

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, SEPTEMBER 3, 2019; 5:00 PM

COUNCIL CHAMBERS CITY HALL 226 WEST 4TH STREET

**COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS**

**PUBLIC HEARING AGENDA**

- A. Consideration of the August 20, 2019 meeting minutes.

I. New 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]

**REGULAR MEETING AGENDA**

I. Roll Call

II. Report of the City Council Activity

- A.
  - 1. Ordinance for Case REZ19-08: Request to rezone 3870 Rockingham Road from R-4C, Single and Two Family Central Residential District to S-OS, Special Open Space District (Fairmount Cemetery and Crematory Association, Petitioner). [Ward 1] ADOPTED 2019-340
  - 2. Resolution for Case F19-06 being the request of Dolans 53rd Street LC for a Final Plat for a 1 lot subdivision on 2.83 acres located north of W 53rd St and east of Villa Dr. [Ward 8] ADOPTED 2019-344

III. Secretary's Report

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: None

VII. Future Business

- A. Case ORD19-03: Request of the City of Davenport to reduce the maximum building

height in portions of the C-E, Elmore Corners zoning district from 120 feet to 55 feet.  
[Ward 6]

- B. Case P19-03: Request of Axiom Consultants for a Preliminary Plat for an 83 lot subdivision on 25.07 acres, more or less, of property located immediately west and north of Prairie Heights First Addition.

VIII. Communications

IX. Other Business

X. Adjourn

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:  
Consideration of the August 20, 2019 meeting minutes.

Recommendation:  
Approve the minutes.

ATTACHMENTS:

| Type            | Description       |
|-----------------|-------------------|
| Backup Material | 8-20-2019 minutes |

Staff Workflow Reviewers

REVIEWERS:

| Department                                | Reviewer     | Action   | Date                |
|---|--------------|----------|---------------------|
| Community Planning & Economic Development | Rusnak, Ryan | Approved | 8/30/2019 - 9:36 AM |

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 MINUTES**

I. Roll Call

Chairperson Inghram called the meeting to order at approximately 5:00 pm.

Present: Hepner, Inghram, Johnson, Lammers, Medd, Reinartz, Tallman and Schneider. Excused: Brandsgard, Connell, Maness.

Staff: Flynn, Koops, Rusnak

II. Report of the City Council Activity

III. Secretary's Report

- A. Consideration of the August 8, 2019 Meeting Minutes. Minutes were approved following a motion by Tallman and a second by Reinartz.

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. 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 1st Addition at 419 E. 59th St. containing 2 lots zoned light industrial (I-1). [Ward 8]

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.

Motion by Medd, seconded by Lammers for forward Case No. F19-13 to the City Council with a recommendation for approval.

- 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 53<sup>rd</sup> Street approximately 155 feet east of Belle Avenue. [Ward 8]

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.

Recommendation:

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.

Motion by Medd, seconded by Lammers for forward Case No. F19-14 to the City Council with a recommendation for approval subject to the four conditions recommended by city staff.

VII. Future Business: None.

VIII. Communications: There were none.

IX. Other Business: There was none.

X. Adjourn: The meeting adjourned at 5:15 PM

City of Davenport  
Plan and Zoning Commission

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

**Date**  
**8/6/2019**

**Subject:**

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]

**Recommendation:**

No recommendation at this time.

**Background:**

**Background:**

**Comprehensive Plan:**

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: 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.

**Zoning:**

The property is currently zoned R-4C - Single-Family and Two-Family Central Residential Zoning District.

**Technical Review:**

Streets.

The property located at the southeast corner of West Locust Street and Ripley Street.

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 be sent to property owners within 200 feet of the proposed request notifying them of the August 29, 2019 neighborhood meeting and the September 3, 2019 Plan and Zoning Commission Public Hearing.

A few stakeholders attended the neighborhood meeting. The concern was raised about introducing C-2 Corridor Commercial District to the property, as opposed to C-1 Neighborhood Commercial District.

**Discussion:**

The petitioner is requesting a rezoning to C-2 Corridor Commercial District to facilitate redevelopment of the property.

**Recommendation:**

There is no recommendation at this time.

ATTACHMENTS:

| Type              | Description  |
|-------------------|--|
| ▣ Backup Material | Neighborhood Meeting Notice, Public Hearing Notice and Notification List |
| ▣ Backup Material | Zoning Map   |
| ▣ Backup Material | Land Use Map   |

Staff Workflow Reviewers

REVIEWERS:

| Department | Reviewer     | Action   | Date                 |
|------------|--------------|----------|----------------------|
| City Clerk | Rusnak, Ryan | Approved | 8/29/2019 - 11:05 AM |



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

**NOTICE  
NEIGHBORHOOD MEETING  
THURSDAY AUGUST 29, 2019 – 5:30 P.M.  
AT CITY HALL – 226 WEST 4<sup>TH</sup> STREET – COUNCIL CHAMBERS**

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

Case REZ19-10: Request of Larry Whitty on behalf of KJTLJ, LLC for a zoning map amendment on .73 acres, more or less, of property bound by West Locust Street on the north, Ripley Street on the west, West 18th Street on the south and a public alley on the east from R-4C Single-Family and Two-Family Residential Zoning District to C-2 Corridor Commercial District. [Ward 4]

