

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

REGULAR MEETING AGENDA

I. Roll Call

Present: Eikleberry, Tallman, Inghram, Hepner, Stelk, Reinartz, Maness, Schneider, Garrington

Excused: Johnson, Brandsgard

Staff: Berkley, Werderitch

The Commission welcomed Sarah Eikleberry as its newest member.

II. Report of the City Council Activity

III. Secretary's Report

A. Consideration of the March 15, 2022 meeting minutes.

Motion by Hepner, second by Tallman to approve the March 15, 2022 meeting minutes. Motion to approve was unanimous by voice vote (8-0).

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 P22-02: Request of Klingner & Associates, P.C. on behalf of Rob Fick LLC for a Preliminary Plat of Oak Brook 2021 for a 30 lot subdivision on 12.4 acres located east of Sturdevant Street and north of 61st Street. [Ward 8]

Werderitch presented an overview of the proposed residential subdivision. Ryan Ficke, relative of the applicant, was in attendance to answer questions. Commissioner Garrington raised concerns over traffic impacts as the only access point to the new residential lots is via 61st Street. Commissioner Maness inquired about the future connection of Sturdevant Street.

Staff recommended the Plan and Zoning Commission forward Case P22-02 to City Council with a recommendation for approval subject to the following findings and conditions:

Findings:

1. The preliminary plat conforms to the comprehensive plan Davenport +2035.
2. The preliminary plat prepares the area for future development.
3. The preliminary plat (with conditions recommended by City Staff) would achieve consistency with subdivision requirements.

Conditions:

1. Add a note stating, "Sidewalks shall be constructed along all street frontages prior to the completion of residential construction for each lot, or as so ordered by the City of Davenport."
2. Indicate the width of existing pavement at the 61st Street connection point.
3. The size of the existing sanitary sewer where connection is being made shall be labelled.
4. Provide the proposed width(s) of pavement.
5. Label building setback lines.
6. The final plat shall require an easement with a hammerhead turnaround at the terminus of West 64th Street.
7. Add a note stating, "Storm water quality treatment and storm water detention is required for this subdivision. A provision for storm water detention for this subdivision has been made in the regional detention facility located immediately south of West 61st Street. This facility is owned and maintained by the City of Davenport."

Motion by Reinartz, second by Tallman to approve Case P22-02 subject to the listed findings and conditions. Motion to approve staff recommendation and conditions was approved by a roll call vote (8-0).

- ii. Case F22-04: Request of Origin Design on behalf of Russell Construction for a final plat of Russell-Frye/Armstrong Industrial Park Second Addition for a 3-lot subdivision on 50.66 acres, located at 8730 Northwest Boulevard. [Ward 2]

Commissioner Hepner abstained.

Werderitch provided a summary of the proposed industrial plat. Staff reviewed the recommended conditions, which included dedicating additional right-of-way along the north property line of Lot 1 for the purpose of establishing a new east-west roadway. Erron Vandemore, Russell Construction, was in attendance to answer questions. The applicant is amendable to the conditions.

Staff recommended the Plan and Zoning Commission forward Case F22-04 to City Council with a recommendation for approval subject to the following findings and conditions:

Findings:

1. 1. The final plat conforms to the comprehensive plan Davenport +2035.
2. 2. The final plat prepares the area for future development.
3. 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. Remove notes #2 and #5.
4. Public utility easements shall be a minimum of 15 feet or twice the depth of the utility line, whichever is greater.
5. An additional three feet of public right-of-way along West 83rd Street, west of North Zenith Avenue, shall be dedicated as public right-of-way.
6. Add a note stating "The minimum right-of-way width of West 83rd Street shall be seventy feet."
7. Add a note stating North Zenith Avenue, West 83rd Street, and West 86th Street shall be dedicated as public right-of-way.
8. A fifty foot wide right-of-way shall be dedicated along the north property line of Lot 1 and shall be named W 86th Street. A fifteen foot public utility easement shall be established along the north and south boundary of the dedicated public right-of-way.

Tallman made a motion to add the following condition: "Sidewalks shall be constructed along all street frontages prior to the completion of industrial construction for each lot, or as so ordered by the City of Davenport."

Garrington seconded the motion. Motion to add the above condition was approved by a roll call vote (7-0). Hepner abstained.

Motion by Reinartz, second by Maness to approve Case F22-04 subject to the listed findings and nine conditions. Motion to approve staff recommendation and nine conditions was approved by a roll call vote (7-0). Hepner abstained.

VII. Future Business

Berkley stated there will be a public hearing for a rezoning request at the April 19, 2022 meeting.

VIII. Communications

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:24 pm.