACT OF LAND BEING A PART OF LOT ONE (1) IN DIVIES FIRST COMMERCIAL ADJACENT TO THE CITY OF DAVENPORT AS RECORDED BY DOCUMENT NUMBER 1998-0009239 IN THE SCOTT COUNTY RECORDER'S OFFICE, BEING A SUBDIVISION OF A PART OF THE REPLICA OF LOT ONE (1) IN HANLIN'S ADJACENT TO THE CITY OF DAVENPORT AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST SEVENTH EIGHT (8) IN THE FIRST PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION SEVENTH (7), AND ALSO A PART OF LOTS ONE (1) THROUGH EIGHT (8) AND VACATED FAIRMEN STREET IN HANLIN'S ADJACENT TO THE CITY OF DAVENPORT AS RECORDED IN BOOK 69 AT PAGE 123 IN THE SCOTT COUNTY RECORDER'S OFFICE, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION SEVENTH (7), ALL IN TOWNSHIP SEVENTY-EIGHT (78) NORTH, RANGE FOUR (4) EAST OF THE FIRST MAIN PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA, SAID TRACT BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

[illegible]

SAID SUBDIVISION CONTAINING 6.927 ACRES, MORE OR LESS.

MONUMENTS AS SHOWN ON THE PLAT ARE SET OR WILL BE SET WITHIN 30 DAYS AFTER THE COMPLETION OF THE REQUIRED IMPROVEMENTS AND THEIR ACCEPTANCE BY THE CITY, AND SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND WILL OCCUPY THE POSITIONS SHOWN THEREON.

THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X (AREAS DETERMINE TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 1916SC0306F, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 18, 2011.

FOR COMPLETE INFORMATION REGARDING HEIGHT, YARD, LOT, AREA,
OTHER ZONING RESTRICTIONS, REFER TO:
<http://clerk.shg.com/default.asp?clientid=davenport> -id

CHAPTER 17.32.030 & 17.42.010
PDD - PLANNED DEVELOPMENT DISTRICT
MAXIMUM HEIGHT OF BUILDING - NONE

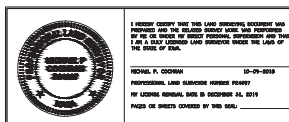
MINIMUM DEPTH OF FRONT YARD - 25 FEET (SEE SEC. 17.32.030)

MINIMUM WIDTH OF SIDE YARD - 10 OR 25 FEET (SEE SEC.

17.32.030A)

MINIMUM DEPTH OF REAR YARD - 25 FEET (SEE SEC. 17.32.030A)

MINIMUM LOT AREA PER FAMILY - SEE CHAP. 17.32



BY: _____
ATTEST: _____
DATE: _____

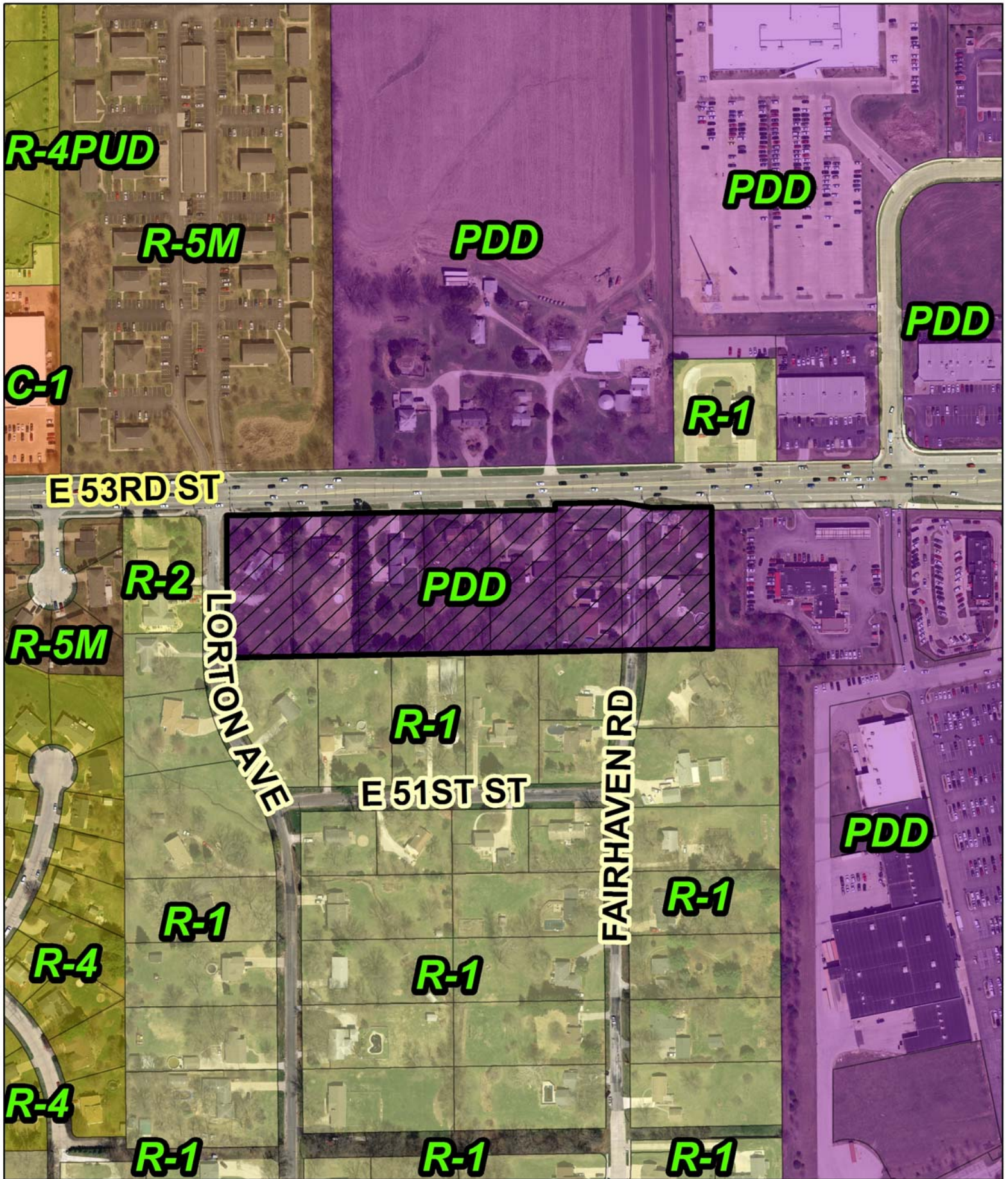
BY: _____
DATE: _____BY: _____
DATE: _____BY: _____
DATE: _____BY: _____
DATE: _____BY: _____
DATE: _____

FINAL PLAT
HANLIN'S CROSSING
A PART OF LOTS 2 THROUGH 8 IN HANLIN'S ADDITION TO THE CITY OF DAVENPORT, A
SUBDIVISION OF PART OF THE NE 1/4, SEC 1, SECTION 7, T78N, R4E, 5TH PM, SCOTT
COUNTY, IOWA
PACT INVESTMENTS, LLC - DAVENPORT SERIES, AN ILLINOIS
LIMITED LIABILITY COMPANY
5360 STREET - DAVENPORT, IA

[illegible]

PROJECT NO	IA76-18-023
DATE	10-09-2018
SURVEYED	HPC
DESIGN	HPC
APPROVED	HPC

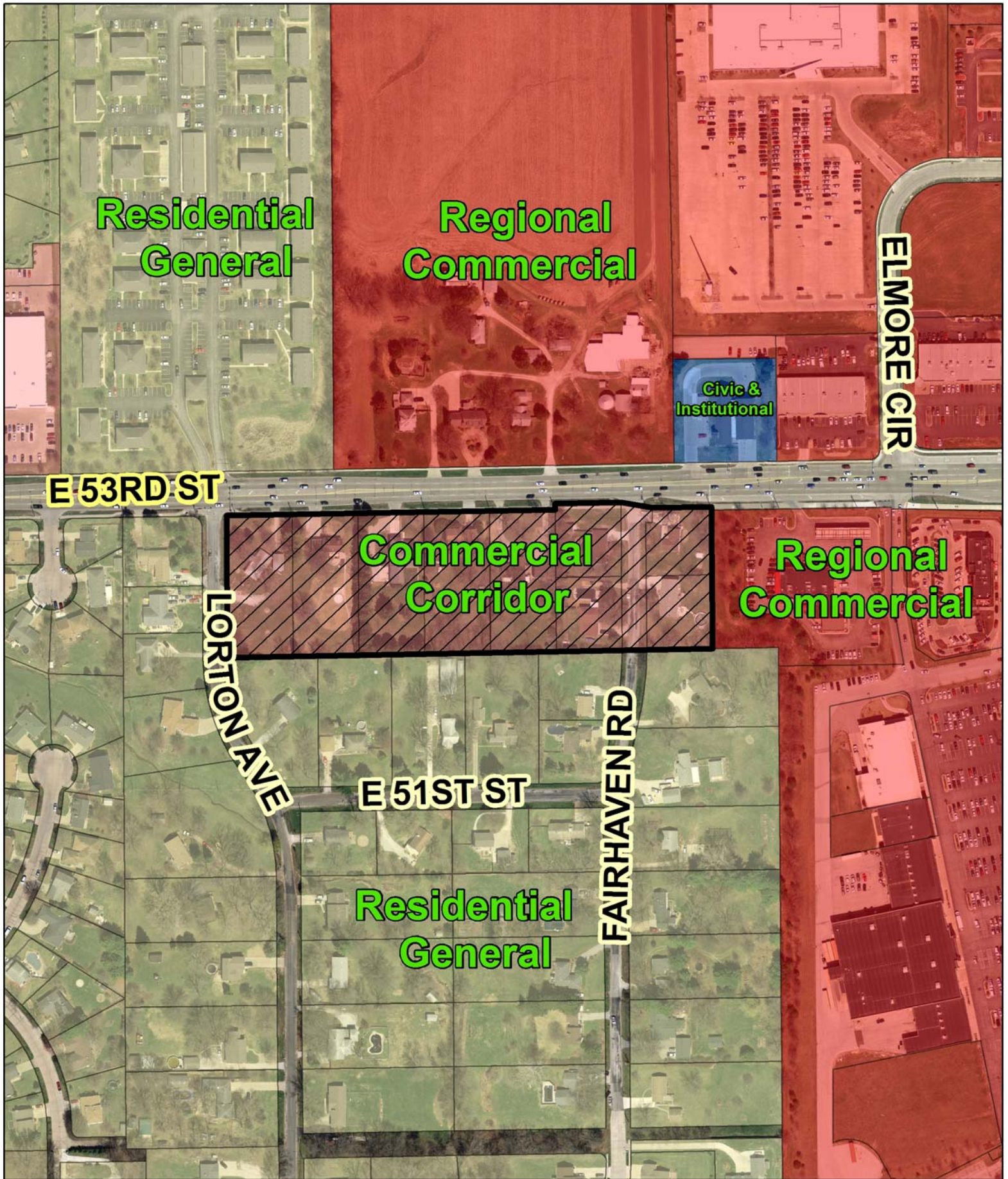
FPLAT-1



Subject Property

N





Subject Property

N



City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Department
Contact Info: Brandon Melton 563-888-2221
brandon.melton@ci.davenport.ia.us

Date
10/26/2018

Subject:

Case F18-15: Request of Robert Murray for a Final Plat for a 2 lot subdivision located at 915 Floral Lane. [Ward 1]

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward Case No. F18-15 to the City Council with a recommendation for approval subject to the listed conditions.

