

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, NOVEMBER 3, 2020; 5:00 PM

COUNCIL CHAMBERS CITY HALL , 226 WEST 4TH STREET

A PARTIALLY ELECTRONIC MEETING IS BEING HELD BECAUSE A FULLY “IN PERSON” MEETING IS IMPRACTICAL DUE TO CONCERNS FOR THE HEALTH AND SAFETY OF COUNCIL MEMBERS, STAFF, AND THE PUBLIC PRESENTED BY COVID-19, AND TO FOLLOW THE GOVERNOR’S PROCLAMATION AND THE MAYOR’S EXECUTIVE ORDER DIRECTING SOCIAL DISTANCING AND PLACING RESTRICTIONS ON GATHERINGS. IN PERSON ATTENDANCE BY THE GENERAL PUBLIC AT ANY CITY OF DAVENPORT PUBLIC MEETING WITHIN ITS FACILITIES SHALL BE LIMITED TO 10 PERSONS.

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

A. Consideration of the September 1, 2020 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

- i. Case F20-12: Request of Park Place Five LLC for a Final Plat of Park Place Apartments Third Addition for a one lot subdivision on 4.8 acres, more or less, located at 5601 Eastern Avenue. [Ward 8]

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Laura Berkley, 563-888-3553

Date
11/3/2020

Subject:
Consideration of the September 1, 2020 meeting minutes.

Recommendation:
Approve the minutes.

ATTACHMENTS:

Type	Description
▣ Backup Material	P&Z Meeting Minutes 9-1-2020

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	10/30/2020 - 9:36 AM

MINUTES

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA
TUESDAY, SEPTEMBER 1, 2020; 5:00 PM
COUNCIL CHAMBERS, CITY HALL 226 WEST 4TH STREET

A partially electronic meeting was held because a fully "in person" meeting is impossible or impractical due to the concerns for the health and safety of Commission members, staff and the public presented by COVID-19 and to follow the Governor's proclamation directing social distancing and placing restrictions on gatherings.

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Lammers, Johnson, Tallman, Inghram, Hepner, Brandsgard, Reinartz, Maness, Garrington, Medd
Excused: Reinartz
Staff: Berkley

II. Report of the City Council Activity

There was nothing to report.

III. Secretary's Report

Consideration of the August 18, 2020 Meeting Minutes.

Motion by Tallman, second by Hepner to approve the August 18, 2020 meeting minutes. Motion to approve was unanimous by voice vote.

IV. Report of the Comprehensive Plan Committee

There was nothing to report.

V. Zoning Activity

A. Old Business: None

B. New Business: None

VI. Subdivision Activity

A. Old Business: None

B. New Business:

- i. Case F20-08: Request of Prairie Heights Development, LLC for a Final Plat of Prairie Heights Third Addition for a 23 lot subdivision on 25.04 acres located west of Olde Brandy Lane and Mississippi Avenue. [Ward 8].

Berkley gave the staff report.

Motion by Tallman, seconded by Hepner, to forward Case F20-08 to the City Council with a recommendation for approval, subject to the following conditions.

Conditions:

1. That the surveyor signs the plat;
2. That the utility providers sign the plat when their easement needs have been met;
3. That a signature line for the City Plan & Zoning Commission is added and the City Approval stamp is removed;
4. That the 40' sanitary sewer easement shall continue south through Lot 23;
5. That easements denoted as utility shall be called out as sewer easements if a sewer is within it;
6. That the right-of-way to be dedicated shall not be platted as Outlot C;
7. That building setback lines shall be shown;
8. That notes be added to address drainage easement and excess stormwater passage statements;
9. That the plat is tied to two quarter corners both labeled with descriptions or two previously established lot corners both labeled with description of each corner; and
10. That a note be added to the plat stating that sidewalks shall be installed along street frontages when so ordered by the City.

Motion to recommend approval passed 8-0.

- ii. Case F20-09: Request of Scott County Family YMCA for a Final Plat of Scott County Family YMCA First Addition for a 3 lot subdivision on 13.36 acres, more or less, north of East 4th Street. [Ward 3]

Berkley gave the staff report.

