I. New Business
   A. Public Hearing for Case REZ19-02: Request of Jennifer Smith, SJ56, LLC/Russell, to rezone Lot 1 of Crow Valley Plaza 12th Addition from C-T Commercial Transitional District to C-1 Neighborhood Commercial District; property contains 9.58 acres and is located on East 56th Street east of Utica Ridge Road. [Ward 6]

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Authority

III. Secretary's Report
   A. Consideration of the March 5, 2019 meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity
   A. Old Business: None
   B. New Business: None

VI. Subdivision Activity
   A. Old Business
   B. New Business
      i. Case F19-01: Request of Ronald Dirksen for a final plat of Abbey's Estate on 0.36 acres located at 2305 W 67th Street containing 1 lot. [Ward 8]
      ii. Case F19-03: Request of HOA Development, LLC for a Final Plat for a 2 lot subdivision located east of Elmore Avenue and southeast of the terminus of East 46th Street.[Ward 6]
      iii. Case F19-04: Request of Jarrod Mahaffey, of CESO, Inc., for a Final Plat of a Replat of Lot 33 of Spring Village Addition, a single-lot subdivision located northwest of the intersection of Kimberly Road and Belle Ave. [Ward 6]
      iv. Case P19-01: Request of Grunwald Land Development for a preliminary plat of
West Lake Settlement on 79 acres located in unincorporated Scott County southwest of the Locust Street/Interstate 280 Interchange containing 47 lots. [Adjacent to Ward 1]

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn
Subject:
Public Hearing for Case REZ19-02: Request of Jennifer Smith, SJ56, LLC/Russell, to rezone Lot 1 of Crow Valley Plaza 12th Addition from C-T Commercial Transitional District to C-1 Neighborhood Commercial District; property contains 9.58 acres and is located on East 56th Street east of Utica Ridge Road. [Ward 6]

Recommendation:
Hold the Public Hearing

Background:
Reason for Request:
According to the applicant, "expand development opportunities by removing the 5000 square foot limitation in current C-T classification."

Background:
Comprehensive Plan:

The property is within the Urban Service Area.

It is designated as RG, Residential General, on the Future Land Use Map. RG is defined as, "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 comments has been submitted. Any concerns will be factored into staff's recommendation.

Public Input:
A neighborhood meeting was held on March 7. Property owners within 200 feet were notified. Approximately 7 people attended.

A sign was posted on the property on February 25.

Discussion:
To be included with the Final Report

ATTACHMENTS:
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**Staff Workflow Reviewers**

**REVIEWERS:**

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<td>Flynn, Matt</td>
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Complete application can be emailed to planning@ci.davenport.ia.us

Property Address* [Lot 1 - CROW VALLEY PLAZA 12TH ADDITION]
*If no property address, please submit a legal description of the property.

Applicant (Primary Contact)**
Name: [JENNIFER SMITH]
Company: [SITEL, LLC / RUSSELL]
Address: [1600 E 53RD ST]
City/State/Zip: [DAVENPORT, IA 52807]
Phone: [563-459-4557]
Email: [JENSMITH@RUSSELLCO.COM]

Owner (if different from Applicant)
Name: [RUSSELL]
Company: [SAME AS ABOVE]
Address: [SAME AS ABOVE]
City/State/Zip: [SAME AS ABOVE]
Phone: [SAME AS ABOVE]
Email: [SAME AS ABOVE]

Engineer (if applicable)
Name: [SAME AS ABOVE]
Company: [SAME AS ABOVE]
Address: [SAME AS ABOVE]
City/State/Zip: [SAME AS ABOVE]
Phone: [SAME AS ABOVE]
Email: [SAME AS ABOVE]

Architect (if applicable)
Name: [SAME AS ABOVE]
Company: [SAME AS ABOVE]
Address: [SAME AS ABOVE]
City/State/Zip: [SAME AS ABOVE]
Phone: [SAME AS ABOVE]
Email: [SAME AS ABOVE]

Attorney (if applicable)
Name: [SAME AS ABOVE]
Company: [SAME AS ABOVE]
Address: [SAME AS ABOVE]
City/State/Zip: [SAME AS ABOVE]
Phone: [SAME AS ABOVE]
Email: [SAME AS ABOVE]

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

Existing Zoning: C-T

Proposed Zoning Map Amendment: C-1

Purpose of the Request:

Expand potential development opportunities by removing the 5,000 sf limitation included in current C-T classification.

Total Land Area: 9.59 Acres

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes

Submittal Requirements:

- 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.
  - $10.00 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) Plan and Zoning Commission public hearing:

- The City shall post notification sign(s) in advance of 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.
- The applicant shall make a presentation regarding the request at a neighborhood meeting. The purpose of meeting is to offer an opportunity for both applicant and neighboring residents/property owners to share ideas, offer suggestions, and air concerns in advance of the formal public hearing process. Planning staff will coordinate meeting date, time, and location and send notices to surrounding property owners.
- The Plan and Zoning Commission will hold a public hearing on the request. Planning staff will send notices 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 vote to provide its recommendation to the City Council.
- If the Plan and Zoning Commission recommends denial, the request may only be approved by a favorable 3/4 vote of the City Council.
Formal Procedure (continued):

(4) City Council’s consideration of the request:
- The Committee of the Whole (COW) will hold a public hearing on the request. Planning staff will send a public hearing notice to surrounding property owners.
- If property owners representing 20% or more of the area within 200 feet of the exterior boundaries of the request submit a written protest, the request may only be approved by a favorable 3/4 vote of the City Council. For the purpose of the 20% protest rate, formal protests will be accepted until the public hearing is closed.
- 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: [Signature] Date: 2/21/19
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: [Signature] Date: [Blank]
Planning staff

Date of the Public Hearing: [Blank]

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.
Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.
Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.
Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.
NOTICE
PUBLIC HEARING
DAVENPORT PLAN AND ZONING COMMISSION
CITY HALL COUNCIL CHAMBERS
226 WEST FOURTH STREET, DAVENPORT, IOWA 52801

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

Case REZ19-02: Case REZ19-02: Request of Jennifer Smith, SJS6, LLC/Russell, to rezone Lot 1 of Crow Valley Plaza 12th Addition from C-T Commercial Transitional District to C-1 Neighborhood Commercial District; property contains 9.58 acres and is located on East 56th Street east of Utica Ridge [Ward 6].

The proposed rezoning, if approved, would allow for commercial development of a larger scale to occur on the property.

A public hearing will be held at the time and place listed above. As a property owner within 200 feet of the subject property, you have the opportunity to formally protest this request. To do so, please contact the Community Planning Office at the email or mailing address below.

Any written protest must be received no later than the close of the public hearing before the Committee of the Whole, tentatively scheduled for March 6, 2019.

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

Case No. REZ19-02
EMAIL: planning@ci.davenport.ia.us PHONE: (563) 326-7765

MAILING ADDRESS: CPED
City Hall, 226 West Fourth Street
Davenport, IA 52801
Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.
NOTICE
PUBLIC MEETING
THURSDAY, MARCH 7, 2019, 5:00 PM
BIRCHWOOD LEARNING CENTER
4620 E. 53RD ST. DAVENPORT, IOWA 52807

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

Case No. REZ19-02: Request by Jennifer Smith, Russell Construction, to rezone 9.58 acres, more or less, of property located on the north side of East 56th Street and east of Utica Ridge Road [Ward 6] (See map of the affected property on reverse side of this notice).

This rezoning is requested in order to expand potential development opportunities by removing the existing 5000 sq. ft. building size limitation within the current CT classification.

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, March 12, 2019, 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. REZ19-02
EMAIL: planning@ci.davenport.ia.us Phone: (563) 326-7765
Request for a Zoning Map Amendment (Rezoning) 
Plan and Zoning Commission

Adjacent Property Owner Notice Area

Legend
- [ ] Subject_Property
- [ ] 200' Adjacent Owner Notice Boundary

Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

1 inch = 200 feet
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<th>Owner Name</th>
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March 8, 2019

City Staff, Plan and Zoning Commission, and City Council,

I recently received notice of a public hearing for Case REZ19-02. At this time, I am formally objecting to the request to change the zoning from C-T Commercial Transitional to C-1 Neighborhood Commercial. My reasons follow:

1. I spent time last summer at City Hall with City Staff trying to understand the draft overhaul of the City’s zoning. I applaud the much needed update, the use of an expert consultant and the clarity it now provides. As I hope you can appreciate, it is disappointing to be asked to consider a zoning change within weeks of the City Council approving the new zoning.

2. Several homeowners, including myself, remain concerned about water runoff at the south and east ends of the Villas at Crow Valley. The land slopes down from Utica Ridge, which especially impacts the south and east ends of the Villas. The parcel in question contains a very large swale running right through the middle of it. Increasing development, both in density and scale, has the potential of exacerbating the water runoff. Villas homeowners want to ensure that property damage is not going to result. I would hope that the City would agree that assurances need to be in place before changing any zoning to ensure that property damage and legal exposure is not being created.

3. Further, the 5,000 square foot limitation for C-T, essentially limits the building height to one story. This is an appealing transition for those of us who would have to live within 25’ of its rear setback.

I do want to express my appreciation for the professionalism exhibited by the Russell representative at the neighborhood meeting held last evening.

Respectfully submitted,
Connie R. Jones
Villas at Crow Valley
6th Ward
My wife and I at 4233 E. 58th St. are included in the map that would be impacted by this rezone request. We are currently in Florida with our mail being forwarded to us. Yesterday (10 March) we received an envelop postmarked "MAR 05 2019", and a letter saying "Any written protest must be received no later than the close of the public hearing before the Committee of the Whole, tentatively scheduled for March 6, 2019." We would like to formally protest the request for this rezone. We do not want it for multiple reasons. Most of all, we don’t want tall lighted retail businesses outside our back screened in porch.

And if I heard correctly, the City just approved a zoning map that has this area in question a "C-T" transitional. If true, are we really going to consider changing it to C-1 before the ink is even dry?

Thank you,
Dennis and Carol Kramer
4233 E. 58th St.
Subject: 
Consideration of the March 5, 2019 meeting minutes.

Recommendation:
Approve the minutes.

ATTACHMENTS:

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Staff Workflow Reviewers

REVIEWERS:

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I. Roll Call

Present: Connell, Hepner, Inghram, Johnson, Lammers, Maness, Medd, Tallman, Schneider

Excused: Quinn, Reinartz

Staff: Flynn, Melton, Longlett, Heyer

II. Report of the City Council Authority   Flynn reported the Crestline Drive ROW vacation was dropped from the Council Agenda as it was discovered this property was already vacated in 1960.

III. Secretary’s Report

A. The February 19, 2019 meeting minutes were approved following a motion by Tallman and a second by Connell.

V. Zoning Activity

A. Old Business  None

B. New Business  None

VI. Subdivision Activity

A. Old Business  None

B. New Business

i. Case F19-02: Request of Leslie Miller for a Final Plat of a 2-lot subdivision located northwest of the intersection of Rockingham Road and South Howell Street. [Ward 3]

Melton gave an overview of the proposed plat. He explained that there is split zoning on the property. Not an ideal situation but not a reason to deny approval of the plat.
Motion by Schneider, seconded by Johnson, to forward F19-02 to the City Council with a recommendation for approval. Motion passed unanimously.

VII. Future Business

A. Case F19-03: Request of HOA Development, LLC for a Final Plat for a 2 lot subdivision located east of Elmore Avenue and southeast of the terminus of East 46th Street. [Ward 6]

B. Case REZ19-02: Request of Jennifer Smith, SJ56, LLC/Russell, to rezone Lot 1 of Crow Valley Plaza 12th Addition from C-T Commercial Transitional District to C-1 Neighborhood Commercial District; property contains 9.58 acres and is located on East 56th Street east of Utica Ridge Road. [Ward 6]

C. Case P19-01: Request of Grunwald Land Development for a 79 acre, 47 lot Preliminary Plat, located in unincorporated Scott County southwest of the Locust Street/Interstate 280 Interchange [Adjacent to Ward 1]

VIII. Communications

IX. Other Business  None

X. Adjourn  The meeting adjourned at 5:10 pm.
City of Davenport
Plan and Zoning Commission

Date 3/19/2019

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

Subject:
Case F19-01: Request of Ronald Dirksen for a final plat of Abbey's Estate on 0.36 acres located at 2305 W 67th Street containing 1 lot. [Ward 8]

Recommendation:
Staff recommends the City Plan and Zoning Commission accept the listed findings and forward Case No. F19-01 to the City Council with a recommendation for approval subject to the listed conditions.

Background:

**Comprehensive Plan:**
Within Existing Urban Service Area: Yes
Within Urban Service Area 2035: Yes

Future Land Use Designation:
**Commercial Node (CN)** - Clusters of generally more intense uses found either along existing Urban Corridors or along or at the intersection of major streets in newly developed areas. CN areas may contain commercial uses somewhat more intense than uses found elsewhere on Urban Corridors, as well as higher density residential uses and office and service businesses. CN Nodes should serve a population of about 5000 people within 1/2 mile. Ideally, CN areas should be architecturally integrated, and designed to serve all modes of transportation. Pedestrian connections to the neighborhoods they serve are important. Therefore, master planning and customized zoning provisions for new CN areas should occur before development or redevelopment occurs.

Council Goals: Fiscal Vitality.

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

**Technical Review:**

Streets: No new street(s) shall be added, no impact.

Storm Water: Storm water detention and water quality will not be impacted.

Sanitary Sewer: Sanitary sewer service exists in this location.

Other Utilities: Other utilities are existing/present at this site.

**Discussion:**
The petitioner is requesting a 1 lot subdivision to facilitate a combining of two residential lots.
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.

ATTACHMENTS:

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<th>Description</th>
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<tbody>
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<td>Exhibit</td>
<td>Plat</td>
</tr>
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<td>Exhibit</td>
<td>Application</td>
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Staff Workflow Reviewers

<table>
<thead>
<tr>
<th>Department</th>
<th>Reviewer</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Clerk</td>
<td>Koops, Scott</td>
<td>Approved</td>
<td>3/13/2019 - 11:31 AM</td>
</tr>
</tbody>
</table>
FINAL PLAT OF
ABBEY’S ESTATE
AN ADDITION TO THE CITY OF DAVENPORT, IOWA

BEING PART OF THE NORTHWEST QUARTER OF SECTION 4,
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5th P.M. AND
BEING A REPIAT OF LOTS 19 AND 30 AND RESERVE AREA "B"
OF BLOCK 14 IN THE REALT OF RIDGEVIEW PARK SECOND ADDITION

RONALD & JANICE OLSON
2006 WEST 6TH STREET
DAVENPORT, IOWA 52806

GENERAL NOTES
IRON MONUMENTS FOUND SHOWN THUS: 1 1/2" DIAM. IRON PIN
IRON MONUMENTS FOUND SHOWN THUS: 1 1/2" DIAM. IRON PIN
P.H. NAIL IN ASPHALT FOUND SHOWN THUS:
FOUND CUT "+" IN CONCRETE SHOWN THUS:

ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
SUBDIVISION CONTAINS 0.36 ACRES, MORE OR LESS.

BLANKET UNDERGROUND AND OVERHEAD EASEMENTS CREATED WITHIN THE
MINIMUM WIDTH OF THE YARD PROVISIONS OF CHAPTER 17A 2 OF THE
ZONING REGULATIONS OF THE CITY OF DAVENPORT.

PLAN LETTERING: "A" EAST "B" SOUTH "C" WEST "D" NORTH

SUBDIVISION IS ZONED R-4 | MODERATE DENSITY ATTENTION DISTRICT.
BEARINGS SHOWN ARE BASED ON THE IOWA STATE PLANE COORDINATE SOUTH
ZONE, NAD 83 | ZONE 1.

ENTRY FOR RECORDATION:
CENTURYLINK
MIDAMERICAN ENERGY COMPANY
IOWA-AMERICAN WATER CO.
MEADACOM
PLAN & ZONE COMMISSION
CITY OF DAVENPORT, IOWA
CITY OF DAVENPORT
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT (CPED)
SUBDIVISION REFERENCE FILE

PRELIM / FINAL / PUD (circle the appropriate designation)

SUBDIVISION NAME: ABBEY'S ESTATE

LOCATION: 2305 West 67th Street

DEVELOPER:
Name: Ronald Dirksen
Address: 2305 West 67th Street
Phone: 563-343-7650    FAX:    
Mobile Phone:    Email:    

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

ATTORNEY:
Name:    
Address:    
Phone:    FAX:    
Mobile Phone:    Email:    

OWNER:
Name: Ronald Dirksen
Address: 2305 West 67th Street
Phone: 563-343-7650    FAX:    
Mobile Phone:    Email:    

NUMBER OF LOTS: 1
ACRES: 0.36
SF    2F    MF & EST. UNITS    COMM    IND

STREETS ADDED:    0-
LINEAR FEET

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

<table>
<thead>
<tr>
<th>Fee per Plat</th>
<th>Fee</th>
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</thead>
<tbody>
<tr>
<td>Ten or fewer lots ( &lt; 10 lots )</td>
<td>$400 plus $25/lot</td>
</tr>
<tr>
<td>Eleven to twenty-five lots ( ≥ 11 lots &lt; 25 lots )</td>
<td>$700 plus $25/lot</td>
</tr>
<tr>
<td>More than twenty-five lots ( &gt; 25 lots )</td>
<td>$1,000 plus $25/lot</td>
</tr>
<tr>
<td>Reforestation fee (submit to Land Use Office Prior to City Council review)</td>
<td>$150 per 50 feet of lineal lot frontage</td>
</tr>
</tbody>
</table>

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

1/1/07
Subject: Case F19-03: Request of HOA Development, LLC for a Final Plat for a 2 lot subdivision located east of Elmore Avenue and southeast of the terminus of East 46th Street,[Ward 6]

Recommendation: Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F19-03 to the City Council with a recommendation for approval subject to the 10 listed conditions.

Background:

Comprehensive Plan:
Within Existing Urban Service Area: Yes
Within Urban Service Area 2035: Yes

Future Land Use Designation: Regional Corridor (CC) – Are 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. Connectivity to nearby neighborhoods is desirable but less important.

Zoning:
The property is currently zoned C-3 General Commercial Zoning District.

Technical Review:

Streets.
The development would be located adjacent to Elmore Avenue.

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

Sanitary Sewer.
There is sanitary sewer adjacent to the property.
Other Utilities.
Other normal utility services are available.

Public Input:

No public hearing is required for a Final Plat.

Discussion:

The request is for a Final Plat for a 2 lot subdivision located east of Elmore Avenue and south of the terminus of East 46th Street.

Recommendation:

Findings:

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

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F19-03 to the City Council with a recommendation for approval subject to the following conditions.

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. That the plat is tied to two quarter corners both labeled with description or two previously established lot corners both labeled with description of each corner.
4. That the zoning and lot information notes be removed from the plat.
5. That an ingress/Egress access easement for Lot 2 or a cross access easement be provided.
6. That a storm water easement be provided on the plat for access to detention.
7. That an easement be provided on the plat to convey the 100 year overland flow from the development to the detention basin.
8. That the limits of the 100 year floodplain be shown on the plat to ensure that the detention easement does not encroach into it.
9. That a noted be added to the plat articulating who is responsible for management of stormwater in addition to the stormwater equivalent from lot 4 of Elmore Marketplace Addition.
10. That stormwater calculations be provided to ensure the drainage easement is sized correctly for the 100 year overland flow.

