

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, OCTOBER 3, 2017; 5:00 PM

CITY COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

- A. Case No. REZ17-09: Request to rezone 13.345 acres located at the southeast corner of E. 53rd Street and Eastern Avenue from C-1, Neighborhood Commercial District to C-2, General Commercial District. Michael R. Leep, Sr., petitioner.
- B. Case No. REZ17-10: Request of Women in Spiritual Hope Ministries, Inc. to rezone 7,841 square feet, more or less, of property located at 5210 North Division Street from "R-4" Moderate Density Dwelling District to "C-O" Office-Shop District.

II. Next Public Hearing

- A. Tuesday, October 17, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall – 226 West 4th Street.

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Authority

III. Secretary's Report

- A. September 19, 2017 meeting minutes

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

- i. Request REZ17-05 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.
- 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. **This case remains tabled (no action necessary).**

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case No. ROW17-06: Request of the City of Davenport for the right-of-way vacation (abandonment) of 10,370 more or less, of public right-of-way south of the west terminus of Dugan Court and north of the west terminus of the right-of-way south of Dugan Court.
- ii. Case No. SNC17-01: Request of the City of Davenport (Public Works Department) to change the name of a segment of Forest Grove Drive east of Utica Ridge Road to Forest Grove Court.
- iii. Case No. SNC17-02: Request of the City of Davenport (Public Works Department) to change the name of a segment of Veterans Memorial Parkway (old 67th Street) located between the new Veterans Memorial Parkway and Utica Ridge Road back to East 67th Court.
- iv. Case No. F17-18: Final plat of Landon Prairie, being a replat of part of Lot 2 of Victory Acres, located north of Kimberly Road and west of Marquette Street (1366 West Kimberly Road), containing three (3) lots.

VII. Future Business

- A. Preview of items for the October 17th public hearing and/or regular meeting (note-not all items to be heard may be listed):

VIII. Communications

IX. Other Business

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.

Next Public Hearing/Regular Plan & Zoning Meeting:

**Tuesday, October 17, 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
Contact Info: Matt Flynn, 888-2286

Date
10/3/2017

Subject:

PUBLIC HEARING AGENDA

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	9/28/2017 - 11:47 AM

City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Department
Contact Info: Matt Flynn, 888-2286

Date
10/3/2017

Subject:

Case No. REZ17-09: Request to rezone 13.345 acres located at the southeast corner of E. 53rs Street and Eastern Avenue from C-1, Neighborhood Commercial District to C-2, General Commercial District. Michael R. Leep, Sr., petitioner.

Recommendation:

No recommendation at this time.

Relationship to Goals:

Grow Tax Base

Background:

Proposal to construct a new automobile dealership. See background information for additional information.

ATTACHMENTS:

Type	Description
▣ Backup Material	Staff Report plus Attachments

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	9/28/2017 - 12:27 PM



PLAN AND ZONING COMMISSION

Meeting Date: October 3, 2017
Request: Proposed rezoning of 13.435, more or less, of property at the southeast corner of Eastern Avenue and East 53rd Street from C-1 Neighborhood Commercial District to C-2 General Commercial District
Case No.: REZ17-09
Applicant: Michael R. Leep, Sr.
Contact: Matthew G. Flynn, AICP
Senior Planning Manager
mflynn@ci.davenport.ia.us
563-326-7743

Recommendation:

There is no recommendation at this time.

Introduction:

This property is proposed to be developed as a car dealership/showroom including car wash.

Background:

This property was rezoned to C-1 in 1999. C-1 does not allow car dealerships, thus, a rezoning to C-2 has been applied for. Several conditions to this rezoning were also adopted. See attached Ordinance 99-568 for specifics.

Comprehensive Plan: The Property is within the current Urban Service Boundary (USB).

Davenport+2035 designates this property as Commercial Corridor. *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.*

Technical Review:

Urban services to this property exist or are proposed to be extended in the near future. Technical review comments have been requested in advance of the October 4, 2017 Plan and Zoning Commission Public Hearing.

Public Input:

A sign has been posted on the property. A public meeting was held on September 26, 2017. Approximately 25 people attended.

36 notices to property owners have been mailed out.

Discussion:

Staff has suggested to the petitioner a zoning classification of PDD, Planned Development, may assist in addressing site plan concerns for the property. The applicant has indicated that finalizing a site plan will not be possible due to specific needs of multiple car dealerships looking at this property.

Conditions placed on the property in 1999 specifically called for no automobile dealerships on the property. It can be argued that improved operations and lighting technology can mitigate the concerns expressed in 1999.

It can be assumed that a recommendation for approval (if that is the conclusion) will include a number of conditions designed to minimize impacts to the neighborhood to the south.

Staff Recommendation:

There is no recommendation at this time.

REZ17-09: SPEER - LEEP Rezoning C-1 to C-2
SURROUNDING ZONING



0 162.5 325 650 975 1,300 Feet
1 inch = 733 feet





226 West 4th Street
Davenport, Iowa 52801
(563) 326-7765
Planning@ci.davenport.ia.us

Property Address* Vacant Land - Parcel No.'s N0709-01A and N0709-01B

***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)**

Name: Michael R. Leep, Sr.
Company:
Address: 5201 N. Grape Road
City/State/Zip: Mishawaka, IN 46545
Phone: 574-272-2015
Email: mikeleepsr@GurleyLeep.com

Application Form Type:

Plan and Zoning Commission

Rezoning (Zoning Map Amendment) ☒
Zoning Ordinance Text Amendment ☐
Right-of-way or Easement Vacation ☐
Final Development Plan ☐
Voluntary Annexation ☐
Subdivision ☐

Owner (if different from Applicant)

Name: Sheila M. Speer Living Trust
Company:
Address: 2231 E. 45th Street
City/State/Zip: Davenport, IA 52807
Phone: 563-359-3646
Email: reclosers1@gmail.com

Zoning Board of Adjustment

Appeal from an Administrative Decision ☐
Special Use Permit - New Cell Tower ☐
Home Occupation Permit ☐
Special Exception ☐
Special Use Permit ☐
Hardship Variance ☐

Engineer (if applicable)

Name: Jason Holdorf
Company: Missman, Inc.
Address: 1717 State Street, Ste. 201
City/State/Zip: Bettendorf, IA 52722
Phone: 563-340-9885
Email: jasonh@missman.com

Design Review Board

Certificate of Design Approval ☒
Demolition Request in the Downtown ☐

Architect (if applicable)

Name: Renee Kobayashi
Company: Forum Architects, LLC
Address: 122 S. Michigan St., Ste. 200
City/State/Zip: South Bend, IN 46601
Phone: 574-233-2119
Email: rkobayashi@forumarchitectsllc.com

Historic Preservation Commission

Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Administrative

Floodplain Development ☐
Cell Tower Co-Location ☐
Identification Signs ☐
Site Plan ☐

Attorney (if applicable)

Name: Thomas J. Pastrnak/Gregory S. Jaeger
Company: Pastrnak Law Firm, P.C.
Address: 313 W. 3rd Street
City/State/Zip: Davenport, IA 52801
Phone: 563-323-7737
Email: tpastrnak@pastrnak.com/gjaeger@pastrnak.com

****If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Request:

Existing Zoning: C-1 Neighborhood Shopping District, subject to conditions and use restrictions based on Ordinance #99-568
Proposed Zoning Map Amendment: C-2 to permit the development of a car dealership with automobile showroom to allow the sale and service (including car wash as part of such service) of new (i.e., Porsche, VW, Audi, Mercedes) and used vehicles
Total Land Area: 13.435 Acres ☒
Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☐ Yes ☒ No

Submittal Requirements:

- The completed application form.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
Zoning Map Amendment is less than 1 acre - \$400.
Zoning Map Amendment is one acre but less than 10 acres - \$750 plus \$25/acre.
Zoning Map Amendment is 10 acres or more - \$1,000 plus \$25/acre.
\$5.00 per sign; more than one sign may be required depending upon the area of the request.

Formal Procedure:

- (1) Application:
 - Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
 - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Public Notice for the Plan and Zoning Commission public hearing:
 - After submitting the application the applicant shall post notification sign(s) supplied by the City on property at least two weeks prior to the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request. Failure to post signs as required may result in a delay of the request.
 - The applicant shall hold a neighborhood meeting as per the attached meeting guidelines.
 - Planning staff will send a public hearing notice to surrounding property owners.
- (3) Plan and Zoning Commission's consideration of the request:
 - Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
 - The Plan and Zoning Commission will hold a public hearing on the request. Subsequently, the Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (4) City Council's consideration of the request:
 - Planning staff will send a public hearing notice to surrounding property owners.
 - The Committee of the Whole (COW) will hold a public hearing on the request. Subsequently, the City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant: Thomas J. Pastrnak/Gregory S. Jager as atty for Applicant

Date: 9-8-17

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by: _____

Planning staff

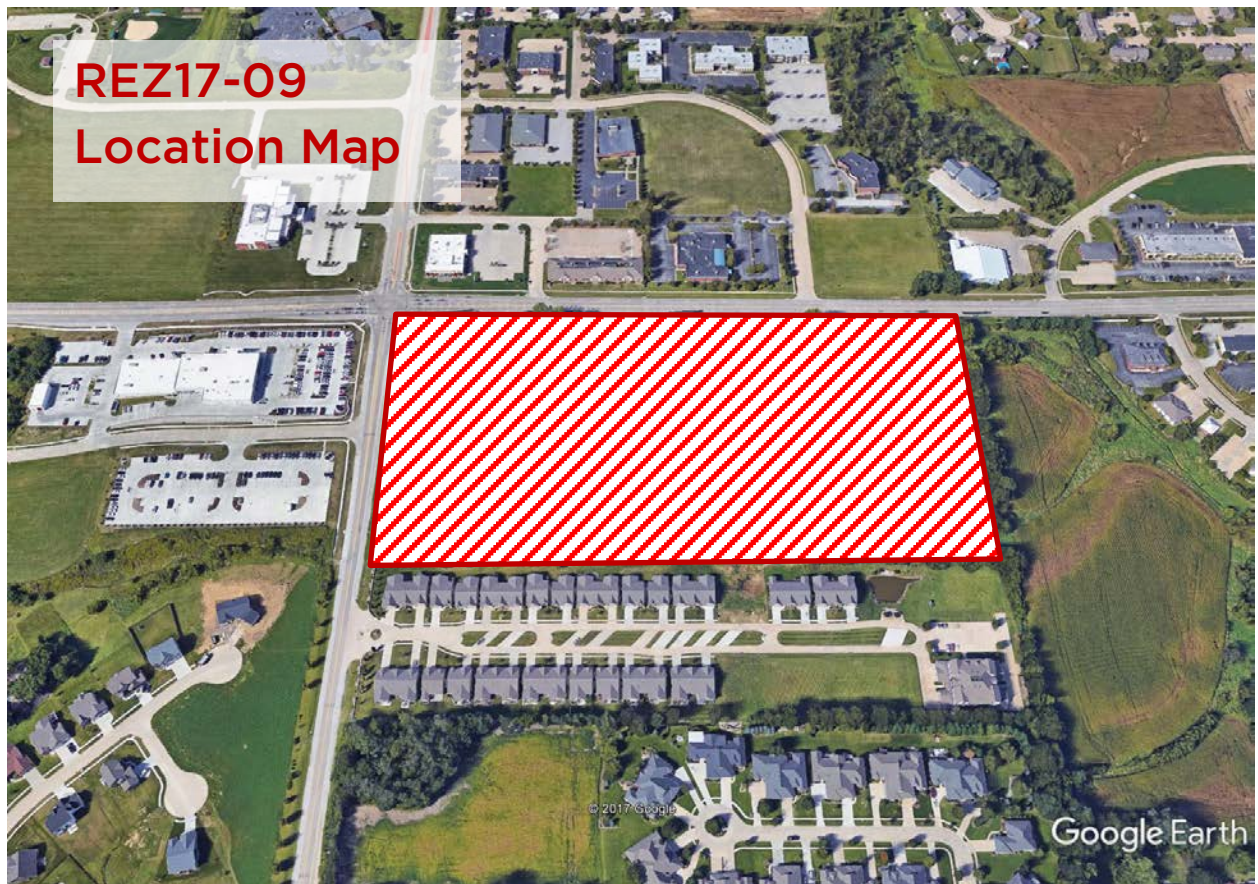
Date: Date of the Public Hearing:

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

EXHIBIT A

glanc/c/sowa/IowaPropertyOption0217/REA redline TL-TCS.doc

REZ17-09
Location Map



**REZ17-09 Future
Land Use Map**

CC

RG

Google Earth

TOWNSEND

DATE: 10/1/80
 DRAWN BY: J. L. BROWN
 CHECKED BY: J. L. BROWN

PROJECT NO.: 100-421
 SHEET NO.: 1
 TOTAL SHEETS: 1

NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	

PROJECT NO.: 100-421
 SHEET NO.: 1
 TOTAL SHEETS: 1

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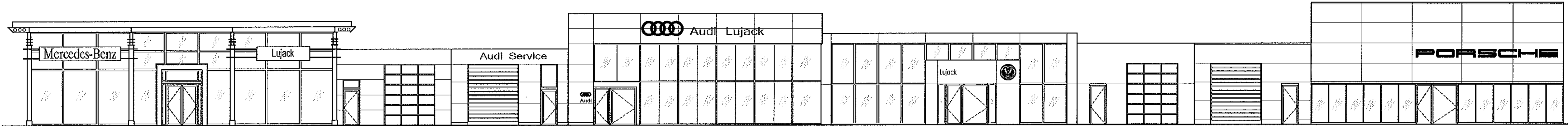


CONCEPT PLAN
 53rd STREET &
 EASTERN AVENUE
 TO THE CITY OF DANFORTH, IA





CONCEPTUAL SITE PLAN



BUILDING SECTION PROFILE

RECORDED OF DEEDS
SCOTT COUNTY, IOWA

ORDINANCE for the rezoning of 19.32 acres, more or less, of real property located east of Eastern Avenue and south of 53rd Street from "R-4 PUD" Planned Unit Development and "R-5M PUD" Planned Unit Development and "C-O" Office Shop District to "C-1" Neighborhood Shopping District to allow commercial development. Sheila Speer, 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-4 PUD" and "R-5M PUD" Planned Unit Development and "C-O" Office Shop District to "C-1" Neighborhood Shopping District - Sheila Speer, petitioner. The property has the following legal description:

Part of the Southwest Quarter of Section 7, Township 78 North, Range 4 East of the 5th P.M. being more particularly described as follows:

The North One-Half of the Northwest Quarter of the Southwest Quarter of Section 7, Township 78 North, Range 4 East of the 5th P.M. excepting therefrom the public rights-of-way for Eastern Avenue and 53rd Street as they currently exist. Tract contains 19.32 acres, more or less.

The rezoning is to allow commercial development. The rezoning is subject to the following special conditions:

1. that development comply with the provisions of Chapters 17.41 and 17.56 of the 1995 Davenport Municipal Code entitled "HCOD" Highway Corridor Overlay District and "Site Plans" respectively;
2. that access to the subject property be located no closer to the intersection of 53rd Street and Eastern Avenue than 300 feet and that all access locations be approved by the City Traffic Engineer;
3. that left turn lanes be developed for the major access locations at the petitioner's sole expense and that these lanes be installed prior to the start of construction for any part of the property and that these lanes be constructed to City specifications;
4. that right turn deceleration lanes also be installed for each access location at the petitioner's sole expense and that these lanes be installed prior to the start of construction for any part of the property and that these lanes be developed to City specifications;
5. that a stormwater management plan for the subject property be at full projected development be submitted to and approved by the Engineering Division of the Public Works Department prior to commencing any grading activity;
6. that the City receive a copy of the petitioner's NPDES General Permit No. 2 prior to commencing any grading activity;
7. that should the City's Traffic Engineer determine that additional traffic improvements will be necessary due to this development, the cost of the improvements shall be the responsibility of the petitioner whose project made them necessary;
8. that the required landscaped buffer along the southern boundary of the subject property, adjoining the Eastern Avenue Partners property, be at least fifty (50) feet in width and include a six-foot

wooden privacy fence when adjoining residential uses to the south;
and

9. that the uses permitted to be developed or established on the subject property shall be those listed within the C-1 zoning classification, with the exclusion of:

- a. automobile service and oil change operations;
- b. public garage or sales or service operations for automobiles;
- c. automobile wash operations;
- d. movie theaters;
- e. laundromats;
- f. any "adult businesses" as defined in Chapter 17.47; and
- g. storage garages.

In addition, convenience stores and restaurants with drive-up window service shall be permitted only within the area within 300 feet of both Eastern Avenue and East 53rd Street.