Background:

Background:

-

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Industry (I) - Designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.

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

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

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. It has been requested that a note stating "no detention required" be removed from the plat as detention may be required in the future if building footprints are altered or hard surfaces are removed or replaced.

Sanitary Sewer. It was noted that a 15" sanitary sewer runs through Lot 1, and should be marked on the plat along with a corresponding 20' wide sanitary sewer easement. Additionally, an 8" sanitary sewer is located along Floral Lane. No new service will be required.

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

Emergency Services. Station 5 is located 1 mile north of the property.

Parks/Open Space. This request does not impact any existing or planned parks or public open spaces.

Public Input:

No public hearing is required for a final plat.

Discussion:

-

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

Staff Recommendation:

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 requirements.

Staff recommends the City Plan and Zoning Commission forward Case No. F18-15 to the City Council with a recommendation for approval subject to the following conditions:

1. That the plat show the 15" sanitary sewer per marked plans;
2. That the plat show a 20' wide sanitary sewer easement per marked plans; and
3. That the note regarding "no detention required" be removed.

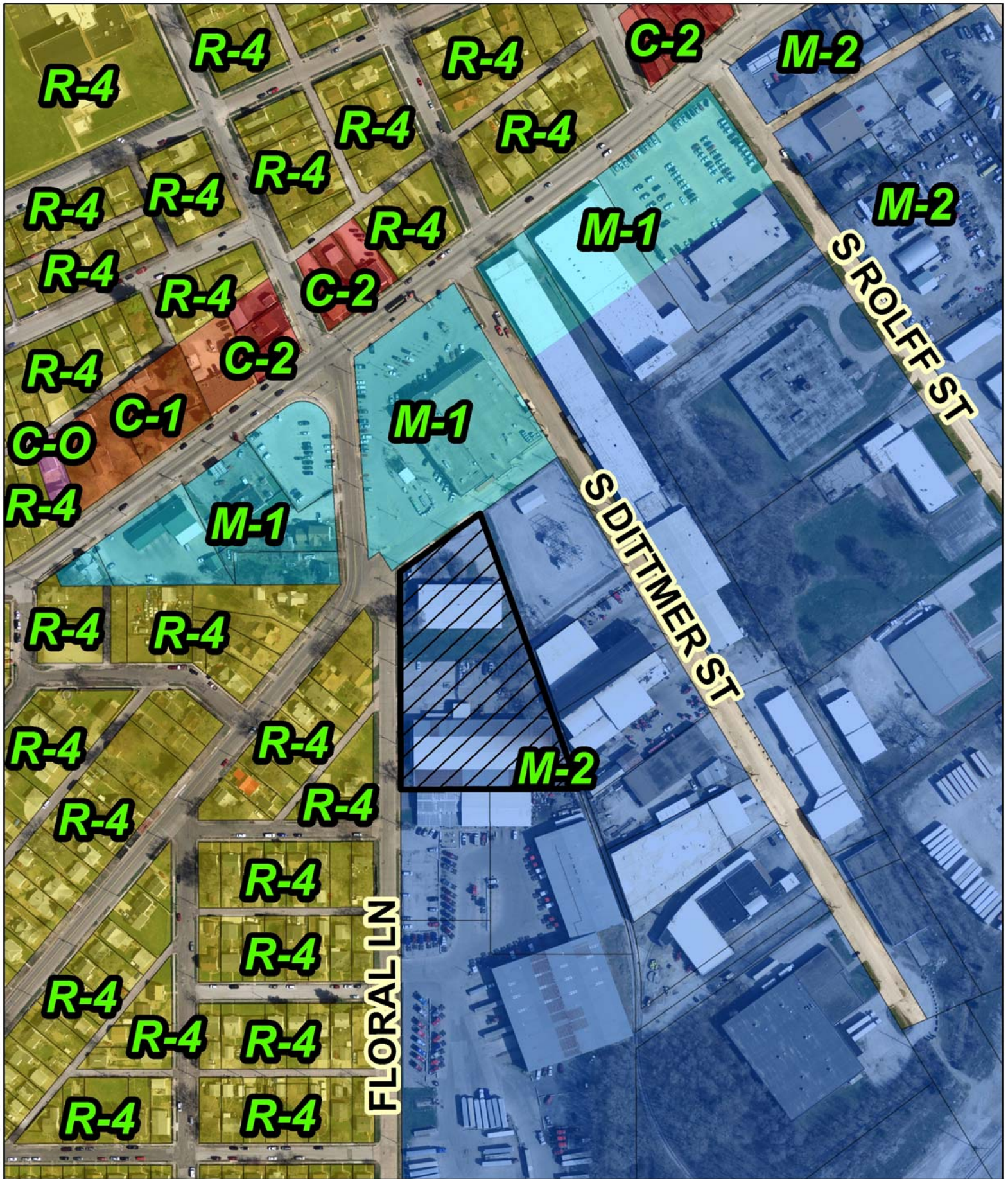
ATTACHMENTS:

Type	Description
▢ Backup Material	Zoning Map
▢ Backup Material	Land Use Map
▢ Backup Material	Proposed Final Plat
▢ Backup Material	Subdivision Application

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	10/12/2018 - 11:50 AM



Subject Property

N



FINAL PLAT:

MURRAY'S FLORAL LANE ADDITION

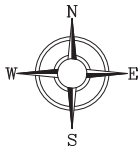
TO THE CITY OF DAVENPORT, IOWA.
LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 77 NORTH,
RANGE 3 EAST AND THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 78
NORTH, RANGE 3 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA.

1. Area of Subdivision-
Total: 2.556 Acres +/-

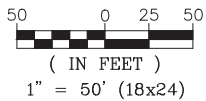
2. Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 52801
Ph: (563) 286-4236

3. Attorney:
Ted Olt III
Lane & Waterman LLP
220 N. Main Street
Davenport, Iowa 52801
Ph: (563) 333-6641

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.

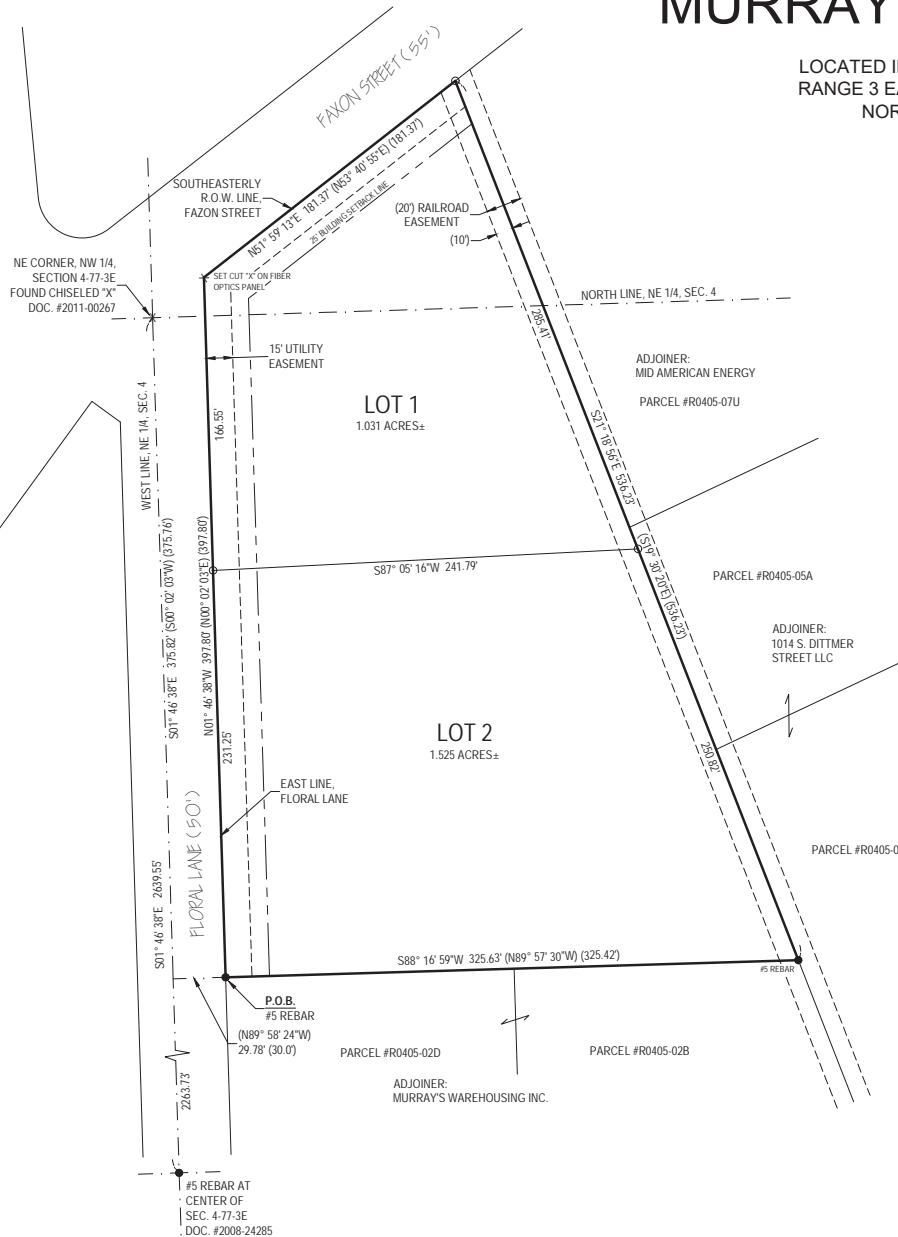


GRAPHIC SCALE



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 = - - - - -



APPROVED BY:
CITY OF DAVENPORT, IOWA

BY: _____

DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION

BY: _____ DATE: _____

MEDIACOM
DATE: _____

IOWA - AMERICAN WATER COMPANY
DATE: _____

CENTURY LINK
DATE: _____

MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

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

NO WATER DETENTION REQUIREMENTS ARE PROPOSED WITH THIS
SUBDIVISION.

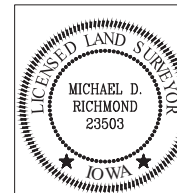
DIMENSIONS ALONG CURVES ARE ARC DISTANCES.

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.



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: 10/9/18 TE PROJECT NO:
DOYLE-ANDY\FLORAL LANE
563 386.4236 386.4231
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC CHECKED BY: MDR
DRAWING LOCATION
S:\DOYLE-ANDY\FLORAL LANE

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT

FINAL PLAT
FLORAL LANE
DAVENPORT, IOWA

OWNER:

ROBERT MURRAY
915 FLORAL LANE
DAVENPORT, IOWA

SHEET NO.

1
OF
1



Applicant*

Name:
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

Owner (if different from Applicant)

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

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

Administrative

Floodplain Development
Cell Tower Co-Location
Identification Signs
Site Plan

Attorney (if applicable)

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

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

Preliminary Plat – Required for subdivisions of four lots or more.

Property Location:

Total Land Area:

Total Number of Lots:

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

Submittal Requirements:

- The completed application form.
- Required fee:
Ten or fewer lots - \$400 plus \$25 per lot.
Eleven to twenty-five lots - \$700 plus \$25 per lot.
More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed plat at a scale of not less than one inch per one hundred feet, which depicts the following:
 - The location of existing property lines, section lines, easements, corporate limits and other legally established districts, streets, buildings, watercourses, tree masses and other existing features within the area to be subdivided and similar facts regarding existing conditions on the land.
 - The proposed location and width of streets, alleys, lots, building setback lines and easements.
 - Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet shall be indicated in a general way upon the plat.
 - Proposed name of the subdivision (which shall not duplicate any previously filed plat), the name of the land owner, land developer, and land surveyor.
 - The names and adjoining boundaries of all adjacent subdivisions and the names of record owners of adjoining parcels of unsubdivided land.
 - Existing contours with intervals of five feet or less.
 - North point, scale and date.
 - A vicinity sketch showing the proposed subdivision in relationship to surrounding development and street systems.

