

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, OCTOBER 15, 2019; 5:00 PM

COUNCIL CHAMBERS CITY HALL 226 WEST 4TH STREET

MEETING CANCELLED

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

- A. 1. Resolution for Case F19-13 being the request of IIW, PC for a final plat of 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] ADOPTED 2019-418
- 2. Resolution for Case F19-16 being the request of Cook Real Estate Development for a final plat of A Lot of Storage Subdivision on 5.53 acres located in unincorporated Scott County southwest of the Locust Street/Interstate 280 Interchange containing 2 lots. [Adjacent to Ward 1] ADPOTED 2019-419

III. Secretary's Report

- A. Consideration of the Minutes of the October 1, 2019 Meeting.

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 F19-17: Request of Townsend Engineering for Final Plat for a 2 lot subdivision on 3.28 acres, more or less, of property located at 4729 Progress Drive containing. [Ward 6]

- ii. Case P19-04: Request of Verbeke-Meyer Consulting Engineers, P.C. for a Preliminary Plat for a 7 lot subdivision on 1.19 acres, more or less, of property located south of 46th Street between Grand and Tremont Avenues.
- iii. Case F19-18: Request of Verbeke-Meyer Consulting Engineers, P.C. for a Final Plat for a 7 lot subdivision on 1.19 acres, more or less, of property located south of 46th Street between Grand and Tremont Avenues.
- iv. Case F19-17: Request of Townsend Engineering for Final Plat for a 2 lot subdivision on 3.28 acres, more or less, of property located at 4729 Progress Drive containing. [Ward 6]

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Contact Info:

Date
10/1/2019

Subject:

1. Resolution for Case F19-13 being the request of IIW, PC for a final plat of 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]
ADOPTED 2019-418
2. Resolution for Case F19-16 being the request of Cook Real Estate Development for a final plat of A Lot of Storage Subdivision on 5.53 acres located in unincorporated Scott County southwest of the Locust Street/Interstate 280 Interchange containing 2 lots. [Adjacent to Ward 1] ADPOTED 2019-419

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	10/10/2019 - 9:03 AM

City of Davenport
Plan and Zoning Commission

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

Date
10/15/2019

Subject:
Consideration of the Minutes of the October 1, 2019 Meeting.

Recommendation:
Approve the Minutes

ATTACHMENTS:

Type	Description
▣ Backup Material	10-1-19 Minutes

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	10/3/2019 - 12:09 PM

MINUTES

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, OCTOBER 1, 2019; 5:00 PM

COUNCIL CHAMBERS CITY HALL 226 WEST 4TH STREET

REGULAR MEETING AGENDA

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

II. Report of the City Council Activity

A. 1. Ordinance for Case PUD19-01: Request by Juan Goitia for a Major Modification to an existing Planned Unit Development (PUD) for the property located at 1002 Bridge Ave. [Ward 5] ADOPTED 2019-390

III. Secretary's Report

A. Consideration of the September 17, 2019 Meeting Minutes. The minutes were approved following a motion by Tallman and a second by Lammers.

IV. Report of the Comprehensive Plan Committee. Flynn reported an initial meeting studying the North Brady Corridor (53rd Street to I-80) was recently held. This may lead to some amendments to the Comprehensive Plan.

V. Zoning Activity

A. Old Business: None

B. New Business

i. Case REZ19-10: 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-1 Neighborhood Commercial Zoning District. [Ward 4]

The petitioner amended the request from C-2 Corridor Commercial Zoning District to C-1 Neighborhood Commercial Zoning District on 9/30/2019.

Rusnak gave the staff report.

Larry Whitty was present to answer any questions.

Motion by Tallman, seconded by Lammers, to recommend the City Council approve the amended request in Case REZ19-10, rezoning the subject property from R-4C Single-Family and Two-Family Central Residential Zoning District to C-1 Neighborhood Commercial Zoning District.

Findings:

1. The C-1 Neighborhood Commercial Zoning District would facilitate traditional neighborhood development, which would be more compatible with the "Main Street" development pattern in the district; and
2. The proposed zoning map amendment would achieve consistency with approval standards enumerated in Section 17.14.040E.1 (A-F) of the Davenport City Code.

Motion to approve passed unanimously.

ii. 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]

Tom Jacobsen, representing the Jersey Farms neighborhood, Cindy Gallagher, 2911 E 54th Street, and Jeff Hyland, 6307 Fairhaven Avenue spoke in favor of the proposal.

Candi Pastrnak, representing VTS Farm Parcel A LLC, spoke against the proposal.

Motion by Tallman, seconded by Lammers, recommend the City Council approve the request to amend the zoning ordinance as described in Case REZ19-03.

Motion to approve passed unanimously.

VI. Subdivision Activity

A. Old Business: None

B. New Business

i. Case F19-03: Request of HOA Development, LLC for a Final Plat for a 3 lot subdivision located east of Elmore Avenue and southeast of the terminus of East 46th Street.[Ward 6]

The Plan and Zoning Commission recommended approval of this request at its March 19, 2019 meeting. However, the Plat was reconfigured so it is being returned to the Plan and Zoning Commission for reconsideration.

Kirk Whalen, representing the petitioner, was present to answer questions.

Motion by Brandsgard, seconded by Medd, to recommend the City Council approve Case F19-03 with 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 100-year flood line be revised as the Estimated Base Flood Elevation. In the general notes provide that BFE and what elevation datum is being used;
4. That the ownership and maintenance of Lot A be shown on the plat; and
5. That the proposed sign easement be removed from the plat.

VII. Future Business: There will be subdivision plats for consideration at the next meeting.

VIII. Communications - None

IX. Other Business - None

X. Adjourn The meeting adjourned at 5:45 p.m.

City of Davenport
Plan and Zoning Commission

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

Date
10/15/2019

Subject:

Case F19-17: Request of Townsend Engineering for Final Plat for a 2 lot subdivision on 3.28 acres, more or less, of property located at 4729 Progress Drive containing. [Ward 6]

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the two listed conditions and forward Case F19-17 to the City Council with a recommendation for approval.

Background:

Comprehensive Plan:

Within Urban Service Area (USB35): Yes

Future Land Use Designation: RC

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

Technical Review:

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.

Other Utilities. Normal utility services are available 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 RECOMMENDATIONFindings:

- 1) The plat conforms to the comprehensive plan Davenport+2035; and
- 2) The plat would achieve consistency with subdivision requirements.

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward Case F19-17 to the City Council with a recommendation for approval.

ATTACHMENTS:

Type	Description
▣ Exhibit	Plat
▣ Exhibit	Exhibits
▣ Exhibit	Contacts

Staff Workflow Reviewers**REVIEWERS:**

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	10/8/2019 - 12:02 PM

FINAL PLAT OF:

TERRACE RIDGE PARK TENTH ADDITION

BEING A REPLAT OF LOT 3 OF TERRACE
RIDGE PARK THIRD ADDITION, CITY OF
DAVENPORT, SCOTT COUNTY, IOWA.

NOTES:
SIDEWALKS SHALL BE CONSTRUCTED ALONG STREET RIGHT OF WAYS WHEN SO ORDERED BY THE CITY.

DIMENSIONS ALONG CURVES ARE ARC DISTANCES.

