

MINUTES

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, OCTOBER 1, 2019; 5:00 PM

COUNCIL CHAMBERS CITY HALL 226 WEST 4TH STREET

REGULAR MEETING AGENDA

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

II. Report of the City Council Activity

A. 1. Ordinance for Case PUD19-01: Request by Juan Goitia for a Major Modification to an existing Planned Unit Development (PUD) for the property located at 1002 Bridge Ave. [Ward 5] ADOPTED 2019-390

III. Secretary's Report

A. Consideration of the September 17, 2019 Meeting Minutes. The minutes were approved following a motion by Tallman and a second by Lammers.

IV. Report of the Comprehensive Plan Committee. Flynn reported an initial meeting studying the North Brady Corridor (53rd Street to I-80) was recently held. This may lead to some amendments to the Comprehensive Plan.

V. Zoning Activity

A. Old Business: None

B. New Business

i. Case REZ19-10: Request of Larry Whitty of behalf of KJTLJ, LLC to rezone .73 acres, more or less, of property located at the southeast corner of West Locust Street and Ripley Street from R-4C Single-Family and Two-Family Central Residential Zoning District to C-1 Neighborhood Commercial Zoning District. [Ward 4]

The petitioner amended the request from C-2 Corridor Commercial Zoning District to C-1 Neighborhood Commercial Zoning District on 9/30/2019.

Rusnak gave the staff report.

Larry Whitty was present to answer any questions.

Motion by Tallman, seconded by Lammers, to recommend the City Council approve the amended request in Case REZ19-10, rezoning the subject property from R-4C Single-Family and Two-Family Central Residential Zoning District to C-1 Neighborhood Commercial Zoning District.

Findings:

1. The C-1 Neighborhood Commercial Zoning District would facilitate traditional neighborhood development, which would be more compatible with the "Main Street" development pattern in the district; and
2. The proposed zoning map amendment would achieve consistency with approval standards enumerated in Section 17.14.040E.1 (A-F) of the Davenport City Code.

Motion to approve passed unanimously.

ii. Case ORD19-03: Request of the City of Davenport to reduce the maximum building height in portions of the C-E, Elmore Corners zoning district from 120 feet to 55 feet. [Ward 6]

Tom Jacobsen, representing the Jersey Farms neighborhood, Cindy Gallagher, 2911 E 54th Street, and Jeff Hyland, 6307 Fairhaven Avenue spoke in favor of the proposal.

Candi Pastrnak, representing VTS Farm Parcel A LLC, spoke against the proposal.

Motion by Tallman, seconded by Lammers, recommend the City Council approve the request to amend the zoning ordinance as described in Case REZ19-03.

Motion to approve passed unanimously.

VI. Subdivision Activity

A. Old Business: None

B. New Business

i. Case F19-03: Request of HOA Development, LLC for a Final Plat for a 3 lot subdivision located east of Elmore Avenue and southeast of the terminus of East 46th Street.[Ward 6]

The Plan and Zoning Commission recommended approval of this request at its March 19, 2019 meeting. However, the Plat was reconfigured so it is being returned to the Plan and Zoning Commission for reconsideration.

Kirk Whalen, representing the petitioner, was present to answer questions.

Motion by Brandsgard, seconded by Medd, to recommend the City Council approve Case F19-03 with the following conditions:

1. That the surveyor signs the plat;
2. That the utility providers sign the plat when their easement needs have been met;
3. That the 100-year flood line be revised as the Estimated Base Flood Elevation. In the general notes provide that BFE and what elevation datum is being used;
4. That the ownership and maintenance of Lot A be shown on the plat; and
5. That the proposed sign easement be removed from the plat.

VII. Future Business: There will be subdivision plats for consideration at the next meeting.

VIII. Communications - None

IX. Other Business - None

X. Adjourn The meeting adjourned at 5:45 p.m.