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**SCOTT COUNTY  
PLANNING AND ZONING COMMISSION  
AGENDA  
Wednesday, December 20, 2023  
5:30 P.M.**

- 1. Call to Order**
- 2. Approval of Minutes:** Approval of the December 5, 2023 meeting minutes.
- 3. Public Meeting, Site Plan Review:** Application from **Kings Harvest Pet Rescue** for approval of a site plan to establish a no-kill non-profit pet shelter in an existing commercial building at 21110 Holden Drive, legally described as Lot 6 of Holden’s Commercial Park in Section 25 of Sheridan Township (Scott County Tax Parcels 932549106).
- 4. Old Business**
- 5. Zoning Administrator’s Report**
- 6. Public Comment**
- 7. Adjournment**

*Public Hearing/Meeting Procedure*

- a. Chairman reads public notice of hearing.
- b. Director reviews background of request.
- c. Applicant /Representative provide any additional comments on request.
- d. Public may make comments or ask questions.
- e. Director makes staff recommendation.
- f. Applicant may respond or comment.
- g. Commission members may ask questions.
- h. Chairman closes the public portion of the hearing (No more public comments).
- i. Discussion period for the Commission members.
- j. Commission members make motion to approval, deny, or modify request.
- k. Final vote. Recommendation goes to Board of Supervisors.

**PLANNING & DEVELOPMENT**

600 West Fourth Street

Davenport, Iowa 52801-1106

Email: [planning@scottcountyiowa.gov](mailto:planning@scottcountyiowa.gov)

Office: (563) 326-8643

Fax: (563) 326-8257



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**SCOTT COUNTY  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC MEETING**

Public Notice is hereby given as required by Section 6-31 of the County Code (Zoning Ordinance for Unincorporated Scott County), that the Scott County Planning and Zoning Commission will review a site plan approval request submitted by **Kings Harvest Pet Rescue** at a public meeting on **Wednesday, December 20, 2023 at 5:30 PM**. The meeting will be held in the **1<sup>st</sup> Floor Board Room, County Administrative Center, 600 W 4<sup>th</sup> Street, Davenport, IA, 52801**.

The Planning and Zoning Commission will consider the request of **Kings Harvest Pet Rescue** for approval of a site plan to establish a no-kill non-profit pet shelter in an existing commercial building at 21110 Holden Drive, legally described as Lot 6 of Holden's Commercial Park in Section 25 of Sheridan Township (Scott County Tax Parcel 932549106). The property is zoned "Commercial-Light Industrial" (C-2), which is intended to provide areas for general commercial, highway commercial, and light industrial uses that are determined to be appropriate by the Planning and Zoning Commission.

If you have questions or comments regarding the meeting, please call, write or email the Planning and Development Department, 600 West Fourth Street, Davenport, Iowa 52801, (563) 326-8643, [planning@scottcountyiowa.gov](mailto:planning@scottcountyiowa.gov) or attend the hearing.

**PLANNING & DEVELOPMENT**

600 West Fourth Street  
Davenport, Iowa 52801-1106  
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Chris Mathias, Director

**Site Plan Review Application**

Date Submitted: 11 / 20 / 2023

Name: Kings Harvest Pet Rescue

Address: 21110 Holden dr City Davenport State Ia Zip 52806

Phone: 563-579-0313 Email: Kingsharvest@mchsi.com

Developer Name: N/A

Developer Address: Same as above City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Developer Phone: Same as above Developer Email: kingsharvest@mchsi.com