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE IOWA REGIONAL COORDINATE SYSTEM, ZONE 11 NAD '83 (2011) EPOCH 2010.00

APPROVED BY:
CITY OF DAVENPORT, IOWA

BY: _____

DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION

BY: _____ DATE: _____

MEDIACOM

_____ DATE: _____

IOWA - AMERICAN WATER COMPANY

_____ DATE: _____

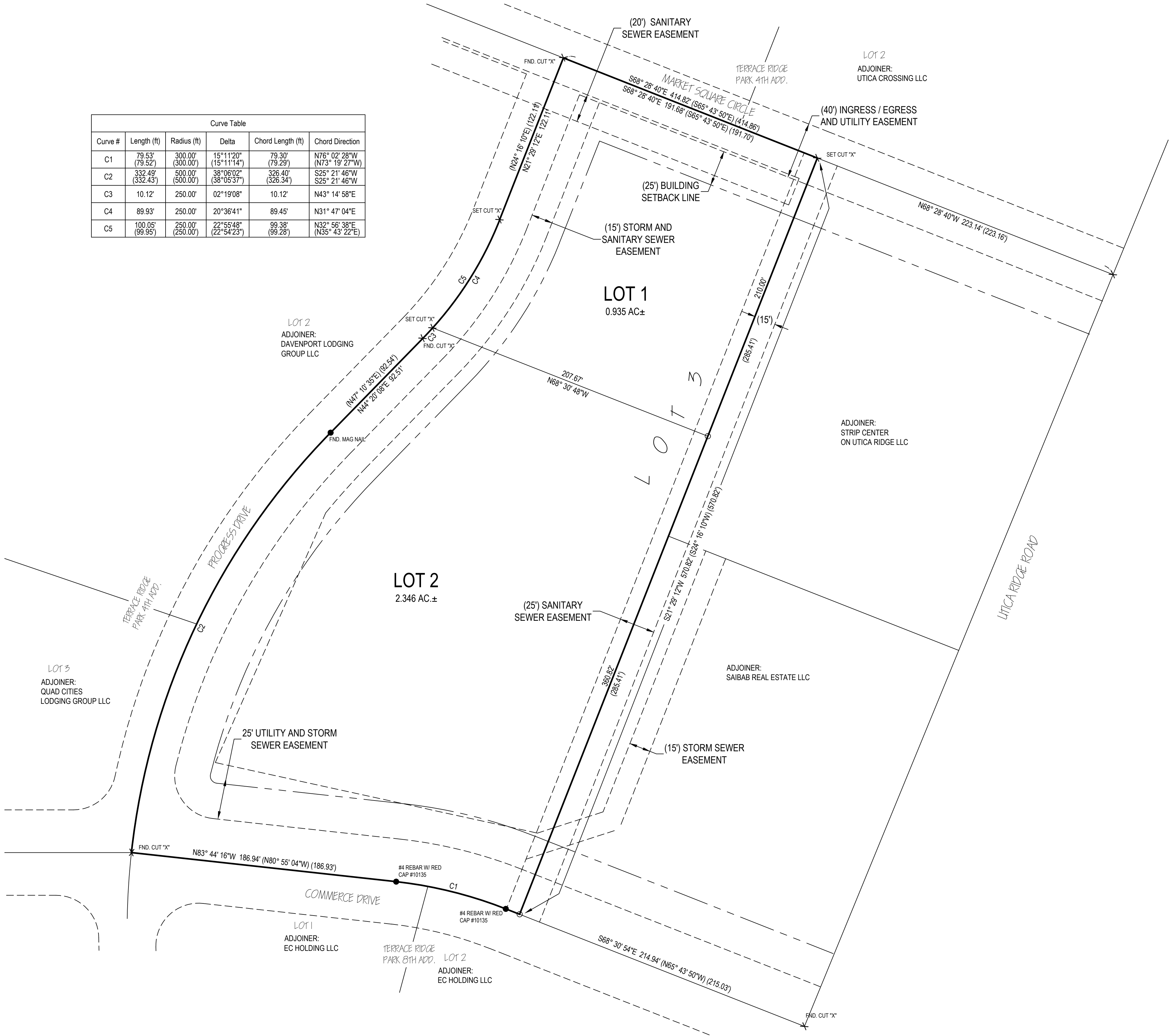
CENTURY LINK

_____ DATE: _____

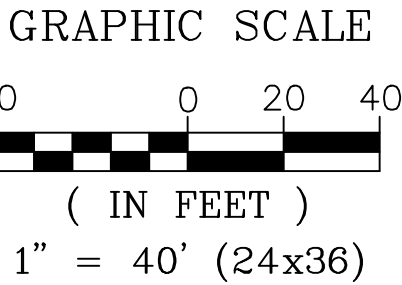
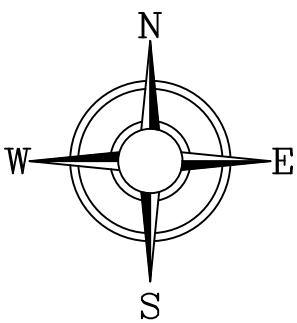
MIDAMERICAN ENERGY

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

1. Area of Subdivision-
Total: 3.281 AC.± or 142,932± S.F.
2. Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 5280
Ph: (563) 286-4236
3. Attorney:
Ronald A. May
2322 E. Kimberly Road #120W
Davenport , Iowa 52803
4. Owner:
Saibaba Real Estate
PO Box 638
Bettendorf, Iowa 52722



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



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

MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewal date is December 31, 2019
Pages or sheets covered by this seal: 1



DATE: 09/12/2019

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC
CHECKED BY: MDR

DRAWING LOCATION
S: \MILLER-JEFF\4729 PROGRESS DRIVE

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT
FINAL PLAT
TERRACE RIDGE PARK TENTH ADDITION
DAVENPORT, IOWA

DEVELOPER
SORA REDDY
PO BOX 638
BETTENDORF, IA 52722

SHEET
1 OF 1



City of Davenport
Community Planning & Economic Development Department
STAFF REPORT

PLAN AND ZONING COMMISSION

DESCRIPTION

Case F19-17 of Townsend Engineering for final plat Terrace Ridge Park 10th Addition on 3.28 acres, being a replat of lot 3 Terrace Ridge Park 3rd Addition located at 4729 Progress Drive containing 2 commercial lots. [Ward 6]

Recommendation: Staff recommends the City Plan and Zoning Commission forward F19-17 to the City Council with a recommendation for approval.

Aerial Photo:



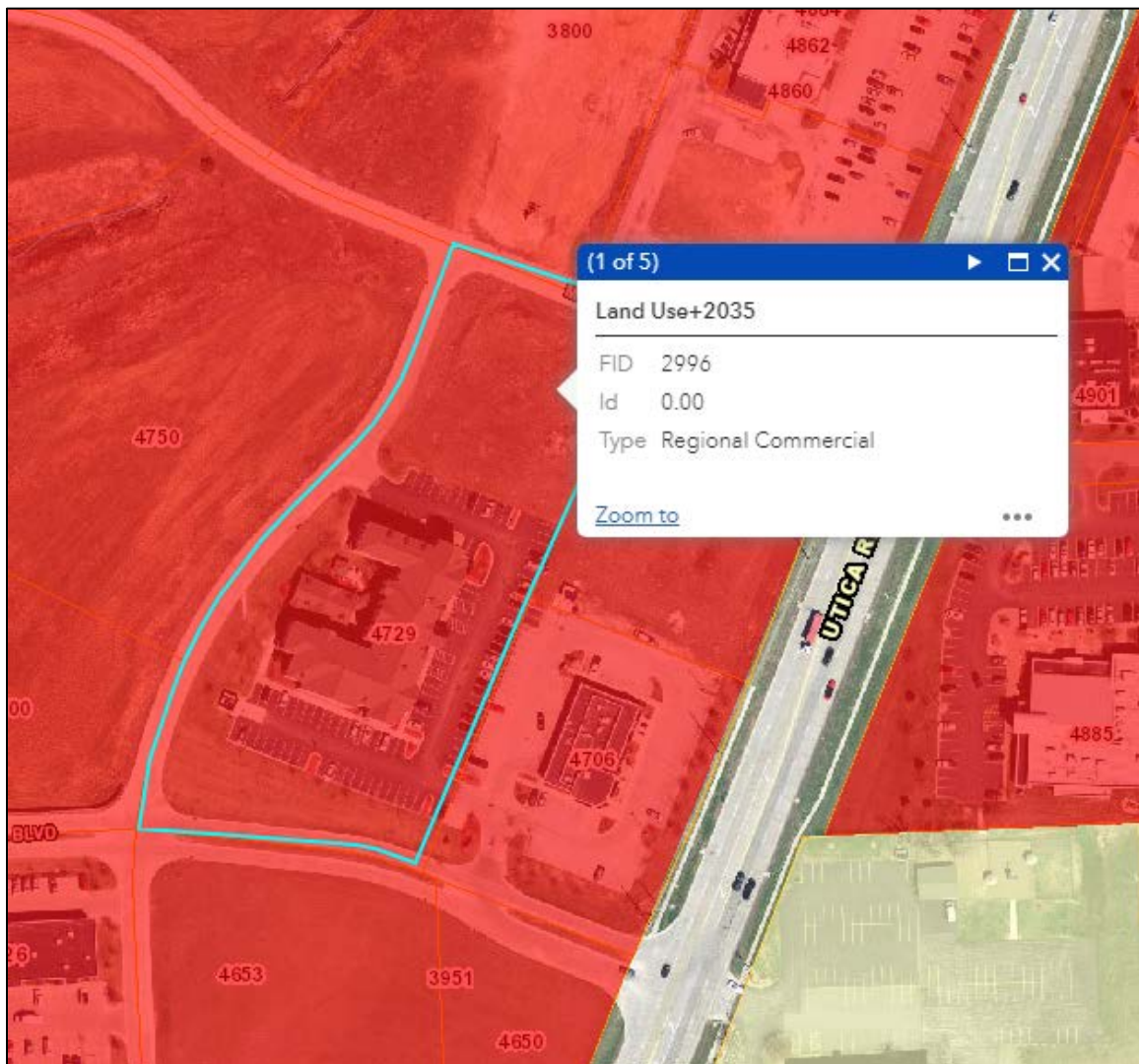
Zoning

("C-2" Corridor Commercial)

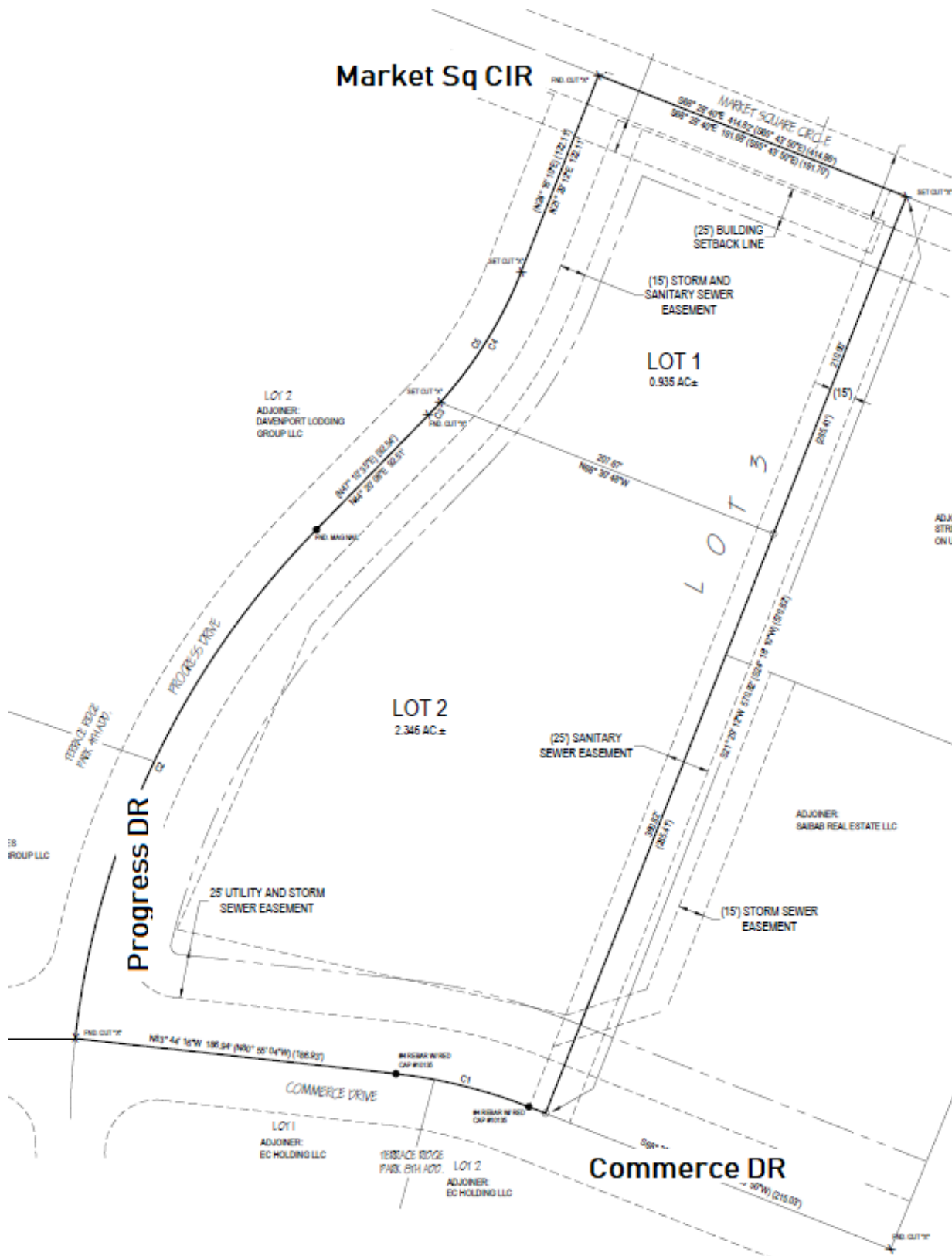


Land Use 2035

(Regional Commerical & Residential General)



Plat



BACKGROUND

Comprehensive Plan:

Within Urban Service Area (USB35): Yes

Future Land Use Designation: RC

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

Technical Review:

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.

Other Utilities. Normal utility services are available 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

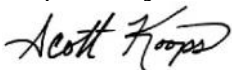
Findings:

- 1) The plat conforms to the comprehensive plan Davenport+2035; and
- 2) The plat would achieve consistency with subdivision requirements.

Recommendation:

Staff recommends the City Plan and Zoning Commission forward F19-17 to the City Council with a recommendation for approval.

