

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, JANUARY 17, 2023; 5:00 PM

DAVENPORT POLICE DEPARTMENT | 416 NORTH HARRISON ST | COMMUNITY  
ROOM

**REGULAR MEETING AGENDA**

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

A. Consideration of the January 3, 2022 meeting minutes.

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

- i. Case P23-01: Request of RY Holdings LLC for a preliminary plat of Ryder Villas. The 16-lot subdivision is located at 4600 Eastern Avenue on 3.73 acres.  
[Ward 7]

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport  
Plan and Zoning Commission

Department: DNS  
Contact Info: Matt Werderitch 563.888.2221

**Date**  
**1/17/2023**

Subject:  
Consideration of the January 3, 2022 meeting minutes.

Recommendation:  
Staff recommends the City Plan and Zoning Commission approve the January 3, 2022 meeting minutes.

Background:  
The January 3, 2022 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 1-3-23

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	1/12/2023 - 10:48 AM

**MINUTES**  
PLAN AND ZONING COMMISSION MEETING  
CITY OF DAVENPORT, IOWA  
TUESDAY, JANUARY 3, 2022; 5:00 PM  
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

**REGULAR MEETING AGENDA**

I. Roll Call

Present: Johnson, Tallman, Inghram, Hepner, Reinartz, Maness, Garrington  
Excused: Schneider, Eikleberry, Brandsgard, Stelk  
Staff: Berkley, Werderitch

II. Report of the City Council Activity

Berkley provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the December 20, 2022 meeting minutes.

Motion by Hepner, second by Tallman, to approve the December 20, 2022 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

- i. Case F23-01: Request of Traver Properties LLC for a Final Plat of Traver Oaks. The 3-lot subdivision is located at the southwest corner of 145th Street and 110th Avenue on 41 acres of land in unincorporated Scott County. [Adjacent to Ward 1]

Werderitch introduced the residential subdivision in unincorporated Scott County. The City has authority to review subdivisions within a two mile boundary of its municipal limits.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F23-01 to the City Council with a recommendation for approval.

Findings:

1. The location of the development is outside the urban service area.
2. The final plat prepares the area for future development.
3. The final plat will achieve consistency with subdivision requirements.

Motion by Tallman, second by Hepner, to approve staff recommendation. Motion was approved by a roll call vote (6-0).

VII. Future Business

VIII. Communications

- A. Please Note: The January 17, 2023 Plan & Zoning Commission meeting will be held in the Davenport Police Department Community Room, 416 N. Harrison Street.

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:06 pm.

City of Davenport  
Plan and Zoning Commission

Department: Development & Neighborhood Services  
Contact Info: Matt Werderitch 563.888.2221

**Date**  
**1/17/2023**

**Subject:**

Case P23-01: Request of RY Holdings LLC for a preliminary plat of Ryder Villas. The 16-lot subdivision is located at 4600 Eastern Avenue on 3.73 acres. [Ward 7]

**Recommendation:**

Staff recommends the Plan and Zoning Commission forward P23-01 to City Council with a recommendation for approval subject to the following findings and 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) would achieve consistency with subdivision requirements.

**Conditions:**

1. Label street names for Eastern Avenue and the dedicated right-of-way for East 46th Street.
2. Revise the south lot line label to state, "25' Building Setback".
3. The final grade of the development shall not conflict with the future extension of 46th Street.
4. Relabel the easement between Lots 8 and 9 as a "Storm, Drainage, and Access Easement".
5. Revise the typical pavement section to reflect Davenport's SUDAS Supplemental.
6. Indicate the location of the sump pump collection system.
7. Revise Note 9 to state, "Sidewalks shall be constructed along all street frontages prior to the completion of residential construction for each lot, or as so ordered by the City of Davenport. Sidewalks along Eastern Avenue street frontage shall be constructed prior to the completion of roadway paving operations."
8. Revise Note 11 to state, "Outlet A shall be maintained as a drainage easement and stormwater detention easement. Containing the 1% chance annual flood. Outlot A shall also serve as a sewer, access, and greenway easement."

**Background:**

**Discussion:**

The request is for a Preliminary Plat for a 16-lot subdivision on 3.73 acres of property to facilitate residential development. The intention is to develop the site for single-family homes.

City Council adopted Ordinance 2023-05 on January 11, 2023, which amended the Zoning Ordinance to allow "Dwelling - Single-Family" as a permitted use in the R-MF Multi-Family Residential District.

**Comprehensive Plan:**

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

**Future Land Use Designation: Residential General (RG)** – Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.

**The proposed Final Plat would comply with the Davenport +2035 proposed land use section.**

### **Zoning:**

The property is currently zoned **R-MF Multi-Family Residential District**. This district is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types including single-family dwellings, semi-detached dwellings, two-family dwellings, townhomes and multi-family dwellings. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-MF District.

