

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

MONDAY, NOVEMBER 19, 2018; 5:00 PM

CITY COUNCIL CHAMBERS

COMBINED PUBLIC HEARING & REGULAR MEETING

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

- A. Resolution approving Case F18-12 being the request of Joseph Stuhr for a Final Plat for a 2 lot subdivision located west of Waverly Road and south of West 15th Street Court. [Ward 1] ADOPTED 2018-4772.

Resolution approving Case F18-13 being the request of Christine Hall Shields Trust for a Final Plat for a 2 lot subdivision located west of Jersey Ridge Road approximately .3 miles north of East Kimberly Road. [Ward 6] ADOPTED 2018-478

III. Secretary's Report

- A. Consideration of the minutes of the November 6, 2018 meeting.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

- A. Old Business: None
- B. New Business

VI. Subdivision Activity

A. Old Business

- i. Case P18-06: 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]

This item was tabled from the November 6, 2018 Plan and Zoning Commission meeting.

- 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]

This item was tabled from the November 6, 2018 Plan and Zoning Commission meeting.

B. New Business

- i. Case F18-18; Request of Charles Lehman for final plat Brady Realty 2nd Addition, being a 2 lot subdivision with 1 outlot located east of Ekstein Drive and south of East 53rd Street. [Ward 7].
- ii. Case P18-07; Request for preliminary plat Kent Krambeck's 1st Addition being a 4 lot subdivision located north of East 76th Street and approximately 1/2 mile East of Utica Ridge Road.[Ward 6]
- iii. Case F18-19; Request for final plat Kent Krambeck's 1st Addition being a 4 lot subdivision located north of East 76th Street and approximately 1/2 mile East of Utica Ridge Road.[Ward 6]

VII. Future Business

- A. Case F18-17: Request of Michael Richmond with Townsend Engineering for a Final Plat of a 3 lot subdivision located North of Hickory Grove Rd between North Thornwood Ave and North Lincoln Avenue. [Ward 2]

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department:
Contact Info:

Date

Subject:

Resolution approving Case F18-12 being the request of Joseph Stuhr for a Final Plat for a 2 lot subdivision located west of Waverly Road and south of West 15th Street Court. [Ward 1]
ADOPTED 2018-4772.

Resolution approving Case F18-13 being the request of Christine Hall Shields Trust for a Final Plat for a 2 lot subdivision located west of Jersey Ridge Road approximately .3 miles north of East Kimberly Road. [Ward 6] ADOPTED 2018-478

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	11/16/2018 - 1:51 PM

City of Davenport
Plan and Zoning Commission

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

Date
11/19/2018

Subject:
Consideration of the minutes of the November 6, 2018 meeting.

ATTACHMENTS:

Type	Description
▣ Exhibit	11-6-18 Draft Minutes

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Flynn, Matt	Approved	11/8/2018 - 12:58 PM

PLAN AND ZONING COMMISSION MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, NOVEMBER 6, 2018; 5:00 PM

CITY COUNCIL CHAMBERS

COMBINED PUBLIC HEARING & REGULAR MEETING

There were no public hearings.

REGULAR MEETING AGENDA

I. Roll Call Present: Connell Hepner, Inghram, Johnson, Maness, Medd, Quinn, Reinartz, Tallmann, Schneider. Excused: Lammers. Staff: Flynn, Koops, Melton, Heyer, Longlett

II. Report of the City Council Authority

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. Minutes were approved following a motion by Tallman and a second by Connell

IV. Report of the Comprehensive Plan Committee No report

V. Zoning Activity

A. Old Business - None

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].

Motion by Tallman, seconded by Hepner to accept the listed findings and recommend the City Council pass Case No. ORD18-05. Vote to recommend approval was unanimous 9-0.

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]

These two items were tabled for one cycle following a motion by Connell and a second by Tallman. Vote was unanimous 9-0.

- iii. Case F18-15: Request of Robert Murray for a Final Plat for a 2 lot subdivision located at 915 Floral Lane. [Ward 1] Motion by Connell, seconded by Johnson, to forward Case F18-15 to the City Council with a recommendation for approval, including 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.

Vote to approve was unanimous 9-0

- 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] Motion by Connell, seconded by Johnson, to forward Case F18-15 to the City Council with a recommendation for approval, including the following conditions:

1. the plat shall be signed by the surveyor;
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.

Vote to approve was unanimous 8-0, with Quinn abstaining.

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 - None

IX. Other Business

- X. Adjourn The meeting adjourned at 5:50 pm.

City of Davenport
Plan and Zoning Commission

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

Date
11/15/2018

Subject:

Case P18-06: 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]

This item was tabled from the November 6, 2018 Plan and Zoning Commission meeting.

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward P18-06 to the City Council with a recommendation for approval subject to the five listed conditions.

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:

There is 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.

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 Plan and Zoning Commission accept the listed findings and forward Case P18-06 to the City Council with a recommendation for approval subject to the following conditions:

1. That 10.5' of East 53rd Street right-of-way west of the proposed signalized entrance and 6' of East 53rd Street right-of-way east of the proposed signalized entrance be dedicated to the City prior to the City's issuance of construction plan approval for the East 53rd Street right-of-way improvements related to the development of this subdivision. Additionally, that a 15' wide public utility easement be dedicated directly south of the aforementioned East 53rd right-of-way dedication. If deemed necessary by the City, a temporary construction easement be provided along the frontage of the subdivision at no cost to the City for the widening of East 53rd Street along the subdivision;
2. That a vicinity sketch to be provided;
3. That the section pertaining to Zoning Notes be removed from the preliminary plat;
4. That the Zoning Classification information be removed from the General Notes; and
5. That the turnaround at the terminus of Fairhaven Road be shown as dedicated as public right-of-way. This turnaround shall be adequate in size to accommodate fire trucks, solid waste vehicles and school buses.

