

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, DECEMBER 5, 2023; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

- A. Case REZ23-06: Request of Larry Edward Stoltenberg Trust to rezone approximately 25.84 acres of land located at the southwest corner of Slopertown Road and Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

- A. Consideration of the November 14, 2023 meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

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

Date
12/5/2023

Subject:

Case REZ23-06: Request of Larry Edward Stoltenberg Trust to rezone approximately 25.84 acres of land located at the southwest corner of Slopertown Road and Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]

Recommendation:

Hold the Public Hearing.

A formal staff recommendation will be provided at the December 19, 2023 Plan and Zoning Commission Meeting.

Background:

The subject property was recently annexed into the City of Davenport and is currently zoned S-AG Agricultural District. The property owner is requesting a rezoning to I-1 Light Industrial District. The purpose of the request is to market the site for future industrial development. The area of the rezoning request is approximately 25.84 acres.

Why is a Zoning Map Amendment Required?

The land is currently being used for agriculture, but is being marketed as a shovel-ready site suitable for industrial development. This is part of an overall strategy to promote industrial development north of Interstate-80. The owner intends to continue farming the land until the property can be sold.

Comprehensive Plan:

City Council adopted a Future Land Use Map amendment at its June 28, 2023 meeting to better prepare this substantial growth area for future development. The approximately 475 acres of land roughly bounded by Slopertown Road, Hillandale Road, Northwest Boulevard, and 130th Avenue was amended from Urban Fringe to Industry. In addition, the Urban Service Boundary was extended north to Slopertown Road.

Future Land Use Designation:

1. **Industry (I)** - Designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.

Zoning:

The subject property is currently zoned **S-AG Agricultural District**. This district is intended to address existing agricultural land uses. The standards of the S-AG District promote the continuation of farming, and protect agricultural land uses from encroachment of incompatible developments.

The applicant is requesting a rezoning to **I-1 Light Industrial Zoning District**. This district is

intended to provide for a variety of light manufacturing, fabricating, processing, distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity uses with minimal, if any, outside impacts.

Technical Review:

City Departments are reviewing the proposed Zoning Map Amendment Application. Further comments will be provided at the December 19, 2023 Plan and Zoning Commission meeting.

Public Input:

Letters were sent to property owners within 200 feet of the proposed request notifying them of the December 5, 2023 Plan and Zoning Commission Public Hearing. To date, no public comments have been received. Staff will apprise the Commission of any correspondence at the December 19, 2023 Plan and Zoning Commission meeting.

ATTACHMENTS:

Type	Description
▢ Backup Material	Vicinity, Zoning, & Future Land Use Map
▢ Backup Material	Application
▢ Backup Material	Public Hearing Notice-Plan & Zoning Commission