### **Technical Review:**

- **Zoning:** The proposed lots exceed the minimum lot area (4,000 SF) and lot width (40 FT) requirements. The maximum allowed building coverage is 50% of a lot. With the dedication of right-of-way along the south property line, Lots 1-7 are considered double frontage lots, which increases the south setback to 25 feet.
- **Streets:** The lots will be accessed from Eastern Avenue via a new street. Due to the topography and abutting railroad, Lucky Joseph Court will terminate in a cul-de-sac. The new street is 27 feet from back of curb to back of curb. A 5 foot wide sidewalk will also be installed on Lucky Joseph Court and Eastern Avenue. The preliminary plat will vacate the 30 foot roadway easement along the south property line. The southern 40 feet will then be dedicated as public right-of-way to ensure the ability for future connection of 46th Street across the railroad tracks. However, additional right-of-way will be needed to the south.
- **Storm Water:** The R-MF District permits a maximum impervious surface of 70% for each lot. The development of the property will need to comply with the City's stormwater requirements.
- **Sanitary Sewer:** Sanitary sewers will be extended from existing infrastructure to serve this subdivision. Additional storm and sanitary sewer easements shall be required based on preliminary engineering of conceptual plans.
- **Other Utilities:** Other normal utility services are available.

### **Public Input:**

No public hearing is required for a Preliminary Plat.

### **ATTACHMENTS:**

Type	Description
▣ Backup Material	Preliminary Plat-Ryder Villas
▣ Backup Material	Maps-Vicinity, Zoning, & Future Land Use
▣ Backup Material	Application

## Staff Workflow Reviewers

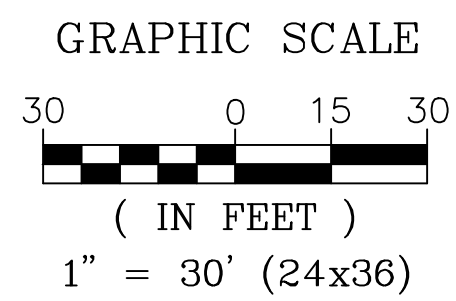
### REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	1/13/2023 - 1:37 PM