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
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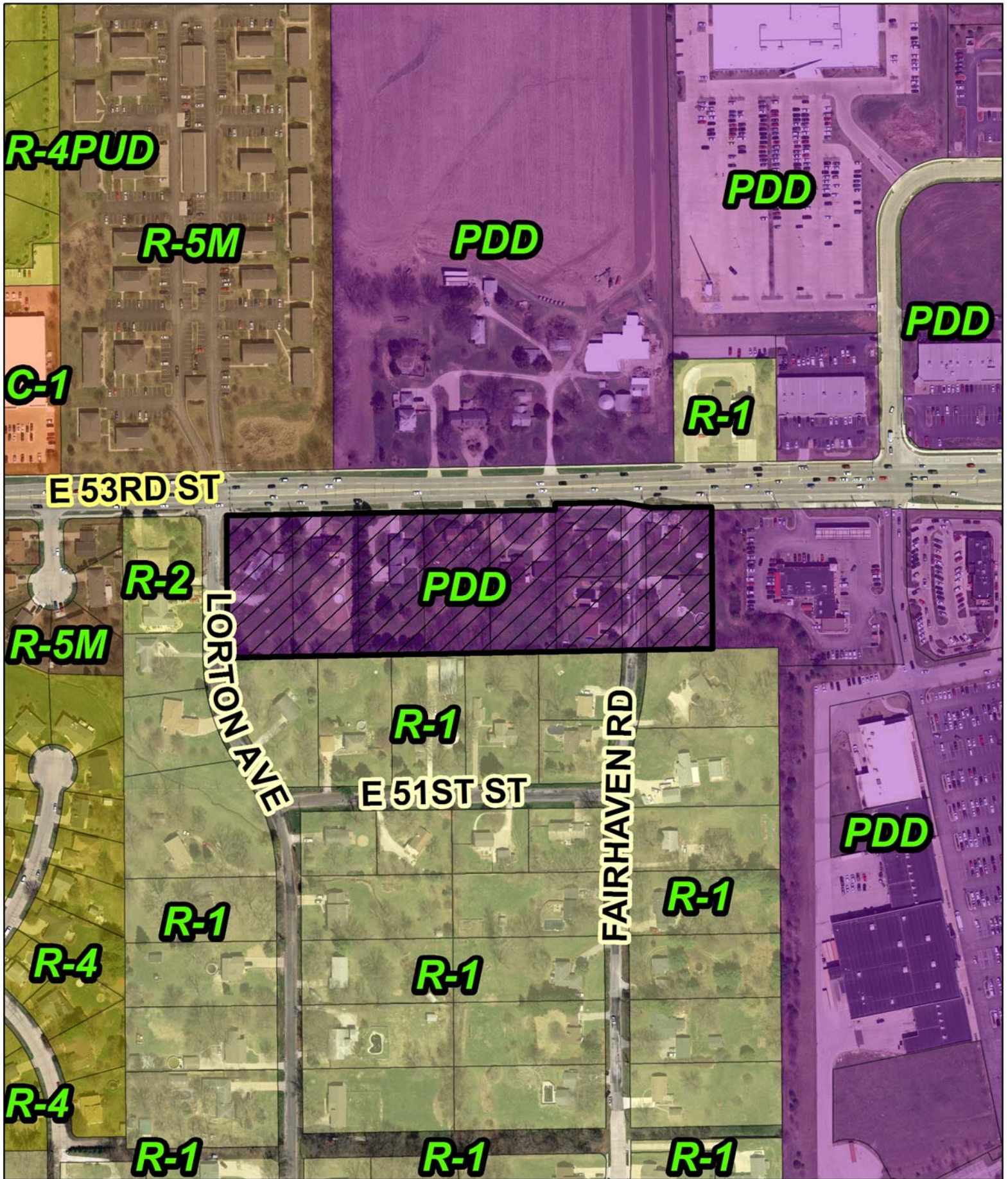
City Clerk

Rusnak, Ryan

Approved

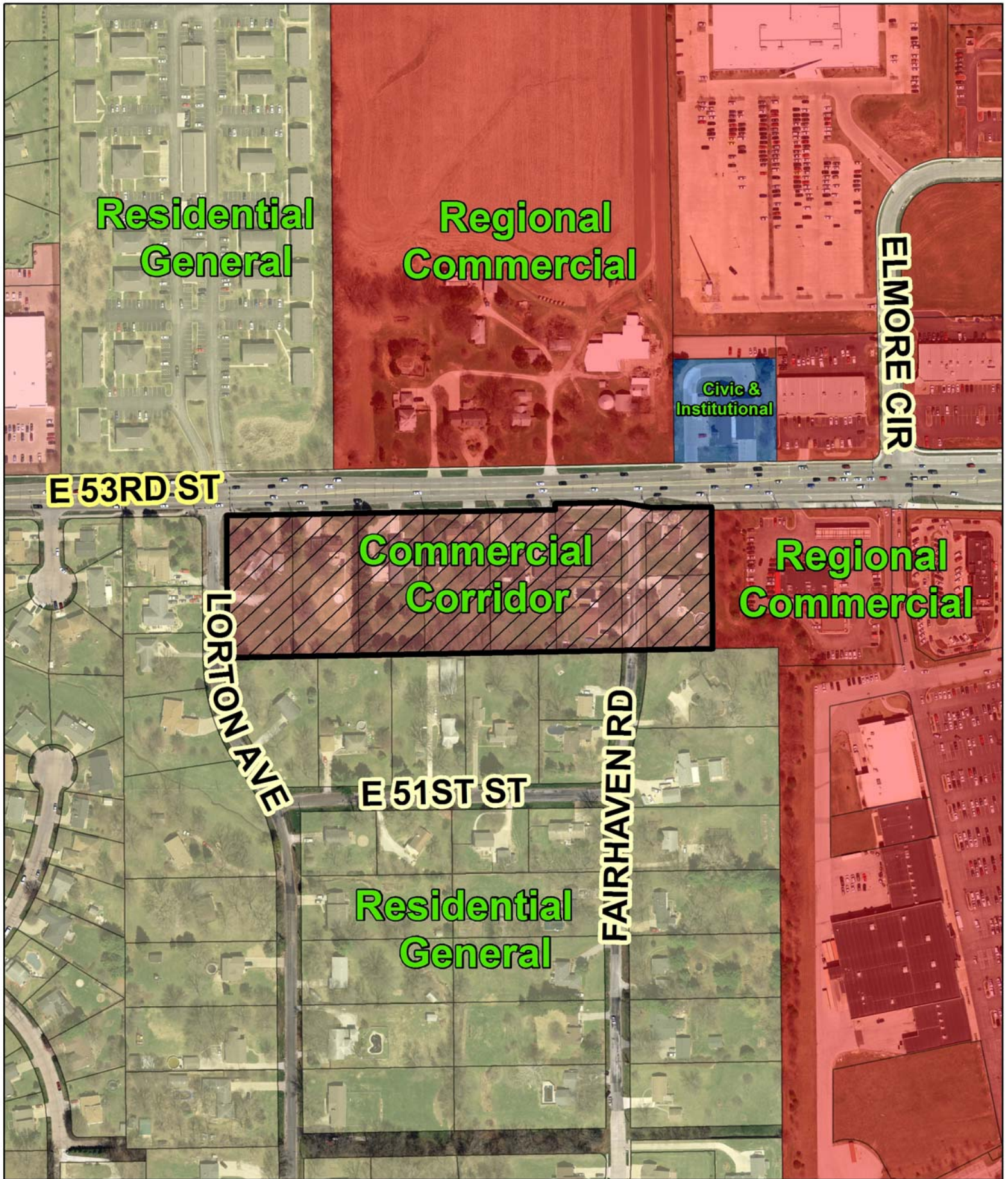
10/11/2018 - 2:00 PM

RE-SUBDIVISION OF A PART OF LOT ONE (1) IN DAVIES FIRST COMMERCIAL
TO THE CITY OF DAVENPORT AND A PART OF LOTS ONE (1) THROUGH EIGHT
(8) AND VACATED FARHAW 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



Subject Property





Subject Property

N



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]

This item was tabled from the November 6, 2018 Plan and Zoning Commission meeting.

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward F18-14 to the City Council with a recommendation for approval subject to the six listed conditions.

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.

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 Plan and Zoning Commission accept the listed findings and forward Case F18-14 to the City Council with a recommendation for approval subject to the following conditions.