Final Plat – Required for subdivisions of two lots or more.

Property Location:

Total Land Area:

Total Number of Lots:

Linear Feet of Streets Added:

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

Submittal Requirements:

- The completed application form.
- Required fee:
 - Ten or fewer lots - \$400 plus \$25 per lot.
 - Eleven to twenty-five lots - \$700 plus \$25 per lot.
 - More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed final plat at a scale of not less than one inch per one fifty feet, which depicts the following:
 - The boundary lines of the area being subdivided with accurate distances and bearings.
 - The lines of all proposed streets and alleys with their width and names.
 - The accurate outline of any property which is offered for dedication for public use.
 - The lines of all adjoining lands and the lines of adjacent streets and alleys with their width and names.
 - All lot lines and an identification system for lots and blocks.
 - Building lines and easements for any right-of-way provided for public use, services or utilities, or excess storm water passageways with figures showing their dimensions.
 - All dimensions, both linear and angular, necessary for locating subdivision boundaries, lots, streets, alleys, and of any other areas for public or private use. The linear dimensions are to be expressed in feet and decimals of a foot.
 - Radii, arcs and chords, points of tangency, central angles for all curvilinear streets, and radii and tangents for all rounded corners.
 - All survey monuments and bench marks together with their descriptions.
 - Name of subdivision and description of property subdivided showing its location by distance and bearing to the nearest quarter section monument; points of compass; graphic scale of map; and name and address of owner or owners or the subdivider, or in the case of corporate ownership, the name and address of the registered agent of said corporation shall also appear on the plat;
- Prior to forwarding the proposed final plat to City Council:
 - One full size copy of corrected final plat with the original mylar/sepia and one reduced copy signed/stamped by the utility companies.
 - Executed platting certificates acceptable to the City of Davenport:
 - Acceptance by the City of Davenport.
 - Hold Harmless Agreement.
 - Assessment waiver (sidewalks and subdivision improvements).
 - Dedication of Owner.
 - Consent to platting where applicable.
 - Certificate of Attorney.
 - Surveyor's Certificate.
 - Certificate of County Treasurer.
 - Certificate of Subdivision Name by Scott County Auditor.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Preliminary Plat:

- (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 hearings.
- (2) Plan and Zoning Commission's consideration of the proposed preliminary plat:
 - Planning staff will perform a technical review of the petition 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 proposed preliminary plat:
 - The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Final Plat:

- (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 hearings.
- (2) Plan and Zoning Commission's consideration of the proposed final plat:
 - Planning staff will perform a technical review of the petition 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 plat:
 - Prior to forwarding the petition to the City Council, the following must be provided to the Community Planning and Economic Development Department:
 - One full size copy of the corrected final plat and one reduced copy of the corrected final plat signed/stamped by the utility companies.
 - Executed platting certificate.
 - The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.
- (4) Recordation:
 - After the Mayor signs the approved final plats and Acceptance by the City of Davenport, the final will be released to the Surveyor to obtain and return 21 full size copies to the Community Planning and Economic Development Department.
 - After the 21 copies are returned, two copies of the final plat and platting certificates will be released to the petitioner.
 - It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.

Petitioner: Robert Murray

Date: 10/9/18

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

Received by:

Planning staff

Date:

Date of Plan and Zoning Commission Public Hearing:

Plan and Zoning Commission meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Property Owner Authorization to Act as Petitioner

I, _____ authorize

to act a petitioner, 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
Plan and Zoning Commission

Department: Community Planning and Economic Development
Department
Contact Info: Scott Koops, AICP, Planner II
sek@ci.davenport.ia.us

Date
10/16/2018

Subject:

Case F18-16: Request of McCarthy Improvement Company and Linwood Stone Products Company for a Final Plat for a 2 lot subdivision (Crow Valley Plaza 13th Add.) north of East 56th Street and east of Utica Ridge Road. [Ward 6]

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward Case No. F18-16 to the City Council with a recommendation for approval subject to the listed conditions.

Background:

Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation:

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.

Council Goals: Fiscal Vitality.

Zoning:

The property is currently zoned C-O - Office Shop District and a small portion is zoned C-2 - General Commercial District. The proposed new zoning code has this property designated at Commercial-Transitional.

Technical Review:

Streets: The subdivision is located on East 56th Street. The development will not be allowed direct access to Utica Ridge Road. The access distance on E 58th Street from Utica Ridge Road shall be approved by City Traffic Engineer. Sidewalk shall be constructed along street Right of Ways when lots are developed.

Storm Water: Storm water detention and water quality treatment are required with the development. Sanitary Sewer: Sanitary sewer service is located within the East 53rd Street right-of-way.

Other Utilities: Other utilities are located in this area.

Other Technical review comments have been incorporated into the staff's conditions under the recommendation.

Discussion:

The petitioner is requesting a 2 lot subdivision to facilitate development of the property.

Staff Recommendation:

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 requirements.

Staff recommends the City Plan and Zoning Commission forward Case No. F18-08 to the City Council with a recommendation for approval subject to the following conditions:

1. the plat shall be signed by the survey;
2. the plat shall include developer/owner information;
3. utility companies shall sign the plat when their easement needs have been met;
4. Lot 1 northeast corner shall have 'arrow' removed and common lot line width/color shall be standardized and all other similar symbology that appears at other points shall also be removed;
5. a note shall be added to the plat stating that 'sidewalks shall be constructed along street Right-of-Ways when lots are developed';
6. the note regarding storm water detention shall be removed and replaced with a note stating 'Detention/water quality shall be required per latest storm water ordinance'
7. a drainage easement shall be shown on the plat to comply with section 13.34.140 of Davenport Municipal Code.

ATTACHMENTS:

Type	Description
▣ Backup Material	Proposed Final Flat
▣ Backup Material	Zoning Map
▣ Backup Material	Land Use Map

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	10/12/2018 - 1:47 PM

FINAL PLAT

CROW VALLEY PLAZA THIRTEENTH ADDITION

BEING A REPLAT OF LOT 2 OF CROW VALLEY PLAZA ELEVENTH 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 CO.
PARCEL #Y0901A03

CROW VALLEY PARK DRIVE

EAST 58th STREET (50')

LOT 1
45,496± S.F.
1.045± AC.

CROW VALLEY PLAZA
ELEVENTH ADDITION
LOT 2

LOT 2
243,606± S.F.
5.592± AC.

VILLAS AT CROW VALLEY

ADJOINER:
VILLAS AT CROW VALLEY
HOMEOWNER'S ASSOCIATION

ADJOINER:
RIVERSTONE GROUP, INC.

- Area of Subdivision-
Total: 6.637 Acres +/-
- Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
- Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 5280
Ph: (563) 386-4236
- Attorney:
Sam Skorepa
Lane and Waterman
220 N. Main St. Suite 600
Davenport, Iowa 52801
Ph: (563) 333-6646

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.

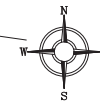
BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

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.

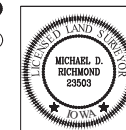
APPROVED BY
CITY OF DAVENPORT, IOWA
BY: _____
DATE: _____ ATTEST: _____
CITY PLAN & ZONE COMMISSION
BY: _____ DATE: _____
MEDIACOM
DATE: _____
IOWA - AMERICAN WATER COMPANY
DATE: _____
CENTURY LINK
DATE: _____
MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	30.08' (30.08')	20.00' (20.00')	86° 10' 54"	27.33' (27.32')	S51° 13' 59"W (N51° 15' 07"E)
C2	23.56' (23.57')	15.00' (15.00')	90° 00' 10"	21.21' (21.22')	S36° 51' 31"E (N36° 51' 06"W)

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 = _____



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



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: 10/09/18 TE PROJECT NO:
Bush-Crow Valley
563 386.4236
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC
CHECKED BY: MDR

