

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, APRIL 4, 2023; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

A. Consideration of the March 14, 2023 meeting minutes.

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 F23-04: Request of Linda R. Duffy Revocable Trust for a Final Plat of Duffy Acres. The 2-lot subdivision is located at 7400 Jersey Ridge Road on 14.1 acres. [Ward 8]

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
4/4/2023

Subject:
Consideration of the March 14, 2023 meeting minutes.

Recommendation:
Staff recommends the City Plan and Zoning Commission approve the March 14, 2023 meeting minutes.

Background:
The March 14, 2023 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 3-14-23

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	3/30/2023 - 3:57 PM

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, MARCH 14, 2023; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Inghram, Hepner, Brandsgard, Reinartz, Eikleberry, Stelk, Garrington

Excused: Johnson, Tallman, Maness

Staff: Berkley, Koops, Statz, Heyer

II. Report of the City Council Activity

Koops provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the February 28, 2023 meeting minutes.

Motion by Garrington, second by Schneider, to approve the February 28, 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

- i. Case REZ23-01: Request of Midwest Fidelity Partners LLC to rezone 1930 and 1934 Division Street and 1711 Pleasant Street from R-4C Single-Family and Two-Family Central Residential District to C-2 Corridor Commercial District. [Ward 4]

Koops presented an overview of the rezoning request, located adjacent to the intersection of Pleasant Street and Division Street. The three subject properties currently have residential dwellings. The purpose is to redevelop the existing properties, along with the three commercially zoned parcels to the south, for a car wash.

Staff recommended Case REZ23-01 be forwarded to the City Council with a recommendation for approval subject to the following findings and conditions:

Findings:

1. The zoning map amendment (rezoning) is consistent with Davenport 2035+ Land Use Plan and Map, which identifies the property as Urban Corridor (UC) and Commercial Node (CN). Both classifications allow for commercial uses along corridors and edges. The area has been commercially developed since at least the mid-1930's and is compatible with UC and CN land use classifications.
2. The proposed C-2 General Commercial District is compatible with the zoning of nearby property in the Five-Points commercial node, as well as other C-2 and C-1 zoning located along the W. Locust corridor.
3. Rezoning the property to C-2 General Commercial District will not create zoning nonconformities and will, in fact, reduce nonconformities.
4. Staff concurs with the City Traffic Engineer's review of this site for traffic impacts from the proposed zoning change and more specifically the use of the site as a car wash and staff also concurs with the required right-in/right-out access point on Hickory Grove Road.
5. There shall be minimal noise impacts to the adjacent area; any potential impacts to the properties to the north shall be mitigated by installation of a six (6) foot tall privacy fence and landscaping.

Conditions:

1. The ingress/egress to Hickory Grove RD shall be right-in/right-out as directed by the City Traffic Engineer;
2. A fence and landscaping shall be installed along the W. Pleasant Street right-of-way line between the north south alley and N. Division Street.

Josh Johnson, Houston Engineering Inc., and Graham Westra, Midwest Fidelity Partners LLC, were in attendance to answer questions relating to the operation of the car wash facility. The applicant addressed concerns pertaining to development, traffic, access points, and water treatment.

Commissioners expressed concerns over water treatment, traffic movements, vehicular counts, access points, safety, and crash data.

The City Traffic Engineer, Gary Statz, answered questions relating to the level of service at the existing intersection and anticipated traffic following

development. Berkley provided traffic counts at the intersection of Division Street, Locust Street, and Hickory Grove Road. The Commission discussed similarities with traffic patterns at Division Street and Kimberly Road.

Motion by Reinartz, second by Stelk, to table Case REZ23-01 to the April 4, 2023 Plan and Zoning Commission meeting to allow staff additional time to provide information on traffic counts, accident reports, access points, vehicle stacking associated with the development, and a report comparing the intersection of Division Street and Kimberly Road to the intersection of Division Street, Locust Street, and Hickory Grove Road. Motion to table failed by a roll call vote (2-5).

