

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, DECEMBER 4, 2018; 5:00 PM

CITY COUNCIL CHAMBERS

COMBINED PUBLIC HEARING & REGULAR MEETING

I. New Business

- A. Public Hearing for REZ18-17: Request of Tim Shaffer, Dale's Automotive Service, to rezone 1915 Zenith Avenue from R-4 Moderate Density Dwelling District to C-2, General Commercial District. [Ward 1]
- B. Case REZ18-19: Request of St. Ambrose University for a rezoning from R-4 Moderate Density Dwelling District and C-2 General Commercial District to PID Planned Institutional District on .675 acres, more or less, and an amendment to a PID Planned Institutional District Land Use Plan for the property located west of Harrison Street, north of West Locust Street, east of Brown Street and south of West Lombard Street. The purpose of the request is to allow a substantial addition to the building located at the northeast corner of West Locust Street and Gaines Street. [Wards 4 & 5]

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Authority

- A.
 - 1. Resolution for Case F18-15 being the request of Robert Murray for a Final Plat for a 2 lot subdivision located at 915 Floral Lane. [Ward 1] **ADOPTED 2018-5002**
 - 2. Resolution for 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] **ADOPTED 2018-501**

III. Secretary's Report

- A. Consideration of the November 19, 2018 meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business: None

B. New Business

- i. Case No. REZ18-16: Request of Rob Davis with Bush Construction 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. [Ward 6].

VI. Subdivision Activity

A. Old Business

B. New Business

- i. 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]

VII. Future Business

- A. Case No. FPV18-01: Request of Riverfront Improvement Commission and Taste of Ethiopia LLC for a floodplain variance to establish business at 102 S. Harrison St. [Ward 3]
- B. Case REZ18-18: Request by Ahmed Ismail, for WK Development, to rezone 0.83 acres, more or less, of property located immediately northwest of the intersection of Elsie Avenue and West Kimberly Road from R-5M Medium Density Residential to C-2, General Commercial District [Ward 2].

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

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

Date
12/4/2018

Subject:

Public Hearing for REZ18-17: Request of Tim Shaffer, Dale's Automotive Service, to rezone 1915 Zenith Avenue from R-4 Moderate Density Dwelling District to C-2, General Commercial District. [Ward 1]

Recommendation:

None; this is the public hearing.

Background:

Background:

Reason for Request:

Petitioner recently was successful in rezoning two adjacent lots on West Locust Street to C-2 in order to accommodate a business expansion (REZ18-12).

Upon completing a survey of the property, it was determined that a discrepancy existed, resulting in inadequate property to accommodate the desired expansion. The proposed rezoning comprises the lot immediately north of one of the lots recently rezoned.

Site Information:

Property is 0.20 acres, more or less.

Comprehensive Plan:

Property is within the Urban Service Boundary.

Property is designated RG, Residential General, in the Comprehensive Plan. 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.

Technical Review:

Request for technical review has been made. Any service concerns will be shared prior to making a recommendation.

Public Input:

Notice Signs were posted on November 5

Seventeen notices were sent to property owners inviting them to a neighborhood meeting on November 19. No neighbors attended.

Notice of Public Hearing was posted in the Quad City Times on November 30, 2018.

Discussion:

To be presented at the December 18, 2018 Plan and Zoning Commission meeting.

ATTACHMENTS:

Type	Description
▢ Backup Material	Application
▢ Backup Material	Location Map and Notice
▢ Backup Material	Public Hearing Notice
▢ Backup Material	Existing Zoning Map
▢ Backup Material	Proposed Zoning Map
▢ Backup Material	Future Land Use Map

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	11/16/2018 - 11:24 AM

Zoning Map Amendment Application

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

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Property Address* 1915 N. Zenith Ave

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

Applicant (Primary Contact)**

Name: TIM SHAFFER
Company: DUES SERVICE CENTER
Address: 3830 W. LOUIST ST
City/State/Zip: DAVENPORT IA 52804
Phone: 563 940-6114
Email: TIM@DUESGCCOM

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: RICHARD SHAFFER
Company: DUES SERVICE CENTER
Address: 3830 W. LOUIST ST
City/State/Zip: DAVENPORT IA 52804
Phone: 563 343-0189
Email: RSHAFFER@DUESGCCOM

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 ☐

Architect (if applicable)

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

Historic Preservation Commission

- Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Administrative

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

Attorney (if applicable)

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

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

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

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

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

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

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

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

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

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

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

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

Applicant:

Date:

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

Received by:

Date:

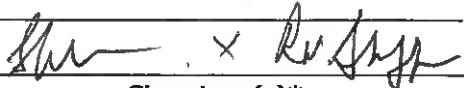
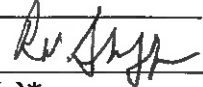
Planning staff

Date of the Public Hearing:

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

Authorization to Act as Applicant

I, Richard D. SHAFER
authorize Tim SHAFER
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the
property located at 1915 N. Zenith Ave 52804.

 x 
Signature(s)*

*Please note: original signature(s) required.

**NOTICE
PUBLIC MEETING
MONDAY, NOVEMBER 19, 2018, 6:00 PM
DALE'S SERVICE CENTER
3830 W. LOCUST ST., DAVENPORT, IOWA 52806**

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

Case No. REZ18-17: Request by Rob Davis, Bush Construction, to rezone 0.20 acres, more or less, of property located at 1915 Zenith Avenue from R-4 Moderate Density Dwelling District to C-2, General Commercial District [Ward 1] (See map of the affected property on reverse side of this notice).

This rezoning is proposed to accommodate an expansion of Dale's Service Center.

A public meeting, hosted by the applicant, will be held to discuss the proposal at the time and place listed above. A formal public hearing will be held on the matter by the Plan and Zoning Commission on Tuesday, December 4, 2018, 5:00 pm at Davenport City Hall. You will receive an additional notice prior to this meeting.

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

Case No. REZ18-17

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

Location Map

REZ18-17

1915 Zenith R-4 to C-2



0 25 50 100 150 200 Feet





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



Public Hearing Details:

Date: 12/4/2018
Time: 5:00 PM
Location: Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa
Subject: Public hearing for a rezoning request before the Plan and Zoning Commission
Case #: REZ18-17

Ward: **1st**

To: All property owners within 200 feet of the subject property located at **1915 N. Zenith Avenue**.

What is this All About?

This notice is being sent to inform you that a public hearing will be held for a rezoning request. The purpose of the rezoning request is to change the property's allowed uses by changing the zoning classification.

Request Description

REZ18-17: Request of Dale's Service Center for a rezoning from "R-3" to "C-2" General Commercial at 1915 N. Zenith Avenue to facilitate additional driveway/parking area. [Ward 1]

What are the Next Steps after the Public Hearing?

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

Would You Like to Submit an Official Comment?

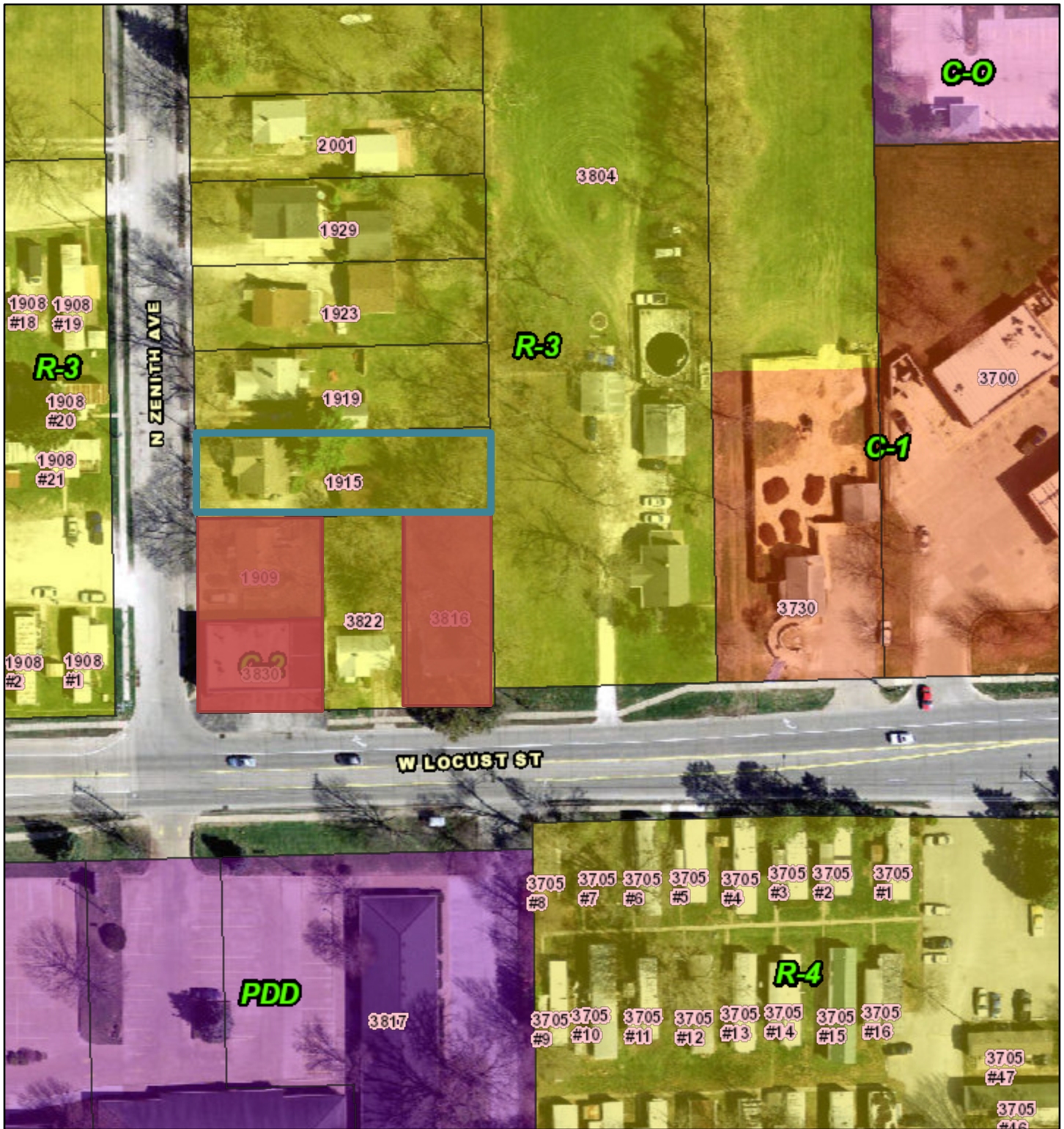
As a neighboring property owner, you may have an interest in commenting on the proposed request either in writing/email or in person at the public hearing. If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one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

Do You Have Any Questions?

If you have any questions on this request, or if you need accommodations for any reason, please contact Mathew Flynn, AICP, the case planner assigned to this project at matt.flynn@ci.davenport.ia.us or 563-888-2286. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

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

Existing Zoning



11/29/2018, 11:32:48 AM

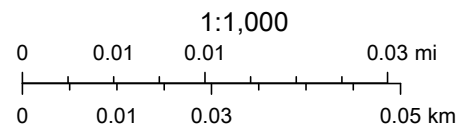
- Parks
- Parcels
- Street Centerline (Labels only)
- Piped Creeks
- City Limit
- Address Points

Creeks

- Named Creeks
- Unnamed Tributaries

Zoning Districts

- A-1 Agricultural
- R-1 Low Density Dwelling District

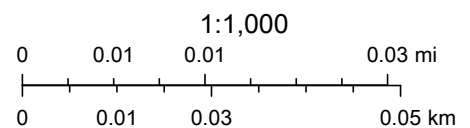


Scott County Iowa, Bi-State Regional Commission

Proposed Zoning



11/29/2018, 12:23:45 PM



- | | |
|---------------------------------|---------------------------------|
| Parks | Piped Creeks |
| Parcels | City Limit |
| Street Centerline (Labels only) | |
| Address Points | |
| Creeks | |
| Named Creeks | Recognized Neighborhoods |
| Unnamed Tributaries | 33rd Street Watch |
| | Central Community Circle |

Scott County Iowa, Bi-State Regional Commission

Future Land Use

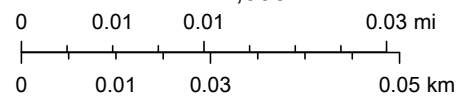


11/29/2018, 11:34:45 AM

- Legend:

 - Parks
 - Piped Creeks
 - Parcels
 - City Limit
 - Street Centerline (Labels only)
 - Address Points
 - Creeks
 - Land Use+2035
 - Named Creeks
 - ▨ Urban Corridor
 - Unnamed Tributaries
 - Commercial Node

1:1,000



Scott County Iowa, Bi-State Regional Commission

Web AppBuilder for ArcGIS
Scott County Iowa, Bi-State Regional Commission | Copyright:© 2014 Esri |

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
12/4/2018

Subject:

Case REZ18-19: Request of St. Ambrose University for a rezoning from R-4 Moderate Density Dwelling District and C-2 General Commercial District to PID Planned Institutional District on .675 acres, more or less, and an amendment to a PID Planned Institutional District Land Use Plan for the property located west of Harrison Street, north of West Locust Street, east of Brown Street and south of West Lombard Street. The purpose of the request is to allow a substantial addition to the building located at the northeast corner of West Locust Street and Gaines Street. [Wards 4 & 5]

Recommendation:

Hold the public hearing.

Background:

Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Civic / Institutional (CI) – Reserved for major developments for government, education, religion, medical, utilities, and other cultural or non-profit organizations located outside of the Downtown (DT).

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

Zoning:

The property is currently zoned PID Planned Institutional District, R-4 Moderate Density Dwelling District and C-2 General Commercial District.

The majority of the property was rezoned to PID in 2012. In conjunction with the rezoning, a land use plan and narrative of intent and compatibility with surrounding area were approved.

Since 2012, St. Ambrose University has acquired two property at the southeast portion of the campus.

Technical Review:

Streets.

The property located west of Harrison Street, north of West Locust Street, east of Brown Street

and south of West Lombard Street. No impacts to streets are proposed.

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:

Letters were sent to property owners within 500 feet of the St. Ambrose University Campus notifying them of the November 28, 2018 neighborhood meeting and the December 3, 2018 Plan and Zoning Commission Public Hearing.

Pursuant to the Planned Institutional District Ordinance, St. Ambrose University notified neighborhood organizations located within five hundred feet of the campus at least 60 days prior to the application being submitted. The meeting was held on September 6, 2018 and was for the purpose of sharing the details of the petition, answering questions and receiving feedback.

Discussion:

St. Ambrose University wants to renovate and construct substantial addition to McMullen Hall, which is located at the southwest corner of the campus adjacent to the West Locust Street and Gaines Street Intersection. McMullen Hall is currently situated approximately 70 feet from the West Locust Street right-of-way. The addition would reduce the setback to 35 feet to the West Locust Street right-of-way.

Major amendments to a Planned Institutional District: Proposed changes to either the land use plan or narrative of intent and compatibility with surrounding area shall first be submitted to the community planning and economic development director or his/her designee. If it is determined that there is a major amendment, the property owner shall return to the city plan and zoning commission and city council pursuant to Section 17.57.010C4. The community planning and economic development director or his/her designee shall have the authority to approve minor amendments.

A major amendment includes a decrease of 10% or more of any setback shown on the Land Use Plan. Therefore, the expansion has been deemed a major amendment.

St. Ambrose University is rezoning two properties at the southeast portion of the campus it acquired since the 2012 rezoning.

Recommendation:

There is no recommendation at this time.

ATTACHMENTS:

Type

Description

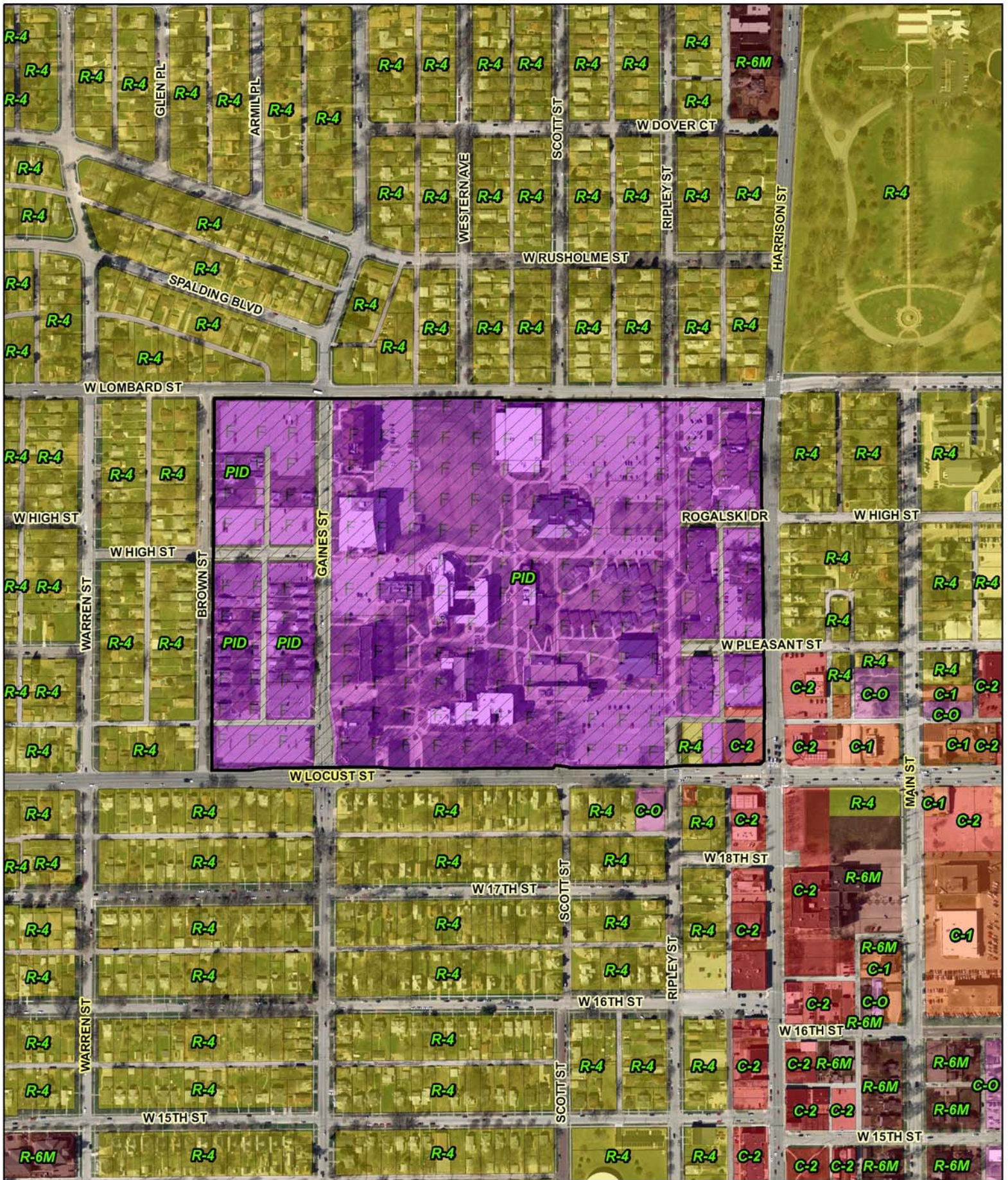
- ▣ Backup Material
- ▣ Backup Material
- ▣ Backup Material
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Zoning Map
 Land Use Map
 Amended Land Use Plan
 Amended Narrative of Intent and Compatibility
 with Surrounding Area
 Neighborhood Meeting Notice and Public Hearing
 Notice

Staff Workflow Reviewers

REVIEWERS:

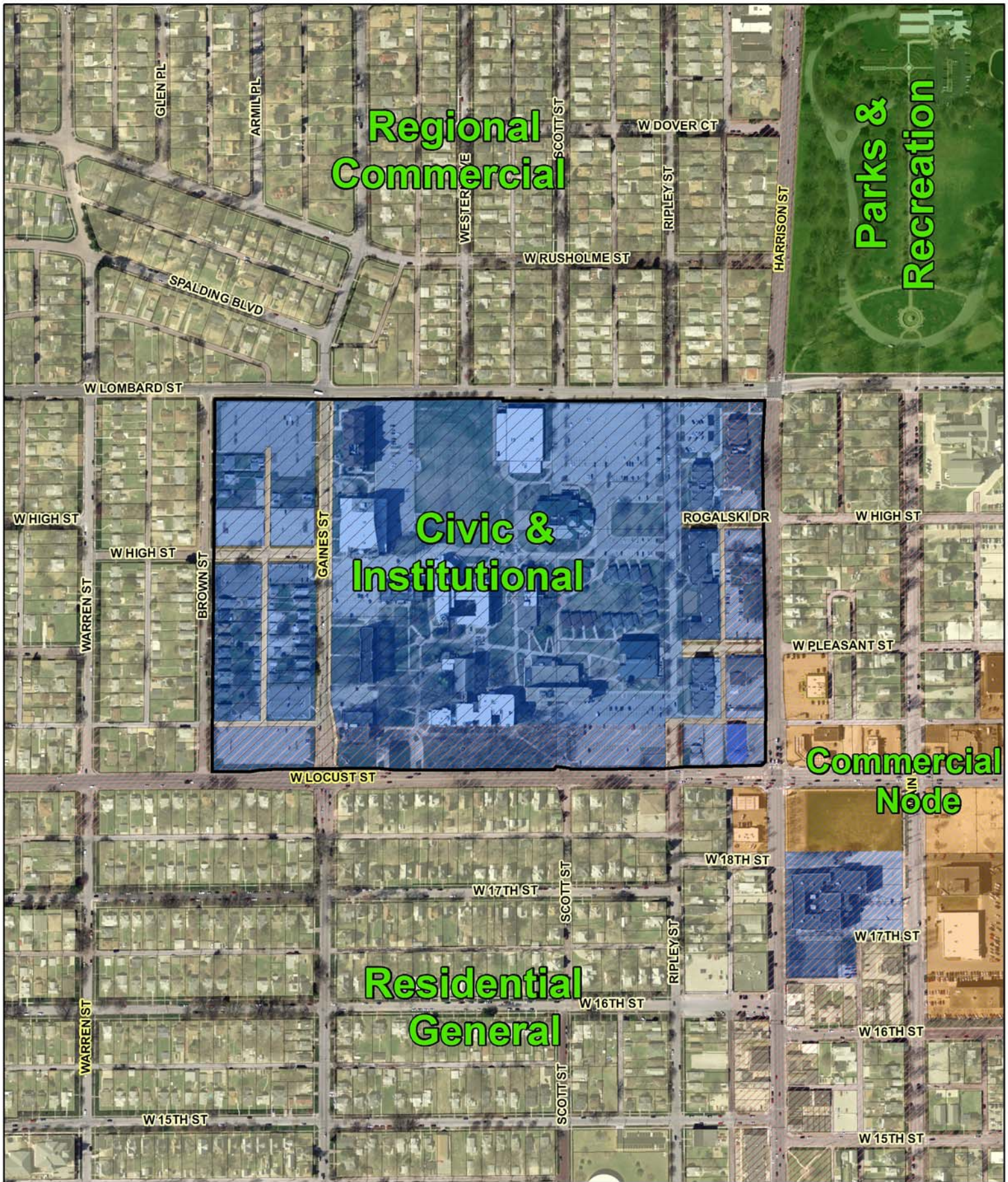
Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	11/29/2018 - 4:03 PM




Subject Property

N





 Subject Property



ST. AMBROSE PLANNED INSTITUTIONAL DISTRICT DAVENPORT, IOWA



City Plan and Zoning Commission Case No. REZ12-01
St. Ambrose University Main Campus Rezoning
Existing Zoning Map



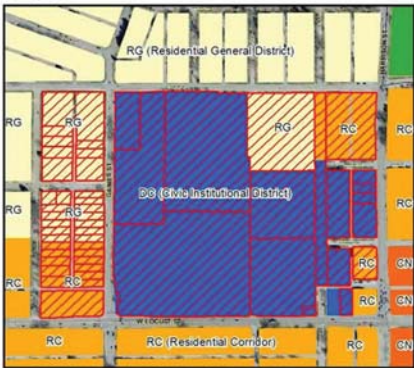
Request of St. Ambrose University for a Zoning Map Amendment (Rezoning) from the R-4 (Moderate Density Dwelling District) and C-2 (General Commercial District) to PID (Planned Institutional District) for all property within the main campus, and including all specified parcels located within the general boundaries of Lombard, Locust, Brown and Harrison Streets. The purpose of the request is to rezone the specified parcels in accordance with the university's adopted Campus Master Plan.

Legend

Parcels included in Rezoning Petition



City Plan and Zoning Commission Case No. REZ12-01
St. Ambrose University Main Campus Rezoning
Davenport 2025 Proposed Land Use Map



Request of St. Ambrose University for a Zoning Map Amendment (Rezoning) from the R-4 (Moderate Density Dwelling District) and C-2 (General Commercial District) to PID (Planned Institutional District) for all property within the main campus, and including all specified parcels located within the general boundaries of Lombard, Locust, Brown and Harrison Streets. The purpose of the request is to rezone the specified parcels in accordance with the university's adopted Campus Master Plan.

