

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, May 14, 2024; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

1. Case ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]

REGULAR MEETING AGENDA

II. Roll Call

III. Report of the City Council Activity

IV. Secretary's Report

1. Consideration of the April 30, 2024 meeting minutes.

V. Report of the Comprehensive Plan Committee

VI. Zoning Activity

A. Old Business

B. New Business

VII. Subdivision Activity

A. Old Business

B. New Business

VIII. Future Business

IX. Communications

X. Other Business

XI. Adjourn

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
5/14/2024

Subject:

Case ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]

Recommendation:

Hold the Public Hearing.

A formal staff recommendation will be provided at the June 4, 2024 Plan and Zoning Commission meeting.

Background:

The Davenport Community School District is petitioning to vacate West 5th Street, between Cedar Street and Howell Street. The purpose of the vacation is to facilitate the redevelopment of Smart Middle School. A concept plan has been provided by the applicant detailing the proposed footprint of the new building along with the location of parking lots, bus drop-off lanes, and athletic amenities.

This section of 5th Street is approximately 80 feet in width and accommodates two-way traffic. There are 90-degree (head-in) parking spaces along the north and south sides of the roadway, which functions similar to a parking lot for Smart Middle School. City staff are analyzing the potential traffic impacts this closure may have on the neighborhood transportation network. The area to be vacated is approximately 38,013 square feet or 0.87 acres.

The vacation of public right-of-way is a two-step process:

1. Determine if the right-of-way is needed for public purposes.
2. Negotiate and determine terms of conveyance to adjacent property owners. (No Plan and Zoning Commission action is required.)

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation:

The existing Smart Middle School and former Monroe Elementary School properties are designated as Civic and Institutional in the Davenport +2035 Future Land Use Map. The surrounding neighborhood is designated as Residential General.

1. **Civic and Institutional:** Reserved for major developments for government, education, religion, medical, utilities, and other cultural or non-profit organizations located outside the Downtown (DT).
2. **Residential General:** 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 of intensity may be considered.

Abutting Zoning:

The abutting properties are currently zoned **R-4C Single-Family and Two-Family Central Residential District**. This district is intended to preserve and protect Davenport's dense, centrally located, established urban residential neighborhoods. Standards of the R-4C District are intended to ensure that new development is complementary to the existing developed character of these neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4C District.

Technical Review:

City Departments and utility companies are reviewing the proposed Right-of-Way Vacation Application. Further comments will be provided at the June 4, 2024 Plan and Zoning Commission meeting.

Public Input:

Letters were sent to property owners within a two block radius (bounded by Pine Street, West 4th Street, Division Street, and West 6th Street) of the proposed request notifying them of the May 7th neighborhood meeting and May 14th Plan and Zoning Commission public hearing.

The neighborhood meeting was held in the Smart Middle School Library at 1934 West 4th Street. Representatives of the Davenport School District were in attendance to explain the request to vacate 5th Street and discuss the proposed concept plan for the new school and site layout. There were approximately five members of the public in attendance. The overall concept plan presented by the school district was positively received. Questions raised were related to on-street parking on Howell Street as well as converting the one-way streets to two-ways.

Any additional correspondence will be shared at the June 4, 2024 Plan and Zoning Commission meeting.

Attachments:

1. Application
2. Smart Middle School Project Narrative
3. Smart Middle School Project Presentation
4. Maps
5. Public Hearing Notice
6. Neighborhood Meeting Attendance List



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
RIGHT-OF-WAY VACATION
(EASEMENT ABANDONMENT)

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING
05/13/2024	04/18/2024	06/18/2024

PROJECT TITLE
Smart Middle School Renovation

APPLICANT INFORMATION

Applicant Name | Company Name
Davenport Community School District / IMEG Corp.

Address
1717 State Street, Suite 201

City | State | Zip
Bettendorf, IA, 52722

Phone
(563) 514-4392

Secondary Phone
(563) 344-0260

E-Mail Address
alex.e.krist@imegcorp.com

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 attendance at each meeting on the public hearing/zoning calendar. The City reserves the right to require further site studies as necessary, such as a traffic study.

IMEG Corp.

Type Applicant's Name



4/18/2024
Date

GENERAL LOCATION DESCRIPTION
1934 W 5th St. Davenport, IA

NEIGHBORHOOD MEETING DATE / TIME / LOCATION
5/8/24 6:00 pm 1934 W 5th St. Davenport, IA

AREA OF VACATION	EXISTING USE	PROPOSED USE	SQUARE AREA
5th St. R.O.W.	School Property		38,013 S.F.

COMPLETE SUBMITTALS SHALL INCLUDE: **SUBMITTED**

Concept/Development Plan, if applicable ☒

Authorization to Act as Applicant ☒

Legal Description* (bearing & distance)
* shall include a MS Word or Text file ☒

Legal Description Dimensioned Sketch ☒

Application Fee: (REQUIRED) **\$400*** ☐
* check payable to 'City of Davenport'

PROJECT NARRATIVE: (submit separate sheet if needed)

Please see document included in submittal titled
"2024.04.17 Smart MS Building Description"

DEVELOPMENT TEAM

Surveyor
Daryl Brickner - IMEG Corp.

Address
1717 State St., Suite 201, Bettendorf, Iowa, 52722

Phone
(563) 823-6079

Secondary Phone
(563) 344-0260

E-Mail Address
Daryl.A.Brickner@imegcorp.com

Attorney/Other
Richard Davidson - Lane & Waterman LLP

Address
220 North Main St., Suite 600, Davenport, IA 52801

Phone
(563) 333-6624

Secondary Phone

E-Mail Address
rdavidson@l-wlaw.com

Submit the first page of this form to Planning Staff at:
planning@davenportiowa.com or contact staff with any
questions or requests for additional information.

Authorization to Act as Applicant

I/We, DLSD
[as property owner(s)]

authorize IMEG
[the above person(s)]

to act as applicant, representing me/us before the City Plan & Zoning Commission

for the property located at Mono / Smart

[Signature]
Signature(s)*
*Please note: original signature(s) are required signed in front of a Notary.

Notarization:

4-16-24
Date

State of Texas,
County of Scott,

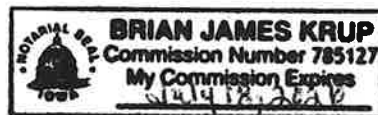
Sworn and subscribed before me

this 16th day of April, 2024

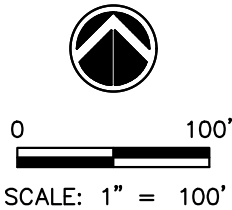
Brian James Krup
Notary Public

1A Driver License
[identification type]

