

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, MARCH 5, 2024; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

A. Consideration of the February 6, 2024 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. Case F24-03: Request of 5CL Illinois LLC for a Final Plat of Nor-Dav 2nd Addition. The 2-lot subdivision is located at 1500 West 76th Street on 19.3 acres. [Ward 8]

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
3/5/2024

Subject:
Consideration of the February 6, 2024 meeting minutes.

Recommendation:
Staff recommends the City Plan and Zoning Commission approve the February 6, 2024 meeting minutes.

Background:
The February 6, 2024 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 2-6-24

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	2/28/2024 - 8:41 AM

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, FEBRUARY 6, 2024; 5:00 PM
DAVENPORT POLICE DEPARTMENT | 416 N HARRISON STREET | COMMUNITY ROOM

REGULAR MEETING AGENDA

I. Roll Call

Present: Inghram, Hepner, Maness, Garrington, Schneider, Schilling, Johnson, Dunlop, Stelk, Schneider, Eikleberry, Tallman

Staff: Berkley, Werderitch

II. Report of the City Council Activity

Staff provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the January 16, 2024 meeting minutes.

Motion by Tallman, second by Hepner, to approve the January 16, 2024 meeting minutes. Motion to approve was unanimous by voice vote (10-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

- i. Case REZ24-01: Request of the City of Davenport to rezone approximately 31.9 acres of land at 2800 Eastern Avenue from S-IC Institutional Campus District to C-T Commercial Transitional District and Planned Unit Development. [Ward 5]

Staff presented an overview of the C-T Commercial Transitional District and Planned Unit Development. The purpose is to identify an adaptive reuse and preserve the historic structures at the Annie Wittenmyer Campus. Since the City is positioning the Annie Wittenmyer Campus for private redevelopment, the S-IC Institutional Campus District is no longer appropriate. The C-T Commercial Transitional District was identified as the most appropriate zoning classification to enable residential development while ensuring the

existing social services tenants can continue to operate. The C-T District is the least intense commercial district, which allows for mixed-uses that are sympathetic to existing neighborhoods.

The developer, Chris Ales, was in attendance to answer questions about the preliminary plan, which include converting structures into housing. The developer is applying for state and federal tax credits and grants to help finance the project. The intent is to consolidate existing social services into the buildings abutting Eastern Avenue, create senior and workforce housing, and establish additional parking.

Several members of the public were in attendance to provide comment.

Commissioners inquired about traffic impacts and staff's determination that the development would not require a traffic study. Commissioners also asked about ownership of the greenspace at the northwest corner of the site.

Staff recommended Case REZ24-01 be forwarded to the City Council with a recommendation for approval, subject to the following findings.

Zoning Map Amendment Findings:

1. The zoning map amendment is consistent with the Comprehensive Plan and adopted land use policies.
2. The proposed zoning map amendment to C-T Commercial Transitional District is compatible with existing on-site uses and the zoning of nearby developed property.
3. The rezoning request is compatible with the established neighborhood character.
4. The proposed amendment will not negatively impact the public health, safety, and welfare of the City.
5. The zoning map amendment facilitates the adaptive redevelopment of a national and local historic landmark.
6. The nonconformities created by the zoning map amendment will be mitigated through the planned unit development process.

Planned Unit Development Findings:

1. The preliminary development plan provides a public benefit to the City.
2. The proposed preliminary plan meets the purpose of a planned unit development.
3. The proposed planned unit development will not impede the normal and orderly development and improvement of surrounding property.

4. There is provision for adequate utilities and infrastructure, drainage, off-street parking and loading, pedestrian access, and all other necessary facilities. A traffic study is not required.
5. There is provision for adequate vehicular ingress and egress designed to minimize traffic congestion upon public streets.
6. The location and arrangement of structures, parking areas, walks, landscape, lighting, and other site design elements, are compatible with the surrounding neighborhood and adjacent land uses.

Motion by Hepner, second by Maness, to approve staff recommendation. Motion was approved by a roll call vote (10-0).