Motion by Tallman, seconded by Hepner, to forward Case F20-09 to the City Council with a recommendation for approval, subject to the following conditions.

Conditions:

1. That the surveyor signs the plat;

2. That the utility providers sign the plat when their easement needs have been met;
3. That the Base Flood Elevation and flood shall be depicted and a note added stating the effective date of the most current Flood Insurance Study.
4. That a description shall be provided for a least two existing lot corners found.
5. That the easement granted to River Action for construction of the First Bridge shall be depicted.
6. That excess stormwater passageways be depicted as easements with a note for maintenance.
7. That all stormwater detention and water quality treatment areas shall be depicted as easements with access easements to the areas and a note on maintenance shall be added.

Motion to recommend approval passed 9-0.

VII. Future Business:

- A. Case F20-10: Dolan's 53rd Street 8th Addition

VIII. Communications: None

IX. Other Business: None

X. Adjourn

The meeting adjourned at 5:14 pm

XI. NEXT MEETING: September 22, 2020

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Laura Berkley, 563-888-3553

Date
11/3/2020

Subject:

Case F20-12: Request of Park Place Five LLC for a Final Plat of Park Place Apartments Third Addition for a one lot subdivision on 4.8 acres, more or less, located at 5601 Eastern Avenue. [Ward 8]

Recommendation:

Staff recommends that the Plan & Zoning Commission accept the listed findings and forward Case F20-12 to the City Council with a recommendation for approval subject to the XXXX listed conditions.

Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Residential General (RG) – Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.

The proposed Final Plat would comply with the Davenport 2035 proposed land use section.

Zoning: The property is currently zoned R-MF Multi-Family Residential Zoning District.

Technical Review:

- **Streets:** The property would have access via Eastern Avenue with a 24' access easement.
- **Storm Water:** Stormwater infrastructure is already in place. Outlot A serves as water detention for this development. With R-MF zoning, the maximum impervious surface coverage is 75% of each of the lots. The development of the property will need to comply with the City's stormwater requirements.
- **Sanitary Sewer:** Sanitary sewers are already in place with no extensions needed.
- **Other Utilities:** Other normal utility services are available.

Public Input: No public hearing is required for a Final Plat.

Discussion:

The request is for a Final Plat for a one lot subdivision on 4.8 acres of property to facilitate a multi-family residential development. This plat is a continuation of the development adjacent to the west and is compatible with that development.

Recommendation:**Findings:**

1. The plat conforms to the comprehensive plan Davenport+2035; and
2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F20-12 to the City Council with a recommendation for approval subject to the following conditions:

1. That the surveyor signs the plat;
2. That the utility providers sign the plat when their easement needs have been met;
3. That an Attest signature line be added to the City of Davenport signature block;
4. That the note dedicating Outlot A to the City is removed;
5. That a note calling out the owner and entity responsible for maintenance for Outlot A be included;
6. That the verbiage "replat of Park Place Apartments Second Addition" be added after Iowa in the title;
7. That the name of the adjacent subdivision to the east be shown;
8. That a note be added to the plat listing the existing zoning designation;
9. That building setback lines shall be shown.
10. That a description of P.O.B be added to the notes.
11. That the word "existing" is added before driveways in Note 6;
12. That Note 4 also reflect existing structures for a total of 80 units, 10 buildings, and 2 garages;
13. That descriptions of at least two found lot pins are added.

ATTACHMENTS:

Type	Description
▢ Backup Material	Final Plat
▢ Backup Material	Current Zoning Map
▢ Backup Material	Future Land Use Map
▢ Backup Material	Application