Legend

Parcels included in Rezoning Petition



VICINITY MAP
NOT TO SCALE

ST. AMBROSE UNIVERSITY
518 WEST LOCUST STREET
DAVENPORT, IA
563-333-6000

SOILS DATA

Map Unit Setting	Map Unit Setting	Map Unit Setting	Map Unit Setting
4102C—Diverse Urban land complex, 2 to 9 percent slopes	4102C—Diverse Urban land complex, 2 to 9 percent slopes	4102C—Diverse Urban land complex, 2 to 9 percent slopes	4102C—Diverse Urban land complex, 2 to 9 percent slopes
Elevation: 700 to 1,400 feet	Elevation: 700 to 1,400 feet	Elevation: 700 to 1,400 feet	Elevation: 700 to 1,400 feet
Mean annual precipitation: 33 to 38 inches	Mean annual precipitation: 33 to 38 inches	Mean annual precipitation: 33 to 38 inches	Mean annual precipitation: 33 to 38 inches
Mean annual air temperature: 48 to 52 degrees F	Mean annual air temperature: 48 to 52 degrees F	Mean annual air temperature: 48 to 52 degrees F	Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 170 to 200 days	Frost-free period: 170 to 200 days	Frost-free period: 170 to 200 days	Frost-free period: 170 to 200 days
Map Unit Composition	Map Unit Composition	Map Unit Composition	Map Unit Composition
Coarse and silt loam: 50 percent	Coarse and silt loam: 50 percent	Coarse and silt loam: 50 percent	Coarse and silt loam: 50 percent
Urban land: 40 percent	Urban land: 40 percent	Urban land: 40 percent	Urban land: 40 percent
Setting	Setting	Setting	Setting
Landform: Hillslopes	Landform: Hillslopes	Landform: Hillslopes	Landform: Hillslopes
Landform position (two-dimensional): Shoulder, summit	Landform position (two-dimensional): Backslope	Landform position (two-dimensional): Backslope	Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluvial, side slope	Landform position (three-dimensional): Side slope	Landform position (three-dimensional): Side slope	Landform position (three-dimensional): Interfluvial
Down-slope shape: Convex	Down-slope shape: Convex	Down-slope shape: Linear	Down-slope shape: Linear
Across-slope shape: Convex	Across-slope shape: Convex	Across-slope shape: Convex	Across-slope shape: Convex
Parent material: Loess	Parent material: Loess	Parent material: Loess	Parent material: Loess
Properties and qualities	Properties and qualities	Properties and qualities	Properties and qualities
Slope: 2 to 9 percent	Slope: 2 to 9 percent	Slope: 0 to 2 percent	Slope: 0 to 2 percent
Depth to restrictive feature: More than 60 inches	Depth to restrictive feature: More than 60 inches	Depth to restrictive feature: More than 60 inches	Depth to restrictive feature: More than 60 inches
Drainage class: Well drained	Drainage class: Well drained	Drainage class: Somewhat poorly drained	Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 inches)	Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 inches)	Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 inches)	Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 inches)
Depth to water table: More than 60 inches	Depth to water table: More than 60 inches	Depth to water table: About 12 to 42 inches	Depth to water table: About 12 to 42 inches
Frequency of flooding: None	Frequency of flooding: None	Frequency of flooding: None	Frequency of flooding: None
Frequency of ponding: None	Frequency of ponding: None	Frequency of ponding: None	Frequency of ponding: None
Available water capacity: High (about 11.8 inches)	Available water capacity: High (about 11.8 inches)	Available water capacity: High (about 11.8 inches)	Available water capacity: High (about 11.8 inches)
Typical profile	Typical profile	Typical profile	Typical profile
0 to 8 inches: Silty loam	0 to 8 inches: Silty loam	0 to 8 inches: Silty loam	0 to 8 inches: Silty loam
8 to 60 inches: Silty clay loam	8 to 60 inches: Silty clay loam	8 to 60 inches: Silty clay loam	8 to 60 inches: Silty clay loam

INDEX OF SHEETS

LAND USE PLAN	C-1
MCMULLEN HALL LAND USE PLAN	C-1.1
EXISTING CONDITIONS	C-2
SITE ARE AND SOILS CLASSIFICATION	C-3
UTILITY PLAN	C-4
GRADING AND DRAINAGE PLAN	C-5
DATA SHEET	C-6
LANDSCAPE DETAIL SHEET	C-7

UTILITY NOTE

THE LOCATIONS OF THOSE BURIED AND ABOVE GROUND UTILITIES SHOWN ARE APPROXIMATE. ARE SHOWN FOR CONTRACTOR INFORMATIONAL USE ONLY, AND ARE NOT TO BE REFERENCED FOR CONSTRUCTION PURPOSES. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITY MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES, REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

MISSMAN, INC. HAS ADOPTED SAFETY PROCEDURES FOR ITS EMPLOYEES WHO PROVIDE PROFESSIONAL ENGINEERING AND SURVEYING SERVICES. A COPY OF THESE PROCEDURES IS AVAILABLE FROM THE SAFETY OFFICER. MISSMAN, INC. PERSONNEL ARE NOT TRAINED IN CONTRACTOR (CONSTRUCTION) SAFETY AND COMPLIANCE PROCEDURES. THE METHODS AND MEANS TO COMPLY WITH CONSTRUCTION SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ST. AMBROSE UNIVERSITY P.I.D.
DAVENPORT, IOWA

COVER SHEET

Missman Project No:
C11L031

File Name:
C11L031_Dave.dwg

© COPYRIGHT 2018
ALL RIGHTS RESERVED

Field Book No:
Drawn By: RJJ

Checked By: JLH

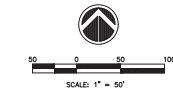
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Sheet 1 of 9

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1	REVISIONS	11/06/2018
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- LEGEND**
- 4' HIGH CONCRETE FENCE
 - CAMPUS EXPANSION PROPERTY
 - PROPOSED LANDSCAPE
 - PROPOSED STRUCTURE
 - PROPOSED PARKING
 - PROPOSED SIGNAGE

- NOTES**
- Any and all properties included within the boundaries of this P.I.D. that do not have proposed future uses specified on the Land Use Plan and/or on the Data Sheet, may continue to be used as they currently exist and/or as permitted under the P.I.D. zoning classification. Such properties may also be used for open space purposes in the event of demolition of an existing building or group of buildings. All demolition sites shall be filled, graded level, and as a minimum shall be restored with planted grass seed or soil.
 - Future locations and openings depicted on the map may be adjusted based on neighborhood input and/or further review during the pre-construction phase.

PROPERTY SUMMARY - 06/21/18

Total Area Bound by P.I.D.	- 53.13 AC.
Area of Properties Not Covered by S.A.U.	- 1.40 AC.
Area of Properties Covered by S.A.U.	- 51.73 AC.
Area of P.I.D. Covered by S.A.U.	- 48.97 AC.

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DAVENPORT, IOWA

LAND USE PLAN

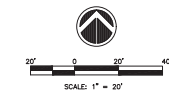
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C-1

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LEGEND	
4 HIGH CONCRETE FENCE	
CAMPUS EXPANSION PROPERTY	
PROPOSED LANDSCAPE	
PROPOSED STRUCTURE	
PROPOSED PARKING	
PROPOSED SIGNAGE	

- NOTES:
- Any and all properties included within the boundaries of this P.D. that do not have proposed future uses specified on the Land Use Plan and/or on the Data Sheet, may continue to be used as they currently exist and/or as permitted under the P.D. zoning classification. Such properties may also be used for open space purposes in the event of demolition or an existing building to grade at buildings. All demolition sites shall be filled, graded level, and as a minimum shall be restored with planted grass seed or soil.
 - Fence locations and openings depicted on the map may be adjusted based on neighborhood input and/or further review during the pre-construction phase.

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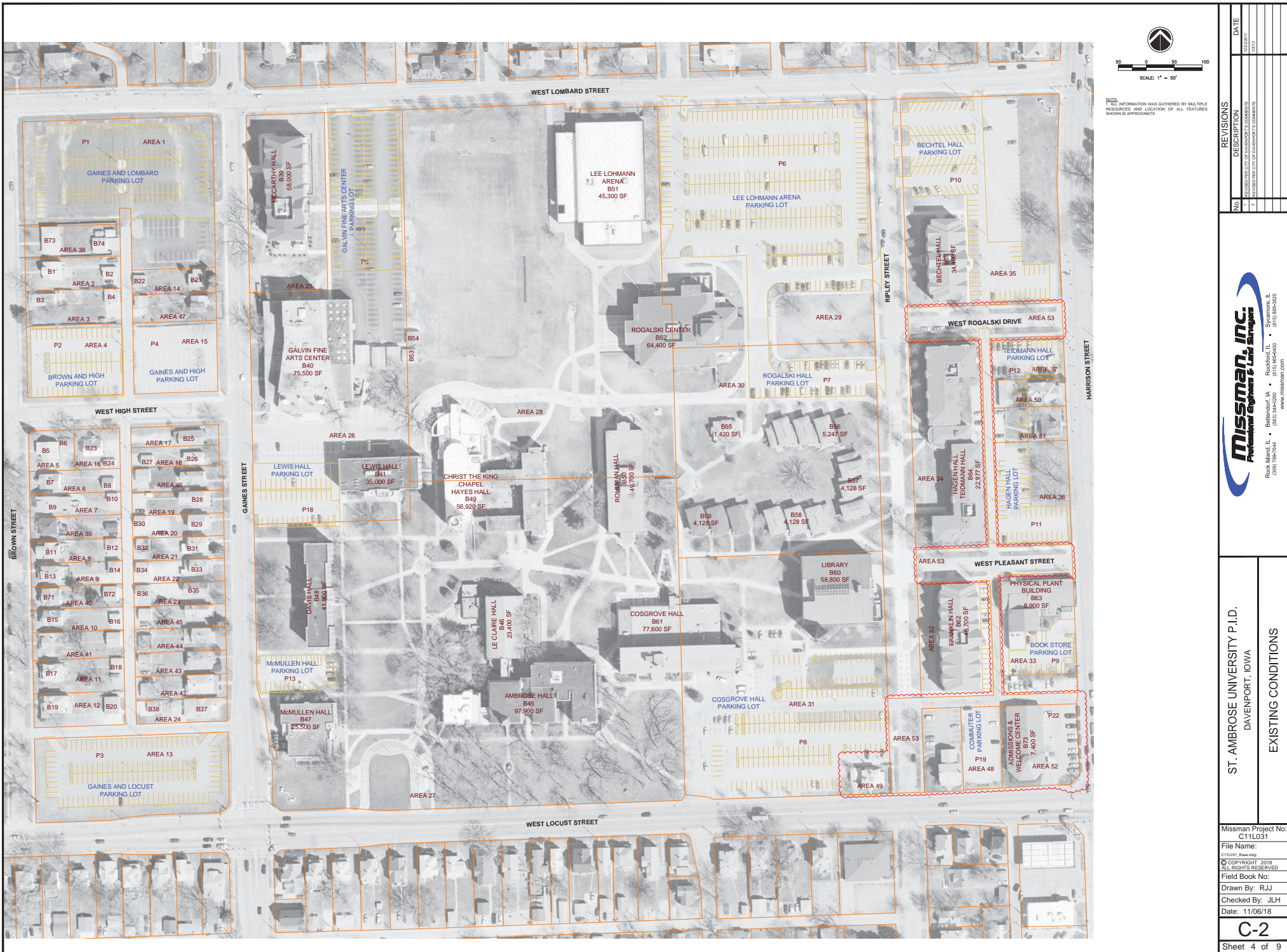
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ST. AMBROSE UNIVERSITY P.I.D. DAVENPORT, IOWA	MCMULLEN HALL LAND USE PLAN
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Sheet 3 of 9



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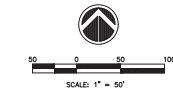
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EXISTING CONDITIONS

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C-2
Sheet 4 of 9



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- LEGEND**
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 - SOIL CLASSIFICATION
 - SOIL CLASSIFICATION
 - PROPOSED LANDSCAPE
 - PROPOSED STRUCTURE
 - PROPOSED PARKING
 - EXISTING PARKING
 - PROPOSED SIGNAGE
 - EXISTING COMPACTOR
 - EXISTING CARBOARD COMPACTOR
 - EXISTING RECYCLE
 - EXISTING LOADING AREA
 - PROPOSED SERVICE DOOR
 - PROPOSED LANDSCAPE
 - PROPOSED STRUCTURE
 - PROPOSED PARKING

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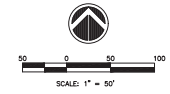
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SITE AREA AND SOILS PLAN

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UTILITY PLAN

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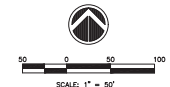
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LEGEND

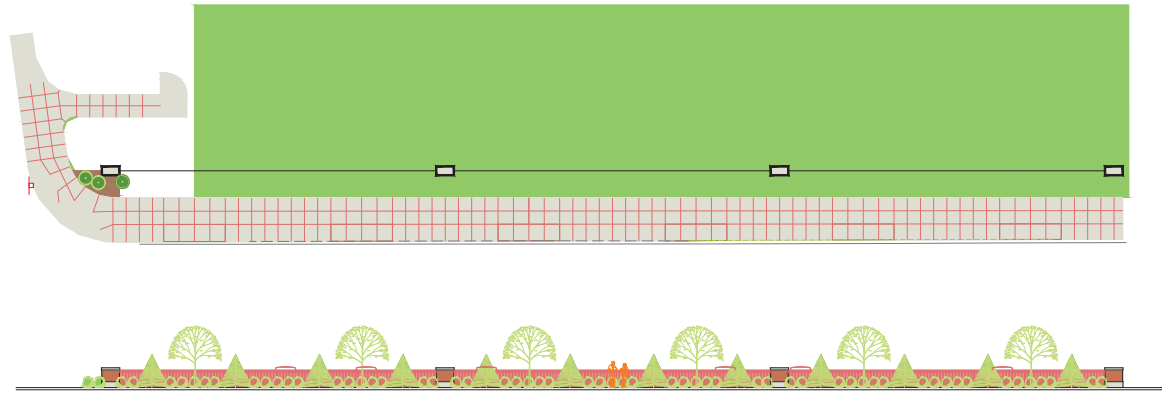
- CONTOURS
- DRAINAGE WAY
- SLOPES +10%
- PROPOSED LANDSCAPE
- PROPOSED STRUCTURE
- PROPOSED PARKING
- EXISTING PARKING

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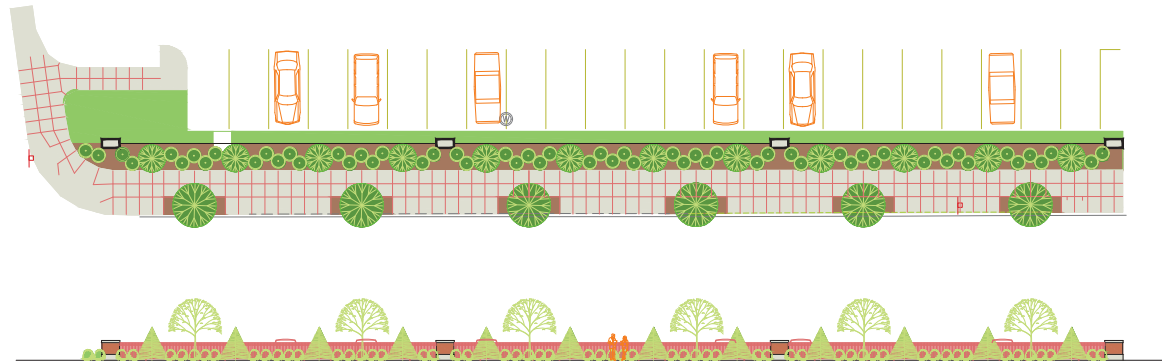
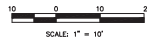
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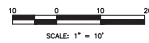
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CAMPUS EDGE DETAIL



CAMPUS EDGE AT PARKING



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 LANDSCAPE DETAIL SHEET

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Amendment Required

The University would like to renovate and expand McMullen Hall, the building located on the southwest corner of campus at the intersection of Locust and Gaines Streets. McMullen Hall is a 24,127 square foot building that houses classrooms and faculty offices. The University would like to renovate and expand this building to house our College of Business. The addition would be to the south, and would be 15,950 square feet, with a building pad size of 6,030 square feet. While the size of the addition (which was not included in our 2011 Land Use Plan) does not trigger an amendment to our Land Use Plan, the fact we are moving closer to Locust Street does trigger an amendment. McMullen Hall currently sits approximately 70 feet from Locust Street. We are allowed to reduce that setback by 10%, or 7 feet, without triggering an amendment. However, our plan will reduce the setback to 35 feet, or a 50% reduction. This setback is still greater than the current City requirements, but does require an amendment to our Land Use Plan.

In addition, at the time our Land Use Plan was approved, three parcels on the southeast portion of our main campus were not included in the plan. The former Eye Care Pavilion, parking to the north of the building and a house east of the Eye Care building were not included as they were owned by the owners of the Eye Care Pavilion. They are currently zoned R – 4 Moderate Density Dwelling District and C – 2, General Commercial District. As these properties are now a part of our main campus, we would like to also include them in our Land Use Plan and zone them PID.

Finally, as the Eye Care Pavilion was owned by outside parties, the City owned and maintained streets and alleys around these properties. As these properties are now owned by St. Ambrose, we would also like to include these streets and alleys in our Land Use Plan and zone them PID as well.

The original application for our Land Use Plan has been updated for these three changes and can be seen below.

Current Situation

General:

St. Ambrose University (the "University") is a private, Catholic, coeducational, liberal arts institution of higher education. The University is organized as an Iowa nonprofit corporation and is a tax-exempt charitable organization described in Section 501(c)(3) of the Internal Revenue Code. The main campus of the University is located at 518 West Locust Street in Davenport, Iowa on a tract of approximately 52.5 acres. The main campus is bordered by Locust Street to the south, Harrison Street to the east, Lombard Street to the north and Brown Street to the west. The campus proper appears to end at Gaines Street to the west but the University owns a majority of the houses and property between Gaines and Brown Street.

University Buildings:

The University's main campus has 22 major buildings including classroom/office facilities, student residence halls, and a field house. These buildings and their main usage are listed below:

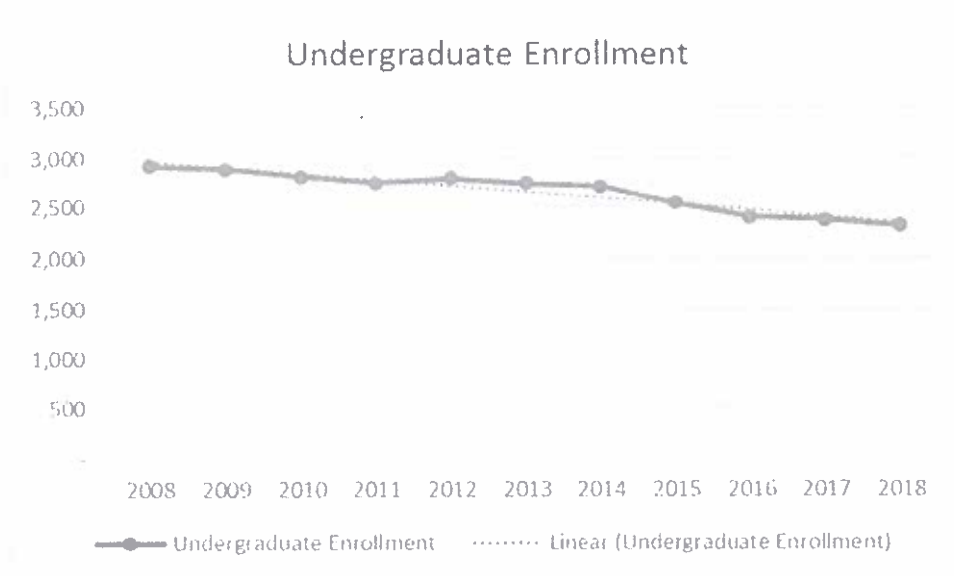
- Admissions and Welcome Center – Admissions related offices and spaces to meet with prospective students and their families.
- Ambrose Hall – Administrative offices, classrooms and faculty offices.
- Le Claire Hall – Former shop and offices for the University's Physical Plant Departments (Maintenance and Housekeeping). Empty now.
- McMullen Hall – Classrooms and faculty offices.
- Davis Hall – Single room residence hall (119 beds) with faculty and staff offices in the basement.

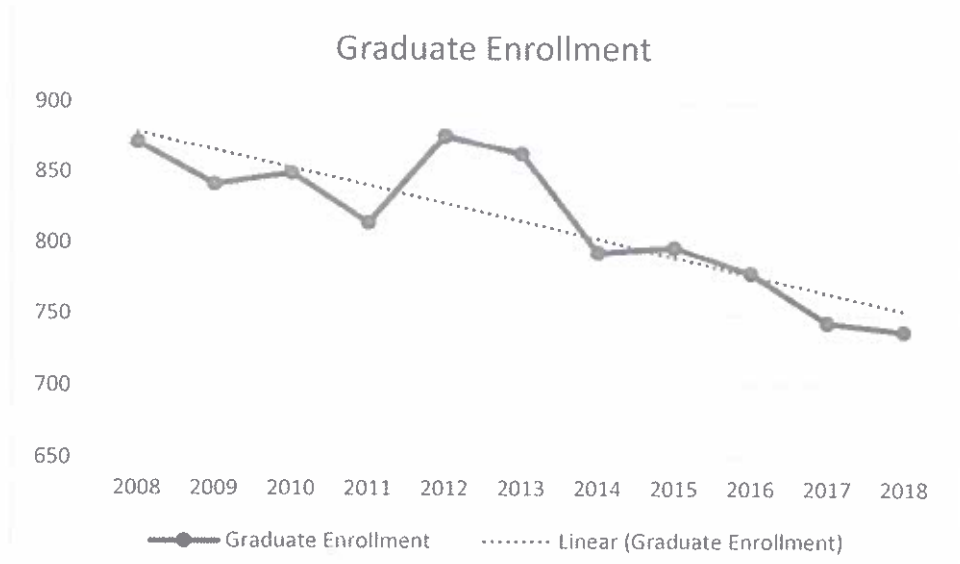
- Lewis Hall – Science classrooms, labs and faculty offices.
- Galvin Fine Arts Center – Performing arts venue, classrooms, faculty offices, and TV and radio stations.
- McCarthy Hall – Basement and 1st floor house classrooms. Residence hall rooms on floors two through four (93 beds).
- Christ the King Chapel – University chapel with faculty and staff offices located in the basement.
- Hayes Hall – Classrooms, offices and labs for Engineering and Kinesiology.
- Rohlman Hall – Residence hall (201 beds).
- Wellness and Recreation Center and Lee Lohman Arena – Competition arena, indoor track, weight rooms, fitness areas, locker rooms, and staff offices.
- Rogalski Center – Student Center, ballrooms, food court and staff offices.
- Bechtel Hall – Residence hall (140 beds).
- Tiedemann Hall – Residence hall (126 beds).
- Hagen Hall – Residence hall (140 beds).
- Franklin Hall – Residence hall (204 beds).
- Physical Plant Building – Houses the University's Maintenance and Housekeeping Departments.
- Library – Houses the University's library and informational technology departments.
- Cosgrove Hall – Residence rooms on the top four floors (224 beds), cafeteria on the main level and a student lounge and offices in the basement.
- University Townhouses – Townhouse style residence hall (104 beds).
- North Hall – Residence hall (204 beds).

The University also owns numerous houses that are leased to undergraduate students. These houses hold 125 - 150 beds.

Enrollment:

The University's enrollment has decreased 16.6% since 2010, when the original Campus Master Plan was approved. The undergraduate enrollment has mirrored these numbers with total undergraduate enrollment decreasing 17.7% since 2010. Graduate enrollments are down 13.1% since 2010. Charts showing undergraduate enrollment and graduate enrollment are shown below:





Student Housing:

The University's residence halls held 1,590 students in the fall of 2018. This includes 113 beds located in off-campus houses. Not including overflow housing located in residence hall lounges, total capacity on campus is 1,705 beds. In the fall of 2018, the University houses approximately 69% of its undergraduate students on campus.

Parking:

In the fall of 2018, the University has 1,666 main campus parking spaces. This does not include parking spaces at the Health Science Building, St. Vincent's Center or at the CCSD Building on Pleasant Street.

Future Projections

The University's goal is to stabilize enrollment in the next few years. It is felt undergraduate enrollment will range between 2,450 and 2,500 students per year, compared to the 2,316 in undergraduate enrollment in the fall of 2018. It is felt graduate enrollment will also increase, but the majority of this increase is assumed to be on-line students. It is felt this enrollment can grow to 800-850 students over the next five years.

Campus Facilities Master Plan

In the fall of 2010, the University hired VOA and Associates from Chicago to prepare a campus facilities master plan. This plan was to identify the University's facilities needs over the next 10 years, through 2021. This plan identified the following facilities needs over the next 10 years. The bolded text is an update of these needs to 2018.

Buildings needing significant renovation:

- Ambrose Hall (**Not completed, planned in future years**)
- Le Claire Hall (**Not completed, planned in future years**)
- Davis Hall (**Not completed, planned in future years**)
- Galvin Fine Arts Center (**Not completed, planned in future years**)

Buildings needing some renovation:

- Physical Education Center and Lee Lohman Arena (**Completed**)

- Lewis Hall **(Completed)**
- Hayes Hall **(3/4 Complete. Planned completion 2020)**
- Cosgrove Hall **(Not completed, planned in future years)**
- Bookstore **(Completed)**

New structures/parking lots needed:

- Addition to the Physical Education Center and Lee Lohman Arena **(Completed)**
- New lobby and addition to the Galvin Fine Arts Center **(Not completed, planned in future years)**
- 256 space parking structure at the corner of High and Gaines Streets **(Not completed. Will be evaluated if enrollment increases)**
- Two new residence halls to replace the Townhouses **(Not completed. Will be evaluated if enrollment increases)**
- The University currently does not own three properties on the east side of the campus. These parcels are B0054-33, B0054-32 and B0059-20. If the University is able to acquire these properties our intention is to convert these properties into parking lots, consistent with the parcels that surround them. These houses and garages will be demolished at that time. **(All but one property has been acquired. Demolition on one property is planned)**
- As noted below, the Zoning Board of Adjustment has already approved three parking lots between Gaines and Brown Streets. The parcels included in this approval are shown below. However, these parking lots will be expanded if the following parcels can be acquired: B0062-47, B0062-48, and B0062-56. These houses and garages will be demolished at that time. **(Approved project completed, expanded lots not completed)**
- There are also three minor additions that will be made to buildings on campus. A small structure will be built on the south end of Cosgrove Hall to screen the existing loading dock from Locust Street. This structure will house the University's bio-diesel plant. There is also a planned addition to north end of Cosgrove Hall to expand the University's dining services. Finally, there are small additions planned to LeClaire Hall when it is renovated. This will include a stair tower and elevator to make the building accessible. **(Only the Cosgrove Hall addition has been completed)**
- Improvements already approved by the Zoning Board of Adjustment and not a part of this request:
 - A new residence hall at the corner of Lombard and Harrison Streets **(Completed)**
 - Parking lots between Gaines and Brown Streets south of High Street (84 spots). This would require the demolition of the houses on parcels B0051-30, B0051-31, B0062-30, B0051-33 and B0051-32. **(Completed)**
 - Parking lots between Gaines and Brown Streets north of the Locust Street lot (54 spots). This would require the demolition of the houses on parcels B0062-37 and B0062-38. **(Completed)**

Required Information

Completed Application:

See Appendix I

Boundary Survey:

A boundary survey was not completed for this site as the University's main campus is well defined. The legal description of the area the University is looking to re-zone is bordered by Locust Street to the south, Harrison Street to the east, Lombard Street to the north and Brown Street to the west. While it appears the campus ends at Gaines Street to the west, the University owns a majority of the property between Gaines and Brown Streets with the intention of acquiring the rest as they become available. A map of the property owned by the University between

Gaines and Brown Streets can be found in Appendix II. The areas outlined in red or pink are not owned by the University.

Drawing of the Development:

See attached map of the proposed development plan in Appendix III, sheet 2 of 8.

Number of Gross Acres in the Project

The total number of gross acres between Locust, Harrison, Lombard and Brown Streets is 52.5.

Existing and Proposed Parking Spaces

The University has 1,666 parking spaces on our main campus, and 477 spaces off campus to handle the faculty, staff and students that use our off campus facilities. The 44 spaces at the Locust/Marquette lot handle the faculty, staff and students at our facility on Pleasant Street, just north of the lot. The 234 spaces on the Genesis Medical Center Central Park campus support the activity for the Center for Health Science Education at the corner of Marquette and Lombard streets. In 2018, the University entered into a lease with Genesis to lease 125 additional spaces. In the past, students who took classes at this location parked at the main campus and walked or bused to this facility. These students can now park on site and we feel this will reduce the number of students parking in the neighborhoods between the main campus and this building. The 100 spaces at 54th Street support the graduate College of Business and Professional Development students who attend class at this location. The 99 spaces at St. Vincent's are the spaces on Central Park that are used as overflow parking for the main campus. These off-campus spaces do not include the other spaces at the St. Vincent's Center or the spaces at the Ambrose Dome.

Rogalski Lot	322
Ripley Street lot	14
North Hall lot	86
Tiedemann Hall Lot	26
Hagen Hall lot	54
Franklin Hall lot	15
Welcome Center lot - one	43
Welcome Center lot - two	229
Cosgrove Hall lot	174
Locust Street lot	22
McMullen Hall lot	199
High Street lot	143
Lower Galvin Center lot	169
Lombard Street lot	91
Upper Galvin Center lot	11
Ambrose Circle lot	28
Maintenance Shop lot	17
Kreiter Hall lot	13
Multicultural House lot	10
Total main campus	1,666
Locust/Marquette lot	44
Genesis	109
Genesis leased lot	125
SVC, overflow	99
54th Street property	100
Total all facilities	2,143

Existing and Proposed Lot Coverage

See Appendix III, sheet 7 of 8. The lot coverage in 2018 from buildings equals 11.0 acres, and is 14.0 acres for parking lots. That leaves 27.5 acres that are non-structural (green space). The proposed development plan in 2010 had 8.0 acres of buildings, 11.5 acres of parking and 33.0 acres of green space. The major difference between the 2010 plan and our revised plan is the expansion of McMullen Hall and a Wellness and Recreation Center that is bigger than planned.

