

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, AUGUST 20, 2019; 5:00 PM

COUNCIL CHAMBERS CITY HALL 226 WEST 4TH STREET

**REGULAR MEETING AGENDA**

I. Roll Call

II. Report of the City Council Activity: None

III. Secretary's Report

A. Consideration of the August 6, 2019 meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Request F19-13 of IIW, P.C. for final plat Sheldon Industrial Park on 1.33 acres, being a replat of Lots 5, 6, & 7 of Brady Eighty Industrial Park 1<sup>st</sup> Addition at 419 E. 59<sup>th</sup> St. containing 2 lots zoned light industrial (I-1). [Ward 8]
- ii. Case F19-14: Request of Montgomery LC for a final plat for a 2 lot subdivision on 3.4 acres more or less of property located on the north side of East 53rd Street approximately 155 feet east of Belle Avenue. [Ward 8]

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport  
Plan and Zoning Commission

Department: CPED  
Contact Info: Matt Flynn, 563-888-2286

**Date**  
**8/20/2019**

Subject:  
Consideration of the August 6, 2019 meeting minutes.

ATTACHMENTS:

Type	Description
▢ Backup Material	8-6-19

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	8/16/2019 - 11:59 AM

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, AUGUST 6, 2019; 5:00 PM

COUNCIL CHAMBERS CITY HALL 226 WEST 4TH STREET

**REGULAR MEETING MINUTES**

I. Roll Call Present: Tallman, Lammers, Schneider, Medd, Hepner, Reinartz, Maness.  
Excused: Inghram, Johnson, Brandsgard, Connell. Staff: Flynn, Melton, Longlett

II. Report of the City Council Activity

III. Secretary's Report

A. Consideration of the July 16, 2019 Meeting Minutes. Minutes were approved following a motion by Hepner and a second by Maness.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business: None

B. New Business: None

VI. Subdivision Activity

A. Old Business: None

B. New Business

i. Case F19-12: Request of Premier Commercial Condos for a final plat for a 3 lot subdivision on 3.88 acres more or less of property located on the north side of West 83rd Street and the east side of North Fairmount Street. [Ward 8] Melton gave the staff report.

Motion by Medd, seconded by Maness for forward Case No. F19-12 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.

Staff recommends the Plan and Zoning Commission accepted the listed findings and forward Case F19-08 to the City Council with a recommendation for approval subject to the following twelve 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 a note be added indicating "Sidewalks shall be constructed at such time as requested by the City";
5. That Iowa American Water Company sign off as a utility;
6. That building setback lines be depicted on the plat be depicted for the I-1 Light Industrial Zoning District;
7. That old lot numbers and new be made more easily discernible;
8. That a 15' utility easement be depicted rather than 10' currently shown;
9. That all existing easements be shown whether remaining or vacating;
10. That all stormwater easements be dedicated and a maintenance agreement be completed;
11. That dedicated access be provided to stormwater management area/easements;
12. That the title indicate that this is a re-plat of Truckland Industrial Park 1st Addition.

## VII. Future Business

A. Case REZ19-010: Request of Larry Whitty of behalf of KJTLJ, LLC to rezone .73 acres, more or less, of property located at the southeast corner of West Locust Street and Ripley Street from R-4C Single-Family and Two-Family Central Residential Zoning District to C-2 Corridor Commercial District. [Ward 4]

## VIII. Communications

## IX. Other Business

X. Adjourn The meeting adjourned at 5:05 PM

City of Davenport  
Plan and Zoning Commission

Department: CPED  
Contact Info: Scott Koops, Planner II, AICP  
sek@ci.davenport.ia.us

**Date**  
**8/20/2019**

**Subject:**

Request F19-13 of IIW, P.C. for final plat Sheldon Industrial Park on 1.33 acres, being a replat of Lots 5, 6, & 7 of Brady Eighty Industrial Park 1<sup>st</sup> Addition at 419 E. 59<sup>th</sup> St. containing 2 lots zoned light industrial (I-1). [Ward 8]

**Recommendation:**

Findings:

1. The plat conforms to the comprehensive plan Davenport+2035; and
2. The plat has achieved consistency with subdivision requirements.

Recommendation:

Staff recommends the City Plan and Zoning Commission forward F19-13 to the City Council with a recommendation for approval as proposed.

**Background:**

**Comprehensive Plan:**

Within Urban Service Area (USB35): Yes

Future Land Use Designation: Industry/Commercial Corridor

**Technical Review:**

Streets. No new streets are proposed with this request.