Staff Workflow Reviewers**REVIEWERS:**

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	10/30/2020 - 11:49 AM

INDEX LEGEND
Location: Park Place Apartments Third Addition, in the City of Davenport, Iowa. NW1/4 of Section 7, T78N, R4E, (Pleasant Valley TWP.) of the 5th P.M., Scott County, Iowa
Requestor: Park Place Five LLC.
Proprietor: Lots 5 & 6 of Park Place Apartments Second Addition
Park Place Housing Cooperative c/o James P. Gantz
10537 Route 52 North, Dubuque, IA 52001
Lots 7 thru 14 of Park Place Apartments Second Addition Park Place Five, LLC.
10537 Route 52 North, Dubuque, IA 52001
Surveyor: Terry L. Koelker
Company: Buesing & Associates, Inc.
1212 Locust St., Dubuque, IA 52001
Return To: tlkoelker@buesing.com (563) 556-4389

**FINAL PLAT OF:
PARK PLACE APARTMENTS THIRD
ADDITION IN THE CITY OF
DAVENPORT, SCOTT COUNTY, IOWA**

PREPARED BY: BUESING & ASSOCIATES ADDRESS: 1212 LOCUST STREET,
DUBUQUE, IOWA PHONE: (563) 556-4389

APPROVED BY IOWA-AMERICAN WATER COMPANY

BY: _____

DATE: _____

APPROVED BY MEDIACOM

BY: _____

DATE: _____

APPROVED BY THE CITY OF DAVENPORT PLAN & ZONE COMMISSION

BY: _____

DATE: _____

APPROVED BY QWEST COMMUNICATIONS COMPANY

BY: _____

DATE: _____

APPROVED BY MID-AMERICAN ENERGY COMPANY

BY: _____

DATE: _____

APPROVED BY THE CITY OF DAVENPORT CITY COUNCIL

BY: _____

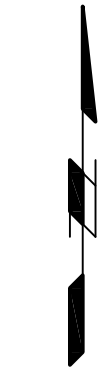
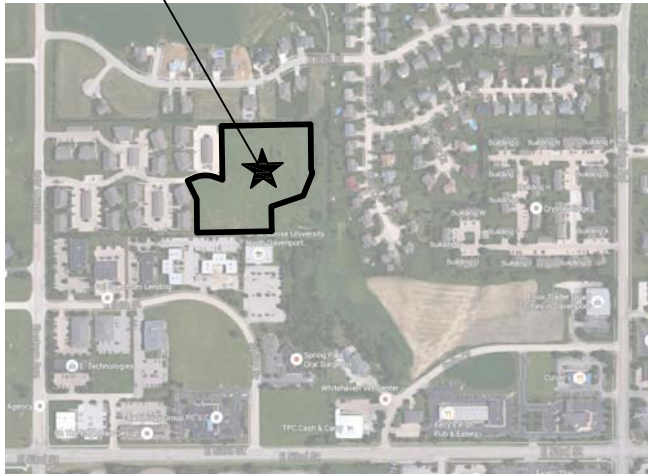
DATE: _____

GENERAL NOTES:

1. THIS LAND IS ZONED R-MF.
2. IRON RODS WILL BE PLACED AT THE CORNERS OF THIS PROPERTY & INDICATED BY AN OPEN CIRCLE WITHIN ONE YEAR OF THE APPROVAL OF THIS PLAT BY THE CITY OF DAVENPORT.
3. BLANKET UTILITY EASEMENTS ARE GRANTED TO THE RESPECTIVE UTILITY COMPANIES FOR INDIVIDUAL SERVICES TO STRUCTURES.
4. THE USE OF THIS LAND IS LIMITED TO 16 APARTMENT UNITS TOTAL IN 2 BUILDINGS, AND 2 GARAGE BUILDINGS, AND THE STRUCTURES WILL HAVE A MAXIMUM HEIGHT OF 2 STORIES.
5. THIS DEVELOPMENT WILL COMPLY WITH THE PROVISIONS OF CHAPTER 17.41 OF THE DAVENPORT MUNICIPAL CODE ENTITLED. "HCOD" HIGHWAY CORRIDOR OVERLAY DISTRICT.
6. THIS LAND WILL BE LIMITED TO TWO DRIVEWAYS CONNECTING ONTO EASTERN AVENUE.
7. BLANKET UNDERGROUND AND OVERHEAD EASEMENTS GRANTED FOR ELECTRIC TRANSFORMERS, PRIMARY ELECTRIC CABLE, SERVICE WIRES, GAS MAINS, AND GAS SERVICES.
8. THE MINIMUM ENTRY ELEVATIONS FOR THE UNITS ON LOT 1 (COMPRISED OF LOTS 7 THROUGH 14, INCLUSIVE) MUST BE AT ELEVATION 156.4 OR HIGHER. THE TOP OF THE SPILLWAY AT THE DETENTION BASIN IS AT ELEVATION 154.0. MAXIMUM HIGH WATER IN THE BASIN IS CALCULATED TO BE ELEVATION 155.4.
9. THE OWNERS OF LOTS WITH A DRAINAGE EASEMENT OR EMERGENCY STORM WATER PASSAGE EASEMENT ON THEIR INDIVIDUAL LOTS SHALL PLANT THAT EASEMENT AREA IN GRASS, AND MAINTAIN THAT EASEMENT AREA FREE OF STRUCTURES, FENCES, BUSHES, TREES, AND OTHER LANDSCAPING OR PHYSICAL FEATURE THAT WOULD IMPEDE THE FLOW OF SURFACE STORM WATER.
10. THIS RESIDENTIAL DEVELOPMENT WILL NOT HAVE CITY SERVICES RELATIVE TO: SNOW REMOVAL, SOLID WASTE COLLECTION, AND THE COLLECTION OF RECYCLED WASTE PRODUCTS. ACCESS TO THESE LOTS FROM THE PUBLIC RIGHT OF WAY OF EASTERN AVENUE IS PROVIDED BY A PRIVATE DRIVEWAY AND ACCESS EASEMENT.

**PROJECT
LOCATION**

VICINITY MAP

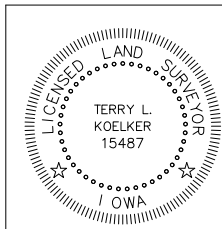


0' 30' 60' 120'
SCALE: 1" = 60'

ALL EXISTING EASEMENT PER
DOC. 2005-00042713
FILED ON 12-20-2005.

NOTES

1. TOTAL AREA OF PERIMETER SURVEYED IS 4.802 ACRES.
2. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.



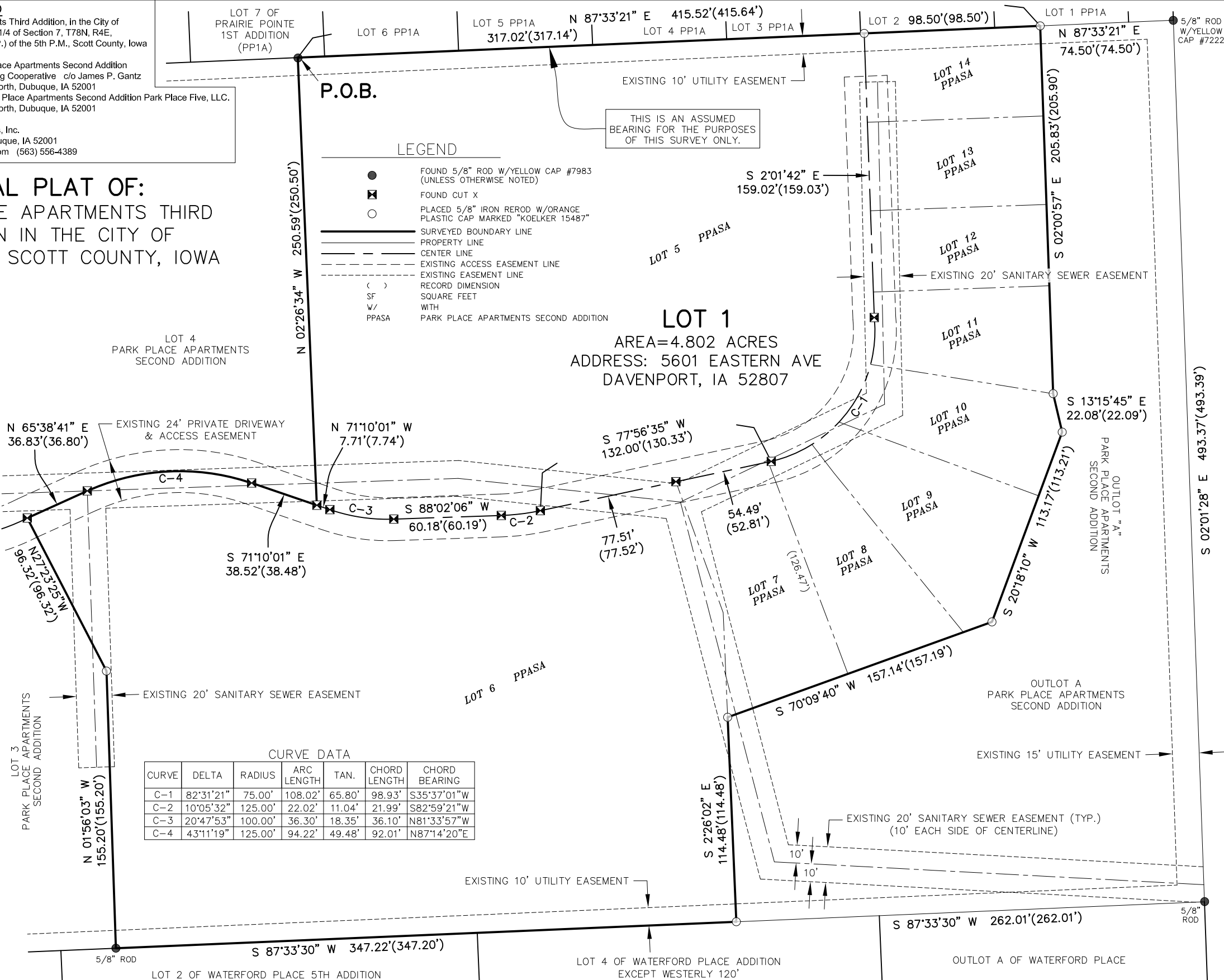
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

