MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, AUGUST 16, 2022; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Eikleberry, Johnson, Inghram, Hepner, Brandsgard, Reinartz, Maness, Stelk
Excused: Tallman, Garrington
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 July 19, 2022 meeting minutes.

Motion by Hepner, second by Maness to approve the July 19, 2022 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 F22-09: Request of Beckett Place Development, LLC for a Final Plat of Beckett Place for a 51 lot subdivision on 25.8 acres located south of Veterans Memorial Parkway and east of Interstate 74. [Ward 6]

Werderitch presented an overview of the proposed final plat. The request is for a 51 lot subdivision on 25.8 acres of property to facilitate single-family residential development. Due to site and topography challenges, the Commission approved a variance for the Madelyn Court cul-de-sac to exceed the maximum allowed length of 600 feet. The proposal is consistent with the approved preliminary plat.

Commissioners commented on the proposed stormwater detention ponds. Concerns were raised over the maintenance and effectiveness of the ponds in preventing flooding in the surrounding neighborhood.

Michael Shamsie, Landmark Engineering Group Inc., was in attendance to answer questions. He explained the proposed infrastructure exceeds the capacity required by city code.

Stephen Cox, 3720 Kathleen Way, brought forth concerns regarding stormwater management and noise abatement from I-74.

Staff recommended the Plan and Zoning Commission forward F22-09 to City Council with a recommendation for approval subject to the following findings and conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. A variance to Section 16.24.040C is warranted due to topographical challenges and safety concerns.
4. The final plat (with conditions and variance previously approved on the preliminary plat) 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. A signature shall be added for Metronet.
4. A variance to Section 16.24.040C for a cul-de-sac exceeding maximum length is granted for Madelyn Court.
5. Standard Plat Notes shall be added.
6. Relabel "Common Space #1" and "Common Space #2" as "Outlot 1" and "Outlot 2".
7. Common Space #1 shall be labelled as a stormwater detention easement.

8. Add a note stating, "On-street parking shall be limited to one side of the street. No parking will be permitted within the cul-de-sac."
9. Add a note stating, "Sidewalks shall be constructed along all street frontages prior to the completion of residential construction for each lot, or as so ordered by the City of Davenport."
10. Add a note stating, "Stormwater detention and water quality treatment are required for this subdivision and shall be owned and maintained by the owner or home owners association.
11. All easements shall be a minimum width of 15 feet or twice the depth of the utility line, whichever is greater. All drainage easements shall be a minimum width of 20 feet.
12. Provide full easement widths on Lots 5, 9, 10, and 11.
13. Add allowable low entry elevations to each lot adjacent to drainage ways and the pond.

Motion by Eikleberry, second by Hepner, to approve staff recommendation for Case F22-09 in accordance with the listed findings and conditions. Motion to approve staff recommendation and conditions was approved by a roll call vote (8-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:26 pm.