- ii. Case ORD24-01: Request of Chris Kretz to amend Table 17.08-1: Use Matrix of the City of Davenport Zoning Ordinance to allow "Bed and Breakfast" and "Reception Facility" as permitted uses in the C-T Commercial Transitional Zoning District. [All wards]

City staff outlined a private citizen's request to amend the Zoning Ordinance to allow "Bed and Breakfast" and "Reception Facility" as permitted uses in the C-T Commercial Transitional Zoning District. The proposed zoning text amendment will impact all properties throughout Davenport zoned C-T Commercial Transitional District.

Chris Kretz, petitioner, was in attendance to answer questions about the request and his impacted property.

There were no comments from the public.

Staff recommended the Plan & Zoning Commission accept the listed findings and forward Case ORD24-01 to the City Council with a recommendation for approval, subject to the following condition:

1. Amend Table 17.08-1: Use Matrix of the City of Davenport Zoning Ordinance to allow "Bed and Breakfast" and "Reception Facility" as a Special Use in the C-T Commercial Transitional Zoning District.

Findings:

1. The proposed amendment is consistent with the Comprehensive Plan and adopted land use policies.
2. The proposed amendment promotes the public health, safety, and welfare of the City.
3. The proposed amendment is consistent with the intent and general regulations of the Zoning Ordinance.
4. The amendment reflects a change in policy and development trends.

5. The proposed amendment eliminates any existing nonconformities.

Motion by Hepner, second by Johnson, to approve staff recommendation. Motion was approved by a roll call vote (10-0).

- iii. Case ROW24-01: Request of the City of Davenport to vacate a portion of unimproved Marquette Street right-of-way located south of West 76th Street. [Ward 8]

Staff presented an overview of the request. The City, on behalf of the Waste Commission of Scott County, is petitioning that a portion of unimproved Marquette Street south of West 76th Street be vacated. The subject land is part of the landfill that was decommissioned in the 1970s. Due to the restrictions on how this area is treated, the construction of a road and installation of underground utilities is infeasible. The area to be vacated is approximately 32,193 square feet or .739 acres, more or less. The intention is to return this area to the Waste Commission of Scott County, since there is landfill within the current right-of-way.

Brian Seals and Bryce Stalcup, Waste Commission of Scott County, were in attendance to answer questions and explain the history of the landfill.

Staff recommended the City Plan and Zoning Commission accept the listed findings to vacate the unimproved right-of-way on Emerald Drive in Case ROW24-01 to the City Council with a recommendation for approval, subject to the following findings and conditions:

Findings:

1. The existing public right-of-way is not required for city purposes.
2. A utility easement would preserve the rights for utility providers to maintain existing and future infrastructure.

Conditions:

1. All existing utilities located in the Right-of-Way which are subject to vacation shall be granted a blanket utility and access easement for the maintenance of such utilities.
2. That a 20-foot multi-use trail easement shall be established on the western boundary of the land to be vacated.

Motion by Hepner, second by Eikleberry, to approve staff recommendation. Motion was approved by a roll call vote (9-0). Commissioner Tallman abstained.

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case F24-01: Request of Klinger & Associates, P.C., on behalf of LNL LLC, for a Final Plat of Golf Course Heights Addition. The 1-lot subdivision is located at 2718 Wisconsin Avenue on 3.15 acres. [Ward 1]

Staff outlined the proposed subdivision. The purpose of the final plat is to separate the existing residential dwelling along Wisconsin Avenue from the farm field to the west. The barn and agricultural buildings were removed from the property in 2019.

Luke Miller, Klingner & Associates PC, was in attendance to answer questions.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F24-01 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

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

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.

Motion by Eikleberry, second by Hepner, to approve staff recommendation. Motion was approved by a roll call vote (10-0).

- ii. Case F24-02: Request of Klinger & Associates, P.C., on behalf of LNL LLC, for a Final Plat of Locust View Addition. The 1-lot subdivision is located at 5328 West Locust Street on 2.6 acres. [Ward 1]

Werderitch stated the purpose of the final plat is to separate the existing residential dwelling along West Locust Street from the surrounding farm field. The barn and agricultural buildings were removed from the property in 2020.

