

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, JULY 6, 2021; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Lammers, Johnson, Inghram, Hepner, Reinartz, Maness, Garrington

Excused: Tallman, Brandsgard

Absent: Stelk

Staff: Berkley, Werderitch

II. Report of the City Council Activity

Berkley updated the Commission on the status of the following cases:

1. REZ21-01: Parcel P1304-02C (Rock Church Ministries Inc.): Moved to 3rd Consideration
2. REZ21-02: 1320 W Kimberly Road (Belser Ventures, LLC): Adopted
3. REZ21-03: 6403 Elmore Avenue (Elmore Storage LLC): Moved to 3rd Consideration
4. F21-02: Prairie Heights 4th Addition (Prairie Heights Development, LLC): Approved

III. Secretary's Report

- A. Consideration of the June 15, 2021 meeting minutes.

Motion by Hepner, second by Maness to approve the June 15, 2021 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 F21-06: Request of Diamond W Two, LLC for a Final Plat of a 3 lot subdivision on 21.95 acres located on Lot 1 of North Welcome Way Subdivision. [Ward 8]

Werderitch provided an overview of the proposed industrial subdivision.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F21-06 to the City Council with a recommendation for approval subject to the listed 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 15' recreation trail easement along the railroad track frontage for a future "Eldridge Trail Corridor". This is in addition to the existing 15' utility easement.
4. Add 15' utility easements along all street frontages.
5. Rename the "Chicago, Milwaukee, St. Paul & Pacific Railroad" to "Canadian Pacific Railway".
6. Include the owner's address.
7. Detention is to be located within an easement, include an access easement if necessary.
8. After the subdivision name "being a replat of Lot 1..." should be included since this is a replat.
9. Label city limits on the plat.
10. All driveway access points to Brady Street shall be reviewed and approved by Scott County.
11. Add a note stating, "Stormwater and water quality will be required for this subdivision per City Code Section 13.34 Stormwater Management. Details and required easements shall be provided upon development."
12. Add known stormwater detention and water quality easements to the plat.

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The plat (with conditions recommended by City Staff) would achieve consistency with subdivision requirements.

Motion by Johnson, second by Hepner to approve Case F21-06 in accordance with the listed findings and conditions. Motion to approve was unanimous by a roll call vote (7-0).

VII. Future Business

VIII. Communications

A. P21-03 McClellan Heights Preliminary Plat: Item Withdrawn

Berkley announced Dan Dolan Homes is no longer utilizing the property within the City of Davenport as part of the residential preliminary plat. The development will solely occur on the two remaining City of Bettendorf properties. Crestline Drive will not be extended into the subdivision. Instead vehicular access will be restricted to City of Bettendorf roadways.

IX. Other Business

X. Adjourn

Motion by Reinartz, second by Lammers to adjourn the meeting. Motion to adjourn was unanimous by voice vote (7-0).

The meeting adjourned at 5:10 pm.