

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, JUNE 30, 2020; 5:00 PM

COUNCIL CHAMBERS CITY HALL 226 WEST 4TH STREET

I. Next Public Hearing: 7/18/2020

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

- A. Resolution for Case F20-04 being the request of IMEG Corp for a final plat for Jersey Farms Commercial Park Fourth Addition, a 2-lot subdivision on 16.69 acres, more or less, of property located on the west side of Elmore Ave approximately 1,100 feet south of Veterans Memorial Pkwy. [Ward 6] ADOPTED 2020-264

III. Secretary's Report

- A. Consideration of the June 16, 2020 Meeting Minutes

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 F20-06 of Townsend Engineering for final plat Animal Family Vet Care Center 1st Add on 2.19 acres, being a replat of lot 1 of Brady 80 Industrial Park 4th Addition and land immediately to the north, located at 6011 Brady Street; plat to contain 1 industrial lot. [Ward 8]

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, JUNE 16, 2020; 5:00 PM
COUNCIL CHAMBERS CITY HALL 226 W 4TH STREET
REGULAR MEETING AGENDA

I. Roll Call. Present: Schneider, Tallman, Johnson, Hepner, Lammers, Garrington, Reinartz, Inghram, Medd, Brandsgard, Maness. Staff: Flynn, Berkley, Koops, Heyer, Pradhan

II. Report of the City Council Activity

A. Third Consideration: Ordinance for Case ORD20-01 being the request of the City of Davenport to amend several sections of Title 17 of the Municipal Code entitled "Zoning." [All Wards] ADOPTED 2020-233

Third Consideration: Ordinance for Case REZ20-01 being the request of the City of Davenport to rezone the properties located at all four corners of the intersection of N Pine St. and W 3rd St from R-4C, Single and Two-Family Central Residential District to C-1, Neighborhood Commercial District. [Ward 3] ADOPTED 2020-239

III. Secretary's Report

A. Consideration of the June 2, 2020 meeting minutes. The minutes were approved following a motion by Tallman and a second by Reinartz.

IV. Report of the Comprehensive Plan Committee No report

V. Zoning Activity

A. Old Business

B. New Business

i. Case REZ20-05: Request of Rev. Richard Hayslett to rezone 508-510 Marquette Street from R-4C Single and Two Family Central Residential District to C-1, Neighborhood Commercial District. [Ward 3] Flynn gave the staff report.

Motion my Tallman, seconded by Maness, to forward Case REZZ20-05 to the City Council with a recommendation for approval.

Findings:

1. The rezoning is consistent with the Comprehensive Plan.
2. Additional parking is needed for the church.
3. The rezoning will not negatively impact the surrounding neighborhood.

Motion to recommend approval passed unanimously.

VI. Subdivision Activity

A. Old Business None

B. New Business

i. Case F20-05 & P20-1 of Townsend Engineering for final (and preliminary) plat KC Kimberly Hills Addition on 8.57 acres, being a replat of lot 2 of Westgate 13th Addition (PIN 01637-02) located north of the W 37th St & N. Birchwood Ave intersection; plat to contain 33 single-family lots. [Ward 2] Koops gave the staff report.

Findings:

- 1) The plat conforms to the comprehensive plan Davenport+2035; and
- 2) The plat would achieve consistency with subdivision requirements properly conditioned.

Case P20-01:

Motion by Tallman, seconded by Johnson, to forward Case P20-01 to the City Council with a recommendation for approval. Motion to recommend approval passed unanimously.

Conditions:

1. Kimberly Street shall be changed to "Kimberly Road"
2. A permanent or temporary turn around, either with a hammer head or cul-de-sac at the west end of 38th, shall be provided for city services;
3. Storm sewer, excess stormwater passageway and sanitary easements shall be shown;
4. The outlots shall be labeled according to their purpose;

5. Existing sewers shall be identified;
6. Sanitary sewer shall be shown in correct location within the utility easement and the description shall include sewer in the easement description

Case F20-05:

Motion by Tallman, seconded by Hepner, to forward Case F20-05 to the City Council with a recommendation for approval. Motion to recommend approval passed unanimously.

