

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, OCTOBER 19, 2021; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

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

II. Report of the City Council Activity

Berkley stated Case F21-10 Cartee's 5th Addition and Case F20-03 Final Plat of Replat of Lot 2 Windy Ridge were both approved by City Council.

III. Secretary's Report

A. Consideration of the October 5, 2021 meeting minutes.

Motion by Tallman, second by Johnson to approve the October 5, 2021 meeting minutes. Motion to approve was unanimous by voice vote (7-0).

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 F21-11: Request of Origin Design on behalf of Russell Construction for a final plat of Russell-Frye/Armstrong Industrial Park 1st Addition for a 4-lot subdivision on 95 acres, located at 8730 Northwest Boulevard. [Ward 2]

Werderitch provided an overview of the proposed industrial subdivision. The applicant is applying for a sidewalk waiver, which is granted by City Council. Representatives of Russell Construction were in attendance.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F21-11 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 plat (with conditions recommended by City Staff) would 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. Standard set of notes, including notes from the approved preliminary plat shall be added to the final plat.
4. Corporate limits shall be shown on the plat.
5. Public utility easements shall be a minimum of 15 feet or twice the depth of the utility line, whichever is greater.
6. Add a note stating, "Direct access from any lot onto Northwest Boulevard is prohibited."
7. Add the following note, "Access to West 90th Street shall be a minimum of 450 feet from the west right-of-way line of Northwest Boulevard."
8. All outlots shall have a description of purpose, the owner, and party responsible for maintenance on the final plat.
9. Add a note stating Zenith Avenue and Zenith Way shall be dedicated as public right-of-way on the plat. Remove the reference to "Outlot D".
10. Include a note regarding stormwater detention and water quality requirements that reads, "Stormwater 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."
11. Zenith Way shall be renamed to West 89th Street.
12. Add the directional to Zenith Avenue to read as "North Zenith Avenue".
13. Indicate the dedicated right-of-way width of Zenith Avenue.
14. Zenith Avenue requires an access easement for vehicle turnaround within Lot 3 and/or Lot 4.

15. Provide a drainage easement for stormwater runoff from the properties on the west side of the platted area. This easement must be capable of transferring the 100-year storm. Submit calculation to City staff.

Motion by Reinartz, second by Maness to approve Case F21-11 subject to conditions. Motion to approve was unanimous by a roll call vote (8-0).

- ii. Case P21-05: Request of Beckett Place Development, LLC on behalf of Glen and Kathleen Moeller for a Preliminary Plat of Beckett Place for a 52 lot subdivision on 25.8 acres located south of Veterans Memorial Parkway and east of Interstate 74. [Ward 6]

Berkley presented a summary of the proposed low-density residential subdivision. The cul-de-sacs for Madelyn Way and Whispering Pine Drive exceeded the maximum length permitted by subdivision ordinance. In addition, the preliminary plat contained a block length beyond the maximum allowed 1,000 feet between Madelyn Way and Gabrielle Way.

Michael Shamsie, Landmark Engineering Group, spoke on behalf of the project. The applicant explained the rationale behind the variance requests to exceed the maximum length of cul-de-sacs and block length.

Three abutting property owners spoke during the public comment period. Concerns included traffic impacts to the surrounding neighborhood and Utica Ridge Road, street widths, on-street parking, density, stormwater detention, and compatibility with the existing neighborhood.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case P21-05 to the City Council with a recommendation for denial.

Findings:

1. The plat conforms to the comprehensive plan Davenport +2035.
2. The plat prepares the area for future development.
3. The plat does not achieve consistency with subdivision requirements.

Motion by Reinartz, second by Lammers to approve staff recommendation for denial of Case F21-05. Motion to approve staff recommendation for denial was unanimous by a roll call vote (8-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Tallman, second by Lammers to adjourn the meeting. Motion to adjourn was unanimous by voice vote (8-0).

The meeting adjourned at 5:37 pm.