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 1, 1999

Second Consideration December 15, 1999

Approved December 15, 1999

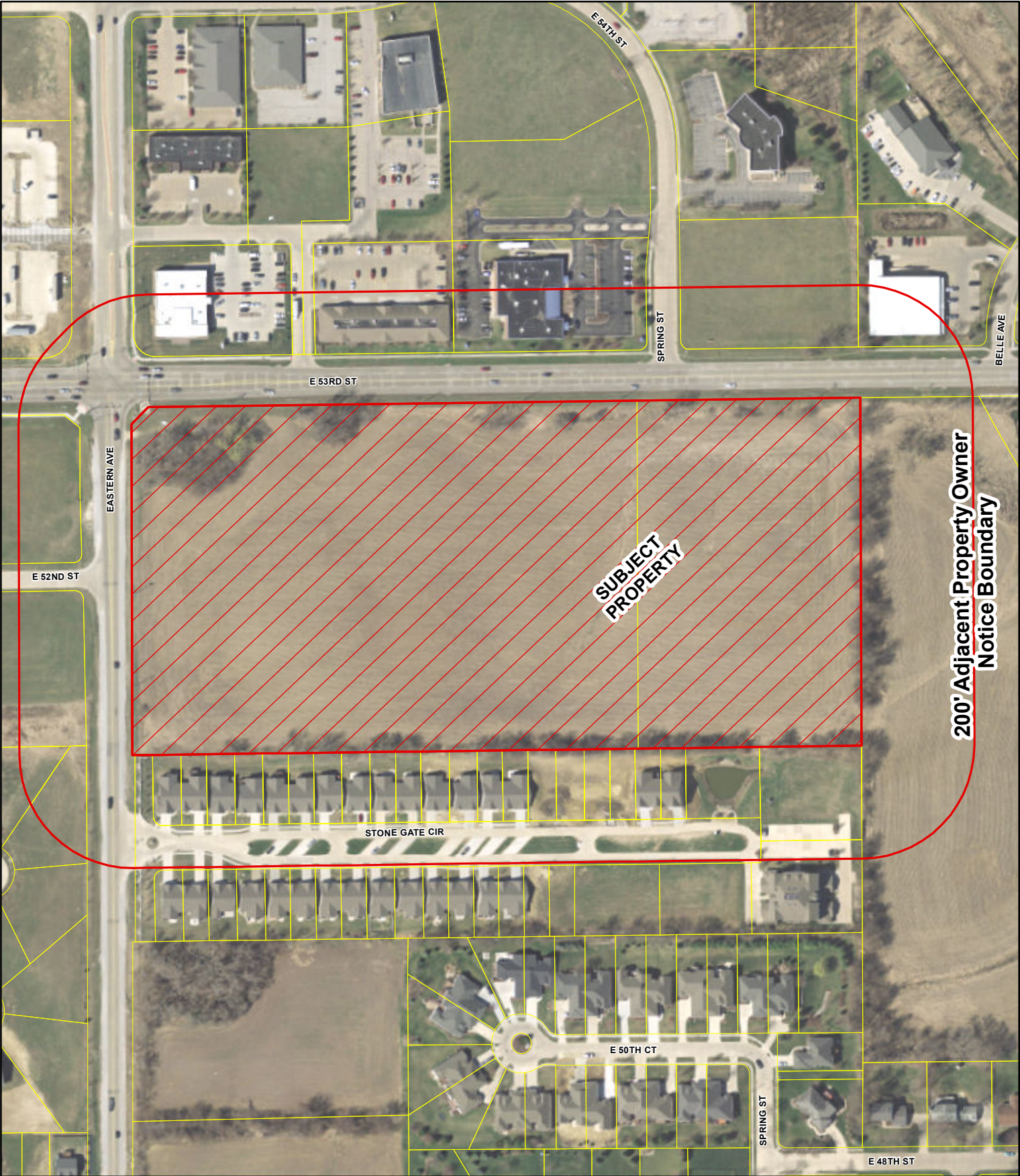
Phillip C. Yerington
Phillip C. Yerington
Mayor

Attest:

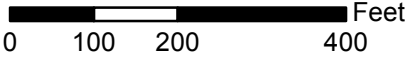
Jackie E. Ragsdale
Jackie E. Ragsdale CMC
Deputy City Clerk

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

**Plan & Zoning Commission: Adjacent Property Owner Notice Area
Request for a Zoning Map Amendment (Rezoning)**



Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.





City of Davenport

226 West Fourth Street • Davenport, Iowa 52801
Telephone: 563-326-7711 TDD: 563-326-6145
www.cityofdavenportiowa.com

PUBLIC HEARING NOTICE

September 22, 2017

Dear Property Owner:

The Davenport Plan and Zoning Commission will conduct a public hearing for a proposed rezoning from C-1, Neighborhood Commercial District to C-2, General Commercial District for the property located at the southeast corner of 53rd Street and Eastern Avenue. The developer, Michael R. Leep, Sr. proposes to construct an automobile dealership on the property. (see attached map).

The Plan and Zoning Commission public hearing will be held:

Tuesday, October 3, 2017, 5:00 p.m.
City Council Chambers, City Hall
226 West 4th Street

You are welcome to attend and provide comments. As a property owner within 200 feet of the subject property, you have the opportunity to protest the action. Fill out and return to our office the form at the bottom of the page if you choose to do so.

If you cannot attend this meeting and have questions or concerns, feel free to contact me directly using the contact information below.

Sincerely,

Matthew G. Flynn, AICP
Senior Planning Manager
City of Davenport
matt.flynn@ci.davenport.ia.us
563-888-2286

I, the undersigned, **PROTEST /DO NOT PROTEST** (circle one) the proposed rezoning of the southeast corner of E 53rd Street and Eastern Ave. by Michael R. Leep, Sr.
(Case No. REZ17-09)

Signature _____

Date _____

Address: _____

Phone/email: _____



Working Together To Serve You

REZ17-09 Leep Rezoning Protest List

PARCEL NUMBER	NOTICE AREA	NOTICE %	PROTEST (YES/NO)	PROTEST %	PROPERTY ADDRESS	PROPERTY OWNER(S)	OWNER ADDRESS	OWNER CITY/STATE/ZIP
N0733-04A	6261.65876	0.7%		0.0%	1716 STONE GATE CR	BILLY & CAROLYN HOLCOMB	1716 STONE GATE CR	DAVENPORT 52807
N0733-19A	5670.68267	0.6%		0.0%	1820 STONE GATE CR	ROBERT & DELORES LAMBERT	1820 STONE GATE CR	DAVENPORT 52807
N0733-03A	6284.74688	0.7%		0.0%	1710 STONE GATE CR	1710 STONE GATE CIRCLE SPECIAL PURPOSE TRUST	9380 GULF SHORE DR UNIT 301	NAPELS FL 34108
Y0717-11A	30559.4713	3.4%		0.0%	1702 E 53RD ST	53RD & EASTERN PROPERTIES LLC	1805 STATE ST STE 101	BETTENDORF IA 52722
N0733-17A	5711.32998	0.6%		0.0%	1812 STONE GATE CIR	ANNE E PEACOCK	1812 STONE GATE CIR	DAVENPORT IA 52807
N0733-07A	6229.3879	0.7%		0.0%	1730 STONE GATE CR	BONNIE L ANDERSON LIVING TRUST	1730 STONE GATE CR	DAVENPORT 52807
Y0717-09A	2224.02651	0.3%		0.0%		C & L PLAZA LLC	2223 KIMBERLY RD	BETTENDORF IA 52722
N0733-15A	6277.63392	0.7%		0.0%	1800 STONE GATE CR	CHARLA A GORDON	1800 STONE GATE CR	DAVENPORT 52807
N0733-08A	6282.50853	0.7%		0.0%	1736 STONE GATE CR	CHARLES N TONEY	1736 STONE GATE CR	DAVENPORT 52807
N0733-13A	5610.83295	0.6%		0.0%	1760 STONE GATE CR	CHESTER & NANCY BRENTISE	1760 STONE GATE CR	DAVENPORT 52807
Y0717-08A	2200.12055	0.2%		0.0%		DAVENPORT HEALTHCARE INVESTORS LLC	3601 MINNESOTA DR	MINNEAPOLIS MN 55435
N0710-05E	154876.521	17.5%		0.0%		ED SPEER CONSTRUCTION INC	C/O KATHLEEN WEYERS	GRIMES IA 50111
Y0717-04B	27088.0613	3.1%		0.0%	1850 E 53RD ST	HAWKEYE REAL ESTATE INVESTMENT	913 22ND AVE	CORALVILLE IA 52241
Y0719-01H	14178.2053	1.6%		0.0%	2160 E 53RD ST	JCO PROPERTIES INC & KRE LLC	16010 CANYON RUN	FORT WAYNE IN 46845
N0733-05A	5638.78203	0.6%		0.0%	1722 STONE GATE CR	JERRY & SANDRA PASKVAN	1722 STONE GATE CR	DAVENPORT 52807
N0733-10A	5611.24849	0.6%		0.0%	1744 STONE GATE CR	JIM & MICHELLE DAVIS	1744 STONE GATE CR	DAVENPORT 52807
N0733-02B	5675.60077	0.6%		0.0%	1704 STONE GATE CR	JOHN & MARY JO YATES	1704 STONE GATE CR	DAVENPORT 52807
P1213-02D	5105.50161	0.6%		0.0%	5020 LEPRECHAUN DR	JOSEPH & CRYSTAL WINSTON	5020 LEPRECHAUN DR	DAVENPORT IA 52807
P1212-01	28256.5092	3.2%		0.0%		KJSR R/E LLC	5201 NORTH GRAPE RD	MISHAWAKA IN 46546
P1212-10A	31971.1904	3.6%		0.0%		KJSR R/E LLC	5201 NORTH GRAPE RD	MISHAWKA IN 46546
Y0717-07	34626.8194	3.9%		0.0%		KWIK TRIP INC	1626 OAK ST	LACROSSE WI 54602
N0733-18A	5626.85518	0.6%		0.0%	1814 STONE GATE CIR	LIVING TRUST KULCSAR	1814 STONE GATE CIR	DAVENPORT 52807
N0733-11A	6303.75715	0.7%		0.0%	1750 STONE GATE CR	MARILYN STEFFEN & HARRY LONGLEY LIVING TRUST	1750 STONE GATE CR	DAVENPORT 52807
N0733-01B	6225.06101	0.7%	YES	0.7%	1702 STONE GATE CR	KEVIN & MARY RICKETTS	1702 STONE GATE CR	DAVENPORT IA 52807
P1213-01D	12494.9336	1.4%		0.0%	5017 LEPRECHAUN DR	O'BROS LLC	3885 ELMORE AVE	DAVENPORT IA 52807
X1223-01	1182.59557	0.1%		0.0%	5350 EASTERN AV	OGS LLC	5350 EASTERN AVE	DAVENPORT IA 52807
Y0717-03B	37635.3315	4.2%		0.0%	1970 E 53RD ST	RADIOLOGY GROUP REAL ESTATE L	1970 E 53RD ST	DAVENPORT IA 52807
N0733-09A	5694.92817	0.6%		0.0%	1742 STONE GATE CR	RICHARD & ANN LAUSEN	1742 STONE GATE CR	DAVENPORT IA 52807
N0733-14A	5644.67905	0.6%		0.0%	1762 STONE GATE CR	RICHARD & SANDRA ROSS	1762 STONE GATE CR	DAVENPORT 52807
N0733-06A	5674.75894	0.6%		0.0%	1724 STONE GATE CR	RITA WALLJASPER & DOLORES MOORE TRUST	1724 STONE GATE CR	DAVENPORT IA 52807
N0733-20A	5598.19629	0.6%		0.0%	1822 STONE GATE CR	STEVEN & MARY ANN HAMANN	1822 STONE GATE CR	DAVENPORT 52807
N0733-00B	16465.957	1.9%		0.0%		STONE GATE EAST ADD HOMEOWNERS ASSOC	2660 E 53RD ST STE 7	DAVENPORT IA 52807
N0733-00A	86698.4084	9.8%		0.0%		STONE GATE EAST ADD HOMEOWNERS ASSOC	PO BOX 1010	MOLINE IL 61266-1010
N0733-16A	6277.70065	0.7%		0.0%	1806 STONE GATE CR	STONE GATE EAST LLC	2660 E 53RD ST STE 6	DAVENPORT IA 52807
N0733-21A	36014.07	4.1%		0.0%		STONE GATE EAST LLC	2660 E 53RD ST STE 6	DAVENPORT IA 52807
N0733-12A	6239.21237	0.7%		0.0%	1756 STONE GATE CR	TRACEY RAASCH	1756 STONE GATE CR	DAVENPORT IA 52807

PARCELS 640,117.3 72.3%
ROW 245,828.8 27.7%

Alderman: McGivern

TOTAL
NOTICE AREA 885,946.0 100%
0.7% PROTEST RATE

Protests: 1

Properties: 36

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
10/3/2017

Subject:

Case No. REZ17-10: Request of Women in Spiritual Hope Ministries, Inc. to rezone 7,841 square feet, more or less, of property located at 5210 North Division Street from "R-4" Moderate Density Dwelling District to "C-O" Office-Shop District.

Recommendation:

There is no recommendation at this time.

Relationship to Goals:

Strengthen the Existing Built Environment.

Background:

Please see attached staff report.

ATTACHMENTS:

Type	Description
▢ Backup Material	REZ17-10 - Public Hearing Staff Report
▢ Backup Material	REZ17-10 - Public Hearing Notice, Map and Notice List
▢ Backup Material	REZ17-10 - Application for Upload

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	9/28/2017 - 3:37 PM



City of Davenport
Community Planning & Economic Development Department
PUBLIC HEARING STAFF REPORT

Meeting Date: October 3, 2017
Request: "R-4" Moderate Density Dwelling District to "C-O" Office-Shop District.
Location: 5210 North Division Street
Case No.: REZ17-10
Applicant: Women in Spiritual Hope Ministries, Inc.

Recommendation:

There is no recommendation at this time.

Introduction:

Case No. REZ17-10: Request of Women in Spiritual Hope Ministries, Inc. to rezone 7,841 square feet, more or less, of property located at 5210 North Division Street from "R-4" Moderate Density Dwelling District to "C-O" Office-Shop 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

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

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

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

Technical Review:

Streets. The property has direct access to North Division Street.

Storm Water. No exterior improvements are proposed. Therefore, there should be no impact on storm water.

Sanitary Sewer. There should be no impact on sanitary sewer.

Other Utilities. There are no other utilities in the area.

Emergency Services. There should be no change in emergency services. The Fire Department indicated that a fire suppression system may be necessary depending on the occupancy.

Parks/Open Space. There is no impact on existing or proposed greenspaces.

Public Input:

Public hearing notices were sent to property owners within 200 feet of the request. To date, staff has not received any objections to the request. There is a neighborhood meeting schedule for September 28, 2017. Staff will apprise the Commission of that meeting at the public hearing.

Discussion:

Case No. REZ17-10: Request of Women in Spiritual Hope Ministries, Inc. to rezone 7,841 square feet, more or less, of property located at 5210 North Division Street from "R-4" Moderate Density Dwelling District to "C-O" Office-Shop District. The petitioner has indicated that the residence will be used a boardinghouse or rooming house. "Boardinghouse" or "rooming house" is defined as follows:

Boardinghouse" or rooming house means a building where, for compensation, lodging, or lodging and meals are provided for three but no more than twenty persons, not open to transient guests, in contradistinction to hotels open to transients. Three lodging rooms, accommodating not more than two persons per room, shall be equivalent to one apartment when determining lot area requirements.

The "C-O" Office-Shop District would allow this use.

Staff Recommendation

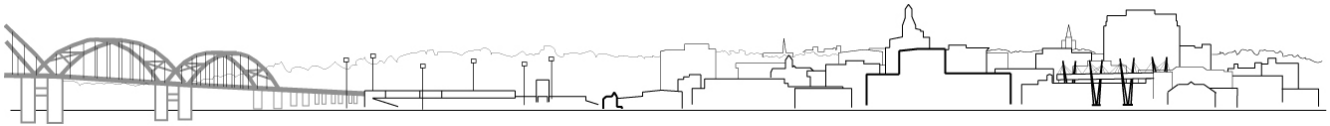
There is no recommendation at this time.

Prepared by:

A handwritten signature in blue ink, appearing to read "Ryan Rusnak", with a stylized flourish at the end.

Ryan Rusnak, AICP
Planner III

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



Public Hearing Details:

Date: 10/3/2017
Time: 5:00 PM
Location: Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa
Subject: Public hearing for a rezoning before the Plan and Zoning Commission
Case #: REZ17-10

To: All property owners within 200 feet of the subject property located at **5210 North Division Street**.

What is this All About?

This notice is being sent to inform you that a public hearing will be held for the proposed rezoning. The purpose of the rezoning to allow property to be utilized as a faith based boardinghouse or rooming house.

Request Description

Request of Women in Spiritual Hope Ministries, Inc. to rezone 7,841 square feet, more or less, of property located at 5210 North Division Street from "R-4" Moderate Density Dwelling District to "C-O" Office-Shop District

What are the Next Steps after the Public Hearing?

The 10/3/2017 public hearing is the first step in the review/approval process. The Plan and Zoning will meet on 10/17/2017 to vote (provide its recommendation) on the request. The Commission's recommendation will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the case planner below.

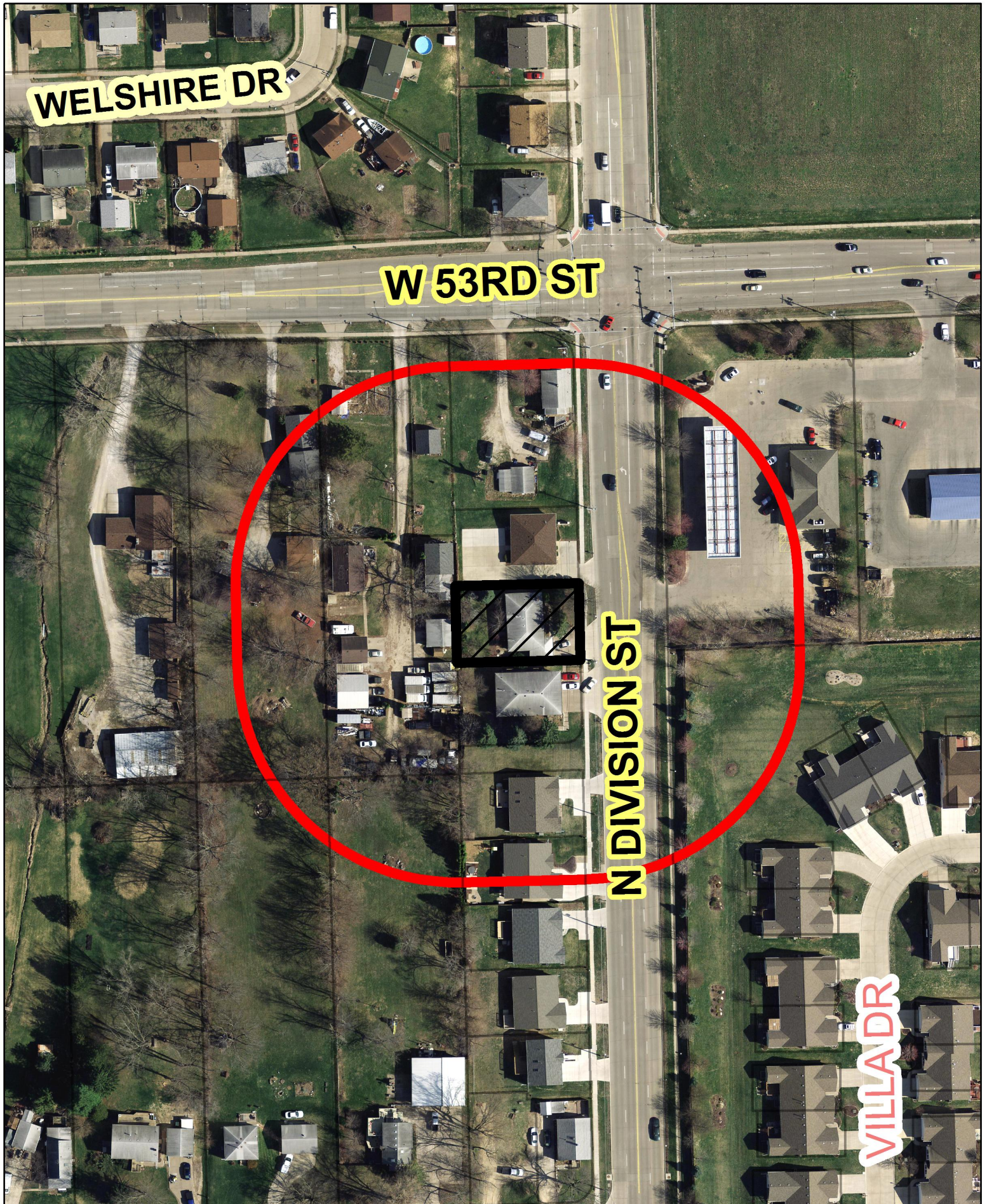
Would You Like to Submit an Official Comment?