Motion by Garrington, second by Eikleberry, to approve staff recommendation and conditions. Motion was approved by a roll call vote (5-2).

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case ROW23-01: Request of Midwest Fidelity Partners LLC to vacate the alley right-of-way located west of Division Street between Pleasant Street and Hickory Grove Road. [Ward 4]

Koops presented an overview of the proposed right-of-way vacation and its connection to the rezoning of adjacent property. The petitioner intends to redevelop the east half of the block for a car wash. Vacating the twenty-foot-wide alley creates a larger developable site and allows for the necessary setbacks and landscaping.

Josh Johnson, Houston Engineering Inc., was in attendance to answer questions. Commissioners inquired about the division of the alley between abutting property owners.

Staff recommended the City Plan and Zoning Commission accept the listed findings to vacate the alley right-of-way located west of Division Street between Pleasant Street and Hickory Grove Road in Case ROW23-01 to the City Council with a recommendation for approval, subject to the listed findings and following conditions:

Findings:

1. The existing public alley right-of-way is not required for city purposes.
2. A utility easement would preserve the rights for utility providers to maintain existing and future infrastructure.
3. Economic vitality will be strengthened in a stressed commercial neighborhood.

Conditions:

1. Vacating the alley right-of-way is contingent upon the approval of Case REZ23-01.
2. All existing utilities located in the Right-of-Way which are subject to vacation shall be granted a blanket utility and access easement for the maintenance of such utilities.

Motion by Hepner, second by Brandsgard, to approve staff recommendation and conditions. Motion was approved by a roll call vote (7-0).

- ii. Case F23-02: Request of Payne Properties LLC for a final plat of Payne Properties Addition. The 2-lot subdivision is located at 1814 E. Locust St on 1.7 acres. [Ward 5]

Koops summarized the intent of the final plat. The purpose is to establish two separate lots, each with its own building. The property is zoned C-1 Neighborhood Commercial District. The property presently has two commercial buildings. Easements have been established to provide access.

Morgan Payne, applicant, was in attendance to answer questions.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F23-02 to the City Council with a recommendation for approval subject to the listed findings and following 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) will 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.

Motion by Hepner, second by Brandsgard, to approve staff recommendation and conditions. Motion was approved by a roll call vote (7-0).

- iii. Case F23-03: Request of Dan Dolan Homes, LLC for a final plat of Birchwood Grove 2nd Addition. The 42-lot subdivision being a replat of Lot 14 of Birchwood Grove, near the terminus of Lakeview PKWY and Ravenwood LN on 7.4 acres. [Ward 6]

Koops presented the staff report. The purpose of the plat is to complete the build-out of this 7.4-acre area. The intent is to develop the lots as single-family semi-detached dwellings and townhomes. The property is zoned R-MF Multi-Family Residential District.

The petitioner was not in attendance.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F23-03 to the City Council with a recommendation for approval subject to the listed findings and following 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) will achieve consistency with subdivision requirements.

Conditions:

1. Surveyor shall sign the plat;
2. Utility providers shall sign the plat when their easement needs have been met;
3. The title/description shall read "Birchwood Grove 2nd Addition; being a replat of Lot 14 of Birchwood Grove Addition, to the City of Davenport, Scott County, Iowa";
4. Curve #9 shall be revised to meet SUDAS back-of-curb radius of 50';
5. Applicable General Notes from Birchwood Grove Addition shall be added to the plat;
6. Add the label "Stormwater Detention and Access Easement" to Outlot A.

Motion by Hepner, second by Schneider, 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 Garrington, second by Hepner, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (7-0).

The meeting adjourned at 5:57 pm.

City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch 563.888.2221

Date
4/4/2023

Subject:

Case F23-04: Request of Linda R. Duffy Revocable Trust for a Final Plat of Duffy Acres. The 2-lot subdivision is located at 7400 Jersey Ridge Road on 14.1 acres. [Ward 8]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F23-04 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) will 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 a note stating "Stormwater detention and water quality treatment will not be required for this subdivision, but will be required upon further development of the property."

