

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, OCTOBER 4, 2022; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

- A. Case REZ22-06: Request of AHHE Coatings, LLC to rezone 516 West 35th Street from C-1 Neighborhood Commercial District to I-1 Light Industrial District. [Ward 7]

Werderitch introduced the rezoning petition. There are two vacant commercial buildings on the subject property, which will be demolished. The purpose of the rezoning request is to redevelop the site for a light industrial user.

The applicant, Ryan Scriven, was in attendance to answer questions. No members of the public spoke in favor or opposition.

Commissioners inquired about the applicant's business operation, condition of the existing site, and the previous zoning classification prior to the 2019 rewrite.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

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

II. Report of the City Council Activity

Berkley provided an update of the City Council activity.

III. Secretary's Report

- A. Consideration of the September 20, 2022 meeting minutes.

Motion by Hepner, second by Maness, to approve the September 20, 2022 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

- i. Case REZ22-05: Request of E&A Enterprises, LLC on behalf of Circle K Properties, LLC to rezone approximately 51 acres of land bounded by Forest Grove Drive, Interstate-80, the City Limit, and Utica Ridge Road from S-AG Agricultural District to R-3 Single-Family and Two-Family Residential District and R-MF Multi-Family Residential District. [Ward 6]

Werderitch provided an overview of the proposed rezoning request. The purpose of the rezoning request is to continue the residential subdivision in Bettendorf west into the City of Davenport. The applicant intends to develop the northern 24.3 acres for multi-family residential and the southern 26.7 acres for single-family and two-family homes.

Staff believes a rezoning to R-2 Single-Family Residential District will be more consist with the adjacent Forest Grove Crossings subdivision in terms of lot size and width requirements. Werderitch provided an explanation on each of the seven conditions recommended for the rezoning.

Commissioners inquired about road connectivity and housing types. No members of the public spoke in favor or opposition.

Mike Richmond, Townsend Engineering, spoke on behalf of the property owner. The petitioner was agreeable to the recommended R-2 District and the seven conditions.

Staff recommended that the southern 26.7 acres be rezoned to R-2 Single-Family Residential District in place of the requested R-3 Single and Two-Family Residential District.

With the change to R-2 Single-Family Residential District, Staff recommended Case REZ22-05 be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions.

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Residential General.
2. The proposed zoning map amendment to R-2 Single-Family Residential District and R-MF Multi-Family Residential District is compatible with the zoning of nearby developed property.
3. The proposed zoning map amendment will enable the area to be developed in a manner consistent with the adjacent Forest Grove Crossing subdivision in Bettendorf.
4. With conditions requiring street connectivity and preserving the existing tree buffer along Interstate-80, the proposed zoning map amendment will promote the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities following development.

Conditions:

1. A traffic study is required and additional traffic safety measures may be required as development occurs.
2. Street connections shall be platted to align with the public right-of-way of Eagle Ridge Road, Shane's Way, and Charissa's Place in the City of Bettendorf.
3. A minimum of three street connections shall be platted to the west lot line of the subject site for the purpose of continuing development westward.
4. A street connection to Forest Grove Drive shall be constructed as part of the first phase of development and shall provide connectivity to the entire development.
5. A minimum of .25 acres shall be reserved as a pocket park.
6. No lot shall be platted to contain more than one zoning district.
7. Submit a tree survey from a certified arborist for the northernmost 40 feet of the property. Existing trees over six inches in diameter at breast height and in good condition shall be preserved to the maximum extent practicable to act as buffers between adjoining development and Interstate-80. When tree removal is necessary, replace one tree for every one tree removed.

Motion by Schneider, second by Hepner, to approve staff recommendation and conditions. Motion to approve was unanimous by a roll call vote (6-0).

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case F22-12: Request of CF Caiman DVN, LLC for a final plat of Scrabble Addition for a 1-lot subdivision on 158.12 acres, located west of Division Street and north of Interstate-80. [Ward 8]

Staff stated the purpose of the final plat is to dedicate public right-of-way to the City of Davenport for the extension of Research Parkway east to connect with Division Street. The site is currently being developed for a new warehouse and distribution center. The final plat will provide right-of-way access to the new facility through the construction of three new roundabouts. In addition, two outlots are established along the west boundary of the site. The intention is to place the floodplain on a separate parcel from the distribution center.

Mark Harpole, Shive-Hattery Inc., was in attendance to answer questions.

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F22-12 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. Add a note to the plat referencing the FIRM panel number, flood zone, and effective date. In the same note state, "Special Flood Hazard Areas are subject to the regulations of the Flood Damage Prevention Ordinance in Section 15.44 of the City Code."
4. Provide a 15 foot utility easement on Outlot A along Research Parkway.
5. Blanket underground easements granted for sewer, water, gas, electric, telephone, and cable TV services to individual structures within the lot where the structure is located.
6. Add a note stating, "Stormwater detention and water quality treatment with this subdivision shall be owned and maintained by the property owner."

Motion by Schneider, second by Hepner, to approve staff recommendation and conditions. Motion to approve was unanimous by a roll call vote (6-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:30 pm.