Name of proposed development: \_\_\_\_\_

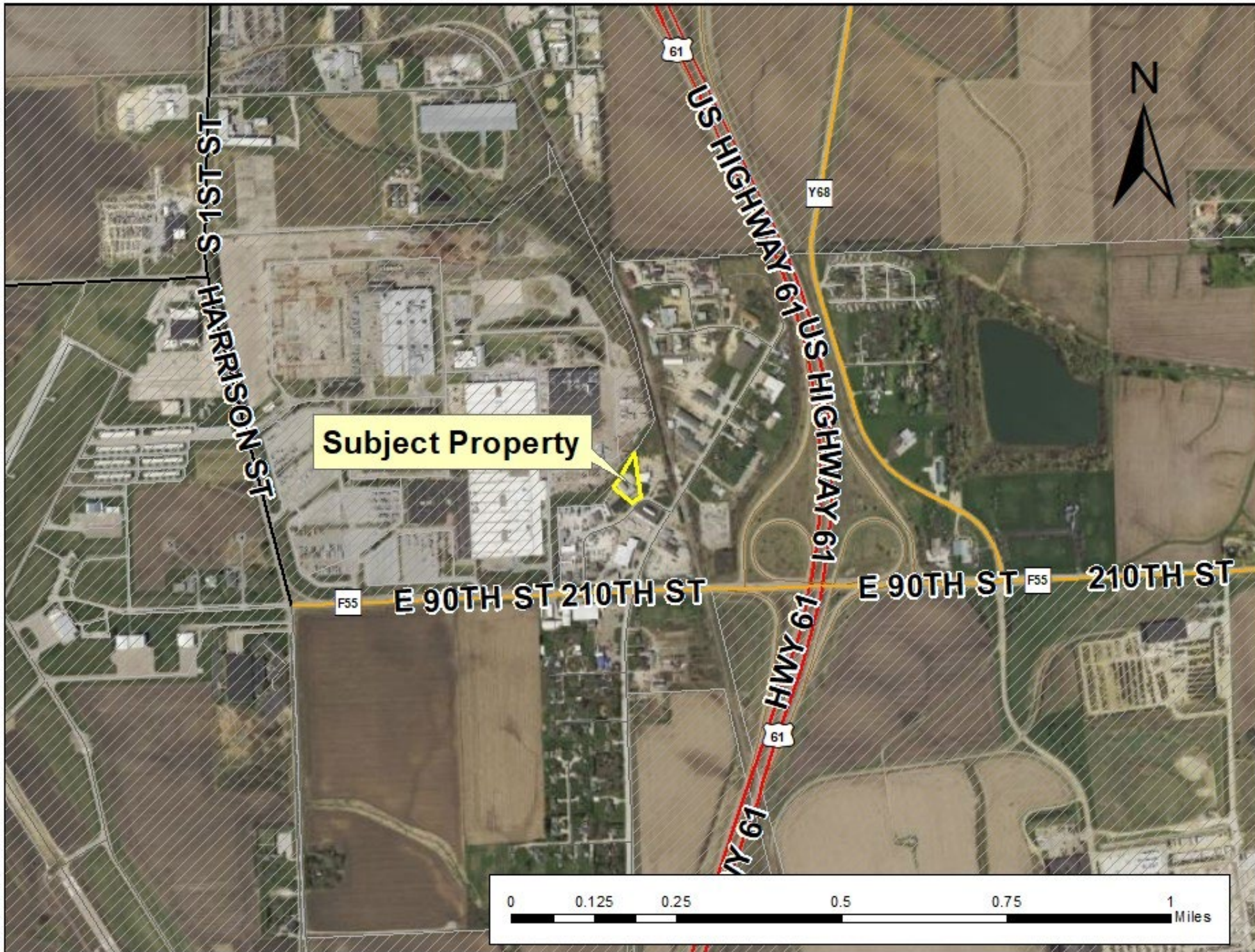
**Name and location of adjoining subdivisions**