As a neighboring property owner, you may have an interest in commenting on the proposed request either in writing/email or in person at the public hearing. If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the public hearing. Send comments to planning@ci.davenport.ia.us or CPED, 226 W 4th St, Davenport IA 52801.

Do You Have Any Questions?

If you have any questions on this request, or if ADA/special accommodations are needed, please contact Ryan Rusnak, AICP, the case planner assigned to this project at rrusnak@ci.davenport.ia.us or 563-888-2022.

Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the applicant. If you choose to attend the hearing, you may wish to contact Community Planning prior to your departure to learn of any changes to the agenda.



-  Subject Property
-  200 Foot Notification Radius



FID	Parcel	Address	Acreage	Deed1_Name	Deed1_Addr	Deed1_CSZ
0	I0004D03	2601 W LOCUST ST	15.08	MISSISSIPPI VALLEY FAIR INC NIGEL HIBBERT	2815 W LOCUST ST	DAVENPORT IA 52804
1	I0005A01	1305 N ELMWOOD AV	0.171	KEVA STEADMAN	1444 14TH ST	BETTENDORF IA 52722
2	I0005A02	2450 W 13TH ST	0.145	JCY PROPERTIES LLC	852 STONEBRIDGE CR	ELDRIDGE IA 52748
3	I0005A03	2446 W 13TH ST	0.145	STEPHANIE NOLTING RUSSELL ANDERSON	2446 W 13TH ST	DAVENPORT IA 52804
4	I0005A04	2440 W 13TH ST	0.145	CHERYL ANDERSON HAROLD SEALS	2440 W 13TH ST	DAVENPORT IA 52804
5	I0005A05	2436 W 13TH ST	0.145	CLARA SEALS ROBERT FULLER	2436 W 13TH ST	DAVENPORT IA 52804
6	I0005A06	2430 W 13TH ST	0.145	KIMBERLY FULLER	2430 W 13TH ST	DAVENPORT IA 52804-3406
7	I0005A07	2424 W 13TH ST	0.145	LILLIAN RILEY	2424 W 13TH ST	DAVENPORT IA 52804
8	I0005A15	2417 DUGAN CT	0.138	JOSHUA MCANINCH	2417 DUGAN CT	DAVENPORT IA 52804-3319
9	I0005A16	2423 DUGAN CT	0.138	DONNA MORITZ DEREK M PETERSEN	4613 W 14TH ST	DAVENPORT IA 52804-3319
10	I0005A17	2427 DUGAN CT	0.138	PETERSEN MICHAEL D LAURIE BRIBRIESCO	2427 DUGAN CT	DAVENPORT IA 52804
11	I0005A18	2433 DUGAN CT	0.149	THOMAS BRIBRIESCO JR LARRY JASPER	2433 DUGAN CT	DAVENPORT IA 52804
12	I0005A19	2437 DUGAN CT	0.124	GAY LYNN JASPER	2437 DUGAN CT	DAVENPORT IA 52804-3319
13	I0005A20	2434 DUGAN CT	0.172	THOMAS SNYDER	2434 DUGAN CT	DAVENPORT IA 52804
14	I0005A21	2428 DUGAN CT	0.147	MIRIAM BURKS	2428 DUGAN CT	DAVENPORT IA 52804
15	I0005A22	2422 DUGAN CT	0.147	MYRA VALLADARES	2422 DUGAN CT	DAVENPORT IA 52804-3319
16	I0005A26	1426 N LINCOLN AV	0.608	SHIRLEY PLUMB	1426 N LINCOLN AVE	DAVENPORT IA 52804
17	I0006-01		7.94	MISSISSIPPI VALLEY FAIR INC	2815 W LOCUST ST	DAVENPORT IA 52804
18	I0006B09	2510 W 13TH ST	0.139	FRED REMLEY	14654 FERN AV	DAVENPORT IA 52804
19	I0006B10	1304 N ELMWOOD AV	0.15	JEAN MARIE MCCLURE	1304 N ELMWOOD AV	DAVENPORT IA 52804

REZONING REQUEST NO. _____
OFFICE OF PLANNING AND LAND USE
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT
CITY OF DAVENPORT

City Hall * Second floor
Phone: (563) 326-7765
Fax: (563) 328-6714
planning@ci.davenport.ia.us

Legal Description: Lot 2 in the Replat of Part of Lot 44, Green Acres First Annex to the City of Davenport,
Scott County, Iowa.

ADDRESS OF PROPERTY: 5210 Division Street **EXISTING ZONING:** R-4
REQUESTED ZONING: C-O
TOTAL AREA: .18 acres

PETITIONER: **Name:** Women in Spiritual Hope Ministries, Inc. (WISH Ministries)
Address: 8 Aspen Drive, Blue Grass, Iowa 52726
Phone: 563-650-2510 **FAX:** _____
Mobile Phone: _____ **Email:** _____
Interest in land: _____ **title holder** Purchaser **other ****
**** if petitioner is other than title holder, documentation will be required to show control of
property – accepted offer to purchase, offer, option, etc.**

TITLE HOLDER: **Name:** Joan Burche and Maura Burche
Address: 5210 Division Street
Phone: _____ **FAX:** _____
Mobile Phone: _____ **Email:** _____

CONTACT PERSON: **Name:** Brett R. Marshall
Address: 220 N. Main Street, Suite 220, Davenport, IA 52801
Phone: 563-324-3246 **FAX:** 563-324-1616
Mobile Phone: _____ **Email:** bmarshall@l-wlaw.com

EXPLANATION OF REZONING (for Public Hearing Notice) WISH Ministries has entered into a purchase
agreement with the title holder to purchase the property for the purpose of establishing a faith-based transitional boarding
home for women coming out of incarceration.

Does the property contain a drainageway or floodplain area: Yes X **No**

Signature of Petitioner: Brett R Marshall **Date:** 9-11-2017

Rezoning Fee Schedule:

Land Area	Fee
Less than 1 acre (< 1 acre)	\$400
One acre to less than ten acres (\geq acre < 10 acres)	\$750 plus \$25/acre *
Ten acres or more (≥ 10 acres)	\$1,000 plus \$25/acre*

* plus \$10.00 per sign; 1 or more signs required depending upon the size of the subject property

Honorable Mayor and City Council
City Hall
Davenport, Iowa 52801-1308

Honorable Mayor and City Council:

The undersigned, hereby petitions your honorable body to amend the Zoning Ordinance of 1981 of the City of Davenport, Iowa by changing the zoning classification

from R-4 Moderate Density Dwelling District

to C-O Office Shop District

for the following legally described real property:

Lot 2 in the Replat of Part of Lot 44, Green Acres First Annex to the City of Davenport, Scott County, Iowa
(common address of 5210 Division Street, Davenport, Iowa 52801)
(Parcel No. M0135-41)

Respectfully submitted,

Women in Spiritual Hope Ministries, Inc.



Brett R. Marshall, its Attorney

Date: September 11, 2017

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
10/3/2017

Subject:

Tuesday, October 17, 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	9/28/2017 - 11:47 AM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
10/3/2017

Subject:
September 19,2017 meeting minutes

Recommendation:
Approve Minutes

ATTACHMENTS:

Type	Description
▣ Cover Memo	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	9/28/2017 - 11:46 AM

**CITY PLAN AND ZONING COMMISSION
CITY OF DAVENPORT, IOWA**

**TUESDAY SEPTEMBER 19, 2017 • 5:00 PM
COUNCIL CHAMBERS – DAVENPORT CITY HALL
226 W 4TH STREET DAVENPORT, IA**

MINUTES

PUBLIC HEARING AGENDA

The public hearing was called to order at 5:00 p.m. and the following public hearings were held:

OLD BUSINESS –

NEW BUSINESS –

- Case No. SNC17-01: Request of the City of Davenport (Public Works Department) to change the name of a segment of Forest Grove Drive east of Utica Ridge Road to Forest Grove Court.
- Case No. SNC17-02: Request of the City of Davenport (Public Works Department) to change the name of a segment of Veterans Memorial Parkway (old 67th Street) located between the new Veterans Memorial Parkway and Utica Ridge Road back to East 67th Court.
- Case No. ROW17-06: Request of the City of Davenport for the right-of-way vacation (abandonment) of 10,370 more or less, of public right-of-way south of the west terminus of Dugan Court and north of the west terminus of the right-of-way south of Dugan Court.

Next Public Hearing:

Tuesday, October 03, 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 5:13 p.m. following the public hearing.

I. Roll Call of the Membership

Present: Connell, Hepner, Inghram, Kelling, Medd, Reinartz and Tallman

Excused: Lammers, Maness and Quinn

Absent: Martinez

Staff: Flynn, Heyer, Koops, Leabhart, Rusnak, and Wille.

II. Report of the City Council Activity - as presented

III. Secretary's Report September 05, 2017 meeting minutes were approved as presented.

IV. Report of the Comprehensive Plan Committee – Flynn indicated he should have a report on the progress of the zoning ordinance re-write at the next meeting.

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.

This case remains tabled (no action necessary)

2. 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.

This case remains tabled (no action necessary).

B. New Business -

VI. Subdivision Activity

A. Old Business –

B. New Business –

1. Case No. ROW17-05: Request of Genesis Health Systems at 3200 West Kimberly Road (corner of Kimberly Rd Elsie Ave) to vacate a portion of a sanitary sewer easement which would be located under the proposed medical building. Existing facilities located in the area to be vacated will be located adjacent to the proposed building in the remaining portion of the sanitary sewer easement.

Findings:

- The proposed right of way vacation would not impact adjacent property owners.

Staff recommends the City Plan and Zoning Commission forward Case No. ROW17-05 to the City Council with a recommendation for approval subject to the following conditions:

1. An excavation permit is to be acquired for the sewer work, inspection by Public Works is necessary.
2. The new manhole is to be constructed a minimum of 20' clear of the building, it is currently shown at 10'.
3. The City Sewer Division is to be contacted for first rights to the old manhole frame and cover.
4. While removing the existing manhole and sewer the contractor is responsible for verification that there are no existing connections which may need relocation.

On a motion by Connell, seconded by Tallman, the Plan and Zoning Commission forwarded Case No. ROW17-05 to the City Council for approval subject to the above stated conditions on a unanimous vote of 6-yes, 0-no and 0-abstention.

2. Case No. F17-17: Final plat of Richard Pierce Second Subdivision, being a replat of Lot 1 of Richard Pierce Subdivision, located north of Telegraph Road and East of Vermont Avenue (405 N Vermont Ave) containing 3 agricultural lots.

Findings:

- The plat conforms to the comprehensive plan (RG designated & within the 2035+USA)

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. F17-17 to the City Council for approval subject to the following conditions:

1. That a rezoning the residential lots will be required prior to construction of a new residence.
2. That the width of Vermont Avenue be clarified (corrected).

On a motion by Connell, seconded by Tallman, the Plan and Zoning Commission forwarded Case No. F17-17 to the City Council for approval subject to the above stated conditions on a unanimous vote of 6-yes, 0-no and 0-abstention.

VII. Other Business –

VIII. Future Business – Preview of items for the October 03rd public hearing and/or regular meeting (*note-not all items to be heard may be listed*):

- REZ17-09: Request of Michael R Leep, Sr. for the rezoning of 13.435 acres of property located south of 53rd Street and east of Eastern Avenue from "C-1" Neighborhood Shopping District to "C-2" General Commercial District to allow the development of a car dealership showroom , with sales and service.
- F17-18: Final plat of Landon Prairie, being a replat of part of Lot 2 of Victory Acres, located north of Kimberly Road and west of Marquette Street (1366 West Kimberly Road), containing three (3) lots.
- Case No. REZ17-10: Request of Women in Spiritual Hope Ministries, Inc. to rezone 7,841 square feet, more or less, of property located at 5210 North Division Street from "R-4" Moderate Density Dwelling District to "C-O" Office-Shop District.

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

X. Adjourn – the meeting was adjourned at 5:22 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:

Tuesday, October 03, 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
Contact Info: Matt Flynn 326-2286

Date
10/3/2017

Subject:

Request REZ17-05 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.

ATTACHMENTS:

Type	Description
▣ Executive Summary	REZ17-05 10-3-17 Staff Report
▣ Backup Material	Bacground REZ17-05

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	9/28/2017 - 11:46 AM



City of Davenport
Community Planning & Economic Development Department
STAFF REPORT

Meeting Date: October 3, 2017
Request: Rezone 0.65 acre from R-1 to R-3 PUD
Address: 5135 Marquette Street
Case No.: REZ17-05
Applicant: Steven & Merideth Hirsch

Recommendation:

Staff recommends the Plan and Zoning Commission accepts the findings and forward Case No. REZ17-05 to the City Council for approval subject to the listed conditions.

Introduction:

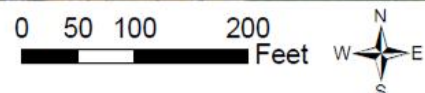
Request REZ17-05 of Steven and Merideth Hirsch for the rezoning of 0.65 acre (28,340 sqft.), more or less, of real property located at the 5135 Marquette Street (south of West 53rd Street and east of Marquette Street) from R-1 Low Density Dwelling District to R-3 PUD Planned Unit Development to facilitate development of multiple residences; two 2-unit buildings.

AREA CHARACTERISTICS:

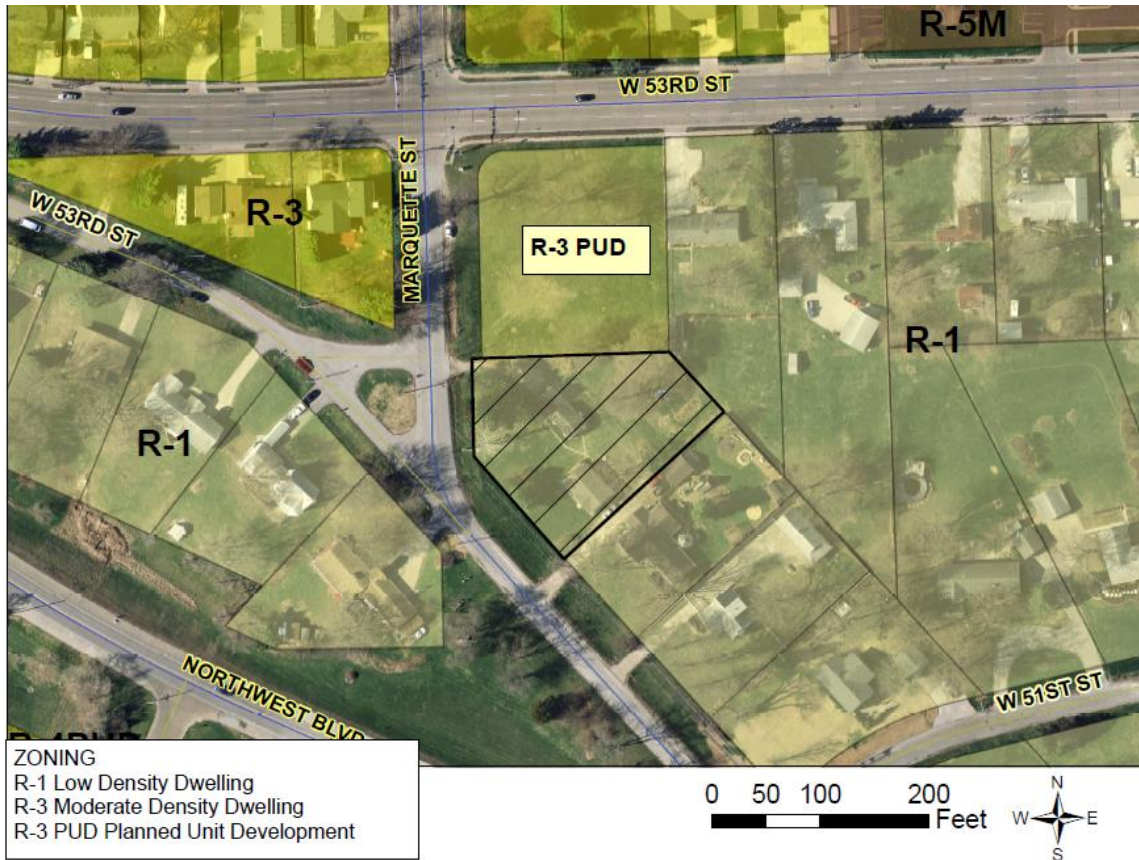
Aerial



Aerial Photo 2014



Zoning Map



Land Use



Background:

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.***

Relevant Goals to be considered in this Case:

Identify land for current and future development – *encourage a full range of development.*

Zoning:

The property is currently zoned "R-1" Low Density Dwelling District.

Technical Review:

Streets. The property is located on Marquette Street south of its intersection with West 53rd Street, 5135 Marquette Street. Access is to Marquette Street.

A dedication to match this sites west property line to the existing property to the north will be required by the City Engineer.

Storm Water. Stormwater infrastructure appears to be by overland flow of surface run-off.

Sanitary Sewer. Sanitary sewer service is located in Marquette Street adjacent to the property (8-inch line).

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

Emergency Services. The property is located approximately 1-1/2 miles from both Fire Stations No. 3 at 3506 Harrison Street and No. 7 at 2302 West 67th Street.

