

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, JUNE 6, 2023; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

REGULAR MEETING AGENDA

Before the meeting began, the Chairperson called for a moment of silence to reflect upon the tragedy of the partial building collapse at 324 Main Street.

I. Roll Call

Present: Schneider, Inghram, Reinartz, Eikleberry, Tallman, Maness, Garrington, Stelk
Excused: Johnson, Hepner, Brandsgard
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 May 16, 2023 meeting minutes.

Motion by Tallman, second by Maness, to approve the May 16, 2023 meeting minutes. Motion to approve was unanimous by voice vote (7-0).

IV. Report of the Comprehensive Plan Committee

A. Case CP23-01: Request of the City of Davenport to amend the Davenport +2035 Comprehensive Plan by assigning Future Land Use Map classifications to the approximately 475 acres of land roughly bounded by Slopertown Road, Hillandale Road, Northwest Boulevard, and 130th Avenue. [Ward 8]

Werderitch presented the proposed Future Land Use Map Amendment, which is a result of territory being annexed into the City. The land is currently being used for agriculture, but is being marketed as a shovel-ready site suitable for industrial development. This is part of an overall strategy to promote industrial development north of Interstate-80.

Commissioners inquired about the placement of the Urban Service Boundary, south of Slopertown Road.

Staff recommended Case CP23-01 be forwarded to the City Council with a recommendation for approval.

Findings:

1. The proposed future land use amendment is consistent with the Comprehensive Plan and adopted land use policies.
2. The proposed amendment promotes orderly development that protects the public health, safety, and welfare of the City.
3. The amendment identifies land for current and future development through the extension of the urban service boundary.

Motion by Inghram, second by Tallman, to approve staff recommendation. Motion was approved by a roll call vote (8-0).

V. Zoning Activity

- A. Old Business
- B. New Business

VI. Subdivision Activity

- A. Old Business
- B. New Business

- i. Case F23-06: Request of Birchwood South LLC for a Final Plat of Birchwood South 3rd Addition. The 2-lot subdivision is located at 4741 East 53rd Street on 3.34 acres. [Ward 6]

Staff introduced the purpose of the final plat, which is to better market the commercial property for future development. The applicant is requesting to further subdivide Lot 6 into two separate parcels to better facilitate commercial development. One lot will have frontage along East 53rd Street. The second lot will have frontage abutting Ravenwood Lane. Since vehicular access to 53rd Street is prohibited, access to both properties will be via a 30' access easement extending from Ravenwood Lane.

Erron Vandemore, Russell Construction, was in attendance to answer questions.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F23-06 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 plat (with conditions recommended by City Staff) would 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. Relabel the lots as Lot 1 and Lot 2.
4. Include a note stating, "The sidewalk along East 53rd Street shall be constructed as a ten-foot-wide trail."
5. Add the following note, "Sidewalk and trail will be constructed by the developers of individual lots or when so ordered by the City. Maintenance of sidewalks and trails are the responsibility of the abutting property owners."
6. Add a note stating, "No lot shall have direct access to East 53rd Street."
7. Revise Note 7 to include, "and applicable zoning conditions as outlined in Ordinance 2021-105."
8. Revise Note 10 to state, "Stormwater quality treatment and stormwater detention is required for this subdivision. A provision for stormwater detention for this subdivision has been made in the regional detention facility located immediately to the southeast on Outlot B of Birchwood South 2nd Addition. Water Quality will be required upon development."

Motion by Garrington, second by Tallman, to approve staff recommendation and conditions. 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 Reinartz, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (7-0).

The meeting adjourned at 5:15 pm.