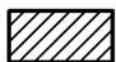
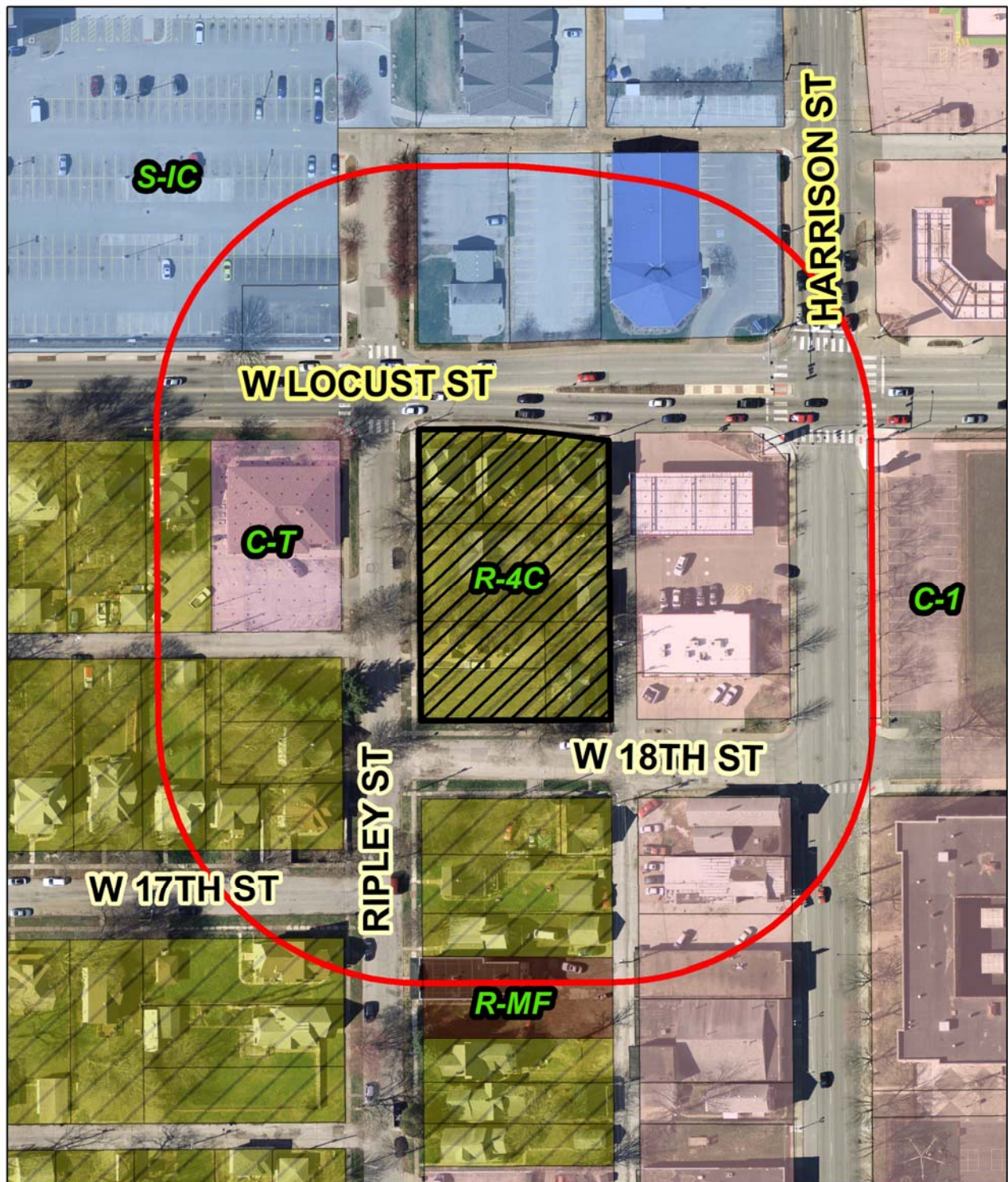
The purpose of the request is to facilitate commercial development.

Please see map on the back for the property location.

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

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](mailto:rrusnak@ci.davenport.ia.us) or 563-888-2022.





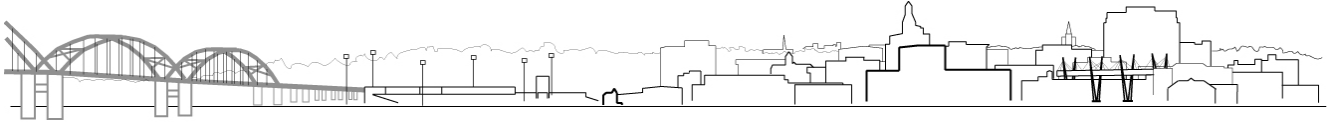
Subject Property



200 Foot Notification Radius



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



**Public Hearing Details:**

|                             |   |                             |
|-----------------------------|---|-----------------------------|
| Date:                       | 9/3/2019  | Ward: <b>4<sup>th</sup></b> |
| Time:                       | 5:00 PM   |                             |
| Location of Public Hearing: | 226 West 4 <sup>th</sup> Street in City Hall Council Chambers.  |                             |
| Subject:                    | Public hearing for a zoning map amendment.  |                             |
| Location of Property:       | Bound by West Locust Street on the north, Ripley Street on the west, West 18th Street on the south and a public alley |                             |
| Case #:                     | REZ19-06  |                             |

To: All property owners within 200 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 for a zoning map amendment. The purpose of the request is to allow the property developed for an unspecified commercial use.

**Request Description:**

Case REZ19-10: Request of Larry Whitty on behalf of KJTLJ, LLC for a zoning map amendment on .73 acres, more or less, of property bound by West Locust Street on the north, Ripley Street on the west, West 18th Street on the south and a public alley on the east from R-4C Single-Family and Two-Family Residential Zoning District to C-2 Corridor Commercial District. [Ward 4]

**What are the Next Steps after the Public Hearing?**

The 9/3/2019 public hearing is the first step in the review/approval process. The Plan and Zoning Commission will meet on 9/17/2019 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 or Protest?**

As a property owner within 200 feet of the subject property, you have the opportunity to officially comment or formally protest this request. These must be provided in writing.