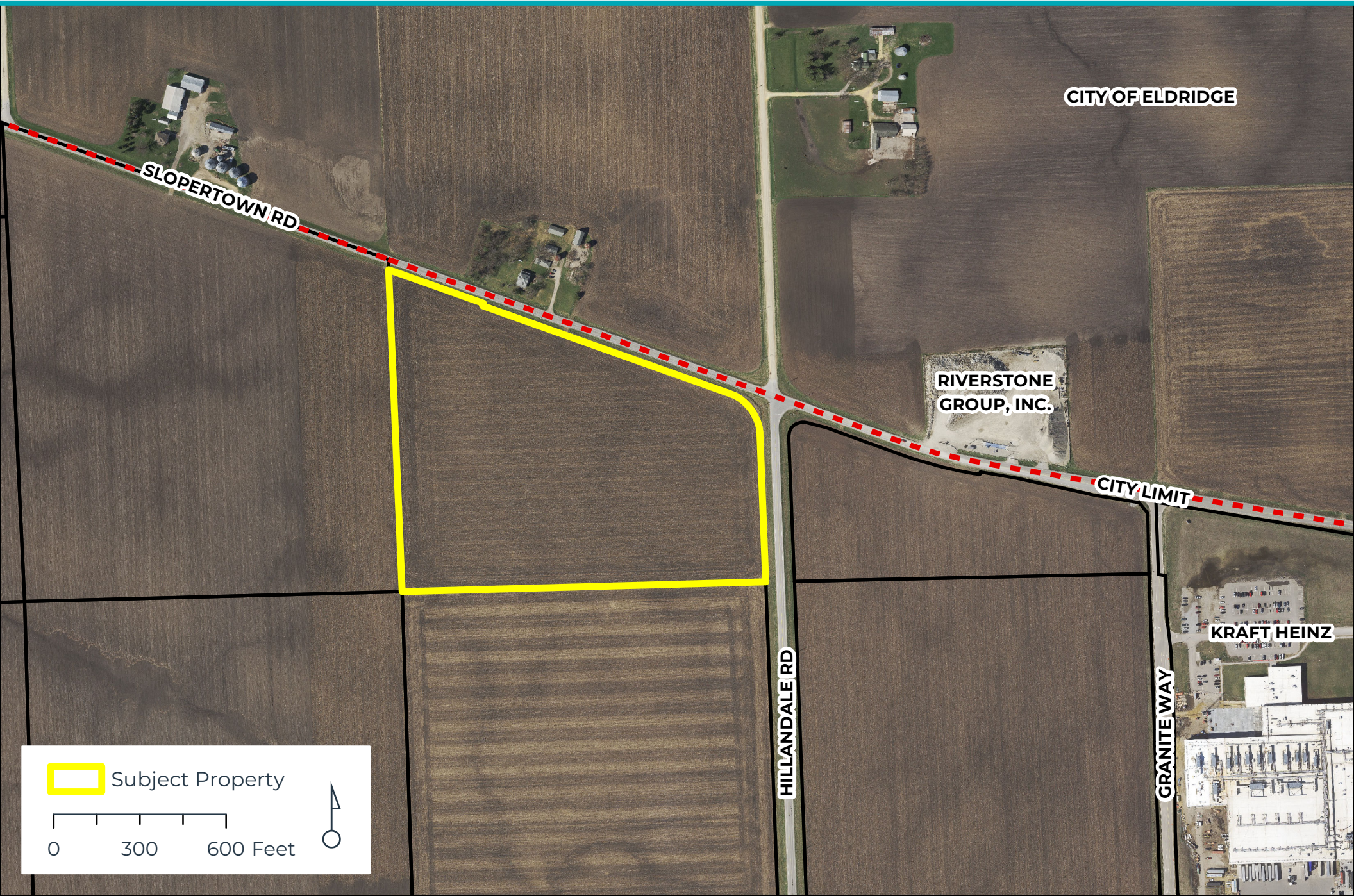
Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	12/1/2023 - 11:55 AM

Vicinity Map | Case REZ23-06

Request of Larry Edward Stoltenberg Trust to rezone approximately 25.84 acres of land located at the southwest corner of Slopertown Road and Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]



