

MINUTES
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

Present: Inghram, Schilling, Eikleberry, Thomas, Garrington, Maness, Schneider

Excused: Dunlop, Hepner, Johnson, Tallman

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 September 3, 2024 meeting minutes.

Motion by Maness, second by Eikleberry, to approve the September 3, 2024 meeting minutes. Motion to approve was unanimous by voice vote (6-0).

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 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]

Staff presented an overview of the application. 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.

Staff recommended 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."

Motion by Inghram, second by Maness, to approve staff recommendation in Case F24-11. Motion to approve was unanimous by voice vote (6-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Garrington, second by Eikleberry, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (6-0).

The meeting adjourned at 5:05 pm.