

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, NOVEMBER 15, 2022; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

Present: Inghram, Hepner, Maness, Garrington, Johnson, Tallman, Schneider
Excused: Brandsgard, Eikleberry, Reinartz, Stelk
Staff: Berkley, Koops, Werderitch

II. Report of the City Council Activity

Berkley provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the November 1, 2022 meeting minutes.

Motion by Hepner, second by Maness, to approve the November 1, 2022 meeting minutes. Motion to approve was unanimous by voice vote (6-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

- i. Case REZ22-07: Request of High Properties on behalf of Shamrock Properties LC to rezone approximately 104.57 acres of land bounded by Veterans Memorial Parkway, Eastern Avenue, Interstate 80, and Jersey Ridge Road from S-AG Agricultural District to R-1 Single-Family Residential District (33 acres), R-4 Single-Family and Two-Family Residential District (20 acres), R-MF Multi-Family Residential District (35 acres), and C-2 Corridor Commercial District (16 acres). [Ward 8]

Werderitch presented an overview of the request, which is to establish a mixed use development consisting of single-family homes, multi-family residential, and commercial establishments south of Veterans Memorial

Parkway. Staff stated the concept plan is not a final development plan as the overall site layout is subject to change.

Darryl High, High Development Corp., was in attendance to answer questions. The applicant discussed the concept plan, which has been modified to reflect public comments from previous neighborhood meetings. Mr. High consented to the conditions recommended by staff.

Staff recommended Case REZ22-07 be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions.

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Residential General and Open Space and Public Land. The C-2 Corridor Commercial District is consistent with the Commercial Node identified at the intersection of Veterans Memorial Parkway and Eastern Avenue.
2. The proposed zoning map amendment to R-1 Single-Family Residential District, R-4 Single-Family and Two-Family Residential District, R-MF Multi-Family Residential District, and C-2 Corridor Commercial District is compatible with the zoning of nearby developed property.
3. With conditions recommended by staff, the proposed zoning map amendment will enable the area to be developed in a manner consistent with the surrounding area.
4. With conditions requiring transportation improvements, the proposed zoning map amendment will promote the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities following development.

Conditions:

1. No lot shall be platted to contain more than one zoning district.
2. A traffic study is required. Additional traffic safety measures may be required as development occurs.
3. Eastern Avenue shall be extended to the south property line of 7219 Eastern Avenue. Provide a minimum of one street connection to the subject property from Eastern Avenue.
4. Install a roundabout on Veterans Memorial Parkway located midway between the east and west boundaries of the subject property.
5. Right-of-way shall be dedicated, as determined by the City of Davenport, for the purpose of constructing a roundabout at the intersection of Eastern Avenue and Veterans Memorial Parkway.

6. A landscape buffer yard shall be installed in accordance with Section 17.11.080 of the Davenport Zoning Ordinance along the south lot line, where abutting property zoned R-1 Single-Family Residential District.
7. Provide a 40 foot setback along the north lot line, where abutting Interstate-80.
8. A minimum of .5 acres shall be reserved as a pocket park within the western half of the RMF Multi-Family Residential District.
9. The principal use "Billboard" shall be prohibited on property zoned C-2 Corridor Commercial District.

Commissioners inquired about the maximum building height permitted in the C-2 Commercial Corridor District. Given the proximity to adjacent single-family residential, a reduced building height will prevent incompatible development.

Tallman made a motion to add a condition stating, "The maximum building height in the C-2 District shall be 35 feet." Hepner seconded the motion. Motion to add the condition was unanimous by a roll call vote (6-0).

Motion by Johnson, second by Tallman, to approve staff recommendation and the added condition. Motion to approve was unanimous by a roll call vote (6-0).

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case ROW22-05: Request of Corn Belt Capital, LLC to vacate unimproved right-of-way located south of Research Parkway and to the west of Interstate 80 Airport Industrial Park 12th Addition. [Ward 8]

Werderitch stated the purpose of the right-of-way vacation is to better facilitate development of property south of Research Parkway. Upon vacation, the city will immediately dedicate new right-of-way in a configuration that will better enable access to the lots south of Research Parkway while providing sufficient area for roadway improvements. The existing right-of-way is unimproved.

Ryan Hintze, Corn Belt Capital LLC, was in attendance to answer questions.

Staff recommended the City Plan and Zoning Commission accept the listed findings to vacate the unimproved alley right-of-way located south of

Research Parkway in Case ROW22-05 to the City Council with a recommendation for approval, subject to the following findings and condition:

Findings:

1. There is an excess of public right-of-way not required for city purposes.
2. Newly dedicated right-of-way will provide access to the lots south of Research Parkway.

Condition:

1. Upon vacation, the city shall immediately dedicate new right-of-way in a configuration that will better enable access to the lots south of Research Parkway while providing sufficient area for roadway improvements.

Motion by Hepner, second by Maness, to approve staff recommendation. Motion to approve was unanimous by a roll call vote (6-0).

- ii. Case F22-13: Request of Klingner & Associates, on behalf of Davenport Venture LLC, for a final plat of Brady-80 Business Center 3rd Addition. The 2-lot subdivision is located at the end of Jason Way Court on 22.48 acres. [Ward 8]

Werderitch presented an overview of the 2-lot subdivision. The purpose of the final plat is to establish two developable lots with access onto Jason Way Court to facilitate the sale of land.

Luke Miller, Klinger & Associates, was in attendance to answer questions.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F22-13 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 final plat (with conditions recommended by City Staff) will 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 the following note, "An Obstacle Evaluation from the Federal Aviation Administration (FAA) will be required prior to the start of any construction within the platted area. This is mandatory and shall be completed by the party responsible for the construction. Contact the Davenport Airport Manager for further information."
4. Depict the existing detention basin/drainage easement on Lot 2.
5. Establish a drainage and greenway easement along the existing stream/watercourse including a minimum fifty-foot vegetated buffer area on both sides of the stream.
6. Add a note stating, "Additional detention easements may be required upon development. Easements shall be dedicated in accordance with City Code at the time of development."
7. Add a note stating, "Stormwater detention and water quality treatment with this subdivision shall be owned and maintained by the property owner."

Motion by Hepner, second by Tallman, to approve staff recommendation.
Motion to approve was unanimous by a roll call vote (6-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Tallman, second by Johnson, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (6-0).

The meeting adjourned at 5:39 pm.