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

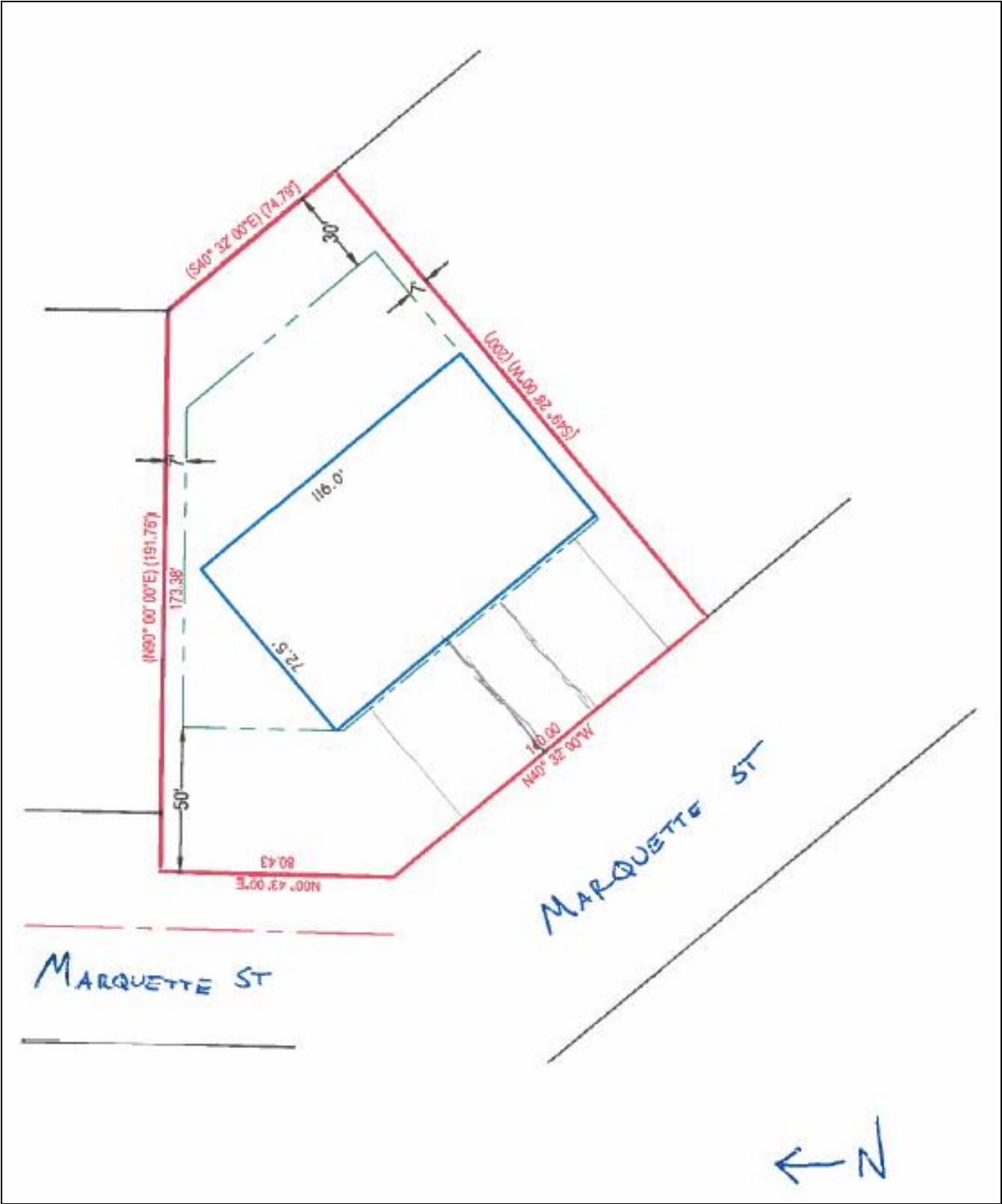
Public Input:

A public hearing before the Plan and Zoning Commission was held June 20th and a neighborhood meeting was held prior to that hearing.

Discussion:

The property to the north was zoned to the same designation as requested here, R-3 PUD in December of 2016. Four single-family units are proposed in one building. Below is the proposal for the building site layout and architecture type.

Plans: (Site Plan / building envelope: 116' x 72.5')



Elevation, preferred:



Craftsman luxury duplex house plans with basement

Other possible elevations:



Findings and Staff Recommendation:

Staff has reviewed the concept plan and elevations and feels that these plans address conformance to the character of development and compatibility to the surrounding properties.

Findings:

- The rezoning is compatible with the Comprehensive Plan RG designation.
- The proposal supports infill development.
- The concept plan and elevations are compatible with the existing residential development.

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. REZ17-05 to the City Council for approval subject to the following conditions:

1. That the final development plan substantially conform to the proposed renderings and site plan (conformance may allow for reconfiguration of the footprint and layout on the property);
2. That significant deviation from the proposed renderings and site plan will require revision to the concept plan following the rezoning process with public hearing;
3. A dedication to match this sites west property line to the existing property to the north shall be required as per the City Engineer.

Prepared by:
Scott Koops, AICP



Planner II
Community Planning

Tom Leabhart, P.E. - Engineering

From: Leabhart, Tom
Sent: Thursday, August 31, 2017 3:24 PM
To: Wille, Wayne
Cc: Koops, Scott E.
Subject: RE: 5135 Marquette Street

Follow Up Flag: Follow up
Flag Status: Flagged

Yes, we did make the request for dedication to match up the property lines.

Tom Leabhart, P.E.
Davenport Public Works
563-327-5155

From: Wille, Wayne
Sent: Thursday, August 31, 2017 3:16 PM
To: Leabhart, Tom
Cc: Koops, Scott E.
Subject: 5135 Marquette Street

Tom: 5135 Marquette Street – will the City require additional dedication for Marquette Street? The owner is doing a rezoning and the surveyor needs to know the setbacks; there could be a ten foot difference if the City wants the dedication.

Wayne .



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

E Plan is now live. Click [here](#) for more information.



[Click here for more information about the Zoning Ordinance Rewrite.](#) Spread the Word!

REZONING REQUEST NO. _____
OFFICE OF PLANNING AND LAND USE
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT
CITY OF DAVENPORT

City Hall * Second floor
Phone: (563) 326-7765
Fax: (563) 328-6714
planning@ci.davenport.ia.us

Legal Description:

ADDRESS OF PROPERTY: 5135 Marquette St. EXISTING ZONING: R-1
REQUESTED ZONING: R-3 PUD
TOTAL AREA: 22,180

PETITIONER: Name: Steven Hirsch & Merideth Hirsch
Address: 2408 Willow Brook Dr, Dubuque IA 52002
Phone: 563-556-6654 FAX: 563-556-6654
Mobile Phone: 563-542-6448 Email: IAMBHirsch@Gmail.com
Interest in land: _____ title holder Merihdub@gmail.com
** if petitioner is other than title holder, documentation will be required to show control of property – accepted offer to purchase, offer, option, etc.

TITLE HOLDER: Name: Steven Hirsch & Merideth Hirsch
Address: 2408 Willow Brook Dr, Dubuque IA 52002
Phone: 563-556-6654 FAX: 563-556-6654
Mobile Phone: 563-542-6448 Email: IAMBHirsch@Gmail.com

CONTACT PERSON: Name: Steven Hirsch & Merideth Hirsch
Address: 2408 Willow Brook Dr - Dubuque, IA 52002
Phone: 563-556-6654 FAX: 563-556-6654
Mobile Phone: 563-542-6448 Email: IAMBHirsch@Gmail.com

EXPLANATION OF REZONING (for Public Hearing Notice) To request a zoning change for multiple residences.

Does the property contain a drainageway or floodplain area: Yes ☒ No

Signature of Petitioner: Steven Hirsch Date: 5-29-17

Rezoning Fee Schedule:

Land Area	Fee
Less than 1 acre (< 1 acre)	\$400
One acre to less than ten acres (\geq acre < 10 acres)	\$750 plus \$25/acre *
Ten acres or more (\geq 10 acres)	\$1,000 plus \$25/acre*

* plus \$10.00 per sign; 1 or more signs required depending upon the size of the subject property

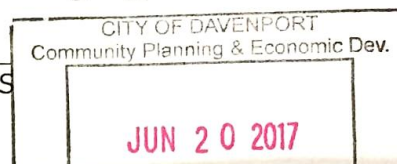
The undersigned opposes / does not oppose (circle one) Petition of Steven & Merideth Hirsch (REZ17-05)

Comments: Quiet neighborhood. will cause chaotic traffic. Should be only single-family residences.

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

NAME Breg & Britney Heist
ADDRESS 1321 W. 53rd St
DATE 10-10-17
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS



(detach here)

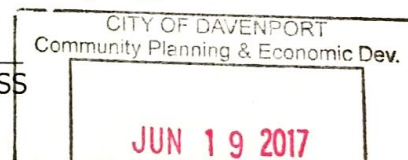
The undersigned opposes / does not oppose (circle one) Petition of Steven & Merideth Hirsch (REZ17-05)

Comments: _____

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

NAME Peggy Lorenz
ADDRESS 5115 Marquette
DATE 6/16/17
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS



(detach here)

The undersigned opposes / does not oppose (circle one) Petition of Steven & Merideth Hirsch (REZ17-05)

Comments: 8 units on 1 corner is too much! Traffic is already terrible thru this area, speeding, not stopping at stop sign. Bought this house because the area was single

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

NAME John Goslow
ADDRESS 1311 W. 53rd St - Davenport, IA
DATE 6-19-17
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

family dwellings. Settling residence for others to have PUD housing! We will be moving to ~~other~~ other towns in the QC (Blue Grass, Buffalo) if this goes thru.

REZ17-05 - Hirsch Rezoning Protest List

NOTICE AREA	NOTICE %	PROTEST (YES/NO)	PROTEST %	PROPERTY ADDRESS	PROPERTY OWNER(S)	OWNER ADDRESS	OWNER CITY/STATE/ZIP
691	0.3%		0.0%	1315 W 5RD ST	CATHERINE M IANNUZZELLI	1315 W 5RD ST	DAVENPORT IA 52806
10319	4.0%		0.0%	1305 W 53RD ST	DEBBIE L BECK	1305 W 53RD ST	DAVENPORT IA 52806
468	0.2%	YES	0.2%	1321 W 53RD ST	GREGORY & BRITNEY HOLST	1321 W 53RD ST	DAVENPORT IA 52806
10093	3.9%	YES	3.9%	1311 W 53RD ST	JOHN & LETICIA GOSLOWSKY	1311 W 53RD ST	DAVENPORT IA 52806
15567	6.0%		0.0%	5202 MARQUETTE ST	TODD & SUSAN WATTS	5202 MARQUETTE ST	DAVENPORT IA 52806
20000	7.7%	YES	7.7%	5115 MARQUETTE ST	KENNETH W LORENZ	5115 MARQUETTE ST	DAVENPORT IA 52806
20000	7.7%		0.0%	5125 MARQUETTE ST	STEVEN & MERIDETH HIRSCH	2408 WILLOWBROOK DR	DUBUQUE IA 52002
32891	12.6%		0.0%		DERRICK T NIX	126 CODY RD	LECLAIRE IA 52753
25389	9.7%		0.0%	1207 W 53RD ST	LESTER & GLENNYS BAKER	1207 W 53RD ST	DAVENPORT IA 52806
29931	11.5%		0.0%	1135 W 53RD ST	RONALD W VOORHIES	1135 W 53RD ST	DAVENPORT IA 52806
1619	0.6%		0.0%	1123 W 53RD ST	FELIPE G CHAVEZ	302 W NORTH AVE APT#5	WAUKESHA WI 53188
6282	2.4%		0.0%	1122 W 51ST ST	LAWERNCE E SHEEDY	1122 W 51ST ST	DAVENPORT IA 52806

173,250 66.5%
87,218 33.5%

Alderman: MATSON

260,468.1 100%

11.7% **PROTEST RATE**

Protests: 3

Properties: 12

PUBLIC HEARING NOTICE
DAVENPORT PLAN & ZONING COMMISSION
TUESDAY – JUNE 20, 2017 5:00 P.M.
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4TH STREET – DAVENPORT, IOWA

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.

The City Plan and Zoning Commission will conduct a public hearing concerning this matter at **5:00 p.m., Tuesday June 20, 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 July 03, 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 than 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 Steven & Merideth Hirsch (REZ17-05)

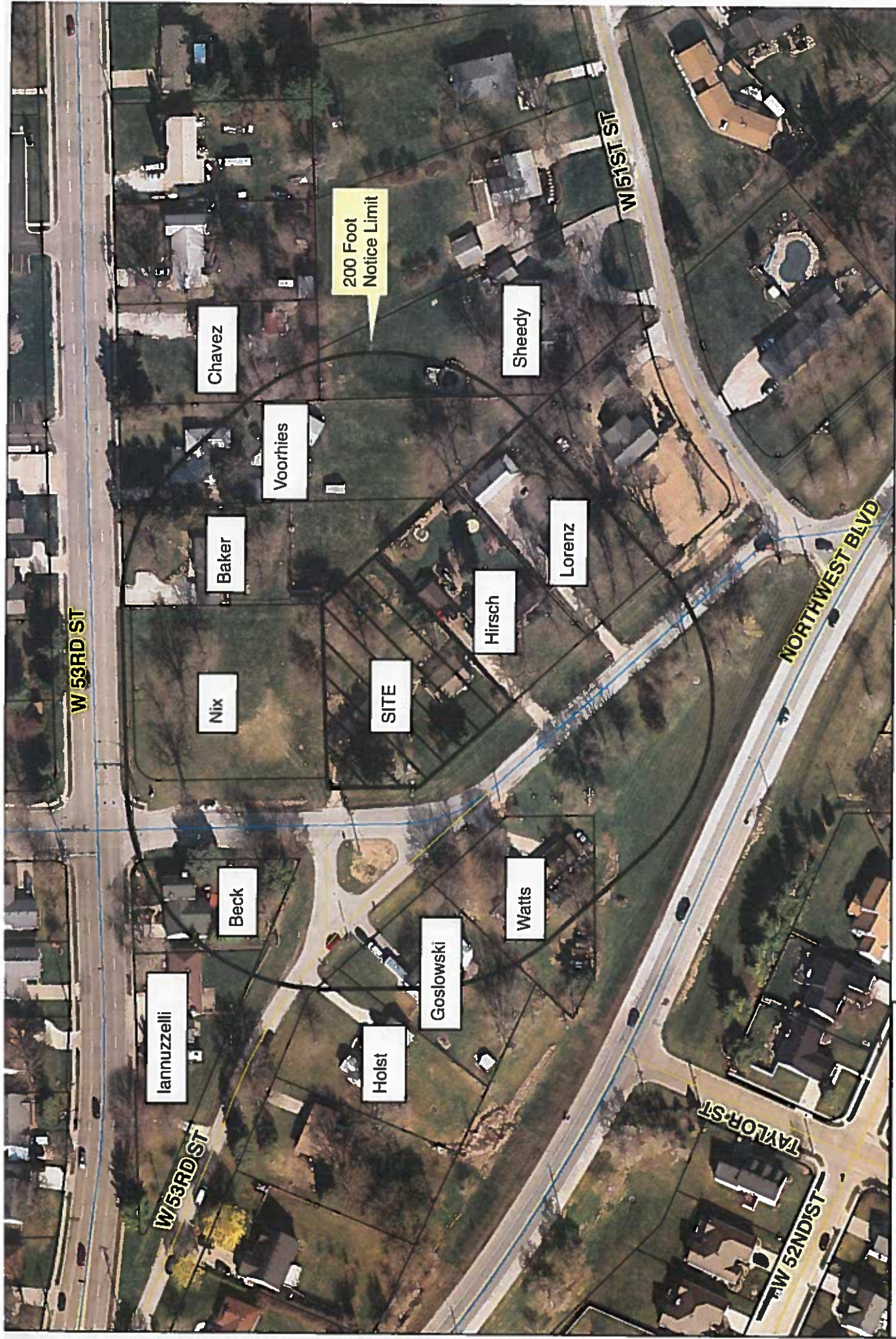
Comments: _____

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



Property Owners
200 Foot Notice Area



City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
10/3/2017

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. **This case remains tabled (no action necessary).**

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	9/28/2017 - 11:46 AM

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
10/3/2017

Subject:

Case No. ROW17-06: Request of the City of Davenport for the right-of-way vacation (abandonment) of 10,370 more or less, of public right-of-way south of the west terminus of Dugan Court and north of the west terminus of the right-of-way south of Dugan Court.

Recommendation:

Please see attached staff report.

Relationship to Goals:

Strengthen the Existing Built Environment.

Background:

Please see attached staff report.

ATTACHMENTS:

Type	Description
▣ Backup Material	ROW 17-06 - Final Staff Report
▣ Backup Material	ROW 17-06 - Final Plat
▣ Backup Material	ROW 17-06 - Public Hearing Notice, Map and Notice List

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	9/28/2017 - 11:49 AM



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

Meeting Date: October 3, 2017
Request: Right-of-way vacation (abandonment) of 10,370 square feet, more or less of right-of-way.
Location: south of the west terminus of Dugan Court and north of the west terminus right-of-way south of Dugan Court
Case No.: ROW17-06
Applicant: City of Davenport

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed condition and forward Case ROW17-06 to the City Council with a recommendation for approval without any special conditions.

Introduction:

The City of Davenport is seeking to vacate (abandon) the unused right-of-way south of the west terminus of Dugan Court and north of the west terminus right-of-way south of Dugan Court.

LOCATION:



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.

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

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

Zoning:

The adjacent properties are zoned "R-4" Moderate Density Dwelling District.

Technical Review:

Streets. The right-of-way is currently unimproved. The City does not intend to improve this right-of-way.

Storm Water. There is no stormwater infrastructure within the right-of-way.

Sanitary Sewer. There is sanitary infrastructure within the right-of-way.

Other Utilities. There are no other utilities within the right-of-way.

Emergency Services. There should be no change in emergency access.

Parks/Open Space. There is no impact on existing or proposed greenspaces.

Public Input:

Notices were sent to properties within 200 feet of the proposed right-of-way vacation. To date, staff has not received any objections.

Discussion:

The City of Davenport is seeking to vacate (abandon) the unused right-of-way south of the west terminus of Dugan Court and north of the west terminus right-of-way south of Dugan Court. The subdivision plat dedicated this property as future right-of-way. The City does not intend to improve this right-of-way.

Staff Recommendation:

Findings:

1. The right of way vacation would not impact adjacent property owners or utility providers since the area is not improved with any public infrastructure.

Staff recommends the City Plan and Zoning Commission forward Case No. ROW17-06 to the City Council with a recommendation for approval without any special conditions.

Prepared by:

A handwritten signature in blue ink, appearing to read 'Ryan Rusnak', with a stylized flourish at the end.

