

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, NOVEMBER 30, 2021; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Lammers, Johnson, Tallman, Inghram, Hepner, Brandsgard, Garrington, Stelk

Excused: Reinartz, Maness

Staff: Berkley, Werderitch

II. Report of the City Council Activity

Berkley stated the ordinance amendment and rezoning of land to the City-Centre District was approved by City Council at its November 23, 2021 meeting.

III. Secretary's Report

A. Consideration of the November 16, 2021 meeting minutes.

Motion by Hepner, second by Tallman to approve the November 16, 2021 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

- i. Case P21-05: Request of Beckett Place Development, LLC on behalf of Glen and Kathleen Moeller for a Preliminary Plat of Beckett Place for a 51 lot subdivision on 25.8 acres located south of Veterans Memorial Parkway and east of Interstate 74. [Ward 6]

Berkley provided an overview of the proposed residential subdivision. The applicant has revised the road network to enhance connectivity and better conform to subdivision requirements. Mike Shamsie of Landmark Engineering Group Inc. spoke on behalf of the project. Lammers inquired about the installation of sidewalks.

Stephen Cox, 3720 Kathleen Way, brought forth concerns regarding the proposed roadway width.

Staff recommended the Plan and Zoning Commission forward P21-05 to City Council with a recommendation for approval subject to the following findings and conditions:

Findings:

1. The preliminary plat conforms to the comprehensive plan Davenport +2035.
2. The preliminary plat prepares the area for future development.
3. A variance to Section 16.24.040C is warranted due to topographical challenges and safety concerns.
4. The preliminary plat (with conditions and variance recommended by City Staff) would achieve consistency with subdivision requirements.

Conditions:

1. Madelyn Way shall be renamed to Madelyn Court.
2. A variance to Section 16.24.040C for a cul-de-sac exceeding maximum length is granted for Madelyn Court.
3. Standard Plat Notes shall be added.
4. The new street connecting the existing Lakehurst Drive to Thomas Pointe Road shall be renamed to Thomas Pointe Road throughout the entire subdivision.
5. A street name is required for the east-west roadway connecting Lakehurst Drive to Whispering Pine Drive.
6. On-street parking shall be limited to one side of the street. No parking will be permitted within the cul-de-sac.
7. Remove the island from the Madelyn Court cul-de-sac.
8. Remove the Madelyn Court mid-block turn around as public right-of-way and maintain a 50 foot width. The hammerhead turnaround does not meet the requirements of the International Fire Code.
9. Add the following note to the plat, "Acceptable sewer size and drainage easement width depend upon pipe depth and storm water flows. Until construction plans and stormwater calculations are submitted and approved, sewer size and easement widths are to be considered as preliminary only and may change with final platting."

10. Shift the right-of-way line on lot 5 to the south to align with the north property line of 6325 Lakehurst Drive. The entirety of the sidewalk shall be located within the public right-of-way.
11. Add a note stating, "Sidewalks shall be constructed along all street frontages prior to the completion of residential construction for each lot, or as so ordered by the City of Davenport."
12. All easements shall be a minimum width of 15 feet.
13. Label the easement between lots 24 and 25 as "20' Sanitary Sewer, Utility, and Access Easement"

Motion by Schneider, second by Tallman to approve Case P21-05 subject to conditions. Motion to approve was unanimous by a roll call vote (8-0).

B. New Business

- i. Case F21-15: Request of Blackwell Properties Inc. on behalf of JJO LLC for a Final Plat of Cheddar's 2nd Addition for a 2-lot subdivision on 4.43 acres located at 1235 and 1423 East Kimberly Road. [Ward 7]

Werderitch provided an overview of the proposed commercial subdivision. The purpose of the final plat is to transfer the land south of the existing Kimberly Crest Veterinary Hospital & Specialty Service from JJO LLC to Blackwell Properties Inc.

Staff recommended the Plan and Zoning Commission forward F21-15 to City Council with a recommendation for approval subject to the following findings and conditions:

Findings:

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

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Add an approval signature line for Metronet.
4. Revise note #7 to state, " The subject property is zoned C-2 Corridor Commercial District."
5. Remove the "(25') Building Setback Line" along Bridge Avenue.
6. Add 15 foot utility easements on the frontages of Bridge Avenue and East Kimberly Road.

7. The 15 foot utility easement on the east end shall also be a sewer easement. Extend this same easement north to East Kimberly Road.
8. Revise comment #9 to state, "Stormwater detention and water quality treatment may be required with future development in this subdivision per governing ordinance."
9. Add a note stating, "A landscape buffer yard shall be installed upon development in accordance with Section 17.11.080 of the Zoning Ordinance where lot lines are adjacent to single-family or two-family zoning districts."

Motion by Schneider, second by Lammers to approve Case F21-15 subject to conditions. Motion to approve was unanimous by a roll call vote (8-0).

- ii. Case F21-16: Request of Birchwood South, LLC for a Final Plat of Birchwood South Second Addition for a 7-lot subdivision on 17.92 acres located at 4607 East 53rd Street. [Ward 6]

Werderitch presented a summary of the proposed commercial subdivision. The Plan and Zoning Commission approved a six-lot final plat for this site at their August 17, 2021 meeting date, which was subsequently approved by City Council on September 8, 2021. The purpose of the final plat is to modify existing lot lines to better facilitate commercial development. An additional lot has been added to the east of Ravenwood Lane.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F21-16 to the City Council with a recommendation for approval subject to the listed findings and conditions:

Findings:

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

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Include a note stating, "The sidewalk along East 53rd Street shall be constructed as a ten foot wide trail."
4. Provide the following note, "The access location to lot 5 from Ravenwood Lane shall be no closer to East 53rd Street than the East 52nd Street intersection."
5. Provide an access easement along the south lot line in Lot 1.

Motion by Schneider, second by Lammers to approve Case F21-16 subject to conditions. Motion to approve was unanimous by a roll call vote (7-0). Commissioner Tallman abstained from the vote.

VII. Future Business

Berkley stated the December 14, 2021 meeting has been cancelled due to a lack of business.

VIII. Communications

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:40 pm.