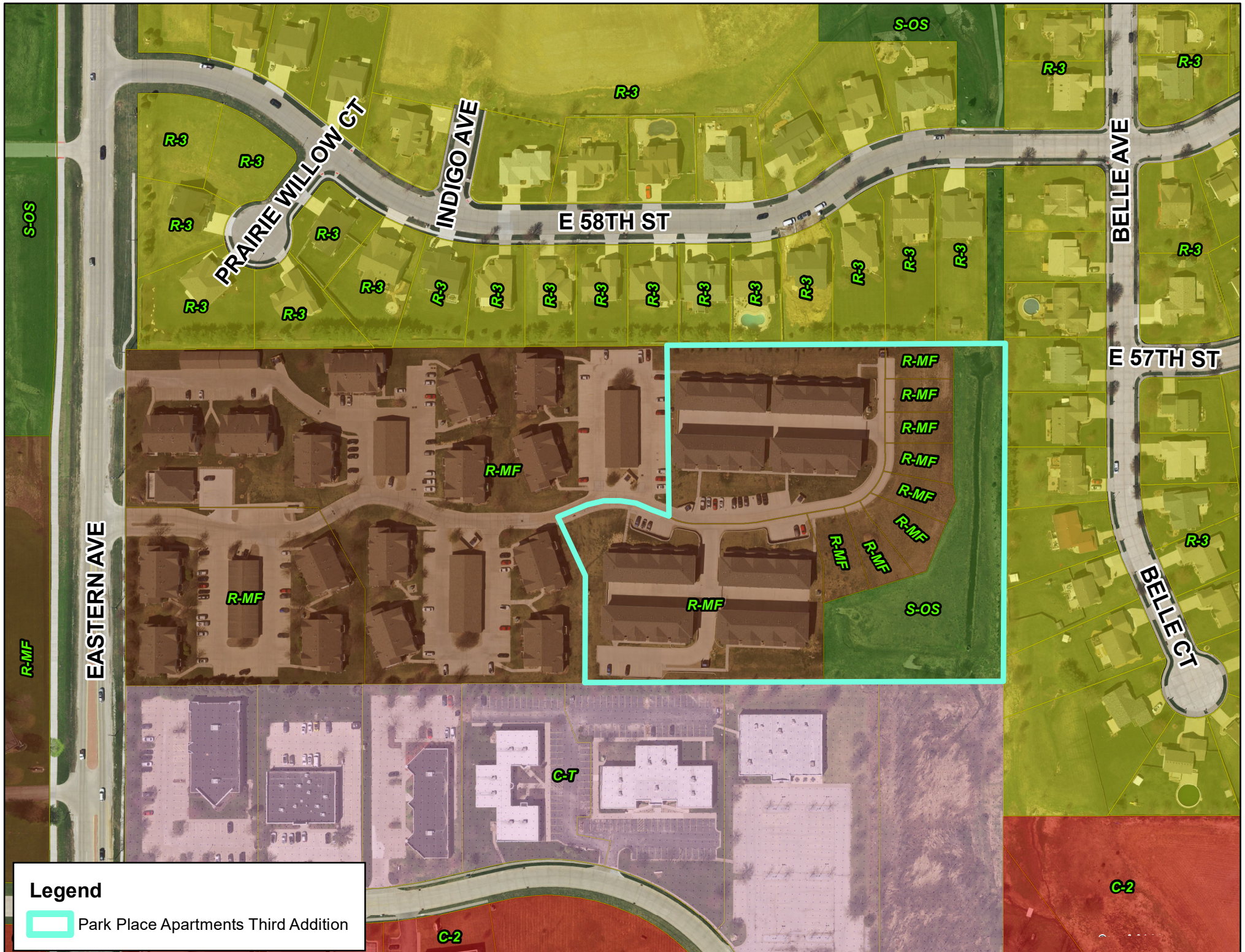
TERRY L. KOELKER (DATE)
LICENSE NUMBER 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
SHEETS COVERED BY THIS SEAL : SHEETS 1 & 2