1. That 10.5' of East 53rd Street right-of-way west of the proposed signalized entrance and 6' of East 53rd Street right-of-way east of the proposed signalized entrance be dedicated to the City prior to the City's issuance of construction plan approval for the East 53rd Street right-of-way improvements related to the development of this subdivision. Additionally, that a 15' wide public utility easement be dedicated directly south of the aforementioned East 53rd right-of-way dedication. If deemed necessary by the City, a temporary construction easement be provided along the frontage of the subdivision at no cost to the City for the widening of East 53rd Street along the subdivision;
2. That the section pertaining to Zoning Notes be removed from the final plat;
3. That the Zoning Classification information be removed from the General Notes;
4. That the turnaround at the terminus of Fairhaven Road be shown as dedicated as public right-of-way. This turnaround shall be adequate in size to accommodate fire trucks, solid waste vehicles and school buses;
5. That a note be added to the final plat regarding a blanket easement for inspection of the underground detention; and
6. That the final plat depict a drainage easement for conveyance of the 100 year storm through the site to comply with Section 13.34.140 of the Davenport City Code.

ATTACHMENTS:

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

Staff Workflow Reviewers

REVIEWERS:

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

HANLIN'S CROSSING

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

53RD STREET
PUBLIC RIGHT OF WAY WITH VARIES

FAIRHAVEN ROAD
50' PUBLIC RIGHT OF WAY

LOT 1
AREA = 1.995 AC.

LOT 2
AREA = 1.256 AC.

LOT 3
AREA = 2.546 AC.

LOT 4
AREA = 1.894 AC.

LOT 5
AREA = 1.2 AC.

LOT 6
PER N0712-39

LOT 7
PER N0712-37

LOT 8
PER N0712-37

LOT 9
PER N0712-37

LOT 10
PER N0712-37

LOT 33
REPLAT LOT 33
HANLIN'S ADDITION
DOC #48929-26

LOT 34
PER N0712-31
DAVID & ELLAN O'BRIEN TR.

LOT 35
PER N0712-35
HART L. HOLCO

LOT 36
PER N0712-36
TWINTHY P. REEDER

LOT 37
PER N0712-36
APOLINA SPRECH

LOT 38
PER N0712-38
DAVIES FIRST COMMERCIAL ADDITION
DOC #48929-26

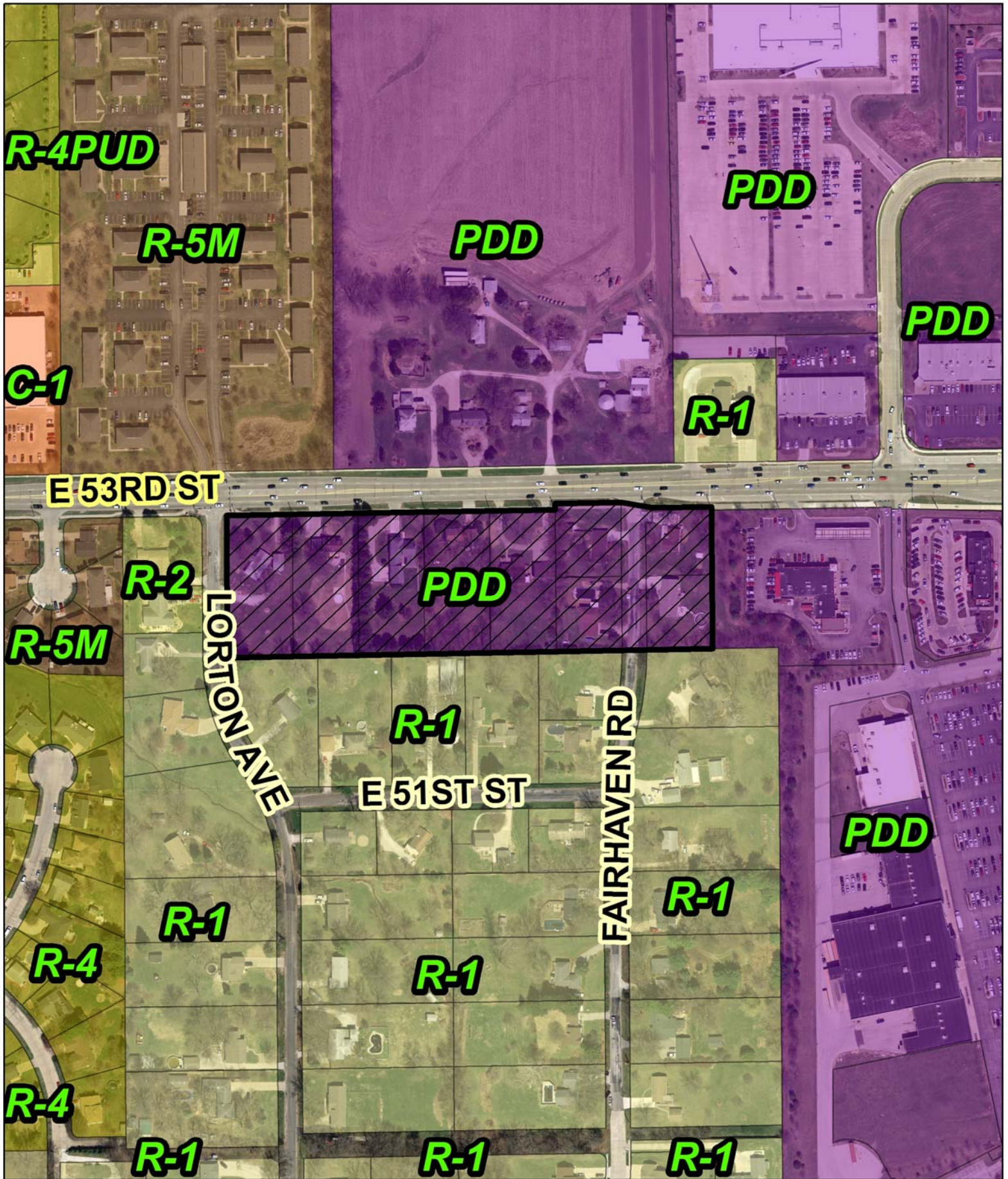
LEGEND

- BOUNDARY OF SURVEY
- EXISTING PROPERTY LINE
- SECTION LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- NOT TO SCALE
- IRON MONUMENT FOUND

	BOUNDARY OF SURVEY
	EXISTING PROPERTY LINE
	SECTION LINE
	EXISTING GAS/SEWER LINE
	BUILDING SETBACK LINE
	NOT TO SCALE
	IRON WORMHOLE FOUND
	SET 3'-6" BORN PIPE
	ORIGINED "X" IN CONCRETE
	SECTION A/CROSS
	PLANT OR CROSS INFORMATION
	RECORDED 5860 SEE RIGHT OF WAY DEDICATION
	WACATED FURNISHED ROAD
	RESET OF 400'
	PERMITS, SURVEYARY
	SEWER EXISTENT
	PUBLIC GAS/SEWER
	SEWER EXISTENT
	PUBLIC STORM
	SEWER EXISTENT
	PUBLIC WATER
	PIPER EXISTENT
	EXISTING PUBLIC UTILITY
	DISCONTINUED TO BE WACATED