Background:

Discussion

The purpose of the final plat is to create a second developable residential lot. The existing 14.1 acre parcel contains a single-family home and row crops. Lot 2 will be established at the northeast corner of the site and utilize the existing driveway onto Jersey Ridge Road via an access easement.

Comprehensive Plan:

1. Within Existing Urban Service Area: Yes
2. Within Urban Service Area 2035: Yes

Future Land Use Designation:

Residential General (RG) - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.
The proposed Final Plat complies with the Davenport +2035 proposed land use section.

Zoning:

The subject property is zoned **R-1 Single-Family Residential District**. This district is intended to accommodate the lowest-density single-family neighborhoods within the City of Davenport, exhibiting a predominantly semi-suburban development pattern of large lots and generous yards.

Technical Review:

1. Zoning: Both lots exceed the minimum lot area requirement of 20,000 square feet and minimum lot width requirement of 100 feet.
2. Streets: No new streets are proposed. Given the proximity to the Interstate 80 overpass, Lot 2 will take access onto Jersey Ridge Road via an access easement encompassing the existing driveway. Any new access to Jersey Ridge Road will require Iowa DOT approval.
3. Storm Water: Stormwater detention and water quality treatment will not be impacted.
4. Sanitary Sewer: There is an existing sanitary sewer available at the intersection of Jersey Ridge Road and Elmore Avenue. However, a residential structure is not required to connect to the sanitary sewer system if a structure is more than 200' from the sanitary sewer main.
5. Other Utilities: Normal utility services are available at this site.
6. Parks/Open Space: There are no impacts to parks/open space

Public Input:

No public hearing is required for a Final Plat.

ATTACHMENTS:

Type	Description
▢ Backup Material	Final Plat-Duffy Acres
▢ Backup Material	Zoning & Future Land Use Map
▢ Backup Material	Application

Staff Workflow Reviewers**REVIEWERS:**

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	3/30/2023 - 3:58 PM

FINAL PLAT

DUFFY ACRES
CITY OF DAVENPORT, IOWA

INTERSTATE 80

SEE DETAIL

LEGAL DESCRIPTION

Lot 1 of Jersey Farms Addition an Addition to the City of Davenport, Iowa.

Described area contains 14.06 Acres and is subject to easements and other restrictions of record.

FOR RECORDER'S USE ONLY

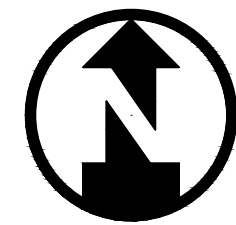
RECORDER'S INDEX

COUNTY: SCOTT
SECTION: 6
QUARTER SECTION: NW1/4-NE1/4
CITY: DAVENPORT
SUBDIVISION: DUFFY ACRES
BLOCK: NA
LOT(S): NA
PROPRIETOR: LINDA R. DUFFY REVOCABLE TRUST
REQUESTED BY: BRIAN DUFFY
PREPARED BY: AXIOM CONSULTANTS, LLC, 60 E. Court St. Unit 3 Iowa City, IA 52240 - PH# 319.519.6220