Storm Water. The plat will need to conform to any requirements of the City of Davenport Natural Resources Division.

Sanitary Sewer. Sanitary sewer service is located along the street. No new service will be required.

Other Utilities. Normal utility services are available nearby in this developed area.

Parks/Open Space. No park shall be required with this infill development.

**DISCUSSION**

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

**ATTACHMENTS:**

Type	Description
▣ Backup Material	Staff Report
▣ Exhibit	Plat
▣ Exhibit	Contacts

**Staff Workflow Reviewers**

**REVIEWERS:**

Department	Reviewer	Action	Date
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City Clerk

Koops, Scott

Approved

8/13/2019 - 11:30 AM



City of Davenport  
Community Planning & Economic Development Department  
**STAFF REPORT**

**PLAN AND ZONING COMMISSION**

**DESCRIPTION**

Request F19-13 of IIW, P.C. for final plat Sheldon Industrial Park on 1.33 acres, being a replat of Lots 5, 6, & 7 of Brady Eighty Industrial Park 1<sup>st</sup> Addition at 419 E. 59<sup>th</sup> St. containing 2 lots zoned light industrial (I-1). [Ward 8]

**Recommendation:** Staff recommends the City Plan and Zoning Commission accept the listed findings and forward F19-13 to the City Council with a recommendation for approval subject to the listed conditions.

**Aerial Photo:**





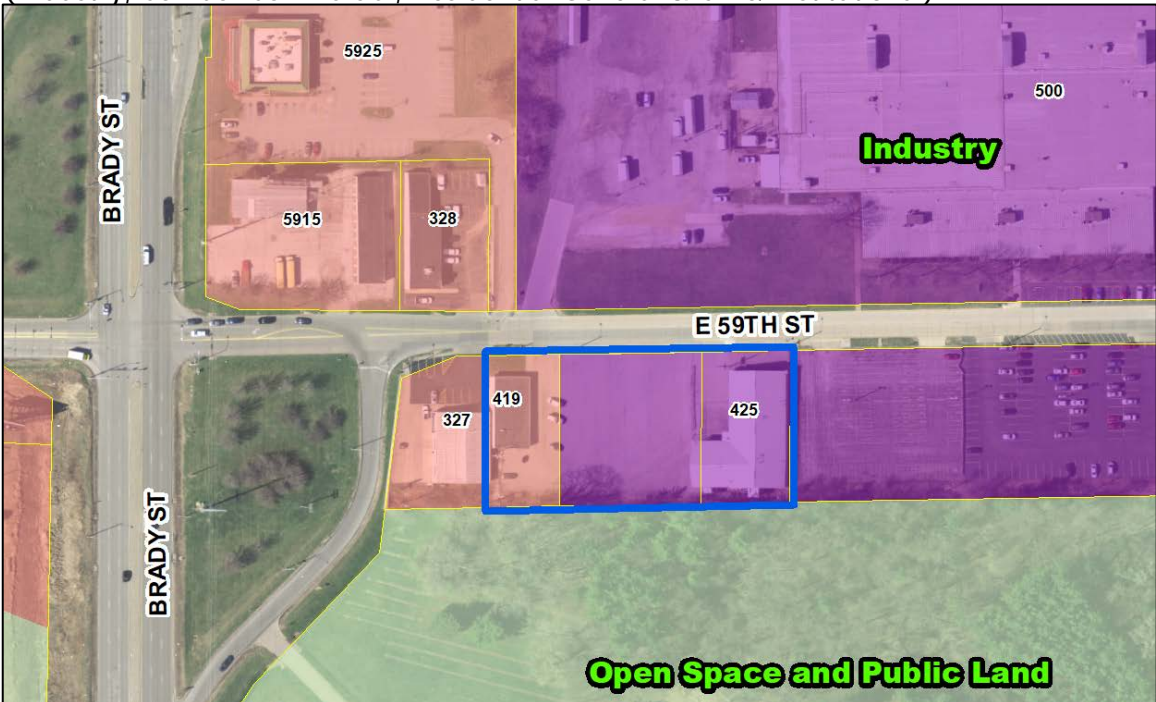
## Zoning

("I-1" Light Industrial, "C-2" Corridor Commercial, "R-MF" Multiple Family)



## Land Use 2035

(Industry, Corridor Commercial, Residential General & Civic/Institutional)