BY: _____
DATE: _____BY: _____
DATE: _____

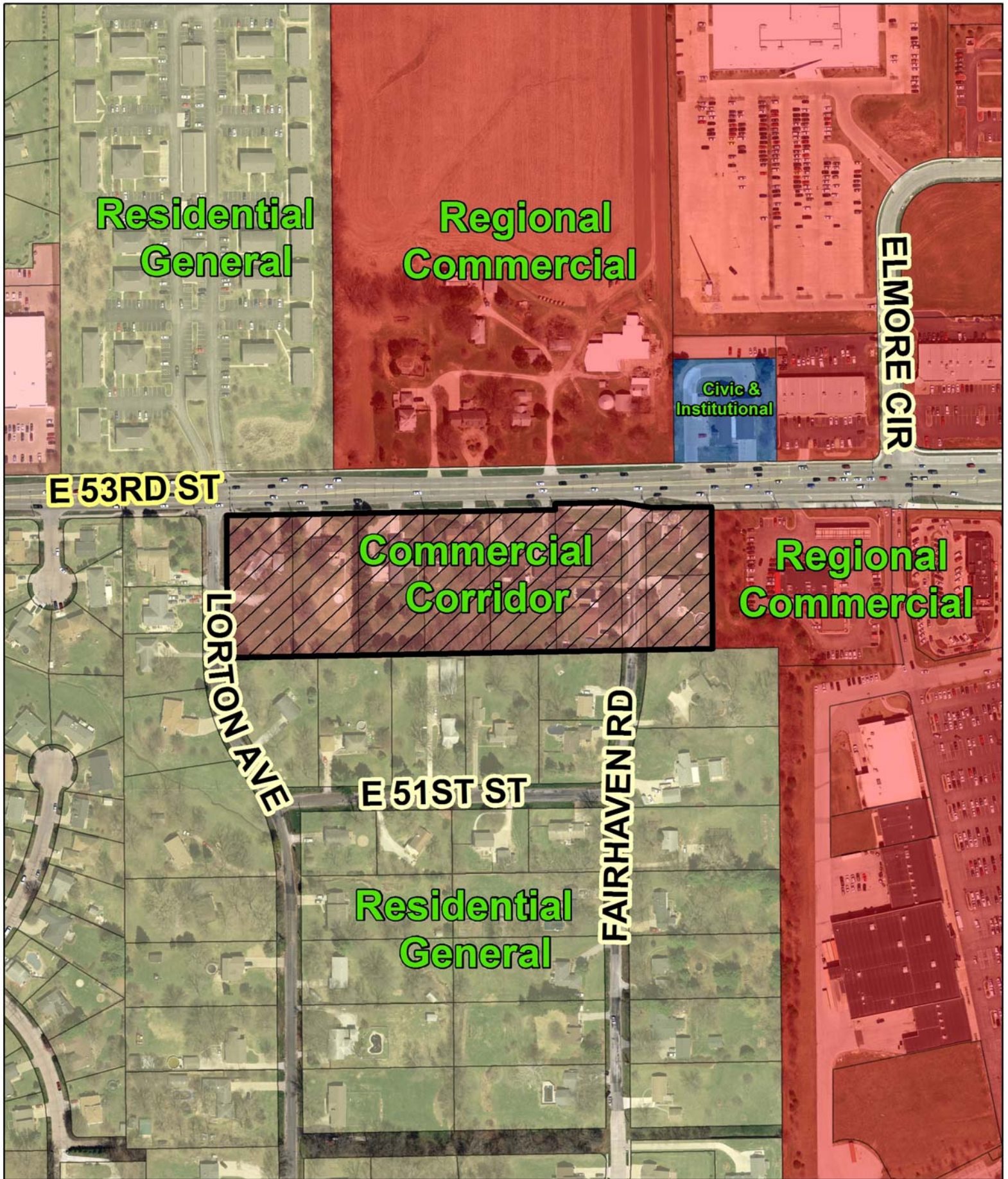
FPLAT-1



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
11/19/2018

Subject:

Case F18-18; Request of Charles Lehman for final plat Brady Realty 2nd Addition, being a 2 lot subdivision with 1 outlot located east of Ekstein Drive and south of East 53rd Street. [Ward 7].

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward F18-18 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: 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 plat would comply with the Davenport 2035 future 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.

Sanitary Sewer. No new service will be required.

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

Emergency Services. The property is located approximately 1.3 mi from Station No 3.

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 F18-18 to the City Council with a recommendation for approval subject to the following conditions:

1. That Lot A is not to be dedicated to the City. Ownership and maintenance shall be by the owner and shall have a maintenance plan to meet the City storm water requirements;
2. That Lot A be classified as a stormwater detention easement;
3. Include appropriate drainage easements per Chapter 13.34.140 of City code which requires an excess stormwater passage. This passage is required to convey the peak flow from the 100 year storm overland as if the sewers were inoperable. Provide a drainage easement to show conveyance.;
4. Tie two quarter corners or two previously established lot corners and their designations;
5. Include name and address of owner/developer;
6. Provide Surveyor's Certification.

ATTACHMENTS:

Type	Description
▣ Backup Material	Application
▣ Backup Material	Proposed Final Plat
▣ 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
01/29/18	02/12/18	02/20/18	03/06/18	03/12/18	03/21/18	03/28/18
02/12/18	02/26/18	03/06/18	03/20/18	03/26/18	04/04/18	04/11/18
02/26/18	03/12/18	03/20/18	04/03/18	04/09/18	04/18/18	04/25/18
03/12/18	03/26/18	04/03/18	04/17/18	02/23/18	05/02/18	05/09/18
03/26/18	04/09/18	04/17/18	05/01/18	05/07/18	05/16/18	05/23/18
04/09/18	04/23/18	05/01/18	05/15/18	05/25/18	06/06/18	06/13/18
04/23/18	05/07/18	05/15/18	06/05/18	06/11/18	06/20/18	06/27/18
05/14/18	05/29/18	06/05/18	06/19/18	06/25/18	07/04/18	07/11/18
05/29/18	06/11/18	06/19/18	07/03/18	07/09/18	07/18/18	07/25/18
06/11/18	06/25/18	07/03/18	07/17/18	07/23/18	08/01/18	08/08/18
06/25/18	07/09/18	07/17/18	07/31/18	08/06/18	08/15/18	08/22/18
07/09/18	07/23/18	07/31/18	08/14/18	08/27/18	09/05/18	09/12/18
07/23/18	08/06/18	08/14/18	09/04/18	09/10/18	09/19/18	09/26/18
08/13/18	08/27/18	09/04/18	09/18/18	09/24/18	10/03/18	10/10/18
08/27/18	09/10/18	09/18/18	10/02/18	10/08/18	10/17/18	10/24/18
09/10/18	09/24/18	10/02/18	10/16/18	10/29/18	11/07/18	11/14/18
09/24/18	10/09/18	10/16/18	11/06/18	11/09/18	11/21/18	11/28/18
10/15/18	10/29/18	11/06/18	11/20/18	11/26/18	12/05/18	12/12/18
10/29/18	11/13/18	11/20/18	12/04/18	12/10/18	12/19/18	12/26/18
11/13/18	11/26/18	12/04/18	12/18/18	12/22/18	01/02/19	01/09/19
11/26/18	12/10/18	12/18/18	01/01/19	01/07/19	01/16/19	01/23/19
12/10/18	12/21/18	01/01/19	01/15/19	01/28/19	02/06/19	02/13/19
12/21/18	01/07/19	01/15/19	02/05/19	02/11/19	02/20/19	02/27/19