DRAWING LOCATION

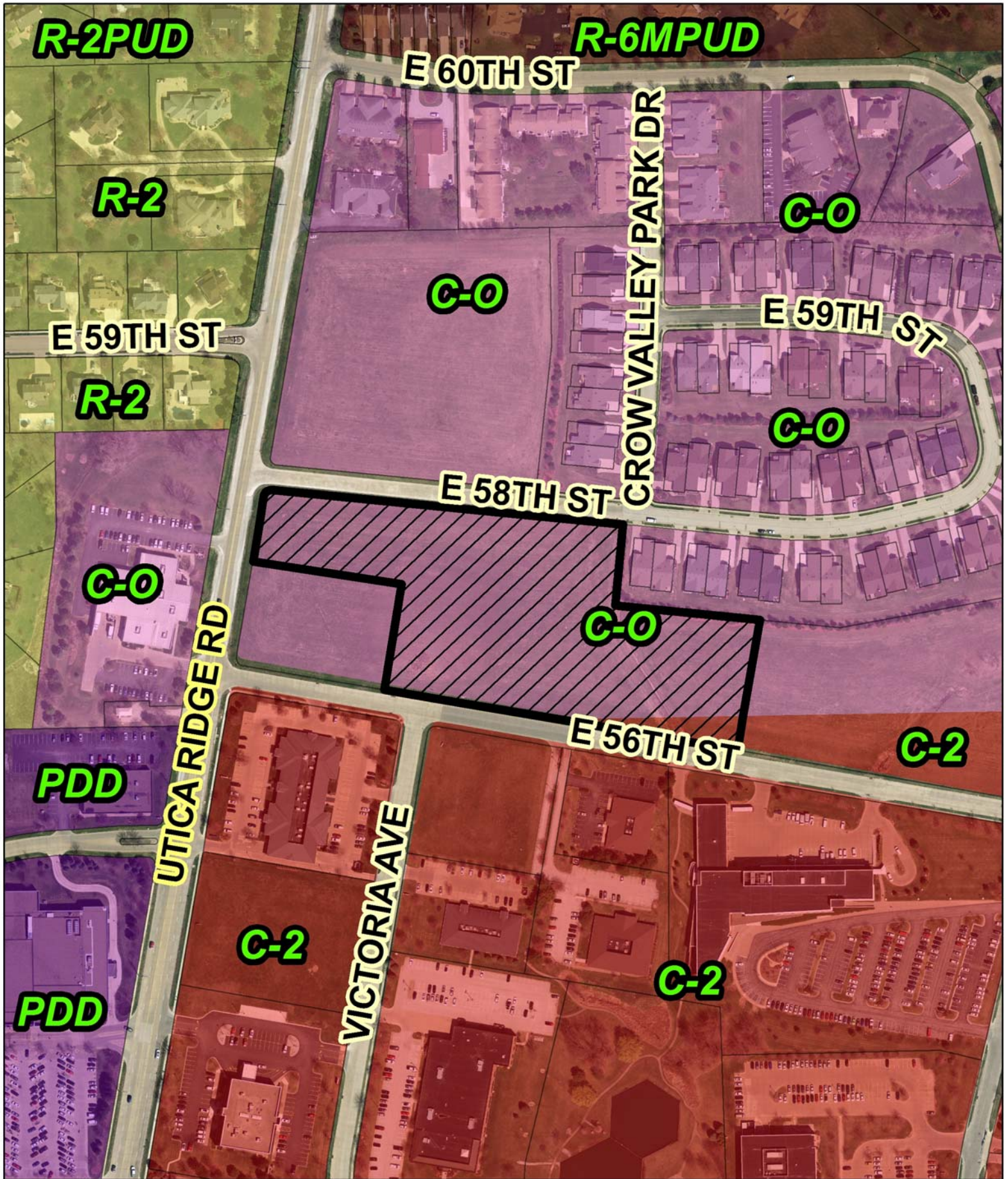
S:\BUSH CONSTRUCTION\CROWVALLEY10TH.DWG

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
FINAL PLAT
CROW VALLEY PLAZA ELEVENTH
ADDITION DAVENPORT, IOWA

DEVELOPER
McCARTHY IMPROVEMENT CO.
LINWOOD STONE PRODUCTS CO.
5401 VICTORIA AVENUE
DAVENPORT, IOWA 52807

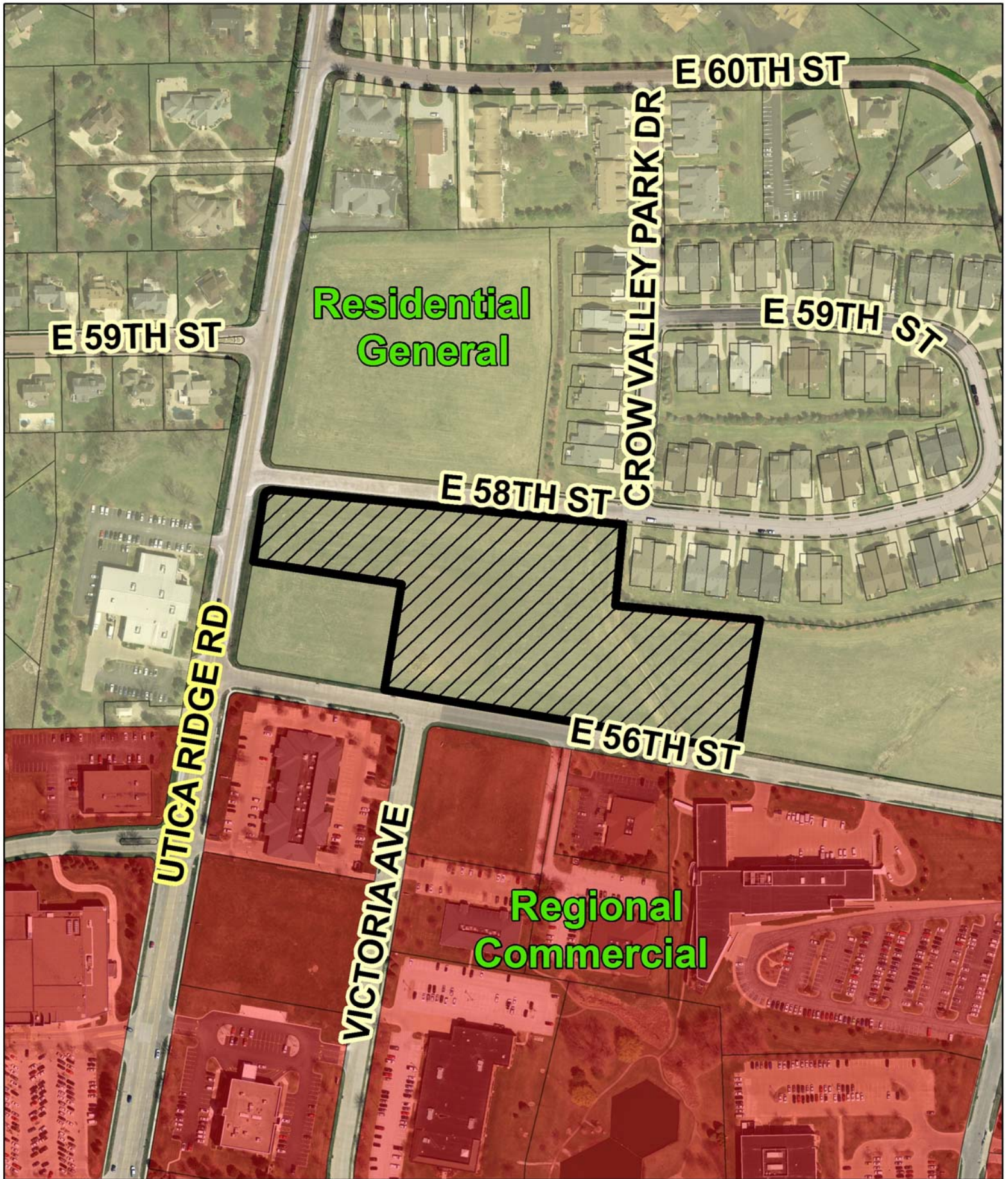
SHEET NO.
1 OF 1



Subject Property

N





Subject Property

N



City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Department
Contact Info: Brandon Melton 563-888-2221
brandon.melton@ci.davenport.ia.us

Date
11/6/2018

Subject:

Case F18-18: Request of Charles Lehman for a for a Final Plat for a 2 lot subdivision with 1 outlot located east of Ekstein Drive and south of East 53rd Street. [Ward 7].

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: Commercial Corridor (CC) – Well-established corridors located along high-volume major streets dominated by retail and office uses that serve the greater community. Development is generally newer and redevelopment is not anticipated within the 20 year planning horizon. Improvements should focus on façade and site improvements, including pedestrian circulation systems and consolidated/updated signage.

Relevant Goals to be considered in this Case: Fiscal Vitality.

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

Technical Review:

Technical review will be provided at November 20, 2018 Planning 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 and one outlet.

ATTACHMENTS:

Type	Description
▣ Backup Material	Application
▣ Backup Material	Land Use Map
▣ Backup Material	Zoning Map

Staff Workflow Reviewers

REVIEWERS:

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

Final Development Plan Application

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

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

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:

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 ☐

Request:

Subdivide Lot 1 of Brady Realty 1st Addition into 2 Lots and 1 outlot.

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:
 - 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:

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 Meeting:

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

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)	<u>DEVELOPMENT</u> <u>PLANS, SUBDIVISION</u> <u>PLATS</u> 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
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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 CGHHANE DUE TO HOLIDAYS MARKED IN RED

4 DELAYS MAY OCCUR UPON THE PETITION REACHING THE CITY COUNCIL'S AGENDA

**Open Space and Public Land
Industry**

E 53RD ST

EKSTEIN DR

Commercial Corridor

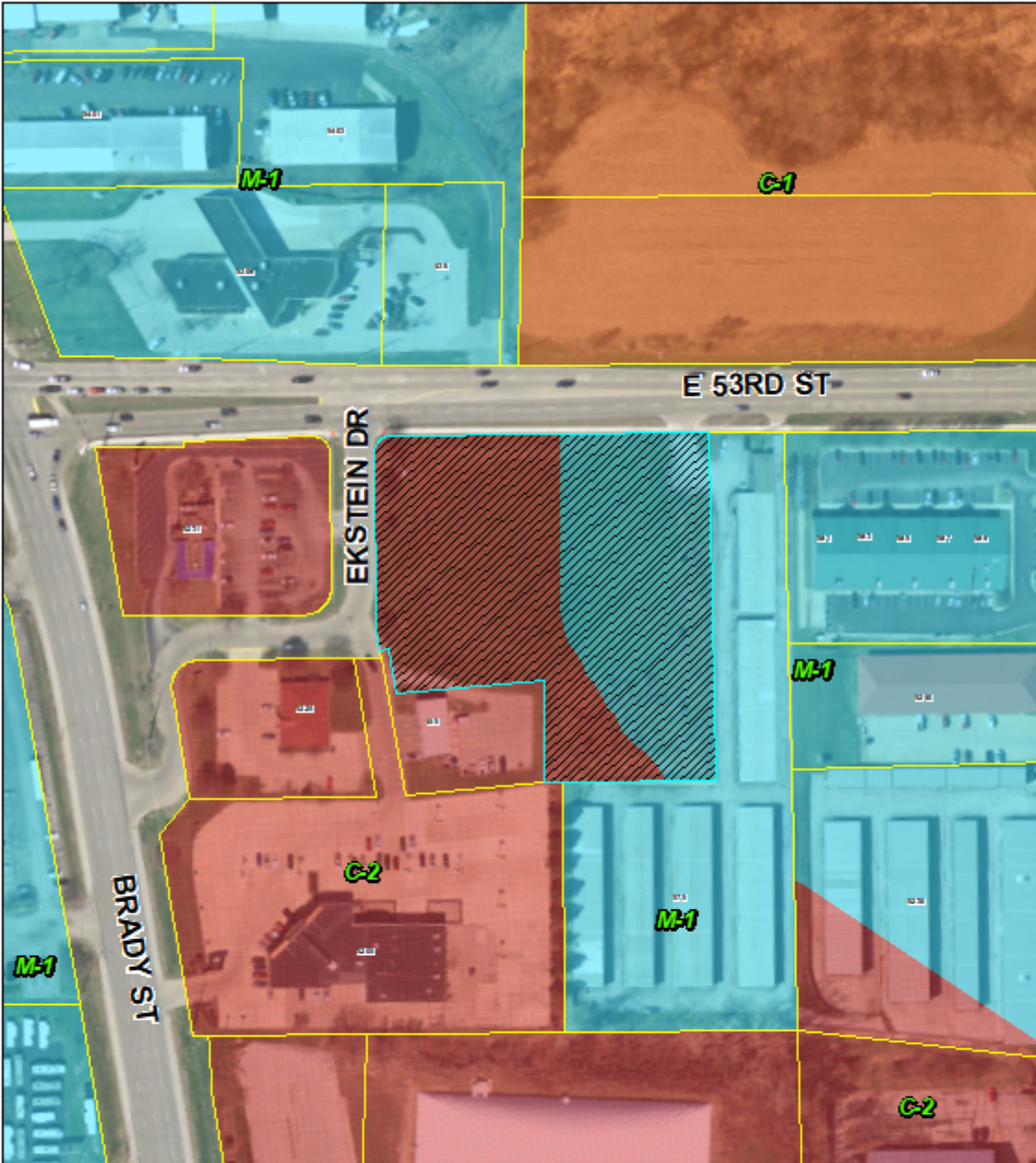
BRADY ST



Subject_Property

0 25 50 100 Feet





Subject_Property

0 25 50 100 Feet



City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Matt Flynn; 563-888-2286;
matt.flynn@ci.davenport.ia.us

Date
11/6/2018

Subject:

Case No. REZ18-16: Request to rezone 5.93 acres, more or less, of property located north of East 58th Street and east of Utica Ridge Road from C-O, Office-Shop District to R-5M, Medium Density Residential District. Rob Davis, Bush Construction, petitioner. [Ward 6].

Recommendation:

No recommendation as this is the preview.

Background:

Request is to allow a building greater than the 25 feet currently allowed in the Code. Owner envisions a four story building consisting of apartments arranged in a co-op style of ownership.

The R-5M District allows buildings of up to 90 feet in height.

As of this writing the number of units or the exact height of the building(s) is unknown. Four story apartment buildings typically have heights of 48 to 60 feet.

A neighborhood meeting is anticipated within the next few days.

It is likely that a final vote by the Council on this proposal will occur following adoption of the new code. It is expected that, if this rezoning effort is successful, the property would be zoned R-MF. This district contains a draft height limitation of 70 feet.

Technical Review:

Public Input: A neighborhood meeting is scheduled for Thursday, November 8, 2018 at 5:00 pm at Harvest Bible Church.

