### PLAN AND ZONING COMMISSION MEETING

# CITY OF DAVENPORT, IOWA

# TUESDAY, NOVEMBER 14, 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 October 31, 2023 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
    - Case F23-17: Request of Overland Engineering for a Final Plat of RSBR Addition. The 1-lot subdivision is located at the southwest corner of Highway 61 (140th Street) and 110th Avenue on 2.01 acres of land in unincorporated Scott County. [Adjacent to Ward 1]
- VII. Future Business
- VIII. Communications
  - A. Extraterritorial Future Land Use Map Amendment: Request of RiverStone Group, Inc. to amend the Future Land Use Map to remove the designation "To Be Annexed (Prior to Development)" for the approximately 75.26 acres of land located at the southeast corner of Harrison Street and West 90th Street.
  - IX. Other Business
  - X. Adjourn

# City of Davenport Plan and Zoning Commission

Department: DNS Date Contact Info: Laura.Berkley@davenportiowa.com 11/14/2023

Subject:

Consideration of the October 31, 2023 meeting minutes.

Recommendation: Approve the minutes.

Background:

The October 31, 2023 meeting minutes are attached.

ATTACHMENTS:

Type Description

Backup MaterialMeeting Minutes 10-31-23

Staff Workflow Reviewers

**REVIEWERS:** 

Department Reviewer Action Date

City Clerk Werderitch, Matt Approved 11/3/2023 - 10:19 AM

#### **MINUTES**

# PLAN AND ZONING COMMISSION MEETING CITY OF DAVENPORT, IOWA TUESDAY, OCTOBER 31, 2023; 5:00 PM CITY HALL | 226 WEST 4<sup>TH</sup> STREET | COUNCIL CHAMBERS

## **REGULAR MEETING AGENDA**

I. Roll Call

Present: Inghram, Hepner, Reinartz, Eikleberry, Maness, Stelk, Garrington

Excused: Johnson, Tallman, Schneider, Schilling

Staff: Berkley, 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 October 17, 2023 meeting minutes.

Motion by Hepner, second by Garrington, to approve the October 17, 2023 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
    - Case F23-15: Request of 227 Leclaire, LLC for a Final Plat of Riverwatch Subdivision. The 2-lot subdivision is located at 227 Leclaire Street on 2.42 acres. [Ward 3]

Werderitch presented an overview of the proposed 2-lot subdivision. This is the site of the former Plaza Hotel, which was demolished in 2015. The purpose of the final plat is to create two new lots to facilitate development of the site.

Pete Stopulos, applicant, was in attendance to answer questions about the project.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F23-15 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. Include a reference to Ordinance 2014-388 on the plat referencing the East 2nd Street right-of-way vacation.
- 4. Establish easements for all existing utilities to be a minimum of 15 feet or twice the depth of the utility.
- 5. Add the following note, "Storm water detention and water quality treatment are required with this subdivision and will be subject to the applicable ordinances in place at the time of development."
- 6. Add the following note, "This subdivision is located within the FEMA determined Special Flood Hazard Area subjection to inundation by the 1% annual chance flood as shown on Flood Insurance Rate Map #19163C0365G effective date March 23, 2021 with Base Flood Elevation of 565.4 NAVD88. All development within the subdivision is subject to regulations in Chapter 15.44 of the Davenport City Code."

Motion by Reinartz, second by Maness, to approve staff recommendation and conditions. Motion was approved by a roll call vote (6-0).

ii. Case F23-16: Request of QuikTrip Corporation for a Final Plat of Interstate Park 4th Addition. The 1-lot subdivision is located at 2904 West 76th Street on 5.02 acres. [Ward 2] Werderitch gave an overview of the subdivision. The property owner submitted a final plat to combine the six parcels near the intersection of Northwest Boulevard and 76th Street. Correct Truck and Trailer operated on the western half of the site, while the eastern portion is undeveloped. Once combined, the 5.02-acre area will be developed for a truck stop, gas station, and convenience store.

A representative of McClure Engineering was in attendance to answer questions.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F23-16 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 utility providers sign the plat when their easement needs have been met.
- 3. Update Note #2 to include the applicable parcel and legal description for Business Commons at Silver Creek 2nd Addition.
- 4. Sidewalks shall be constructed along the right-of-way as each lot is developed or so ordered by the City.

Motion by Reinartz, second by Maness, to approve staff recommendation and conditions. Motion was approved by a roll call vote (6-0).

### VII. Future Business

### VIII. Communications

A. Extraterritorial Rezoning: Request of RiverStone Group, Inc. to rezone approximately 75.26 acres of land located at the southeast corner of Harrison Street and West 90<sup>th</sup> Street from Agricultural-General (A-G) to Industrial (I) in unincorporated Scott County.

Berkley provided an overview of a rezoning request proposed in Scott County. RiverStone Group, Inc. submitted an application to rezone land adjacent to the

airport from agriculture to industry for the purpose of establishing a recycle yard for excavated concrete and asphalt. The mayor's office is currently reviewing the petition and will provide a response to the Scott County Planning and Development Department to be included as an official comment ahead of the County's formal rezoning procedure.

Commissioners expressed opposition to the rezoning application. Reasons cited were the proposed land use, impacts to the airport, and preference for high-quality light industrial development.

# IX. Other Business

# X. Adjourn

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

The meeting adjourned at 5:21 pm.

# City of Davenport Plan and Zoning Commission

Department: DNS
Contact Info: Laura Berkley 563.888.3553

Date
11/14/2023

# Subject:

Case F23-17: Request of Overland Engineering for a Final Plat of RSBR Addition. The 1-lot subdivision is located at the southwest corner of Highway 61 (140th Street) and 110th Avenue on 2.01 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 F23-17 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:

This proposed Final Plat is an extraterritorial development review for a property in Scout County, Iowa at southwest corner of 140th Street and 110th Avenue. The City has the authority to review subdivisions within 2 miles of its boundary.

This is a one lot subdivision containing 2.01 acres of Scott County land zoned C2 Commercial-Industrial Zoning District. Following review by the City of Davenport, the County Board of Supervisors will make a final vote.

#### **Technical Review:**

City Departments reviewed the proposed Final Plat for compliance with subdivision requirements. It is staff's opinion that the plat would not have adverse effects to the City of Davenport.

## Comprehensive Plan:

- 1. Within Existing Urban Service Area: No
- 2. Within Urban Service Area 2035: No

### **Public Input:**

No public hearing or notification is required for a Final Plat.

## ATTACHMENTS:

	туре	Description
ם	Backup Material	Final Plat
ם	Exhibit	Background Maps
ם	Backup Material	Application

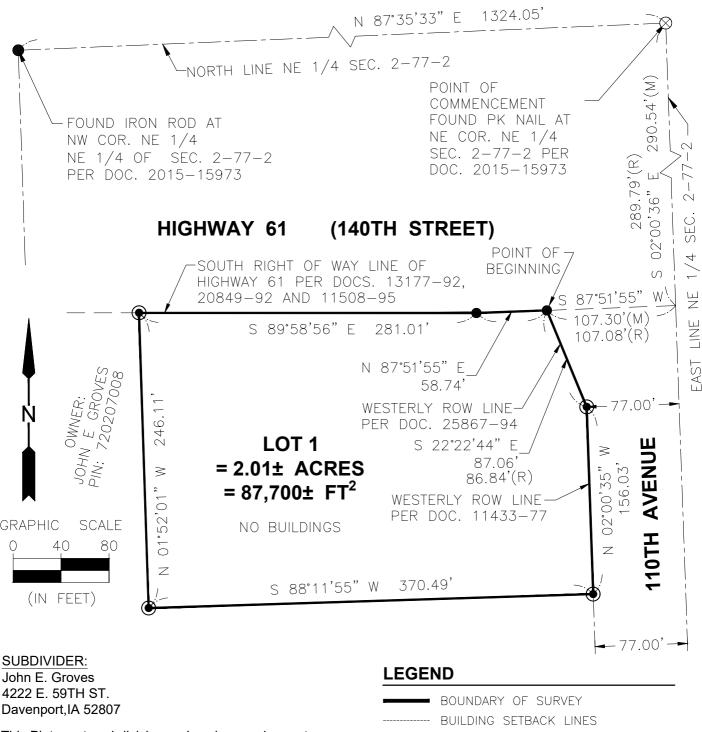
## Staff Workflow Reviewers

### **REVIEWERS:**

Department Reviewer Action Date

# **FINAL PLAT RSBR ADDITION**

PART OF THE NORTHEAST 1/4 OF SECTION 2 TOWNSHIP 77 NORTH RANGE 2 EAST OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA SEPTEMBER, 2023



4222 E. 59TH ST.

Date:

Mediacom

October 19, 2023 6:59:12 AM

10-13-23 (002).dwg

PLAT DAVENPORT IA DG Rev

This Plat meets subdivision and zoning requirements for Scott County, Iowa. Scott County Plan & Development Director.

Signed:

Iowa-American Water Co. Date:

Century Link Date

DRAWN BY: KED

CHECKED BY: TWE

CAD: P8021.00.DWG

MidAmerican Energy Date Approved Subject to Encumbrances of Record by MidAmerican

Date:

- RECOVERED 5/8" IRON ROD (CAPPED)
- SET 5/8" IRON ROD

# SURVEYOR'S CERTIFICATE

I hereby certify that this map or plat and the survey on which it is based were made under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

October

18 A

13th Dated this day of

Steven J. Thompson

10/12/2023

1"=80

DATE:

SCALE:

FILE NO .:

Bearings are based on Iowa State Plane Coordinate System, South Zone, (2011 Adjustment)

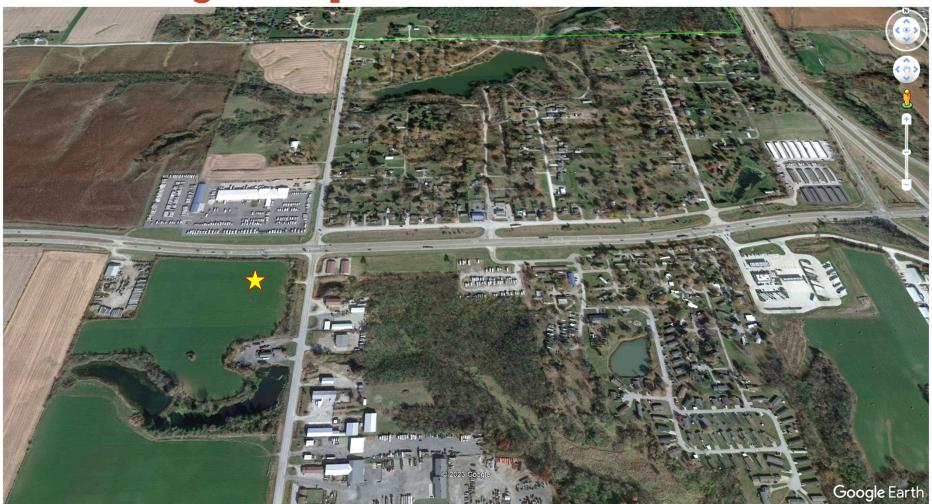


PREPARED BY/RETURN TO: CHAMLIN & ASSOCIATES 218 W. LAFAYETTE ST. OTTAWA, ILLINOIS 61350 815-434-7225

LAND

© 2021 ASSOCIATES, INC. CHAMLIN &

**Vicinity Map** 



# Vicinity Map

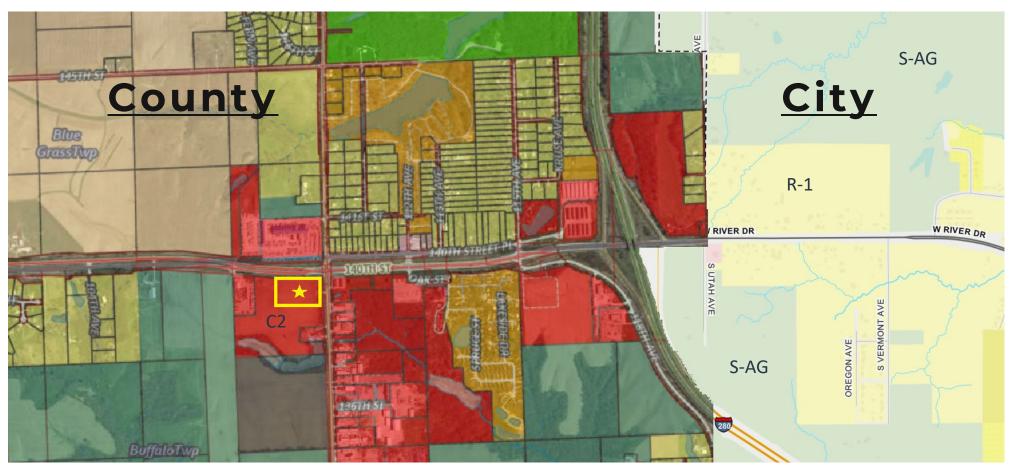


# **Vicinity Map**



# Zoning Maps: C2

# (County & City)



# **Land Use: Scott County**

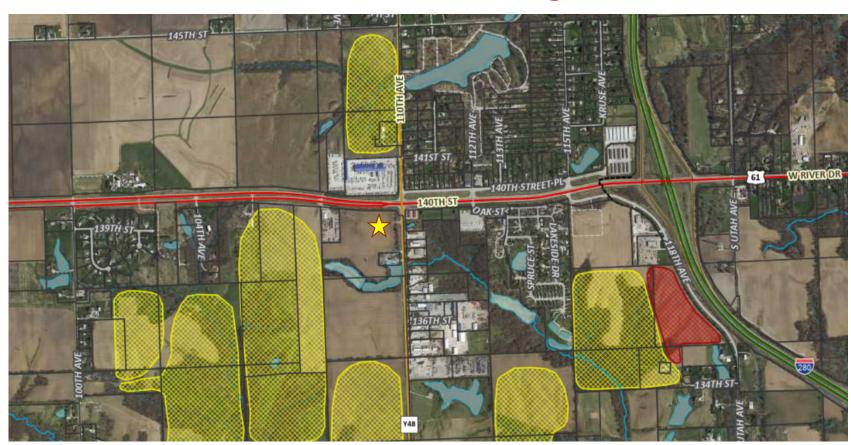
### Future Land Use

Commercial

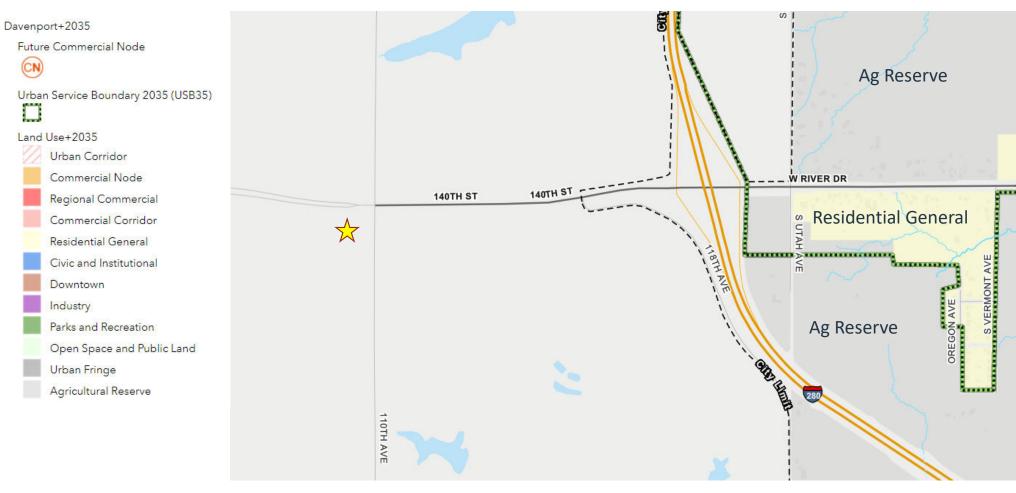
Residential

Parcels

Parcel Point



# Land Use: Davenport 2035+





# CITY OF DAVENPORT

Development & Neighborhood Services - Planning 1200 E. 46th St Davenport, IA 52807

Office 563.326.6198

# **APPLICATION FOR**

SUBDIVISION NAME

# SUBDIVISON PLAT

(LAND DIVISION)

APPLICANT INFORMATION Applicant Name	nning@davenportiowa.com		DESCRIPTION			SUBMITTED	
		SWC HW		LOCATION DESCRIPTION			
Applicant Name		JOVVOTIW	SWC Hwy 61 & 110th Avenue				
		NUMBER O	F LOTS BY USE TYP	PE .	ACRES	STREETS ADDED	
Rusty Doss	,	1			2.01		
Address		PLAT TYP	E SUBMITTED:				
1598 Imperial Center, Suite 2	2009		MINARY PLAT:				
City   State   Zip		FINAL	PLAT:	910.2	0 Requirements	S 🛛	
	none		PRELIMINARY PLAT REQUIREMENTS: Preliminary Plat Contours (2') & Infrastructure (pre/post)				
Phone (417) 256-8150							
Secondary Phone (417) 256-8152			<i>AT REQUIREME</i> g Certificates pe			ode 🗹	
E-Mail Address		Final F	Plat			V	
rusty@overlandeng.com		GENERA	L REQUIREMEN	TS:			
Acceptance of Applicant  I, the undersigned, certify that the information	몸이 하는 하다. 전도시는 열리 시기를 맞는 것 같아. 그렇게 되게 하는 것 때 없는 것이 되었습니다. 이번 시간에 되었습니다.		ization to Act as ation Fee (REQL				
my knowledge, is true and correct. I further the property in question, and/or that I am le	gally able to represent all other	Subdivision Platting Fee Schedule			Fee Schedule		
persons or entities with interest in this proper procedure and submittal requirements.	n interest in this property, and acknowledge formal						
In addition to the application fee, I understa							
development review costs, including but no							
Rusty Doss			26 or more lots	\$1	,000 plus \$25/lot		
Print Applicant's Name	40/00/000	Submit this form, and any questions, to DNS Planning Division at					
Applicant's Signature	10/20/2023 Date		@davenportiowa.co		is, to bive i lailiii	ng Division at	
	DEVELOPI	MENT TEAM	1				
Developer / Project Manager		Engineer					
Address		Address					
Phone	Secondary Phone	Phone			Secondary Phone		
E-Mail Address		E-Mail Address	S				
Owner		Attorney					
Address		Address					
Phone	Secondary Phone	Phone			Secondary Phone		
E-Mail Address		E-Mail Addres	S				

# **Authorization to Act as Applicant**

<sub>I/We,</sub> John E. Groves			
[as property owner(s)]			
authorize Jacob Stauffer, Rusty Doss, Ty E	Eshelman, and/or Steve Thompson		
to act as applicant, representing me/us before the follow			
for the property located at SWC Highway 61 an	d 110th Street		
	Signature(s)* *Please note: original signature(s) are required signed in front of a Notary.		
Notarization:  State of 1604  County of 5004  Sworn and subscribed before me this 19 day of 00000000000000000000000000000000000	Driver's Ucense [identification type]		

# \* Application Form by Board Type

Plan and Zoning Commission
Zoning Map Amendment (Rezoning)
Planned Unit Development
Zoning Ordinance Text Amendment
Right-of-way or Easement Vacation

Zoning Board of Adjustment Special Use Hardship Variance Zoning Appeal Nonconforming Use Exception

# **Design Review Board**

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

# Historic Preservation Commission Certificate of Appropriateness Landmark Nomination Demolition Request

# City of Davenport Plan and Zoning Commission

Department: Development & Neighborhood Services

Contact Info: Matt Werderitch 563.888.2221

Date 11/14/2023

# Subject:

Extraterritorial Future Land Use Map Amendment: Request of RiverStone Group, Inc. to amend the Future Land Use Map to remove the designation "To Be Annexed (Prior to Development)" for the approximately 75.26 acres of land located at the southeast corner of Harrison Street and West 90th Street.

Recommendation:

Hold a discussion.

# Background:

The City of Davenport received a public notice from Scott County Planning & Development regarding a petition to amend the Future Land Use Map to remove the designation "To Be Annexed (Prior to Development)" for the property located at the southeast corner of Harrison Street and West 90th Street. The 75.26-acre property is in unincorporated Scott County and zoned Agricultural-General (A-G).

RiverStone Group, Inc., submitted an application to rezone the land to Industrial (I) for the purpose of establishing a recycle yard for excavated concrete and asphalt from public road reconstruction and private development activities. This application has since been withdrawn. Instead, RiverStone Group, Inc. is requesting an amendment to the Future Land Use Map as a first step before resubmitting for a rezoning to Industrial.

A public hearing on this request is scheduled before the Scott County Planning and Zoning Commission on Wednesday, November 22, 2023. The City of Davenport was notified of the request because the subject property is located within two miles of the City limits. The Mayor's office is currently reviewing the petition and will provide a response to the Scott County Planning and Development Department to be included as an official comment ahead of the County's formal future land use map amendment procedure.

#### ATTACHMENTS:

	туре	Description
D	Backup Material	Scott County Public Notice
D	Backup Material	Application
D	Backup Material	Site Plan-RiverStone Group Inc.
D	Backup Material	Scott County Future Land Use Map
D	Backup Material	Vicinity, Zoning, & Future Land Use Map

## Staff Workflow Reviewers

#### REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	11/8/2023 - 2:47 PM

### **PLANNING & DEVELOPMENT**

600 West Fourth Street Davenport, Iowa 52801-1106

Email: planning@scottcountyiowa.gov

Office: (563) 326-8643



# NOTICE OF PLANNING AND ZONING COMMISSION PUBLIC HEARING FOR FUTURE LAND USE MAP AMENDMENT

In accordance with Section 6-33 of the Revised Zoning Ordinance for unincorporated Scott County, the Planning and Zoning Commission will review a proposed Future Land Use Map amendment on **Wednesday**, **November 22**, **2023 at 5:30 P.M.** This notice is being sent to property owners of record within 500 feet of the approximate area in question and appropriate County officials. The meeting will be held in the **1**<sup>st</sup> **Floor Board Room of the Scott County Administrative Center**, **600 West 4**<sup>th</sup> **Street**, **Davenport**, **Iowa 52801**.

The Planning and Zoning Commission will hear the request of **Riverstone Group, Inc.** to amend the Future Land Use Map for an area in Part of the W ½ of the NE ¼ of Section 35 of Sheridan Township (Scott County Tax Parcels 933505001, 933521001). The area is currently designated "To Be Annexed (Prior to Development)." The applicant is requesting to have that designation removed. The Future Land Use Map amendment in and of itself will *not* allow development on the site.

If you have any questions or comments regarding this meeting or proposal, please call or write the Planning and Development Department, Scott County Administrative Center, 600 West Fourth Street, Davenport, Iowa 52801, (563) 326-8643, planning@scottcountyiowa.gov, or attend the meeting.

# PLANNING & DEVELOPMENT

600 West Fourth Street Davenport, Iowa 52801-1106

Office: (563) 326-8643

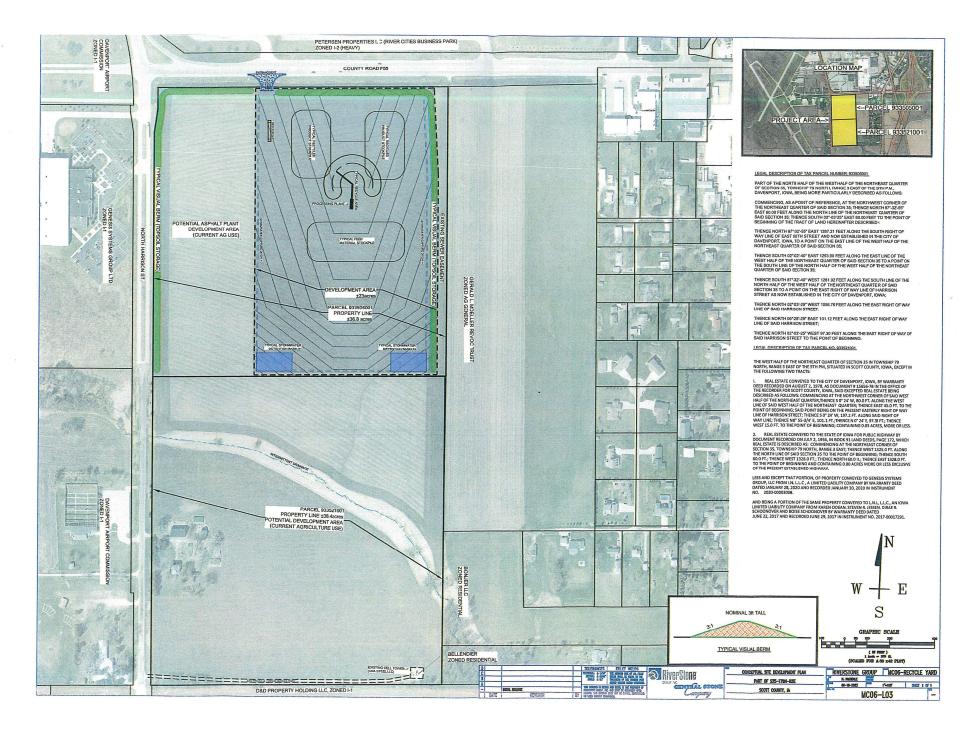
Fax: (563) 326-8257

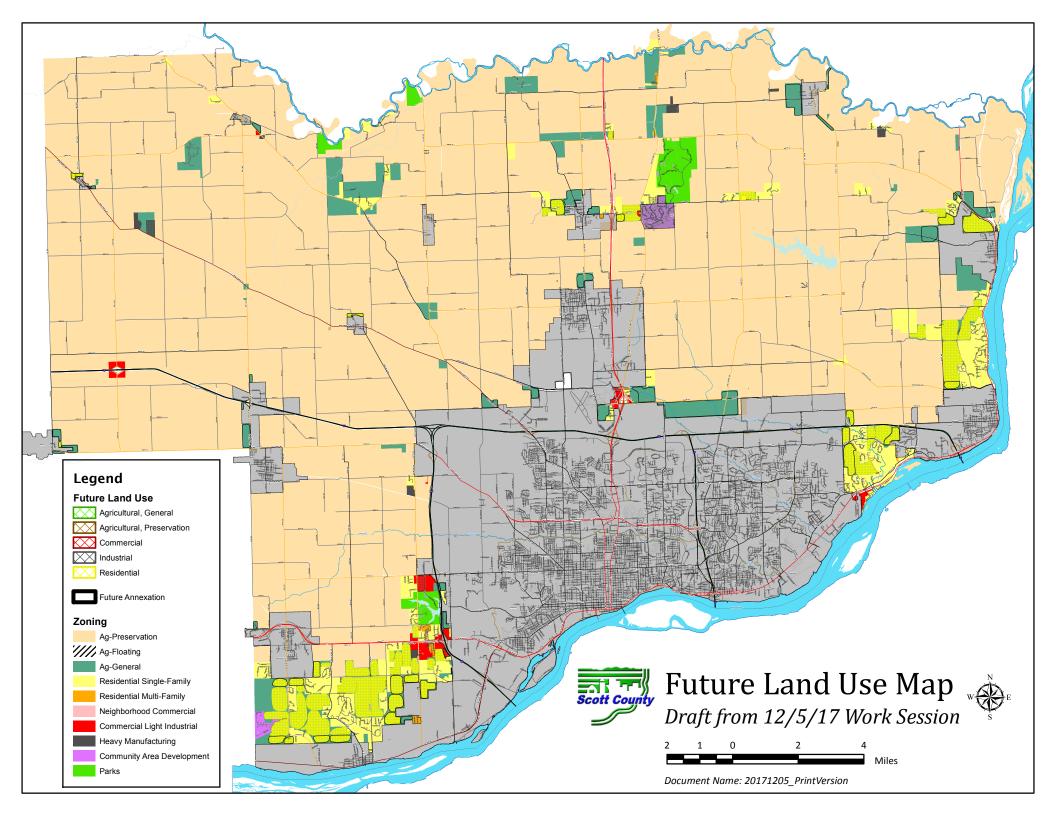
Email: planning@scottcountyiowa.com



Chris Mathias, Director

Rezon	ing Petition	(1) Amend FLUI						
Date 10 / 17 / 20 23		remove "To						
Dear Scott County Planning and Zoning Commiss RiverStone Group, Inc.		Annexed " Are						
below described real estate, petition the Planning and Zoning Commission to consider re-zoning this property from A-G to I . For the request to the Commission, please find the attached 13 copies of the plat/site plan and the filing fee of \$ 200  Number of acres to be re-zoned: approx. 75.26  Legal Description (Attach separate sheet if necessary)  See attached Exhibit 1.								
				Statement of Intended Use: The intended new use of the property would include the following:  See attached Exhibit 2.				
				How Will Such Use Comply With the Scott Count See attached Exhibit 2.	ty Plan and Land U	se Policies?		
Respectfully submitted,								
Signature RiverStone Group, Inc.	Signature							
Name of Applicant (printed) 4640 E. 56th Street	Name of Owner (if different from applicant)							
Mailing Address Davenport, IA 52807	Mailing Ad	dress						
City / State / Zip 309/781-4240	City / State	/ Zip						
Phone	Phone							
		Received by						
		Zoning Staff						

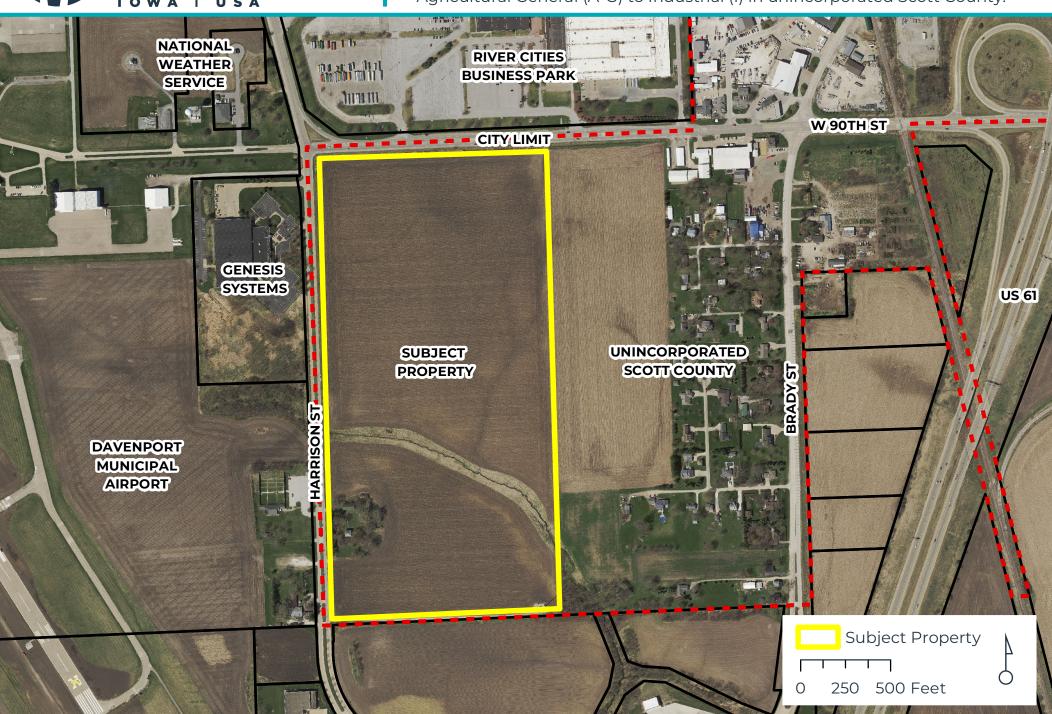






# **Vicinity Map | Extraterritorial Rezoning Request**

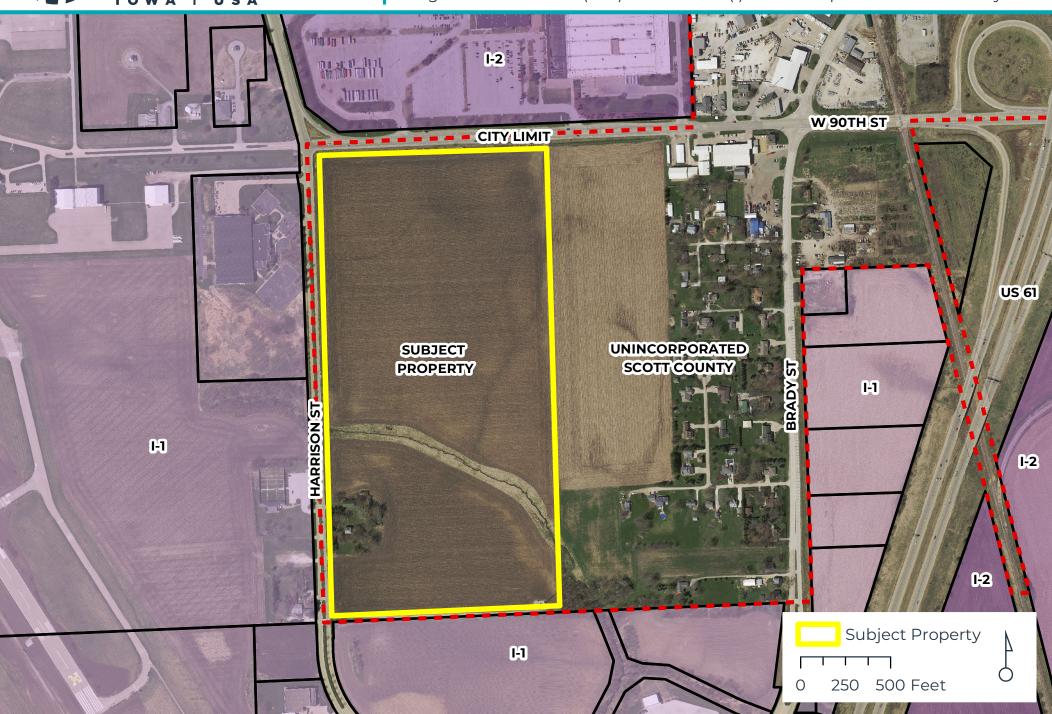
Request of RiverStone Group, Inc. to rezone approximately 75.26 acres of land located at the southeast corner of Harrison Street and West 90th Street from Agricultural General (A-G) to Industrial (I) in unincorporated Scott County.





# **Zoning Map | Extraterritorial Rezoning Request**

Request of RiverStone Group, Inc. to rezone approximately 75.26 acres of land located at the southeast corner of Harrison Street and West 90th Street from Agricultural General (A-G) to Industrial (I) in unincorporated Scott County.





# **Future Land Use Map | Extraterritorial Rezoning Request**

Request of RiverStone Group, Inc. to rezone approximately 75.26 acres of land located at the southeast corner of Harrison Street and West 90th Street from Agricultural General (A-G) to Industrial (I) in unincorporated Scott County.