Prepared by:



Scott Koops, AICP – Planner II
Community Planning

Project Name	Terrace Ridge Park 10th Addition - Final Plat	
Project ID	DDI 1270	
Contacts		
Attorney	Gomez May LLP	Ronald May East Kimberly Road Davenport IA 52807 Business: 563-359-3591 Cell: Email:
Owner		Dr. Sora Reddy Bettendorf IA 52803 Business: Cell: Email:
Surveyor	Townsend Engineerng East 12th Street Davenport IA 52803 Business: 5633864236	Michael Richmond East 12th Street Davenport IA 52803 Business: 5633864236 Cell: Email: mrichmond@townsendengine

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
10/15/2019

Subject:

Case P19-04: Request of Verbeke-Meyer Consulting Engineers, P.C. for a Preliminary Plat for a 7 lot subdivision on 1.19 acres, more or less, of property located south of 46th Street between Grand and Tremont Avenues.

Recommendation:

Staff recommends the Plan and Zoning Commission accept the two listed findings and forward Case P19-04 to the City Council subject to the two 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 Preliminary Plat would comply with the Davenport 2035 proposed land use section.

Zoning:

The property is currently zoned R-MF Multi-Family Residential Zoning District.

Technical Review:

Streets. The property would have access via 46th St.

Storm Water. The development will include more than 5,000 square feet of hard surface. With R-MF zoning, the maximum impervious surface coverage will be 70% of each of the 7 buildable lots. Otherwise, the development will need to comply with the City's stormwater requirements.

Sanitary Sewer. The property is served by an 8" main on the south edge of 46th St.

Other Utilities. Other Normal utility services are available

Public Input:

No public hearing is required for a Preliminary Plat.

Recommendation:

Findings:

1. The preliminary plat conforms to the comprehensive plan Davenport+2035; and
2. The preliminary 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 P19-04 to the City Council with a recommendation for approval subject to the following two conditions:

1. That a drainage easement sized to convey 100 year storm from the individual lots to the outlot.
2. That a shared access easement with the adjacent property owner be provided for the existing drive entrance for use and potential maintenance.

ATTACHMENTS:

Type	Description
▣ Backup Material	Preliminary Plat
▣ Backup Material	Zoning
▣ Backup Material	Land Use

Staff Workflow Reviewers

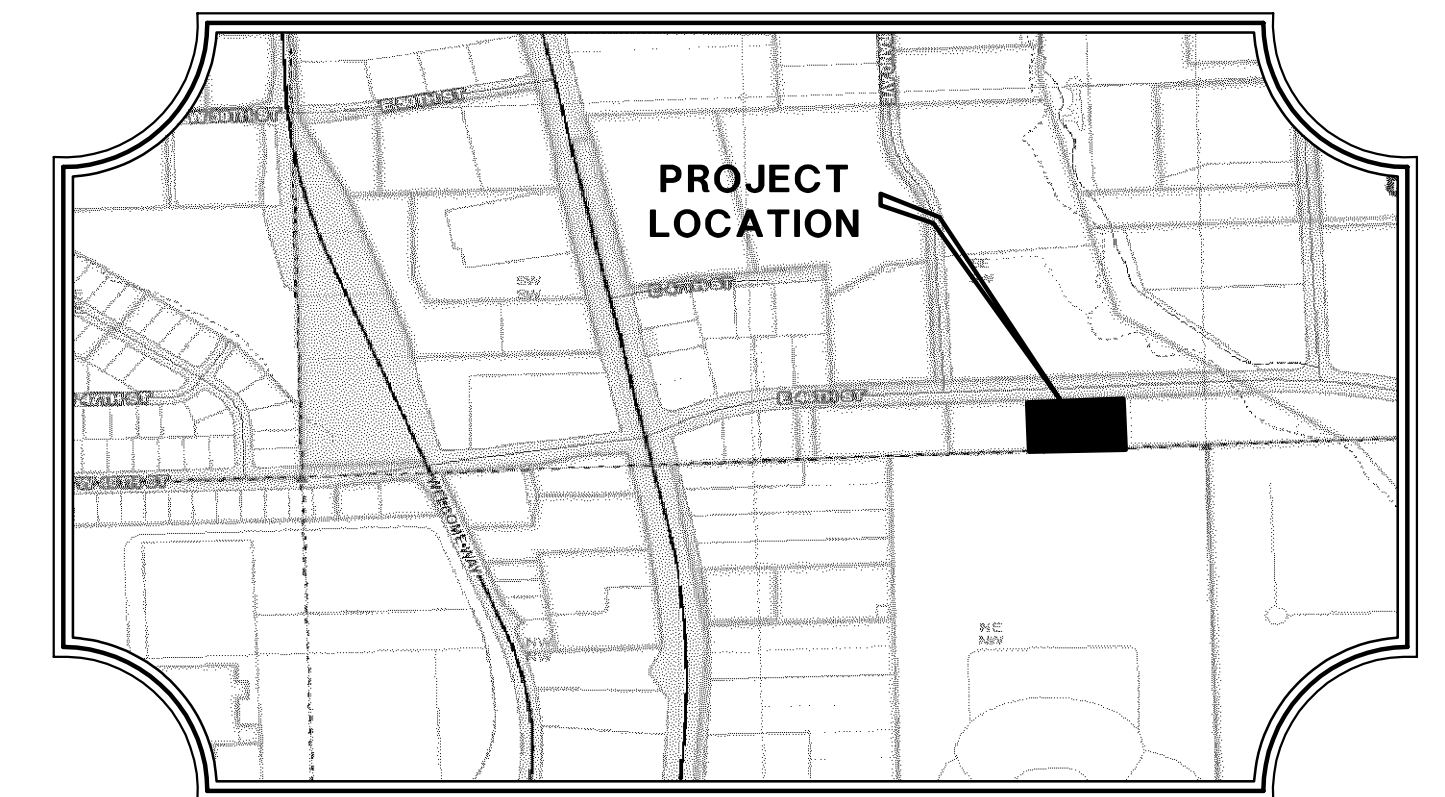
REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Answerer	Approved	10/9/2019 - 11:29 AM

20 0 5 10 20
(SCALE: 1" = 20')
(SEPTEMBER 26, 2019)

PRELIMINARY PLAT OF PADDINGTON SQUARE AN ADDITION TO THE CITY OF DAVENPORT, IOWA

BEING PART OF THE SOUTH HALF OF SECTION 12
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5th P.M.
AND ALSO BEING A REPLAT OF PART OF LOT 3
RYDE HIGH SECOND ADDITION



LOCATION MAP

(PRELIMINARY PLAT: NOT TO BE RECORDED)

OWNER - DEVELOPER

FOREST VIEW LLC

4555 UTICA RIDGE ROAD

BETTENDORF, IOWA 52722

ALL IMPROVEMENTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF DAVENPORT STANDARD SPECIFICATIONS AND DETAIL DRAWINGS.
ALL INTERIOR LOT DIMENSIONS ARE APPROXIMATE.
SUBDIVISION CONTAINS 1.19 ACRES, MORE OR LESS.
EXISTING ZONING IS R-MF (MULTI-FAMILY RESIDENTIAL ZONING DISTRICT).
OUTLOT A IS DESIGNATED AS DETENTION BASIN, SEWER, DRAINAGE AND UTILITY EASEMENT.