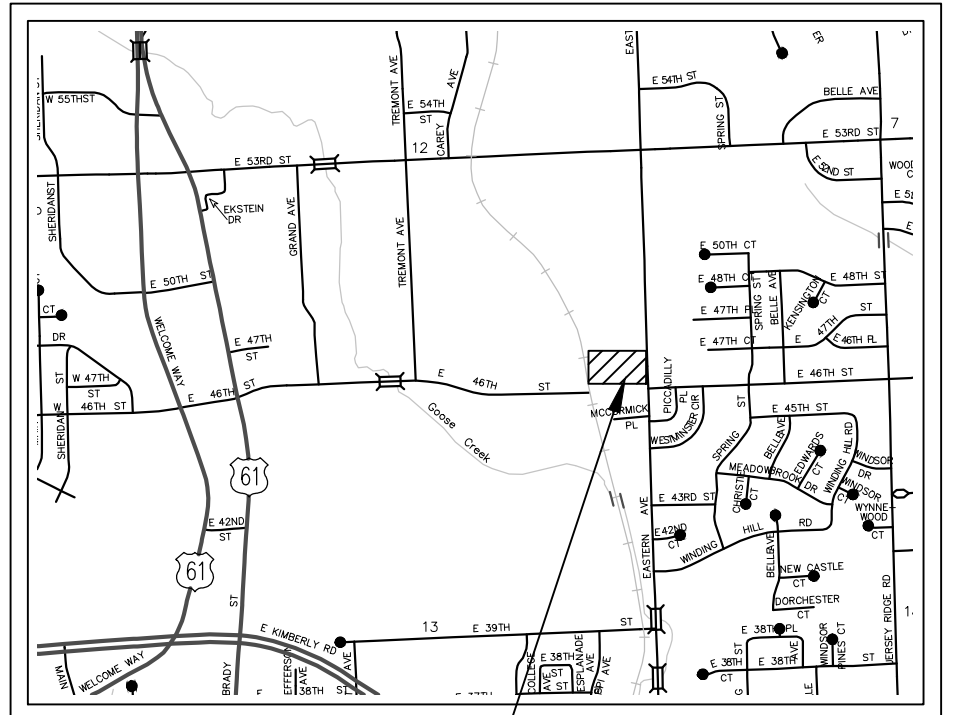


# RYDER VILLAS

TO THE CITY OF DAVENPORT, IA


























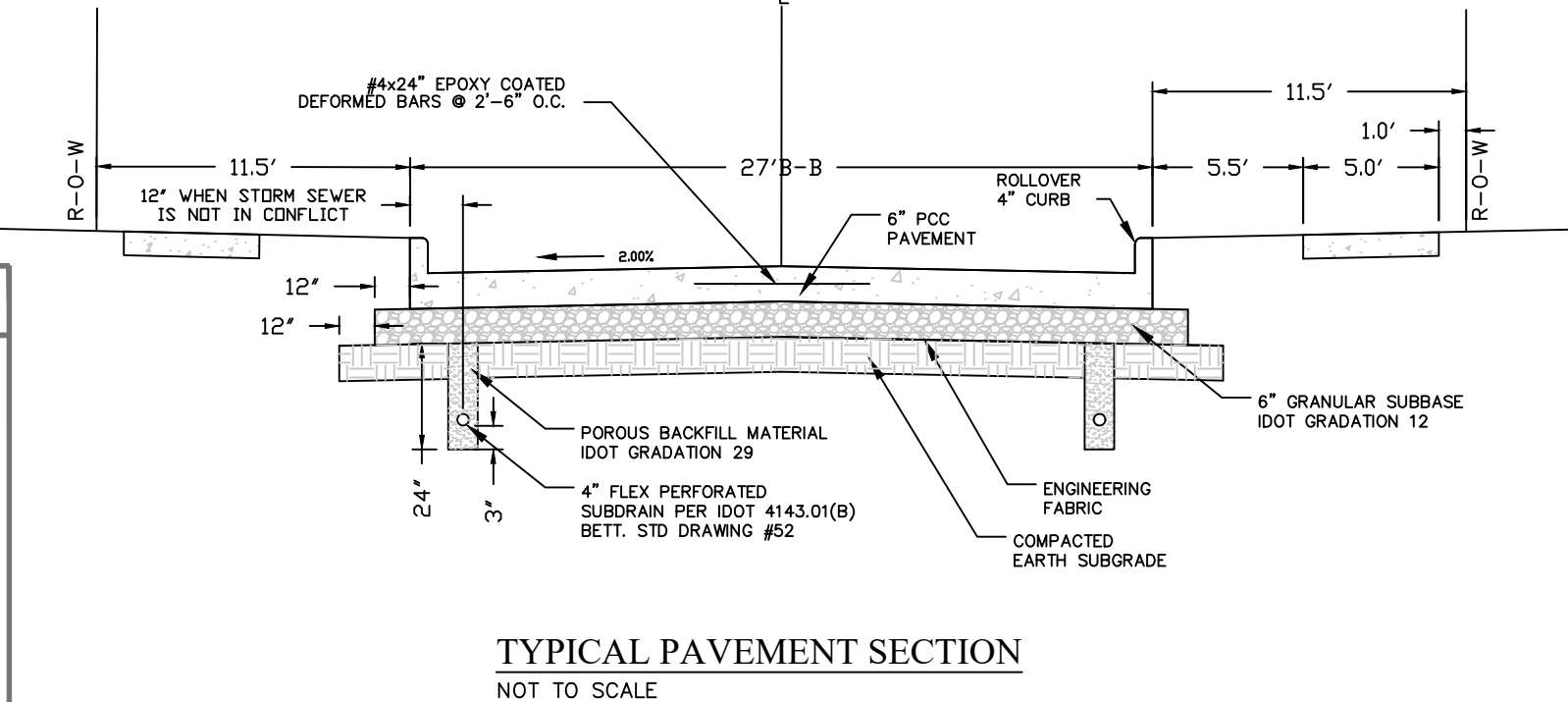
- SITE LOCATION MAP



PROPOSED SUBDIVISION CONTAINS 2.851 ACRES, OR 124,183 S.F. TOTAL LOT AREA  
PROPOSED SUBDIVISION CONTAINS .193 ACRES, OR 8,388 S.F. TOTAL ROW AREA

Dwelling - Single-Family Residential in Multi Family Zoning District
<u>Minimum Front Setback: 25'</u> <u>Minimum Interior Side Setback: 5'</u> <u>Minimum Corner Side Setback: 20'</u> <u>Minimum Reverse Corner Side Setback: 25'</u> <u>Minimum Rear Setback: 25' or 20% of Lot Depth,</u> whichever is less

LEGEND:			
	EASEMENT		EXISTING GAS VALVE
	SETBACK LINE		EXISTING WATER VALVE
	CENTERLINE		EXISTING UTILITY POLE
	PROPERTY BOUNDARY		EXISTING LIGHT POLE
	EXISTING FENCE		EXISTING TREE
	EXISTING SANITARY		EXISTING BUSH
	PROPOSED SANITARY		EXISTING MANHOLE
	EXISTING STORM SEWER		EXISTING FIRE HYDRANT
	PROPOSED STORM SEWER		FOUND PROPERTY PIN
	EXISTING WATER		CONTROL POINT
	PROPOSED WATER		
	EXISTING GAS LINE		
	EXISTING ELECTRIC		

