

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, JANUARY 3, 2023; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

**REGULAR MEETING AGENDA**

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

A. Consideration of the December 20, 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 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]

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

City of Davenport  
Plan and Zoning Commission

Department: DNS  
Contact Info: Matt Werderitch 563.888.2221

**Date**  
**1/3/2023**

Subject:  
Consideration of the December 20, 2022 meeting minutes.

Recommendation:  
Staff recommends the City Plan and Zoning Commission approve the December 20, 2022 meeting minutes.

Background:  
The December 20, 2022 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 12-20-22

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	12/28/2022 - 10:27 AM

**MINUTES**  
PLAN AND ZONING COMMISSION MEETING  
CITY OF DAVENPORT, IOWA  
TUESDAY, DECEMBER 20, 2022; 5:00 PM  
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

**REGULAR MEETING AGENDA**

I. Roll Call

Present: Inghram, Tallman, Maness, Johnson, Brandsgard, Eikleberry, Stelk, Reinartz  
Excused: Hepner, Garrington, Schneider  
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 6, 2022 meeting minutes.

Motion by Tallman, second by Johnson, to approve the December 6, 2022 meeting minutes. Motion to approve was unanimous by voice vote (7-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

- i. Case REZ22-08: Request of Ecumenical Housing Development Group to rezone 1112 Bridge Avenue from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 5]

Werderitch presented an overview of the request. The purpose is to redevelopment the existing building into a three unit multi-family dwelling. Prior to the current ownership, the building was operating as a day care center. Staff analyzed the character of the surrounding neighborhood and proximity to historic districts.

Sam Moyer and Jim Richardson of Ecumenical Housing Development Group were in attendance to answer questions.

Three members of the public spoke in opposition to the request. Concerns raised were related to neighborhood stabilization, promoting home ownership, impacts on historic districts, and density.

Commissioners inquired about the number of dwelling units allowed in the R-MF District, proximity of historic districts, prior use of the structure, and proximity to nearby property zoned R-MF District.

Staff recommended Case REZ22-08 be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions.

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Residential General.
2. The proposed zoning map amendment to R-MF Multi-Family Residential District is compatible with the zoning of nearby developed property.
3. With conditions recommended by staff, the proposed zoning map amendment will enable the existing building be used in a manner consistent with the surrounding area.
4. As conditioned, the rezoning request is compatible with the established neighborhood character.
5. The proposed amendment will not negatively impact the public health, safety, and welfare of the City.
6. Rezoning the property to R-MF Multi-Family Residential District does not create any nonconformities.

Conditions:

1. The maximum building height shall be 35 feet.
2. The maximum number of dwelling units shall be four.

Motion by Tallman, second by Johnson, to approve staff recommendation and conditions. Motion was approved by a roll call vote (6-1). Brandsgard voting against the motion.

VI. Subdivision Activity

A. Old Business

B. New Business

- VII. Future Business
- VIII. Communications
- IX. Other Business
- X. Adjourn

Motion by Reinartz, second by Johnson, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (7-0).

The meeting adjourned at 5:36 pm.

City of Davenport  
Plan and Zoning Commission

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

**Date**  
**1/3/2023**

**Subject:**

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]

**Recommendation:**

Staff recommends 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.

**Background:**

The subject property is located .9 miles west of the municipal limits, at the intersection of 110th Avenue and 145th Street. The City has the authority to review subdivisions within two miles of its boundary.

This subdivision requires approval from both Scott County and the City. The County Planning and Zoning Commission recommended approval (5-0) of the Final Plat at its December 20, 2022 meeting. Following review by the City of Davenport, the County Board of Supervisors will make a final vote.

It is staff's opinion that the plat would not have adverse effects to the City of Davenport.

**Purpose:**

The purpose of the final plat is to establish three new developable residential lots. The property is located in Blue Grass Township and is outside the urban service area.

**Zoning:**

The majority of the site is zoned Single-Family Residential (R-1), except for the southernmost 4.9 acres, which is zoned Agricultural-General (A-G).

The existing county zoning classification is consistent with Davenport's R-1 Single-Family Residential District. Should this property be annexed to Davenport, the proposed lots meet the minimum district dimensional standards of the R-1 District.

