



**CITY OF RIVERDALE
PLANNING & ZONING COMMISSION
MEETING AGENDA**

PLACE: Riverdale City Hall, 110 Manor Drive, Iowa
DATE: Thursday, September 24, 2020 **TIME:** 7:00 P.M.

This meeting of the Riverdale, Iowa Planning & Zoning Commission will be conducted according order and actions will be considered on the items listed. The notice of this meeting is not considered final until twenty-four (24) hours' notice is impossible or impractical for good cause.

In compliance with American with Disabilities Act (ADA) and other applicable federal and state laws, all public hearing and meetings held or sponsored by the city of Riverdale, IA will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact City at (563) 355-2511 five (5) prior to the hearing or meeting to inform of their anticipated attendance.

REGULAR MEETING AGENDA

1. **WELCOME AND ROLL CALL**
2. **REVIEW/APPROVAL OF THE AGENDA**
3. **APPROVAL OF MINUTES**
4. **ACCEPT RESIGNATION OF BILL BRIESCH**
5. **WELCOMING NEW MEMBERS**
6. **DISCUSSION OF A PROPOSED R-3 ZONING DISTRICT**
7. **DISCUSSION OF MINOR PLAT SKETCH PLAN FOR WINDMILLER DEVELOPMENT PROJECT**
8. **CHANGING OF STREET NAMES IN WOODS SUBDIVISION**
9. **SETTING TIME OF NEXT PLANNING AND ZONING MEETING FOR NOVEMBER 3, 2020 7:00 pm**
10. **ADJOURNMENT**



**RIVERDALE CITY PLANNING & ZONING COMMISSION
MEETING AND PUBLIC HEARING MINUTES**

PLACE: Riverdale City Hall, 110 Manor Drive, Riverdale, Iowa

DATE: March 24, 2020 **TIME:** 6:00 P.M.

NOTE: The Meeting of the Planning & Zoning Commission of the City of Riverdale was held online and in-person at the appointed time and day in accordance with open meeting laws set and defined by the State of Iowa (Code/Chapter).

1. WELCOME

A. CALL TO ORDER

The meeting was called to order at 6:04 pm by P&Z Co-Chair, Wendy Syverud.

B. ROLL CALL

Commissioners Present: Syverud (via online), Stickler (via online), Struve (via online), Commissioner Beran joined the meeting later (via online) and Commissioner Briesch was absent. A quorum was established. Also present Mayor Bawden (via online), Developer Seth Woods (via online) and Bettendorf City Engineer Brent Morlock (via online).

2. REVIEW/APPROVAL OF THE AGENDA

3. APPROVAL OF THE MINUTES OF THE MARCH 11, 2020 MEETING

Motion by Struve, seconded by Stickler. All ayes.

4. PUBLIC HEARING

A. OPEN PUBLIC HEARING

B. PRESENTATION

Developer Seth Woods made a presentation of the plans and drawings for Woods Estates of Riverdale, Phase 2. Mayor Bawden and Developer Woods explained where things currently stands with the financial guarantee Woods will provide related to the installation of public improvements in the phase.

NOTE: Commissioner Beran joined the conference at 6:09 pm

C. PUBLIC COMMENT

There was no public comment.

5. CLOSE PUBLIC HEARING

There being no other public comment, the public hearing was closed. Motion by Stickler, seconded by Syverud. All ayes.

6. DISCUSSION AND CONSIDERATION OF RECOMMENDATION TO CITY COUNCIL ON THE FINAL PLAT OF WOODS ESTATES OF RIVERDALE SECOND ADDITION

Members of the Commission asked questions of both Developer Woods and Engineer Morlock regarding street names, retention basins, sediment control, utility sign-offs on the plat, lot numbering in the phase, and financial guarantees/draft Letter of Credit. Engineer Morlock shared his experience from Bettendorf and advised that although Bettendorf utilizes assessment waivers as a financial instrument, it's common practice for a P&Z Commission to recommend approval of a

plat with contingencies that must be met before the plat should be accepted by the City Council and signed by the Mayor.

The Commission discussed Section 40 of the Subdivision Ordinance for the City of Riverdale. The ordinance states in lieu of installing the required improvements, the Developer shall file a financial instrument before the final plat shall be approved by the Commission. Concern was raised that the Letter of Credit, which is an approved financial instrument, was not fully executed and did not meet the requirements to approve.

Developer Woods agreed that he would provide a final, written Letter of Credit in advance of the next Regular Meeting of the City Council when that body takes up consideration of approving the Phase 2 plat.

A MOTION was made by Beran and seconded by Stickler that reads:

The Planning & Zoning Commission of Riverdale recommends approval of the final plat for Woods Estates of Riverdale Second Addition contingent upon the receipt of a fully-executed Letter of Credit guaranteeing the completion of the identified public improvements provided that Letter of Credit is received by the City Council in advance of consideration of plat approval for the Second Additon.