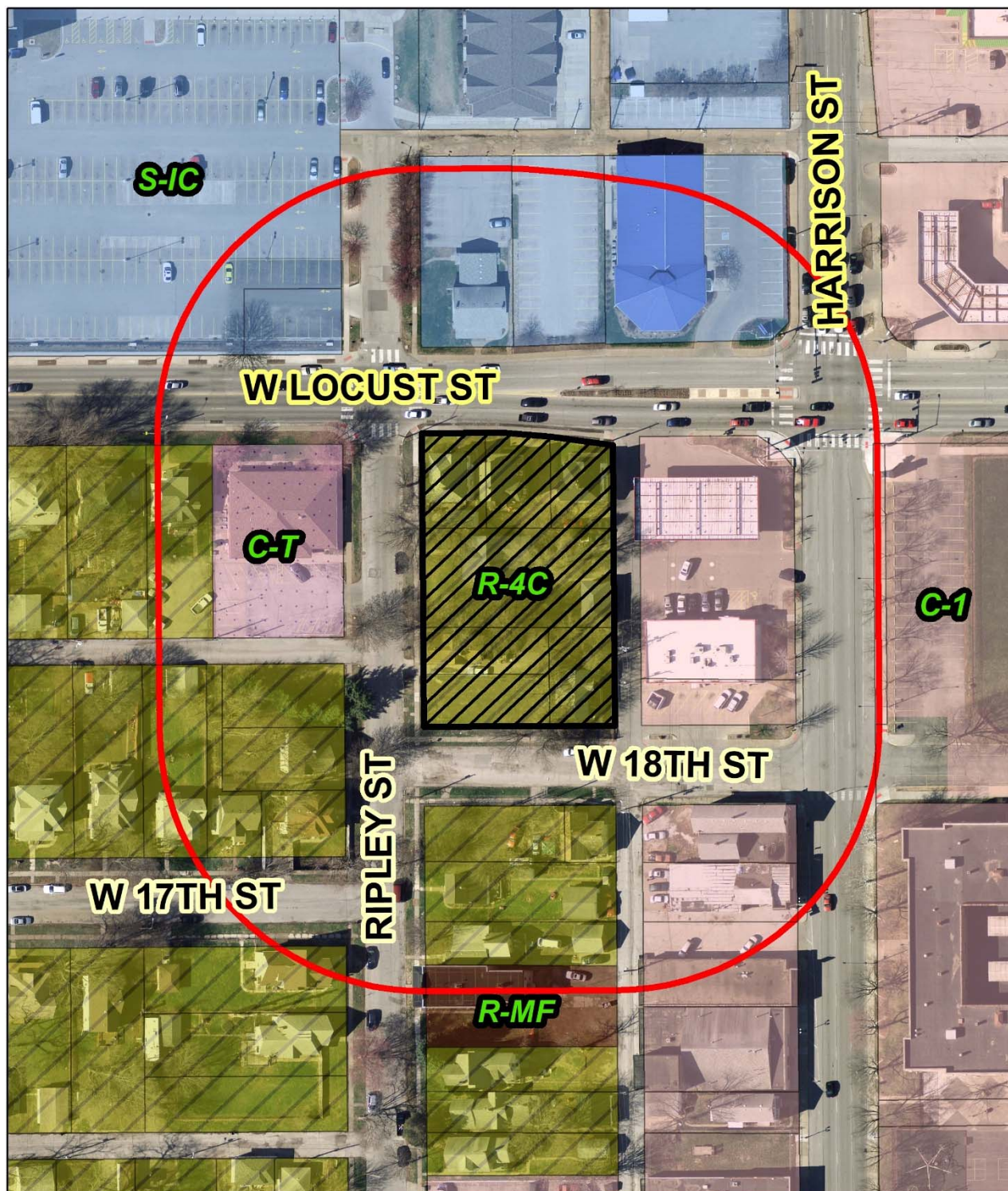
If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the City Council public hearing, which is anticipated to be held on 10/2/2019. Please note that for a protest to be official, it needs to be in writing. Send comments to [planning@ci.davenport.ia.us](mailto: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](mailto: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](mailto:planning@ci.davenport.ia.us) for updates.