LEGEND

- EXISTING CONTOUR (INDEX)
- EXISTING CONTOUR (INTERMEDIATE)
- EXISTING STORM SEWER
- EXISTING STORM SEWER CATCH BASIN
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATERMAIN
- EXISTING FIRE HYDRANT W/ VALVE
- EXISTING WATERMAIN VALVE
- PORTLAND CEMENT CONCRETE
- ASPHALTIC CONCRETE

PREPARED BY

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

4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348

VMCE 17263 - PRELIMINARY PLAT



GRAND AVE

E 46TH ST

L1

S-OS

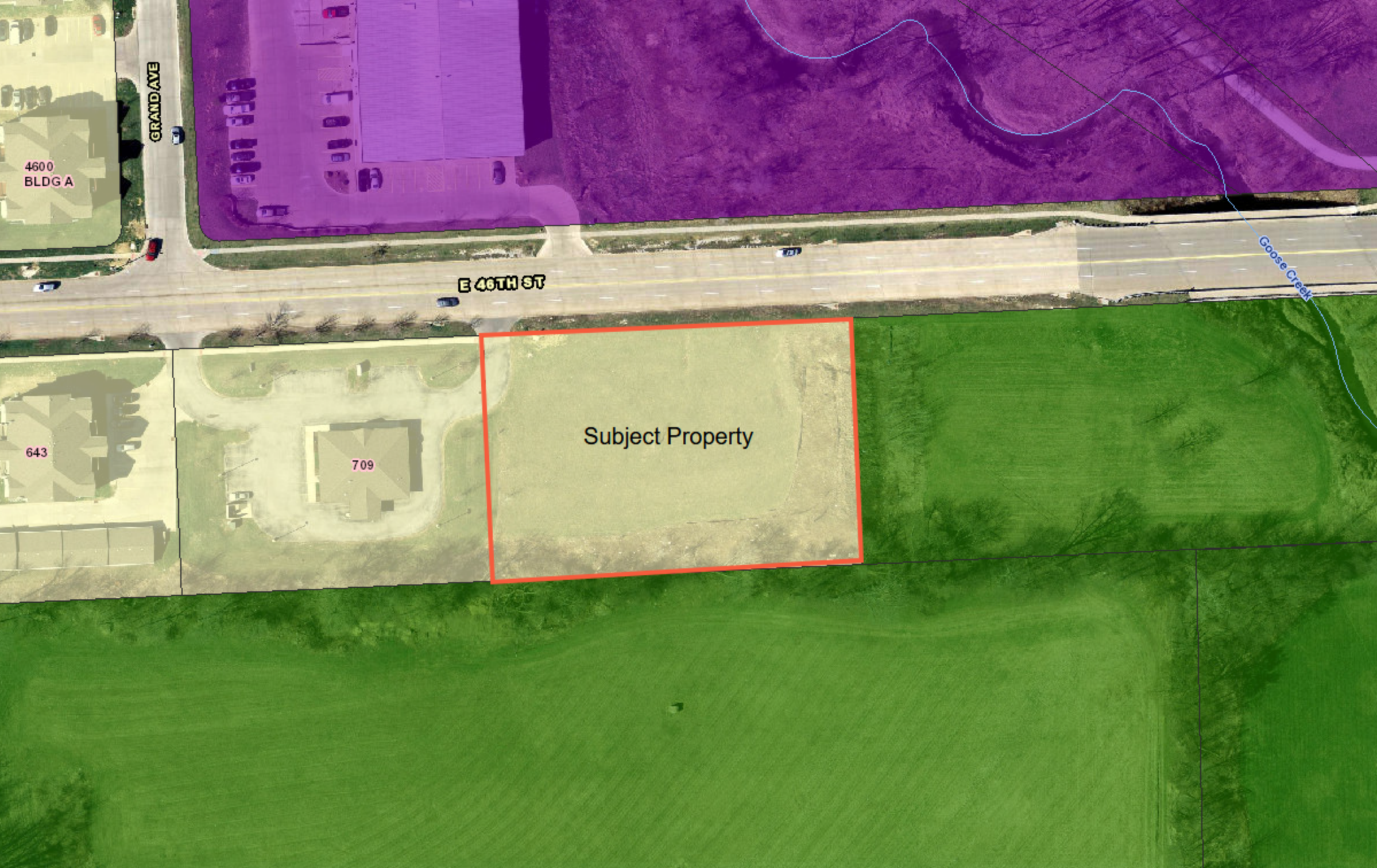
Goose Creek

Subject Property

CT 709

R-MF

S-OS



GRAND AVE

4600
BLDG A

E 46TH ST

Goose Creek

643

709

Subject Property

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
10/15/2019

Subject:

Case F19-18: Request of Verbeke-Meyer Consulting Engineers, P.C. for a Final Plat for a 7 lot subdivision on 1.19 acres, more or less, of property located south of 46th Street between Grand and Tremont Avenues.

Recommendation:

Staff recommends the Plan and Zoning Commission accept the two listed findings and forward Case F19-18 to the City Council subject to the two 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 Preliminary Plat would comply with the Davenport 2035 proposed land use section.

Zoning:

The property is currently zoned R-MF Multi-Family Residential Zoning District.

Technical Review:

Streets. The property would have access via 46th St.

Storm Water. The development will include more than 5,000 square feet of hard surface. With R-MF zoning, the maximum impervious surface coverage will be 70% of each of the 7 buildable lots. Otherwise, the development will need to comply with the City's stormwater requirements.

Sanitary Sewer. The property is served by an 8" main on the south edge of 46th St.

Other Utilities. Other Normal utility services are available

Public Input:

No public hearing is required for a Preliminary Plat.

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 F19-18 to the City Council with a recommendation for approval subject to the following two conditions:

1. That a drainage easement sized to convey 100 year storm from the individual lots to the outlot, and
2. That a shared access easement with the adjacent property owner be provided for the existing drive entrance for use and potential maintenance.

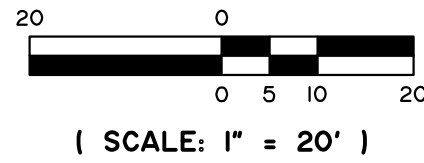
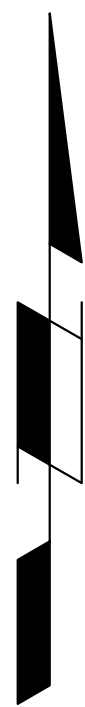
ATTACHMENTS:

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

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Answerer	Approved	10/9/2019 - 11:29 AM



LOT AREAS			
NO.	SQUARE FEET	NO.	SQUARE FEET
1	7,150	6	6,125
2	6,125	7	6,500
3	6,125	-	-
4	6,125	A	7,700
5	6,125	-	-

RYDE HIGH ADDITION
LOT 4

FINAL PLAT OF
PADDINGTON SQUARE
AN ADDITION TO THE CITY OF DAVENPORT, IOWA

BEING PART OF THE SOUTH HALF OF SECTION 12
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5th P.M.
AND ALSO BEING A REPLAT OF PART OF LOT 3
RYDE HIGH SECOND ADDITION

OWNER - DEVELOPER

FOREST VIEW LLC

4555 UTICA RIDGE ROAD

BETTENDORF, IOWA 52722

GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THUS  (5/8"Ø IRON PIN)

IRON MONUMENTS SET SHOWN THUS  (5/8"Ø IRON PIN)

ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 1.19 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.

ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF DAVENPORT STANDARD SPECIFICATIONS.

SUBDIVISION IS ZONED R-MF (MULTI-FAMILY RESIDENTIAL ZONING DISTRICT).

OUTLOT A IS DESIGNATED AS DETENTION BASIN, SEWER, DRAINAGE AND UTILITY EASEMENT.