Ryan Rusnak, AICP
Planner III

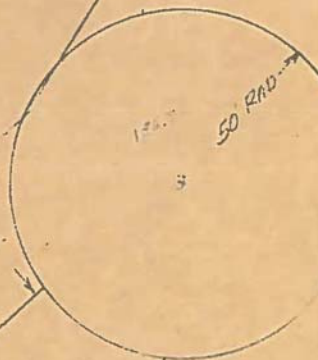


SCALE: 1" = 40'

BEL AIR DRIVE IN THE

TO BE DEDICATED STREET

FOR FUTURE
EXTENSION



EASEMENT 10 FT. WIDTH
FOR UTILITY PURPOSES

DUGAN COURT

TO BE DEDICATED FOR FUTURE STREET

PRIVATE LANE

PRIVATE LANE

BEL AIR CO. &
VALLEY ARMS CO.

STEEL FENCE
& PROP. LINE

50
1.7
6.7
100

189.7
185.5

188.6
23.1
22.1

187.0
187.0

185.9
185.8
187.0

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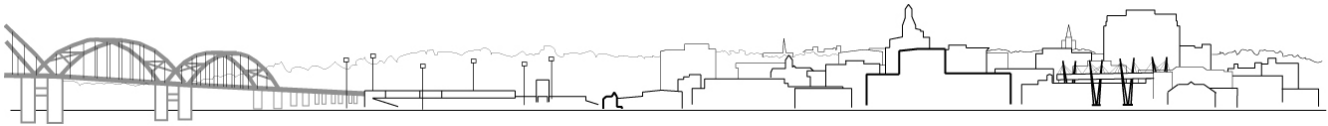
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**PUBLIC HEARING NOTICE
PLAN AND ZONING COMMISSION
CITY OF DAVENPORT**



Public Hearing Details:

Date: 9/19/2017

Time: 5:00 PM

Location: Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa

Subject: Public hearing for a right-of-way vacation (abandonment) before the Plan and Zoning Commission

Case #: ROW17-06

To: All property owners within 200 feet of the subject property located at: **The right-of-way south of the west terminus of Dugan Court and north of the west terminus of the right-of-way south of Dugan Court (see map on the other side).**

What is this All About?

This notice is being sent to inform you that a public hearing will be held for a right-of-way vacation (abandonment). The purpose of the right-of-way vacation (abandonment) is to remove portions of public right-of-way from public use.

Request Description

Request of the City of Davenport for the right-of-way vacation (abandonment) of 10,370 more or less, of public right-of-way south of the west terminus of Dugan Court and north of the west terminus of the right-of-way south of Dugan Court.

What are the Next Steps after the Public Hearing?

The 9/19/2017 public hearing is the first step in the review/approval process. The Plan and Zoning will meet on 10/3/2017 to vote (provide its recommendation) on the request. The Commission's recommendation will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the case planner below.

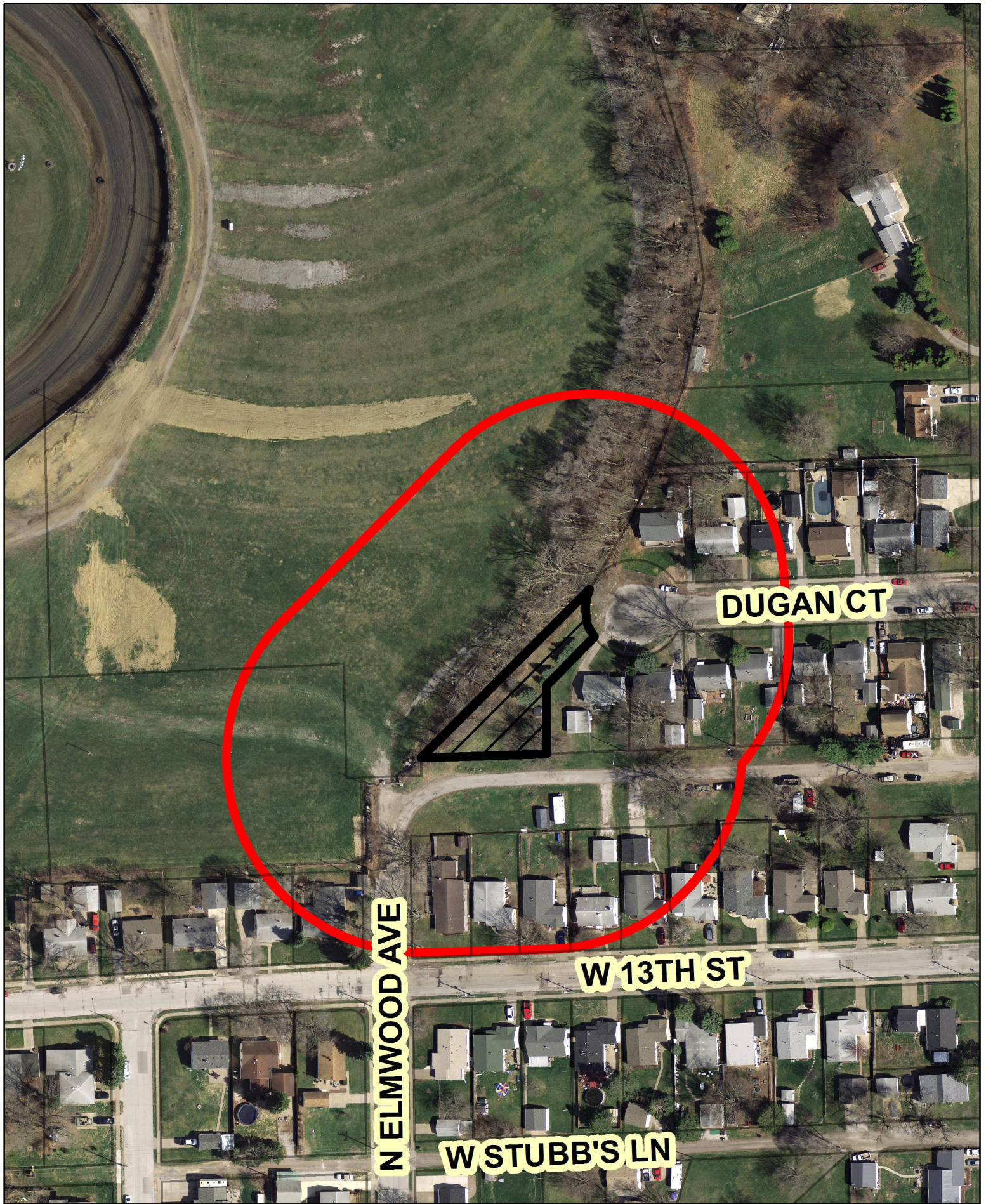
Would You Like to Submit an Official Comment?

As a neighboring property owner, you may have an interest in commenting on the proposed request either in writing/email or in person at the public hearing. If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the public hearing. Send comments to planning@ci.davenport.ia.us or CPED, 226 W 4th St, Davenport IA 52801.

Do You Have Any Questions?

If you have any questions on this request, or if ADA/special accommodations are needed, please contact Ryan Rusnak, AICP, the case planner assigned to this project at rrusnak@ci.davenport.ia.us or 563-888-2022.

Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the applicant. If you choose to attend the hearing, you may wish to contact Community Planning prior to your departure to learn of any changes to the agenda.

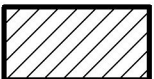


N ELMWOOD AVE

DUGAN CT

W 13TH ST

W STUBB'S LN



Subject Property

N



FID	Parcel	Address	Acreage	Deed1_Name	Deed1_Addr	Deed1_CSZ
0	I0004D03	2601 W LOCUST ST	15.08	MISSISSIPPI VALLEY FAIR INC NIGEL HIBBERT	2815 W LOCUST ST	DAVENPORT IA 52804
1	I0005A01	1305 N ELMWOOD AV	0.171	KEVA STEADMAN	1444 14TH ST	BETTENDORF IA 52722
2	I0005A02	2450 W 13TH ST	0.145	JCY PROPERTIES LLC	852 STONEBRIDGE CR	ELDRIDGE IA 52748
3	I0005A03	2446 W 13TH ST	0.145	STEPHANIE NOLTING RUSSELL ANDERSON	2446 W 13TH ST	DAVENPORT IA 52804
4	I0005A04	2440 W 13TH ST	0.145	CHERYL ANDERSON HAROLD SEALS	2440 W 13TH ST	DAVENPORT IA 52804
5	I0005A05	2436 W 13TH ST	0.145	CLARA SEALS ROBERT FULLER	2436 W 13TH ST	DAVENPORT IA 52804
6	I0005A06	2430 W 13TH ST	0.145	KIMBERLY FULLER	2430 W 13TH ST	DAVENPORT IA 52804-3406
7	I0005A07	2424 W 13TH ST	0.145	LILLIAN RILEY	2424 W 13TH ST	DAVENPORT IA 52804
8	I0005A15	2417 DUGAN CT	0.138	JOSHUA MCANINCH	2417 DUGAN CT	DAVENPORT IA 52804-3319
9	I0005A16	2423 DUGAN CT	0.138	DONNA MORITZ DEREK M PETERSEN	4613 W 14TH ST	DAVENPORT IA 52804-3319
10	I0005A17	2427 DUGAN CT	0.138	PETERSEN MICHAEL D LAURIE BRIBRIESCO	2427 DUGAN CT	DAVENPORT IA 52804
11	I0005A18	2433 DUGAN CT	0.149	THOMAS BRIBRIESCO JR LARRY JASPER	2433 DUGAN CT	DAVENPORT IA 52804
12	I0005A19	2437 DUGAN CT	0.124	GAY LYNN JASPER	2437 DUGAN CT	DAVENPORT IA 52804-3319
13	I0005A20	2434 DUGAN CT	0.172	THOMAS SNYDER	2434 DUGAN CT	DAVENPORT IA 52804
14	I0005A21	2428 DUGAN CT	0.147	MIRIAM BURKS	2428 DUGAN CT	DAVENPORT IA 52804
15	I0005A22	2422 DUGAN CT	0.147	MYRA VALLADARES	2422 DUGAN CT	DAVENPORT IA 52804-3319
16	I0005A26	1426 N LINCOLN AV	0.608	SHIRLEY PLUMB	1426 N LINCOLN AVE	DAVENPORT IA 52804
17	I0006-01		7.94	MISSISSIPPI VALLEY FAIR INC	2815 W LOCUST ST	DAVENPORT IA 52804
18	I0006B09	2510 W 13TH ST	0.139	FRED REMLEY	14654 FERN AV	DAVENPORT IA 52804
19	I0006B10	1304 N ELMWOOD AV	0.15	JEAN MARIE MCCLURE	1304 N ELMWOOD AV	DAVENPORT IA 52804

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
10/3/2017

Subject:

Case No. SNC17-01: Request of the City of Davenport (Public Works Department) to change the name of a segment of Forest Grove Drive east of Utica Ridge Road to Forest Grove Court.

Recommendation:

Findings:

- The new alignment of Veterans Memorial Parkway and Forest Grove Drive adjacent to Utica Ridge Road requires the name change.
- The name change to Court is the least disruptive change.

Staff recommends the Plan and Zoning Commission forward Case No. SNC17-01 to the City Council for approval.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	SNC17-01 Staff Report
▣ Backup Material	SNC17-01 Background

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	9/28/2017 - 11:48 AM



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

Meeting Date: October 03, 2017
Request: Street Name Change – to Forest Grove Ct
Location: East of Utica Ridge Rd
Case No.: SNC17-01
Applicant: City of Davenport – Public Works Department

Recommendation:

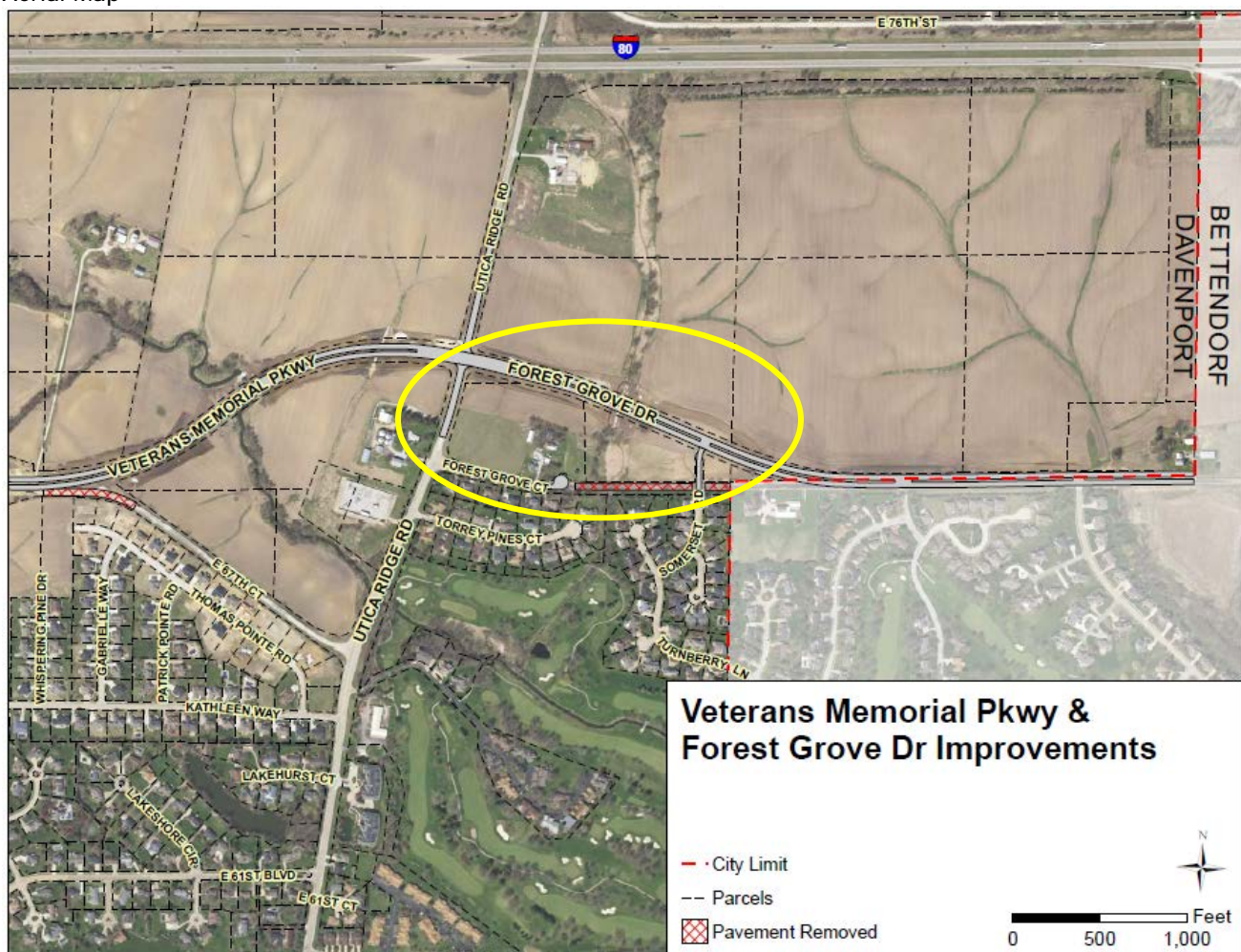
Staff recommends the Plan and Zoning Commission forward Case No. SNC17-01 to the City Council for approval.

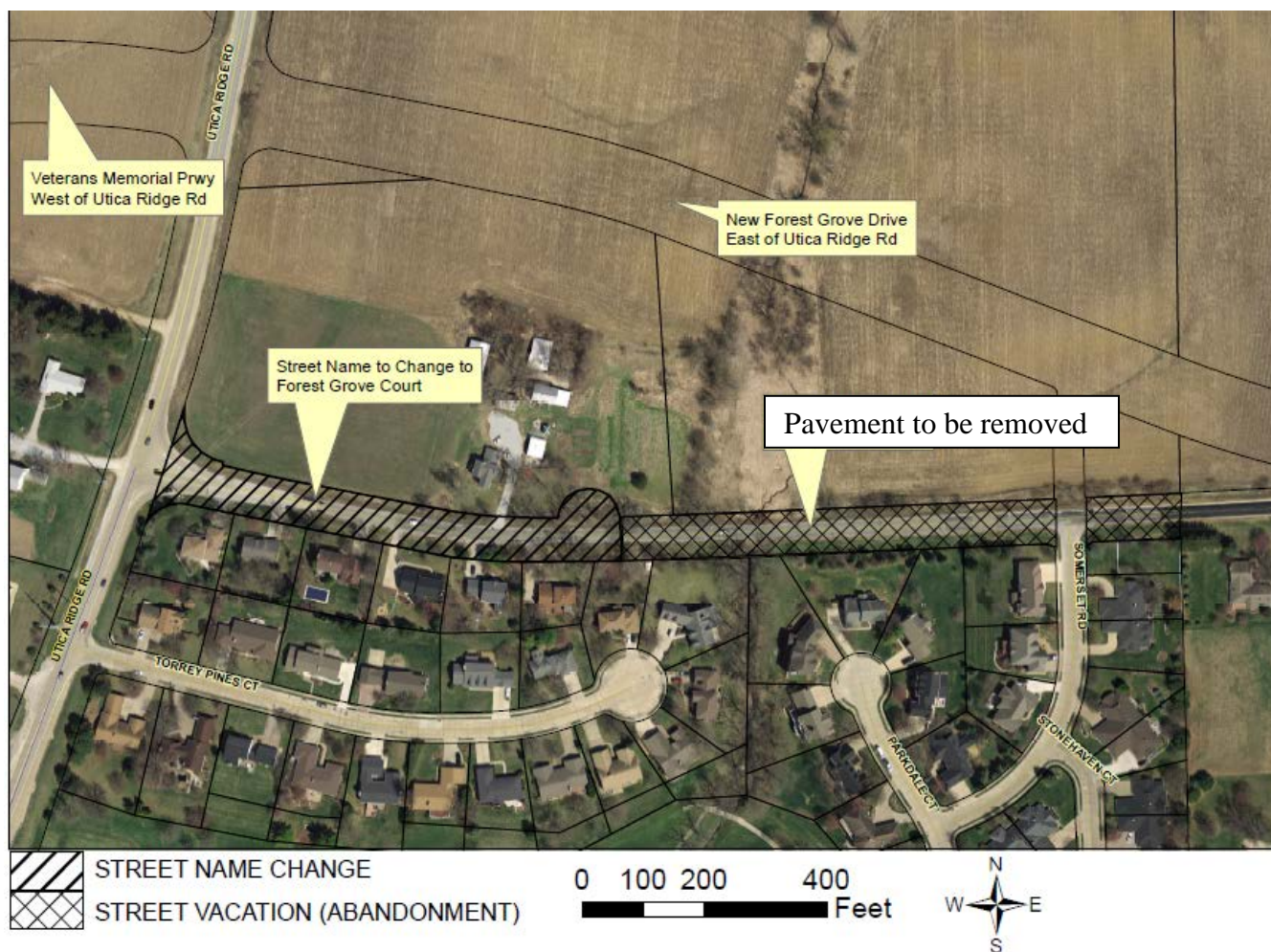
Introduction:

Request of the City of Davenport – Public Works Department to change the name of a portion of Forest Grove Drive/Forrest Grove Drive/Forest Grove Rd extending approximately 750 feet east from Utica Ridge Road.

