

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, NOVEMBER 5, 2019; 5:00 PM
CITY HALL COUNCIL CHAMBERS 226 WEST 4TH STREET

I. New 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]

Flynn provided an overview of the proposal.

The petitioner was not present.

Earle Glaus spoke in support of the proposal.

Kathleen Curoe Spoke but was not committed to a position.

The public hearing was continued to the December 3, 2019 Plan and Zoning Commission Meeting.

REGULAR MEETING AGENDA

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

II. Report of the City Council Activity

A. Results of the October 23, 2019 City Council Meeting:

Resolution for Case F19-12 being the request of Premier Commercial Condos for a final plat for a 3-lot subdivision on 3.88 acres more or less of property located on the north side of W 83rd St and the east side of N Fairmount St. [Ward 8] ADOPTED 2019-448

Resolution for Case F19-08 being the request of J+M Civil Design for a final plat for a 2-lot subdivision located north of E Kimberly Road between Brady St and Welcome Way. [Ward 7] ADOPTED 2019-449

Resolution for Case F19-03 being the request of HOA Development, LLC for a final

plat for a 3-lot subdivision located east of Elmore Ave and southeast of the terminus of E. 46th St. [Ward 6] ADOPTED 2019-450

III. Secretary's Report. The Report was approved following a motion by Tallman and a second by Hepner. (No minutes from the October 15 meeting as it was cancelled due to lack of a quorum.)

IV. Report of the Comprehensive Plan Committee Flynn reported work on a new Comprehensive Plan may begin in 2-3 years.

V. Zoning Activity None

A. Old Business None

B. New Business None

VI. Subdivision Activity

A. Old Business None

B. New Business

i. Case F19-17: Request of Townsend Engineering for Final Plat for a 2 lot subdivision on 3.28 acres, more or less, of property located at 4729 Progress Drive containing. [Ward 6]

Flynn gave the staff report.

Findings:

- 1) The plat conforms to the comprehensive plan Davenport+2035; and
- 2) The plat would achieve consistency with subdivision requirements.

Recommendation:

Motion by Lammers, seconded by Medd, to accept the listed findings and forward Case F19-17 to the City Council with a recommendation for approval. Vote to approve was unanimous.

ii. Case P19-04: Request of Verbeke-Meyer Consulting Engineers, P.C. for a Preliminary Plat for a 7 lot subdivision on 1.19 acres, more or less, of property located south of 46th Street between Grand and Tremont Avenues.

Flynn gave the staff report.

Findings:

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

Motion by Lammers, seconded by Maness, to accept the findings and forward Case P19-04 to the City Council with a recommendation for approval subject to the following two conditions:

- 1) That a drainage easement sized to convey 100 year storm from the individual lots to the outlot.
- 2) That a shared access easement with the adjacent property owner be provided for the existing drive entrance for use and potential maintenance.

Vote to recommend approval was unanimous.

iii. Case F19-18: Request of Verbeke-Meyer Consulting Engineers, P.C. for a Final Plat for a 7 lot subdivision on 1.19 acres, more or less, of property located south of 46th Street between Grand and Tremont Avenues.

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.

Motion by Lammers, seconded by Johnson, to accept the findings and forward Case F19-18 to the City Council with a recommendation for approval subject to the following two conditions:

- 1) That a drainage easement sized to convey 100 year storm from the individual lots to the outlot, and
- 2) That a shared access easement with the adjacent property owner be provided for the existing drive entrance for use and potential maintenance.

Vote to recommend approval was unanimous.

VII. Future Business

A. Case REZ19-12: Request of BT Bridge LC to rezone 27.68 acres, more or less, of property located at 8228 N Fairmount Street from I-1 Light Industrial to I-2 Heavy Industrial.

VIII. Communications None

IX. Other Business None

X. Adjourn The meeting adjourned at 5:25 pm.