

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, AUGUST 6, 2019; 5:00 PM

COUNCIL CHAMBERS CITY HALL 226 WEST 4TH STREET

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

A. Consideration of the July 16, 2019 Meeting Minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business: None

B. New Business: None

VI. Subdivision Activity

A. Old Business: None

B. New Business

- i. Case F19-12: Request of Premier Commercial Condos for a final plat for a 3 lot subdivision on 3.88 acres more or less of property located on the north side of West 83rd Street and the east side of North Fairmount Street. [Ward 8]

VII. Future Business

- A. Case REZ19-010: Request of Larry Whitty of behalf of KJTLJ, LLC to rezone .73 acres, more or less, of property located at the southeast corner of West Locust Street and Ripley Street from R-4C Single-Family and Two-Family Central Residential Zoning District to C-2 Corridor Commercial District. [Ward 4]

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: CPED

Contact Info: Matt Flynn, 563-888-2286, matt.flynn@yahoo.com

Date
8/6/2019

Subject:

Consideration of the July 16, 2019 Meeting Minutes.

ATTACHMENTS:

Type	Description
▢ Backup Material	7-16-19 Minutes

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Flynn, Matt	Approved	8/2/2019 - 12:57 PM

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, JULY 16, 2019; 5:00 PM

COUNCIL CHAMBERS CITY HALL 226 WEST 4TH STREET

REGULAR MEETING MINUTES

I. Roll Call Present: Inghram, Johnson, Lammers, Maness, Medd, Reinartz, Tallman.
Excused: Connell, Hepner, Schneider, Brandsgard. Staff: Flynn, Rusnak, Melton,
Heyer

II. Report of the City Council Activity: No new activity to report.

III. Secretary's Report

A. The Minutes of the July 1, 2019 Meeting were approved following a motion by
Tallman and a second by Johnson.

IV. Report of the Comprehensive Plan Committee No report.

V. Zoning Activity

A. Old Business None

B. New Business

i. Case REZ19-09: Request of Mark Cross to rezone 146.98 acres, more
or less, of property located between River Drive and Telegraph Road
bounded roughly by Wisconsin Avenue and South Vermont Avenue to the
east and west respectively from R-1 and R-2 Single-Family Residential to
S-AG Agricultural District. [Ward 1]

Melton gave the staff report and recommendation.

Motion by Tallman, seconded by Johnson, to forward Case REZ19-09 to
the City Council with a recommendation for approval.

Findings:

1. The subject property is primarily designated as Agricultural Reserve, but also has portions designated Open Space and Residential General.
2. The proposed S-AG zoning adequately protects the adjoining residential property from adverse impacts.
3. The proposed S-AG zoning would maintain the existing rural character of the land.

Motion to approve passed unanimously.

ii. Case ORD19-02: Request of the City of Davenport to amend various sections of Title 17 of the Davenport City Code, entitled Zoning. [Ward All]

Rusnak gave the staff report and recommendation.

Motion by Tallman, seconded by Johnson, to forward Case ORD19-02 to the City Council with a recommendation for approval.

Finding:

1. The proposed Zoning Ordinance amendment would correct scrivener's errors and content inconsistencies, clarify certain regulations and amend certain overly restrictive regulations.

Motion to approved passed unanimously.

VI. Subdivision Activity

A. Old Business: None

B. New Business: None

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn The meeting adjourned at 5:30 pm.

City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Department
Contact Info: Brandon Melton 563-888-2221
brandon.melton@ci.davenport.ia.us

Date
8/6/2019

Subject:

Case F19-12: Request of Premier Commercial Condos for a final plat for a 3 lot subdivision on 3.88 acres more or less of property located on the north side of West 83rd Street and the east side of North Fairmount Street. [Ward 8]

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F19-12 to the City Council with a recommendation for approval subject to the twelve listed conditions.

Background:

Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Industry (I) - Designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.

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

Zoning:

The property is currently zoned I-1 Light Industrial Zoning District.

Technical Review:

Streets.