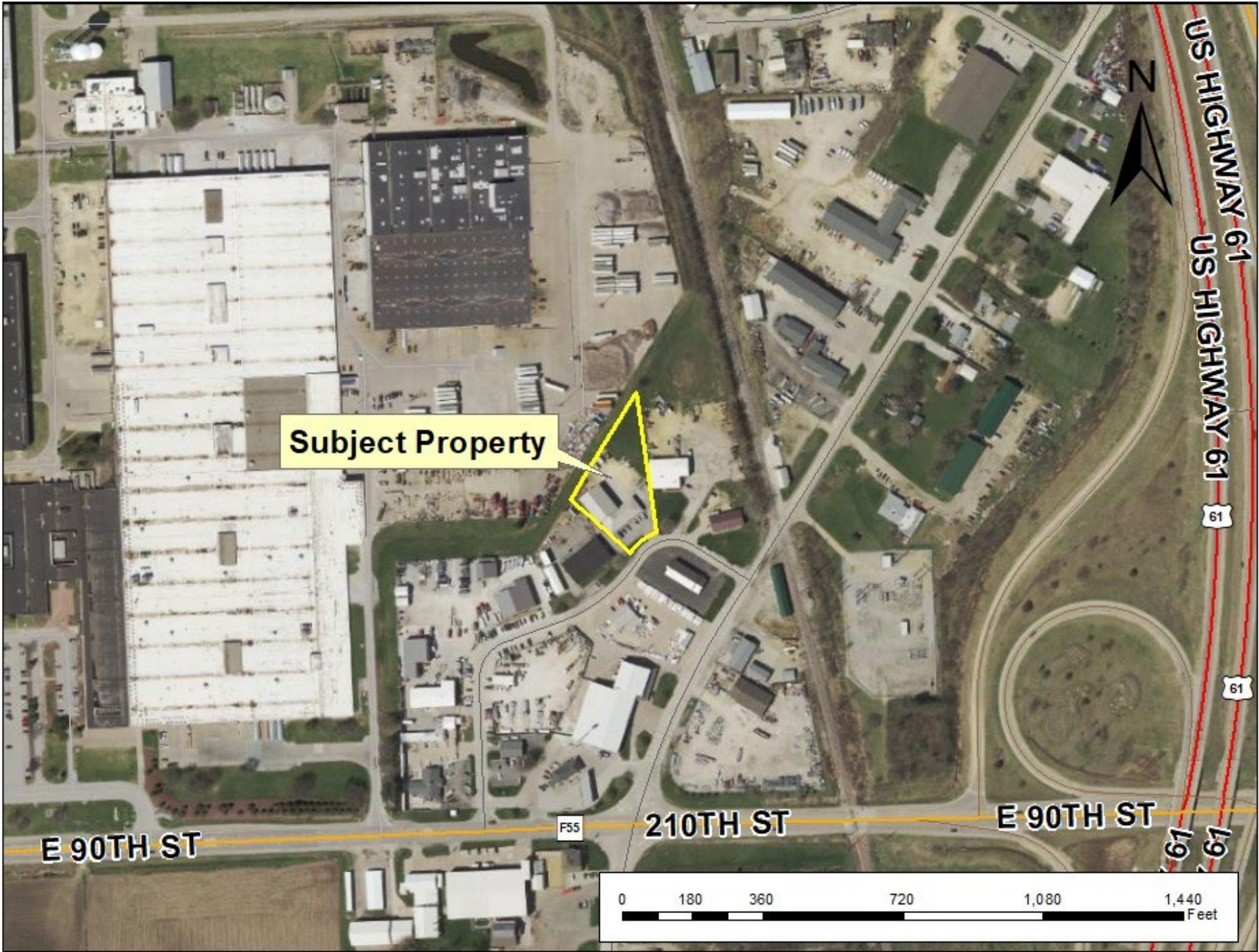
<u>Subdivision Name</u>	<u>Location</u>
_____	_____
_____	_____
_____	_____
_____	_____

**Name and addresses of adjoining landowners**

<u>Name</u>	<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
<u>Mt Joy Properties LLC</u>	<u>21124 Holden Drive</u>	<u>Davenport</u>	<u>IA</u>	<u>52806</u>
<u>Tremont Ventures</u>	<u>21100 Holden Drive</u>	<u>Davenport</u>	<u>IA</u>	<u>52806</u>
<u>Local UAW 281</u>	<u>21135 Holden Drive</u>	<u>Davenport</u>	<u>IA</u>	<u>52806</u>
<u>Petersen Properteis LC</u>	<u>200 E 90th Street</u>	<u>Daveport</u>	<u>IA</u>	<u>52806</u>
_____	_____	_____	_____	_____

**Fees:** Less than five (5) acres = \$100.00 Between five (5) and ten (10) acres = \$150.00  
Ten (10) acres or more = \$200.00