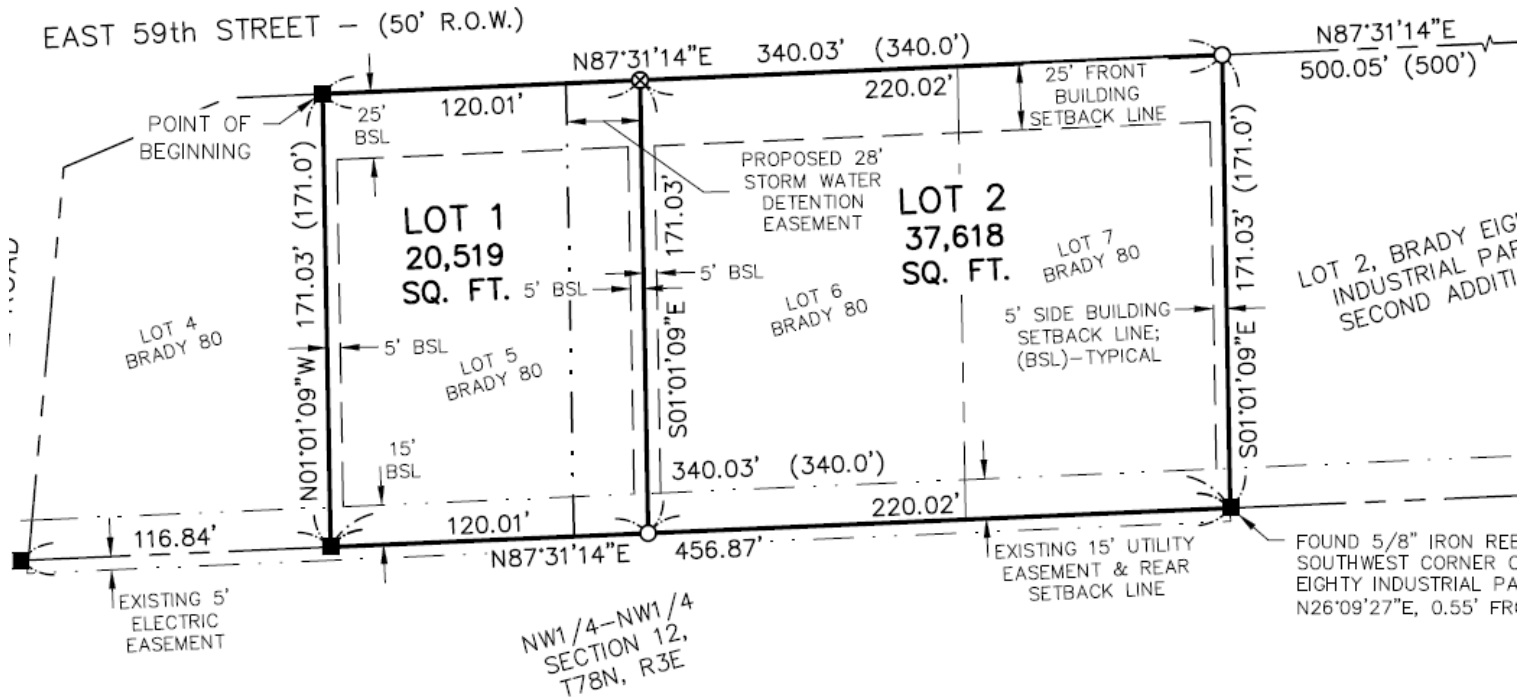
## Plat

# FINAL PLAT

LOT 1 & LOT 2 OF SHELDON INDUSTRIAL PARK  
IN THE CITY OF DAVENPORT, IOWA

COMPRISED OF LOTS 5, 6 & 7 OF BRADY EIGHTY INDUSTRIAL PARK  
FIRST ADDITION IN THE NW1/4 OF SECTION 12, T78N, R3E  
OF THE 5th P.M. SCOTT COUNTY, IOWA