The property has access to N Fairmount St. and W. 83rd St.

Emergency Services.

The property is located 1.5 miles from Fire Station 7.

Storm Water.

Development of the property will need to comply with the City's stormwater requirements.

Sanitary Sewer.

There is sanitary sewer adjacent to the property.

Other Utilities.

Water service lines are private so each lot requires a service and possible fire service per building or unit based on structures and use.

Public Input:

No public hearing is required for a Final Plat.

Discussion:

The request is for a Final Plat for a 3 lot subdivision located on the north side of West 83rd Street and the east side of West Fairmount Street.

Recommendation:

Findings:

1. The plat conforms to the comprehensive plan Davenport+2035; and
2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

Staff recommends the Plan and Zoning Commission accepted the listed findings and forward Case F19-08 to the City Council with a recommendation for approval subject to the following six conditions:

1. That the surveyor signs the plat;
2. That the utility providers sign the plat when their easement needs have been met;
3. That the plat is tied to two quarter corners both labeled with description or two previously established lot corners both labeled with description of each corner;
4. That a note be added indicating "Sidewalks shall be constructed at such time as requested by the City";
5. That Iowa American Water Company sign off as a utility;
6. That building setback lines be depicted on the plat be depicted for the I-1 Light Industrial Zoning District;
7. That old lot numbers and new be made more easily discernible;
8. That a 15' utility easement be depicted rather than 10' currently shown;
9. That all existing easements be shown whether remaining or vacating;
10. That all stormwater easements be dedicated and a maintenance agreement be completed;
11. That dedicated access be provided to stormwater management area/easements;
12. That the title indicate that this is a re-plat of Truckland Industrial Park 1st Addition.

ATTACHMENTS:

Type	Description
▢ Backup Material	Final Plat
▢ Backup Material	FLU
▢ Backup Material	Zoning

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	8/2/2019 - 1:33 PM

Index Legend	
Location Description	Lots 2,3,4 Truckland Industrial Park 1st Addition and Lot 1, Sheridan Industrial Park 3rd Addition
Requestor:	Thompson Family Holdings, L.L.C.
Proprietor:	Thompson Family Holdings, L.L.C.
Surveyor:	Stephen M. Brain, PE, LS
Surveyor Company:	Brain Engineering, Inc.
Return to:	SM Brain, 1540 Midland Ct NE Cedar Rapids, IA 52402 or mikeb@brain-eng.com (319) 294-9424

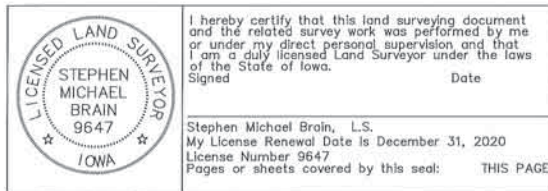
Lots 2, 3 and a part of Lot 4, Truckland Industrial Park First Addition and a part of Lot 1 of Sheridan Industrial Park Third Addition, both to the City of Davenport, Iowa described as follows:

Beginning at the SW corner of said Lot 4;
thence N01°43'32"W along the west line of said Lot 4, 299.99 feet to the south line of said Lot 2
of Truckland Industrial Park First Addition;
thence S88°16'28"W along said south line, 275.25 feet to the east right of way line of N.
Fairmont Street;
thence N01°43'32"W along said east right of way line, 139.98 feet;
thence NE-ly along said east right of way line on an arc of 275.07 feet of a 275.00-foot radius
curve to the right, having a chord length of 263.75 feet bearing N26°55'47"E to the north line of
said Lot 3;
thence S56°24'58"E along said north line and its SE-ly extension, 469.60 feet to the north line of
said Truckland Industrial Park First Addition;
thence S88°16'28"W along the north line of said Truckland Industrial Park First Addition, 75.95
feet;
thence S01°43'32"E, 399.99 feet to the north right of way line of W. 83rd Street;
thence S88°16'28"W along said north right of way line, 158.49 feet to the Point of Beginning,
containing 3.88 acres.