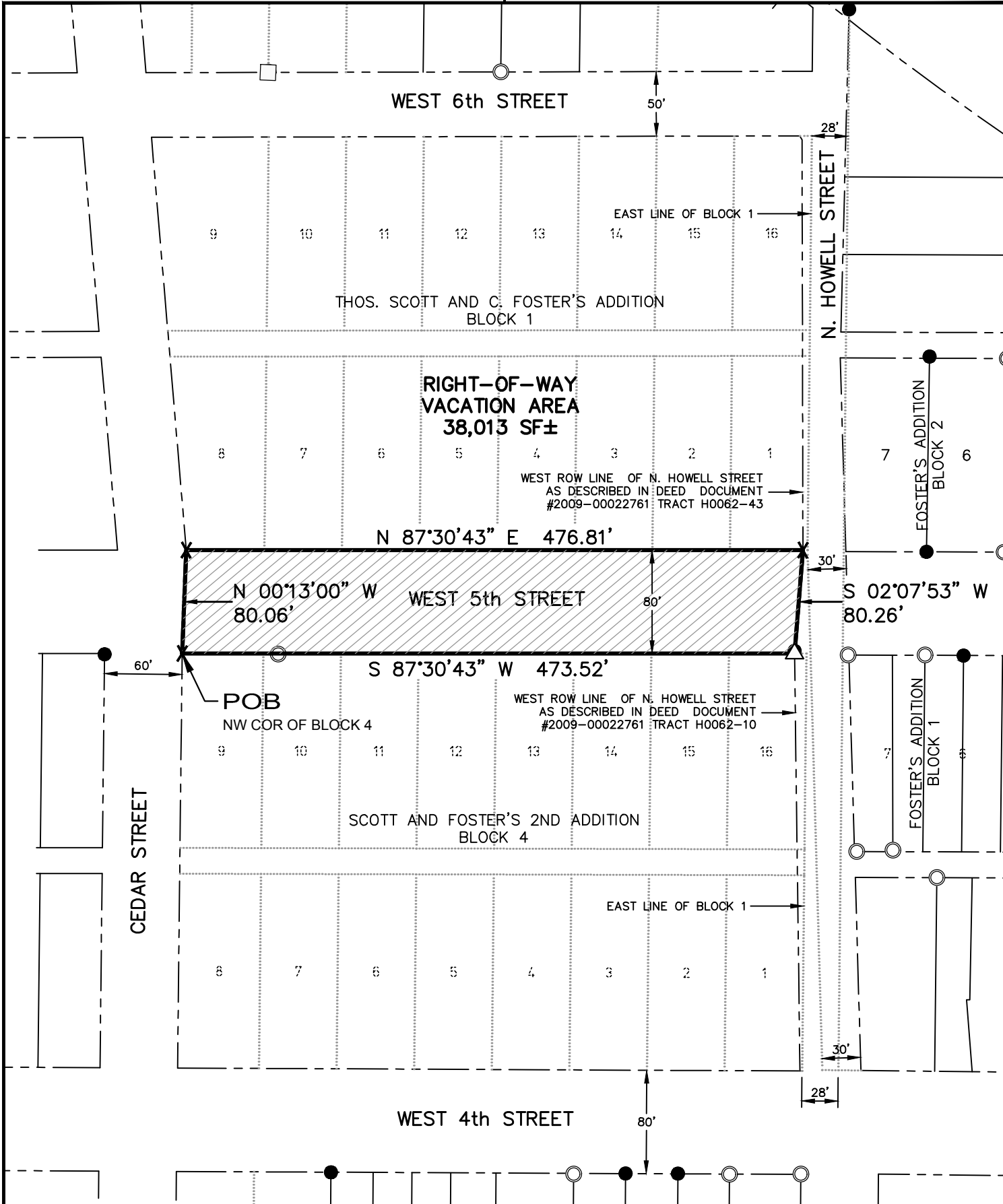
My Commission Expires:



Location: Southwest ¼ of Section 27
Twp/Range: Township 78 North, Range 3 East of the 5th P.M.
County: Scott
Requestor: Davenport School Board
Proprietor: City Davenport
Surveyor: Daryl A. Brickner
Surveyor Company: IMEG Corp.
Return to : IMEG Corp.
1717 State St. Suite 201
Bettendorf, IA 52807
Attn: Daryl Brickner



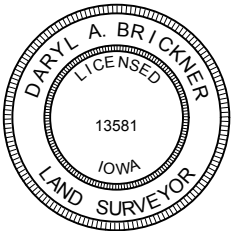
DRAFT
04-18-2024



IMEG Project No:
24001000.01
File Name:
24001000.01 Vacation 5th
St.dwg
©COPYRIGHT 2024
ALL RIGHTS RESERVED
Field Book No: _
Drawn By: DAB
Checked By: BDO
Date: 4/18/2024
Sheet 1 of 2

WEST 5TH STREET
DAVENPORT, IOWA
RIGHT OF WAY VACATION PLAT

IMEG
1717 STATE ST. SUITE 201
BETTENDORF, IA 52722
PH: 563.823.6079
www.imegcorp.com



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
04-18-2024

Daryl A. Brickner, P.L.S. No. 13581 Date
My license renewal date is December 31, 2025
No. of sheets covered by this seal: _

RIGHT OF WAY VACATION DESCRIPTION

Part of West 5th Street, located in the southwest quarter of Section 27, Township 78 North, Range 3 East of the 5th Principal Meridian, between Cedar Street on the west, North Howell Street on the east, Block 1 of Thos Scott and C. Foster's Addition on the north and Block 4 of Scott and Foster's 2nd Addition on the south, in the city of Davenport, County of Scott, State of Iowa, more particularly described as follows:

Beginning at the northwest corner of said Block 4;

Thence North 00 degrees 13 minutes 00 seconds West, a distance of 80.06 feet to the southwest corner of said Block 1;

Thence North 87 degrees 30 minutes 43 seconds East along the south line of said Block 1, a distance of 476.81 feet to the west right of way line of North Howell Street as described in Deed Document #2009-00022761 Tract H0062-43;

Thence South 02 degrees 07 minutes 53 seconds West, a distance of 80.26 feet to the intersection of the north line of said Block 4 and the west right of way line of North Howell Street as described in Deed Document #2009-00022761 Tract H0062-10;

Thence South 87 degrees 30 minutes 43 seconds West along said north line, a distance of 473.52 feet to the Point of Beginning.

The above-described parcel contains 38,013 square feet, more or less as shown by the attached Right of Way Vacation Plat.

For the purpose of this description Bearings are based on the Iowa State Plane Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment).

DRAFT
04-18-2024

LEGEND

- REBAR, FOUND
- PIPE, FOUND
- SQUARE PIN, FOUND
- X "X" IN CONCRETE, SET
- △ PIN & CAP 13581, SET
- - - - - EXISTING LOT / PARCEL LINE
- — — — — UNDERLYING LOT LINE
- . - . - . - . - . - . EXISTING RIGHT OF WAY LINE
- [Hatched Box] RIGHT OF WAY VACATION AREA

IMEG Project No: 24001000.01	WEST 5TH STREET DAVENPORT, IOWA RIGHT OF WAY VACATION PLAT
File Name: 24001000.01 Vacation 5th St.dwg	
COPYRIGHT 2024 ALL RIGHTS RESERVED	
Field Book No: _	
Drawn By: DAB	 1717 STATE ST. SUITE 201 BETTENDORF, IA 52722 PH: 563.823.6079 www.imegcorp.com
Checked By: BDO	
Date: 4/18/2024	
Sheet 2 of 2	

DAVENPORT SMART MIDDLE SCHOOL

Davenport Community School District

Davenport, Iowa



Bray Project No. 3678

Wednesday | April 17, 2024

Re: RIGHT-OF-WAY VACATION

Smart Middle School project description for right-of-way vacation of 5th Street between Cedar Street and North Howell Street.

Project History Summary

Smart Intermediate School was originally built in 1918 and then has been added onto many times since then. Monroe Elementary was originally built in 1939 adjacent to Sudlow, sharing a field in between them.

Over the course of the last several years, Davenport Community School District faced declining enrollment resulting in significant excess student capacity throughout the district. In addition, the district has faced a continually growing backlog of capital maintenance needs caused by aging buildings. A district wide master planning process was conducted, which included facility condition assessments, capacity analysis, enrollment projections, exploration of grade configurations, and analysis of student educational pathway.

As a result of this process, the district considered and approved grade and pathway reconfiguration within the district. To reduce the excess capacity and alleviate excessive deferred maintenance costs, three facilities, Washington, Monroe, and Buchanan Elementary Schools, were identified for closure, and the district student pathway and organization were reconfigured. This reconfiguration changed the district to become arranged as K-5 Elementary Schools, 6-8 Middle Schools, and 9-12 High Schools. This pathway change was approved because it improved the potential to enhance educational opportunities within the district, reduce the number of school building transitions, define a predictable student pathway and experience, increase the duration of student experience within each school building, improve transportation and logistics, reduce the overall capacity of seats within the district in response to enrollment projections, and balance opportunities and exposure for benefits to all students within the district.