Luke Miller, Klingner & Associates PC, was in attendance to answer questions.

Commissioner Johnson inquired about the shape of the parcel and its inclusion of row crops.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F24-02 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

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

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.

Motion by Eikleberry, second by Maness, to approve staff recommendation. Motion was approved by a roll call vote (10-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Tallman, second by Johnson, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (10-0).

The meeting adjourned at 5:40 pm.

City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch 563.888.2221

Date
3/5/2024

Subject:

Case F24-03: Request of 5CL Illinois LLC for a Final Plat of Nor-Dav 2nd Addition. The 2-lot subdivision is located at 1500 West 76th Street on 19.3 acres. [Ward 8]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F24-03 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The final plat (with conditions recommended by City Staff) will achieve consistency with subdivision requirements.

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Vacate existing utility easements that do not contain infrastructure or are no longer required.
4. Provide an access easement for the shared driveway on West 76th Street.
5. Provide continuous sanitary sewer easement through southerly line of proposed lots 1 and 2.
6. Provide a private sanitary sewer easement for the line extending to Hawkeye Motorworks.
7. The existing stormwater detention easement area shall be depicted in the plat.

Background:

Discussion:

The purpose of the final plat is to separate the industrial building on the east side of the property from the two structures closest to the intersection of Division Street and West 76th Street. No site development is proposed with this subdivision.

Comprehensive Plan:

1. Within Existing Urban Service Area: Yes
2. Within Urban Service Area 2035: Yes

Future Land Use Designation:

The subject property is designated as **Industry (I)** in the Davenport +2035 Future Land Use Map. This land use category designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.
The proposed Final Plat complies with the Davenport +2035 proposed land use section.

Zoning:

The subject property is zoned **I-1 Light Industrial District**. This district is intended to provide for a variety of light manufacturing, fabricating, processing, distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity uses with minimal, if any, outside impacts.

Technical Review:

1. Zoning: The I-1 Light Industrial District does not have a minimum lot area or lot width requirements. Both lots and existing buildings satisfy district dimensional requirements.
2. Streets: The existing site has one access point onto West 76th Street. An access easement shall be established across the driveway to enable shared ingress/egress to each lot. No right-of-way will be dedicated with this subdivision.
3. Storm Water: There is an existing stormwater detention basin on the eastern portion of the site. A Maintenance and Repair Agreement will be required if the basin crosses property lines. The site is currently served by storm sewer, which is located at the intersection of Division Street and West 76th Street.
4. Sanitary Sewer: A sanitary sewer line is located along the south and east lot lines of the development.
5. Other Utilities: Normal utility services are available at this site. Existing utility easements on the site that do not contain infrastructure will be vacated upon recording.
6. Parks/Open Space: There are no impacts to parks/open space

Public Input:

No public hearing or public notification is required for a Final Plat.

ATTACHMENTS:

Type	Description
▣ Backup Material	Final Plat of Nor-Dav 2nd Addition
▣ Backup Material	Vicinity, Zoning, & Future Land Use Map
▣ Backup Material	Application