OWNER: THOMPSON FAMILY HOLDINGS, LLC
c/o DENNIS THOMPSON
7820 6TH STREET SW
CEDAR RAPIDS, IOWA 52404
319-364-2491 x1141

ENGINEER: BRAIN ENGINEERING, INC.
1540 MIDLAND COURT NE
CEDAR RAPIDS, IOWA 52402
PH: 294-9424
FAX: 294-1056

NOTE: ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF.
DATE OF SURVEY: 1/10/19



PROPERTY ADDRESS: N. FAIRMOUNT STREET
DAVENPORT, IA.

FINAL PLAT

NORTH RIDGE COMMERCIAL CONDO FIRST ADDITION



Recorder's Stamp:

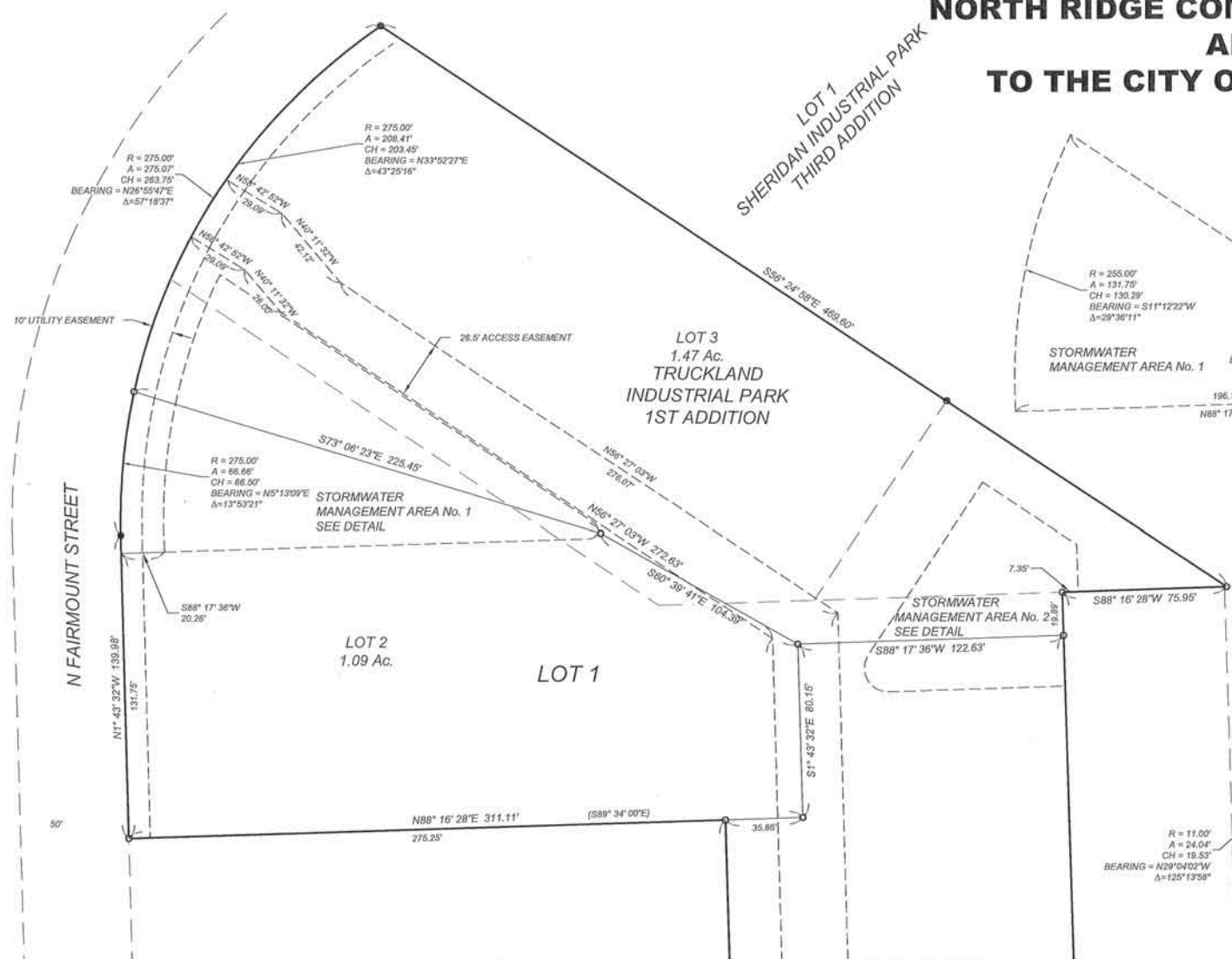
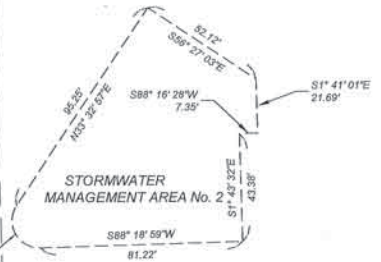
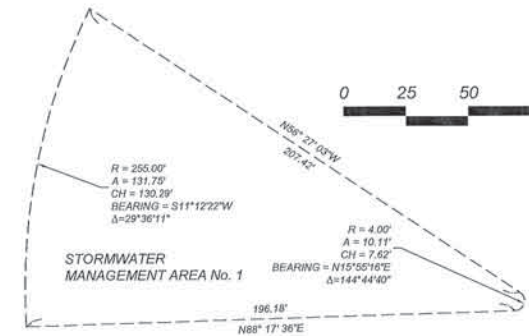
PLAT APPROVED BY THE CITY OF DAVENPORT, IOWA	
CITY MAYOR	DATE:
ATTEST	DATE:
PLANNING AND ZONING	DATE:
UTILITY EASEMENTS, AS SHOWN HEREON, ARE ADEQUATE FOR THE INSTALLATION AND MAINTENANCE OF THE FACILITIES REQUIRED BY THE FOLLOWING AGENCIES:	
CENTURYLINK	DATE:
MEDIACOM	DATE:
MIDAMERICAN ENERGY	DATE:

- ▲ FOUND SECTION CORNER
● FOUND IRON 1/2" REBAR W/ YPC
OR AS LABELED
△ SET SECTION CORNER
○ SET 1/2" REBAR W/ YPC #9647
POB POINT OF BEGINNING
() RECORDED AS
SCM 4"x 4" CONCRETE POST w/DISK
UDE UTILITY & DRAINAGE EASEMENT
YPC YELLOW PLASTIC CAP
OPC ORANGE PLASTIC CAP
BORDER
----- CENTERLINE
----- PROPERTY LINE
----- SECTION LINE
----- ADJACENT PROPERTY/ROW
----- STREAM CENTERLINE

0 25 50 100

Drawn: SMB	Book: 372	Page: 1 3 Of:	Project No: 434318-70
Date: 7/3/19	Scale:		
Checked: <i>[Signature]</i>	1" = 50'		
Date: 7/3/19			

NORTH RIDGE COMMERCIAL CONDO FIRST ADDITION TO THE CITY OF DAVENPORT, IOWA



PAGE 2
PAGE 3

Title: **FINAL PLAT**
NORTH RIDGE COMMERCIAL CONDO FIRST ADDITION



Drawn: SMB	Book: 372	Page: 2	Project No: 434318-70
Date: 7/3/19	Scale: 1" = 50'	Of: 3	
Checked: <i>SMB</i>			
Date: 7/3/19			