Recommendation:

ATTACHMENTS:

Type	Description
▣ Backup Material	Application
▣ Backup Material	Location Map
▣ Backup Material	Current Zoning Map
▣ Backup Material	Future Zoning Map
▣ Backup Material	Concept Plan

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	11/1/2018 - 2:39 PM

TO: Matt Flynn
City of Davenport
226 West 4th Street
Davenport, Iowa 52801
Delivery Method: Delivery

DATE: October 26, 2018
FROM: Marylou Jeskie
JOB NAME: Lot 3 of Crow Valley Tenth Addition
LOCATION: Davenport, Iowa
IMEG #: 18003939

WE ARE TRANSMITTING THE FOLLOWING TO YOU:

Copies	Description
1	Check #032808 in the Amount of \$898.25 for Rezoning Application Fee
1	Rezoning Application (Emailed on 10-25-18 to Planning@ci.davenport.ia.us)
1	Authorization to Act as Applicant (Emailed on 10-25-18 to Planning@ci.davenport.ia.us)
1	Plan Sheet A100 Crow Valley Co-op Site Plan & Perspective (Emailed on 10-25-18 to Planning@ci.davenport.ia.us)
<input type="checkbox"/> For Your Information <input type="checkbox"/> As Requested <input type="checkbox"/> Shop Drawings <input checked="" type="checkbox"/> For Review/Comment <input type="checkbox"/> For Distribution <input type="checkbox"/> For Your Use	

REMARKS:

If you have any further information, please feel free to contact us.

Thank you.

Signed:

Marylou Jeskie

Received by: _____

Date: _____

Property Address* Lot 3 of Crow Valley Plaza Tenth Addition

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

Applicant (Primary Contact)**

Name: Rob Davis
 Company: Bush Construction
 Address: 5401 Victoria Avenue
 City/State/Zip: Davenport, Iowa 52807
 Phone: (563) 344-3796
 Email: rdavis@bushconstruct.com

Owner (if different from Applicant)

Name: Greg Bush
 Company: McCarthy Improvement
 Address: 5401 Victoria Avenue
 City/State/Zip: Davenport, Iowa 52807
 Phone: (563) 359-0500
 Email: Gbush@MCB-Corp.com

Engineer (if applicable)

Name: Jason Holdorf
 Company: IMEG Corp.
 Address: 1717 State Street Suite 201
 City/State/Zip: Bettendorf, Iowa 52722
 Phone: (563) 823-6035
 Email: Jason.L.Holdorf@imegcorp.com

Architect (if applicable)

Name: Jennifer Spencer
 Company: Gary W. Anderson Architects
 Address: 200 Prairie Street
 City/State/Zip: Rockford, Illinois 61107
 Phone: (815) 963-1900
 Email: jspencer@gwaarchitects.com

Attorney (if applicable)

Name: Joe Judge
 Company: Lane & Waterman, LLP
 Address: 220 N. Main Street Suite 600
 City/State/Zip: Davenport, Iowa 52801-1987
 Phone: (563) 333-6660

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 ☐

Total Land Area: 5.93 +/- 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:
- 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.

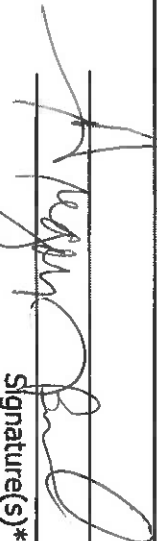
(3) Plan and Zoning Commission's consideration of the request:

- 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:

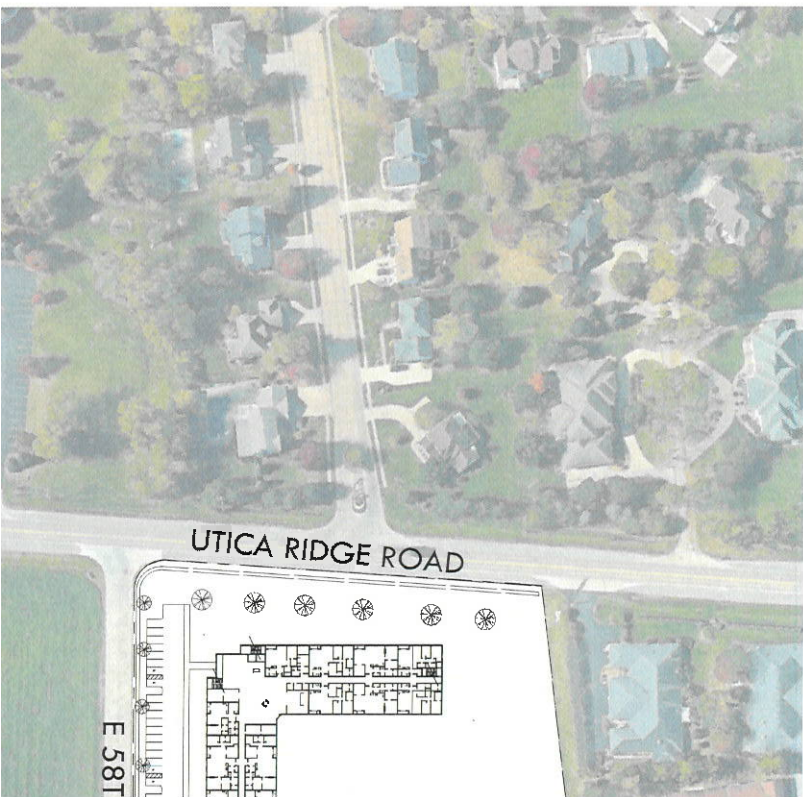
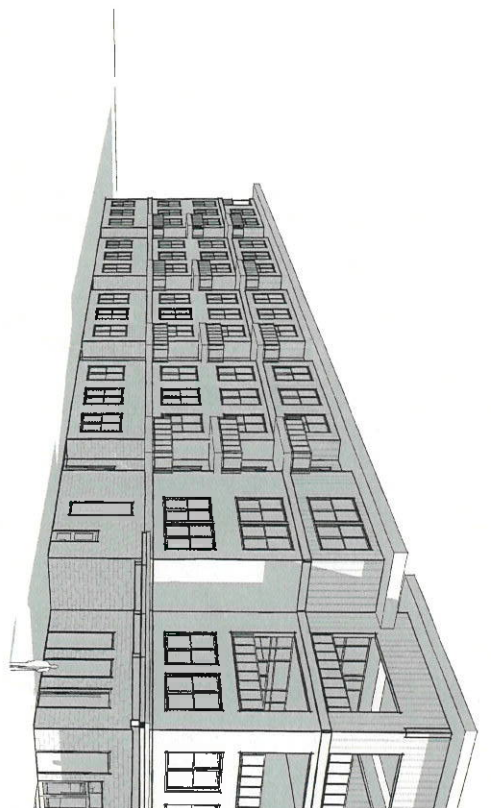
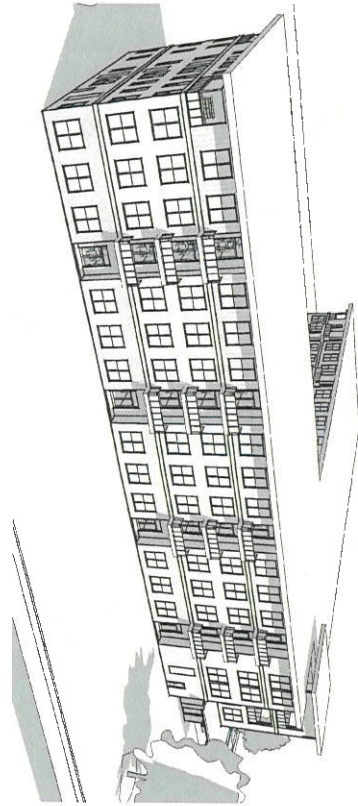
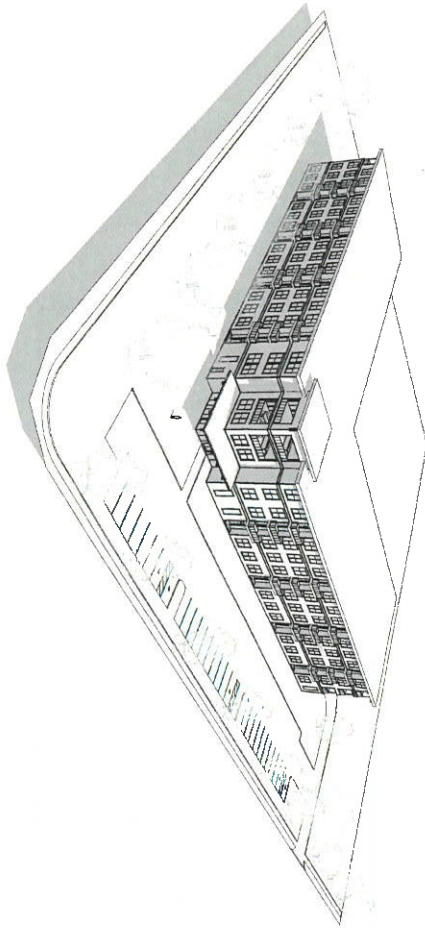
- Planning staff will send a public hearing notice to surrounding property owners.
- The Committee of the Whole (COW) will hold a public hearing on the request. Subsequently, the City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required;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

I, Greg Bush, McCarthy Bush Corporation
authorize Rob Davis, Bush Construction Company, Inc.
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the
property located at Lot 3 of Crow Valley Plaza Tenth Addition.



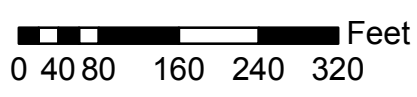
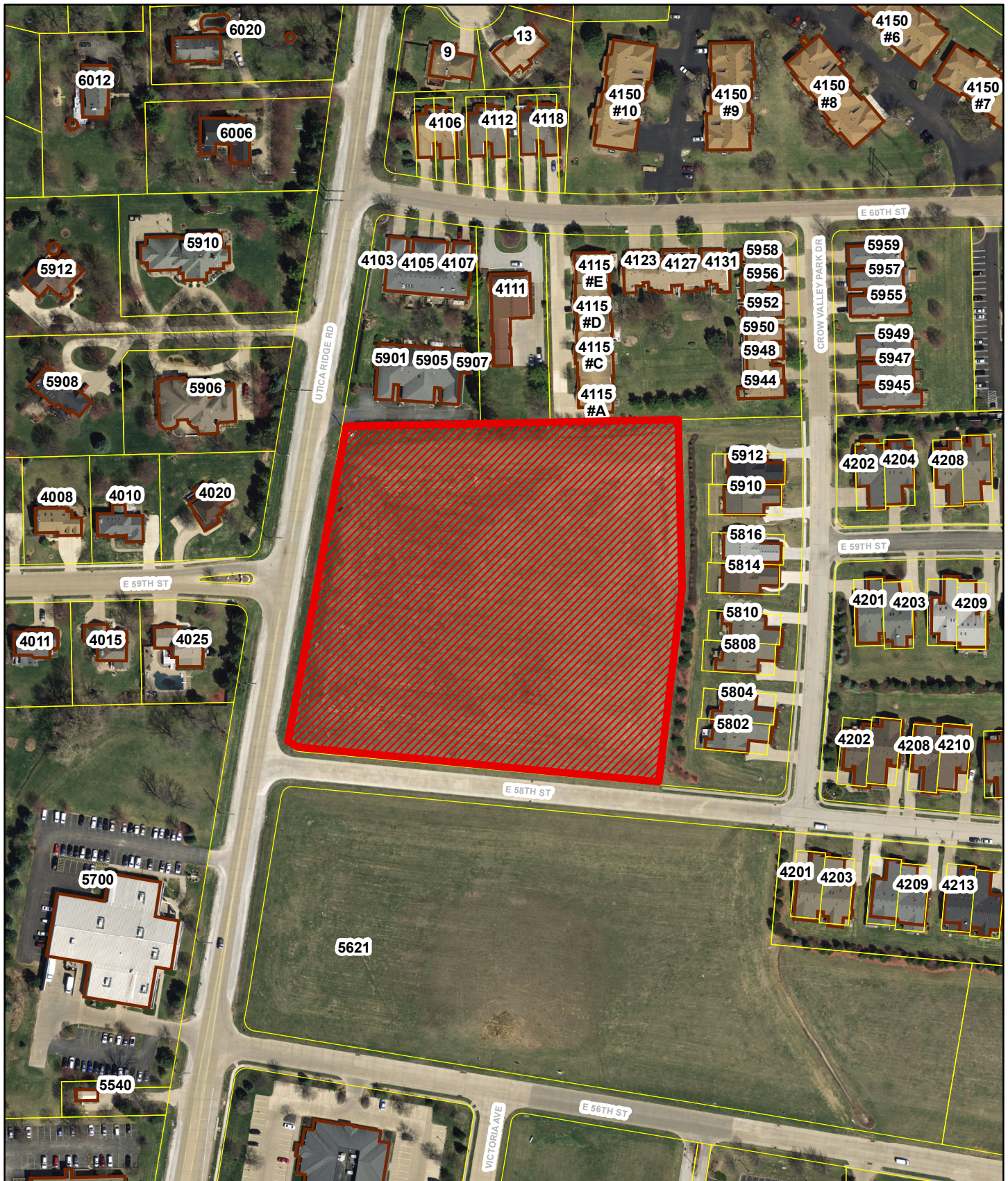
Signature(s)*

*Please note: original signature(s) required.