Staff Workflow Reviewers**REVIEWERS:**

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	3/1/2024 - 2:49 PM

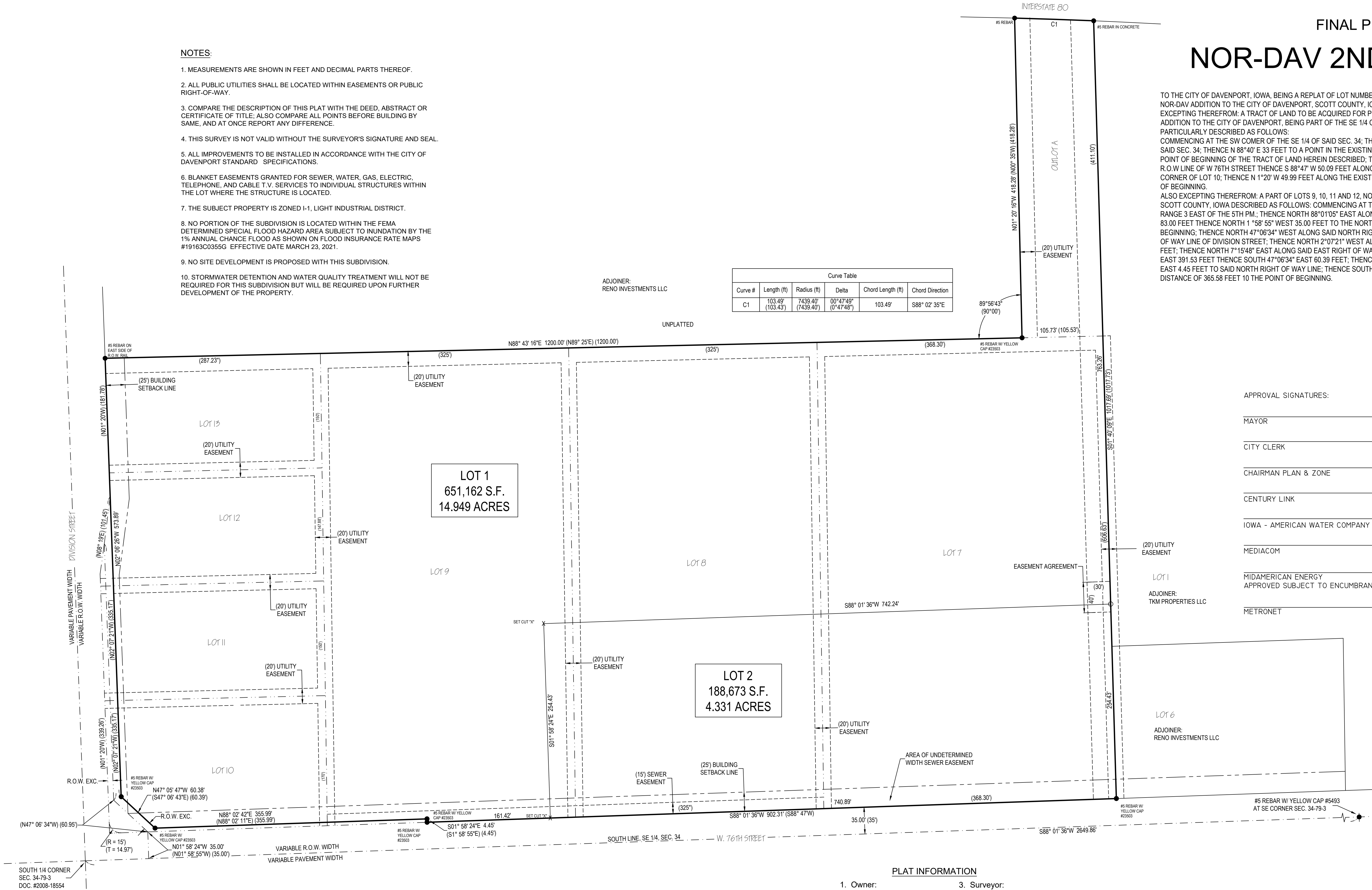
NOTES:

1. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
3. COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
4. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
5. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.
6. BLANKET EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
7. THE SUBJECT PROPERTY IS ZONED I-1, LIGHT INDUSTRIAL DISTRICT.
8. NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0355G EFFECTIVE DATE MARCH 23, 2021.
9. NO SITE DEVELOPMENT IS PROPOSED WITH THIS SUBDIVISION.
10. STORMWATER DETENTION AND WATER QUALITY TREATMENT WILL NOT BE REQUIRED FOR THIS SUBDIVISION BUT WILL BE REQUIRED UPON FURTHER DEVELOPMENT OF THE PROPERTY.