1 SUBMISSION & MEETING DATES MAY BE CHANGED DUE TO HOLIDAY MARKED IN RED

2 ORDINANCES REQUIRE THREE CONSIDERATIONS BEFORE CITY COUNCIL

3 DATES SUBJECT TO CGHHANE DUE TO HOLIDAYS MARKED IN RED

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

FINAL PLAT

BRADY REALTY SECOND ADDITION

BEING A REPLAT OF LOT 1 OF BRADY REALTY FIRST ADDITION TO
THE CITY OF DAVENPORT, IA BEING PART OF SOUTHWEST
QUARTER IN SECTION 12, TOWNSHIP 78 NORTH, RANGE 3 EAST OF
THE 5th PRINCIPAL MERIDIAN

APPROVED BY:
CITY OF DAVENPORT, IOWA

BY: _____

DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION

BY: _____ DATE: _____

MEDIACOM

IOWA - AMERICAN WATER COMPANY

CENTURY LINK

MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN
* EXCEPT AS SPECIFIED IN THE NOTES IN THIS PLAT.

NOTES:

LOT A SHALL BE DEDICATED FOR STORM WATER DETENTION PURPOSES
PER THE CITY OF DAVENPORT STORM WATER ORDINANCE, LATEST
ADDITION.

A BLANKET EASEMENT SHALL BE GRANTED TO THE CITY OF DAVENPORT,
NATURAL RESOURCE DIVISION FOR ACCESS AND MAINTENANCE OF STORM
WATER DETENTION AND WATER QUALITY FEATURES.

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 NORTH LINE OF SUBDIVISION WAS ASSUMED TO BEAR S88°14'02"E.

LEGEND:

DEED DIMENSION = (0.00')

FIELD DIMENSION = 0.00'

MONUMENTS FOUND:

AS NOTED =

MONUMENTS SET:

#5 REBAR W/ YELLOW PLASTIC CAP #8860 =

BOUNDARY LINE =

ROAD CENTER LINE =

EASEMENT LINE =

SETBACK LINE =

SECTION LINE =

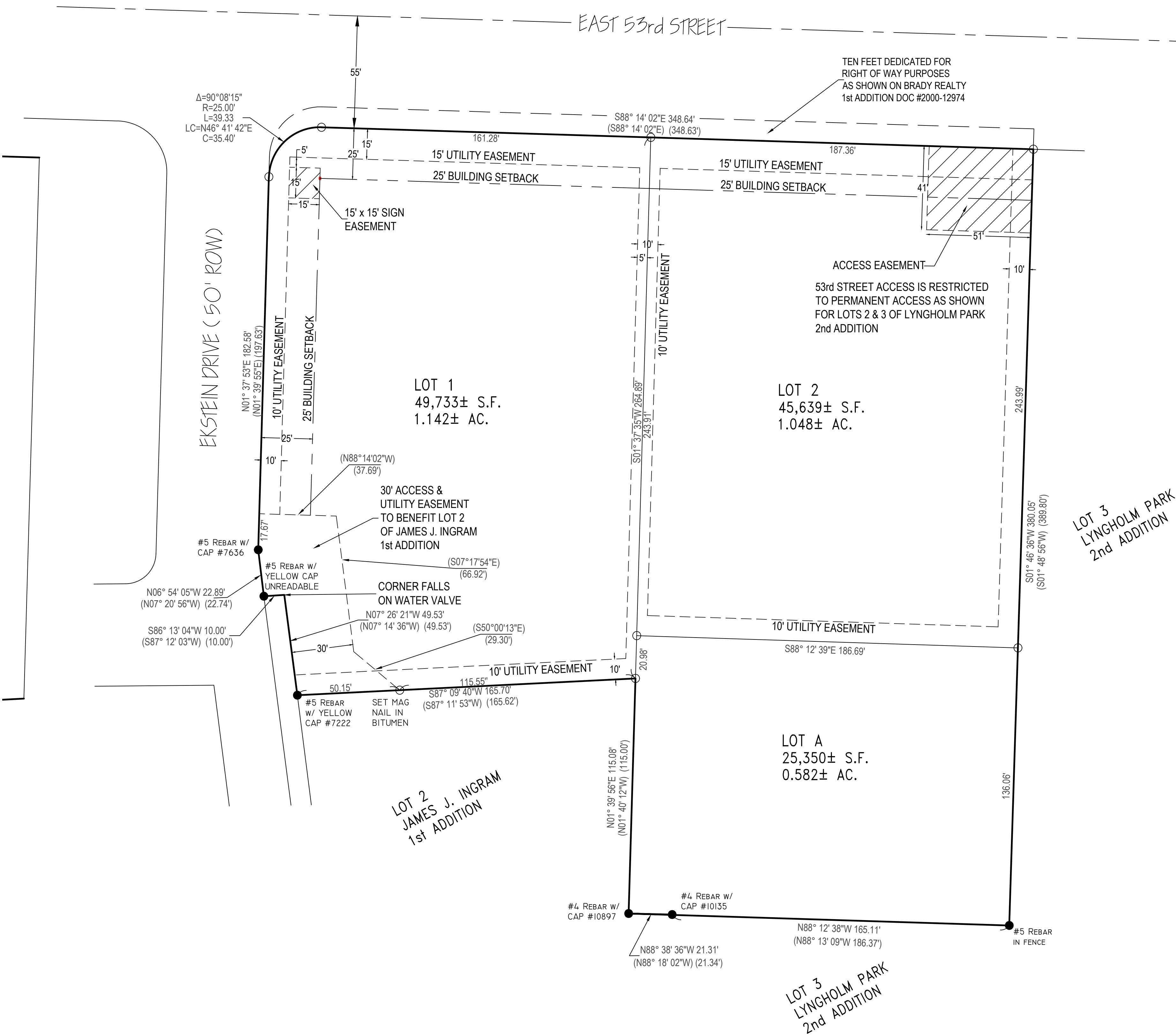
DATE: 10/27/18	LOCATION: CITY OF DAVENPORT SCOTT COUNTY, IOWA		
SCALE: 1" = 30'	CHECKED BY: CGL	DRAWN BY: MDR	JOB NO: 118-151
REVISION:	REVISED BY: MDR	REVISION DATE:	

C. LEHMAN LAND SURVEYING
#2 TIMBER RIDGE DRIVE
COAL VALLEY, ILLINOIS 61240
PHONE NO. (309) 799-7702 MOBILE (563) 340-9448

PROJECT
FINAL PLAT
BRADY REALTY 2nd ADDITION
DAVENPORT, IOWA

PREPARED FOR:
DONNA INGRAM
2532 E. LOCUST STREET
DAVENPORT, IA 52803

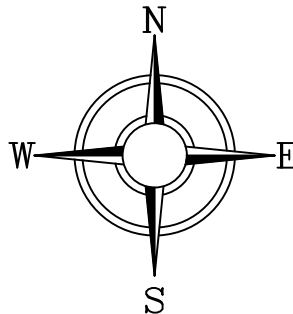
SHEET NO.
1 OF 1



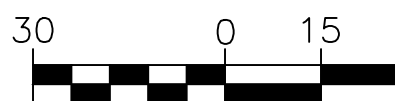
1. Area of Subdivision-
Total: 2.772 Acres +/-

2. Surveyor:
Jerry Rogers
3445 Cedar View Court
Bettendorf, Iowa 52722
Ph: (563) 726-1986

3. Attorney:
Tom Pastrnak
Pastrnak Law Firm P.C.
313 W. 3rd Street
Davenport, Iowa 52801
Ph: (563) 323-7737

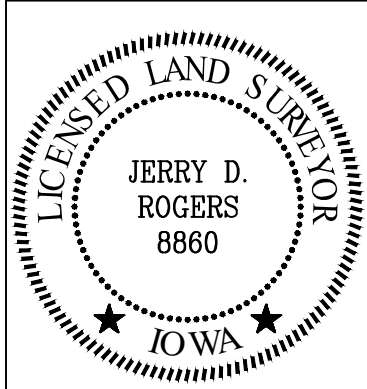


GRAPHIC SCALE



(IN FEET)

1" = 30' (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.