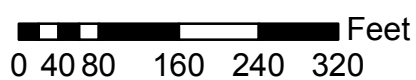
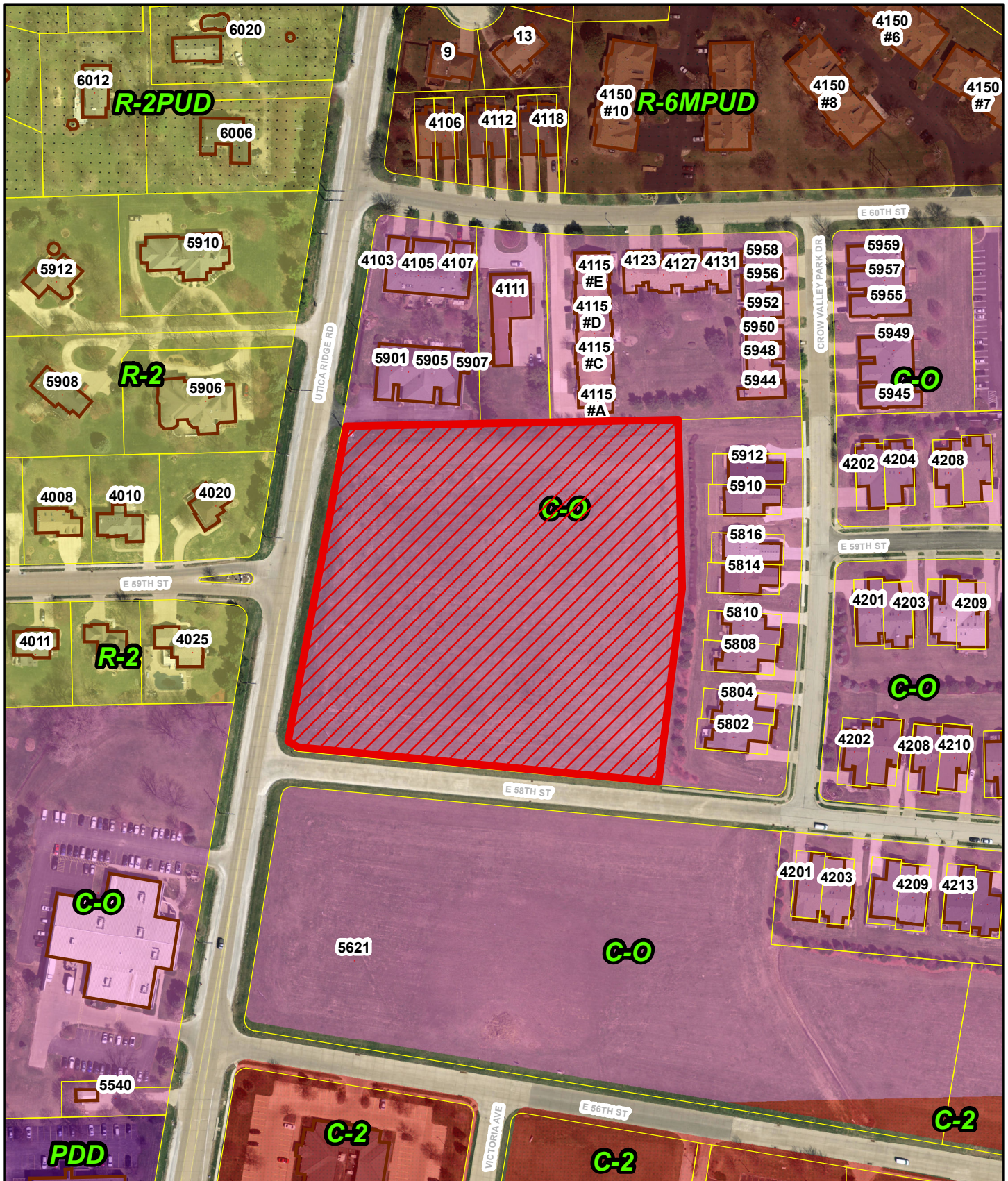