ATTACHMENTS:

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
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<tbody>
<tr>
<td>□ Backup Material</td>
<td>Final Plat</td>
</tr>
<tr>
<td>□ Backup Material</td>
<td>Zoning and Land Use Maps</td>
</tr>
</tbody>
</table>

Staff Workflow Reviewers

REVIEWERS:

<table>
<thead>
<tr>
<th>Department</th>
<th>Reviewer</th>
<th>Action</th>
<th>Date</th>
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</table>
Subject: Case F19-04: Request of Jarrod Mahaffey, of CESO, Inc., for a Final Plat of a Replat of Lot 33 of Spring Village Addition, a single-lot subdivision located northwest of the intersection of Kimberly Road and Belle Ave. [Ward 6]

Recommendation:
Staff recommends the City Plan and Zoning Commission accept the listed findings and forward Case F19-04 to the City Council with a recommendation for approval subject to the listed conditions.

Background:
Comprehensive Plan:
Within Existing Urban Service Area: Yes
Within Urban Service Area 2035: Yes

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

Council Goals: Fiscal Vitality.

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

Technical Review:
Streets. No new streets are proposed with this request.

Storm Water. Based on preliminary conversations, this site is most likely going to require detention and water quality practices. These are required to be in an easement.

Sanitary Sewer. The property is served by an 8" sanitary line along the southerly right of way of E 38th St. and along the easterly right of way of Spring St.

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

Emergency Services. Fire Station #3 is located 2 miles west of the property.

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

Public Input:
No public hearing is required for a Final Plat.

**Discussion:**
This plat is to allow the subdivision of 1 lot into 2 lots to accommodate development on the property.

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

**Staff Recommendation:**

**Findings:**

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

Staff recommends the City Plan and Zoning Commission forward Case No. F19-04 to the City Council with a recommendation for approval subject to the following conditions:

1. That the plat is tied to two quarter corners both labeled with description or two previously established lot corners both labeled with description of each corner;
2. That survey monuments be described and note whether they are existing or new;
3. That the plat be updated to show Mid American Energy not Allegiant;
4. That the appropriate utility companies sign the plat when their easement needs have been met;
5. That the following note be added to the plat: Sidewalks shall be installed along street frontages when so ordered by the City;
6. That the subdivision be named other than Replat of Lot 33. An example is Final Plat of Pebb Enterprises 1st Addition a Replat of Lot 33 of Spring Village Addition).
7. That the zoning indicated under "site information" be removed as zoning information is not required to be on the plat.
8. That sanitary sewer easements be identified along E. 38th St. and Spring St.; and
9. That an ingress/egress access easement be provided for Lot 2 or a cross access easement.

**ATTACHMENTS:**

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<tbody>
<tr>
<td>☐ Backup Material</td>
<td>Final Plat</td>
</tr>
<tr>
<td>☐ Backup Material</td>
<td>Land Use Map</td>
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<tr>
<td>☐ Backup Material</td>
<td>Zoning Map</td>
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**Staff Workflow Reviewers**

<table>
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<th>REVIEWERS:</th>
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<tbody>
<tr>
<td>Department</td>
</tr>
<tr>
<td>City Clerk</td>
</tr>
</tbody>
</table>
A REPLAT OF LOT 33 OF SPRING VILLAGE ADDITION.

LEGAL DESCRIPTION

SITE INFORMATION

LEGEND

SURVEYOR CERTIFICATION

GENERAL NOTES

FLOOD INFORMATION

OWNERSHIP INFORMATION

CONSULTANTS

MIDAMERICAN GAS

DEVELOPER INFORMATION

MEDIACOM COMMUNICATIONS

IMMEDIATELY ADJOINING PROPERTY

CENTURYLINK

PLANNING AND ZONING COMMISSION

ALLIANT ENERGY

DEVELOPER INFORMATION

INDEX LEGEND

RECORDING INFORMATION

LEGAL DESCRIPTION

LEGEND

SURVEYOR CERTIFICATION
Subject:
Case P19-01: Request of Grunwald Land Development for a preliminary plat of West Lake Settlement on 79 acres located in unincorporated Scott County southwest of the Locust Street/Interstate 280 Interchange containing 47 lots. [Adjacent to Ward 1]

Recommendation:
Staff recommends the City Plan and Zoning Commission forward Case No. F19-01 to the City Council with a recommendation for denial as the plat does not achieve consistency with subdivision requirements nor is the location of the development within the urban service area.