JERRY D. ROGERS
Iowa License Number: 8860
My license renewal date is December 31, 2019.
Pages or sheets covered by this seal: 1
DATE SURVEY COMPLETED: 10/01/2018

**Open Space and Public Land
Industry**

E 53RD ST

EKSTEIN DR

Commercial Corridor

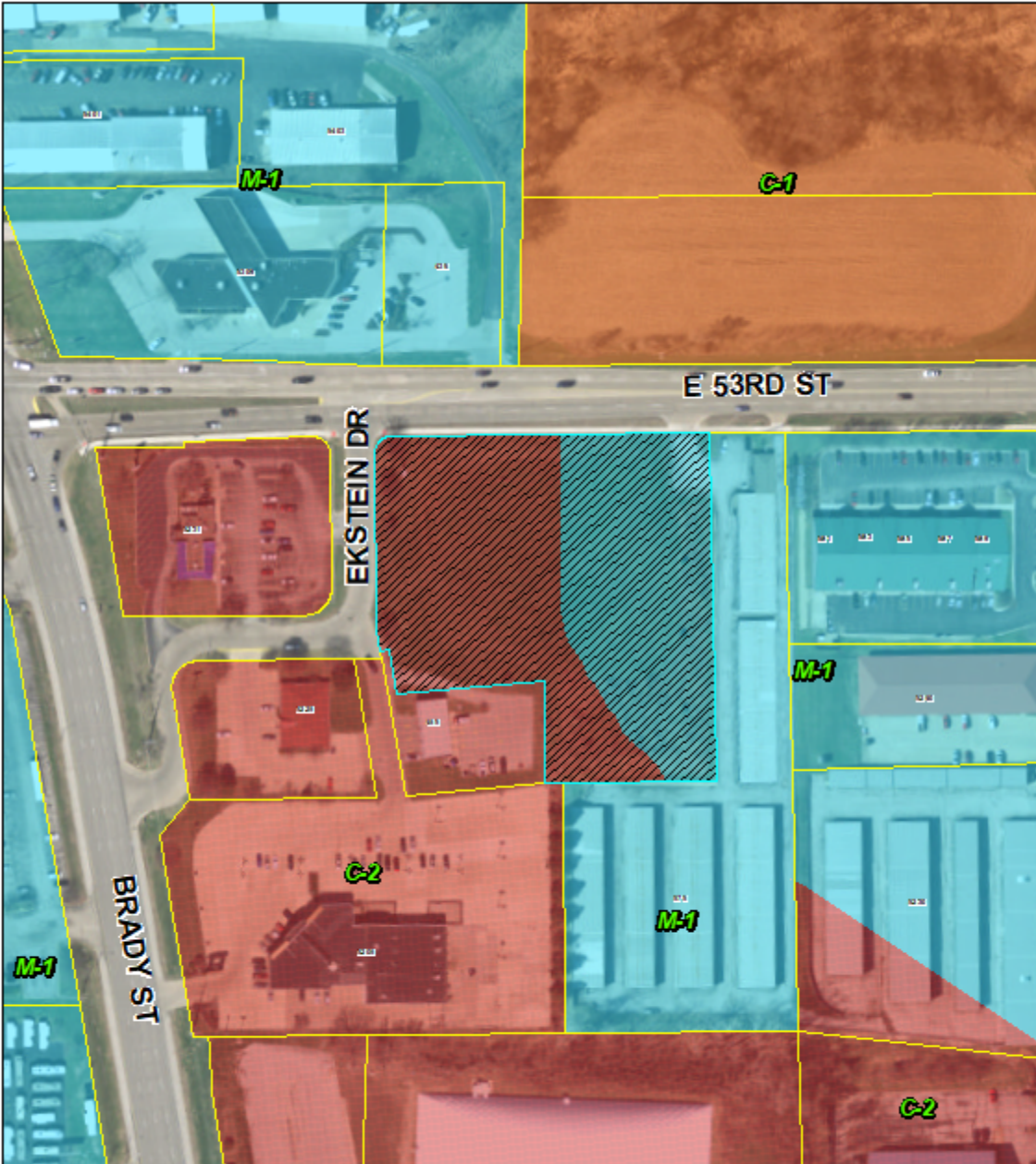
BRADY ST



Subject_Property

0 25 50 100 Feet





Subject_Property

0 25 50 100 Feet



City of Davenport
Plan and Zoning Commission

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

Date
11/19/2018

Subject:

Case P18-07; Request for preliminary plat Kent Krambeck's 1st Addition being a 4 lot subdivision located north of East 76th Street and approximately 1/2 mile East of Utica Ridge Road.[Ward 6]

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward P18-07 to the City Council with a recommendation for approval.

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: Conserve, Protect, and Enhance our Natural Resources

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

Technical Review:

Streets. The proposed subdivision has no impact on streets.

Storm Water. If the property were to be developed, the subdivision would require detention and possibly water quality. Additionally, drainage easements would need to be required per chapter 13.34.140 of the City Code.

Sanitary Sewer. A 10" sanitary sewer is located south of the property on the opposite side of E 76th St.

Other Utilities. Other utilities are located in the area

Parks/Open Space. The proposed development has no impact on parks/open space.

Special consideration: The property owner has indicated that the use of the property is not expected to change and will continue to be used for agriculture, with the exception of the telecom tower on lot 1. The land is being subdivided to accommodate the purchase of the property by the owner's family members. Any change in the use of property from agriculture would require an updated site plan including storm water management elements. For this reason, staff is not requiring the plat include stormwater or other utility easements at this time.

Public Input:

No public hearing is required for a Preliminary Plat.

Discussion:

This preliminary plat is to allow for a 4 lot subdivision located north of East 76th Street and approximately 1/2 mi East of Utica Ridge Road.

Staff Recommendation

Findings:

1. The plat conforms to the comprehensive plan Davenport+2035; and
2. The plat would achieve consistency with subdivision ordinance requirements for a preliminary plat.