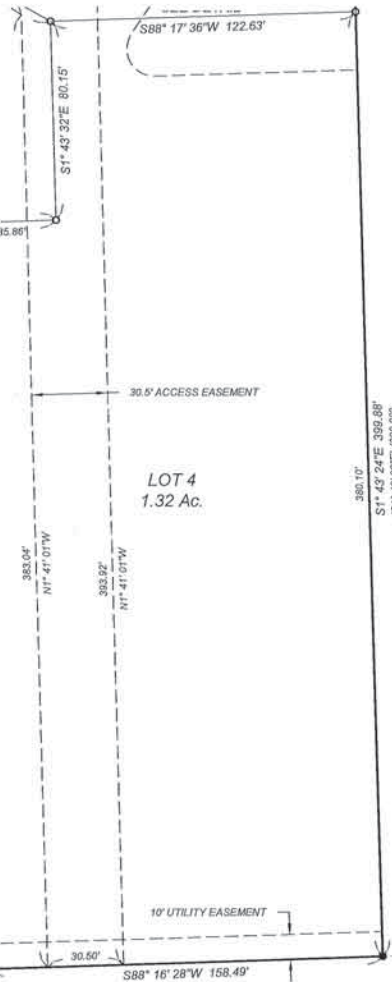
NORTH RIDGE COMMERCIAL CONDO FIRST ADDITION TO THE CITY OF DAVENPORT, IOWA

LOT 1
TRUCKLAND INDUSTRIAL PARK
FIRST ADDITION

LOT 4
1.32 Ac.

LOT 4
TRUCKLAND INDUSTRIAL PARK
FIRST ADDITION

POB
SW CORNER LOT 4
TRUCKLAND INDUSTRIAL PARK
FIRST ADDITION



R = 11.00'
A = 24.04'
CH = 19.53'
BEARING = N29°04'02\"/>

STORMWATER
MANAGEMENT AREA No. 2



W 83RD STREET

PAGE 2

PAGE 3

Title:

FINAL PLAT

NORTH RIDGE COMMERCIAL CONDO FIRST ADDITION

BRAIN
CIVIL • LAND DEVELOPMENT • SURVEYING • TRANSPORTATION
ENGINEERING, INC.

Drawn: SMB

Date: 7/3/19

Checked: *SMB*

Date: 7/2/19

Book: 372

Scale: 1" = 50'