 Subject Property

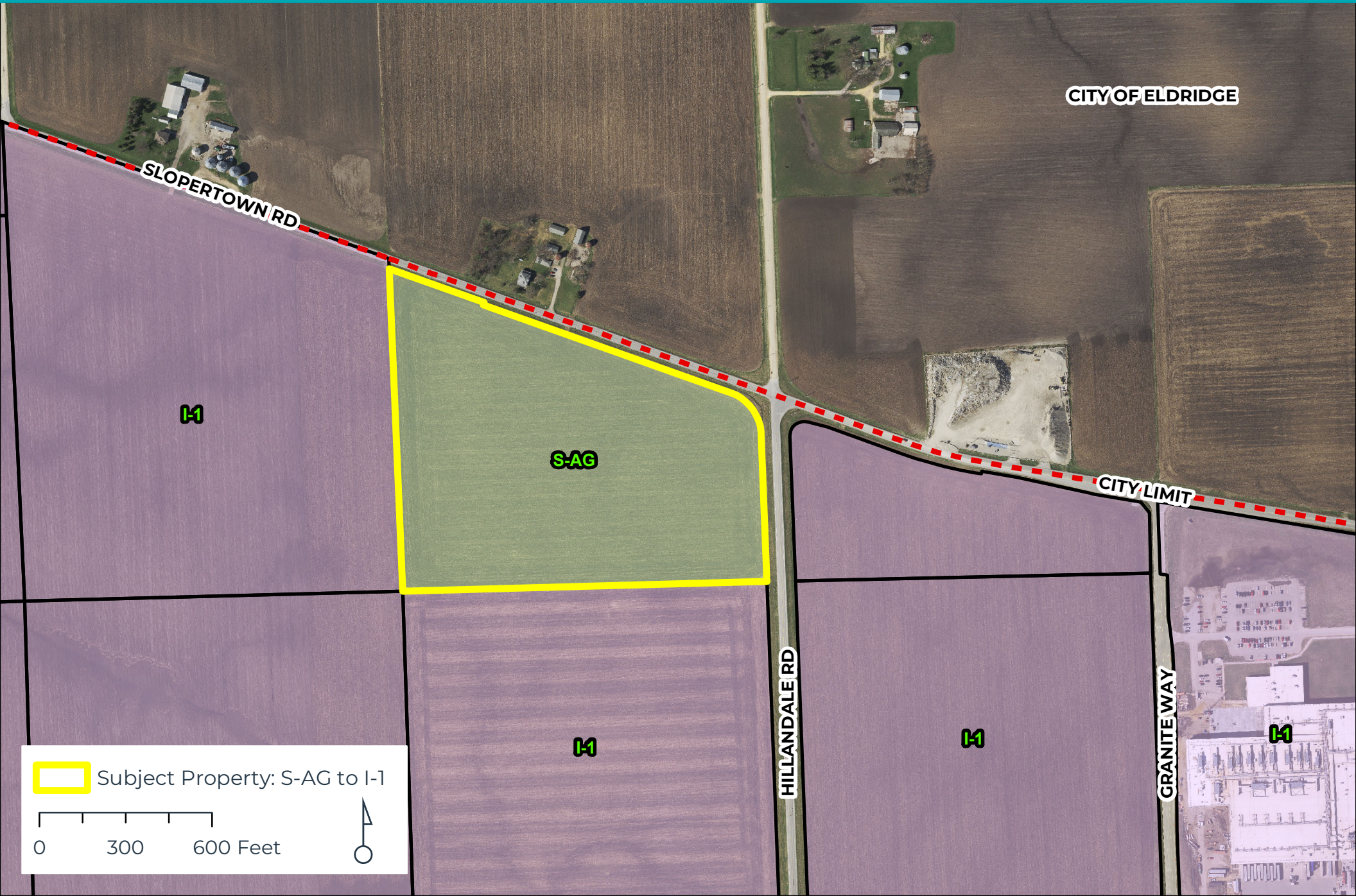
0 300 600 Feet





Zoning Map | Case REZ23-06

Request of Larry Edward Stoltenberg Trust to rezone approximately 25.84 acres of land located at the southwest corner of Slopertown Road and Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]



