

PLAN AND ZONING COMMISSION MEETING CITY OF DAVENPORT, IOWA  
MONDAY, NOVEMBER 19, 2018; 5:00 PM CITY COUNCIL CHAMBERS  
COMBINED PUBLIC HEARING & REGULAR MEETING

PUBLIC HEARING MINUTES

Roll Call

Connell Hepner, Inghram, Johnson, Lammers, Medd, Reinartz, Tallman and Schneider.

Excused: Maness and Quinn

Staff: Flynn, Melton, Heyer, Longlett

OLD BUSINESS – There was none.

NEW BUSINESS

- A. Case No. REZ18-16: Request of Rob Davis with Bush Construction to rezone 5.93 acres, more or less, of property located north of East 58th Street and east of Utica Ridge Road from C-O, Office-Shop District to R-5M, Medium Density Residential District. [Ward 6].

Flynn summarized the staff report.

Four people expressed opposition to the request.

There were a few questions from Commissioners.

The public hearing was closed at approximately 5:45 pm.

REGULAR MEETING MINUTES

I. Roll Call

Connell Hepner, Inghram, Johnson, Lammers, Medd, Reinartz, Tallmann and Schneider.

Excused: Maness and Quinn

Staff: Flynn, Melton, Heyer, Longlett

II. Report of the City Council Activity

- A. Resolution approving Case F18-12 being the request of Joseph Stuhr for a Final Plat for a 2 lot subdivision located west of Waverly Road and south of West 15th Street Court. [Ward 1] ADOPTED 2018-4772.
- B. Resolution approving Case F18-13 being the request of Christine Hall Shields Trust for a Final Plat for a 2 lot subdivision located west of Jersey Ridge Road approximately .3 miles north of East Kimberly Road. [Ward 6] ADOPTED 2018-478

### III. Secretary's Report

- A. Consideration of the minutes of the November 6, 2018 meeting.

Motion by Hepner, second by Tallman to approve the November 6, 2018 meeting minutes. Motion to approve was unanimous by voice vote (8-0).

### IV. Report of the Comprehensive Plan Committee

There was no report.

### V. Zoning Activity

- A. Old Business: There was none.
- B. New Business: There was none.

### VI. Subdivision Activity

- A. Old Business

- i. Case P18-06: Request of WTC Investments, LLC - Davenport Series for a Preliminary Plat for a 5 lot subdivision located south of East 53rd Street and East of Lorton Avenue.[Ward 6]

This item was tabled from the November 6, 2018 Plan and Zoning Commission meeting.

Rusnak summarized the staff report.

#### **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 accept the listed findings and forward Case P18-06 to the City Council with a recommendation for approval subject to the following conditions:

1. That 10.5' of East 53rd Street right-of-way west of the proposed signalized entrance and 6' of East 53rd Street right-of-way east of the proposed signalized entrance be dedicated to the City prior to the City's issuance of construction plan approval for the East 53rd Street right-of-way improvements related to the development of this subdivision. Additionally, that a 15' wide public utility easement be dedicated directly south of the aforementioned East 53rd right-of-

way dedication. If deemed necessary by the City, a temporary construction easement be provided along the frontage of the subdivision at no cost to the City for the widening of East 53rd Street along the subdivision;

2. That a vicinity sketch to be provided;
3. That the section pertaining to Zoning Notes be removed from the preliminary plat;
4. That the Zoning Classification information be removed from the General Notes; and
5. That the turnaround at the terminus of Fairhaven Road be shown as dedicated as public right-of-way. This turnaround shall be adequate in size to accommodate fire trucks, solid waste vehicles and school buses.

Motion by Reinartz, second by Johnson to accept the listed findings and forward Case P18-06 to the City Council with a recommendation for approval subject to the five listed conditions. Vote for approval was unanimous by roll call vote (8-0).

- ii. Case F18-14: Request of WTC Investments, LLC - Davenport Series for a Final Plat for a 5 lot subdivision located south of East 53rd Street and East of Lorton Avenue.[Ward 6]

This item was tabled from the November 6, 2018 Plan and Zoning Commission meeting.