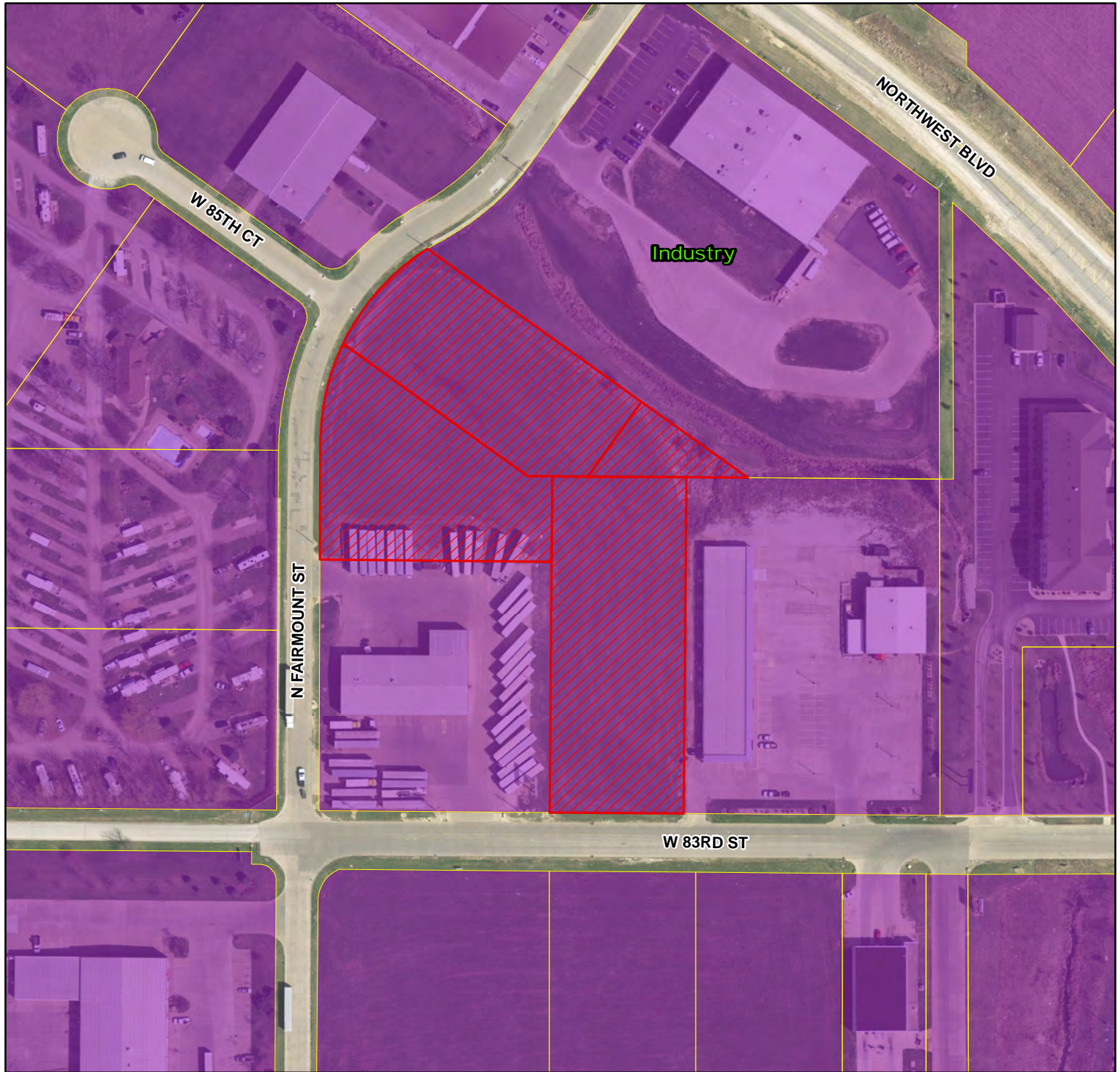
Page: 3

Of: 3


Project No:
434318-70

F19-12 - North Ridge Commercial 1st Addition

Future Land Use Map (Davenport +2035)