IF SURVEY:  
27, 2019  
EA SURVEYED:  
QUARE FEET  
ACRES

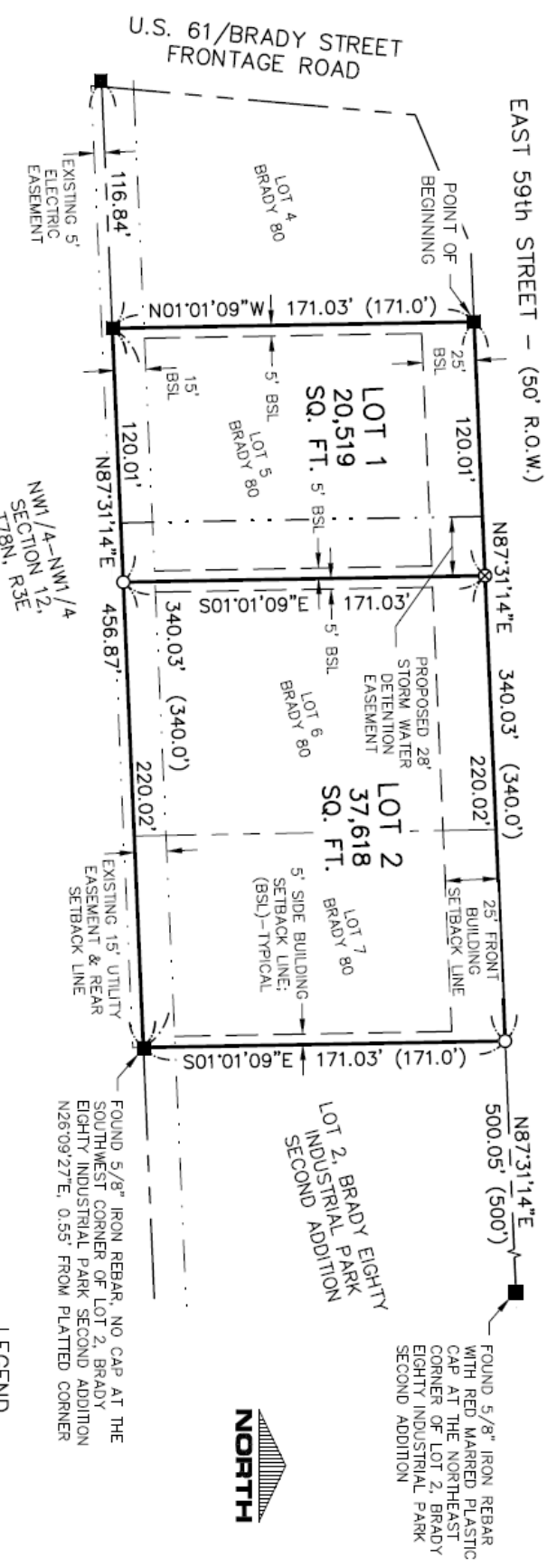


DATE OF SURVEY:  
JUNE 27, 2019  
TOTAL AREA SURVEYED:  
58,137 SQUARE FEET  
1.33 ACRES

# FINAL PLAT

## LOT 1 & LOT 2 OF SHELDON INDUSTRIAL PARK IN THE CITY OF DAVENPORT, IOWA COMPRISED OF LOTS 5, 6 & 7 OF BRADY EIGHTY INDUSTRIAL PARK FIRST ADDITION IN THE NW1/4 OF SECTION 12, T78N, R3E OF THE 5th P.M. SCOTT COUNTY, IOWA

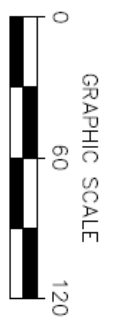
NOTE  
THIS SURVEY IS SUBJECT TO  
EASEMENTS, RESERVATIONS,  
RESTRICTIONS AND  
RIGHTS-OF-WAY OF RECORD  
AND NOT OF RECORD.



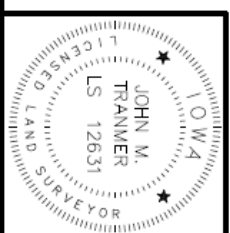
### LEGEND

- PROPERTY BOUNDARY
- LOT/R.O.W. LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- RIGHT-OF-WAY
- BRADY EIGHTY INDUSTRIAL PARK FIRST ADDITION
- RECORDED AS
- FOUND 1/2" IRON REBAR WITH RED MARKED PLASTIC CAP OR AS NOTED
- SET 5/8" IRON REBAR WITH RED PLASTIC CAP NO. 12631
- SET MAG NAIL

MIDAMER-GAS	MIDAMER-ELEC	CENTURYLINK	MEDIACOM COMMUNICATIONS CORP
BY: _____	BY: _____	BY: _____	BY: _____
DATE: _____	DATE: _____	DATE: _____	DATE: _____
CENTRAL SCOTT TELEPHONE	GENESEO COMMUNICATIONS	IOWA AMERICAN WATER COMPANY	WINDSTREAM COMMUNICATIONS
BY: _____	BY: _____	BY: _____	BY: _____
DATE: _____	DATE: _____	DATE: _____	DATE: _____
CITY OF DAVENPORT			
BY: _____			
ATTEST: _____			
DATE: _____			
PLANNING AND ZONING			
BY: _____			
DATE: _____			



DRAWING MAY HAVE BEEN REDUCED



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

FOR IOWA, P.C.  
JOHN M. TRANMER  
LICENSE NO. 12631  
DATE: \_\_\_\_\_

PRELIMINARY

THIS SHEET ONLY

iiw  
INTEGRITY. INDEPENDENCE. INNOVATION.