Subject Property

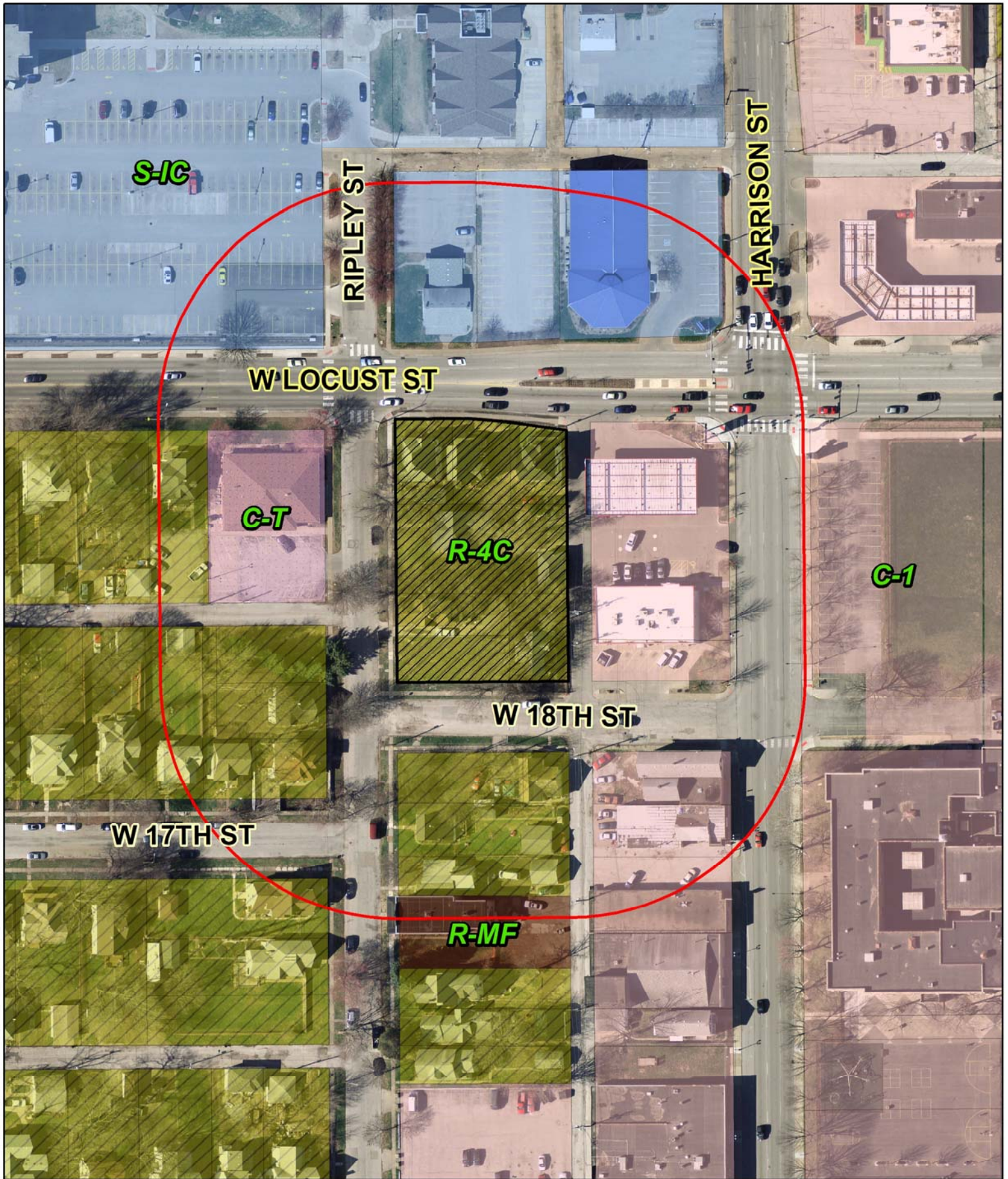


200 Foot Notification Radius



| FID | Parcel       | Address          | Sq_Ft_Land | Acreage | Deed1_Name              | Deed1_Addr          | Deed1_CSZ               |
|-----|--------------|------------------|------------|---------|-------------------------|---------------------|-------------------------|
|     | 0 B0059-20   | 402 W LOCUST ST  | 0          | 0.085   | ST AMBROSE UNIVERSITY   | 518 W LOCUST ST     | DAVENPORT IA 52803      |
|     | 1 G0006-05   | 1716 HARRISON ST | 0          | 0.117   | KJTLJ LLC               | 2705 HAPPY JOE DR   | BETTENDORF IA 52722     |
|     | 2 G0006-06A  | 1720 HARRISON ST | 0          | 0.117   | KJTLJ LLC               | 2705 HAPPY JOE DR   | BETTENDORF IA 52722     |
|     |              |                  |            |         | BOBBIE COLEY            |                     |                         |
|     | 3 G0006-08A  | 315 W 18TH ST    | 1892       | 0.043   | TONY COLEY              | 315 W 18TH ST       | DAVENPORT IA 52803      |
|     |              |                  |            |         | BOBBIE COLEY            |                     |                         |
|     | 4 G0006-08B  |                  | 0          | 0.105   | TONY COLEY              | 315 W 18TH ST       | DAVENPORT IA 52803      |
|     |              |                  |            |         | JAMES DALTON SMITH III  |                     |                         |
|     | 5 G0006-10   | 1633 RIPLEY ST   | 6438.6     | 0.148   | BRITTANY LAUREN SMITH   | 971 OAKMOOR DR      | FENTON MO 63026         |
|     | 6 G0006-11   | 1629 RIPLEY ST   | 4672       | 0.107   | MARKEESE MCCORMICK      | 1803 15TH ST        | MOLINE IL 61265         |
|     | 7 G0006-12   | 1625 RIPLEY ST   | 0          | 0.215   | OCEANSIDE50FIVE LLC     | 2238 SAINT JOHN DR  | DUBUQUE IA 52001        |
|     | 8 G0006-21   | 1710 RIPLEY ST   | 4800       | 0.11    | ST AMBROSE UNIVERSITY   | 518 W LOCUST ST     | DAVENPORT IA 52803      |
|     | 9 G0006-22   |                  | 0          | 0.11    | ST AMBROSE UNIVERSITY   | 518 W LOCUST ST     | DAVENPORT IA 52803      |
|     | 10 G0006-24A | 401 W LOCUST ST  | 0          | 0.335   | ST AMBROSE UNIVERSITY   | 518 W LOCUST ST     | DAVENPORT IA 52803      |
|     | 11 G0006-34  | 414 W 17TH ST    | 7300       | 0.168   | NATHANIEL VAUGHN        | 414 W 17TH ST       | DAVENPORT IA 52803      |
|     | 12 G0006-35  | 410 W 17TH ST    | 1460       | 0.077   | ARGENTUM PROPERTIES LLC | C/O MILLTOWN REALTY | DAVENPORT IA 52803-2379 |
|     | 14 G0006-36  | 316 W 18TH ST    | 3723       | 0.086   | KJTLJ LLC               | 2705 HAPPY JOE DR   | BETTENDORF IA 52722     |
|     | 15 G0006-38  |                  | 0          | 0.096   | KWIK SHOP INC           | 734 EAST 4TH AV     | HUTCHINSON KS 67504     |
|     | 16 G0006-41A | 303 W LOCUST ST  | 0          | 0.485   | KWIK SHOP INC           | 734 EAST 4TH AV     | HUTCHINSON KS 67504     |
|     | 17 G0006-43  | 315 W LOCUST ST  | 0          | 0.079   | KJTLJ LLC               | 2705 HAPPY JOE DR   | BETTENDORF IA 52722     |
|     | 18 G0006-44  | 321 W LOCUST ST  | 0          | 0.084   | KJTLJ LLC               | 2705 HAPPY JOE DR   | BETTENDORF IA 52722     |
|     | 19 G0006-45  | 325 W LOCUST ST  | 0          | 0.085   | KJTLJ LLC               | 2705 HAPPY JOE DR   | BETTENDORF IA 52722     |
|     | 20 G0006-46  | 1809 RIPLEY ST   | 0          | 0.248   | KJTLJ LLC               | 2705 HAPPY JOE DR   | BETTENDORF IA 52722     |
|     | 21 G0006-47  | 1807 RIPLEY ST   | 0          | 0.073   | KJTLJ LLC               | 2705 HAPPY JOE DR   | BETTENDORF IA 52722     |
|     | 22 G0006-48  | 1801 RIPLEY ST   | 0          | 0.08    | KJTLJ LLC               | 2705 HAPPY JOE DR   | BETTENDORF IA 52722     |
|     | 23 G0007-01C |                  | 0          | 0.043   | CITY OF DAVENPORT       | 226 W 4TH ST        | DAVENPORT IA 52801      |
|     | 24 B0059-40A | 328 W LOCUST ST  | 0          | 0.231   | ST AMBROSE UNIVERSITY   | 518 W LOCUST ST     | DAVENPORT IA 52804      |
|     | 25 B0059-43B |                  | 0          | 0.227   | ST AMBROSE UNIVERSITY   | 518 W LOCUST ST     | DAVENPORT IA 52803      |
|     | 26 B0059-44A | 310 W LOCUST ST  | 0          | 0.444   | ST AMBROSE UNIVERSITY   | 518 W LOCUST ST     | DAVENPORT IA 52804      |