Conditions:

1. Monuments shall be described and shall have a tie to quarter sections;
2. A sanitary easement shall be provided;
3. Storm sewer and excess stormwater passageway easements shall be shown;
4. The purpose and maintenance responsibility of the outlots shall be shown/noted;
5. ROW shall be called out to be dedicated with the recording of the plat;
6. Sidewalk along Kimberly Road shall be constructed with sidewalk along 38th Place and shall be properly noted and the statement excluding the sidewalk in note 11 shall be removed;
7. Curve locations shall be identified on the plan;
8. Storm sewer easement for lots 6, 7, & 8 shall be accessible from a location other than Kimberly Road ROW, should the State disallow access from a state route;
9. Stormwater management shall be provided shall be provided for northerly flow; a stormwater easement is not sufficient.
10. Water quality treatment facilities shall be required and an easement for such" (either specific or blanket site easement) "shall be provided to allow access to and throughout the water quality best management practice site(s)

VII. Future Business

A. Case F20-06 of Townsend Engineering for final plat Animal Family Vet Care Center 1st Add on 2.19 acres, being a replat of lot 1 of Brady 80 Industrial Park 4th Addition and land immediately to the north, located at 6011 Brady Street; plat to contain 1 industrial lot. [Ward 8]

VIII. Communications None

IX. Other Business

X. Adjourn The meeting adjourned at 5:25 pm.

Next Meeting: June 30, 2020.

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Planner II, Scott Koops, AICP
scott.koops@davenportiowa.com

Date
6/30/2020

Subject:

Case F20-06 of Townsend Engineering for final plat Animal Family Vet Care Center 1st Add on 2.19 acres, being a replat of lot 1 of Brady 80 Industrial Park 4th Addition and land immediately to the north, located at 6011 Brady Street; plat to contain 1 industrial lot. [Ward 8]

Recommendation:

Staff recommend the P&Z Commission forward F20-06 for approval by the City Council.

ATTACHMENTS:

Type	Description
▣ Exhibit	Report and Exhibits
▣ Exhibit	Plat

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	6/11/2020 - 1:23 PM

PLAN AND ZONING COMMISSION

Staff Report & Exhibits

F20-6 PRJ-1735

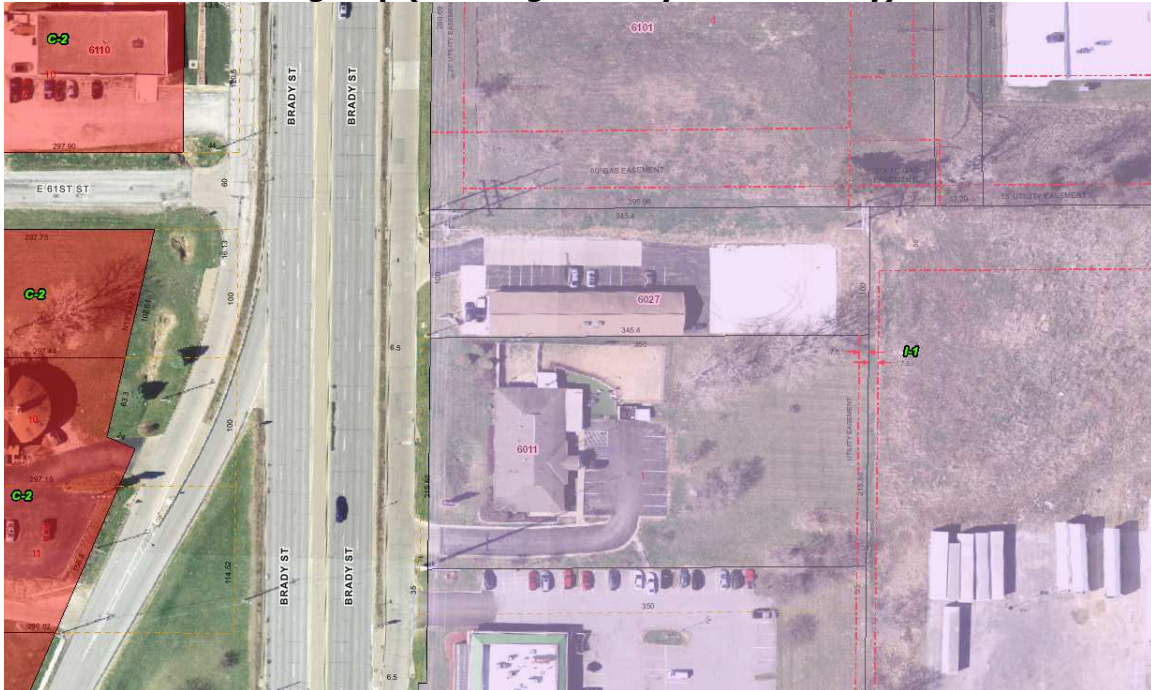
June 30, 2020

DESCRIPTION

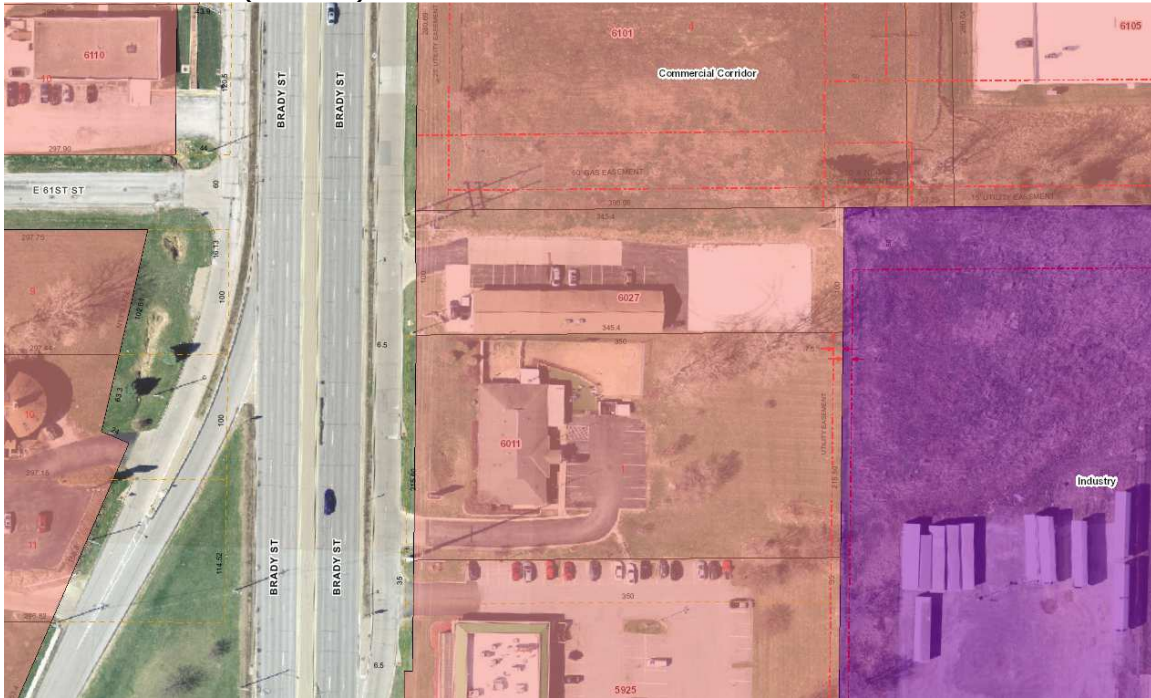
Case F20-06 of Townsend Engineering for final plat Animal Family Vet Care Center 1st Add on 2.19 acres, being a replat of lot 1 of Brady 80 Industrial Park 4th Addition and land immediately to the north, located at 6011 Brady Street; plat to contain 1 industrial lot. [Ward 8]

Recommendation: Staff recommends the City Plan and Zoning Commission forward F20-06 to the City Council with a recommendation for approval subject to the two conditions.

