

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, FEBRUARY 18, 2025; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

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

Absent: Hepner

Staff: Berkley, Huff, Oswald, Schadt, 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 February 4, 2025, meeting minutes.

Motion by Tallman, second by Johnson, to approve the February 4, 2025, meeting minutes. Motion to approve was unanimous by voice vote (9-0).

IV. Report of the Comprehensive Plan Committee

City Council is reviewing a contract for engineering services to create a West Davenport Growth Area Plan. The area is roughly bounded by Interstate 80 to the north, Wisconsin Avenue to the east, West Locust to the south, and Interstate 280 to the west.

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

1. Case ROW25-01: Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]

Motion by Tallman, second by Garrington, to take Case ROW25-01 from the table. Motion was unanimous by roll call vote (9-0).

Planning Staff presented an overview of the request to vacate the unimproved alley and provided updated information regarding visibility issues, pedestrian counts, and traffic accident history. Brian Schadt, City Engineer, answered questions from the Commission and explained the rationale for vacation.

Staff recommended the City Plan and Zoning Commission accept the listed findings to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street in Case ROW25-01 to the City Council with a recommendation for approval, subject to the following condition:

Findings:

1. Alley right-of-way is not needed for a public purpose.
2. The City of Davenport did not improve the alley. The City has no intention to improve the public alley.
3. There are multiple property owners that may have an interest in the vacated right-of-way.
4. Careful consideration is necessary for the conveyance of the vacated right-of-way.
5. Easements are in place to access existing sewer infrastructure.
6. Accident history from 2014 to present for the immediate area does not show a safety issue.

Condition:

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.

Commissioners inquired about the following: potential safety concerns, visibility issues with the retaining wall at 2342 East Locust Street, and pedestrian and vehicular traffic on Locust Street.

Rich Oswald, Neighborhood Services Director, answered questions about the history of the request. Sam Huff, Corporation Counsel, answered legal questions raised by the Commission.

Motion by Johnson, second by Tallman, to approve staff recommendation and condition in Case ROW25-01. Motion to approve failed by roll call vote (1-8).

B. New Business

1. Case F25-02: Request of Bright Day Properties LLC for a Final Plat of Paddington Square 2nd Addition. The 1-lot subdivision is located at 801 East 46th Street on 1.2 acres. [Ward 7]

Staff provided an overview of the subdivision and zoning of the property. The purpose of the subdivision is to combine the 7-lots into a larger developable parcel and establish an outlot for stormwater management on the eastern portion of the site. Once recorded, the applicant intends to construct a storage facility on the 1.2-acre property.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F25-02 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. Label the easement at the northwest corner of the subdivision, "Access Easement for Common Driveway".
5. Include a note stating, "Stormwater detention and water quality are required for this subdivision and shall be owned and maintained by the owner or home/business association."

Chris Townsend, Townsend Engineering, was in attendance to answer questions.

Motion by Johnson, second by Eikleberry, to approve staff recommendation and conditions in Case F25-02. Motion to approve was unanimous by roll call vote (9-0).

2. Case P25-02: Request of Splendor Homes, LLC for a Preliminary Plat of Splendor Estates. The 76-lot subdivision is located at 2448 and 2460 East 60th Street on 27.94 acres. [Ward 8]

Commissioner Tallman abstained.

Staff provided a history of the subject property. The applicant has submitted a revised lot and road layout associated with the proposed Splendor Estates subdivision. The revision requires a new preliminary plat. The submitted preliminary maintains the previously approved 76 single-family lots.

Alterations from the previous plan include:

1. Extending 61st Street directly east to intersect with Splendor Lane.
2. Terminating Heather Avenue in a cul-de-sac.
3. Alterations to location and size of outlots.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case P25-02 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

1. The preliminary plat conforms to the comprehensive plan Davenport +2035.
2. The preliminary plat prepares the area for future development.
3. The preliminary plat (with conditions recommended by City Staff) will achieve consistency with subdivision requirements.

Conditions:

1. Civil construction and grading plans shall be submitted alongside or before the submittal of the final plat.
2. Sidewalks are required within right-of-way on all lots.

Attorney Tom Pasternak, representing the property owner, was in attendance to answer questions and summarize the history of the subdivision.

Commissioners inquired about the northern terminus of Heather Avenue.

Motion by Johnson, second by Maness, to approve staff recommendation and conditions in Case P25-02. Motion to approve was unanimous by roll call vote (8-0). Commissioner Tallman abstained from the motion.

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:38 pm.