

Exhibits

PLAN AND ZONING COMMISSION

DESCRIPTION

Case F20-05 & P20-1 of IMEG for final (and preliminary) plat KC Kimberly Hills Addition on 8.57 acres, being a replat of lot 2 of Westgate 13th Addition (PIN 01637-02) located north of the W 37th St & N. Birchwood Ave intersection; plat to contain 33 single-family lots. [Ward 2]

Recommendation: Staff recommends the City Plan and Zoning Commission forward F20-01 and P20-1 to the City Council with a recommendation for approval subject to the following:

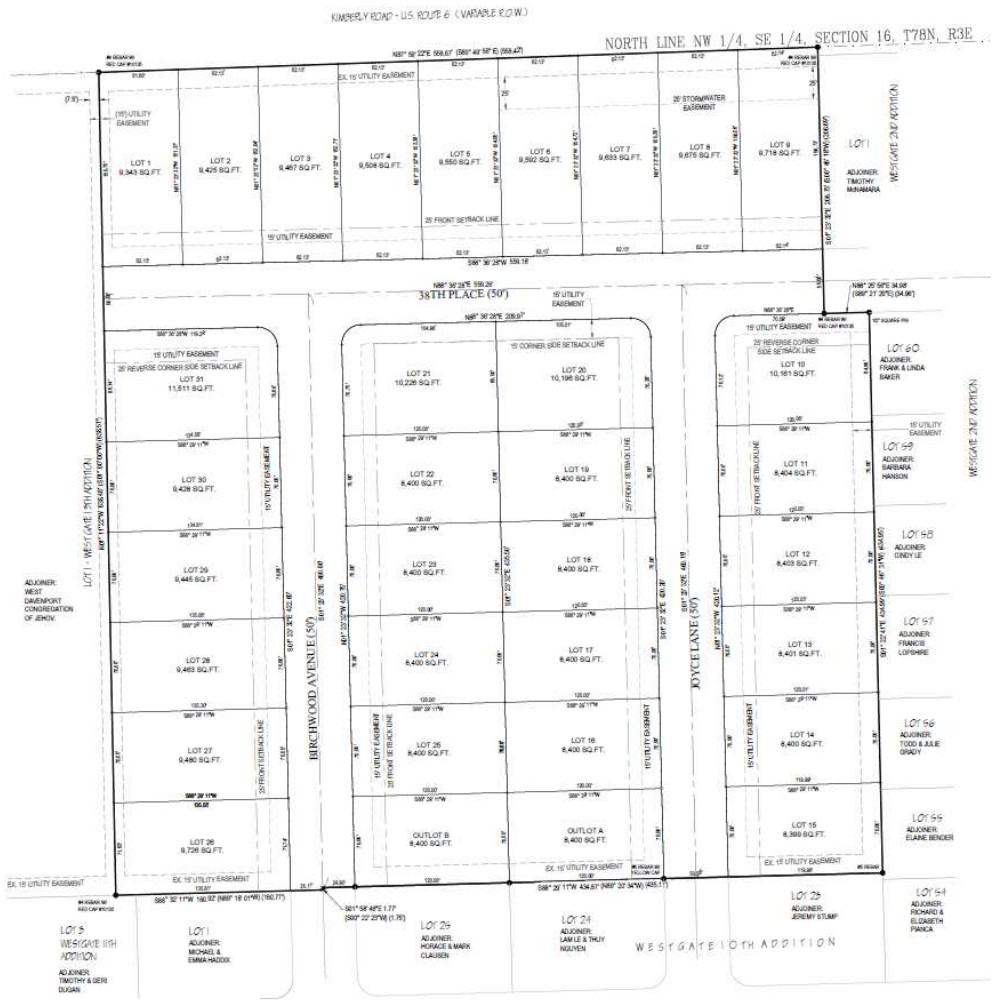
Aerial Photo & Zoning Map (R-3 Single Family & Two Family):



Land Use 2035: (Residential General)



Plat



BACKGROUND

Comprehensive Plan:

Within Urban Service Area (USB35): Yes

Future Land Use Designation: Residential General (RG)

Technical Review:

Streets: 1,485 linear feet of streets are proposed with this request.

Storm Water: The plat will need to conform to any requirements of the City of Davenport Natural Resources Division; see the condition in the recommendation.

Sanitary Sewer: Sanitary sewer will be extended to this subdivision.

Other Utilities: Normal utility services are available in this developed area.

Parks/Open Space: No park shall be required with this infill development.

DISCUSSION

Planning Staff has reviewing this plat for conformance to the subdivision code. The plat meets (or shall meet as conditioned) code requirements.

STAFF RECOMMENDATION

Findings:

- 1) The plat conforms to the comprehensive plan Davenport+2035; and
- 2) The plat would achieve consistency with subdivision requirements properly conditioned.

Recommendation:

Staff recommends the City Plan and Zoning Commission forward F20-05 and P20-01 to the City Council with a recommendation for approval subject to the following: P20-01 conditions,

1. Kimberly Street shall be changed to "Kimberly Road"
2. A permanent or temporary turn around, either with a hammer head or cul-de-sac at the west end of 38th, shall be proved for city services;
3. Storm sewer, excess stormwater passageway and sanitary easements shall be shown;
4. The outlots shall be labeled according to their purpose;
5. Existing sewers shall be identified;
6. Sanitary sewer shall be shown in correct location within the utility easement and the description shall include sewer in the easement description

F20-05 conditions,

1. Monuments shall be described and shall have a tie to quarter sections;
2. A sanitary easement shall be provided;
3. Storm sewer and excess stormwater passageway easements shall be shown;
4. The purpose and maintenance responsibility of the outlots shall be shown/noted;
5. ROW shall be called out to be dedicated with the recording of the plat;
6. Sidewalk along Kimberly Road shall be constructed with sidewalk along 38th Place and shall be properly noted and the statement excluding the sidewalk in note 11 shall be removed;
7. Curve locations shall be identified on the plan;

8. Storm sewer easement for lots 6, 7, & 8 shall be accessible from a location other than Kimberly Road ROW, should the State disallow access from a state route;
9. Stormwater management shall be provided shall be provided for northerly flow; a stormwater easement is not sufficient.
10. Water quality treatment facilities shall be required and an easement for such" (either specific or blanket site easement) "shall be provided to allow access to and throughout the water quality best management practice site(s)

Prepared by:



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Community Planning