BUESING & ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST., DUBUQUE, IA
(563) 556-4389

DRAWN BY: JJL & JCH CHECKED BY: TLK
SURVEY DATE: 08/24/2020 PLOT DATE: 09/11/2020
DWG. NO. 19286-01 SCALE: 1" = 60'

SHEET 1 OF 2





Legend

Park Place Apartments Third Addition

Parks and Recreation

EASTERN AVE

PRAIRIE WILLOW CT

INDIGO AVE

E 58TH ST

BELLE AVE

E 57TH ST

BELLE CT

Residential General

Commercial Corridor

Legend

 Park Place Apartments Third Addition



Complete application can be emailed to planning@ci.davenport.ia.us

Property Address*

* If no property address, please submit a legal description of the property.

Applicant (Primary Contact)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Application Form Type:

Plan and Zoning Commission ?

Zoning Map Amendment (Rezoning)
Planned Unit Development
Zoning Ordinance Text Amendment
Right-of-way or Easement Vacation
Voluntary Annexation

Owner (if different from Applicant)

Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Zoning Board of Adjustment

Zoning Appeal
Special Use
Hardship Variance

Design Review Board

Design Approval
Demolition Request in the Downtown
Demolition Request in the Village of
East Davenport

Engineer (if applicable)

Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

Architect (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Administrative

Administrative Exception
Health Services and Congregate
Living Permit

Attorney (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Preliminary Plat – Required for subdivisions of four lots or more.

Property Location:

Total Land Area:

Total Number of Lots:

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
Ten or fewer lots - \$400 plus \$25 per lot.
Eleven to twenty-five lots - \$700 plus \$25 per lot.
More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed plat at a scale of not less than one inch per one hundred feet, which depicts the following:
 - The location of existing property lines, section lines, easements, corporate limits and other legally established districts, streets, buildings, watercourses, tree masses and other existing features within the area to be subdivided and similar facts regarding existing conditions on the land.
 - The proposed location and width of streets, alleys, lots, building setback lines and easements.
 - Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet shall be indicated in a general way upon the plat.
 - Proposed name of the subdivision (which shall not duplicate any previously filed plat), the name of the land owner, land developer, and land surveyor.
 - The names and adjoining boundaries of all adjacent subdivisions and the names of record owners of adjoining parcels of unsubdivided land.
 - Existing contours with intervals of five feet or less.
 - North point, scale and date.
 - A vicinity sketch showing the proposed subdivision in relationship to surrounding development and street systems.