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward P18-07 to the City Council with a recommendation for approval

ATTACHMENTS:

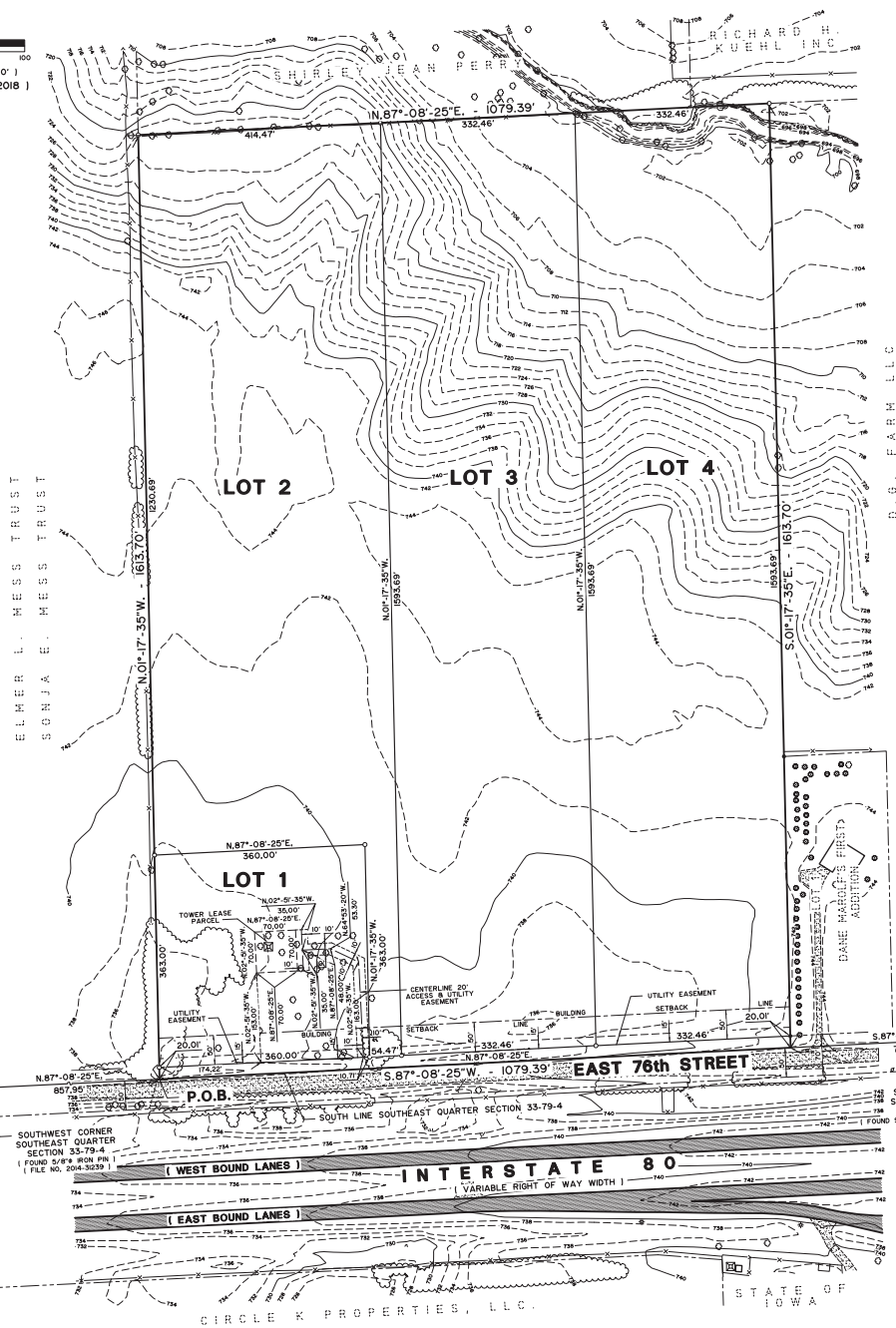
Type	Description
▢ Backup Material	Preliminary Plat
▢ Backup Material	Land Use map
▢ Backup Material	Zoning Map

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)



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
11/19/2018

Subject:

Case F18-19; Request for final plat Kent Krambeck's 1st Addition being a 4 lot subdivision located north of East 76th Street and approximately 1/2 mile East of Utica Ridge Road.[Ward 6]

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward Case No. F18-19 to the City Council with a recommendation for approval.

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: Conserve, Protect, and Enhance our Natural Resources

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

Technical Review:

Streets. The proposed subdivision has no impact on streets.

Storm Water. If the property were to be developed, the subdivision would require detention and possibly water quality. Additionally, drainage easements would need to be required per chapter 13.34.140 of the City Code.

Sanitary Sewer. A 10" sanitary sewer is located south of the property on the opposite side of E 76th St.

Other Utilities. Other utilities are located in the area

Parks/Open Space. The proposed development has no impact on parks/open space.

Special consideration: The property owner has indicated that the use of the property is not

expected to change and will continue to be used for agriculture, with the exception of the telecom tower on lot 1. The land is being subdivided to accommodate the purchase of the property by the owner's family members. Any change in the use of property from agriculture would require an updated site plan including stormwater management elements. For this reason, staff is not requiring the plat include stormwater or other utility easements at this time.

Public Input:

No public hearing is required for a Preliminary Plat.

Discussion:

This final plat is to allow for a 4 lot subdivision located north of East 76th Street and approximately 1/2 mi East of Utica Ridge Road.

Staff Recommendation

Findings:

1. The plat conforms to the comprehensive plan Davenport+2035; and
2. The plat would achieve consistency with subdivision ordinance requirements for a preliminary plat.

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward F18-19 to the City Council with a recommendation for approval