**Technical Review:**

City Departments reviewed the proposed Final Plat for compliance with subdivision requirements.

**Comprehensive Plan:**

1. Within Existing Urban Service Area: No

2. Within Urban Service Area 2035:No

**Public Input:**

No public hearing is required for a Final Plat.

**ATTACHMENTS:**

Type	Description
 Backup Material	Scott County Planning and Zoning Commission Packet

**Staff Workflow Reviewers**

**REVIEWERS:**

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	12/29/2022 - 10:21 AM

## PLANNING & DEVELOPMENT

600 West Fourth Street

Davenport, Iowa 52801-1106

Email: [planning@scottcountyiowa.gov](mailto:planning@scottcountyiowa.gov)

Office: (563) 326-8643



Chris Mathias, Director

### SCOTT COUNTY PLANNING AND ZONING COMMISSION AGENDA

Tuesday, December 20, 2022

5:30 P.M.

1. **Call to Order**
2. **Minutes:** Approval of the November 1, 2022 meeting minutes.
3. **Public Hearing - Rezoning:** Application from **Jeffrey Nelson (deed holder Susan Nelson)** to rezone a 3-acre portion of an existing 53-acre tract, more or less, (Scott County parcel #850723002) from Agricultural-General (A-G) to Single-Family Residential (R-1). The parcel is legally described as Part of the NE ¼ of the NE ¼ of Section 7 in Pleasant Valley Township.
4. **Sketch Plan/Final Plat – Minor Subdivision:** Application from **Barry and Lorene Traver** for a sketch plan/final plat of a Minor Subdivision known as **Traver Oaks**. The plan proposes to subdivide an existing 28-acre tract, more or less, (Scott County parcel #823539002) and an existing 12-acre tract, more or less, (Parcel #823555006) into three (3) lots. The property is legally described as Part of the East ½ of the SE ¼ of Section 35 in Blue Grass Township.
5. **Site Plan Review:** Application from **VTJ Properties LLC** for approval of a site plan for a change in use of the existing commercial property located at 13991 110th Avenue on two Scott County tracts totaling approximately 4.74 acres, legally described as Lots 14-20 of Blessing Acres in Section 1, Buffalo Township (Parcel ID's: 7201011152, 7201011120). The applicant is requesting approval of a site plan in order to establish an outdoor storage component to an existing indoor storage operation.
6. **Other business:** Additional comments or issues to discuss (Commission members) / Opportunity for public comments
7. **Adjournment**

#### Public Hearing/Meeting Procedure

- a. Chairman reads public notice of hearing.
- b. Director reviews background of request.
- c. Applicant /Representative provide any additional comments on request.
- d. Public may make comments or ask questions.
- e. Director makes staff recommendation.
- f. Applicant may respond or comment.
- g. Commission members may ask questions.
- h. Chairman closes the public portion of the hearing (No more public comments).
- i. Discussion period for the Commission members.
- j. Commission members make motion to approval, deny, or modify request.
- k. Final vote. Recommendation goes to Board of Supervisors.



## PLANNING & DEVELOPMENT

600 West Fourth Street

Davenport, Iowa 52801-1106

Office: (563) 326-8643

Fax: (563) 326-8257

Email: [planning@scottcountyiowa.gov](mailto:planning@scottcountyiowa.gov)



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### **NOTICE OF SCOTT COUNTY PLANNING AND ZONING COMMISSION PUBLIC HEARING FOR A SKETCH PLAN/FINAL PLAT OF A MINOR SUBDIVISION**