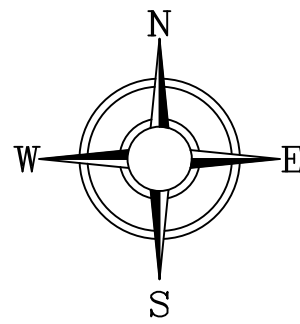
ADJOINER:
RENO INVESTMENTS LLC

UNPLATTED

Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	103.49' (103.43')	7439.40' (7439.40')	00°47'49" (0°47'48")	103.49'	S88° 02' 35"E



LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED =
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 =
BOUNDARY LINE =
FENCE LINE =
EASEMENT LINE =
SETBACK LINE =
SECTION LINE =



GRAPHIC SCALE
60 0 15 60
(IN FEET)
1" = 60' (24x36)

PLAT INFORMATION

1. Owner:
5CL Illinois LLC
1500 W. 76th Street
Davenport, Iowa 52806
2. Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
3. Surveyor:
Jerry D. Rogers
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
4. Attorney:
Joe Judge
Lane & Waterman LLP
220 N. Main Street, Suite 600
Davenport, Iowa 52801

FINAL PLAT

NOR-DAV 2ND ADDITION

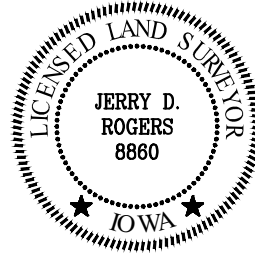
TO THE CITY OF DAVENPORT, IOWA, BEING A REPLAT OF LOT NUMBERS 7, 8, 9, 10, 11, 12, 13 AND OUTOT A IN THE FINAL PLAT OF NOR-DAV ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA, EXCEPTING THEREFROM: A TRACT OF LAND TO BE ACQUIRED FOR PURPOSES, LOCATED IN LOT 10 OF THE FINAL PLAT OF NOR-DAV ADDITION TO THE CITY OF DAVENPORT, BEING PART OF THE SE 1/4 OF SEC. 34, TWP. 79 N., R 3 E OF THE 5TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SW COMER OF THE SE 1/4 OF SAID SEC. 34; THENCE N 1°20' W 84.99 FEET ALONG THE W LINE OF THE SE 1/4 OF SAID SEC. 34; THENCE N 88°40' E 33 FEET TO A POINT IN THE EXISTING 33 FOOT R.O.W LINE OF N. DIVISION STREET WHICH IS THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE S 46°20' E 70.84 FEET TO A POINT ON THE NORTH 33 FOOT R.O.W LINE OF W 76TH STREET THENCE S 88°47' W 50.09 FEET ALONG THE NORTH 35 FOOT R.O.W LINE OF W 76TH STREET TO THE SW CORNER OF LOT 10; THENCE N 1°20' W 49.99 FEET ALONG THE EXISTING 33 FOOT R.O.W LINE OF N. DIVISION STREET TO THE POINT OF BEGINNING.
ALSO EXCEPTING THEREFROM: A PART OF LOTS 9, 10, 11 AND 12, NOR-DAV ADDITION, AN OFFICIAL PLAT IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M.; THENCE NORTH 88°01'05" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 83.00 FEET THENCE NORTH 1°58'55" WEST 35.00 FEET TO THE NORTH RIGHT OF WAY OF 76TH STREET AND THE POINT OF BEGINNING; THENCE NORTH 47°06'34" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 60.95 FEET TO THE EAST RIGHT OF WAY LINE OF DIVISION STREET; THENCE NORTH 2°07'21" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 335.17 FEET; THENCE NORTH 7°15'48" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 61.32 FEET; THENCE SOUTH 2°07'21" EAST 391.53 FEET THENCE SOUTH 47°06'34" EAST 60.39 FEET; THENCE NORTH 88°02'11" EAST 355.99 FEET; THENCE SOUTH 1°58'55" EAST 4.45 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 88°01'05" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 365.58 FEET TO THE POINT OF BEGINNING.

APPROVAL SIGNATURES:

MAYOR	DATE:
CITY CLERK	DATE:
CHAIRMAN PLAN & ZONE	DATE:
CENTURY LINK	DATE:
IOWA - AMERICAN WATER COMPANY	DATE:
MEDIACOM	DATE:
MIDAMERICAN ENERGY	DATE:
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.	
METRONET	DATE:

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.