Final Plat – Required for subdivisions of two lots or more.

Property Location:

Total Land Area:

Total Number of Lots:

Linear Feet of Streets Added:

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
 - Ten or fewer lots - \$400 plus \$25 per lot.
 - Eleven to twenty-five lots - \$700 plus \$25 per lot.
 - More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed final plat at a scale of not less than one inch per one fifty feet, which depicts the following:
 - The boundary lines of the area being subdivided with accurate distances and bearings.
 - The lines of all proposed streets and alleys with their width and names.
 - The accurate outline of any property which is offered for dedication for public use.
 - The lines of all adjoining lands and the lines of adjacent streets and alleys with their width and names.
 - All lot lines and an identification system for lots and blocks.
 - Building lines and easements for any right-of-way provided for public use, services or utilities, or excess storm water passageways with figures showing their dimensions.
 - All dimensions, both linear and angular, necessary for locating subdivision boundaries, lots, streets, alleys, and of any other areas for public or private use. The linear dimensions are to be expressed in feet and decimals of a foot.
 - Radii, arcs and chords, points of tangency, central angles for all curvilinear streets, and radii and tangents for all rounded corners.
 - All survey monuments and bench marks together with their descriptions.
 - Name of subdivision and description of property subdivided showing its location by distance and bearing to the nearest quarter section monument; points of compass; graphic scale of map; and name and address of owner or owners or the subdivider, or in the case of corporate ownership, the name and address of the registered agent of said corporation shall also appear on the plat;
- Prior to forwarding the proposed final plat to City Council:
 - One full size copy of corrected final plat with the original mylar/sepia and one reduced copy signed/stamped by the utility companies.
 - Executed platting certificates acceptable to the City of Davenport:
 - Acceptance by the City of Davenport.
 - Hold Harmless Agreement.
 - Assessment waiver (sidewalks and subdivision improvements).
 - Dedication of Owner.
 - Consent to platting where applicable.
 - Certificate of Attorney.
 - Surveyor's Certificate.
 - Certificate of County Treasurer.
 - Certificate of Subdivision Name by Scott County Auditor.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Preliminary Plat:

- (1) Application:
 - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Plan and Zoning Commission's consideration of the proposed preliminary plat:
 - Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
 - The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (3) City Council's consideration of the proposed preliminary plat:
 - The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Final Plat:

- (1) Application:
 - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Plan and Zoning Commission's consideration of the proposed final plat:
 - Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
 - The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (3) City Council's consideration of the final plat:
 - Prior to forwarding the petition to the City Council, the following must be provided to the Community Planning and Economic Development Department:
 - One full size copy of the corrected final plat and one reduced copy of the corrected final plat signed/stamped by the utility companies.
 - Executed platting certificate.
 - The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.
- (4) Recordation:
 - After the Mayor signs the approved final plats and Acceptance by the City of Davenport, the final will be released to the Surveyor to obtain and return 21 full size copies to the Community Planning and Economic Development Department.
 - After the 21 copies are returned, two copies of the final plat and platting certificates will be released to the petitioner.
 - It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.

Tim Anderson

10-7-2020

Petitioner:

Date:

By typing your name, you acknowledge and agree to the aforementioned procedure and requirements.

Received by:

Date:

Planning staff

Date of Plan and Zoning Commission Public Hearing:

Plan and Zoning Commission meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I, James P Gantz, Manager Tim Anderson, Todd Hackett Construction Company
authorize _____
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council.

Final Plat of Park Place Apartments Third Addition in the City of Davenport, Scott

James P Gantz
Signature(s)

State of Iowa
County of Dubuque
Sworn and subscribed to before me

This 17th day of October 20

Driver's Lic.
Form of Identification

Carol Copeland
Notary Public

My Commission Expires: 7/13/2022

