PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, AUGUST 15, 2017; 5:00 PM

CITY COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Authority

III. Secretary's Report

A. Approve minutes of the 08-01-17 regular meeting

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

i. Case No. REZ17-05: Request of Steven and Merideth Hirsch for the rezoning of 0.65 acre (28,340 sqft), more or less, of real property located at the 5135 Marquette Street (south of West 53rd Street and east of Marquette Street) from R-1 Low Density Dwelling District to R-3 PUD Planned Unit Development to facilitate development of multiple residences; two 2-unit buildings. **This case remains tabled (no action necessary).**

B. New Business

i. Case No. REZ17-06: Request of David A. Parochetti dba David A. Parochetti Revocable Trust to remove conditions of City Ordinance 1999-569 on 0.70 acres located at the northwest corner of West Kimberly Road and Sturdevant Street (1616 West Kimberly Road and 3910 Sturdevant Street). The previous development was to be a Schnucks grocery store. Removal of the conditions would allow development of a quick service restaurant.

ii. Case No. REZ17-08: Request of Aaron Christopher on behalf of Palmer College of Chiropractic to rezone 38.65 acres, more or less, generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: “R-4” Moderate Density Dwelling District, “R-6M” High Density Dwelling District, “C-O” Office-Shop District, “C-1” Neighborhood Commercial District, “C-2” General Commercial District, “C-4” Central Business District and “M-1” Light Industrial District to “PID” Planned Institutional District.

VI. Subdivision Activity

A. Old Business

B. New Business

VII. Future Business

A. Case No. F17-16: Request of Ian Weiner on behalf of Pebb Development, LCC for the Final Plat of MedEx-Kimberly Road, which is a replat of Lots 1 and 2 of Spring Village Third Addition. The property is located on the north side of East Kimberly Road between Spring Street and Belle Avenue.

B. Request of Ian Weiner on behalf of Pebb Development, LCC for a "PDD" Final Development Plan for a 4,714 square foot medical office building on .89 acres, more or less, of property located at 2198 East Kimberly Road.

VIII. Communications

IX. Other Business

A. Time open for citizens wishing to address the Commission on matters <u>not on the established agenda.</u>

X. Adjourn

A.
- Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city code if the Commission does not act and report on this item within 30 days' time this agenda item is to be construed as approved by the Commission.
- Note: The Plan and Zoning Commission meeting is not a public hearing. It is time for the commission to discuss the issue(s) with City staff and if questions rise, with the developer.
- A rezoning or ordinance text amendment has a second public hearing before the City Council at its Committee of the Whole meeting. Notification of that meeting will be sent to surrounding owners following the Plan and Zoning Commission meeting.

<u>Next Public Hearing/Regular Plan & Zoning Meeting</u>:
Monday, September 05, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn, 888-2286 **8/15/2017**

Subject:

PUBLIC HEARING AGENDA

Old Business - None

New Business - None

Next Public Hearing: Tuesday, September 05, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall - 226 West 4th Street

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	8/11/2017 - 10:47 AM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn, 888-2286 **8/15/2017**

Subject:
Approve minutes of the 08-01-17 regular meeting

ATTACHMENTS:

Type	Description
Resolution Letter	Minutes 08-01-17 regular meeting

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	8/11/2017 - 10:47 AM

CITY PLAN AND ZONING COMMISSION
CITY OF DAVENPORT, IOWA

TUESDAY AUGUST 01, 2017 ● 5:00 PM
COUNCIL CHAMBERS – DAVENPORT CITY HALL
226 W 4TH STREET DAVENPORT, IA

MINUTES

By this reference all reports, documents, presentations and the meeting video record are made a part of the minutes.

PUBLIC HEARING AGENDA

The public hearing was opened at 5:00 P.M. and the following public hearings were held:

OLD BUSINESS –

NEW BUSINESS –

- **Case No. REZ17-06**: Request of David A. Parochetti dba David A. Parochetti Revocable Trust to remove conditions of City Ordinance 1999-569 on 0.70 acre located at the northwest corner of West Kimberly Road and Sturdevant Street (1616 West Kimberly Road and 3910 Sturdevant Street). The previous development was to be a Schnucks grocery store. Removal of the conditions would allow development of a quick service restaurant.
- **Case No. REZ17-07**: Request of TWG Development LLC for the rezoning of 1.90 acres of real property located at 902 West 4th Street from "M-1" Light Industrial District to "C-4" Central Business District to facilitate residential (multi-family) development.
- **Case No. REZ17-08**: Request of Studio 483 Architects on behalf of Palmer College of Chiropractic to rezone 38.65 acres generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: "R-4" and "R-6M" Moderate and High Density Dwelling Districts respectively; "C-O", "C-1" and "C-2" Office-Shop, Neighborhood Shopping and General Commercial Districts respectively; and "M-1" Light Industrial District to "PID" Planned Institutional District.

Next Public Hearing:

Tuesday, August 15, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall – 226 West 4th Street.

REGULAR MEETING AGENDA

The regular meeting was called to order at 6:40 P.M., following the public hearing.

I. Roll Call of the Membership

Present: Connell, Hepner, Inghram, Kelling, Lammers, Maness, Martinez, Medd, Quinn, Reinartz and Tallman
Excused: None
Absent: None
Staff: Flynn, Heyer, Koops, Leabhart, Statz and Wille.

II. Report of the City Council Activity

III. Secretary's Report (July 18, 2017 meeting minutes)

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business –

1. **Case No. REZ17-05:** Request of Steven and Merideth Hirsch for the rezoning of 0.65 acre (28,340 sqft), more or less, of real property located at the 5135 Marquette Street (south of West 53rd Street and east of Marquette Street) from R-1 Low Density Dwelling District to R-3 PUD Planned Unit Development to facilitate development of multiple residences; two 2-unit buildings.

   Staff recommends that the request be tabled indefinitely until the petitioner supplies a site plan as required. Staff will move the item forward at that time.

   On a motion by Tallman, seconded by Medd, to table the request indefinitely was unanimously approved: 9-yes, 0-no and 0-abstention.

B. New Business -

1. **Case No. FDP17-05**: Request by MLI Real Estate Group, LLC, for a final development plan for a new free-standing restaurant at property located at 902 W Kimberly Road. (Village Shopping Center).

   Staff recommends the Plan and Zoning Commission forward Case No. FDP17-05 to the City Council for approval, with the following condition:

   1. Site Plan Approval, including review of landscaping and photometric plans, shall be completed prior to issuance of any building or site development permits.

   On a motion by Tallman, seconded by Hepner, to forward Case No. FDP17-05 to the City Council for approval subject to the above condition was unanimously approved: 9-yes, 0-no and 0-abstention.

VI. Subdivision Activity

A. Old Business – None

B. New Business –

1. **Case No. ROW17-04**: Request of St. Ambrose University for the rights-of-way vacation (abandonment) of portions of three streets:
   a. Rogalski Drive from the former Ripley Street to the west line of Harrison Street,
   b. West Pleasant Street from the former Ripley Street to the west line of Harrison Street, and
   c. Ripley Street from the north line of Locust Street to the north line of the east-west alley north of Locust Street;

   and three alleys:
   a. the east west alley north of Locust Street between Ripley and Harrison Streets,

b. the north-south alley west of Harrison Street between the north line of the east-west alley north of Locust Street and the south line of Pleasant Street, and
c. the north-south alley west of Harrison Street between the north line of Pleasant Street and the south line of Rogalski Drive.

Findings:

- St Ambrose owns almost all of the surrounding proeprty.
- Eventual integration of the street system into the campus was presumed as has happened in the past

Recommendation:
Staff recommends the City Plan and Zoning Commission accept the findings and forward Case No. ROW17-04 to the City Council for approval subject to the following conditions:

1. That an easement be placed on the rights-of-way to maintain, operate, remove, repair, replace, construct, reconstruct, or relocate utility services.
2. That an easement for access be provided to the satisfaction of 2020 Harrison Street (Birthright of Davenport) or its successor.

On a motion by Manes, seconded by Connell, to forward Case No. ROW17-04 to the City Council for approval subject to the above conditions was approved: 8-yes, 1-no (Lammers) and 0-abstention.

2. **Case No. F17-15**: Final Plat of O.R.A. First Addition, located north of Northwest Boulevard between Sturdevant and Division Streets, containing two (2) lots on 8.25 acres.

Findings:
The plat facilitates orderly development with designate detention on lot A (Lot 2).

Staff recommends the City Plan and Zoning Commission accept the findings and forward Case No. F17-13 to the City Council for approval subject to the following conditions:

1. The surveyor signs the plat.
2. The utility companies sign the plat when their easement needs have been met.
3. Text “This Plat Prepared For” should be “Owner/Agent”.
4. “Lot 2” should be labeled “Lot A”
5. Lot A (former Lot 2) is to be called out as a detention and drainage easement.
6. The right-of-way along the east side of Division Street should be labeled as “being dedicated for street purposes with this plat” as per the City Development Engineer’s prefer terminology.
7. That two previously established lot corners or two quarter corners are shown on the plat and that there are descriptions for them containing which lot corner or quarter corner they are. They plat needs to be tied to these two monuments.

On a motion by Maness, seconded by Connell, to forward Case No. F17-15 to the City Council for approval subject to the above conditions was unanimously approved: 9-yes, 0-no and 0-abstention.

VII. Other Business – 2016-2nd Quarter Development Report & Fiscal Year FY2017 Development Report

VIII. Future Business – Preview of items for the *August 15th* public hearing and/or regular meeting *(note-not all items to be heard may be listed)*:

VIII. Communications (Time open for citizens wishing to address the Commission on matters *not on the established agenda*)

IX. Adjourn – The meeting was adjourned at 7:07 P.M.

- *Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city code if the Commission does not act and report on this item within 30 days' time this agenda item is to be construed as approved by the Commission.*
- *Note: The Plan and Zoning Commission meeting is not a public hearing. It is time for the commission to discuss the issue(s) with City staff and if questions rise, with the developer.*
- *A rezoning or ordinance text amendment has a second public hearing before the City Council at its Committee of the Whole meeting. Notification of that meeting will be sent to surrounding owners following the Plan and Zoning Commission meeting.*

Next Public Hearing/Regular Plan & Zoning Meeting:
***Monday*, August 15, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.**

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn, 888-2286 **8/15/2017**

Subject:
Case No. REZ17-05: Request of Steven and Merideth Hirsch for the rezoning of 0.65 acre (28,340 sqft), more or less, of real property located at the 5135 Marquette Street (south of West 53rd Street and east of Marquette Street) from R-1 Low Density Dwelling District to R-3 PUD Planned Unit Development to facilitate development of multiple residences; two 2-unit buildings. **This case remains tabled (no action necessary).**

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	8/11/2017 - 10:48 AM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn, 888-2286 **8/15/2017**

Subject:
Case No. REZ17-06: Request of David A. Parochetti dba David A. Parochetti Revocable Trust to remove conditions of City Ordinance 1999-569 on 0.70 acres located at the northwest corner of West Kimberly Road and Sturdevant Street (1616 West Kimberly Road and 3910 Sturdevant Street). The previous development was to be a Schnucks grocery store. Removal of the conditions would allow development of a quick service restaurant.

ATTACHMENTS:

Type	Description
Resolution Letter	REZ17-06 SR
Backup Material	REZ17-06 Background

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	8/11/2017 - 10:48 AM

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

Meeting Date: **August 15, 2016**
Request: **Remove conditions City Ordinance 1999-569**
Address: **1616 W Kimberly Rd & 3910 Sturdevant St**
Case No.: **REZ17-06**
Applicant: **David A Parochetti dba David A Parochetti Revocable Trust**

Recommendation:

Staff recommends the conditions be removed from City Ordinance No. 99-569 as they relate to the proposed development and that the proposed development be subject to the listed conditions.

Introduction:

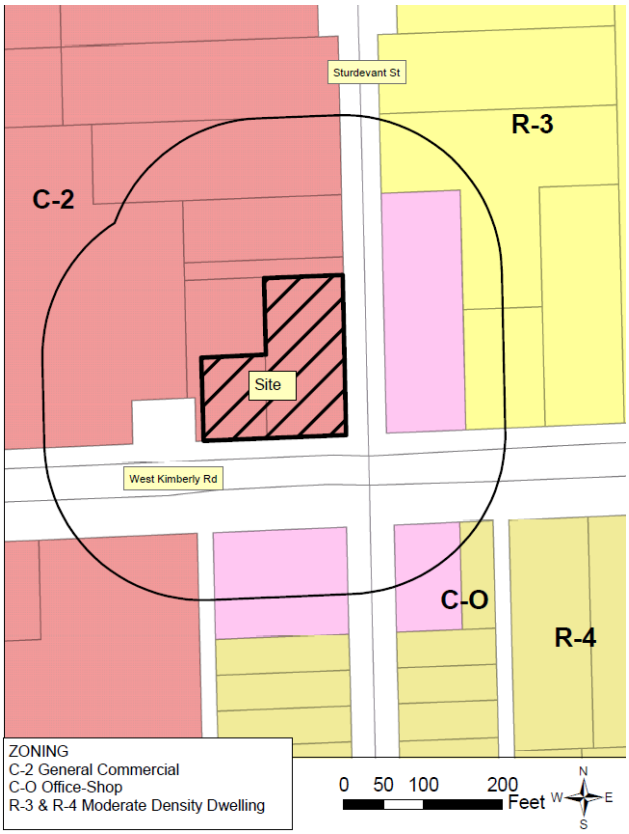
Request of David A. Parochetti dba David A. Parochetti Revocable Trust to remove conditions of City Ordinance 1999-569 on 0.70 acre located at the northwest corner of West Kimberly Road and Sturdevant Street (1616 West Kimberly Road and 3910 Sturdevant Street). The previous development was to be a Schnucks grocery store. Removal of the conditions would allow development of a quick service restaurant (Taco Bell).

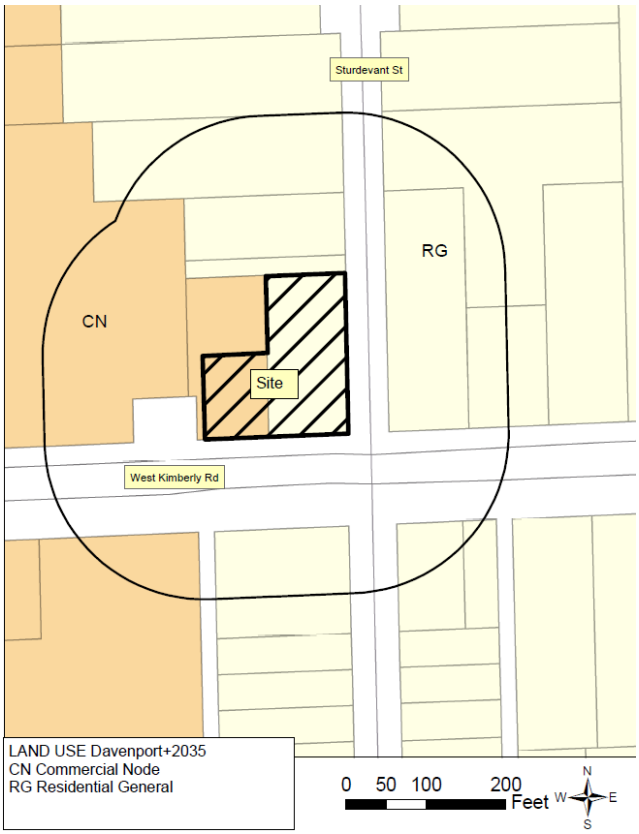
There are two options for staff's review:
Review the request for the removal of conditions separately and since the "C-2" zoning is in place relegate the review of the proposed use to the site plan review process.
However a use has been proposed and is driving the request to remove the conditions therefore the two are reviewed in tandem.

AREA CHARACTERISTICS:

Aerial

Zoning Map
Land Use





<u>Background:</u>
Comprehensive Plan:
Within Existing Urban Service Area: Yes
Within Urban Service Boundary +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*. *(italics added)*
Commercial Node (CN) – Clusters of generally more intense uses found either along existing Urban Corridors or along or at the intersection of major streets in newly developed areas. CN areas may contain commercial uses somewhat more intense than uses found elsewhere on Urban Corridors, as well as higher density residential uses and office and service businesses. CN should serve a population of about 5000 people within 1/2 mile. Ideally, CN areas should be architecturally integrated, and designed to serve all modes of transportation. Pedestrian connections to the neighborhoods they serve are important. Therefore, master planning and customized zoning provisions for new CN areas should occur before development or redevelopment occurs.

Relevant Goals to be considered in this Case:
Identify and reserve land for current and future development – *encourage a full range of development.*

Zoning:
The property is currently zoned "C-2" General Commercial District; the "C-2" district allows a restaurant (including drive-thru) as a permitted use. The request is to remove the conditions of Ordinance 1999-569 and not to change the zoning classification of the property. It is the conditions of the specific ordinance rezoning the property that are of concern to the applicant.

If the conditions are not removed even the building of a single family residence would be required to meet these conditions.

The property was rezoned from "R-3" by City Ordinance 1999-569 in preparation for a Schnucks market development. That development proposed an approximately 63,000 square foot grocery store plus an additional 18,000 square feet of retail space. The proposed restaurant is approximately 3,000 square feet in area.

Technical Review:

Streets. The property is located at the northwest intersection of West Kimberly Road and Sturdevant Street. (*Please refer to the Traffic Engineers memorandum in the attachments*)

- Access: Access would be from the easternmost shared driveway point on Kimberly Road and a new proposed access across from the northerly dental office driveway. The Kimberly Road access is a shared access with the Kwik Star and the auto repair shop. This access is limited by a median to right-in and right-out turning movements. The access onto Sturdevant Street will allow for right and left turns as does the Sturdevant intersection with Kimberly Road. The Sturdevant access point is directly related to the existing commercial zoning on both sides of Sturdevant. Both of these access points are acceptable to the City's Traffic Engineer with the Sturdevant access approximately 175 feet from Kimberly Road. Note: the Schnucks access was located 300 feet north of Kimberly.
- Crash data: Accident reports indicate five crashes in five years related to this intersection with only one related to a driver southbound on Sturdevant striking a driver on Kimberly. The other four were drivers entering Kimberly from the south and hitting a driver on Kimberly.
- Traffic volume: Traffic counts for Sturdevant are not available. Traffic counts for the intersection will be taken after the Division and Kimberly intersection improvements are complete (proposed for October) since current conditions (construction) would not reflect normal traffic movement at this intersection. It is likely that peak times for traffic coincide with school pick-up and drop-off times. According to customer counts at a comparable restaurant site, the school peak times coincide with lower restaurant volumes.
- Improvements: The City is proposing some changes to improve traffic flow on Sturdevant:
    - Parking would be removed on the west side of Sturdevant to 300 feet north of Kimberly;
    - Painted lane and centerline near the intersection to separate southbound traffic on Sturdevant;
    - New traffic counts will be used to determine if the criteria have been met for signalization (the Taco Bell proposed counts will also be used)

Storm Water. Stormwater infrastructure is located in Kimberly Road. With an impervious surface over 10,000 square feet stormwater retention (water quality) of the first 1.25 inches of rain and detention (water quantity) is required. The parcel contains approximately 28,000 square feet. The required stormwater calculations and retention/detention designs and volumes will need to be submitted and reviewed prior to the start of site work. Additional permits for site work and erosion control are also required.

Sanitary Sewer. Sanitary sewer service is located in Sturdevant Street adjacent to the property (8-inch line). This should be adequate for the proposed use.

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

Emergency Services. The property is located approximately 1-1/4 miles from Fire Stations No. 3 at 3506 Harrison Street.

Parks/Open Space. The proposed rezoning does not impact any existing or planned parks or public open spaces.

Public Input:
The neighborhood meeting was held July 6th. Concerns raised at the neighborhood meeting dealt with issues related to the proposed development and not the per se removal of conditions restricting development. The development concerns related to traffic on Sturdevant Street, access points, stacking distances, lighting and both storm and sanitary sewers. The public hearing before the Plan and Zoning Commission was held August 1st. Notices were sent to the nine (9) owners of property within 200 feet; four protest from within the notice area and one outside the notice area have been received (*see attachments*).

Discussion:
The property was part of the rezoning to allow for the Schnucks market. The rezoning placed a number of conditions related to traffic improvements, especially related to the Kimberly and Division intersection as well as access restrictions (please refer to the attachment City Ordinance 1990-569). The petitioner is proposing to remove those conditions but is open to new conditions related to the proposed project. Note: The development of the Kwik Star facility was on the land initially zoned "C-2" (old Geifman's site) and not part of the rezoning for the proposed Schnuck's development, therefore those conditions were not applied to the Kwik Star development.

The petitioner's request is to remove the conditions of City Ordinance 99-569 from the property to facilitate development of a portion of the property to which the conditions apply. Since the development of a major grocery store or any large retail use on the property is now a moot point, the removal of the conditions should occur. Note: The zoning of a property does not automatically revert if a development does not happen; for that to occur an overt action to rezone (downzone) the property by the owner or possibly by the City must occur.

Most of the concerns raised by neighbors are related to traffic issues. These have been reviewed by the Traffic Engineer and his comments are incorporated in the technical review portion of the report as well as being an attachment. The use of full downcast luminaires as well as LED lighting should suffice to limit concerns site lighting.

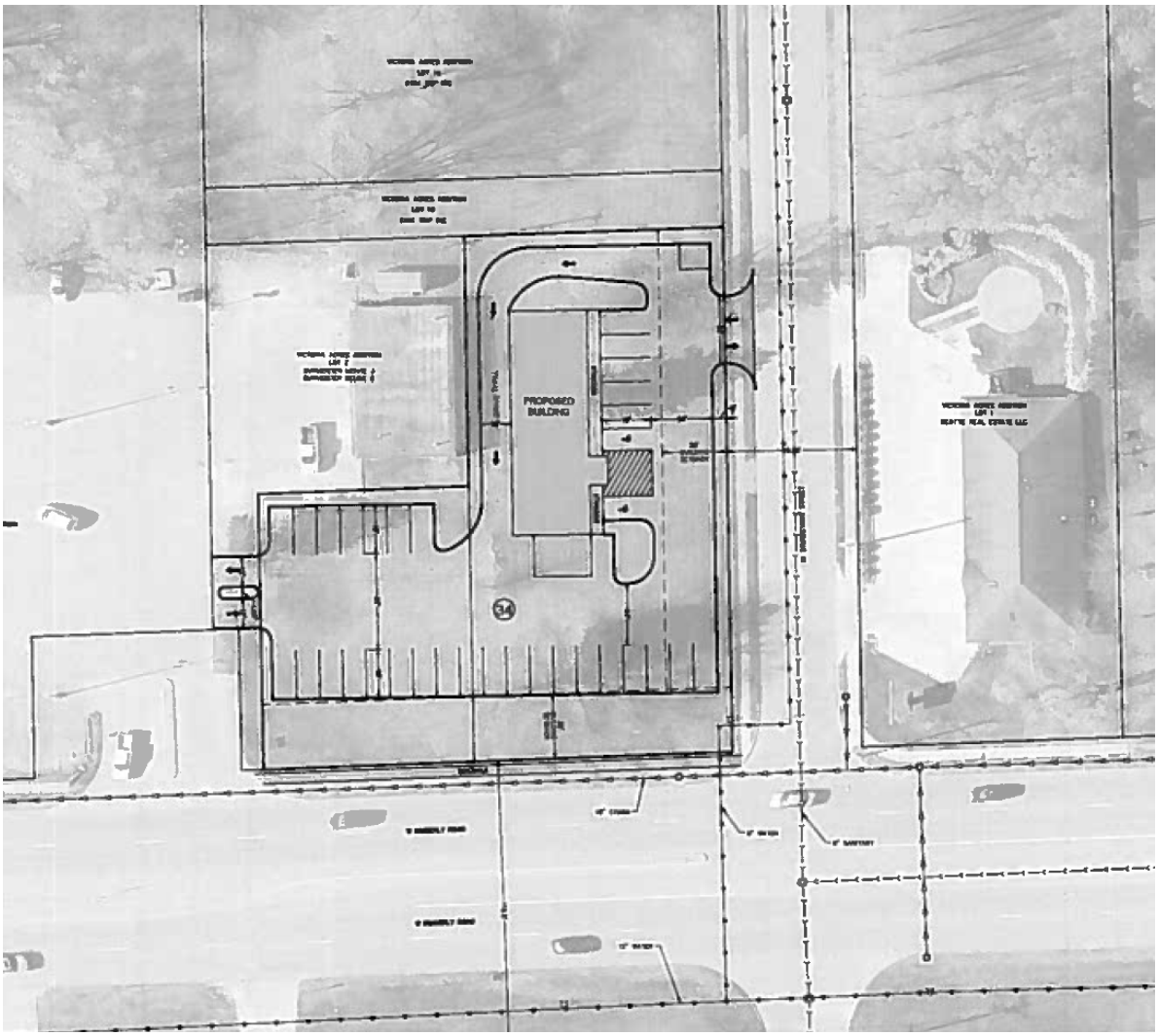
The City should revisit the need for the extent of commercial zoning in the area.

Staff Recommendation:
Findings:
The reason for the ordinance conditions is no longer in place and refers to property not under the petitioner's control.
The City proposed improvements should reduce the perceived traffic concerns at this intersection.

Recommendation:
Staff recommends the Plan and Zoning Commission forward Case No. REZ17-06 to the City Council for approval subject to the following conditions:

1. That the conditions be removed from City Ordinance No. 99-569 as they relate to the proposed development;
2. That downcast luminaries and LED lighting be used;
3. That if the proposed development causes the need for signalization the developer will pay for one-fourth (25%) of the cost;
4. That the City make the intersection improvements as proposed in the email from Gary Statz dated August 09, 2017 as follws:
    - Parking be removed on the west side of Sturdevant to 300 feet north of Kimberly;
    - Add a painted lane and centerline near the intersection to separate southbound traffic on Sturdevant;
    - New traffic counts be used to determine if the criteria have been met for signalization (the Taco Bell proposed counts will also be used) (see condition No.3)

Prepared by:
Wayne Wille, CFM - Planner II
Community Planning Division



Concept Plan

From:	Statz, Gary
To:	Wille, Wayne
Cc:	Leabhart, Tom
Subject:	Taco Bell traffic
Date:	Wednesday, August 09, 2017 4:24:46 PM

Wayne,
Here are some comments I have about the Taco Bell site. If you have any questions or want me to add/remove anything, please let me know.
The proposed Taco Bell site at the northwest corner of Kimberly Rd and Sturdevant St shows two access points. One of them is a shared access with Kwik Star and the other is near the north lot line on Sturdevant, across from the entrance to the dentist office. These are acceptable locations because they are as far away from the intersection as possible. The access point on Kimberly is right-in, right-out because of the median on Kimberly Road. The access point on Sturdevant will be for ingress and egress and is located approximately 175 feet from Kimberly Road. I do not expect this access point to have any effect on traffic near Kimberly and Sturdevant.
We do not have traffic volumes from Sturdevant and to do so now would not be representative of a normal day because of the construction project at Division and Kimberly. We will take traffic counts on Sturdevant soon after that project is finished so that we have a baseline for what a normal day looks like there. According the DOT, the traffic volume on Kimberly Road that passes this site is 20,400 vehicles per day. The peak hour is from 4:00 PM to 5:00 PM when 1750 vehicles pass the site from both directions combined on Kimberly. The peak hour on Division Street north of Kimberly has 1230 vehicles. Transaction counts from a comparable Taco Bell were provided and I am assuming that those numbers correlate to the number of vehicles entering the site, even though the number of orders has to be a little higher than the number of vehicles. The count on a recent Friday, which is typically the busiest day of the week, was 631. The average day has a volume of 542. The peak time period is during lunch with 192 vehicles on that Friday between 11 AM and 2 PM. This equates to 1 vehicle every 56 seconds. The next peak is the dinner time with traffic averaging 1 vehicle every 1:23.
Although I don't have traffic counts on Sturdevant, it is probably safe to say that its peaks coincide with school pickup and drop-off time at JFK Catholic School. Their day is from 7:45 AM to 3:00 PM. These two times coincide with the slower times at Taco Bell. Taco Bell is open for breakfast, but the traffic count showed only 11 transactions between 5 – 8 AM on that Friday. Even if all of those were during the school drop-off period of 7:30 – 8:00 AM, that would only be one car every 3 minutes. The Taco Bell volume between 2 – 5 PM, which would be during the school pickup times, had 95 transactions. This equates to about 1 car every 2 minutes. These volumes from Taco Bell are very low during the peak school times, so I do not see a concern with school and restaurant traffic combining to cause any problems.
Crash data was collected for the intersection of Kimberly and Sturdevant. There were 5 crashes in the intersection between cars on Sturdevant and on Kimberly during the past 5 years. Four of the crashes involved a driver going northbound on Sturdevant and hitting someone on Kimberly. Only 1 crash was caused by someone going southbound on Kimberly. There were numerous other crashes in this area that were mostly rear-end crashes on Kimberly and were unrelated to the intersection. So traffic coming from the north leg of the intersection, which is applicable to this proposed site, has caused only 1 crash in 5 years.
I am proposing some changes to the roadway. The parking along the west side needs to be

removed from Kimberly to a point about 300 feet north of Kimberly. The road will seem congested if cars are parked on both sides of the street. This can be accomplished with an ordinance change. We should also paint a lane line and centerline near the intersection so southbound traffic can split into two lanes closer to Kimberly. City forces can easily do this work and there is no need for the petitioner to complete this. There is also the issue of a potential traffic signal at Sturdevant. Division and Sturdevant are 875 feet apart, so a traffic signal could be located there. When we take traffic counts after the Division Street construction is complete, we will know how close the traffic volumes are to meeting the criteria for signalization. I propose that if the current traffic volumes are short of signalization criteria and the Taco Bell puts us over the threshold for signalization, then the petitioner shall pay the proportion of Sturdevant traffic exiting onto Kimberly that necessitated the signalization. City staff will conduct all of the traffic counts and traffic signals will be installed only if the warrants in the Manual on Uniform Traffic Control Devices are met. The City will design and construct the signals and the petitioner would simply have to pay a percentage of the construction costs based on the traffic generated by the site.

Overall, I do not see a big impact to the surrounding neighborhoods. Most of the traffic will be on Kimberly and on Division and some, especially eastbound Kimberly traffic, will enter via Sturdevant. I do not expect a lot of people to cut through the neighborhoods to get to this site unless they live nearby.

Gary Statz, PE
Traffic Engineer
City of Davenport

From:	Fisher, William (Billy)
To:	Wille, Wayne
Cc:	Sim, Nicholas; Kay, Amy
Subject:	RE: Request for comments
Date:	Monday, July 24, 2017 7:27:23 AM
Attachments:	image001.png

They will be required to meet the water quality standards and treat the first 1.25" rain on site.

Thank you,

Billy Fisher, CPMSM
Urban Conservationist
City of Davenport
Ph - 563-888-2107
Fax - 563-327-5182

From: Wille, Wayne
Sent: Thursday, July 13, 2017 4:49 PM
To: Berger, Bruce; Cox, David; Driskill, Amy; DuBois Julie; Fisher, William (Billy); Flynn, Matt; Glessner, Antonio ; Hayman, Michael; Heyer, Brian; Hock, Scott; Jacobsen, Henry; Johnson, Christopher T.; Johnson, Joy ; Jones, Todd; Kay, Amy; Koops, Scott E.; Leabhart, Tom; Longlett, Eric; McGee, Mike; Morris, Kathy; Peterson, Zach; Ralfs, Jacob; Rusnak, Ryan; Schadt, Brian; Scheible, Kurt; Sim, Nicholas; Statz, Gary; Tate, Art; Wille, Wayne
Subject: Request for comments

This item will go for public hearing before the Plan and Zoning Commission on August 1st; please have comments/concerns back to me by Tuesday July 25th. Thank You.

Wayne Wille, CFM - Planner II
Community Planning Division
226 W 4th St – Davenport IA 52801
563-326-6172 - wtw@ci.davenport.ia.us
563-326-7765 – planning@ci.davenport.ia.us

Click here for more information about the Zoning Ordinance Rewrite. Spread the Word!

From:	Leabhart, Tom
To:	Wille, Wayne
Subject:	RE: Request for comments
Date:	Thursday, July 20, 2017 8:44:47 AM
Attachments:	image001.png

Wayne,

I have no comments at this time.

Tom Leabhart, P.E.

Davenport Public Works

563-327-5155

From: Wille, Wayne
Sent: Thursday, July 13, 2017 4:49 PM
To: Berger, Bruce; Cox, David; Driskill, Amy; DuBois Julie; Fisher, William (Billy); Flynn, Matt; Glessner, Antonio ; Hayman, Michael; Heyer, Brian; Hock, Scott; Jacobsen, Henry; Johnson, Christopher T.; Johnson, Joy ; Jones, Todd; Kay, Amy; Koops, Scott E.; Leabhart, Tom; Longlett, Eric; McGee, Mike; Morris, Kathy; Peterson, Zach; Ralfs, Jacob; Rusnak, Ryan; Schadt, Brian; Scheible, Kurt; Sim, Nicholas; Statz, Gary; Tate, Art; Wille, Wayne
Subject: Request for comments

This item will go for public hearing before the Plan and Zoning Commission on August 1st; please have comments/concerns back to me by Tuesday July 25th. Thank You.

Wayne Wille, CFM - Planner II
Community Planning Division
226 W 4th St – Davenport IA 52801
563-326-6172 - wtw@ci.davenport.ia.us
563-326-7765 – planning@ci.davenport.ia.us

Click here for more information about the Zoning Ordinance Rewrite. Spread the Word!

$16.00 pd 04876-200 ORDINANCE NO. 99-569

ORDINANCE for the rezoning of 4.8 acres, more or less, of real property located north of West Kimberly Road between Division and Sturdevant Streets from "R-3" Moderate Density Dwelling District to "C-2" General Commercial District to facilitate retail development. Schnuck Markets, Inc., petitioner.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

SECTION 1. The following described unit of Scott County, Iowa real estate is hereby rezoned from "R-3" Moderate Density Dwelling District to "C-2" General Commercial District - Schnuck Markets, Inc., petitioner. The property has the following legal description:

Part of the Southwest Quarter of the Northeast Quarter of Section 15, Township 78 North, Range 3 East of the 5th P.M. being more particulary described as follows:

Lot 1 (except the South 15.5 feet) of Ken's Addition also known as a replat of Lot 17 of Victory Acres an addition to the City of Davenport, Iowa; and Lot 16 (except the south 15.5 feet), the East 200 feet of Lot 19, Lot 20 (except the West 35 feet), Lot 21, Lot 22, the East 200 feet of Lots 23 and 24, and the West 209.47 feet of Lot 25 all in Victory Acres, an addition to the City of Davenport, Iowa. Combined parcels contain 4.8 acres, more or less.

