

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, September 17, 2024; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Roll Call
- II. Report of the City Council Activity
- III. Secretary's Report
 - 1. Consideration of the September 3, 2024 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
 - 1. Case F24-11: Request of Sodarock Properties, LLC for a Final Plat of Phase 3 Eagle's Crest Second Addition. The 2-lot subdivision is located at 1702 Eagle's Crest Avenue on 14.8 acres. [Ward 1]
- VII. Future Business
- VIII. Communications
- IX. Other Business
- X. Adjourn

City of Davenport

Department: Development & Neighborhood Services

Contact Info: Matt Werderitch | 563-888-2221

Action / Date

9/17/2024

Subject:

Consideration of the September 3, 2024 meeting minutes.

Recommendation:

Approve the minutes.

Background:

The September 3, 2024 meeting minutes are attached.

Attachments:

1. Meeting Minutes 9-3-24

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, SEPTEMBER 3, 2024; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Roll Call

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

Excused: Hepner

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 August 20, 2024 meeting minutes.

Motion by Tallman, second by Eikleberry, to approve the August 20, 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 ROW24-04: Request of Jacks Home Improvements Company to vacate the unimproved right-of-way located west of Marquette Street, between West 7th Street and the mid-block alley. [Ward 3]

Staff presented an overview of the petition to vacate an unimproved portion of public right-of-way within a residential block. The existing north-south alley, extending from West 7th Street to the midblock alley, was dedicated

but never constructed by the City. There is a driveway approach along West 7th Street that serves as a parking space for the single-family home at 1214 West 7th Street. The remainder of the right-of-way is grass, which is being maintained by the petitioner. The purpose of the request is to provide off-street parking and to prevent vehicular and pedestrian traffic from traveling over the lawn.

The area petitioned for vacation is approximately 1,500 square feet (10 feet wide by 150 feet in length). If vacated, the land will be conveyed to abutting property owners.

Staff recommended the City Plan and Zoning Commission accept the listed findings to vacate the unimproved right-of-way located west of Marquette Street, between West 7th Street and the mid-block alley, in Case ROW24-04 to the City Council with a recommendation for approval, subject to the following finding: The existing public right-of-way is not required for city purposes.

Keith Jacks, petitioner, was in attendance to answer questions. The request is a result of people littering and walking through the right-of-way. The hope is once the alley is vacated, it can be enclosed to prevent nuisance activity.

Motion by Inghram, second by Tallman, to approve staff recommendation in Case ROW24-04. Motion to approve was unanimous by voice vote (9-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:08 pm.

City of Davenport

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

Action / Date
9/17/2024

Subject:

Case F24-11: Request of Sodarock Properties, LLC for a Final Plat of Phase 3 Eagle's Crest Second Addition. The 2-lot subdivision is located at 1702 Eagle's Crest Avenue on 14.8 acres. [Ward 1]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F24-11 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. Include signature lines for Mediacom, Iowa American Water Company, Century Link, Metronet, and MidAmerican Energy.
4. Remove references to buffer yards and building setback lines.
5. Add a note stating, "Sidewalks shall be constructed along Eagle's Crest Avenue prior at the time of development, or as so ordered by the City of Davenport."
6. Add a note stating, "Stormwater detention and water quality treatment are required with this subdivision and will be subject to the applicable ordinances in place at the time of development. Stormwater detention and water quality treatment shall be owned and maintained by the property owner."
7. Remove note 6.
8. Utility easements shall be a minimum width of 15 feet or twice the depth of the underground utility.
9. Add the following note to the plat: "Blanket underground easements granted for all primary and secondary electric cables, pad mounted transformers, electric transformers, primary cable, gas service, water service, sewer laterals, telephone service and cable T.V. to individual structures and street lights."

Background:

The City received a subdivision application for Phase 3 Eagle's Crest Second Addition. The site consists of Eagle's Crest Apartments and a 10 acre field planted in row crops. The purpose of the final plat is to place the apartment complex on a separate lot from the agricultural field.