**Subject Property**

**E 90TH ST**

**210TH ST**

**E 90TH ST**

**US HIGHWAY 61**  
**US HIGHWAY 61**

0 180 360 720 1,080 1,440 Feet

# City of Davenport

Subject Property

US HIGHWAY 61  
US HIGHWAY 61  
61

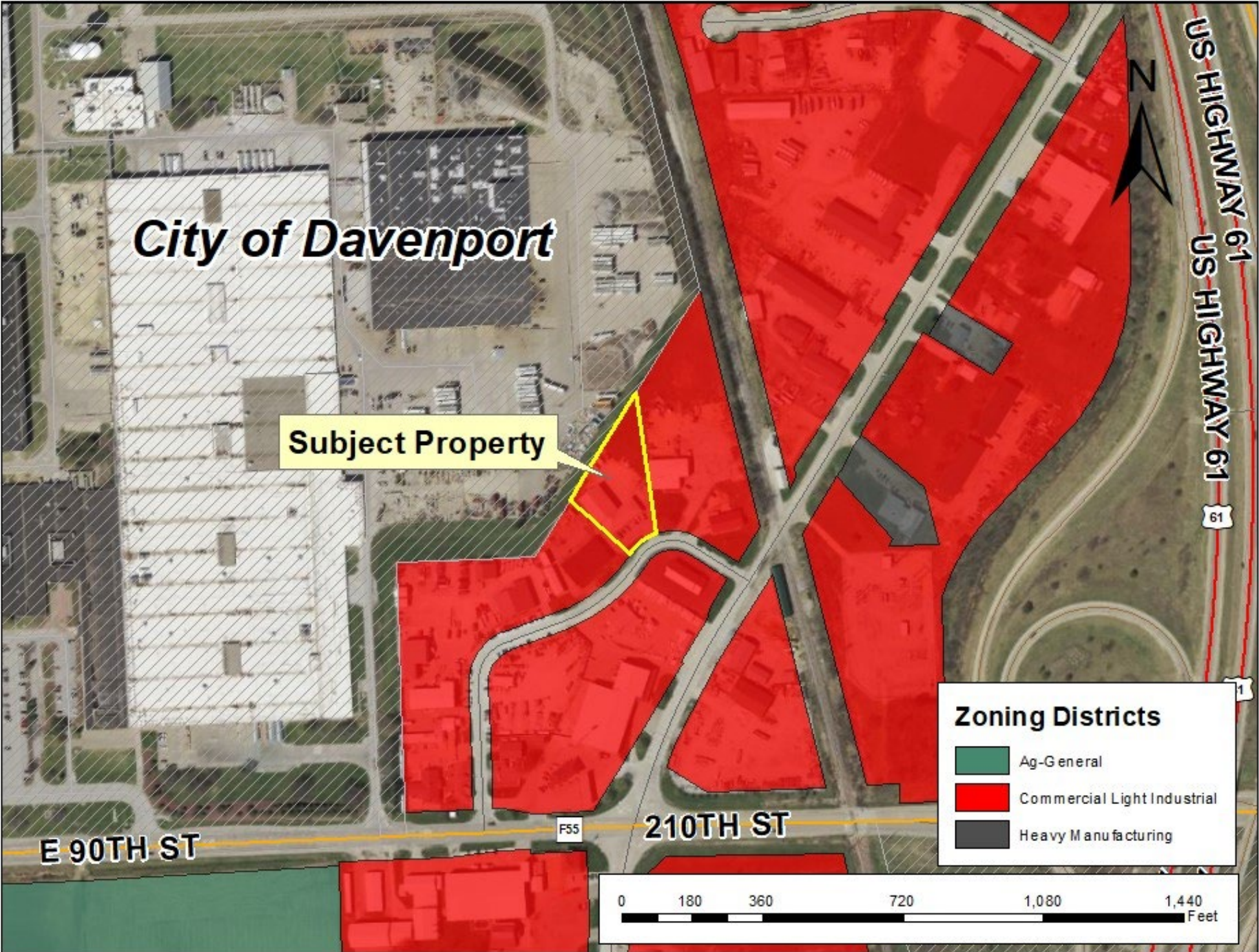
## Zoning Districts

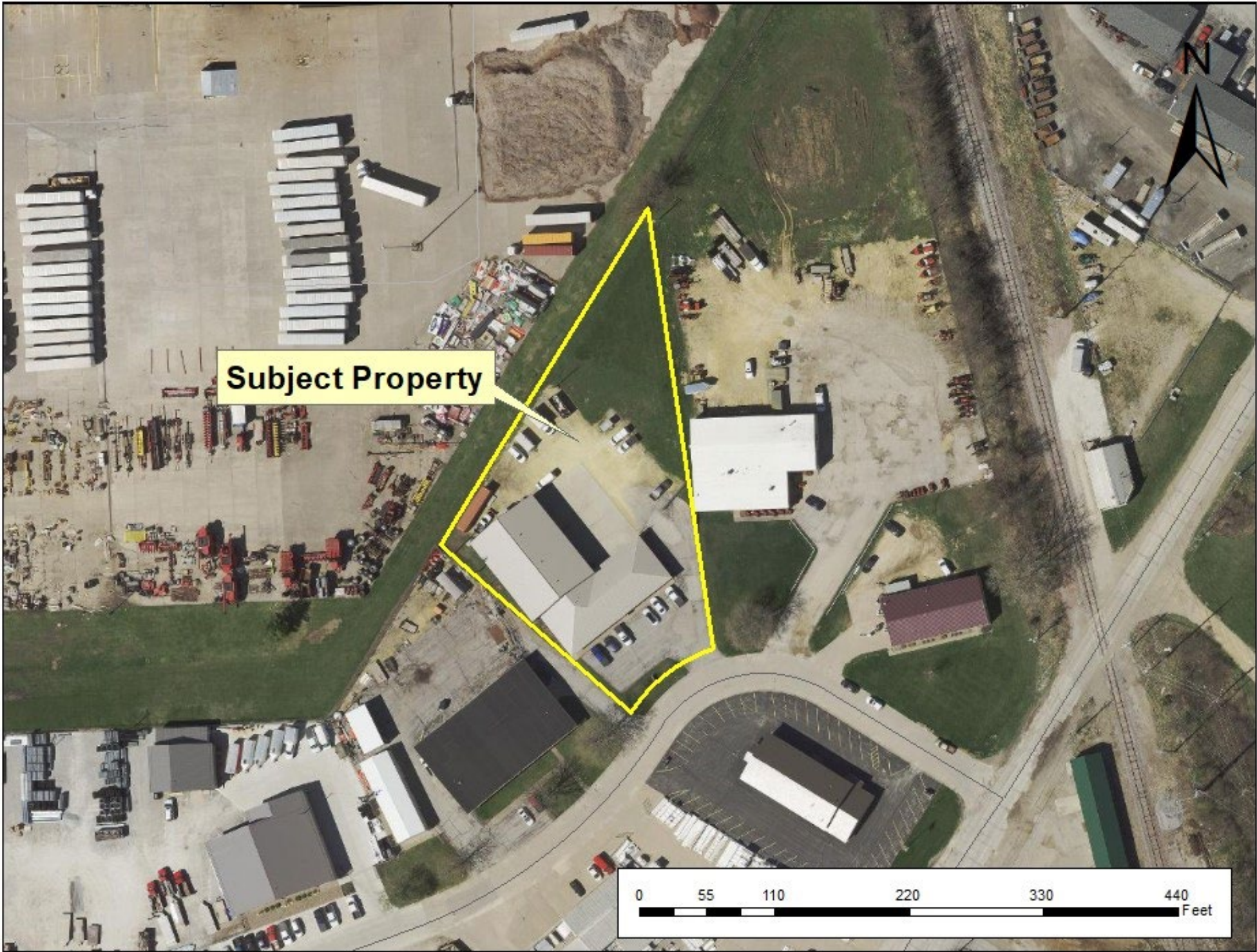
- Ag-General
- Commercial Light Industrial
- Heavy Manufacturing

E 90TH ST

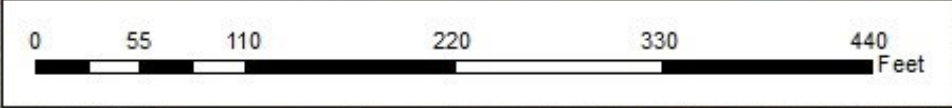
210TH ST

0 180 360 720 1,080 1,440 Feet



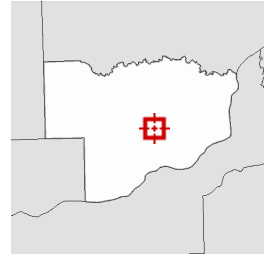


**Subject Property**





### Overview



### Legend

- Political Township
- County Boundary
- Railroad
- All Roads**
- Interstate
- US Highway
- State Highway
- County Route
- Major road
- Local roads
- Ramp
- Alleyway/Access Road
- Bike/Pedestrian Trail
- Driveway
- Rights of Way
- Major Rivers and Streams**
- River Centerline
- River Boundary
- Major Stream
- Minor Streams, Other**
- Minor Stream
- Small Lake/Pond
- Drainageways, etc
- Island
- Major Rivers and Lakes**
- Lake
- Major Stream
- River
- Minor Lakes and Ponds
- Parcels
- ◆ Parcel Point

Parcel ID 932549106  
 Sec/Twp/Rng n/a  
 Property Address 21110 HOLDEN DR  
 SCOTT COUNTY

Alternate ID n/a  
 Class C  
 Acreage 1.058  
 Graphic Acres 1.058

Owner Address SYH HOLDINGS LLC  
 21110 HOLDEN DR  
 DAVENPORT IA 52806-9314



**District**  
**Brief Tax Description**

SHNW  
HOLDEN'S COMMERCIAL PARK Lot: 006 HOLDEN'S COMMERCIALPARK  
(Note: Not to be used on legal documents)

Date created: 11/20/2023

Last Data Uploaded: 11/20/2023 7:07:40 AM