The rezoning is to facilitate development of a Schnuck's Market. The rezoning is subject to the following special conditions:
1. that the petitioner dedicate 15 feet of right-of-way the length of its Kimberly Road frontage and construct right turn deceleration lanes for all driveways at its sole expense as per City specifications and shall be constructed prior to the issuance of occupancy permits. All Kimberly Road driveways shall also meet Iowa Department of Transportation standards;
2. that the site will be limited to a single driveway on Sturdevant Street (the northernmost). The City of Davenport shall approve the design of said driveway which will be limited to right turn only turning movements for customers leaving the store, said turn lanes shall be constructed prior to the issuance of occupancy permits;
3. that the petitioner contribute $350,000 to be put in an escrow account prior to the issuance of any building permit for the purpose of rebuilding the West Kimberly Road and Division Street intersection. The City would construct the improvements when funding is available for the entire intersection project. The provisions of this condition will be superseded if the petitioner and the City enter into a separate street construction agreement to address the obligations related to the Kimberly-Division intersection;
4. that the petitioner dedicate 10 feet of right-of-way the length of its Division Street frontage;
5. that the development shall be limited to a single driveway access to Division Street (at 40th Street) unless a shared driveway is arranged with the convenience store/service station. Deceleration lanes will not be required on Division Street, however, left turn lanes for driveways shall be required and constructed at the

petitioner's sole expense and shall be completed prior to the issuance of occupancy permits;
6. that the architectural elevations and materials shall be approved by the City of Davenport Plan and Zoning Commission Design Review Committee and shall meet the architectural standards of the "HCOD" Highway Corridor Overlay District ordinance. The architectural design and materials shall be similar to those shown in Exhibit "B";
7. that 5 percent of the project parking area have a permeable surface and be in landscapes peninsulas and islands;
8. that a landscape plan be submitted to and approved by the City of Davenport. The plan shall include berming, landscaping and a six foot privacy fence at the project's rear property line or other location agreed to by Our Lady of Victory Church. Landscape materials shall meet the requirements of the "HCOD" Highway Corridor Overlay District ordinance;
9. that signage shall be limited to two 15 foot monument or ground signs constructed with a masonry base and building mounted signage and that no billboards will be allowed on this site;
10. that a site plan in conformance with the requirements of Chapter 17.56 of the 1995 Davenport Municipal Code entitled "Site Plans" be submitted to, and approved by, the City of Davenport prior to the issuance of any building or foundation permit;
11. that the petitioner agree to install and pay for speed bumps in the driveway of Our Lady of Victory Church to discourage Schnuck's customers from cutting through the property, if requested by the Church;
12. that the project lighting be limited to downcast luminaries and that lighting be directed away from neighboring properties; and
13. that a stormwater management plan for the subject property at full projected development be submitted to and approved by the Engineering Division of the Public Works Department in writing prior to the issuance of any building permit and that such plan allow no increase in stormwater runoff.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration December 15, 1999

Second Consideration December 15, 1999

Approved December 15, 1999

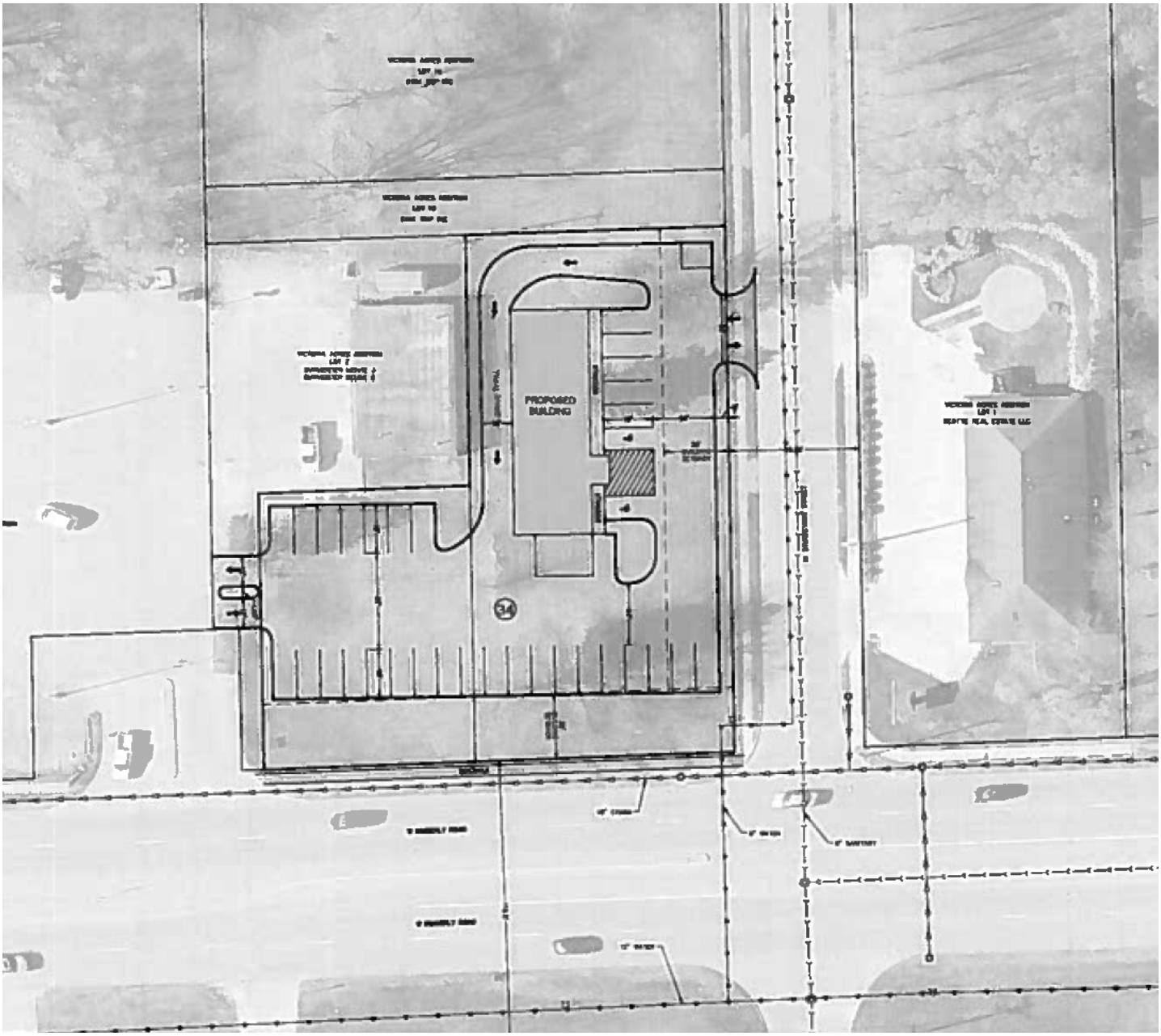
Phillip C. Yerington

Phillip C. Yerington, Mayor

Attest: Jackie E. Ragsdale

Jackie E. Ragsdale, CMC
Deputy City Clerk

Published in the Quad City Times on December 28, 1999.



Concept plan

Sturdevant & Kimberly - southeast corner

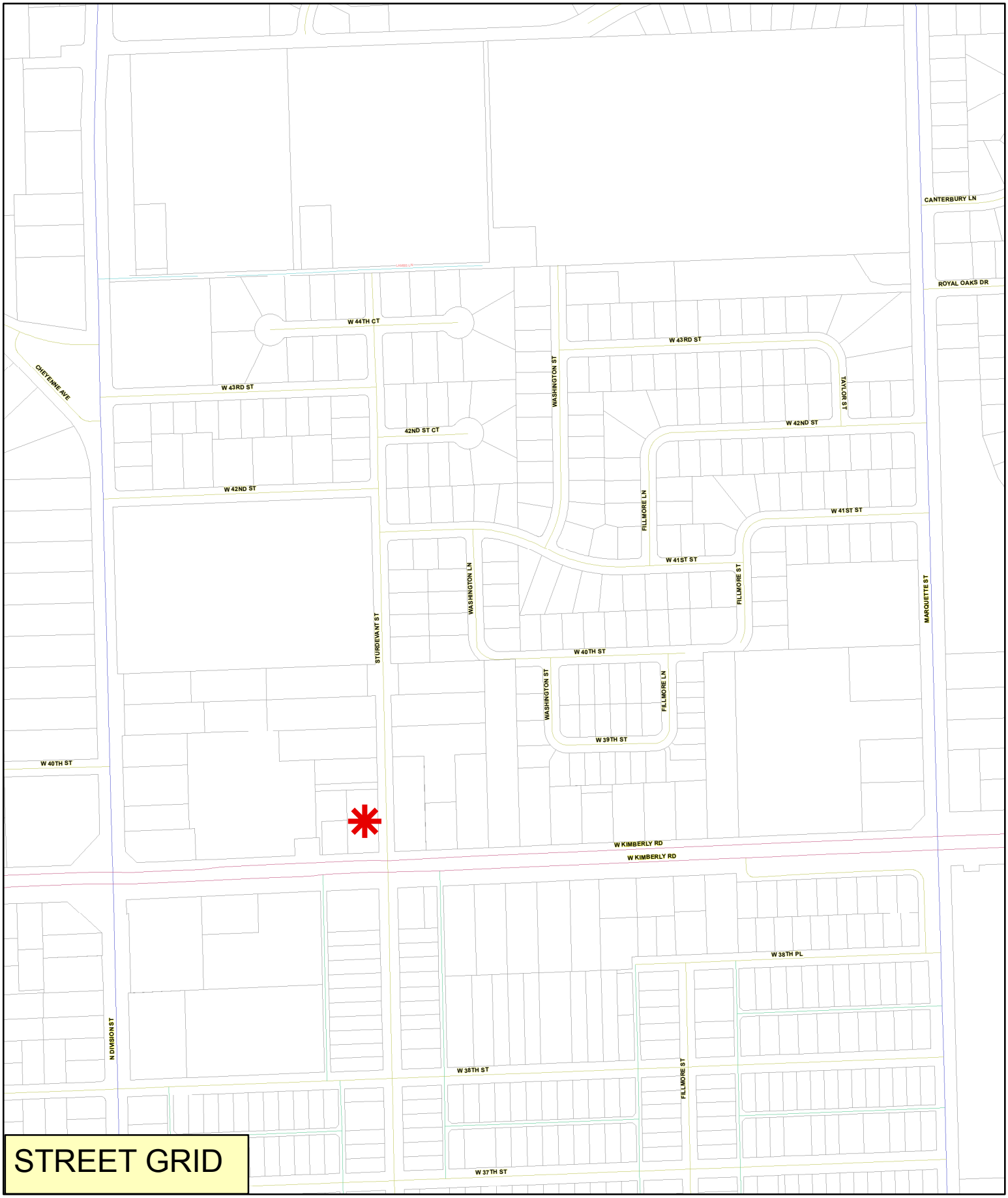
Sturdevant & Kimberly – southwest corner

Sturdevant & Kimberly – northeast corner

Sturdevant & Kimberly – northwest corner

Sturdevant Street – view southwest at approximate site

Sturdevant Street – view southeast at dental office across street from site



SITE

0 200 400 800 Feet

N W E S

Wille, Wayne

From: Judy Disney <disnejm@yahoo.com>
Sent: Friday, July 28, 2017 9:34 AM
To: Planning Division – CPED
Cc: mmatson@cidavenport.ia.us; Gordon, Jason; Meeker, Gene; sburrage@ci.davenport.ia.ua; nbrown@cidavenport.ia.us; Ambrose, Ray; Justin, Jeff; bboom@ci.davenport.ia.us; bedmond@ci.davenport.ia.us; bbarnhill@ci.davenport.ia.us; Wille, Wayne; Flynn, Matt
Subject: Taco Bell at Sturdevant and Kimberly Road

Case No. REZ17-06 Removal of the conditions would allow development of a quick service restaurant. (TACO BELL)

To: Office of Community Planning and Zoning Commission
Department of Community Planning and Economic Development
City Hall
Davenport, IA 52801
Phone: 563-326-7765
Email: Planing@ci.davenport.ia.us

We are opposed to the REZONING of this Property for Taco Bell a fast food restaurant.

Below are the concerns that we have for the purposed building of the Taco Bell at the corner of Sturdevant St and Kimberly Rd.:

1. It devalues the current residents properties who have lived here long before the property on Sturdevant was changed to a Commercial property. It would be the neighborhoods desire to see that the Sturdevant St portion of the property be rezoned to residential to maintain the value of the neighborhood.

History on this property:

The commercial property was contained to Kimberly Rd portion. (Geifmans and strip mall)

Sturdevant St. had houses on the west side all the way to Kimberly Rd.

Schnucks purchased the larger property and the city allowed all the property to be rezoned commercial. Schnucks went to Bettendort instead.

Schnucks sold the property to Kwik Star and Kwik Star only used the original portion of the property (Geifmans)

Now Kwik Star wants to sell off the small portion to Taco Bell that used to be a residential property; the corner behind Montey's at Kimberly Road and Sturdevant St.

2. The submitted plan for Taco Bell has the main entrance on Sturdevant St. There is no entrance from Kimberly Road that directly enters the planned fast food restaurant.

Sturdevant is a residential street not designed for heavy traffic in volume, or for larger size Trucks; such as the Semi Delivery Trucks for supplies and Trash removal trucks.

The thickness of the original concrete is not thick enough to support the increased volume of heavy vehicles.

3. Beattie Dental currently parks on the East Side of Sturdevant for 400 feet from Kimberly Road and this narrows the street for the steady flow of Buses, trucks, and cars from Kennedy School and Our Lady of Victory Church and the remaining neighborhood of Apartments and houses.

This Current Condition Of Traffic Is Already Extremely Congested And Dangerous. If Taco Bell Is Allowed To Be On This Corner It Will Make It Even More Congested, Crowded, And Dangerous.

We would like to recommend that a feasibility study be done before the city ever agrees to allowing a Fast Food Restaurant on this corner.

4. As a neighborhood we are greatly concerned also for the safety of the students who walk from Kennedy school in and around the neighborhood. There has already been issues for these pedestrians and it will only get worse with more traffic and congestion.

5. With more commercial property the increase of traffic is a huge problem for the residents. Left hand turns are next to impossible at the corner of Sturdevant and Kimberly Rd. - unless the city adds a traffic light.

Currently the traffic has to travel through the entire neighborhood across Sturdevant over 41 St. to Marquette in order to make a left hand turn at the light at Marquette and Kimberly Rd. Marquette and Kimberly Rd intersection has been a nightmare since Popeyes chicken was opened. Marquette is designed wider to deal with traffic, has a traffic light, and inspite of that, it still has created a traffic issue for residents.

6. Current road conditions on Sturdevant and 41Street are less than desirable. The city has been unable to keep up with repairing the streets with the current traffic flow and adding to it will only make these streets more dangerous to live on and drive on.

7. Trash has increased 10 fold in the neighborhood since Kwik Star Gas Station was opened. The neighborhood has also seen a 10 fold increase in Trash from Popeyes opening. We do not want to see another fast food restaurant like Taco Bell add additional Trash to the neighborhood. We have all worked hard to clean up after everyones mess!

8. Currently the City has had to put barricades up on the property in question to stop the flow of "cut through traffic" from the Kwik Star Gas Station to Sturdevant St. If the Taco Bell goes in on this corner it again just allows all the traffic from the Kwik Star to cut through the Taco Bell lot to Sturdevant St. This is extremely dangerous for traffic as well as pedestrians!

9. Looking at the proposed plan for the Taco Bell it appears to us that the Lot is too small and not wide enough to safely have traffic travel around the building for a drive through and for all the other traffic using the lot, plus handicap parking and other parking.

10. We believe the the Drive through will also cause additional noise issues for the neighborhood, as well as lights that will be on during the night, causing an issue for sleeping and sanity.
11. The current old trees and animals that live on the property will be destroyed, thus the green and natural beauty of the environment,the eco-systm and the neighborhood will also be destroyed and forever changed.

Robert O. Disney
Judy M. Disney
3937 N Sturdevant St
Davenport, Iowa 52806

July 27,2017

PUBLIC HEARING NOTICE
DAVENPORT PLAN & ZONING COMMISSION
TUESDAY – AUGUST 01, 2017 5:00 P.M.
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4TH STREET – DAVENPORT, IOWA

Case No. REZ17-06: Request of David A. Parochetti dba David A. Parochetti Revocable Trust to remove conditions of City Ordinance 1999-569 on 0.70 acre located at the northwest corner of West Kimberly Road and Sturdevant Street (1616 West Kimberly Road and 3910 Sturdevant Street). The previous development was to be a Schnucks grocery store. Removal of the conditions would allow development of a quick service restaurant.

The City Plan and Zoning Commission will conduct a public hearing concerning this matter at **5:00 p.m., Tuesday August 01, 2017** in the **Council Chambers of Davenport City Hall at 226 West 4th Street**, Davenport, Iowa.

This public hearing is the first step in the review/approval process. The City Plan and Zoning Commission will consider (vote on a recommendation) the petition at its regular meeting on Tuesday August 15, 2017. The Commission's report and recommendation will then be forwarded to the City Council. The City Council will then hold its own public hearing, as required by state law. You should also receive a notice of the City Council's public hearing. For the ordinance to be approved, it must be read/considered at three (3) separate City Council meetings. For the specific dates and times of subsequent meetings, please call the phone number below.

It is your privilege to submit written comments on this petition or to attend the public hearing to express your views, or both. All protests within the 200 foot notice area or the area being considered must be made in writing to be valid. Any written comments to be reported at the Commission's public hearing should be received in the office of Community Planning, City Hall, not later that 12:00 noon, on the day of the public hearing, though protests may be received up through the City Council's public hearing.

Office of Community Planning
Department of Community Planning & Economic Development
Phone: (563) 326-7765 Email: Planning@ci.davenport.ia.us

(detach here)

The undersigned **opposes / does not oppose (circle one)** Petition of David A. Parochetti (REZ17-06)

Comments: I have concerns about traffic volume on Sturdevant, especially traffic turning south from proposed business.

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801

NAME Matthew Beattie
ADDRESS 1544 W. Kimberly
DATE 8/1/2017
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

THE UNDESIGNED OPPOES

PETITION OF DAVID A. PAROCHETTI:

(REZ17-06) COMMENTS:

NEIGHBOR - WE OPPOSE THIS

DEVELOPMENT AT THE CORNER

OF STURDEVANT: KIMBERLY RD.

I AM UNABLE TO ATTEND

THIS MEETING: HAVE TO GO TO

IOWA CITIE FOR CHECK UP, I

DON'T HAVE A COMPETOR TO HELP

SHARON DETTMANN
DORIE DETTMANN
3831 STURDEVANT
563-391-6865
1505 W. KIMBERLY APT. 4
DAVENPORT, IOWA 52804

Learn more about the Lakota (Sioux) culture at stjo.org/culture.

PUBLIC HEARING NOTICE

DAVENPORT PLAN & ZONING COMMISSION

(detach here)

The undersigned – **opposes / does not oppose (circle one)** Petition of David A. Parochetti (REZ17-06)

Comments: I do not want to see a Taco Bell at this location.

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801

NAME Brian French
ADDRESS 1530. W. Kimberly Rd.
DATE 8-6-17
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

your views, or both. All protests within the 200 foot notice area or the area being considered must be made in writing to be valid. Any written comments to be reported at the Commission's public hearing should be received in the office of Community Planning, City Hall, not later that 12:00 noon, on the day of the public hearing, though protests may be received up through the City Council's public hearing.

Office of Community Planning
Department of Community Planning & Economic Development
Phone: (563) 326-7765 Email: Planning@ci.davenport.ia.us

(detach here)

The undersigned – **opposes / does not oppose (circle one)** Petition of David A. Parochetti (REZ17-06)

Comments:

Entrance from Sturdevant is a bad idea.
Needs to be a traffic light at sturdevant & Kimberly

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801

NAME Tony Dietrich
ADDRESS 1605 W. Kimberly Rd.
DATE 8-5-2017
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

PUBLIC HEARING NOTICE
DAVENPORT PLAN & ZONING COMMISSION
TUESDAY – AUGUST 01, 2017 5:00 P.M.
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4TH STREET – DAVENPORT, IOWA

Case No. REZ17-06: Request of David A. Parochetti dba David A. Parochetti Revocable Trust to remove conditions of City Ordinance 1999-569 on 0.70 acre located at the northwest corner of West Kimberly Road and Sturdevant Street (1616 West Kimberly Road and 3910 Sturdevant Street). The previous development was to be a Schnucks grocery store. Removal of the conditions would allow development of a quick service restaurant. – TACO BELL

The City Plan and Zoning Commission will conduct a public hearing concerning this matter at **5:00 p.m., Tuesday August 01, 2017** in the **Council Chambers of Davenport City Hall at 226 West 4th Street**, Davenport, Iowa.

This public hearing is the first step in the review/approval process. The City Plan and Zoning Commission will consider (vote on a recommendation) the petition at its regular meeting on Tuesday August 15, 2017. The Commission's report and recommendation will then be forwarded to the City Council. The City Council will then hold its own public hearing, as required by state law. You should also receive a notice of the City Council's public hearing. For the ordinance to be approved, it must be read/considered at three (3) separate City Council meetings. For the specific dates and times of subsequent meetings, please call the phone number below.

It is your privilege to submit written comments on this petition or to attend the public hearing to express your views, or both. All protests within the 200 foot notice area or the area being considered must be made in writing to be valid. Any written comments to be reported at the Commission's public hearing should be received in the office of Community Planning, City Hall, not later that 12:00 noon, on the day of the public hearing, though protests may be received up through the City Council's public hearing.

Office of Community Planning
Department of Community Planning & Economic Development
Phone: (563) 326-7765 Email: Planning@ci.davenport.ia.us

(detach here)

The undersigned – **opposes / does not oppose (circle one)** Petition of David A. Parochetti (REZ17-06)

Comments: Neighbor - We Oppose this delopment at the corner of Sturdevant & Kimberly Rd. We hope you can attend this meeting & can help in gathering signitures for a petetion.

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801

NAME Bob & Judy Disney
ADDRESS 3937 N. Sturdevant St.
~~DATE~~ 563-418-7502
(please print legibly)
email - disnejm@yahoo.com

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

Linda Michele Hancock
1419 W. Kimberly Rd
Linda Michele Hancock

PUBLIC HEARING NOTICE
DAVENPORT PLAN & ZONING COMMISSION
TUESDAY – AUGUST 01, 2017 5:00 P.M.
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4TH STREET – DAVENPORT, IOWA

Case No. REZ17-06: Request of David A. Parochetti dba David A. Parochetti Revocable Trust to remove conditions of City Ordinance 1999-569 on 0.70 acre located at the northwest corner of West Kimberly Road and Sturdevant Street (1616 West Kimberly Road and 3910 Sturdevant Street). The previous development was to be a Schnucks grocery store. Removal of the conditions would allow development of a quick service restaurant.

The City Plan and Zoning Commission will conduct a public hearing concerning this matter at **5:00 p.m., Tuesday August 01, 2017** in the **Council Chambers of Davenport City Hall at 226 West 4th Street,** Davenport, Iowa.

This public hearing is the first step in the review/approval process. The City Plan and Zoning Commission will consider (vote on a recommendation) the petition at its regular meeting on Tuesday August 15, 2017. The Commission's report and recommendation will then be forwarded to the City Council. The City Council will then hold its own public hearing, as required by state law. You should also receive a notice of the City Council's public hearing. For the ordinance to be approved, it must be read/considered at three (3) separate City Council meetings. For the specific dates and times of subsequent meetings, please call the phone number below.

It is your privilege to submit written comments on this petition or to attend the public hearing to express your views, or both. All protests within the 200 foot notice area or the area being considered must be made in writing to be valid. Any written comments to be reported at the Commission's public hearing should be received in the office of Community Planning, City Hall, not later that 12:00 noon, on the day of the public hearing, though protests may be received up through the City Council's public hearing.

Office of Community Planning
Department of Community Planning & Economic Development
Phone: (563) 326-7765 Email: Planning@ci.davenport.ia.us

(detach here)

The undersigned – **opposes / does not oppose** (**circle one**) Petition of David A. Parochetti (REZ17-06)

Comments: _____

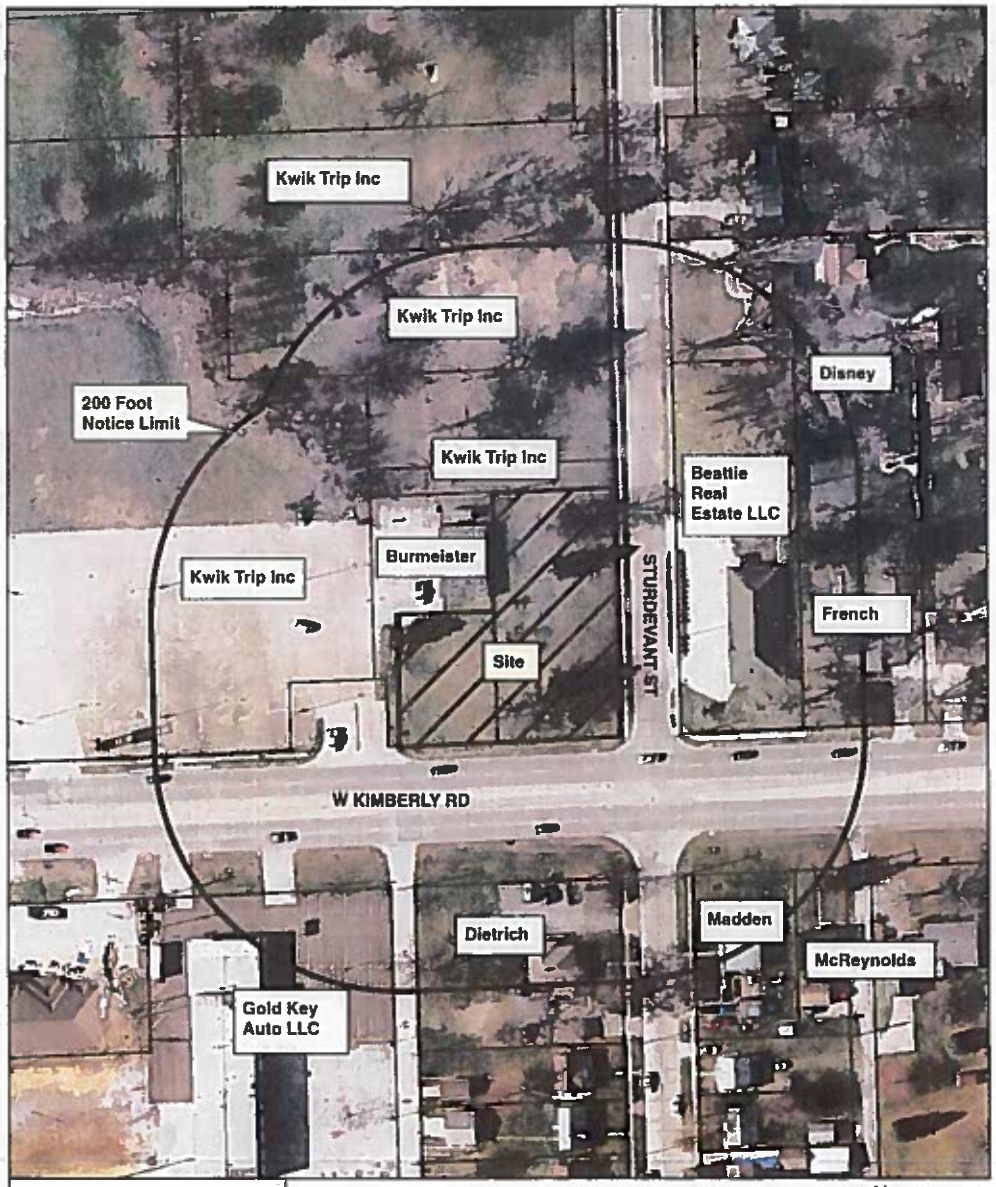
_____

_____

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801

NAME_____
ADDRESS_____
DATE_____
(please print legibly)

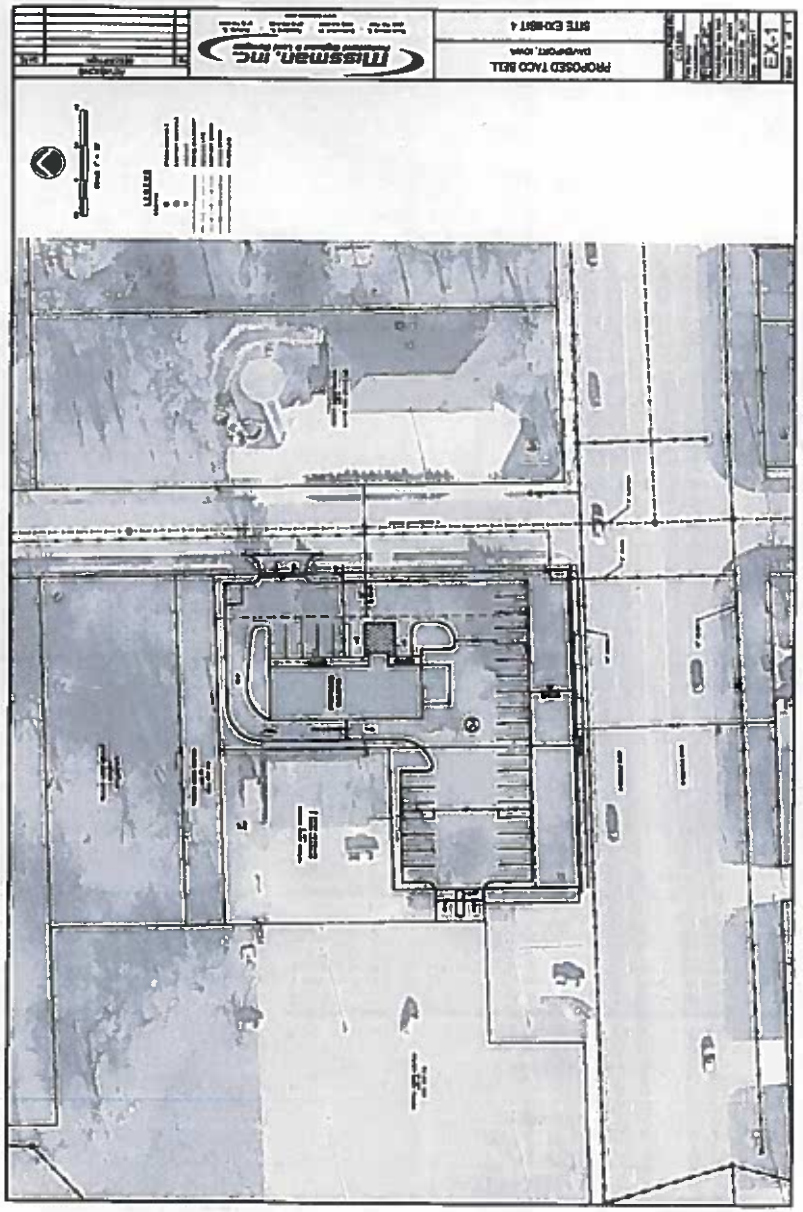
_____
ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS



Notification Plat

0 50 100 200 Feet

N W E S



owner		address	c-s-z
KWIK TRIP INC		1626 OAK ST	LACROSSE WI 54603
KWIK TRIP INC		1626 OAK ST	LACROSSE WI 54603
KWIK TRIP INC		1626 OAK ST	LACROSSE WI 54603
KWIK TRIP INC		1626 OAK ST	LACROSSE WI 54603
JUDY M DISNEY	ROBERT O DISNEY	3937 STURDEVANT ST	DAVENPORT IA 52806
BEATTIE REAL ESTATE LLC		1544 W KIMBERLY RD	DAVENPORT IA 52806
BRIAN L FRENCH		1530 W KIMBERLY RD	DAVENPORT IA 52806
MONTE J BURMEISTER	DELSIE B BURMEISTER	2907 W 68TH ST	DAVENPORT IA 52806
GOLD KEY AUTO LLC		1310 E KIMBERLY RD	DAVENPORT IA 52807
LEROY ANTHONY DIETRICH	KAREN DIETRICH	1605 W KIMBERLY RD	DAVENPORT IA 52806
KENNETH A MADDEN	JOLINE A MADDEN	3849 STURDEVANT ST	DAVENPORT IA 52806
NEIL R MCREYNOLDS	AMI D MCREYNOLDS	1535 W KIMBERLY RD	DAVENPORT IA 52806
ALD MATSON			

7-6-17

NAME	ADDRESS	EMAIL
Robin Enoch	3947 Sturdevant	pepenoch@gmail.com
Robert Peppers	"	"
Chantell Roberts	"	"
Judy Blaque Keeney	1607 W 43rd	keeneyp@q.com
JIM STREETKER	4119 STURDEVANT	
Tony Dietrich	1605 W. Kimberly Rd	drtdldc@yahoo.com
MIKE MATSON OAVIA		MATSONGOLTHAWKS@MSN.COM
Kyle Gripp	4319 Belle Ave	KGripp534@GMAIL.COM
Brian French	1530 W. Kimberly Rd	Frenchfrys03@yahoo.com
Mike Puente	1605 W 44th st	panchpuente@gmail.com
Ron & Jody Loetz	1450 W. 39th St.	ronloetz383@yahoo.com
Patricia Jean Johnson	4019 N Sturdevant	gigiarts@yahoo.com
Karen Beneke	1445 W 40th ST	lebruno@excite.com
Susan Strodtbeck	1422 W 40th St	wynafred@excite.com

July 6 mtg.

7/6 @ Don Liskary

biggest concern:

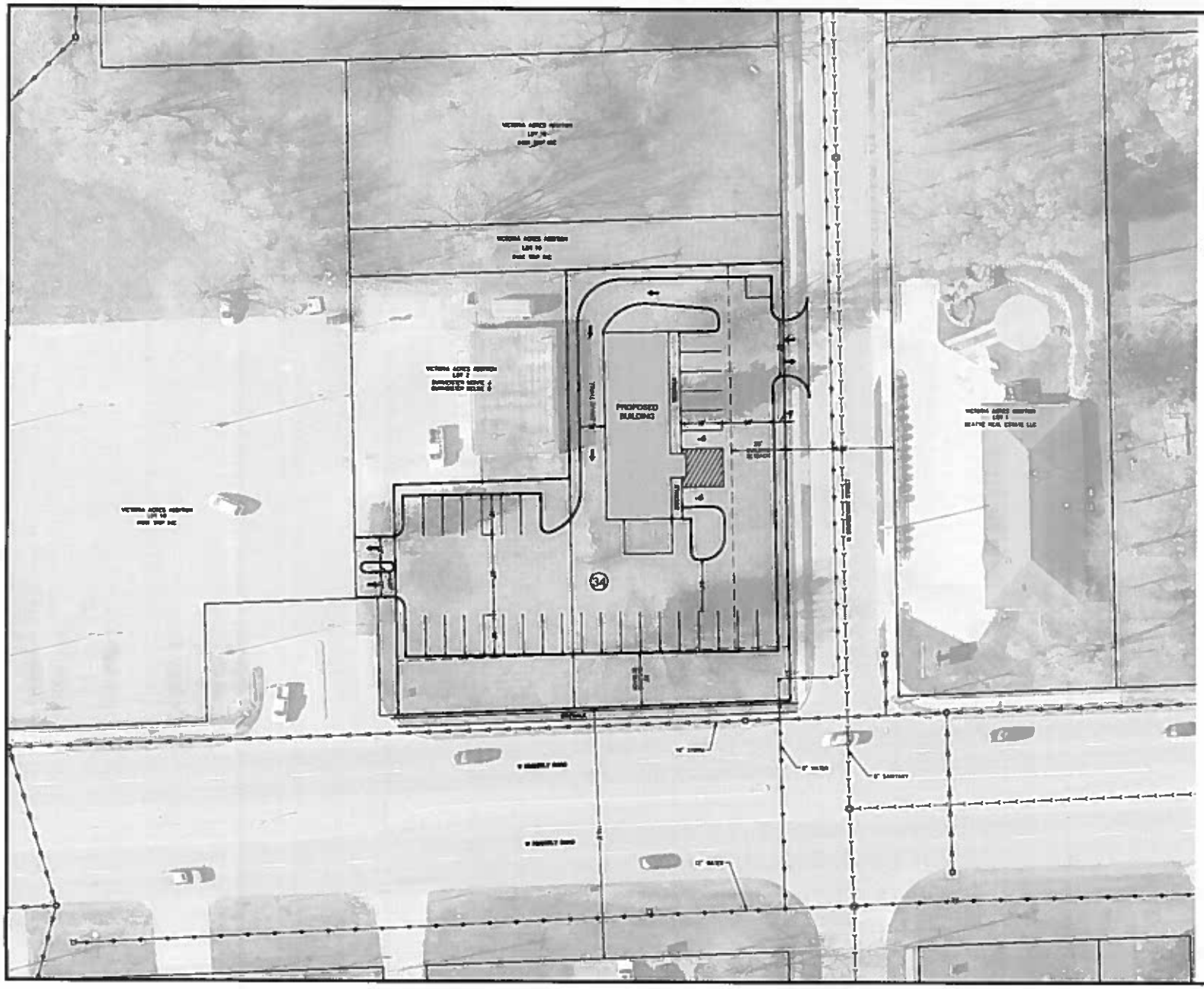
Traffic Structure

Lighting

Access points

Storm / Sanitary Sewers

- Stacking -



REVISIONS		
No	DESCRIPTION	DATE

Missman, Inc.
Professional Engineers & Land Surveyors

PROPOSED TACO BELL
DAVENPORT, IOWA

SITE EXHIBIT 4

Missman Project No: C17L020
File Name: C17L020-EXHIBIT-4.dwg
© COPYRIGHT 2017
Field Book No: N/A
Drawn By: MWH
Checked By: JLH
Date: 07/05/17

EX-1

Sheet 1 of 1

PASTRNAK LAW FIRM, P.C.
Attorneys at Law
313 W. 3rd Street
Davenport, IA 52801
Phone: (563) 323-7737, Ext. 216
Fax: (563) 323-7739
E-mail: jhamerlinck@pastrnak.com

Thomas J. Pastrnak*
Candy K. Pastrnak*

Troy D. Venner*

Thomas R. Schulz – Of Counsel *
Gregory S. Jager – Of Counsel**
Dee A. Runnels – Of Counsel **

* Admitted in Iowa and Illinois
** Admitted in Iowa Only

ILLINOIS OFFICE:
6300 75th Ave., Suite A
Milan, IL 61264

File No. 2550.038

June 26, 2017

TO THE PROPERTY OWNERS WHO MAY BE AFFECTED BY A REZONING APPLICATION

Re: Rezoning of Parcel Nos. M1506-10 and M1506-11 as identified by area highlighted in blue, consisting of consisting of 0.70 acre, more or less

Please be apprised that the undersigned represents David A. Parochetti Revocable Trust dated March 24, 1998 ("Developer"). It is the intent of the Developer to purchase the property to allow the construction of a proposed quick service food facility ("Development") and rezone the Property (to eliminate the need for the conditions in Ordinance No. 99-569 filed as Document No. 2000-04876 on February 23, 2000 when the property was intended to be developed for a grocery market).

We would like to hold a neighborhood meeting to discuss the request and have scheduled such meeting for Thursday, July 6, 2017 at 6:15 P.M. at the Davenport Public Library located at 3000 N. Fairmount St., Davenport, Iowa.

We look forward to your attendance at this meeting. Please advise your neighbors if you see that any of them have not be listed on the attached Exhibit "A" to this notice.