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation:

The subject property is designated as **Residential General** in the Davenport +2035 Land Use Plan. This land use category 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-MF Multi-Family Residential District**. This district is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types including single-family dwellings, semi-detached dwellings, two-family dwellings, townhomes and multi-family dwellings. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-MF District.

Technical Review:

1. Zoning: Both lots exceed the minimum dimensional standards for the R-MF Multi-Family Residential District.
2. Streets: Each lot has frontage along Eagle's Crest Avenue. Public right-of-way will not be dedicated as part of this plat. No additional streets are proposed.
3. Storm Water: Storm water detention and water quality treatment are required in this subdivision and will be subject to the applicable ordinances in place at the time of development.
4. Sanitary Sewer: There is an 8" sanitary sewer along the south boundary of Lot 2, which is contained within an easement. Sanitary sewer extends north-south along Eagle's Crest Avenue.
5. Other Utilities: Normal utility services are available on this site.
6. Parks/Open Space: There are no impacts to parks/open space.

Public Input:

Public notification is not required for a Final Plat.

Attachments:

1. Final Plat
2. Application

3. Maps

FINAL PLAT:

PHASE 3

EAGLE'S CREST SECOND ADDITION,

Being a part of the Northwest Quarter of Section 29,
Township 78 North, Range 3 East of the 5th P.M.,
in the City of Davenport, Scott County, Iowa

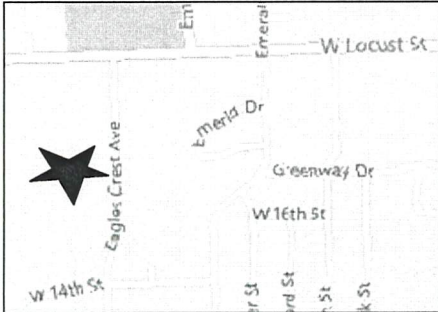
INDEX LEGEND

Location: Phase 3 Eagle's Crest Second Addition
NW1/4 of Section 29, T78N, R3E of the 5th P.M.,
Scott County, Iowa
Requestor: Jim Gantz c/o Sodarock Properties, LLC
Proprietors: Sodarock Properties, LLC - 10537 Route 3, Dubuque, IA 52001
Surveyor: Terry L. Koelker
Company: Buesing & Associates, Inc.
1212 Locust St., Dubuque, IA 52001
Return To: tlkoelker@buesing.com (563) 556-4389