N





**Civic and Institutional**

**RIPLEY ST**

**HARRISON ST**

**Commercial  
Node**

**W LOCUST ST**

**W 18TH ST**

**W 17TH ST**

**Residential General**

N





City of Davenport  
Plan and Zoning Commission

Department: Community Planning and Economic Development  
Contact Info:

**Date**  
**9/3/2019**

Subject:

1. Ordinance for Case REZ19-08: Request to rezone 3870 Rockingham Road from R-4C, Single and Two Family Central Residential District to S-OS, Special Open Space District (Fairmount Cemetery and Crematory Association, Petitioner). [Ward 1] ADOPTED 2019-340
2. Resolution for Case F19-06 being the request of Dolans 53rd Street LC for a Final Plat for a 1 lot subdivision on 2.83 acres located north of W 53rd St and east of Villa Dr. [Ward 8] ADOPTED 2019-344

Staff Workflow Reviewers

REVIEWERS:

| Department                                | Reviewer     | Action   | Date                 |
|---|--------------|----------|----------------------|
| Community Planning & Economic Development | Rusnak, Ryan | Approved | 8/29/2019 - 11:10 AM |

City of Davenport  
Plan and Zoning Commission

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

**Date**  
**9/3/2019**

**Subject:**

Case ORD19-03: Request of the City of Davenport to reduce the maximum building height in portions of the C-E, Elmore Corners zoning district from 120 feet to 55 feet. [Ward 6]

**Recommendation:**

None; this is the preview.

**Background:**

City Council has directed staff to prepare an ordinance amendment reducing the maximum height in a portion of the Elmore Corners zoning district, namely the area to the west and south of Elmore Avenue.

The current height limit for the district is 120 feet, which ensures the Rhythm City Casino remains conforming in that regard.

Reducing the height to 55 feet in the suggested area would ensure buildings not higher than approximately 4 stories through the Zoning Ordinance rather than through the Elmore Corners Area Plan and Design Guidelines.

A public hearing will be held on September 17, 2019. Affected property owner have been contacted by phone and will receive mailed notice of the hearing.

**ATTACHMENTS:**

| Type              | Description          |
|-------------------|----------------------|
| ▢ Backup Material | Council Presentation |