Very truly yours,

THOMAS J. PASTRNAK
Attorney at Law

TJP:jb

Enclosure

cc: Mike Matson, Kyle Gripp, Matt Flynn, Jason Gordon, Wayne Wille, Dave Parochetti

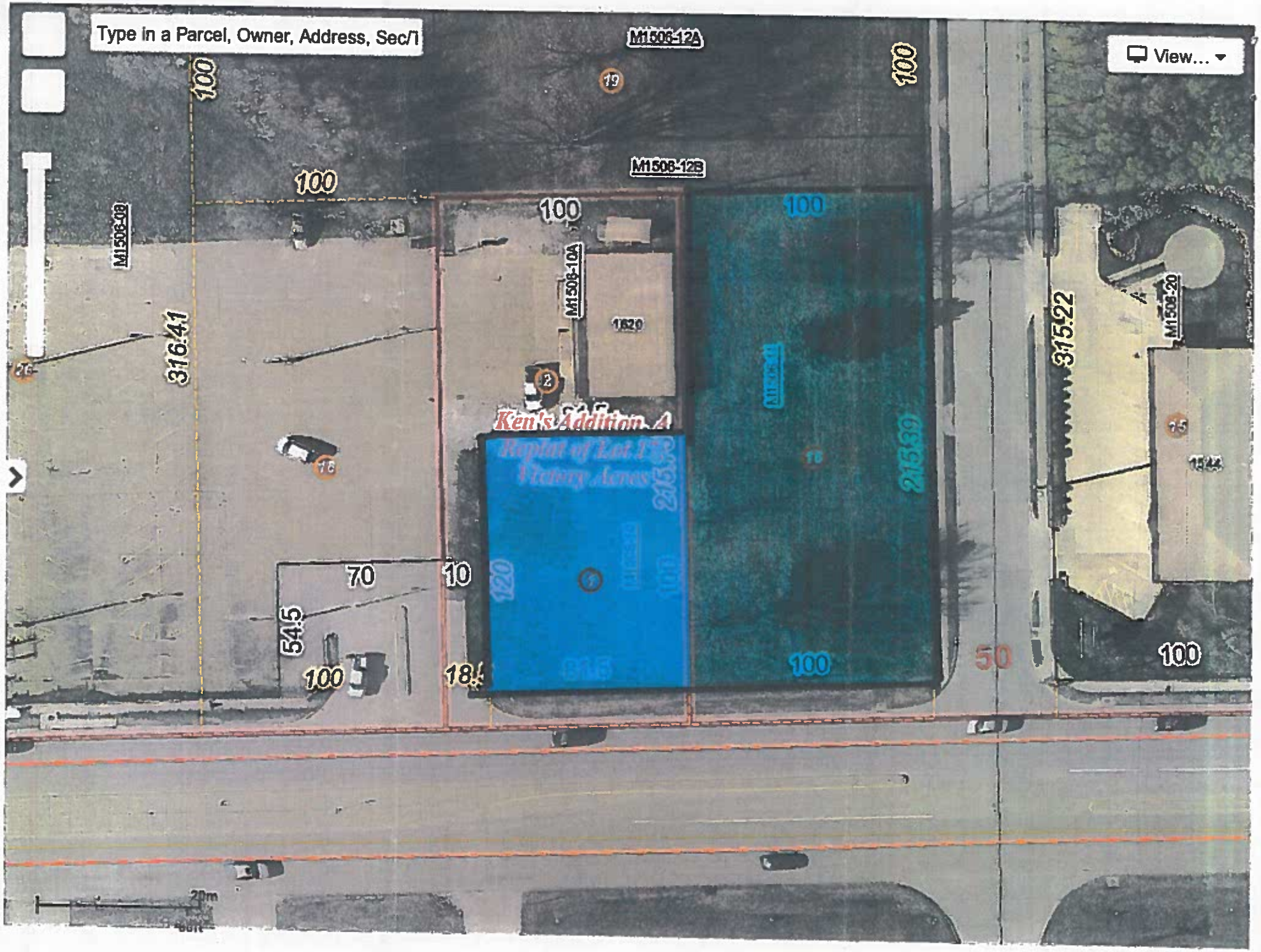

Type in a Parcel, Owner, Address, Sec/T
View...
M1506-12A
M1506-12B
M1506-10A
M1506-20
100
316.41
315.22
215.39
1620
Ken's Addition A
Replat of Lot 17B
Victory Acres
70
10
54.5
120
50
20m

Exhibit A

1 Monte J. Burmeister
2907 W. 68th St.
Davenport, IA 52806

2 KWIK TRIP INC
1626 OAK ST
LA CROSSE, WI 54603

3 KWIK TRIP INC
1626 OAK ST
LA CROSSE, WI 54603

4 KWIK TRIP INC
1626 OAK ST
LA CROSSE, WI 54603

5 KWIK TRIP INC
1626 OAK ST
LA CROSSE, WI 54603

6 BEATTIE REAL ESTATE LLC
1544 W KIMBERLY RD
DAVENPORT, IA 52806

7 Brian L. French
1530 W KIMBERLY RD
DAVENPORT, IA 52806

8 Harold T. Akins
1520 W KIMBERLY RD
DAVENPORT, IA 52806

9 Judy M. Disney
3937 STURDEVANT ST
DAVENPORT, IA 52806

10 Neil R. McReynolds
1535 W KIMBERLY RD
DAVENPORT, IA 52806

11 Kenneth H. Madden
3849 STURDEVANT ST
DAVENPORT, IA 52806

12 Douglas W. Harbison
3839 STURDEVANT ST
DAVENPORT, IA 52806

13 Anthony Leroy Dietrich
1605 W KIMBERLY RD
DAVENPORT, IA 52806

14 Marjorie G. Tubbs
1347 W LOMBARD ST
DAVENPORT, IA 52804

15 GOLD KEY AUTO LLC
1310 E KIMBERLY RD
DAVENPORT, IA 52807

16 RIVERSIDE REAL ESTATE
Holdings, LLC
PO Box 6
LeClaire, IA 52753

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
8/15/2017

Subject:
Case No. REZ17-08: Request of Aaron Christopher on behalf of Palmer College of Chiropractic to rezone 38.65 acres, more or less, generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: “R-4” Moderate Density Dwelling District, “R-6M” High Density Dwelling District, “C-O” Office-Shop District, “C-1” Neighborhood Commercial District, “C-2” General Commercial District, “C-4” Central Business District and “M-1” Light Industrial District to “PID” Planned Institutional District.

Recommendation:
Staff recommends that the Plan and Zoning Commission accept the listing findings and forward Case REZ17-08 to the City Council with a recommendation for approval subject to the listed conditions.

Relationship to Goals:
Strengthen the Existing Built Environment.

Background:
Please see attached staff report.

ATTACHMENTS:

Type	Description
Backup Material	REZ17-08 - Final Staff Report
Backup Material	REZ17-08 - Proposed Land Use Plan
Backup Material	REZ17-08 - Proposed Narrative
Backup Material	REZ17-08 - Public Hearing Notice, Map, Owner List and Correspondence

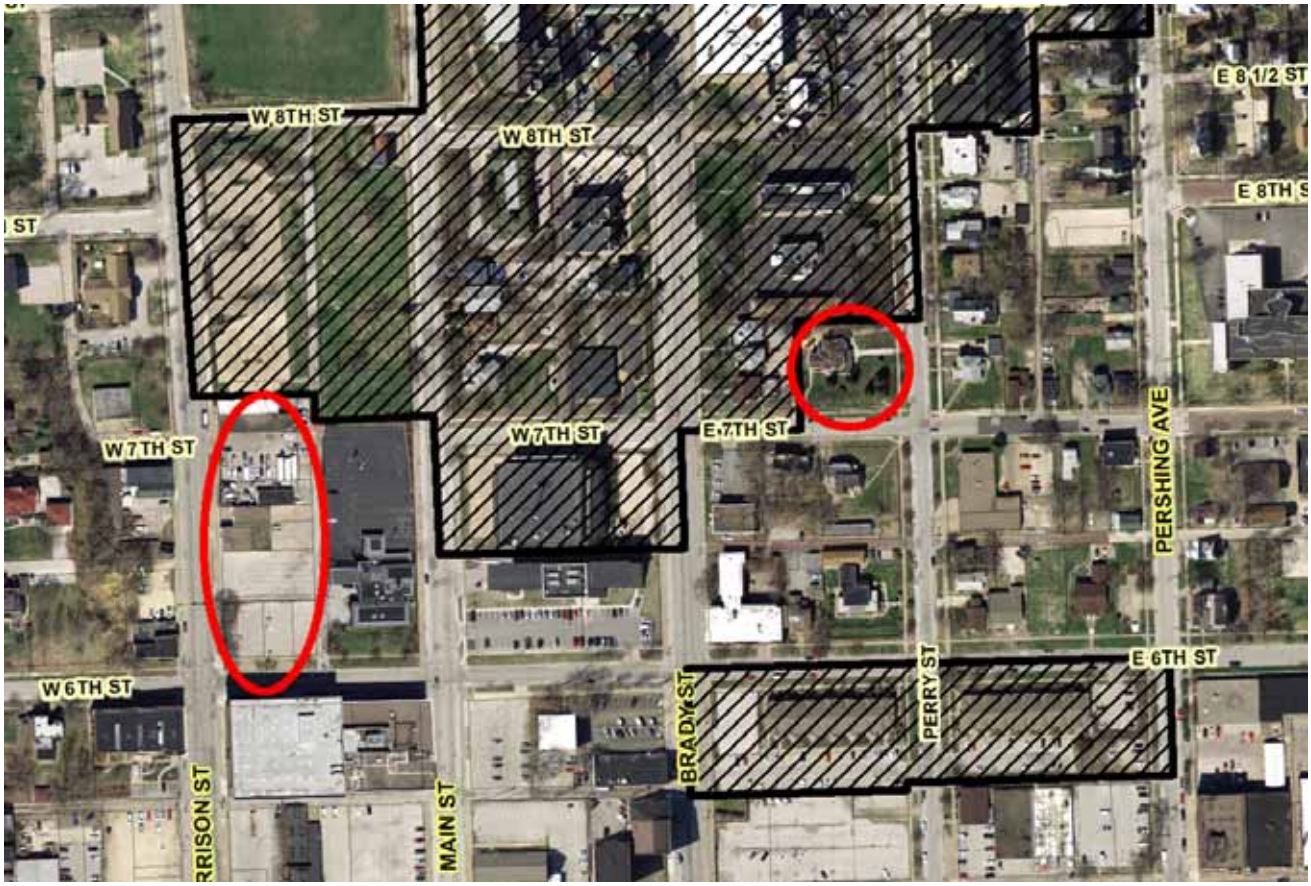
REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	8/11/2017 - 12:08 PM

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

Meeting Date: August 15, 2017
Request: "R-4" Moderate Density Dwelling District, "R-6M" High Density Dwelling District, "C-O" Office-Shop District, "C-1" Neighborhood Commercial District, "C-2" General Commercial District, "C-4" Central Business District and "M-1" Light Industrial District to "PID" Planned Institutional District.
Location: Harrison Street and Pershing Avenue and between East 12th and East 5th Streets
Case No.: REZ17-08
Applicant: Aaron Christopher on behalf of Palmer College of Chiropractic

Update:
Palmer College of Chiropractic withdrew a portion of its "PID" Planned Institutional District request as indicated in red below. Palmer College of Chiropractic did not own these properties.



Recommendation:

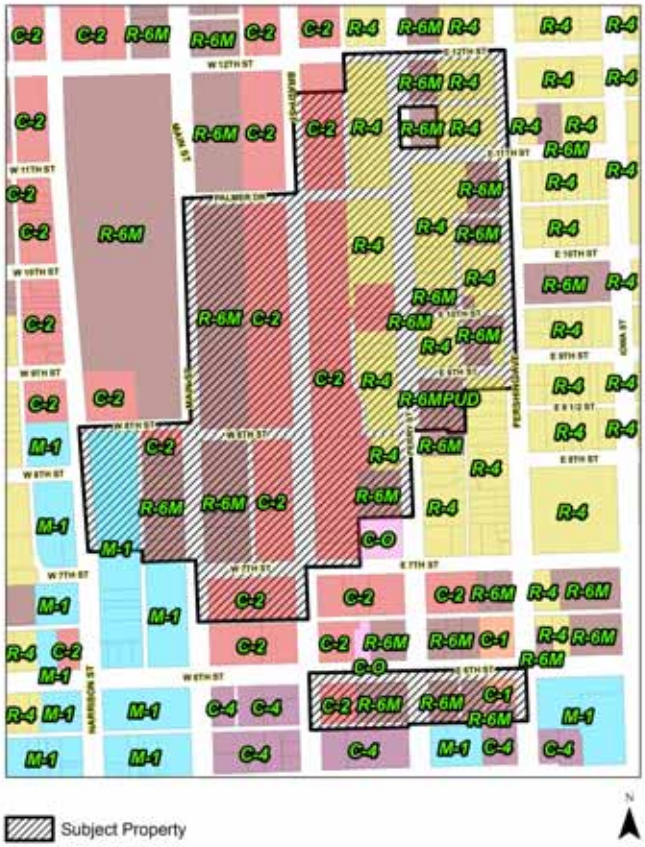
Staff recommends that the Plan and Zoning Commission accept the listing findings and forward Case REZ17-08 to the City Council with a recommendation for approval subject to the listed conditions.

Introduction:

Case No. REZ17-08: Aaron Christopher on behalf of Palmer College of Chiropractic to rezone 38.65 acres, more or less, generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: “R-4” Moderate Density Dwelling District, “R-6M” High Density Dwelling District, “C-O” Office-Shop District, “C-1” Neighborhood Commercial District, “C-2” General Commercial District, “C-4” Central Business District and “M-1” Light Industrial District to “PID” Planned Institutional District.

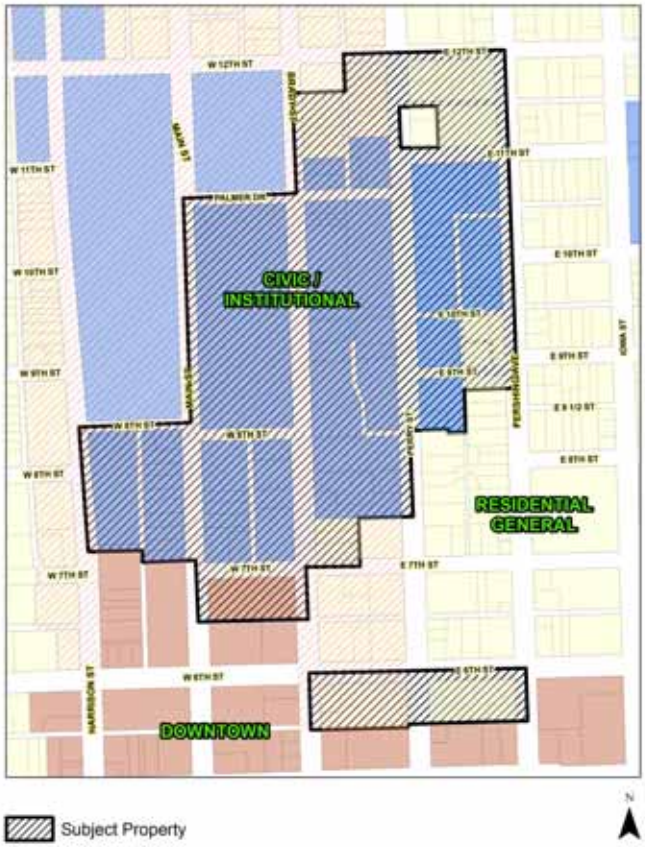
AREA CHARACTERISTICS:

Zoning Map



Subject Property

Land Use Map



Subject Property

Background:

Comprehensive Plan:
Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Civic and Institutional, Residential General and Downtown.

- Civic / Institutional (CI) – Reserved for major developments for government, education, religion, medical, utilities, and other cultural or non-profit organizations located outside of the Downtown (DT).

- 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.

- Downtown (DT) – the original center of the City, marked by historical buildings, regional cultural attractions, large scale single-purpose or mixed-use developments, government or institutional centers. Development in DT shall be governed by detailed design guidelines marked by high quality design and building materials, set in an environment that is supportive of all transportation modes, including pedestrian.

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

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

Technical Review:

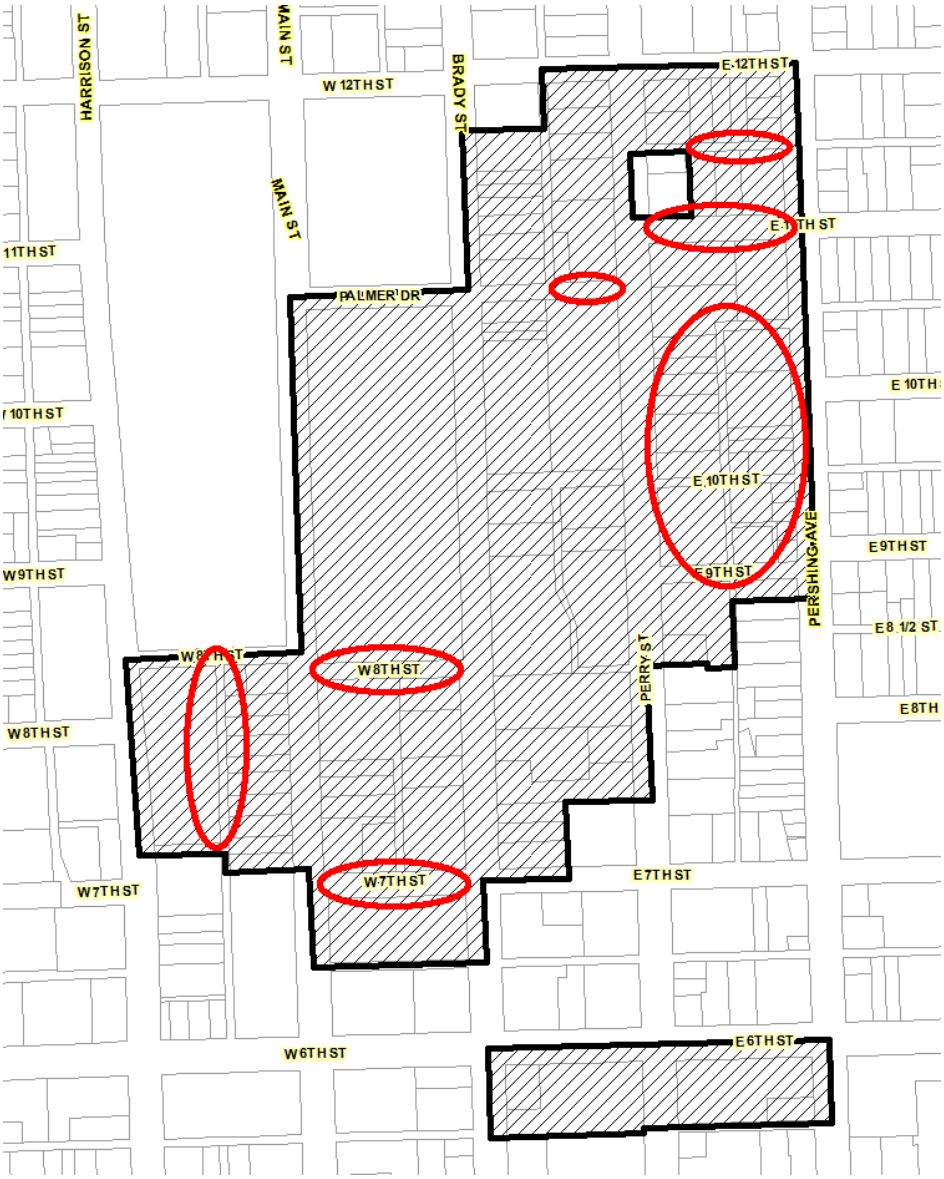
Streets. The Land Use Plan proposes that the following streets and alley be vacated at a future time (see map on the next page):

Streets:

- West 7th Street between Main Street and Brady Street. This is to allow for a pedestrian corridor from the core of the campus to Vickie Anne Palmer Hall.
- West 8th Street between Main Street and Brady Street. This is to allow for a pedestrian corridor from the core of the campus to Vickie Anne Palmer Hall.
- Palmer Drive between the alley east of Brady Street and Perry Street. The remaining Palmer Drive would be converted back to two-way traffic.
- East 11th Street between Perry Street and Pershing Avenue. This section of East 11th Street is a protected brick street. At its August 8, 2017 meeting, the Historic Preservation Commission recommended that this street be removed from the list of protected brick streets subject to the conditions that a pedestrian corridor be constructed utilizing salvaged bricks and historical markers be erected commemorating the brick street.
- East 10th Street between Perry Street and Pershing Avenue. This portion of East 10th Street designed with the width of an alley.
- East 9th Street between Perry Street and the alley west of Pershing Avenue.

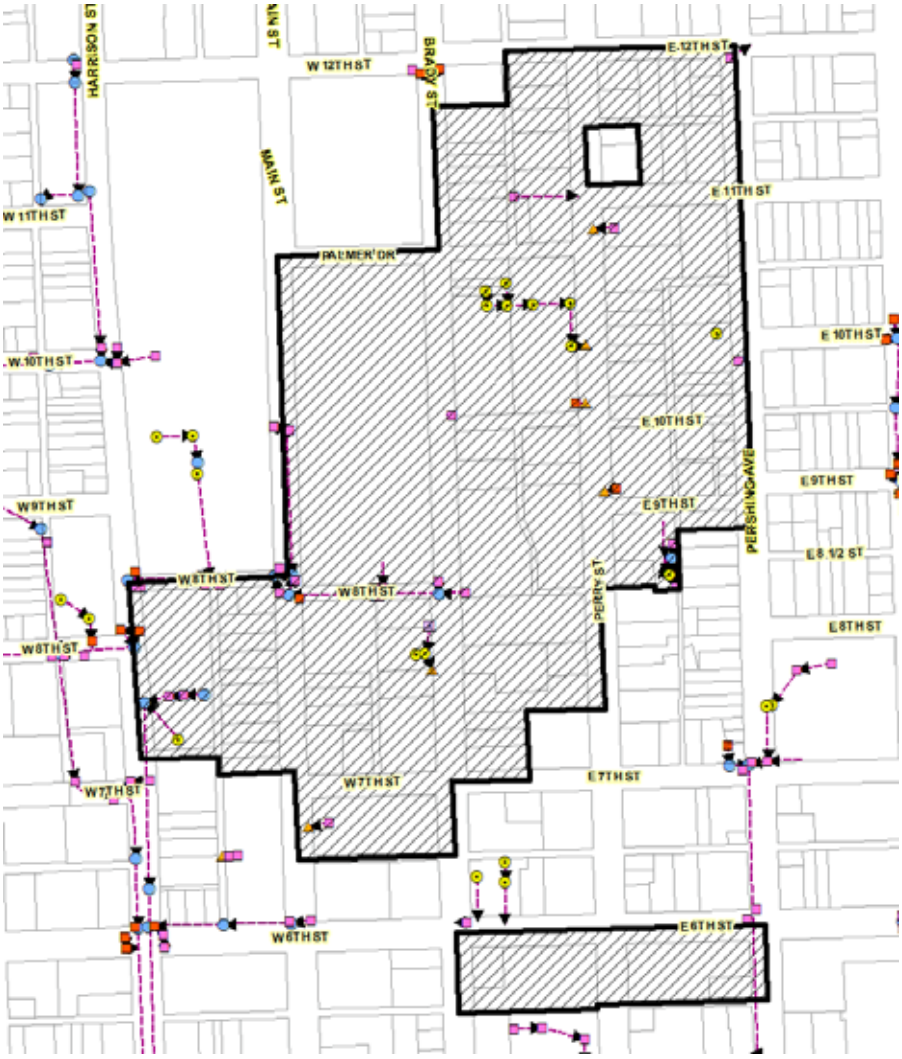
Alleys:

- The alley between Harrison Street and Main Street south of West 8th Street to the southern limit of the revised "PID" Planned Institutional District boundary.
- A portion of the alley between East 11th Street and East 12th Street between Perry Street and Pershing Avenue.
- The alleys between East 9th Street and East 11th Street and between Perry Street and Pershing Avenue.



Notably, the City Traffic Engineer did not express an objection to the potential of these street and alley closures.

Storm Water. Storm water management may be challenging when portions of the campus are redeveloped as there is limited storm sewer in restructure in the area.



Sanitary Sewer. There is sanitary sewer infrastructure throughout the boundary of the project.

Other Utilities. There are other utilities (water, electric, gas, communications) throughout the boundary of the project.

Emergency Services. There should be no change in emergency access. The campus area is within .6 mile of Central Fire Station.

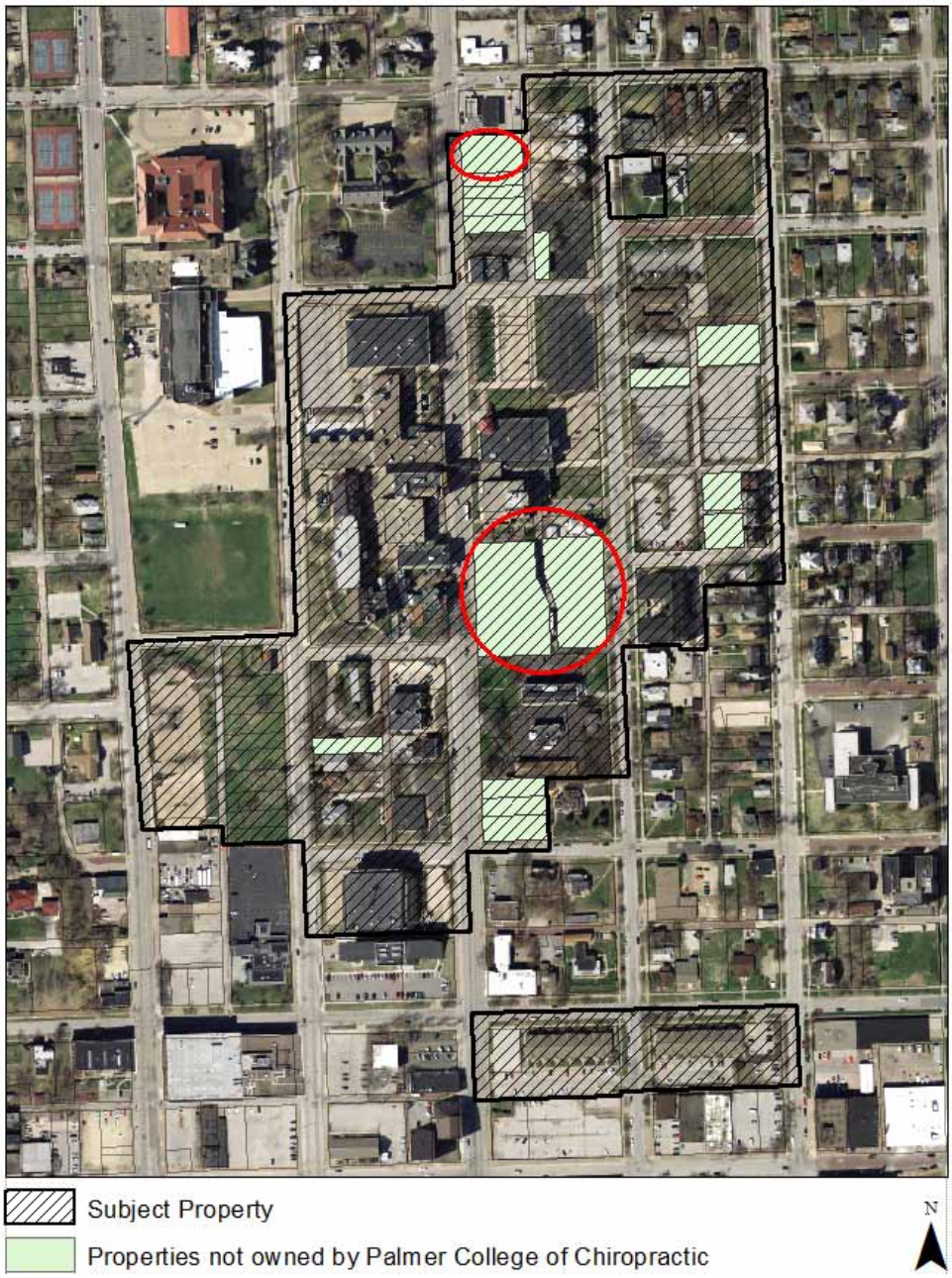
Parks/Open Space. Palmer College of Chiropractic has indicated that the newly green space west of Pershing Avenue would be available for use by the public.

Public Input:
Notices were sent to property owners within 500 feet of the request. The applicant held a stakeholder meeting on April 13, 2017 and a neighborhood meeting on April 20, 2017. Approximately 10 stakeholders attended the meeting and approximately 50 surrounding property owners attended the meeting.

To date, staff has received five written letters in favor of the request and two letters in opposition of the request.

Staff discussed the request with the general manager of KWQC who expressed concerns that rezoning the property may affect the value of the property should it choose the sell the property at some point in the future. A concern was also expressed regarding the potential closing of West 8th Street because it lines up with the KWQC property's driveway entrance and that the roadway closure would that is current travel route to the downtown.

The map below depicts the properties not owned by Palmer College of Chiropractic. The properties circled in red would become non-conforming if rezoned to "PID" Planned Institutional District because a standalone commercial use is not listed as a permitted use.



Discussion:

In June 2011, the City of Davenport adopted a new "PID" Planned Institutional District zoning classification (Ord. No. 2011-243). The Planned Institutional District applies to all major educational and medical campuses. Existing and proposed campus uses on properties in excess of forty acres in area are required to obtain (apply for) the planned institutional district within five years of the effective date of the ordinance. Additionally, any proposed development of more than five thousand square feet of impervious area within that five year time period shall also require the Planned Institutional District.

The "PID" Planned Institutional District zoning classification is intended to encourage a comprehensive approach to development by encouraging the adoption of a land use plan rather than the piece-meal review of individual development proposals through the special use permit process. The district is also intended to:

1. Further the policies of the Comprehensive Plan;
2. Encourage the preparation of a land use plan that enables the community to understand the levels of development being proposed, their likely impacts and appropriate mitigation measures;
3. Permit appropriate institutional growth within boundaries of the campus while minimizing the adverse impacts associated with development and geographic expansion;
4. Balance the ability of major institutions to grow and adapt to changing needs while protecting the livability and vitality of adjacent areas.

Once approved, the Land Use Plan shall remain effective for a period of ten years, although updates and amendments may be pursued during that time period. Development projects consistent with the adopted land use plan will undergo administrative site plan and building permit review and will not require a reopening of the rezoning.

Notably, the proposed rezoning contains less than 40 acres. As such, Palmer Chiropractic College is not compelled to rezone the property. However, Palmer Chiropractic College was encouraged to consider the Planned Industrial District when it requested the Historic Preservation Commission to allow the demolition of 12 historic properties.

"PID" Planned Institutional District zoning is required to contain two primary components:

1. Land Use Plan - establishes the range of acceptable uses and intensities that will be permitted. The land use plan provides detailed development data for the site from which a determination can be made on the appropriateness of the proposed distribution of land uses that are to be developed. Once approved, the land use plan shall remain effective for a period of ten years, although updates and amendments may be pursued during that time period. Development projects consistent with the adopted land use plan will undergo administrative site plan and building permit review and will not require a reopening of the rezoning.
2. Narrative of intent and compatibility with surrounding area - describes the relationship between the institution and the surrounding area.

Major Elements of the Land Use Plan:

1. Campus between Brady Street and Main Street
   - Conversion of the existing parking lot and green space to a practice field. There would be a net loss of 129 parking spaces.
2. Campus between Main Street and Brady Street.
   - Formalizing the improvements being made to the fitness facility and surrounding area.
   - Demolition of the former St. Luke's Hospital and houses to the south and in its place construction of new student housing and underground parking for the new student housing and existing student housing to the east. The Data Sheet lists a proposed building height of 50 feet, which is permissible. It appears that the proposed building would not achieve consistency with the required 25 foot front yard setback along Main Street and West 8th Street. It is staff's opinion that a 0 foot setback would be appropriate along West 8th Street because a portion of West 8th Street is proposed to be vacated. Moreover, a skywalk may be constructed to connect to the buildings on the north of West 8th Street. However, the character of buildings along Main Street is such that a 25 foot setback is warranted.
   - Vacating and closing a portion of West 7th Street and West 8th Street to allow an "enhanced campus corridor" from the north to Vickie Anne Palmer Hall. Please note that the alley between West 7th and West 8th Street and Main Street and Brady Street has already been vacated.
3. Campus between Brady Street to Perry Street.
   - New mixed use building south of the current gas station located at the corner of Brady Street and East 12th Street. The Data Sheet does not identify the proposed building height. It appears that the proposed building would not achieve consistency with the required 25 foot front yard setback. It is staff's opinion that a 0 foot setback would be appropriate along Brady Street because the character of buildings along Brady Street is defined by a minimal front yard setback.
   - Demolition of four buildings and expansion of the surface parking area south of East 12th Street and west of Perry Street. There would be a net increase of 138 parking spaces.
   - Vacating and closing a portion of Palmer Drive between Perry Street and the alley to the west.
4. Campus between Perry Street and Pershing Street.
   - Vacating and removing East 11th Street between Perry Street and Pershing Street and demolition of nine buildings and in its place passive green space. There would be a decrease of 38 parking spaces.
   - Vacating and closing East 9th Street and East 10th Street between Perry Street and Pershing Street and the alley in between and demolition of five buildings and in its place construction of a new 454 space surface parking lot. There would be a net increase of 245 parking spaces.

Please note that future street vacations would need to be considered by the Plan and Zoning Commission and approved by the City Council.

As discussed the section discussing the major elements of the Land Use Plan, the "PID" Planned Intuitional District requires a 25 foot front yard setback. When the City authorized the PID Ordinance, it was envisioned that the required 25 foot front yard setback would be applicable to the campus edge, not internal to the campus. In that light, staff will initiate an ordinance amendment to allow setback reductions as depicted on the adopted Land Use Plan..

The Land Use Plan specifies that "... Any and all properties included within the boundaries of this PID, that do not have proposed future uses specified on the Land Use Plan and/or the Data Sheet may continue to be used as they currently exist and/or permitted under the PID zoning classification. Said properties may also be used for open space proposes in the event of demolition..."

On July 11, 2017 the Historic Preservation approved the demolition of the 12 historic properties. 11 of the 12 were approved contingent upon the approval of the "PID" Planned Institutional District. The demolition of the former St. Luke's Hospital was approved without any contingencies. There are two buildings listed on the National Register of Historic Places that are not clearly specified on the Land Use Plan or Data Sheet: 732 Brady Street – Argyle Flats and 1117 Perry Street – Eight Gables. While approval of the PID would not supplant review authority of the Historic Preservation Commission, staff is concerned about the potential loss of individually significant historic properties because these building are not clearly articulated as being preserved. Although not historic, staff shares this concern for 748 Main Street – former gas station.

The landscape plan shows significant greening along public streets and campus edge treatments.

<u>Major Elements of the Narrative of intent and compatibility with surrounding area:</u>

1. Architectural and/or urban design theme. Architecture varies based on the time period in which it was constructed. Palmer Chiropractic College is noticeably urban and the Land Use Plan enhances the urban environment.
2. Total number of existing and proposed users and employees. The Current student population is 1,000 students (currently 150 live on campus) and 300 faculty and staff. The proposed Land Use Plan would allow for up to 1,500 students with 400 living on campus.
3. The landscape plan shows significant greening along public streets and campus edge treatments.
4. Description of existing and proposed methods of communication between the institution and the community, including a method of resolution of community concerns. Palmer College of Chiropractic is committing to scheduling annual meetings with the neighborhood stake holders and residents to present and discuss campus planning and schedule, as well as neighbor concerns. It is staff's opinion that this would also be an opportunity to share City initiated infrastructure improvements in the area.

5. Description of any existing and proposed impacts of development and the surrounding area and how these impacts should be mitigated. The proposed Land Use Plan shows a softening of the campus edge.
6. Description of existing and proposed relationship of institutional transportation system (auto, bus, bicycle, pedestrian) to the external street network. The proposed Land Use Plan proposed to better manage vehicular access and would create an enhanced (pedestrian) campus corridor.

Staff Recommendation:

Findings:

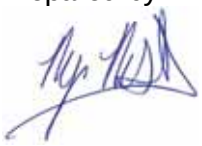
1. The proposed rezoning facilitates the adoption of a land use plan that enables the community to understand the levels of development being proposed, their likely impacts and appropriate mitigation measures;
2. The proposed rezoning would articulate the limits of the institutional growth and mitigate potential the adverse impacts associated with development and geographic expansion; and
3. The proposed rezoning would facilitate the ability of Palmer College of Chiropractic to grow and adapt to changing needs while protecting the livability and vitality of adjacent areas.

Recommendation:

Staff recommends that the Plan and Zoning Commission accept the listing findings and forward Case REZ17-08 to the City Council with a recommendation for approval subject to the following conditions:

1. That the buildings achieve consistency with the required 25 foot front yard setback if a "PID" Planned Institutional District ordinance amendment is not adopted to allow setback reductions as depicted on the adopted Land Use Plan;
2. That the Land Use Plan be amended to depict a minimum 25 foot front yard setback for the buildings along Main Street south of West 8th Street;
3. That the Land Use Plan table be amended to clearly articulate the existing vs. proposed use of the all properties and proposed building height and setbacks;
4. That Palmer College of Chiropractic formally request the vacation/abandonment of the public streets and alleys depicted on the Land Use Plan as private use by Palmer College of Chiropractic. These areas on the Land Use are descriptive only with respect to the future use of the property and does not compel approval of any vacation/abandonment request.
5. In the event that East 11th Street between Perry Street and Pershing Avenue is vacated and conveyed to Palmer College of Chiropractic, a pedestrian walkway be constructed from Perry Street to Pershing Avenue in the general location of East 11th Street utilizing existing bricks from the roadway surface and that historical markers be located at its intersection with Perry Street and Pershing Avenue. The cost of removing the roadway material, curbs and sidewalks and the installation of the pedestrian walkway and historical markers shall be the expense of Palmer College of Chiropractic.