BEARINGS SHOWN HEREON 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.

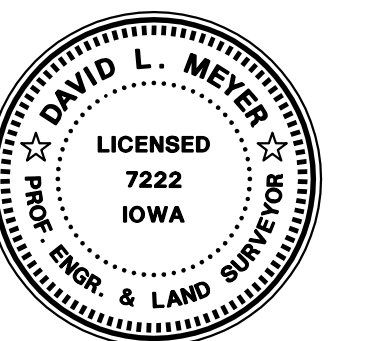
Signature: _____
David L. Meyer, P.E. & L.S., License Number 7222

Date: SEPTEMBER 19, 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 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348

VMCE 17263

CENTURYLINK

BY _____

DATE _____

MIDAMERICAN ENERGY COMPANY

BY _____

DATE _____
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY
MIDAMERICAN ENERGY COMPANY

IOWA-AMERICAN WATER CO.

BY _____

DATE _____

MEDIACOM

BY _____

DATE _____

PLAN & ZONE COMMISSION

BY _____

DATE _____

CITY OF DAVENPORT, IOWA

BY _____

ATTEST _____

DATE _____



GRAND AVE

E 46TH ST

Goose Creek

L1

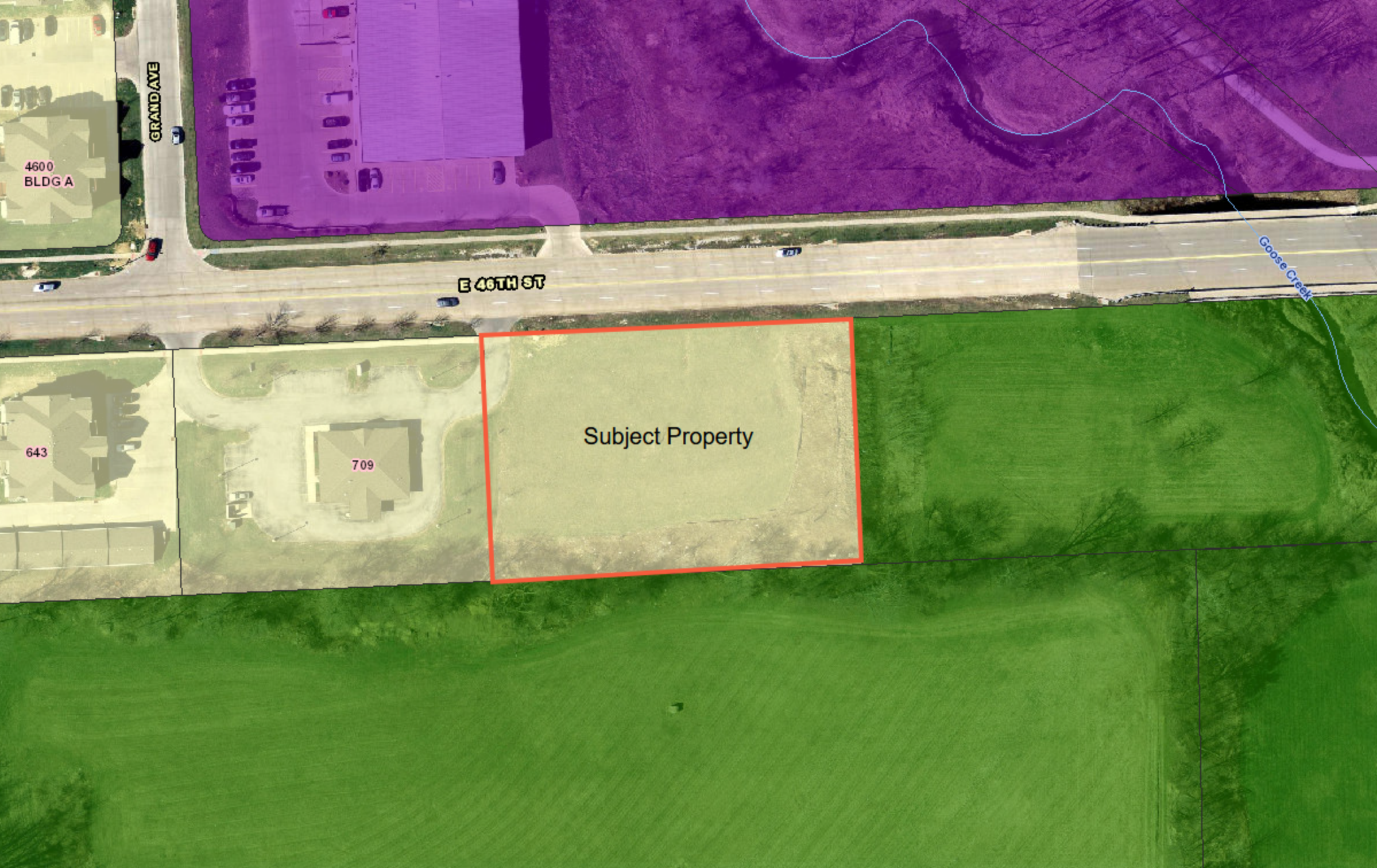
S-OS

CT 709

Subject Property

R-MF

S-OS



GRAND AVE

4600
BLDG A

E 46TH ST

Goose Creek

Subject Property

643

709

City of Davenport
Plan and Zoning Commission

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

Date
10/15/2019

Subject:

Case F19-17: Request of Townsend Engineering for Final Plat for a 2 lot subdivision on 3.28 acres, more or less, of property located at 4729 Progress Drive containing. [Ward 6]

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the two listed conditions and forward Case F19-17 to the City Council with a recommendation for approval.

Background:

Comprehensive Plan:

Within Urban Service Area (USB35): Yes

Future Land Use Designation: RC

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

Technical Review:

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.

Other Utilities. Normal utility services are available 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 RECOMMENDATIONFindings:

- 1) The plat conforms to the comprehensive plan Davenport+2035; and
- 2) The plat would achieve consistency with subdivision requirements.

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward Case F19-17 to the City Council with a recommendation for approval.

ATTACHMENTS:

Type	Description
▣ Exhibit	Plat
▣ Exhibit	Exhibits
▣ Exhibit	Contacts

Staff Workflow Reviewers**REVIEWERS:**

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	11/4/2019 - 8:01 AM

FINAL PLAT OF:

TERRACE RIDGE PARK TENTH ADDITION

BEING A REPLAT OF LOT 3 OF TERRACE RIDGE PARK THIRD ADDITION, CITY OF DAVENPORT, SCOTT COUNTY, IOWA.

NOTES:
SIDEWALKS SHALL BE CONSTRUCTED ALONG STREET RIGHT OF WAYS WHEN SO ORDERED BY THE CITY.

DIMENSIONS ALONG CURVES ARE ARC DISTANCES.