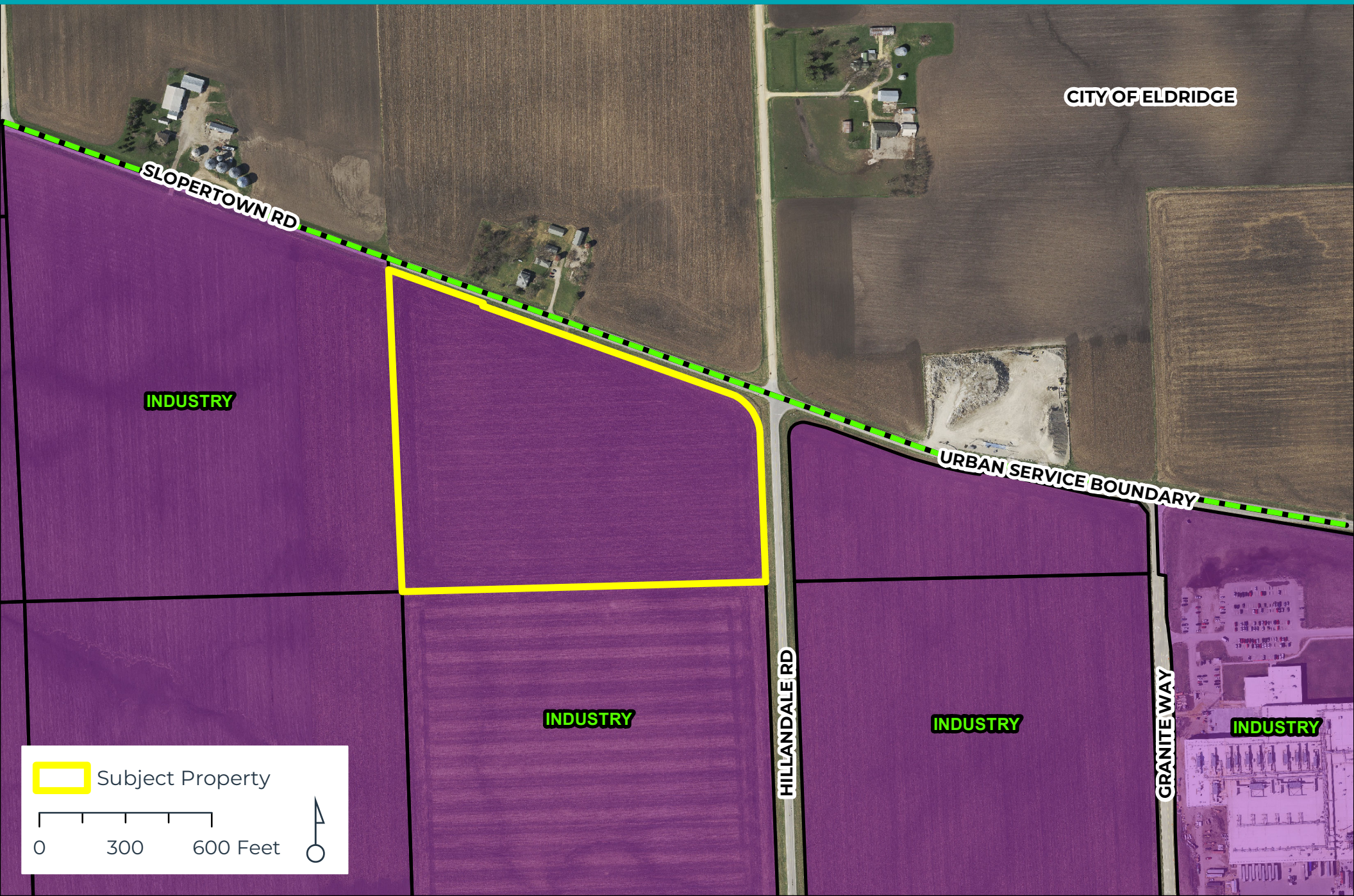
Subject Property: S-AG to I-1

0 300 600 Feet





Request of Larry Edward Stoltenberg Trust to rezone approximately 25.84 acres of land located at the southwest corner of Slopertown Road and Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]





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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
REZONING
(MAP AMENDMENT)

DATES: PRE-APP SUBMITTAL PUBLIC HEARING

PROJECT TITLE

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

ZONING EXISTING PROPOSED SQ. AREA
DISTRICTS

COMPLETE SUBMITTALS SHALL INCLUDE: SUBMITTED

Concept/Development Plan ☐

Authorization to Act as Applicant* ☐

*only needed if the Applicant is different than the owner

Legal Description* (bearing & distance) ☐

* shall include a MS Word or Text file

Legal Description Dimensioned Sketch ☐

Application Fee* (REQUIRED) ☐

*(check payable to 'City of Davenport')

Rezoning Fee Schedule

Land Area	Fee
Less than 1 acre	\$400
1 to less than 10 acres	\$750 plus \$25/acre
10 acres or more	\$1,000 plus \$25/acre

1 to 3 site notice signs are required based on lot size; \$10 each

PROJECT NARRATIVE: (submit separate sheet if needed)

Zone light industrial
Own 25 acres with
use of rental of
farmland on the 25
acres we own on
the corner of
Stoportown Rd and
Hillandale Rd.

Submit the first two pages of this form to Planning Staff at:
planning@davenportiowa.com or contact staff with any
questions or requests for additional information.

APPLICANT INFORMATION

APPLICANT NAME

Mary Stoltenberg

ADDRESS

3924 King Charles Rd

CITY, STATE, ZIP

Durham, NC 27707

PHONE

(919) 491-9393

SECONDARY PHONE

(919) 491-8638

E-MAIL ADDRESS

lestolten@msn.com

Acceptance of Applicant

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

In addition to the application fee, I understand I am responsible for attendance at each meeting on the public hearing/zoning calendar. The City reserves the right to require further site studies as necessary, such as a traffic study.

