

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, MAY 6, 2025; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Roll Call

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

Excused: Tallman

Staff: Berkely, 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 March 18, 2025 meeting minutes.

Motion by Hepner, second by Johnson, to approve the March 18, 2025 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 F25-07: Request of AW Holdings LLC, on behalf of the City of Davenport, for a Final Plat of Wittenmyer Subdivision. The 5-lot subdivision is located at 2800 Eastern Avenue on 31.9 acres. [Ward 5]

Staff provided a summary of the subdivision and history of the site. The purpose of the Final Plat is to facilitate the sale of property between the City of Davenport and AW Holdings, LLC. The subdivision also serves the purpose

of separating each land use/project into its own lot. The subdivision is consistent with the planned unit development adopted by City Council in March 2024.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F25-07 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 in accordance with the planned unit development preliminary plan.
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. Establish additional sanitary and storm sewer easements as directed by the City.
4. Add a note stating, "Blanket access is provided for the operations and maintenance of public and private utilities and Outlot X."
5. Add a note stating, "Access easements are provided to all lot owners, tenants, and visitors of lots within this subdivision."

Chris Ales, AW Holdings LLC, was in attendance to answer questions.

Commissioners inquired about stormwater management facilities following the redevelopment of the site.

Motion by Inghram, second by Hepner, to approve staff recommendation and conditions in Case F25-07. Motion to approve was unanimous by a roll call vote (9-0).

2. Case F25-08: Request of Mhisho Vuong-Lynch for a Final Plat of Betts Corporation 3rd Addition. The 4-lot subdivision is located on Northbrook Drive, between Brown Street and Candlelight Creek (Parcel P1110-01F), on 6.19 acres. [Ward 7]

Staff presented an overview of the subdivision. The City of Davenport received a Final Plat to facilitate residential development. The 6.19-acre site is an irregular-shaped lot that is bounded by two branches of Candlelight

Creek to the east and south. Four flag lots will be established, with a shared access driveway from the dead-end of Northbrook Drive to the west. No additional right-of-way will be dedicated with the plat due to the unusual geography of the site.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F25-08 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. A variance for street connectivity is granted as referenced in Section 16.24.040.A.

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Add a note stating, "No more than four lots shall be platted with this subdivision. Any future subdivision creating additional lots shall require the dedication of public right-of-way and construction of public infrastructure."
4. Add a note stating, "Stormwater detention and water quality treatment will be required for this subdivision. Stormwater detention and water quality treatment practices shall be owned and maintained by the owner or home/business association."
5. Include a 50' stream buffer easement per City Code Chapter 13.34.070 Easements.
6. Record a Maintenance and Repair Agreement for the shared access driveway for all lots within the subdivision. This agreement shall be perpetually tied to each lot.
7. Clearly label and delineate the Access Easement. The access easement shall align with the pavement width of Northbrook Drive and accommodate the turning movements of life-safety vehicles.
8. Add a note: Sidewalks shall be constructed along all street fronts as each lot is developed or as ordered by the City of Davenport to do so.

Chris Townsend, Townsend Engineering, was in attendance to speak on behalf of the project and explain the rationale for a variance requiring street connectivity.

Commissioners asked staff if neighboring property owners are notified as part of the subdivision process. Staff confirmed that a public notice is not required for a Final Plat.

Motion by Inghram, second by Hepner, to approve staff recommendation and conditions in Case F25-08. Motion to approve was unanimous by a roll call vote (9-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:20 pm.