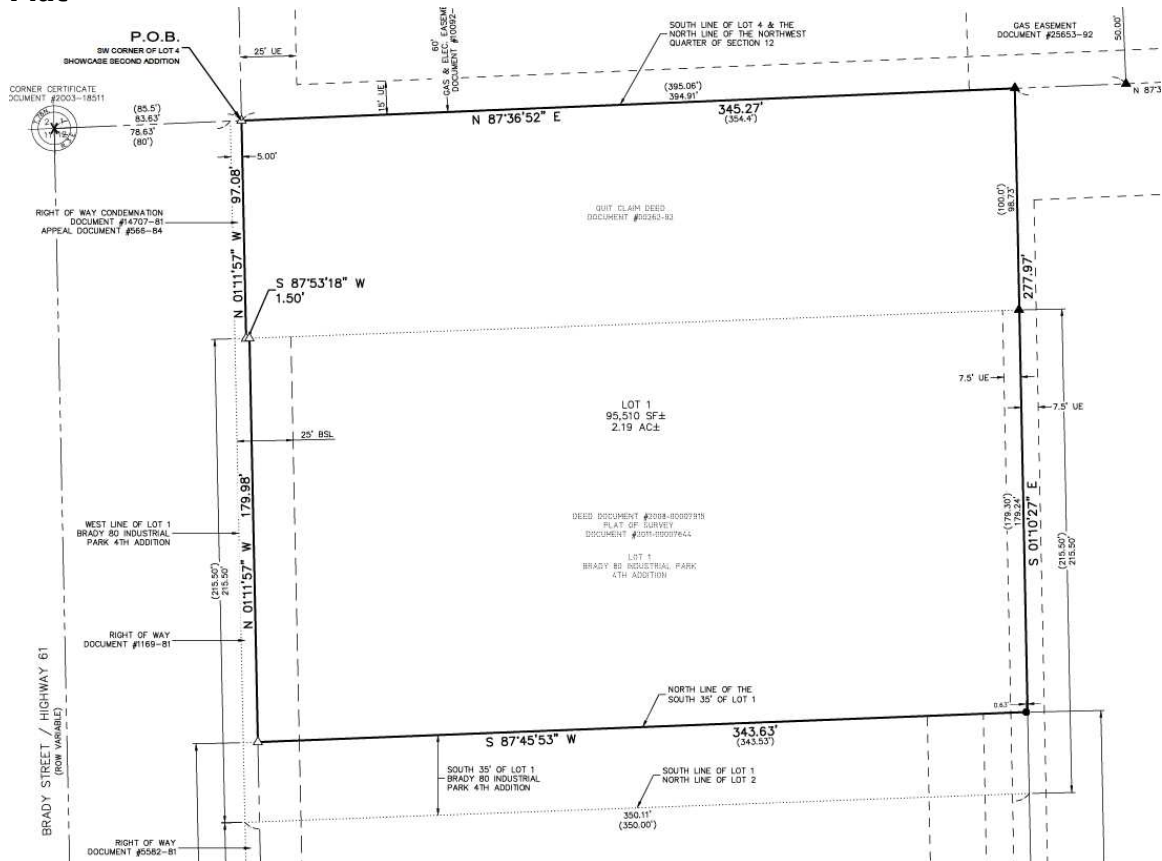
Aerial Photo & Zoning Map (R-3 Single Family & Two Family):



Land Use 2035: (Corridor)



Plat



BACKGROUND

Comprehensive Plan:

Within Urban Service Area (USB35): Yes

Future Land Use Designation: Residential General (RG)

Technical Review:

Streets: No streets are proposed with this request.

Storm Water: The plat will need to conform to any requirements of the City of Davenport Natural Resources Division.

Sanitary Sewer: Sanitary sewer is existing for these sites.

Other Utilities: Normal utility services are available in this developed area.

Parks/Open Space: No park shall be required with this infill development.

DISCUSSION

Planning Staff has reviewing this plat for conformance to the subdivision code. The plat meets (or shall meet as conditioned) code requirements.

STAFF RECOMMENDATION

Findings:

- 1) The plat conforms to the comprehensive plan Davenport+2035; and
- 2) The plat would achieve consistency with subdivision requirements properly conditioned.

Recommendation:

Staff recommends the City Plan and Zoning Commission forward F20-05 to City Council with a recommendation for approval subject to the following conditions:

1. The 50' wide high power line utility easement adjacent to the east shall be shown along the north lot line to accommodate the existing high power lines; and
2. Existing lot lines for both existing lots shall be shown.

