

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, OCTOBER 31, 2023; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

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

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 17, 2023 meeting minutes.

Motion by Hepner, second by Garrington, to approve the October 17, 2023 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

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case F23-15: Request of 227 Leclaire, LLC for a Final Plat of Riverwatch Subdivision. The 2-lot subdivision is located at 227 Leclaire Street on 2.42 acres. [Ward 3]

Werderitch presented an overview of the proposed 2-lot subdivision. This is the site of the former Plaza Hotel, which was demolished in 2015. The purpose of the final plat is to create two new lots to facilitate development of the site.

Pete Stopulos, applicant, was in attendance to answer questions about the project.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F23-15 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. Include a reference to Ordinance 2014-388 on the plat referencing the East 2nd Street right-of-way vacation.
4. Establish easements for all existing utilities to be a minimum of 15 feet or twice the depth of the utility.
5. Add the following note, "Storm water 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."
6. Add the following note, "This subdivision is located within the FEMA determined Special Flood Hazard Area subjection to inundation by the 1% annual chance flood as shown on Flood Insurance Rate Map #19163C0365G effective date March 23, 2021 with Base Flood Elevation of 565.4 NAVD88. All development within the subdivision is subject to regulations in Chapter 15.44 of the Davenport City Code."

Motion by Reinartz, second by Maness, to approve staff recommendation and conditions. Motion was approved by a roll call vote (6-0).

- ii. Case F23-16: Request of QuikTrip Corporation for a Final Plat of Interstate Park 4th Addition. The 1-lot subdivision is located at 2904 West 76th Street on 5.02 acres. [Ward 2]

Werderitch gave an overview of the subdivision. The property owner submitted a final plat to combine the six parcels near the intersection of Northwest Boulevard and 76th Street. Correct Truck and Trailer operated on the western half of the site, while the eastern portion is undeveloped. Once combined, the 5.02-acre area will be developed for a truck stop, gas station, and convenience store.

A representative of McClure Engineering was in attendance to answer questions.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F23-16 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 utility providers sign the plat when their easement needs have been met.
3. Update Note #2 to include the applicable parcel and legal description for Business Commons at Silver Creek 2nd Addition.
4. Sidewalks shall be constructed along the right-of-way as each lot is developed or so ordered by the City.

Motion by Reinartz, second by Maness, to approve staff recommendation and conditions. Motion was approved by a roll call vote (6-0).

VII. Future Business

VIII. Communications

- A. Extraterritorial Rezoning: Request of RiverStone Group, Inc. to rezone approximately 75.26 acres of land located at the southeast corner of Harrison Street and West 90th Street from Agricultural-General (A-G) to Industrial (I) in unincorporated Scott County.

Berkley provided an overview of a rezoning request proposed in Scott County. RiverStone Group, Inc. submitted an application to rezone land adjacent to the

airport from agriculture to industry for the purpose of establishing a recycle yard for excavated concrete and asphalt. 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 rezoning procedure.

Commissioners expressed opposition to the rezoning application. Reasons cited were the proposed land use, impacts to the airport, and preference for high-quality light industrial development.

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:21 pm.