PREPARED BY: BUESING & ASSOCIATES ADDRESS: 1212 LOCUST STREET,
DUBUQUE, IOWA PHONE: (563) 556-4389

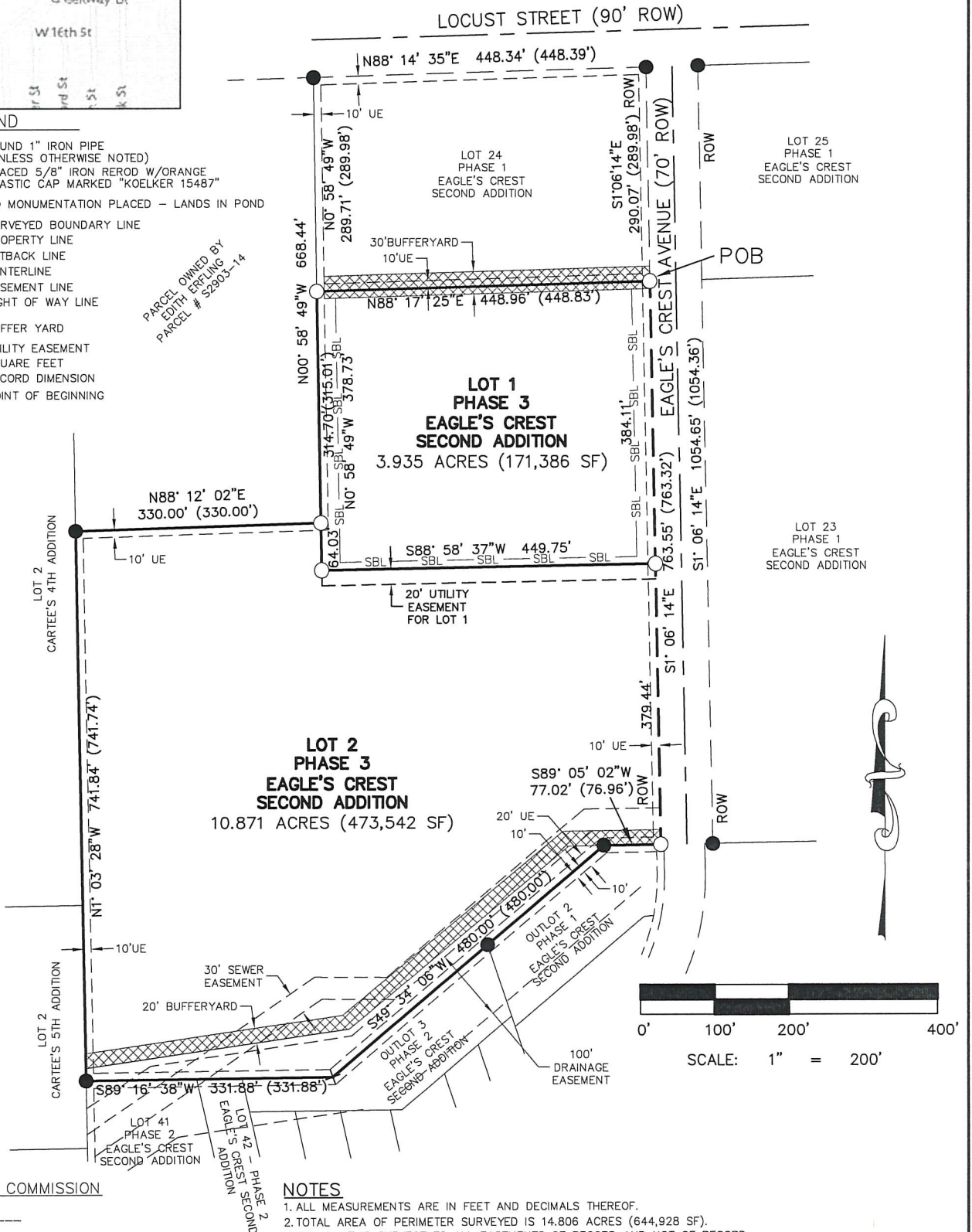
NOTE

THIS SURVEY IS COMPRISED OF: LOT 22 OF PHASE 2 EAGLE'S CREST SECOND
ADDITION, IN THE CITY OF DAVENPORT, IOWA PREVIOUSLY RECORDED AS
DOCUMENT #2000-024965 AT SCOTT COUNTY RECORDER'S OFFICE



LEGEND

- FOUND 1" IRON PIPE (UNLESS OTHERWISE NOTED)
- PLACED 5/8" IRON REROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487"
- × NO MONUMENTATION PLACED - LANDS IN POND
- SURVEYED BOUNDARY LINE
- SBL — SBL — SETBACK LINE
- CENTERLINE
- EASEMENT LINE
- ROW — RIGHT OF WAY LINE
- ▨ BUFFER YARD
- UE UTILITY EASEMENT
- SF SQUARE FEET
- () RECORD DIMENSION
- POB POINT OF BEGINNING



PLANNING & ZONING COMMISSION

BY: _____

DATE: _____

CITY OF DAVENPORT, IOWA

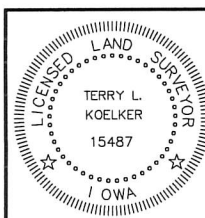
BY: _____

ATTEST: _____

DATE: _____

NOTES

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. TOTAL AREA OF PERIMETER SURVEYED IS 14.806 ACRES (644,928 SF).
3. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.
4. BEARING IS BASED FROM NAD83, ZONE 1401, IOWA NORTH COORDINATE SYSTEM.
5. THIS PROPERTY IS ZONED R-MF (RESIDENTIAL MULTI-FAMILY) AND HAS MINIMUM FRONT SETBACK OF 25 FEET, MINIMUM SIDE 10 FEET, MINIMUM REAR OF 25 FEET OR 20% OF THE SITE DEPTH, WHICHEVER IS LESS.
6. THERE IS NO EASEMENTS GRANTED TO ANY UTILITY PER THIS PLAT. NEW UTILITY EASEMENT ON THIS PLAT IS FROM THE OWNER OF LOT 1 TO AND FUTURE OWNER OF LOT 2.



