

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.