Background:
This property is contiguous with the City limits. The City has the authority to review subdivisions within 2 miles of its boundary.

There is an understanding between Scott County and the City that proposed development on the urban fringe will be encouraged to annex. In this case, it is the opinion of City Staff that annexation of this tract is undesirable because it is beyond the Urban Service Boundary (USB).

City staff informed the developer that it was unwilling to support annexation. The developer is proceeding with attempting to gain approval with the subdivision remaining in unincorporated Scott County.

This subdivision will have to be approved by both Scott County and the City. The County has the final say; and in practice has not taken final action until the City completes its process.

Findings:
1. The plat does not achieve consistency with subdivision requirements nor is the location of the development within the urban service area.

Comments for Natural Resources and Engineering are as follows:
1. The detention basin shall require an agreement from both property owners as it is partly located in the subdivision and partly on county property.
2. All stormwater BMP’s shall be in an easement and shall be accessible to public Right-of-Way (Detention near Outlot D shall meet these requirements).
3. The detention basin shall have an easement for the conveyance of a 100-year storm event.
4. Additional R.O.W. shall be required along the south side of Locust Street.
6. Detention area does not meet stormwater standards.
7. SUDAS standards shall be met.
8. The detention basin shall provide an access easement for maintenance and inspection.
See attachments for additional information.

ATTACHMENTS:

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<tr>
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<tbody>
<tr>
<td>Backup Material</td>
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<td>Backup Material</td>
<td>County Notice</td>
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<td>Flynn Huey Correspondence</td>
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Staff Workflow Reviewers

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<tr>
<td>City Clerk</td>
<td>Koops, Scott</td>
<td>Approved</td>
<td>3/13/2019 - 11:52 AM</td>
</tr>
</tbody>
</table>
January 25, 2019

NOTICE OF PLANNING AND ZONING COMMISSION PUBLIC HEARING FOR A PRELIMINARY PLAT OF A MAJOR SUBDIVISION

Public Notice is hereby given as required by Section 6-25 of the County Code (Zoning Ordinance for unincorporated Scott County), that the Scott County Planning and Zoning Commission hold a public hearing for a preliminary plat of a major subdivision known as West Lake Settlement, submitted by Dale Grunwald Development at a public meeting on Tuesday, February 5, 2019 at 7:00 PM. The meeting will be held in the 1st Floor Board Room of the Scott County Administrative Center, 600 W. 4th Street, Davenport, Iowa 52801.

The Planning and Zoning Commission will hear the request of Grunwald Land Development to rezone a 29 acre tract, more or less, from “Commercial and Light Industrial (C-2)” to “Single-Family Residential (R-1),” legally described as a 29 acre tract part of the NE ¼ NW ¼ of Section 25, Blue Grass Township ALSO INCLUDING a 5 acre tract part of the NW ¼ NE ¼ of Section 25, Blue Grass Township ALSO INCLUDING a 40 acre tract part of the SE ¼ NW ¼ of Section 25, Blue Grass Township. The acreage of proposed rezoning totaling 79 acres, more or less. According to the petition to rezone, the intended new use of the property would include “Residential single family homes, villas, and commercial units.”

A location map of the subject property is on the reverse side of this notice. Full-sized copies of the Preliminary Plat are available for viewing at the Scott County Planning and Development Department at the address below, and a condensed version of the plat is attached with this notice.

If you have any questions or comments regarding this meeting or proposal, please call or write the Planning and Development Department, Scott County Administrative Center, 600 West Fourth Street, Davenport, Iowa 52801, (563) 326-8643, or attend the meeting.

