

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, SEPTEMBER 19, 2023; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

Public Hearing for Case REZ23-05: Request of Anthony Properties to rezone the 10.17 acres of Lot 1 of Phoenix Centre 6th Addition in the 5600 Block of Tremont Avenue (Parcel X1203-01) from I-1 Light Industrial to R-MF Multi-Family Residential District. [Ward 8]

Koops provided an overview of the rezoning request which is to facilitate development of the site for an estimated 112 to 132 apartments in approximately four buildings. Two protests were received and have been included in the Commission's Packet material linked publicly on the City's/Commission's website.

Attorney Thomas Pastrnak was present to represent the applicant Anthony Properties and to explain the request and the similarity between what has been developed at the Brady Street property, and that a nearly identical product would be developed on the subject property. Pastrnak mentioned the developer might build a pedestrian trail to connect the two properties.

Eikleberry asked if there are any other similar situations like these two uses. Staff mentioned one development near Hickory Grove RD and Hillandale and the apartments near Grand and E 46th Street.

No Members of the public spoke in favor or against the request.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

Present: Hepner, Eikleberry, , Johnson, Tallman, Inghram, Maness, , and Schneider.

Excused: Reinartz, Tallman; Garrington. Absent: None.

Staff: Berkley, Koops,

II. Report of the City Council Activity

Staff provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the Sept 5, 2023 meeting minutes.

Motion by Hepner, second by Maness, to approve the Sept. 5, 2023 meeting minutes. Motion to approve was unanimous by voice vote (6-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business: None.

B. New Business

- 1) Case REZ23-04: Request of Jason Cousineau to rezone approximately 1.19 acres of land generally located southeast of the Grand Avenue and E. 46th Street intersection at 801 E. 46th Street from R-MF Multi-Family Residential District to I-1 Light Industrial Zoning District. [Ward 7]

Staff recommends Case REZ23-04 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Residential General.
2. The proposed zoning map amendment to I-1 Light Industrial District is compatible with the zoning and uses of nearby developed property.
3. The zoning map amendment will enable the area to be developed in a manner consistent with the surrounding area.
4. The proposed zoning map amendment does not hinder the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities with future development.

Jason Cousineau described the request for garage suites.

Johnson asked if there would be any signage. The applicant stated that it would not be a place that would need a lot of signage. Berkely stated any signage would need to meet sign code requirements.

There were no comments in favor or opposition to the proposed request.

Without any further comments, Secretary Tallman commenced roll call vote for REZ23-04.

Motion to approve staff recommendation and findings of request REZ23-03 was made by Schneider seconded by Stelk. Eikleberry, yes; Johnson, yes; Maness,

yes; Stelk, yes; Schneider, yes; and Hepner, yes. The motion carried unanimously (6-0).

VI. Subdivision Activity

A. Old Business

B. New Business

1. Case F23-13: Request of Calvin Bolkema for a final plat West Silver Creek 2nd Addition. The two-lot agricultural subdivision is located at 5605 Wisconsin Avenue containing 4.25 acres [Ward 2]

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F23-13 to City Council with a recommendation for approval subject to the listed findings and conditions:

Findings:

1. The final plat conforms with the comprehensive plan Davenport 2035+.
2. The final plat accommodates efficient use of the properties.
3. The final plan, as conditioned, will achieve consistency with subdivision code.

Conditions:

1. Surveyor shall sign the plat.
2. Utility provider shall sign the plat after easement needs are met.

Motion by Eikleberry, second by Johnson, to approve staff recommendation and conditions for F23-13. Motion was approved by a roll call vote (6-0).

Hepner, yes; Eikleberry, yes; Johnson, yes; Maness, yes; Stelk, yes; and Schneider, yes. The motion carried unanimously (6-0).

VII. Future Business: REZ23-05.

VIII. Communications

IX. Other Business

X. Adjourn

Motion to adjourn was unanimous by voice vote (6-0). Meeting adjourned at 5:24 pm.