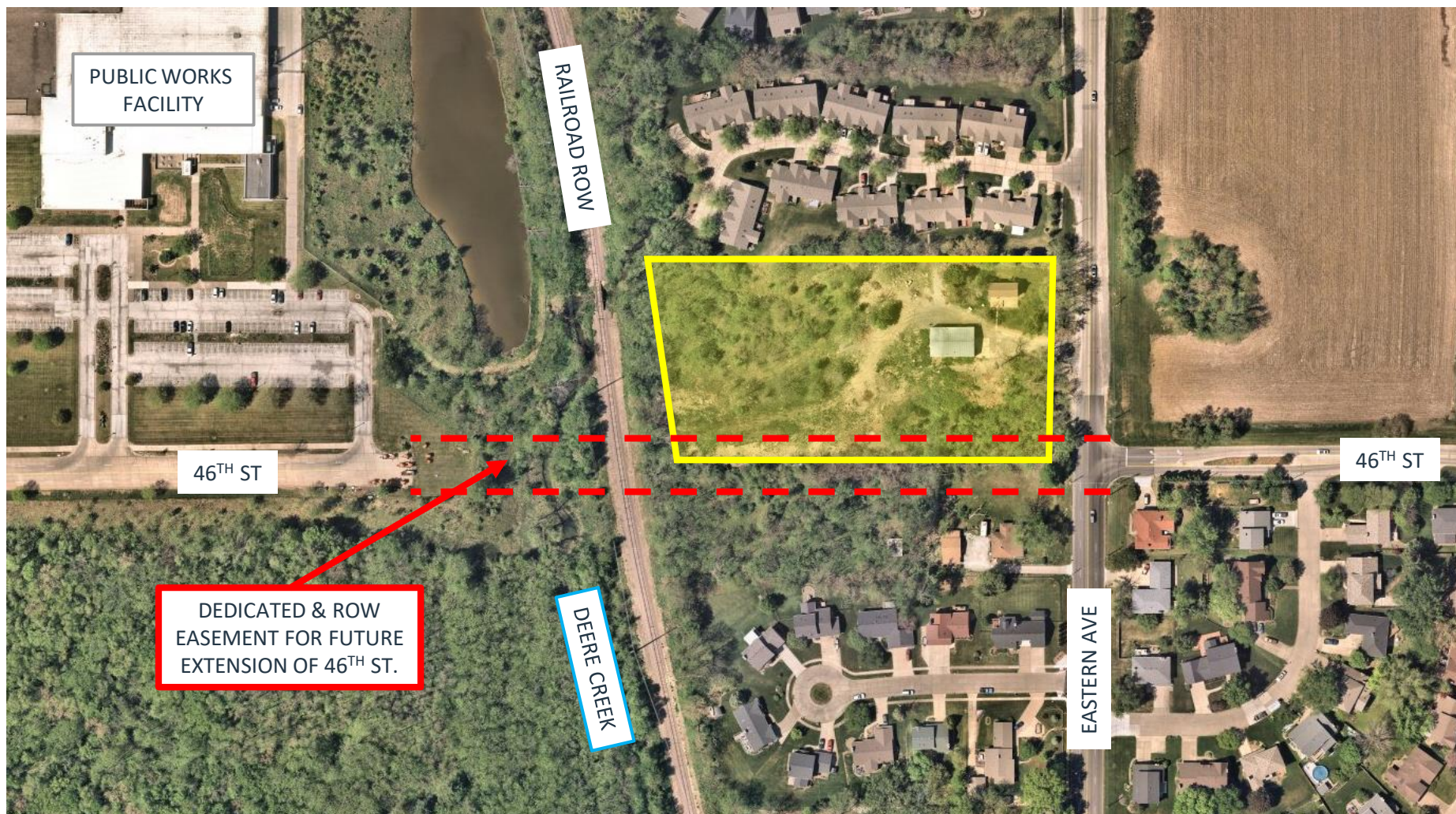


<div><div>TOWNSEND</div><div>ENGINEERING</div><div>CIVIL • STRUCTURAL • LAND DEVELOPMENT</div></div>	DATE: 1/11/2023	DRAWN BY: BJB	CHECKED BY: CRT		REVISIONS: DESCRIPTION	DATE	PROJECT	SITE PLAN	DEVELOPER	SHEET NO.
	<div>563 386.4236 office 386.4231 fax</div> <div>2224 East 12th Street, Davenport, IA 52803</div>	DRAWING LOCATION S:\Ryder-Scott\Drawings		NO.				RYDER VILLAS	SCOTT RYDER	
								4600 Eastern Avenue	221 E. 2nd Street	1 of 1
								Davenport, Iowa	Davenport, Iowa	



