

**MINUTES**  
PLAN AND ZONING COMMISSION MEETING  
CITY OF DAVENPORT, IOWA  
TUESDAY, JULY 20, 2021; 5:00 PM  
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

**REGULAR MEETING AGENDA**

I. Roll Call

Present: Schneider, Lammers, Johnson, Tallman, Inghram, Hepner, Reinartz, Maness,  
Garrington, Stelk

Excused: Brandsgard, Maness

Staff: Berkley, Werderitch

II. Report of the City Council Activity

Berkley updated the Commission on the status of the following cases:

1. REZ21-01: Parcel P1304-02C (Rock Church Ministries Inc.): Tabled for one meeting cycle
2. REZ21-03: 6403 Elmore Avenue (Elmore Storage LLC): Approved by City Council

III. Secretary's Report

- A. Consideration of the June 15, 2021 meeting minutes.

Motion by Hepner, second by Tallman to approve the July 6, 2021 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

VI. Subdivision Activity

- A. Old Business
- B. New Business

- i. Case F21-07: Request of Palmer College Foundation for a Final Plat of a 3 lot subdivision on 5.56 acres located south of 12th Street, between Perry Street and Pershing Avenue. [Ward 3]

Werderitch provided an overview of the proposed institutional subdivision.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F21-07 to the City Council with a recommendation for approval subject to the listed conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Add 15' utility easements along all street frontages.
4. Provide a 15' utility easement along the former 11th Street right-of-way to accommodate a water main.
5. Include the curve central angles in the table.
6. Modify setback lines shown on the plat for conformance with the building footprints approved by City Council in Ordinance 2021-106.
7. Add a note stating, "Stormwater 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."
8. Revise the last Surveyor's Note to read, "Blanket access easements are granted to the City of Davenport for inspection of underground storm water detention easements."
9. Include a note stating, "The development associated with this plat is subject to the Palmer College of Chiropractic Campus Master Plan as amended in Ordinance 2021-106."
10. Add a note stating, "The vacated 11th Street right-of-way is subject to conditions in Ordinance 2018-107".

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The plat (with conditions recommended by City Staff) would achieve consistency with subdivision requirements.

Lammers inquired about the R-MF Multi-Family Residential Zoning District, located east of Perry Street and North of the vacated 11<sup>th</sup> Street right-of-way, which has been surrounded by the university's campus expansion. Berkley explained the existing apartment building is marketed towards Palmer College students, making the land use compatible with the proposed student housing under construction.

Reinartz sought additional information on the proposed underground storm water detention on Lot 2.

The petitioner was not in attendance. Inghram entertained a motion from the Commission to table the item so that the petitioner can be present to answer questions at August 3, 2021 meeting date.

Motion by Tallman, second by Lammers to table Case F21-07 for one cycle. Motion to table was unanimous by a roll call vote (8-0).

VII. Future Business

VIII. Communications

Inghram announced the executive committee is meeting to review the current by-laws.

IX. Other Business

X. Adjourn

Motion by Tallman, second by Johnson to adjourn the meeting. Motion to adjourn was unanimous by voice vote (8-0).

The meeting adjourned at 5:20 pm.