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.
TERRY L. KOELKER (DATE) 8/1/24
LICENSE NUMBER 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
SHEETS COVERED BY THIS SEAL : SHEET 1

BUESING
& ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST, DUBUQUE, IA
(563) 556-4389

DRAWN BY: JLL CHECKED BY: TLK
SURVEY DATE: 06/27/2024 PLOT DATE: 07/31/2024
DWG. NO. 23405-01 SCALE: 1" = 200'

SHEET 1 OF 9



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
SUBDIVISION PLAT
(LAND DIVISION)

SUBDIVISION NAME

Phase 3 - Eagle's Crest Second Addition

LOCATION DESCRIPTION

NW 1/4 Section 29, T78N, R3E

SUBMITTED

08/14/2024

NUMBER OF LOTS BY USE TYPE

2 R-MF

ACRES

1.48

STREETS ADDED

0

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.

APPLICANT INFORMATION

Applicant Name | Company Name

Buesing and Associates

Address

1212 Locust Street

City | State | Zip

Dubuque, IA 52001

Phone

(563) 556-4389

Secondary Phone

E-Mail Address

tlkoelker@buesing.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 all development review costs, including but not limited to a traffic study.

Terry L. Koelker

Print Applicant's Name

Applicant's Signature

08/14/2024

Date

DEVELOPMENT TEAM

Developer / Project Manager

Buesing and Associates

Address

1212 Locust Street

Phone

(563) 556-4389

Secondary Phone

E-Mail Address

tlkoelker@buesing.com

Owner

Sodarock Properties, LLC

Address

10537 Route 3, Dubuque, IA 52001

Phone

(563) 556-2921

Secondary Phone

(563) 590-2721

E-Mail Address

jgantz@pepsidbq.com

Engineer

Address

Phone

E-Mail Address

Attorney

2322 Kimberly Road, #12000, Davenport, IA 52087

Address

2322 Kimberly Road, #12000, Davenport, IA 52087

Phone

(563) 359-3591

Secondary Phone

E-Mail Address

mayr@gomezmaylaw.com

Authorization to Act as Applicant

I/We, James Gantz, President, Sodarock Properties, LLC
[as property owner(s)]

authorize Terry L. Koelker, Buesing and Associates
[the above person(s)]

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

for the property located at 1702 Eagle's Crest Avenue, Davenport, IA 52802

James Gantz

Signature(s)*

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

Notarization:

08/14/2024

Date

State of Iowa,

County of Dubuque,

Sworn and subscribed before me

this 14th day of August, 2024.

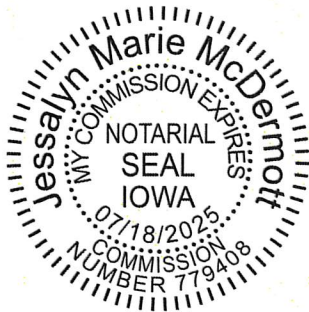
Jessalyn Marie McDermott

Notary Public

Drivers License

[identification type]

My Commission Expires: 07/18/2025





THE CITY OF
DAVENPORT
IOWA | USA

Vicinity Map | Case F24-11

Request of Sodarock Properties, LLC for a Final Plat of Phase 3 Eagle's Crest Second Addition. The 2-lot subdivision is located at 1702 Eagle's Crest Avenue on 14.8 acres. [Ward 1]