Rusnak summarized the staff report.

**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 accept the listed findings and forward Case F18-14 to the City Council with a recommendation for approval subject to the following conditions.

1. That 10.5' of East 53rd Street right-of-way west of the proposed signalized entrance and 6' of East 53rd Street right-of-way east of the proposed signalized entrance be dedicated to the City prior to the City's issuance of construction plan approval for the East 53rd Street right-of-way improvements related to the development of this subdivision. Additionally, that a 15' wide public utility easement be dedicated directly south of the aforementioned East 53rd right-of-way dedication. If deemed necessary by the City, a temporary construction easement be provided along the frontage of the subdivision at no cost to the City for the widening of East 53rd Street along the subdivision;
2. That the section pertaining to Zoning Notes be removed from the final plat;
3. That the Zoning Classification information be removed from the General Notes;
4. That the turnaround at the terminus of Fairhaven Road be shown as dedicated as public right-of-way. This turnaround shall be adequate in size to accommodate fire trucks, solid waste vehicles and school buses;

5. That a note be added to the final plat regarding a blanket easement for inspection of the underground detention; and
6. That the final plat depict a drainage easement for conveyance of the 100 year storm through the site to comply with Section 13.34.140 of the Davenport City Code.

Motion by Reinartz, second by Connel to accept the listed findings and forward Case P18-14 to the City Council with a recommendation for approval subject to the five listed conditions. Vote for approval was unanimous by roll call vote (8-0).

## B. New Business

- i. Case F18-18; Request of Charles Lehman for final plat Brady Realty 2nd Addition, being a 2 lot subdivision with 1 outlot located east of Ekstein Drive and south of East 53rd Street. [Ward 7].

Melton summarized the staff report.

### **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.

The City Plan and Zoning Commission accepted the listed findings and forwards Case No. F18-18 to the City Council with a recommendation for approval subject to the following conditions:

1. That Lot A is not to be dedicated to the City. Ownership and maintenance shall be by the owner and shall have a maintenance plan to meet the City storm water requirements;
2. That Lot A be classified as a stormwater detention easement;
3. Include appropriate drainage easements per Chapter 13.34.140 of City code which requires an excess stormwater passage. This passage is required to convey the peak flow from the 100 year storm overland as if the sewers were inoperable. Provide a drainage easement to show conveyance;
4. Tie two quarter corners or two previously established lot corners and their designations;
5. Include name and address of owner/developer;
6. Provide Surveyor's Certification.

Motion by Reinartz, second by Connel to accept the listed findings and forward Case P18-18 to the City Council with a recommendation for approval subject to the five listed conditions. Vote for approval was unanimous by roll call vote (8-0).

- ii. Case P18-07; Request for preliminary plat Kent Krambeck's 1st Addition being a 4 lot subdivision located north of East 76th Street and approximately 1/2 mile East of Utica Ridge Road.[Ward 6]

**Recommendation:**

**Findings:**

1. The preliminary plat conforms to the comprehensive plan Davenport+2035; and
2. The plat would achieve consistency with subdivision ordinance requirements for a preliminary plat.

Motion by Reinartz, second by Connel to accept the listed findings and forward Case P18-07 to the City Council with a recommendation for approval. Vote for approval was unanimous by roll call vote (8-0).

- iii. Case F18-19; Request for final plat Kent Krambeck's 1st Addition being a 4 lot subdivision located north of East 76th Street and approximately 1/2 mile East of Utica Ridge Road.[Ward 6]

Motion by Reinartz, second by Connel to accept the listed findings and forward Case P18-19 to the City Council with a recommendation for approval. Vote for approval was unanimous by roll call vote (8-0).

**VII.Future Business**

- A. Case F18-17: Request of Michael Richmond with Townsend Engineering for a Final Plat of a 3 lot subdivision located North of Hickory Grove Rd between North Thornwood Ave and North Lincoln Avenue. [Ward 2]

**VIII. Communications**

There were none.

**IX. Other Business**

There was none.

**X. Adjourn**

The meeting adjourned at approximately 6:00 pm.