

**MINUTES**  
PLAN AND ZONING COMMISSION MEETING  
CITY OF DAVENPORT, IOWA  
TUESDAY, AUGUST 17, 2021; 5:00 PM  
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

**REGULAR MEETING AGENDA**

I. Roll Call

Present: Johnson, Tallman, Inghram, Hepner, Brandsgard, Reinartz, Maness, Garrington, Stelk

Excused: Schneider, Lammers

Staff: Berkley, Koops, Werderitch

II. Report of the City Council Activity

Berkley updated the Commission on the status of Case REZ21-01: Parcel P1304-02C (Rock Church Ministries Inc.), which was denied by City Council.

III. Secretary's Report

A. Consideration of the August 3, 2021 meeting minutes.

Motion by Tallman, second by Hepner to approve the August 3, 2021 meeting minutes. Motion to approve was unanimous by voice vote (8-0).

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 F21-08: Request of S.J. Russell, L.C. on behalf of Sophie Foster Revocable Trust for a Final Plat of Birchwood South First Addition for a 6-lot subdivision on 17.92 acres located at 4607 East 53rd Street. [Ward 6]

Werderitch provided an overview of the proposed commercial subdivision.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F21-08 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. Remove 'Zoning' note #2 and #3 from the final plat.
4. Under the 'Zoning' notes, individually list applicable conditions from Ordinance 2021-105.
5. Include the word 'sewer' in the 15' easement description along the north lot line.
6. All easements that contain public sewer should include in the description "sewer." Update the easement on the south of East 52nd Street to include "sewer" in the description.
7. Include the central angle shown for all curves.
8. Add a 15' utility easement on the north side of 52nd Street.
9. Add Metronet as a utility signatory.

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.

Motion by Johnson, second by Hepner to approve Case F21-08 subject to conditions. Motion to approve was unanimous by a roll call vote (7-0). Tallman abstained.

- ii. Case F21-09: Request of Dan Dolan Homes on behalf of Sophie Foster Revocable Trust for a Final Plat of Birchwood Grove for a 15-lot subdivision on 20 acres located at 4607 East 53rd Street. [Ward 6]

Werderitch presented a summary of the proposed residential subdivision. Kevin Dolan, Dan Dolan Homes, was in attendance.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F21-09 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. "Lot C" shall be renamed to "Lot 15".
4. Ensure all rezoning conditions from the adopted Ordinance No. 2021-105 are listed as a note on the plat. Revise Note #4 to state, "The height of structures in the R-MF zoning district shall be no greater than 35 feet."
5. Pedestrian access to existing sidewalks on East 51st Street, Eastbury Estates Drive, and Hawk Drive shall be depicted as pedestrian easement with a note stating that the landowner must maintain 5 ft. wide pedestrian sidewalk for the appropriate lot numbers.
6. The "30' Landscape Buffer" shall continue along the entire eastern, western, and southernmost property lines in the renamed Lot 15.
7. Include a note stating, "The 30' landscape buffer shall be planted prior to the issuance of any certificates of occupancy."
8. Drainage easements shall be separated from landscape buffers.
9. Add the following statement to the last line of General Note #10, "or so order by the City of Davenport."
10. Lakeview Parkway and Ravenwood Lane require hammerheads/turnarounds constructed at their ends within an access easement.
11. All easements containing public sewer are to have "sewer" included in the description.
12. Include a note regarding stormwater detention and water quality requirements that reads, "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."
13. Provide Stormwater and detention easements on Lot A and B.

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.

Motion by Johnson, second by Hepner to approve Case F21-09 subject to conditions. Motion was approved by a roll call vote (6-1). Garrington dissented. Tallman abstained.

- iii. Case P21-04: Request of Origin Design on behalf of Russell Construction for a preliminary plat of Russell-Frye/Armstrong Industrial Park 1st Addition for a 3-lot subdivision on 95 acres, located 8730 Northwest Boulevard. [Ward 2]

Koops introduced the proposed industrial subdivision.

Staff recommended the Plan and Zoning Commission forward P21-04 to City Council with a recommendation for approval subject to the following conditions:

1. An additional 20 feet of Utility Easement shall be added to the existing 10 foot easement along the south lot line.
2. All sewer easements shall be either 15 feet wide or twice the depth of the sewer, whichever is greater.
3. The legal description, utility note, and preparer's contact info shall be removed.
4. A total of 70 feet of right-of-way shall be required along West 83rd Street.
5. Standard Plat Notes shall be added.
6. Corporate limits shall be shown on the plat.
7. Lot three shall not have any direct access to Northwest Boulevard.
8. Additional storm and sanitary sewer easements shall be required based on preliminary engineering of conceptual plans including service drainage of the property to the west.
9. Provide 30 feet of right-of-way radii at the intersection of Northwest Boulevard & Zenith Avenue.
10. Lots A, B, and C shall be labeled as outlots and shall be shown with stormwater detention easements.

Findings:

1. The preliminary plat conforms to the comprehensive plan Davenport+2035; and
2. The preliminary plat will achieve consistency with subdivision requirements with the proposed conditions.

Hepner inquired about the restricted access to Northwest Boulevard. Berkley clarified that Northwest Boulevard is under the jurisdiction of the Iowa DOT, which determines the location of access drives.

Motion by Johnson, second by Hepner to approve Case P21-04 subject to conditions. Motion to approve was unanimous by a roll call vote (7-0).

VII. Future Business

VIII. Communications

The executive committee is reviewing the existing by-laws and intends to make minor revisions, which will be presented to the Commission at a future meeting date.

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:20 pm.