The Davenport School Board approved several projects to included in the first phase of work as identified under the district wide master plan. Washington and Monroe Elementary Schools were closed and identified to be demolished due to their age, prospective costs associated with deferred maintenance, small size of classrooms and inefficient layout of building, and proximity to the Sudlow and Smart Intermediate School buildings. Prior to the '24-'25 school year, sixth grade students have been

housed in elementary school buildings. Starting in the '24-'25 school year, sixth grade will be moved to the middle school buildings. One of the highest priorities within the school district is to improve the Sudlow and Smart middle school buildings. Improvements at the middle school buildings was deemed critical because addition and renovation to the existing facilities would support the adoption of the middle school curriculum, as well as support the integration of sixth grade to these buildings. Improvements to these facilities would provide needed collaboration and flexible use areas with increased sightlines and supervision within the building, while also increasing the safety and security within the building and campus. In addition, this would allow for creating a house model within the academic wings of the building in which the physical layout of the building will aid in developing smaller learning communities which are designed to improve the relational and social development of students while also enhancing student academic engagement and providing an environment that will improve student outcomes. Sudlow and Smart were identified to be considered for these improvements as they are the buildings most in need of improvement.

Smart Building Description

Due to the age of the existing building, high level of cost to remedy deferred maintenance and repairs, small size of existing classrooms, and poor layout and configuration of the existing building, the existing Smart Middle School is to receive a substantial new addition and existing gymnasium to remain shall receive minor updates. The new addition will allow expanded space for cafeteria which is necessary for improving the lunch sequence resulting in better control and more instructional time. New construction of appropriately sized classroom space will meet the needs of additional students and programs as well as allowing for a house model approach to the building layout. Additional gym space will be provided to improve instruction due to the larger building population size. The new improvement will allow for the integration of spaces for technology, science, and consumer sciences. Furthermore, the new project will improve site safety and logistics, as well as creating improved spaces for outdoor student activities. To reduce cost and timeline, the new addition building footprint has avoided overlap of the existing building footprint.

The Smart proposed plan has a three-story educational wing to house the three grade levels. It also provides a new office, kitchen, cafeteria, library, gymnasium, fitness rooms, and music rooms. Minor updates will be made to the existing 2001 gymnasium addition.

Smart timeline

Schematic Design concluded in the middle of March 2024. Currently, the design team is in design development and intends to be ready to bid the project in December 2024.



DAVENPORT
Community Schools
G R O W I N G E X C E L L E N C E

Davenport Community School District

Smart Middle School

04 16 2024



BRAYARCHITECTS

FL Smart Middle School | background

Davenport Community School District Identified 6 Projects for Phase 1

Goals

Highest priority projects to provide space needed for instruction and activities which impact all students within the district

Priority 1 – Improvements to meet classroom needs of students

Priority 2 – Improvements to meet outdoor needs of students

Projects

Sudlow Middle School – Expansion and Renovation

Smart Middle School – Expansion and Renovation

North High School – Science Room and Classroom Expansion and Remodeling

Elementary School Remodeling and Improvements

High School Outdoor Turf Fields (North / West)

High School Turf and Baseball Field (Central)

Total Budget

\$160,000,000

FL Smart Middle School | background

Initial Considerations

- Addition and Renovation proposed for Smart Middle School
- Current issues and prospective solution or benefit of improvement:
 - Curriculum and special programs which benefit students have filled out spaces within the existing building.
 - Improving buildings would allow sufficient space for all grade levels plus provide the necessary space to house the resources, programs, and services that benefit students which improves outcomes for students
 - Improve and enhance the vision of education within the district, by creating new and improved environments that will keeps students in the district, attract new families, and aid in attracting new staff

FL Smart Middle School | background

Initial Considerations

- Provide an addition and renovation to the existing facility to support middle school curriculum needs and to support integration of sixth grade
- Improve existing building according to concerns identified through the facility study process
- Provide needed collaboration and flexible use areas with increased sightlines and supervision within the building
- Increase safety and security within the building
- Allow for creating a house model within academic wings of the building
 - Physical structure will aid in developing smaller learning communities which are designed to improve relational and social development, enhance student academic engagement, and provide an environment which will improve student outcomes
- Smart identified to be considered for initial projects as it is one of buildings most in need of improvement

FL Smart Middle School | background

Initial Considerations

- Expand cafeteria to improve efficiency for lunch resulting in better control and more instructional time
- Additional classroom space to meet needs of additional students and programs, as well as allow a house approach
- Additional gymnasium space to improve instruction due to larger population size
- Improve spaces for FCE, CTE, and STEM
- Improve site safety and logistics, parking and outdoor student activity spaces
- Requires removal of Monroe Elementary Building

FL Smart Middle School | background

Initial Considerations

Project Information

- Building program based upon initial target during high level master planning with District leadership team. The program developed was a target to serve as starting place for each building project, whether existing building or new.
- Initial building program determined a target building area of 138,235 square feet of space needed for building project.
- Costs include improvements to existing building including, ADA accessibility, building interior and exterior repairs, fire protection, mechanical, plumbing, and electrical repairs and replacements.
- Remodeling considered for select portions of building needing to be remodeled to achieve proposed building program.

