

MINUTES

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 was held because a fully “in person” meeting is 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 and 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

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

II. Report of the City Council Activity

Case REZ20-06 being the request of Malwa LLC to rezone 1.38 acres, more or less, of property located at 4425 W. Locust Street from C-1 Neighborhood Commercial to C-2 Corridor Commercial [Ward 1]. **WITHDRAWN BY PETITIONER**

Case F20-05 being the request of Townsend Engineering for a final plat of KC Kimberly Hills Addition on 8.57 acres, being a replat of Lot 2 of Westgate 13th Addition, located north of W 37th Street & N Birchwood Avenue intersection [Ward 2]. **ADOPTED 2020-394**

Case F20-08 being the 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]. **ADOPTED 2020-408**

Case 20-09 being the request of Scott County Family YMCA for a final plat of Scott County Family YMCA First Addition for a 30lot subdivision on 13.36 acres, more or less, located northwest of the intersection of E River Drive and E 4th Street [Ward 3]. **ADOPTED 2020-417**

Case 19-15 being the request of Terry Whitson for a final pla of the Whitson Subdivision on 1.69 acres at Boies Avenue containing 3 lots zoned for single and two family residential [Ward 1]. **ADOPTED 2020-418**

III. Secretary's Report

Consideration of the September 1, 2020 Meeting Minutes.

Motion by Tallman, second by Hepner to approve the September 1, 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 F20-012: 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].

Berkley gave the staff report.

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.

Motion by Tallman, seconded by Maness, to forward Case F20-12 to the City Council with a recommendation for approval, subject to the thirteen conditions.

Motion to recommend approval passed 7-0.

VII. Future Business: None

VIII. Communications: None

IX. Other Business: None

X. Adjourn

The meeting adjourned at 5:11 pm

XI. NEXT MEETING: November 17, 2020