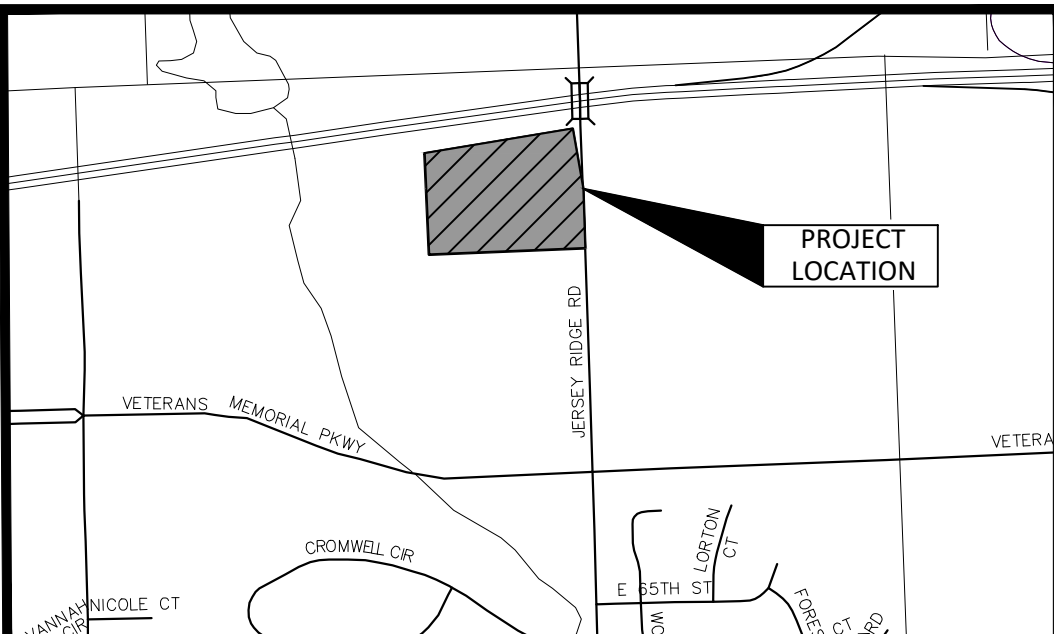
ENGINEER:



WWW.AXIOM-CON.COM | (319) 519-6220



0 30 60
1" = 60'



LOCATION MAP - NOT TO SCALE

PLAT PREPARED BY: AXIOM CONSULTANTS 60 E. COURT STREET, UNIT 3 IOWA CITY, IA 52240	OWNER/SUBDIVIDER: LINDA R DUFFY REV TRUST 7400 JERSEY RIDGE RD DAVENPORT, IA 52807
SUBDIVIDER'S ATTORNEY: WILLIAM MCCULLOUGH	

CITY APPROVALS

CITY OF DAVENPORT	
BY:	
DATE:	ATTEST:
CITY PLAN & ZONE COMMISSION	
BY:	DATE

UTILITIES APPROVALS

CENTURYLINK	DATE
MEDIACOM	DATE
IOWA AMERICAN WATER COMPANY	DATE
MIDAMERICAN ENERGY	DATE
APPROVE SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN	
METRONET	DATE

SIGNED BEFORE ME THIS _____ DAY OF _____, 20____.
NOTARY PUBLIC, IN AND FOR THE STATE OF IOWA.

LEGEND

⊙	SET 3/4" Ø PIPE OPC #19828
●	FOUND 5/8" Ø YPC #7222 OR AS LABELED
OPC	ORANGE PLASTIC CAP
YPC	YELLOW PLASTIC CAP
---	PROPOSED BOUNDARY
- - -	PROPOSED ACCESS EASEMENT
---	EXISTING PROPERTY LINE
- - -	EXISTING EASEMENT
(R)	PREVIOUSLY RECORDED AS

INTERSTATE 80

FND.
ROW RAIL

JERSEY
RIDGE ROAD

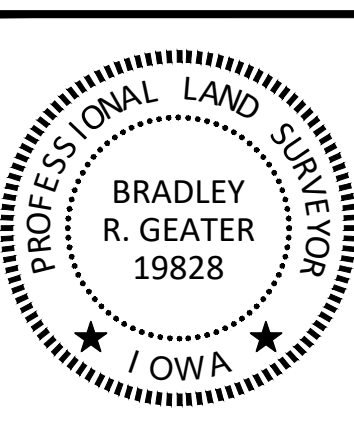
DETAIL
NTS

JERSEY RIDGE ROAD

FND. 5/8" Ø
REBAR NO CAP

NOTES:

- BASIS OF BEARING IS GPS MEASUREMENTS IN THE IOWA PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83.
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS.
- ERROR OF CLOSURE IS LESS THAN 1 IN 10,000



