

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, AUGUST 3, 2021; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Johnson, Tallman, Inghram, Brandsgard, Maness, Garrington, Stelk
Excused: Lammers, Hepner, Reinartz
Staff: Berkley, Werderitch

II. Report of the City Council Activity

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

1. Case REZ21-01: Parcel P1304-02C (Rock Church Ministries Inc.): Tabled for one meeting cycle
2. Case F21-05: Interstate 80 Airport Industrial Park 12th Addition: Final Plat Approved by City Council.

III. Secretary's Report

- A. Consideration of the July 20, 2021 meeting minutes.

Motion by Tallman, second by Maness to approve the July 20, 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
- 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.

Garrington sought additional information on the proposed underground storm water detention on Lot 2. Jason Holdorf, IMEG Corp., was in attendance to answer questions.

Motion by Tallman, second by Johnson to approve Case F21-07 subject to conditions. Motion to approve was unanimous by a roll call vote (7-0).

B. New Business

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Tallman, second by Johnson to adjourn the meeting. Motion to adjourn was unanimous by voice vote (7-0).

The meeting adjourned at 5:15 pm.