JERRY D. ROGER
Iowa License Number: 8860
My license renewal date is December 31, 2025
Pages or sheets covered by this seal: 1



DATE: 2/9/2024

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

DRAWN BY: KLC
CHECKED BY: JDR
DRAWING LOCATION
S: \DENHARTOG\1500 76TH STREET

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT
FINAL PLAT
NOR-DAV 2ND ADDITION
DAVENPORT, IOWA

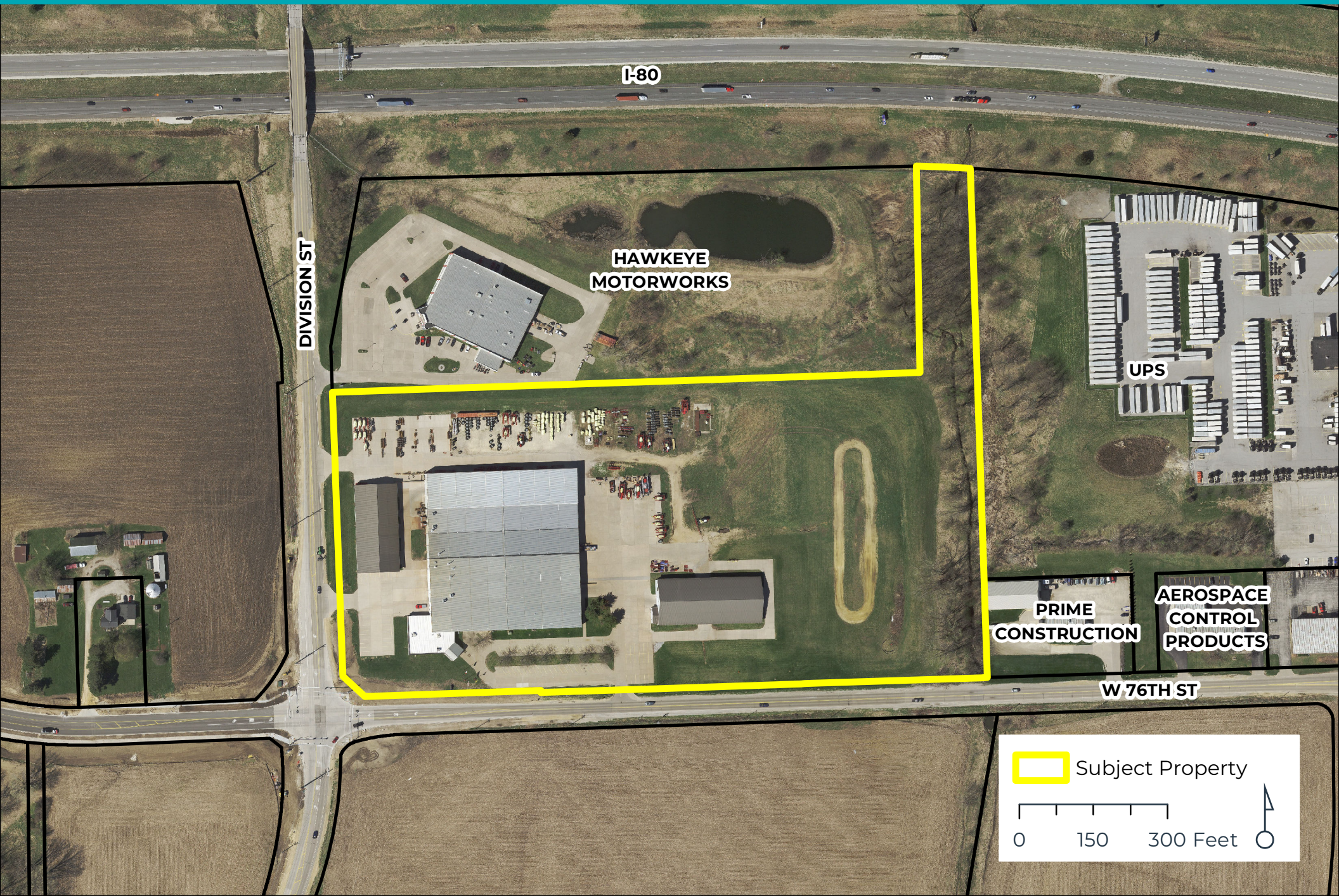
OWNER
5CL ILLINOIS LLC
1500 W 76TH ST
DAVENPORT IA 52806

