

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, MARCH 19, 2019; 5:00 PM

CITY HALL, COUNCIL CHAMBERS, 226 WEST 4TH STREET

REGULAR MEETING MINUTES

PUBLIC HEARING AGENDA

- I. New Business
- A. Public Hearing for Case REZ19-02: Request of Jennifer Smith, SJ56, LLC/Russell, to rezone Lot 1 of Crow Valley Plaza 12th Addition from C-T Commercial Transitional District to C-1 Neighborhood Commercial District; property contains 9.58 acres and is located on East 56th Street east of Utica Ridge Road. [Ward 6] Flynn provided an introduction. Jennifer Smith gave an overview of the request. Connie Jones expressed opposition to the request, but acknowledged the petitioner was willing to some conditions that would make the request less of a concern.

Public Hearing was closed at 5:20 pm.

REGULAR MEETING AGENDA

- I. Roll Call
 - Present: Connell, Hepner, Inghram, Johnson, Lammers, Maness, Medd, Tallman, Schneider, Quinn, Reinartz
 - Staff: Flynn, Melton, Rusnak, Heyer
- II. Report of the City Council Authority
 - A. Resolution for Case CP19-01: Amending the Davenport Comprehensive Plan by assigning Future Land Use Map classifications to fifteen properties overlooked in the 2016 Comprehensive Plan Land Use Update. [Wards 2, 6, & 7] ADOPTED 2019-79
- III. Secretary's Report
 - A. Consideration of the March 5, 2019 meeting minutes. These minutes were approved following a motion by Tallman and a seconded by Connell.
- IV. Report of the Comprehensive Plan Committee. Flynn informed the Commission that the first batch of zoning fixes will be on the April 2, 2019 Agenda. Inghram indicated that all the items appear non-controversial and he supports voting on the matter at the April 2 meeting as well.
- V. Zoning Activity

- A. Old Business: None
- B. New Business: None

VI. Subdivision Activity

- A. Old Business
- B. New Business

- i. Case F19-01: Request of Ronald Dirksen for a final plat of Abbey's Estate on 0.36 acres located at 2305 W 67th Street containing 1 lot. [Ward 8]

MOTION by Johnson, seconded by Tallman, to forward Case F19-01 to the City Council with a recommendation for approval.

Findings:

1. The plat conforms to the Comprehensive Plan; and
2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

The vote to recommend approval was unanimous.

- ii. Case F19-03: Request of HOA Development, LLC for a Final Plat for a 2 lot subdivision located east of Elmore Avenue and southeast of the terminus of East 46th Street. [Ward 6]

MOTION by Johnson, seconded by Tallman, to forward Case F19-03 to the City Council with a recommendation for approval.

Findings:

1. The plat conforms to the Comprehensive Plan; and
2. 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. That the plat is tied to two quarter corners both labeled with description or two previously established lot corners both labeled with description of each corner.
4. That the zoning and lot information notes be removed from the plat.
5. That an ingress/Egress access easement for Lot 2 or a cross access easement be provided.
6. That a storm water easement be provided on the plat for access to detention.

7. That an easement be provided on the plat to convey the 100 year overland flow from the development to the detention basin.

8. That the limits of the 100 year floodplain be shown on the plat to ensure that the detention easement does not encroach into it.

9. That a note be added to the plat articulating who is responsible for management of stormwater in addition to the stormwater equivalent from lot 4 of Elmore Marketplace Addition.

10. That stormwater calculations be provided to ensure the drainage easement is sized correctly for the 100 year overland flow.

The vote to recommend approval was unanimous.

- iii. Case F19-04: Request of Jarrod Mahaffey, of CESO, Inc., for a Final Plat of a Replat of Lot 33 of Spring Village Addition, a single-lot subdivision located northwest of the intersection of Kimberly Road and Belle Ave. [Ward 6]

MOTION by Johnson, seconded by Tallman, to forward Case F19-04 to the City Council with a recommendation for approval.

Findings:

1. The plat conforms to the comprehensive plan Davenport+2035; and
2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

Conditions:

1. That the plat is tied to two quarter corners both labeled with description or two previously established lot corners both labeled with description of each corner;
2. That survey monuments be described and note whether they are existing or new;
3. That the plat be updated to show Mid American Energy not Allegiant;
4. That the appropriate utility companies sign the plat when their easement needs have been met;
5. That the following note be added to the plat: Sidewalks shall be installed along street frontages when so ordered by the City;
6. That the subdivision be named other than Replat of Lot 33. An example is Final Plat of Pebb Enterprises 1st Addition a Replat of Lot 33 of Spring Village Addition).
7. That the zoning indicated under "site information" be removed as zoning information is not required to be on the plat.
8. That sanitary sewer easements be identified along E. 38th St. and Spring St.; and
9. That an ingress/egress access easement be provided for Lot 2 or a cross access easement.

The vote to recommend approval was unanimous.

- iv. Case P19-01: Request of Grunwald Land Development for a preliminary plat of West Lake Settlement on 79 acres located in unincorporated Scott County southwest of the Locust Street/Interstate 280 Interchange containing 47 lots. [Adjacent to Ward 1] Flynn gave a staff report. Kevin Engelbrecht, representing the petitioner, also spoke.

MOTION by Johnson, seconded by Medd, to forward Case P19-01 to the City Council with a recommendation for denial.

Finding:

The plat does not achieve consistency with subdivision requirements nor is the location of the development within the urban service area.

The vote to recommend the City Council deny the preliminary plat was unanimous, 9-0 (Tallman abstained).

- VII. Future Business
- VIII. Communications
- IX. Other Business
- X. Adjourn The meeting adjourned at 5:55 pm.