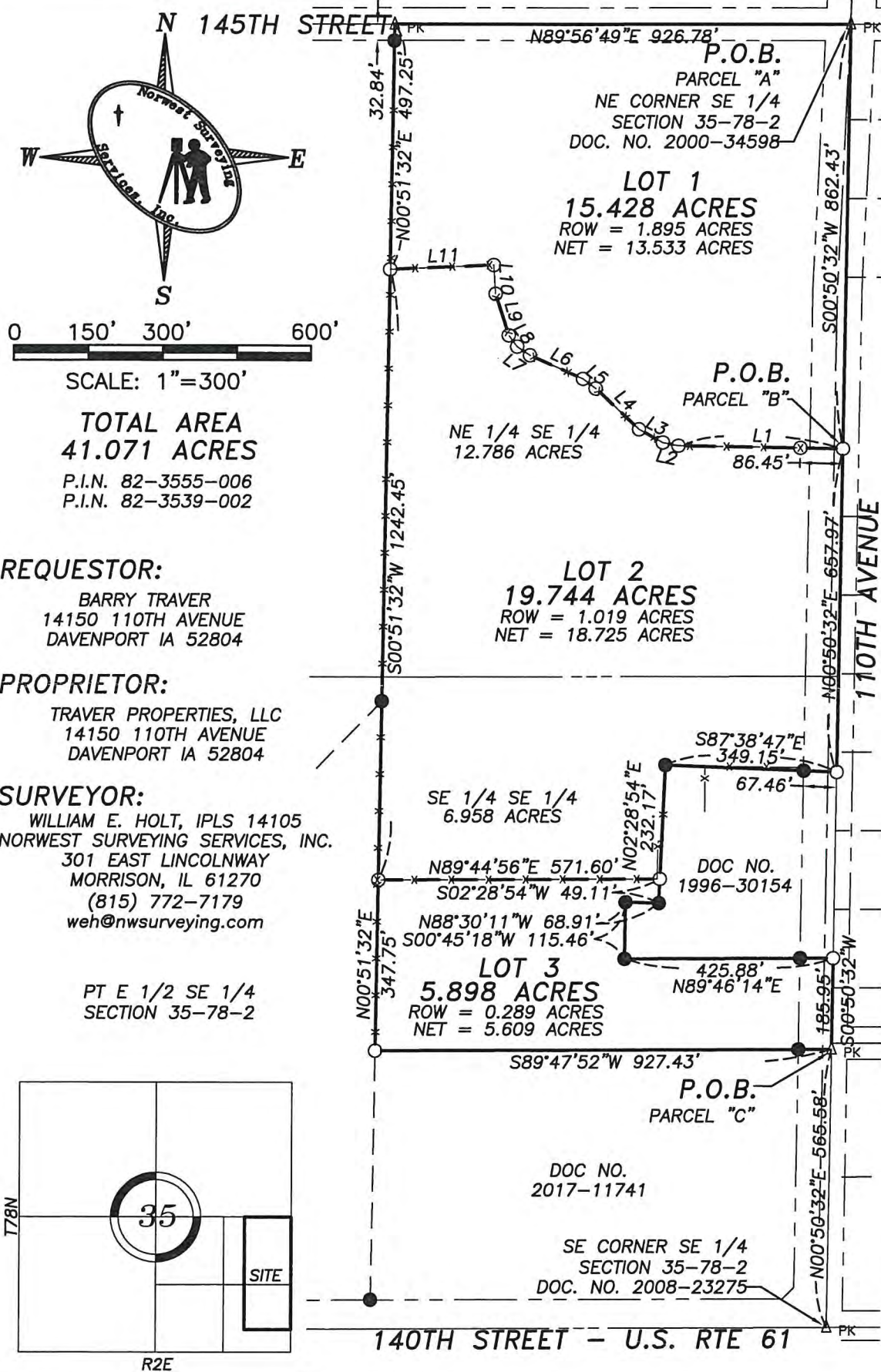
In accordance with the Subdivision Ordinance for unincorporated Scott County, the Planning and Zoning Commission will hold a public hearing for a sketch plan/final plat of a minor subdivision on **Tuesday, December 20, 2022 at 5:30 P.M.** The meeting will be held in the **Magistrate Courtroom on the 1<sup>st</sup> floor of the Scott Courthouse at 400 West 4<sup>th</sup> Street, Davenport, Iowa 52801.**

An application has been submitted by **Barry and Lorene Traver** for a sketch plan/final plat of a Minor Subdivision known as **Traver Oaks**. The plan proposes to subdivide an existing 28-acre tract, more or less, (Scott County parcel #823539002) and an existing 12-acre tract, more or less, (Parcel #823555006) into three (3) lots. The majority of the property is zoned Single-Family Residential (R-1), except for the southernmost 4.9 acres, more or less, which is zoned Agricultural-General (A-G). The property is legally described as Part of the East ½ of the SE ¼ of Section 35 in Blue Grass Township, and is located along 145<sup>th</sup> Street and 110<sup>th</sup> Avenue.