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE IOWA REGIONAL COORDINATE SYSTEM, ZONE 11 NAD '83 (2011) EPOCH 2010.00

APPROVED BY:
CITY OF DAVENPORT, IOWA

BY: _____
DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION
BY: _____ DATE: _____

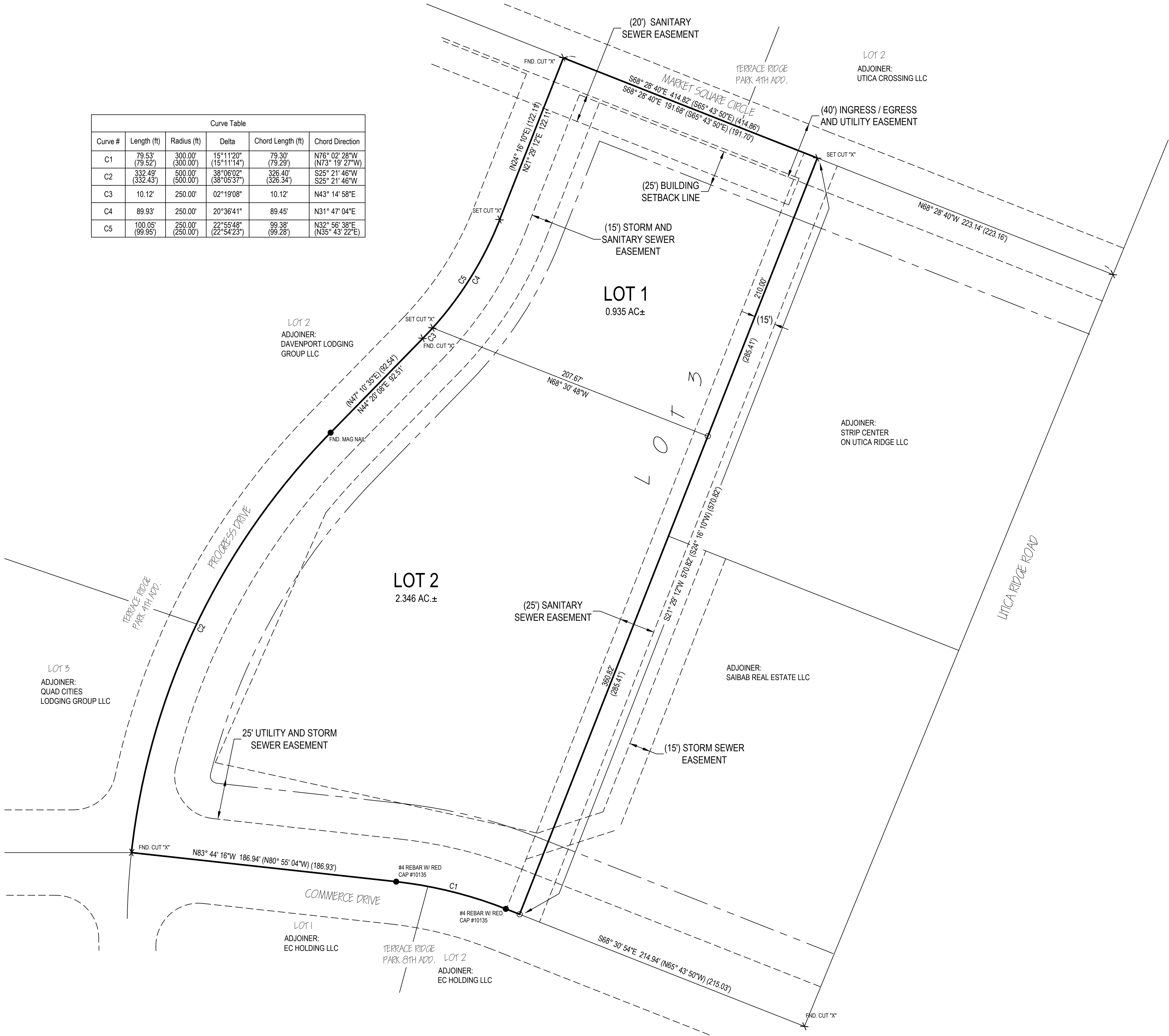
MEDIACOM

IOWA - AMERICAN WATER COMPANY

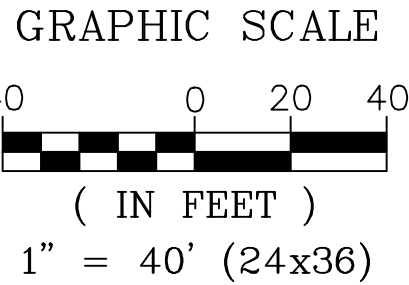
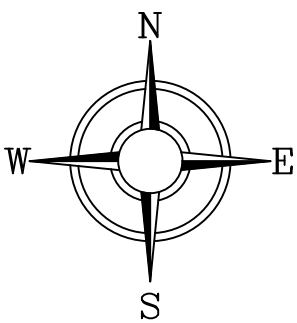
CENTURY LINK

MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

1. Area of Subdivision-
Total: 3.281 AC.± or 142,932± S.F.
2. Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 5280
Ph: (563) 286-4236
3. Attorney:
Ronald A. May
2322 E. Kimberly Road #120W
Davenport , Iowa 52803
4. Owner:
Saibaba Real Estate
PO Box 638
Bettendorf, Iowa 52722



LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED = ●
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 = ○
BOUNDARY LINE = ————
FENCE LINE = — x — x — x —
EASEMENT LINE = ————
SETBACK LINE = ————
SECTION LINE = ————



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

MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewal date is December 31, 2019
Pages or sheets covered by this seal: 1



DATE: 09/12/2019
563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC
CHECKED BY: MDR
DRAWING LOCATION
S: \MILLER-JEFF\4729 PROGRESS DRIVE

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT
FINAL PLAT
TERRACE RIDGE PARK TENTH ADDITION
DAVENPORT, IOWA

DEVELOPER
SORA REDDY
PO BOX 638
BETTENDORF, IA 52722

SHEET
1 OF 1



City of Davenport
Community Planning & Economic Development Department
STAFF REPORT

PLAN AND ZONING COMMISSION

DESCRIPTION

Case F19-17 of Townsend Engineering for final plat Terrace Ridge Park 10th Addition on 3.28 acres, being a replat of lot 3 Terrace Ridge Park 3rd Addition located at 4729 Progress Drive containing 2 commercial lots. [Ward 6]

Recommendation: Staff recommends the City Plan and Zoning Commission forward F19-17 to the City Council with a recommendation for approval.

Aerial Photo:



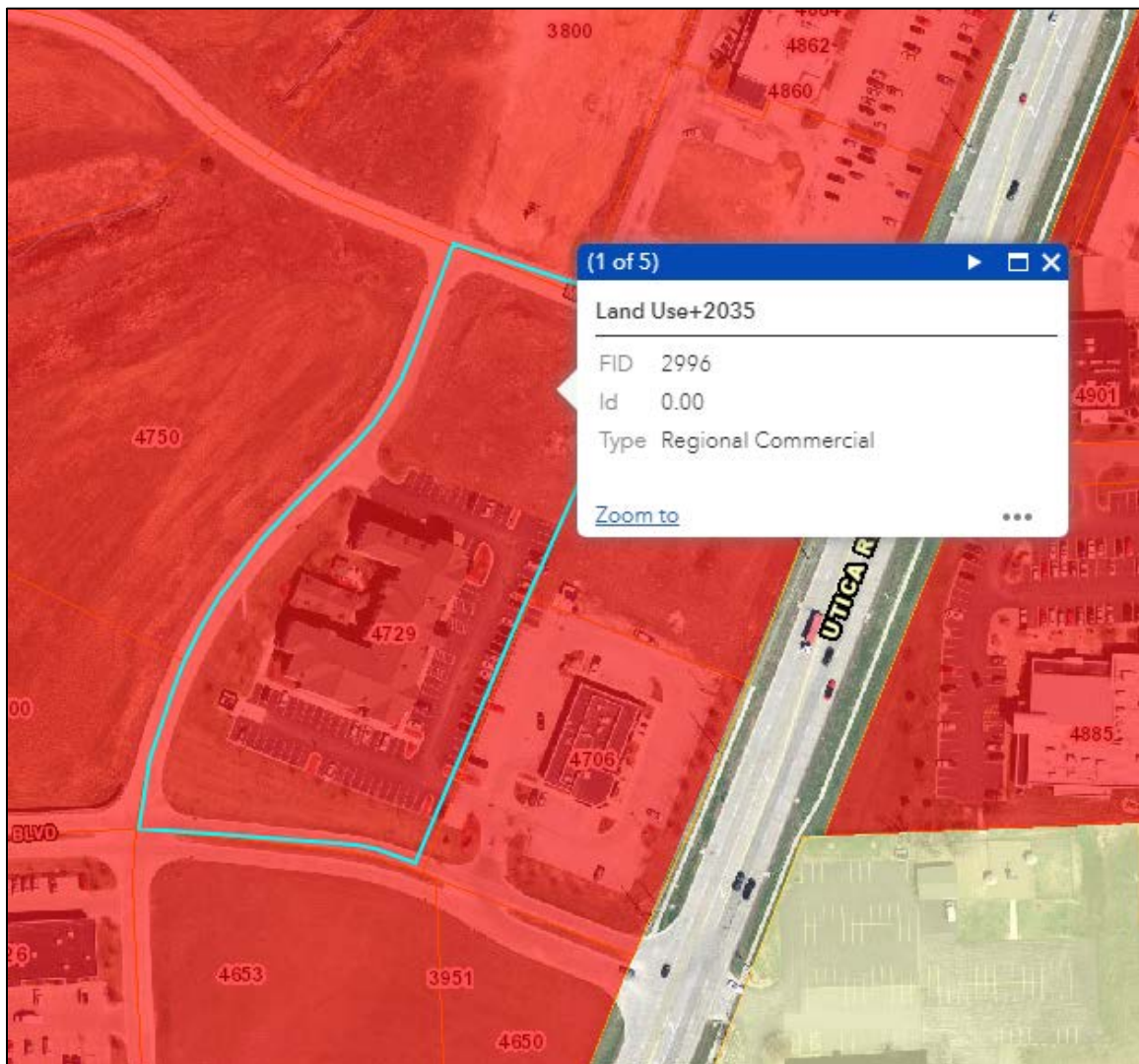
Zoning

("C-2" Corridor Commercial)

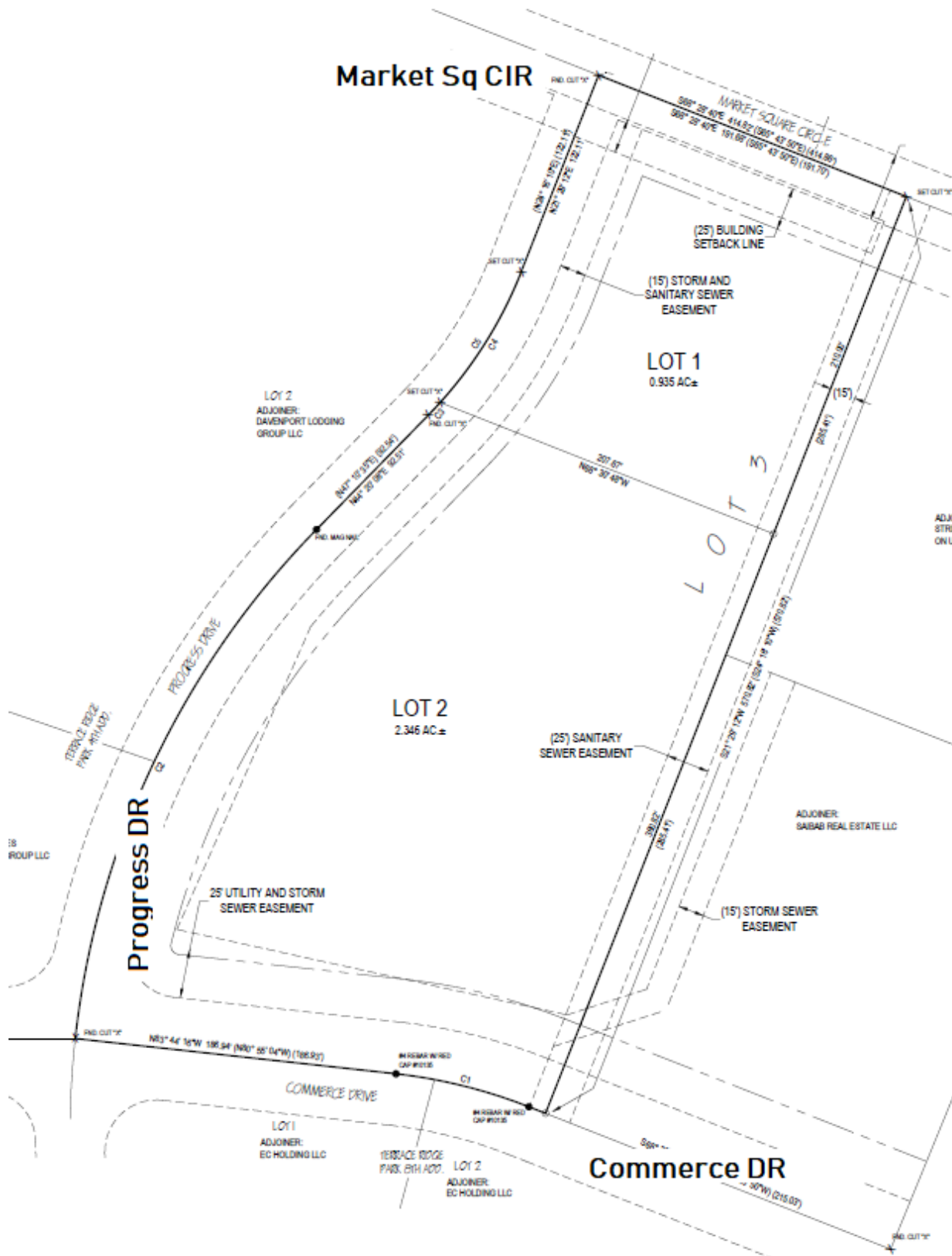


Land Use 2035

(Regional Commerical & Residential General)



Plat



BACKGROUND

Comprehensive Plan:

Within Urban Service Area (USB35): Yes

Future Land Use Designation: RC

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Technical Review:

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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 would achieve consistency with subdivision requirements.

Recommendation:

Staff recommends the City Plan and Zoning Commission forward F19-17 to the City Council with a recommendation for approval.

Prepared by:



Scott Koops, AICP – Planner II
Community Planning

Project Name	Terrace Ridge Park 10th Addition - Final Plat		
Project ID	DDI 1270		
Contacts			
Attorney	Gomez May LLP	Ronald May	
		East Kimberly Road	
		Davenport	
		IA	
		52807	
	Business:	Business: 563-359-3591	
		Cell:	
		Email:	
Owner		Dr. Sora Reddy	
		Bettendorf	
		IA	
		52803	
		Business:	
		Cell:	
		Email:	
Surveyor	Townsend Engineerng	Michael Richmond	
	East 12th Street	East 12th Street	
	Davenport	Davenport	
	IA	IA	
	52803	52803	
	Business: 5633864236	Business: 5633864236	
		Cell:	
		Email: mrichmond@townsendengine	
		<div><div></div><div></div><div></div></div>	