Proposed Project Cost

\$51,749,500

FL Smart Middle School | background

Current Considerations

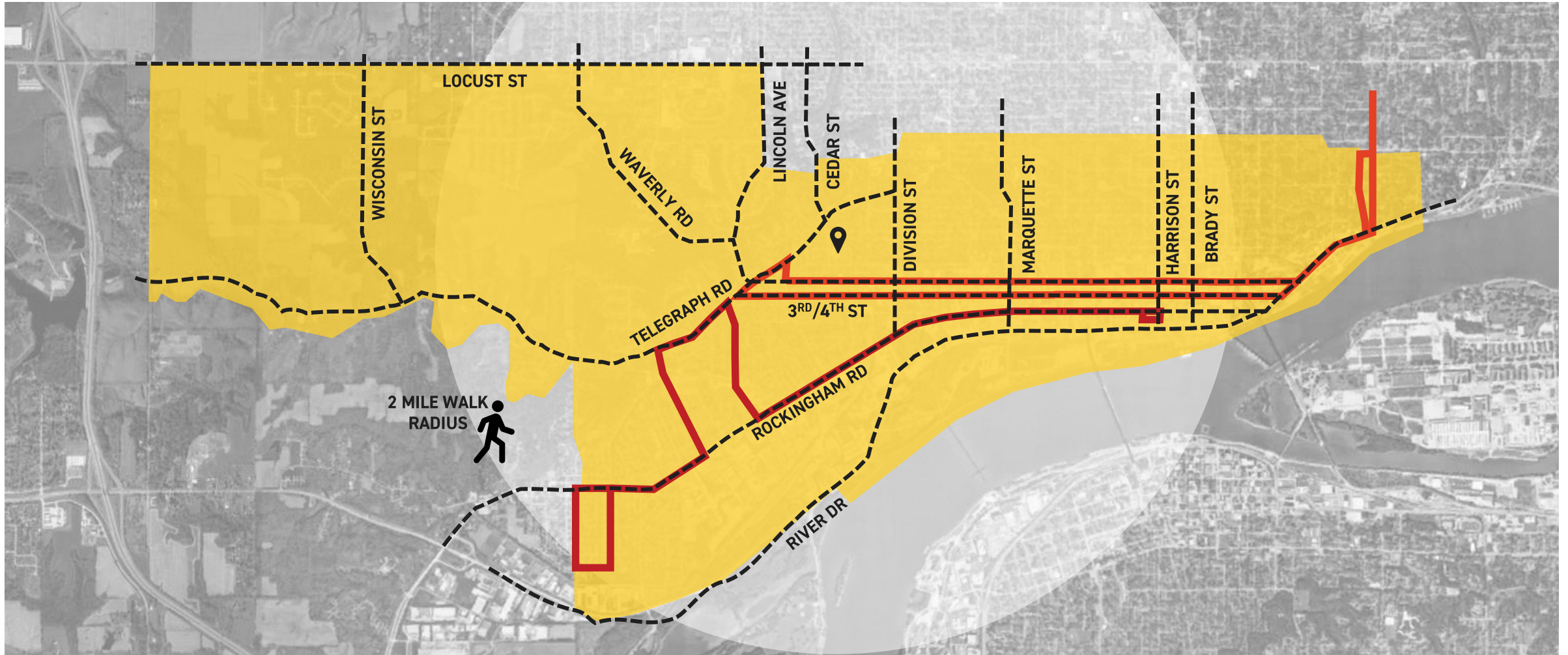
Project Information

- As component of commencing project, deeper conversations held with building leadership and staff to understand needs and goals for Smart Middle School
- The revised building program has resulted in a target building area of 127,332 square feet of space needed for building project.
- An addition and remodeling to the existing building would be required improvements to existing building including, ADA accessibility, building interior and exterior repairs, fire protection, mechanical, plumbing, and electrical repairs and replacements.
- The existing Smart gymnasium was determined to be retained and integrated into new construction, a and a mostly new facility could be constructed as an addition.

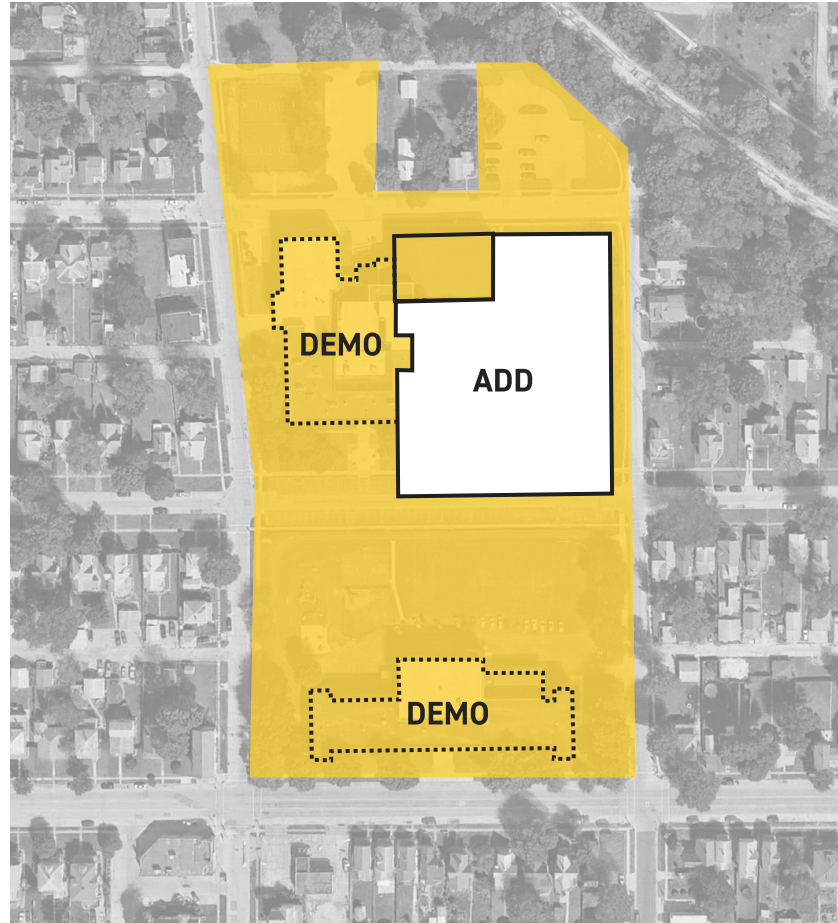
Proposed Project Cost

\$52,750,000 to \$54,870,000

SITE | boundary



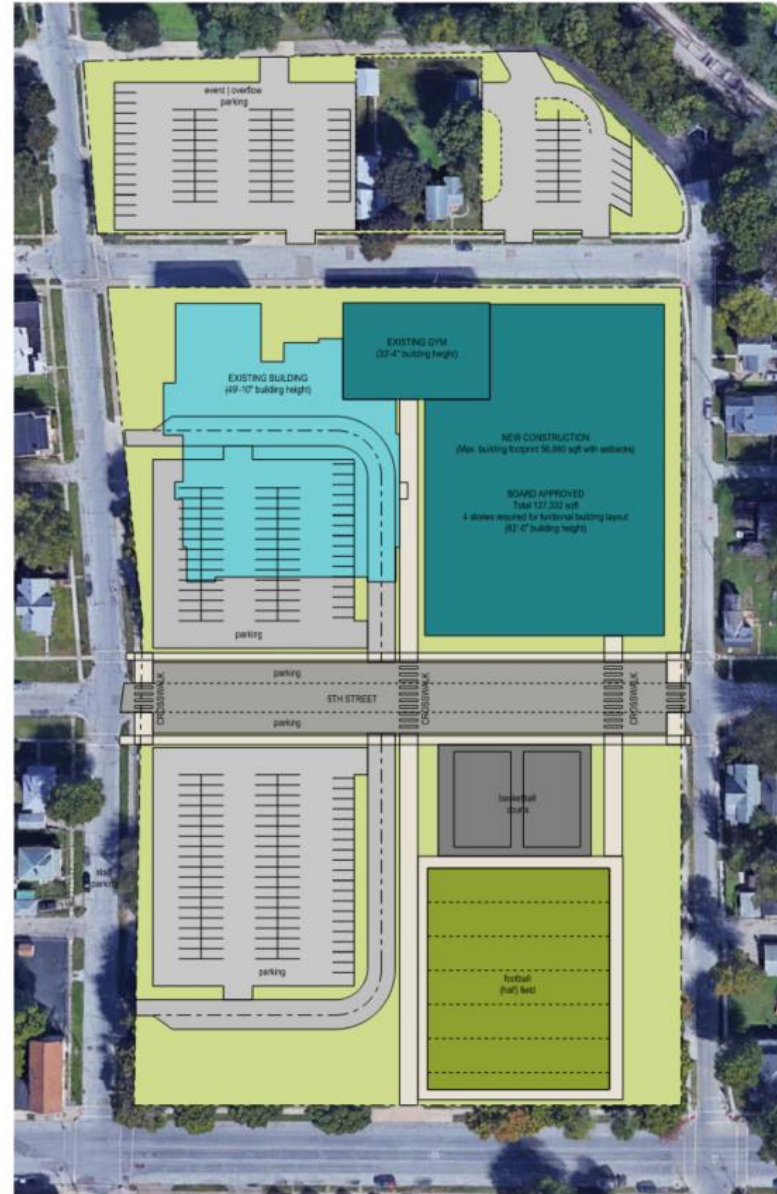
SITE | concept



SITE | concept

Site concerns with 5th street remaining

1. The scale of building would be far larger in height if restricted to the current site.
2. A big concern is that the construction sequence would take much longer as it would have more phases to work around the existing building.
3. There would not be sufficient space to allow for site amenities, and would require that students cross the street throughout the day to access amenities on the former monroe site presenting a safety concern.