Existing and Proposed Square Footage and Floor Area Ratio of Buildings

The existing and proposed total square footage and floor area ratio of buildings is as follows:

	Square Footage	Floor Area Ratio
Existing:		
Ambrose Hall	97,900	24,390
Le Claire Hall	23,400	12,822
McMullen Hall	25,500	8,146
Davis Hall	41,600	7,554
Lewis Hall	35,000	8,601
Galvin Fine Arts Center	75,500	29,615
McCarthy Hall	58,000	11,620
Christ the King Chapel	29,400	19,150
Hayes Hall	27,520	*
Rohlman Hall	49,700	11,100
PE Center and Lee Lohman Arena	45,300	31,884
Wellness and Recreation Center	86,251	69,013
Rogalski Center	64,400	22,033
Bechtel Hall	34,400	9,004
Tiedemann Hall	37,900	22,977
Hagen Hall	49,700	**
Franklin Hall	46,700	12,444
Physical Plant	8,900	9,174
Library	58,800	15,129
Cosgrove Hall	77,600	20,470
University Townhouses	60,600	17,811
North Hall	54,200	13,955
Admissions and Welcome Center	10,748	7,393
Proposed:		
McMullen Hall addition	15,950	6,030
Residence Hall One	54,400	13,600
Residence Hall Two	54,400	13,600
Galvin Fine Arts addition	45,700	14,500
Parking deck	75,000	40,000

* Hayes Hall floor area is included in the Christ the King Chapel

** Hagen Hall's floor area is included in the Tiedemann total.

Existing Land Use and Zoning

The main campus of the University at 518 West Locust Street is zoned PID based on the Land Use Plan approved in 2010. The property surrounding the main campus is zoned as follows:

West – Zoned R - 4 – Moderate Density Dwelling District

South – Primarily zoned R - 4 – Moderate Density Dwelling District. In the area southeast of campus the complexion of the properties changes to C - 0, Office Shop District, C -1, Neighborhood Shopping District and C – 2, General Commercial District. Commercial properties in this area include the Kwik Shop, Greatest Grains, QC Automotive Paint, Main at Locust Pharmacy and a mix of other apartments and retail establishments. The area southeast of campus also includes the former JB Young Middle School which is zoned R-6M, High Density Dwelling District.

East – Similar to the area south of campus, the area to the east is primarily R – 4, Moderate Density Dwelling District, but it switches to C - 0, Office Shop District, C -1, Neighborhood Shopping District and C – 2, General Commercial District as you move to the southeast. This area includes a Village Inn, KFC Restaurant, a Shell Gas Station, a chiropractic office, dental offices and other miscellaneous retail. Other exempt properties east of the main campus include St. Paul Lutheran Church and Vander Veer Park.

North – Zoned R - 4 – Moderate Density Dwelling District

As the University's main campus is in a residential area, there is less than 100 feet from the campus property line to the nearest structure. As noted above, these are typically residential properties and the commercial businesses listed above.

Existing and Proposed Services

Existing and proposed services to the main campus (water, sanitary and storm sewer, electric, gas, streets) and the capacity of those services can be seen in the map at Appendix III, sheet 5 of 8.

Site Constraints

See Appendix III, sheet 6 of 8. Many of the slopes in excess of 10% are located interior to the campus. The most prominent can be found north of Ambrose Hall, east of Rohlman Hall and north of the Christ the King Chapel. The majority of the locations on the edge of campus can be found along Gaines and Brown Streets. These slopes exist where the houses on Gaines Street fall away towards the street and where the land slopes down towards Lombard Street.

There is no part of the main campus that is included in a flood plain or floodway. However, there is a waterway that runs from the storm water area north of Ambrose Hall, between Rohlman and Hayes Halls, and continues to move north and west until it reaches the storm system around McCarthy Hall. This waterway is also indicated in Appendix III, sheet 6 of 8.

Soil conditions can be found at Appendix III, sheet 7 of 8. While there do not appear to be any issues, soil boring tests will be necessary after the new structures are designed.

Topographical Map

Topographical map for the main campus can be seen in Appendix III, sheet 6 of 8. St. Ambrose will also obtain a survey for each project as it is being designed. The topographical data comes from the State of Iowa LIDAR Survey.

Existing and Proposed Building Locations

A map showing the existing and proposed building pad locations can be seen in Appendix III, sheet 2 of 8. The building area, number of stories, a list of proposed uses and gross floor area can be seen below:

	Square Footage	Stories	Height (Feet)	Gross Floor Area	Uses	Built/ Renovated
Existing:						
Ambrose Hall	97,900	4	48	24,390	Classrooms; offices	1882/1974
Le Claire Hall	23,400	2	40	12,822	Empty/Storage	1916/1987
McMullen Hall	25,500	2	24	8,146	Classrooms; offices	1940/1997
Davis Hall	41,600	4	40	7,554	Residence Hall	1922/1941
Lewis Hall	35,000	4	42	8,601	Classrooms; offices	1930/1991
Galvin Fine Arts Center	75,500	3	60	29,615	Auditorium, classrooms	1969
McCarthy Hall	58,000	4	40	11,620	Classrooms; residence hall	2008
Christ the King Chapel	29,400	1	36	19,150	Chapel; offices	1952/2006
Hayes Hall	27,520	3	36	*	Classrooms; residence hall	1966
Rohlman Hall	49,700	4	40	11,100	Residence Hall	1959/2001
PE Center and Lee Lohman Arena	45,300	2	40	31,884	Arena; weightroom; fitness	1983
Wellness and Recreation Center	86,251	2	53	69,013	Fieldhouse, weight/cardio rooms	2017
Rogalski Center	64,400	2	36	22,033	Student Services; offices	2004
Bechtel Hall	34,400	4	40	9,004	Residence Hall	2004
Tiedemann Hall	37,900	4	40	22,977	Residence Hall	1996
Hagen Hall	49,700	4	40	**	Residence Hall	2000
Franklin Hall	46,700	4	40	12,444	Residence Hall	2005
Physical Plant	8,900	1	16	9,174	Bookstore; coffeeshop	1915/1997
Library	58,800	3	36	15,129	Library	1996
Cosgrove Hall	77,600	5	50	20,470	Residence Hall	1969
University Townhouses	60,600	2	24	17,811	Residence Hall	1990
North Hall	54,200	4	40	13,955	Residence Hall	2012
Admissions and Welcome Center	10,748	1	15	7,393	Offices	2016
Proposed:						
McMullen Hall addition	15,950	2	24	6,030	Classrooms; offices	
Residence Hall One	54,400	4	40	13,600	Residence Hall	
Residence Hall Two	54,400	4	160	13,600	Residence Hall	
Galvin Fine Arts addition	45,700	3	36	14,500	Classrooms; offices	
Parking deck	75,000	2	30	40,000	Parking	

* Hayes Hall floor area is included in the Christ the King Chapel total.

** Hagen Hall's floor area is included in the Tiedemann total.

The new buildings, parking structure and parking lots included in the University's application will meet all of the City of Davenport's requirements for setbacks and site elements, including landscaping.

Location of Existing and Proposed Parking

A map showing existing and proposed parking areas can be seen in Appendix III, sheet 2 of 8. It should be noted that the parking lots proposed between Gaines and Brown Street and the parking structure at Gaines and High Street will require the demolition of several houses. A few of these houses are not currently owned by the University and will need to be acquired to complete the development. See above.

Location of Existing and Proposed Loading Docks, Receiving and Trash Pickup Areas

A map showing existing and proposed loading docks, receiving and trash pick-up areas can be seen in Appendix III, sheet 4 of 8.

Location of Existing and Proposed Landscaping and Buffering

A map showing the existing and proposed landscaping and buffering can be seen in Appendix III, sheet 6 of 8. Details of what the decorative fencing and the related landscaping will look like can be found in Appendix III, sheet 8 of 8.

Location and Configuration of Existing and Proposed Access Points

A map showing the location and configuration of existing and proposed access points can be found in Appendix III, sheet 2 of 8.

Storm Water Management Plan

A storm water management plan, prepared by IMEG can be found in Appendix IV.

Location of Existing and Proposed Signage

A map showing the location of all existing and proposed free standing signage can be seen in Appendix III, sheet 2 of 8.

Traffic Impact Study

As the University is not planning on significant growth over the next ten years, the Traffic Engineer for the City of Davenport is not requesting a full Traffic Impact Study. However, he did provide maps from the Iowa Department of Transportation that show the traffic counts on the main roads and intersections around the University's main campus.

Locust Street, east of Brady Street, has automobile traffic of 21,200 vehicles on a daily basis. Locust Street, west of Brady Street has automobile traffic of 19,300 vehicles on a daily basis. Harrison Street, north of Locust Street has automobile traffic of 15,900 vehicles and south of Locust Street it has 12,900 vehicles. Gaines Street, north of Locust Street has automobile traffic of 2,760 vehicles and south of Locust Street it has 6,100 vehicles.

To put the University's planned growth into context, undergraduate enrollment is expected to increase by 135-185 students over the next few years. It is also not known if these students will be commuter students who come from the Quad City area or residential students. In any event, 135-185 cars added to the traffic counts listed above will not have a significant impact, even if they access these roads during the rush hour times during the morning and afternoon.

The 110 additional graduate students will also have very little impact on the traffic counts around campus. While the University's undergraduate students generally attend classes from 8:00 am through 4:00 pm, the graduate students

are mainly part-time and attend classes after 5:00 pm. Once again, 110 additional vehicles added to the counts listed above will have very little impact. The impact will be less as they will use these roads during non-peak hours.

Compatibility with Surrounding Area

The buildings of the University represent a variety of architectural styles. Early campus architecture was based on European influences such as French (Ambrose Hall with mansard roofs and circle top windows) and English Tudor Gothic (Davis Hall, Lewis Hall, and McMullen Hall with stone base and corner accents, pointed arch features and parapet crenellation). Later buildings were designed with a mix of European and American contemporary styles prevalent on many college and university campuses (Rohlfman, Cosgrove and Galvin). The architecture of the past 15 years is more of a modern American theme with traditional roof, brick and stone elements that complement existing buildings (Rogalski Center, West Hall, and North Hall) which will continue with the proposed buildings on the Master Plan.

The University has 3,055 students in the fall of 2018. This includes 2,316 undergraduates and 739 graduate students. As mentioned earlier, the University's Enrollment Plan calls for 3,250 – 3,350 total students by 2021. In the fall of 2018 the University employed 453 full-time faculty and staff and 133 part-time faculty and staff. The majority of the part-time employees are adjunct professors. It is estimated there are 100 contract employees on campus (food service and various trades). This would bring the total count to 686 employees. It is estimated this will increase to no more than 700 employees by 2021.

The University's goal has always been to present an attractive campus to our students, faculty and staff and be a good neighbor by maintaining our facilities and grounds at a high level. Two of the proposed new developments will be built on the outer edge of our campus. The first is a 256-space parking structure. As mentioned earlier, this structure will have a low profile and will not appear to be a multi-level parking deck. By taking advantage of the slope of Gaines Street as it goes north from Locust Street, the lower level of the structure will be largely hidden from view. As with all of the University's newer structures, this structure will be landscaped using trees, bushes, and other plants.

The other structure that was built on the edge of campus is the expansion to Lee Lohman Arena and the PE Center. As this building includes four basketball/volleyball courts, it has a higher profile. However, its roofline just slightly exceeds that of the existing PE Center to the east. The expansion also has trees to screen a portion of the building. The building also has windows along Lombard Street so that neighbors will not be looking at one large wall.

The University has an existing process to communicate with our neighbors. For many years, the University facilitated a group called the Neighborhood Relations Council. This group meets monthly and is made up of representatives from each distinct neighborhood that surrounds the University. The University first facilitated the meetings of this group, but they now meet independent of the University. In addition, the University also holds semi-annual Neighborhood Update Meetings with this group and all other interested neighbors. This group will be used in the future to address any issues that arise between the neighborhood and the University.

In many ways the original Planned Institutional District application was the University's attempt to catch up with its past growth and deal with neighborhood issues. A constant theme in our discussions with our neighbors is they would like us to house more of our students on campus and they want us to provide adequate parking for our faculty, students and staff. This plan calls for the construction of a 256-space parking ramp to address the issues of parking in the neighborhood. The University's enrollment plan calls for the addition of 135-185 more traditional, undergraduate students, so the plan calls for the construction of one new residence hall to accommodate these students. As this new residence hall will be built where the University has two-level townhouses, a second residence hall will be necessary to handle those students displaced by this construction.

The other projects also will allow the University to improve the environment on campus. The two areas that had the most demand for space included indoor recreation and academics (classroom and office). A 69,000 square addition to the PE Center now provides adequate recreation space and a 45,700 square foot addition to the Galvin Fine Arts Center will provide relief to our many academics departments.

The addition of more parking and residence hall rooms will improve the lighting, noise and parking issues in the neighborhood. The additions to our PE Center and Galvin Fine Arts Center will provide adequate space for our existing students and will have no negative impact on the neighborhood.

The University currently has adequate access to major thoroughfares to allow transportation to the main campus. This includes access via auto, bicycle and pedestrian. The University also is located by a hub for the City bus system.

In 2009 the University signed an agreement with CitiBus to allow all faculty, students and staff to ride the bus free of charge. The University pays the City 42 cents per ride. This program was initially designed to allow access to our Center for Health Science Education at Marquette and Lombard Streets. However, we are current seeing significant use on other City bus routes. Our contract with CitiBus will continue to be communicated to students to increase ridership. Other initiatives being studied include car rental programs for students and carpooling incentives.

Zoning Map Amendment Application

226 West 4th Street
Davenport, Iowa 52801

(563) 326-7765
Planning@ci.davenport.ia.us

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Property Address* 518 W. Locust Street

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

Applicant (Primary Contact)**

Name: Michael Poster
Company: St. Ambrose University
Address: 51 W. Locust Street
City/State/Zip: Davenport, Iowa 52803
Phone: 563-333-6329
Email: postermichaelc@sau.edu

Owner (if different from Applicant)

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

Engineer (if applicable)

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

Architect (if applicable)

Name: Greg Gowey
Company: Studio 483
Address: 201 West 2nd Street, Ste. 608
City/State/Zip: Davenport, Iowa 52801
Phone: 563-326-2555
Email: ggowey@studio483.com

Attorney (if applicable)

Name: Curt Beason
Company: Lane & Waterman
Address: 220 N. Main Street Ste 600
City/State/Zip: Davenport, Iowa 52801
Phone: 563-324-3246
Email: cbeason@l-wlaw.com

Application For Type:

Plan and Zoning Commission

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

Zoning Board of Adjustment

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

Design Review Board

Certificate of Design Approval Demolition
Request in the Downtown

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

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

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

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

Formal Procedure:

(1) Application:

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

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

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

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

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

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

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

Applicant:

Date:

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

Received by:

Planning staff

Date:

Date of the Public Hearing:

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

Authorization to Act as Applicant

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

Signature(s)*

*Please note: original signature(s) required.

Proposed Building Addition B47

Stormwater runoff from the McMullen Hall addition will be captured in the roof drains of the new addition and directed into the existing storm sewer along the east side of Gains street. Rather than restricting the runoff from the new addition, the runoff from an area of equal size in parking lot P13 will be captured and released per the City of Davenport stormwater ordinance. The parking lot runoff will be detained in an underground system below the subgrade and will be processed to remove at least 80% total suspended solids from the total runoff.

Proposed Parking Lots P15, P16, and P17

Storm water runoff from the parking lots of P15, P16, and P17 between Brown and Gaines Streets shall be collected via storm inlets and underground detention. Storm water runoff from the three proposed parking lots will be detained with underground detention below the perspective parking lots storing the 100-year proposed storm event and releasing at the 5-year existing runoff release rate per city of Davenport storm water runoff requirements. Storm water outflow from the proposed underground detention system shall be conveyed to the north via proposed storm sewer within the west boulevard of the Gaines Street right of way. The storm sewer will continue to the North where it will tie into the existing City of Davenport storm sewer system at the southwest corner of the intersection of Gaines and West Lombard Street.

Proposed Parking Structure P14

Existing underground detention below parking lot P1 between Gaines Street and Brown Street, and boarded by West Lombard to the north, will be modified to accept additional runoff produced from the proposed parking structure P14. All runoff conveyance and detention will be per city of Davenport storm water runoff requirements and will detain the 100-year proposed event and release at the existing condition 5-year event.

Proposed Building B66

No additional impervious surfaces are being proposed. Therefore, no adjustments to storm water runoff will be made.

Proposed Building B67

Runoff created from the Lee Lohman athletic addition B67, will be directed to the south to the adjacent green space. Storm water detention will be provided in this area to store the proposed 100-year event and release at the existing condition 5-year release rate per the City of Davenport storm water ordinance.

Proposed Buildings B68 and B69

All runoff produced from proposed buildings B68 and B69 will be directed to the adjacent greenspace. Storm water detention will be provided in this area to store the proposed 100-year event and release at the existing condition 5-year release per the City of Davenport storm water ordinance.



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

**NOTICE
NEIGHBORHOOD MEETING – AMENDMENT TO A PLANNED
INSTITUTIONAL DISTRICT (PID) LAND USE PLAN
THURSDAY, NOVEMBER 29, 2018 – 6:00 P.M.
ST. AMBROSE UNIVERSITY – ROGALSKI CENTER BALLROOM, 518
WEST LOCUST STREET**

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

REZ18-19: Request of St. Ambrose University for an amendment to a Planned Institutional District (PID) Land Use Plan for the property located west of Harrison Street, north of West Locust Street, east of Brown Street and south of West Lombard Street. [Wards 4 & 5]

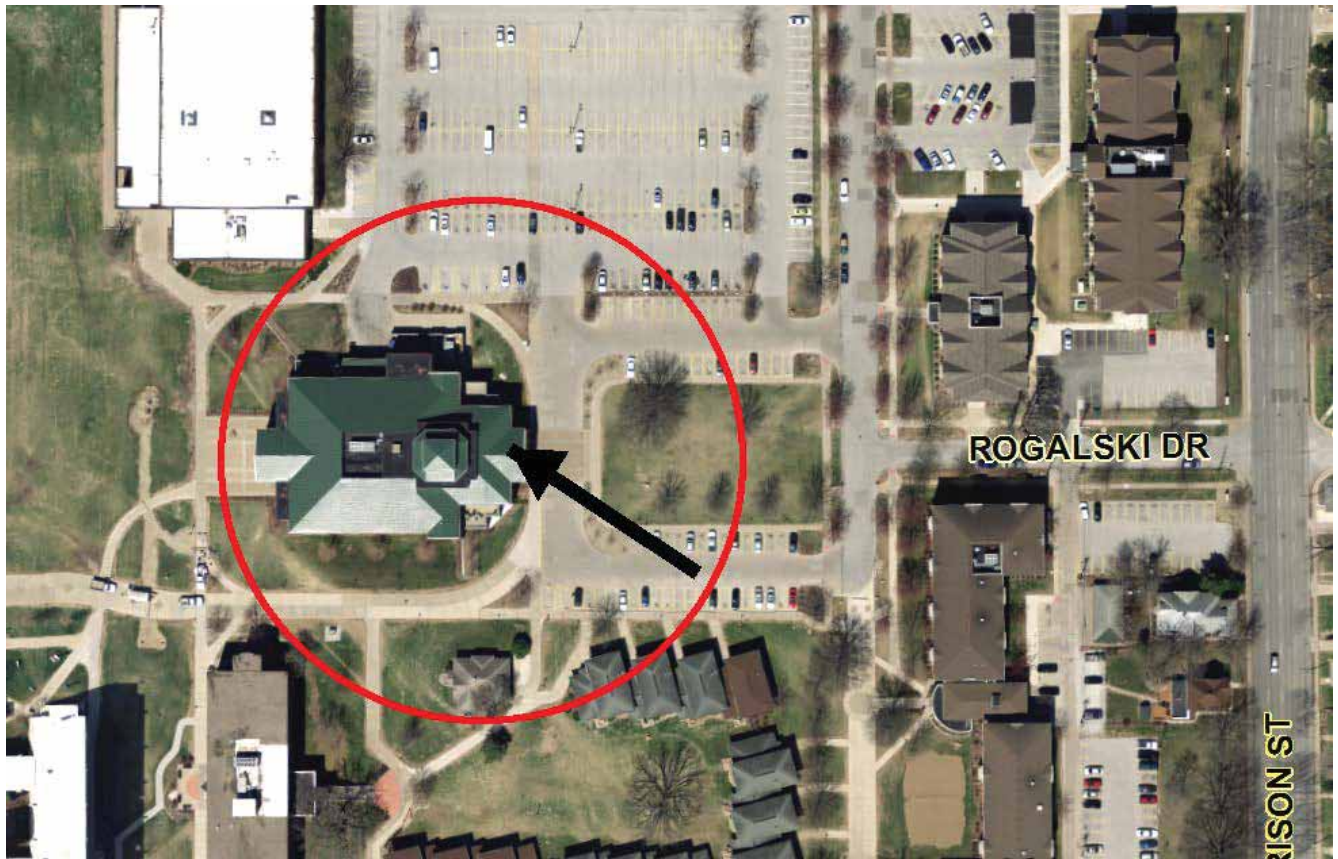
The purpose of the request is to allow a substantial addition to the building located at the northeast corner of West Locust Street and Gaines Street.

Please see map on the back for the meeting location.

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

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

Neighborhood Meeting Location: ROGALSKI CENTER BALLROOM, 518 WEST LOCUST STREET



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



Public Hearing Details:

Date: 12/4/2018 Ward: 4th & 5th
Time: 5:00 PM
Location: 226 West 4th Street in City Hall Council Chambers.
Subject: Public hearing for an amendment to a PID Planned Institutional District Land Use Plan.
Location: West of Harrison Street, north of West Locust Street, east of Brown Street and south of West Lombard Street. [Wards 4 & 5]
Case #: REZ18-19

To: All property owners within 500 feet of the subject property.

What is this All About?

This notice is being sent to inform you that a public hearing will be held for a request to amend a Planned Institutional District (PID) Land Use Plan. The purpose of the request is to allow a substantial addition to the building located at the northeast corner of West Locust Street and Gaines Street.

Request Description:

REZ18-19: Request of St. Ambrose University for an amendment to a PID Planned Institutional District Land Use Plan for the property located west of Harrison Street, north of West Locust Street, east of Brown Street and south of West Lombard Street. [Wards 4 & 5]

What are the Next Steps after the Public Hearing?

The 12/4/2018 public hearing is the first step in the review/approval process. The Plan and Zoning Commission will meet on 12/18/2018 to vote (provide its recommendation) on the request. The Commission's recommendation will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For specific dates and times of subsequent meetings, please contact the case planner below.

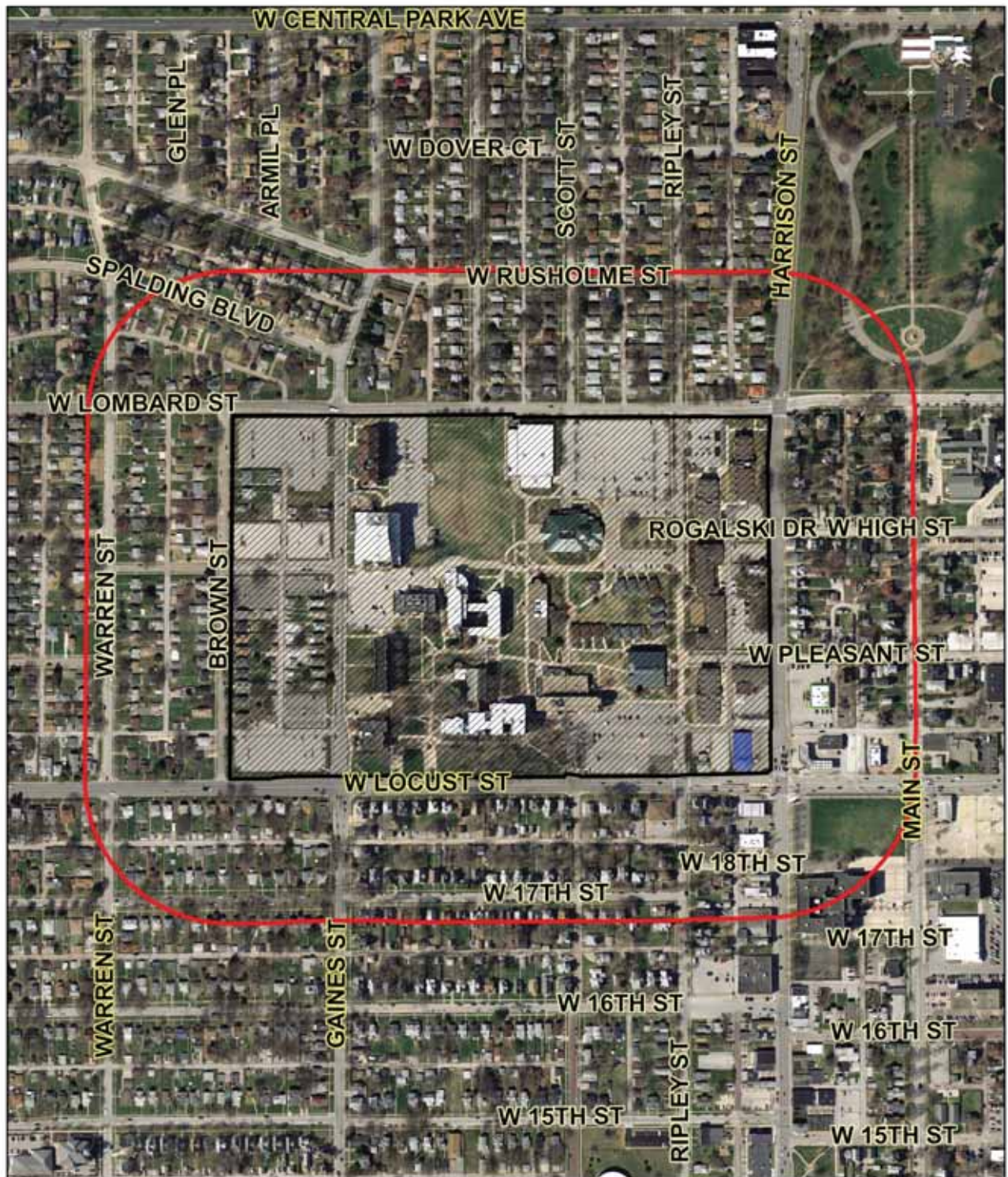
Would You Like to Submit an Official Comment?

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

Do You Have Any Questions?

