

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, OCTOBER 17, 2023; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

Present: Inghram, Hepner, Reinartz, Eikleberry, Johnson, Tallman, Maness, Schilling, Stelk, Garrington

Excused: Schneider

Staff: 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 3, 2023 meeting minutes.

Motion by Hepner, second by Tallman, to approve the October 3, 2023 meeting minutes. Motion to approve was unanimous by voice vote (9-0).

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 F23-14: Request of E&A Enterprises LLC for a Final Plat of 56th Enclave. The 2-lot subdivision is located north of 56th Street and Lakeview Parkway on 9.57 acres. [Ward 6]

Werderitch presented an overview of the subject property. The site is currently undeveloped and is planted in row crops. The intent is to facilitate the sale of land for future development.

A representative of Bush Construction was in attendance to answer questions about the future development of the property.

Two members of the public spoke. Concerns raised were building setbacks, landscaping requirements, stormwater management, and outside impacts to adjacent residential neighborhoods.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F23-14 to 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. The existing sanitary sewer, located in Outlot A, shall be within a sanitary sewer easement.
4. Revise Note 2, to add a reference to Ordinance 2019-220.
5. Sidewalks shall be constructed along the right-of-way as each lot is developed, per Title 12 of the City of Davenport Code.
6. Maintain existing 20' Utility and Sanitary Sewer Easement at the rear and front of lots.
7. Add a note stating, "Stormwater detention and water quality treatment will be required for this subdivision and will be owned and maintained by the property owner."
8. Include a drainage easement to carry flow from Lot 1 to Outlot A.

Motion by Inghram, second by Maness, to approve staff recommendation and conditions. Motion was approved by a roll call vote (9-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Tallman, second by Johnson, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (9-0).

The meeting adjourned at 5:14 pm.