Legend

 Subject Area

0 65 130 260 390 Feet

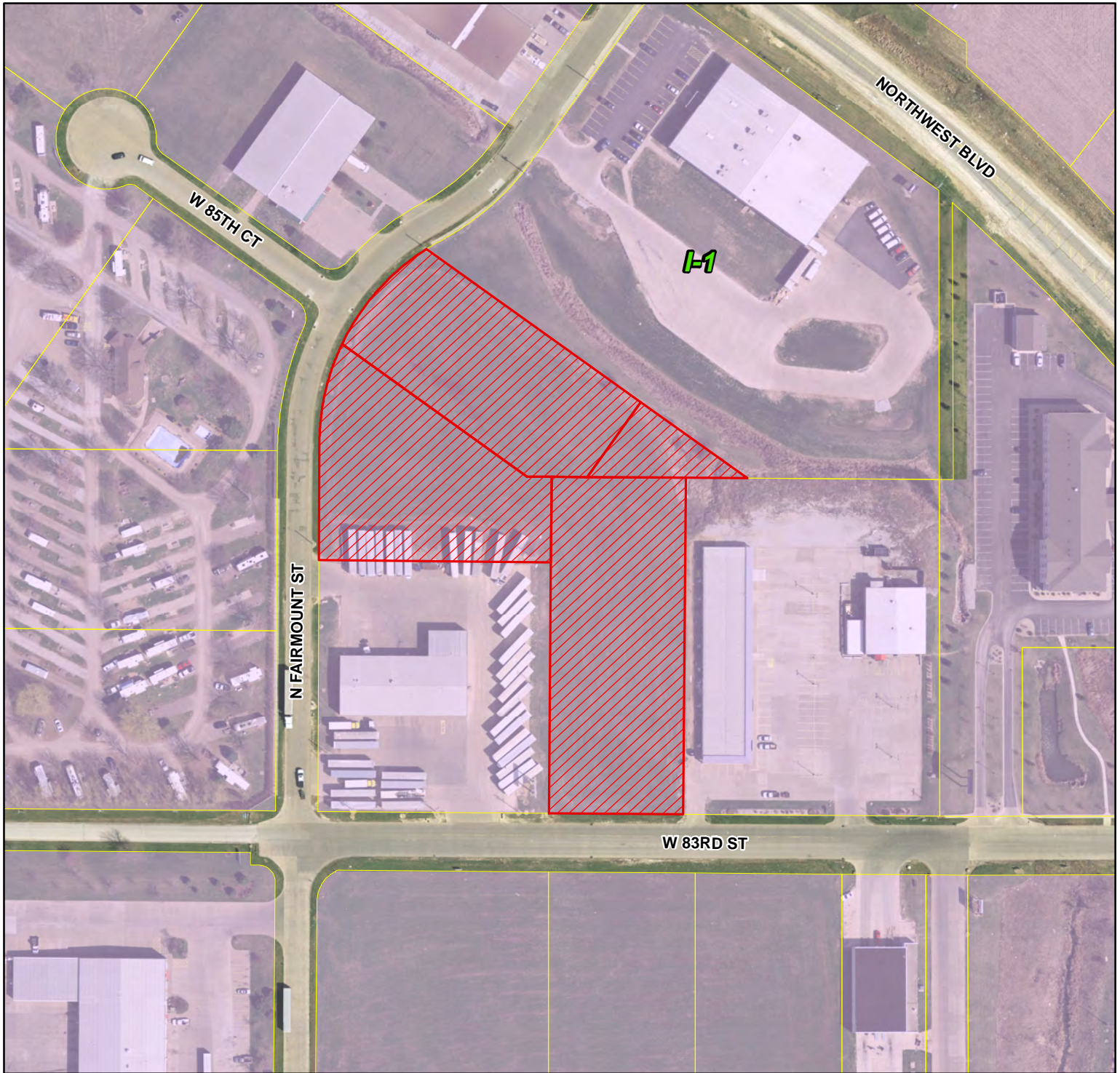
1 inch = 167 feet




Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

F19-12 - North Ridge Commercial 1st Addition

Zoning Map



Legend

 Subject Area

0 65 130 260 390 Feet

1 inch = 167 feet



Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.



Complete application can be emailed to planning@ci.davenport.ia.us

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:

Corner of N. Fairmount St. & W. 83rd St.

Total Land Area: 3.87 Acres

Total Number of Lots: 3

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:

Corner of N. Fairmount St. & W. 83rd St.

Total Land Area: Acres

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:

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 in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Date
8/6/2019

Subject:

Case REZ19-010: Request of Larry Whitty of behalf of KJTLJ, LLC to rezone .73 acres, more or less, of property located at the southeast corner of West Locust Street and Ripley Street from R-4C Single-Family and Two-Family Central Residential Zoning District to C-2 Corridor Commercial District. [Ward 4]

Recommendation:

No recommendation at this time.

Background:

Background:

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.

Zoning:

The property is currently zoned R-4C - Single-Family and Two-Family Central Residential Zoning District.

Technical Review:

Streets.

The property located at the southeast corner of West Locust Street and Ripley Street.

Storm Water.

Development of the property will need to comply with the City's stormwater requirements.

Sanitary Sewer.

There is sanitary sewer adjacent to the property.

Other Utilities.

Other normal utility services are available.

Public Input:

Letters will be sent to property owners within 200 feet of the proposed request notifying them of the upcoming neighborhood meeting and the August 20, 2019 Plan and Zoning Commission Public Hearing.

Discussion:

The petitioner is requesting a rezoning to C-2 Corridor Commercial District to facilitate redevelopment of the property.

Recommendation:

There is no recommendation at this time.