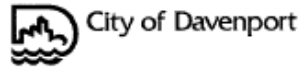
AREA CHARACTERISTICS:

Aerial Map





Background:



August 28, 2017

Plan and Zoning Commission
City Hall
Davenport, IA 52801

Plan and Zoning Commission:

With the extension of Veteran's Memorial Parkway, a new alignment of Forest Grove Drive was made and the current street was dead-ended with a cul-de-sac. The alignment of VMP/67th St. was also changed and the current 1,500 foot section that connected to Utica Ridge Road was dead-ended. To address the new VMP alignment and avoid confusion with previous sections, Public Works recommends the following:

- 1) The section of old Veteran's Memorial Parkway that dead-ends approximately 1,500 feet west of Utica Ridge be renamed to East 67th Court.
- 2) The newly built section of street that extends from Utica Ridge and connects to Bettendorf's Forest Grove Drive be named Forest Grove Drive.
- 3) The section of street from Utica Ridge running east, ending in a cul-de-sac, that was named Forrest Grove Drive/Forest Grove Drive/Forest Grove Road be renamed Forest Grove Court – to indicate the new terminus.



A map is attached that lays out the proposed changes.

A notice was sent to the seven (7) property owners currently living on Forest Grove Road/Forest Grove Drive/Forrest Grove Drive with one objection to the name change, stating the difficulty of changing legal paperwork and confusion that may result.

The current name of Forest Grove Drive is actually platted two different ways – Forest Grove Drive and Forrest Grove Drive and the original resolution states the name as Forest Grove Road. Changing it to Forest Grove Court will remedy the current confusion.

Please schedule the necessary action for the renaming of the three street sections.

Sincerely,

A handwritten signature in black ink that reads 'Nicole Gleason'.

Nicole Gleason,
Public Works Director

Public Input:

The public hearing is scheduled for Tuesday, September 19th and notices have been sent to the 19 owners of property within 200 feet of the portion of street subject to the change in name. The Public Works Department has previously sent a notice to the seven (7) owners addressed along this segment of Forest Grove Drive. According to the Public Works Department one owner did not want

to go through the process of address change on all the documents and records. One notice received had several alternative names based on her family's history in the area.

Discussion:

The alignment of Veterans Memorial Parkway was established in 2015 though discussion goes back to at least 2006 when three alignments first proposed and discussed at public meetings. According to the Public Works Department, the current Forest Grove Drive has three different names: Forest Grove Drive, Forrest Grove Drive and Forest Grove Road.

- The original resolution states the name as "Forest Grove Road".
- The Commission's letter dated 10-13-1976 conditioned the approval of the plat on the name being "Forest Grove Drive"; and
- The adopted plat has the name listed as "Forrest Grove Drive".

The alignment of Veterans Memorial Parkway (VMP) creates a new intersection with Utica Ridge Road north of the old Forest Grove Drive/Forrest Grove Drive/Forest Grove Road intersection. East of Utica Ridge Road this new roadway, aligning with VMP, will be called Forest Grove Drive which will continue easterly and reconnect with the existing Forest Grove Drive in Bettendorf. The old Forest Grove Drive/Forrest Grove Drive/Forest Grove Road will terminate in a cul-de-sac and be named Forest Grove Court. This should resolve the three different name/spelling issue of this segment of roadway.

Staff Recommendation

Findings:

- The new alignment of Veterans Memorial Parkway and Forest Grove Drive adjacent to Utica Ridge Road requires the name change.
- The name change to Court is the least disruptive change.

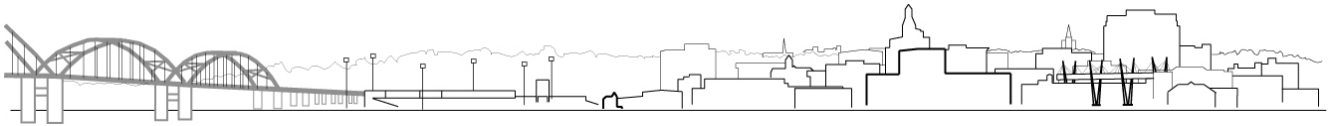
Staff recommends the Plan and Zoning Commission forward Case No. SNC17-01 to the City Council for approval.

Prepared by:

Wayne Wille, CFM – Planner II
Community Planning Division



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



Public Hearing Details:

Date: 9/19/2017
Time: 5:00 PM
Location: Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa
Subject: Public hearing for a street name change before the Plan and Zoning Commission
Case #: SNC17-01

To: All property owners within 200 feet of the subject property located at: **Forest Grove Drive between 4705 to 4905 Forest Grove Drive.**

What is this All About?

This notice is being sent to inform you that a public hearing will be held for a street name change. The purpose of the street name change is to change the name of a street.

Request Description

SNC17-01: Request of the City of Davenport (Public Works Department) to change the name of a segment of Forest Grove Drive east of Utica Ridge Road to Forest Grove Court.

What are the Next Steps after the Public Hearing?

This public hearing is the first step in the review/approval process. The Commission's recommendation from this public hearing will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing as you received this notice. For the specific dates and times of subsequent meetings, please contact the case planner below.

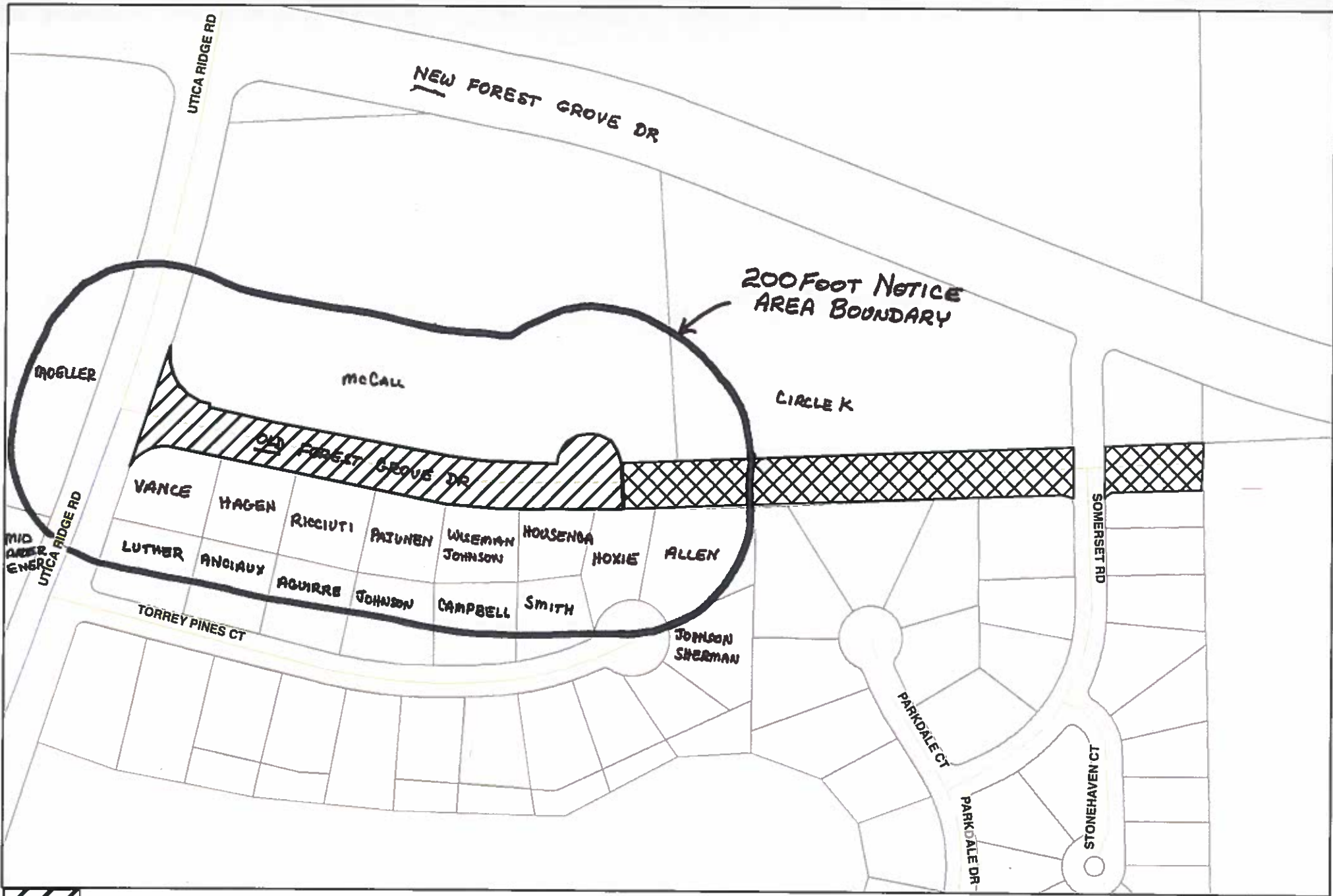
Would You Like to Submit an Official Comment?



As a neighboring property owner, you may have an interest in commenting on the proposed request either in writing/email or in person at the public hearing. If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the public hearing. Send comments to planning@ci.davenport.ia.us or CPED, 226 W 4th St, Davenport IA 52801.

Do You Have Any Questions?

If you have any questions on this request, or if ADA/special accommodations are needed, please contact Wayne Wille, CFM, the case planner assigned to this project at wtw@ci.davenport.ia.us or 563-326-6172.

Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the applicant. If you choose to attend the hearing, you may wish to contact Community Planning prior to your departure to learn of any changes to the agenda.

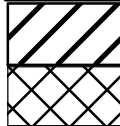



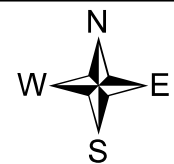
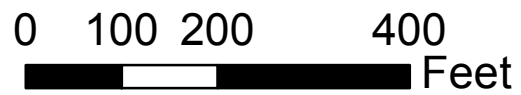
-  STREET NAME CHANGE
-  STREET VACATION (ABANDONMENT)

0 100 200 400
Feet





 STREET NAME CHANGE
 STREET VACATION (ABANDONMENT)



Owner		Address	CSZ
Glen Moeller	Kathleen Moeller	28140 - 162nd Ave	Long Grove IA 52756
MidAmerican Energy		666 Grand Ave - PO Box 657	Des Moines IA 50303-657
Virginia McCall Trust		4820 Forest Grove Dr	Davenport IA 52807
Circle K Properties LLC		4820 Forest Grove Dr	Davenport IA 52807
Michael J Vance	Jessica J Vance	4705 Forest Grove Dr	Davenport IA 52807
George L Hagen	Gwendolyn A Hagen	4714 Forest Grove Dr	Davenport IA 52807
Paul J Ricciutti	Erin Ricciutti	4803 Forest Grove Dr	Davenport IA 52807
William J Pajunen	Melissa K Pajunen	4815 Forest Grove Dr	Davenport IA 52807
Kimberly S Wiseman	Mark Johnson	4825 Forest Grove Dr	Davenport IA 52807
Nathan J Housenga		4905 Forest Grove Dr	Davenport IA 52807
Horton M Hoxie Jr	Loretta K Hoxie	4928 Torrey Pines Ct	Davenport IA 52807
Drew P Allen	Ellen C Allen	4932 Torrey Pines Ct	Davenport IA 52807
Elisabeth A Johnson	Ricky J Sherman	4931 Torrey Pines Ct	Davenport IA 52807
Dennis J Smith	Marlene J Smith	4916 Torrey Pines Ct	Davenport IA 52807
James R Campbell		4904 Torrey Pines Ct	Davenport IA 52807
Kurt Johnson	Sue Johnson	4820 Torrey Pines Ct	Davenport IA 52807
Hartman Aguirre	Amber Aguirre	4806 Torrey Pines Ct	Davenport IA 52807
Susan C Anciaux	Christine M Anciaux	4722 Torrey Pines Ct	Davenport IA 52807
Lance B Luther II		4708 Torrey Pines Ct	Davenport IA 52807
Ald Meeker		226 W 4th St	Davenport IA 52801

From: mcatty@aol.com
To: [Planning Division – CPED](#)
Subject: From Virginia McCall, 4820 Forest Grove Drive, Davenport, Iowa. Re: Name change for Forest Grove.
Date: Friday, September 15, 2017 2:35:36 PM

September 15, 2017

To Whom It May Concern:

Re: SNC17-01. Name change of a segment of Forest Grove Drive east of Utica Ridge Road to Forest Grove Court.

Since this segment of the street is no longer connected to Forest Grove Drive, the namesake of the Forest Grove School, we are hoping you will consider a new name that is unique to this location.

The following are some suggestions my family and I would like to submit for your consideration for your hearing at 5 pm on September 19th.

1. **Circle K Court.** The family farms, which sold land for the portion of the new Veteran's Memorial Parkway between Utica Ridge and the Schulensen farm, were all originally part of the family farm known as Circle K Ranch located at 7443 Utica Ridge. Hence, Circle K Court would be a tribute to our family's Century Farm.
2. **Green Meadow Circle.** Green Meadow Farm is the name of my acreage at 4820 Forest Grove Drive. The name was derived from my mother's maiden name, Wiese. In German, Wiese means meadow. The farm has remained in the family of Wiese descendants for more than 100 years.
3. **Tiger Lily Lane.** This name refers to the abundance of tiger lilies which once grew wild in the ditches when it was a country road.
4. **Farmhouse Circle.** Relating to the century-old farmhouse still standing on the land which was sold for the court.
5. **Bumblebee Court and Hummingbird Hill:** Names my 6 year old granddaughter submitted because of all the many bees and hummingbirds in this location.
6. **Monarch Pass.** This name is derived from the monarchs passing over this location on their migration route each year. Should you be fortunate enough to time a visit when they are about to land, it is quite a sight. Literally, clouds of butterflies swarm over the trees and land in the twinkling of an eye. Even approaching a tree, it would be very difficult to see them because they truly look just like another leaf as they rest for their early morning flight at dawn.

Thank you for your time and we trust a decision will be made to change the name of this new street to a name that reflects the history of the property acquired for this new city project.

Sincerely,

Virginia McCall
4820 Forest Grove Drive
Davenport, IA 52807
Cell: 563-320-0556

From: mcatty@aol.com
To: [Planning Division – CPED](#)
Subject: #2 from Virginia McCall and the name change for Forest Grove.
Date: Friday, September 15, 2017 3:06:32 PM

I should have further explained the meaning of the name of our Century Farm, Circle K Ranch, at 7443 Utica Ridge Road.

Our mother's maiden name was Wiese, but our father's last name was Kuehl. Dad had always hoped to own a ranch out west one day and why he named their farm Circle **K** (for Kuehl) Ranch.

Thanks.

Virginia McCall
4820 Forest Grove Drive
Davenport, IA

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
10/3/2017

Subject:

Case No. SNC17-02: Request of the City of Davenport (Public Works Department) to change the name of a segment of Veterans Memorial Parkway (old 67th Street) located between the new Veterans Memorial Parkway and Utica Ridge Road back to East 67th Court.

Recommendation:

Findings:

The new alignment of Veterans Memorial Parkway adjacent to Utica Ridge Road requires the name change.

The name change to East 67th Court is the least disruptive change.

Staff recommend the Plan and Zoning Commission forward Case No. SNC17-02 to the City Council for approval.

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Resolution Letter	SNC17-02 Staff Report
<input type="checkbox"/> Backup Material	SNC17-02 Background

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	9/28/2017 - 11:48 AM



City of Davenport
Community Planning & Economic Development Department
PUBLIC HEARING REPORT

Meeting Date: October 03, 2017
Request: Street Name Change – to East 67th Court
Location: West of Utica Ridge Rd
Case No.: SNC17-02
Applicant: City of Davenport – Public Works Department

Recommendation:

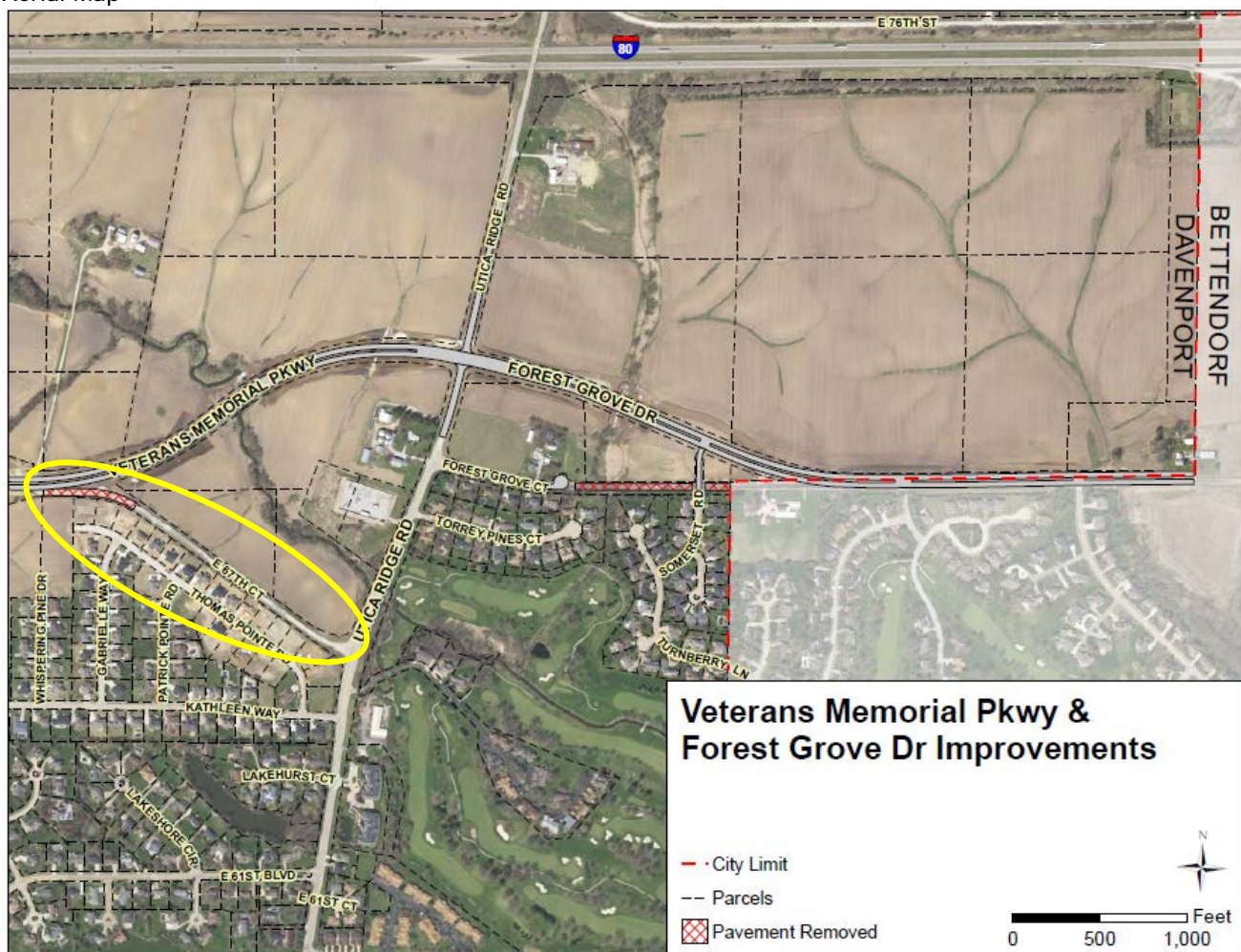
Staff recommend the Plan and Zoning Commission forward Case No. SNC17-02 to the City Council for approval.