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

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



Subject Property

500 Foot Notification Radius



FID	TAX_LINK	Parcel	Address	Deed1_Name	Deed1_Addr	Deed1_CSZ
1	B0043-07	B0043-07	2226 RIPLEY ST	TOBEY BROWN THEODORE BROWN LAURA ARNONE	2226 RIPLEY ST	DAVENPORT IA 52803
2	B0045-25	B0045-25	2227 N GAINES ST	VINCENT ARNONE GARY LEMBURG	2227 N GAINES ST	DAVENPORT IA 52804-1906
3	B0044-06	B0044-06	2227 SCOTT ST	LORI LEMBURG	2227 SCOTT ST	DAVENPORT IA 52803
4	B0044-19	B0044-19	2228 SCOTT ST	2228 SCOTT STREET LLC MICHAEL PRACHT	2228 SCOTT ST	DAVENPORT IA 52803-2715
5	B0044-42	B0044-42	2228 WESTERN AV	AND WIFE ROGER STEINER	2228 WESTERN AV	DAVENPORT IA 52803
6	B0043-31	B0043-31	2230 HARRISON ST	RACHAEL STEINER SCOTT SCARBROUGH	2230 HARRISON ST	DAVENPORT IA 52803-2727
7	B0043-08	B0043-08	2230 RIPLEY ST	BETH SCARBROUGH JOSEPH EWEN	2230 RIPLEY ST	DAVENPORT IA 52803
8	B0044-20	B0044-20	2230 SCOTT ST	SUSAN EWEN MYLES METZGER	2230 SCOTT ST	DAVENPORT IA 52803
9	B0044-43	B0044-43	2230 WESTERN AV	KAREN METZGER RONALD STOLTENBERG	2230 WESTERN AV	DAVENPORT IA 52803
10	B0044-05	B0044-05	2231 SCOTT ST	JEANETTE STOLTENBERG JAMES BARBER	2231 SCOTT ST	DAVENPORT IA 52803
11	B0044-30	B0044-30	2233 WESTERN AV	CHRISTINE BARBER	2233 WESTERN AV	DAVENPORT IA 52803
12	B0045-24	B0045-24	2235 N GAINES ST	SALLY ANNE MOENCK ERIKA ARNAO	2235 N GAINES ST	DAVENPORT IA 52804-1906
13	B0044-29	B0044-29	2237 WESTERN AVE	EDWIN UBEDA	2237 WESTERN AVE	DAVENPORT IA 52803-2720
14	G0006-12	G0006-12	1625 RIPLEY ST	OCEANSIDE50FIVE LLC TIMOTHY O'NEILL	2238 SAINT JOHN DR	DUBUQUE IA 52001
15	B0044-44	B0044-44	2238 WESTERN AV	BUFFY O'NEILL	2238 WESTERN AVE	DAVENPORT IA 52803
16	B0062-11	B0062-11	1919 WARREN ST	CHRISTOPHER SCHNEIDER REVOCABLE TRUST	224 PROSPECT TR	DAVENPORT IA 52803
17	B0045-11	B0045-11	2240 GAINES ST	SOBASKI LIVING TRUST	2240 N GAINES ST	DAVENPORT IA 52804
18	B0055-01	B0055-01	227 W LOMBARD ST	KRISTINE WOODARD JOHN BRODELL	227 W LOMBARD ST	DAVENPORT IA 52803
19	B0044-21	B0044-21	2302 SCOTT ST	PATRICIA BRODELL	2302 SCOTT ST	DAVENPORT IA 52803
20	B0044-45	B0044-45	2302 WESTERN AV	MARY E KOZLOV DAVENPORT COMMUNITY SCHOOL	2302 WESTERN AV	DAVENPORT IA 52803
21	G0007-06	G0007-06	1702 MAIN ST	DISTRICT ENRIQUE IBARRA	1002 W KIMBERLY RD	DAVENPORT IA 52806
22	B0063-51	B0063-51	1936 WARREN ST	GLORIA IBARRA	1010 N HARLEM APT 503	RIVER FOREST IL 60305
23	B0044-11	B0044-11	2207 SCOTT ST	THOMPSON AVENUE LLC	10701 52ND ST CT	MILAN IL 61214
24	G0004-33	G0004-33	711 W 17TH ST	BRUCE HERMISTON BRUCE HERMISTON	10965 REDWOOD AV	DAVENPORT IA 52804
25	G0004-24	G0004-24	712 W 17TH ST	SHERRY HERMISTON	10965 REDWOOD AVE	DAVENPORT IA 52804
26	G0004-28	G0004-28	724 W 17TH ST	BRAD ERBST PATRICIA DAU	10981 150TH ST	DAVENPORT IA 52804
27	B0044-35	B0044-35	2207 WESTERN AVE	WARREN DAU	110 E COLUMBIA AV APT 5	DAVENPORT IA 52803
28	B0063-48	B0063-48	1922 WARREN ST	COTTON RENTALS LLC GREGORY COTTON	1101 IOWA DR	LECLAIRE IA 52726
29	B0044-10	B0044-10	2211 SCOTT ST	SHAUNA COTTON	1101 IOWA DR	LECLAIRE IA 52753-9813
30	B0050-01	B0050-01	2022 WARREN ST	ROBERT H GUENTHER TRUST EQUITY TRUST CO CUSTODIAN FBO	1105 WILD WEST DR	LE CLAIRE IA 52753
31	G0004-42	G0004-42	607 W 17TH ST	WANDA PRICE IRA BRIGID DODGE	1115 52TH ST CT	MOLINE IL 61265
32	B0058-27	B0058-27	2004 MAIN ST	HARRY DODGE	11754 S RUSSIAN CREEK RD	KODI AK 99615
33	B0055-05	B0055-05	2117 HARRISON ST	ELIZABETH SNYDER VICTORIA NAVARRO	1200 EASTON ST	CHILLICOTHE MO 64601
34	G0003-06	G0003-06	817 W LOCUST ST	ROBERT HEIMER WILLIAM TAYLOR	1223 E 10TH ST	DAVENPORT IA 52803
35	B0045-04	B0045-04	717 SPALDING BD	CYNTHIA TAYLOR	12480 95TH AVE	BLUE GRASS IA 52726
36	B0058-15C	B0058-15C	1909 HARRISON ST	LEAR LOCUST LLC	1305 12TH AVE	ROCK FALLS IL 61071
37	B0055-09	B0055-09	224 W HIGH ST	JDL REAL ESTATE LLC	1358 W 62ND CT	DAVENPORT IA 52806
38	B0043-06	B0043-06	2222 RIPLEY ST	DARRIN MCDERMOTT	14 FARM FIELD RIDGE RD	SANDY HOOK CT 06482-1081
39	B0062-17	B0062-17	804 W LOCUST ST	LIVING OUR DREAMS LLC WILLIAM GLEESON	14631 FERN AV	DAVENPORT IA 52804
40	B0062-02	B0062-02	2027 WARREN ST	MEGAN GLEESON WILLIAM G SCHAEFFER REVOCABLE TRUST	1509 SHAMROCK DR	DAVENPORT IA 52807
41	G0004-09	G0004-09	1721 GAINES ST	KAREN J SCHAEFFER REVOCABLE TRUST	15763 106TH AV	DAVENPORT IA 52804
42	B0055-28A	B0055-28A	2122 MAIN ST	DAVID MUHS DAVENPORT COMMUNITY SCHOOL	16051 TONKAWOOD CT	MINNETONKA MN 55345-2831
43	G0007-01B	G0007-01B		DISTRICT PHAM THOM VAN	1606 N BRADY ST	DAVENPORT IA 52803
44	B0043-29	B0043-29	2224 HARRISON ST	PHAM HUE HOA T	1608 1/2 5TH AV	MOLINE IL 61265
45	G0004-07	G0004-07	703 W LOCUST ST	PHAM THOM TIEN PHAM	1608 1/2 5TH AV	MOLINE IL 61265
46	G0003-08	G0003-08	809 W LOCUST ST	HOANG ROSALYNN	1608 1/2 5TH AV	MOLINE IL 61265
47	G0006-18	G0006-18	1626 RIPLEY ST	THOMAS L COLLINS	1626 RIPLEY ST	DAVENPORT IA 52803
48	G0004-21	G0004-21	1712 GAINES ST	PHYLLIS HARRISON	1712 GAINES ST	DAVENPORT IA 52804

49	G0005-10	G0005-10	537 W 17TH ST	ARLINGTON RENTAL PROPERTIES IN MICHAEL BROWN	1712 S 11TH AVE	ELDRIDGE IA 52748
50	G0004-20	G0004-20	1715 GAINES ST	JO ANNE BROWN	1715 GAINES ST	DAVENPORT IA 52804
51	G0005-07	G0005-07	525 W 17TH ST	KRAUSE IOWA INVESTMENTS LLC GERALD BENSON	1767 PHILLIPS CT	ERIE CO 80516
52	G0004-32	G0004-32	715 W 17TH ST	SHIRLEY BENSON	17752 305th sST	LONG GROVE IA 52756
53	G0006-11	G0006-11	1629 RIPLEY ST	MARKEESE MCCORMICK	1803 15TH ST	MOLINE IL 61265
54	B0062-12	B0062-12	1905 WARREN ST	MICHAEL SWEENEY WILLIAM KRANZ	1905 WARREN ST	DAVENPORT IA 52804
55	B0062-19	B0062-19	1922 BROWN ST	KAREN KRANZ	1922 BROWN ST	DAVENPORT IA 52804
56	B0062-36	B0062-36	1925 BROWN ST	EVELYN M HILDEBRAND KEITH KLEIST	1925 BROWN ST	DAVENPORT IA 52804
57	B0062-10	B0062-10	1925 WARREN ST	ROBERT GROSSMANN WILLIAM PETHOUD	1925 WARREN ST	DAVENPORT IA 52804
58	B0062-20	B0062-20	1926 BROWN ST	DIANNE PETHOUD STEVEN MERRIMAN	1926 BROWN ST	DAVENPORT IA 52804
59	B0063-49	B0063-49	1926 WARREN ST	SANDRA MERRIMAN	1926 WARREN ST	DAVENPORT IA 52804
60	B0058-22	B0058-22	1928 MAIN ST	STEVEN KARWOSKI BOBBY BORDEN	1928 MAIN ST	DAVENPORT IA 52803
61	B0062-09	B0062-09	1929 WARREN ST	AND WIFE	1929 WARREN ST	DAVENPORT IA 52804
62	B0063-50	B0063-50	1930 WARREN ST	NANCY RIDENOUR ROBERT ROSS	1930 WARREN ST	DAVENPORT IA 52804
63	B0062-49	B0062-49	1932 GAINES ST	JOYCE ROSS	1932 GAINES ST	DAVENPORT IA 52804
64	B0058-23	B0058-23	1934 MAIN ST	RENEE NESTLER	1934 MAIN ST	DAVENPORT IA 52803
65	B0062-08	B0062-08	1935 WARREN ST	JAMES OLDHAM	1935 WARREN ST	DAVENPORT IA 52804
66	B0058-24	B0058-24	1938 MAIN ST	KEVIN CONKLIN LEO GRAVERT	1938 MAIN ST	DAVENPORT IA 52803
67	G0003-14	G0003-14	802 W 17TH ST	JOSEFINE TOMSHA-GRAVERT	1942 N MICHIGAN AV	DAVENPORT IA 52804
68	B0058-04	B0058-04	222 W PLEASANT ST	FIRST FINANCIAL GROUP LC	1987 SPRUCE HILLS DR	BETTENDORF IA 52722
69	B0062-50	B0062-50	2002 GAINES ST	WALKER LIVING TRUST	2002 GAINES ST	DAVENPORT IA 52804
70	B0062-06	B0062-06	2007 WARREN ST	OTIS RATEKINJR DOUGLAS SAMMON	2007 WARREN ST	DAVENPORT IA 52804
71	B0058-02	B0058-02	2009 HARRISON ST	LESTER SAMMON RONALD J BRENNY LIVING TRUST	2009 HARRISON ST	DAVENPORT IA 52803
72	B0045-09	B0045-09	708 SPALDING BD	JULIE A BRENNY LIVING TRUST	201 HILLTOP ST	COLONA IL 61241
73	B0058-01	B0058-01	2011 HARRISON ST	JOANNE L BENCK	2011 HARRISON ST	DAVENPORT IA 52803
74	B0062-05	B0062-05	2011 WARREN ST	DAVID C KISNER	2011 WARREN ST	DAVENPORT IA 52804
75	B0063-55	B0063-55	2014 WARREN ST	DANIEL ADAMS RONNIE ARP	2014 WARREN ST	DAVENPORT IA 52804-2060
76	B0062-28	B0062-28	2015 BROWN ST	VICKY ARP THOMAS GREEN	2015 BROWN ST	DAVENPORT IA 52804
77	B0058-29	B0058-29	2016 MAIN ST	LESLIE GREEN	2016 N MAIN ST	DAVENPORT IA 52803
78	B0055-21	B0055-21	2018 N MAIN ST	CHARLES HOLT MOLLY KEIM	2018 N MAIN ST	DAVENPORT IA 52803-2911
79	B0063-56	B0063-56	2018 WARREN ST	JESSE MYERS	2018 WARREN ST	DAVENPORT IA
80	B0054-32	B0054-32	2020 HARRISON ST	BIRTHRIGHT OF DAVENPORT	2020 HARRISON ST	DAVENPORT IA 52803
81	B0062-03	B0062-03	2023 WARREN ST	REVOCABLE TRUST SCOTT	2023 WARREN ST	DAVENPORT IA 52804-2059
82	B0055-22	B0055-22	2026 MAIN ST	CHARLES HOLT RICHARD SMITH	2026 N MAIN ST	DAVENPORT IA 52803
83	B0055-23	B0055-23	2032 MAIN ST	AND WIFE	2032 MAIN ST	DAVENPORT IA 52803
84	G0006-04	G0006-04	1710 HARRISON ST	DIGITAL DELAY ELECTRONICS INC	2036 FILLMORE ST	DAVENPORT IA 52804
85	G0004-30	G0004-30	723 W 17TH ST	STEWARDSHIP HOMES MIDWEST LLC GERALD BENSON	2050 BEAVER CREEK RD	OREGON CITY OR 97045
86	B0062-07	B0062-07	2003 WARREN ST	SHIRLEY BENSON	207 14TH AV	DEWITT IA 52742
87	B0062-07	B0062-07	2003 WARREN ST	JAY PROPERTIES LLC	207 14TH AV	DEWITT IA 52742
88	G0003-34	G0003-34	813 W 17TH ST	MINASIAN REI LLC ALEAH WOLKING	210 FLOWERFIELD LN	LAHABRA HEIGHTS CA 90631
89	B0051-10	B0051-10	2103 WARREN ST	SHANE WHITE	2103 WARREN ST	DAVENPORT IA 52804-2061
90	B0050-05	B0050-05	2104 WARREN ST	RYAN SCHNEIDER	2104 WARREN ST	DAVENPORT IA 52804-2062
91	B0051-09	B0051-09	2107 WARREN ST	JOEY HENSON	2107 WARREN ST	DAVENPORT IA 52803
92	B0050-06	B0050-06	2108 WARREN ST	DIANE FLAHERTY	2108 WARREN ST	DAVENPORT IA 52804
93	B0058-25	B0058-25	211 W PLEASANT ST	JOAN SCHMITS SUSAN RAMSETT-KRETZ	211 W PLEASANT ST	DAVENPORT IA 52803
94	B0055-26	B0055-26	2110 N MAIN ST	CHRISTOPHER KRETZ	2110 N MAIN ST	DAVENPORT IA 52803-2913
95	G0004-18	G0004-18	628 W 17TH ST	MKRP COOPERATIVE	2111 116TH AV WEST	MILAN IL 61264
96	B0051-08	B0051-08	2113 WARREN ST	BRYNNA DOLAN	2113 WARREN ST	DAVENPORT IA 52804-2061
97	B0051-37	B0051-37	2114 GAINES ST	CYRUS SARVESTANEY JEFFREY RAUSCH	2114 GAINES ST	DAVENPORT IA 52804
98	B0050-07	B0050-07	2114 WARREN ST	SARA RAUSCH	2114 WARREN ST	DAVENPORT IA 52804-2062
99	B0055-06	B0055-06	2115 HARRISON ST	JASON CARL	2115 HARRISON ST	DAVENPORT IA 52803
100	B0055-27A	B0055-27A	2116 N MAIN ST	CONEY RONNIE	2116 N MAIN ST	DAVENPORT IA 52803-2913
101	B0051-07	B0051-07	2117 WARREN ST	MK ENTERPRISES LLC	2117 WARREN ST	DAVENPORT IA 52804-2061
102	B0050-08	B0050-08	2118 WARREN ST	STEVEN SANFORD WILLIAM GOODWORTH JR	2118 WARREN ST	DAVENPORT IA 52804
103	B0055-29	B0055-29	2124 MAIN ST	GOODWORTH KATHLEEN M	2124 MAIN ST	DAVENPORT IA 52803

104	B0051-24	B0051-24	2127 BROWN ST	C E MOSELEY AND WIFE	2127 BROWN ST	DAVENPORT IA 52804
105	B0051-05	B0051-05	2127 WARREN ST	ROBB KAUFFMAN	2127 WARREN ST	DAVENPORT IA 52804
106	B0050-10	B0050-10	2128 WARREN ST	ANGELA KAUFFMAN DEBRA DEFOE	2128 WARREN ST	DAVENPORT IA 52804
107	B0055-30	B0055-30	2130 MAIN ST	JEFFRY MARLIER	2130 MAIN ST	DAVENPORT IA 52803
108	B0055-03	B0055-03	2131 HARRISON ST	DEBORAH MARLIER	2131 HARRISON ST	DAVENPORT IA 52803
109	B0050-11	B0050-11	2132 WARREN ST	CATHLEEN HART	2132 WARREN ST	DAVENPORT IA 52804-2062
110	B0051-03	B0051-03	2137 WARREN ST	ANDREW BOWLEY	2137 WARREN ST	DAVENPORT IA 52804
111	B0051-01	B0051-01	2147 WARREN ST	DANIEL FLAHERTY	2147 WARREN ST	DAVENPORT IA 52804-2061
112	B0055-12	B0055-12	217 W HIGH ST	MARTHA A HAVRANEK TEDDY R SCHILLIG	217 W HIGH ST	DAVENPORT IA 52803
113	B0045-04	B0045-04	717 SPALDING BD	MARGARET TAYLOR	21724 UTICA RIDGE RD	DAVENPORT IA 52807
114	B0044-12	B0044-12	2203 SCOTT ST	KYLE KIRBY TODD FEY	219 RIDGEWOOD AVE	DAVENPORT IA 52803
115	B0043-25	B0043-25	2202 HARRISON ST	FRANK SOLIS AND WIFE	2202 HARRISON ST	DAVENPORT IA 52803
116	B0044-13	B0044-13	2202 SCOTT ST	WILLIAM COKER	2202 SCOTT ST	DAVENPORT IA 52803-2715
117	B0044-37	B0044-37	2202 WESTERN AV	JANET COX ROBERT D AYE	2202 WESTERN AV	DAVENPORT IA 52803
118	B0043-01	B0043-01	2204 RIPLEY ST	JULIANNE AYE	2204 RIPLEY ST	DAVENPORT IA 52803
119	B0046-01	B0046-01	2204 WARREN ST	CRAIG CARRADUS DENNIS ALLEN	2204 WARREN ST	DAVENPORT IA 52804
120	B0045-27	B0045-27	2205 GAINES ST	CYNTHIA ARP	2205 GAINES ST	DAVENPORT IA 52804
121	B0045-01	B0045-01	2206 GAINES ST	TREVOR FENNELLY	2206 GAINES ST	DAVENPORT IA 52804-1907
122	B0044-14	B0044-14	2206 SCOTT ST	STEVEN FROECHLE	2206 SCOTT ST	DAVENPORT IA 52803-2715
123	B0043-23	B0043-23	2207 RIPLEY ST	JAMES CORBER AND WIFE	2207 RIPLEY ST	DAVENPORT IA 52803
124	B0044-38	B0044-38	2208 WESTERN AV	MICHAEL BULVA AND WIFE	2208 WESTERN AV	DAVENPORT IA 52803
125	B0044-15	B0044-15	2210 SCOTT ST	ERIC ANDERSON	2210 SCOTT ST	DAVENPORT IA 52803-2715
126	B0043-22	B0043-22	2211 N RIPLEY ST	MACIEJ ZAWIERUCHUA STEPHANIE BRINSON ZAWIERUCHA	2211 N RIPLEY ST	DAVENPORT IA 52803-2704
127	B0044-34	B0044-34	2211 WESTERN AV	DAVID DAU	2211 WESTERN AV	DAVENPORT IA 52803
128	B0043-27	B0043-27	2214 HARRISON ST	LYNN DAU DIANE ROE	2214 HARRIOSN ST	DAVENPORT IA 52803
129	B0043-04	B0043-04	2214 RIPLEY ST	JOHN S STITES CYNTHIA LONG	2214 RIPLEY ST	DAVENPORT IA 52803
130	B0046-02B	B0046-02B	2214 WARREN ST	CHARLES SLACK	2214 WARREN ST	DAVENPORT IA 52804
131	B0043-21	B0043-21	2215 RIPLEY ST	DOLORES SLACK	2215 RIPLEY ST	DAVENPORT IA 52803
132	B0044-09	B0044-09	2215 SCOTT ST	CAROL MCCOY MICHAEL SCOTT	2215 SCOTT ST	DAVENPORT IA 52803
133	B0043-05	B0043-05	2216 RIPLEY ST	DEREK MUMM	2216 RIPLEY ST	DAVENPORT IA 52803
134	B0044-39	B0044-39	2216 WESTERN AV	DONELL MUMM BRIAN L MCCUMSEY	2216 WESTERN AV	DAVENPORT IA 52803
135	B0043-20	B0043-20	2217 RIPLEY ST	ROGER OSSOWSKI AND WIFE	2217 RIPLEY ST	DAVENPORT IA 52803
136	B0046-11	B0046-11	2217 WARREN ST	BETTY KRENEK	2217 WARREN ST	DAVENPORT IA 52804
137	B0044-33	B0044-33	2217 WESTERN AV	RONNIE NELSON SR VICKIE NELSON	2217 WESTERN AV	DAVENPORT IA 52803
138	B0043-28	B0043-28	2218 HARRISON ST	MICHAEL HAASE MARIE HAASE	2218 HARRISON ST	DAVENPORT IA 52803
139	B0045-26	B0045-26	2219 GAINES ST	JOSEPH RAUCH JR	2219 N GAINES ST	DAVENPORT IA 52804
140	B0044-17	B0044-17	2220 SCOTT ST	AMY PUCKETT	2220 SCOTT ST	DAVENPORT IA 52803
141	B0043-19	B0043-19	2221 RIPLEY ST	MARIAN NEUMANN	2221 RIPLEY ST	DAVENPORT IA 52803
142	B0044-32	B0044-32	2221 WESTERN AV	JOSEFINA CALDERON BEVERLY OSBORNE	2221 WESTERN AVE	DAVENPORT IA 52803
143	B0043-18	B0043-18	2225 RIPLEY ST	ROBERT OSBORNE	2225 RIPLEY ST	DAVENPORT IA 52803
144	B0044-07	B0044-07	2225 SCOTT ST	SANDRA ANN BRYANT	2225 SCOTT ST	DAVENPORT IA 52803-2714
145	B0044-31	B0044-31	2225 WESTERN AV	LYNNE LUNDBERG	2225 WESTERN AV	DAVENPORT IA 52803
146	B0045-10	B0045-10	2226 GAINES ST	GEORGE MITCHELL TOLLERUD STEVEN FISH	2226 GAINES ST	DAVENPORT IA 52804
147	B0044-28	B0044-28	2303 WESTERN AV	LINDA FISH	2303 WESTERN AV	DAVENPORT IA 52803
148	G0003-12	G0003-12	730 W 17TH ST	FUTURE CAPITAL LLC	2310 JERSEY RIDGE RD STE 500	DAVENPORT IA 52803
149	B0055-02	B0055-02	235 W LOMBARD ST	KIMBERLY MILLER CHRIST ELIOPULOS	235 W LOMBARD ST	DAVENPORT IA 52803
150	G0004-22	G0004-22	704 W 17TH ST	ANTONIA ELIOPULOS	2395 LINCOLN RD	BETTENDORF IA 52722
151	B0050-12	B0050-12	907 W LOMBARD ST	IMBOREK PROPERTIES LLC SERIES 6	2406 LECLAIRE ST	DAVENPORT IA 52803-2638
152	G0004-03	G0004-03	721 W LOCUST ST	IMBOREK PROPERTIES LLC SERIES 2	2406 LECLAIRE ST	DAVENPORT IA 52803
153	G0005-28	G0005-28	517 W LOCUST ST	IMBOREK PROPERTIES LLC SERIES 7	2406 LECLAIRE ST	DAVENPORT IA 52803
154	B0045-28	B0045-28	630 W LOMBARD ST	JOSHUA IMBOREK	2406 LECLAIRE ST	DAVENPORT IA 52803
155	G0005-27	G0005-27	511 W LOCUST ST	SERIES 4 IMBOREK PROPERTIES LLC	2406 LECLAIRE ST	DAVENPORT IA 52803
156	G0005-30	G0005-30	525 W LOCUST ST	SERIES 8 IMBOREK PROPERTIES LLC	2406 LECLAIRE ST	DAVENPORT IA 52803
157	G0004-08	G0004-08	631 W LOCUST ST	IMBOREK PROPERTIES LLC SERIES 3 KURT LEWIN	2406 LELCAIRE ST	DAVENPORT IA 52803
158	B0058-05	B0058-05	221 W PLEASANT ST	CHRISTINE LEWIN	2423 BRADY ST	DAVENPORT IA 52803