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

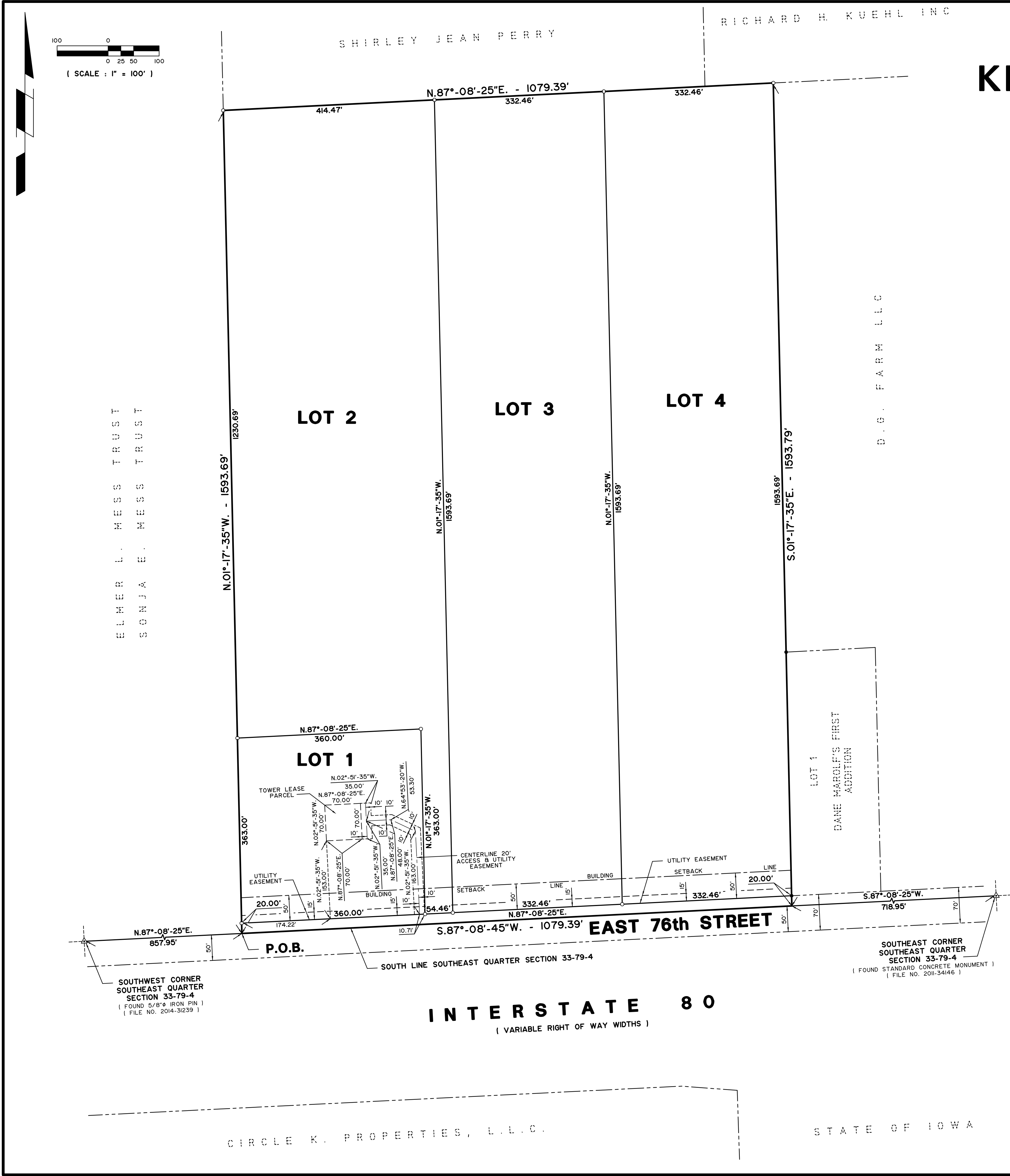
INTERSTATE 80

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.

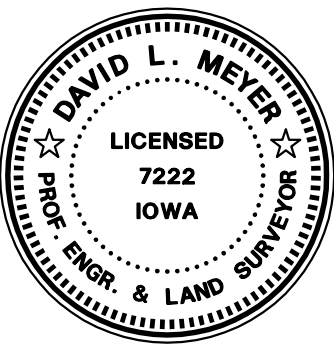
Signature: David L. Meyer, P.E. & L.S., License Number 7222

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.**

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
11/15/2018

Subject:

Case F18-17: Request of Michael Richmond with Townsend Engineering for a Final Plat of a 3 lot subdivision located North of Hickory Grove Rd between North Thornwood Ave and North Lincoln Avenue. [Ward 2]

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

Zoning:

The property is currently zoned Heavy Industrial District.

Technical Review:

Technical review comments will be provided at the December 4, 2018 Plan and Zoning Commission public meeting.

Public Input:

No public hearing is required for a Final Plat.

Discussion:

The request is for a Final Plat for a 3 lot subdivision.

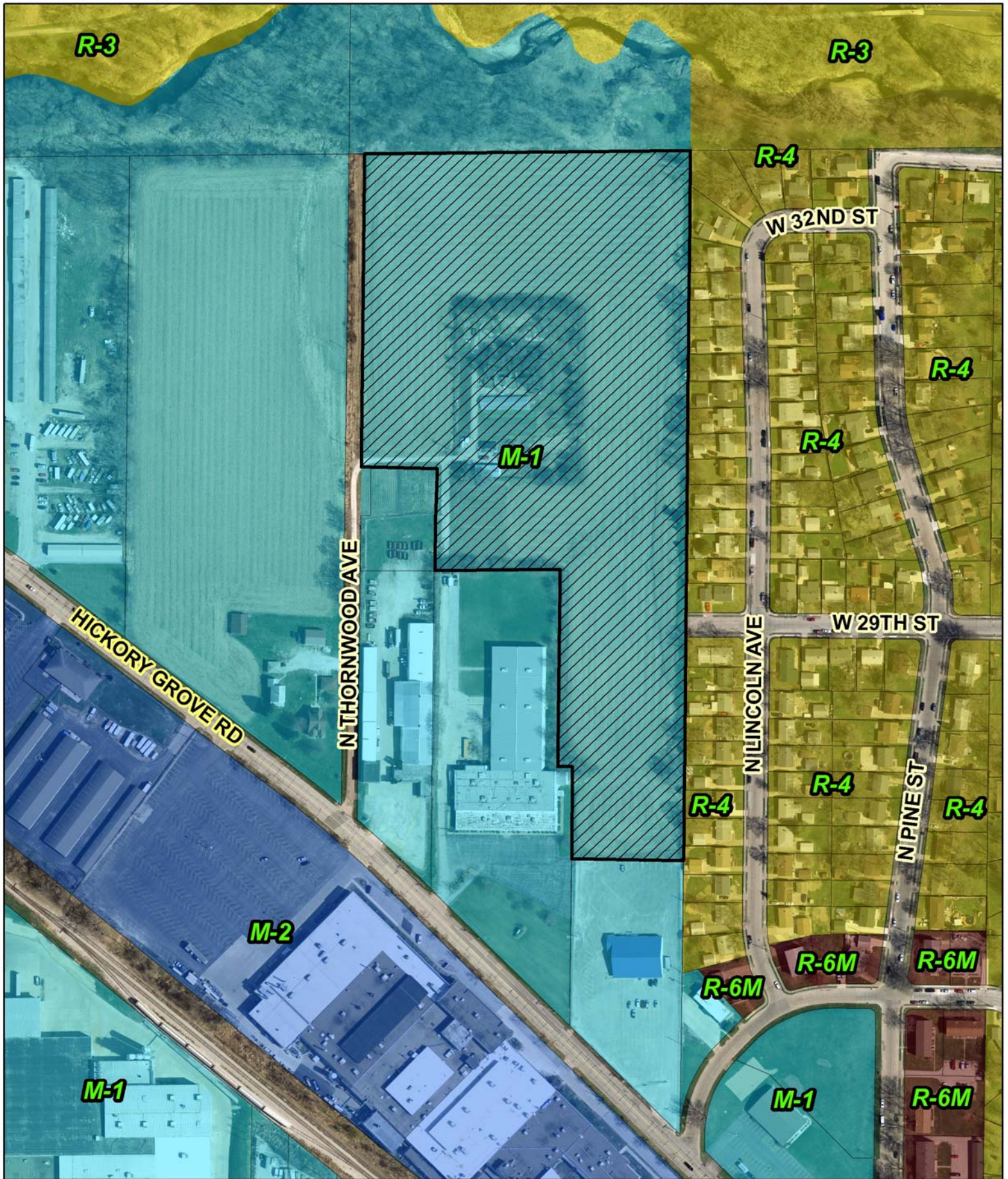
ATTACHMENTS:

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

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	10/25/2018 - 1:31 PM



Subject Property

N



Parks &
Recreation

Industry

Residential
General

N THORNWOOD AVE

HICKORY GROVE RD

N LINCOLN AVE

W 29TH ST

N PINE ST

W COLUMBIA AVE

W 32ND ST



Subject Property

N