**Staff Workflow Reviewers**

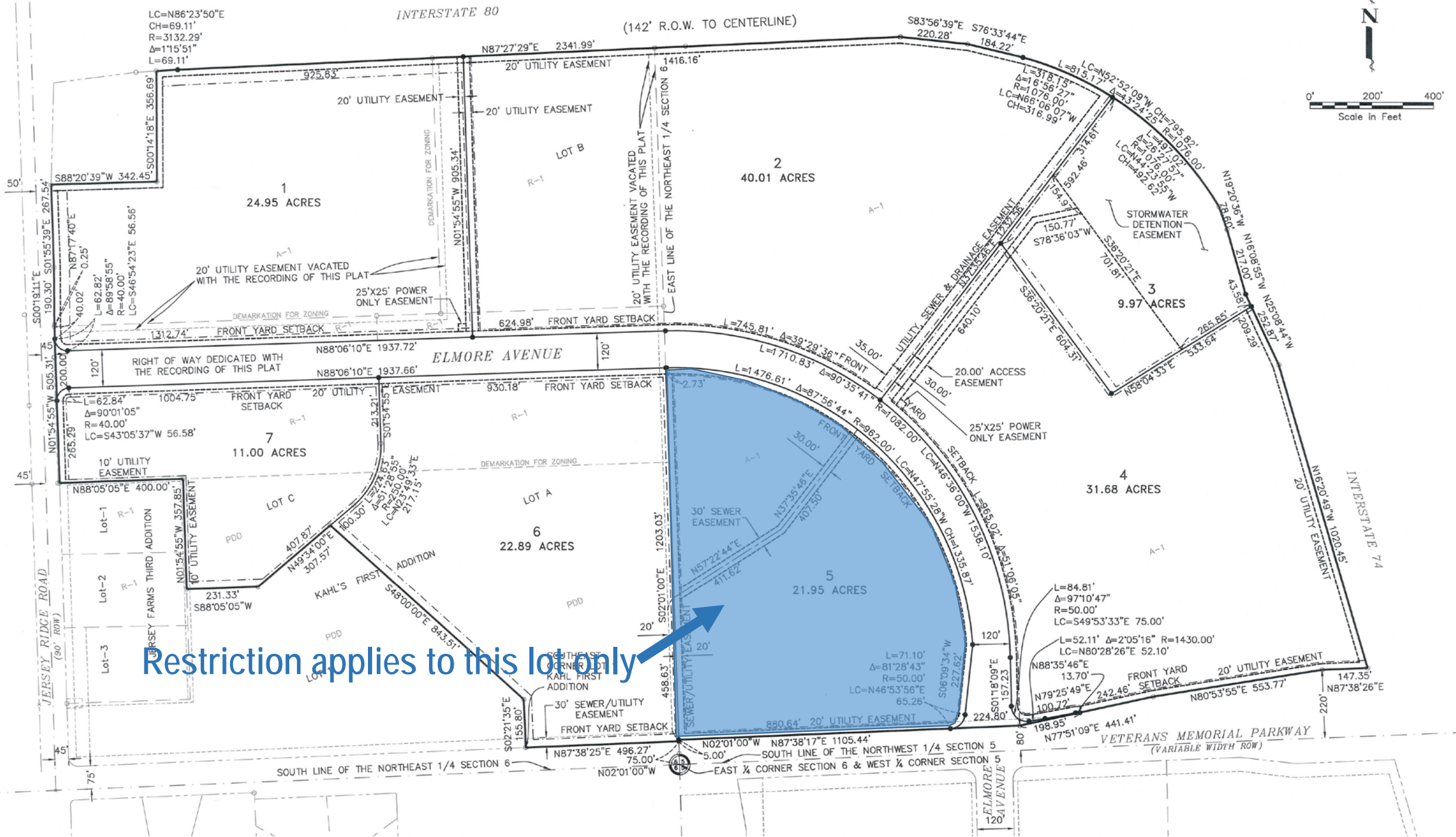
**REVIEWERS:**

| Department | Reviewer    | Action   | Date                |
|------------|-------------|----------|---------------------|
| City Clerk | Flynn, Matt | Approved | 8/28/2019 - 3:47 PM |



## City Council Added this Condition to the River 80 First Addition Final Plat in 2014:

*" Building height on Lot 5 within River 80 First Addition shall not exceed fifty (50) feet. Further, a 50 foot landscape buffer along Veteran's Memorial Parkway consisting of a 5 – 6 foot undulating berm containing a minimum Class "E" Screen as outlined in Title 17.56 of the Davenport shall be installed prior to the issuance of any Certificate of Occupancy for said Lot 5.*



Under the old Zoning Ordinance, the property was zoned PDD and there was no height limit.

Rhythm City Casino is 106 feet tall.

The Elmore Corners Area Plan was adopted in 2017. Among its concepts, it specifically mentions protections to be taken to ensure compatibility between the neighborhood and Elmore Corners

### NEIGHBORHOOD CONTEXT

Established single-family neighborhoods border the Elmore Corners planning area to the west. As development occurs, design attention must be paid to building placement, massing, design, setbacks, and lighting to ensure future development does not negatively impact these neighborhoods. The proposed Urban Greenway along the western project boundary will provide a natural buffer between established and proposed neighborhoods.



Neighborhood Context

Within the Site Layout section of the Plan, it references buildings should be 3 to 4 stories in height adjacent to the neighborhood.

The vast majority of illustrative examples within the Plan document show buildings 2-4 stories in height.

One hotel concept, 6 stories in height was included, but was targeted to the Entertainment District adjacent to Rhythm City Casino.

The new zoning ordinance established a new zoning classification, C-E Elmore Corners Zoning District.

The maximum height in this district is 120 feet. This ensures Rhythm City Casino would remain legally conforming from a height perspective.

The Design Review Board has authority to review and approve new development in Elmore Corners by applying the design standards found in the Plan.

Staff believes the intent of the scale of development on property adjacent to Jersey Farms is clear. Any development exceeding four stories would have to be of exceptional design and oriented away from the subdivision.



A text amendment to address the height concerns can be as simple as amending Table 17.05-5 as follows:

| Table 17.05-5: C-E District Dimensional Standards |   |
|---|---|
|   | C-E   |
| Bulk  |   |
| Minimum Lot Area                                  | 20,000sf  |
| Minimum Lot Width                                 | 80'   |
| Maximum Building Height                           | 120' East and North of Elmore Ave.; 55' West and South of Elmore Ave. |
| Minimum Setbacks                                  |   |
| Front Setback                                     | 25'   |
| Interior Side Setback                             | 10', unless abutting a residential district then 20'                  |
| Corner Side Setback                               | 20'   |
| Rear Setback                                      | 10', unless abutting a residential district then 25'                  |

The owners of the property should be notified because of the potential to limit development based on what is allowed currently.

Elmore Corners Zoned "C-E"

Jersey Farms Zoned "R-2"



Lot 5 River 80 First Addn.

Elmore Corners South and  
West of Elmore Ave.



## Other Options:

Do nothing and rely on design standards (applicant can already appeal denial to the City Council).

Provide notification to property owners within 200 feet of application.

Provide Council authority to increase height in C-E instead of ZBA.

Eliminate height limits altogether, or adopt different standards more restrictive than that is proposed.