159	G0003-35	G0003-35	809 W 17TH ST	PATRICK MIROCHA	2435 W 13TH ST	DAVENPORT IA 52804
160	B0050-01	B0050-01	2022 WARREN ST	KARLTON KEMPF	24713 SHOSHONEE DR	MURRIETA CA 92562
				GARY MEINCKE		
161	B0045-06	B0045-06	724 SPALDING BD	KAREN MEINCKE	2590 230TH ST	WALCOTT IA 52773
162	G0005-02	G0005-02	501 W 17TH ST	ARGENTUM PROPERTIES LLC	2621 IOWA ST	DAVENPORT IA 52803
163	G0006-32	G0006-32	426 W 17TH ST	ARGENTUM PROPERTIES LLC	2627 IOWA ST	DAVENPORT IA 52803
164	G0006-05	G0006-05	1716 HARRISON ST	KJTLJ LLC	2705 HAPPY JOE DR	BETTENDORF IA 52722
165	G0006-43	G0006-43	315 W LOCUST ST	ON THE HILL LLC	2705 HAPPY JOE DR	BETTENDORF IA 52722
166	G0006-45	G0006-45	325 W LOCUST ST	WS & J ENTERPRISES LLC	2705 HAPPY JOE DR	BETTENDORF IA 52722
167	G0003-13	G0003-13	734 W 17TH ST	ARGENTUM PROPERTIES LLC	2715 BRADY ST	DAVENPORT IA 52803
168	G0004-01	G0004-01	731 W LOCUST ST	THE PELICAN GROUP LC	2715 BRADY ST	DAVENPORT IA 52803
169	B0044-16	B0044-16	2216 SCOTT ST	NATHAN M LAWRENCE	2744 ELM ST	DAVENPORT IA 52803-2331
170	B0045-21	B0045-21	626 W RUSHOLME ST	CHIKE LLC	2745 WOOD LN	DAVENPORT IA 52803
171	B0045-07	B0045-07	718 SPALDING BD	JOSEPH F GETZ REV TRUST	2823 CARRIAGE HILL DR	DAVENPORT IA 52807
				KEVAN OLIVER		
172	B0046-20	B0046-20	721 SPALDING BD	SCARLETT OLIVER	2900 SCOTT PARK RD	ELDRIDGE IA 52748
173	G0003-37	G0003-37	735 W 17TH ST	FRANK HOLLEY	2914 N FAIRMOUNT ST	DAVENPORT IA 52804
				MARK RICHTER		
174	B0058-07	B0058-07	221 W PLEASANT ST	TINA RICHTER	2933 WALNUT CT	BETTENDORF IA 52722
				BOBBIE COLEY		
175	G0006-08B	G0006-08B		TONY COLEY	315 W 18TH ST	DAVENPORT IA 52803
176	G0006-36	G0006-36	316 W 18TH ST	NANCY L OETH	316 W 18TH	DAVENPORT IA 52803
				FLINT ZNAMENACEK		
177	B0043-17	B0043-17	325 W RUSHOLME ST	LAURA FONTAINE	325 W RUSHOLME ST	DAVENPORT IA 52803-2731
178	B0062-56	B0062-56	2028 GAINES ST	AMBROSE FOUR SCOTT LC	3317 SOMERSET DR	BETTENDORF IA 52722
				LYNN GRIEBAHNJR		
179	B0043-26	B0043-26	2208 HARRISON ST	BRENDA GRIEBAHN	3590 UTAH AVE NE	IOWA CITY IA 52240
				THOMAS LAMMER		
180	B0055-19	B0055-19	2015 HARRISON ST	SANDRA LAMMER	3625 E 59TH CT	DAVENPORT IA 52807
181	B0058-21	B0058-21	1920 MAIN ST	FITZ PROPERTIES LLC	3835 KATHLEEN WAY	DAVENPORT IA 52807
182	B0055-18	B0055-18	2027 HARRISON ST	JPT PROPERTIES LLC	3835 KATHLEEN WAY	DAVENPORT IA 52807
183	G0004-27	G0004-27	720 W 17TH ST	PRH LLC	3919 16TH ST	MOLINE IL 61265
184	B0058-06	B0058-06	1919 HARRISON ST	DM HOLDINGS LLC	400 W 48TH AVE	DENVER CO 80216
185	B0043-30	B0043-30	2228 HARRISON ST	MK ENTERPRISES LLC	4070 PRAIRIE LANE	BETTENDORF IA 52722
186	G0006-34	G0006-34	414 W 17TH ST	NATHANIEL VAUGHN	414 W 17TH ST	DAVENPORT IA 52803
187	G0006-49	G0006-49	417 W 17TH ST	DENISE MEYER	417 W 17TH ST	DAVENPORT IA 52803
188	G0006-26	G0006-26	417 W LOCUST ST	SANDRA K SOUTHERLAND	417 W LOCUST ST	DAVENPORT IA 52803
189	G0006-50	G0006-50	421 W 17TH ST	JAMES DARWIN	421 W 17TH ST	DAVENPORT IA 52803
190	G0006-27	G0006-27	423 W LOCUST ST	TRIPP J CROUSE	423 W LOCUST ST	DAVENPORT IA 52803
191	G0006-29	G0006-29	425 W 17TH ST	VERONICA PAYNE	425 W 17TH ST	DAVENPORT IA 52803
192	G0006-28	G0006-28	431 W LOCUST ST	PHILLIPS PHYLISS	431 W LOCUST ST	DAVENPORT IA 52803
193	B0045-02	B0045-02	707 SPALDING BD	MANGO PROPERTIES LLC	4555 CHEYNNE AV	DAVENPORT IA 52806
194	B0058-18A	B0058-18A	216 W LOCUST ST	LEAR LOCUST LLC	4812 SCHOOL HOUSE RD	BETTENDORF IA 52722
195	G0005-11	G0005-11	603 W 17TH ST	ARGENTUM PROPERTIES LLC	501 W 17TH ST	DAVENPORT IA 52803
196	B0055-08	B0055-08	2103 HARRISON ST	KIME MULCH CCF LLC	5039 NORWOOD DR	BETTENDORF IA 52722
197	G0005-04	G0005-04	505 W 17TH ST	PAMELA BRYSON	505 W 17TH ST	DAVENPORT IA 52803
198	B0050-09	B0050-09	2124 WARREN ST	COUSSENS PROPERTIES LLC SERIES 1	5106 FAIRHAVEN RD	DAVENPORT IA 52807
199	G0004-40	G0004-40	613 W 17TH ST	NANCY BUSCH	5119 FAIRHAVEN RD	DAVENPORT IA 52807
200	B0062-01	B0062-01	2031 WARREN ST	WHEEL HOUSE PROPERTIES LLC	5122 W KIMBERLY RD	DAVENPORT IA 52806
201	G0005-21	G0005-21	514 W 17TH ST	JOYCE VALENTINE	514 W 17TH ST	DAVENPORT IA 52803
202	G0004-15	G0004-15	616 W 17TH ST	NICOLAS SPOHN	517 W 17TH ST	DAVENPORT IA 52803
				GERARDO DIAZ RAMOS		
203	G0005-05	G0005-05	519 W 17TH ST	DIAZ VERONICA	519 W 17TH ST	DAVENPORT IA 52804
				KHOI MINH DUONG		
204	G0005-06	G0005-06	523 W 17TH ST	TRAN UYEN PHAN	523 W 17TH ST	DAVENPORT IA 52803-4835
				DALE SHADDEN		
205	G0005-19	G0005-19	524 W 17TH ST	SANDR BAKER	524 W 17TH ST	DAVENPORT IA 52803
206	G0005-08	G0005-08	529 W 17TH ST	CHRISTOPHER WATERS	529 W 17TH ST	DAVENPORT IA 52803
207	G0005-31	G0005-31	529 W LOCUST ST	ZACKORY S STANTON	529 W LOCUST ST	DAVENPORT IA 52803
				JOSEPH DODSON		
208	G0005-18	G0005-18	530 W 17TH ST	AND WIFE	530 W 17TH ST	DAVENPORT IA 52803
209	G0005-09	G0005-09	533 W 17TH ST	MICHAEL SEGURA	533 W 17TH ST	DAVENPORT IA 52803
210	G0005-16	G0005-16		GREGORY NELSON	534 W 17TH ST	DAVENPORT IA 52803
211	B0058-03	B0058-03	2007 HARRISON ST	S & K VENTURES LLC	5550 NORTH ST	BETTENDORF IA 52722
212	G0005-24	G0005-24	1722 SCOTT ST	AMBROSE FOUR SCOTT LC	5589 MADISON CT	BETTENDORF IA 52722
213	B0046-12	B0046-12	2205 WARREN ST	APPLIED INVESTMENT STRATEGIS LLC	5808 WALNUT HILL AV	DES MOINES IA 50312
214	G0004-05	G0004-05	711 W LOCUST ST	TERRI GLEIZE	5837 WISCONSIN AVE	DAVENPORT IA 52806
215	G0005-12	G0005-12	605 W 17TH ST	CARL NORRIS II	605 W 17TH ST	DAVENPORT IA 52804
				DONALD EISENTRAGER		
216	G0004-41	G0004-41	609 W 17TH ST	FRANCES EISENTRAGER	609 W 17TH ST	DAVENPORT IA 52803
				DANIEL WALLACE		
217	B0045-22	B0045-22	615 W RUSHOLME ST	SHARON WALLACE	615 W RUSHOLME ST	DAVENPORT IA 52803
218	G0005-22	G0005-22	508 W 17TH ST	ARGENTUM PROPERTIES LLC	616 W 17TH ST	DAVENPORT IA 52803

219	G0004-16	G0004-16	618 W 17TH ST	ARMANDO PEREZ-DURAN JOSEFINA PEREZ	618 W 17TH ST	DAVENPORT IA 52803-4838
220	G0004-16	G0004-16	618 W 17TH ST	MIGUEL MARCELENO CAROLINA DIAZ	618 W 17TH ST	DAVENPORT IA 52803-4838
221	B0045-30	B0045-30	618 W LOMBARD ST	JOSHUA IMBOREK NATALIE IMBOREK	618 W LOMBARD ST	DAVENPORT IA 52803-2941
222	G0004-39	G0004-39	623 W 17TH ST	TUAN TRUONG BRUCE HAAS	623 W 17TH ST	DAVENPORT IA 52803
223	B0045-23	B0045-23	623 W RUSHOLME ST	MARY HAAS NINA WIEGAND	623 W RUSHOLME ST	DAVENPORT IA 52803
224	G0004-17	G0004-17	624 W 17TH ST	JANANN KETELAAR	624 W 17TH ST	DAVENPORT IA 52803
225	B0045-29	B0045-29	626 W LOMBARD ST	MICHAEL HARKER BRUCE KOSTIELNEY	626 W LOMBARD ST	DAVENPORT IA 52803
226	G0004-38	G0004-38	633 W 17TH ST	KOSTIELNEY SUU THI	633 W 17TH ST	DAVENPORT IA 52803
227	G0005-03	G0005-03	503 W 17TH ST	ETTLER PROPERTY GROUP LLC	66 ROCKWELL PL #6M	BROOKLYN NY 11217
228	G0003-36	G0003-36	805 W 17TH ST	805 W 17TH STREET PROPERTIES LLC BOARD OF PARK COMMISSIONERS CITY OF DAVENPORT	7 VISTA CT	DAVENPORT IA 52806-4333
229	B0042-01	B0042-01	223 W CENTRAL PARK AV	RIVER'S EDGE	700 W RIVER DR	DAVENPORT IA 52802
230	G0004-36	G0004-36	703 W 17TH ST	BOBBY BRIGGS	703 W 17TH ST	DAVENPORT IA 52803
231	G0004-06	G0004-06	707 W LOCUST ST	KEVIN KUNKEL	707 W LOCUST	DAVENPORT IA 52803
232	B0045-12	B0045-12	707 W RUSHOLME ST	LILLIAN BRADSHAW FERNANDO VASQUEZ	707 W RUSHOLME ST	DAVENPORT IA 52804-1925
233	G0004-23	G0004-23	708 W 17TH ST	MARIA VASQUEZ LARRY SKILLIN	708 W 17TH ST	DAVENPORT IA 52804
234	B0045-03	B0045-03	711 SPALDING BD	CARRIE SKILLIN	711 SPALDING BD	DAVENPORT IA 52804
235	B0055-04	B0055-04	2129 HARRISON ST	WEHR MANAGEMENT LLC	7115 120TH ST	BLUE GRASS IA 52726
236	B0055-07	B0055-07	2109 HARRISON ST	WEHR MANAGEMENT LLC	7115 120TH ST	BLUE GRASS IA 52726
237	B0045-13	B0045-13	713 W RUSHOLME ST	ANNA LYNN RENKOSIAK JENNA LOSASSO	713 W RUSHOLME ST	DAVENPORT IA 52804
238	B0045-08	B0045-08	714 SPALDING BD	JULIAN LOSASSO	714 SPALDING BLVD	DAVENPORT IA 52804
239	G0004-32	G0004-32	715 W 17TH ST	HODGES TONY C	715 W 17TH ST	DAVENPORT IA 52804
240	G0004-25	G0004-25	716 W 17TH ST	PATRICK REYES	716 W 17TH ST	DAVENPORT IA 52804
241	B0045-14	B0045-14	717 W RUSHOLME ST	KATRINA BAKER VICTOR SOLIS	717 W RUSHOLME ST	DAVENPORT IA 52804-1925
242	G0004-26	G0004-26	718 W 17TH ST	JUDITH SOLIS	718 W 17TH ST	DAVENPORT IA 52804
243	G0004-31	G0004-31	719 W 17TH ST	GARY NELTNER CARL NORRIS SR	719 W 17TH ST	DAVENPORT IA 52804
244	G0005-12	G0005-12	605 W 17TH ST	LORA NORRIS	721 W 16TH ST	DAVENPORT IA 52804
245	B0051-06	B0051-06	2123 WARREN ST	LONWAR LLC	7216 BAY CITY BEND	AUSTIN TX 78613
246	G0004-29	G0004-29	727 W 17TH ST	EAGLE RENTALS LLC GEOFFREY SOLTAU	7216 BAY CITY BND	AUSTIN TX 78725-2946
247	B0045-15	B0045-15	723 W RUSHOLME ST	CINDY SOLTAU	723 W RUSHOLME ST	DAVENPORT IA 52804
248	G0004-02	G0004-02	725 W LOCUST ST	ROXANNE CARLSON	725 W LOCUST ST	DAVENPORT IA 52804
249	B0046-19	B0046-19	726 W LOMBARD ST	SUNDAY COMBS REGINA ARMSTRONG	726 W LOMBARD ST	DAVENPORT IA 52804
250	B0046-21	B0046-21	727 SPALDING BD	FRANK ARMSTRONG CHARLES OSBORNE	727 SPALDING BD	DAVENPORT IA 52804
251	B0045-16	B0045-16	727 W RUSHOLME ST	BETTY OSBORNE	727 W RUSHOLME ST	DAVENPORT IA 52803
252	B0045-05	B0045-05	730 SPALDING BD	ULRICH TRIEB TERRY HUFF	730 SPALDING BLVD	DAVENPORT IA 52804
253	G0003-38	G0003-38	731 W 17TH ST	SHIRLEY HUFF	731 W 17TH ST	DAVENPORT IA 52804-3838
254	B0046-22	B0046-22	733 SPALDING BD	DANNA MOTTO	733 SPALDING BD	DAVENPORT IA 52804
255	B0046-30	B0046-30	733 W RUSHOLME ST	MICHAEL VAN HULLE	733 W RUSHOLME ST	DAVENPORT IA 52804
256	G0006-41A	G0006-41A	303 W LOCUST ST	KWIK SHOP INC DEVIN JACKSON	734 EAST 4TH AV	HUTCHINSON KS 67504
257	G0003-37	G0003-37	735 W 17TH ST	JCHEMELA JACKSON	735 W 17TH ST	DAVENPORT IA 52804-3838
258	G0003-11	G0003-11	735 W LOCUST ST	JODI ANDREWS	735 W LOCUST ST	DAVENPORT IA 52804
259	B0046-18	B0046-18	736 W LOMBARD ST	MICHELE MARIE KIPP	736 W LOMBARD ST	DAVENPORT IA 52804-2009
260	B0046-31	B0046-31	737 W RUSHOLME ST	RYAN THOMAS MERRITT MARK FRESE	737 W RUSHOLME ST	DAVENPORT IA 52804-1925
261	B0046-40A	B0046-40A	738 SPALDING BD	SUE FRESE MICHAEL SCOTT HAMER	738 SPALDING BD	DAVENPORT IA 52804
262	B0046-23	B0046-23	741 SPALDING BD	JENNIFER HAMER MATTHEW HASSELBERG	741 SPALDING BD	DAVENPORT IA 52804
263	B0046-17	B0046-17	742 W LOMBARD ST	STANLEY HASSELBERG	742 W LOMBARD ST	DAVENPORT IA 52804
264	G0005-20	G0005-20	522 W 17TH ST	DJ PROPS LLC	7531 E 2ND ST	SCOTTSDALE AZ 85251-4503
265	G0003-10	G0003-10	801 W LOCUST ST	BERNADETTE HAMPTON	801 W LOCUST ST	DAVENPORT IA 52804-3849
266	B0046-24	B0046-24	803 SPALDING BD	GREG WIECKHORST	803 SPALDING BD	DAVENPORT IA 52804
267	G0003-09	G0003-09	803 W LOCUST ST	MARY L SCHALL RODNEY LEVSEN	803 W LOCUST ST	DAVENPORT IA 52804
268	B0055-15	B0055-15	229 W HIGH ST	AND WIFE JOHN WATERHOUSE	804 KIRKWOOD BD	DAVENPORT IA 52803
269	B0046-38	B0046-38	804 SPALDING BD	OLGA WATERHOUSE	804 SPALDING BD	DAVENPORT IA 52804
270	B0046-16	B0046-16	804 W LOMBARD ST	BOEVER-WILLIAMS REVOCABLE TRUST	804 W LOMBARD ST	DAVENPORT IA 52804

271	G0003-15	G0003-15	806 W 17TH ST	MANUEL HERNANDEZ	806 W 17TH ST	DAVENPORT IA 52804
272	B0046-25	B0046-25	807 SPALDING BD	VICTORIA HERNANDEZ	807 SPALDING BD	DAVENPORT IA 52804
273	B0062-16	B0062-16	808 W LOCUST ST	KYLE HARRIS	808 W LOCUST ST	DAVENPORT IA 52804-3850
274	B0046-15	B0046-15	808 W LOMBARD ST	RONALD LEON HARRISON	808 W LOMBARD ST	DAVENPORT IA 52804
				MARY OHLAND		
				MIRANDA COPLEY		
275	B0046-37	B0046-37	810 SPALDING BD	CALEB COPLEY	810 SPALDING BD	DAVENPORT IA 52804
276	G0003-17	G0003-17	812 W 17TH ST	GUSTAV RUHNKE	812 W 17TH ST	DAVENPORT IA 52804
277	B0046-14	B0046-14	812 W LOMBARD ST	RENEE SCHNECKLOTH	812 W LOMBARD ST	DAVENPORT IA 52804
278	B0046-26	B0046-26	813 SPALDING BD	MICHELE VARGAS	813 SPALDING BD	DAVENPORT IA 52804
				JOSEPH CRISCI		
279	G0003-07	G0003-07	813 W LOCUST ST	AND WIFE	813 W LOCUST ST	DAVENPORT IA 52804
280	B0046-36	B0046-36	816 SPALDING BD	MARY ANN HAINES	816 SPALDING BD	DAVENPORT IA 52804
281	B0046-27	B0046-27	817 SPALDING BD	CALEB LENSCH	817 SPALDING BD	DAVENPORT IA 52804
282	G0003-18	G0003-18	818 W 17TH ST	DAVID RERICHA JR	818 W 17TH ST	DAVENPORT IA 52804
				LISA KONRAD		
283	B0062-15	B0062-15	818 W LOCUST ST	JOHN KONRAD	818 W LOCUST ST	DAVENPORT IA 52804
				JEAN FROEHLICH		
284	G0003-05	G0003-05	821 W LOCUST ST	SIDNEY FROEHLICH	821 W LOCUST ST	DAVENPORT IA 52804
285	G0003-19	G0003-19	822 W 17TH ST	EMERALD JOHNSON	822 W 17TH ST	DAVENPORT IA 52804
286	B0062-13	B0062-13	822 W LOCUST ST	GINA HARRIS	822 W LOCUST ST	DAVENPORT IA 52804
				BRYAN REIST		
287	B0046-28	B0046-28	823 SPALDING BD	ANDREA CANADY	823 SPALDING BD	DAVENPORT IA 52803
288	B0046-13	B0046-13	824 W LOMBARD ST	MONIQUE MOST	824 W LOMBARD ST	DAVENPORT IA 52804-2011
289	G0003-20	G0003-20	826 W 17TH ST	NADIA HOLTMYER	826 W 17TH ST	DAVENPORT IA 52804
290	G0004-04	G0004-04	715 W LOCUST ST	LYNN MEYERS	830 N PINE ST	DAVENPORT IA 52804
291	B0046-29	B0046-29	833 SPALDING BD	VICKI CARRADUS	833 SPALDING BD	DAVENPORT IA 52804
292	B0055-20	B0055-20	2013 HARRISON ST	D&R TREETOP PROPERTIES RI LLC SERIES 1	898 MOUNT CARMEL RD	DUBUQUE IA 52003
293	B0063-46	B0063-46	902 W LOCUST ST	APPLIED INVESTMENT STRATEGIS LLC	902 W LOCUST ST	DAVENPORT IA 52804
294	B0063-54	B0063-54	910 W PLEASANT ST	MATT BURNHAM	910 W PLEASANT ST	DAVENPORT IA 52803
295	B0058-19D	B0058-19D	208 W LOCUST ST	ROY TIMOTHY YOUNG TRUST B	939 TROPIC BD	DELRAY BEACH FL 33483
				JAMES DALTON SMITH III		
296	G0006-10	G0006-10	1633 RIPLEY ST	BRITTANY LAUREN SMITH	971 OAKMOOR DR	FENTON MO 63026
297	G0005-23	G0005-23	502 W 17TH ST	NOBIS PENN	C/O NICHOLAS SPHON	DAVENPORT IA 52803-1517
298	G0003-04	G0003-04	827 W LOCUST ST	BIDDERS INC	P O BOX 869	BETTENDORF IA 52722
299	B0043-03	B0043-03	2210 RIPLEY ST	CKC LLC	PO BOX 1232	BETTENDORF IA 52722
300	G0006-19	G0006-19	1628 RIPLEY ST	ANDREW ALOIAN	PO BOX 2246	DAVENPORT IA 52809
301	G0005-14	G0005-14	602 W 17TH ST	THAO NGUYEN PROPERTIES LLC	PO BOX 303	DAVENPORT IA 52805
302	G0004-01	G0004-01	731 W LOCUST ST	ARGENTUM PROPERTIES LLC	PO BOX 3189	DAVENPORT IA 52808
303	B0062-04	B0062-04	2017 WARREN ST	ACME DEVELOPMENT LLC	PO BOX 4622	DAVENPORT IA 52808
304	G0003-03	G0003-03	901 W LOCUST ST	FEDERAL NATIONAL MORTGAGE ASSOC	PO BOX 650043	DALLAS TX 75265
305	B0058-26	B0058-26	210 W PLEASANT ST	THINATOS LLC	TOM BAKERIS	DAVENPORT IA 52803

City of Davenport
Plan and Zoning Commission

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

Date
11/29/2018

Subject:
Consideration of the November 19, 2018 meeting minutes.

Recommendation:
Approve the minutes.

ATTACHMENTS:

Type	Description
▣ Backup Material	11-19-2018 P&Z Minutes

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	11/29/2018 - 2:44 PM

PLAN AND ZONING COMMISSION MEETING CITY OF DAVENPORT, IOWA
MONDAY, NOVEMBER 19, 2018; 5:00 PM CITY COUNCIL CHAMBERS
COMBINED PUBLIC HEARING & REGULAR MEETING

PUBLIC HEARING MINUTES

Roll Call

Connell Hepner, Inghram, Johnson, Lammers, Medd, Reinartz, Tallman and Schneider.

Excused: Maness and Quinn

Staff: Flynn, Melton, Heyer, Longlett

OLD BUSINESS – There was none.

NEW BUSINESS

- A. Case No. REZ18-16: Request of Rob Davis with Bush Construction 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. [Ward 6].

Flynn summarized the staff report.

Four people expressed opposition to the request.

There were a few questions from Commissioners.

The public hearing was closed at approximately 5:45 pm.

REGULAR MEETING MINUTES

I. Roll Call

Connell Hepner, Inghram, Johnson, Lammers, Medd, Reinartz, Tallmann and Schneider.

Excused: Maness and Quinn

Staff: Flynn, Melton, Heyer, Longlett

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.
- B. 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.

Motion by Hepner, second by Tallman to approve the November 6, 2018 meeting minutes. Motion to approve was unanimous by voice vote (8-0).

IV. Report of the Comprehensive Plan Committee

There was no report.

V. Zoning Activity

- A. Old Business: There was none.
- B. New Business: There was none.

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.

Rusnak summarized the staff report.

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.

Motion by Reinartz, second by Johnson to accept the listed findings and forward Case P18-06 to the City Council with a recommendation for approval subject to the five listed conditions. Vote for approval was unanimous by roll call vote (8-0).

- 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.

Rusnak summarized the staff report.

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.

Motion by Reinartz, second by Connel to accept the listed findings and forward Case P18-14 to the City Council with a recommendation for approval subject to the five listed conditions. Vote for approval was unanimous by roll call vote (8-0).

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].

Melton summarized the staff report.

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.

The City Plan and Zoning Commission accepted the listed findings and forwards Case No. 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.

Motion by Reinartz, second by Connel to accept the listed findings and forward Case P18-18 to the City Council with a recommendation for approval subject to the five listed conditions. Vote for approval was unanimous by roll call vote (8-0).

- 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]

Recommendation:

Findings:

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

Motion by Reinartz, second by Connel to accept the listed findings and forward Case P18-07 to the City Council with a recommendation for approval. Vote for approval was unanimous by roll call vote (8-0).

- 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]

Motion by Reinartz, second by Connel to accept the listed findings and forward Case P18-19 to the City Council with a recommendation for approval. Vote for approval was unanimous by roll call vote (8-0).

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

There were none.

IX. Other Business

There was none.

X. Adjourn

The meeting adjourned at approximately 6:00 pm.

City of Davenport
Plan and Zoning Commission

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

Date
12/4/2018

Subject:

Case No. REZ18-16: Request of Rob Davis with Bush Construction 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. [Ward 6].

Recommendation:

Staff recommends the Plan and Zoning Commission forward this case to the City Council for approval, with the following findings and conditions:

Findings:

1. The rezoning request is consistent with the Comprehensive Plan for the following reasons:
 - a. The property is located along an edge of an area designated RG - Residential General.
 - b. The property is located adjacent to an arterial street, where higher density development is appropriate.
 - c. Traffic generation from this property will not burden the local street network.
2. Rezoning to multifamily will increase housing variety and choice within the vicinity and City in general.

Condition: That the property be zoned R-MF, Residential, Multifamily District, upon adoption of the new code.

Background:

Request is to allow a building greater than the 25 feet tall 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.

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:

No negative comments have been received. The City Traffic Engineer believes that the existing street network can accommodate traffic generated on the site.

Public Input:

A neighborhood meeting was held on Thursday, November 8, 2018 at 5:00 pm at Harvest Bible Church. Approximately 40 people attended. Concerns raised included traffic, parking, noise, lighting and storm water management.

At the public hearing at the Plan and Zoning Commission, approximately four people expressed their opposition to the rezoning.

Several people have submitted written protests and objections to the proposal; they are attached.

Discussion:

As previously stated, the only reason the rezoning is being requested is to accommodate a taller building on this property. In staff's opinion, building height should not on its own determine land use compatibility. Other factors, such as activity, land use, noise and other environmental impacts have more potential damage to surrounding areas.

This property is generally located on an edge and is adjacent to an arterial street. In locations such as this, staff is inclined to support higher density with contributes to higher efficiency in the delivery of City services, provided surrounding neighborhoods are protected.

Allowing the greater height on this property may reduce the footprint of any development and increase overall open space.

In this location, staff would be unlikely to support a rezoning to a higher intensity commercial district such as C-2. In terms of neighborhood impact, staff believes there are not significant differences between the existing C-O and proposed R-5M.

Finally, the City encourages development of a variety of housing types to serve its diverse population. Co-ops are allowed in R-5M

Staff supports this rezoning request.

ATTACHMENTS:

Type	Description
▢ Backup Material	Application
▢ Backup Material	Location Map
▢ Backup Material	Current Zoning Map
▢ Backup Material	Future Zoning Map
▢ Backup Material	Hearing Notice
▢ Backup Material	Concept Plan
▢ Cover Memo	Proposed Use Matrix from new code.
▢ Backup Material	Public Engagement Summary

Staff Workflow Reviewers

REVIEWERS:

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



1717 State Street, Suite 201
Bettendorf, IA 52722
563.344.0260
www.imegcorp.com

TRANSMITTAL LETTER

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: _____

Received by: _____

Date: _____

Zoning Map Amendment Application

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

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Property Address* Lot 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
Email: jjudge@L-Wlaw.com

Application Form Type:

Plan and Zoning Commission

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

Zoning Board of Adjustment

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

Design Review Board

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

Historic Preservation Commission

- Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Administrative

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

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

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

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

Formal Procedure:

(1) Application:

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

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

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

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

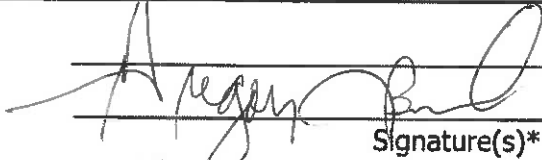
- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will hold a public hearing on the request. Subsequently, the Plan and Zoning Commission will vote to provide its recommendation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

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

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

Authorization to Act as Applicant

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.

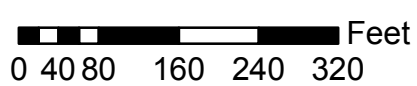
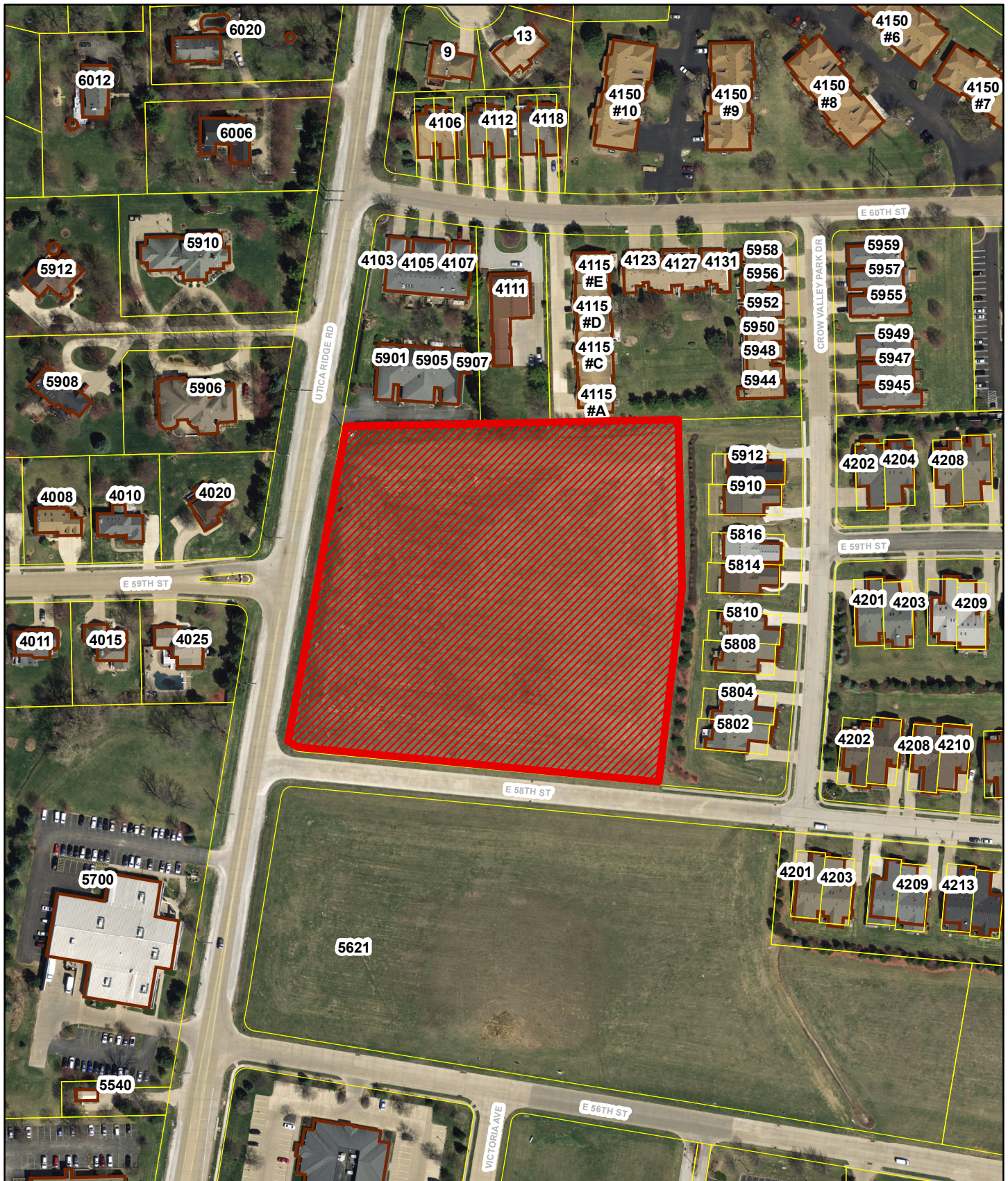


Signature(s)*

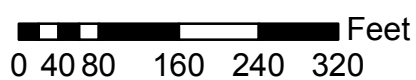
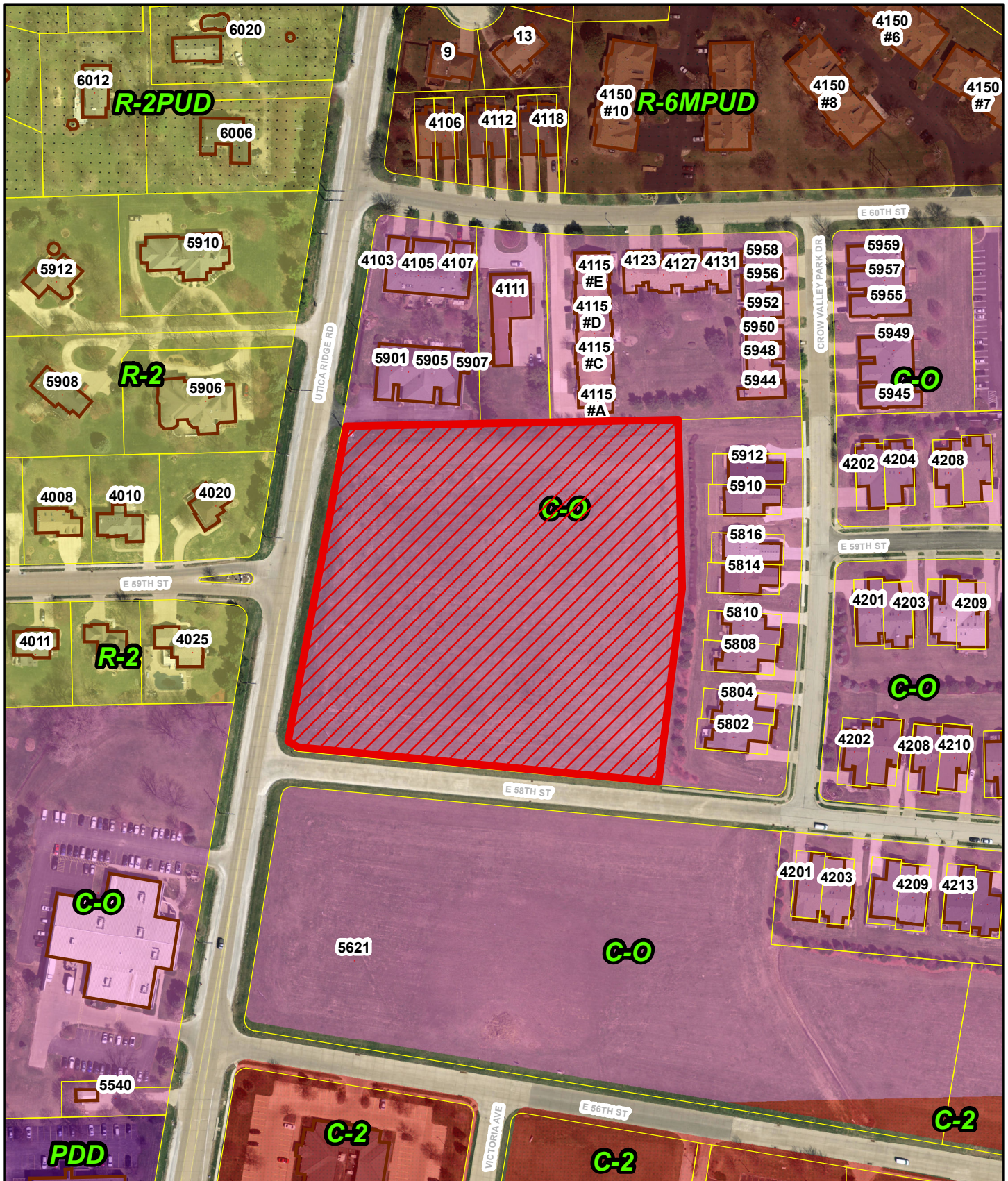
*Please note: original signature(s) required.

REZ18-16: Location Map

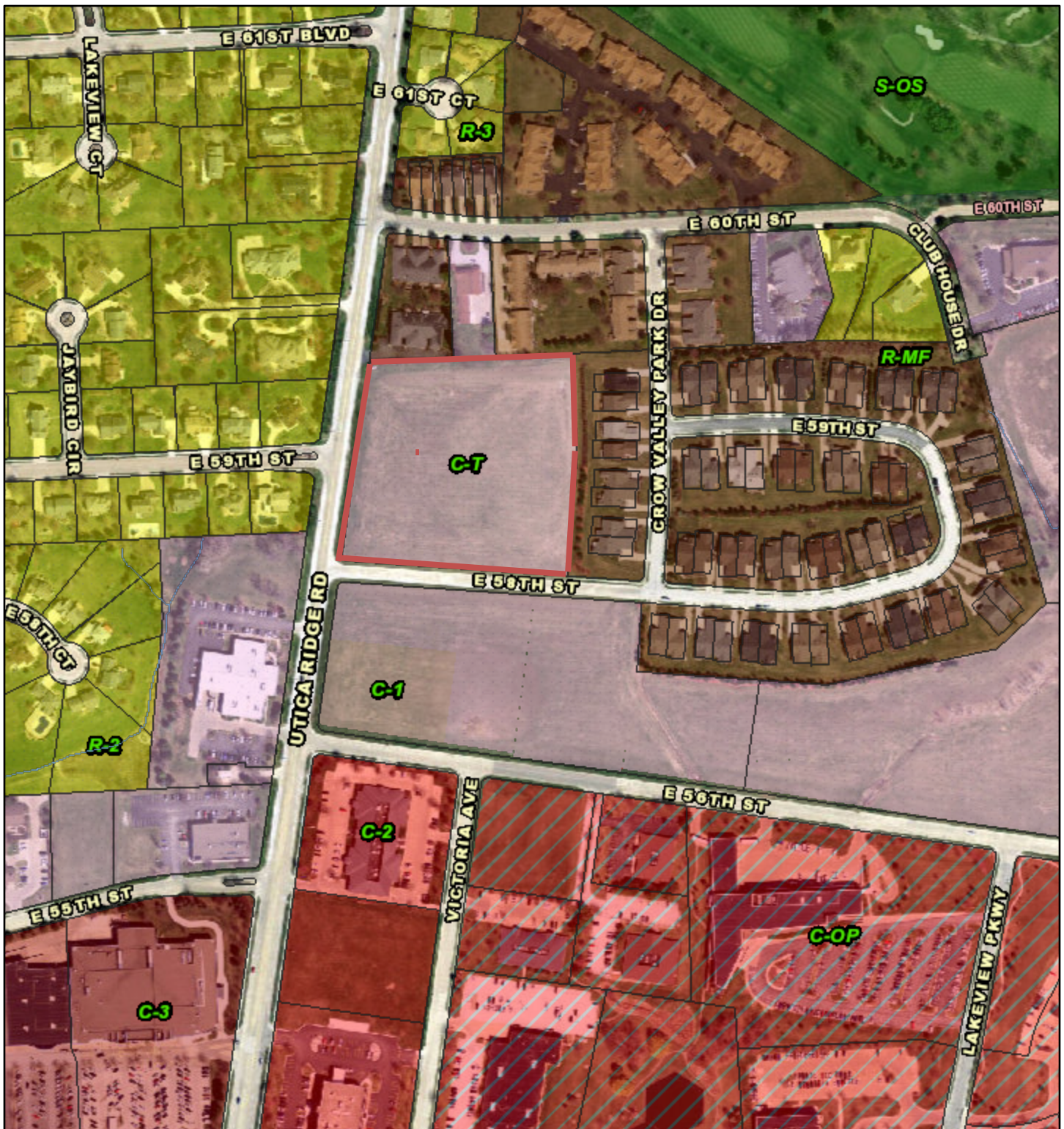
Bush Construction C-O to R-5M



Bush Construction C-O to R-5M

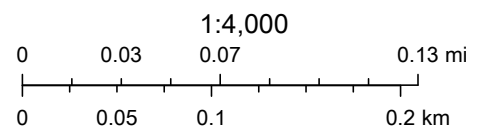


REZ18-16 Future Zoning



10/30/2018 1:11:01 PM

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



Scott County Iowa, Bi-State Regional Commission

**NOTICE
PUBLIC HEARING
DAVENPORT PLAN AND ZONING COMMISSION
MONDAY, NOVEMBER 19, 2018, 5:00 PM
CITY HALL COUNCIL CHAMBERS 226 WEST FOURTH STREET
DAVENPORT, IOWA 52801**

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

Case No. REZ18-16: Request by Rob Davis, Bush Construction, to rezone 5.93 acres, more or less, of property located at northeast of the intersection of E. 58th Street and Utica Ridge Road from C-O Office Shop District to R-5M, Medium Density Dwelling District [Ward 6] (See map of the affected property on reverse side of this notice).

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

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

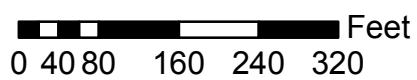
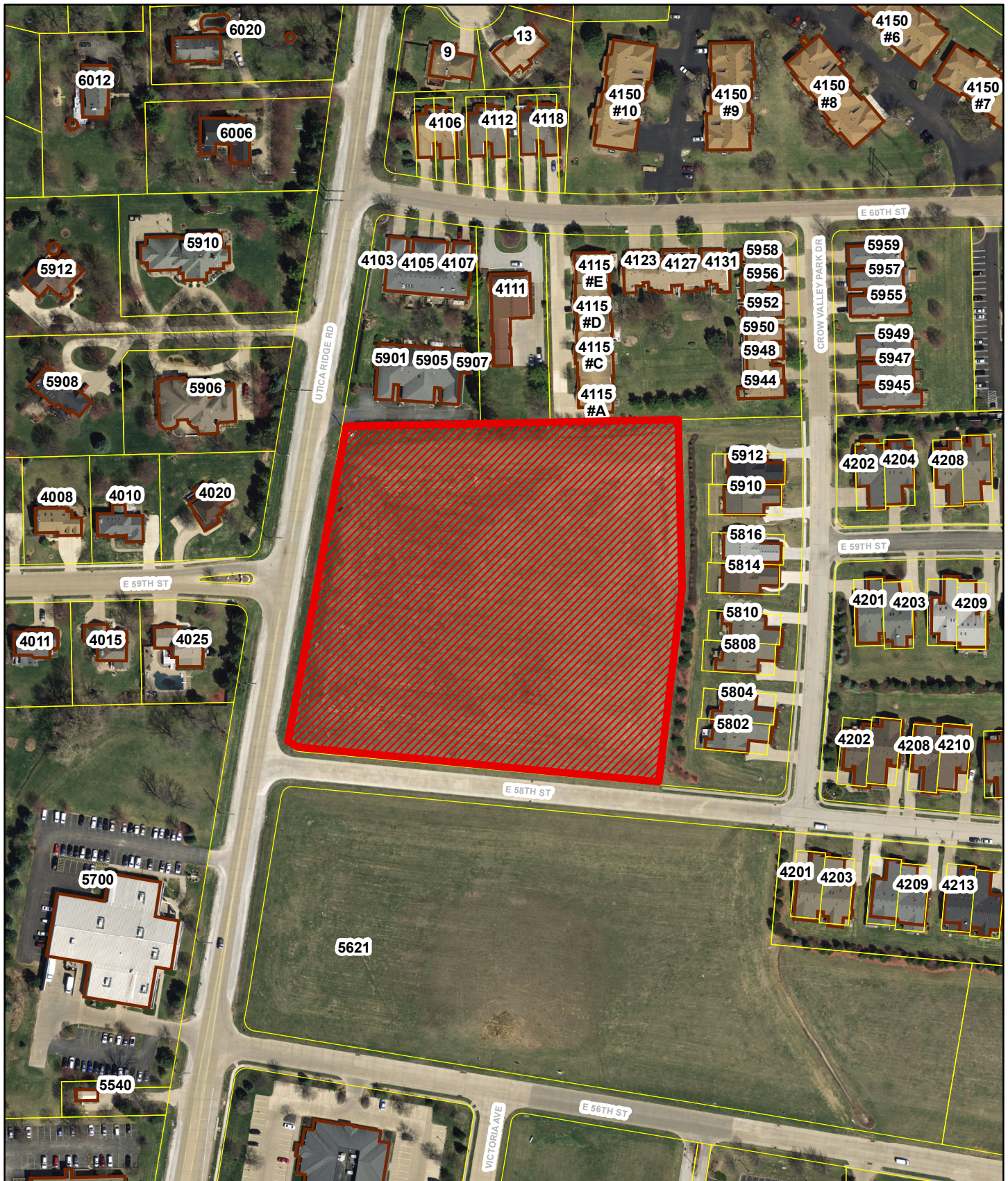
Case No. REZ18-16

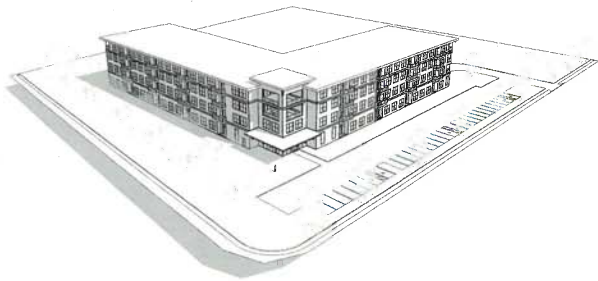
EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

REZ18-16: Location Map

Bush Construction C-O to R-5M





Crow Valley Co-op



① Site
1" = 100'-0"



TABLE 8-1: USE MATRIX		R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Principal Use																						
Adult Use																	S	S				Sec. 8.3.A
Agriculture																			P			
Amusement Facility - Indoor										P	P		P	P	P			P				
Amusement Facility - Outdoor											S				S	P		S				
Animal Care Facility - Large Animal																						
Animal Care Facility - Small Animal								S	S	P	P		S	S	P			P	P			Sec. 8.3.B
Animal Breeder																			P			Sec. 8.3.B
Art Gallery								P	P	P	P		P	P	P			P				
Arts and Fitness Studio								P	P	P	P		P	P	P			P				
Bar									S	P	P		P	P	P			P				
Bed and Breakfast	P	P	P	S	S	S											P					Sec. 8.3.C
Billboard											P					P	P					Sec. 8.3.D
Body Modification Establishment									P	P	P		P		P			P				
Broadcasting Facility TV/Radio									P	P	P		P	P	P			P	S			Sec. 8.3.E
Campground																						Sec. 8.3.F
Car Wash										P	P											
Casino																						
Cemetery																				P		
Children's Home							P			P	P				P			S				Sec. 8.3.G
Principal Use		R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Community Center	P	P	P	P	P	P		P	P	P	P		P	P	P			P	P	P	P	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	Sec. 8.3.H
Conservation Area																			P	P		
Country Club																				P		
Cultural Facility								P	P	P	P		P	P	P			P	P	P	P	
Day Care Center						P		P	P	P	P	P	P	P	P			P			P	Sec. 8.3.I
Day Care Home	P	P	P	P	P	P													P			Sec. 8.3.I
Drive-Through Facility									S	P	P		S		P			P				Sec. 8.3.J
Drug/Alcohol Treatment Facility, Residential										S	S				S			S			S	Sec. 8.3.K
Drug Treatment Clinic										S	S				S			S			S	Sec. 8.3.K
Domestic Violence Shelter							P		P	P	P				P			P			P	Sec. 8.3.G
Dwelling - Accessory Dwelling Unit	P	P	P	P	P																	Sec. 8.3.L
Dwelling - Manufactured Home							P												S			Sec. 8.3.M

TABLE 8-1: USE MATRIX																					
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Dwelling - Multi-Family					P		P	P	P	P		P	P	P							Sec. 8.3.N
Dwelling - Townhouse					P		P	P	P	P		P	P	P							Sec. 8.3.N
Dwelling - Single-Family	P	P	P	P			P	P	P				P								Sec. 8.3.O
Dwelling - Two-Family			P	P			P	P	P				P								Sec. 8.3.O
Educational Facility - Primary or Secondary	P	P	P	P	P															P	
Educational Facility - University or College										P	P	P		P						P	
Educational Facility - Vocational							S	S	S	P	P	P	S	P	P	P	P	S	S	P	
Fairground							P	P	P	P	P	P	P	P			P				
Financial Institution										S				S			P				Sec. 8.3.P
Financial Institution, Alternative																	P				
Food Bank																	P				
Food Pantry									P	S				S			S				
Funeral Home							S	S	S	P				P			P				
Gas Station								S	P	P				P	P	P	P				Sec. 8.3.Q
Golf Course/Driving Range																			P		
Government Office/Facility							P	P	P	P	P	P	P	P	P	P	P			P	
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Greenhouse/Nursery - Retail										P				P			P	S			
Group Home	P	P	P	P	P																Sec. 8.3.R
Halfway House									S	S				S			S			S	Sec. 8.3.K
Healthcare Institution															P		P			P	
Heavy Rental and Service																	P				
Heavy Retail										S				S	P		P				
Homeless Shelter									S	S				S			S			S	Sec. 8.3.K
Hotel									P	P	P	P	S	P			P				
Industrial - General											P				P	P	P				
Industrial - Light								P	P	P	P	P		P	P	P	P				
Industrial Design										P		P	P	P	P	P	P				
Live Performance Venue										P	P	P	P	P	P	P	P	P			
Lodge/Meeting Hall	S	S	S	S	S		P	P	P	P	P	P	P	P	P	P	P	P			Sec. 8.3.S
Manufactured Home Park						P															
Medical/Dental Office							P	P	P	P	P	P	P	P	P	P	P			P	
Micro-Brewery/Distillery/Winery									P	P	P	P	P	P	P	P	P				

TABLE 8-1: USE MATRIX																					
PRINCIPAL USE	R-1	R-2	R-3	R-4	R- MF	R- MHP	C-T	C-1	C-2	C-3	C- OP	C-D	C-V	C-E	I-1	I-2	I-MU	S- AG	S- OS	S- IC	USE STANDARD
Needle Exchange Service		S	S	S	S				S	S				S			S			S	Sec. 8.3.K
Neighborhood Commercial Establishment																					Sec. 8.3.T
Office							P	P	P	P	P	P	P	P	P	P	P			P	
Outdoor Dining								P	P	P	P	P	P	P			P				Sec. 8.3.U
Parking Lot (Principal Use)								S	S	S	S	S	S	S			S			P	Chapter 10
Parking Structure (Principal Use)								S	S	P	P	S	S	P			P			P	Chapter 10
Personal Service Establishment							P	P	P	P	P	P	P	P	P	P	P			P	
Place of Worship	P	P	P	P	P		S	S	P	P		P	P	P				P		P	
Private Recreation Facility								P	P	P		P	P	P			P			P	
Public Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	
Public Safety Facility					P												P	P	P	P	
Public Works Facility																	P	P	P	P	
Reception Facility	S	S	S	S				S	S	P		S	S	P			P	S			Sec. 8.3.V
Recreational Vehicle (RV) Park																		S	S		Sec. 8.3.E
Research and Development									P	P	P			P	P	P	P			P	
Residential Care Facility					P									P						P	Sec. 8.3.W
Restaurant								P	P	P	P	P	P	P	P	P	P			P	
Retail Goods Establishment								P	P	P	P	P	P	P	P	P	P			P	
PRINCIPAL USE	R-1	R-2	R-3	R-4	R- MF	R- MHP	C-T	C-1	C-2	C-3	C- OP	C-D	C-V	C-E	I-1	I-2	I-MU	S- AG	S- OS	S- IC	USE STANDARD
Retail Alcohol Sales												S		P	P	P	P				Sec. 8.3.X
Retail Sales of Fireworks															P	P					
Salvage Yard																S					
Self-Storage Facility: Enclosed									S	P	P		P	P	P	P	P				Sec. 8.3.Y
Self-Storage Facility: Outdoor										S					P	P	S				Sec. 8.3.Y
Social Service Center									P	P				P			P			P	
Solar Farm											P				P	P		S		P	Sec. 8.3.Z
Specialty Food Service								P	P	P		P	P	P	P	P	P				
Storage Yard - Outdoor															P	P					Sec. 8.3.AA
Truck Stop															P	P					
Vehicle Dealership – Enclosed										P	S	P		P	S		P				
Vehicle Dealership – With Outdoor Storage/Display										S				S	S		P				
Vehicle Operation Facility															P	P				P	
Vehicle Rental – Enclosed										P	S	P	P	P	S		P				

MISSION DRAFT
November 6, 2018

[illegible]

**NOTICE
PUBLIC MEETING
THURSDAY, NOVEMBER 8, 2018, 5:00 PM
HARVEST BIBLE CHAPEL
3800 E. 53RD ST., DAVENPORT, IOWA 52807**

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

Case No. REZ18-16: Request by Rob Davis, Bush Construction, to rezone 5.93 acres, more or less, of property located at northeast of the intersection of E. 58th Street and Utica Ridge Road from C-O Office Shop District to R-5M, Medium Density Dwelling District [Ward 6] (See map of the affected property on reverse side of this notice).

Both current and proposed zoning classifications allow for multi-family development. The proposed R-5M classification allows for structures up to ninety (90) feet in height whereas the existing C-O classification has a height limitation of twenty five (25) feet.

Please also note that the City expects to adopt a new zoning ordinance prior to the development of this property. If the rezoning request is successful, the future R-MF (Residential, Multi-Family) classification is proposed to have a height limitation of seventy (70) feet.

A public meeting, hosted by the applicant, will be held to discuss the proposal at the time and place listed above. A formal public hearing will be held on the matter by the Plan and Zoning Commission on Monday, November 19, 2018, 5:00 pm at Davenport City Hall. You will receive an additional notice prior to this meeting.

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

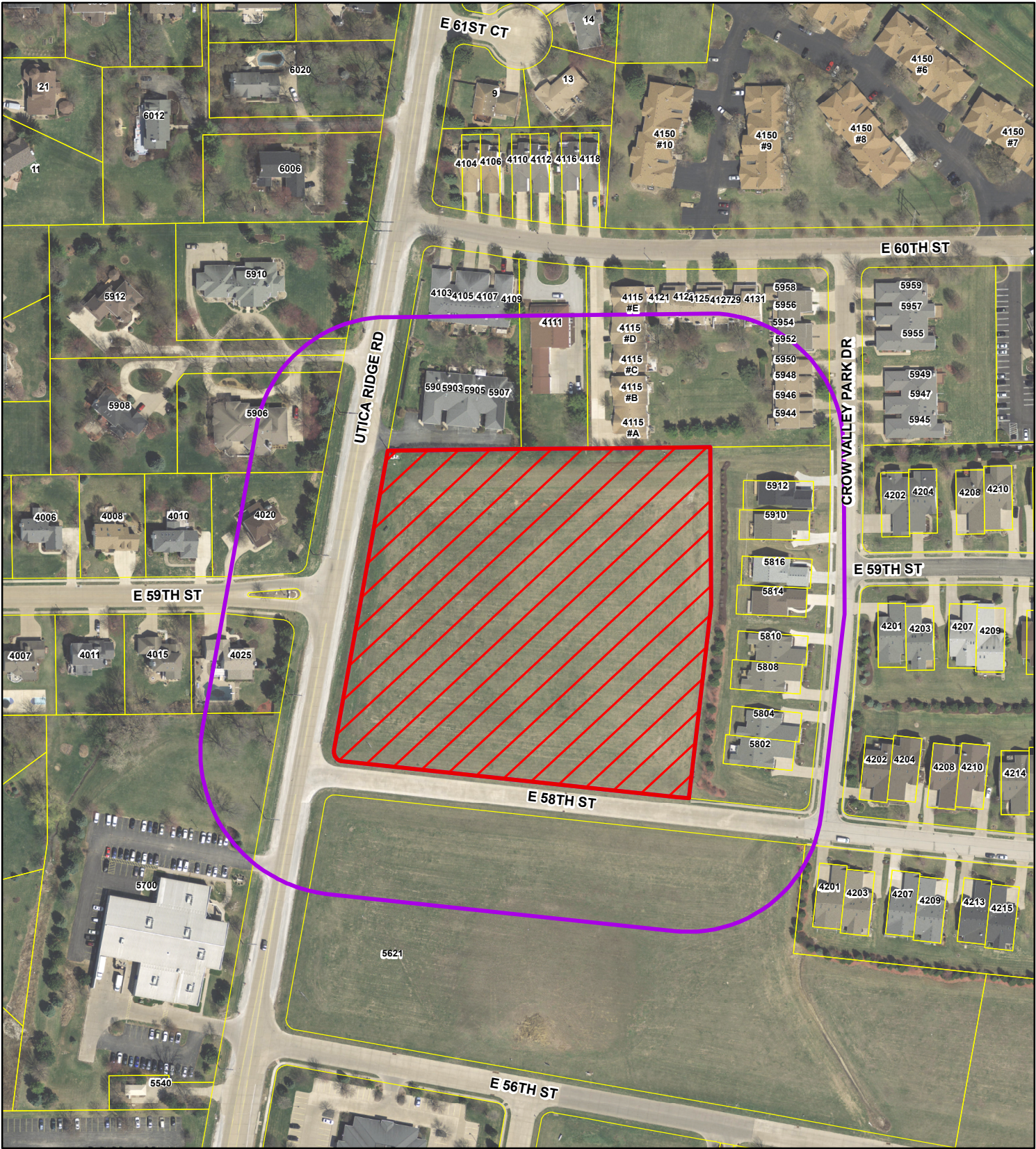
Case No. REZ18-16

EMAIL: planning@ci.davenport.ia.us



Phone: (563) 326-7765

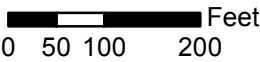
Request for a Zoning Map Amendment (Rezoning)

Adjacent Property Owner Notice Area



Legend

-  Subject Property
-  100 Ft. Notice Buffer



1 inch = 200 feet



From: [Ann Friedman](#)
To: [Planning Division – CPED](#)
Subject: Case No. REZ18-16
Date: Friday, November 16, 2018 1:28:18 PM

Hello,

I am writing to find out how I can protest this development. I am unable to attend meetings but I am not in favor of this development as this will negatively impact my neighborhood.

Please advise.

Thank you

Ann M. Friedman
4105 E 60th St
616-450-8586

Registered

CITY OF DAVENPORT REZONING PROTEST FORM

DONNA - JEANNE DOHERTY
I/we TERENCE DOHERTY who own property located at
(be specific as possible) 4109 E. 60th ST DAVENPORT, IA 52807

The developers only gave vague information on the building and especially on the property left after the initial building is completed. The 4 story building doesn't fit in to the proposed area AT ALL.

Hereby protest the proposed rezoning by Bush Construction described in Case No. REZ18-16.

This will negatively affect the value of all the homes in the area. The rezoning should be tabled until it is completely explained to everyone.

Signed: Terence Doherty Date: 11-17-18
Donna-Jeanne Doherty

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

Neighbors never learned about this proposed development from Bush Construction. They never did the courtesy of notifying us.

We learned about the proposed zoning change from the City of Davenport on Saturday, November 3rd before the Thursday, November 9th meeting – not even one week prior.

At the neighborhood meeting, Rob Davis of Bush Construction presented a vague black and white CAD drawing and lots of floor plans for the Co-op that they intend to build, but no concrete information for the homeowners who would be affected.

In their drawing the building is situated on the Southwest corner of the property

When homeowners asked about the remaining (more than 50% of the property) they mentioned there might be a pergola or garden someday.

When asked about the proposed height of the project Rob Davis said it would be about 50 feet, revised that to 58 feet and then suggested that the building they were showing us did not show a roof design yet.

The developers (Bush Construction) are proposing a 62 unit, 4-story structure with 68 underground parking spaces. What about parking for a second car and visitors?

When asked about the paved parking area (which on the drawing shows approximately 18-20 spaces) Rob Davis was extremely vague about additional surface parking.

The Developer (Bush Construction) is asking to rezone approximately 6 acres of land to R-5M

This would allow the developer to erect a building up to 90 feet tall.

West of the Bush property are luxurious 2-story single family dwellings.

North and East are structures with a maximum height of 25 feet as far as the eye can see. Currently the only commercial development directly South of this Bush property is a single story building.

The neighbors are rightly alarmed because even 4 stories is significantly out of scale with everything that surrounds this proposed zoning change.

One of our neighbors, within the protest zone for this proposed development was told by (Ellyce Billany?) The Marketing Director, that there would not be another Co-op put up in this area.

The neighbors are also alarmed because they have very little hard information on what really will be built on this site.

We ask that you deny, or at the very least table this rezoning effort until affected homeowners have a clear understanding of the developers' intentions, and are given an opportunity to respond accordingly.

Questions:

- Would the per unit HOA fee include taxes?
- Would future residents own 1/62nd of the entire rezoned property or just the structure?

Neighbors, Homeowners, and Taxpayers opposed to the rezoning effort. 563-505-9846 Craig & Sue Gabel

From: [Patricia Harris](#)
To: [Flynn, Matt](#)
Subject: Public Input re REZ18-16 attached
Date: Monday, November 26, 2018 9:00:36 AM
Attachments: [REZ18-16 Public Input \(26 Nov 2018\).pdf](#)

Hello Matt,

Please find attached my objection to the proposed rezoning.

By the way, at the Nov. 19 P&Z meeting, a few people in the Adjacent Property Owner Notice Area indicated they had not received forms for filing objections. They indicated they had notified City Staff, but I wanted to pass that along.

Also, the Online Agenda posted on the City of Davenport's website prior to the Nov 19 meeting referred to Case No. REZ18-16 under "New Business" with a link to the City Staff report, but it doesn't appear there anymore. And I don't see it under "Items". I thought it was helpful because it had Petitioner's drawing of the proposed "Crow Valley Co-op". Is this matter still scheduled for review by the Plan & Zoning Commission at its December 4 meeting?

Thank you,

Patricia Harris

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Petitioner:		MCCARTHY IMPROVEMENT CO	5401 VICTORIA AV	DAVENPORT IA 52807
P&Z Chair:	Bob Inghram		binghram@activethermal.net	
Mayor's Clerk:	Nevada Lemke		nlemke@ci.davenport.ia.us	
Council Clerk:	Tiffany Thorndike		tthorndike@ci.davenport.ia.us	
Neighborhood:	N/A			
Ward/Ald:	6th Ward	Alderman Clewell	rclewell@ci.davenport.ia.us	46 Notices Sent
Ward/Ald:	At-Large	Alderman Condon	jcondon@ci.davenport.ia.us	
Ward/Ald:	At-Large	Alderman Gripp	kgripp@ci.davenport.ia.us	
Y0901-11	5906 UTICA RIDGE RD	PRAKASH R BONTU TRUST	5906 UTICA RIDGE RD	DAVENPORT IA 52807
Y0807-01	5912 UTICA RIDGE RD	BOUCHAREB ABDENAIM	5912 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-13	4025 E 59TH ST	GREGORY A DESMET	4025 E 59TH ST	DAVENPORT IA 52807
Y0807-14B	5700 UTICA RIDGE RD	DIXON PROPERTIES LLC	5700 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-10	5910 UTICA RIDGE RD	MARK J NELSON	5910 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-10A	3845 SEA OAKS CR	LAKEHURST OWNERS ASSOCIATION	3845 SEA OAKS CR	DAVENPORT IA 52807
Y0901-64	5912 CROW VALLEY DR	JANET M VANERT MAUI QUALIFIED	5912 CROW VALLEY DR	DAVENPORT IA 52807
Y0901-63		JOHN GEORGE FULLER REVOC LIVIN	5112 SYLAN RD	RICHMOND VA 23225
Y0901-62	5816 CROW VALLEY PARK DR	WILLIAM A MILLER	5816 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-61	1821 PINEACRE AV	CHRISTOPHER A RAYBURN REVOC TRUST	1821 PINEACRE AV	DAVENPORT IA 52803
Y0901-60	5810 CROW VALLEY PARK DR	JOHN C HOWES	5810 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-59A	5808 CROW VALLEY PARK DR	JEROME C HANSEN TRUST	5808 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-58A	5804 CROW VALLEY PARK DR	NORMA J CASSIDY TRUST	5804 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-57		RODNEY B JOHNSON	21730 BELVEDERE LANE	ESTERO FL 33928
Y0901-12	4020 E 59TH ST	LARRY & MARY JO SOUTHWICK TRUST	4020 E 59TH ST	DAVENPORT IA 52807
Y0807-02	5908 UTICA RIDGE RD	BRYON E BLACK	5908 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-01A	4111 E 60TH ST	VALDALE LLC	4111 E 60TH ST	DAVENPORT IA 52807
Y0901A02	5401 VICTORIA AV	MCCARTHY IMPROVEMENT CO	5401 VICTORIA AV	DAVENPORT IA 52807
Y0901-01C	4103 E 60TH ST UNIT 1	JACK W SIMPSON	4103 E 60TH ST UNIT 1	DAVENPORT IA 52807
Y0901-01D	4105 E 60TH ST	MICHAEL FRIEDMAN	4105 E 60TH ST	DAVENPORT IA 52807
Y0901-01E	4107 E 60TH ST UNIT3	MERCEDES M HASENMILLER	4107 E 60TH ST UNIT3	DAVENPORT IA 52807
Y0901-01F	4109 E 60TH ST	DOCHERTY TERENCE K	4109 E 60TH ST	DAVENPORT IA 52807
Y0901-01G		MONA ALQULALI	507 S 4TH ST	CLINTON IA 52732
Y0901-01H	5903 UTICA RIDGE RD	PATRICIA A TAYLOR REVOC TRUST	5903 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-01I	5905 UTICA RIDGE RD	FRANCES M TRUITT REV TRUST	5905 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-01J	5907 UTICA RIDGE RD	L CRAIG GABEL REVOC TRUST	5907 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-29A	4121 E 60TH ST	MICHAEL J BELLENDIER	4121 E 60TH ST	DAVENPORT IA 52807
Y0901-30A	4123 E 60TH ST	ELIZABETH J KADAVY	4123 E 60TH ST	DAVENPORT IA 52807
Y0901-31A	4125 60TH ST UNIT 3	RICHARD E SPEIDEL	4125 60TH ST UNIT 3	DAVENPORT IA 52807
Y0901-32A	4127 E 60TH ST	ROBERT D EVERETT	4127 E 60TH ST	DAVENPORT IA 52807
Y0901-33A	4129 E 60TH ST	LACEY D DEAN	4129 E 60TH ST	DAVENPORT IA 52807
Y0901-34A	4131 E 60TH ST #6	JANE M LORENZEN-DIETZ	4131 E 60TH ST #6	DAVENPORT IA 52807
Y0901-35A	5958 CROW VALLEY PARK DR	ALLISON M SANYI	5958 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-36A	5956 CROW VALLEY PARK DR	JEFFREY A CARSON	5956 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-37A	5954 CROW VALLEY PARK DR	ERIN ALBERTSON	5954 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-38A	5952 CROW VALLEY PARK DR	THOMAS P GIRSCH	5952 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-39A	5950 CROW VALLEY PK DR	CHRISTINE A CLARK	5950 CROW VALLEY PK DR	DAVENPORT IA 52807
Y0901-40A	5948 CROW VALLEY PARK DR	JENNIFER R HEUER	5948 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-41A	5946 CROW VALLEY PARK DR	MICHELLE HENDRICKS	5946 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-42A	5944 CROW VALLEY PK DR	EUGENE E EARP	5944 CROW VALLEY PK DR	DAVENPORT IA 52807
Y0901-43A	4115 E 60TH ST #E	SHIRLEY M DUNCAN	4115 E 60TH ST #E	DAVENPORT IA 52807
Y0901-44A	4115 E 60TH ST UNIT D	JILL L SULLIVAN	4115 E 60TH ST UNIT D	DAVENPORT IA 52807
Y0901-45A	4115 E 60TH ST UNIT C	MARY E KRIER REVOC TRUST	4115 E 60TH ST UNIT C	DAVENPORT IA 52807
Y0901-46A	4115 E 60TH ST UNIT B	DEBORAH A DUBIK REVOC TRUST	4115 E 60TH ST UNIT B	DAVENPORT IA 52807
Y0901-47A	4115 E 60TH ST UNIT A	HENRY & VIVIAN BECKER	4115 E 60TH ST UNIT A	DAVENPORT IA 52807
Y0901-56B	4125 E 60TH ST	FAIRWAY PINES INC	4125 E 60TH ST	DAVENPORT IA 52807

Protest Calculation - REZ18-16

PARCEL NUMBER	NOTICE AREA	NOTICE %	PROTEST (YES/NO)	PROTEST %	PROPERTY ADDRESS	PROPERTY OWNER(S)	OWNER ADDRESS	OWNER CITY/STATE/ZIP
Y0901-11	16310.35	3.1%		0.0%	5906 UTICA RIDGE RD	PRAKASH R BONTU TRUST	5906 UTICA RIDGE RD	DAVENPORT IA 52807
Y0807-01	1562.71	0.3%		0.0%	5912 UTICA RIDGE RD	BOUCHAREB ABDENAIM	5912 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-13	16029.28	3.0%		0.0%	4025 E 59TH ST	GREGORY A DESMET	4025 E 59TH ST	DAVENPORT IA 52807
Y0807-14B	18070.22	3.4%		0.0%	5700 UTICA RIDGE RD	DIXON PROPERTIES LLC	5700 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-10	640.35	0.1%		0.0%	5910 UTICA RIDGE RD	MARK J NELSON	5910 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-10A	862.72	0.2%		0.0%	3845 SEA OAKS CR	LAKEHURST OWNERS ASSOCIATION	3845 SEA OAKS CR	DAVENPORT IA 52807
Y0901-64	4608.66	0.9%		0.0%	5912 CROW VALLEY DR	JANET M VANERT MAUI QUALIFIED	5912 CROW VALLEY DR	DAVENPORT IA 52807
Y0901-63	4592.79	0.9%		0.0%	5910 CROW VALLEY DR	JOHN GEORGE FULLER REVOC LIVIN	5112 SYLAN RD	RICHMOND VA 23225
Y0901-62	4564.86	0.9%		0.0%	5816 CROW VALLEY PARK DR	WILLIAM A MILLER	5816 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-61	4548.11	0.9%		0.0%	1821 PINEACRE AV	CHRISTOPHER A RAYBURN TRUST	1821 PINEACRE AV	DAVENPORT IA 52807
Y0901-60	4534.81	0.9%		0.0%	5810 CROW VALLEY PARK DR	JOHN C HOWES	5810 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-59A	4619.23	0.9%	YES	0.9%	5808 CROW VALLEY PARK DR	JEROME C HANSEN TRUST	5808 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-58A	4572.37	0.9%		0.0%	5804 CROW VALLEY PARK DR	NORMA J CASSIDY TRUST	5804 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-57	4573.10	0.9%		0.0%	5802 CROW VALLEY PARK DR	RODNEY B JOHNSON	21730 BELVEDERE LANE	ESTERO FL 33928
Y0901-12	17086.19	3.2%		0.0%	4020 E 59TH ST	LARRY & MARY JO SOUTHWICK TRUST	4020 E 59TH ST	DAVENPORT IA 52807
Y0901-02	2101.39	0.4%		0.0%	5908 UTICA RIDGE RD	BRYON E BLACK	5908 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-01A	20011.14	3.8%		0.0%	4111 E 60TH ST	VALDALE LLC	4111 E 60TH ST	DAVENPORT IA 52807
Y0901A02	102470.24	19.4%		0.0%	5401 VICTORIA AV	MCCARTHY IMPROVEMENT CO	5401 VICTORIA AV	DAVENPORT IA 52807
Y0901-01C	4522.25	0.9%		0.0%	4103 E 60TH ST UNIT 1	JACK W SIMPSON	4103 E 60TH ST UNIT 1	DAVENPORT IA 52807
Y0901-01D	4522.25	0.9%	YES	0.9%	4105 E 60TH ST	MICHAEL FRIEDMAN	4105 E 60TH ST	DAVENPORT IA 52807
Y0901-01E	4522.25	0.9%		0.0%	4107 E 60TH ST UNIT3	MERCEDES M HASENMILLER	4107 E 60TH ST UNIT3	DAVENPORT IA 52807
Y0901-01F	4522.25	0.9%	YES	0.9%	4109 E 60TH ST	DOCHERTY TERENCE K	4109 E 60TH ST	DAVENPORT IA 52807
Y0901-01G	4522.25	0.9%		0.0%	5901 UTICA RIDGE RD	MONA ALQULALI	507 S 4TH ST	CLINTON IA 52732
Y0901-01H	4522.25	0.9%		0.0%	5903 UTICA RIDGE RD	PATRICIA A TAYLOR REVOC TRUST	5903 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-01I	4522.25	0.9%	YES	0.9%	5905 UTICA RIDGE RD	FRANCES M TRUITT REV TRUST	5905 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-01J	4522.25	0.9%	YES	0.9%	5907 UTICA RIDGE RD	L CRAIG GABEL REVOC TRUST	5907 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-29A	3517.21	0.7%		0.0%	4121 E 60TH ST	MICHAEL J BELLENDIER	4121 E 60TH ST	DAVENPORT IA 52807
Y0901-30A	3517.21	0.7%		0.0%	4123 E 60TH ST	ELIZABETH J KADAVY	4123 E 60TH ST	DAVENPORT IA 52807
Y0901-31A	3517.21	0.7%		0.0%	4125 60TH ST UNIT 3	RICHARD E SPEIDEL	4125 60TH ST UNIT 3	DAVENPORT IA 52807
Y0901-32A	3517.21	0.7%		0.0%	4127 E 60TH ST	ROBERT D EVERETT	4127 E 60TH ST	DAVENPORT IA 52807
Y0901-33A	3517.21	0.7%		0.0%	4129 E 60TH ST	LACEY D DEAN	4129 E 60TH ST	DAVENPORT IA 52807
Y0901-34A	3517.21	0.7%		0.0%	4131 E 60TH ST #6	JANE M LORENZEN-DIETZ	4131 E 60TH ST #6	DAVENPORT IA 52807
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Y0901-36A	3517.21	0.7%		0.0%	5956 CROW VALLEY PARK DR	JEFFREY A CARSON	5956 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-37A	3517.21	0.7%		0.0%	5954 CROW VALLEY PARK DR	ERIN ALBERTSON	5954 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-38A	3517.21	0.7%		0.0%	5952 CROW VALLEY PARK DR	THOMAS P GIRSCH	5952 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-39A	3517.21	0.7%		0.0%	5950 CROW VALLEY PK DR	CHRISTINE A CLARK	5950 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-40A	3517.21	0.7%		0.0%	5948 CROW VALLEY PARK DR	JENNIFER R HEUER	5948 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-41A	3517.21	0.7%		0.0%	5946 CROW VALLEY PARK DR	MICHELLE HENDRICKS	5946 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-42A	3517.21	0.7%		0.0%	5944 CROW VALLEY PK DR	EUGENE E EARP	5944 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-43A	3517.21	0.7%		0.0%	4115 E 60TH ST #E	SHIRLEY M DUNCAN	4115 E 60TH ST #E	DAVENPORT IA 52807
Y0901-44A	3517.21	0.7%		0.0%	4115 E 60TH ST UNIT D	JILL L SULLIVAN	4115 E 60TH ST UNIT D	DAVENPORT IA 52807
Y0901-45A	3517.21	0.7%		0.0%	4115 E 60TH ST UNIT C	MARY E KRIER REVOC TRUST	4115 E 60TH ST UNIT C	DAVENPORT IA 52807
Y0901-46A	3517.21	0.7%		0.0%	4115 E 60TH ST UNIT B	DEBORAH A DUBIK REVOC TRUST	4115 E 60TH ST UNIT B	DAVENPORT IA 52807
Y0901-47A	3517.21	0.7%		0.0%	4115 E 60TH ST UNIT A	HENRY & VIVIAN BECKER	4115 E 60TH ST UNIT A	DAVENPORT IA 52807
COMMONS	59230.59	11.2%		0.0%	E 58TH & CROW VALLEY PARK DR	VILLAS AT CROW VALLEY 2ND ADD	4555 UTICA RIDGE RD	BETTENDORF IA 52722
COMMONS	261.16	0.0%		0.0%	E 58TH & CROW VALLEY PARK DR	VILLAS AT CROW VALLEY 2ND ADD	4555 UTICA RIDGE RD	BETTENDORF IA 52722

PARCELS 394,255.3 74.6%
R-O-W 133,919.6 25.4%
TOTAL
NOTICE AREA 528,174.9 100%

4.3% PROTEST RATE

Protests: 5
 Properties: 47
 Alderman:

From: [Craig Gabel](#)
To: [Planning Division – CPED](#)
Subject: Re: Case No REZ18-16
Date: Wednesday, November 14, 2018 1:15:25 PM

Please be advised that on November 19th public hearing, we intend to formally protest the proposed 4-story building.

Thank you,

Sue & Craig Gabel
5907 Utica Ridge Road
Davenport

From: cothoms@mchsi.com
To: [Flynn, Matt](#)
Subject: REZ18-16 Rezoning Request (northeast corner of Utica Ridge and East 58th Street)
Date: Monday, November 26, 2018 10:39:04 AM

Matt,

I am a resident at 4202 E 58th St, Davenport. I don't know where exactly we stand with this request but I'd like to voice my objection to the height and scale of the proposed condo complex that is being proposed. We were initially told it would be sized more comparably to the condos at Blackbird Commons, which I do not object to. At a recent meeting at Harvest Bible Chapel, the organizers of that meeting said it would be more on the scale of the complex they've already build further south off Utica Ridge, which is massive. The rendering they showed to the group was no where close to scale, appearing to only take up approximately 1/4 of the existing lot. What is the zoning for only allowing a 3 story building instead of the proposed 4 story?

Thank you for allowing me to voice my objection to the size of this project.

Cosette Thoms
4202 E 58th St
Davenport, IA 52807
309-269-8198

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:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward case F18-17 to the City Council subject to the eight 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 Final Plat would comply with the Davenport 2035 proposed land use section.

Zoning:

The property is currently zoned Heavy Industrial District.

Technical Review:

Streets.

Currently, Thornwood Avenue is developed as a chip and seal drive and not constructed to City standards. The City is requesting right-of-way dedication for future development of Thornwood Avenue.

Storm Water.

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

Sanitary Sewer.

There is no sanitary sewer adjacent to the property.

Other Utilities.

Iowa American Water has indicated that the water main is located within the Hickory Grove right-of-way. The service line would have to extend from the water main.

Public Input:

No public hearing is required for a Final Plat.

Discussion:

The request is for a Final Plat for a 3 lot subdivision located north of Hickory Grove Road and east of Thornwood Avenue.

Currently, Thornwood Avenue is developed as a chip and seal drive and not constructed to City standards. The City is requesting right-of-way dedication for future development of Thornwood Avenue.

Lot 3 is landlocked. However, this property will be jointed with the adjacent property. Staff is recommending that an agreement not sever be provided and recorded tying the two properties together.

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 F18-17 to the City Council with a recommendation for approval subject to the following conditions.

1. That the utility providers sign the plat when their needs have been met;
2. That the plat include the owner/developer and their contact information;
3. That an agreement not sever be provided and recorded for Lot 3.
4. That a minimum of two previously established property corners or section corner ties to the property boundary;
5. That 17 feet of right-of-way be dedicated Lots 1 and 2 to allow for a total of 50 feet of right-of-way;
6. That the Hickory Grove right-of-way be shown and dimensioned;
7. That floodplain information be shown on the plat and easement for such area; and
8. That "no storm water detention required" be removed from the plat. This will be determined during the City's review of the proposed site plan.

