

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, OCTOBER 2, 2018; 5:00 PM

CITY COUNCIL CHAMBERS

COMBINED PUBLIC HEARING & REGULAR MEETING

PUBLIC HEARING AGENDA

Roll Call

Present: Connell, Hepner, Inghram , Johnson, Medd, Quinn and Schneider.

Excused: Lammers, Maness, Reinartz and Tallman.

Staff Present: Flynn, Heyer, Melton, Longlett and Rusnak.

I. New Business

- A. Public Hearing for Case No. REZ18-14, request by Dan Elais to rezone 1.49 acres, more or less, of property located at 4435 East 53rd Street from R-2, Low Density Dwelling District to PDD, Planned Development District [Ward 6]

Flynn summarized the staff report.

The petitioner was present and spoke on the request.

One adjacent property owner expressed concerns with the development. Five adjacent property owners spoke in opposition.

There were a few questions from Plan and Zoning Commissioners. The petitioner responded to those questions.

Inghram closed the public hearing.

The public hearing end at approximately 5:40 pm.

II. Next Public Hearing

- A. October 16, 2018

REGULAR MEETING AGENDA

I. Roll Call

Present: Connell, Hepner, Inghram, Johnson, Medd, Quinn and Schneider.

Excused: Lammers, Maness, Reinartz and Tallman.

Staff Present: Flynn, Heyer, Melton, Longlett and Rusnak.

II. Report of the City Council Authority

A. Summary of the September 26, 2018 City Council Meeting:

1. Resolution for case F18-10 of Riverstone Group Inc. for a final plat of Crow Valley Plaza Twelfth Addition on 14.67 acres, more or less, being a replat of Lot 1 of Crow Valley Plaza Tenth Addition located along the north side of East 56th Street and north of Lakeview Parkway containing two (2) lots. [Ward 6] ADOPTED 2018-422
2. Resolution approving the conveyance of vacated public right-of-way, that being a part of Fairhaven Road lying south of 53rd Street and between Lots 2 and 3 of Hanlin's Addition, WCT Investments, LLC, Petitioner [Ward 6]. ADOPTED 2018-426

III. Secretary's Report

A. Consideration of the September 4, 2018 Plan and Zoning Commission meeting minutes.

Motion by Connell, second by Hepner to approve the September 4, 2018 meeting minutes. Motion to approve was 6-0 by voice vote.

IV. Report of the Comprehensive Plan Committee

Flynn discussed the upcoming Zoning Ordinance and map.

V. Zoning Activity

A. Old Business

There was none.

B. New Business

- i. Case FDP18-04: Request of Shawn Agan for a PDD - Planned Development District Final Development Plan for a self storage facility on 1.43 acres, more or less, located at 3730 West Locust Street. [Ward 1]

Rusnak summarized the staff report.

Findings:

1. The proposed development would be consistent with the RG Future Land Use Development based on the location being adjacent to the edge (West Locust Street), the proposed scale and orientation as depicted on the "PDD" Final Development Plan and the rezoning conditions associated with Case REZ18-12; and
2. The final development plan would achieve consistency with the adopted "PDD" Land Use Plan.

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case No. FDP18-04 to the City Council with a recommendation for approval subject to the following condition:

1. That the City Council approves Case No. REZ18-12 by adopting the rezoning Ordinance and associated Land Use Plan.

Motion by Medd, second by Quinn to accept the listed findings and forward Case No. FDP18-04 to the City Council with a recommendation for approval subject to the following condition:

1. That the City Council approves Case No. REZ18-12 by adopting the rezoning Ordinance.

Motion to approve was 6-0 by roll call vote.

VI. Subdivision Activity

A. Old Business

There was none.

B. New Business

- i. Case ROW18-03: Request of the City of Davenport for the vacation (abandonment) of 711 square feet, more or less, of alley right-of-way located northeast of Ridgewood Avenue and northwest of Middle Road. [Ward 6]

This item has been withdrawn.

Rusnak summarized the purpose for withdrawing the request.

- ii. Case F18-12: Request of Joseph Stuhr for a for a Final Plat for a 2 lot subdivision located west of Waverly Road and south of West 15th Street Court. [Ward 1].

Rusnak summarized the request.

Findings:

1. The plat conforms to the Davenport 2035 Future Land Use Map; and

2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F18-12 to the City Council with a recommendation for approval subject to the following conditions:

1. That the surveyor signs the plat;
2. That the utility companies sign the plat when their easement needs have been met;
3. That the designation Gayman Avenue be removed from the plat; and
4. That the following note be added to the plat: Sidewalks shall be constructed within the right-of-way of all public streets.

Motion by Hepner, second by Medd to accept the listed findings and forward Case No. F18-12 to the City Council with a recommendation for approval subject to the following conditions:

1. That the surveyor signs the plat;
2. That the utility companies sign the plat when their easement needs have been met;
3. That the designation Gayman Avenue be removed from the plat; and
4. That the following note be added to the plat: Sidewalks shall be constructed within the right-of-way of all public streets.

Motion to approve was 6-0 by roll call vote.

- iii. Case F-13: Request of Christine Hall Shields Trust for a for a Final Plat for a 2 lot subdivision located west of Jersey Ridge Road approximately .3 miles north of East Kimberly Road [Ward 6].

Rusnak summarized the request.

Findings:

1. The plat conforms to the Davenport 2035 Future Land Use Map; and
2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F18-13 to the City Council with a recommendation for approval subject to the following conditions:

1. That the surveyor signs the plat;
2. That the utility companies sign the plat when their easement needs have been met;
3. That the plat be tied to two quarter corners or two previously established lot corners;
4. That the existing right-of-way width of Jersey Ridge Road be shown on the plat;
5. That Note 1 on the plat be changed from acres to square feet; and
6. That a hold harmless instrument be provided, if none exists or is unsatisfactory to the City, regarding the City's ability to access the private drive.

Motion by Hepner, second by Connell to accept the listed findings and forward Case No. F18-13 to the City Council with a recommendation for approval subject to the following conditions:

1. That the surveyor signs the plat;
2. That the utility companies sign the plat when their easement needs have been met;
3. That the plat be tied to two quarter corners or two previously established lot corners;
4. That the existing right-of-way width of Jersey Ridge Road be shown on the plat;
5. That Note 1 on the plat be changed from acres to square feet; and
6. That a hold harmless instrument be provided, if none exists or is unsatisfactory to the City, regarding the City's ability to access the private drive.

Motion to approve was 6-0 by roll call vote.

VII. Future Business

- A. Case No. ORD18-05: Request by the City of Davenport to repeal and replace Title 17 of the Municipal Code, entitled, "Zoning" with a new zoning ordinance and map for the entire City [All Wards].

VIII. Communications

There were none.

IX. Other Business

There was none.

X. Adjourn

The meeting adjourned at approximately 6:00 pm.