All ayes. Motion carried.

Co-Chair Syverud also asked that the language of the Letter of Credit be more exact in its identification of the project and work it is intended to guarantee. Mayor Bawden provided assurances that the language would be changed to match the identification of the project as shown on the drawings submitted to the Commission for their review and recommendation.

Developer Woods stated that he will move ahead with finalizing the Letter of Credit and having everything ready to go for review by the City Council at its next meeting on April 14th at 7pm.

7. NEXT MEETING: WEDNESDAY, JUNE 3, 2020 (UNLESS ONE IS NEEDED SOONER)

8. ADJOURNMENT

The meeting of the Planning & Zoning Commission for the City of Riverdale was formally adjourned at 6:50 pm.

FOR THE CITY OF RIVERDALE:

ATTESTED BY:

Co-Chair Wendy Syverud

Mary Frances Blevins, City Clerk



A MOTION

ACCEPTING THE RESIGNATION OF BILL BRIESCH FROM THE CITY OF RIVERDALE PLANNING & ZONING COMMISSION

- ITEM 1:** Bill Briesch has faithfully served the City of Riverdale as a member and co-chair of the Planning & Zoning Commission for the past two and a half years, and;
- ITEM 2:** Mr. Briesch submitted his resignation to the Mayor on Thursday, September 8, 2020 (Exhibit "A").

Here's a draft motion to consider:

The City Council accepts Mr. Briesch's resignation and thanks him for his service to the City.

Motion Made By: _____

Motion Seconded By: _____

Votes to the Affirmative: ___ DL ___ KK ___ AH ___ KA ___ PD

Votes Against: ___ DL ___ KK ___ AH ___ KA ___ PD

Mike Bawden

EXHIBIT "A"

From: BILL BRIESCH <b.briesch@live.com>
Sent: Thursday, September 17, 2020 8:59 PM
To: Mike Bawden
Subject: Planning and Zoning

Mike,
Regrettably I must submit my resignation as a member of the Planning and Zoning Board. Thank you and the City of Riverdale for the opportunity to have served.

Respectfully,
Bill Briesch

Sent from my iPhone



A MOTION

AFFIRMING THE APPOINTMENT OF HEATHER WREN TO THE CITY OF RIVERDALE PLANNING & ZONING COMMISSION

- ITEM 1:** Heather Wren has been a lifelong resident of Riverdale and previously served the City in a variety of committee positions, and;
- ITEM 2:** Ms. Wren has agreed to serve the remainder of Bill Briesch's unexpired term which ends on December 31, 2023,
- ITEM 3:** The Mayor has appointed Ms. Wren to serve in this position but has requested affirmation of the appointment by the City Council.

Here's a draft motion to consider:

The City Council affirms the appointment of Ms. Heather Wren to the Planning & Zoning Commission for the City of Riverdale, Iowa for a term running from September 22, 2020 through December 31, 2023, effective immediately.

Motion Made By: _____

Motion Seconded By: _____

Votes to the Affirmative: ___ DL ___ KK ___ AH ___ KA ___ PD

Votes Against: ___ DL ___ KK ___ AH ___ KA ___ PD

Article V.I R-3 Multiple Family

Section 54. TITLE.

The regulations set forth in this Article or set forth elsewhere in this Ordinance when referred to in this Article are the district regulations in the "R-3" Multiple-Family Residential District.

Section 55. USE REGULATIONS

A building or premises shall be used only for the following purposes:

A. Principal Uses Permitted.

1. Any use permitted in the "R-2", district.

Section 56. Use Regulations

A building or premises shall be used only for the following purposes:

56.01 Principal Uses Permitted

56.01 Any use permitted in R-2, Multi-Family Residential District

56.02 Six to eighteen residential dwellings.

56.03 Churches and public and private schools.

56.04 Institutions except institutions for criminals and the insane

56.05 Public parks and playgrounds

56.06 Home occupations

56.07 One to six-family residential dwellings

57

Section 57. HEIGHT REGULATIONS

No building hereafter erected or altered shall exceed five (5) stories nor shall it exceed sixty (60) feet in height except as provided in Articles X and XI.

Section 58. AREA REGULATIONS

58.01 Front Yard. There shall be a front yard having depth not less than twenty-five (25) feet. Where the street is curved, the line shall follow the curve of the street rather than be a straight line. Where lots have a double frontage, the required front yard shall be provided on both streets. Where a lot is located at the intersection of two or more streets, there shall be a

front yard on each street side of the corner lot, except that the buildable width of such lot, except that the buildable width of such lot, shall not be reduced to less than fifty (50) feet. No accessory building shall project beyond the front yard line on either street.

