

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, NOVEMBER 16, 2021; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Lammers, Tallman, Inghram, Hepner, Brandsgard, Reinartz, Maness, Stelk

Excused: Johnson, Garrington

Staff: Berkley, Werderitch

II. Report of the City Council Activity

Berkley stated the Speedway Final Plat was approved at City Council. The ordinance amendment and rezoning of land to the City-Centre District will have its third consideration on November 23, 2021.

III. Secretary's Report

A. Consideration of the October 19, 2021 meeting minutes.

Motion by Hepner, second by Lammers to approve the October 19, 2021 meeting minutes. Motion to approve was unanimous by voice vote (8-0).

IV. Report of the Comprehensive Plan Committee

Staff anticipate a Future Land Use Map Amendment for the area north of Forest Grove Road and east of Utica Ridge Road. More information to be provided at a later date.

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case P21-06: Request of C&L Plaza for a preliminary plat of Prairie Pointe 2nd Addition for a 45-lot subdivision on 19.26 acres, located north of East 58th Street and east of Eastern Avenue. [Ward 8]

Werderitch provided an overview of the proposed residential subdivision. Mike Richmond of Townsend Engineering spoke on behalf of the project. The applicant intends to increase the roadway width to allow for parking on both sides of the street. Lammers inquired about the installation of sidewalks.

Staff recommended the Plan and Zoning Commission forward P21-06 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. The preliminary plat (with conditions recommended by City Staff) would achieve consistency with subdivision requirements.

Conditions:

1. Standard Plat Notes shall be added.
2. Katelyn Court shall be renamed to East 59th Street.
3. 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. Sidewalks along Eastern Avenue street frontage shall be constructed prior to the completion of roadway paving operations."
4. Cul-de-sacs are to be designed and dimensioned per SUDAS Design Manual Section 5C-2.0. Increase the cul-de-sac right-of-way radii to 56.5 feet.
5. Additional storm and sanitary sewer easements shall be required based on preliminary engineering of conceptual plans including service drainage of the property to the west.
6. On-street parking shall be limited to one side of the street. No parking will be permitted within the cul-de-sacs.

Motion by Tallman, second by Lammers to approve Case P21-06 subject to conditions. Motion to approve was unanimous by a roll call vote (8-0).

- ii. Case F21-12: Request of XL Development LLC for a Final Plat of West Lake Business Park 5th Addition for an 8-lot subdivision on 11.03 acres located east of Louis Rich Court. [Ward 1]

Werderitch presented a summary of the proposed industrial subdivision. The site is currently being developed for commercial storage. The purpose is to place each building on its own lot. Mike Richmond of Townsend Engineering was present to answer questions. Inghram inquired if the development would be paved.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F21-12 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. Add an approval signature line for Metronet.
4. Rename "Outlot 1" to "Outlot A". Provide a note stating the purpose of the outlot.
5. Include a note stating, "Drainage easements shall not be impeded."
6. Add a drainage easement to carry flow from the I-280 culvert. A grading plan shall confirm that the culvert flow is maintained.
7. Relabel the 20 foot drainage easement as "Sewer, Drainage, and Access Easement".

Motion by Tallman, second by Maness to approve Case F21-12 subject to conditions. Motion to approve was unanimous by a roll call vote (8-0).

- iii. Case F21-13: Request of Speer Development on behalf of Windsor Crest Apartments Cooperative for a Final Plat of Windsor Hills 2nd Addition for a 1-lot subdivision on 6 acres located 4826 Jersey Ridge Road. [Ward 8]

Werderitch presented a summary of the proposed residential plat. The purpose is to transfer the land south of the wetland to the existing apartment complex for additional multi-family housing units. Mike Richmond of Townsend Engineering spoke on behalf of the project. Reinartz inquired about stormwater detention and management.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F21-13 to the City Council with a recommendation for approval subject to the listed 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. 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."
5. Revise note #11 to state, "Owners of lots on which a wetland has been delineated shall not disturb flora, fauna and/or soil within designated boundaries."
6. All sanitary sewers on the lot shall be private. Remove references to public sanitary sewers.
7. Include a note regarding stormwater detention and water quality requirements that reads, "Stormwater detention and water quality treatment are required with this subdivision and will be subject to the applicable ordinances in place at the time of development."

Motion by Tallman, second by Lammers to approve Case F21-13 subject to conditions. Motion to approve was unanimous by a roll call vote (8-0).

- iv. Case F21-14: Request of Speer Development on behalf of Ed Speer Construction Inc. and Shelia M. Speer Living Trust for a Final Plat of Speer Commercial Park 2nd Addition for a 1-lot subdivision on 17.69 acres located south of East 53rd Street and east of Spring Street. [Ward 8]

Werderitch provided an overview of the proposed final plat. The property will be split zoned between C-2 Corridor Commercial District and R-MF Multi-Family Residential District. Mike Richmond of Townsend Engineering spoke on behalf of the project. Reinartz inquired about stormwater detention and management.

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F21-14 to the City Council with a recommendation for approval subject to the listed findings and conditions:

Findings:

1. 1. The final plat conforms to the comprehensive plan Davenport +2035.
2. 2. The final plat prepares the area for future development.
3. 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. Delineate the R-MF Multi-Family Residential District and C-2 Corridor Commercial District boundaries on the plat. Add a note on the plat to reflect the split zoning of the site.
5. Add a note stating the C-2 portion of the property is subject to rezoning conditions in Ordinance 2017-520 and list the conditions as outlined in Section 17.17.010J of the Davenport Zoning Code.
6. Include a note regarding stormwater detention and water quality requirements that reads, "Stormwater detention and water quality treatment are required with this subdivision and will be subject to the applicable ordinances in place at the time of development."

Motion by Tallman, second by Lammers to approve Case F21-14 subject to conditions. Motion to approve was unanimous by a roll call vote (8-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:30 pm.