

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, MAY 31, 2022; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Eikleberry, Tallman, Inghram, Reinartz, Johnson, Brandsgard, Maness, Garrington

Excused: Hepner, Stelk

Staff: Berkley, Werderitch

II. Report of the City Council Activity

Berkley provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the May 17, 2022 meeting minutes.

Motion by Maness, second by Tallman to approve the May 17, 2022 meeting minutes. Motion to approve was unanimous by voice vote (8-0).

IV. Report of the Comprehensive Plan Committee

A. Case CP22-01: Request of the City of Davenport to amend the Davenport +2035 Comprehensive Plan by assigning Future Land Use Map classifications to the approximately 200 acres of land bounded by I-80, Forest Grove Drive, Utica Ridge Road, and the city limit to the east. [Ward 6]

Werderitch provided an overview on the Future Land Use Map amendment process. The amendment is being petitioned by the City of Davenport given the increasing development interest in this substantial growth area. The City is required to amend the existing land use before any development can occur.

Commissioners discussed the proposed comprehensive plan amendment. Topics of conversation included expansion of the urban service boundary, utility services, future development, Utica Creek and site drainage.

Staff recommended Case CP22-01 be forwarded to the City Council with a recommendation for approval in accordance with the attached map.

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 Tallman, second by Johnson, to approve staff recommendation for Case CP22-01 in accordance with the listed findings. Motion to approve staff recommendation 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 F22-06: Request of Patrick Fennelly for a Final Plat of Fennelly's South Utah Addition located south of Telegraph Road and east of South Utah Avenue (The southwest 9.15 acres of Parcel #S3117-04). [Ward 1]

Staff presented an overview of the proposed two lot residential subdivision. The plat is in accordance with the recent rezoning conditions. Patrick Fennelly, applicant, was in attendance to answer questions.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F22-06 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 final 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. Provide utility easements.
4. Add a note stating, "No stormwater detention or water quality treatment will be required with this subdivision.

Motion by Tallman, second by Maness, to approve staff recommendation for Case F22-06 in accordance with the listed findings and conditions. Motion to approve staff recommendation and conditions was approved by a roll call vote (8-0).

- ii. Case F22-07: Request of Civil Engineering Consultants, Inc. on behalf of MidAmerican Energy Company for a Final Plat of Subdivision 78 located at 6702 and 6652 North Division Street. [Ward 8]

Berkley presented the background and history of the site. The purpose of the final plat is to facilitate the sale of Lot 2 to an abutting residential home owner. The prospective buyer was in attendance to answer questions from the Commission relating to liability and maintenance.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F22-07 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 (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. Add an approval signature line for Metronet.
4. Provide a minimum 15 foot wide utility easement along street right-of-way.
5. Provide a minimum 10 foot wide utility easement along all adjacent properties.
6. Add a note stating, "Stormwater detention and water quality treatment will be required with this subdivision and shall be owned and maintained by the property owner.

Motion by Tallman, second by Maness, to approve staff recommendation for Case F22-07 in accordance with the listed findings and conditions. Motion to approve staff recommendation and conditions was approved by a roll call vote (8-0).

VII. Future Business

VIII. Communications

IX. Other Business

A. Review of Plan and Zoning Commission Bylaws

Berkley outlined the proposed amendments to the Bylaws to better reflect current policy and procedures. The Bylaws were amended with the support of the Executive Committee and the City's Legal Department.

Motion by Tallman, second by Garrington, to approve staff recommendation to adopt the amended Bylaws. Motion to approve staff recommendation was approved by a roll call vote (8-0).

X. Adjourn

Motion by Johnson, second by Brandsgard to adjourn the meeting. Motion to adjourn was unanimous by voice vote (8-0).

The meeting adjourned at 5:40 pm.