DRAWN	DATE	PLAT NO.	Final Plat
CHECKED	JMT	PROJ. NO.	19101
DATE	7-17-19	SHEET	1 of 3

ARCHITECTURE  
CIVIL ENGINEERING  
CONSTRUCTION SERVICES  
ENVIRONMENTAL ENGINEERING  
LAND SURVEYING  
MANUFACTURING  
STRUCTURAL ENGINEERING  
TRANSPORTATION ENGINEERING

## **BACKGROUND**

### **Comprehensive Plan:**

Within Urban Service Area (USB35): Yes

Future Land Use Designation: Industry/Commercial Corridor

### **Technical Review:**

Streets. No new streets are proposed with this request.

Storm Water. The plat will need to conform to any requirements of the City of Davenport Natural Resources Division.

Sanitary Sewer. Sanitary sewer service is located along the street. No new service will be required.

Other Utilities. Normal utility services are available nearby in this developed area.

Parks/Open Space. No park shall be required with this infill development.

## **DISCUSSION**

Planning Staff has reviewed this plat and confirmed that the plat 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 has achieved consistency with subdivision requirements.

### Recommendation:

Staff recommends the City Plan and Zoning Commission forward F19-13 to the City Council with a recommendation for approval as proposed.

Prepared by:

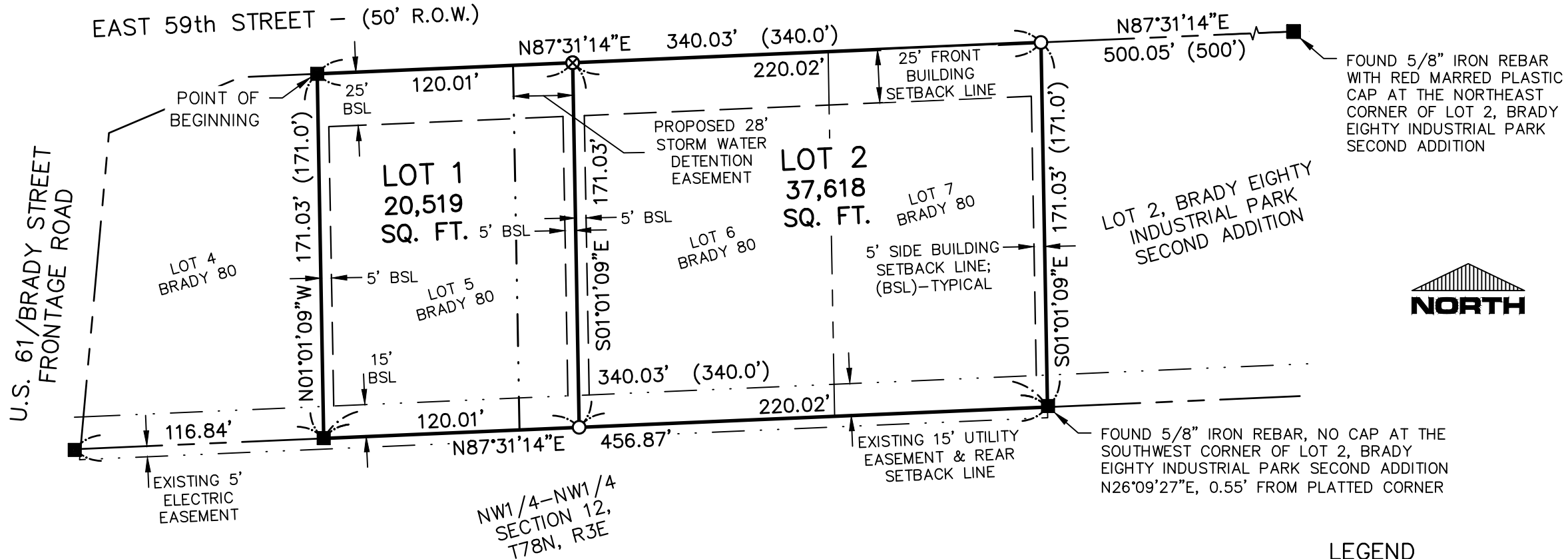


Scott Koops, AICP – Planner II  
Community Planning

FINAL PLAT  
LOT 1 & LOT 2 OF SHELDON INDUSTRIAL PARK  
IN THE CITY OF DAVENPORT, IOWA  
COMPRISED OF LOTS 5, 6 & 7 OF BRADY EIGHTY INDUSTRIAL PARK  
FIRST ADDITION IN THE NW1/4 OF SECTION 12, T78N, R3E  
OF THE 5th P.M. SCOTT COUNTY, IOWA

DATE OF SURVEY:  
JUNE 27, 2019  
TOTAL AREA SURVEYED:  
58,137 SQUARE FEET  
1.33 ACRES

NOTE  
THIS SURVEY IS SUBJECT TO  
EASEMENTS, RESERVATIONS,  
RESTRICTIONS AND  
RIGHTS-OF-WAY OF RECORD  
AND NOT OF RECORD.



MIDAMER-GAS

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

