PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, DECEMBER 3, 2019; 5:00 PM

CITY HALL COUNCIL CHAMBERS, 226 WEST 4TH STREET

I. Old Business

A. Public Hearing for Case No. REZ19-11: Request of Raju Penmatcha to rezone 7.04 acres located at the southwest corner of N. Division Street and W. 76th Street from R-MF, Residential Multifamily District to C-2, Corridor Commercial District. [Ward 8] CONTINUED FROM THE NOVEMBER 5, 2019 MEETING

Tallman abstained from the public hearing. Flynn gave the staff report. Raju Penmatcha was present and answered questions. No one else in the audience spoke. The public hearing was closed.

II. New Business

A. Case REZ19-13: Request of Alex Kelly on behalf of Pegasus 62 LCC for a zoning map amendment on 9,000 square feet, more or less, of property located at 2012 East 11th Street from R-4C Single-Family and Two-Family Residential Zoning District to CT Commercial Transitional Zoning District. [Ward 5]

Rusnak gave the staff report. Alex Kelly was present and answered questions. No one else in the audience spoke. The public hearing was closed.

REGULAR MEETING AGENDA

I. Roll Call Present: Schneider, Lammers, Medd, Johnson, Tallman, Inghram, Hepner, Reinartz, Maness. Excused: Brandsgard, Connell. Staff: Flynn, Melton, Rusnak, Leabhart, Heyer

II. Report of the City Council Activity

1. Third Consideration: Ordinance for Case ORD19-03 being the request of the City of Davenport to reduce the maximum building height in portions of the CE, Elmore Corners zoning district from 120 feet to 55 feet. [Ward 6] ADOPTED 2019-511

2. Third Consideration: Ordinance for case REZ19-10 being the request of Larry Whitty on behalf of KJTLJ, LLC to rezone .73 acres, more or less, of property

located at the southeast corner of W Locust St and Ripley St from R-4C SingleFamily and Two-Family Central Residential Zoning District to C-1 Neighborhood Commercial Zoning District. [Ward 4] ADOPTED 2019-512

III. Secretary's Report

A. The minutes of the November 19, 2019 meeting were approved following a motion by Tallman and a second by Medd.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business: None

B. New Business: None

VI. Subdivision Activity

A. Old Business: None

B. New Business

i. Case F19-19: Request of Classic Development Co. Inc. for a Final Plat for a 4 lot subdivision on 3.77 acres, more or less, of property located east of Waverly Road near the intersection of West 13th Street and Waverly Road. [Ward 1]

Melton gave the Staff Report.

Motion by Tallman, seconded by Medd to forward Case F19-19 to the City Council with a recommendation for approval.

Findings:

1. The final plat conforms to the comprehensive plan Davenport+2035; and
2. The final plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

Condition:

1. That zoning information be updated to reflect the current ordinance and setbacks be shown accordingly.

Motion to approve passed unanimously.

ii. Case F19-20 of Build to Suit for final plat Crow Valley Plaza 14th Addition on 2.1

acres, being a replat of part of lot 3 Crow Valley Plaza 2nd Addition located at 5445 & 5465 Utica Ridge Road containing 2 commercial lots. [Ward 6]

Melton gave the Staff Report.

Motion by Lammers, seconded by Hepner, to forward Case F19-20 to the City Council with a recommendation for approval.

Findings:

1. The plat conforms to the comprehensive plan Davenport+2035; and

2. The plat would achieve consistency with subdivision requirements.

Condition:

1. A note shall be added to the plat stating “Access to this plat shall not be directly from Utica Ridge Road into the subdivision”.

Motion to approve passed unaimouslly.

VII. Future Business

A. Case ROW19-02: Request to vacate a portion of the original Division Street Rightof-Way located between Ridgeview Drive and W. 76th Street. Earle Glaus, petitioner. [Ward 8]

VIII.Communications Flynn reported the next meeting will be held in the second floor conference room

IX. Other Business

X. Adjourn The meeting adjounrd at 5:40 pm.