Prepared by:



Ryan Rusnak, AICP
Planner III

PALMER
College of Chiropractic

Landscape & Site :

As part of the 2015 Master Plan update and this PID, Palmer College has established a new campus aesthetic for the campus exterior spaces. This aesthetic can be seen in the currently under construction of the North Campus Site Improvements. With this project, campus standards have been established for the following site features for future campus site improvements identified in the 2015 Master Plan update and this PID.

HARDSCAPE

Hardscape pavement will primarily consist of Portland Cement Concrete (PCC) and with concrete pavers at key areas around campus.

LIGHTING

Campus lighting will comprise of a mix of pedestrian poles lights, bollard lights and accent lighting and tree up-lighting. Lighting will be designed first with safety in mind, with an emphasis on the aesthetic and energy conversation.

PARKING

Parking areas will be designed to provide safe and organized parking for students, patients, employees and visitors. Parking lots will be constructed of either PCC pavement or asphalt. Lots will have a PCC curb and gutter and will adhere to city standards for setback and screening.

LANDSCAPE

Campus landscape improvements will include quality trees, shrubs, perennials and groundcovers. Irrigation will be provided for most areas, but the plantings should also be designed to be drought tolerance in mind. Other landscape features include benches, trash receptacles, tables and chairs. The North Campus Site Improvements have established the primary campus aesthetic for there elements.

CAMPUS EDGE & SCREENING

As shown on page MP-3, Palmer intends to include an enhanced campus edge that will comprise of ornamental fence with masonry piers at the corners and periodically along the fence line. Shade trees and a mix of deciduous and evergreen shrubs will provide screening of the parking lots and other service type areas around campus.

Gateways & Wayfinding :

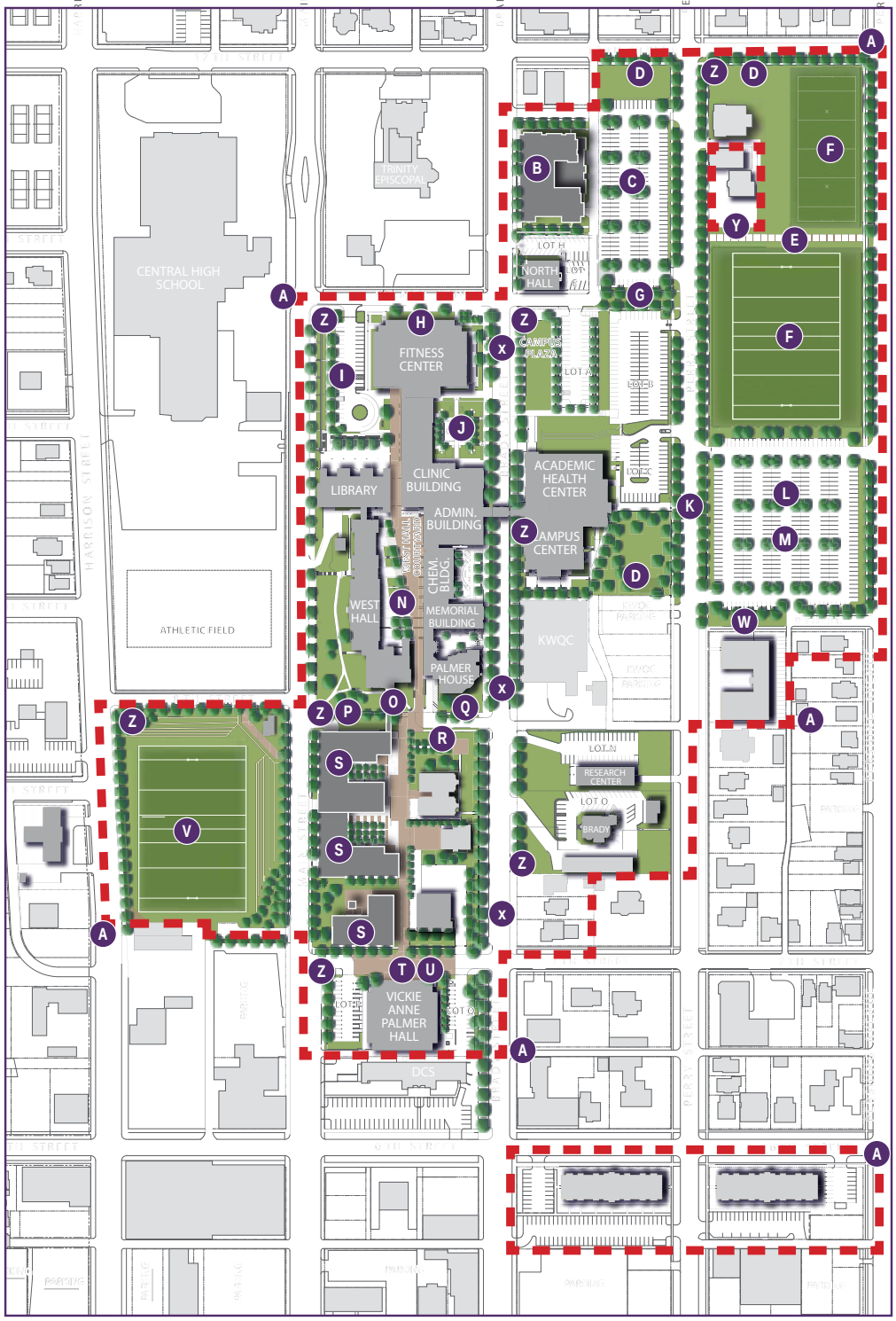
As part of the 2015 Master Plan update, campus Gateways & Wayfinding sign locations were preliminarily identified. As the campus master plan is moved ahead, some of the proposed locations may need to be revisited. A series of campus gateways are planned to help establish the campus edge, welcome visitors to campus and improve campus visibility to those traveling through the area. Wayfinding signs have been added over the past few years and future signs will utilize the same design as new wayfinding locations are identified.

LEGEND

- Primary Gateway Feature
- Secondary Gateway Feature
- Existing Gateway Sign
- Existing Wayfinding Sign
- Existing Wayfinding Sign - to be repositioned or integrated into site improvements
- Future Wayfinding Signs (to be installed spring 2015)
- Future Parking Lot Signs (to be installed spring 2015)
- Future Promotional Digital Sign (to be installed spring 2015)

MASTER PLAN KEYNOTES

- A PROPOSED P.I.D. BOUNDARY
- B NEW MIXED USE DEVELOPMENT
- C NEW PARKING - P1
- D NEW GREEN SPACE
- E CONVERT 11TH STREET TO PEDESTRIAN WALKWAY
- F NEW ATHLETIC/RECREATION FIELDS
- G CLOSE EAST HALF OF PALMER DRIVE
- H NEW FITNESS CENTER
- I NEW CAMPUS GATEWAY & PARKING
- J RENOVATED CLINIC GARDENS
- K ENHANCED PEDESTRIAN CROSSING
- L CLOSE 10TH STREET
- M NEW PARKING - P2
- N RENOVATED WEST HALL COURTYARD
- O NEW SKYWALK
- P PARTIALLY CLOSE 8TH STREET
- Q MAINTAIN ACCESS FOR SERVICE
- R REMOVE PARKING/CREATE OPEN SPACE
- S NEW STUDENT HOUSING
- T NEW VICKIE ANNE PALMER HALL PLAZA
- U PARTIALLY CLOSE 7TH STREET
- V NEW ATHLETIC FIELD
- W PARTIALLY CLOSE 9TH STREET
- X BRADY STREETSCAPE ENHANCEMENTS
- Y EXCLUDED FROM PID BOUNDARY
- Z CAMPUS GATEWAY SIGN



0 80' 160'
NORTH

No.	DATE	REVISIONS DESCRIPTION

STUDIO 483 ARCHITECTS

RDG PLANNING • DESIGN

Missman, Inc. Architecture • Engineering

PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

CAMPUS MASTER PLAN

Missman Project No: C16L060

RDG Project #: R3001.734.00

© COPYRIGHT 2017
ALL RIGHTS RESERVED

Drawn By: JMA

Checked By: JMA

DATE: 6/27/17 REV: 8/7/17

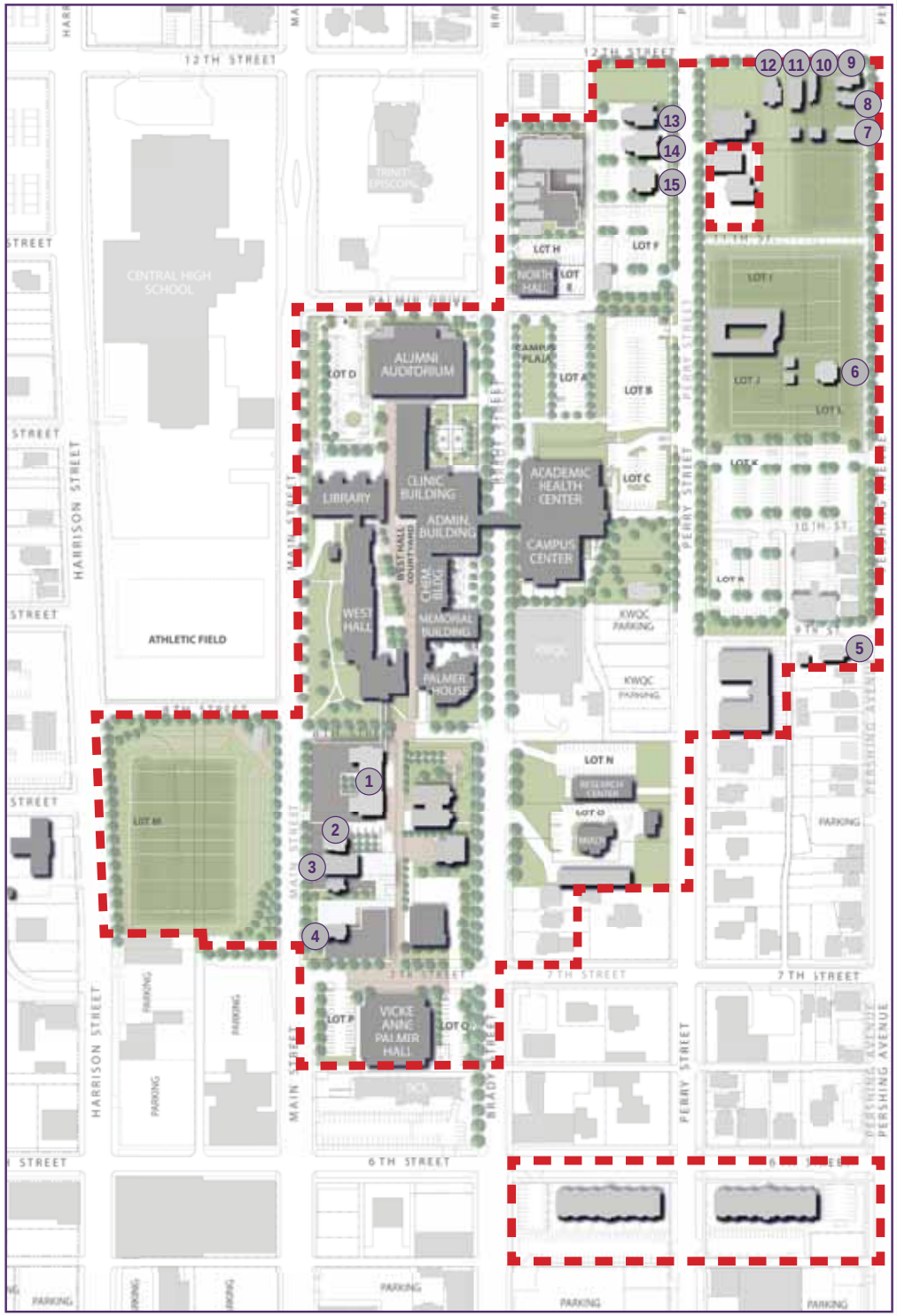
MP - 1

Sheet 1 of 3

PALMER
College of Chiropractic

DEMOLITION PROPERTIES

1. 121 8TH STREET BOARDING HOUSE
2. 719 MAIN STREET
3. 715 MAIN STREET
4. 705 MAIN STREET
5. 825 PERSHING STREET
6. 1028 PERSHING STREET
7. 1118 PERSHING STREET
8. 1124 PERSHING STREET
9. 225 12TH STREET
10. 221 12TH STREET
11. 219 12TH STREET
12. 215 12TH STREET
13. 1138-1140 PERRY STREET
14. 1132 PERRY STREET
15. 1126 PERRY STREET



0 80' 160'
NORTH

No.	REVISIONS DESCRIPTION	DATE

STUDIO 483 ARCHITECTS

RDG PLANNING • DESIGN
www.missman.com

Missman, Inc. Architecture • Engineering
Rock Island, IL • Bettendorf, IA • Davenport, IA • Dubuque, IA
(309) 788-7544 • (563) 355-5624 • (563) 582-0663 • (319) 556-0661
www.missman.com

PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

POTENTIAL DEMOLITION PROPERTIES

Missman Project No: C16L060
RDG Project #: R3001.734.00

© COPYRIGHT 2017
ALL RIGHTS RESERVED

Drawn By: JMA
Checked By: JMA
DATE: 6/27/17 REV: 8/7/17

MP - 2
Sheet 2 of 3

PALMER
College of Chiropractic

PARKING DATA

2015 EXISTING PARKING TOTAL: 808

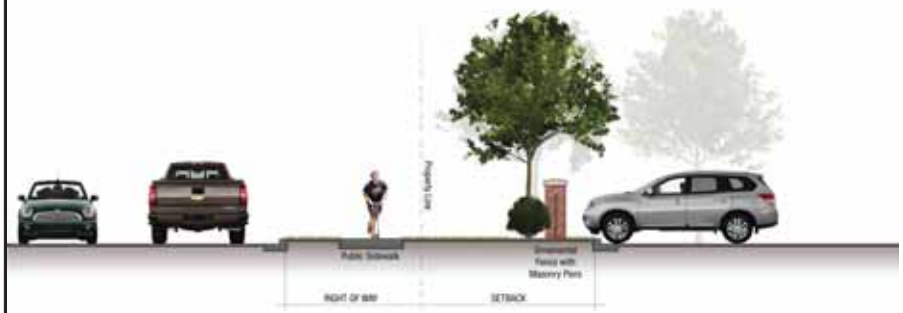
MASTER PLAN PROPOSED TOTAL: 947

NOTE: Estimates do not take into account ADA accessible stalls or additional green space requirements.

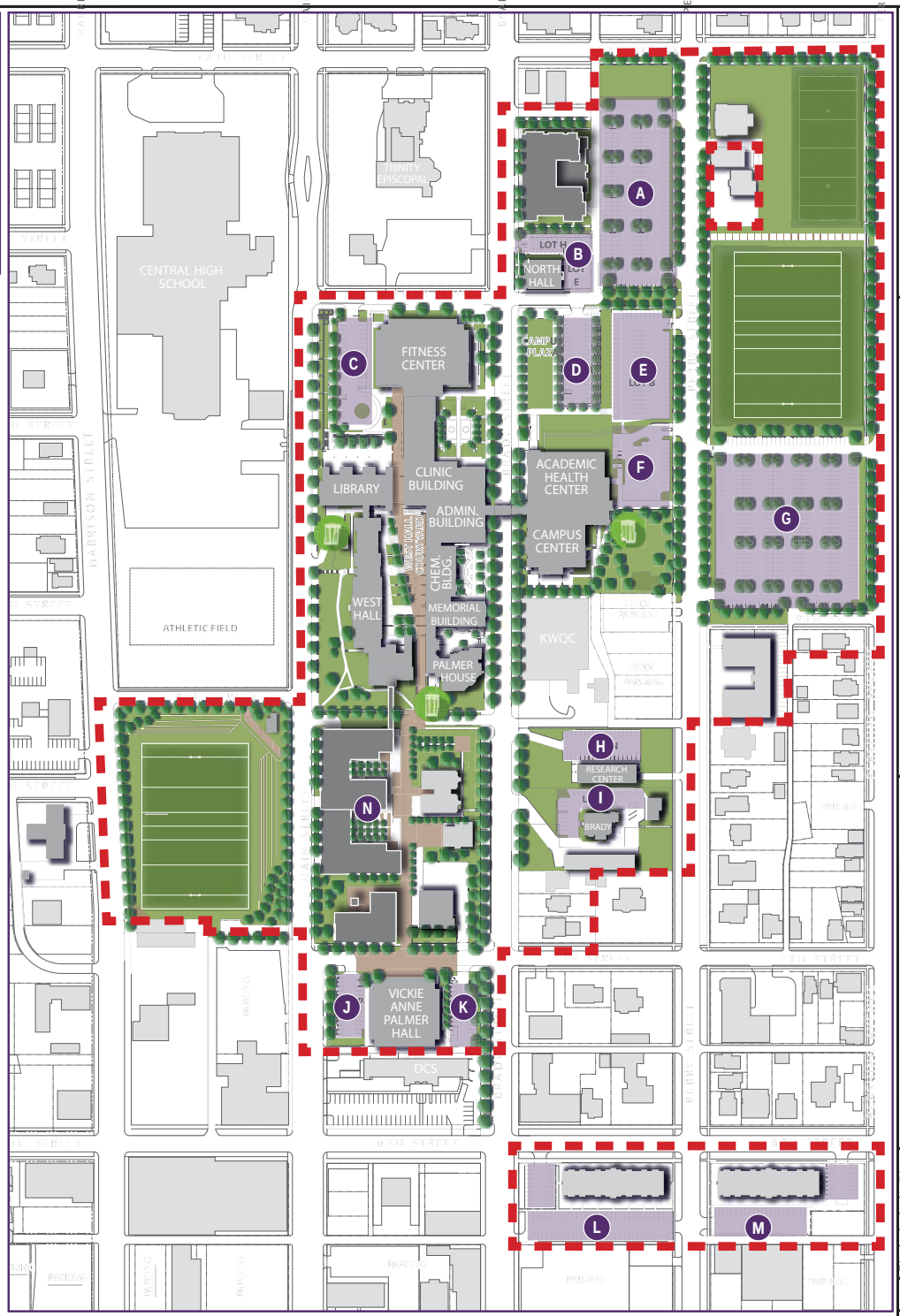
CAMPUS LOADING DOCKS

LOADING DOCKS & RECEIVING AREAS

ELEVATION: PROPOSED CAMPUS EDGE TREATMENT/PARKING LOT SCREENING



SECTION: PROPOSED CAMPUS EDGE TREATMENT/PARKING LOT SCREENING



0 80' 160'

NORTH

No.	DATE	DESCRIPTION

REVISIONS

STUDIO 483 ARCHITECTS

RDG PLANNING • DESIGN

Missman, Inc.

PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

PARKING, LOADING AREAS & LANDSCAPE DIAGRAMS

Missman Project No: C16L060

RDG Project #: R3001.734.00

© COPYRIGHT 2017 ALL RIGHTS RESERVED

Drawn By: JMA

Checked By: JMA

DATE: 6/27/17 REV: 8/7/17

MP - 3

Sheet 3 of 3

STUDIO 483 ARCHITECTS

PALMER COLLEGE OF CHIROPRACTIC
July 24, 2017 (Revised 8-7-2017) #2016-120D
PLANNED INSTITUTIONAL DISTRICT APPLICATION

NARRATIVE

Narrative of intent and compatibility with surrounding area. A narrative shall be provided that describes the relationship between the institution and the surrounding area. The narrative at a minimum shall include the following:

a. Description of overall architectural and/or urban design theme:

- **Palmer College of Chiropractic has evolved to meet the needs of its students and faculty as it has grown over the past 100 years; however, the architectural theme has remained constant. Buildings and houses of brick and stone dominate the campus, with more metal and glass introduced into recent projects. All have an urban "academic" design style with 2 to 4 floors of space. The campus plan and interaction with the neighborhood has also evolved aligning the core of academic spaces with Brady Street and residential buildings/parking at the perimeter. The proposed Master Plan strengthens the campus edge through expanded greenspace and landscaping at perimeter streets, buildings, and parking lots.**

b. Total number of existing and proposed users and employees of the facility:

- **Palmer's current enrollment on at their Davenport Campus is approximately 1,000 students supported by 300 faculty and staff. 150 students live on campus. The proposed 10-year plan allows for an accommodation of up to 1,500 students with 400 living on campus.**

c. Description of existing and proposed conditions of development along the outer boundaries of the planned institutional district and its relationship with the surrounding area. Standards must be established to permit a compatible transition from the institutional use to the surrounding area. Standards include, but are not limited to building height and form, exterior lighting, landscaping, etc.

- **The Master Plan goals are to "create sensitive and mutually beneficial transitions between campus and the adjacent properties." The proposed Campus Master Plan created by RDG Planning & Design is to create connection and comfort establishing a campus presence with the surrounding area. New buildings are minimal (residential only) and adding enhanced lighting, fencing, and landscaping will enhance this design concept.**

d. Description of existing and proposed methods of communication between the institution and the community, including a method of resolution of community concerns:

- **Palmer College has been actively involved with Hilltop Campus Village since its inception, as well as in communication with Davenport Community Schools and adjacent businesses regarding any campus activities and improvements that impact the surrounding neighborhood. Although there are no known active residential groups, Palmer proposes to open a line of communication with the neighbors similar to their relationships with surrounding businesses. Palmer will schedule annual meetings with the neighborhood stake holders and residents to present and discuss campus planning and schedule, as well as neighbor concerns.**

e. Description of any existing and proposed impacts of development and the surrounding area and how these impacts should be mitigated. This description shall include property outside the boundaries of the planned institutional district and their interaction with the surrounding area. Impacts include, but are not limited to lighting, noise, parking, etc.

- **The developments proposed in Palmer's Master Plan are primarily defining and softening their campus edge through expanding green space and landscaping. Proposed buildings will be designed to respect and complement the existing architectural theme on campus.**

f. Description of existing and proposed relationship of institutional transportation system (auto, bus, bicycle, pedestrian) to the external street network. A description of specific programs to reduce traffic impacts and to encourage the use of public transit, carpooling, bicycling and pedestrian.

- **The urban nature of this campus is reinforced by student living. 15% of Palmer's students live on campus and another 30% to 40% live in rented neighborhood and downtown houses and apartments. The Master Plan proposes and additional 80-100 beds in new student housing. These students all walk to campus. Other students and faculty are encouraged to use public transportation and/or car-pooling for other daily trips to campus. The greening of Brady Street proposed in the Master Plan provides more opportunity for bus access in proximity to campus buildings.**

PUBLIC HEARING NOTICE
DAVENPORT PLAN & ZONING COMMISSION
TUESDAY – AUGUST 1, 2017 5:00 P.M.
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4TH STREET – DAVENPORT, IOWA

Case No. REZ17-08: Request of Palmer College of Chiropractic to rezone 38.65 acres, more or less, of property generally located east of Harrison Street, north of East 5th Street, west of Pershing Avenue and South of East 12th Street from "R-4" Moderate Density Dwelling District, "R-6M" High Density Dwelling District, "C-O" Office-Shop District, "C-1" Neighborhood Commercial District, "C-2" General Commercial District, "C-4" Central Business District and "M-1" Light Industrial District to "PID" Planned Institutional District to "PID" Planned Institutional District. (See attached map)

The City Plan and Zoning Commission will conduct a public hearing concerning this matter at **5:00 p.m., Tuesday August 1, 2017** in the **Council Chambers of Davenport City Hall at 226 West 4th Street**, Davenport, Iowa.

This public hearing is the first step in the review/approval process. The City Plan and Zoning Commission will consider (vote on a recommendation) the petition at its regular meeting on Tuesday August 15, 2017. The Commission's report and recommendation will then be forwarded to the City Council. The City Council will then hold its own public hearing, as required by state law. You should also receive a notice of the City Council's public hearing. For the ordinance to be approved, it must be read/considered at three (3) separate City Council meetings. For the specific dates and times of subsequent meetings, please call the phone number below.

It is your privilege to submit written comments on this petition or to attend the public hearing to express your views, or both. All protests within the 200-foot notice area or the area being considered must be made in writing (letter or email) to be valid. Any written comments to be reported at the Commission's public hearing should be received in the office of Community Planning, City Hall, not later that 12:00 noon, on the day of the public hearing, though protests may be received up through the City Council's public hearing.

Contact the City Case Manager
Ryan Rusnak
Phone: (563) 888-2022 Email: rrusnak@ci.davenport.ia.us

_____
(detach here)

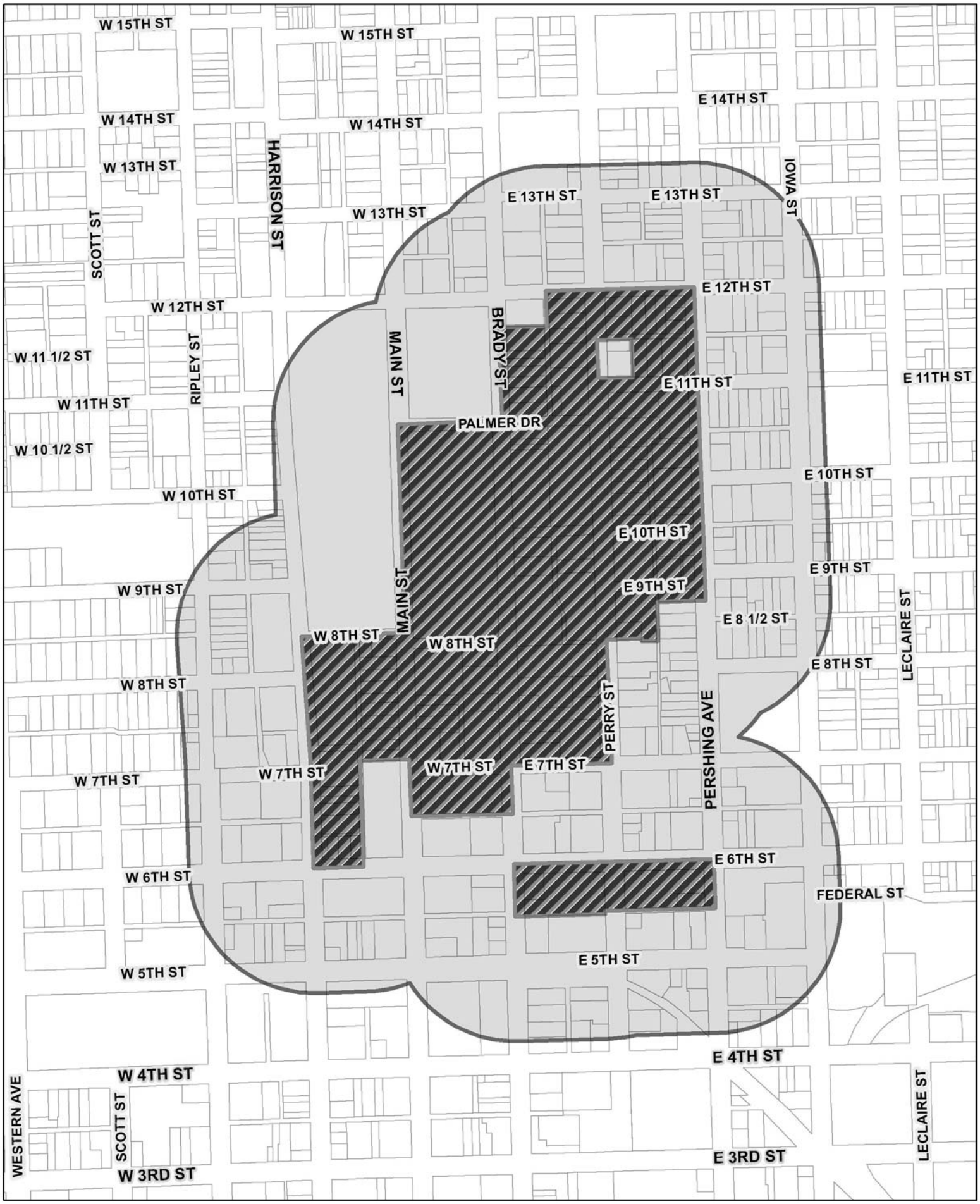
The undersigned – **opposes** / **does not oppose** (circle one) REZ17-08

Comments: _____
_____
_____
_____
_____

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME_____
ADDRESS_____
DATE_____
(please print legibly)

_____
ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS



Property being requested to be rezoned to PID

500 Foot Notification Radius

N

FID	Parcel	Address	Deed1_Name	Deed1_Addr	Deed1_CSZ
1	F0017-02	1222 PERSHING AV	GG HOLDINGS LLC SERIES F	PO BOX 69	DAVENPORT IA 52805
			PHILLIP MARTINEZ		
2	F0017-06	1221 PERSHING AV	ALYESHA MARTINEZ	1221 PERSHING AVE	DAVENPORT IA 52803
3	F0017-15	323 E 13TH ST	REBECCA BREVARD	323 E 13TH ST	DAVENPORT IA 52803
4	F0017-16	327 E 13TH ST	TVC IMPROVEMENTS	1422 FARNAM ST	DAVENPORT IA 52803
5	F0031-14	419 E 11TH ST	SACRED HEART CATHEDRAL	422 E 10TH ST	DAVENPORT IA 52803
6	F0031-16	422 E 10TH ST	SACRED HEART CATHEDRAL	422 E 10TH ST	DAVENPORT IA 52803
			BOTCHO TCHADJERI		
7	F0032-01A	312 E 12TH ST	FADILATOU BOUKARI	312 E 12TH ST	DAVENPORT IA 52803-4430
8	F0032-02A	316 E 12TH ST	LAVON MORROW	316 E 12TH ST	DAVENPORT IA 52803-4430
9	F0032-12	228 E 11TH ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
10	F0032-15	1101 PERSHING AV	MARK BENISCHEK	1431 W 38TH ST	DAVENPORT IA 52806
11	F0032-22	325 E 12TH ST	DAWN PATTY	325 E 12TH ST	DAVENPORT IA 52803
12	F0032-23	317 E 12TH ST	JAMES HARRINGTON AND WIFE	317 E 12TH ST	DAVENPORT IA 52803
13	F0032-33	224 E 12TH ST	REGIONAL REO ASSETS LLC	PO BOX 75069	TAMPA FL 33675
14	F0032-42	326 E 12TH ST	ROSANNE RESECH	326 E 12TH ST	DAVENPORT IA 52803
15	F0033-13	1028 PERSHING AV	LONG PHUONG COOPERATIVE	PO BOX 4345	DAVENPORT IA 52808
16	F0033-15	1009 PERSHING AV	EDWARD JOHNSON JR	1009 PERSHING AVE	DAVENPORT IA 52803
17	F0034-26	929 IOWA ST	SACRED HEART CATHEDRAL	422 E 10TH ST	DAVENPORT IA 52803
18	F0048-10	814 1/2 PERSHING AV	NGUYEN INC	6201 N MARQUETTE ST	DAVENPORT IA 52806
			CHARLES CAHILL		
19	F0048-21	806 IOWA ST	PATRICIA CAHILL	302 MCCLELLAN BD	DAVENPORT IA 52803
20	G0025-16		PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
21	G0026-16	130 W 12TH ST	SIGMA PHI CHI SORORITY	301 SE 3RD ST	ALEDO IL 61231
			RONALD PERRY		
22	G0038-36C	902 HARRISON ST	BRENDA PERRY	1275 ASH DR	LAYTON UT 84040
23	G0038-40		DAVENPORT COMMUNITY SCHOOL DISTRICT	1606 BRADY ST	DAVENPORT IA 52803
24	G0040-06		PALMER COLLEGE	1000 BRADY ST	DAVENPORT IA 52803
25	G0040-24C		PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
26	G0040-43A	911 PERRY ST	PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
27	G0041-12	725 PERRY ST	908 BRIDGE COOPERATIVE	1212 E 10TH ST APT 3	DAVENPORT IA 52803
28	G0041-27C	728 PERRY ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
29	G0043-44A		DAVID DANG	1740 1/2 W 4TH ST	DAVENPORT IA 52802
30	G0043-45A	724 HARRISON ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
31	G0054-17A	307 W 6TH ST	THE SALVATION ARMY	301 W 6TH ST	DAVENPORT IA 52803
32	G0054-40		CITY OF DAVENPORT	ATTN: FINANCE DIRECTOR	DAVENPORT IA 52801
33	G0054-43		CITY OF DAVENPORT	ATTN: FINANCE DIRECTOR	DAVENPORT IA 52801
34	G0055-14A		CITY OF DAVENPORT	FINANCE DIRECTOR	DAVENPORT IA 52801
35	G0055-15	108 110 & 112 W 5TH ST	LOTHROP DEVELOPMENT LLC	108 W 5TH ST APT 10	DAVENPORT IA 52801
36	G0055-17	508 BRADY ST	MIDWEST CHEMICAL INC	510 BRADY ST	DAVENPORT IA 52801
37	G0055-18	514 BRADY ST	A & V HOLDINGS LLC	3717 KATHLEEN WAY	DAVENPORT IA 52807
38	G0055-43A	614 MAIN ST	HALLIGAN MC CABE FUNERAL HOME	614 MAIN ST	DAVENPORT IA 52803
39	G0056-17A	601 BRADY ST	SIX O ONE BRADY CORP.	601 BRADY ST STE 220	DAVENPORT IA 52803
40	F0032-13A	1105 PERSHING AV	CALVIN BOLKEMA	5805 WISCONSIN AV	DAVENPORT IA 52806
			DANA LARSON		
41	F0032-16A	310 E 11TH ST	LYNDA LARSON	310 E 11TH ST	DAVENPORT IA 52803
			DANA LARSON		
42	F0032-16A	310 E 11TH ST	LYNDA LARSON	310 E 11TH ST	DAVENPORT IA 52803
43	F0032-17A	314 E 11TH ST	PV LLC	2714 8TH ST CT	MOLINE IL 61265
44	F0032-18	320 E 11TH ST	INTERFAITH HOUSING LTD	519 TREMONT AVE	DAVENPORT IA 52803
45	F0032-20	1114 IOWA ST	VANESSA MCGINNIS	1102 IOWA ST	DAVENPORT IA 52803
46	F0032-29	221 E 12TH ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
47	F0032-30	219 E 12TH ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
48	F0033-01	218 E 9TH ST	MAD PROPERTIES COOPERATIVE	615 BLOSSOM HILL RD #21	LOS GATOS CA 95032
49	F0033-17	318 E 10TH ST	GARRETT DEVELOPMENT LLC	3806 FOREST RD	DAVENPORT IA 52807
50	F0033-18	320 E 10TH ST	DEBRA POSEY	320 E 10TH ST	DAVENPORT IA 52803
51	F0033-19	322 E 10TH ST	BARBARA S WEBSTER	322 E 10TH ST	DAVENPORT IA 52803
52	F0033-20	324 E 10TH ST	LAURA ELENA HERNANDEZ ZAVALA	1505 PERSHING AV	DAVENPORT IA 52803
53	F0034-31	402 E 9TH ST	DIANN NICHOLSON	402 E 9TH ST	DAVENPORT IA 52803
			DENNIS JUCHTER		
54	F0048-01D	732 1/2 PERSHING AV	CATHERINE JUCHTER	508 8TH AV	DURANT IA 52747
			DENNIS JUCHTER		
55	F0048-08		CATHERINE JUCHTER	508 8TH AV	DURANT IA 52747
56	F0048-13	826 PERSHING AV	CRAIG RINGGENBERG	1607 W 12TH ST APT 2605	DAVENPORT IA 52804
			ADRIENNE DETIEGE		
57	F0048-27	306 E 8 1/2 ST	RICHARD LEGIER	12 AUGUSTA DR UNIT 2	VERNON NJ 07462-2587
			MICHAEL DIBLEY		
58	F0048-28	825 PERSHING AV	SUSAN DIBLEY	1709 E BRISTOL	ELKHART IN 46514
59	F0049-11	708 PERSHING AV	TIMOTHY LANE	6362 200TH ST	WALCOTT IA 52773
60	G0024-22B	1304 BRADY ST	HOCHGESANG REAL ESTATE LLC	1304 BRADY ST	DAVENPORT IA 52803
61	G0025-01	209 E 13TH ST	GULLICKSON ENTERPRISES LLC	PO BOX 69	DAVENPORT IA 52805
62	G0025-02	1229 PERRY ST	D I PROPERTIES LLC	348 RIVER DR	BETTENDORF IA 52722
63	G0025-14	1132 PERRY ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
			KENNETH WEDIG		
64	G0025-22		JOANN WEDIG	1233 GARFIELD CT	DAVENPORT IA 52804
65	G0025-30	1121 BRADY ST	THOMAS NARES	2015 MYRTLE ST	DAVENPORT IA 52804
66	G0026-01	119 W 13TH ST	GRACYCELAND REI SERIES LLC SERIES AA	1411 5TH STREET	COAL VALLEY IL 61240
67	G0026-18	1208 MAIN ST	DELT 100 ALUMNI COUNSEL LLC	2736 W LOMBARD ST	DAVENPORT IA 52804
68	G0038-33	909 RIPLEY ST	ZENAS GROUP LLC	5151 AUBURN CT	BETTENDORF IA 52722
			KIRK COLEMAN		
69	G0038-35	318 W 9TH ST	LIZZIE COLEMAN	318 W 9TH ST	DAVENPORT IA 52803
70	G0040-30		PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
71	G0040-36	1039 PERRY ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
72	G0040-37	1027 PERRY ST	PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
73	G0041-08B	809 PERRY ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
74	G0041-11	727 PERRY ST	MICHAEL MURRELL	727 PERRY ST	DAVENPORT IA 52803
75	G0041-22B		GRAY TELEVISION GROUP INC	4370 PEACHTREET RD NE	ATLANTA GA 30319
76	G0042-25	W 8TH ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
77	G0055-04	619 HARRISON ST	CARRIAGE WORKS LLC	312 W 3RD ST STE 2	DAVENPORT IA 52801
78	G0055-09		NORTHWESTERN BELL TELEPHONE CO	1801 CALIFORNIA ST #2500	DENVER CO 80202-2658
79	G0058-13A		CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
80	G0059-08A	416 HARRISON ST	CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801