Subject Property

0 150 300 Feet

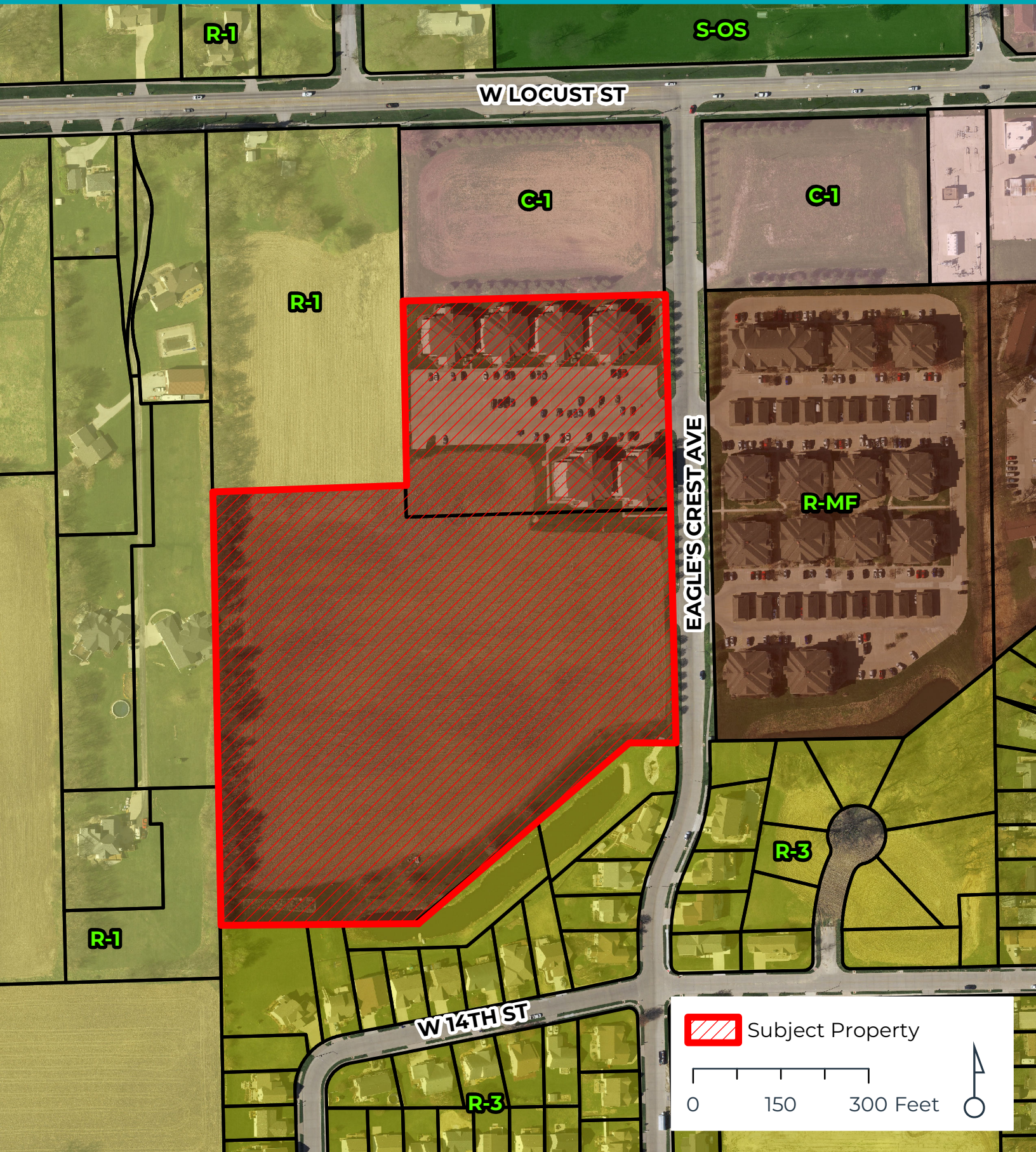




THE CITY OF
DAVENPORT
IOWA | USA

Zoning Map | Case F24-11

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Future Land Use Map | Case F24-11

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