1 SITE PLAN - 5TH STREET
SDE 6
Scale: 1" = 50' 0"

site plan | overall plan



site plan | enlarged plan



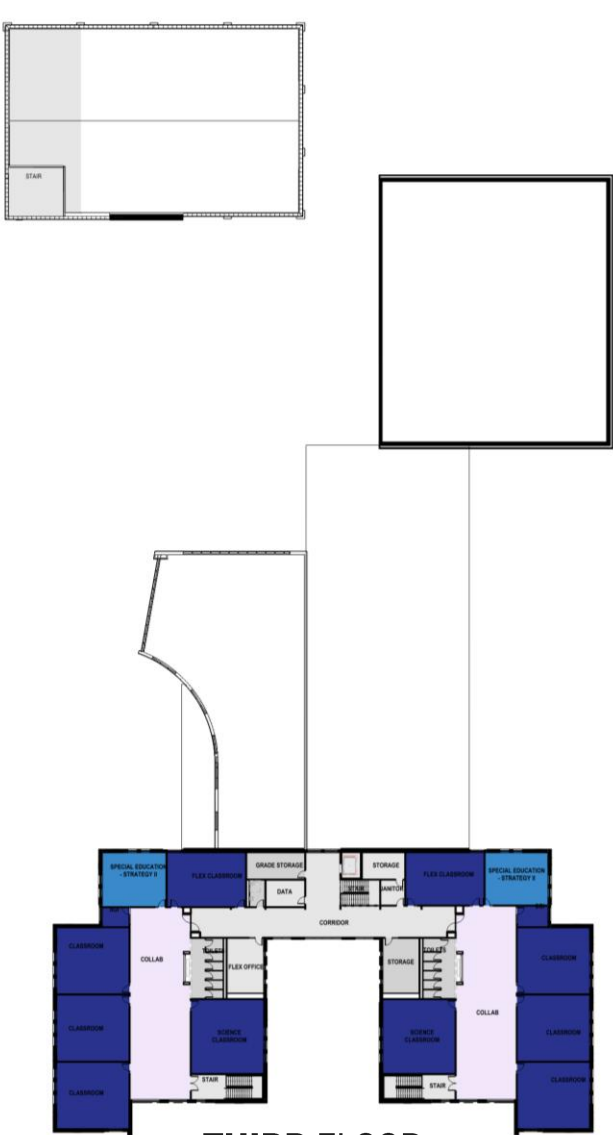
floor plans | overview



FIRST FLOOR



SECOND FLOOR

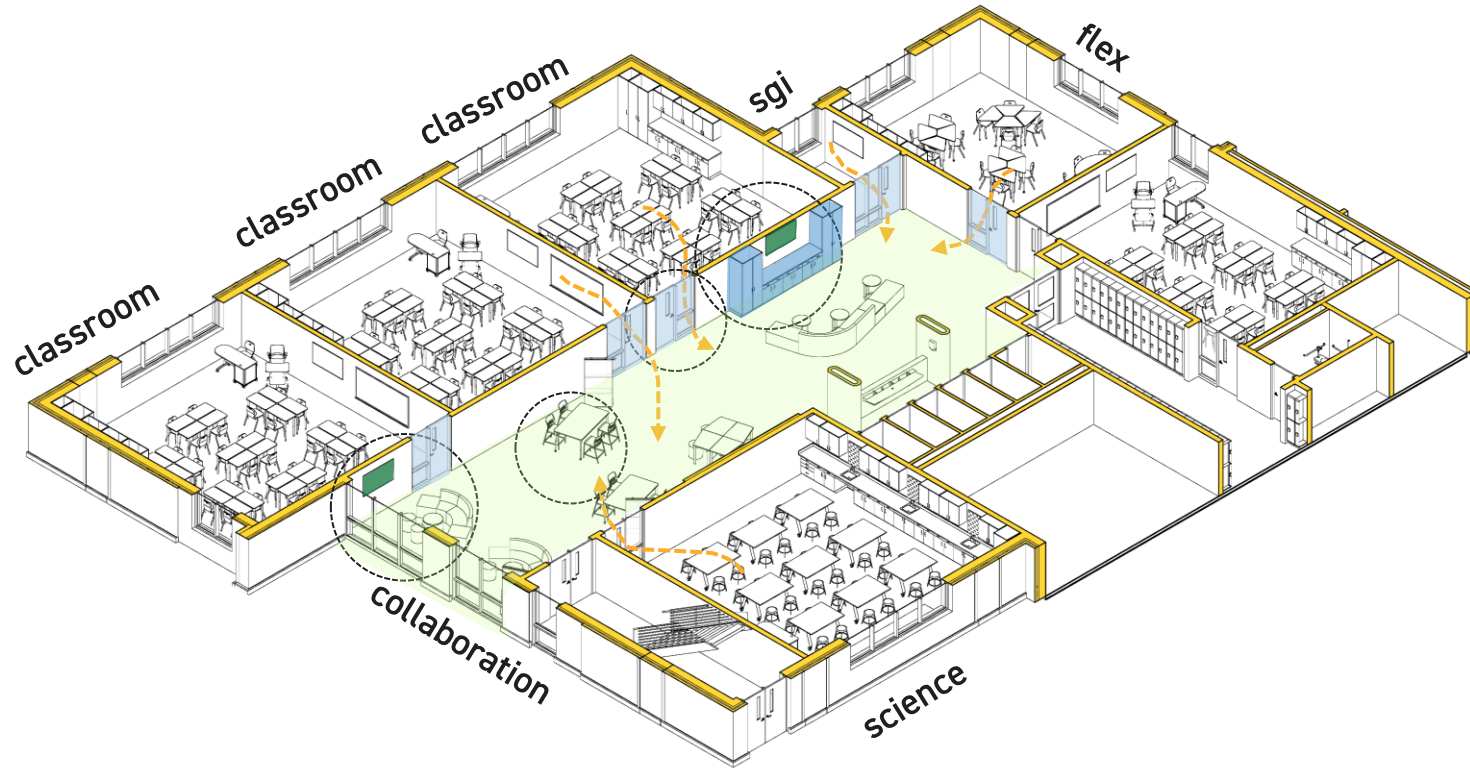


THIRD FLOOR

LEGEND departments

- KITCHEN
- COMMONS
- MEDIA
- ADMIN
- ATHLETIC
- COLLAB
- PERFORMING ARTS
- ELECTIVES
- ACADEMIC
- SPECIAL EDUCATION
- BUILDING SUPPORT

core academic neighborhoods | collaboration



View towards SGI



View towards exterior

exterior design | overall view from west



exterior design | main entry



exterior design | event entry



exterior design | core academic



exterior design | core academics – view from south





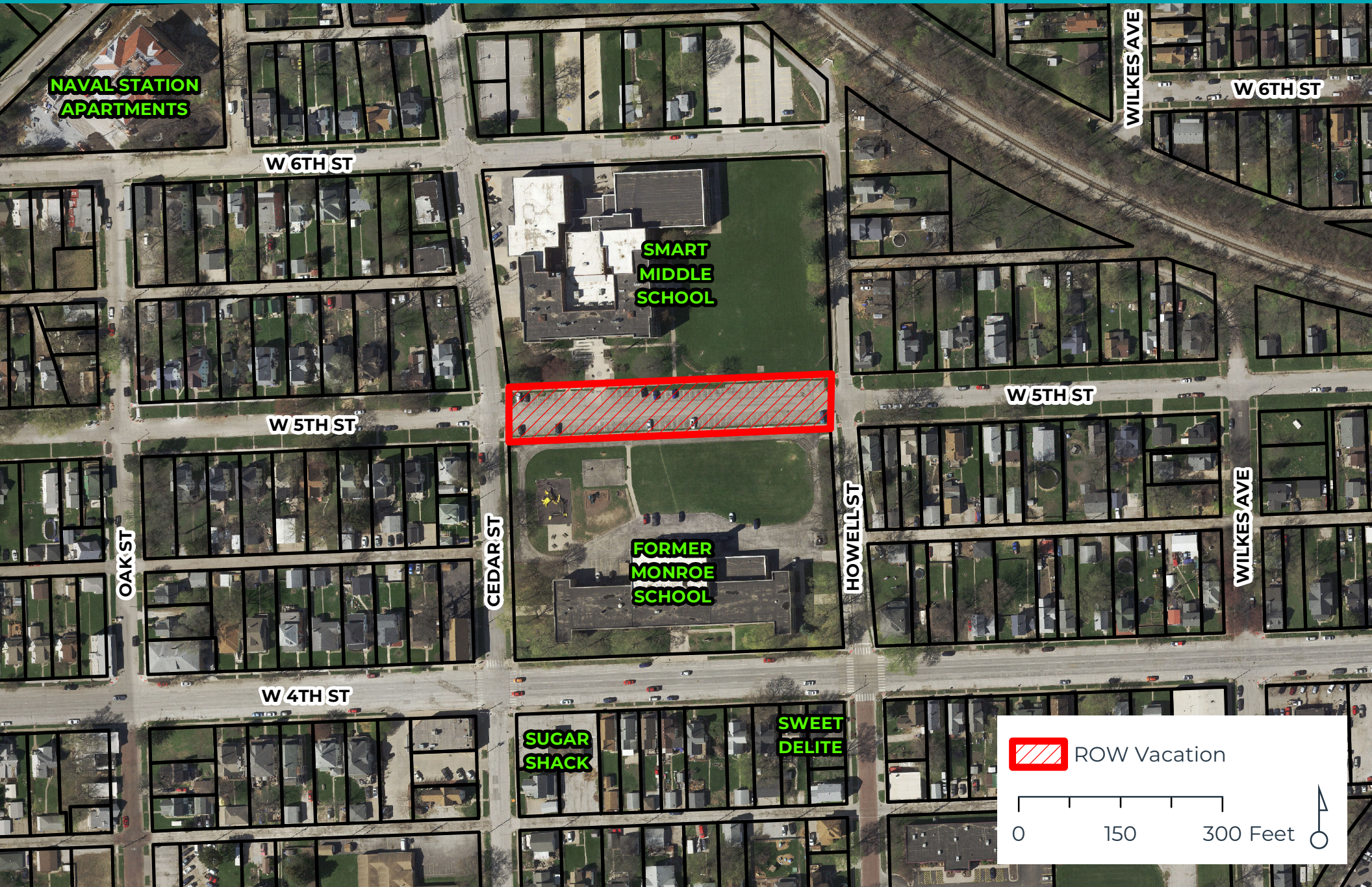
Thank you!

BRAYARCHITECTS



Vicinity Map | Right-Of-Way Vacation

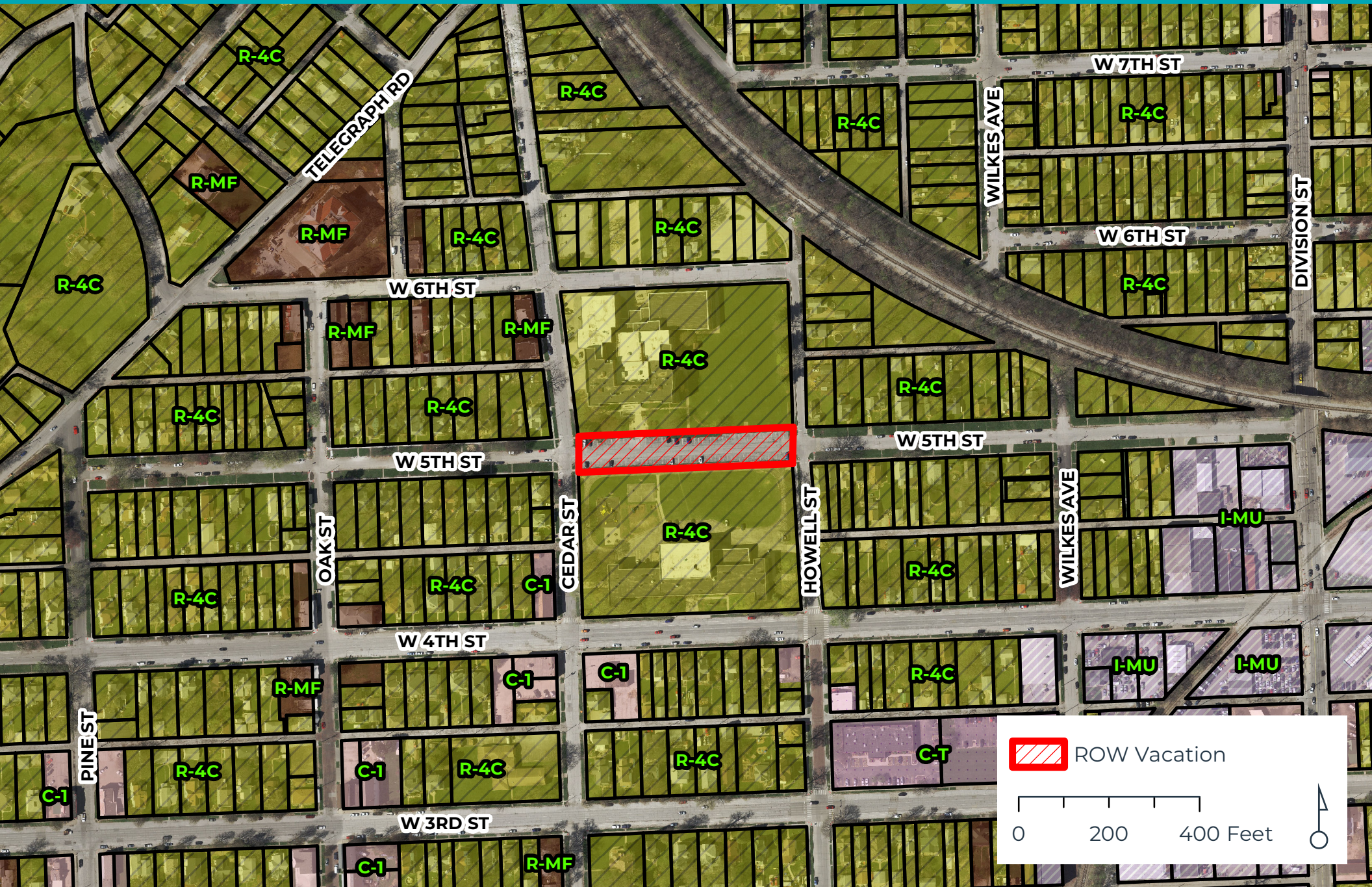
Case ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]





Zoning Map | Right-Of-Way Vacation

Case ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]



ROW Vacation

0

200

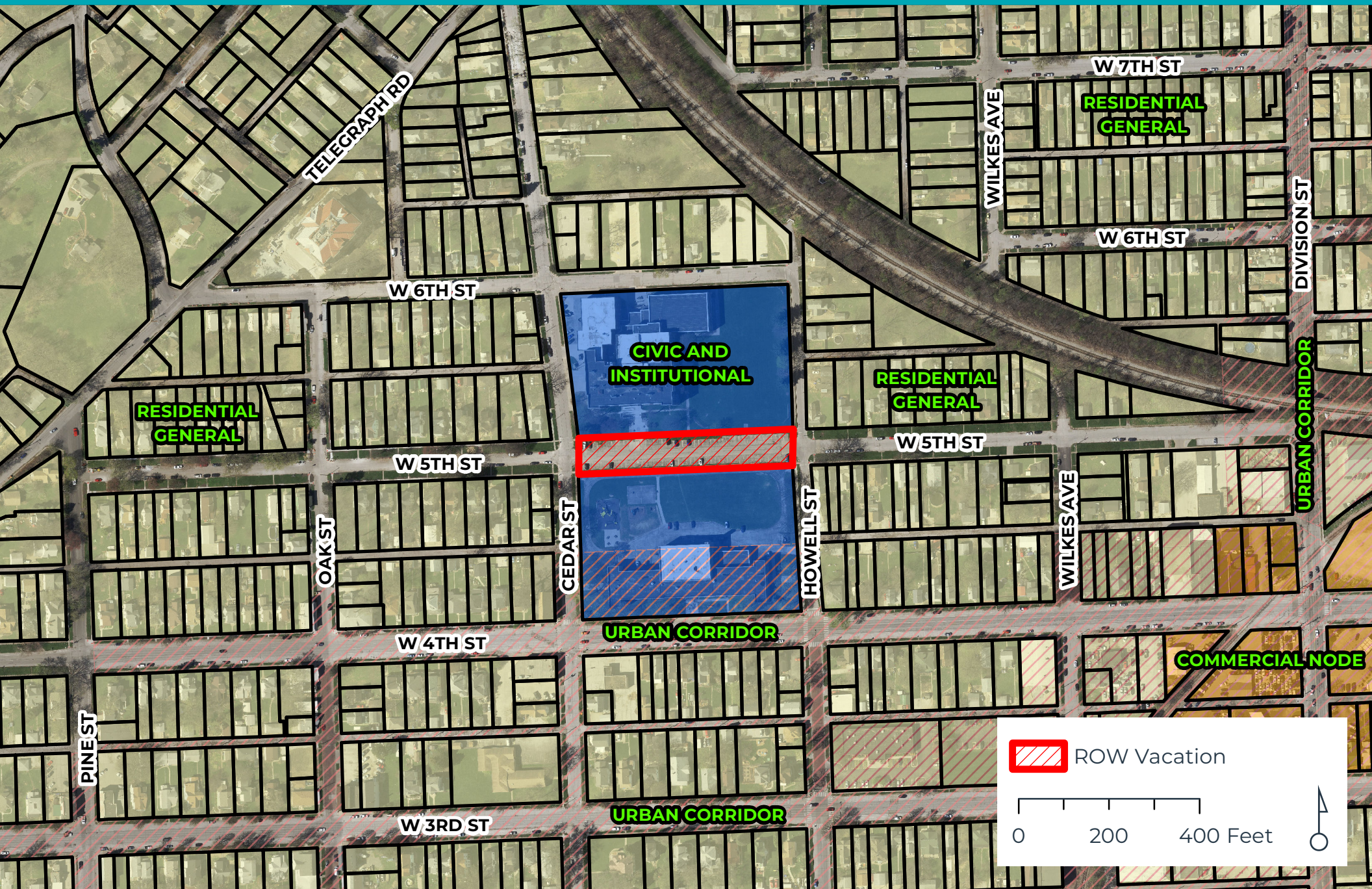
400 Feet





Future Land Use Map | Right-Of-Way Vacation

Case ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]





PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: Neighboring property owners adjacent to Smart Middle School.

Neighborhood Meeting

Date: 5/7/2024

Time: 6:00 PM

Location: Smart Middle School | Library | 1934 W 5th Street

Plan & Zoning Commission Public Hearing Meeting

Date: 5/14/2024

Time: 5:00 PM

Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?

This notice is being sent to inform you that a neighborhood meeting will be held to learn more about the project and the request to vacate West 5th Street, between Cedar Street and Howell Street. The Davenport Community School District is petitioning the vacation to facilitate the redevelopment of Smart Middle School. A concept plan is attached to this letter.

Request/Case Description

Case ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]

What are the Next Steps after the Neighborhood Meeting and Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on May 14, 2024. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on June 4, 2024. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?

As a neighboring property owner you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

All documents related to the meeting (agenda included) are at "Search Minutes & Agendas": www.cityofdavenportiowa.com/boards Mondays before the meeting/public hearing.

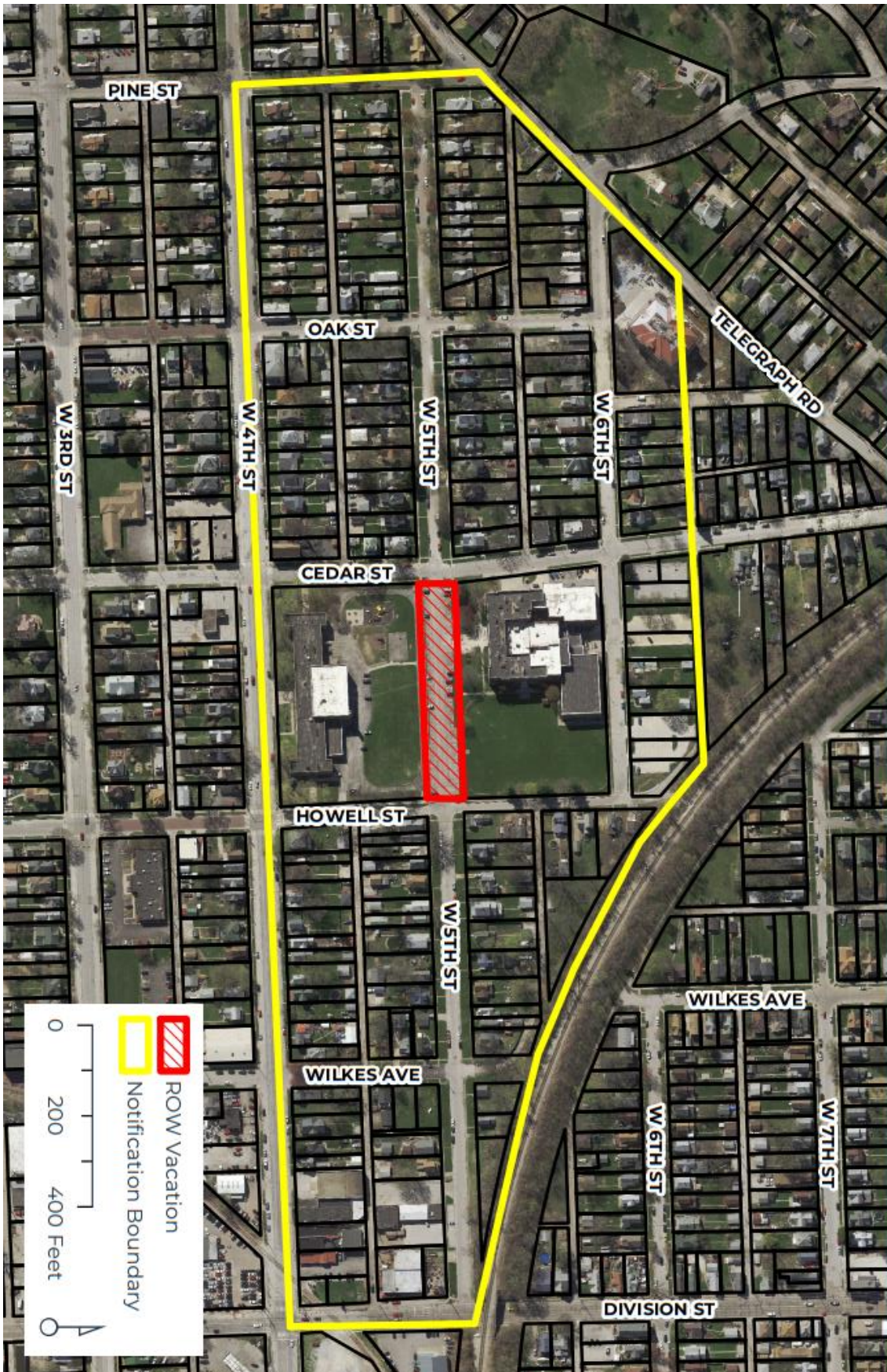
Do You Have Any Questions?

If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

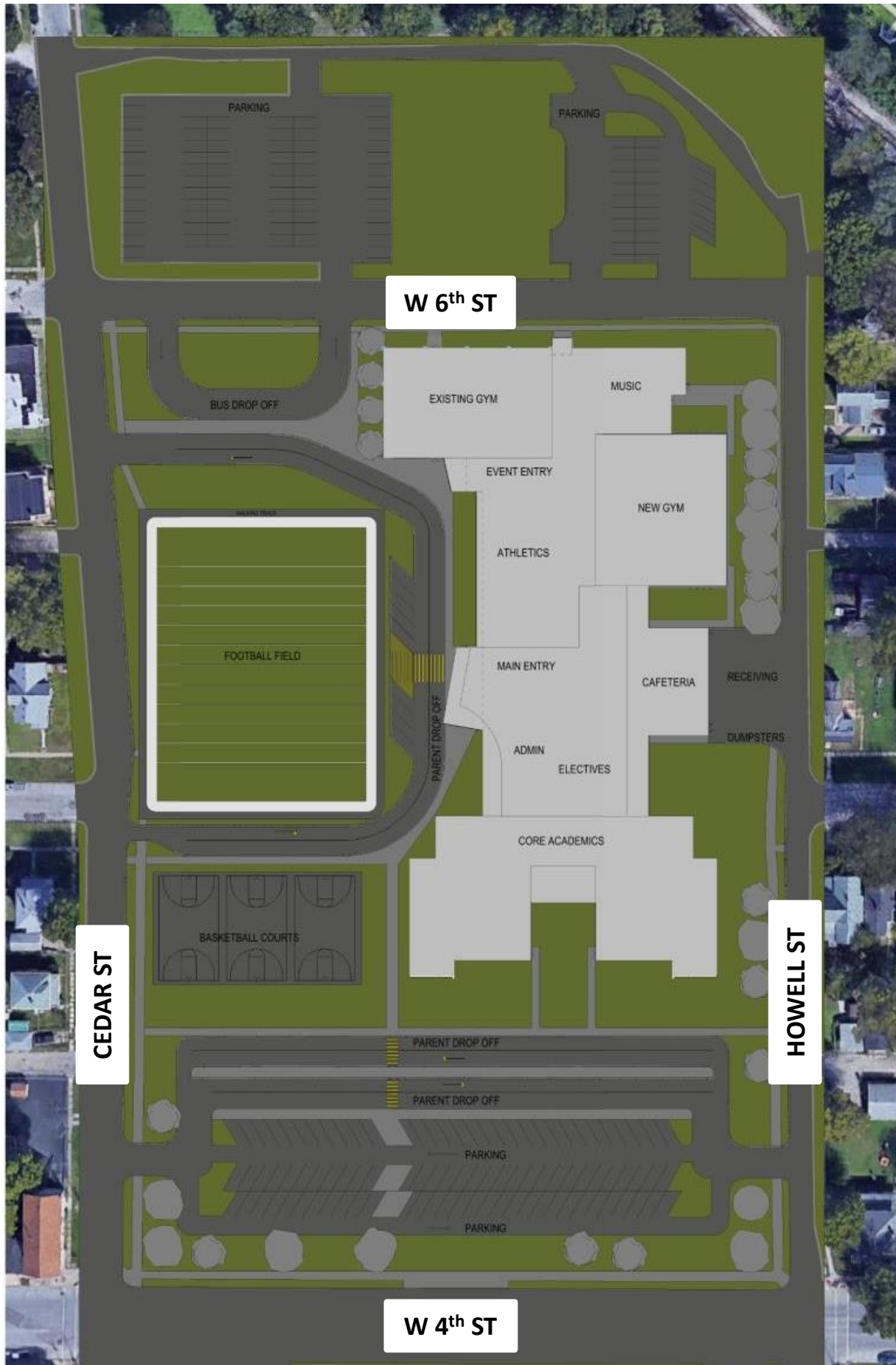
Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

Right-Of-Way Vacation | Public Hearing Notice

Case ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]



Smart Middle School | Concept Plan



Neighborhood Meeting Attendance List

Date: 5/7/24

Time: 6 PM

Location: 1934 W 5th

Case: ROW 24-03

The purpose of this meeting is to provide an **informal setting to allow courteous discussion** between the developer and adjacent owners, and to answer any questions and concerns about the proposed action. This meeting does not replace the Public Hearing.

NAME	EMAIL:	PHONE: (optional)	ADDRESS (as shown on the notice map)
1 Jon BABNIK	jonshauna.babnik@gmail.com		1820 W. 5TH ST.
2 RICHARD PIEPER		563-320-9212	1849 W 5 th
3 CATHLEEN T. BUFFINGTON			2046 W 5 ST.
4			
5			
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25			

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
5/14/2024

Subject:
Consideration of the April 30, 2024 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The April 30, 2024 meeting minutes are attached.

Attachments:
1. Meeting Minutes 4-30-24

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, APRIL 30, 2024; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

Present: Dunlop, Eikleberry, Hepner, Tallman, Inghram, Maness, Garrington, Schilling, Thomas, Schneider

Absent: Johnson

Staff: Berkley, Werderitch

II. Report of the City Council Activity

Staff provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the April 16, 2024 meeting minutes.

Motion by Hepner, second by Tallman, to approve the April 16, 2024 meeting minutes. Motion to approve was unanimous by voice vote (9-0).

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

1. Case ROW24-02: Request of the City of Davenport to vacate a portion of Lorton Place, between Lorton Avenue and Lombard Court. [Ward 6]

Werderitch introduced the request to vacate a portion of Lorton Place, between Lorton Avenue and Lombard Court. This is in preparation for a

roadway reconstruction project designed to increase safety, address the deteriorated pavement conditions, and mitigate drainage problems. The intention is to convey the vacated right-of-way to the abutting property at 2227 Lorton Avenue. The land will become a landscaped front yard with a new driveway paved to provide access to Lorton Avenue. The area to be vacated is approximately 4,548 square feet or 0.1 acres.

Staff recommended the City Plan and Zoning Commission accept the listed findings to vacate the portion of Lorton Place, between Lorton Avenue and Lombard Court, in Case ROW24-02 to the City Council with a recommendation for approval, subject to the following findings and conditions:

Findings:

1. Vacating the right-of-way facilitates a roadway reconstruction project that improves safety, addresses deteriorated pavement conditions, and mitigates drainage problems at the intersection.
2. Based on the design for the roadway reconstruction, the existing public right-of-way is not required for city purposes.
3. A utility easement would preserve the rights for utility providers to maintain existing and future infrastructure.

Condition:

1. All existing utilities located within the Right-of-Way, which are subject to vacation, shall be granted a blanket utility and access easement for the maintenance of such utilities.

An abutting property owner was in attendance to raise concerns about the drainage problems at the intersection and the removal of the landscape island.

Clay Merritt, Director of the Department of Engineering and Capital Projects, answered questions raised by both the resident and Commission. Merritt explained the decision-making process for determining a project scope, how this intersection was identified for reconstruction, and the extent the project would address drainage and pavement conditions.

Motion by Garrington, second by Hepner, to approve staff recommendation in Case ROW24-02. Motion to approve was unanimous by voice vote (9-0).

2. Case F24-06: Request of Fair Oaks Foods, LLC for a Final Plat of Interstate 80 Airport Industrial Park 13th Addition. The 2-lot subdivision is located at 2951 Enterprise Way on 31.58 acres. [Ward 8]

Commissioners Tallman and Hepner abstained.

Werderitch explained the purpose of the subdivision is to separate the Fair Oaks Foods development from an electric substation proposed at the northeast corner of the site. Both lots will maintain frontage along Enterprise Way. The electric substation parcel will be accessed via a shared driveway on the Fair Oaks Foods site.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F24-06 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. Remove building setback lines.
4. Include 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."

Seth Pederson, Shive-Hattery, was in attendance to answer questions on behalf of the property owner.

Motion by Garrington, second by Maness, to approve staff recommendation in Case F24-06. Motion to approve was unanimous by voice vote (7-0). Commissioners Tallman and Hepner abstained.

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Tallman, second by Eikleberry, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (9-0).

The meeting adjourned at 5:23 pm.