REZ18-16: Location Map

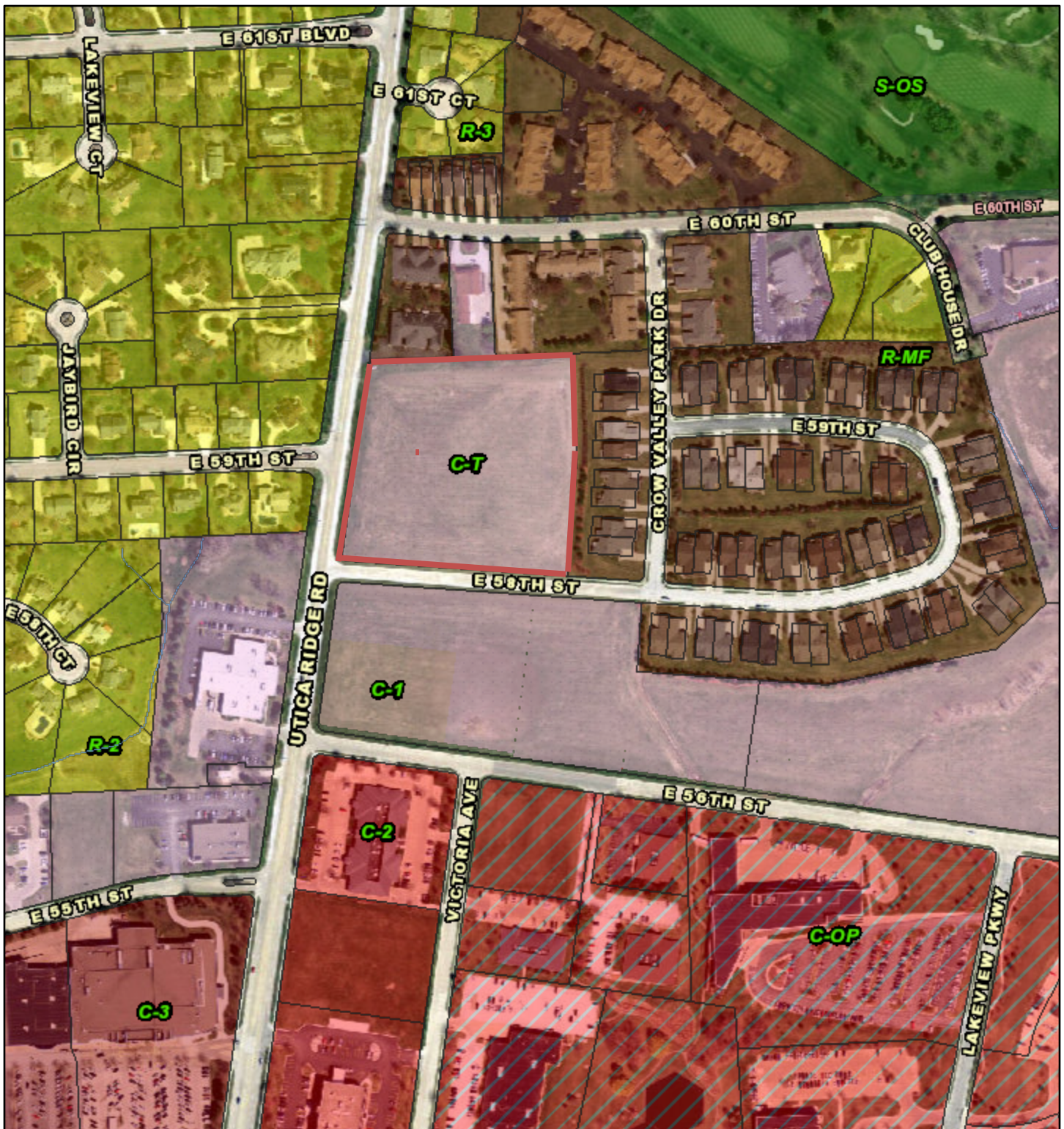
Bush Construction C-O to R-5M



Bush Construction C-O to R-5M

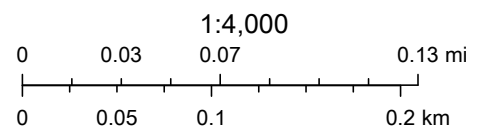


REZ18-16 Future Zoning



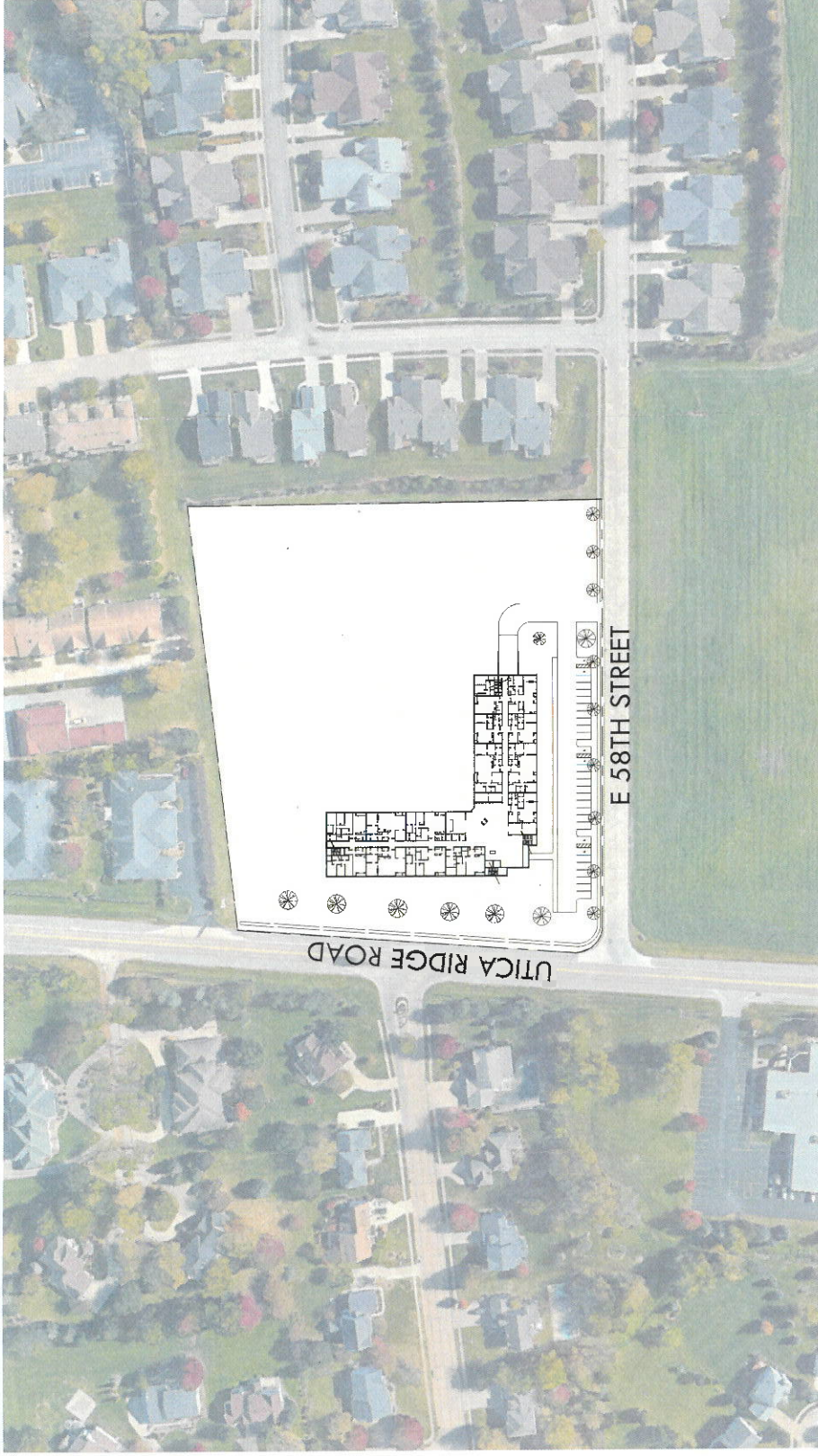
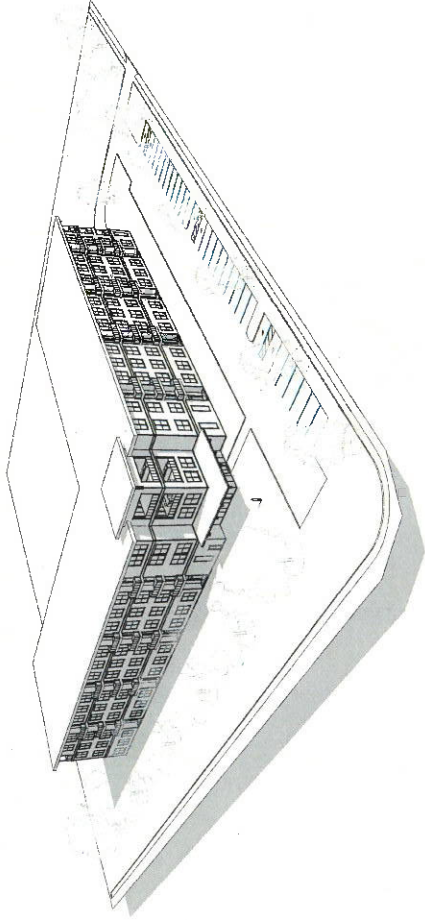
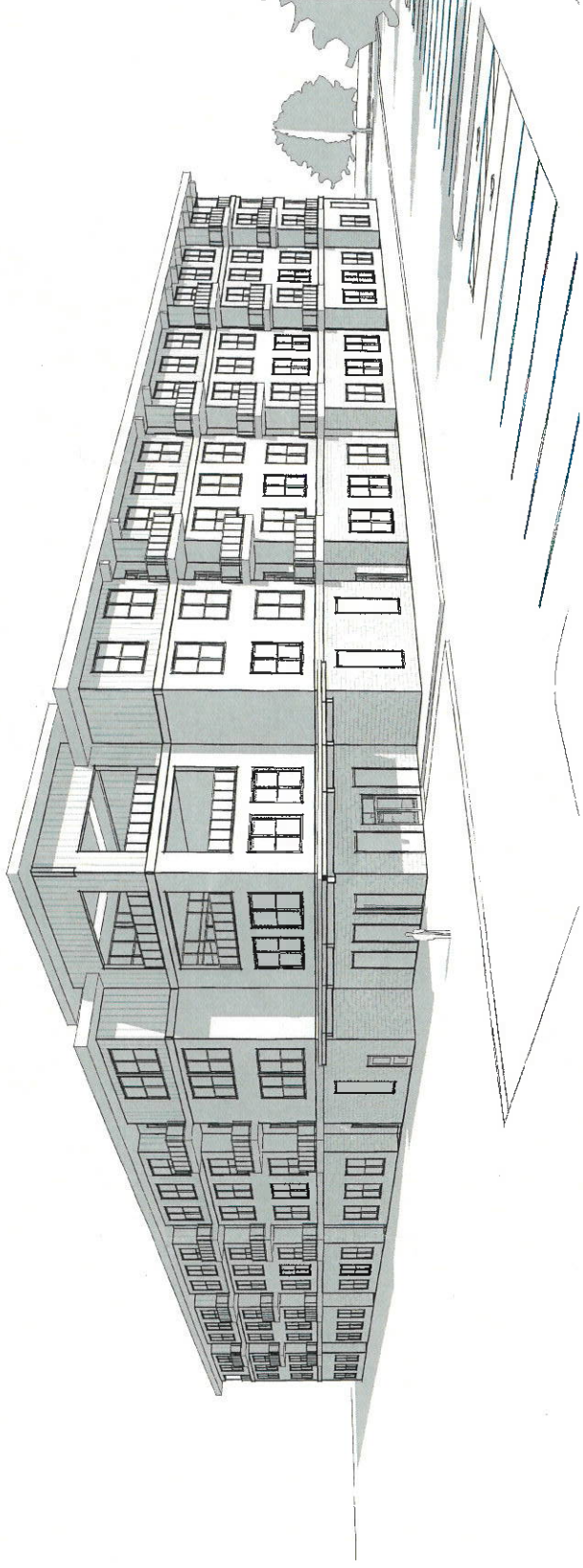
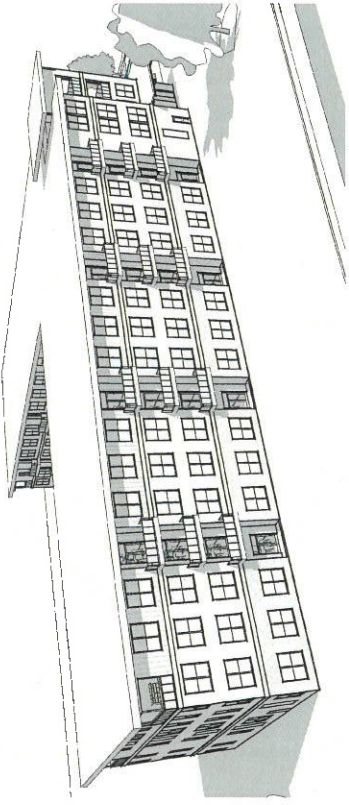
10/30/2018 1:11:01 PM

- Parks
- Parcels
- Street Centerline (Labels only)
- Creeks
 - Named Creeks
 - Unnamed Tributaries
- Piped Creeks
- City Limit
- R-1 Single-Family Residential District
- R-2 Single-Family Residential District



Scott County Iowa, Bi-State Regional Commission

Crow Valley Co-op



① Site
1" = 100'-0"



City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Department
Contact Info: Brandon Melton 563-888-2221
brandon.melton@ci.davenport.ia.us

Date
11/1/2018

Subject:

Case P18-07: Request of Kent Krambeck for a Preliminary Plat for a 4 lot subdivision located north of East 76th Street and approximately 1/2 mi East of Utica Ridge Road.[Ward 6]

Recommendation:

There is no recommendation at this time.

Background:

Background:

Comprehensive Plan:

Within Existing Urban Service Area: No

Within Urban Service Area 2035: No

Future Land Use Designation: Agricultural Reserve (AR) – Areas located outside the Urban Service Boundary and unlikely to develop in the foreseeable future. Uses should be limited to agriculture and open space, with only limited residential development needing minimal urban services.

Relevant Goals to be considered in this Case: Fiscal Vitality.

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

Technical Review:

Technical review will be provided at November 20, 2018 Planning and Zoning Commission Meeting.

Public Input:

No public hearing is required for a Preliminary Plat.

Discussion:

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

ATTACHMENTS:

Type	Description
▢ Backup Material	Preliminary Plat
▢ Backup Material	Land Use map
▢ Backup Material	Zoning Map

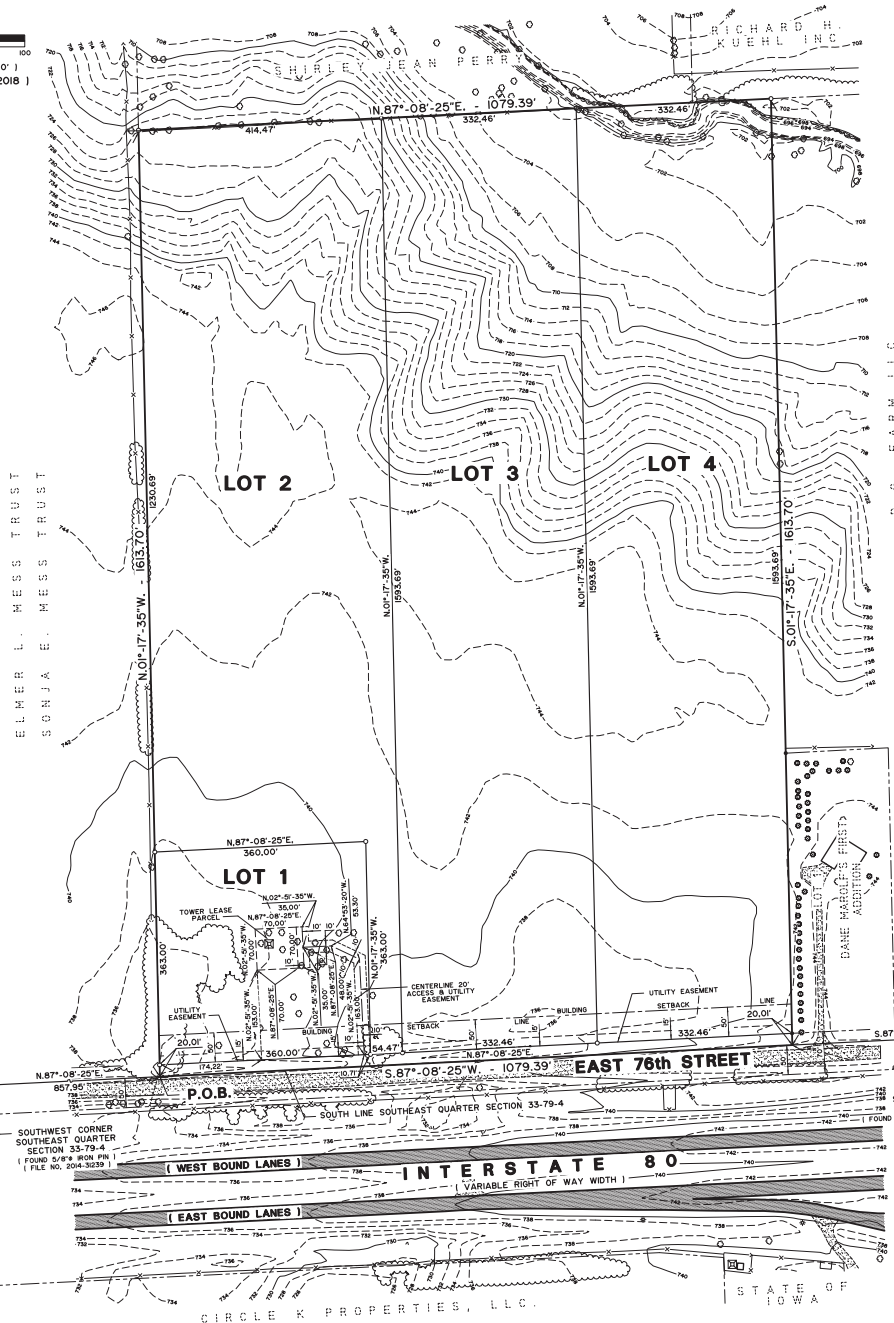
Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Melton, Brandon	Approved	11/2/2018 - 11:53 AM

100 0 50 100
(SCALE : 1" = 100')
(OCTOBER 29, 2018)

ELMER L. HESS TRUST
SONJA E. HESS TRUST



PRELIMINARY PLAT OF KENT KRAMBECK'S FIRST ADDITION

DAVENPORT, IOWA

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 33
TOWNSHIP 79 NORTH, RANGE 4 EAST OF THE 5th P.M.