City of Davenport  
Plan and Zoning Commission

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

**Date**  
**9/2/2019**

**Subject:**

Case P19-03: Request of Axiom Consultants for a Preliminary Plat for an 83 lot subdivision on 25.07 acres, more or less, of property located immediately west and north of Prairie Heights First Addition.

**Recommendation:**

No recommendation at this time.

**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 Preliminary Plat would comply with the Davenport 2035 proposed land use section.

**Zoning:**

The property is currently zoned R-4 Single-Family + Two Family Residential Zoning District.

**Technical Review: Will be provided for the 9/17/19 P&Z Meeting**

Streets.

Storm Water.

Sanitary Sewer.

Other Utilities.

**Public Input:**

No public hearing is required for a Preliminary Plat.

**Discussion:**

The request is for a Preliminary Plat for an 83 lot subdivision on 25.07 acres, more or less, of property

**Recommendation:**

**No recommendation at this time.**

**ATTACHMENTS:**

| Type              | Description      |
|-------------------|------------------|
| ▣ Backup Material | Preliminary Plat |

**Staff Workflow Reviewers****REVIEWERS:**

| Department | Reviewer        | Action   | Date                 |
|------------|-----------------|----------|----------------------|
| City Clerk | Melton, Brandon | Approved | 8/29/2019 - 11:31 AM |



**PROJECT VICINITY MAP**

The map shows the project location (hatched area) situated between W 63rd St and W 59th St, and between E 59th St and E 60th St. Key roads include W 63rd St, W 59th St, E 59th St, E 60th St, and E 61st St. The project is located near the intersection of W 63rd St and E 59th St. The map also shows the location of the Veterans Memorial Park and the Oldie Park. A north arrow is located in the top right corner. The text "NOT TO SCALE" is at the bottom.

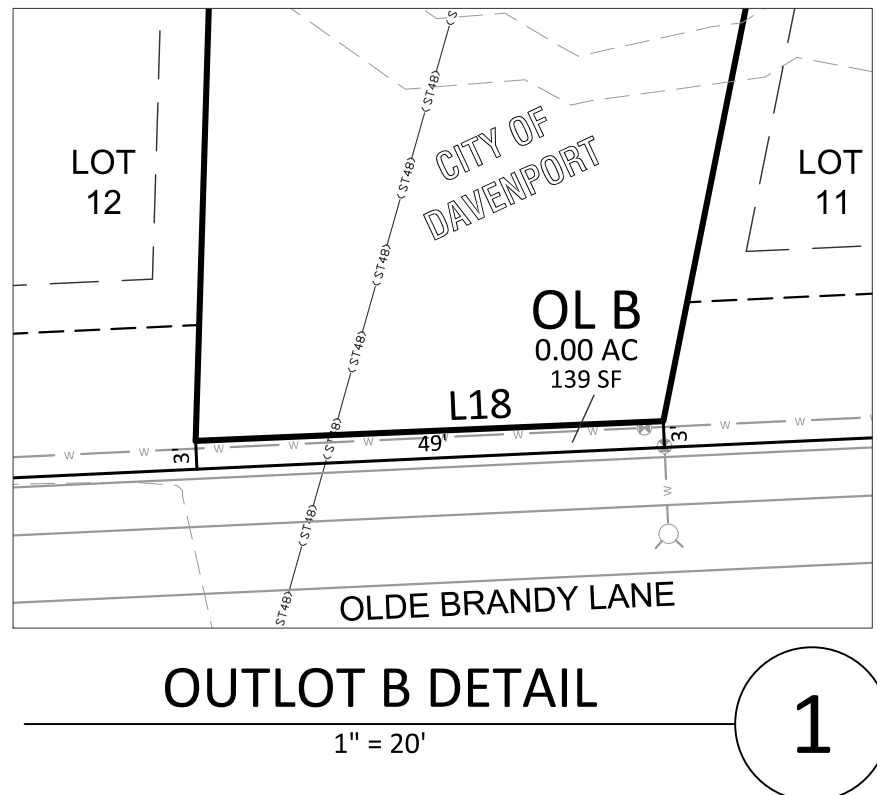
| LINE TABLE |        |               |
|------------|--------|---------------|
| LINE #     | LENGTH | BEARING       |
| L1         | 194.09 | S02° 39' 48"E |
| L2         | 75.00  | S87° 20' 12"W |
| L3         | 142.67 | S70° 40' 43"W |
| L4         | 15.75  | S19° 19' 17"E |
| L5         | 199.04 | S70° 40' 43"W |
| L6         | 51.27  | S77° 26' 54"W |
| L7         | 155.20 | S61° 37' 38"W |
| L8         | 50.11  | N35° 22' 21"W |
| L9         | 60.00  | N65° 21' 33"W |
| L10        | 155.54 | N24° 11' 36"E |
| L11        | 79.70  | N65° 48° 24"W |
| L12        | 155.34 | S20° 22' 46"W |
| L13        | 112.83 | N65° 48' 24"W |
| L14        | 141.04 | N57° 21' 29"W |
| L15        | 101.82 | N42° 49' 17"W |
| L16        | 52.41  | N01° 10' 04"W |
| L17        | 143.86 | S01° 44' 33"W |
| L18        | 48.76  | N87° 34' 58"E |
| L19        | 147.76 | N11° 17' 28"E |