SHEET NO.
1 OF 1



Vicinity Map | Case F24-03

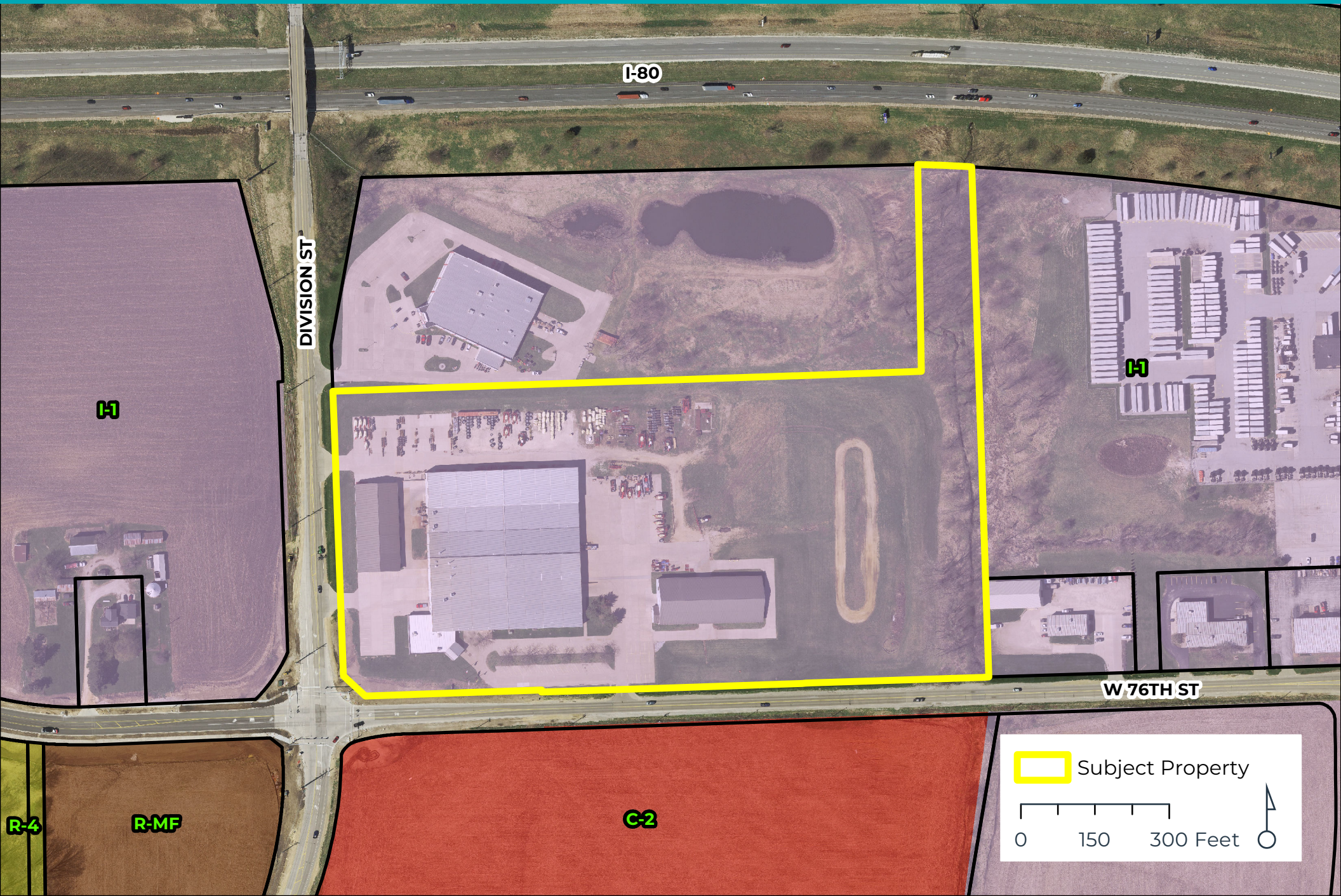
Request of 5CL Illinois LLC for a Final Plat of
Nor-Dav 2nd Addition. The 2-lot subdivision is located at
1500 West 76th Street on 19.3 acres. [Ward 8]