CENTRAL SCOTT TELEPHONE

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

CITY OF DAVENPORT

BY: \_\_\_\_\_

ATTEST: \_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING AND ZONING

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

MIDAMER-ELEC

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

GENESEO COMMUNICATIONS

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

CENTURYLINK

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

IOWA AMERICAN WATER COMPANY

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

MEDIACOM COMMUNICATIONS CORP

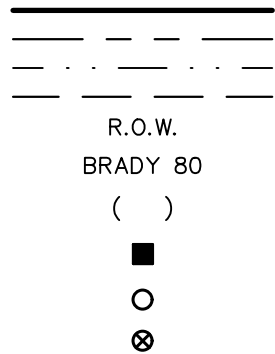
BY: \_\_\_\_\_

DATE: \_\_\_\_\_

WINDSTREAM COMMUNICATIONS

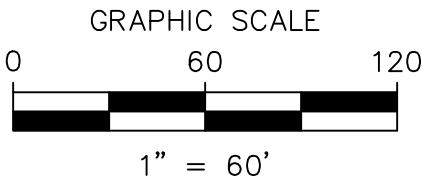
BY: \_\_\_\_\_

DATE: \_\_\_\_\_

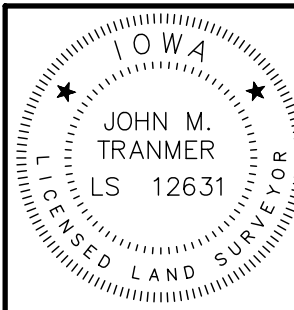


LEGEND

PROPERTY BOUNDARY  
LOT/R.O.W. LINE  
EASEMENT LINE  
BUILDING SETBACK LINE  
RIGHT-OF-WAY  
BRADY EIGHTY INDUSTRIAL PARK FIRST ADDITION  
RECORDED AS  
FOUND 1/2" IRON REBAR WITH RED MARRED PLASTIC CAP OR AS NOTED  
SET 5/8" IRON REBAR WITH RED PLASTIC CAP NO. 12631  
SET MAG NAIL



DRAWING MAY HAVE BEEN REDUCED



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

FOR IIW, P.C.

JOHN M. TRANMER \_\_\_\_\_ DATE \_\_\_\_\_

LICENSE NO. 12631 MY LICENSE RENEWAL DATE IS 12/31/2020

PAGES OR SHEETS COVERED BY THIS SEAL THIS SHEET ONLY



ARCHITECTURE  
CIVIL ENGINEERING  
CONSTRUCTION SERVICES  
ENVIRONMENTAL ENGINEERING  
LAND SURVEYING  
MUNICIPAL ENGINEERING  
STRUCTURAL ENGINEERING  
TRANSPORTATION ENGINEERING

DRAWN	DMK	PLAT NO.	Final Plat
CHECKED	JMT	PROJ. NO.	19101
DATE	7-17-19	SHEET	1 of 3
P:\19\101\DRAWINGS\SURVEY\19101 PLAT			



## Project Information

**Project Name** Sheldon Holdings, LLC - Final Plat  
**Project ID** PRJ-1184  
**Alternate ID**  
**Site Address** 419 East 59th Street Davenport, IA, 52807