PART OF THE SE 1/4 OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 26 OF PRAIRIE HEIGHTS FIRST ADDITION, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF DAVENPORT, AS RECORDED IN BOOK 2007 PAGE 28557 OF THE SCOTT COUNTY RECORDER'S OFFICE, THENCE ALONG THE WEST LINE OF SAID PRAIRIE HEIGHTS FIRST ADDITION S02°39'48", 194.09 FEET; THENCE ALONG SAID WEST LINE S87°20'12", 75.00 FEET; THENCE ALONG SAID WEST LINE S02°39'48", 498.56 FEET; THENCE 106.44 FEET ALONG SAID WEST LINE TO A 480.02 FOOT RADIUS CURVE CONCAVE EASTERLY (CHORD S09°11'14", 106.22 FEET); THENCE ALONG SAID WEST LINE S70°40'43"W, 142.67 FEET; THENCE ALONG SAID WEST LINE S19°19'17", 15.75 FEET; THENCE ALONG SAID WEST LINE S70°40'43"W, 199.04 FEET; THENCE 48.14 FEET ALONG SAID ALONG SAID WEST LINE ON A 325.00 FOOT RADIUS CURVE CONCAVE WESTERLY (CHORD BEARING S28°33'18", 48.30 FEET); THENCE ALONG SAID WEST LINE S77°26°54"W, 51.21 FEET TO THE NORTHWEST CORNER DEER CREEK LAKE; THENCE S61°37'38"W, 155.20 FEET; THENCE N35°22'21"W, 50.11 FEET; THENCE N53°18'04"W, 27.05 FEET; THENCE N65°21'33"W, 60.00 FEET; THENCE N42°N 11'36", 155.54 FEET; THENCE N65°48'24"W, 79.70 FEET; S20°22'46"W, 155.34 FEET; THENCE N65°48'24"W, 112.83 FEET; THENCE N57°21'29"W, 141.04 FEET; THENCE N42°N 11'36", 101.82 FEET; THENCE N30°12'00"W, 224.08 FEET; THENCE N81°42'21"W, 233.79 FEET; THENCE N27°03'42"W, 224.34 FEET; THENCE N41°10'04"W, 52.41 FEET; THENCE N53°32'18", 341.78 FEET; THENCE S49°56'17", 204.19 FEET; THENCE N87°31'52", 499.66 FEET; THENCE S01°44'33"W, 143.86 FEET; THENCE N87°34'58"E, 48.76 FEET; THENCE N11°17'28"E, 147.76 FEET; THENCE N87°31'52"E, 605.20 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 25.07 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

| CURVE TABLE |        |        |           |               |            |
|-------------|--------|--------|-----------|---------------|------------|
| CURVE #     | LENGTH | RADIUS | DELTA     | CHORD DIR.    | CHORD LEN. |
| C1          | 106.44 | 480.00 | 12°42'17" | S09° 01' 14"E | 106.22     |
| C2          | 48.14  | 325.00 | 8°29'15"  | S28° 33' 18"E | 48.10      |

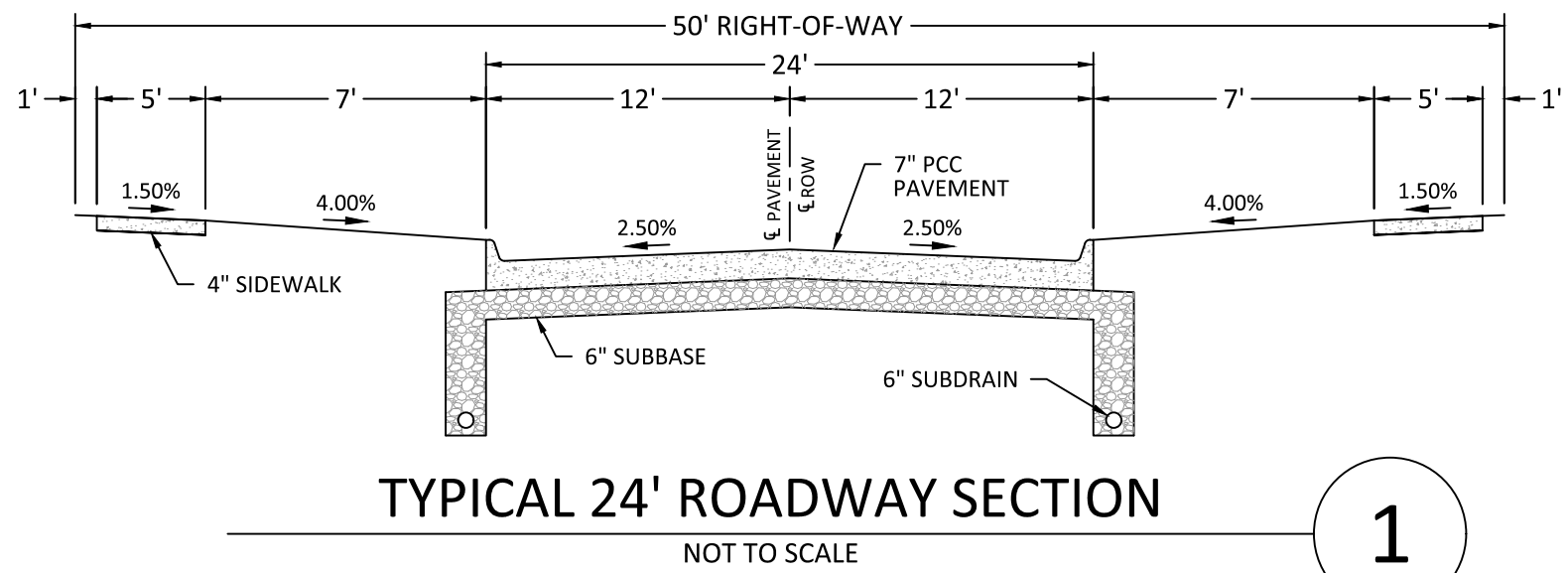


☐ A 15' PUBLIC UTILITY EASEMENT

☐ B 10' PUBLIC UTILITY EASEMENT

☐ C 10' UTILITY EASEMENT

☐ D 20' STORM SEWER AND DRAINAGE EASEMENT



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