If you have questions or comments regarding this meeting or the proposed plat please call, write or email the Planning and Development Department, 600 West Fourth Street, Davenport, Iowa 52801, (563) 326-8643, [planning@scottcountyiowa.gov](mailto:planning@scottcountyiowa.gov) or attend the meeting.

Chris Mathias  
Director





**"TRAVER OAKS"**  
A SUBDIVISION OF PART OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35  
IN TOWNSHIP 78 NORTH (T78N), RANGE 2 EAST (R2E) OF THE FIFTH PRINCIPAL MERIDIAN (5TH PM),  
SCOTT COUNTY, IOWA.

Of Property Described on the deed recorded as Document No. 2006-10541 in the Office of the Scott County Recorder.

**SURVEYOR'S REPORT**

This Plat represents an original boundary survey of the parcel described hereon and was done at the request of Barry Traver of Davenport, Iowa.

All structural or utility improvements, surface and subsurface, on and/or adjacent to the site are not necessarily shown. All monuments exist as shown hereon. Bearings are Degrees, Minutes and Seconds and are referenced to assumed datum; distances are shown as feet and decimal parts thereof.

This survey includes no investigation or independent search for easements of record, encumbrances, deed restrictions, restrictive covenants, ownership, title evidence, or any other facts that an accurate and current title search may disclose. Right-of-Way lines shown hereon are a graphic representation only and may not depict the actual location of the public easement.

I hereby certify that this Land Surveying document was prepared, and that the related survey work was performed, by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

*William E. Holt*  
William E. Holt  
Dated this 31<sup>st</sup> day of October 2022 C.E.  
State of Iowa Reg. No. 14105  
My registration expires December 31, 2022 C.E.



**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N88°58'45"W	334.69'
L2	N78°27'58"W	32.37'
L3	N61°54'42"W	56.71'
L4	N46°40'07"W	121.18'
L5	N52°35'58"W	32.34'
L6	N66°10'24"W	118.05'
L7	N55°25'25"W	31.24'
L8	N36°30'28"W	28.65'
L9	N17°51'37"W	88.53'
L10	N03°47'28"W	58.87'
L11	S87°30'46"W	209.73'

*Surveyor's Note*  
Monuments shown hereon are  
5/8" rods unless noted otherwise.

Subdivision Certificates are  
attached hereto by others.

**ZONING APPROVAL**

This plat meets the Subdivision &  
Zoning Ordinance Requirements for  
Scott County, IA.

Scott County Zoning      Date

**LEGEND**

---	BOUNDARY OF SURVEY
●	LOT/PARCEL LINE
▲	MONUMENT FOUND
○	STONE FOUND
+	SET 5/8" PIN W/CAP
---	CHISELED "X"
---	SECTION LINE
---	RIGHT OF WAY LINE
---	FENCE LINE
---	BUILDING SETBACK
---	UTILITY EASEMENT
---	DEED/PLAT DIMENSION
( )	

NOTE: BEARINGS ARE ASSUMED

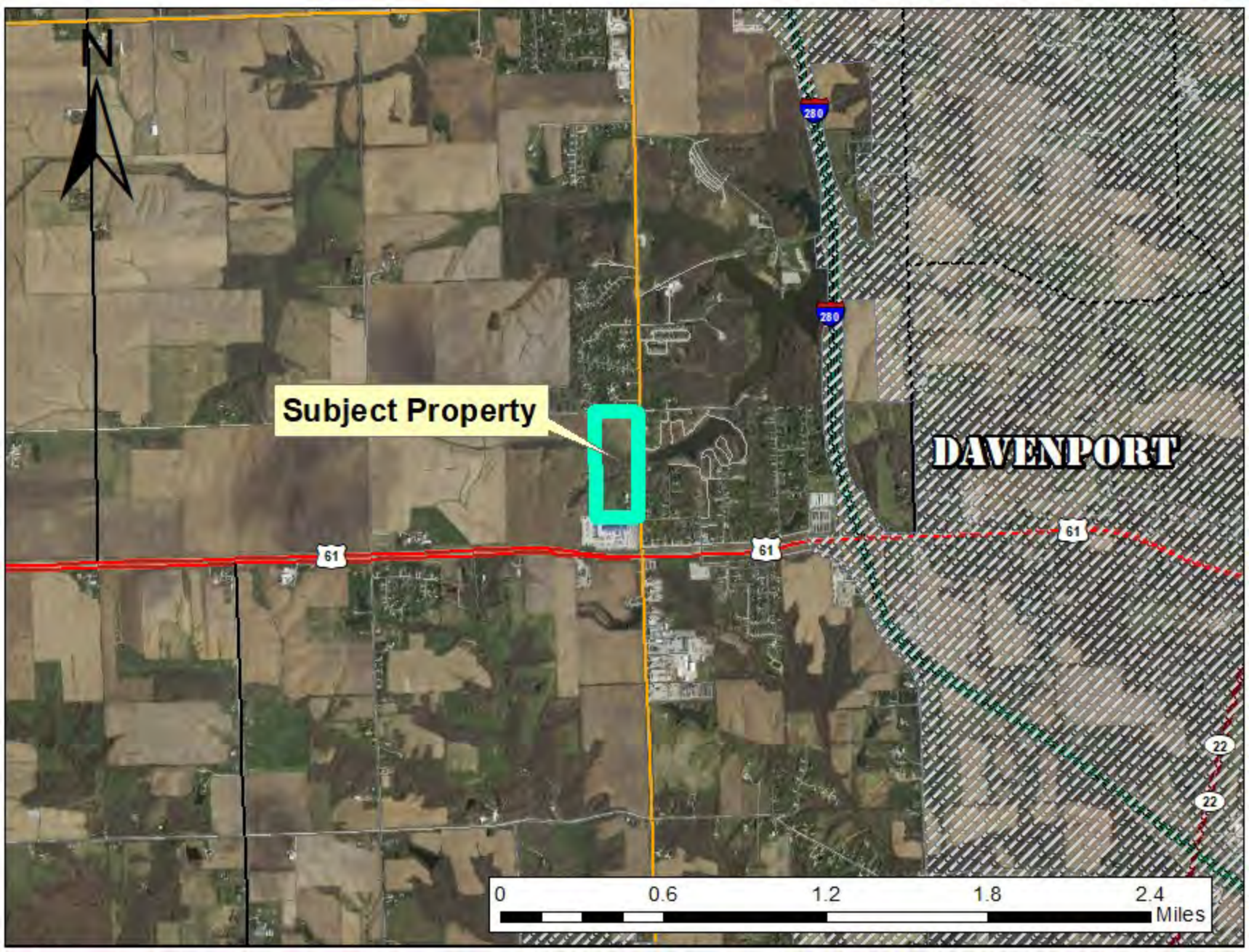
RESERVED FOR RECORDER

**NORWEST SURVEYING SERVICES, INC.**  
PROFESSIONAL LAND SURVEYORS & LAND PLANNERS  
301 EAST LINCOLNWAY MORRISON, ILLINOIS 61270  
PHONE (815) 772-7179 NWSURVEYING@MCHSI.COM  
SERVING ILLINOIS & IOWA SINCE 1974

SURVEYED BY JMW, CFW	FIELD WORK COMPLETED 10-26-22	JOB NO. 2022259	DRAWN BY WEH
BOOK NO. 268-67	PLAT NO. 2022259	DRAWING NAME 2006314	DRAWING DATE 31 OCT 22
REVISION DATES	CHECKED BY	SCALE 1"=300'	

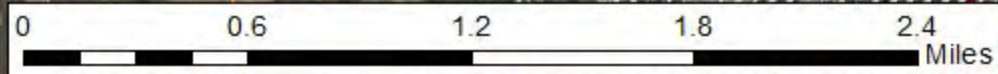
PROJECT  
**"TRAVER OAKS"**  
TITLE  
**BARRY TRAVER**





**Subject Property**

**DAVENPORT**







**Subject Property**

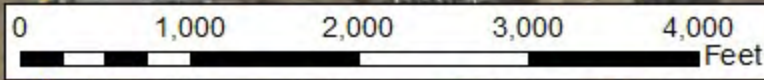


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





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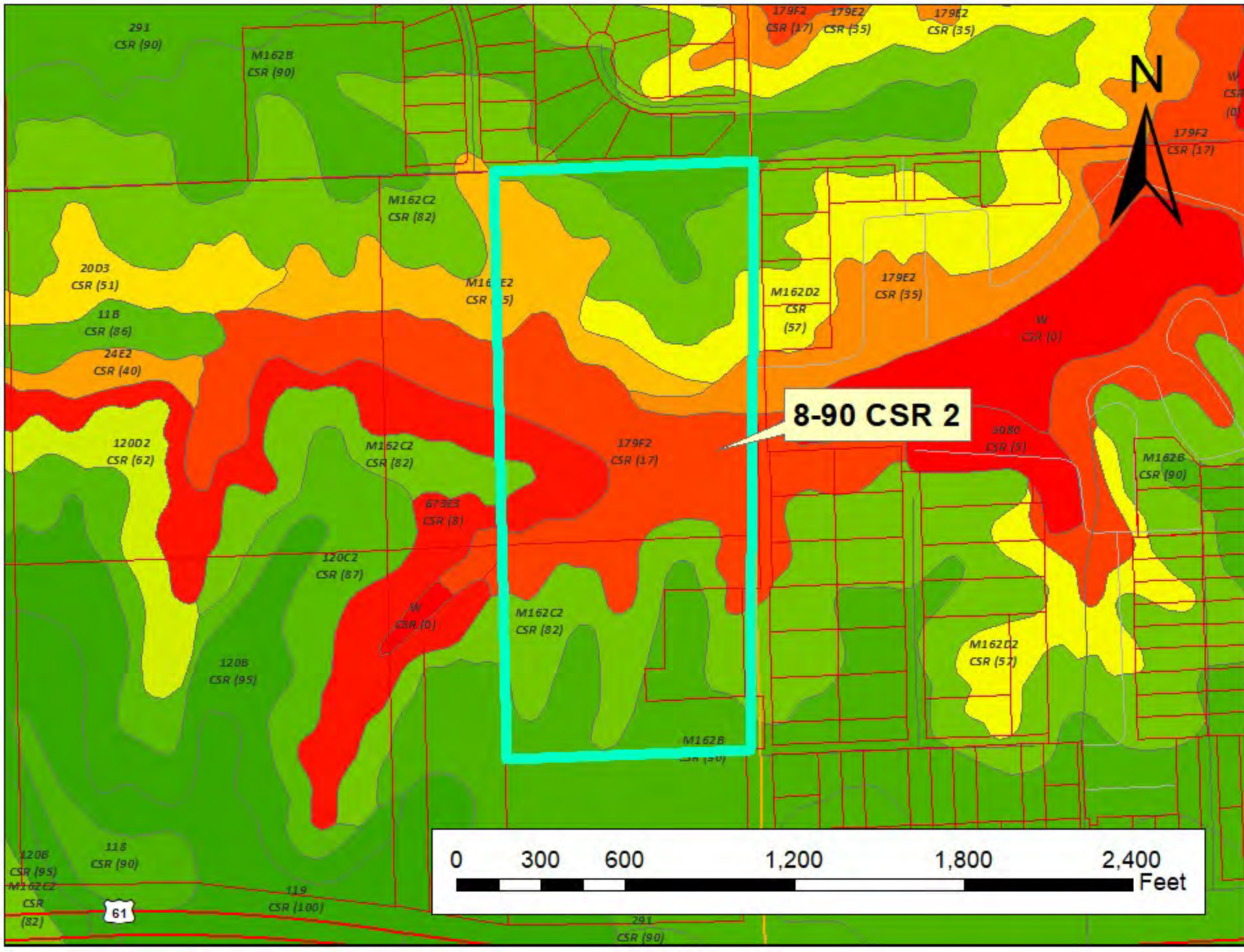
**Subject Property**

**Zoning**

-  Ag-Preservation
-  Ag-General
-  Residential Single-Family
-  Residential Multi-Family
-  Neighborhood Commercial
-  Commercial Light Industrial
-  Heavy Manufacturing
-  Parks

0 1,000 2,000 3,000 4,000  
Feet









**Subject Property**

0 500 1,000 1,500 2,000 Feet

City of Davenport  
Plan and Zoning Commission

Department: DNS  
Contact Info: Laura Berkley | 563-888-3553

**Date**  
**1/3/2023**

Subject:

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

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	12/29/2022 - 10:18 AM