# Vicinity Map

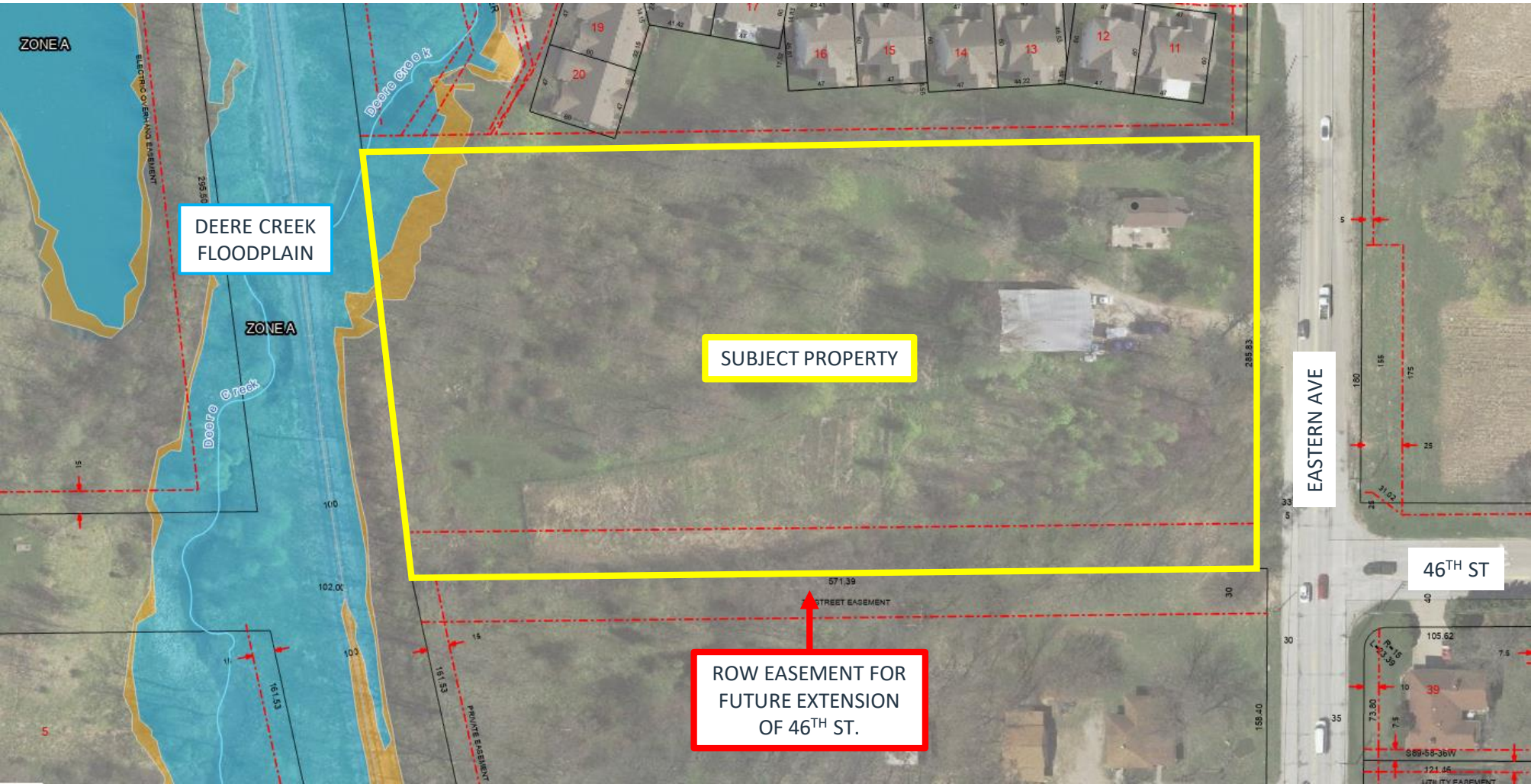
DAVENPORT  
IOWA | USA





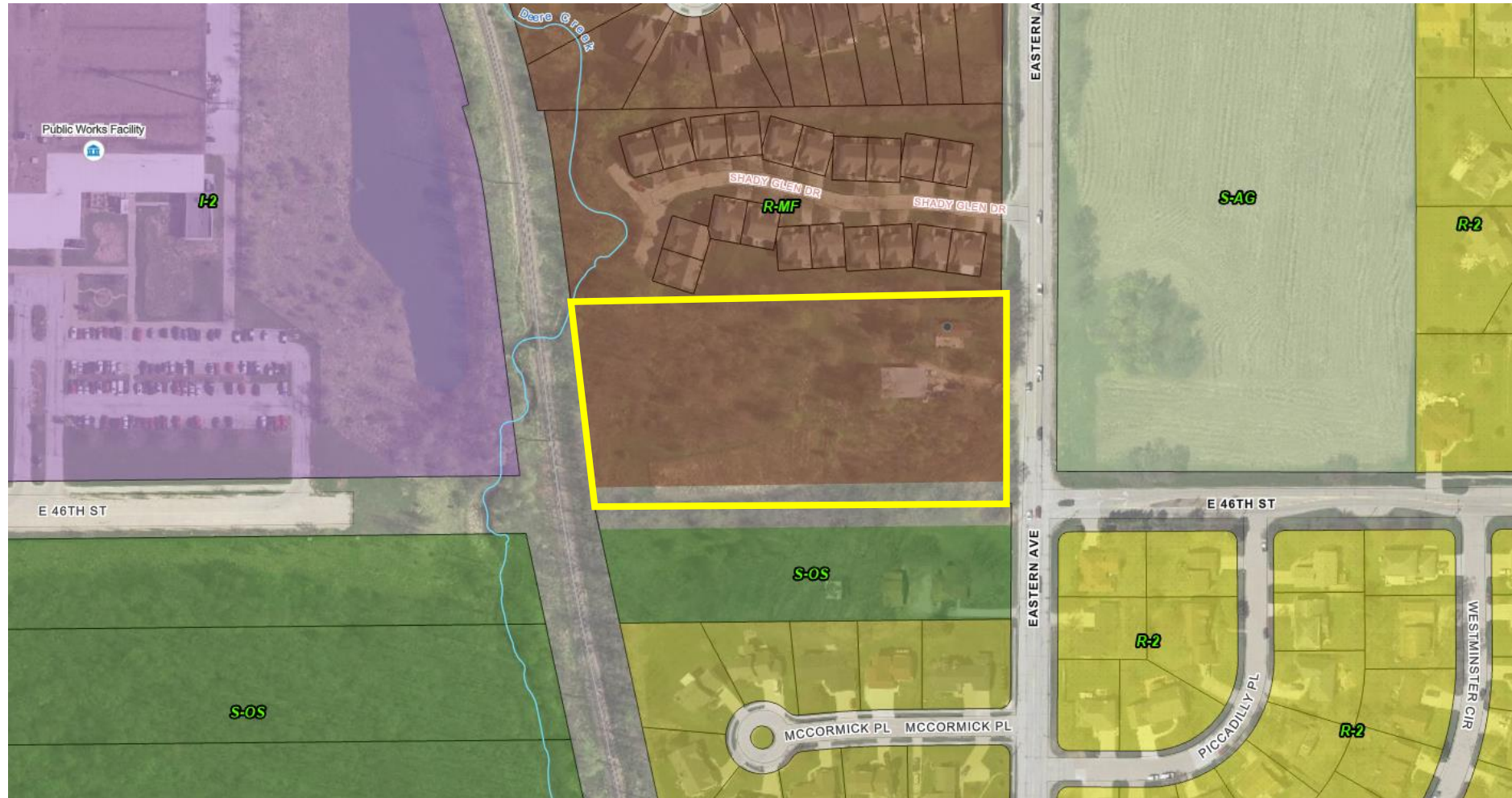
# Vicinity Map

DAVENPORT  
IOWA | USA



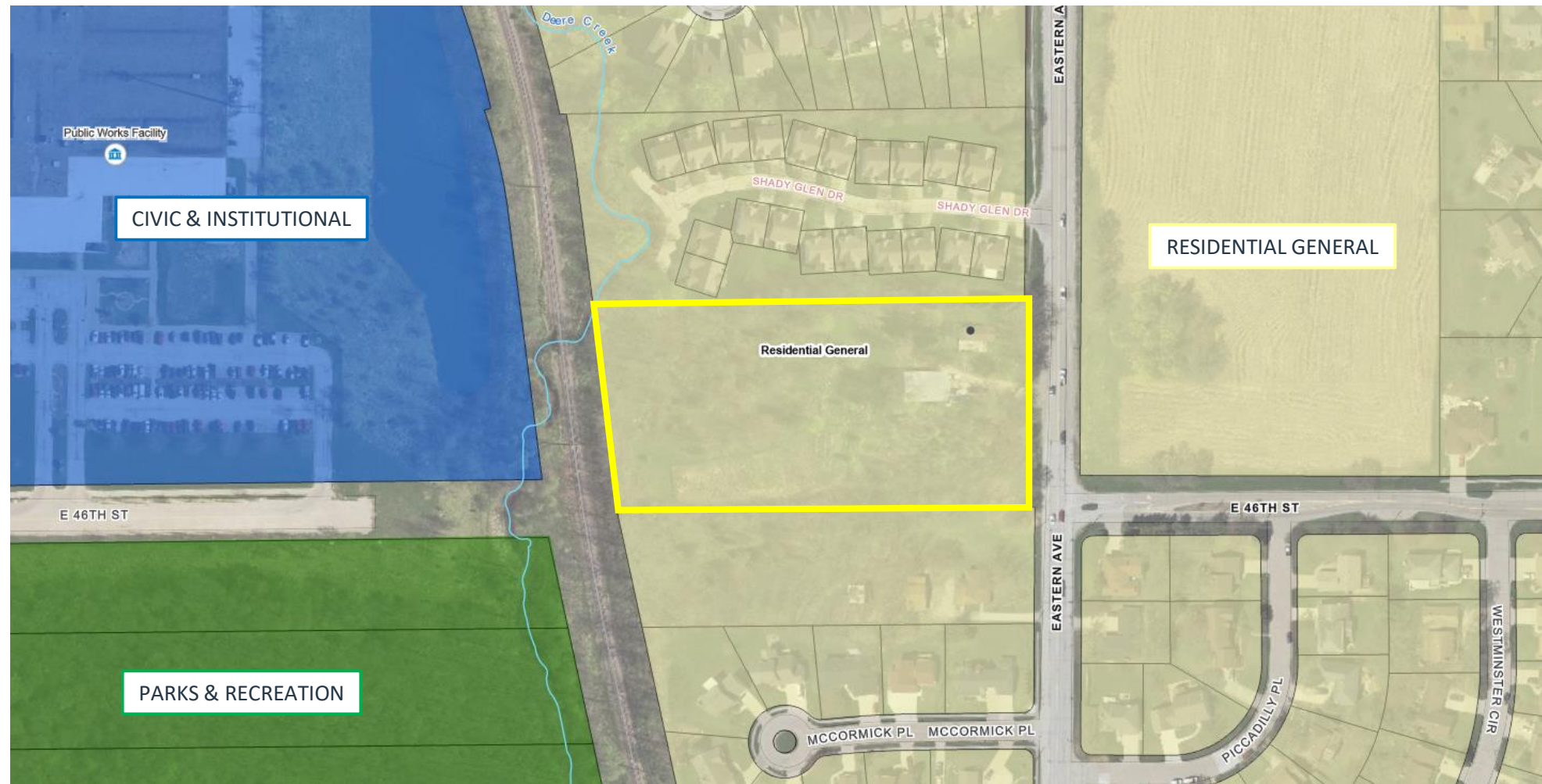
# Zoning

City Council adopted Ordinance 2023-05 on January 11, 2023, which amended the Zoning Ordinance to allow "Dwelling - Single-Family" as a permitted use in the R-MF Multi-Family Residential District.





# Future Land Use







1200 E 46th Street  
Davenport, Iowa 52807  
(563) 326-6198  
[Planning@davenportiowa.com](mailto:Planning@davenportiowa.com)

Complete application can be emailed to [planning@davenportiowa.com](mailto:planning@davenportiowa.com)

**Property Address\***

\*If no property address, please submit a legal description of the property.

**Applicant (Primary Contact)**

Name:  
Company:  
Address:  
City/State/Zip:  
Phone:  
Email:

*Application Form Type:*

**Plan and Zoning Commission**

Zoning Map Amendment (Rezoning)  
Planned Unit Development  
Zoning Ordinance Text Amendment  
Right-of-way or Easement Vacation  
Voluntary Annexation

**Owner** (if different from Applicant)

Name:  
Company:  
Address:  
