

**CITY PLAN AND ZONING COMMISSION  
CITY OF DAVENPORT, IOWA**

**TUESDAY January 03, 2017 • 5:00 PM  
COUNCIL CHAMBERS – DAVENPORT CITY HALL  
226 W 4<sup>TH</sup> STREET DAVENPORT, IA**

**MINUTES**

By this reference all reports, documents, presentations and the meeting video record are made a part of the minutes.

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**PUBLIC HEARING AGENDA**

The public hearing was called to order at 5:00 pm and the following hearing was held:

**OLD BUSINESS** – None

**NEW BUSINESS** –

**Case No. ROW17-01:** Request of St Paul The Apostle Church for a right-of-way vacation (abandonment) of East Rusholme Street located between Arlington and Carey Avenues and being that segment between the church and school (36,700 square feet, more or less); to improve safety and efficiency through traffic management allowing the street area to be used for drop-off and pick-up of students and for use during church and special events.

***Note: Staff and the petitioner are requesting the public hearing not be closed but remain open.***

The public hearing ending at 6:45 pm but remains open for one cycle.

**Next Public Hearing:**

Tuesday, January 17, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall – 226 West 4<sup>th</sup> Street.

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**REGULAR MEETING AGENDA**

The regular meeting was called to order at 6:45 pm following the public hearing.

**I. Roll Call of the Membership**

Present: Connell, Hepner, Inghram, Kelling, Lammers, Medd, Quinn, Reinartz.and Tallman.

Excused: Maness and Martinez.

Absent: None.

Staff: Flynn, Knutsen, Leabhart and Wille.

**II. Report of the City Council Activity**

**III. Secretary's Report** December 20, 2016 meeting minutes were approved.

**IV. Report of the Comprehensive Plan Committee** – should be starting soon on the zoning rewrite.

**V. Zoning Activity**

- A. Old Business** – None
- B. New Business** – None

**VI. Subdivision Activity**

- A. Old Business** – None
- B. New Business** –

1. **Case No. F17-01:** Final plat of Westport Addition being a replat of Lot 30 of Westfield Addition, located South of West Locust Street between Wisconsin and Utah Avenues containing 54 residential lots on 17.58 acres.

Hepner and Quinn indicated they were abstaining from the discussion and vote.

Findings:

- The plat conforms to the comprehensive plan.
- The plat provides infill and connectivity between two existing developments.

Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F17-01 to the City Council for approval subject to the following conditions:

1. That the surveyor sign the plat.
2. Utility signature blocks are added to the plat.
3. That the utility companies sign the plat when their easement needs have been met and that all easements are shown on the plat and labeled as to their use.
4. That Stoughton Place be renamed Austin Place.
5. That the detention basins and the outfall from the detention basin be placed within a stormwater drainage easement.
6. A note is added to the plat stating that sidewalks shall be constructed along the right of way of each property prior to occupancy permits being issued.
7. The owner and entity responsible for maintenance of each outlot is shown on the plat.
8. Although the non-standard dead ends of Alec Avenue and Stoughton Place have been previously reviewed and approved on the staff level, the dead end of Westport Drive is too long for this type of treatment. A standard cul-de-sac or other approved turnaround is required at this location.
9. Storm and sanitary sewers be located within easements dedicated as sewer easements. Currently sewers are shown to be located within utility easements. Sewer easements have a minimum width of 15' or twice the depth of the sewer. When located adjacent to dedicated right-of-way the right-of-way can be counted as that distance needed beyond the 15' minimum. The easement along the south side of lot #39 is to be at least 15' or twice the depth.
10. The sanitary sewer south of lot #39 continues thru an existing easement previously dedicated for storm sewer, drainage and utilities. A separate

easement should be dedicated for the sanitary sewer. Due to the steep terrain, sewer depth and remote location this easement is to have a minimum width of 35'.

11. Stormwater design calculations for storm sewer and catch basin design are submitted to Public Works for review and approval.
12. Plans for public improvements have been submitted and are under review. Comments on the plans will be sent to the developer under separate correspondence.

A motion by Connell, seconded by Tallman to accept the findings and forward Case No. 17-01 to the City Council for approval subject to the above stated conditions was approved on a vote of 7-yes, 0-no and 2-abstentions (Hepner and Quinn).

**VII. Other Business** - Consultation on amending the North Urban Renewal Area Plan for conformity/consistency with the Davenport Comprehensive Plan.

**VIII. Future Business** – Preview of items for the January 17<sup>th</sup> public hearing and/or regular meeting (*note-not all items to be heard may be listed*):

- Case No. REZ17-01: Request of the City of Davenport for the rezoning of 40 acres, more or less, of real property recently annexed to the City of Davenport and located south of Slopertown Road and east of Hillandale Road, from “A-1” Agricultural District to “M-1” Light Industrial District to facilitate expansion of the City’s industrial park.
- Case No. REZ17-02: Request of the City of Davenport for the rezoning of 68 acres, more or less, of real property recently annexed to the City of Davenport and located south of Slopertown Road and west of Division Street, from “A-1” Agricultural District to “M-1” Light Industrial District to facilitate expansion of the City’s industrial park.

**VIII. Communications** (Time open for citizens wishing to address the Commission on matters *not on the established agenda*)

**IX. Adjourn** The meeting was adjourned at 6:54 pm.

- *Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city code if the Commission does not act and report on this item within 30 days’ time this agenda item is to be construed as approved by the Commission.*
- *Note: The Plan and Zoning Commission meeting is not a public hearing. It is time for the commission to discuss the issue(s) with City staff and if questions rise, with the developer.*
- *A rezoning or ordinance text amendment has a second public hearing before the City Council at its Committee of the Whole meeting. Notification of that meeting will be sent to surrounding owners following the Plan and Zoning Commission meeting.*

**Next Public Hearing/Regular Plan & Zoning Meeting:**

**Tuesday, January 17, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4<sup>th</sup> Street.**

### **Report of City Council Activity**

December 28, 2016 Meeting – cancelled, no meeting held.