			JUAN ENCISO		
81	F0017-01	1218 PERSHING AV	LUCIA CALZADA	1218 PERSHING AV	DAVENPORT IA 52803
82	F0017-04	1226 PERSHING AV	TLM HOLDINGS LLC	313 W 3RD ST	DAVENPORT IA 52801
83	F0017-04	1226 PERSHING AV	KATHLEEN LONGSHORE (contract purchaser)	313 W 3RD ST	DAVENPORT IA 52801
84	F0017-05	1230 PERSHING AV	TAMARA R H JOHNSON	1230 PERSHING AVE	DAVENPORT IA 52803
85	F0017-09		TAMARA R H JOHNSON	1230 PERSHING AVE	DAVENPORT IA 52803
86	F0031-29	1125 IOWA ST	BRENDA GREENE	2920 HARRISON ST	DAVENPORT IA 52803
87	F0032-11	220 E 11TH ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
88	F0032-35	1211 PERSHING AV	FIRST FINANCIAL GROUP LC	1987 SPRUCE HILLS DR	BETTENDORF IA 52722
89	F0048-34	307 E 9TH ST	ANDREW WOLD INVESTMENTS LLC	3320 W HARBOR DR	BETTENDORF IA 52722
90	F0048-35	829 PERSHING AV	MICHAEL WALTER	376 210TH ST	TIPTON IA 52772
91	F0049-10A		TIMOTHY LANE	6362 200TH ST	WALCOTT IA 52773
92	G0024-01	1302 PERRY ST	ST JOHN'S UNITED METHODIST CHURCH	109 E 14TH ST	DAVENPORT IA 52803
93	G0025-05	206 E 12TH ST	LAWRENCE SMITH	PO BOX 431	DAVENPORT IA 52805
			KEVIN O'CONNELL		
94	G0025-18	1206 PERRY ST	ETIE O'CONNELL	3294 TERRACE DR	ROCK ISLAND IL 61201
95	G0025-19	1212 PERRY ST	CHRISTOPHER WYLIE	1212 PERRY ST	DAVENPORT IA 52803
			TOWNSQUARE MEDIA QUAD CITIES LLC		
96	G0025-25A		C/O TOWNSQUARE RADIO LLC	240 GREENWHICH AVE	GREENWICH CT 06830
97	G0025-27	1139 BRADY ST	ARTHUR J JOHNSON FAMILY LP	1305 12TH AV	ROCK FALLS IL 61071
98	G0026-17	124 W 12TH ST	BOTH MANAGEMENT INC	500 EAST HOARTIO AV STE 5	MAITLAND FL 32751
99	G0038-43		DAVENPORT COMMUNITY SCHOOL DISTRICT	1606 BRADY ST	DAVENPORT IA 52803
100	G0040-04		PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
101	G0040-17	1001 BRADY ST	PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
102	G0040-25		PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
103	G0041-25C	741 BRADY ST	PALMER COLLEGE OF CHIROPRACTIC	1000 BRADY ST	DAVENPORT IA 52803
104	G0042-03A	732 BRADY ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
105	G0042-11	719 MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
106	G0043-05		SCOTT COUNTY	600 W 4TH ST	DAVENPORT IA 52801
			WILBORN RENZIEL		
107	G0043-22	828 RIPLEY ST	SHIRL KAY BELL	828 RIPLEY ST	DAVENPORT IA 52803
108	G0043-30		UNITED NEIGHBORS INC	PO BOX 3703	DAVENPORT IA 52802
109	G0054-21	526 RIPLEY ST	H-I-S PROPERTIES LLC	19208 E 40TH ST	COAL VALLEY IL 61240
110	G0054-39	W 5TH ST	KELCHA INC	2938 E 41ST ST CT	DAVENPORT IA 52807
111	G0054-41		CITY OF DAVENPORT	ATTN: FINANCE DIRECTOR	DAVENPORT IA 52801
112	G0054-42		CITY OF DAVENPORT	ATTN: FINANCE DIRECTOR	DAVENPORT IA 52801
113	G0055-07		AT&T COMMUNICATIONS	PO BOX 7207	BEDMINSTER NJ 07921-7207
114	G0055-10	220 W 5TH ST	CONNIE J RASHID TRUST	609 27TH ST	BETTENDORF IA 52722
115	G0055-11	218 W 5TH ST	REEMTSMA ENTERPRISES INC	218 W 5TH ST	DAVENPORT IA 52801
116	G0055-12	508 MAIN ST	NORTHWESTERN BELL TELEPHONE	1801 CALIFORNIA ST #2500	DENVER CO 80202-2658
117	G0055-13	508 MAIN ST	NORTHWESTERN BELL TELEPHONE	1801 CALIFORNIA ST #2500	DENVER CO 80202-2658
			BIG BROTHERS BIG SISTERS		
118	G0055-14B	130 W 5TH ST	OF THE QUAD CITIES	130 W 5TH ST	DAVENPORT IA 52801
119	G0055-19	520 BRADY ST	RR COMPANY OF AMERICA LLC	1100 CAMELLIA BLVD #201	FAYETTE LA 70508
120	G0055-24	115 W 7TH ST	PALMER CHIROPRATIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
121	G0055-44		AT&T COMMUNICATIONS	PO BOX 7207	BEDMINSTER NJ 07921-7207
122	F0017-12	232 E 13TH ST	ROBERT CLAYTON	232 E 13TH ST	DAVENPORT IA 52803
			WESTMARLAN LLC SERIES C		
123	F0017-19	318 E 13TH ST	LARRY L MAYES	P O BOX 99	DAVENPORT IA 52805
			ANTHONY NELSON		
124	F0017-20	314 E 13TH ST	DENISE NELSON	652 W 64TH ST	DAVENPORT IA 52806
125	F0017-21	310 E 13TH ST	OHP 1 LC	2920 HARRISON ST	DAVENPORT IA 52803
126	F0017-21	310 E 13TH ST	TONYA YATES (Contract Purchaser)	2920 HARRISON ST	DAVENPORT IA 52803
127	F0017-22	302 E 13TH ST	JOEL LIMBURG	821 E 10TH ST	DAVENPORT IA 52803-5613
128	F0031-31	402 E 12TH ST	JEREMIAH SMITH	1717 JUDSON ST	DAVENPORT IA 52803
129	F0032-21	1120 IOWA ST	MARCARIA VARGAS LOPEZ	1233 W 7TH ST	DAVENPORT IA 52802
130	F0033-09	1012 PERSHING AV	PALMER CHIROPRACTIC UNIVERSITY	1000 BRADY ST	DAVENPORT IA 52803
131	F0033-14	1025 PERSHING AVE	TYJOD LLC	16 WOOLEY RD	ROCK ISLAND IL 61201
			MICHAEL C MCDONALD		
132	F0034-29	913 IOWA ST	MARGARET MCDONALD	913 IOWA ST	DAVENPORT IA 52803
133	F0048-31A	320 E 8 1/2 ST	MARY JOYNER	323 E 9TH ST	DAVENPORT IA 52803
134	F0049-03	618 PERSHING AV	MIKE TYSON	618 PERSHING AV	DAVENPORT IA 52803
135	F0049-05B	628 PERSHING AV	HUMILITY OF MARY HOUSING INC	3805 MISSISSIPPI AVE	DAVENPORT IA 52807
136	F0049-07	221 E 7TH ST	AMERICAN INDUSTRIAL DOOR CO	629 PERRY ST	DAVENPORT IA 52803
137	F0049-10	704 PERSHING AV	TIMOTHY LANE	6362 200TH ST	WALCOTT IA 52773
138	G0024-22A	110 W 13TH ST	REDBAND PROPERTIES LLC	110 W 13TH ST	DAVENPORT IA 52803
			HENRY P VARGAS, TRUSTEE		
139	G0024-42		LUCY VARGAS, TRUSTEE	517 E CENTRAL PARK AV	DAVENPORT IA 52803
			THINATOS LLC		
140	G0025-06	215 E 12TH ST	TOM BAKERIS	205 E RUSHOLME ST	DAVENPORT IA 52803
141	G0025-07		PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
142	G0025-08	1117 PERRY ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
143	G0025-11	216 E 11TH ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
144	G0025-31	1119 BRADY ST	ANNETTE NARES	927 W 48TH ST	DAVENPORT IA 52806
			MICHAEL INGLEBY		
145	G0025-32	1202 BRADY ST	JON SCOTT RYDER II	818 GRAND CT	DAVENPORT IA 52803
146	G0025-39	110 W 12TH ST	GORDON BATES	110 W 12TH ST	DAVENPORT IA 52803
147	G0039-01A	1000 BRADY ST	PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
148	G0039-03	121 W 12TH ST	TRINITY PARISH DAVENPORT IA	121 W 12TH ST	DAVENPORT IA 52803
149	G0040-05		PALMER COLLEGE	1000 BRADY ST	DAVENPORT IA 52803
150	G0040-40	1015 PERRY ST	PALMER CHIROPRACTIC UNIVERSITY	1000 BRADY ST	DAVENPORT IA 52803
151	G0042-04A	742 BRADY ST	PALMER CHIROPRATIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
152	G0042-09		IPALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
153	G0042-15	704 MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
154	G0042-16	MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
155	G0043-32		UNITED NEIGHBORS INC	PO BOX 3703	DAVENPORT IA 52802
156	G0043-33		UNITED NEIGHBORS	808 HARRISON ST	DAVENPORT IA 52803
157	G0054-15	518 HARRISON ST	CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
158	G0054-37	330 W 5TH ST	KELCHA INC	2938 E 41ST ST CT	DAVENPORT IA 52807
159	G0054-38	W 5TH ST	KELCHA INC	2938 E 41ST ST CT	DAVENPORT IA 52807
160	G0055-22A	703 HARRISON ST	RICHARD R GRAVERT LLC	703 HARRISON ST	DAVENPORT IA 52803
161	G0056-22	629 PERRY ST	DEVORE CONSTRUCTION CO	629 PERRY ST	DAVENPORT IA 52803
162	F0048-33A	315 E 9TH ST	SANDRA J CLINE	720 E LOCUST ST	DAVENPORT IA 52803

			HECTOR DURAN		
163	F0017-08A	1229 PERSHING AV	MARIA DURAN	1229 PERSHING AV	DAVENPORT IA 52803
164	F0033-07	218 E 10TH ST	PALMER CHIROPRACTIC UNVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
165	F0033-08	222 E 10TH ST	PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
166	F0033-16	312 E 10TH ST	EDWARD JOHNSON JR	1009 PERSHING AV	DAVENPORT IA 52803
167	F0034-27	921 IOWA ST	SACRED HEART CATHEDRAL	422 E 10TH ST	DAVENPORT IA 52803
168	F0034-27	921 IOWA ST	SACRED HEART CATHEDRAL	422 E 10TH ST	DAVENPORT IA 52803
169	F0034-28	917 IOWA ST	ISLAND PROPERTIES LLC	PO BOX 3953	DAVENPORT IA 52808
			SHARONSTOKES		
170	F0047-13	821 IOWA ST	HERMAN GOODWIN	825 IOWA ST	DAVENPORT IA 52803
171	F0048-03A		DAVENPORT COMMUNITY SCHOOL DISTRICT	1606 N BRADY ST	DAVENPORT IA 52803
172	F0048-12	822 PERSHING AV	NEIGHBORHOOD HOUSING SERVICES	710 CHARLOTTE ST	DAVENPORT IA 52803
173	F0048-12	822 PERSHING AV	LEROY CARR (Contract Purchaser)	822 PERSHING AVE	DAVENPORT IA 52803
174	F0048-14	318 E 7TH ST	DAVENPORT COMMUNITY SCHOOL DISTRICT	1002 W KIMBERLY RD	DAVENPORT IA 52806
			ROBERT ANDREW		
175	F0048-20	802 IOWA ST	MARY ANN FRANCES ANDREW	2144 10TH ST PL	EAST MOLINE IL 61244
176	F0048-25	318 E 8 1/2 ST	ALICE WIEMKEN	318 E 8 1/2 ST	DAVENPORT IA 52803
			HENRY VARGAS		
177	G0024-41	1301 PERRY ST	LUCY VARGAS	517 E CENTRAL PARK AV	DAVENPORT IA 52803
178	G0025-09	1111 PERRY ST	S & H RENTAL PROPERTIES II LLC	1543 W 36TH ST	DAVENPORT IA 52806
179	G0025-10	208 E 11TH ST	S & H RENTAL PROPERTIES LLC	1543 W 36TH ST	DAVENPORT IA 52806
180	G0025-15	1138 PERRY ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
			KOSSI FAGLA		
181	G0025-20	1218 N PERRY ST	AMESSOUWOE AGBENONSI	1218 N PERRY ST	DAVENPORT IA 52803
182	G0025-33	1210 BRADY ST	RICHARD R GRAVERT LLC	4519 CANTERBURY LN	DAVENPORT IA 52806
183	G0025-37	1226 BRADY ST	MIDWEST PROPERTY HOLDINGS LC	501 S OAK LN	BLUE GRASS IA 52726
184	G0025-38		MIDWEST PROPERTY HOLDINGS LC	501 S OAK LN	BLUE GRASS IA 52726
185	G0026-02	127 W 13TH ST	MAD PROPERTIES COOPERATIVE	615 BLOSSOM HILL RD #21	LOS GATOS CA 95032
186	G0026-03	133 W 13TH ST	BRAVO PROPERTIES LLC	4555 UTICA RIDGE RD	BETTENDORF IA 52722
187	G0038-44		DAVENPORT COMMUNITY SCHOOLS DISTRICT	1606 BRADY ST	DAVENPORT IA 52803
188	G0040-01	1115 BRADY ST	THOMAS ERICKSON	1703 BRADY ST	DAVENPORT IA 52803
189	G0040-16A	1005 BRADY ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
190	G0040-42	1003 PERRY ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
191	G0041-27B	723 BRADY ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATIAN	1000 BRADY ST	DAVENPORT IA 52803
192	G0041-29	705 BRADY ST	AMERICAN PENSION SERVICES FUB	1275 ASH DR	LAYTON UT 84040
193	G0042-19	724 MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
194	G0043-29	821 RIPLEY ST	UNITED NEIGHBORS INC	PO BOX 3703	DAVENPORT IA 52802
195	G0043-37B	808 HARRISON ST	UNITED NEIGHBORS INC	PO BOX 3703	DAVENPORT IA 52802
			PETER MAGEE		
196	G0054-07	412 W 6TH ST	GEOFF HASTING	412 W 6TH ST	DAVENPORT IA 52803
197	G0054-09	633 RIPLEY ST	CHRISTINA BUCKSBAUM	3815 128TH ST	URBANDALE IA 50323
			STEVEN E BARTHOLOMEW		
198	G0054-11	615 RIPLEY ST	SARA BARTHOLOMEW	615 RIPLEY ST	DAVENPORT IA 52803
199	G0054-19A	321 W 6TH ST	TERRY GENZ	321 W 6TH ST	DAVENPORT IA 52803
200	G0054-19A	321 W 6TH ST	TERRY GENZ	321 W 6TH ST	DAVENPORT IA 52803
201	G0054-36	515 RIPLEY ST & 509	P & D RENTALS LLC	5939 DAYTON CORNER B ST	COLONA IL 61241
202	G0055-16	502 BRADY ST	CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
203	G0055-31		RR COMPANY OF AMERICA LLC	1100 CAMELLIA BLVD	FAYETTE LA 70508
204	G0055-32A		IRR COMPANY OF AMERICA LLC	1100 CAMELLIA BLVD	FAYETTE LA 70508
205	G0056-19	208 E 6TH ST	MORGEN SCROGGINS	208 E 6TH ST	DAVENPORT IA 52803
			TED BRECKENFELDER		
206	F0017-06A		HERBERT SCHULTZ JR	2900 BARCELONA TER	BETTENDORF IA 52722
			WILLETTE MARTIN		
207	F0017-07	1225 PERSHING AV	ALENA WILLETTE	1225 PERSHING AV	DAVENPORT IA 52803
			MARNA MORETTI		
208	F0031-28	1129 IOWA ST	RYAN GOODWIN	1129 IOWA ST	DAVENPORT IA 52803
209	F0032-02	329 E 11TH ST	S & J REALTY	6480 131ST ST	BLUE GRASS IA 52726
210	F0032-03	327 E 11TH ST	DARLENE DEBOER	1431 W 17TH ST	DAVENPORT IA 52804
211	F0032-04	323 E 11TH ST	PATRICK NEWHOUSE	7 VISTA CT	DAVENPORT IA 52807
212	F0032-05	319 E 11TH ST	ANTHONY & JACQULINE REYNOLDS REVOCABLE TRST	935 S OHIO AVE	DAVENPORT IA 52802
213	F0032-06	313 E 11TH ST	ANTHONY & JACQULINE REYNOLDS REVOCABLE TRST	935 S OHIO AVE	DAVENPORT IA 52802
214	F0032-07	309 E 11TH ST	DOROTHY TRIER	1501 WILLOW ST	PEKIN IL 61554
215	F0032-08	307 E 11TH ST	TWIN OAK PROPERTIES LLC	5218 NW 78TH WAY	KANSAS CITY MO 64151
216	F0032-09	303 E 11TH ST	JEFFREY NESBITT	11 RIVERVIEW PARK DR	BETTENDORF IA 52722
217	F0032-19	1102 IOWA ST	VANESSA MCGINNIS	1102 IOWA ST	DAVENPORT IA 52803
218	F0032-26	1118 PERSHING AV	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
219	F0032-28B	225 E 12TH ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
220	F0033-03	904 PERSHING AV	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803-5214
221	F0033-11	1018 PERSHING AV	PALMER CHIROPRACTIC UNIVERSITY	1000 BRADY ST	DAVENPORT IA 52803
222	F0033-21	321 E 10TH ST	MAD PROPERTIES COOPERATIVE	615 BLOSSOM HILL RD #21	LOS GATOS CA 95032
223	F0048-09B	806 PERSHING AV	HARVANER BERRY	3625 MISSISSIPPI AVE	DAVENPORT IA 52807
224	F0048-15	304 E 8TH ST	R & J YADDOF TRUST	4034 W 60TH ST	DAVENPORT IA 52806
			CHRISTINE YADDOF (Contract Purchaser)		
225	F0048-15	304 E 8TH ST	JUSTIN YADDOF (Contract Purchaser)	852 STONEBRIDGE CR	ELDRIDGE IA 52748
226	F0048-16	306 E 8TH ST	R & J YADDOF TRUST	4034 W 60TH ST	DAVENPORT IA 52806
			CHRISTINE YADDOF (Contract Purchaser)		
227	F0048-16	306 E 8TH ST	JUSTIN YADDOF (Contract Purchaser)	852 STONEBRIDGE CR	ELDRIDGE IA 52748
228	F0048-17	314 E 8TH ST	R & J YADDOF TRUST	4034 W 60TH ST	DAVENPORT IA 52806
			CHRISTINE YADDOF (Contract Purchaser)		
229	F0048-17	314 E 8TH ST	JUSTIN YADDOF (Contract Purchaser)	852 STONEBRIDGE CR	ELDRIDGE IA 52748
230	F0064-20A	521 PERRY ST	PALMER CHIROPRATIC UNIVERISTY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
231	G0025-28	1129 BRADY ST	AHMAD FARRAJ	1129 BRADY ST	DAVENPORT IA 52803
			ABDALHADI MATAR		
232	G0025-34	1218 BRADY ST	HAIFA MATAR	4350 APPLE VALLEY DR	BETTENDORF IA 52722
233	G0040-18		PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
234	G0040-38		PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
235	G0040-39	1019 PERRY ST	HIRSTEIN GULASY PROPERTIES LLC	2809 E 44TH ST	DAVENPORT IA 52807
236	G0041-09	809 PERRY ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
237	G0041-10	739 PERRY ST	PERRY STREET COOPERATIVE	1740 JERSEY RIDGE RD	DAVENPORT IA 52803
238	G0041-14	709 PERRY ST	JTL REAL ESTATE HOLDING COMPANY LLC	PO BOX 4469	DAVENPORT IA 52808
239	G0041-30	701 BRADY ST	PHH MORTGAGE CORPORATION	ONE MORTGAGE WAY MS-SV01	MT LAUREL NJ 08054
240	G0042-22	734 MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
241	G0042-24	748 MAIN ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803

242	G0043-38E	321 W 8TH ST	PARMENAS BENEVOLENT ASSOCIATION INC	321 W 8TH ST	DAVENPORT IA 52803
			TRACY LAWSON		
243	G0043-41B	703 N RIPLEY ST	CHRISTOPHER LAWSON	703 N RIPLEY ST	DAVENPORT IA 52803
244	G0054-20	517 RIPLEY ST	REDEVELOPMNET GROUP GATEWAY	732 GAINES ST	DAVENPORT IA 52803
245	G0055-22B	625 N HARRISON ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
			SEVENTH JUDICIAL DISTRICT		
246	G0055-22C		DEPT OF CORRECTIONAL SERVICES	605 MAIN ST	DAVENPORT IA 52801
			SEVENTH JUDICIAL DISTRICT		
247	G0055-25	605 MAIN ST	DEPT OF CORRECTIONAL SERVICES	605 MAIN ST	DAVENPORT IA 52801
248	G0055-47	528 MAIN ST	NORTHWESTERN BELL TELEPHONE	1801 CALIFORNIA ST #2500	DENVER CO 80202
249	F0017-03	1224 PERSHING AV	TLM HOLDINGS LLC	313 W 3RD ST	DAVENPORT IA 52801
250	F0017-03	1224 PERSHING AV	KATHLEEN LONGSHORE	2350 FARNAM ST	DAVENPORT IA 52803
			RAMENO RAFAEL CALZADA		
251	F0017-13A	311 E 13TH ST	MARIA DEL REFUGIO CALZADA	311 E 13TH ST	DAVENPORT IA 52803
252	F0017-14	317 E 13TH ST	LLC OHP 5	2920 HARRISON ST	DAVENPORT IA 52803
253	F0031-30	1119 IOWA ST	264 B & V PARTNERS LLC	2490 HEATHER GLEN AV	BETTENDORF IA 52722
			MARK ARNOULD		
254	F0032-24	315 E 12TH ST	KATHE WATSON-ARNOULD	315 E 12TH ST	DAVENPORT IA 52803
255	F0032-25	1125 PERSHING AV	LTJ REAL ESTATE HOLDING COMPANY LLC	PO BOX 4469	DAVENPORT IA 52808
256	F0032-27	1124 PERSHING AV	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
257	F0032-37	1203 PERSHING AV	INDWELLER LLC	4524 39TH AVE	ROCK ISLAND IL 61201
258	F0032-41	322 E 12TH ST	TERESA CARLTON	322 E 12TH ST	DAVENPORT IA 52803
			JEFFREY JACKSON		
259	F0032-43	1204 IOWA ST	SUZANNE JACKSON	1204 IOWA ST	DAVENPORT IA 52803
260	F0033-02	902 PERSHING AV	PALMER COLLEGE FOUNDATION	902 PERSHING AV	DAVENPORT IA 52803
261	F0033-05	908 PERSHING AV	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
262	F0033-06	217 E 10TH ST	MAD PROPERTIES COOPERATIVE	615 BLOSSOM HILL RD #21	LOS GATOS CA 95032
263	F0033-10	1014 PERSHING AV	PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
264	F0033-28	310 E 9TH ST	JTL REAL ESTATE HOLDING COMPANY LLC	PO BOX 4469	DAVENPORT IA 52808
			RONALD HANSON		
265	F0033-29	314 E 9TH ST	TASHA HANSON	314 E 9TH ST	DAVENPORT IA 52803
266	F0033-30	318 E 9TH ST	JOE ERENBERGER	348 ISLAND AV	EAST MOLINE IL 61244
267	F0033-31	322 E 9TH ST	TABITHA RAWLS	322 E 9TH ST	DAVENPORT IA 52803
268	F0033-32A	908 IOWA ST	CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
			DONALD STREAT		
269	F0034-30	909 IOWA ST	EDNA STREAT	909 IOWA ST	DAVENPORT IA 52803
270	F0048-02		DAVENPORT COMMUNITY SCHOOL DISTRICT	1002 W KIMBERLY RD	DAVENPORT IA 52806
			DENNIS JUCHTER		
271	F0048-07	802 PERSHING AV	CATHERINE JUCHTER	508 8TH AV	DURANT IA 52747
272	F0049-16	722 PERSHING AV	MC PROPERTIES LLC	6362 200TH ST	WALCOTT IA 52773
			KATHRYN DENHOLM		
273	G0025-03	1225 PERRY ST	JOHN DENHOLM	218 OAK ST	MANISTIQUE MI 49854
274	G0025-17	130 E 12TH ST	DARRELL S TURNER DIVERS INVEST	401 N MARQUETTE ST	DAVENPORT IA 52802-1310
275	G0025-21	1224 PERRY ST	DANIEL REED	955 S CONCORD ST	DAVENPORT IA 52802
276	G0025-23	119 E 13TH ST	BRIAN BLOODSWORTH	119 E 13TH ST	DAVENPORT IA 52803
			TOWNSQUARE MEDIA QUAD CITIES LLC		
277	G0025-24A		C/O TOWNSQUARE RADIO LLC	240 GREENWHICH AVE	GREENWICH CT 06830
			CHARLES VAN FOSSEN		
278	G0038-32	917 RIPLEY ST	MARGARET VAN FOSSEN	675 S UTAH AVE	DAVENPORT IA 52804
			JOE ERENBERGER		
279	G0038-41	918 HARRISON ST	LYDIA WIESE	230 W 3RD ST STE 218	DAVENPORT IA 52801
280	G0039-12A	1120 MAIN ST	DAVENPORT COMMUNITY SCHOOL DISTRICT	1002 W KIMBERLY RD	DAVENPORT IA 52806
281	G0040-41		PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
282	G0041-13	721 PERRY ST	BELLA VENTURA PROPERTIES LLC	PO BOX 579	SEAL BEACH CA 90740
283	G0042-21	MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
284	G0043-28	825 RIPLEY ST	MARVELL STEVERSON AND WIFE	825 N RIPLEY ST	DAVENPORT IA 52803-5029
285	G0043-31		MICHAEL PRACHT	2228 WESTERN AV	DAVENPORT IA 52803
			TYRONE ORR		
286	G0055-06A	HARRISON ST	LESLIE ORR	P O BOX 3853	DAVENPORT IA 52808
287	G0055-08	226 W 5TH ST	NORTHWESTERN BELL TELEPHONE CO	1801 CALIFORNIA ST #2500	DENVER CO 80202-2658
288	G0055-20	BRADY STREET	RR COMPANY OF AMERICA LLC	1100 CAMELLIA BLVD	FAYETTE LA 70508
289	G0055-45		AT&T COMMUNICATIONS	PO BOX 7207	BEDMINSTER NJ 07921-7207
290	F0017-10		DEBBRA BROWN	228 E 13TH ST	DAVENPORT IA 52803
291	F0017-11		DEBBRA BROWN	228 E 13TH ST	DAVENPORT IA 52803
292	F0031-13	422 E 10TH ST	SACRED HEART CATHEDRAL	422 E 10TH ST	DAVENPORT IA 52803
293	F0032-10	1044 PERSHING AV	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
			MARISELA LAGUNAS CANTERO		
294	F0032-36	1207 PERSHING AV	HERNANDEZ RIOS MANUEL	1207 PERSHING AVE	DAVENPORT IA 52803
			CALVIN CLEVENGAR		
295	F0033-25	911 PERSHING AV	TERRANCE POSEY	1015 7TH ST	COLONA IL 61241
296	F0033-26A	907 PERSHING AV	ROSANNE MOHR	4340 RIDGEWOOD CT	DAVENPORT IA 52807
297	F0047-12	825 IOWA ST	HERMAN GOODWIN	825 IOWA ST	DAVENPORT IA 52803
298	F0048-18	320 E 8TH ST	CLAUDIO KURSCHAT	1226 LECLAIRE ST	DAVENPORT IA 52803-4448
299	F0048-19	322 E 8TH ST	ANTHONY THRELKELD	3625 MISSISSIPPI AVE	DAVENPORT IA 52807
			CHARLES CAHILL		
300	F0048-22		PATRICIA CAHILL	1229 36TH ST	ROCK ISLAND IL 61201-3047
301	F0048-26	308 E 8 1/2 ST	FRANSESCO SANTILLAN	4451 9TH ST CT	MOLINE IL 61244
302	F0049-18	625 PERSHING AV	MARCIA SIEBERE	625 PERSHING AV	DAVENPORT IA 52803
303	F0049-19C	621 PERSHING AV	QUIET CAPITAL LLC	2035 BRIDGE AVE STE 202	DAVENPORT IA 52803
304	G0025-26	1205 BRADY ST	ERIKSEN'S CORNER LLC	415 CARDINAL DR	ELIZABETHTOWN KY 42701
305	G0038-34		KIRK COLEMAN	318 W 9TH ST	DAVENPORT IA 52803
306	G0038-36B		CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
			JOSEPH ERENBERGER		
307	G0038-39	910 HARRISON ST	LYDIA ERENBERGER	230 W 3RD ST STE 216	DAVENPORT IA 52801
308	G0038-42	920 HARRISON ST	DAVENPORT COMMUNITY SCHOOL DIS	1606 BRADY ST	DAVENPORT IA 52803
309	G0040-02		PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
310	G0040-21A	914 PERRY ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
311	G0040-31	118 E 11TH ST	HIRSTEIN PROPERTIES LLC	2809 E 44TH ST	DAVENPORT IA 52807-1584
312	G0040-35		PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
313	G0041-15	705 PERRY ST	HIRSTEIN GULASY PROPERTIES LLC	2809 E 44TH ST	DAVENPORT IA 52807
314	G0041-16	214 E 7TH ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
315	G0041-24	805 BRADY ST	GRAY TELEVISION GROUP INC	4370 PEACHTREET ROAD NE	ATLANTA GA 30319
316	G0041-27D	711 BRADY ST	PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803

317	G0042-10	723 MAIN ST	KAPPA CHI PI	P.C.C. BOX 777	DAVENPORT IA 52803
318	G0042-13	705 MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
319	G0042-14	122 W 7TH ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
320	G0042-17	MAIN ST	PALMER CHIROPRATIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
321	G0042-46	705 HARRISON ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
			JOSE MANUEL MARCELENO		
322	G0043-06	716 RIPLEY ST	MICHELLE MARCELENO	417 W 16TH ST	DAVENPORT IA 52803
			MICHAEL O RASCHER		
323	G0043-21	820 RIPLEY ST	ANDREA RASCHER	820 RIPLEY ST	DAVENPORT IA 52803
			WILBORN RENZIEL		
324	G0043-23		SHIRL KAY BELL	828 RIPLEY ST	DAVENPORT IA 52803
325	G0043-27	829 RIPLEY ST	LLTJ ENTERPRISES LLC	13974 194TH LANE NW	ELK RIVER MN 55330
			RED BOX DWELL INC		
326	G0054-13A	602 N HARRISON ST	BRET SCHRICKER	602 N HARRISON ST	DAVENPORT IA 52803-5216
			THINATOS LLC		
327	G0056-12	126 E 6TH ST	TOM BAKERIS	205 E RUSHOLME ST	DAVENPORT IA 52803
328	G0056-18A	116 E 6TH ST	BARBARA MANESS	116 E 6TH ST	DAVENPORT IA 52803
			JERMOE MERRICK		
329	G0056-24A	611 PERRY ST	RAMONA MERRICK	3518 ECIPLSE CR	DUBUQUE IA 52003
330	F0032-01	1016 IOWA ST	S & J REALTY	6480 131ST ST	BLUE GRASS IA 52726
			GLEN HUMES		
331	F0032-14	1103 PERSHING AV	PATRICIA ANN ROACHE	1103 PERSHING AV	DAVENPORT IA 52803
			GREGORY PEACOCK		
332	F0032-31	218 E 12TH ST	KAREN PEACOCK	1205 52ND ST	MOLINE IL 61265
333	F0032-32	222 E 12TH ST	ISLAND PROPERTIES LLC	PO BOX 3953	DAVENPORT IA 52808
334	F0032-34	1212 PERSHING AV	ALENA WILLETTE	1645 SPAULDING RD	BARTLETT IL 60103
335	F0033-04	906 PERSHING AV	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
336	F0033-22	311 E 10TH ST	LONG PHUONG COOPERATIVE	PO BOX 4345	DAVENPORT IA 52808
337	F0033-23	921 PERSHING AV	LONG PHUONG COOPERATIVE	PO BOX 4345	DAVENPORT IA 52808
338	F0033-27	903 PERSHING AV	JEFFREY GORDON	903 PERSHING AVE	DAVENPORT IA 52803
339	F0047-11	827 IOWA ST	HERMAN GOODWIN	825 IOWA ST	DAVENPORT IA 52803
340	F0048-01C		DAVENPORT COMMUNITY SCHOOL DISTRICT	1606 N BRADY ST	DAVENPORT IA 52803
341	F0048-11	816 PERSHING AV	NGUYEN INC	6201 N MARQUETTE ST	DAVENPORT IA 52806-2068
342	F0048-29	818 IOWA ST	MARY JOINER	323 E 9TH ST	DAVENPORT IA 52803
343	F0048-30	323 E 9TH ST	MARY JOYNER	323 E 9TH ST	DAVENPORT IA 52803
			MATTHEW BURNS		
344	F0049-01A	224 E 6TH ST	KARIN HUFFMAN BURNS	224 E 6TH ST	DAVENPORT IA 52803
345	F0049-08	218 E 7TH ST	WILLIE CAUTHEN JR	8456 SAILING LOOP	BRADENTON FL 34202
346	F0049-09	224 E 7TH ST	LIVING OUR DREAMS LLC	14631 FERN AV	DAVENPORT IA 52804
347	F0049-12	712 PERSHING AV	BRENDA RATLIFF	712 PERSHING AV	DAVENPORT IA 52803
348	F0049-17A	724 PERSHING AV	TIMOTHY LANE	6362 200TH ST	WALCOTT IA 52773
349	G0024-40		TLM HOLDINGS LLC	313 W 3RD ST	DAVENPORT IA 52801
350	G0024-40		KATHLEEN LONGSHORE (contract purchaser)	2350 FARNAM ST	DAVENPORT IA 52803
351	G0025-04	1219 PERRY ST	ETIE O'CONNELL	15457 MEHERRIN DR	CENTREVILLE VA 20120
			DANIEL RICHARDSON		
352	G0025-13	1126 PERRY ST	BARBARA RICHARDSON	6170 SHADOWBROOK DR	BETTENDORF IA 52722
353	G0025-29	1123 BRADY ST	THOMAS NARES	2015 MYRTLE ST	DAVENPORT IA 52804
354	G0038-38	908 HARRISON ST	D I PROPERTIES LLC	348 RIVER DR	BETTENDORF IA 52722
355	G0040-03	1101 BRADY ST	PALMER COLLEGE FOUNDATION	1000 N BRADY ST	DAVENPORT IA 52803
356	G0040-19	912 PERRY ST	PALMER COLLEGE OF CHIROPRACTIC	1000 BRADY ST	DAVENPORT IA 52803
			RONALD PERRY		
357	G0041-28	707 BRADY ST	BRENDA PERRY	1275 ASH DR	LAYTON UT 84040
358	G0042-02	722 BRADY ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
359	G0042-20	MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
360	G0042-45A	HARRISON ST	PALMER CHIROPRATIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
361	G0043-08	401 W 8TH ST	RITA HOLCOMB	401 W 8TH ST	DAVENPORT IA 52803
362	G0043-34		UNITED NEIGHBORS INC	PO BOX 3703	DAVENPORT IA 52802
363	G0043-35		UNITED NEIGHBORS INC	PO BOX 3703	DAVENPORT IA 52802
			STEPHEN BRENNER		
364	G0043-36		CAROL BRENNER	2103 DORCHESTER CT	DAVENPORT IA 52807
365	G0055-03	623 HARRISON ST	CARRIAGE WORKS LLC	312 W 3RD ST STE 2	DAVENPORT IA 52801
			TYRONE ORR		
366	G0055-06B	HARRISON ST	LESLIE ORR	P O BOX 3853	DAVENPORT IA 52808
367	G0056-07A	520 PERRY ST	PALMER CHIROPRATIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
368	G0056-20	212 E 6TH ST	LICANDRO MANAGEMENT LLC	4545 ASPEN HILLS CR	BETTENDORF IA 52722
			MATTHEW BURNS		
369	G0056-21		KARIN BURNS	224 E 6TH ST	DAVENPORT IA 52803
370	G0056-23A	613 PERRY ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
			ROBERT RINDERKNECHT		
371	F0049-15	718 PERSHING AV	RANDY FORSYTHE	718 PERSHING AV	DAVENPORT IA 52803
372	F0049-49A		W G Z CORPORATION	PO BOX 934	BLUE JAY CA 92317-0934
373	G0024-04C	109 E 14TH ST	ST JOHN'S UNITED METHODIST CHURCH	109 E 14TH ST	DAVENPORT IA 52803
374	G0041-17	702 PERRY ST	DAY TRAIN LLC	702 PERRY ST	DAVENPORT IA 52803
375	G0042-01B	708 BRADY ST	PALMER COLLEGE FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
376	G0042-12	715 MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
377	G0042-18	718 MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
378	G0042-23	738 MAIN ST	PALMER CHIROPRACTIC UNIVERSITY FOUNDATION	1000 BRADY ST	DAVENPORT IA 52803
379	G0043-07	718 RIPLEY ST	GATEWAY REDEVELOPMENT GROUP	732 GAINES ST	DAVENPORT IA 52802
380	G0043-20	406 W 8TH ST	CHRISTINA NALL	406 W 8TH ST	DAVENPORT IA 52803-5004
			GOLD COAST & HAMBURG HISTORIC		
381	G0043-38D		DIST ASSOC ATTN PJ SLOBOJAN	PO BOX 4904	DAVENPORT IA 52808
382	G0043-42A	704 HARRISON ST	L & L GUTTERING SERVICE	704 HARRISON ST	DAVENPORT IA 52803
			DAVID LAROQUE		
383	G0054-08	628 RIPLEY ST	MONICA LAROQUE	628 RIPLEY ST	DAVENPORT IA 52803
384	G0054-10A		GRANDVIEW COOPERATIVE	816 20TH ST	ROCK ISLAND IL 61201
385	G0054-10B	627 RIPLEY ST	GRANDVIEW COOPERATIVE	816 20TH ST	ROCK ISLAND IL 61201
386	G0054-14	628 HARRISON ST	MERLE L BOETTCHER REVOCABLE TRUST	630 HARRISON ST	DAVENPORT IA 52803
387	G0055-35A		RR COMPANY OF AMERICA LLC	1100 CAMELLIA BLVD	FAYETTE LA 70508
388	G0055-46		AT&T COMMUNICATIONS	PO BOX 7207	BEDMINSTER NJ 07921-7207
389	G0056-07B	BRADY STREET	SIX O ONE CORP	601 BRADY ST	DAVENPORT IA 52803
390	G0056-13	620 PERRY ST	JTL REAL ESTATE HOLDING COMPANY LLC	PO BOX 4469	DAVENPORT IA 52808
391	G0056-15B	111 E 7TH ST	JTL REAL ESTATE HOLDING COMPANY LLC	PO BOX 4469	DAVENPORT IA 52808
392	G0056-16A	617 BRADY ST	PRECISION DENTAL DESIGNS LLC	617 BRADY ST	DAVENPORT IA 52803