Timothy Huey
Director
Thank you for your thorough analysis and prompt reply. It is much appreciated. I will forward your comments on to the Scott County Planning Commission and also take them into consideration in formulating my own recommendation.

Again much appreciation;

Tim

Timothy Huey AICP, CRBI
Scott County Planning Director
563-326-8212

From: Flynn, Matt <matt.flynn@ci.davenport.ia.us>
Sent: Tuesday, January 29, 2019 12:42 PM
To: Huey, Timothy <Timothy.Huey@scottcountyiowa.com>
Cc: Schadt, Brian <bschadt@ci.davenport.ia.us>; Berger, Bruce <beb@ci.davenport.ia.us>
Subject: RE: Rezoning and Preliminary Plat for Review: West Lake Settlement Subdivision

Tim – thanks for the opportunity to comment on the proposal by Grunwald Land Development.

As you know, the City of Davenport did discuss the possibility of extending sanitary sewer to this property. The cost of this extension has been estimated at $4.5 million, which is not currently budgeted within the City’s Capital Improvement Plan. Both the City and Mr. Grunwald agree this extension is cost-prohibitive at this time.

Davenport lacks any adopted policies addressing extraterritorial development around the City. We believe that in the very long term, there may be opportunities for industrial and/or commercial development along the I-280 corridor. But currently, the City is looking at other development opportunities within or adjacent to the City’s Urban Service Boundary.

We have discussed the possibility of annexation with Mr. Grunwald. We do not support annexation without connection to the sanitary sewer system, at a minimum. In order to be annexed to the City, all infrastructure improvements would need to meet the City’s construction standards and be inspected by City staff or be certified by a professional engineering firm licensed in the State of Iowa. Understandably, Mr. Grunwald cannot absorb the costs of the sewer and still have a viable project.

In addition to the sewer issue, the location of this property cannot access any City services efficiently. It is conceivable even with the support of the City for annexation, the City Development Board may not look favorably to the proposal on account of the lack of municipal services.
So in summary, the City does not support annexation and also does not object to Scott County rezoning this property from C-2 to R-1.

Matt Flynn, AICP
Senior Planning Manager
City of Davenport, Iowa
Direct Phone: 563.888.2286

www.cityofdavenportiowa.com

---

From: Huey, Timothy <Timothy.Huey@scottcountyiowa.com>
Sent: Monday, January 28, 2019 1:29 PM
To: Flynn, Matt <matt.flynn@ci.davenport.ia.us>
Subject: FW: Rezoning and Preliminary Plat for Review: West Lake Settlement Subdivision

Matt:

I want to be sure you got this. I see Taylor sent it to CPEDINFO mail box.

If you could get me back your comments in the next couple of days I would appreciate it.

Let me know if you want to discuss any of this.

Tim

---

From: Beswick, Taylor <Taylor.Beswick@scottcountyiowa.com>
Sent: Friday, January 25, 2019 4:21 PM
To: Burgstrum, Jon <Jon.Burgstrum@scottcountyiowa.com>; Kersten, Angela <Angela.Kersten@scottcountyiowa.com>; Bradley, Eric <Eric.Bradley@scottcountyiowa.com>; Kean, Roger <Roger.Kean@scottcountyiowa.com>; Bulat, Denise L. <dbulat@bistateonline.og>; cped.info@ci.davenport.ia.us
Cc: Huey, Timothy <Timothy.Huey@scottcountyiowa.com>
Subject: Rezoning and Preliminary Plat for Review: West Lake Settlement Subdivision

All,

Attached are public hearing notices, location map, preliminary plat, and meeting agenda for a proposed rezoning and preliminary plat for a major subdivision near West Lake. The public hearings will take place at the next Planning & Zoning Commission Meeting on February 5th.

Please review and respond with any formal comments by Thursday, January 31st.
Thanks,

Taylor Beswick
Planning & Development Specialist
563.326.8643