

PLAN AND ZONING COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, DECEMBER 4, 2018; 5:00 PM

CITY COUNCIL CHAMBERS

COMBINED PUBLIC HEARING & REGULAR MEETING

PUBLIC HEARING AGENDA

Roll Call. Present: Connell, Hepner, Inghram, Johnson, Lammers, Maness, Medd, Quinn, Reinartz, Tallman, Schroeder.

Absent: None.

Staff: Flynn, Rusnak, Melton, Heyer.

I. New Business

- A. Public Hearing for Case REZ18-17: Request of Tim Shaffer, Dale's Automotive Service, to rezone 1915 Zenith Avenue from R-4 Moderate Density Dwelling District to C-2, General Commercial District. [Ward 1]

Tim Shaffer was present and spoke. No one else testified. Public Hearing was closed.

- B. Public Hearing for Case REZ18-19: Request of St. Ambrose University for a rezoning from R-4 Moderate Density Dwelling District and C-2 General Commercial District to PID Planned Institutional District on .675 acres, more or less, and an amendment to a PID Planned Institutional District Land Use Plan for the property located west of Harrison Street, north of West Locust Street, east of Brown Street and south of West Lombard Street. The purpose of the request is to allow a substantial addition to the building located at the northeast corner of West Locust Street and Gaines Street. [Wards 4 & 5]

Greg Gowey and Paul Cook, representing Saint Ambrose University, spoke. No one else testified. Public Hearing was closed.

REGULAR MEETING AGENDA

- I. Roll Call. Present: Connell, Hepner, Inghram, Johnson, Lammers, Maness, Medd, Quinn, Reinartz, Tallman, Schroeder.

Absent: None.

Staff: Flynn, Rusnak, Melton, Heyer.

II. Report of the City Council Authority

Resolution for Case F18-15 being the request of Robert Murray for a Final Plat for a 2 lot subdivision located at 915 Floral Lane. [Ward 1] ADOPTED 2018-5002

Resolution for Case F18-16, request of McCarthy Improvement Company and Linwood Stone Products Company for a Final Plat for a 2 lot subdivision (Crow Valley Plaza 13th Add.) north of East 56th Street and east of Utica Ridge Road. [Ward 6] ADOPTED 2018-501

III. Secretary's Report

A. Consideration of the November 19, 2018 meeting minutes.

The November 19, 2018 meeting minutes were approved following a motion by Connell and a second by Hepner.

IV. Report of the Comprehensive Plan Committee.

No report.

V. Zoning Activity

A. Old Business:

None

B. New Business

- i. Case 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].

Sue Gabel spoke in opposition.

Motion by Lammers, seconded by Hepner, to forward Case REZ18-16 to the City Council with a recommendation for approval.

Findings:

1. The rezoning request is consistent with the Comprehensive Plan for the following reasons:
 - a. The property is located along an edge of an area designated RG - Residential General.
 - b. The property is located adjacent to an arterial street, where higher density development is appropriate.

- c. Traffic generation from this property will not burden the local street network.
2. Rezoning to multifamily will increase housing variety and choice within the vicinity and City in general.

Condition:

That the property be zoned R-MF, Residential, Multifamily District, upon adoption of the new code.

Vote to approve was 8-1 (Reinartz voting no) and Quinn abstaining.

VI. Subdivision Activity

A. Old Business

B. New Business

- i. 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]

Motion by Maness, seconded by Tallman, to forward Case F18-17 to the City Council with a recommendation for approval.

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.

Conditions:

1. That the utility providers sign the plat when their needs have been met;
2. That the plat include the owner/developer and their contact information;
3. That an agreement not sever be provided and recorded for Lot 3.
4. That a minimum of two previously established property corners or section corner ties to the property boundary;
5. That 17 feet of right-of-way be dedicated Lots 1 and 2 to allow for a total of 50 feet of right-of-way;
6. That the Hickory Grove right-of-way be shown and dimensioned;
7. That floodplain information be shown on the plat and easement for such area; and
8. That "no storm water detention required" be removed from the plat. This will be determined during the City's review of the proposed site plan.

Vote to approve was unanimous 10-0.

VII. Future Business

- A. Case FPV18-01: Request of Riverfront Improvement Commission and Taste of Ethiopia LLC for a floodplain variance to establish business at 102 S. Harrison St. [Ward 3]
- B. Case REZ18-18: Request by Ahmed Ismail, for WK Development, to rezone 0.83 acres, more or less, of property located immediately northwest of the intersection of Elsie Avenue and West Kimberly Road from R-5M Medium Density Residential to C-2, General Commercial District [Ward 2].

VIII. Communications.

None.

IX. Other Business.

None.

X. Adjourn. The meeting adjourned at 6:00 p.m.