

**CITY PLAN AND ZONING COMMISSION
CITY OF DAVENPORT, IOWA**

**TUESDAY NOVEMBER 14, 2017 • 5:00 PM
COUNCIL CHAMBERS – DAVENPORT CITY HALL
226 W 4TH STREET DAVENPORT, IA**

MINUTES

PUBLIC HEARING AGENDA

OLD BUSINESS –

NEW BUSINESS –

Next Public Hearing:

Tuesday, December 05, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall –
226 West 4th Street.

REGULAR MEETING AGENDA

The regular meeting was called to order at 5:00 P.M. there was no public hearing.

I. Roll Call of the Membership

Present: Connell, Hepner, Inghram, Kelling, Lammers, Maness, Martinez, Medd, Quinn
and Reinartz

Excused: Tallman

Absent:

Staff: Flynn and Wille

II. Report of the City Council Activity

III. Secretary's Report October 31, 2017 meeting minutes were approved

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business –

- 1.** Case No. REZ17-08: Request of Aaron Christopher on behalf of Palmer College of Chiropractic to rezone 38.65 acres, more or less, generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: "R-4" Moderate Density Dwelling District, "R-6M" High Density Dwelling District, "C-O" Office-Shop District, "C-1" Neighborhood Commercial District, "C-2" General Commercial District, "C-4" Central Business District and "M-1" Light Industrial District to "PID" Planned Institutional District.

This case remains tabled (no action necessary).

B. New Business -

- VI. Subdivision Activity**
 A. Old Business –
 B. New Business –

VII. Other Business –

Case No. FPV17-01: Request of 321 Partners LLC for a floodplain variance at 321 East 2nd Street to allow a historic exemption to floodplain regulations. The developer is proposing a substantial improvement/renovation to allow a mixed-use (commercial-residential) building.

Findings

- The subject property is designated as contributing structure in an area eligible for district nomination;
- The downtown association is proceeding with the nomination of this district;
- While floodplain management practices would prefer mitigation of uses in the floodplain this must be tempered by preservation of historic resources.
- The proposed development meets the goals of the City's Comprehensive Plan, specifically the Historic Preservation Chapter.
- The proposed development fosters the economic redevelopment of this portion of the downtowns eastern core.
- As conditioned the proposed development is the minimum variance necessary.

Staff recommends the Plan and Zoning Commission accept the listed findings, approve the request subject to the following conditions and forward Case No. FPV15-01 to the Iowa Department of Natural Resources for its concurrence.

1. that the existing and proposed utility systems meet the elevation and/or floodproofing requirements. Backflow prevention, is required for water and sanitary services located below the BFE plus one-foot.
2. that the Iowa Department of Natural Resources concurrence is required prior to issuance of a floodplain development permit and building permit. This concurrence shall be provided with application for these permits.
3. that the petitioner provide a the comments from the State Historic Preservation Office regarding the impact of floodproofing measures on the property's continued eligibility as a contributing structure.

Staff recommended a fourth condition that reads as follows:

4. that a detailed emergency operations plan be submitted prior to project completion.

On a motion by Hepner, seconded by Connell, the above listed condition No. 4 was added on a unanimous vote 9-yes, 0-no and 0-absentions.

A motion by Inghram, seconded by Hepner, to approve the request subject to the above stated conditions as amended and forward Case No. FPV15-01 to the Iowa Department of Natural Resources for its concurrence was unanimously approved 9-yes, 0-no and 0-absentions.

- VIII. Future Business –** Preview of items for the November 14th public hearing and/or regular meeting (*note-not all items to be heard may be listed*):

IX. Communications (Time open for citizens wishing to address the Commission on matters not on the established agenda)

X. Adjourn - The meeting was adjourned at approximately 5:30 p.m.

- *Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city code if the Commission does not act and report on this item within 30 days' time this agenda item is to be construed as approved by the Commission.*
- *Note: The Plan and Zoning Commission meeting is not a public hearing. It is time for the commission to discuss the issue(s) with City staff and if questions rise, with the developer.*
- *A rezoning or ordinance text amendment has a second public hearing before the City Council at its Committee of the Whole meeting. Notification of that meeting will be sent to surrounding owners following the Plan and Zoning Commission meeting.*

Next Public Hearing/Regular Plan & Zoning Meeting:

Tuesday, December 05, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

Report of City Council Activity

Adopted Ordinance 2017-472 for Case No. ROW17-05 being the request of of Genesis Health Systems at 3200 West Kimberly Road (corner of Kimberly Rd Elsie Ave) to vacate a portion of a sanitary sewer easement which would be located under the proposed medical building. Existing facilities located in the area to be vacated will be located adjacent to the proposed building in the remaining portion of the sanitary sewer easement.