393	G0055-48		RR COMPANY OF AMERICA LLC	1100 CAMELLIA BLVD	FAYETTE LA 70508
394	G0056A01		CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
395	G0056A02	501 BRADY ST	501 BRADY ASSOCIATES LP	3408 WOODLAND AV STE 504	WEST DES MOINES IA 50266
			HENRY P VARGAS TRUSTEE		
396	F0049-20	613 PERSHING AV	LUCY VARGAS, TRUSTEE	517 E CENTRAL PARK AV	DAVENPORT IA 52803
			HENRY P VARGAS TRUSTEE		
397	F0049-21	302 E 6TH ST	LUCY VARGAS, TRUSTEE	517 E CENTRAL PARK AV	DAVENPORT IA 52803
			HENRY P VARGAS TRUSTEE		
398	F0049-23		LUCY VARGAS, TRUSTEE	517 E CENTRAL PARK AV	DAVENPORT IA 52803
399	F0049-32A	321 E 7TH ST	MCDONNELL & ASSOCIATES INC	422 PERSHING AV	DAVENPORT IA 52801
400	F0050-10	402 E 6TH ST	DARRELL TURNER	401 N MARQUETTE ST	DAVENPORT IA 52802
401	F0063-13	403 E 6TH ST	RICHBRIDGE PROPERTIES LLC	215 N MAIN ST	DAVENPORT IA 52801
402	F0063-14	523 IOWA ST	RICHBRIDGE PROPERTIES LLC	215 N MAIN ST	DAVENPORT IA 52801
403	F0064-05B	529 PERSHING AV	DAVENPORT ELECTRIC CONTRACT CO	P.O. BOX 4229 529 PERSHING AV	DAVENPORT IA 52808
404	F0064-06	511 PERSHING AV	PERSHING HILL LOFTS LLC	101 W 2ND ST STE 400	DAVENPORT IA 52801
405	F0064-12B	518 PERSHING AV	PERSHING HILL LOFTS LLC	101 W 2ND ST STE 400	DAVENPORT IA 52801
			JOSEPH ERENBERGER		
406	F0064-21	509 PERRY ST	LEVI RITCHIE	PO BOX 4469	DAVENPORT IA 52808
407	F0064-24A	206 E 5TH ST	ELECTRICAL ENGINEERING & EQUIP	953 73RD ST	WINDSOR HEIGHTS IA 50312
408	F0064-25	E 5TH ST	PERSHING HILL LOFTS LLC	101 W 2ND ST STE 400	DAVENPORT IA 52801
409	F0064-27A	228 E 5TH ST	PERSHING HILL LOFTS LLC	101 W 2ND ST STE 400	DAVENPORT IA 52801
410	F0064-28	422 IOWA ST	SIEG IRON LOFTS LLC	145 E BADGER RD SUITE 200	MADISON WI 53713
411	F0064-29	422 IOWA ST	KERKER LOFTS LLC	145 E BADGER RD STE 200	MADISON WI 53713
412	F0064-30	315 E 5TH ST	KERKER LOFTS LLC	345 W WASHINGTON AVE - STE 301	MADISON WI 53713
413	F0064-31	427 PERSHING AV	PERSHING MASTER LANDLORD LLC	4240 MANCHESTER AVE	ST LOUIS MO 63110-3875
			MICHAEL MILLER		
414	F0064-32	415 PERSHING AV	SAUM CHERYL M	902 BRIDGE AV	DAVENPORT IA 52803
				513 FILLMORE ST	
415	F0064-34	411 PERSHING AV	ROEDERER HOLDINGS LLC	PO BOX 3587	DAVENPORT IA 52808-3587
416	F0064-05	418 PERSHING AV	MCDONNELL & ASSOCIATES INC	422 PERSHING AV	DAVENPORT IA 52801
417	F0064-03	225 E 5TH ST	DANIEL F PALMER	6225 BRADY ST	DAVENPORT IA 52806
418	F0064-04	428 PERSHING AV	PERSHING MASTER LANDLORD LLC	4240 MANCHESTER AVE	ST LOUIS MO 63110-3875
419	F0064-01	205 E 5TH ST	DANIEL F PALMER	6225 BRADY ST	DAVENPORT IA 52806
420	F0064-42	PERRY ST	DANIEL F PALMER	6225 BRADY ST	DAVENPORT IA 52806
421	F0064-45A	320 E 4TH ST	SIEG IRON LOFTS LLC	145 E BADGER RD SUITE 200	MADISON WI 53713
				513 FILLMORE ST	
422	F0064-47A	310 E 4TH ST	ROEDERER HOLDINGS LLC	PO BOX 3587	DAVENPORT IA 52808-3587
423	F0064-55F	312 E 5TH ST	PERSHING HILLS LOFTS LLC	101 W 2ND ST STE 400	DAVENPORT IA 52801
424	F0064-55H	500 IOWA ST	5TH STREET LOFTS LLC	345 W WASHINGTON AVE - STE 301	MADISON WI 53703
425	G0057-02A		CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
426	G0057-03		THOMAS NARES	1902 E 47TH PL	DAVENPORT IA 52807
427	G0057-04	422 PERRY ST	CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
428	G0057-05	425 BRADY ST	Y & J PROPERTIES LLC	PO BOX 4469	DAVENPORT IA 52808
429	G0057-06	421 BRADY ST	Y & J PROPERTIES LLC	PO BOX 4469	DAVENPORT IA 52808
430	G0057-07	407 BRADY ST	DEMOCRAT BUILDING LANDLORD LLC	111 N PERRY ST STE 300	DAVENPORT IA 52801-1614
431	G0057-08	401 BRADY ST	FORREST BLOCK LLC	4240 MANCHESTER AVE	ST LOUIS MO 63110-3875
432	G0057-10A		CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
433	G0058-01A		CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
434	G0058-09	401 MAIN ST	ST ANTHONY'S CHURCH OF DAVENPORT IA	417 N MAIN ST	DAVENPORT IA 52801
435	F0063-15A	427 IOWA ST	DAVENPORT LOFTS LLC	345 W WASHINGTON AVE - STE 301	MADISON WI 53713
			THOMAS YEGGY		
436	F0064-02	221 E 5TH ST	EILEEN YEGGY	4906 EMIES VIEW CT	DAVENPORT IA 52806
			JODI BROWN		
437	F0064-02	221 E 5TH ST	ROBERT BROWN	6650 PRIMROSE CT	BETTENDORF IA 52722
438	F0064-50	210 E 4TH ST	DANIEL PALMER	6225 BRADY ST	DAVENPORT IA 52806
439	F0064-52	415 PERRY ST	DANIEL PALMER	6225 BRADY ST	DAVENPORT IA 52806
			MARK ROSENBOHM		
440	F0017-17	330 E 13TH ST	MICHAEL ROSENBOHM	28118 215TH ST	LECLAIRE IA 52753
			DESMOND P HARDAWAY		
441	F0017-18	322 E 13TH ST	CHERIA HARDAWAY	322 E 13TH ST	DAVENPORT IA 52803
442	F0017-23	1312 PERSHING AV	BANK OF AMERICA NA	7105 CORPORATE MAIL STOP PTX-C-35	PLANO TX 75024
			CRAIG HAHN		
443	F0031-32	408 E 12TH ST	NICOLE HAHN	408 E 12TH ST	DAVENPORT IA 52803-4432
444	F0031-38	1227 IOWA ST	HAZIE HALLMAN	1227 IOWA ST	DAVENPORT IA 52803
445	F0034-32	406 E 9TH ST	JORDAN PAXTON	2301 DAVIE ST	DAVENPORT IA 52804
446	F0047-10	405 E 9TH ST	KAR INVESTMENTS LLC	P O BOX 3941	DAVENPORT IA 52808
			JEFFREY DELF		
447	F0047-14		TINA DELF	36 LOCUST CT	BLUE GRASS IA 52726
			AARON HOUZENGA		
448	F0047-15	402 E 8TH ST	SARAH HOUZENGA	2733 TREMONT AVE	DAVENPORT IA 52803-1726
			MICHAEL WITT		
449	F0047-16		DARLA WITT	727 W 31ST ST	DAVENPORT IA 52804
450	F0050-08	619 IOWA ST	ANDREW WOLD INVESTMENTS LLC	3320 W HARBOR DR	BETTENDORF IA 52722
451	F0050-09		DARRELL TURNER	401 N MARQUETTE ST	DAVENPORT IA 52802-1310
			409 E 6TH ST COOPERATIVE		
452	F0063-11	409 E 6TH ST	MARK R GOODDING	1716 S 9TH AVE	DAVENPORT IA 52804
453	F0063-12	407 E 6TH ST	DST PROPERTY MANAGEMENT	1200 5TH AVE	MOLINE IL 61265
454	F0064-44	324 E 4TH ST	SIEG IRON LOFTS LLC	345 W WASHINGTON AVE STE 301	MADISON WI 53703
455	F0064-48	302 E 4TH ST	ROEDERER HOLDINGS LLC	513 FILLMORE ST	DAVENPORT IA 52808-3587
456	G0024-02		ST JOHN'S UNITED METHODIST CHURCH	109 E 14TH ST	DAVENPORT IA 52803
457	G0024-39	1309 PERRY ST	B & V PARTNERS LLC 122	2490 HEATHER GLEN AV	BETTENDORF IA 52722
458	G0024-39	1309 PERRY ST	MICHAEL MYERS JR	1515 MARQUETTE ST	DAVENPORT IA 52804
459	G0038-20	1008 HARRISON ST	KOL TOV SERIES 3	1987 SPRUCE HILLS DR	BETTENDORF IA 52722
460	G0038-21		HELEN NEWMAN	3305 MAGNOLIA CT	BETTENDORF IA 52722
461	G0038-22		DANIELL WEINDRUCH	3305 MAGNOLIA CT	BETTENDORF IA 52722
462	G0038-23		DAVENPORT COMMUNITY SCHOOL DISTRICT	1002 W KIMBERLY RD	DAVENPORT IA 52806
463	G0038-24		RICHARD VESOLE	2490 HEATHER GLEN AVE	BETTENDORF IA 52722
464	G0038-25	1028 HARRISON ST	ANDREW WOLD INVESTMENTS LLC	3320 W HARBOR DR	BETTENDORF IA 52722-5588
			CHARLES VAN FOSSEN		
465	G0038-30		MARGARET VAN FOSSEN	675 S UTAH AVE	DAVENPORT IA 52804
			CHARLES VAN FOSSEN		
466	G0038-31		MARGARET VAN FOSSEN	675 S UTAH AVE	DAVENPORT IA 52804
467	G0038-45		ELAINE ABOYADE-COLE	8619 S MORGAN	CHICAGO IL 60620

468	G0038-46	930 HARRISON ST	FIRST FINANCIAL GROUP LC	1987 SPRUCE HILLS DR	BETTENDORF IA 52722
469	G0043-09	405 W 8TH ST	S & J REALTY	6480 131ST ST	BLUE GRASS IA 52726
470	G0043-19	410 W 8TH ST	RAFAEL CALZADA MARIA CALZADA	410 W 8TH ST	DAVENPORT IA 52803

The undersigned – **opposes / does not oppose** (circle one) REZ17-08

Comments: I am in favor of Palmer College of Chiropractic's request. I have experience with other institutions in other Midwest communities that such planned districts have/continue to serve the campus and city very well. Thank you.

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME Kelly Young
ADDRESS 809 Perry Street
DATE 7-26-17
(please print legibly)

809 Perry Street
ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

The undersigned – **opposes / does not oppose** (circle one) REZ17-08

Comments:

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME Theodore Priester / President of: 601 Brady Corp.
ADDRESS 601 Brady St., Suite 220
DATE 7/22/17 Davenport
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

(detach here)

The undersigned – **opposes** / **does not oppose** (circle one) REZ17-08

Comments: Would be nice to purchase Lincoln School for Palmer, or possibly have the city give it to Palmer, to help improve neighborhood.

CITY OF DAVENPORT
Community Planning & Economic Dev.
226 W 4th St
DAVENPORT IA 52801

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME Joyce + Randy Yaddof
ADDRESS 4034 W. 60th St. Dav.
DATE 7-24-2017
(please print legibly)

304-306-304 E. 8th St. Davenport, Ia.
ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

(detach here)

The undersigned – **opposes** / **does not oppose** (circle one) REZ17-08

Comments:

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME THOMAS ERICKSON
ADDRESS 1703 BRADY STREET
DATE 7-22-17
(please print legibly)

1115 BRADY ST.
ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

The undersigned – **opposes** / **does not oppose** (circle one) REZT7-08

Comments: We fully support

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME Richard Adam Sacred Heart Cath.
ADDRESS 422 E 10th St
DATE July 26, 2017
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

W 10 1/2 ST

The undersigned – **opposes** / **does not oppose** (circle one) REZ17-08

Comments: I want a complete list of houses to be torn down, many of these houses have historic significance for the City of Davenport. Looking at the map, a house at the corner of 7th Street and Perry will be torn down, that house is on the National Registry. Palmer should be restoring these houses so that students can live there

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME Garrett Development
ADDRESS 3806 Forest Road, Davenport, IA
DATE 7/22/2017
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

Dan Hirstein
2809 E. 44th St.
Davenport, IA 52807
Residence (563) 355-4062
Office & Fax: (563) 359-6815
Mobile: (563) 449-2854
email: ICPDAN@aol.com

7/25/17

Davenport Plan & Zoning Commission
226 West 4th Street
Davenport, Iowa

Subject: Case No. REZ17-08

Dear Planning & Zone Commission:

I own two properties that could be affected by the proposed PID District.

- 118 E. 11th St. also known as 118 E. Palmer Drive. This property appears to be part of the knock out on your map.
- 1019 Perry St.- This property does **not** appear to be noted as a knock out on your map.

I don't know if this is even important at this time, but want to bring it to your attention.

My current concerns center around a meeting with Palmer School's Vice Chancellor for Administration on June 23rd this year. This meeting addressed the consideration of selling my 118 E. 11th property to Palmer School.

In the course of our dialogue, I commented that a local appraiser stated that this property should continue to appreciate 2-3% a year in value. The Vice Chancellor for Administration at Palmer commented back to me, "That depends what I put next to your building". Not sure if that was a threat to lower the value of my property or what?

The second concern involves the Palmer parking lot directly to the East and North of my 118 E. 11th St. property.

Back in the 90's, Palmer constructed this parking area. The engineering of this parking lot illegally raised or changed the natural elevation surrounding my property. Rain water is now directed toward my building. My property has no rain water run off because of their engineering. The building now sits in a depression. (Pictures attached)

Over the years, I have extended down spout extension (see picture) to help move the water away from the building. I have suffered water seepage that affected the walls on the East side of the building. Last year I spent $8,000 to water proof and put concrete waterproof wall board in the lower apartment facing the parking lot.

I commented to the Vice Chancellor for Administration the problem their parking lot had created and if this illegal grading could be corrected? His response was, "I will check to see if the Statue of Limitations has expired"? I requested that he get back to me. He has never responded back. Pictures showing the illegal grading attached. Palmer School ignores me or refuses to address this issue???

Our family owned this property for over 50 years. In fact, Dr. Dennis Marchiori, Chancellor /CEO at Palmer rented from my Father at 705 Perry when he attended Palmer. Our relationship with Palmer School has always been one of working together to meet the needs of the students. The relationship has been mutually beneficial and exemplary.

I don't believe this relationship should change because of a few comments by an individual. We have been partners for too many years. I always felt that Palmer School represented high standards

and values. If Palmer accidently illegally misgraded a parking lot, it should be corrected. I have never given thought to legal action. We're partners and neighbors. Where are the **values** of correcting an obvious mistake and doing what is right? I'm sure Palmer strives to instill values in their students.

As the Commission reviews Palmer's rezoning request, it is of utmost importance the Zoning Commission be confident that Palmer School will be operating with "principles" and "values" toward its neighbors. The comments and attitude on June 23rd are not consistent with the values, principles, and our relationship of the past 50+ years. Has something changed?? I feel it is important that the Zoning Board and Community be aware of how Palmer School responds to various situations.

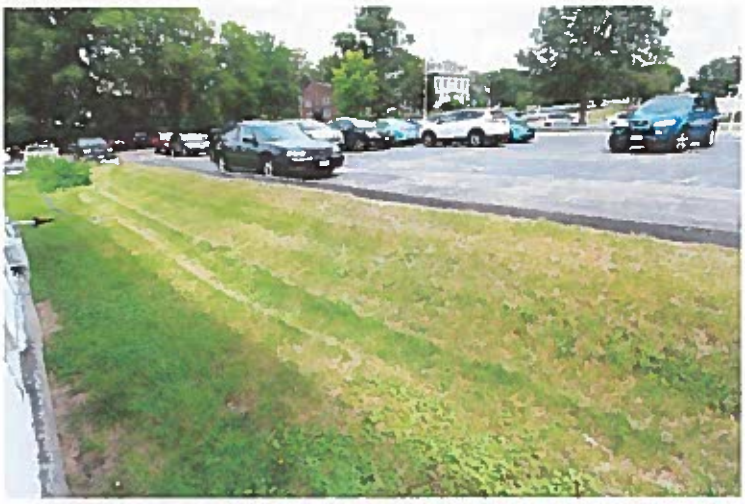
At this time, I oppose any changes to zoning until Vice Chancellor for Administration clarifies what was said to me on June 23rd

For Your Information,

Dan Hirstein

Dan Hirstein
Principal
Hirstein Properties

Cc: Dr. Dennis Marchiori



PALMER
College of Chiropractic

August 2, 2017

Dan Hirstein
2809 E. 44th Street
Davenport, Iowa 52807

VIA EMAIL: ICPDAN@aol.com

Dan:

It was great to see you at the meeting last night. I'm sorry I didn't get a chance to speak to you. Yesterday city staff provided me a copy of your letter dated 7/25/2017 addressed to "Planning & Zone Commission" which I read after the meeting. I wish you had sent me a copy or even emailed or called me and I would have been able to respond to you sooner.

At our June 23rd meeting, my statement, "That depends what I put next to your building" was about what could occur to your property values over the next 10 years. It was in the context of our proposed PID plan which shows no new development immediately adjacent to your property and an improved mixed-use development along Brady Street. I indicated that if we were to be able to develop that it could potentially POSITIVELY affect your property value, not lower it. We also discussed that if Palmer is able to move forward with our plans and the number of students on campus grew, that too could POSITIVELY affect your property value.

After indicating that you were not interested in selling your property for less than at least three times current fair market value, you brought up the issue of landscaping around your property. Our landscaping crews came out the next day on June 24th and cleared the area you were concerned about and we have maintained it properly ever since. You also expressed concern about the adjacent parking lot. I told you that I would look into it and see if parking lot run off was indeed draining toward your property and if anything needed to be done.

The parking lot is not higher than Palmer Drive or the adjacent allyway. Further a 3-4 inch curb exists along the parking lot so water cannot flow from the parking lot onto your property. As such, I saw no immediate need to address the issue as I didn't see how any water from the parking lot could affect your property. The reality of your property is that it is built below street level, the adjacent ally, and your gravel parking area to the rear of the property.

I've asked our facilities department to seek quotes for a barrier between the parking lot and your property and we have had contractors inspect the area and they are working on bids. Once those are back, I'll evaluate them to determine if we need to do any work in that area.

Warm regards,

Dr. J. Aaron Christopher, Ph.D., CPA
Vice Chancellor for Administration and
Treasurer of the College
(563) 884-5653
aaron.christopher@palmer.edu

Cc: Planning and Zoning Commission

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
8/15/2017

Subject:
Case No. F17-16: Request of Ian Weiner on behalf of Pebb Development, LCC for the Final Plat of MedEx-Kimberly Road, which is a replat of Lots 1 and 2 of Spring Village Third Addition. The property is located on the north side of East Kimberly Road between Spring Street and Belle Avenue.

Recommendation:
Staff recommendation will be presented at the September 5, 2017 Plan and Zoning Commission meeting.

Relationship to Goals:
Strengthen the Existing Built Environment.

Background:
Please see attached staff report.

ATTACHMENTS:

Type	Description
Backup Material	F17-16 - Staff Report
Backup Material	F17-16 - Final Plat

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	8/11/2017 - 10:49 AM

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

Meeting Date: August 15, 2017
Request: Final Plat of MedEx-Kimberly Road – Three (3) Lot Commercial Subdivision
Address: North side of East Kimberly Road between Spring Street and Belle Avenue
Case No.: F17-16
Applicant: Ian Weiner on behalf of PEBB Development, LLC

Recommendation:

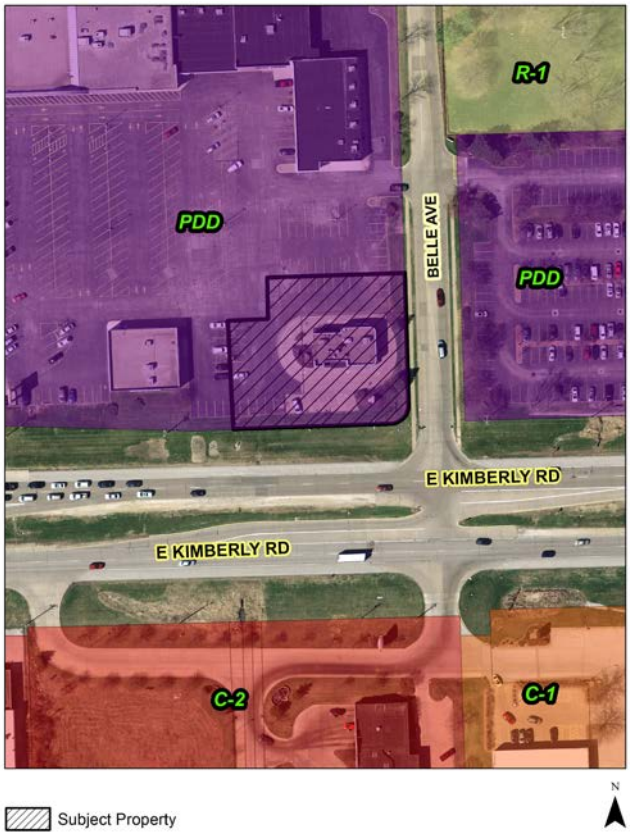
No recommendation at this time.

Introduction:

Request of Ian Weiner on behalf of Pebb Development, LCC for the Final Plat of MedEx-Kimberly Road, which is a replat of Lots 1 and 2 of Spring Village Third Addition. The property is located on the north side of East Kimberly Road between Spring Street and Belle Avenue.

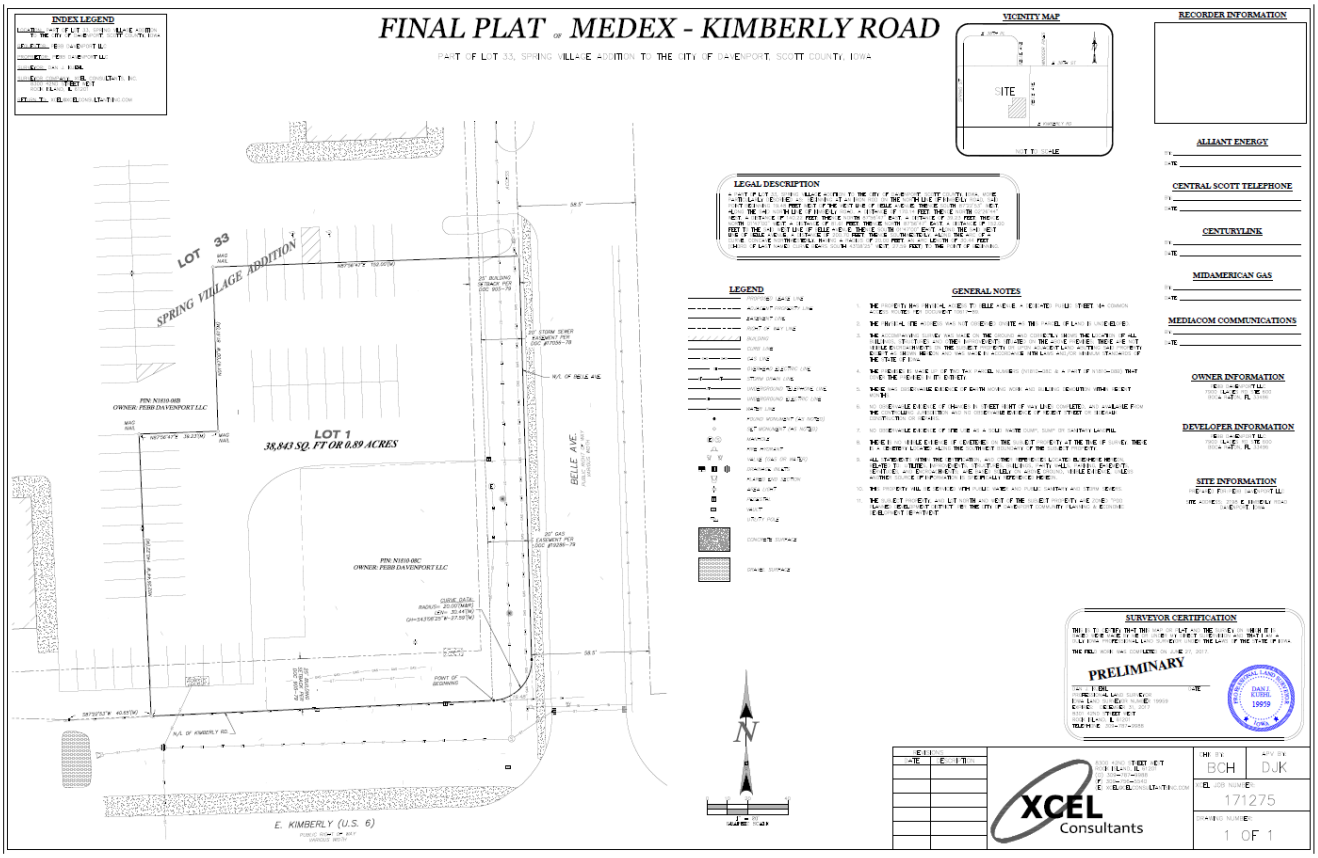
AREA CHARACTERISTICS:

Zoning Map



Land Use Map

Proposed Final Plat



Background:

Comprehensive Plan:
Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

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

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

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

Zoning:
The property is currently zoned “PDD” Planned Development District.

Technical Review:

Technical comments will be presented at the September 5, 2017 meeting.

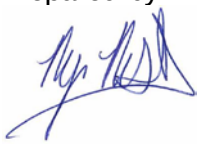
Public Input:
No public hearing is required for a Final Development Plan.

Discussion:
The proposal is for a three (3) lot commercial subdivision, which is a replat of Lots 1 and 2 of Spring Village Third Addition.

Staff Recommendation

Staff recommendation will be presented at the September 5, 2017 meeting.

Prepared by:



Ryan Rusnak, AICP
Planner III

FINAL PLAT OF MEDEX - KIMBERLY ROAD

PART OF LOT 33, SPRING VILLAGE ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA

INDEX LEGEND

LOCATION: PART OF LOT 33, SPRING VILLAGE ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA

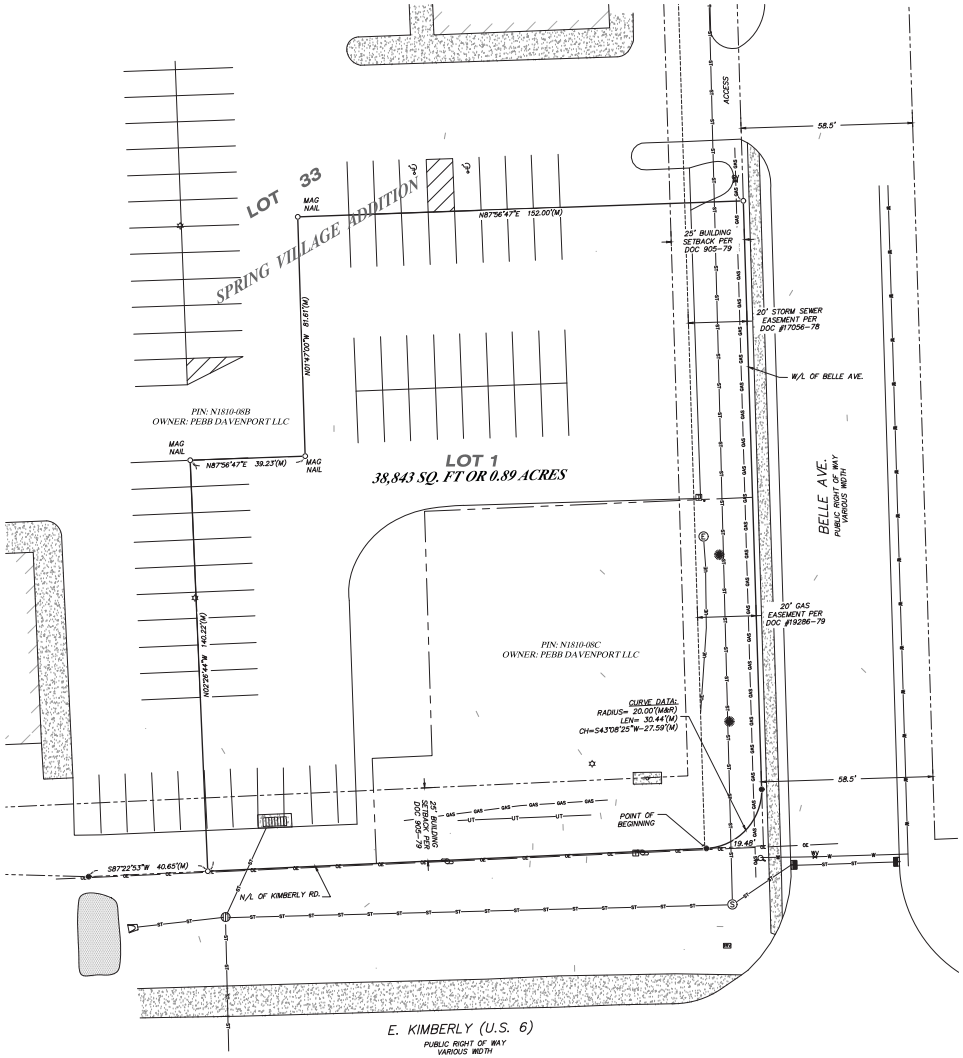
REQUESTOR: PEBB DAVENPORT LLC

PROPRIETOR: PEBB DAVENPORT LLC

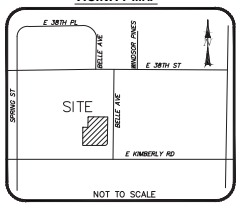
SURVEYOR: DAN J. KUEHL

SURVEYOR COMPANY: XCEL CONSULTANTS, INC.
8300 42ND STREET WEST
ROCK ISLAND, IL 61201

RETURN TO: XCEL@XCELCONSULTANTSINC.COM



VICINITY MAP



RECORDER INFORMATION

LEGAL DESCRIPTION

A PART OF LOT 33, SPRING VILLAGE ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT AN IRON ROD ON THE NORTH LINE OF KIMBERLY ROAD, SAID POINT BEGINNING 19.48 FEET WEST OF THE WEST LINE OF BELLE AVENUE; THENCE SOUTH 87°22'53" WEST, ALONG THE SAID NORTH LINE OF KIMBERLY ROAD, A DISTANCE OF 170.14 FEET; THENCE NORTH 02°26'44" WEST, A DISTANCE OF 140.22 FEET; THENCE NORTH 87°56'47" EAST, A DISTANCE OF 39.23 FEET; THENCE NORTH 01°47'00" WEST, A DISTANCE OF 81.61 FEET; THENCE NORTH 87°56'47" EAST, A DISTANCE OF 152.00 FEET TO THE SAID WEST LINE OF BELLE AVENUE; THENCE SOUTH 01°47'00" EAST, ALONG THE SAID WEST LINE OF BELLE AVENUE, A DISTANCE OF 200.70 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 30.44 FEET (CHORD OF LAST NAMED CURVE BEARS SOUTH 43°08'25" WEST, 27.59 FEET) TO THE POINT OF BEGINNING.

LEGEND

- PROPOSED LEASE LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- BUILDING
- CURB LINE
- GAS LINE
- OVERHEAD ELECTRIC LINE
- STORM DRAIN LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- WATER LINE
- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- MANHOLE
- FIRE HYDRANT
- VALVE (GAS OR WATER)
- DRAINAGE INLETS
- FLARED END SECTION
- AREA LIGHT
- PEDESTAL
- VAULT
- UTILITY POLE
- CONCRETE SURFACE
- GRAVEL SURFACE

GENERAL NOTES

1. THE PROPERTY HAS PHYSICAL ACCESS TO BELLE AVENUE, A DEDICATED PUBLIC STREET, VIA COMMON ACCESS ROUTES PER DOCUMENT 10617-89.
2. THE PHYSICAL SITE ADDRESS WAS NOT OBSERVED ONSITE AS THIS PARCEL OF LAND IS UNDEVELOPED.
3. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NOT VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF IOWA.
4. THE PREMISES IS MADE UP OF TWO TAX PARCEL NUMBERS (N1810-08C & A PART OF N1810-08B) THAT COVER THE PREMISES IN ITS ENTIRETY.
5. THERE WAS OBSERVABLE EVIDENCE OF EARTH MOVING WORK AND BUILDING DEMOLITION WITHIN RECENT MONTHS.
6. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY. THERE IS A CEMETERY LOCATED ALONG THE SOUTHWEST BOUNDARY OF THE SUBJECT PROPERTY.
9. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
10. THIS PROPERTY WILL BE SERVICED WITH PUBLIC WATER AND PUBLIC SANITARY AND STORM SEWERS.
11. THE SUBJECT PROPERTY, AND LOT NORTH AND WEST OF THE SUBJECT PROPERTY ARE ZONED "PDD PLANNED DEVELOPMENT DISTRICT" PER THE CITY OF DAVENPORT COMMUNITY PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT.

N

0 10 20 40

1" = 20'
GRAPHIC SCALE

ALLIANT ENERGY

BY: _____

DATE: _____

CENTRAL SCOTT TELEPHONE

BY: _____

DATE: _____

CENTURYLINK

BY: _____

DATE: _____

MIDAMERICAN GAS

BY: _____

DATE: _____

MEDIACOM COMMUNICATIONS

BY: _____

DATE: _____

OWNER INFORMATION

PEBB DAVENPORT LLC
7900 GLADES RD STE 600
BOCA RATON, FL 33496

DEVELOPER INFORMATION

PEBB DAVENPORT LLC.
7900 GLADES RD STE 600
BOCA RATON, FL 33496

SITE INFORMATION

PREPARED FOR: PEBB DAVENPORT LLC

SITE ADDRESS: 2198 E. KIMBERLY ROAD
DAVENPORT, IOWA

SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY IOWA PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

THE FIELD WORK WAS COMPLETED ON JUNE 27, 2017.