Mary Stoltenberg

Type Applicant's Name

for Larry E Stoltenberg Trust

Mary Stoltenberg, Trustee 10/30/23

Applicant's Signature

Date

DEVELOPMENT TEAM

Property Owner

Larry Stoltenberg Trust

Address

3924 King Charles Rd

Phone

(919) 491-9393

Secondary Phone

(919) 491-8638

E-Mail Address

lestolten@msn.com

Project Manager/Other

Address

Phone

Secondary Phone

E-Mail Address



PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of the subject property located at the southwest corner of Slopertown Road and Hillandale Road.

Plan & Zoning Commission Public Hearing Meeting

Date: 12/5/2023

Time: 5:00 PM

Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?

This notice is being sent to inform you that a public hearing will be held for a Rezoning Request. The subject property was recently annexed into the City of Davenport and is currently zoned S-AG Agricultural District. The property owner is requesting a rezoning to I-1 Light Industrial District. The purpose of the request is to market the site for future industrial development.

Request/Case Description

Case REZ23-06: Request of Larry Edward Stoltenberg Trust to rezone approximately 25.84 acres of land located at the southwest corner of Slopertown Road and Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]

What are the Next Steps after the Neighborhood Meeting and Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on December 5, 2023. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on December 19, 2023. 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 via email or in person at the public hearing. Send written comments to planning@davenportiowa.com (no later than 12:00 PM one day before the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

All documents related to the meeting (agenda included) are at "Search Minutes & Agendas": www.cityofdavenportiowa.com/boards Mondays before the meeting/public hearing.

Do You Have Any Questions?

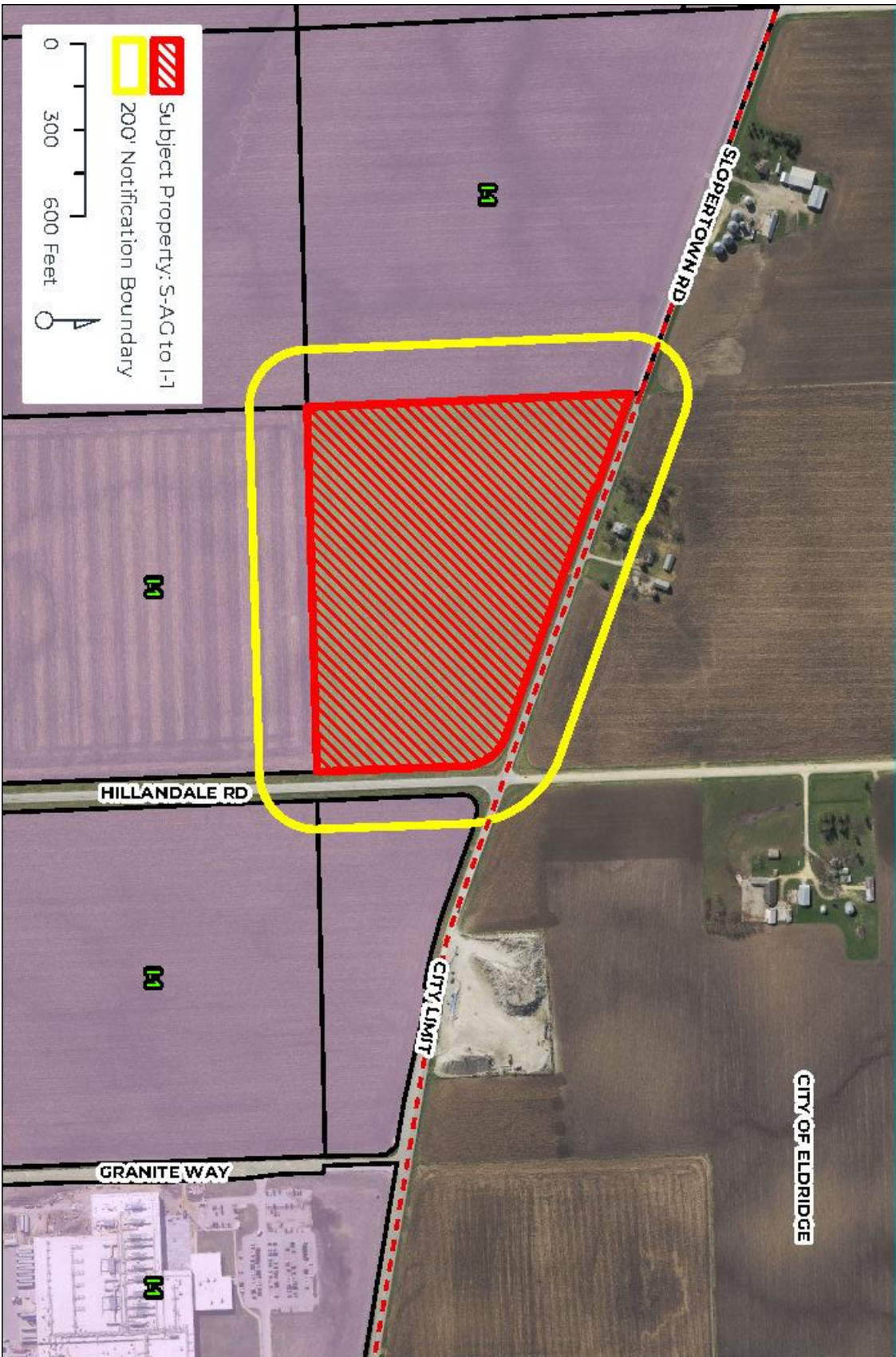
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.



