MINUTES

PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, AUGUST 15, 2023; 5:00 PM
CITY HALL| 226 WEST 4TH STREET | COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

A. Case REZ23-03: Request of 53rd Luxury, LLC on behalf of Ed Speer Construction, Inc. and Sheila M Speer Living Trust to rezone approximately 16 acres of land generally located southeast of 53rd Street and Spring Street (Speer Commercial Park 1st and 2nd Addition) from C-2 Corridor Commercial District and R-MF Multi-Family Residential District to C-3 General Commercial District. [Ward 8]

B. Case ROW23-04: Request of 53rd Luxury, LLC to vacate the unimproved Spring Street right-of-way located south of East 53rd Street. [Ward 8]

There was a combined public hearing for Case REZ23-03 and Case ROW23-04, since both items are related to the same development.

Werderitch provided an overview of the request to rezone property and vacate Spring Street to facilitate development of the site for multiple vehicle dealerships.

Representatives of 53rd Luxury LLC were in attendance to answer questions. The development team gave a presentation describing the proposed dealerships. Topics discussed included traffic, access, site layout, architecture, lighting, noise, stormwater management, and buffering adjacent residential neighborhoods.

Commissioners requested additional information on the reconstruction of 53rd Street. A traffic study may be warranted to determine whether a light is needed at the intersection of Spring Street and 53rd Street.

Members of the public provided the following comments: maintenance and installation of landscaping adjacent to residential neighborhoods, noise mitigation, relocating the support building further east on the site, and unloading vehicles on Eastern Avenue.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

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

II. Report of the City Council Activity

Staff provided an update of the City Council activity.

III. Secretary's Report

C. Consideration of the July 18, 2023 meeting minutes.

Motion by Garrington, second by Johnson, to approve the July 18, 2023 meeting minutes. Motion to approve was unanimous by voice vote (8-0).

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 F23-10: Request of QuikTrip Corporation for a final plat of Business Commons at Silver Creek 2nd Addition. The 1-lot subdivision is located south of 76th Street and west of Northwest Boulevard, on 3.82 acres. [Ward 8]

Werderitch stated the purpose of the subdivision plat. The intent is to create a stormwater detention basin, which will enable the development of the lots north of 76th Street.

A representative from McClure was in attendance to answer questions.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F23-10 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. The entire detention basin area shall be within a stormwater detention easement.
4. Illustrate the stream channel location.
5. Note stream buffer setbacks on the plat.

Motion by Johnson, second by Maness, to approve staff recommendation and conditions. Motion was approved by a roll call vote (8-0).

ii. Case F23-11: Request of William Taylor for a final plat of Crystal Creek 9th Addition. The 4-lot subdivision is located at 3100 and 3051 Emerald Drive on 9.06 acres. [Ward 1]

Werderitch presented an overview of the residential subdivision. The property owner submitted a final plat to subdivide the 9.06-acre tract of land at the northern terminus of Emerald Drive. The site is currently undeveloped and zoned R-3 Single-Family Residential District. The intent is to create four new single-family lots. This subdivision is related to Case ROW23-03, being the request to vacate the unimproved portions of Emerald Drive. Vacating the unimproved section of Emerald Drive will better facilitate development of this subdivision. There will be a shared driveway within an access easement to each new lot. This plat will not move forward until City Council has acted upon the vacation.

William Taylor, applicant, was in attendance to answer questions. Commissioners commented on the private well and septic system servicing the new homes.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F23-11 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 facilities are required for all residential development of two acres or more per City Code Section 13.34.210."
4. Add a note stating "No more than four lots shall be platted with this subdivision. Any future subdivision creating additional lots shall require the dedication of public right-of-way and construction of public infrastructure.

Motion by Johnson, second by Eikleberry, to approve staff recommendation and conditions. Motion was approved by a roll call vote (8-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:53 pm.