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DRAFT

BRADLEY R. GEATER, P.L.S., P.E. DATE
LICENSE NUMBER 19828.
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023.
PAGES OR SHEETS COVERED BY THIS SEAL: THIS PLAT

DRAWING LOG

DATE	DESCRIPTION OF CHANGES

PROJECT NAME:
DUFFY SUBDIVISION

SHEET NAME:
JERSEY FARMS
LOT 1

SHEET NUMBER:

CLIENT NAME:
BRIAN DUFFY

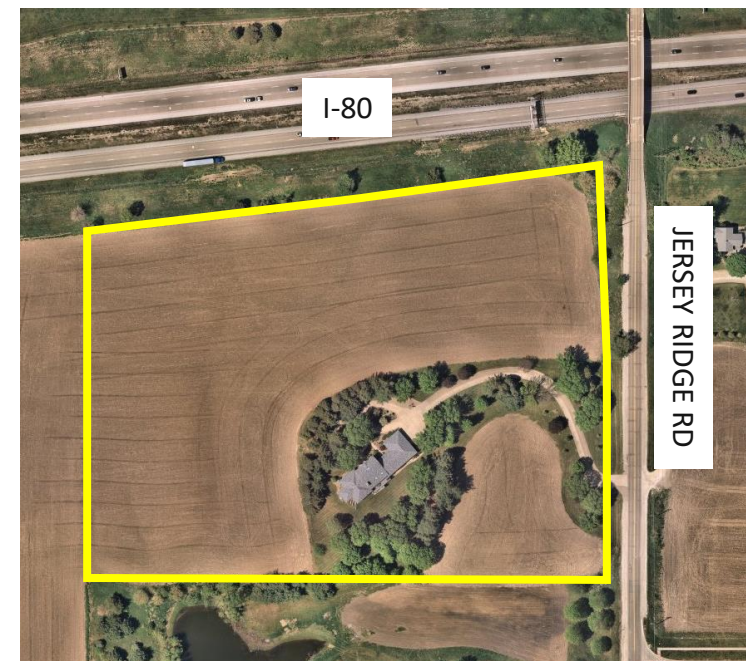
DESIGN PROFESSIONAL:
BRG

PROJECT NO.:
230003

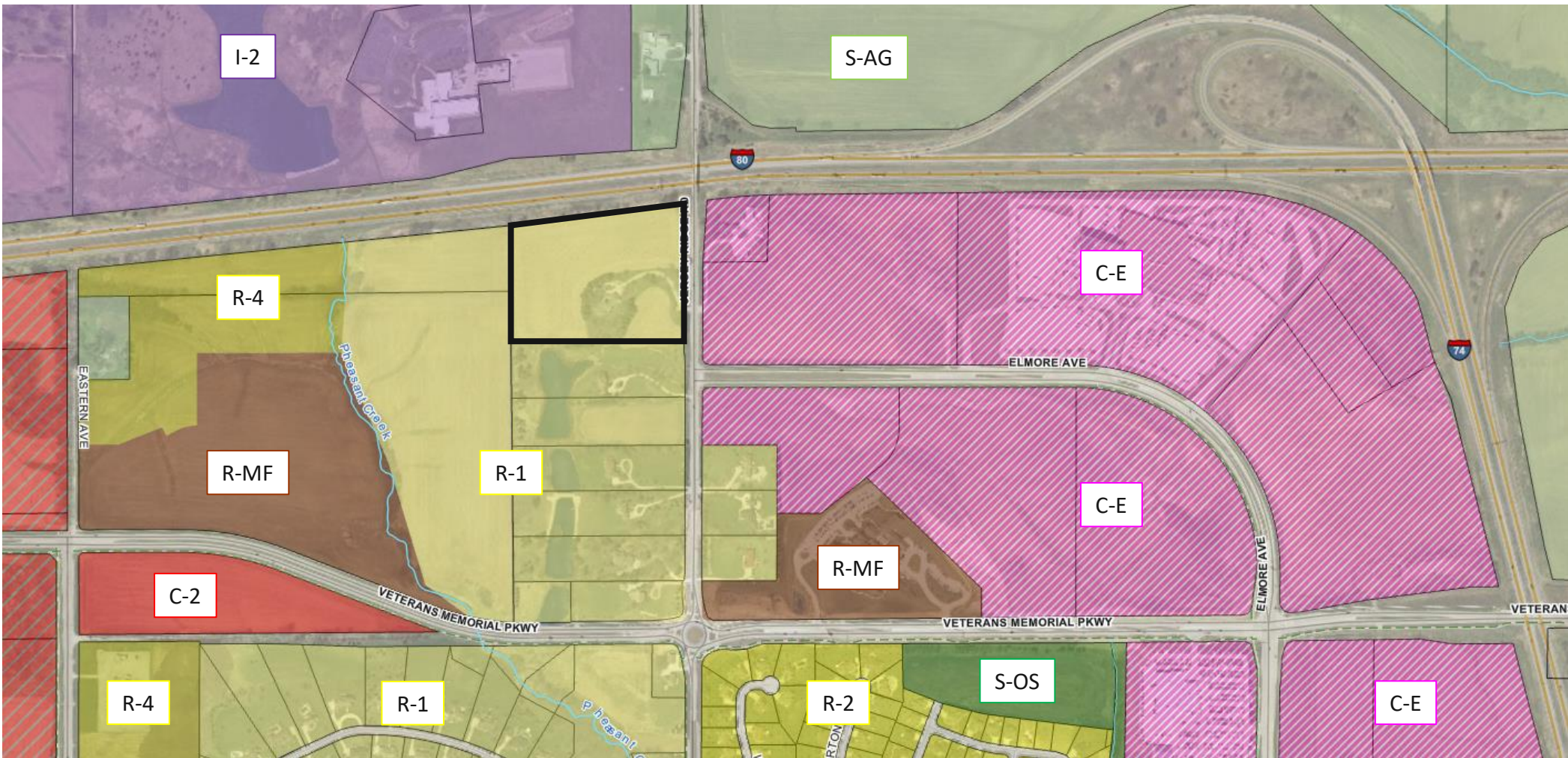
1.0

Vicinity Map

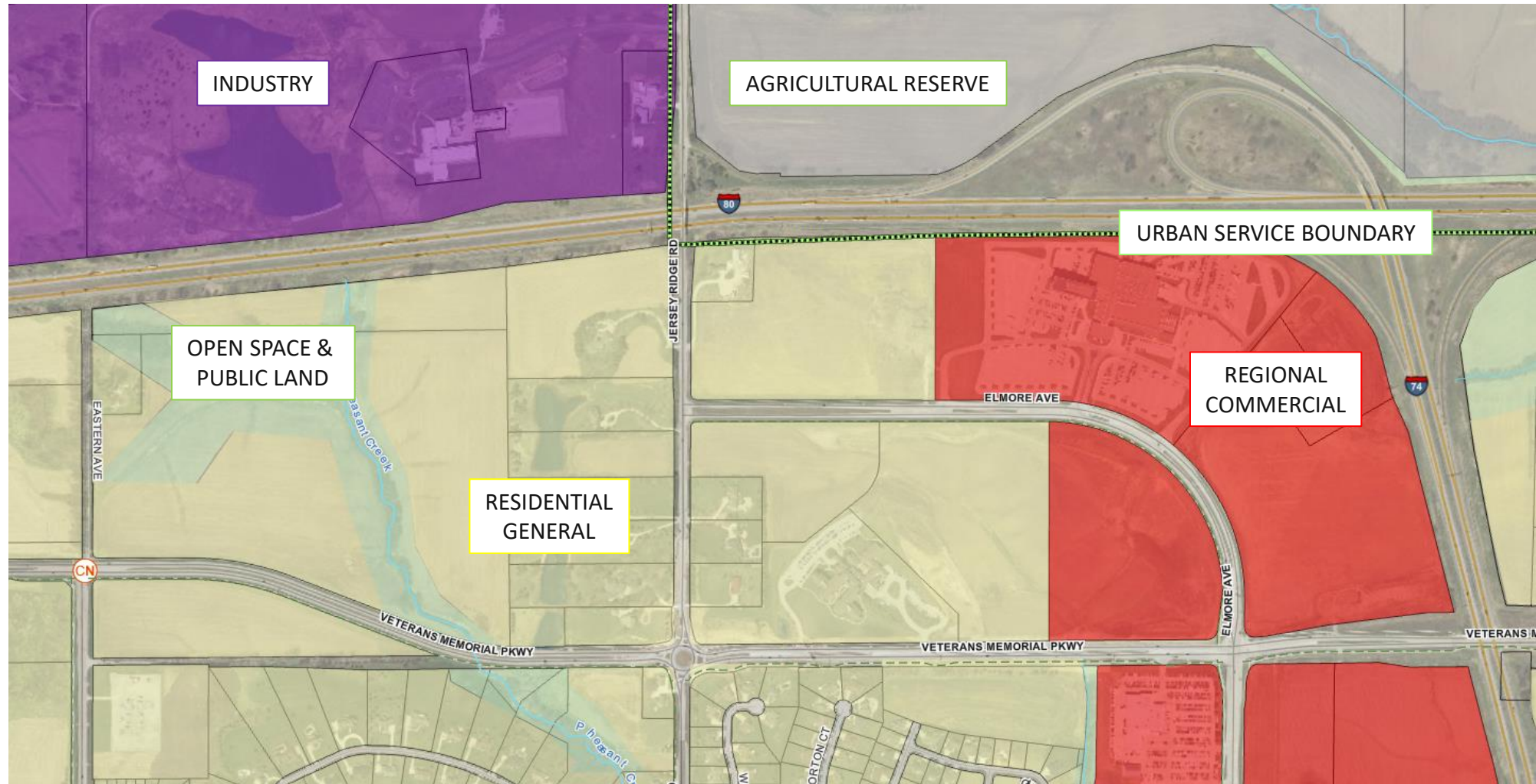
DAVENPORT
IOWA | USA



Zoning Map



Future Land Use Map





CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 W. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