Introduction:

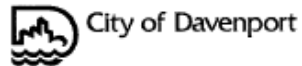
Request of the City of Davenport – Public Works Department to change the name of a portion of Veterans Memorial Parkway (old alignment) west of Utica Ridge Road abutting Walsh Pointe Third Addition to East 67th Court.

AREA CHARACTERISTICS:

Aerial Map



Background:



August 28, 2017

Plan and Zoning Commission
City Hall
Davenport, IA 52801

Plan and Zoning Commission:

With the extension of Veteran's Memorial Parkway, a new alignment of Forest Grove Drive was made and the current street was dead-ended with a cul-de-sac. The alignment of VMP/67th St. was also changed and the current 1,500 foot section that connected to Utica Ridge Road was dead-ended. To address the new VMP alignment and avoid confusion with previous sections, Public Works recommends the following:

- 1) The section of old Veteran's Memorial Parkway that dead-ends approximately 1,500 feet west of Utica Ridge be renamed to East 67th Court.
- 2) The newly built section of street that extends from Utica Ridge and connects to Bettendorf's Forest Grove Drive be named Forest Grove Drive.
- 3) The section of street from Utica Ridge running east, ending in a cul-de-sac, that was named Forrest Grove Drive/Forest Grove Drive/Forest Grove Road be renamed Forest Grove Court – to indicate the new terminus.



A map is attached that lays out the proposed changes.

A notice was sent to the seven (7) property owners currently living on Forest Grove Road/Forest Grove Drive/Forrest Grove Drive with one objection to the name change, stating the difficulty of changing legal paperwork and confusion that may result.

The current name of Forest Grove Drive is actually platted two different ways – Forest Grove Drive and Forrest Grove Drive and the original resolution states the name as Forest Grove Road. Changing it to Forest Grove Court will remedy the current confusion.

Please schedule the necessary action for the renaming of the three street sections.

Sincerely,

A handwritten signature in black ink that reads "Nicole Gleason".

Nicole Gleason,
Public Works Director

Public Input:

The public hearing is scheduled for Tuesday, September 19th and notices have been sent to the 20 owners of property within 200 feet of the portion of street subject to the change in name. One phone call has been received asking what is being proposed for the road.

Discussion:

The alignment of Veterans Memorial Parkway (VMP) was established in 2015 though discussion goes back to at least 2006 when three alignments first proposed and discussed at public meetings. The Veterans Memorial Parkway (VMP) name was established in 2009 when 65th/67th Street from Brady Street to Utica Ridge Road was renamed. With the new alignment for VMP this segment will be renamed to East 67th Court. A section of pavement will be removed adjacent to the new alignment (pavement) of VMP.

No properties are addressed from this segment of roadway.

The adjacent owner to the north raised a question regarding maintenance of this segment of roadway. It does appear to provide access to the farm field southwesterly of Crow Creek.

Staff Recommendation

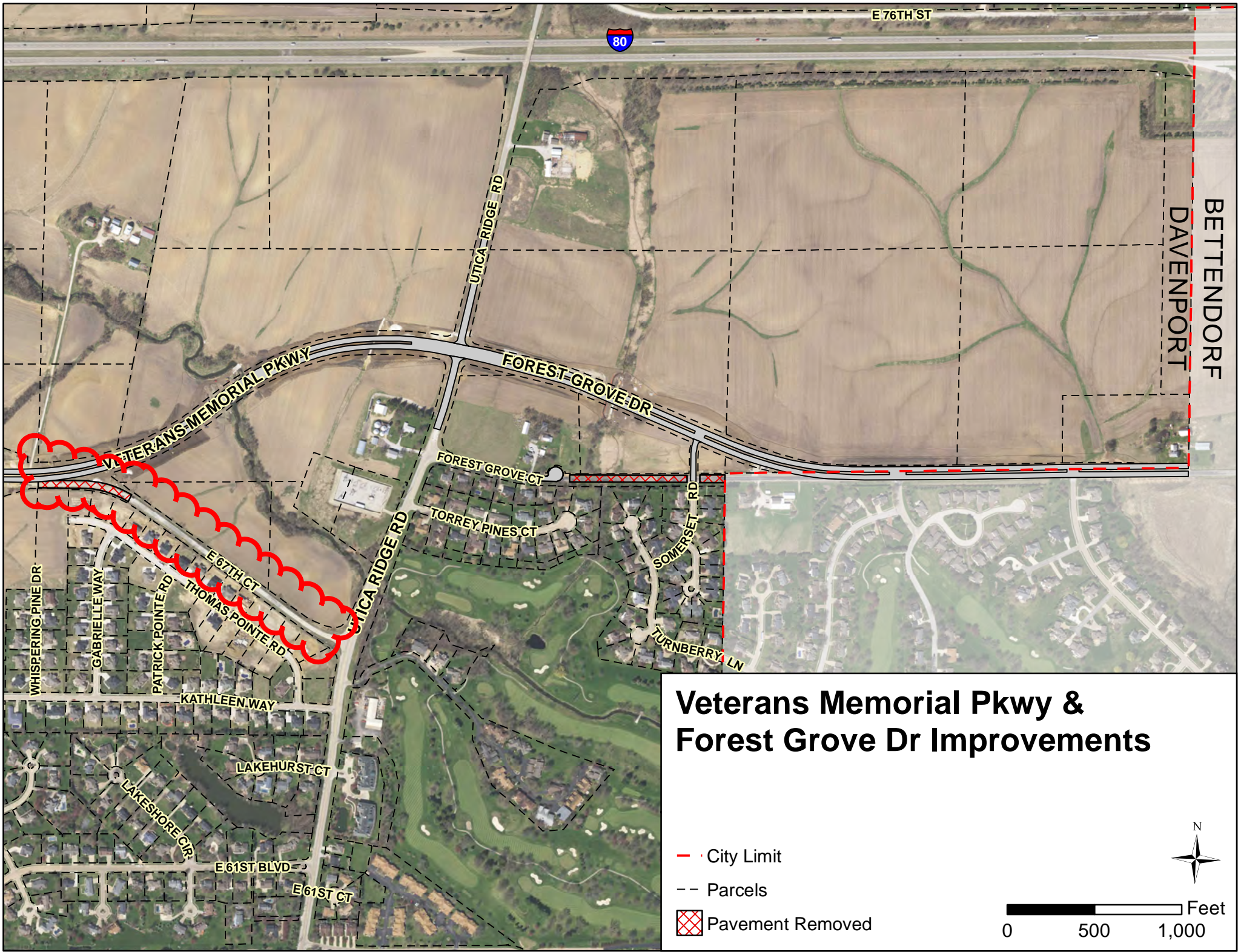
Findings:

- The new alignment of Veterans Memorial Parkway adjacent to Utica Ridge Road requires the name change.
- The name change to East 67th Court is the least disruptive change.

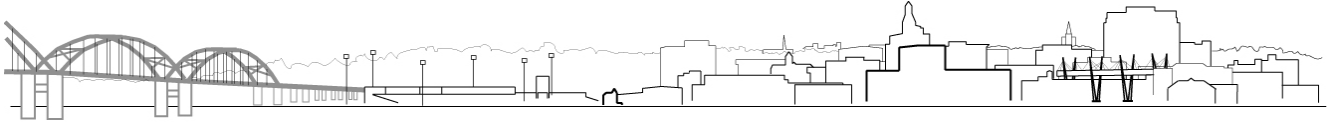
Staff recommend the Plan and Zoning Commission forward Case No. SNC17-02 to the City Council for approval.

Prepared by:

Wayne Wille, CFM – Planner II
Community Planning Division



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



Public Hearing Details:

Date: 9/19/2017
Time: 5:00 PM
Location: Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa
Subject: Public hearing for a street name change before the Plan and Zoning Commission
Case #: SNC 17-02

To: All property owners within 200 feet of the subject property located at: **Veterans Memorial Parkway between Utica Ridge Road and the new Veterans Memorial Parkway.**

What is this All About?

This notice is being sent to inform you that a public hearing will be held for a street name change. The purpose of the street name change is to change the name of a street.

Request Description

SNC17-02: Request of the City of Davenport (Public Works Department) to change the name of a segment of Veterans Memorial Parkway (old 67th Street) located between the new Veterans Memorial Parkway and Utica Ridge Road back to East 67th Court.

What are the Next Steps after the Public Hearing?

This public hearing is the first step in the review/approval process. The Commission's recommendation from this public hearing will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing as you received this notice. For the specific dates and times of subsequent meetings, please contact the case planner below.

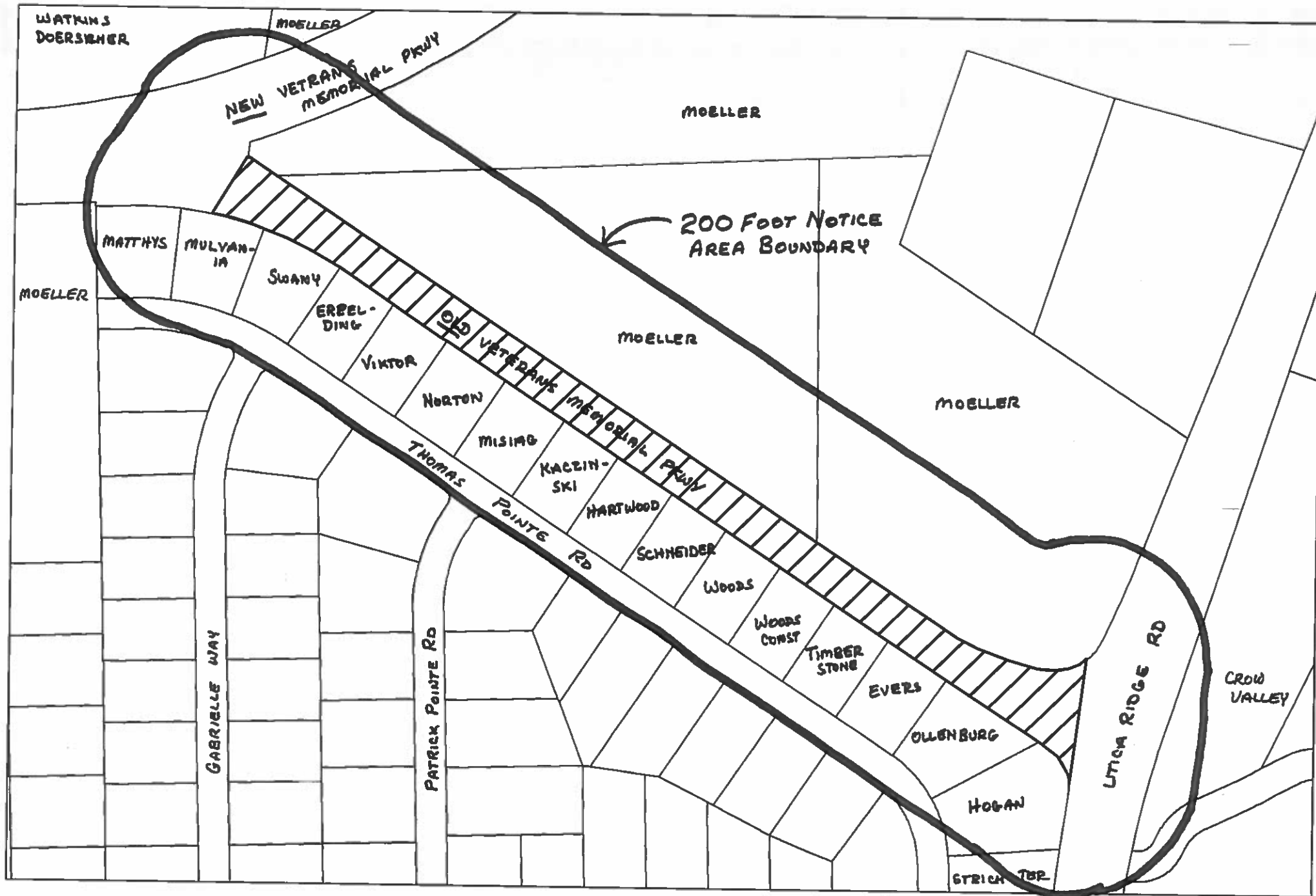
Would You Like to Submit an Official Comment?

As a neighboring property owner, you may have an interest in commenting on the proposed request either in writing/email or in person at the public hearing. If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the public hearing. Send comments to planning@ci.davenport.ia.us or CPED, 226 W 4th St, Davenport IA 52801.

Do You Have Any Questions?

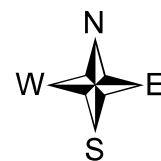
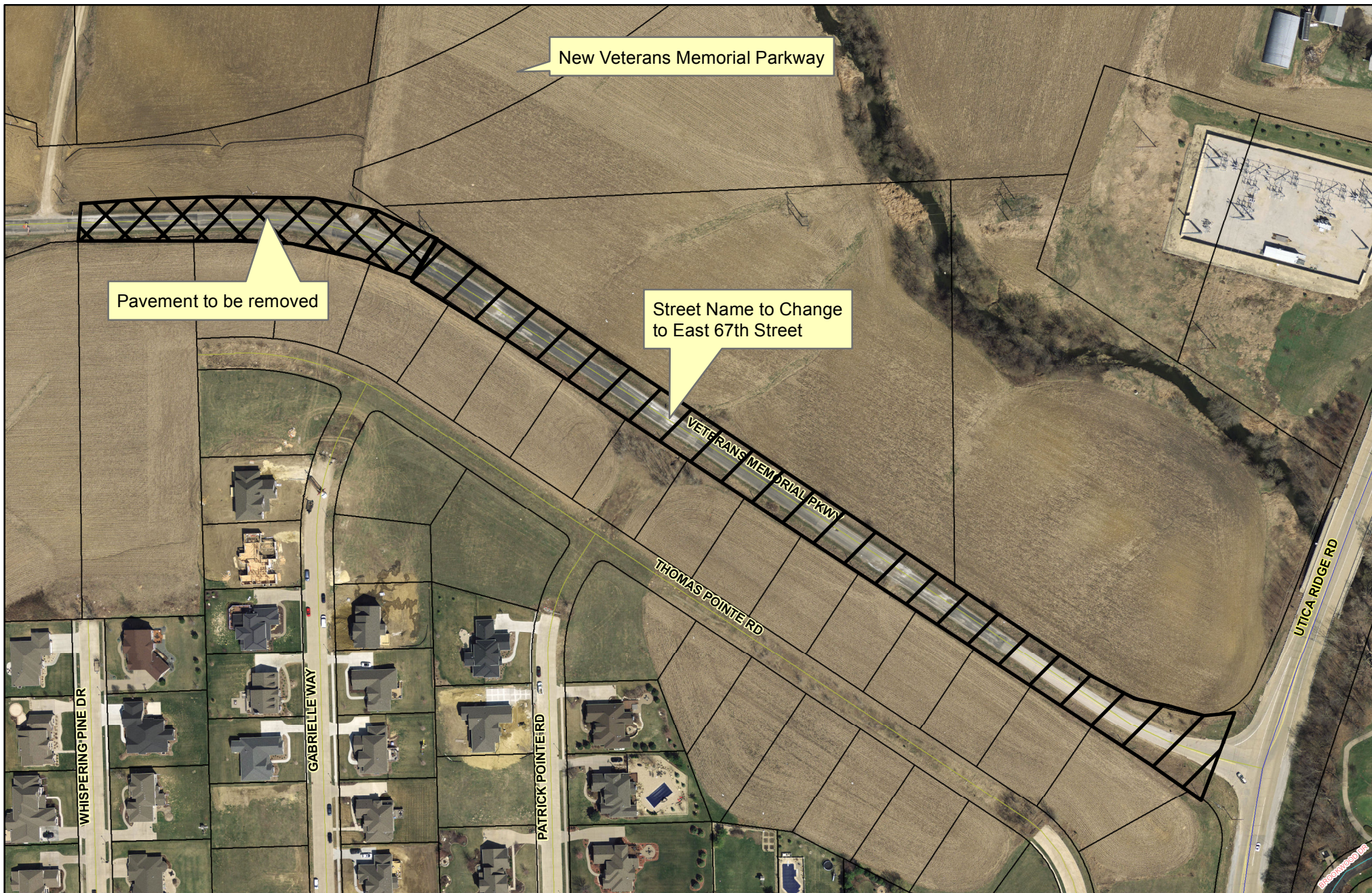
If you have any questions on this request, or if ADA/special accommodations are needed, please contact Wayne Wille, CFM, the case planner assigned to this project at wtw@ci.davenport.ia.us or 563-326-6172.

Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the applicant. If you choose to attend the hearing, you may wish to contact Community Planning prior to your departure to learn of any changes to the agenda.



