

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, JUNE 20, 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 REZ23-02: Request of RIVALDD FARMS, INC. to rezone approximately 231.26 acres of land located south of Slopertown Road and west of Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]

Staff introduced the rezoning petition. The subject properties were recently annexed into the City of Davenport and are currently zoned S-AG Agricultural District. The property owner is requesting a rezoning to I-1 Light Industrial District. The purpose of the request is to market the site for future industrial development. The combined area of the rezoning request is 231.26 acres.

A member of the ownership group addressed the Commission and explained the rationale for the rezoning petition.

Valerie Widmeyer, 13860 Slopertown Road, spoke in opposition to the rezoning request. She cited the following concerns: preservation of productive agricultural land, traffic impacts, and noise pollution caused by potential industrial development.

With no additional comments, the public hearing closed.

- B. Case ROW23-03: Request of William Taylor to vacate unimproved right-of-way on Emerald Drive [Ward 1]

Staff provided an overview of the unimproved Emerald Drive right-of-way. No properties utilize the subject right-of-way for access. Vacating the right-of-way is connected to a proposed Final Plat of Crystal Creek Ninth Addition. This plat will not move forward until City Council has acted upon the vacation. The owner intends to subdivide the properties to the north into four residential lots. Vacating the unimproved Emerald Drive right-of-way will better facilitate development of the site.

The applicant, William Taylor, was in attendance to answer questions.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Inghram, Tallman, Maness, Stelk, Johnson, Hepner, Brandsgard

Excused: Reinartz, Eikleberry, Garrington

Staff: Berkley, Werderitch

II. Report of the City Council Activity

Staff provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the June 6, 2023 meeting minutes.

Motion by Tallman, second by Johnson, to approve the June 6, 2023 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 F23-07: Request of Loren and Lisa Rathjen for a Final Plat of West Wind Hills. The 4-lot subdivision is located at the southwest corner of 145th Street and 110th Avenue on 15.428 acres of land in unincorporated Scott County. [Adjacent to Ward 1]

Werderitch introduced the final plat and explained the City's review authority of subdivision within Scott County. Staff believed the residential subdivision would not have any adverse effects to the City of Davenport.

Loren and Lisa Rathjen were in attendance to answer questions.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F23-07 to the City Council with a recommendation for approval.

Findings:

1. The location of the development is outside the urban service area.
2. The final plat prepares the area for future development.
3. The final plat will achieve consistency with subdivision requirements.

Motion by Tallman, second by Maness, to approve staff recommendation.
Motion was approved by a roll call vote (7-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:22 pm.