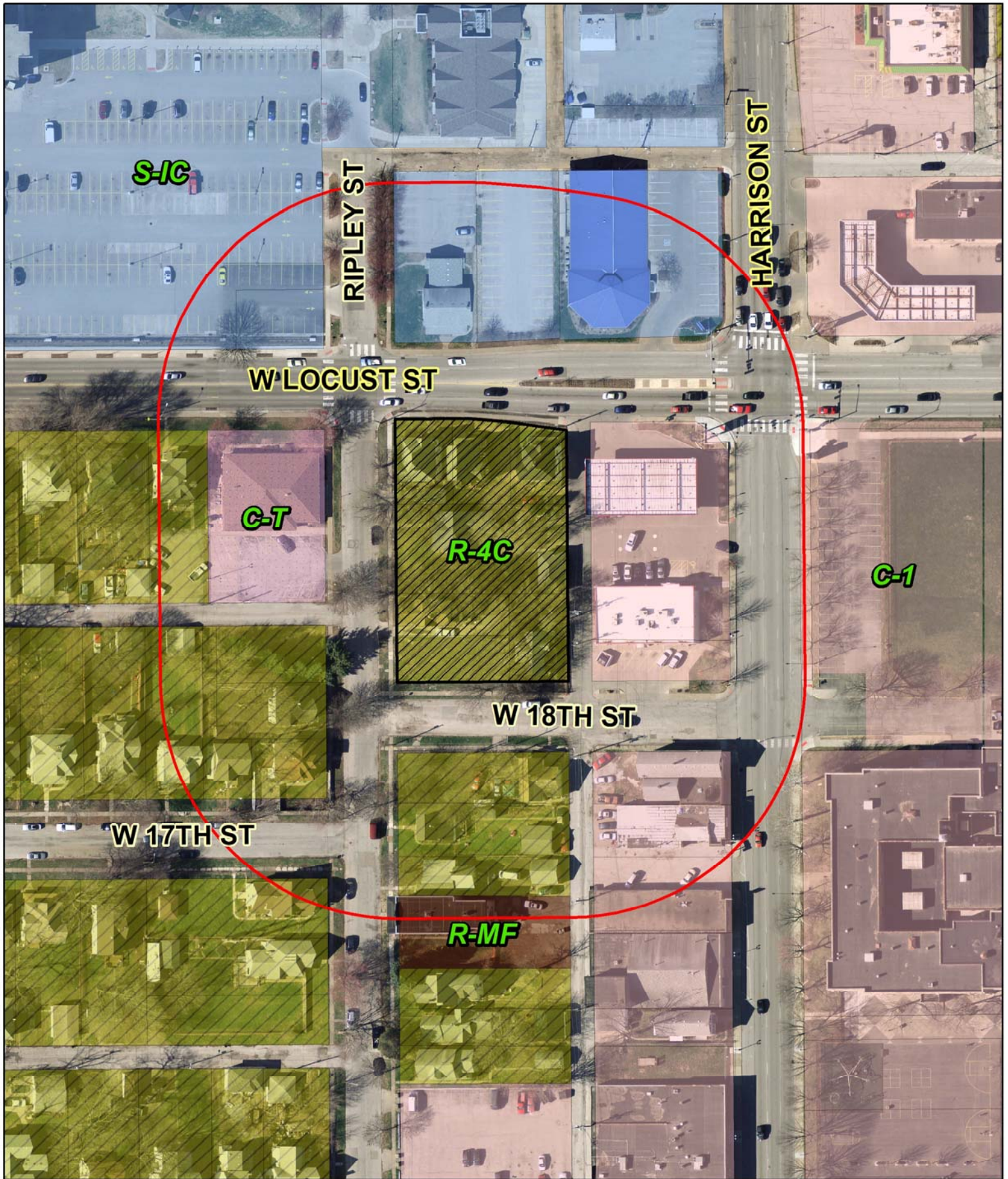
ATTACHMENTS:

Type	Description
▣ Backup Material	Zoning Map
▣ Backup Material	Land Use Map

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	8/2/2019 - 11:45 AM



N



Civic and Institutional

RIPLEY ST

HARRISON ST

**Commercial
Node**

W LOCUST ST

W 18TH ST

W 17TH ST

Residential General

N