0 100 200 400 Feet





Owner		Adress	C-S-Z
Karen J Watkins	Alane Watkins	2844 - 365th Ave	Comanche IA 52730
Kevin Watkins	Merle E Doersher Revocable Trust	2844 - 365th Ave	Comanche IA 52730
Glen A Moeller	Kathleen A Moeller	28140 - 162nd Ave	Long Grove IA 52756
Crow Valley Golf Club		4315 E 60th St	Davenport IA 52807-9735
Brian P Strichter	Heather M Strichter	4040 Kathleen Way	Davenport IA 52807
Mathew Hogan	Nannah Hogan	320 E 29th St Apt A2	Davenport IA 52803
Steven J Ollenburg	LeeAnn M Ollenburg	4032 Thomas Pointe Rd	Davenport IA 52807
Karen L Evers Trust		4028 Thomas Pointe Rd	Davenport IA 52807
Timber Stone Inc		17128 Rte 5 & 92	East Moline IL 61244
Woods Construction & Development Inc		4016 Thomas Pointe Rd	Davenport IA 52807
Seth Woods		4016 Thomas Pointe Rd	Davenport IA 52807
Gordon Schneider	Julie A Schneider	4012 Thomas Pointe Rd	Davenport IA 52807
Hardtwood Properties LLC		PO Box 181	Bettendorf IA 52722
Jeff Kaczinski	Hayne Kaczinski	4004 Thomas Pointe Rd	Davenport IA 52807
Joshua Misiag	Ashlee Misiag	4000 Thomas Pointe Rd	Davenport IA 52807
Norton Living Trust		3936 Thomas Pointe Rd	Davenport IA 52807
Brook J Viktor	Shawna S Viktor	3924 Thomas Pointe Rd	Davenport IA 52807
Andrew R Erpelding	Tara L Erpelding	3912 Thomas Pointe Rd	Davenport IA 52807
Swany Development LLC		4555 Utica Ridge Rd	Bettendorf IA 52722
Barry A Mulvania	Genni M Mulvania	3838 Thomas Pointe Rd	Davenport IA 52807
David A Matthys	Kelly R Matthys	3826 Thomas Pointe Rd	Davenport IA 52807
Ald Meeker			

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
10/3/2017

Subject:

Case No. F17-18: Final plat of Landon Prairie, being a replat of part of Lot 2 of Victory Acres, located north of Kimberly Road and west of Marquette Street (1366 West Kimberly Road), containing three (3) lots.

Recommendation:

Finding:

- The subdivision conforms to the zoning and land use portion of the comprehensive plan.

Recommendation: Staff recommends the Plan and Zoning Commission forward Case No. F17-08 to the City Council for approval subject to the following condition(s):

1. That the area shown as 40th Street within the boundary of the replat be shown and labeled as being dedicated for public right-of-way purposes.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	F17-18 Staff report
▣ Backup Material	F17-18 Plat

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	9/28/2017 - 3:55 PM



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

PLAN AND ZONING COMMISSION

Preview Date: October 03, 2017
Request: Final Plat Landon Prairie
Address: N of Kimberly Rd & W of Marquette St (1366 W Kimberly Rd)
Case No.: F17-18
Applicant: Bradford & Jackie Benson

INTRODUCTION

Request of Bradford and Jackie Benson for a three (3) lot final plat on 1.37 acre, more or less, located north of West Kimberly Road and west of Marquette Street (1366 West Kimberly Rd). The proposed subdivision replats one lot into three lots. The property is currently zoned "R-3" Moderate Density Dwelling District.

Recommendation: Staff recommends the Plan and Zoning Commission forward Case No. F17-08 to the City Council for approval subject to the listed condition(s).

Aerial Photo:



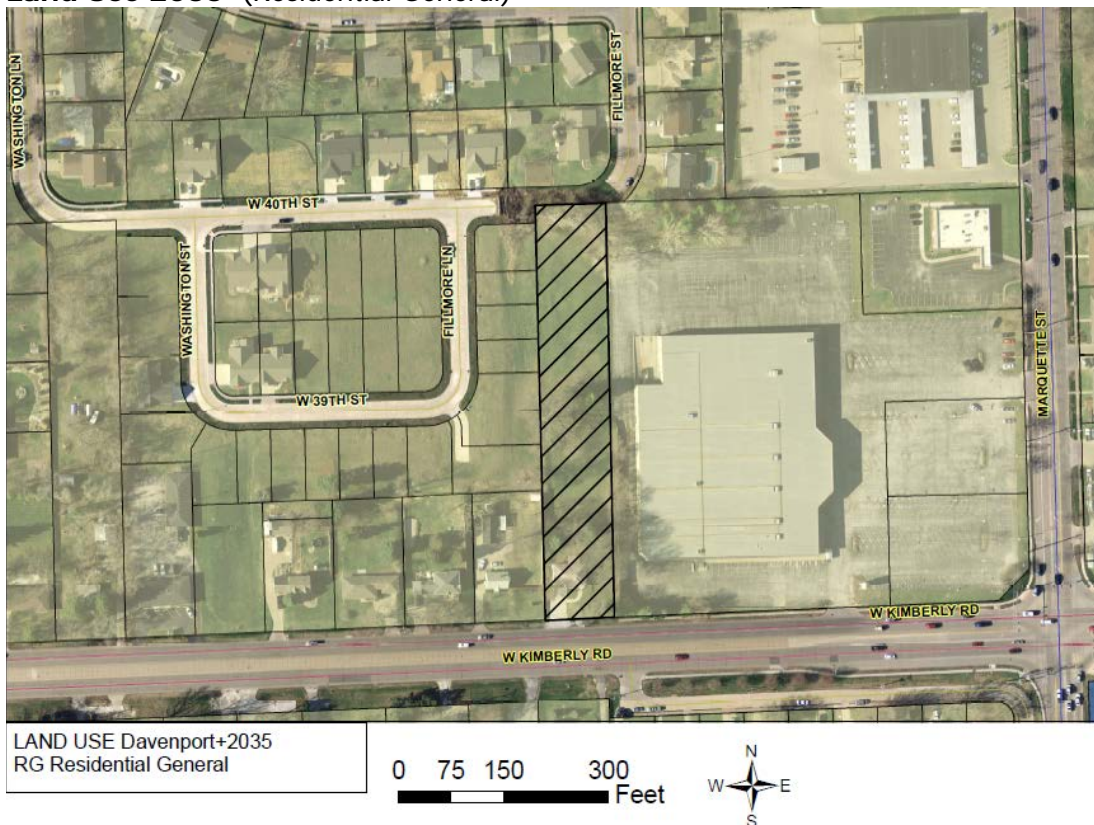
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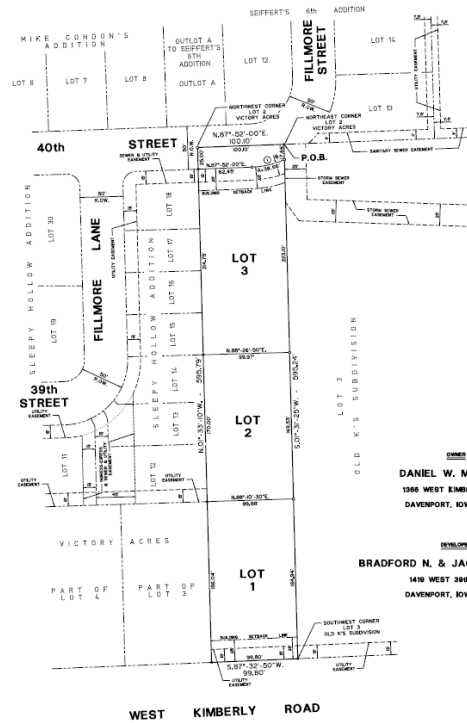


Zoning (R-3 Moderate Density Dwelling District)





Land Use 2035 (Residential General)





GENERAL NOTES

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

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

ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS LOTS, ACRES, MORE OR LESS.

BLANKET UNDERGROUND AND OVERHEAD EASEMENTS GRANTED WITHIN THE RIGHT-OF-WAY OF THE STATE HIGHWAY AND THE RIGHT-OF-WAY OF THE ZONING ORDINANCE OF THE CITY OF DAVENPORT, IOWA, ALONG THE SIDE LOT LINES OF EACH LOT HEREIN FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, GAS PIPING, TELEPHONE, CABLE TELEVISION, TELEPHONE, TELEGRAPH, CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE, CABLE T.V. AND CABLE SERVICE.

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

SUBDIVISION IS ZONED R-3.1 MODERATE DENSITY DWELLING DISTRICT 1.

BEARINGS SHOWN HEREIN ARE BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 ± 201 U.

DANIEL W. MEREDITH
1366 WEST KIMBERLY ROAD
DAVENPORT, IOWA 52806

BRADFORD N. & JACKIE E. BENSON
1419 WEST 39th STREET
DAVENPORT, IOWA 52806

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	430.58'	22°-04'-07"	38.66'	38.42'	N.76°-50'-20"E.	18.57'

LOT AREAS			
NO.	SQUARE FEET	NO.	ACRES
1	18,520	1	0.43
2	15,960	2	0.39
3	23,620	3	0.50

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

Signature:
David L. Meyer, P.E. & L.S., License Number 7008

Date: **SEPTEMBER 06, 2017**

My license expires: Date is December 31, 2020

THIS SHEET ONLY

Pages or sheets covered by this seal:



PREPARED BY
VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.
4111 EAST 80th STREET
DAYTON, OHIO 45207
PHONE NUMBER (363) 369 - 1348

VMCE 17261

BACKGROUND

Comprehensive Plan:

Within Urban Service Area (+2035): Yes

Proposed Land Use Designation: Residential General - RG

Residential General (RG) - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc generally oriented along Urban Corridors (UC).

Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Relevant *Davenport 2025* Goals and Objectives:

- 1. Strengthen the existing built environment.*
 - b. Reduce the number of underoccupied, abandoned, or vacant buildings / properties through adaptive reuse and infill.*

Technical Review:

Streets. No new public streets are proposed with this request.

Storm Water. Existing stormwater infrastructure is located at the north and south of the proposed plat.

Sanitary Sewer. Existing sanitary sewer infrastructure is located to the north and across Kimberly Road to the south.

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

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

PUBLIC INPUT This is a subdivision plat. No notification is required.

DISCUSSION

The plat splits the property into three lots. The developer is a resident abutting to the west and is proposing the plat to add area to a buffer area to their lot. The current owner of the parcel would be located in Lot 1. Lot 2 would be landlocked and would be the buffer for the applicant/developer of the plat. Lot 3 would be available to the owners to the north for the same buffer purpose, though Lot 3 has frontage on public right-of-way and could be developed with residential uses.

STAFF RECOMMENDATION

Finding:

- The subdivision conforms to the zoning and land use portion of the comprehensive plan.

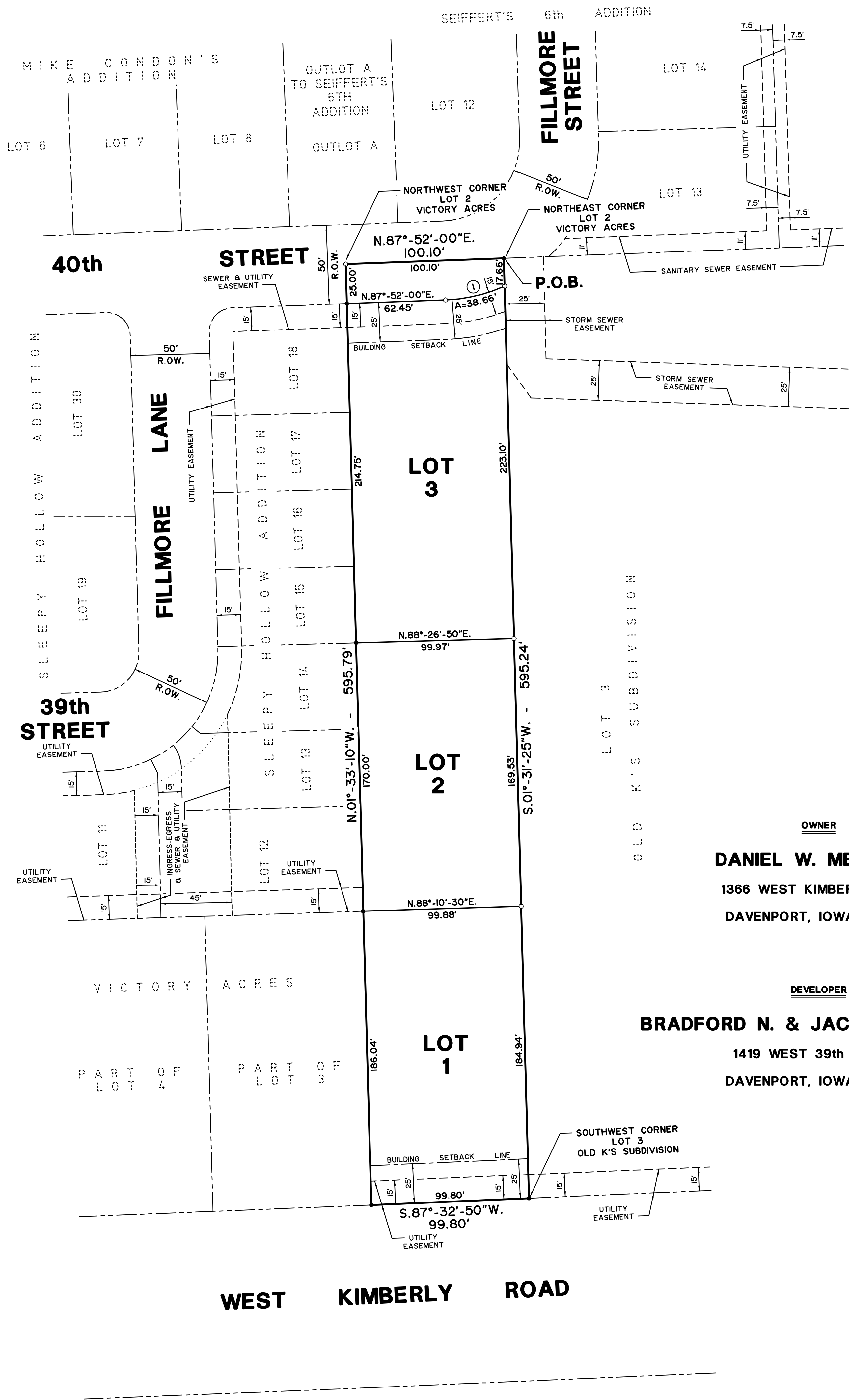
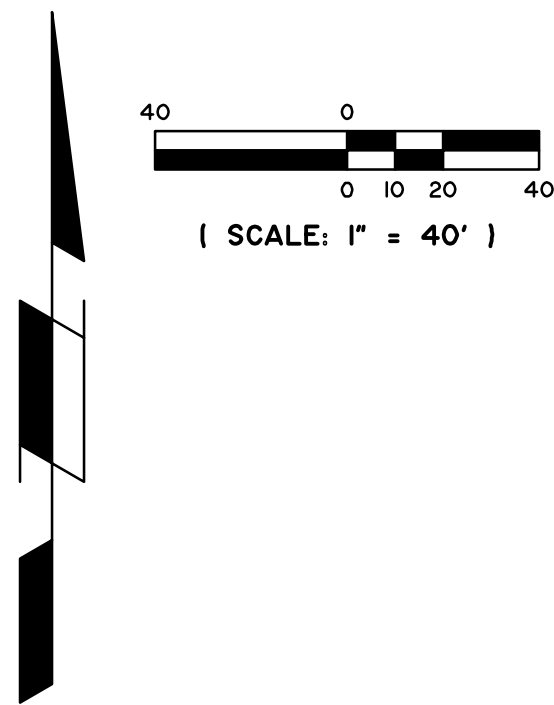
Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. F17-08 to the City Council for approval subject to the following condition(s):

1. That the area shown as 40th Street within the boundary of the replat be shown and labeled as being dedicated for public right-of-way purposes.

Prepared by:

Wayne Wille, CFM-Planner II
Community Planning Division



FINAL PLAT OF
LANDON PRAIRIE
AN ADDITION TO THE CITY OF DAVENPORT, IOWA

BEING PART OF THE NORTHEAST QUARTER OF SECTION 15
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5th P.M.
AND BEING A REPLAT OF PART OF LOT 2 OF VICTORY ACRES,
AN ADDITION TO THE CITY OF DAVENPORT, IOWA

GENERAL NOTES

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

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

ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 1.37 ACRES, MORE OR LESS.

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

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

SUBDIVISION IS ZONED R-3 (MODERATE DENSITY DWELLING DISTRICT).

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

MIDAMERICAN ENERGY COMPANY

BY _____

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

CENTURYLINK

BY _____

DATE _____

IOWA-AMERICAN WATER CO.

BY _____

DATE _____

MEDIACOM

BY _____

DATE _____

PLAN & ZONE COMMISSION

BY _____

DATE _____

CITY OF DAVENPORT, IOWA

BY _____

ATTEST _____

DATE _____

OWNER

DANIEL W. MEREDITH

1366 WEST KIMBERLY ROAD

DAVENPORT, IOWA 52806

DEVELOPER

BRADFORD N. & JACKIE E. BENSON

1419 WEST 39th STREET

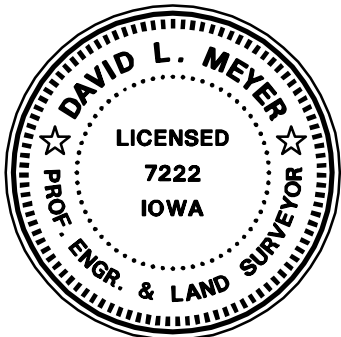
DAVENPORT, IOWA 52806

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	100.58'	22°-01'-15"	38.66'	38.42'	N.76°-51'-20"E.	19.57'

LOT AREAS			
NO.	SQUARE FEET	NO.	ACRES
1	18,520	1	0.43
2	16,965	2	0.39
3	21,620	3	0.50

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

Signature: _____
David L. Meyer, P.E. & L.S., License Number 7222
Date: **SEPTEMBER 06, 2017**
My license renewal date is December 31, 2018
THIS SHEET ONLY
Pages or sheets covered by this seal: _____



PREPARED BY

VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.

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

VMCE 17281

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
10/3/2017

Subject:

Preview of items for the October 17th public hearing and/or regular meeting (note-not all items to be heard may be listed):

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Wille, Wayne	Approved	9/28/2017 - 11:45 AM

City of Davenport
Plan and Zoning Commission

Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286

Date
10/3/2017

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:

**Tuesday, October 17, 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	9/28/2017 - 11:45 AM