

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, JANUARY 17, 2023; 5:00 PM
DAVENPORT POLICE DEPARTMENT | 416 NORTH HARRISON STREET | COMMUNITY ROOM

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Johnson, Tallman, Inghram, Hepner, Brandsgard, Reinartz, Maness
Excused: Eikleberry, Garrington, 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 January 3, 2023 meeting minutes.

Motion by Hepner, second by Johnson, to approve the January 3, 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

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case P23-01: Request of RY Holdings LLC for a preliminary plat of Ryder Villas. The 16-lot subdivision is located at 4600 Eastern Avenue on 3.73 acres. [Ward 7]

Werderitch presented an overview of the residential subdivision. The plat will dedicate additional right-of-way along the south property line to ensure the ability for future connection of 46th Street across the railroad tracks. However, there is no plans to connect the two portions of 46th Street.

Chris Townsend, Townsend Engineering, and Scott Ryder, applicant, were in attendance. Mr. Ryder stated the street name "Lucky Joseph Court" is a place holder. A new street name will be shown on the final plat.

Staff recommended the Plan and Zoning Commission forward P23-01 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. Label street names for Eastern Avenue and the dedicated right-of-way for East 46th Street.
2. Revise the south lot line label to state, "25' Building Setback".
3. The final grade of the development shall not conflict with the future extension of 46th Street.
4. Relabel the easement between Lots 8 and 9 as a "Storm, Drainage, and Access Easement".
5. Revise the typical pavement section to reflect Davenport's SUDAS Supplemental.
6. Indicate the location of the sump pump collection system.
7. Revise Note 9 to state, "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. Sidewalks along Eastern Avenue street frontage shall be constructed prior to the completion of roadway paving operations."
8. Revise Note 11 to state, "Outlet A shall be maintained as a drainage easement and stormwater detention easement. Containing the 1% chance annual flood. Outlot A shall also serve as a sewer, access, and greenway easement."

Motion by Tallman, second by Maness, to approve staff recommendation. 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 Johnson, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (7-0).

The meeting adjourned at 5:07 pm.