Rezoning Request | Public Hearing Notice | Case REZ23-06

Request of Larry Edward Stollenberg Trust to rezone approximately 25.84 acres of land located at the southwest corner of Slopertown Road and Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]



City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
12/5/2023

Subject:
Consideration of the November 14, 2023 meeting minutes.

Recommendation:
Staff recommends the City Plan and Zoning Commission approve the November 14, 2023 meeting minutes.

Background:
The November 14, 2023 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 11-14-23

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	11/29/2023 - 2:18 PM

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, NOVEMBER 14, 2023; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

Present: Inghram, Hepner, Reinartz, Eikleberry, Maness, Garrington, Tallman, Schneider, Schilling

Excused: Johnson, Stelk

Staff: Berkley

II. Report of the City Council Activity

Staff provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the October 31, 2023 meeting minutes.

Motion by Hepner, second by Maness, to approve the October 31, 2023 meeting minutes. Motion to approve was unanimous by voice vote (8-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case F23-17: Request of Overland Engineering for a Final Plat of RSBR Addition. The 1-lot subdivision is located at the southwest corner of Highway 61 (140th Street) and 110th Avenue on 2.01 acres of land in unincorporated Scott County. [Adjacent to Ward 1]

Berkley presented an overview of the subdivision plat in Scott County. The City has the authority to review plats within two miles of its boundary. This is a one lot subdivision containing 2.01 acres of Scott County land zoned C2 Commercial-Industrial Zoning District. Following review by the City of Davenport, the County Board of Supervisors will make a final vote.

A representative of Overland Engineering was in attendance to answer questions about the project.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F23-17 to the City Council with a recommendation for approval.

Findings:

1. The location of the development is outside the urban service area.
2. The final plat prepares the area for future development.
3. The final plat will achieve consistency with subdivision requirements.

Motion by Inghram, second by Tallman, to approve staff recommendation. Motion was approved by a roll call vote (8-0).

VII. Future Business

VIII. Communications

- A. Extraterritorial Future Land Use Map Amendment: Request of RiverStone Group, Inc. to amend the Future Land Use Map to remove the designation "To Be Annexed (Prior to Development)" for the approximately 75.26 acres of land located at the southeast corner of Harrison Street and West 90th Street.

Berkley provided an overview of the Future Land Use Map Amendment proposed in Scott County. RiverStone Group, Inc., previously submitted an application to rezone the land to Industrial (I) for the purpose of establishing a recycle yard for excavated concrete and asphalt from public road reconstruction and private development activities. This application has since been withdrawn. Instead, RiverStone Group, Inc. is requesting an amendment to the Future Land Use Map as a first step before resubmitting for a rezoning to Industrial.

The mayor's office is currently reviewing the petition and will provide a response to the Scott County Planning and Development Department to be included as an official comment ahead of the County's formal review process.

Commissioners expressed opposition to the application. Reasons cited were the proposed land use, impacts to the airport, and preference for high-quality light industrial development. Commissioners believe this area should be annexed into the City of Davenport prior to any development.

IX. Other Business

X. Adjourn

Motion by Reinartz, second by Tallman, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (8-0).

The meeting adjourned at 5:17 pm.