1: 7/29/2019 (Open) ▼

**Reviewer Due Date** 8/12/2019  
**Review Cycle Due Date** 8/14/2019

## Contacts

### Engineer

#### IIW, P.C.

West 76th St  
Davenport  
IA  
52806  
Business: 5638230192

#### Geoffry Blandin

West 76th St  
Davenport  
IA  
52806  
Business: 5638230192  
Cell:  
Email: g.blandin@iiwengr.com

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**  
**8/20/2019**

**Subject:**

Case F19-14: Request of Montgomery LC for a final plat for a 2 lot subdivision on 3.4 acres more or less of property located on the north side of East 53rd Street approximately 155 feet east of Belle Avenue. [Ward 8]

**Recommendation:**

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F19-14 to the City Council with a recommendation for approval subject to the four listed conditions.

**Background:**

**Comprehensive Plan:**

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Residential General (RG) – Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

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

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

**Zoning:**

The property is currently zoned C-2 Corridor Commercial Zoning District.

**Technical Review:**

Streets.

The property would have access to Belle Avenue.

Storm Water.

The development 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 on 3.4 acres of property.

Lot 2 is currently developed with a strip commercial development.

City staff is unaware of any development proposals for lot 1.

**Recommendation:**

Findings:

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

Staff recommends the Plan and Zoning Commission accepted the listed findings and forward Case F-19-14 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 zoning district information be removed from the plat; and
4. That a note be added to the plat that sidewalks shall be installed when so ordered by the city.

**ATTACHMENTS:**

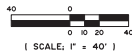
Type	Description
▢ Backup Material	Final Plat
▢ Backup Material	Zoning Map
▢ Backup Material	Land Use Map

**Staff Workflow Reviewers**

**REVIEWERS:**

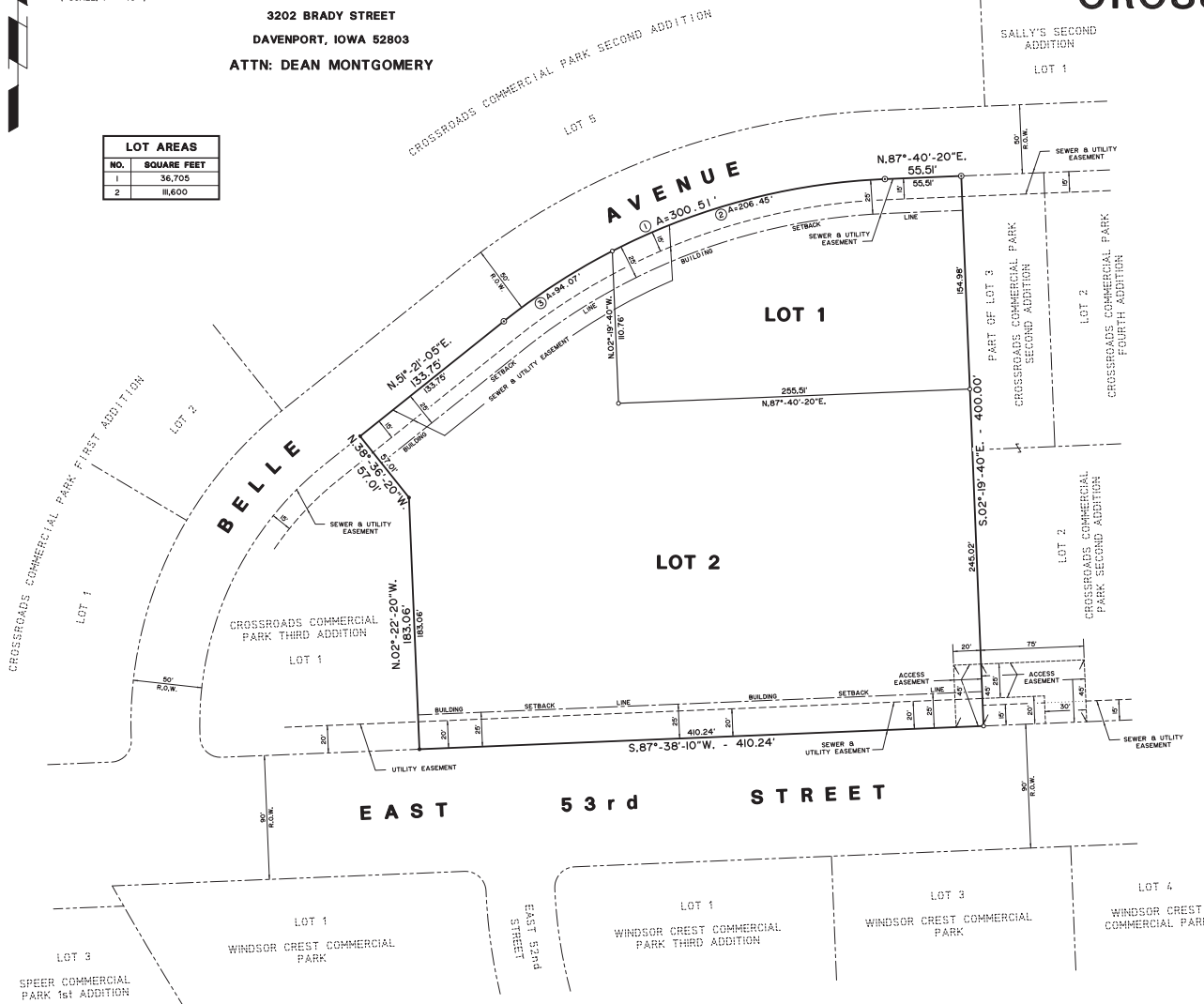
Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	8/15/2019 - 10:16 AM





