

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, SEPTEMBER 6, 2022; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Eikleberry, Johnson, Tallman, Inghram, Hepner, Brandsgard, Reinartz, Maness, Garrington

Excused: Stelk

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 August 16, 2022 meeting minutes.

Motion by Hepner, second by Tallman to approve the August 16, 2022 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

- i. Case REZ22-04: Request of SCI Iowa Funeral Services Inc. to establish a Planned Unit Development at 1200 East 39th Street to grant an exception to allow for a reception facility under the S-OS Open Space District. [Ward 7]

Berkley updated the Commission regarding City Council's decision to refer the rezoning request back to the Plan and Zoning Commission. Staff presented the purpose of planned unit developments and how this zoning tool will function at the property.

The applicant, Travis Rigdon, presented a preliminary plan to the Commission outlining public benefits the property and facility will provide to the City.

Commissioners inquired about precedent, the public benefits provided, changes in ownership, the termination of the funeral home use, and future operation as a reception facility.

Staff recommended Case REZ22-04 be forwarded to the City Council with a recommendation for approval.

Findings:

1. The preliminary plan provides a public benefit to the City.
2. The proposed planned unit development meets the purpose of a planned unit development.
3. The proposed planned unit development will not impede the normal and orderly development and improvement of surrounding property.
4. There is adequate utilities and infrastructure, drainage, off-street parking and loading, pedestrian access, and all other necessary facilities.
5. There is adequate vehicular ingress and egress designed to minimize traffic congestion upon public streets.
6. The location and arrangement of structures, parking areas, walks, landscape, lighting, and other site design elements, are compatible with the surrounding neighborhood and adjacent land uses

Motion by Tallman, second by Eickleberry, to approve staff recommendation for Case REZ22-04 in accordance with the listed findings. Motion to approve staff recommendation was approved by a roll call vote (9-0).

B. New Business

- i. Request for the Plan and Zoning Commission to initiate a zoning interpretation for the property at 4128 Brady Street. [Ward 7]

Werderitch provided an overview of the property and request for zoning interpretation.

Staff recommended the Plan and Zoning Commission request a zoning interpretation for the property at 4128 Brady Street.

Motion by Tallman, second by Johnson, to approve staff recommendation to request a zoning interpretation for the property at 4128 Brady Street. Motion to approve staff recommendation was approved by a roll call vote (9-0).

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case F22-10: Request of River Bend Food Reservoir, on behalf of Three N Corporation, for a final plat of River Bend 1st Addition for a 5-lot subdivision on 72.86 acres, located south of Kimmel Drive. [Ward 1]

Werderitch discussed the purpose of the final plat. The 72.86 acre area is within the Mississippi River floodplain. Four lots will be established along Kimmel Drive, which is the most developable portion of the property. It is anticipated that Lot 5 will be sold to Nahant Marsh Education Center and converted to conservation area. The City may initiate a rezoning to S-OS Open Space District to accommodate the new use since conservation area is prohibited in the I-2 Heavy Industrial District.

Commissioners inquired whether development of this site requires an expansion of the Urban Service Boundary. Berkley did not believe an amendment to the Urban Service Boundary was warranted, but will further investigate at the time of development. A representative of River Bend Food Reservoir was in attendance to answer questions.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F22-10 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. Provide a 15 ft. wide utility easement along the Kimmel Drive right-of-way.
4. Include a note stating, "Stormwater detention and water quality treatment will be required for this subdivision upon further development of the property."

Motion by Hepner, second by Maness, to approve staff recommendation for Case F22-10 in accordance with the listed findings and conditions. Motion to approve staff recommendation and conditions was approved by a roll call vote (9-0).

- ii. Case F22-11: Request of Iowa American Water Company for a final plat of Iowa American Water Company First Addition for a 2-lot subdivision on 38.9 acres, located west of Research Parkway and Hillandale Road. [Ward 8]

Werderitch presented an overview of the industrial subdivision plat. The purpose is to facilitate development of a new Iowa American Water Company headquarters.

Jason Holdorf, IMEG Corporation, was in attendance to answer questions.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F22-11 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 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 stating, "Stormwater detention and water quality treatment will be required with this subdivision upon development and shall be owned and maintained by the property owner."
4. Add a note stating areas marked as public right-of-way shall be dedicated to the City upon recording of the subdivision.

Motion by Hepner, second by Johnson, to approve staff recommendation for Case F22-11 in accordance with the listed findings and conditions. Motion to approve staff recommendation and conditions was approved by a roll call vote (9-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:28 pm.