LOCATION MAP

PRELIMINARY PLAT: NOT TO BE RECORDED)

LOT AREAS			
NO.	SQUARE FEET	NO.	ACRES
1	130,630	1	3.00
2	529,650	2	12.16
3	529,650	3	12.16
4	529,650	4	12.16

OWNER - DEVELOPER

KENT D. KRAMBECK

23320 220th AVENUE

ELDRIDGE, IOWA 51748-9770

TOPOGRAPHY PROVIDED BY OTHERS
SUBDIVISION CONTAINS 39.97 ACRES, MORE OR LESS.
SUBDIVISION ZONING IS A-1 (AGRICULTURAL DISTRICT) AND ALL
SURROUNDING LAND IS ZONED A-1 (AGRICULTURAL DISTRICT).

LEGEND

- SET 5/8" IRON PIN
- FOUND 5/8" IRON PIN
- CONTOUR (INDEX)
- CONTOUR (INTERMEDIATE)
- FENCE
- CONFEROUS TREE
- DECIDUOUS TREE
- TREE OUTLINE
- TOWER
- POWER POLE
- STREET LIGHT
- PORTLAND CEMENT CONCRETE SURFACE
- GRAVEL SURFACE

SURVEYOR

DAVID L. MEYER
VERBEKE - MEYER CONSULTING ENGINEERS, P.C.
4111 EAST 80th STREET
DAVENPORT, IOWA 52807

PREPARED BY

VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.

4111 EAST 80th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348

VMCE 18291 - P

Open Space and Public Land


Agricultural Reserve

E76TH ST

INTERSTATE 80

INTERSTATE 80

Urban Fringe

 Subject_Property



A-1 Agricultural District

E76TH ST

INTERSTATE 80

INTERSTATE 80



Subject_Property



City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Department
Contact Info: Brandon Melton 563-888-2221
brandon.melton@ci.davenport.ia.us

Date
11/1/2018

Subject:

Case F18-19: Request of Kent Krambeck for a Final Plat for a 4 lot subdivision located north of East 76th Street and approximately 1/2 mi East of Utica Ridge Road.[Ward 6]

Recommendation:

There is no recommendation at this time.

Background:

Background:

Comprehensive Plan:

Within Existing Urban Service Area: No

Within Urban Service Area 2035: No

Future Land Use Designation: Agricultural Reserve (AR) – Areas located outside the Urban Service Boundary and unlikely to develop in the foreseeable future. Uses should be limited to agriculture and open space, with only limited residential development needing minimal urban services.

Relevant Goals to be considered in this Case: Fiscal Vitality.

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

Technical Review:

Technical review will be provided at November 20, 2018 Planning and Zoning Commission Meeting.

Public Input:

No public hearing is required for a Preliminary Plat.

Discussion:

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

ATTACHMENTS:

Type	Description
▢ Backup Material	Land Use map
▢ Backup Material	Zoning Map
▢ Backup Material	Final Plat
▢ Backup Material	Subdivision Ref File

Staff Workflow Reviewers**REVIEWERS:**

Department	Reviewer	Action	Date
City Clerk	Melton, Brandon	Approved	11/2/2018 - 12:34 PM

Open Space and Public Land


Agricultural Reserve

E76TH ST

INTERSTATE 80

INTERSTATE 80

Urban Fringe

 Subject_Property



A-1 Agricultural District

E76TH ST

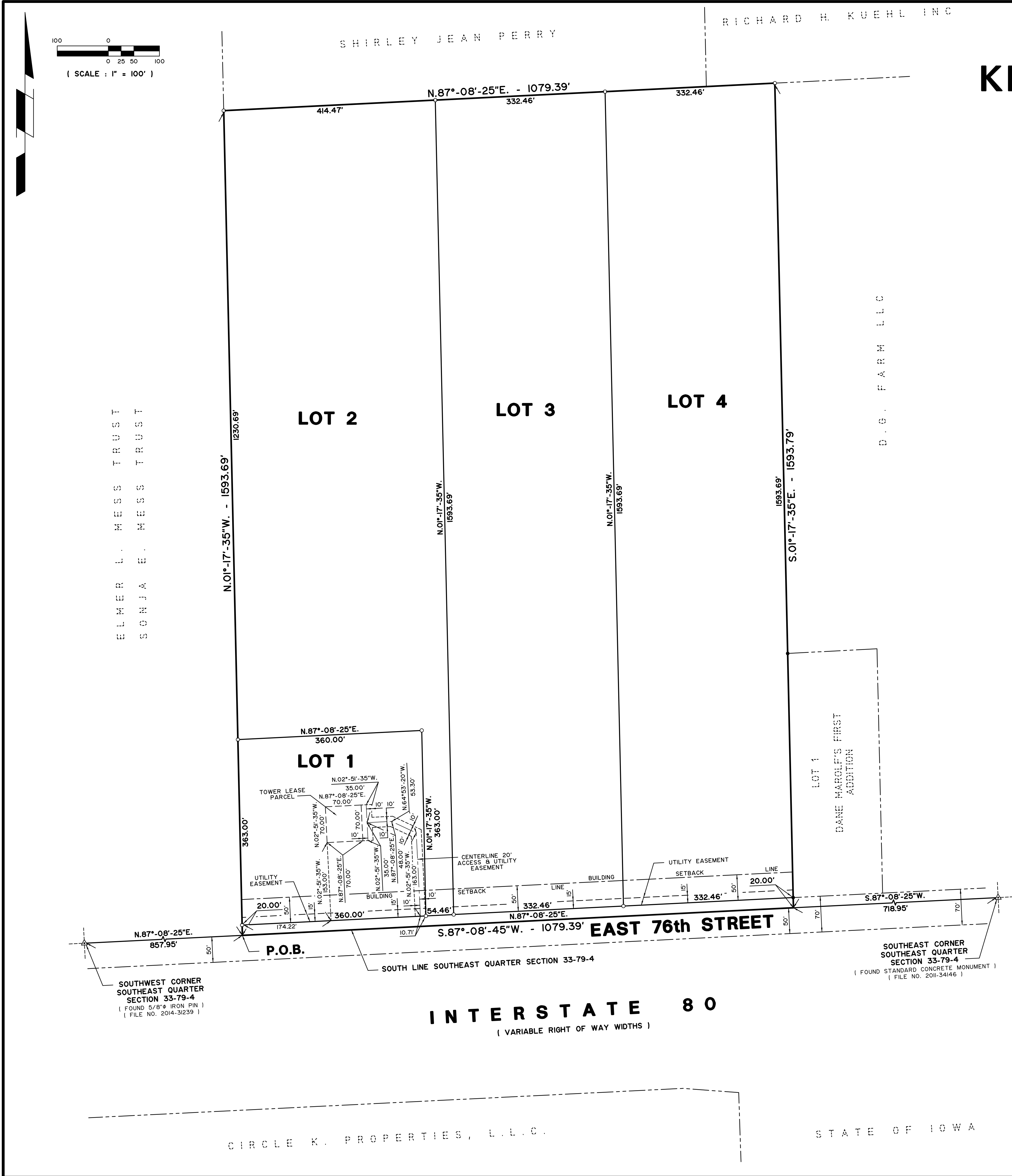
INTERSTATE 80

INTERSTATE 80



Subject_Property





FINAL PLAT OF
KENT KRAMBECK'S FIRST ADDITION
TO THE CITY OF DAVENPORT, IOWA

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 33
TOWNSHIP 79 NORTH, RANGE 4 EAST OF THE 5th P.M.

OWNER - DEVELOPER
KENT D. KRAMBECK
23320 220th AVENUE
ELDRIDGE, IOWA 51748-9770

LOT AREAS			
NO.	SQUARE FEET	NO.	ACRES
1	130,630	1	3.00
2	529,650	2	12.16
3	529,650	3	12.16
4	529,650	4	12.16

GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THUS (1/2"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 39.48 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 A-I (AGRICULTURAL DISTRICT).

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

CITY OF DAVENPORT, IOWA PLAN & ZONE COMMISSION MIDAMERICAN ENERGY COMPANY

BY BY BY

ATTEST DATE DATE

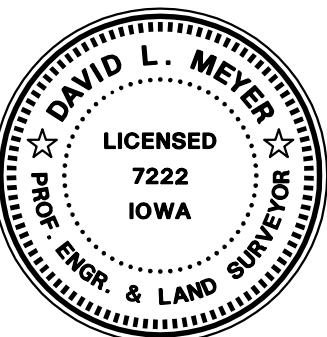
DATE APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN ENERGY COMPANY

MEDIACOM IOWA-AMERICAN WATER CO. CENTURYLINK

BY BY BY

DATE DATE DATE

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
Signature: David L. Meyer, P.E. & L.S., License Number 7222
Date: OCTOBER 29, 2018
My license renewal date is December 31, 2018
THIS SHEET ONLY
Pages or sheets covered by this seal:



PREPARED BY
VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.
4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348
VMCE 18291

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

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

SUBDIVISION NAME: KENT KRAMBECK'S FIRST ADDITION

LOCATION: East 76th Street approximately one-half mile east of Utica Ridge Road

DEVELOPER: Name: Kent D. Krambeck
Address: 23320 220th Avenue, Eldridge, IA 51748-9770
Phone: 563-285-8839 FAX: _____
Mobile Phone: _____ Email: _____

ENGINEER: Name: Verbeke-Meyer Consulting Engineers, P.C.
Address: 4111 East 60th Street Davenport, IA 52801
Phone: 563-359-1348 FAX: 563-359-3295
Mobile Phone: _____ Email: d1m@verbeke-meyer.com

ATTORNEY: Name: Sam Skorepa@Lane & Waterman
Address: 220 North Main Street Suite 200 Davenport, IA 52801
Phone: 563-333-6646 FAX: 563-324-1616
Mobile Phone: _____ Email: sskorepa@L-WLaw.com

OWNER: Name: Kent D.Krambeck
Address: 23320 220th Avenue, Eldridge, IA 52748-9770
Phone: 563-285-8839 FAX: _____
Mobile Phone: _____ Email: _____

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

STREETS ADDED: -0- 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.**