

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.