

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.