OWNER - DEVELOPER  
**MONTGOMERY LANDS LC**  
3202 BRADY STREET  
DAVENPORT, IOWA 52803  
ATTN: DEAN MONTGOMERY

LOT AREAS	
NO.	SQUARE FEET
1	36,705
2	18,600



# FINAL PLAT OF CROSSROADS COMMERCIAL PARK FIFTH ADDITION

TO THE CITY OF DAVENPORT, IOWA

BEING PART OF THE NORTHWEST QUARTER OF SECTION 7  
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.  
AND BEING A REPLAT OF LOTS 2 AND 3  
CROSSROADS COMMERCIAL PARK THIRD ADDITION

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	475.00'	36°14'-55"	300.5'	295.53'	N.69°31'-55"E.	155.48'
2	475.00'	24°54'-40"	206.45'	204.83'	N.75°12'-15"E.	104.88'
3	475.00'	11°20'-45"	94.07'	93.9'	N.57°04'-50"E.	47.19'

## GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THUS ( 5/8"Ø IRON PIN CAP NO. 5080/7222 )

IRON MONUMENTS FOUND SHOWN THUS ( 5/8"Ø IRON PIN CAP NO. 13974 )

IRON MONUMENTS SET SHOWN THUS ( 5/8"Ø IRON PIN CAP NO. 7222 )

ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 3.40 ACRES, MORE OR LESS.

BLANKET UNDERGROUND AND OVERHEAD EASEMENTS GRANTED WITHIN THE MINIMUM WIDTH OF SIDE YARD PROVISIONS OF CHAPTER 17.42 OF THE ZONING ORDINANCE OF THE CITY OF DAVENPORT, IOWA, ALONG THE SIDE LOT LINES OF EACH LOT HEREIN FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE, CABLE T.V. AND STREET LIGHTS.

SUBDIVISION IS ZONED C-1 ( NEIGHBORHOOD SHOPPING DISTRICT ).

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

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

Signature: \_\_\_\_\_  
David L. Meyer, P.E. & L.S., License Number 7222  
Date: JULY 25, 2019  
My license renewal date is December 31, 2020

THIS SHEET ONLY  
Pages or sheets covered by this seal:



PREPARED BY

**VERBEKE - MEYER  
CONSULTING ENGINEERS, P.C.**

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

VMCE 19193

CENTURYLINK

MIDAMERICAN ENERGY COMPANY

IOWA-AMERICAN WATER CO.

MEDIACOM

PLAN & ZONE COMMISSION

CITY OF DAVENPORT, IOWA

BY \_\_\_\_\_

BY \_\_\_\_\_

BY \_\_\_\_\_

BY \_\_\_\_\_

BY \_\_\_\_\_

BY \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

ATTEST \_\_\_\_\_

DATE \_\_\_\_\_

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY  
MIDAMERICAN ENERGY COMPANY



**R-3**

**C-2**

**BELLE AVE**

**E 53RD ST**

**C-T**

**R-MF**

**E 52ND ST**



Subject Property

N





**Residential General**

**Commercial  
Corridor**

**BELLE AVE**

**E 53RD ST**

**Commercial  
Corridor**

**Residential  
General**

**E 52ND ST**



**Subject Property**

**N**