58.02 Side Yard. There shall be a side yard on each side of the building having a width of not less than ten (10) feet. No Accessory building shall project beyond the side line of the main building as extended.

58.03 Rear Yard. There shall be a rear yard having a depth of not less than thirty (30) feet.

58.04 Intensity of Use.

Every lot or tract of land shall have an area of not less than twelve thousand (12,000) square feet. There shall provided a minimum of two thousand (2,000) square feet per family. Every lot or tract of land shall have an average width of not less area or width than herein required and was legally platted and was on record at the time of the passage of this Ordinance, such lot or tract may be used for any of the uses permitted by this Article.

53.05 Location on Lot of Satellite Receivers.

No satellite receiver shall be erected or placed unless a permit therefore has obtained from the Building Inspector. No satellite receiver shall be located on any residentially zoned lot except as set forth herein.

- a. No satellite receiver shall be erected or placed in or on any front or side yard, or on any vacant lot.
- b. A satellite receiver may be erected or placed in any rear yard provided that it is located no nearer to any side lot line than the required or actual distance between the principal building on said lot line and the side lot line which is greater and no less than twenty (20) feet from the rear lot line; and no less than twenty (20) feet from the rear lot line; and, provided that a satellite receiver must be located at least thirty (30) feet from any rear yard lot line that abuts a public street or highway.
- c. No satellite receiver in excess of three (3) feet in diameter shall be erected upon or affixed to any building
- d. A satellite receiver may be erected or placed in any corner lot provided it is located only in the yard that is opposite the yard used for the street address of the residence.

Severability, Full Force and Effect and Repealing

This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

This ordinance shall be construed to repeal any prior ordinance inconsistent herewith.

If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Passed by the Council on the ____ day of ____ 2020 and approved this ____ day of _____, 2020.

Michael Bawden, Mayor

ATTEST:

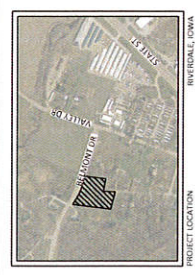
Katie Enloe, Deputy City Clerk

First Reading: _____

Second Reading: _____

Third Reading: _____

PROJECT NUMBER	238 BELMONT RD	CLIENT NAME	
PROJECT NO.	20-0085	PROJECT MANAGER	BOELK
SHEET NUMBER	1 of 1	DATE ISSUED	08/18/2020
CONCEPTUAL DRAWING			
REV.	DESCRIPTION OF CHANGES	DATE	
DRAWING LOG			
WWW.AXIOM-CON.COM (319) 519-6220			



LOT INFORMATION	
CURRENT ZONING	SINGLE-FAMILY RESIDENTIAL (R-1)
PROPOSED ZONING	MULTI-FAMILY RESIDENTIAL (R-2)
LOT SIZE	115,462 SF (2.65 ACRES)
ZONING	FRONT SETBACK: 25' SIDE SETBACK: 10' REAR SETBACK: 30'



NOTES

- STORM WATER MANAGEMENT WILL BE REQUIRED.
- NO ACCOMMODATIONS MADE FOR EXISTING UNDERGROUND UTILITIES.



RESOLUTION 2020-XX

A RESOLUTION TO APPROVE THE CHANGING OF STREET NAMES IN WOODS ESTATES

WHEREAS, The City of Riverdale, Iowa ("City") is a Municipal Corporation, organized and operating under the laws of the State of Iowa, and;

WHEREAS, Seth Woods of Woods Estates has requested to change three street names on the Phase 2 plat and;

WHEREAS, the following street names in Woods Estates will be changed and;

Chambers Drive to Ann Avenue
Gwenyth Way to Smith Street
Graham Lane to Elizabeth Way

WHEREAS, City of Riverdale's Planning and Zoning Committee will vote on the changing of the street names in Woods Estates and;

WHEREAS, the City of Riverdale will submit the new street names to the Scott County Assessor's Office.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIVERDALE, IOWA,

Passed and approved this 13th day of October, 2020.

APPROVED

ATTEST

Michael Bawden, Mayor

Katie Enloe, Deputy Clerk

Mike Bawden

From: Seth Woods <buildwithwoods11@yahoo.com>
Sent: Monday, September 14, 2020 2:28 PM
To: Riverdale City Administrator; Mike Bawden
Subject: Woods Estates

Dear City of Riverdale Mayor and City Administrator,

I, Seth Woods am requesting a few street name changes on the Phase 2 plat. I've spoken with the county and they said the city has to ok this before it can be done.

1. Chambers Drive : change to Ann Avenue
2. Gwentyth Way: change to Smith Street
3. Graham Lane: change to Elizabeth way

I believe at your city council and PNZ meeting they jus tnee dot vote on it and send a email to the Scott County Assessor office and i will handle it from there.

Thanks,

seth woods