City/State/Zip:  
Phone:  
Email:

**Zoning Board of Adjustment**

Zoning Appeal  
Special Use  
Hardship Variance

**Engineer** (if applicable)

Name:  
Company:  
Address:  
City/State/Zip:  
Phone:  
Email:

**Design Review Board**

Design Approval  
Demolition Request in the Downtown  
Demolition Request in the Village of  
East Davenport

**Architect** (if applicable)

Name:  
Company:  
Address:  
City/State/Zip:  
Phone:  
Email:

**Historic Preservation Commission**

Certificate of Appropriateness  
Landmark Nomination  
Demolition Request

**Administrative**

Administrative Exception  
Health Services and Congregate  
Living Permit

**Attorney** (if applicable)

Name:  
Company:  
Address:  
City/State/Zip:  
Phone:  
Email:

**Preliminary Plat – Required for subdivisions of four lots or more.**

Property Location:

Total Land Area:

Total Number of Lots:

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area:      Yes      No

**Submittal Requirements:**

- The completed application form.
- Required fee:  
Ten or fewer lots - \$400 plus \$25 per lot.  
Eleven to twenty-five lots - \$700 plus \$25 per lot.  
More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed plat at a scale of not less than one inch per one hundred feet, which depicts the following:
  - The location of existing property lines, section lines, easements, corporate limits and other legally established districts, streets, buildings, watercourses, tree masses and other existing features within the area to be subdivided and similar facts regarding existing conditions on the land.
  - The proposed location and width of streets, alleys, lots, building setback lines and easements.
  - Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet shall be indicated in a general way upon the plat.
  - Proposed name of the subdivision (which shall not duplicate any previously filed plat), the name of the land owner, land developer, and land surveyor.
  - The names and adjoining boundaries of all adjacent subdivisions and the names of record owners of adjoining parcels of unsubdivided land.
  - Existing contours with intervals of five feet or less.
  - North point, scale and date.
  - A vicinity sketch showing the proposed subdivision in relationship to surrounding development and street systems.