Prepared by:



Scott Koops, AICP – Planner II
Planning

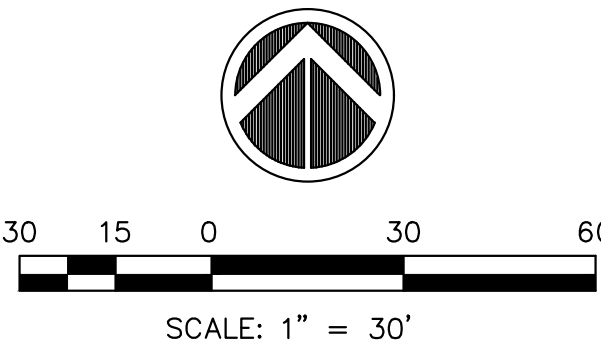
PRELIMINARY
FOR REVIEW ONLY
05-26-2020

FINAL PLAT
OF
ANIMAL FAMILY VETERINARY
CARE CENTER 1ST ADDITION

BEING A REPLAT OF LOT 1 IN BRADY EIGHTY INDUSTRIAL PARK 4TH
ADDITION, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 12, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH
PRINCIPAL MERIDIAN, IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA

OWNER:
ANIMAL FAMILY VETERINARY CARE CENTER
SCOTT BERNICK
6011 N BRADY STREET
DAVENPORT, IA 52806

BASIS OF BEARINGS
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)



LEGEND

- | | |
|-----------|-----------------------------------|
| — | SUBDIVISION BOUNDARY |
| - - - | EXISTING LOT LINE |
| - - - - - | EXISTING EASEMENT LINE |
| - - - - - | PROPOSED EASEMENT LINE |
| - - - - - | SECTION LINE |
| - - - - - | R.O.W. LINE |
| - - - - - | EXISTING SETBACK LINE |
| - - - - - | PROPOSED SETBACK LINE |
| - - - - - | HISTORICAL LINE AS NOTED |
| UE | UTILITY EASEMENT |
| BSL | BUILDING SETBACK LINE |
| 100.00' | MEASURED DIMENSION |
| (100.00') | RECORDED DIMENSION |
| X | CHISELED "X" IN CONCRETE, FOUND |
| ⊗ | CHISELED "X" IN CONCRETE, SET |
| △ | 5/8" REBAR WITH CAP #13851, SET |
| ▲ | 1/2" REBAR WITH CAP # _____ FOUND |
| ● | 5/8" REBAR |

SURVEYOR'S NOTES

This Final Plat was prepared at the request of Animal Family Veterinary Care Center.

It should be noted that in the performance of this re-survey, the courses and distances of the re-survey may vary from recorded calls, based on the existence of found monumentation, occupation, or other controlling calls or conditions that have occurred in the re-survey of this property.

This property is subject to any and all easements, drainage areas and roadways that a complete title search would disclose.

No investigation concerning environmental and subsurface conditions, or for the existence of underground containers, structures or facilities which may affect the use or development of this property was made as a part of this re-survey.

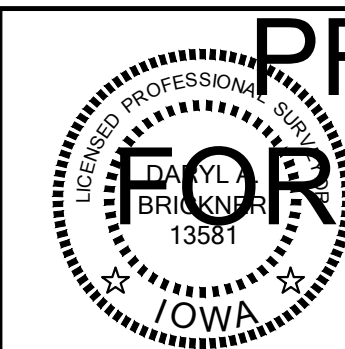
No investigation was made as apart of this re-survey to determine or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal facilities, except as noted. Call Iowa One-Call at 1-800-292-6989 for information regarding these utilities or facilities.

No part of this subdivision is subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0355F Effective Date February 18, 2011

Distances are listed in feet and decimal part of a foot.

All monuments shown hereon have been found or set as shown on this plat.

Blanket underground easements granted for all primary and secondary electric cables, pad mounted transformers, electric transformers, primary cable, gas service, water service, sewer laterals, telephone service and cable T.V. to individual structures and street lights.



PRELIMINARY
FOR REVIEW ONLY
05-26-2020

REVISIONS		DATE
No.	DESCRIPTION	
1	ADDED BLANKET UNDERGROUND UTILITY EASEMENT NOTE	5/26/2020



ANIMAL FAMILY VETERINARY CARE CENTER 1ST ADDITION
DAVENPORT, IOWA
FINAL PLAT

IMEG Project No:
18000918.01

File Name:
18000918.01-Plat.dwg

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Field Book No:

Drawn By: DAB

Checked By: BDO

Date: 5/21/2020

Sheet 1 of 1