SUBDIVISION PLAT
(LAND DIVISION)

APPLICANT INFORMATION

Applicant Name
Address
City State Zip
Phone
Secondary Phone
E-Mail Address

Acceptance of Applicant

I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for all development review costs, including but not limited to a traffic study.

Print Applicant's Name

Applicant's Signature

Date

SUBDIVISION NAME		
LOCATION DESCRIPTION		SUBMITTED
NUMBER OF LOTS BY USE TYPE	ACRES	STREETS ADDED

PLAT TYPE SUBMITTED:

PRELIMINARY PLAT: \$16.16 Requirements

FINAL PLAT: \$16.20 Requirements

PRELIMINARY PLAT REQUIREMENTS:

Preliminary Plat
Contours (2') & Infrastructure (pre/post)

FINAL PLAT REQUIREMENTS:

Platting Certificates per §354.11 State Code
Final Plat

GENERAL REQUIREMENTS:

Authorization to Act as Applicant, if needed
Application Fee (REQUIRED)

Subdivision Platting Fee Schedule

Number of Lots	Fee
1 lot to 10 lots	\$400 plus \$25/lot
11 to 25 lots	\$700 plus \$25/lot
26 or more lots	\$1,000 plus \$25/lot

Submit this form, and any questions, to DNS Planning Division at
planning@davenportiowa.com.

DEVELOPMENT TEAM

Developer / Project Manager		Engineer	
Address		Address	
Phone	Secondary Phone	Phone	Secondary Phone
E-Mail Address		E-Mail Address	
Owner		Attorney	
Address		Address	
Phone	Secondary Phone	Phone	Secondary Phone
E-Mail Address		E-Mail Address	