## **Final Plat – Required for subdivisions of two lots or more.**

Property Location:

Total Land Area:

Total Number of Lots:

Linear Feet of Streets Added:

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area:      Yes      No

### **Submittal Requirements:**

- The completed application form.
- Required fee:
  - Ten or fewer lots - \$400 plus \$25 per lot.
  - Eleven to twenty-five lots - \$700 plus \$25 per lot.
  - More than twenty-five lots - \$1,000 plus \$25 per lot.
- A PDF of the proposed final plat at a scale of not less than one inch per one fifty feet, which depicts the following:
  - The boundary lines of the area being subdivided with accurate distances and bearings.
  - The lines of all proposed streets and alleys with their width and names.
  - The accurate outline of any property which is offered for dedication for public use.
  - The lines of all adjoining lands and the lines of adjacent streets and alleys with their width and names.
  - All lot lines and an identification system for lots and blocks.
  - Building lines and easements for any right-of-way provided for public use, services or utilities, or excess storm water passageways with figures showing their dimensions.
  - All dimensions, both linear and angular, necessary for locating subdivision boundaries, lots, streets, alleys, and of any other areas for public or private use. The linear dimensions are to be expressed in feet and decimals of a foot.
  - Radii, arcs and chords, points of tangency, central angles for all curvilinear streets, and radii and tangents for all rounded corners.
  - All survey monuments and bench marks together with their descriptions.
  - Name of subdivision and description of property subdivided showing its location by distance and bearing to the nearest quarter section monument; points of compass; graphic scale of map; and name and address of owner or owners or the subdivider, or in the case of corporate ownership, the name and address of the registered agent of said corporation shall also appear on the plat;
- Prior to forwarding the proposed final plat to City Council:
  - One full size copy of corrected final plat with the original mylar/sepia and one reduced copy signed/stamped by the utility companies.
  - Executed platting certificates acceptable to the City of Davenport:
    - Acceptance by the City of Davenport.
    - Hold Harmless Agreement.
    - Assessment waiver (sidewalks and subdivision improvements).
    - Dedication of Owner.
    - Consent to platting where applicable.
    - Certificate of Attorney.
    - Surveyor's Certificate.
    - Certificate of County Treasurer.
    - Certificate of Subdivision Name by Scott County Auditor.

**The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Preliminary Plat:**

- (1) Application:
  - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Plan and Zoning Commission's consideration of the proposed preliminary plat:
  - Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
  - The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (3) City Council's consideration of the proposed preliminary plat:
  - The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

**The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Final Plat:**

- (1) Application:
  - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Plan and Zoning Commission's consideration of the proposed final plat:
  - Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
  - The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (3) City Council's consideration of the final plat:
  - Prior to forwarding the petition to the City Council, the following must be provided to the Community Planning and Economic Development Department:
    - One full size copy of the corrected final plat and one reduced copy of the corrected final plat signed/stamped by the utility companies.
    - Executed platting certificate.
  - The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.
- (4) Recordation:
  - After the Mayor signs the approved final plats and Acceptance by the City of Davenport, the final will be released to the Surveyor to obtain and return 21 full size copies to the Community Planning and Economic Development Department.
  - After the 21 copies are returned, two copies of the final plat and platting certificates will be released to the petitioner.
  - It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.



Petitioner: *Scott Ryder*

Date:

By typing your name, you acknowledge and agree to the aforementioned procedure and requirements.

Received by:

Date:

Planning staff

Date of Plan and Zoning Commission Public Hearing:

Plan and Zoning Commission meetings are held the Tuesday prior to City Council Committee of the Whole meetings at 5:00 p.m. in City Hall Council Chambers, 226 West 4<sup>th</sup> Street, Davenport, Iowa.

**Authorization to Act as Applicant**

I, \_\_\_\_\_ authorize  
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for  
the property located at \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature(s)

State of \_\_\_\_\_ ,  
County of \_\_\_\_\_ .  
Sworn and subscribed to before me

This \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_

\_\_\_\_\_

Form of Identification

\_\_\_\_\_

Notary Public

My Commission Expires: