

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, DECEMBER 18, 2018; 5:00 PM

CITY COUNCIL CHAMBERS

COMBINED PUBLIC HEARING & REGULAR MEETING

I. New Business

- A. Public Hearing for 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].
- B. 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]

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Authority

- A. Second Consideration: Ordinance for Case No. ORD18-05: Request of the City of Davenport to repeal and replace Title 17 of the Davenport Municipal Code, entitled, "Zoning", by adopting a new zoning ordinance and map, and amending Titles 2 and 14 in order to make administrative changes to support the new code. [All Wards]
MOVED TO THIRD CONSIDERATION

Resolution for Case P18-07 being the request for a preliminary plat of 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] **ADOPTED 2018-519**

Resolution for Case F18-19 being the request for a final plat of 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] **ADOPTED 2018-520**

Resolution for Case F18-18 being the request of Charles Lehman for a final plat for 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] **ADOPTED 2018-521**

III. Secretary's Report

- A. Consideration of the 12-4-2018 Plan and Zoning Commission Meeting Minutes

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

- i. Case 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]
- ii. 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]

VI. Subdivision Activity

A. Old Business: None

B. New Business: None

VII. Future Business

- A. Request ROW18-04 of McManus Development for the vacation (abandonment) of public right-of-way south of 2950 Crestline Drive, containing 3,000 square feet, more or less. [Ward 6]

VIII. Communications

IX. Other 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]

X. Adjourn

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:

Public Hearing for 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:

Hold the Public Hearing.

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.

Comments offered by Engineering at this point:

1. [Iowa Department of Transportation will need to be contacted for work along Highway.](#)
2. [Extension of right of way line from west property along Kimberly may need to be dedicated.](#)

3. No Parking along west side Elsie along proposed commercial development
4. Access to proposed development shall be no closer to Kimberly intersection than north line of existing 3916 Elsie address.

Public Input:

Signs were posted on the property on November 21.

A neighborhood meeting was held on December 10. No members of the public attended.

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
▢ Backup Material	Public Meeting Notice and Map
▢ Backup Material	200 foot notice owners list

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	12/13/2018 - 11:18 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* 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.

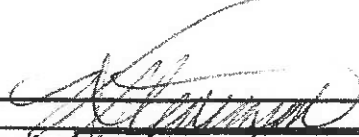
Received by: 
Planning staff

Date: 11/16/18

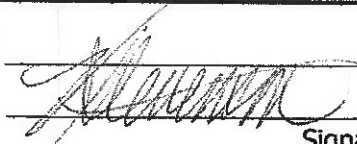
Date of the Public Hearing: 12/19

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)*

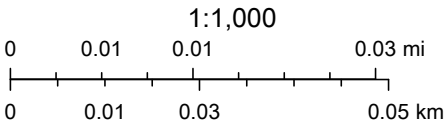
*Please note: original signature(s) required.

Location Map - REZ18-18



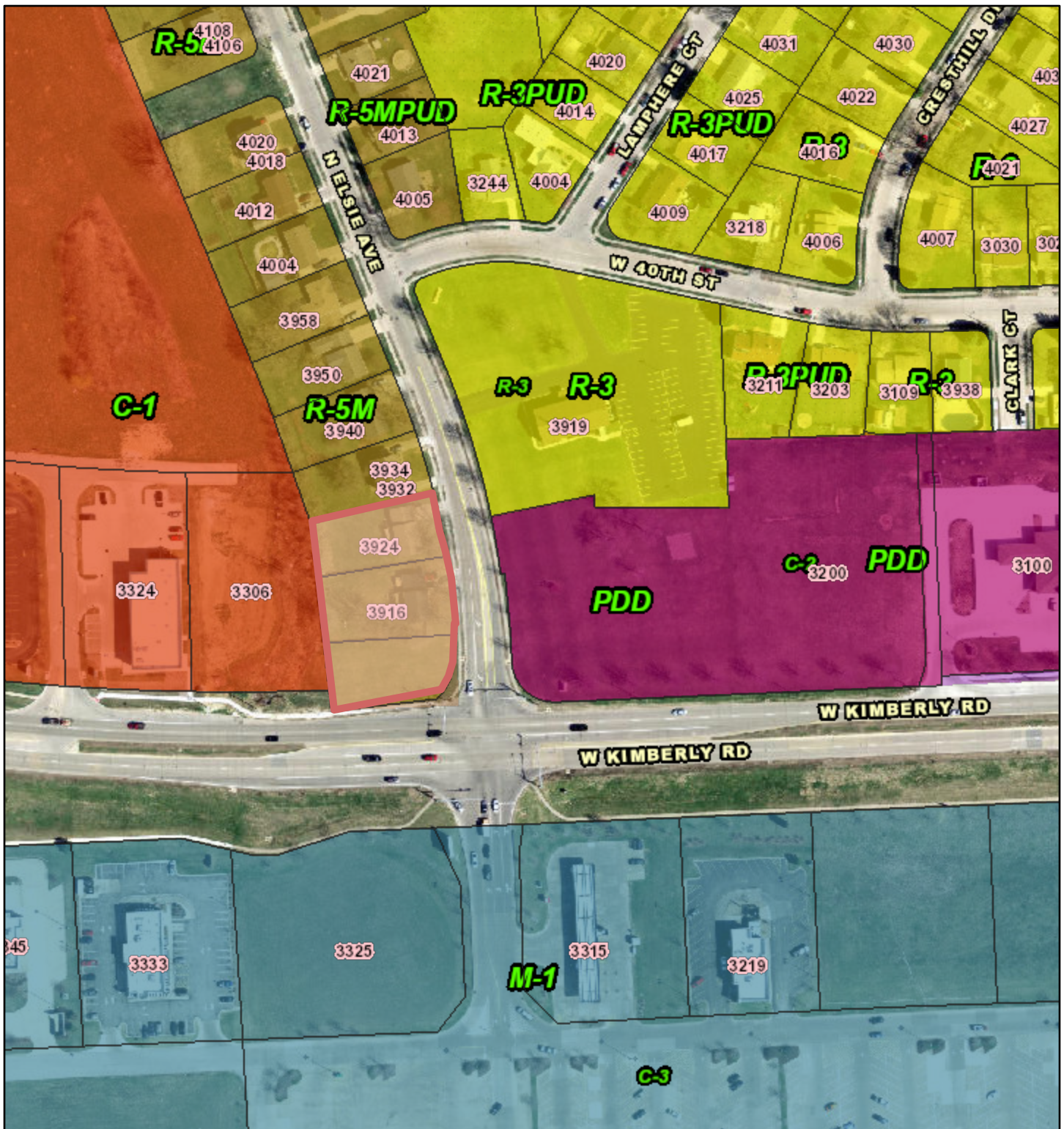
11/21/2018, 11:55:04 AM

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



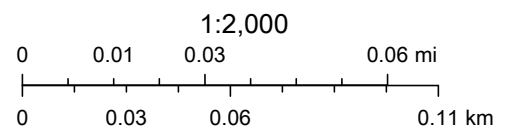
Scott County Iowa, Bi-State Regional Commission

Current Zoning



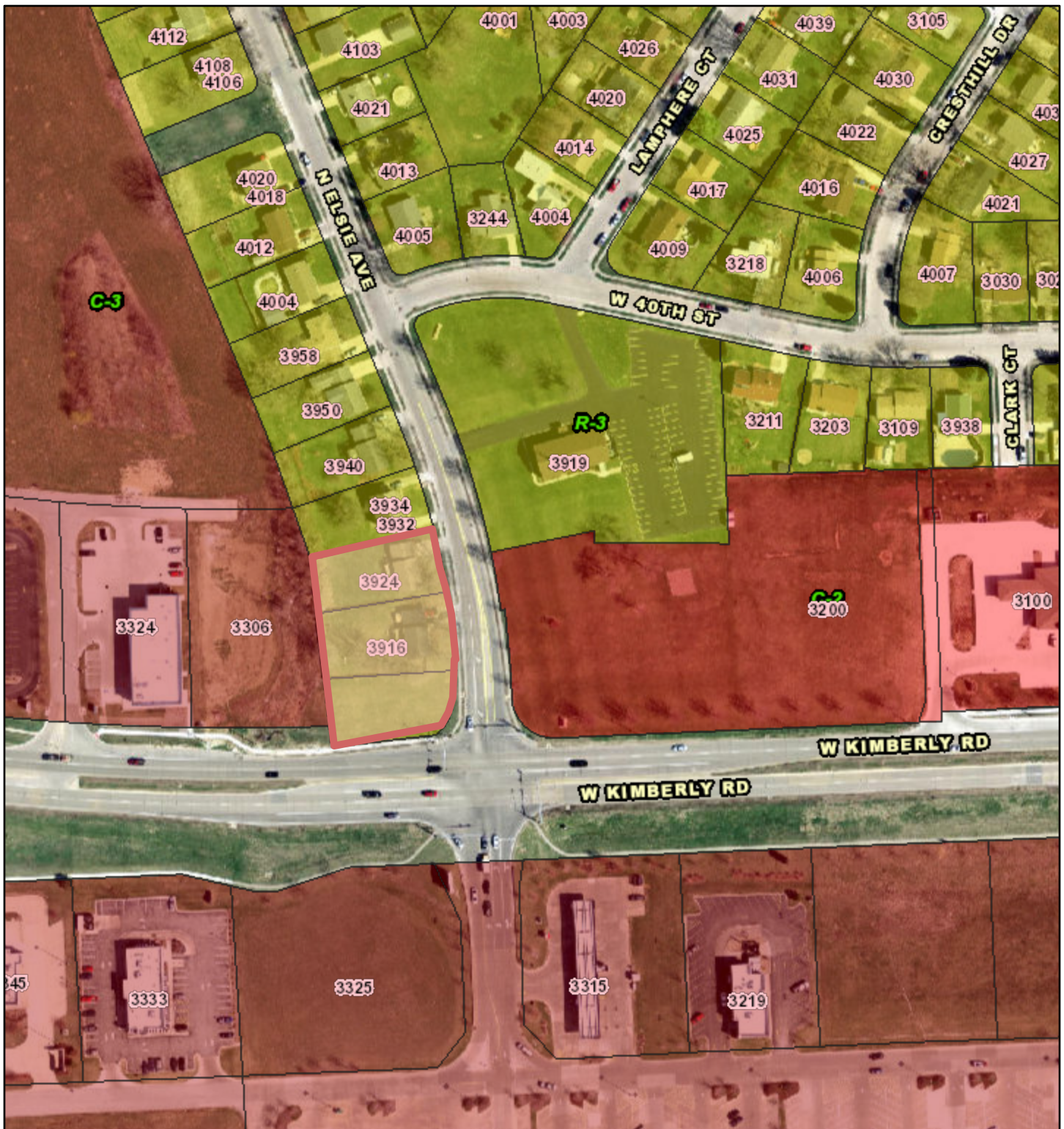
11/29/2018, 9:36:10 AM

- | | |
|---|---|
| Parks | Piped Creeks |
| Parcels | City Limit |
| Street Centerline (Labels only) | |
| Address Points | |
| Creeks | |
| Named Creeks | Zoning Districts |
| Unnamed Tributaries | A-1 Agricultural |
| | R-1 Low Density Dwelling District |



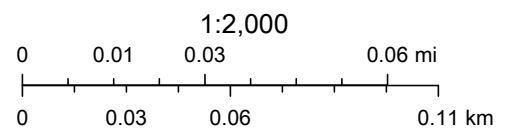
Scott County Iowa, Bi-State Regional Commission

Proposed Zoning



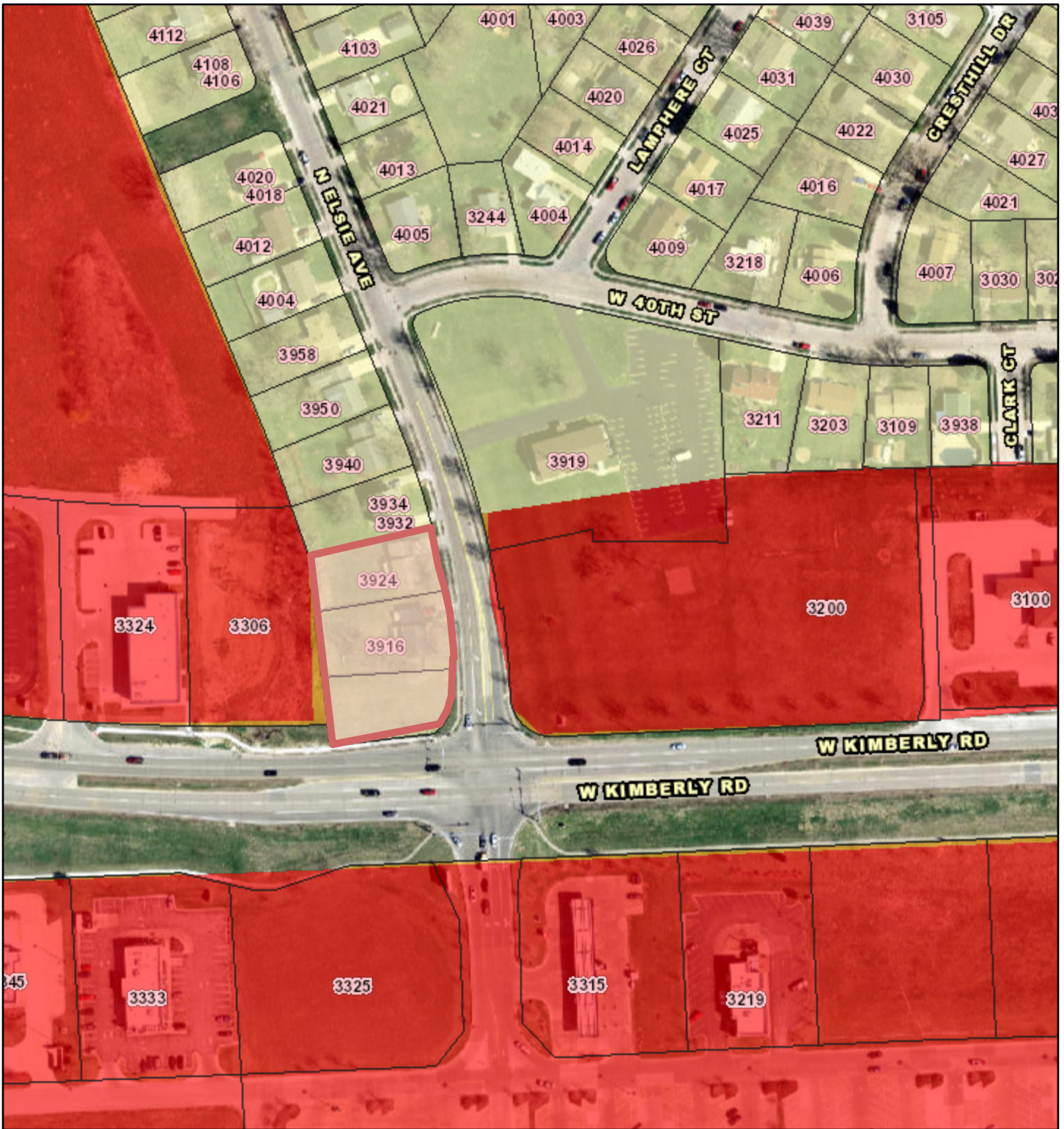
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- | | |
|---|--|
| Parks | Piped Creeks |
| Parcels | City Limit |
| Street Centerline (Labels only) | |
| Address Points | |
| Creeks | |
| Named Creeks | Recognized Neighborhoods |
| Unnamed Tributaries | 33rd Street Watch |
| | Central Community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



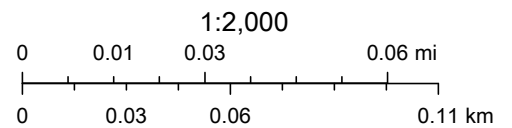
Scott County Iowa, Bi-State Regional Commission

Future Land Use



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

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



Scott County Iowa, Bi-State Regional Commission

**NOTICE
PUBLIC MEETING
MONDAY, DECEMBER 10, 2018, 6:00 PM
RUDY'S TACOS MEETING ROOM
3502 W. KIMBERLY RD., DAVENPORT, IOWA**

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

Case No. REZ18-18: Request by Ahmed Ismail, IMEG Corp. 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 Dwelling District to C-2, General Commercial District [Ward 2] (See map of the affected property on reverse side of this notice).

The proposed rezoning, if successful, would allow for commercial development on the property.

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 18, 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. REZ18-18







EMAIL: planning@ci.davenport.ia.us

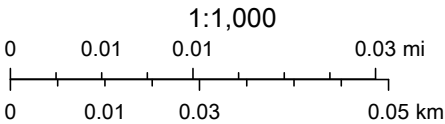
Phone: (563) 326-7765

Location Map - REZ18-18



11/21/2018, 11:55:04 AM

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



Scott County Iowa, Bi-State Regional Commission

PARCEL NUMBER	NOTICE AREA	NOTICE %	PROTEST (YES/NO)	PROTEST %	PROPERTY ADDRESS	PROPERTY OWNER(S)	OWNER ADDRESS	OWNER CITY/STATE/ZIP
O1617D05D	12288.8	4.5%		0.0%	3324 W KIMBERLY RD	HALLE PROPERTIES LLC	20225 N SCOTTSDALE RD	SCOTTSDALE AZ 85255
O1617D05E	38932.6	14.1%		0.0%		W K DEVELOPMENT INC	4928 WOODY CREEK CIR	BETTENDORF IA 52722
O1619D18	10746.5	3.9%		0.0%	3932 N ELSIE AV	EJH PROPERTIES LLC	555 W KINZIE APT 3104	CHICAGO IL 60654
O1619D19	11164.6	4.0%		0.0%	3940 N ELSIE AVE	SCOTT JAMES C	3940 N ELSIE AV	DAVENPORT IA 52804
O1619D20	8577.5	3.1%		0.0%	3950 N ELSIE AV	KUEHL ROBERT H	3950 N ELSIE AV	DAVENPORT IA 52804
O1635-01C	3710.9	1.3%		0.0%	3101 W KIMBERLY RD	WAL-MART REAL ESTATE BUSINESS	PO BOX 8042	BENTONVILLE AR 72716
O1635-02C	431.8	0.2%		0.0%	3315 W KIMBERLY RD	MURPHY OIL USA	PO BOX 7300	EL DORADO AR 71731
O1635-05	9676.6	3.5%		0.0%	3325 W KIMBERLY RD	THE NATIONAL BANK	852 MIDDLE RD #1030	BETTENDORF IA 52722
O1617D05A1	13322.9	4.8%		0.0%		W K DEVELOPMENT	4928 WOODY CREEK CIR	BETTENDORF IA 52722
O1619D02C	27626.5	10.0%		0.0%	3919 N ELSIE AV	CROSS POINT BAPTIST CHURCH	3919 N ELSIE AV	DAVENPORT IA 52804
O1619E01	30992.5	11.2%		0.0%	3200 W KIMBERLY RD	GENESIS HEALTH SYSTEM	1227 E RUSHOLME ST	DAVENPORT IA 52803

PARCELS 167,471.2 60.7%
R.-O.-W. 108,392.4 39.3%

TOTAL
NOTICE AREA 275,863.6 100%

0.0% PROTEST RATE

Protests:

0

Properties:

11

Alderman:

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
12/18/2018

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 for the public hearing. This item will be considered with the regular meeting.

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.

Criteria review (please refer to Exhibit E – Variance Procedures):

E.1. The danger that materials may be swept into other lands or downstream to the injury of others.

The rehabilitation is located within an existing masonry structure. The basement area is to remain vacant and allowed to flood due to ground water seepage to aid in equalizing the hydrostatic pressures on the below grade and exposed foundation walls. The commercial level of the building (next higher floor) is just over one foot above the BFE.

E.2. The danger to life and property due to flooding, increased flood heights or erosion damage.

There is typically several days, even weeks of warning for flooding on the Mississippi River. While building services/utilities should be protected (elevated/floodproofed) those services to the building may be compromised causing electrical outage.

E.3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.

The existing building is masonry construction with the basement and next higher floor being concrete. The basement area is to remain vacant minimizing damage from water seepage. Additionally a sump pump is already in place and back-flow prevention will be installed.

E.4. The proposed water supply and sanitation systems and the ability of the systems to prevent contamination, disease and unsanitary conditions.

It will need to be verified that backflow prevention is to be added to both the sanitary and potable water systems to prevent contamination during flood events.

E.5. The importance of the services provided by the proposed facility to the community.

The petitioner has indicated that the proposed upgrade would be an economic benefit to the

downtown area in terms of both tax base and maintaining a stable occupancy in these older commercial buildings.

E.6. The necessity to the facility of a floodplain and/or waterfront location.

The building was constructed in the early 1920's and is within the downtown business district.

E.7. The availability of alternative locations, nor subject to flooding or erosion damage, for the proposed use.

Again, this is an existing building. The alternate location would leave a building vacant or making a minimal investment in the property limiting its possible uses.

E.8. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.

Staff agrees that the proposed use is compatible with the existing development in this area and could lead to additional redevelopment within this older commercial area.

E.9. The relationship of the proposed use to the comprehensive plan and floodplain management program for the community and that area.

The Historic Preservation chapter of *Davenport 2025: A Comprehensive Plan for the City* lists the following programs recommendations relating to historic preservation:

- Encourage adaptive re-use and infill projects within the community.
- Identify and market opportunities for redevelopment, adaptive re-use and in-fill in all areas of the community.
- Reinforce downtown as the City's recreational, cultural, entertainment, and government center.

The above recommendations represent just some of the opportunities for reuse of historic as well as downtown buildings. While floodplain management practices would prefer mitigation of uses in the floodplain this must be tempered by preservation of historic resources.

E.10. The safety of access to the property in times of flood for ordinary and emergency vehicles.

Without flood protection, this building will lose access at Flood State 20 (562.5 NGVD). The lease between Taste of Ethiopia LLC and the Riverfront Improvement stipulates that the Riverfront Improvement Commission can require a business closure during a flood event and will prorate the rent based on the length of closure. No ordinary vehicle access will be required as a result of this project. The City of Davenport has provided flood fighting in the form of sandbagging for the main Union Station in the past. This has not been necessary for this building because it sits higher.

E.11. The expected heights, velocities, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site.

LeClaire Park and a narrow parking area are located to the upstream of this building. This should be sufficient to reduce any velocity flow (current) acting directly upon the subject building. Flood depths. At the 1% Annual Change flood range from 1-1.5 feet on the east and south sides of the building to 2-4 feet on the west and north side of the building. This is an existing building with no changes to the existing footprint. There are no changes to the criteria listed due to the project.

E.12. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas,

electrical, and water systems, and streets and bridges.

This is an existing commercial area with all public services provided. The proposed rehabilitation should not have an impact or increase the costs of providing or maintenance of these services during or after a flood event.

E.13. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing sections E.1. through E.12. have been fully considered. As lot size increases beyond the one-half acre, technical justification required for issuing the variance increases.

The property contains approximately 5,700 square feet and new construction would not be applicable in this area.

In addition to the above review of criteria the following must be considered.

15.44.190 F. states that upon consideration of the factors listed above and the purposes of this chapter, the city plan and zoning commission may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter. Such conditioning may include but not be limited to:

1. Modification of the water supply and/or waste disposal systems;
2. Limitation of the periods of use and operation;
3. Imposition of operational controls, sureties and/or deed restrictions;
4. Requirements for channel modification, dikes, levees and/or other protective measures provided such are approved by the Iowa Department of Natural Resources and are deemed the only practical alternative to achieve the stated purposes of this chapter.

Of the above four areas for consideration item #1 and #3 have significant bearing on the grant of this variance. Utility services typically have no impact on the historic determination of a structure therefore any water service or sanitary service with openings below the base flood elevation plus one foot will need to be protected to avoid contamination. This can most easily be accomplished through the use of back-flow prevention systems.

15.44.190 G. Conditions for variances.

1. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief. According to the State, the variance should allow only the minimum deviation from the local requirements. The variance is to exempt those floodproofing measures that will jeopardize the historic designation of this property. That is why the requirements for maintaining protection of the utilities and the use of flood resistant materials on the interior can be maintained. This request must receive concurrence through the state to allow waiver of the state's requirement.
2. Variances shall only be issued upon:
 - a. Showing of good and sufficient cause;
 - b. According to FEMA good and sufficient cause does not include a drop in property value, inconvenience to the property owner, insufficient funds to comply, a different look to the neighborhood or the construction was started without permit and will now cost a lot to bring the building into compliance. The theme here is that the finances of the owner should not enter into the consideration.
 - c. Determination that failure to grant the variance would result in exceptional hardship to the applicant;

- d. The applicant has the burden of providing unnecessary hardship. The reasons should be substantial and proof compelling. Financial hardships, inconvenience, personal preferences do not qualify as exceptional hardships.
- e. The local consideration must weigh the applicant's plea of hardship against the purpose of the ordinance. With respect to a variance in exempting a floodproofing requirement, consideration as to whether the applicant's claims outweighs the long-term risk to the owners and occupants would face, as well as the community's need to protect its citizens from flood danger and damage and;
- f. Determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances.
- g. These effects would appear to be minimal given the location and elevation of the proposed structure as stated in the criteria review.
3. Any applicant to whom a variance is granted shall be given a written notice that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation and that such construction increases the risk to life and property. If the minimum NFIP elevation is maintained, the impact of insurance may be minimal. The flood insurance premiums are based on BFE and not a local free-board requirement. However, the recent changes to the NFIP insurance program will impact the owner.
4. The designated official shall maintain the records of all appeal actions and report any variances to the Federal Insurance Administration upon request.

All variances granted shall have the concurrence or approval of the Department of Natural Resources.

ATTACHMENTS:

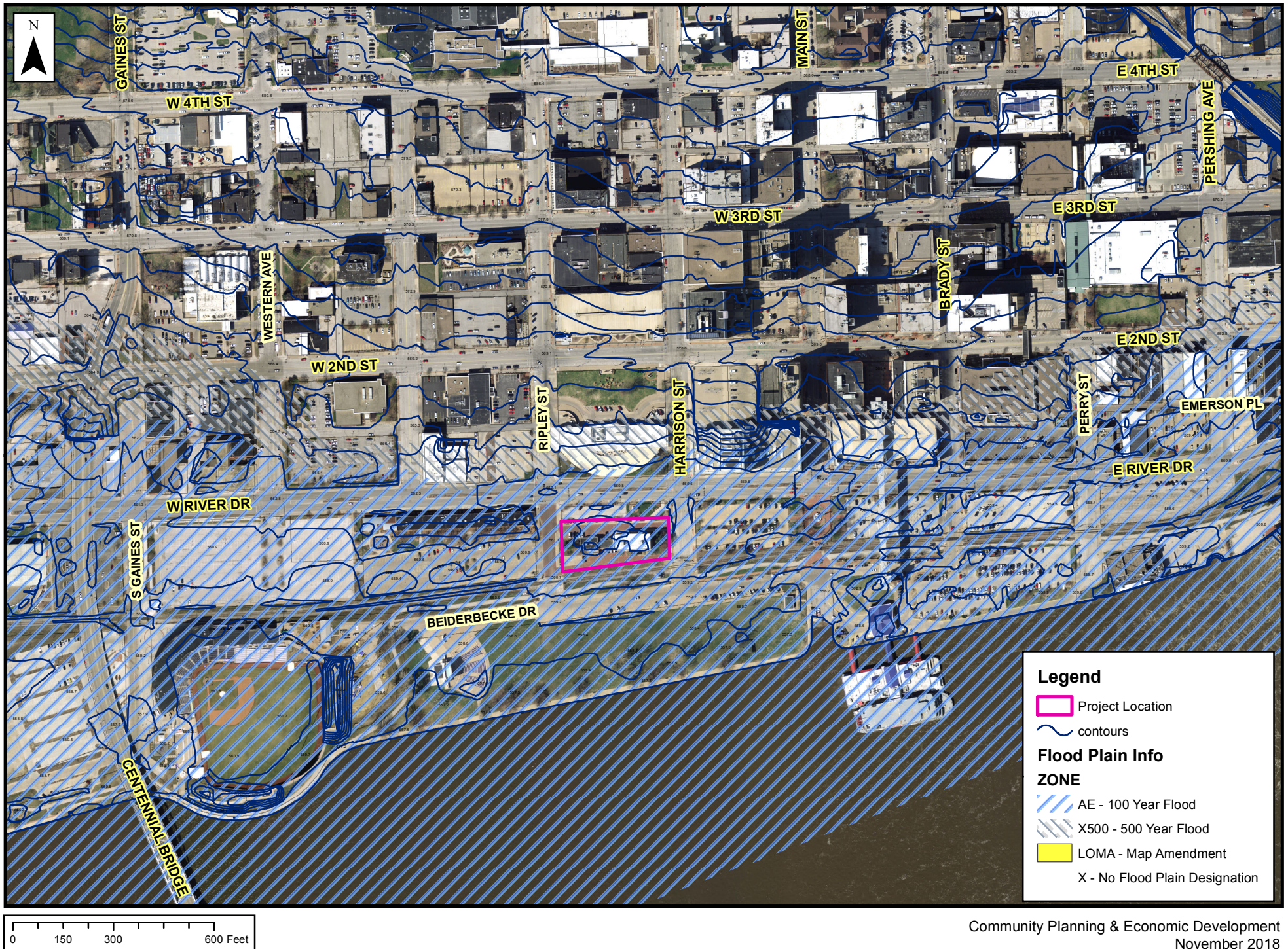
Type	Description
▣ Exhibit	Project Location Map

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	12/14/2018 - 11:58 AM

Project Location - 102 S. Harrison Street



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
12/14/2018

Subject:
Consideration of the 12-4-2018 Plan and Zoning Commission Meeting Minutes

Recommendation:
Approve the minutes

ATTACHMENTS:

Type	Description
Backup Material	12-4-2018 Meeting Minutes

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	12/14/2018 - 12:32 PM

PLAN AND ZONING COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, DECEMBER 4, 2018; 5:00 PM

CITY COUNCIL CHAMBERS

COMBINED PUBLIC HEARING & REGULAR MEETING

PUBLIC HEARING AGENDA

Roll Call. Present: Connell, Hepner, Inghram, Johnson, Lammers, Maness, Medd, Quinn, Reinartz, Tallman, Schroeder.

Absent: None.

Staff: Flynn, Rusnak, Melton, Heyer.

I. New Business

- A. Public Hearing for Case 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]

Tim Shaffer was present and spoke. No one else testified. Public Hearing was closed.

- B. Public Hearing for 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]

Greg Gowey and Paul Cook, representing Saint Ambrose University, spoke. No one else testified. Public Hearing was closed.

REGULAR MEETING AGENDA

- I. Roll Call. Present: Connell, Hepner, Inghram, Johnson, Lammers, Maness, Medd, Quinn, Reinartz, Tallman, Schroeder.

Absent: None.

Staff: Flynn, Rusnak, Melton, Heyer.

II. Report of the City Council Authority

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

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.

The November 19, 2018 meeting minutes were approved following a motion by Connell and a second by Hepner.

IV. Report of the Comprehensive Plan Committee.

No report.

V. Zoning Activity

A. Old Business:

None

B. New Business

- i. Case 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].

Sue Gabel spoke in opposition.

Motion by Lammers, seconded by Hepner, to forward Case REZ18-16 to the City Council with a recommendation for approval.

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.

Vote to approve was 8-1 (Reinartz voting no) and Quinn abstaining.

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]

Motion by Maness, seconded by Tallman, to forward Case F18-17 to the City Council with a recommendation for approval.

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.

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.

Vote to approve was unanimous 10-0.

VII. Future Business

- A. Case 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.

None.

IX. Other Business.

None.

X. Adjourn. The meeting adjourned at 6:00 p.m.

City of Davenport
Plan and Zoning Commission

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

Date
12/18/2018

Subject:

Case 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:

Staff recommends the Plan and Zoning Commission forward Case REZ18-17 to the City Council for approval with the following findings and conditions:

Findings:

1. The property is consistent with the Comprehensive Plan as it is a limited commercial development along an edge of a node designated RG, Residential General.
2. The property has access and frontage along Locust Street, a major arterial street.
3. Rezoning will facilitate the expansion of a healthy, growing business in West Davenport.

Conditions:

1. Screening along the north property line will meet zoning requirements but at a minimum contain a 6 foot high wood fence.
2. Upon adoption of the new zoning ordinance, the property shall be zoned C-2, Corridor Commercial Zoning District.

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. No service issues have been noted.

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.

A public hearing was held before the Plan and Zoning Commission on December 4, 2018. No one other than the petitioner spoke.

No opposition has been expressed.

Discussion:

This property is owned by the family that operates the existing automotive repair business. Due to a discrepancy in the legal description, it was not included within the recently approved rezoning request. If this discrepancy was discovered earlier, it would have been included.

The rezoning represents an incremental expansion of a commercial node along a busy arterial street. While the Comprehensive Plan identifies this property as RG, Residential General, limited commercial nodes along the edges can be found acceptable.

Due to the business' success, some activities (parking, maneuvering, deliveries) have on occasion occurred on Zenith Avenue. Approving the rezoning will allow for all of the business operations to occur on-site.

No opposition to either of the rezoning requests is a testament to the good operation and need for this type of business in West Davenport.

ATTACHMENTS:

Type	Description
□ Backup Material	Application
□ Backup Material	Location Map and Notice

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

Public Hearing Notice
Existing Zoning Map
Proposed Zoning Map
Future Land Use Map

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	12/13/2018 - 4:55 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* 1915 N. Zenith Ave

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

Applicant (Primary Contact)**

Name: TIM SHAFFER
Company: DOES SERVICE CENTER
Address: 3830 W. LOCUST ST
City/State/Zip: DAVENPORT IA 52804
Phone: 563 940-6114
Email: TIM@DOESG.COM

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

Name: RICHARD SHAFFER
Company: DOES SERVICE CENTER
Address: 3830 W. LOCUST ST
City/State/Zip: DAVENPORT IA 52804
Phone: 563 343-0189
Email: RSHAFFER@DOESG.COM

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:

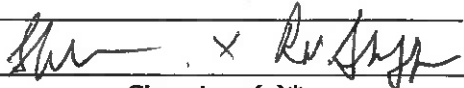
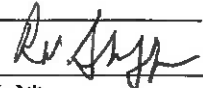
Planning staff

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?

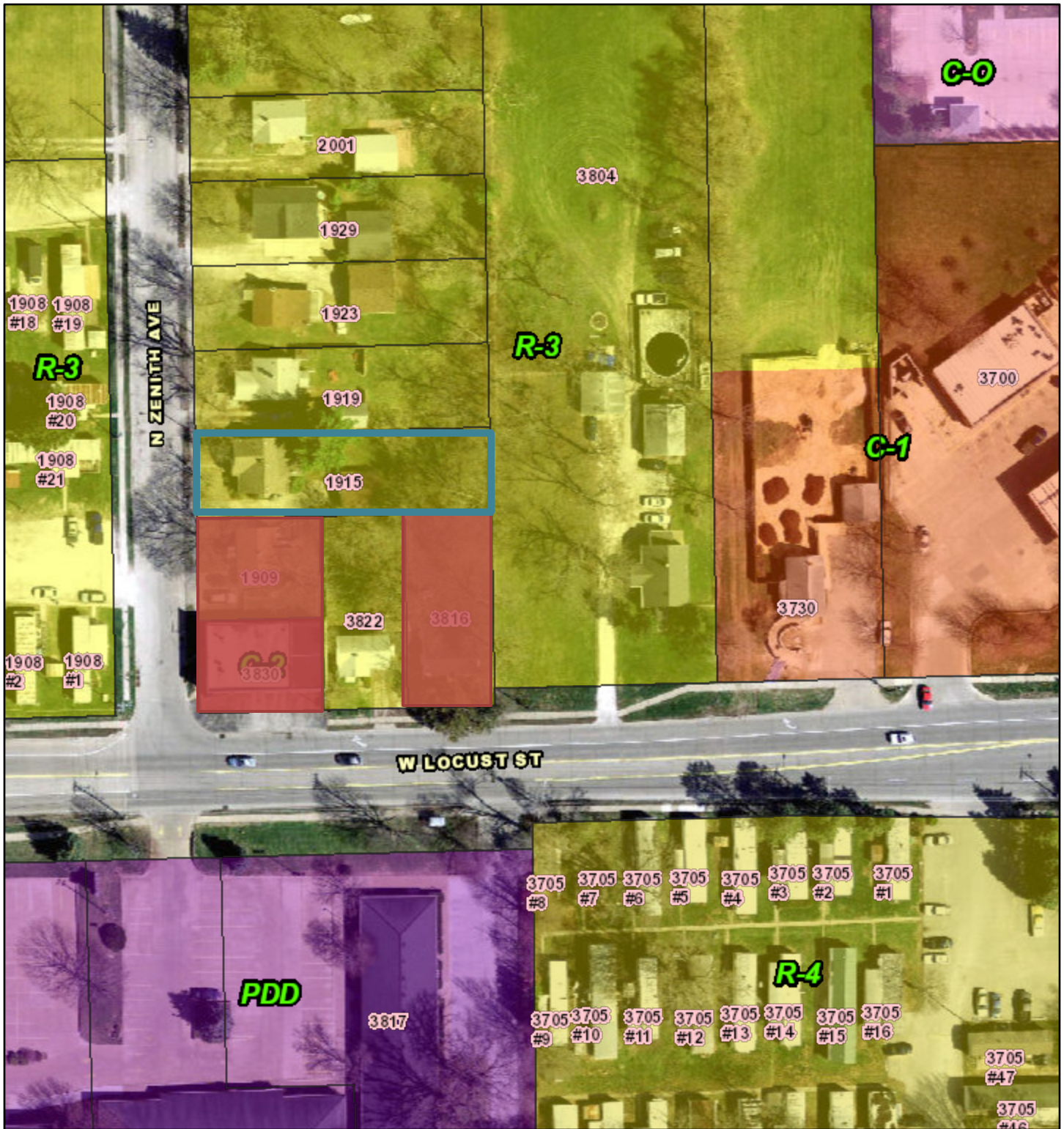
As a neighboring property owner, you may have an interest in commenting on the proposed request either in writing/email or in person at the public hearing. If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one 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

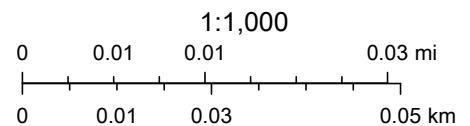
- Parks
- Parcels
- Street Centerline (Labels only)
- Piped Creeks
- City Limit
- Address Points

Creeks

- Named Creeks
- Unnamed Tributaries

Zoning Districts

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



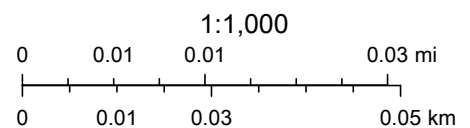
Scott County Iowa, Bi-State Regional Commission

Proposed Zoning



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

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



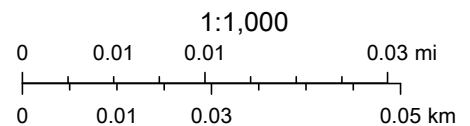
Scott County Iowa, Bi-State Regional Commission

Future Land Use



11/29/2018, 11:34:45 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

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:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case REZ18-19 to the City Council with a recommendation for approval subject to the one listed condition.

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.

Staff has not received any verbal or written objections.

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:

Findings:

1. The use of the property would comply with the Davenport 2035 Civic & Institutional Future Land Use Map designation; and
2. Due to the location of the proposed development, the impact to the surrounding residential properties would be minimal.

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case REZ18-19 to the City Council with a recommendation subject to the following condition:

1. In the event that the "PID" Planned Institutional District is supplanted by the "S-IC" Institutional Campus District classification, the City shall rezone the property to the "S-IC" Institutional Campus District classification.

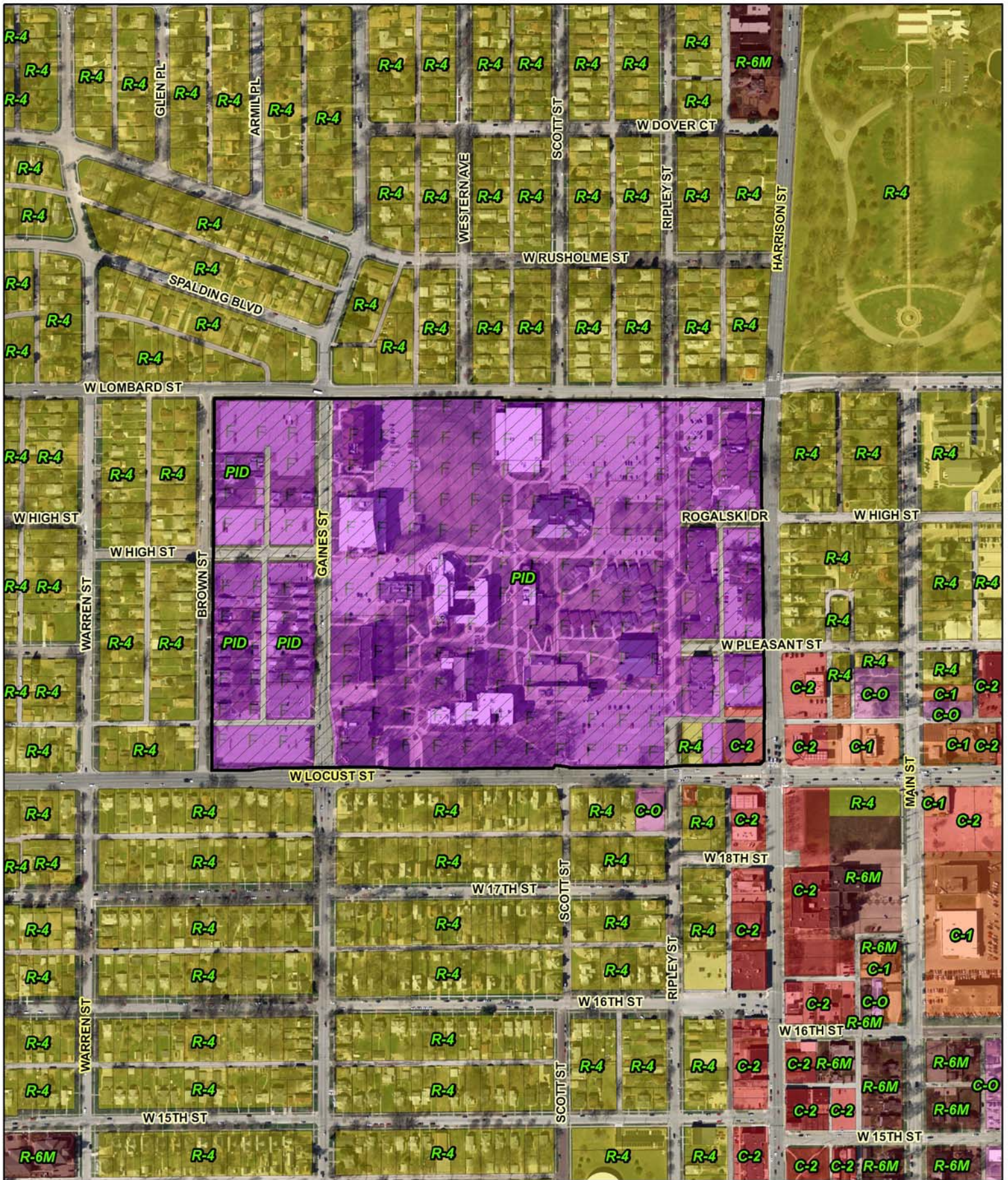
ATTACHMENTS:

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

Staff Workflow Reviewers

REVIEWERS:

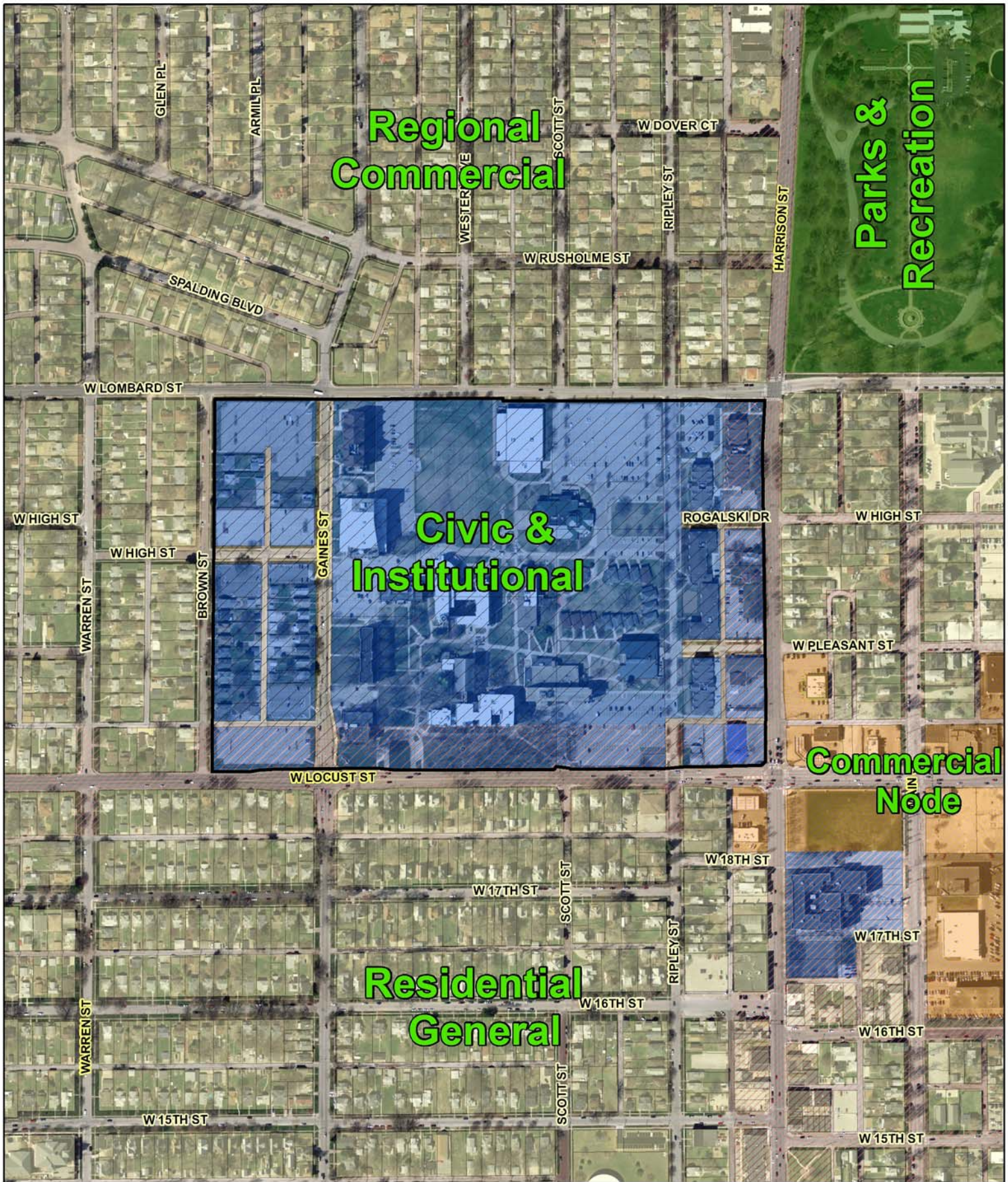
Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	12/14/2018 - 12:01 PM




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
4102--Diverse Urban land complex, 2 to 9 percent slopes	4102--Diverse Urban land complex, 9 to 14 percent slopes	4201--Diverse Urban land complex, 0 to 2 percent slopes	
Elevation: 700 to 1,400 feet	Elevation: 700 to 1,400 feet	Elevation: 650 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 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	
Map Unit Composition	Map Unit Composition	Map Unit Composition	
Clayey and silt loam: 50 percent	Clayey and silt loam: 50 percent	Clayey and silt loam: 50 percent	
Urban land: 40 percent	Urban land: 40 percent	Urban land: 40 percent	
Setting	Setting	Setting	
Landform: Hillslopes	Landform: Hillslopes	Landform: Flats	
Landform position (two-dimensional): Shoulder, summit	Landform position (two-dimensional): Backslope	Landform position (two-dimensional): Summit	
Landform position (three-dimensional): Interflow, side slope	Landform position (three-dimensional): Side slope	Landform position (three-dimensional): Interflow	
Down-slope shape: Convex	Down-slope shape: Convex	Down-slope shape: Linear	
Across-slope shape: Convex	Across-slope shape: Convex	Across-slope shape: Convex	
Parent material: Loess	Parent material: Loess	Parent material: Loess	
Properties and qualities	Properties and qualities	Properties and qualities	
Slope: 2 to 9 percent	Slope: 9 to 14 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	
Drainage class: Well drained	Drainage class: Well 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)	
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	
Frequency of flooding: None	Frequency of flooding: None	Frequency of flooding: 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)	
Typical profile	Typical profile	Typical profile	
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	

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.

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REVISIONS		DATE
No.	DESCRIPTION	
1	REVISIONS	11/13/2015
2	REVISIONS	11/17/15

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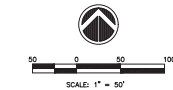
ST. AMBROSE UNIVERSITY P.I.D.
DAVENPORT, IOWA
COVER SHEET

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Field Book No: Drawn By: RJJ
Checked By: JLH
Date: 11/06/15

Sheet 1 of 9

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NOTE: 1. ALL INFORMATION WAS GATHERED BY MULTIPLE RESOURCES AND LOCATION OF ALL FEATURES SHOWN IS APPROXIMATE.

- LEGEND**
- 4' HIGH ORNAMENTAL 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

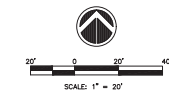
Total Area Owned by P.I.D.	- 53.13 AC.
Area of Properties Not Owned by S.A.U.	- 1.40 AC.
Area of Donor-Owned Property	- 2.76 AC.
Area of P.I.D. Owned by S.A.U.	- 48.97 AC.

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3	RECEIVED FROM CITY OF DAVENPORT COMMENTS
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LAND USE PLAN	

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C-1	
Sheet 2 of 9	



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

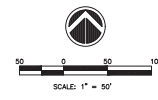
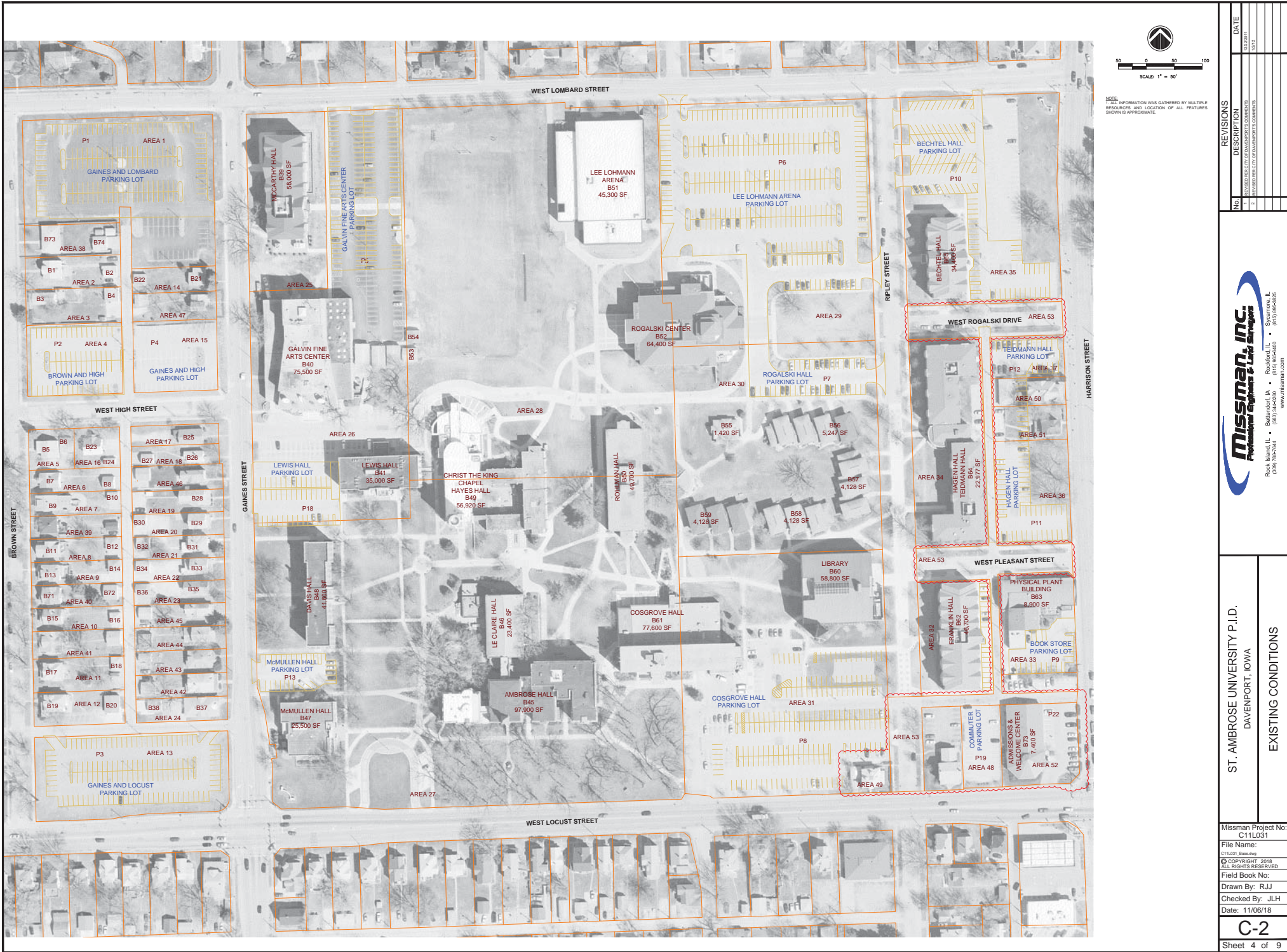
- NOTES**
- Any and all properties included within the boundaries of this P.D. that do not have proposed future uses specified on the Land Use Plan and/or on the Data Sheet, may continue to be used as they currently exist and/or as permitted under the P.D. zoning classification. Said properties may also 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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DAVENPORT, IOWA	
MCMULLEN HALL LAND USE PLAN	

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C-1.1
Sheet 3 of 9



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2	MISSMAN	REVISIONS OF EXISTING CONDITIONS	11/17/17

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DAVENPORT, IOWA

EXISTING CONDITIONS

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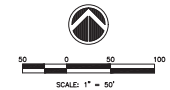
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Checked By: JHL

Date: 11/06/18

C-2

Sheet 4 of 9



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- LEGEND**
- 4" HIGH ORNAMENTAL FENCE
 - CAMPUS EXPANSION PROPERTY
 - 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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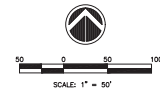
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 DAVENPORT, IOWA

SITE AREA AND SOILS PLAN

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 Checked By: JLH
 Date: 11/05/18

C-3

Sheet 5 of 9



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LEGEND

- STORM MANHOLE
- STORM INLET
- STORM DOUBLE INLET
- SANITARY MANHOLE
- HYDRANT
- ELECTRIC MANHOLE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- UNDERGROUND ELECTRIC
- GAS LINE
- TELEPHONE LINE
- FIBER OPTIC CABLE
- PROPOSED LANDSCAPE
- PROPOSED STRUCTURE
- PROPOSED PARKING
- EXISTING PARKING

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DAVENPORT, IOWA	
UTILITY PLAN	
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C-4	
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LEGEND

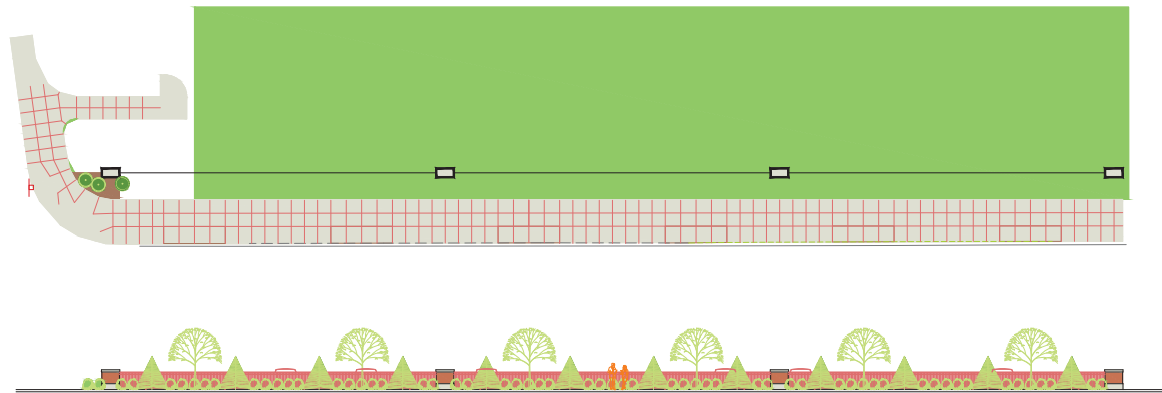
- CONTOURS
- DRAINAGE WAY
- SLOPES +10%
- PROPOSED LANDSCAPE
- PROPOSED STRUCTURE
- PROPOSED PARKING
- EXISTING PARKING

REVISIONS	
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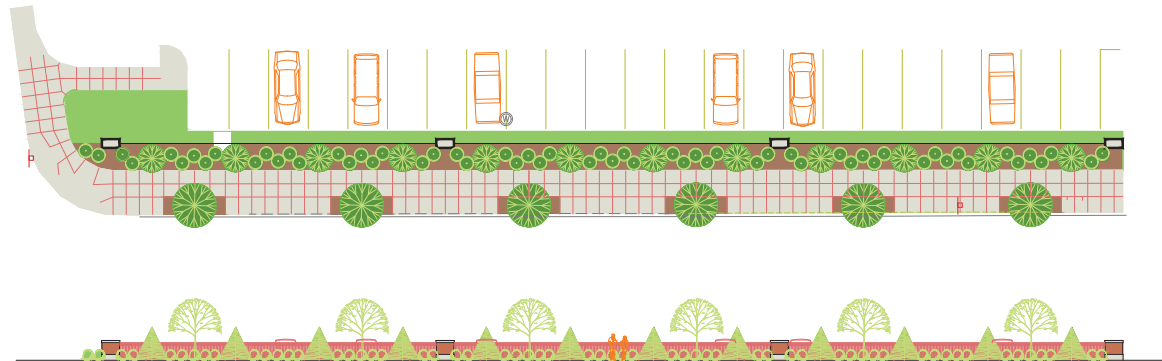
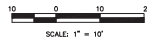
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ST. AMBROSE UNIVERSITY P.I.D.
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 GRADING AND DRAINAGE PLAN

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 Date: 10/16/18



CAMPUS EDGE DETAIL



CAMPUS EDGE AT PARKING



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9	REVISIONS OF DAVENPORT COMMENTS
10	REVISIONS OF DAVENPORT COMMENTS



ST. AMBROSE UNIVERSITY P.I.D.
DAVENPORT, IOWA
LANDSCAPE DETAIL SHEET

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Checked By: J.L.H.
Date: 1/2/12

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:

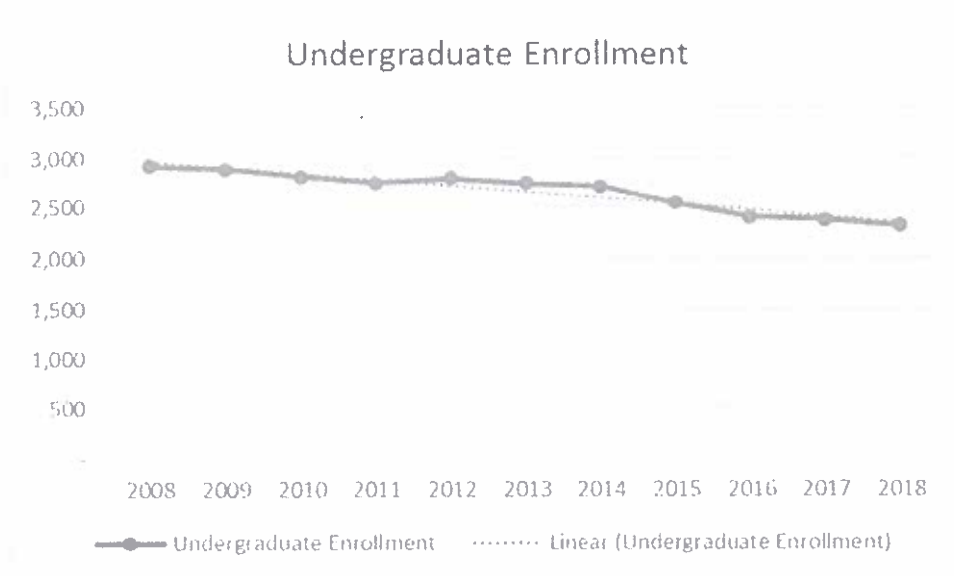
- Admissions and Welcome Center – Admissions related offices and spaces to meet with prospective students and their families.
- Ambrose Hall – Administrative offices, classrooms and faculty offices.
- Le Claire Hall – Former shop and offices for the University's Physical Plant Departments (Maintenance 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.

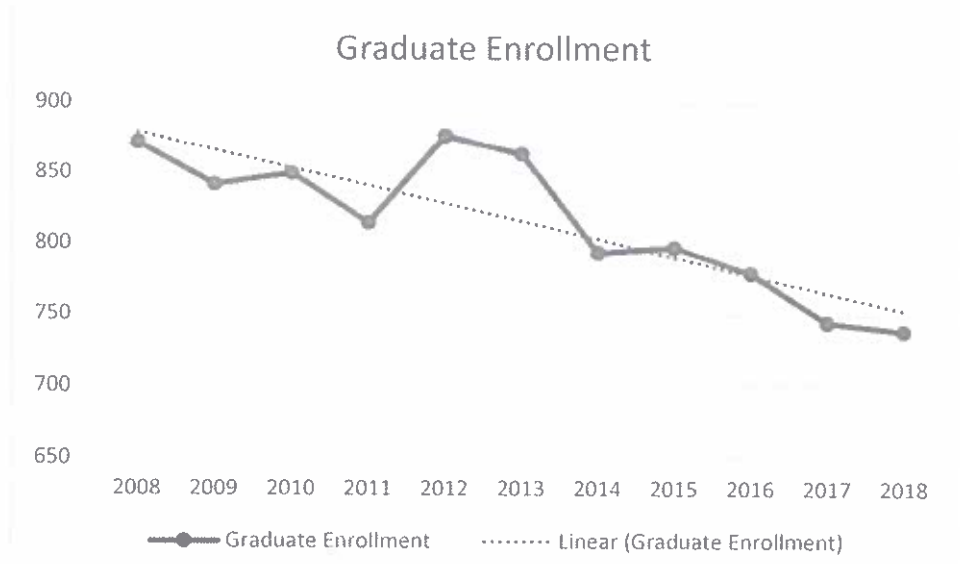
- Lewis Hall – Science classrooms, labs and faculty offices.
- Galvin Fine Arts Center – Performing arts venue, classrooms, faculty offices, and TV and radio stations.
- McCarthy Hall – Basement and 1st floor house classrooms. Residence hall rooms on floors two through four (93 beds).
- Christ the King 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:

Date:

Planning staff

Date of the Public Hearing:

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

Authorization to Act as Applicant

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

Signature(s)*

*Please note: original signature(s) required.

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]

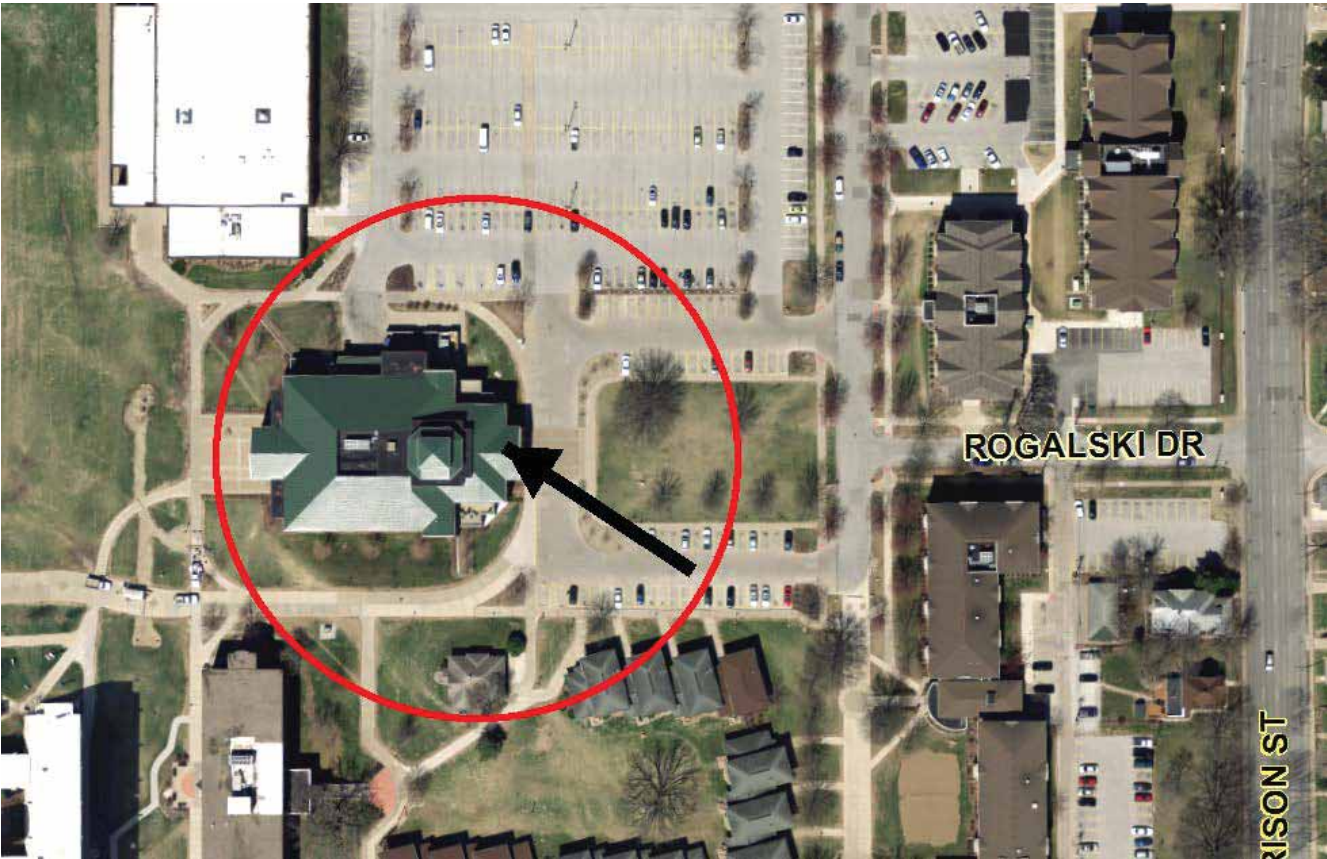
The purpose of the request is to allow a substantial addition to the building located at the northeast corner of West Locust Street and Gaines Street.

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
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

Ward: 4th & 5th

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.

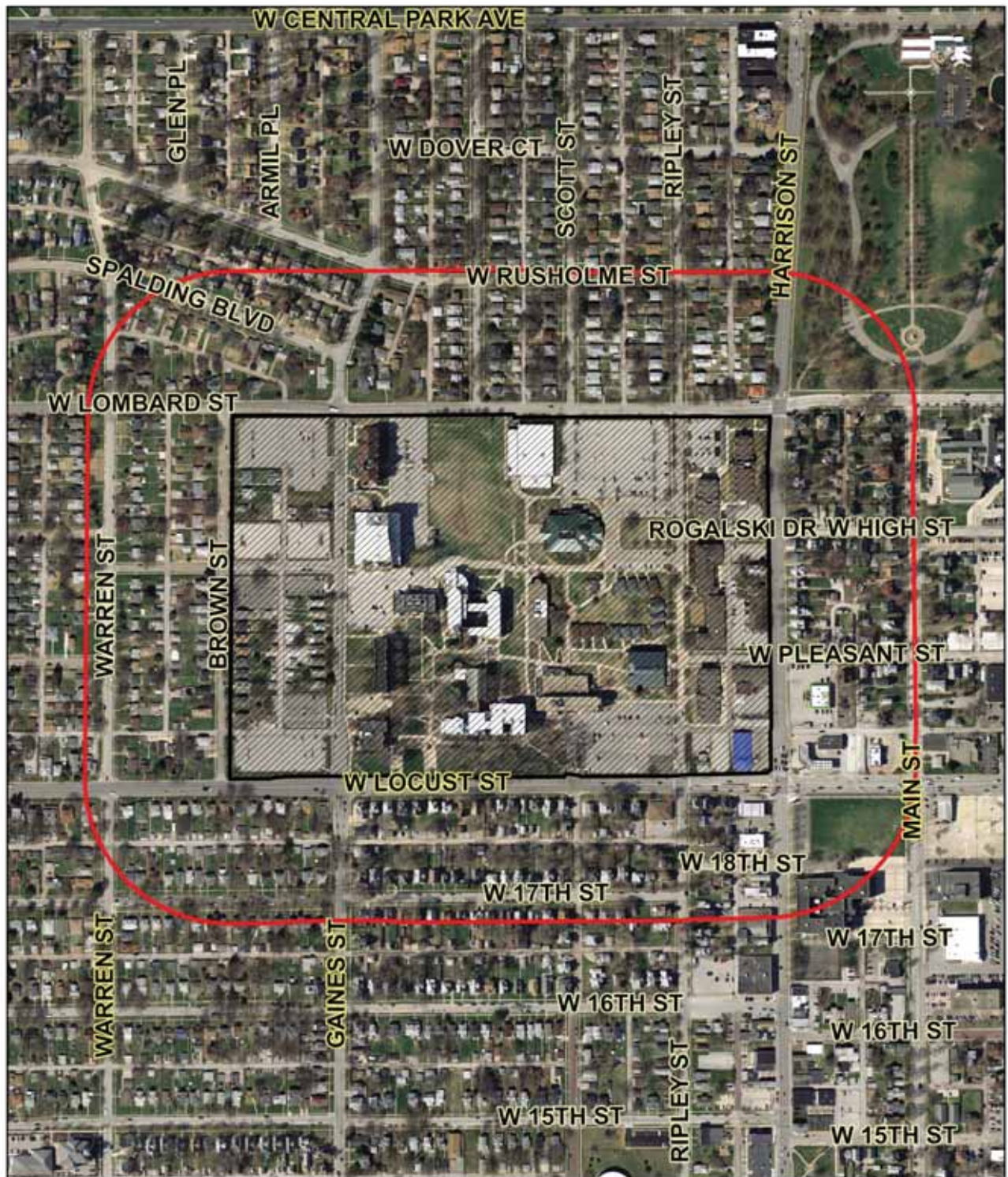
Would You Like to Submit an Official Comment?

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 rrusnak@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.



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 ANGELA KAUFFMAN	2127 WARREN ST	DAVENPORT IA 52804
106	B0050-10	B0050-10	2128 WARREN ST	DEBRA DEFOE JEFFRY MARLIER	2128 WARREN ST	DAVENPORT IA 52804
107	B0055-30	B0055-30	2130 MAIN ST	DEBORAH MARLIER	2130 MAIN ST	DAVENPORT IA 52803
108	B0055-03	B0055-03	2131 HARRISON ST	CATHLEEN HART	2131 HARRISON ST	DAVENPORT IA 52803
109	B0050-11	B0050-11	2132 WARREN ST	ANDREW BOWLEY	2132 WARREN ST	DAVENPORT IA 52804-2062
110	B0051-03	B0051-03	2137 WARREN ST	DANIEL FLAHERTY	2137 WARREN ST	DAVENPORT IA 52804
111	B0051-01	B0051-01	2147 WARREN ST	MARTHA A HAVRANEK	2147 WARREN ST	DAVENPORT IA 52804-2061
112	B0055-12	B0055-12	217 W HIGH ST	TEDDY R SCHILLIG MARGARET TAYLOR	217 W HIGH ST	DAVENPORT IA 52803
113	B0045-04	B0045-04	717 SPALDING BD	KYLE KIRBY	21724 UTICA RIDGE RD	DAVENPORT IA 52807
114	B0044-12	B0044-12	2203 SCOTT ST	TODD FEY FRANK SOLIS	219 RIDGEWOOD AVE	DAVENPORT IA 52803
115	B0043-25	B0043-25	2202 HARRISON ST	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 JAMES CORBER	2206 SCOTT ST	DAVENPORT IA 52803-2715
123	B0043-23	B0043-23	2207 RIPLEY ST	AND WIFE MICHAEL BULVA	2207 RIPLEY ST	DAVENPORT IA 52803
124	B0044-38	B0044-38	2208 WESTERN AV	AND WIFE	2208 WESTERN AV	DAVENPORT IA 52803
125	B0044-15	B0044-15	2210 SCOTT ST	ERIC ANDERSON MACIEJ ZAWIERUCHUA	2210 SCOTT ST	DAVENPORT IA 52803-2715
126	B0043-22	B0043-22	2211 N RIPLEY ST	STEPHANIE BRINSON ZAWIERUCHA DAVID DAU	2211 N RIPLEY ST	DAVENPORT IA 52803-2704
127	B0044-34	B0044-34	2211 WESTERN AV	LYNN DAU	2211 WESTERN AV	DAVENPORT IA 52803
128	B0043-27	B0043-27	2214 HARRISON ST	DIANE ROE JOHN S STITES	2214 HARRIOSN ST	DAVENPORT IA 52803
129	B0043-04	B0043-04	2214 RIPLEY ST	CYNTHIA LONG CHARLES SLACK	2214 RIPLEY ST	DAVENPORT IA 52803
130	B0046-02B	B0046-02B	2214 WARREN ST	DOLORES SLACK	2214 WARREN ST	DAVENPORT IA 52804
131	B0043-21	B0043-21	2215 RIPLEY ST	CAROL MCCOY	2215 RIPLEY ST	DAVENPORT IA 52803
132	B0044-09	B0044-09	2215 SCOTT ST	MICHAEL SCOTT DEREK MUMM	2215 SCOTT ST	DAVENPORT IA 52803
133	B0043-05	B0043-05	2216 RIPLEY ST	DONELL MUMM	2216 RIPLEY ST	DAVENPORT IA 52803
134	B0044-39	B0044-39	2216 WESTERN AV	BRIAN L MCCUMSEY ROGER OSSOWSKI	2216 WESTERN AV	DAVENPORT IA 52803
135	B0043-20	B0043-20	2217 RIPLEY ST	AND WIFE	2217 RIPLEY ST	DAVENPORT IA 52803
136	B0046-11	B0046-11	2217 WARREN ST	BETTY KRENEK RONNIE NELSON SR	2217 WARREN ST	DAVENPORT IA 52804
137	B0044-33	B0044-33	2217 WESTERN AV	VICKIE NELSON MICHAEL HAASE	2217 WESTERN AV	DAVENPORT IA 52803
138	B0043-28	B0043-28	2218 HARRISON ST	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: CPED
Contact Info: Scott Koops sek@ci.davenport.ia

Date
12/18/2018

Subject:

Request ROW18-04 of McManus Development for the vacation (abandonment) of public right-of-way south of 2950 Crestline Drive, containing 3,000 square feet, more or less. [Ward 6]

Recommendation:

None at this time.

Background:

The petitioner is requesting to vacate the street in from of the dwelling to accommodate a gate. Properties and 2930 and 2950 Crestline Drive will be adjoined by a restrictive covenant-agreement not to sever.

ATTACHMENTS:

Type	Description
▯ Cover Memo	Report and Location

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	12/14/2018 - 1:42 PM



City of Davenport
Community Planning & Economic Development Department
PREVIEW REPORT

PLAN AND ZONING COMMISSION

Date: Dec. 18, 2018
Request: Public Right-of-Way Relinquishment Request
Address: Crestline Dr south of 2950 Crestline Dr
Applicant: McManus Development

DESCRIPTION

Request ROW18-04 of McManus Development for the vacation (abandonment) of public right-of-way south of 2950 Crestline Drive, containing 3,000 square feet, more or less. [Ward 6]

Recommendation: None at this time.
Public Hear is set for 1-15-19.

Introduction:

The petitioner is requesting to vacate the street in from of the dwelling to accommodate a gate. Properties and 2930 and 2950 Crestline Drive will be adjoined by a restrictive covenant-agreement not to sever.

Aerial Photo: (ROW area in black crosshatching)



Prepared by:

Scott Koops, AICP, Planner II

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
12/18/2018

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:

Staff recommends the Plan and Zoning Commission accept the listed findings, approve the request subject to the listed conditions and forward to the Iowa Department of Natural Resources for its concurrence.

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 unimproved 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).
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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.

Criteria review (please refer to Exhibit E – Variance Procedures):

E.1. The danger that materials may be swept into other lands or downstream to the injury of others.

The rehabilitation is located within an existing masonry structure. The basement area is to remain unimproved and allowed to flood due to ground water seepage to aid in equalizing the hydrostatic pressures on the below grade and exposed foundation walls. The commercial level of the building (next higher floor) is just over one foot above the BFE.

E.2. The danger to life and property due to flooding, increased flood heights or erosion damage.

There is typically several days, even weeks of warning for flooding on the Mississippi River. While building services/utilities should be protected (elevated/floodproofed) those services to the building may be compromised causing electrical outage.

E.3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.

The existing building is masonry construction with the basement and next higher floor being concrete. The basement area is to remain unimproved minimizing damage from water seepage. Additionally a sump pump is already in place and back-flow prevention will be installed.

E.4. The proposed water supply and sanitation systems and the ability of the systems to

prevent contamination, disease and unsanitary conditions.

It will need to be verified that backflow prevention is to be added to both the sanitary and potable water systems to prevent contamination during flood events.

E.5. The importance of the services provided by the proposed facility to the community.

The petitioner has indicated that the proposed upgrade would be an economic benefit to the downtown area in terms of both tax base and maintaining a stable occupancy in these older commercial buildings.

E.6. The necessity to the facility of a floodplain and/or waterfront location.

The building was constructed in the early 1920's and is within the downtown business district.

E.7. The availability of alternative locations, nor subject to flooding or erosion damage, for the proposed use.

Again, this is an existing building. The alternate location would leave a building vacant or making a minimal investment in the property limiting its possible uses.

E.8. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.

Staff agrees that the proposed use is compatible with the existing development in this area and could lead to additional redevelopment within this older commercial area.

E.9. The relationship of the proposed use to the comprehensive plan and floodplain management program for the community and that area.

The Historic Preservation chapter of *Davenport 2025: A Comprehensive Plan for the City* lists the following programs recommendations relating to historic preservation:

- Encourage adaptive re-use and infill projects within the community.
- Identify and market opportunities for redevelopment, adaptive re-use and in-fill in all areas of the community.
- Reinforce downtown as the City's recreational, cultural, entertainment, and government center.

The above recommendations represent just some of the opportunities for reuse of historic as well as downtown buildings. While floodplain management practices would prefer mitigation of uses in the floodplain this must be tempered by preservation of historic resources.

E.10. The safety of access to the property in times of flood for ordinary and emergency vehicles.

Without flood protection, this building will lose access at Flood State 20 (562.5 NGVD). The lease between Taste of Ethiopia LLC and the Riverfront Improvement stipulates that the Riverfront Improvement Commission can require a business closure during a flood event and will prorate the rent based on the length of closure. No ordinary vehicle access will be required as a result of this project. The City of Davenport has provided flood fighting in the form of sandbagging for the main Union Station in the past. This has not been necessary for this building because it sits higher.

E.11. The expected heights, velocities, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site.

LeClaire Park and a narrow parking area are located to the upstream of this building. This should be sufficient to reduce any velocity flow (current) acting directly upon the subject building. Flood

depts. At the 1% Annual Change flood range from 1-1.5 feet on the east and south sides of the building to 2-4 feet on the west and north side of the building. This is an existing building with no changes to the existing footprint. There are no changes to the criteria listed due to the project.

E.12. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

This is an existing commercial area with all public services provided. The proposed rehabilitation should not have an impact or increase the costs of providing or maintenance of these services during or after a flood event.

E.13. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing sections E.1. through E.12. have been fully considered. As lot size increases beyond the one-half acre, technical justification required for issuing the variance increases.

The property contains approximately 5,700 square feet and new construction would not be applicable in this area.

In addition to the above review of criteria the following must be considered.

15.44.190 F. states that upon consideration of the factors listed above and the purposes of this chapter, the city plan and zoning commission may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter. Such conditioning may include but not be limited to:

1. Modification of the water supply and/or waste disposal systems;
2. Limitation of the periods of use and operation;
3. Imposition of operational controls, sureties and/or deed restrictions;
4. Requirements for channel modification, dikes, levees and/or other protective measures provided such are approved by the Iowa Department of Natural Resources and are deemed the only practical alternative to achieve the stated purposes of this chapter.

Of the above four areas for consideration item #1 and #3 have significant bearing on the grant of this variance. Utility services typically have no impact on the historic determination of a structure therefore any water service or sanitary service with openings below the base flood elevation plus one foot will need to be protected to avoid contamination. This can most easily be accomplished through the use of back-flow prevention systems.

15.44.190 G. Conditions for variances.

1. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief. According to the State, the variance should allow only the minimum deviation from the local requirements. The variance is to exempt those floodproofing measures that will jeopardize the historic designation of this property. That is why the requirements for maintaining protection of the utilities and the use of flood resistant materials on the interior can be maintained. This request must receive concurrence through the state to allow waiver of the state's requirement.
2. Variances shall only be issued upon:
 - a. Showing of good and sufficient cause;
 - b. According to FEMA good and sufficient cause does not include a drop in

property value, inconvenience to the property owner, insufficient funds to comply, a different look to the neighborhood or the construction was started without permit and will now cost a lot to bring the building into compliance. The theme here is that the finances of the owner should not enter into the consideration.

c. Determination that failure to grant the variance would result in exceptional hardship to the applicant;

d. The applicant has the burden of providing unnecessary hardship. The reasons should be substantial and proof compelling. Financial hardships, inconvenience, personal preferences do not qualify as exceptional hardships.

e. The local consideration must weigh the applicant's plea of hardship against the purpose of the ordinance. With respect to a variance in exempting a floodproofing requirement, consideration as to whether the applicant's claims outweighs the long-term risk to the owners and occupants would face, as well as the community's need to protect its citizens from flood danger and damage and;

f. Determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances.

g. These effects would appear to be minimal given the location and elevation of the proposed structure as stated in the criteria review.

3. Any applicant to whom a variance is granted shall be given a written notice that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation and that such construction increases the risk to life and property. If the minimum NFIP elevation is maintained, the impact of insurance may be minimal. The flood insurance premiums are based on BFE and not a local free-board requirement. However, the recent changes to the NFIP insurance program will impact the owner.

4. The designated official shall maintain the records of all appeal actions and report any variances to the Federal Insurance Administration upon request.

5. All variances granted shall have the concurrence or approval of the Department of Natural Resources.

Recommendation:

Findings

- The subject property is listed on the National Register of Historic Places and floodproofing the structure would impact the historic character of the structure;
- While floodplain management practices would prefer mitigation of uses in the floodplain this must be tempered by preservation of historic resources.
- The proposed development meets the goals of the City's Comprehensive Plan, specifically the Historic Preservation Chapter.
- The proposed development fosters the economic redevelopment of this portion of the downtown core.
- As conditioned the proposed development is the minimum variance necessary.

Staff recommends the Plan and Zoning Commission accept the listed findings, approve the request subject to the listed conditions and forward to the Iowa Department of Natural Resources for its concurrence.

1. That the existing and proposed utility systems meet the elevation and/or floodproofing

requirements. Backflow prevention is required for water and sanitary services located below the BFE plus one-foot. A water heater is permitted in the basement per building code as long as it is elevated as high as possible to mitigate risk. No other permanent structures will be allowed.

2. That the Iowa Department of Natural Resources concurrence is required prior to issuance of a floodplain development permit and building permit. This concurrence shall be provided with application for these permits.

3. That the basement remains unoccupied and unimproved to allow seepage and floodwater.

ATTACHMENTS:

Type	Description
▣ Exhibit	Exhibit A - FIRM
▣ Exhibit	Exhibit B - Project Location Map
▣ Exhibit	Exhibit C - Elevation Certificate
▣ Exhibit	Exhibit D - National Register of Historic Places
▣ Exhibit	Exhibit E - 15.44.190 Variance
▣ Exhibit	Exhibit F - Proposed Plans

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	12/14/2018 - 11:58 AM

National Flood Hazard Layer FIRMette



41°31'24.68"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/28/2018 at 4:42:12 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

41°30'57.74"N

90°34'18.76"W

USGS The National Map: Orthoimagery. Data refreshed October 2017.

Project Location - 102 S. Harrison Street



U.S. DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
National Flood Insurance Program

ELEVATION CERTIFICATE

IMPORTANT: FOLLOW THE INSTRUCTIONS ON PAGES 8-15

OMB Control Number: 1660-0008

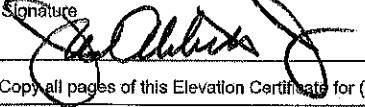

Expiration: 11/30/2018

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name CITY OF DAVENPORT, IOWA				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 102 S. HARRISON STREET				Company NAIC Number:	
City DAVENPORT		State IA		Zip Code 52802	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) SCOTT COUNTY PARCEL L0022-02					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) NON-RESIDENTIAL					
A5. Latitude/Longitude: Lat. <u>41.51974 d</u> Long. <u>90.57798 d</u> Horizontal Datum: <input type="radio"/> NAD 1927 <input checked="" type="radio"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>2A</u>					
A8. For a building with a crawlspace or enclosure(s):			A9. For a building with an attached garage:		
a) Square footage of crawlspace or enclosure(s) <u>1750</u> sq ft			a) Square footage of attached garage <u>N/A</u> sq ft		
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>			b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____		
c) Total net area of flood openings in A8.b <u>0</u> sq in			c) Total net area of flood openings in A9.b _____ sq in		
d) Engineered flood openings? <input type="radio"/> Yes <input type="radio"/> No			d) Engineered flood openings? <input type="radio"/> Yes <input type="radio"/> No		
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number DAVENPORT 190242			B2. County Name SCOTT		B3. State IA
B4. Map/Panel Number 19163C0365	B5. Suffix F	B6. FIRM Index Date 2-18-2011	B7. FIRM Panel Effective/Revised Date 2-18-2011	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 564.8
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input checked="" type="radio"/> FIS Profile <input type="radio"/> FIRM <input type="radio"/> Community Determined <input type="radio"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="radio"/> NGVD 1929 <input type="radio"/> NAVD 1988 <input type="radio"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="radio"/> Yes <input checked="" type="radio"/> No Designation Date: <input type="radio"/> CBRS <input type="radio"/> OPA					
SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)					
C1. Building elevations are based on: <input type="radio"/> Construction Drawings* <input type="radio"/> Building Under Construction* <input checked="" type="radio"/> Finished Construction * A new Elevation Certificate will be required when construction of the building is complete.					
C2. Elevations: Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.					
Benchmark Utilized: <u>COUNTY GPS / NGS BASED</u> Vertical Datum: <u>NAVD 1988</u> see conversion in comments					
Indicate elevation datum used for the elevations in items a) through h) below. <input checked="" type="radio"/> NGVD 1929 <input type="radio"/> NAVD 1988 <input type="radio"/> Other/Source: _____					
Datum used for building elevations must be the same as that used for the BFE.				Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)		<u>554</u> . <u>9</u>	<input checked="" type="radio"/> feet <input type="radio"/> meters		
b) Top of the next higher floor <u>side entry door at 562.8 **</u>		<u>566</u> . <u>0</u>	<input checked="" type="radio"/> feet <input type="radio"/> meters		
c) Bottom of the lowest horizontal structural member (V Zones only)		<u>n/a</u> . _____	<input type="radio"/> feet <input type="radio"/> meters		
d) Attached garage (top of slab)		<u>n/a</u> . _____	<input type="radio"/> feet <input type="radio"/> meters		
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)		<u>569</u> . <u>5*</u>	<input checked="" type="radio"/> feet <input type="radio"/> meters		
f) Lowest adjacent (finished) grade next to building (LAG)		<u>562</u> . <u>0</u>	<input checked="" type="radio"/> feet <input type="radio"/> meters		
g) Highest adjacent (finished) grade next to building (HAG)		<u>562</u> . <u>7</u>	<input checked="" type="radio"/> feet <input type="radio"/> meters		
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support		<u>562</u> . <u>2</u>	<input checked="" type="radio"/> feet <input type="radio"/> meters		
** side entry door leads to a small foyer / platform with steps down to basement and up to main floor					

ELEVATION CERTIFICATE, page 2

OMB Control Number: 1660-0008
Expiration: 11/30/2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.				FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 102 S. HARRISON STREET				Policy Number:	
City DAVENPORT		State IA		Zip Code 52802	
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION				Company NAIC Number:	
<p>This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.</p>					
<input checked="" type="checkbox"/> Check here if attachments.				Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Certifier's Name JAMES W. ABBITT, JR.			License Number 18465		
Title LAND SURVEYOR III		Company Name IMEG CORP.			
Address 4500 Blackhawk Commons Dr.		City Rock Island		State IL	
Zip Code 61201		Telephone 563-514-4626			
Signature 		Date 11-15-18		Telephone 563-514-4626	
Copy all pages of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.					
Comments (including type of equipment and location, per C2(e), if applicable) CONVERSION FROM NAVD 1988 TO NGVD 1929 IS TO ADD 0.2 FEET, PER FIS BUILDING HAS A PARTIAL BASEMENT (680 SQ. FT.) THERE ARE NO BUILDING MECHANICALS IN BSMT AT THE TIME OF THE SURVEY ATTACHMENTS: FIRMETTE AND FLOOD PROFILE *water heater in closet on first floor elevated to reported elevation / HVAC is on the roof					
Signature 				Date 11-15-18	
SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)					
For Zones AO and A (without BFE), complete items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.					
E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).					
a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ <input type="radio"/> feet <input type="radio"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.					
b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ <input type="radio"/> feet <input type="radio"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the LAG.					
E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A items 8 and/or 9 (see page 8 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ <input type="radio"/> feet <input type="radio"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.					
E3. Attached garage (top of slab) is _____ . _____ <input type="radio"/> feet <input type="radio"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.					
E4. Top of platform of machinery and /or equipment servicing the building is _____ . _____ <input type="radio"/> feet <input type="radio"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.					
E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unknown. The local official must certify this information in Section G.					
SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION					
The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.					
Property Owner or Owner's Authorized Representative's Name					
Address		City		State	
				ZIP Code	
Signature		Date		Telephone	
Comments					
<input type="checkbox"/> Check here if attachments.					

ELEVATION CERTIFICATE, page 4

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB Control Number: 1680-0008
Expiration: 11/30/2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 102 S. HARRISON STREET		Policy Number:
City DAVENPORT	State IA Zip Code 52802	Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front view" and "Rear view"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

SEE
ATTACHED
PHOTOGRAPHS, 4 EACH



NORTH / WEST ELEVATIONS
PHOTO TAKEN 11-13-18

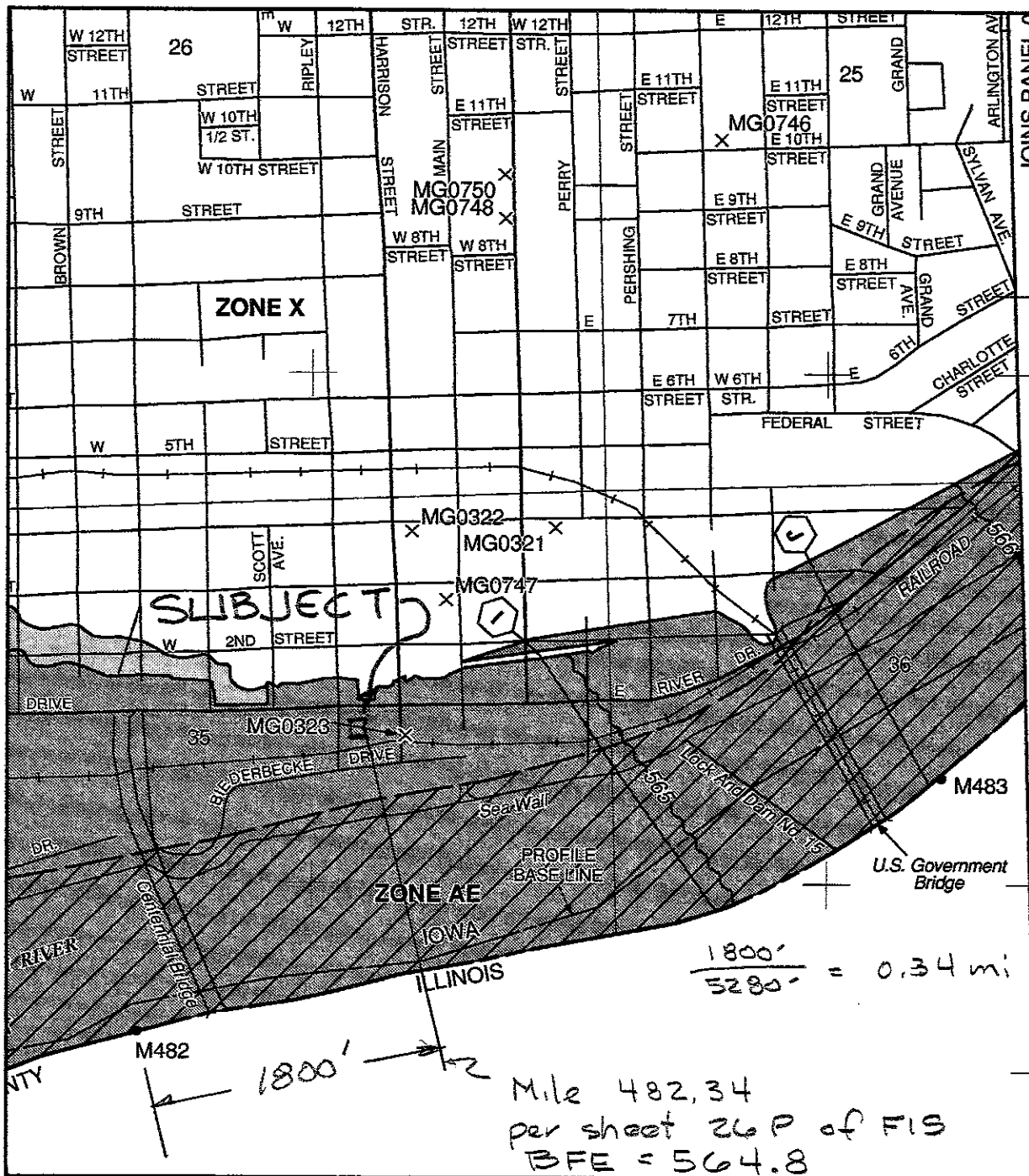


NORTH / EAST ELEVATIONS
PHOTO TAKEN 11-13-18





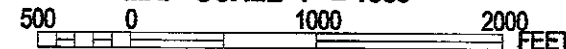
SOUTH / WEST ELEVATIONS
PHOTO TAKEN 11-13-18



National Flood Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 1000'



NFIP

PANEL 0365F

FIRM **FLOOD INSURANCE RATE MAP** **SCOTT COUNTY,** **IOWA** **AND INCORPORATED AREAS**

PANEL 365 OF 500
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
DAVENPORT, CITY OF	190242	0365	F

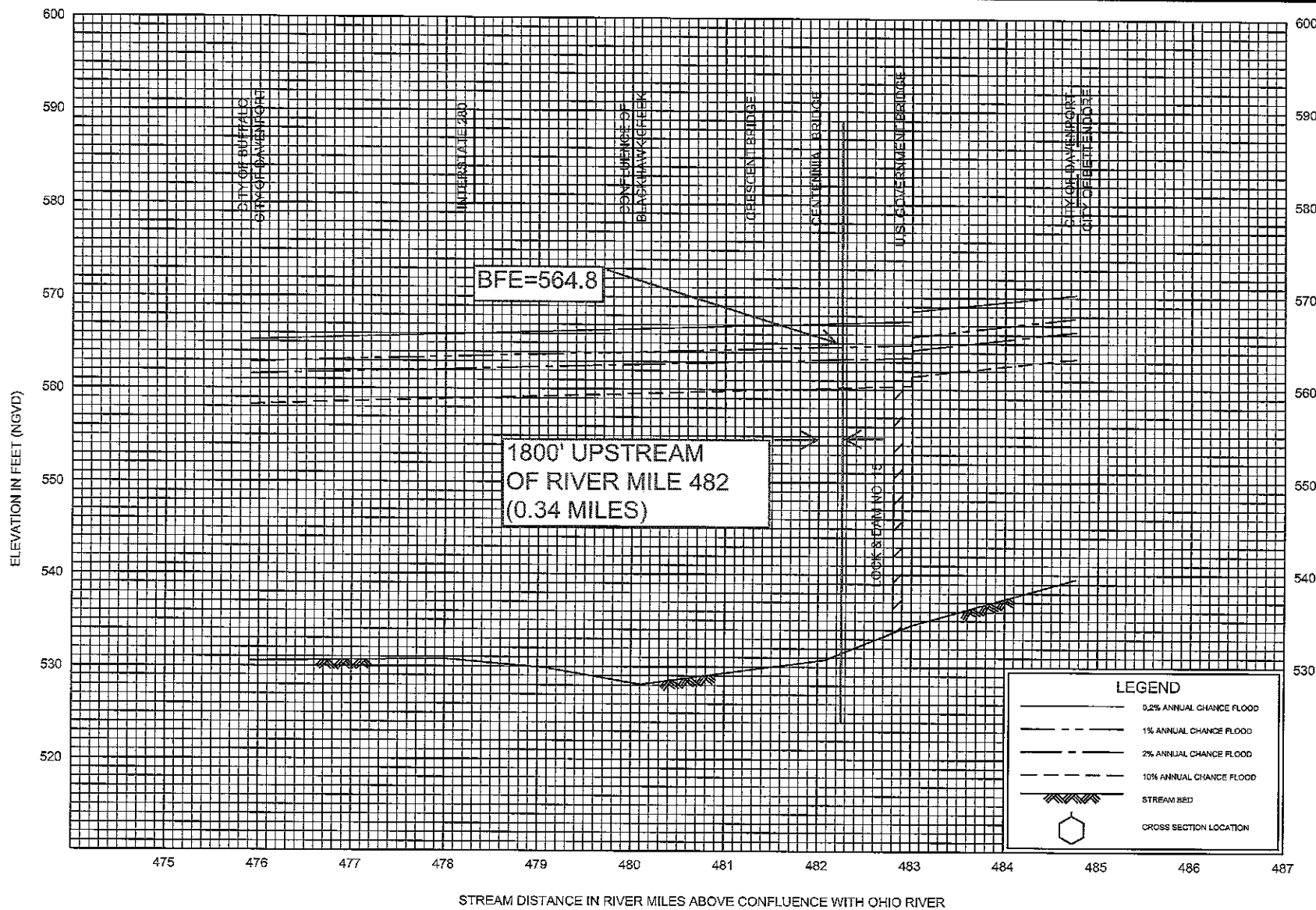
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
19163C0365F
EFFECTIVE DATE
FEBRUARY 18, 2011

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



FLOOD PROFILES
MISSISSIPPI RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY
SCOTT COUNTY, IA
AND INCORPORATED AREAS

ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office

Wehner, Nowysz, Pottschull and Pfiffner
901 day building, Iowa city, Iowa 52240DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATIONSITE #82-10- HA-S120 MAP # 1

HIST. DIST. _____

NAME Union Station ^{and} Burlington Freight House CADDRESS 120 S. Harrison StreetLEGAL DES. Original Town (See Attached Sheet)
SUB-DIVISION _____ BLOCK _____ PARCEL _____ SUB-PARCEL _____UTM 4 15 19 21 50 14 59 91 19 0 ACREAGE 2 ZONE C-4
EASTING NORTHINGOWNER Charles F. Schick & Richard Kautz, Daven-
port Bank Bldg. Davenport, Ia 52801TITLE H. and Joseph S. Schick, 248 S. 26th St.,
(IF DIFF.) Terra Haute, Ind. 47801

MAP

(See continuation sheet)

SITE SHEET

ARCHITECTURE

DESCRIPTION

FORM 2 stories, 9-bay facade, flat roof w/low parapet CONST. DATE 1924

MATERIALS Brick, concrete ARCH STYLE Georgian/Federal Revival

FENESTRATION Rectangular 3/1; on 1st floor set within round relieving arches

DIST. FEATURES 3-bay entrance frontispiece w/pilasters and full entablature

ALTERATIONS Nothing of importance

SITE & RELATED STR. Flat open site between river and CBD

STATEMENT

Union Station employs elements from the Georgian/Federal Revival in a low-key, functional manner. It lacks architectural distinction, and is important primarily for its associations with Davenport's railroad history and the prominent siting.

SOURCES

SIGNIFICANCE Union Station is the only railroad passenger facility remaining in Davenport. Located adjacent to the business district and Mississippi River Levee the station served the Chicago, Milwaukee, St. Paul and Pacific RR; the Chicago, Burlington and Quincy RR; and the Davenport, Rock Island and Northwestern RR during the twentieth century.

DESCRIPTION Plans for a Union Station were first made in 1916 during W.W. I when the need for a joint facility to serve C.M. St. P & P. RR, C.B. and Q RR and D.R.I. and N.W. RR passengers became obvious. Passengers were previously served in separate structures east of Union Station.

Plans were revised in 1923 and the joint facility was erected the next year.

Good rail connections into Davenport aided the city's retail and wholesale commercial trade. The conveniently located Union Station also aided local commerce.

SOURCES

Davenport Levee Improvement Commission Minutes, 1911-1925.

ARCHITECTURAL HISTORIAN: Martha Bowers

HISTORIAN: MARLYS SVENDSEN - ROESLER

SURVEY COMPLETED 1981

EVALUATION

ARCHITECTURAL

- I. ARCH. EVALUATION Local
 II. ENVIR. STATURE Important
 III. INT. OF CONTEXT Poor
 IV. INT. OF FABRIC 1

LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☒ LOCAL ☐ N. ELIG.

HISTORICAL

I. THEME(S) OF SIGNIFICANCE:

- A. PRIMARY Transportation
 B. SECONDARY Railroad

II. LEVEL OF SIGNIFICANCE

☐ NAT. ☐ STATE ☒ LOCAL

III. NRHP

ELIGIBLE ☒ NOT ELIGIBLE ☐

HISTORIC DISTRICT CLASSIFICATION

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

1. DATE RECEIVED _____

2. DATE OF STAFF EVALUATION _____

	A. ARCHITECTURAL	B. HISTORICAL
ELIGIBLE FOR NRHP	<input type="checkbox"/>	<input type="checkbox"/>
NOT ELIGIBLE FOR NRHP	<input type="checkbox"/>	<input type="checkbox"/>

3. NRHP ACTION

A STATE REVIEW COMM.	APP. <input type="checkbox"/>	DISAPP. <input type="checkbox"/>	TABLED <input type="checkbox"/>	DATE _____
B FEDERAL REVIEW	APP. <input type="checkbox"/>	DISAPP. <input type="checkbox"/>	TABLED <input type="checkbox"/>	DATE _____

4. DHP SOURCES

- ☐ COUNTY RESOURCES
☐ W'SHIELD SURVEY
☐ NRHP
☐ GRANT _____

☐ DET. OF ELIGIBILITY

- ☐ R. & C. _____
☒ DAVENPORT A/H SURVEY

5. SUBJECT TRACES

6. PHOTO
 1604-9

The Architects Office

Wehner, Nowysz, Pattschull and Pfiffner
801 clay building Iowa city Iowa 52240DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

* 82 - 10 - HA-S102

Union Station

Legal Description:

Part of Tract G leased to DRI & NW RR in Sec 35-T78N-R3E: Beginning in the W-ROW line of Harrison St, 47 feet more or less South of S-ROW line W River Drive; thence S 192 feet more or less to N-ROW line Beiderbecke Dr, thence Westerly along said N-ROW line 320 feet more or less to E-ROW line Ripley St.; thence N 225 feet more or less to a point 47 feet S of S-ROW line W River Dr.; thence East 318 ft more or less to POB.

CONTINUATION

ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

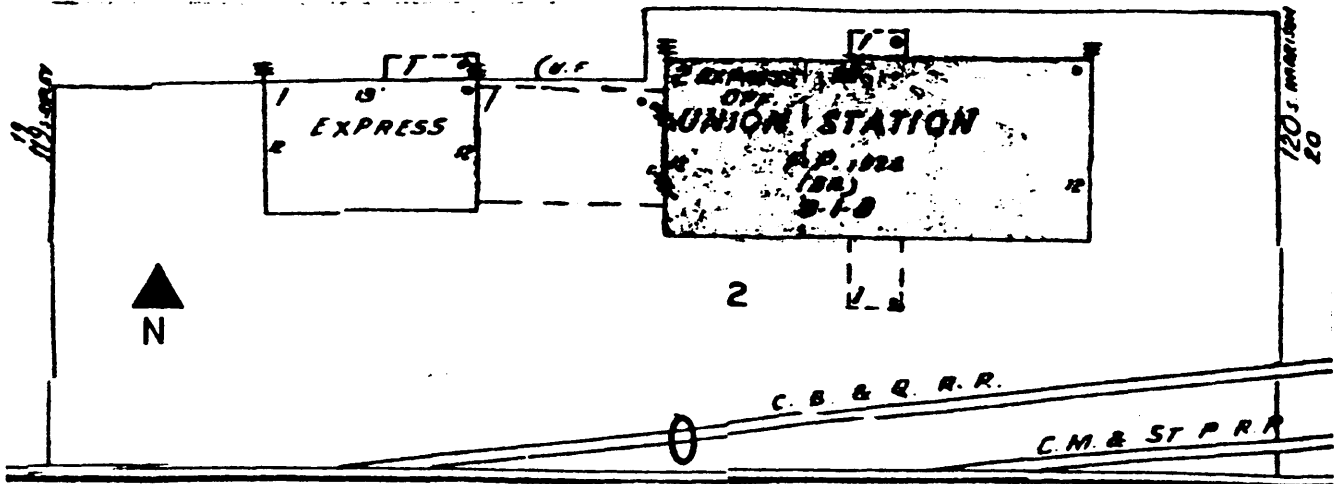
The Architects Office

Wehner, Nowysz, Pottschi and Pfiffner
801 day building, iowa city, iowa 52240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

82-10- HA-S120

MAP:



CONTINUATION



82-10-HA-5/20 Davenport, IA.

120 S. HARRISON ST.

Union Station & Burlington Freight Hk

IA. DHP PH.#1604-9 (Mar. 80)

WNP+P Architects - Photo

Chapter 15.44 FLOOD DAMAGE PREVENTION

15.44.190 Variance procedures.

A. The city plan and zoning commission as established by the city shall hear and decide appeals and requests for variances from the requirements of this chapter.

B. The city plan and zoning commission shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the designated official in the enforcement or administration of this chapter.

C. Any person aggrieved by the decision of the city plan and zoning commission or any taxpayer may appeal such decision to the district court of Scott County as provided by law.

D. 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.

E. In passing upon such applications, the city plan and zoning commission shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and:

1. The danger that materials may be swept onto other lands or downstream to the injury of others;
2. The danger to life and property due to flooding, increased flood heights or erosion damage;
3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
4. The proposed water supply and sanitation systems and the ability of the systems to prevent contamination, disease and unsanitary conditions;
5. The importance of the services provided by the proposed facility to the community;
6. The necessity to the facility of a flood plain and or waterfront location;
7. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
8. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future;
9. The relationship of the proposed use to the comprehensive plan and floodplain management program for the community and that area;
10. The safety of access to the property in times of flood for ordinary and emergency vehicles;
11. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
12. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges;
13. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing subdivisions E.1 through E.12 have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.

F. Upon consideration of the factors listed above and the purposes of this chapter, the city plan and zoning commission may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter. Such conditioning may include but not be limited to:

1. Modification of the water supply and/or waste disposal systems;
2. Limitation of the periods of use and operation;
3. Imposition of operational controls, sureties and/or deed restrictions;
4. Requirements for channel modification, dikes, levees and/or other protective measures provided such are approved by the Iowa Department of Natural Resources and are deemed the only practical alternative to achieve the stated purposes of this chapter.

G. Variances shall not be issued within any designated floodway, if any increase in flood levels during the base flood discharge would result.

H. Conditions for variances.

1. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

2. Variances shall only be issued upon:

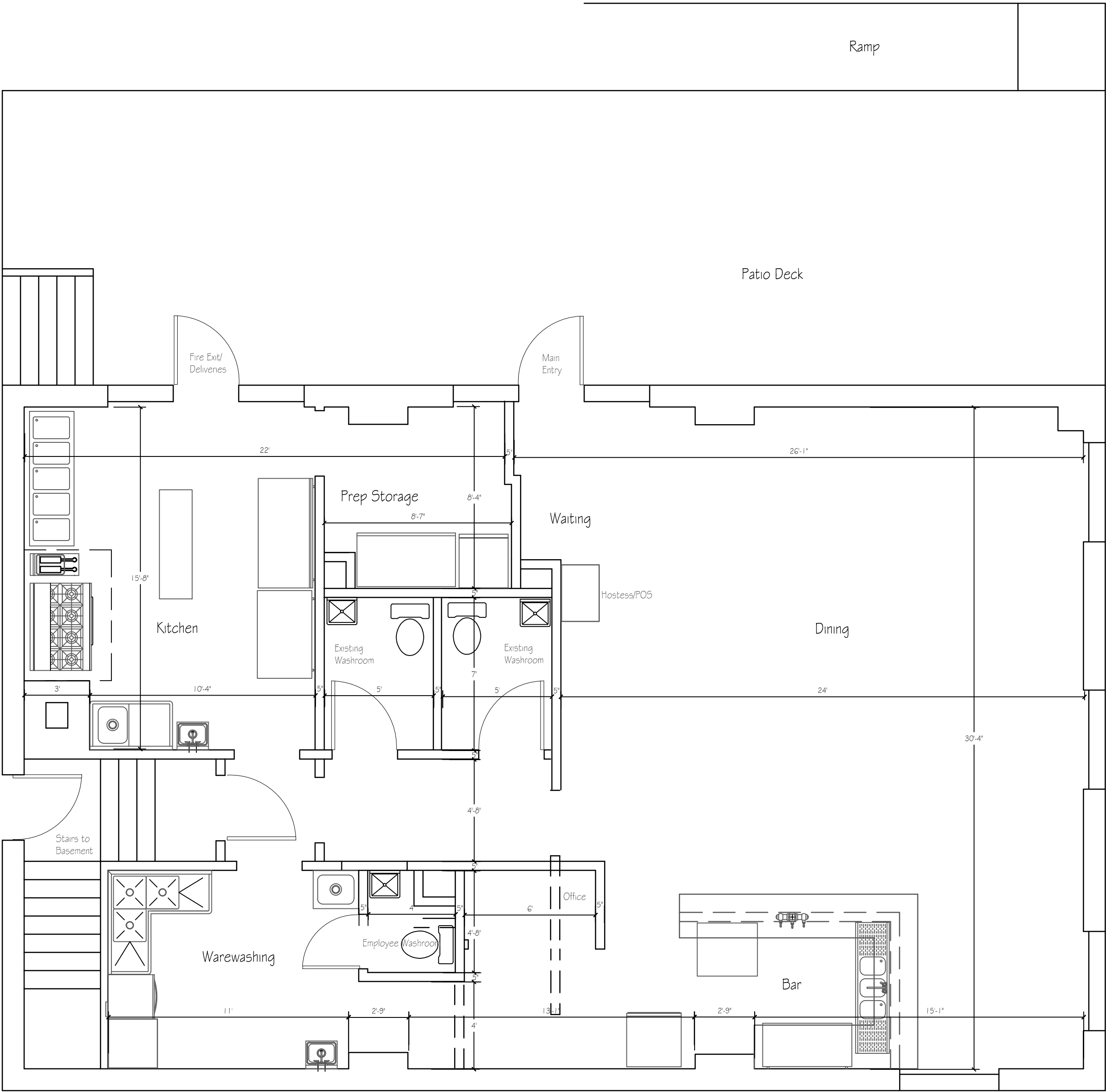
- a. Showing of good and sufficient cause;
- b. Determination that failure to grant the variance would result in exceptional hardship to the applicant; and

c. Determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances.

3. Any applicant to whom a variance is granted shall be given a written notice that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation and that such construction increases the risk to life and property.

4. The designated official shall maintain the records of all appeal actions and report any variances to the Federal Insurance Administration upon request.

5. All variances granted shall have the concurrence or approval of the Department of Natural Resources. (Ord. 90-146 § 9: Ord. 87-206: Ord. 78-128 (part): prior code § 14.001 -- 16).



Architectural Plan
Scale: 1/4"=1'-0"

General Notes

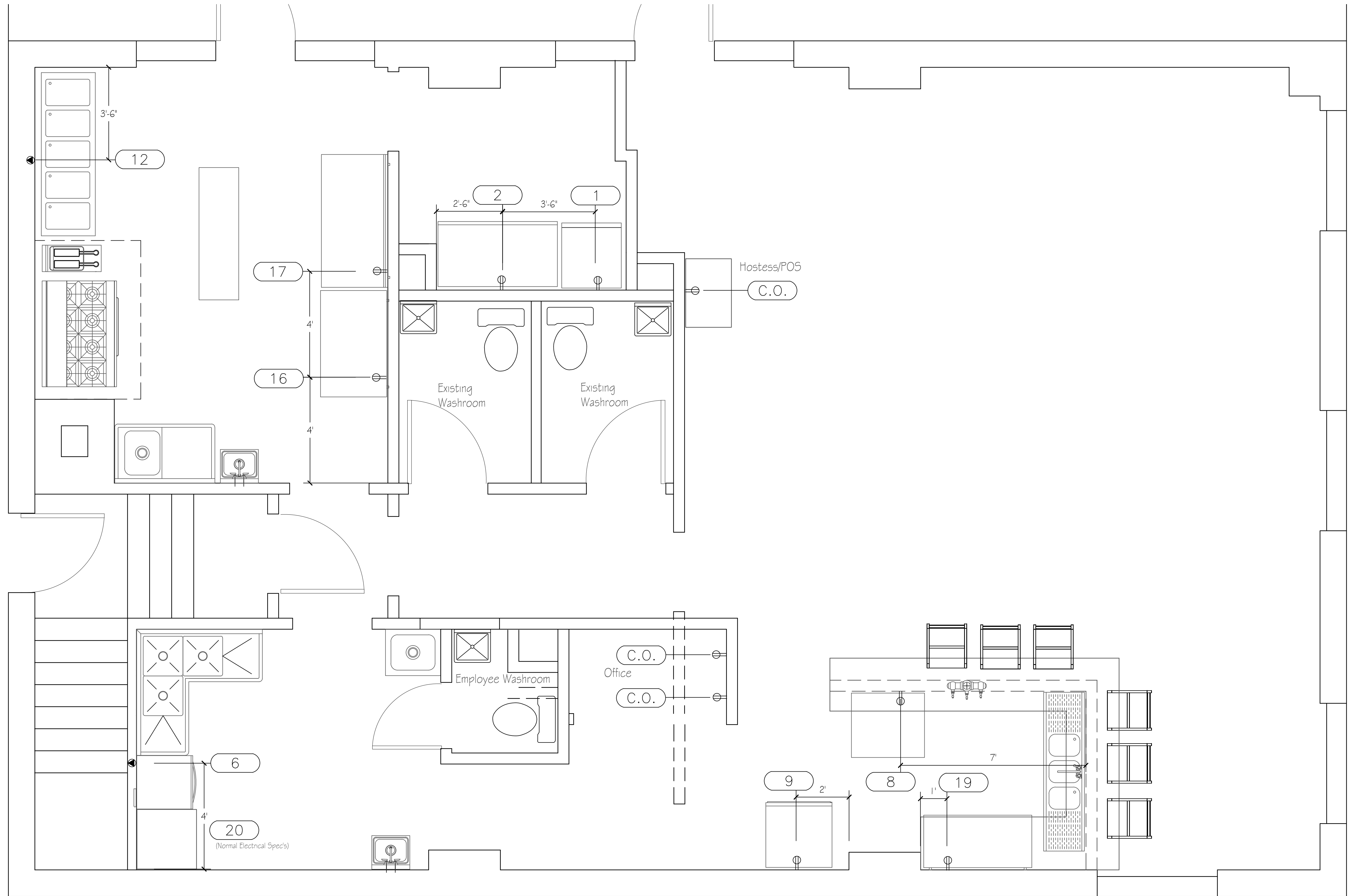
Gildesigns
Davenport, IA 52803
563-271-5042
www.gildesigns4u.com

No.	Revision/Issue	Date

Taste of
Ethiopia
Davenport, IA

Architectural Plan

Date	Sheet
10/2/18 lmk	1.4
Rev 10/8/18 lmk	
Rev	



ELECTRICAL SYMBOLS	
	DUPLEX OUTLET
	120V. HARD CONNECTION
	208V. HARD CONNECTION
	JUNCTION BOX
	FLOOR PEDISTAL OUTLET
	OUTLET FROM CEILING ON DROPCORD

Electrical Plan
Scale: 1/2"=1'-0"

General Notes

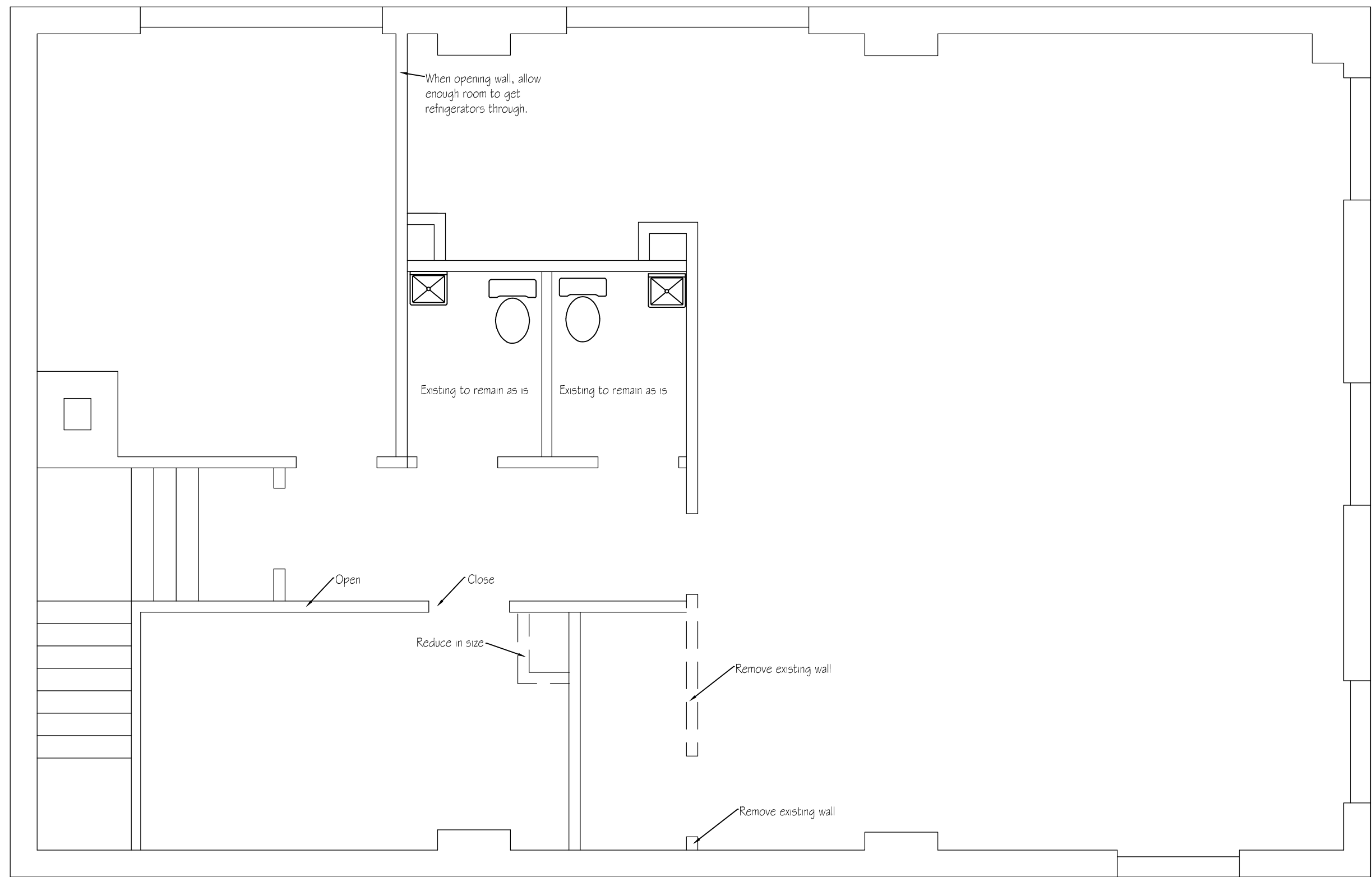
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No.	Revision/Issue	Date

Taste of Ethiopia
Davenport, IA

Electrical Plan

Date	10/2/18 lms	Sheet
Rev	10/8/18 lms	1.3
Rev		



Existing Plan
Scale: 1/4"=1'-0"

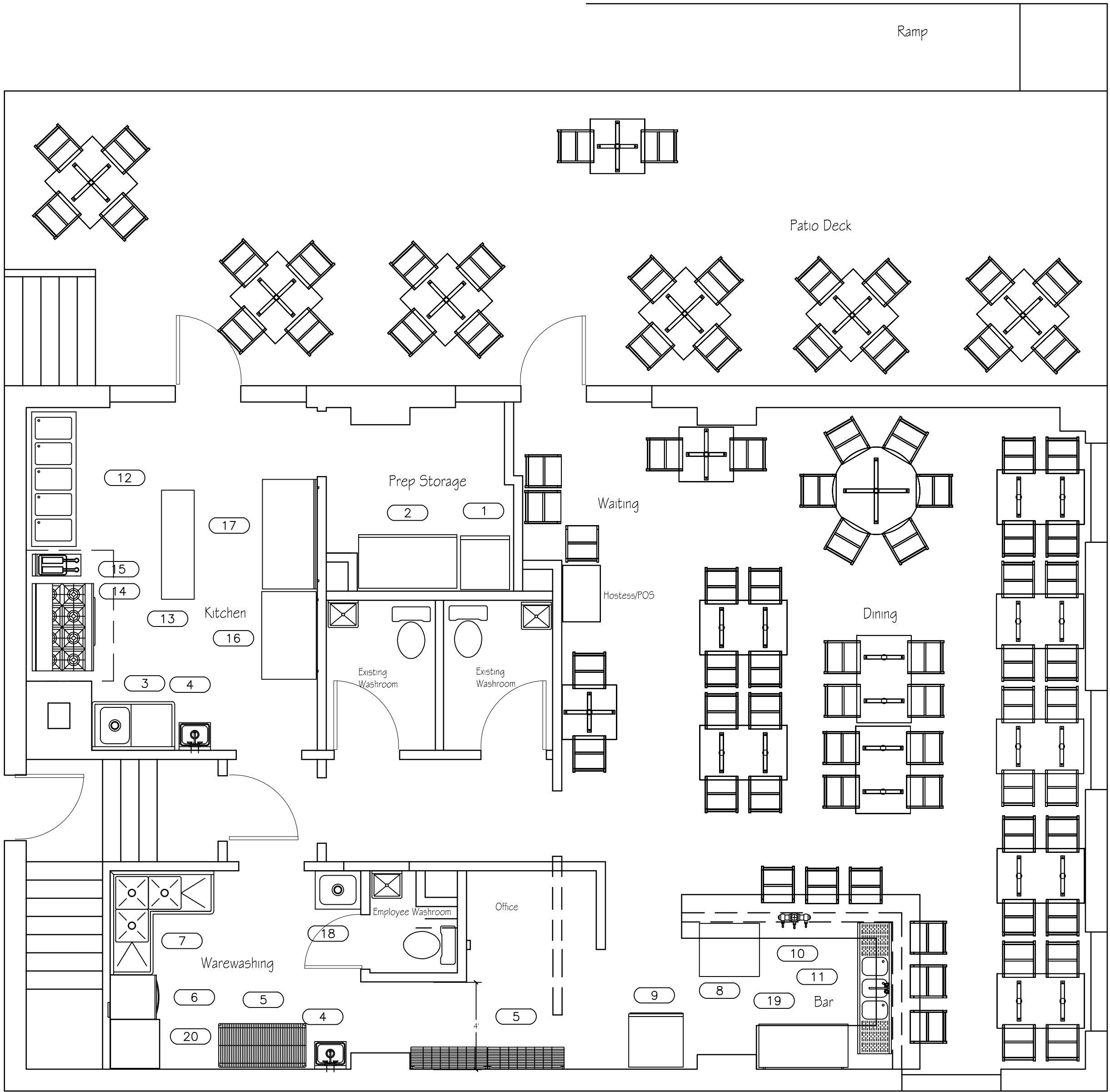
All items shown and indicated in the schedule are "typical" for size and configuration. Owner and/or contractors are responsible for verifying that specs and sizes of equipment being used will work with connections and locations indicated. Any deviations from plans and specs are not the responsibility of Gildesigns.

Contractors are responsible for verifying that the plans and specs meet City of Davenport codes.

Exhaust hood, fans, and ductwork for cooking equipment is not indicated or specified on these drawings. They are the responsibility of the owner.

Walk in cooler in the basement is not indicated on these drawings. Spec'd by others.

EQUIPMENT SCHEDULE																							
Item No	Qty	Equipment Category	Volts	Amps	KW	HP	Phase	Direct	Plug	NEMA	Electrical Rough-In	Cold Water Size (in)	Cold-Water Rough-In	Hot Water Size (in)	Hot-Water Rough-In	Direct Drain Size (in)	Direct-Drain Rough-In	Indir Drain Size (in)	Indirect-Drain Rough-In	Gas Size (in)	MBTUH	Gas Rough-In	Plumbing Remarks
1	1	Freezer, Reach-In	115	7.2		0.33	1	X	X	5-15P	48												
2	1	Refrigerator, Reach-In	115	5.8	0.7	0.33	1	X	X	5-15P	48												
3	1	Sink, NSF, 1 compartment										0.5	16	0.5	16	1.5	10						
4	2	Hand Sink, Wall Mount										0.5	16	0.5	16	1.5	18						
5	1Lot	Shelving, Wire																					
6	1	Warewasher, Undercounter	208	32.2		0.75	1	X			30			0.5	12			1.5	Floor				
7	1	Sink, Corner										0.5	16	0.5	16			(3)1.5	Floor				Run water connections to second faucet
8	1	Ice Maker w/ Bin	115	12.2			1	X	X	6-20P	24	0.5	16					0.5	Floor				
9	1	Display Case, Refrigerated	115	7.2	0.8	0.33	1	X	X	5-15P	48												
10	1	Dispensing Head, Draft Beer																		6-8"	Sleeve through the floor for beer lines		
11	1	Underbar Sink										0.5	16	0.5	16			(3)1.5					
12	1	Hot Food Station	120	31.3	3.8		1	X	X	5-50P	24												
13	1	Table, Work																					
14	1	Range, Restaurant, Gas	Verify Oven specs																	0.75	275	36	
15	1	Fryer, Deep Fat, Gas																		0.5	40	36	Verify Specs
16	1	Freezer, Undercounter	115	6.1		0.2	1	X			24												
17	1	Refrigerator, Worktop	115	5.1		0.2	1	X			24												
18	1	Sink, Mop										0.5	36	0.5	36	3	~2						
19	1	Back Bar Cooler	115	7.0		0.33	1	X			24												
20	1	Washer/Dryer	Normal residential electrical and plumbing specifications																				
	1	Beer Walk In--- in basement. All specs by others																					



Equipment Plan
Scale: 1/4"=1'-0"

General Notes

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No.	Revision/Issue	Date

Taste of Ethiopia
Davenport, IA

Existing and Equipment Plan

Date	10/2/18 lmk	Sheet
Rev	10/8/18 lmk	1.1
Rev		