PRELIMINARY

DAN J. KUEHL DATE
PROFESSIONAL LAND SURVEYOR
IOWA LAND SURVEYOR NUMBER 19959
EXPIRES: DECEMBER 31, 2017
8301 42ND STREET WEST
ROCK ISLAND, IL 61201
TELEPHONE: 309-787-9988

PROFESSIONAL LAND SURVEYOR DAN J. KUEHL 19959 IOWA

REVISIONS	
DATE	DESCRIPTION

XCEL Consultants
8300 42ND STREET WEST
ROCK ISLAND, IL 61201
(O) 309-787-9988
(F) 309-756-5540
(E) XCEL@XCELCONSULTANTSINC.COM

CHK BY:	APV BY:
BCH	DJK

XCEL JOB NUMBER: 171275

DRAWING NUMBER: 1 OF 1

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
8/15/2017

Subject:
Request of Ian Weiner on behalf of Pebb Development, LCC for a “PDD” Final Development Plan for a 4,714 square foot medical office building on .89 acres, more or less, of property located at 2198 East Kimberly Road.

Recommendation:
Staff recommendation will be presented at the September 5, 2017 Plan and Zoning Commission meeting.

Relationship to Goals:
Strengthen the existing built environment.

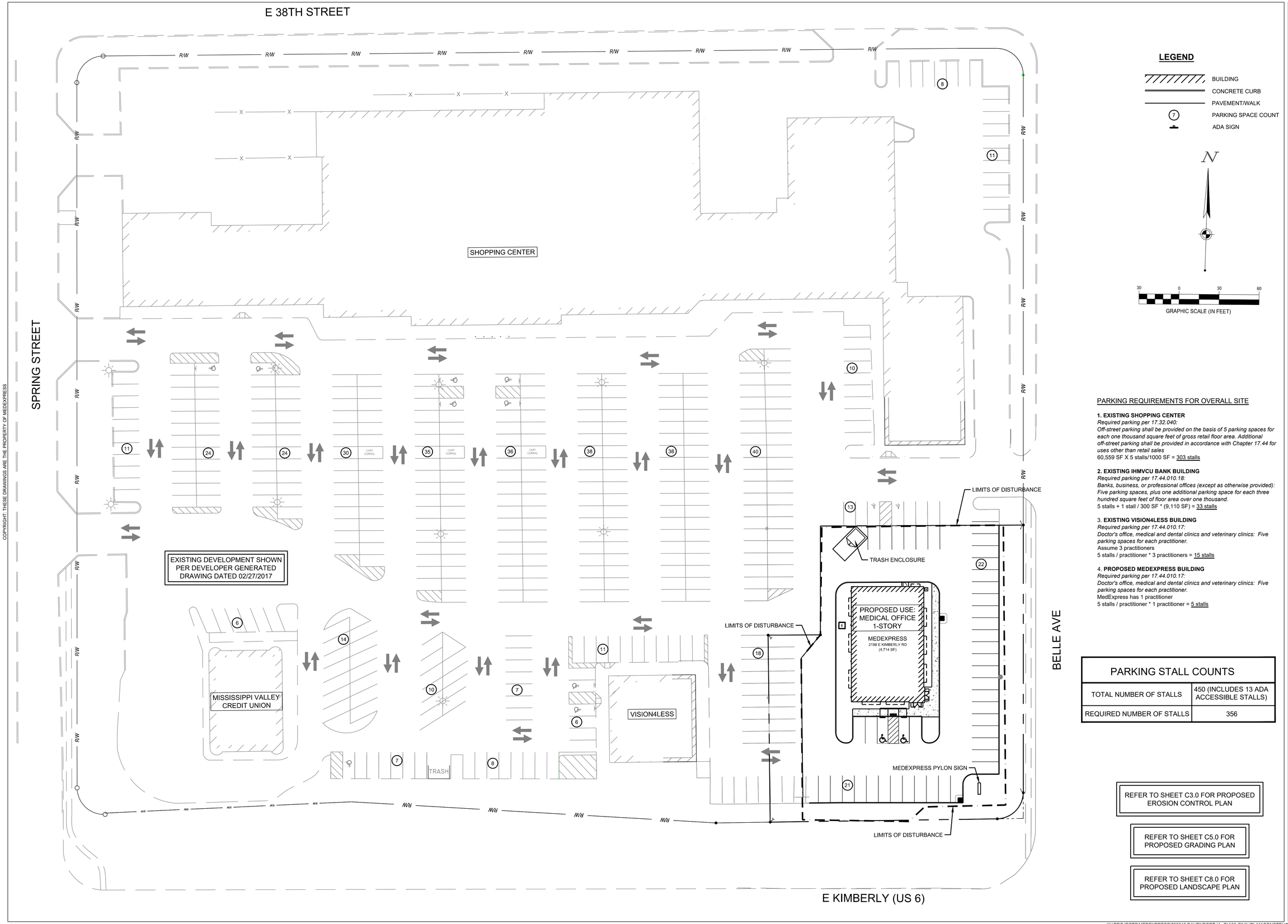
Background:
Please see attached staff report.

ATTACHMENTS:

Type	Description
Backup Material	FDP17-06 - Staff Report
Backup Material	FDP17-06 - Final Development Plan

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	8/11/2017 - 10:49 AM



PARKING REQUIREMENTS FOR OVERALL SITE

1. EXISTING SHOPPING CENTER
Required parking per 17.32.040:
Off-street parking shall be provided on the basis of 5 parking spaces for each one thousand square feet of gross retail floor area. Additional off-street parking shall be provided in accordance with Chapter 17.44 for uses other than retail sales
60,559 SF X 5 stalls/1000 SF = 303 stalls

2. EXISTING IHMVCU BANK BUILDING
Required parking per 17.44.010.18:
Banks, business, or professional offices (except as otherwise provided): Five parking spaces, plus one additional parking space for each three hundred square feet of floor area over one thousand.
5 stalls + 1 stall / 300 SF * (9,110 SF) = 33 stalls

3. **EXISTING VISION4LESS BUILDING**
Required parking per 17.44.010.17:
Doctor's office, medical and dental clinics and veterinary clinics: Five parking spaces for each practitioner.
Assume 3 practitioners
5 stalls / practitioner * 3 practitioners = 15 stalls

4. **PROPOSED MEDEXPRESS BUILDING**
Required parking per 17.44.010.17:
Doctor's office, medical and dental clinics and veterinary clinics: Five parking spaces for each practitioner.
MedExpress has 1 practitioner
5 stalls / practitioner * 1 practitioner = 5 stalls

PARKING STALL COUNTS	
TOTAL NUMBER OF STALLS	450 (INCLUDES 13 ADA ACCESSIBLE STALLS)
REQUIRED NUMBER OF STALLS	356

REFER TO SHEET C3.0 FOR PROPOSED EROSION CONTROL PLAN

REFER TO SHEET C5.0 FOR PROPOSED GRADING PLAN

REFER TO SHEET C8.0 FOR PROPOSED LANDSCAPE PLAN

CESO
WWW.CESOINC.COM

NO.	DATE	REVISION DESCRIPTION

MedExpress
DAVENPORT, IA
CONSTRUCTION DOCUMENTS
2198 E KIMBERLY RD, DAVENPORT, IA 52807

FINAL DEV. PLAN

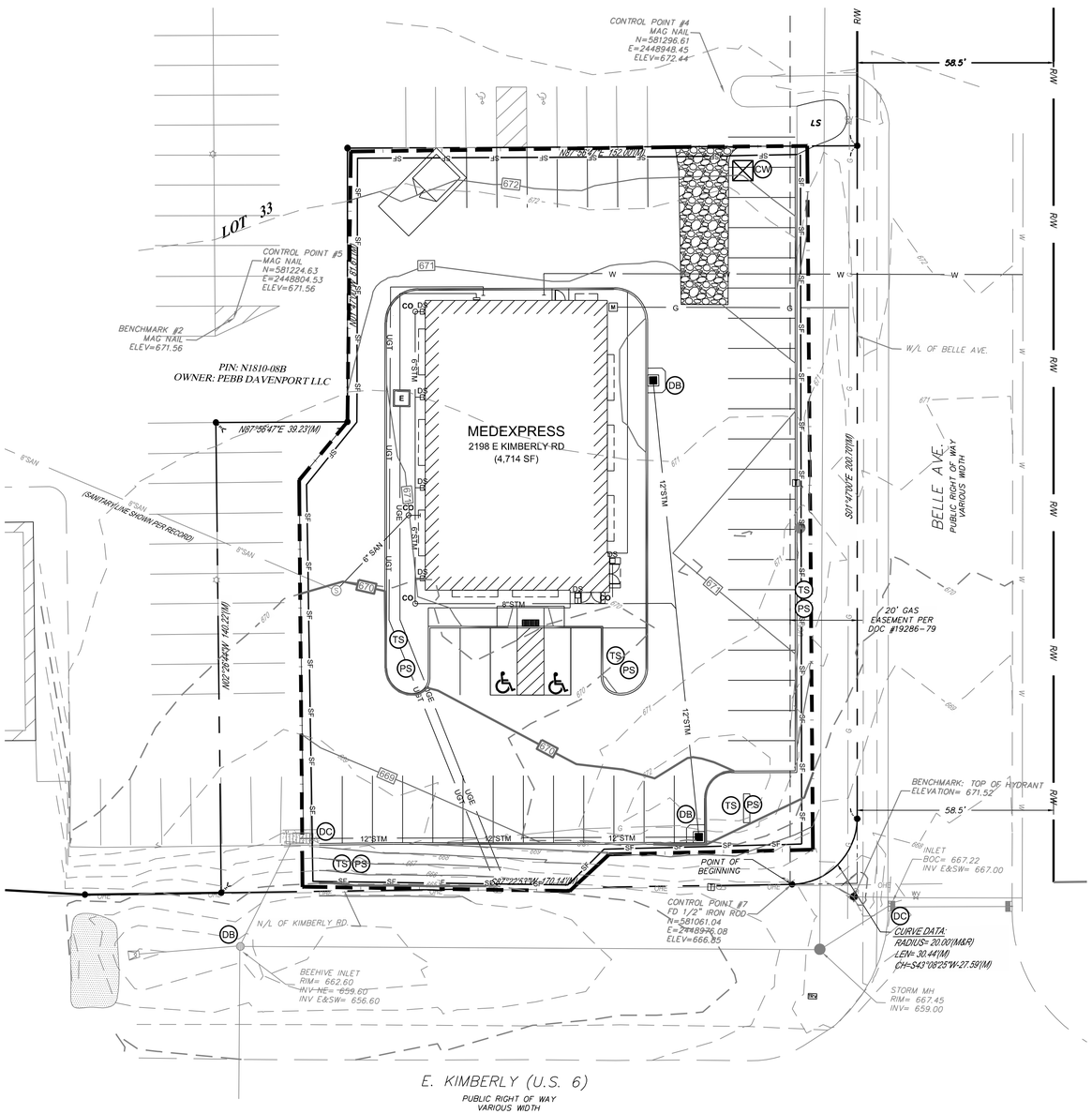
ISSUE: CONSTRUCTION DOCUMENTS
DATE: 08/04/2017

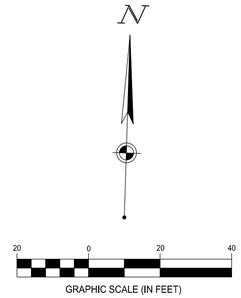
JOB NO.:	753819
DESIGN:	REH
DRAWN:	REH
CHECKED:	JRM

SHEET NO.
C4.1

COPYRIGHT: THESE DRAWINGS ARE THE PROPERTY OF MEDEXPRESS

W:\PROJECTS\MEDEXPRESS\753819 DAVENPORT-IA_GU\03-CIVIL\PLAN\CONSTRUCTION\753819_C41-DEV.DWG - 8/4/2017 2:39 PM





LEGEND

EXISTING

REFER TO TITLE SHEET FOR EXISTING LEGEND ITEMS

PROPOSED

STM	STORM SEWER
	LIMITS OF DISTURBANCE
SF	SILT FENCE
CW	CONCRETE WASHOUT
DB	DANDY BAG INLET PROTECTION
DC	DANDY CURB INLET PROTECTION
SP	STOCKPILE
TS	TEMPORARY SEEDING
PS	PERMANENT SEEDING
	STORM MANHOLE
	CATCH BASIN
	STABILIZED CONSTRUCTION ENTRANCE

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PROJECT NARRATIVE:

PLAN ENGINEERS:
CESO, INC.
2800 CORPORATE EXCHANGE DR, STE 160
COLUMBUS, OH 43231
P. (614) 794-7080
F. (614) 794-4492
CONTACT: ZACHARY D. FRESHNER, P.E.

DEVELOPER:
MEDEXPRESS
370 SOUTHPOINTE BLVD, STE 100
CANONSBURG, PA 15317
P. (304) 282-6096
F. (724) 743-9133
CONTACT: ERIC DIETZ

THE PROPOSED PROJECT IS THE CONSTRUCTION OF A MEDICAL OFFICE. THE TOTAL DISTURBED AREA IS APPROXIMATELY 0.71 ACRES.

THE ENTIRE SITE DRAINS TO CITY OF DAVENPORT MUNICIPAL STORMWATER SYSTEM.

ON-SITE SOILS: URBAN LAND 100%

HYDROLOGIC SOIL GROUP = N/A

EXISTING SITE CONDITIONS: PREVIOUSLY DEVELOPED AND DEMOLISHED BUILDING AND EXISTING PARKING AREA

SEQUENCE OF CONSTRUCTION:

1. INSTALL ALL TEMPORARY EROSION CONTROL MEASURES AS SHOWN.
2. BEGIN DEMOLITION OF SELECT SITE ITEMS.
3. BEGIN GRADING THE SITE. MAKING SURE THAT EROSION CONTROL MEASURES ARE IN PLACE AND WORKING PROPERLY THROUGHOUT GRADING OPERATIONS.
4. APPLY TEMPORARY SEEDING WITHIN (7) DAYS OF EXCAVATION.
5. BEGIN CONSTRUCTION OF ALL STORM SEWER AND UNDERGROUND UTILITIES. INSTALL INLET PROTECTION CONCURRENT WITH CONSTRUCTION OF PROPOSED STORM STRUCTURES.
6. FINE GRADING, SUBGRADE PREPARATION AND SITE PAVING.
7. CONSTRUCT BUILDING.
8. BEGIN CONSTRUCTION OF PARKING LOT, DRIVES, SIDEWALKS, AND CONCRETE FLATWORK.
9. PERMANENTLY SEED REMAINDER OF PERVIOUS AREAS. PERMANENT SEEDING SHALL BE INSTALLED WITHIN (7) DAYS OF COMPLETION OF FINAL GRADING IN UNPAVED AREAS.
10. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SITE ACHIEVES "FINAL STABILIZATION".
11. REFER TO LANDSCAPE PLAN FOR SEEDING.

* CONTRACTOR SHALL MODIFY THE SEQUENCE OF CONSTRUCTION BASED ON SITE CONDITIONS. CONTRACTOR TO NOTIFY PROJECT MANAGER PRIOR TO CHANGING SEQUENCE OF CONSTRUCTION.

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: IOWA ONE CALL AT 811 OR 1-(800)-292-8989 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF IOWA ONE CALL.

CESO
WWW.CESOINC.COM

NO.	DATE	REVISION DESCRIPTION

MedExpress
DAVENPORT, IA
CONSTRUCTION DOCUMENTS
2198 E KIMBERLY RD, DAVENPORT, IA 52807

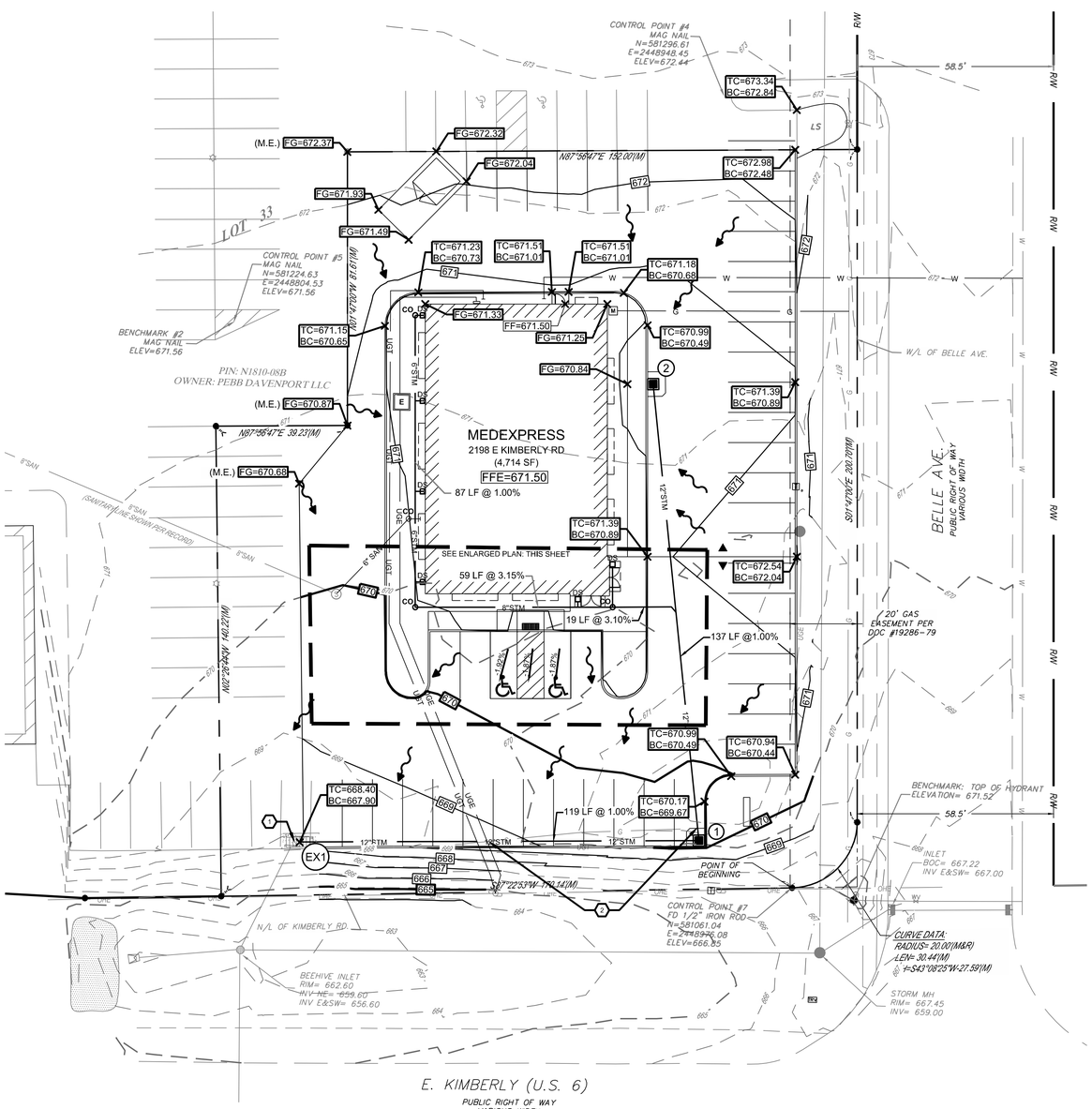
SWPPP

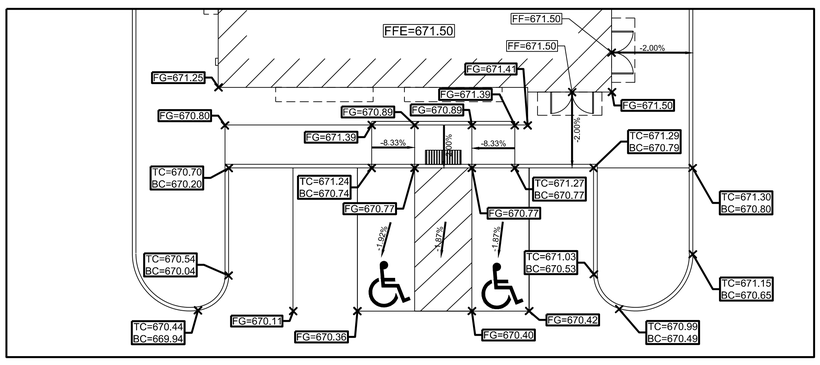
ISSUE: CONSTRUCTION DOCUMENTS
DATE: 08/04/2017

JOB NO.:	753819
DESIGN:	REH
DRAWN:	REH
CHECKED:	JRM

SHEET NO.
C3.0

COPYRIGHT: THESE DRAWINGS ARE THE PROPERTY OF MEDEXPRESS





ENLARGED PLAN: ACCESSIBLE PARKING AREA
1" = 10'

N

20 0 20 40
GRAPHIC SCALE (IN FEET)

LEGEND

EXISTING

REFER TO TITLE SHEET FOR EXISTING FEATURES LEGEND

PROPOSED

	BUILDING
320	MAJOR CONTOUR
322	MINOR CONTOUR
STM	STORM SEWER
CO	CLEAN OUT
DS	DOWNSPOUT CONNECTION
	RECTANGULAR AREA INTAKE
FG=XXX.XX	FINISHED GRADE ELEVATION
TC=XXX.XX BC=XXX.XX	TOP OF CURB ELEV. / BOTTOM OF CURB ELEV.
X.XX%	SLOPE ARROW
(M.E.)	MATCH EXISTING ELEVATION
TC	TOP OF CURB
BC	BOTTOM OF CURB
FG	FINISHED GRADE

GRADING PLAN NOTES:

1. ONLY VIRGIN MATERIALS SHALL BE USED UNLESS APPROVED IN WRITING BY A MEDEXPRESS REPRESENTATIVE.
2. ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS SHALL COMPLY WITH LOCAL MUNICIPALITY, LOCAL COUNTY, AND STATE DEPARTMENT OF TRANSPORTATION MATERIAL AND CONSTRUCTION SPECIFICATIONS.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SERVICES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE CONNECTICUT ONE CALL SYSTEM AT LEAST THREE (3) WORKING DAYS BEFORE START OF WORK AND VERIFY ALL EXISTING UTILITY LOCATIONS.
4. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
5. THE CONTRACTOR SHALL COMPACT PIPE BACKFILL IN MAX. 6" LOOSE LIFTS TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D1557, ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED IN AREAS OF ROCK EXCAVATION.
6. CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING/CANOPY STUB-OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
7. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING.
8. MANHOLE RIMS AND STORM INLET GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE FRAMES AND COVERS, STORM INLET GRATES, VALVE BOXES, ETC., TO BE RAISED OR LOWERED, TO PROPOSED FINISHED GRADE, FLUSH WITH THE ADJACENT GRADE.
9. UNDERDRAINS MAY BE ADDED, IF DETERMINED NECESSARY BY THE ENGINEER OR CONSTRUCTION MANAGER, AFTER SUBGRADE IS ROUGH GRADED.
10. ALL EXISTING TOPOGRAPHICAL FEATURES (SPOT ELEVATIONS, CONTOURS, INVERTS, ETC.) CAN HAVE A TOLERANCE DIFFERENCE OF 6"+/- DEPENDING ON FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHICAL FEATURES PRIOR TO CONSTRUCTION, AND ADVISE OWNER OF ANY DISCREPANCIES.
11. THE CONTRACTOR SHALL RESTORE ANY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. DISTURBED DURING CONSTRUCTION TO THE ORIGINAL CONDITION OR BETTER.
12. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF MATERIALS AND STRUCTURES TO THE CONSTRUCTION MANAGER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
13. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO EROSION AND SEDIMENTATION PLAN FOR LIMIT OF DISTURBANCE AND NOTES.
14. THE CONTRACTOR SHALL COMPACT FILL IN 6" MAXIMUM LIFTS UNDER ALL PARKING, BUILDING, AND DRIVE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER.
16. THE CONTRACTOR SHALL BE ADVISED THAT ALL EXCAVATION IS CONSIDERED UNCLASSIFIED AND THAT IT SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, AND MATERIALS OF CONSTRUCTION TO COMPLETE CONSTRUCTION AS DESIGNED. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF SITE DISPOSAL OF ANY AND ALL EXCESS OR UNSUITABLE MATERIAL UNABLE TO BE PLACED ON SITE AND THE IMPORTATION OF ANY BORROW MATERIAL NECESSARY TO COMPLETE THE JOB.
17. ALL EXCAVATION AND GRADING CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
18. SITE GRADING SHALL BE PERFORMED TO PROVIDE POSITIVE DRAINAGE TO STORM INLETS AND TO PRECLUDE THE PONDING OF WATER ON SITE.
19. VERIFY REQUIRED SPOT ELEVATIONS/GRADING IN THE VICINITY OF THE BUILDINGS WITH THE ARCHITECTURAL PLANS.
20. ALL ACCESSIBLE PARKING SPACES TO HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
21. ALL SIDEWALKS, PATIO AREAS, AND ACCESSIBLE ROUTES TO THE BUILDING ARE TO HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM LONGITUDINAL SLOPE OF 5%, UNLESS IN AN APPROVED ADA RAMP.
22. CONTRACTOR TO FIELD VERIFY PROPOSED AND EXISTING GRADES, SLOPES, ETC., FOR PROPOSED ACCESSIBLE PARKING AREAS, RAMPS, ETC., WITH ARCHITECT, PRIOR TO CONSTRUCTION.
23. LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE TAKEN FROM FIELD OBSERVATION, UTILITY MAPS, ETC., AND ARE NOT ASSUMED TO BE ACCURATE. PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR TO DIG TEST PITS AT ALL PROPOSED UTILITY CROSSINGS, TO VERIFY LOCATION, DEPTH, SIZE, ETC. OF EXISTING UNDERGROUND UTILITIES, AND CONFIRM NEW UTILITY LINES CAN BE INSTALLED AS PROPOSED. ADVISE MEDEXPRESS CONSTRUCTION MANAGER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.

STORM SEWER NOTES:

1. ALL STORM SEWER PIPES SHALL BE MANUFACTURED WITH INTEGRAL BELL AND SPIGOT JOINTS INCLUDING A GASKET, SO AS TO PROVIDE A WATERTIGHT SEAL.
2. ALL STORM SEWER PIPES LESS THAN 12" DIAMETER SHALL BE PVC SDR 35 WATERTIGHT PIPE CONFORMING TO ASTM SPECIFICATION D3034, UNLESS DENOTED OTHERWISE ON PLANS.
3. ALL STORM SEWER PIPES 12" DIAMETER AND GREATER SHALL BE HDPE N-12, WATERTIGHT PIPE AS MANUFACTURED BY ADS, OR APPROVED EQUAL, UNLESS OTHERWISE NOTED ON PLANS.
4. CONNECTIONS TO STRUCTURES SHALL BE MADE WATERTIGHT WITH NON-SHRINKIING AND NON-CORROSIVE GROUT.
5. STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
   REINFORCED CONCRETE PIPE (RCP)(PER ASTM C-76 CLASS IV)
   POLYVINYL CHLORIDE (PVC SDR 35)
   HIGH DENSITY POLYETHYLENE PIPE (HDPE)
6. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
7. CONCRETE COLLARS ARE TO BE INSTALLED AROUND ALL STORM STRUCTURES.
8. ALL MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 3" ABOVE FINISH GRADE.
9. ALL DOWNSPOUT DRAINS ARE TO HAVE A 1.00% MINIMUM SLOPE UNLESS OTHERWISE NOTED.
10. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
12. ALL PROPOSED MODIFICATIONS TO EXISTING CATCH BASINS AND/OR MANHOLES SHALL BE IN ACCORDANCE WITH STATE DOT STANDARDS AND SPECIFICATIONS.

STORM SEWER STRUCTURE SCHEDULE

NO.	STRUCTURE	GRATE	INVERT
1	RECTANGULAR AREA INTAKE	669.55	665.07 (12") N 665.07 (12") W
2	RECTANGULAR AREA INTAKE	670.25	666.44 (12") S
EX1	EX. CURB INLET	667.88	663.88 (12") E 663.88 (12") SW

CODED NOTES:

1. CONNECT TO EXISTING. CONTRACTOR TO VERIFY EXISTING SEWER LOCATION / ELEVATION PRIOR TO ORDERING PROPOSED STRUCTURES. CONTRACTOR TO OBTAIN NECESSARY WORK PERMITS FOR CONNECTIONS TO EXISTING STRUCTURES / PIPES.
2. EXISTING UNDERGROUND UTILITY CROSSING. ELEVATION UNKNOWN. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION OF EXISTING UTILITY PRIOR TO ORDERING STORM STRUCTURES.

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: IOWA ONE CALL AT 811 OR 1-(800)-292-8989 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF IOWA ONE CALL.

CESO
WWW.CESOINC.COM

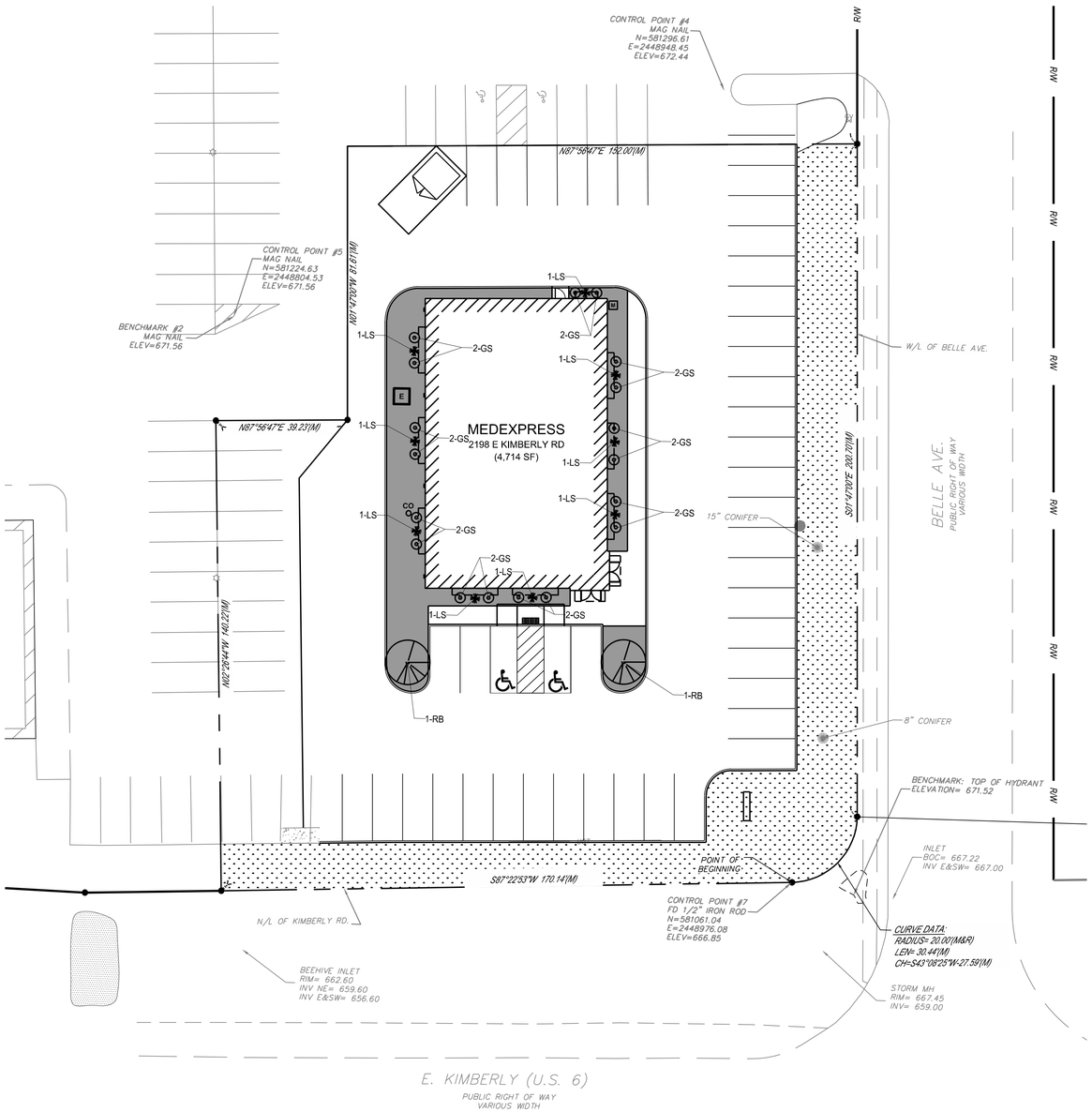
NO.	DATE	REVISION DESCRIPTION

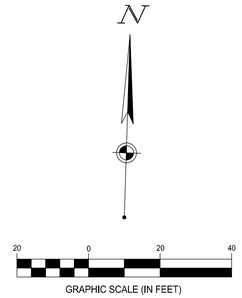
MedExpress
DAVENPORT, IA
CONSTRUCTION DOCUMENTS
2198 E KIMBERLY RD, DAVENPORT, IA 52807

GRADING PLAN

ISSUE: CONSTRUCTION DOCUMENTS
DATE: 08/04/2017
JOB NO.: 753819
DESIGN: REH
DRAWN: REH
CHECKED: JRM
SHEET NO. C5.0

COPYRIGHT: THESE DRAWINGS ARE THE PROPERTY OF MEDEXPRESS





LEGEND

PROPOSED

- GRASS / SOD
- RIVER ROCK
- SMALL SHRUBS
- SHRUB
- SHADE TREE

PLANTING NOTES:

1. ALL PLANT MATERIAL SHALL BE STATE DOT APPROVED AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. DO NOT PLANT MATERIALS UNTIL DIRECTED BY OWNER/CONSTRUCTION MANAGER. THE OWNER RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER IT IS INSTALLED.
2. SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED. ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE MUNICIPALITY AND OWNER.
3. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH MUNICIPAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTH AND WEED FREE CONDITION. ANY DEAD, DISEASED, OR DAMAGED PLANT MATERIALS ARE TO BE REPLACED IMMEDIATELY AFTER NOTIFIED TO DO SO. PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.
4. PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DIG TREE PITS PER DETAILS. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APPROX. ¼ OF THE ROOT BALL ABOVE GRADE.
5. REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. REMOVE THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE BURLAP FROM AROUND TRUNK.
6. FINELY SHREDDED HARDWOOD BARK MULCH, NATURAL COLOR (NON-COLORED), IS REQUIRED FOR ALL PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH IN PLANT BEDS SHALL BE 3" THICK AT TIME OF INSPECTION AND AFTER COMPACTED BY RAIN OR IRRIGATION.
7. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES EXISTS, NOTIFY OWNER/CONSTRUCTION MANAGER PRIOR TO PLANTING.

TOPSOIL AND SOD NOTES:

1. ALL DISTURBED AREAS SHALL RECEIVE SOD. SOD SHALL BE GROWN ON TOPSOIL UNLESS APPROVED OTHERWISE. SOD SHALL BE 2 YEARS OLD AND STRONGLY ROOTED. PLACE SOD TIGHTLY WITH NO GAPS AND WITH GRAIN IN SAME DIRECTION. SOD SHALL BE WATERED IMMEDIATELY TO AVOID DRYING OUT. DO NOT INSTALL SOD UNTIL ACCEPTANCE OF FINISH GRADE AND IRRIGATION SYSTEM IS OPERATING PROPERLY UNLESS DIRECTED IN WRITING TO DO OTHERWISE.
2. SOD SHALL BE INSTALLED ON A MIN. OF 3" OF LIGHTLY COMPACTED APPROVED TOPSOIL. TOPSOIL SHALL BE FERTILE, SCREENED, FRIABLE TOPSOIL FREE OF STONES 1/2" IN DIA. AND LARGER, ROOTS, STICKS, OR OTHER EXTRANEOUS MATERIAL INCLUDING NOXIOUS PLANTS. PH BETWEEN 6.0 AND 6.5, SALTS 500 PARTS PPM, ORGANIC CONTENT 3% MIN. DO NOT INSTALL TOPSOIL UNTIL APPROVED BY OWNER/CM. TOPSOIL SHALL BE FINE GRADED TO A SMOOTH FINISH, FREE OF LUMPS AND DEPRESSIONS.

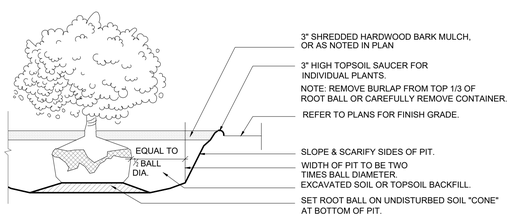
IRRIGATION NOTES:

1. ALL PLANTING AREAS, LAWN AREAS AND LANDSCAPE ISLANDS SHOWN ARE TO HAVE A COMPLETE IRRIGATIONS SYSTEM. THE GC SHALL BE RESPONSIBLE FOR RETAINING A QUALIFIED FIRM FOR THE DESIGN OF THE IRRIGATION SYSTEM. THE GC SHALL SUBMIT THE IRRIGATION SYSTEM DESIGN TO THE ARCHITECT/OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.

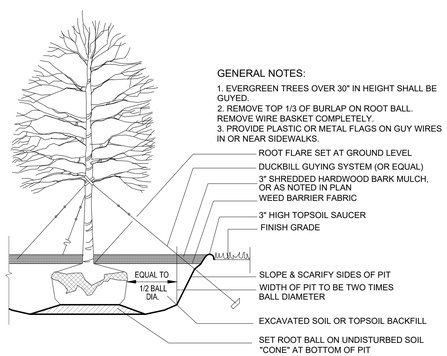
PLANT MATERIAL LIST

SYM.	QTY.	PLANT NAME	INSTALLED SIZE	MATURE HEIGHT/SPREAD
		SHRUBS		
LS	9	LO GRO SUMAC (RHUS AROMATICA 'GRO-LOW')	3 GAL	2' / 6'
GS	18	BLUE GLOBE SPRUCE (PICEA PUNGENS 'GLOBOSA')	3 GAL	4' / 6'
		TREE		
RB	2	EASTERN REDBUD (CERCIS CANADENSIS)	2'- ½" CAL[1]	25' / 30'

NOTES
1. DIAMETER MEASURED AT BREAST HEIGHT.
2. MIX SPECIES WHEN PLANTING. AVOID PLANTING ALL LIKE SPECIES TOGETHER.
3. VERIFY ALL PLANT SPECIES AND LOCATIONS WITH THE LOCAL MUNICIPALITY PRIOR TO FINAL INSTALLATION.