Zoning Map | Case F24-03

Request of 5CL Illinois LLC for a Final Plat of
Nor-Dav 2nd Addition. The 2-lot subdivision is located at
1500 West 76th Street on 19.3 acres. [Ward 8]





CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 W. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
SUBDIVISION PLAT
(LAND DIVISION)

APPLICANT INFORMATION

Applicant Name

5CL Illinois LLC

Address

1500 W. 76th St.

City | State | Zip

Davenport, IA 52806

Phone

(614) 410-5654

Secondary Phone

E-Mail Address

joel.yakovac@colliers.com

Acceptance of Applicant

I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for all development review costs, including but not limited to a traffic study.

Joel Yakovac

Print Applicant's Name

Joel Yakovac

Applicant's Signature

02/09/2024

Date

SUBDIVISION NAME

Nor-Dav 2nd Addition

LOCATION DESCRIPTION

1500 W. 76th St.

SUBMITTED

02/09/2024

NUMBER OF LOTS BY USE TYPE

2 @ M-1

ACRES

19.28

STREETS ADDED

0

PLAT TYPE SUBMITTED:

PRELIMINARY PLAT: §16.16 Requirements ☐

FINAL PLAT: §16.20 Requirements ☒

PRELIMINARY PLAT REQUIREMENTS:

Preliminary Plat ☐

Contours (2') & Infrastructure (pre/post) ☐

FINAL PLAT REQUIREMENTS:

Platting Certificates per §354.11 State Code ☐

Final Plat ☐

GENERAL REQUIREMENTS:

Authorization to Act as Applicant, if needed ☐

Application Fee (REQUIRED) ☐

Subdivision Platting Fee Schedule

Number of Lots	Fee
1 lot to 10 lots	\$400 plus \$25/lot
11 to 25 lots	\$700 plus \$25/lot
26 or more lots	\$1,000 plus \$25/lot

Submit this form, and any questions, to DNS Planning Division at
planning@davenportiowa.com.

DEVELOPMENT TEAM

Developer / Project Manager

Colliers Columbus Industrial Team

Address

Two Miranova Pl., Ste. 900, Columbus, OH 43215

Phone

(614) 410-5654

Secondary Phone

E-Mail Address

joel.yakovac@colliers.com

Owner

CL Illinois LLC

Address

1500 W. 76th St., Davenport, IA 52806

Phone

(614) 410-4654

Secondary Phone

E-Mail Address

joel.yakovac@colliers.com

Engineer

Townsend Engineering

Address

2224 E. 12th St., Davenport, IA 52803

Phone

(563) 386-4236

Secondary Phone

E-Mail Address

chris@townsendengineering.net

Attorney

Lane & Waterman LLP 220 N. Main St., # 600, Dav.

Address

Lane & Waterman LLP 220 N. Main St., # 600, Dav.

Phone

(563) 324-3246

Secondary Phone

E-Mail Address

Authorization to Act as Applicant

I/We, _____
[as property owner(s)]

authorize _____
[the above person(s)]

to act as applicant, representing me/us before the following board: Plan & Zoning Commission *

for the property located at _____.

Signature(s)*

*Please note: original signature(s) are required signed in front of a Notary.

Notarization: _____

Date

State of _____,

County of _____,

Sworn and subscribed before me

this _____ day of _____.

[identification type]

Notary Public

My Commission Expires:

** Application Form by Board Type*

Plan and Zoning Commission

Zoning Map Amendment (Rezoning)
Planned Unit Development
Zoning Ordinance Text Amendment
Right-of-way or Easement Vacation

Zoning Board of Adjustment

Special Use
Hardship Variance
Zoning Appeal
Nonconforming Use Exception

Design Review Board

Design Approval
Demolition Request in the Downtown
Demolition Request in the Village of
East Davenport

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request