ATTACHMENTS:

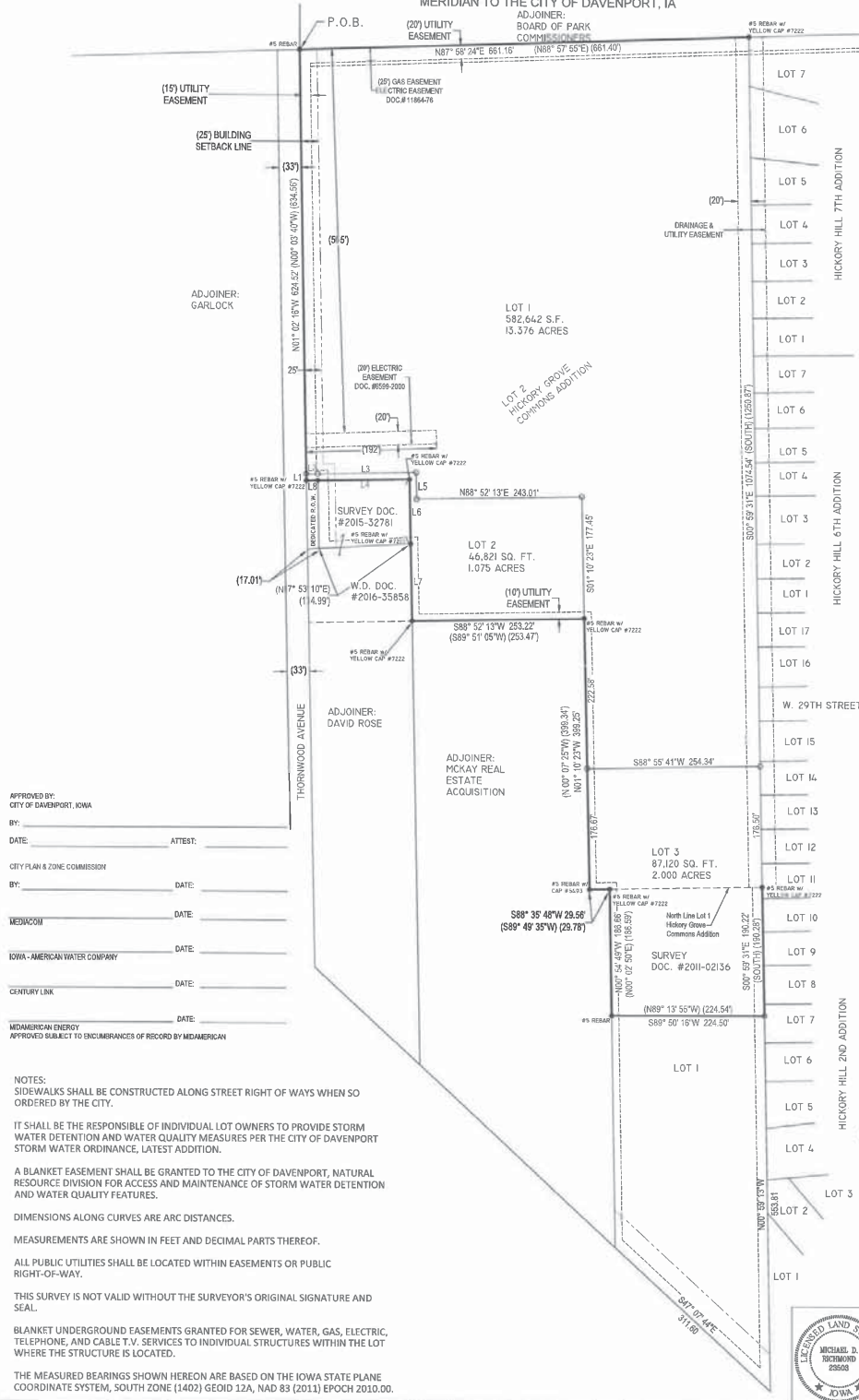
Type	Description
▣ Backup Material	Final Plat
▣ Backup Material	Zoning Map
▣ Backup Material	Land Use Map

Staff Workflow Reviewers

REVIEWERS:

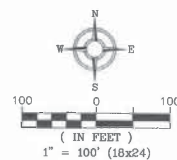
Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	11/29/2018 - 3:53 PM

BEING A REPLAT OF LOT 2 OF HICKORY GROVE COMMONS, BEING
PART OF THE EAST HALF OF NORTHEAST QUARTER OF SECTION
21, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5th PRINCIPAL
MERIDIAN TO THE CITY OF DAVENPORT, IA



1. Area of Subdivision:
Total: 15,421 Acres +/-
2. Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
3. Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 286-4236
4. Attorney:
Tom Pastnrak
Pastmak Law Firm P.C.
313 W. 3rd Street
Davenport, Iowa 52801
Ph: (563) 323-7737

Line Table		
Line #	Direction	Length (ft)
L1	S 01° 02' 16" E	10.00
L2	N 89° 08' 05" E	16.89
L3	S 88° 57' 07" W	144.95
L4	S 88° 57' 07" W	134.98
	(S 88° 56' 20" W)	(134.90)
L5	N 01° 08' 00" W	39.10
L6	N 01° 08' 00" W	94.40
	(N 00° 03' 40" W)	(94.56)
L7	N 01° 05' 19" W	112.16
	(N 00° 03' 40" W)	(112.07)
L8	S 89° 08' 05" W	16.87



LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED =
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 = C
BOUNDARY LINE = _____
ROAD CENTER LINE = - - - - -
EASEMENT LINE = - - - - -
SETBACK LINE = - - - - -
SECTION LINE = - - - - -



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

MICHAEL D. RICHMOND
Iowa License Number: 25520
My license renewal date is December 31, 2019
Pages or sheets covered by this seal: 1

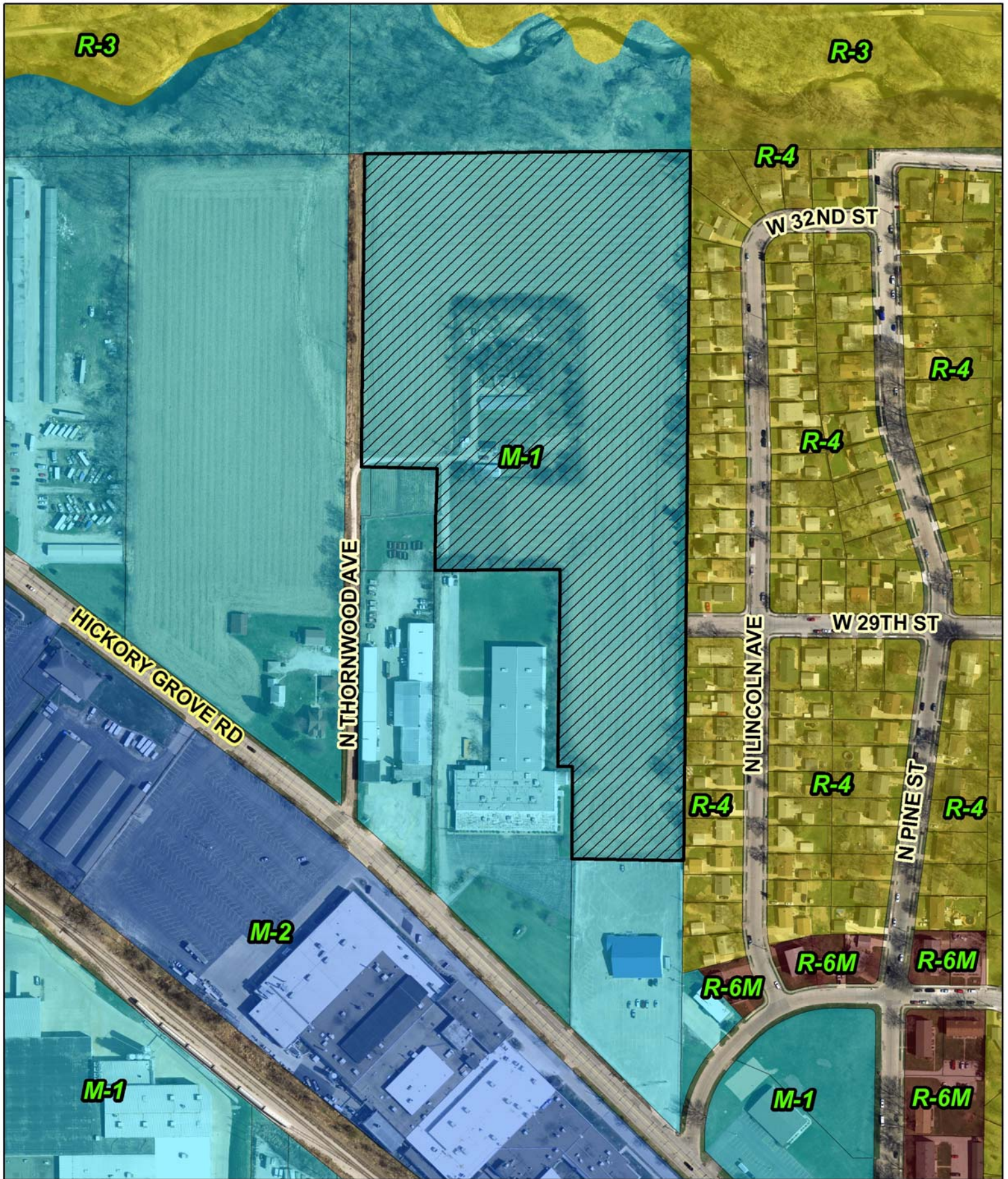
DATE:	TE PROJECT NO:	DRAWN BY:
08/08/18	GUIZAR	KLC
		CHECKED BY:
		KLC
563 386.4236 <small>area</small> 386.4231 <small>area</small> 2224 East 12th Street, Denver, IA 56003		LOCATION S: GUIZAR/HICKORY COMMONS

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT
PLAT OF SURVEY
GUIZAR - HICKORY COMMONS
DAVENPORT, IOWA

PREPARED FOR
TIM GUIZAR
PO BOX 643
BUFFALO, IOWA

SHEET NO.
1
OF
1



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



City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Contact Info: Meghan Overton; moverton@ci.davenport.ia.us; 563-888-3204

Date
12/4/2018

Subject:

Case No. FPV18-01: Request of Riverfront Improvement Commission and Taste of Ethiopia LLC for a floodplain variance to establish business at 102 S. Harrison St. [Ward 3]

Recommendation:

There is no recommendation at this time.

Background:

INTRODUCTION:

The developer is proposing to rehabilitate/renovate the existing Nationally Registered Historic building to a commercial development (restaurant). The cost of the renovation makes the proposal a "substantial improvement" which must meet the elevation or flood-proofing requirements of Chapter 15.44.110. The petitioner is requesting a variance in order to not fully comply with section 15.44.110 of the Flood Damage Prevention Ordinance based on the historic structure clause in section 15.44.190 section D.

Proposal:

The petitioner is proposing a significant renovation of the building facilitating a first floor commercial use. The basement will remain vacant and be allowed to flood through groundwater seepage to equalize hydrostatic pressure. According to the Elevation Certificate the basement floor is approximately 10 feet below the flood elevation and the next higher floor (first floor) is still 1.2 feet above the flood elevation. The variance request is to not comply with the floodproofing requirement.

Existing conditions:

According to the Elevation Certificate (EC) -

564.8 feet	Base Flood Elevation (1% annual chance or 100-year flood elevation)
554.0 feet	Elevation of lowest floor (basement)
566.0 feet	Elevation of next higher floor (main level)
569.5 feet	Elevation of machinery/equipment servicing the building (of the current equipment, a new elevation certificate will be required when construction is complete).

BACKGROUND:

History:

The City of Davenport joined the regular program of the National Flood Insurance Program in March of 1978. The first Flood Damage Prevention ordinance was adopted in February of 1978. At that time the specific requirement was that any new construction or substantial improvement was required to be elevated or flood-proofed to or above the base (100-year) flood elevation.

Currently the State requires one-foot of free-board or the base flood elevation plus one foot (BFE+1-foot) as is reflected in the City's ordinance.

Determination:

The current assessed value of the building is \$48,940. The proposed improvements (renovation/rehabilitation) cost is estimated to be \$100,000. Since the value of the improvements exceeds 50-percent of the current value of the existing building this is considered a substantial improvement. FEMA requires that as an Substantial Improvement the lowest floor (including basement) must be either elevated or floodproofed to one foot above the flood elevation (BFE+1).

Regulations:

15.44.110 Flood hazard reduction – Nonresidential construction

- New construction or substantial improvement of any commercial, industrial, or other non-residential structure shall either have the lowest floor, including basement, elevated to a minimum of one foot above the base flood elevation or, together with attendant utility and sanitary facilities, be floodproofed to that level so that the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

15.44.190 Variance procedures

- Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

Terminology:

The following terms are defined in the City's Flood Damage Prevention ordinance and are pertinent to this review.

- **Freeboard** - an increment of elevation added to the base flood elevation to provide a factor of safety for uncertainties in calculations (development outside the City's control), unknown localized conditions, wave actions and unpredictable effects such as those caused by ice or debris jams.
- **Floodproofing** - any combination of structural or nonstructural changes, or adjustments to structures, including utility and sanitary facilities, which will reduce or eliminate flood damage to such structures.
- **Substantial Improvement** - any repair, reconstruction, rehabilitation, addition, or other improvement that exceeds 50 percent of the market value of the structure before the start of construction or any addition that increases the original floor area by 25 percent or more.
- **Variance** - a grant of relief to a person from the requirements of this chapter which permits construction in a manner otherwise prohibited by this chapter where specific enforcement would result in unnecessary hardship. The requirements for variance are set out in Section 15.44.190.
- **Historic structure** - any structure that is:
 - a. Listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

- b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- c. Individually listed on the State Inventory of Historic Places which inventory is part of a historic preservation program approved by the Secretary of the Interior; or
- d. Individually listed on the local inventory of historic places in communities with historic preservation programs that have been certified either (1) by an approved state program as determined by the Secretary of the Interior or (2) directly by the Secretary of the Interior in states without approved programs.

Discussion and Review of Ordinance Criteria:

A variance is a grant of relief by a community from the terms of regulations. Because a floodplain variance has the potential to increase the risk to life and property these should be rare. Granting a variance must be based on NFIP criteria, state law and local provision. Variances are based on the general principal of zoning law that they pertain to the piece of property and are not personal, including a business, in nature.

One factor in all this review is that these regulations are also designed to protect the investment made by the property owner. As such, if the variance is granted flood insurance is required and is commensurate with the risk. Insurance is based on property exposure to risk which in this scenario is the premium which is calculated using the elevation of the lowest below the BFE.

ATTACHMENTS:

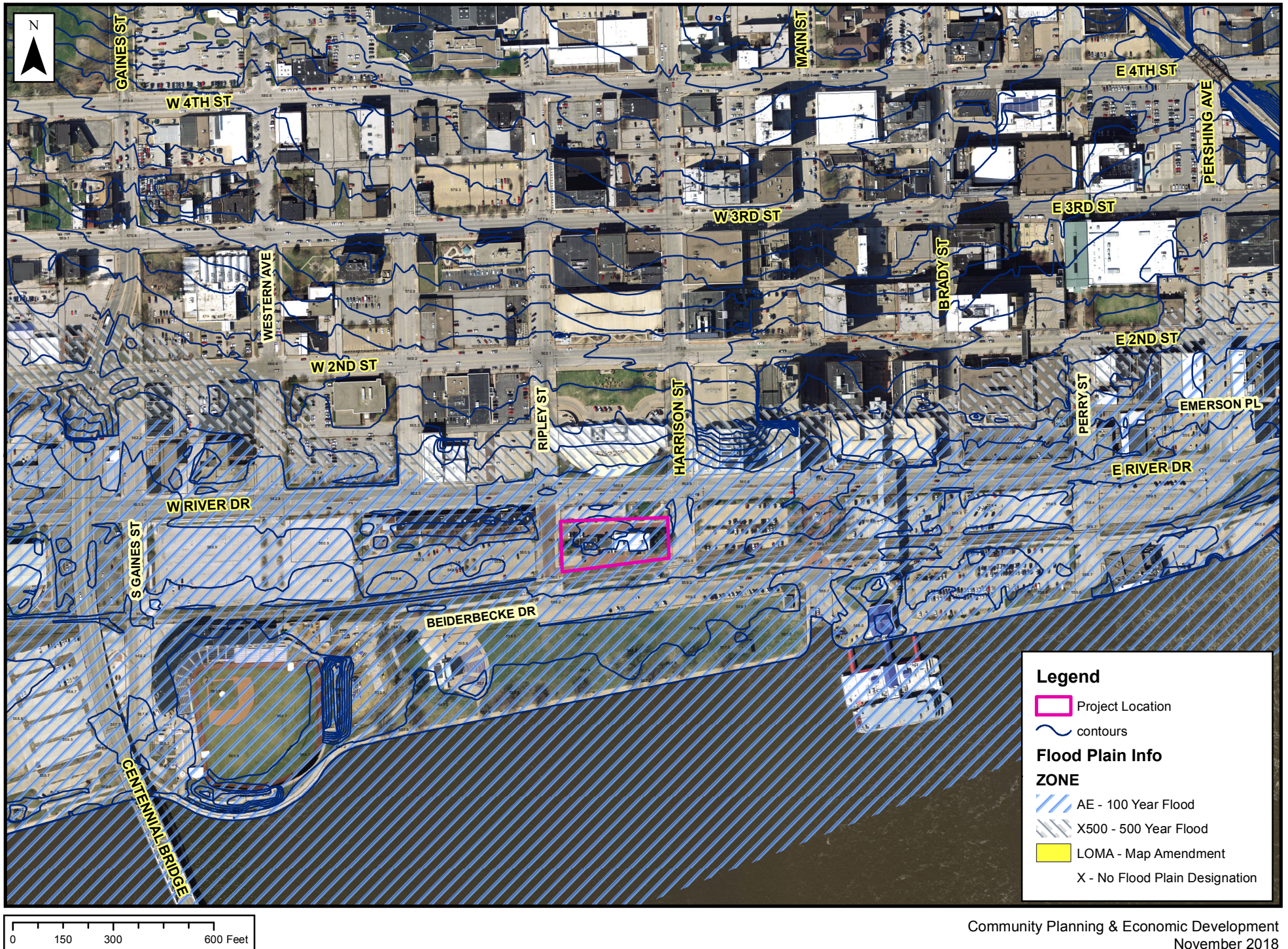
Type	Description
 Exhibit	Project Location Map

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	12/4/2018 - 9:47 AM

Project Location - 102 S. Harrison Street



City of Davenport
Plan and Zoning Commission

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

Date
12/4/2018

Subject:

Case REZ18-18: Request by Ahmed Ismail, for WK Development, to rezone 0.83 acres, more or less, of property located immediately northwest of the intersection of Elsie Avenue and West Kimberly Road from R-5M Medium Density Residential to C-2, General Commercial District [Ward 2].

Recommendation:

No recommendation as this is the preview.

Background:

Proposal is to allow commercial development. Property is located between commercial development both to the east and west.

Comprehensive Plan

The property is located within the Urban Service Boundary

The Future Land Use Map designates this property as RG, Residential.

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.

The property is located adjacent to property designated as RC, Regional Commercial.

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

Technical Review

Request for comments have been sent out. Careful review of potential traffic impacts will be completed prior to a recommendation being offered.

Public Input:

Signs were posted on the property on November 21.

A neighborhood meeting will be held on December 10.

Discussion

To be presented with the final staff report.

ATTACHMENTS:

Type	Description
▢ Backup Material	Application
▢ Backup Material	Location Map
▢ Backup Material	Zoning Map
▢ Backup Material	Future Zoning Map
▢ Backup Material	Future Land Use Map

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	11/29/2018 - 1:37 PM

Zoning Map Amendment Application

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

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Property Address* Lot 13, & 14, and outlot 12 in Georgetown SQ, Replat 2, Davenport, Scott County

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

Applicant (Primary Contact)**

Name: AHMED ISMAIL
Company: IMEG CORP
Address: 623 26TH AVE
City/State/Zip: ROCK ISLAND, IL 61201
Phone: 309-283-1605
Email: ahmed.n.ismail@imegcorp.com

Owner (if different from Applicant)

Name: Vicki Stevenson
Company: W.K. Development, Inc.
Address: 4928 Woody Creek Circle
City/State/Zip: Bettendorf, IA 52722-2394
Phone: 563-529-9979
Email: vqstevenson@msn.com

Engineer (if applicable)

Name: AHMED ISMAIL
Company: IMEG CORP
Address: 623 26TH AVE
City/State/Zip: ROCK ISLAND, IL 61201
Phone: 309-283-1605 - CELL 319-400-9343
Email: ahmed.n.ismail@imegcorp.com

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 ☐

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

Request:Existing Zoning: R-5M (Medium Density Dwelling)Proposed Zoning Map Amendment: C-2 (Corridor Commercial)Total Land Area: 0.83 AcresDoes the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☐ Yes ☒ No**Submittal Requirements:**

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

Formal Procedure:

(1) Application:

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

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

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

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

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

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

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

Applicant: IMEG CORP

Date: 11/15/2018

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

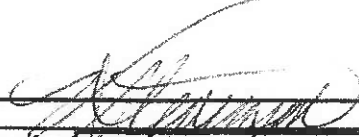
Received by: 
Planning staff

Date: 11/16/18

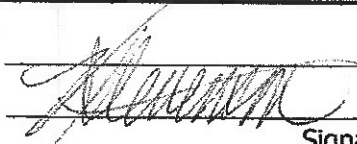
Date of the Public Hearing: 12/19

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

Authorization to Act as Applicant

I, 
authorize IMEG CORP
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the
property located at Lot 13, & 14, and outlot 12 in Georgetown SO, Replat 2, Davenport, IA.

(3916 & 3924 N. Elsie Ave)
Davenport, IA 52806



Signature(s)*

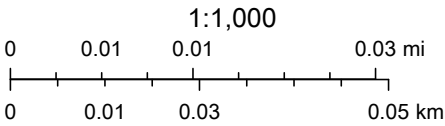
*Please note: original signature(s) required.

Location Map - REZ18-18



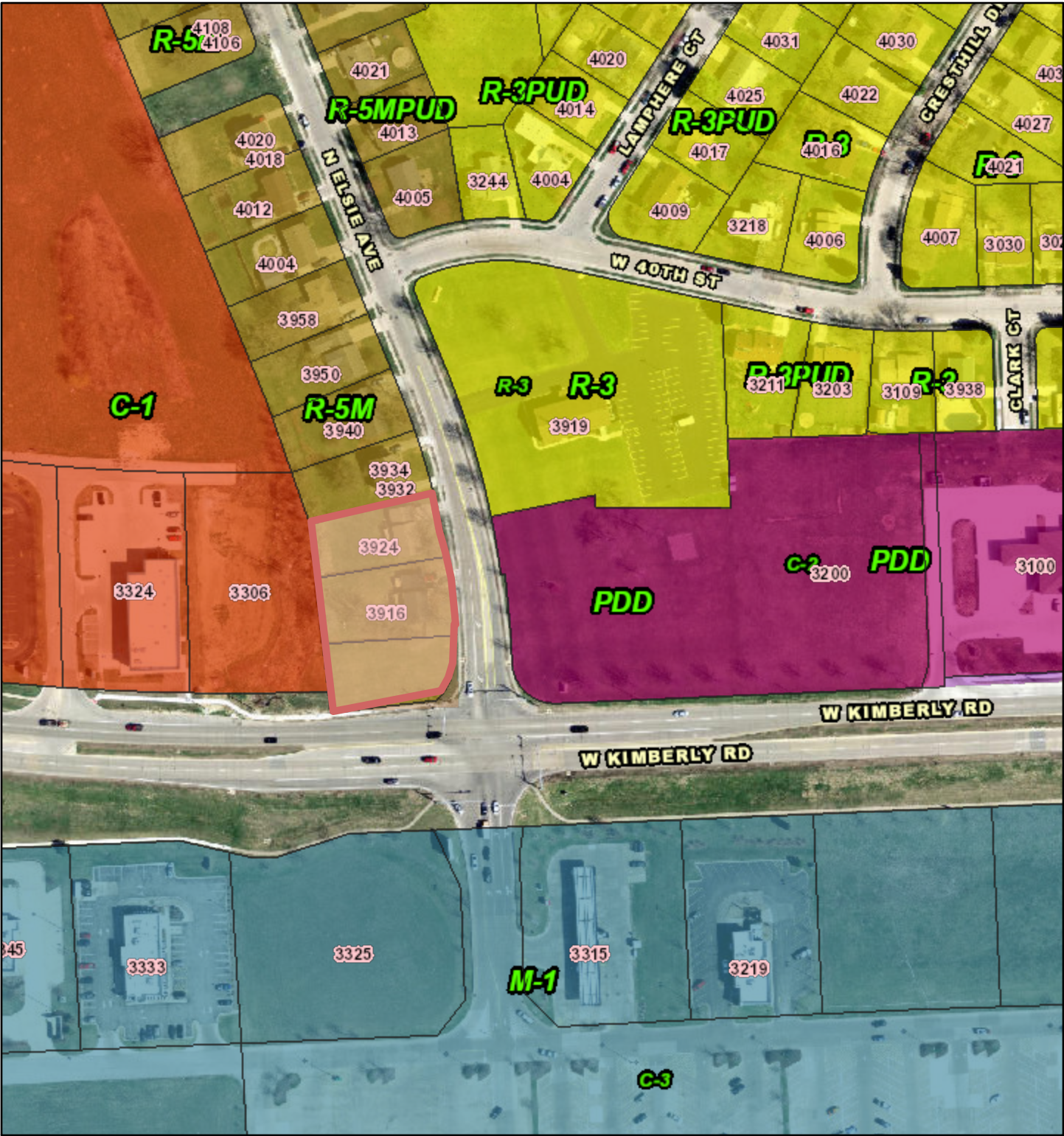
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- Parks
- Unnamed Tributaries
- Parcels
- Piped Creeks
- Street Centerline (Labels only)
- City Limit
- Creeks
- Address Points
- Named Creeks



Scott County Iowa, Bi-State Regional Commission

Current Zoning



11/29/2018, 9:36:10 AM

- Parks

Parcels

Street Centerline (Labels only)
- Piped Creeks

City Limit

Address Points

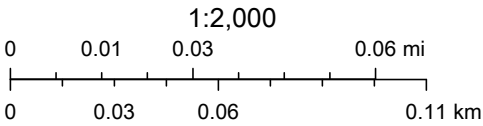
- Creeks

Named Creeks

Unnamed Tributaries
- Zoning Districts

A-1 Agricultural

R-1 Low Density Dwelling District



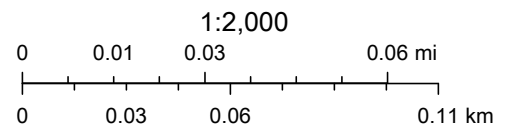
Scott County Iowa, Bi-State Regional Commission

Proposed Zoning



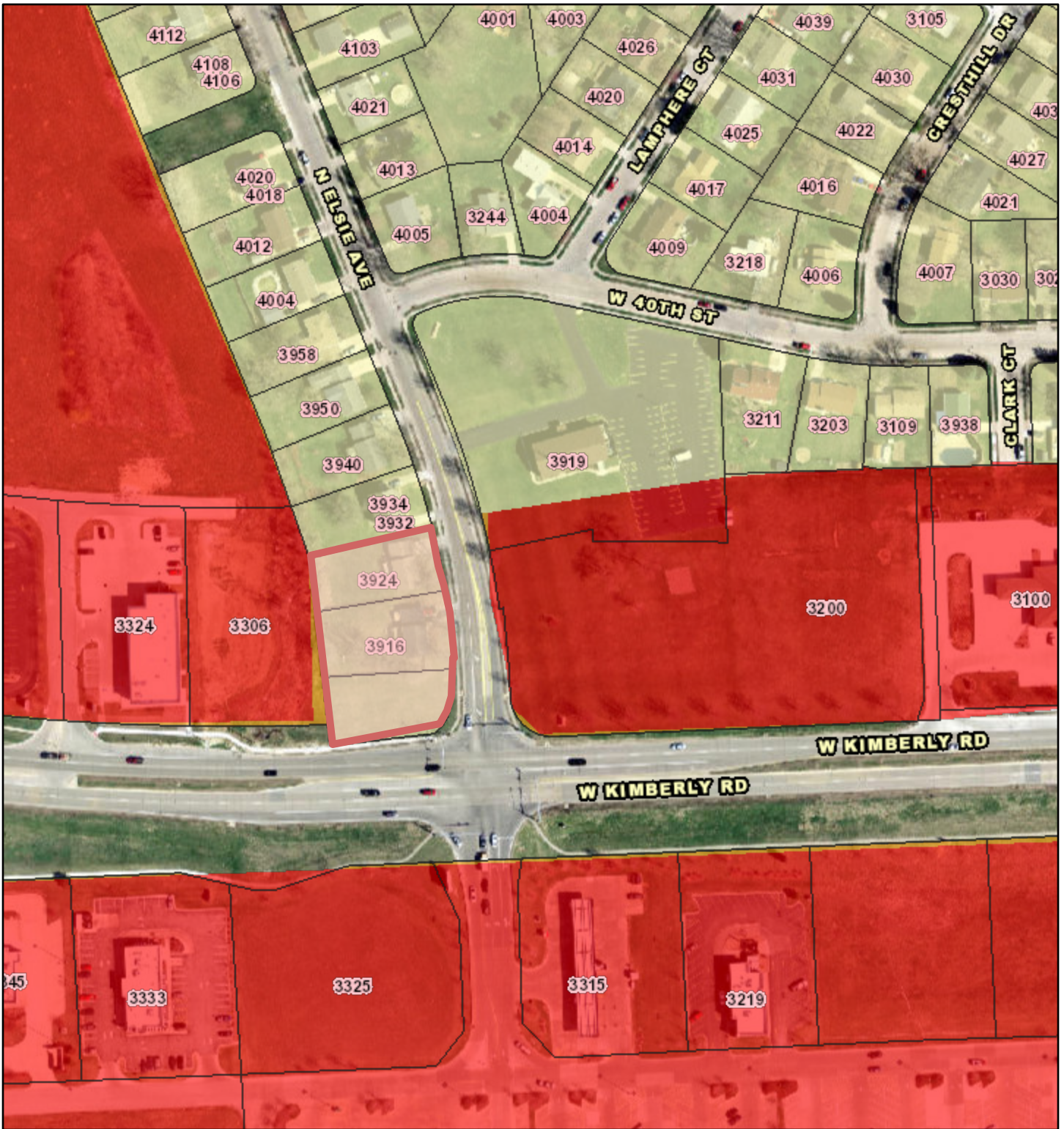
11/29/2018, 9:42:04 AM

- | | |
|---|--|
| Parks | Piped Creeks |
| Parcels | City Limit |
| Street Centerline (Labels only) | |
| Address Points | |
| Creeks | |
| Named Creeks | Recognized Neighborhoods |
| Unnamed Tributaries | 33rd Street Watch |
| | Central Community Circle |



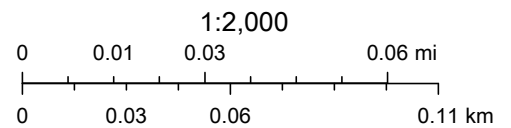
Scott County Iowa, Bi-State Regional Commission

Future Land Use



11/29/2018, 9:46:40 AM

- Parks
- Parcels
- Street Centerline (Labels only)
- Creeks
 - Named Creeks
 - Unnamed Tributaries
- Piped Creeks
- City Limit
- Address Points
- Land Use+2035
 - Urban Corridor
 - Commercial Node



Scott County Iowa, Bi-State Regional Commission