1 SHRUB PLANTING
NO SCALE



2 TREE PLANTING
NO SCALE

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: IOWA ONE CALL AT 811 OR 1-(800)-292-8989 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF IOWA ONE CALL.

CESO
WWW.CESOINC.COM

NO.	DATE	REVISION DESCRIPTION

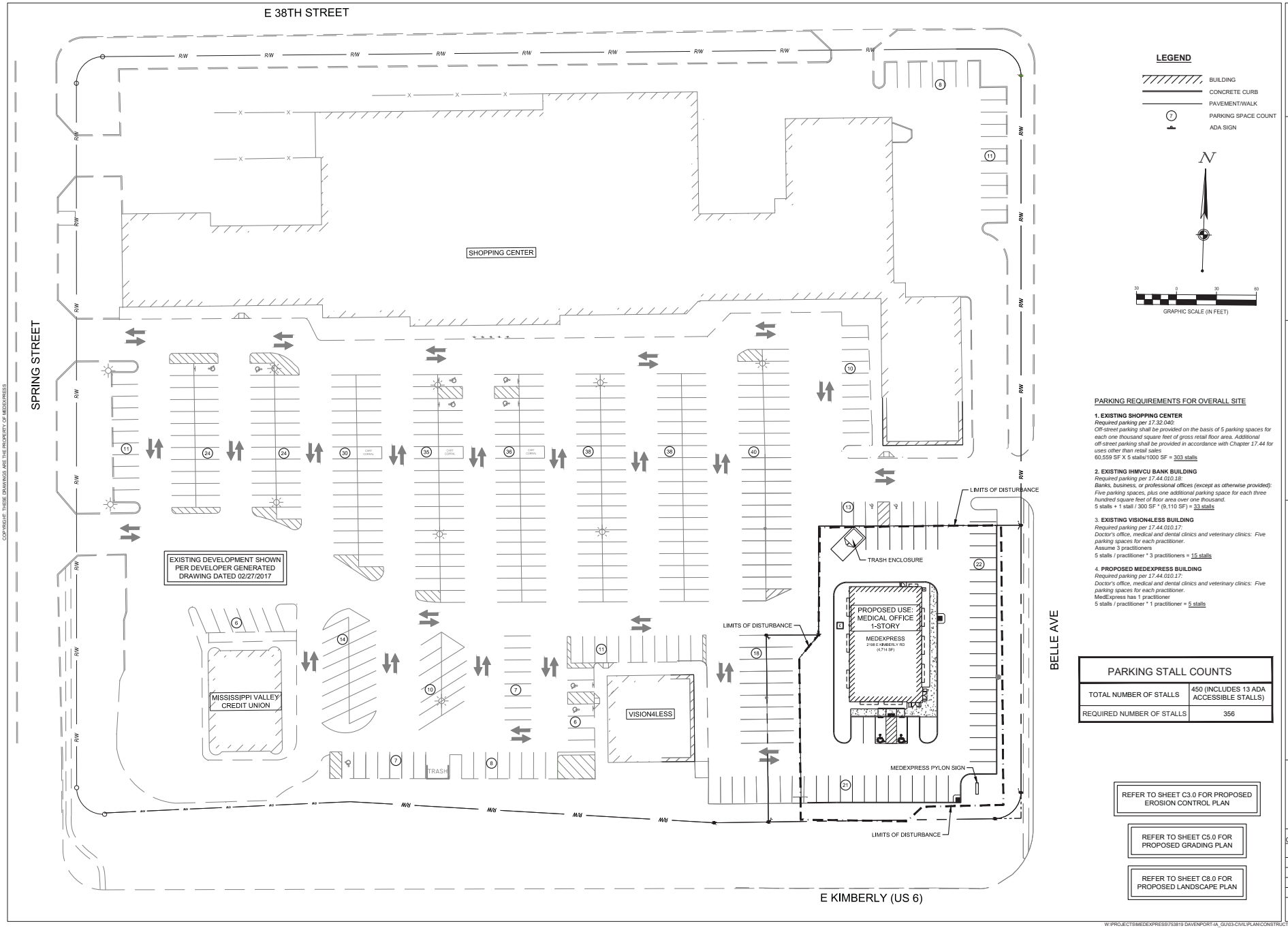
MedExpress
DAVENPORT, IA
CONSTRUCTION DOCUMENTS
2198 E KIMBERLY RD, DAVENPORT, IA 52807

LANDSCAPE PLAN

ISSUE: CONSTRUCTION DOCUMENTS
DATE: 08/04/2017
JOB NO.: 753819
DESIGN: REH
DRAWN: REH
CHECKED: JRM
SHEET NO. C8.0

COPYRIGHT: THESE DRAWINGS ARE THE PROPERTY OF MEDEXPRESS

W:\PROJECTS\MEDEXPRESS\753819 DAVENPORT-IA_GU\03-CIVIL\PLAN\CONSTRUCTION\753819_C80-LA.DWG - 8/4/2017 2:44 PM



PARKING REQUIREMENTS FOR OVERALL SITE

1. EXISTING SHOPPING CENTER
Required parking per 17.32.040:
Off-street parking shall be provided on the basis of 5 parking spaces for each one thousand square feet of gross retail floor area. Additional off-street parking shall be provided in accordance with Chapter 17.44 for uses other than retail sales
60,559 SF X 5 stalls/1000 SF = 303 stalls

2. EXISTING IHMVCU BANK BUILDING
Required parking per 17.44.010.18:
Banks, business, or professional offices (except as otherwise provided): Five parking spaces, plus one additional parking space for each three hundred square feet of floor area over one thousand.
5 stalls + 1 stall / 300 SF * (9,110 SF) = 33 stalls

3. **EXISTING VISION4LESS BUILDING**
Required parking per 17.44.010.17:
Doctor's office, medical and dental clinics and veterinary clinics: Five parking spaces for each practitioner.
Assume 3 practitioners
5 stalls / practitioner * 3 practitioners = 15 stalls

4. **PROPOSED MEDEXPRESS BUILDING**
Required parking per 17.44.010.17:
Doctor's office, medical and dental clinics and veterinary clinics: Five parking spaces for each practitioner.
MedExpress has 1 practitioner
5 stalls / practitioner * 1 practitioner = 5 stalls

PARKING STALL COUNTS	
TOTAL NUMBER OF STALLS	450 (INCLUDES 13 ADA ACCESSIBLE STALLS)
REQUIRED NUMBER OF STALLS	356

REFER TO SHEET C3.0 FOR PROPOSED EROSION CONTROL PLAN

REFER TO SHEET C5.0 FOR PROPOSED GRADING PLAN

REFER TO SHEET C8.0 FOR PROPOSED LANDSCAPE PLAN

COPYRIGHT: THESE DRAWINGS ARE THE PROPERTY OF MEDEXPRESS

CESO
www.ceso.com

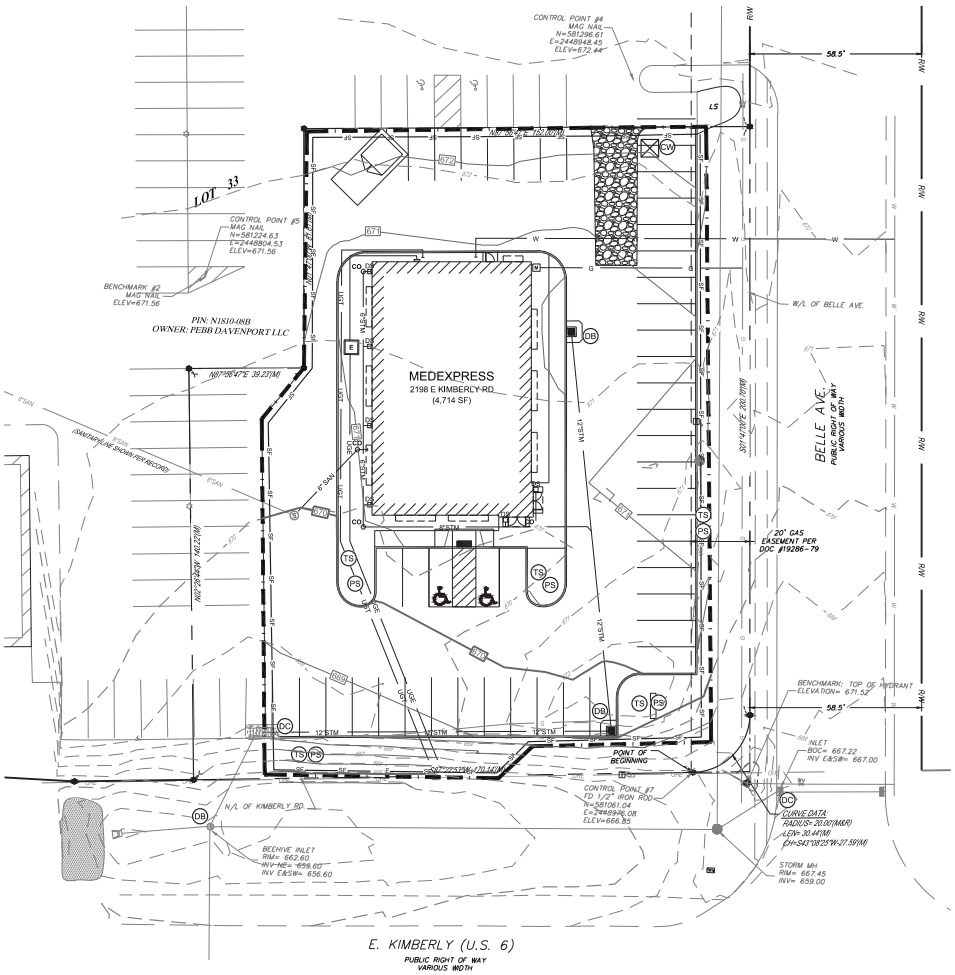
NO.	DATE	REVISION DESCRIPTION

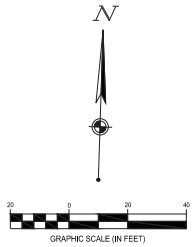
MedExpress
DAVENPORT, IA
CONSTRUCTION DOCUMENTS
2198 E KIMBERLY RD, DAVENPORT, IA 52807

FINAL DEV. PLAN

ISSUE:	CONSTRUCTION DOCUMENTS
DATE:	08/04/2017
JOB NO.:	753819
DESIGN:	REH
DRAWN:	REH
CHECKED:	JRM
SHEET NO.	C4.1

W:\PROJECTS\MEDEXPRESS\753819 DAVENPORT-IA_GU\03-CIVIL\PLAN\CONSTRUCTION\753819_C41-DEV.DWG - 8/4/2017 2:39 PM





LEGEND

EXISTING

REFER TO TITLE SHEET FOR EXISTING LEGEND ITEMS

PROPOSED

- STM — STORM SEWER
- LIMITS OF DISTURBANCE
- SF — SILT FENCE
- CW — CONCRETE WASHOUT
- DB — DANDY BAG INLET PROTECTION
- DC — DANDY CURB INLET PROTECTION
- SP — STOCKPILE
- TS — TEMPORARY SEEDING
- PS — PERMANENT SEEDING
- STORM MANHOLE
- CATCH BASIN
- STABILIZED CONSTRUCTION ENTRANCE

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PROJECT NARRATIVE:

PLAN ENGINEERS:
CESO, INC.
2800 CORPORATE EXCHANGE DR, STE 160
COLUMBUS, OH 43231
P. (614) 794-7080
F. (614) 794-4492
CONTACT: ZACHARY D. FRESHNER, P.E.

DEVELOPER:
MEDEXPRESS
370 SOUTHPOINTE BLVD, STE 100
CANONSBURG, PA 15317
P. (304) 282-6096
F. (724) 743-9133
CONTACT: ERIC DIETZ

THE PROPOSED PROJECT IS THE CONSTRUCTION OF A MEDICAL OFFICE. THE TOTAL DISTURBED AREA IS APPROXIMATELY 0.71 ACRES.

THE ENTIRE SITE DRAINS TO CITY OF DAVENPORT MUNICIPAL STORMWATER SYSTEM.

ON-SITE SOILS: URBAN LAND 100%

HYDROLOGIC SOIL GROUP = N/A

EXISTING SITE CONDITIONS: PREVIOUSLY DEVELOPED AND DEMOLISHED BUILDING AND EXISTING PARKING AREA

SEQUENCE OF CONSTRUCTION:

1. INSTALL ALL TEMPORARY EROSION CONTROL MEASURES AS SHOWN.
2. BEGIN DEMOLITION OF SELECT SITE ITEMS.
3. BEGIN GRADING THE SITE. MAKING SURE THAT EROSION CONTROL MEASURES ARE IN PLACE AND WORKING PROPERLY THROUGHOUT GRADING OPERATIONS.
4. APPLY TEMPORARY SEEDING WITHIN (7) DAYS OF EXCAVATION.
5. BEGIN CONSTRUCTION OF ALL STORM SEWER AND UNDERGROUND UTILITIES. INSTALL INLET PROTECTION CONCURRENT WITH CONSTRUCTION OF PROPOSED STORM STRUCTURES.
6. FINE GRADING, SUBGRADE PREPARATION AND SITE PAVING.
7. CONSTRUCT BUILDING.
8. BEGIN CONSTRUCTION OF PARKING LOT, DRIVES, SIDEWALKS, AND CONCRETE FLATWORK.
9. PERMANENTLY SEED REMAINDER OF PERVIOUS AREAS. PERMANENT SEEDING SHALL BE INSTALLED WITHIN (7) DAYS OF COMPLETION OF FINAL GRADING IN UNPAVED AREAS.
10. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SITE ACHIEVES "FINAL STABILIZATION".
11. REFER TO LANDSCAPE PLAN FOR SEEDING.

* CONTRACTOR SHALL MODIFY THE SEQUENCE OF CONSTRUCTION BASED ON SITE CONDITIONS. CONTRACTOR TO NOTIFY PROJECT MANAGER PRIOR TO CHANGING SEQUENCE OF CONSTRUCTION.

IOWA ONE CALL
1-800-292-8989

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: IOWA ONE CALL AT 811 OR 1-(800)-292-8989 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF IOWA ONE CALL.

CESO
www.ceso-inc.com

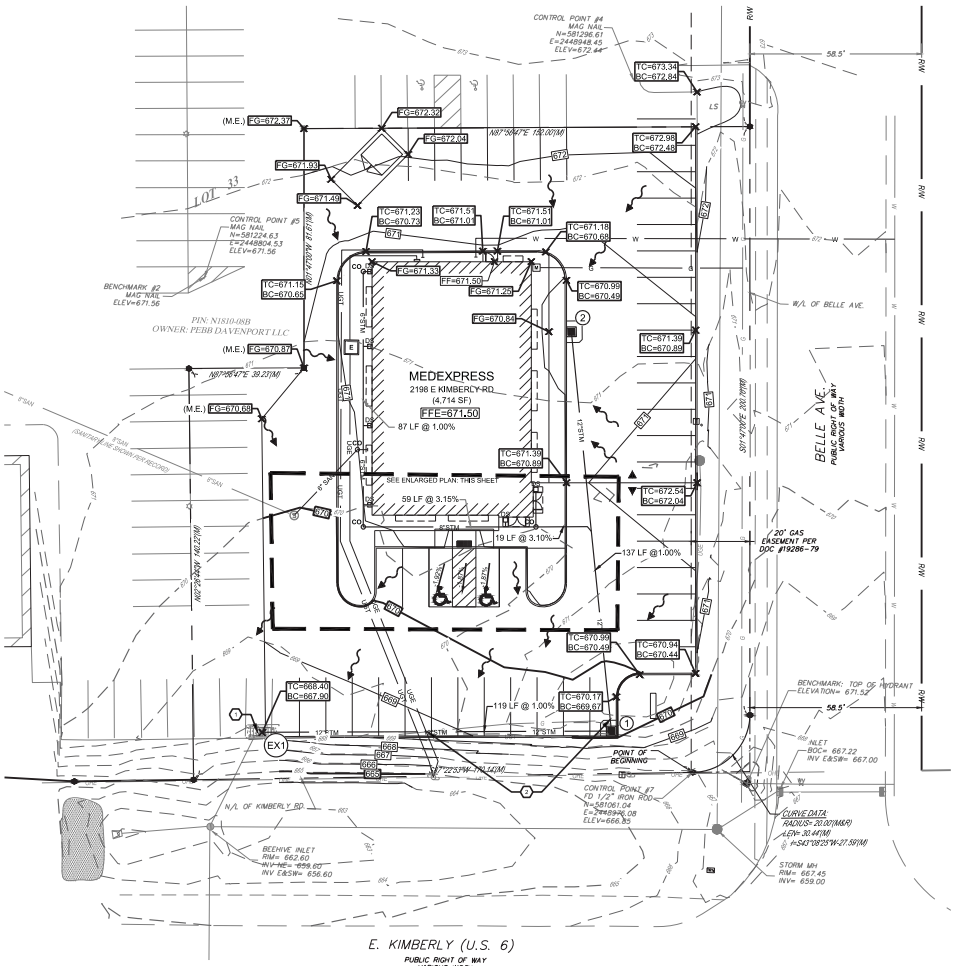
NO.	DATE	REVISION DESCRIPTION

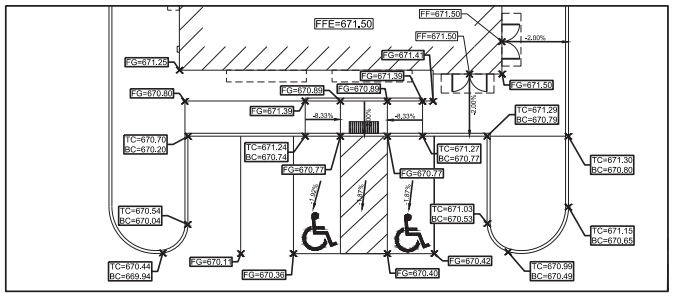
MedExpress
DAVENPORT, IA
CONSTRUCTION DOCUMENTS
2196 E KIMBERLY RD, DAVENPORT, IA 52807

SWPPP

ISSUE:	CONSTRUCTION DOCUMENTS
DATE:	08/04/2017
JOB NO.:	753819
DESIGN:	REH
DRAWN:	REH
CHECKED:	JRM
SHEET NO.	C3.0

COPYRIGHT: THESE DRAWINGS ARE THE PROPERTY OF MEDEXPRESS





ENLARGED PLAN: ACCESSIBLE PARKING AREA
1" = 10'

LEGEND

EXISTING
REFER TO TITLE SHEET FOR EXISTING FEATURES LEGEND

PROPOSED

	BUILDING
320	MAJOR CONTOUR
322	MINOR CONTOUR
STM	STORM SEWER
CO	CLEAN OUT
DS	DOWNSPOUT CONNECTION
	RECTANGULAR AREA INTAKE
FG=XXX.XX	FINISHED GRADE ELEVATION
TC=XXX.XX BC=XXX.XX	TOP OF CURB ELEV. BOTTOM OF CURB ELEV.
X.XX%	SLOPE ARROW
(M.E.)	MATCH EXISTING ELEVATION
TC	TOP OF CURB
BC	BOTTOM OF CURB
FG	FINISHED GRADE

GRADING PLAN NOTES:

1. ONLY VIRGIN MATERIALS SHALL BE USED UNLESS APPROVED IN WRITING BY A MEDEXPRESS REPRESENTATIVE.
2. ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS SHALL COMPLY WITH LOCAL MUNICIPALITY, LOCAL COUNTY, AND STATE DEPARTMENT OF TRANSPORTATION MATERIAL AND CONSTRUCTION SPECIFICATIONS.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SERVICES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE CONNECTICUT ONE CALL SYSTEM AT LEAST THREE (3) WORKING DAYS BEFORE START OF WORK AND VERIFY ALL EXISTING UTILITY LOCATIONS.
4. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
5. THE CONTRACTOR SHALL COMPACT PIPE BACKFILL IN MAX. 6" LOOSE LIFTS TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D1557, ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED IN AREAS OF ROCK EXCAVATION.
6. CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING/CANOPY STUB-OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
7. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING.
8. MANHOLE RIMS AND STORM INLET GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE FRAMES AND COVERS, STORM INLET GRATES, VALVE BOXES, ETC., TO BE RAISED OR LOWERED, TO PROPOSED FINISHED GRADE, FLUSH WITH THE ADJACENT GRADE.
9. UNDERDRAINS MAY BE ADDED, IF DETERMINED NECESSARY BY THE ENGINEER OR CONSTRUCTION MANAGER, AFTER SUBGRADE IS ROUGH GRADED.
10. ALL EXISTING TOPOGRAPHICAL FEATURES (SPOT ELEVATIONS, CONTOURS, INVERTS, ETC.) CAN HAVE A TOLERANCE DIFFERENCE OF 6"+/- DEPENDING ON FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHICAL FEATURES PRIOR TO CONSTRUCTION, AND ADVISE OWNER OF ANY DISCREPANCIES.
11. THE CONTRACTOR SHALL RESTORE ANY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. DISTURBED DURING CONSTRUCTION TO THE ORIGINAL CONDITION OR BETTER.
12. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF MATERIALS AND STRUCTURES TO THE CONSTRUCTION MANAGER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

STORM SEWER NOTES:

1. ALL STORM SEWER PIPES SHALL BE MANUFACTURED WITH INTEGRAL BELL AND SPIGOT JOINTS INCLUDING A GASKET, SO AS TO PROVIDE A WATERTIGHT SEAL.
2. ALL STORM SEWER PIPES LESS THAN 12" DIAMETER SHALL BE PVC SDR 35 WATERTIGHT PIPE CONFORMING TO ASTM SPECIFICATION D3034, UNLESS DENOTED OTHERWISE ON PLANS.
3. ALL STORM SEWER PIPES 12" DIAMETER AND GREATER SHALL BE HDPE N-12, WATERTIGHT PIPE AS MANUFACTURED BY ADS, OR APPROVED EQUAL, UNLESS OTHERWISE NOTED ON PLANS.
4. CONNECTIONS TO STRUCTURES SHALL BE MADE WATERTIGHT WITH NON-SHRINKIING AND NON-CORROSIVE GROUT.
5. STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
   REINFORCED CONCRETE PIPE (RCP)(PER ASTM C-76 CLASS IV)
   POLYVINYL CHLORIDE (PVC SDR 35)
   HIGH DENSITY POLYETHYLENE PIPE (HDPE)
6. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.

STORM SEWER STRUCTURE SCHEDULE

NO.	STRUCTURE	GRATE	INVERT
1	RECTANGULAR AREA INTAKE	669.55	665.07 (12") N 665.07 (12") W
2	RECTANGULAR AREA INTAKE	670.25	666.44 (12") S
EX1	EX. CURB INLET	667.88	663.88 (12") E 663.88 (12") SW

13. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO EROSION AND SEDIMENTATION PLAN FOR LIMIT OF DISTURBANCE AND NOTES.
14. THE CONTRACTOR SHALL COMPACT FILL IN 6" MAXIMUM LIFTS UNDER ALL PARKING, BUILDING, AND DRIVE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER.
16. THE CONTRACTOR SHALL BE ADVISED THAT ALL EXCAVATION IS CONSIDERED UNCLASSIFIED AND THAT IT SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, AND MATERIALS OF CONSTRUCTION TO COMPLETE CONSTRUCTION AS DESIGNED. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF SITE DISPOSAL OF ANY AND ALL EXCESS OR UNSUITABLE MATERIAL UNABLE TO BE PLACED ON SITE AND THE IMPORTATION OF ANY BORROW MATERIAL NECESSARY TO COMPLETE THE JOB.
17. ALL EXCAVATION AND GRADING CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
18. SITE GRADING SHALL BE PERFORMED TO PROVIDE POSITIVE DRAINAGE TO STORM INLETS AND TO PRECLUDE THE PONDING OF WATER ON SITE.
19. VERIFY REQUIRED SPOT ELEVATIONS/GRADING IN THE VICINITY OF THE BUILDINGS WITH THE ARCHITECTURAL PLANS.
20. ALL ACCESSIBLE PARKING SPACES TO HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
21. ALL SIDEWALKS, PATIO AREAS, AND ACCESSIBLE ROUTES TO THE BUILDING ARE TO HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM LONGITUDINAL SLOPE OF 5%, UNLESS IN AN APPROVED ADA RAMP.
22. CONTRACTOR TO FIELD VERIFY PROPOSED AND EXISTING GRADES, SLOPES, ETC., FOR PROPOSED ACCESSIBLE PARKING AREAS, RAMPS, ETC., WITH ARCHITECT, PRIOR TO CONSTRUCTION.
23. LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE TAKEN FROM FIELD OBSERVATION, UTILITY MAPS, ETC., AND ARE NOT ASSUMED TO BE ACCURATE. PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR TO DIG TEST PITS AT ALL PROPOSED UTILITY CROSSINGS, TO VERIFY LOCATION, DEPTH, SIZE, ETC. OF EXISTING UNDERGROUND UTILITIES, AND CONFIRM NEW UTILITY LINES CAN BE INSTALLED AS PROPOSED. ADVISE MEDEXPRESS CONSTRUCTION MANAGER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.

7. CONCRETE COLLARS ARE TO BE INSTALLED AROUND ALL STORM STRUCTURES.
8. ALL MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 3" ABOVE FINISH GRADE.
9. ALL DOWNSPOUT DRAINS ARE TO HAVE A 1.00% MINIMUM SLOPE UNLESS OTHERWISE NOTED.
10. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
12. ALL PROPOSED MODIFICATIONS TO EXISTING CATCH BASINS AND/OR MANHOLES SHALL BE IN ACCORDANCE WITH STATE DOT STANDARDS AND SPECIFICATIONS.

CODED NOTES:

1. CONNECT TO EXISTING. CONTRACTOR TO VERIFY EXISTING SEWER LOCATION / ELEVATION PRIOR TO ORDERING PROPOSED STRUCTURES. CONTRACTOR TO OBTAIN NECESSARY WORK PERMITS FOR CONNECTIONS TO EXISTING STRUCTURES / PIPES.
2. EXISTING UNDERGROUND UTILITY CROSSING. ELEVATION UNKNOWN. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION OF EXISTING UTILITY PRIOR TO ORDERING STORM STRUCTURES.

IOWA ONE CALL
1-800-292-8989

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: IOWA ONE CALL AT 811 OR 1-(800)-292-8989 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF IOWA ONE CALL.

CESO
www.ceso.com

NO.	DATE	REVISION DESCRIPTION

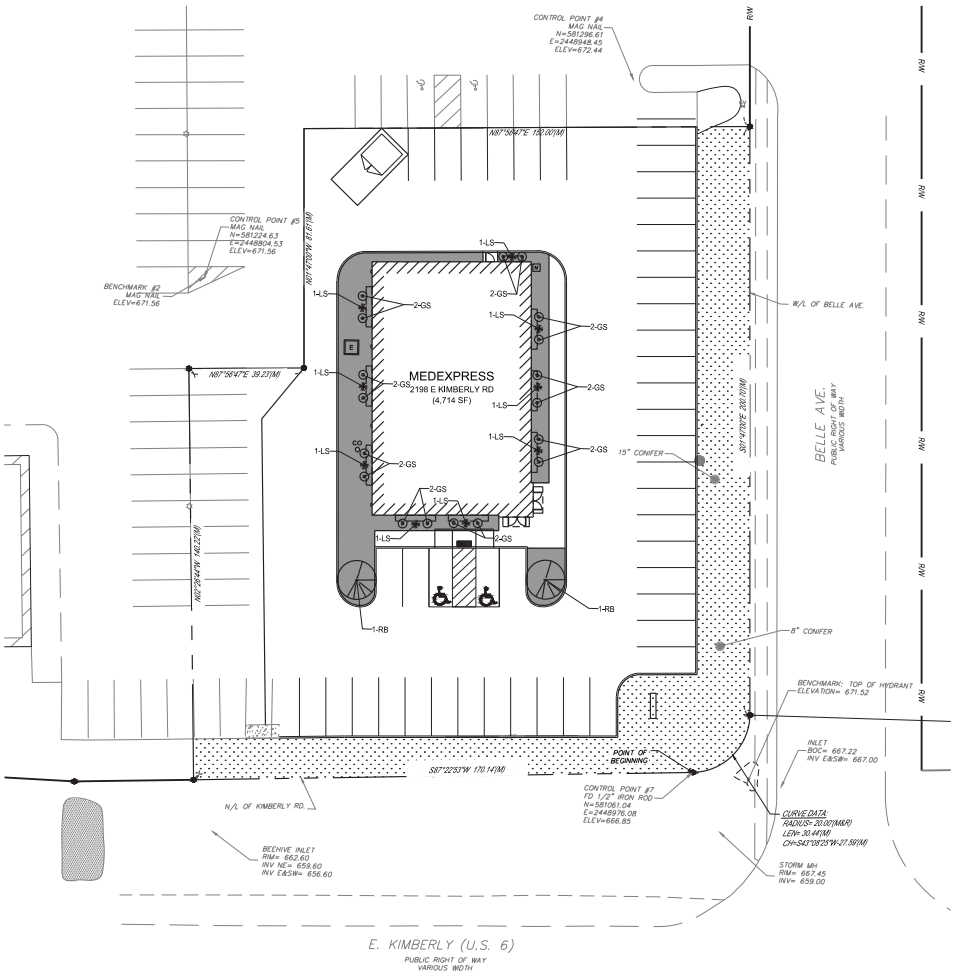
MedExpress
DAVENPORT, IA
CONSTRUCTION DOCUMENTS
2196 E KIMBERLY RD, DAVENPORT, IA 52807

GRADING PLAN

ISSUE: CONSTRUCTION DOCUMENTS
DATE: 08/04/2017
JOB NO.: 753819
DESIGN: REH
DRAWN: REH
CHECKED: JRM
SHEET NO. C5.0

COPYRIGHT: THESE DRAWINGS ARE THE PROPERTY OF MEDEXPRESS

W:\PROJECTS\MEDEXPRESS\753819 DAVENPORT-IA_GU\03-CIVIL\PLAN\CONSTRUCTION\753819_C50-GRAD.DWG - 8/4/2017 2:42 PM



COPYRIGHT: THESE DRAWINGS ARE THE PROPERTY OF MEDEXPRESS

N

20 0 20 40

GRAPHIC SCALE (IN FEET)

LEGEND

PROPOSED

- GRASS / SOD
- RIVER ROCK
- SMALL SHRUBS
- SHRUB
- SHADE TREE

PLANTING NOTES:

1. ALL PLANT MATERIAL SHALL BE STATE DOT APPROVED AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. DO NOT PLANT MATERIALS UNTIL DIRECTED BY OWNER/CONSTRUCTION MANAGER. THE OWNER RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER IT IS INSTALLED.
2. SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED. ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE MUNICIPALITY AND OWNER.
3. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH MUNICIPAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTH AND WEED FREE CONDITION. ANY DEAD, DISEASED, OR DAMAGED PLANT MATERIALS ARE TO BE REPLACED IMMEDIATELY AFTER NOTIFIED TO DO SO. PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.
4. PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DIG TREE PITS PER DETAILS. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APPROX. ¼ OF THE ROOT BALL ABOVE GRADE.
5. REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. REMOVE THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE BURLAP FROM AROUND TRUNK.
6. FINELY SHREDDED HARDWOOD BARK MULCH, NATURAL COLOR (NON-COLORED), IS REQUIRED FOR ALL PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH IN PLANT BEDS SHALL BE 3" THICK AT TIME OF INSPECTION AND AFTER COMPACTED BY RAIN OR IRRIGATION.
7. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES EXISTS, NOTIFY OWNER/CONSTRUCTION MANAGER PRIOR TO PLANTING.

TOPSOIL AND SOD NOTES:

1. ALL DISTURBED AREAS SHALL RECEIVE SOD. SOD SHALL BE GROWN ON TOPSOIL UNLESS APPROVED OTHERWISE. SOD SHALL BE 2 YEARS OLD AND STRONGLY ROOTED. PLACE SOD TIGHTLY WITH NO GAPS AND WITH GRAIN IN SAME DIRECTION. SOD SHALL BE WATERED IMMEDIATELY TO AVOID DRYING OUT. DO NOT INSTALL SOD UNTIL ACCEPTANCE OF FINISH GRADE AND IRRIGATION SYSTEM IS OPERATING PROPERLY UNLESS DIRECTED IN WRITING TO DO OTHERWISE.
2. SOD SHALL BE INSTALLED ON A MIN. OF 3" OF LIGHTLY COMPACTED APPROVED TOPSOIL. TOPSOIL SHALL BE FERTILE, SCREENED, FRIABLE TOPSOIL FREE OF STONES 1/2" IN DIA. AND LARGER, ROOTS, STICKS, OR OTHER EXTRANEOUS MATERIAL INCLUDING NOXIOUS PLANTS. PH BETWEEN 6.0 AND 8.5, SALTS 500 PARTS PPM, ORGANIC CONTENT 3% MIN. DO NOT INSTALL TOPSOIL UNTIL APPROVED BY OWNER/CM. TOPSOIL SHALL BE FINE GRADED TO A SMOOTH FINISH, FREE OF LUMPS AND DEPRESSIONS.

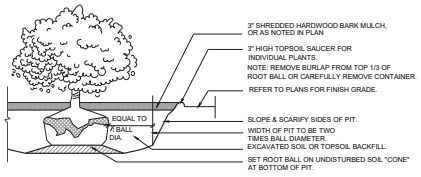
IRRIGATION NOTES:

1. ALL PLANTING AREAS, LAWN AREAS AND LANDSCAPE ISLANDS SHOWN ARE TO HAVE A COMPLETE IRRIGATIONS SYSTEM. THE GC SHALL BE RESPONSIBLE FOR RETAINING A QUALIFIED FIRM FOR THE DESIGN OF THE IRRIGATION SYSTEM. THE GC SHALL SUBMIT THE IRRIGATION SYSTEM DESIGN TO THE ARCHITECT/OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.

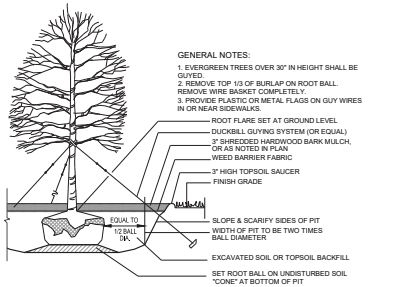
PLANT MATERIAL LIST

SYM.	QTY.	PLANT NAME	INSTALLED SIZE	MATURE HEIGHT/SPREAD
		SHRUBS		
LS	9	LO GRO SUMAC (RHUS AROMATICA 'GRO-LOW')	3 GAL	2' / 6'
GS	18	BLUE GLOBE SPRUCE (PICEA PUNGENS 'GLOBOSA')	3 GAL	4' / 6'
		TREE		
RB	2	EASTERN REDBUD (CERCIS CANADENSIS)	2"- ½" CAL.[1]	25' / 30'

NOTES
1. DIAMETER MEASURED AT BREAST HEIGHT.
2. MIX SPECIES WHEN PLANTING. AVOID PLANTING ALL LIKE SPECIES TOGETHER.
3. VERIFY ALL PLANT SPECIES AND LOCATIONS WITH THE LOCAL MUNICIPALITY PRIOR TO FINAL INSTALLATION.



1 SHRUB PLANTING
NO SCALE



2 TREE PLANTING
NO SCALE

IOWA ONE CALL
1-800-292-8989

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: IOWA ONE CALL AT 811 OR 1-(800)-292-8989 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF IOWA ONE CALL.

CESO
www.ceseite.com

NO.	DATE	REVISION DESCRIPTION

MedExpress
DAVENPORT, IA
CONSTRUCTION DOCUMENTS
2198 E KIMBERLY RD, DAVENPORT, IA 52807

LANDSCAPE PLAN

ISSUE: CONSTRUCTION DOCUMENTS
DATE: 08/04/2017
JOB NO.: 753819
DESIGN: REH
DRAWN: REH
CHECKED: JRM
SHEET NO. C8.0

W:\PROJECTS\MEDEXPRESS\753819 DAVENPORT-IA_GU\03-CIVIL\PLAN\CONSTRUCTION\753819_C80-LA.DWG - 8/4/2017 2:44 PM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn, 888-2286 **8/15/2017**

Subject:
Time open for citizens wishing to address the Commission on matters not on the established agenda.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	8/11/2017 - 10:54 AM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development **Date**
Contact Info: Matt Flynn, 888-2286 **8/15/2017**

Subject:

- Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city code if the Commission does not act and report on this item within 30 days' time this agenda item is to be construed as approved by the Commission.
- Note: The Plan and Zoning Commission meeting is not a public hearing. It is time for the commission to discuss the issue(s) with City staff and if questions rise, with the developer.
- A rezoning or ordinance text amendment has a second public hearing before the City Council at its Committee of the Whole meeting. Notification of that meeting will be sent to surrounding owners following the Plan and Zoning Commission meeting.

Next Public Hearing/Regular Plan & Zoning Meeting:
Monday, September 05, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	8/11/2017 - 10:58 AM