

CITY PLAN AND ZONING COMMISSION
Public Hearing and Regular Meeting Minutes

Tuesday, September 4, 2018 at 5:00 PM
Council Chambers
226 West 4th Street
Davenport, Iowa 52801

PUBLIC HEARING AGENDA

Roll Call of the Membership

Present: Connell, Hepner, Lammers, Johnson, Maness, Medd, Quinn, Reinartz and Tallman.

Excused: Inghram.

Staff Present: Rusnak, Heyer, Koops and Melton.

OLD BUSINESS

There was none.

NEW BUSINESS

1. Case REZ18-14: Request by Dan Elias, Track, LLC to rezone 1.49 acres, more or less of property located at 4435 E. 53rd Street from R-2, Low Density Dwelling District to PDD, Planned Development District [Ward 6]

City staff indicated that the applicant provided a written request to table this item to the 9-18-2018 Plan and Zoning Commission Public Hearing.

Connell opened the public hearing and asked if anyone in the audience wished to speak in favor or in opposition to the request.

No one from the audience spoke.

Motion by Maness, second by Tallman to table REZ18-14 to the September 13, 2018 Plan and Zoning Commission public hearing. Motion to table was (8-0) by voice vote.

2. 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]

Rusnak summarized the staff report. He indicated that the property at 2508 Middle Road has objected to the request and that a representative of the property owner at 2508 Middle Road has requested that the City table the request.

Rusnak indicated that there would be another opportunity for public input at the October 2, 2018, and therefore, the City is not in favor of tabling the request.

Property owners from 704 Ridgewood Avenue and 2516 Middle Road spoke in favor of the request.

A representative of the property owner at 2508 Middle Road spoke in opposition to the request.

There were a few questions from Plan and Zoning Commissioners.

Connel closed the public hearing.

The public hearing end at approximately 5:34 pm.

REGULAR MEETING AGENDA

I. Roll Call of the Membership

Present: Connell, Hepner, Lammers, Johnson, Maness, Medd, Quinn, Reinartz and Tallman.

Excused: Inghram.

Staff Present: Rusnak, Heyer, Koops and Melton.

II. Report of the City Council Activity

1. Third Consideration: Ordinance for Case No. REZ18-08 being the request of William Torchia on behalf of WCT Investments Davenport Series, LLC for a rezoning on 6.5 acres, more or less, located along the south of East 53rd Street and east of Lorton Avenue from "R-1 Low Density Dwelling District to "PDD" Planned Development District to facilitate commercial development. [Ward 6] **ADOPTED 2018-364**
2. Third Consideration: Ordinance for Case No. ROW18-01 being the request of William Torchia on behalf of WCT Investments Davenport Series, LLC for the vacation (abandonment) of 0.34 acre (14,812 square feet), more or less, of right-of-way known as Fairhaven Road extending approximately 285 feet south from East 53rd Street to facilitate commercial development. [Ward 6] **ADOPTED 2018-365**
3. Resolution approving Case No. FDP18-03 being the request of William Torchia on behalf of WCT Investments Davenport Series, LLC for a PDD Planned Development District Final Development Plan on property located on the south side of East 53rd Street approximately 385 feet east of Lorton Avenue. [Ward 6] **ADOPTED 2018-366**
4. Resolution approving Case No. CP18-02 being the request of the City of Davenport to amend the Davenport 2035 Future Land Use Map Designation from "RG" Residential General to Commercial Corridor on 6.5 acres of property, more or less, located along the south side of East 53rd Street east of Lorton Avenue. [Ward 6] **ADOPTED 2018-370**

III. Secretary's Report

Consideration of the August 14, 2018 meeting minutes.

Motion by Hepner, second by Tallman to approve the August 14, 2018 meeting minutes.
Motion to approve was (8-0) by voice vote.

IV. Report of the Comprehensive Plan Committee

There was none.

V. Zoning Activity

A. Old Business

There was none.

B. New Business

1. Case REZ18-12: Request of Chris Townsend on behalf of Jimmy Holt, to rezone 1.43 acres, more or less, of property located at 3730 West Locust Street from "C-1" Neighborhood Commercial and "R-3" Moderate Density Dwelling District to "PDD" Planned Development District. [Ward 1]

Rusnak summarized the staff report.

Finding:

The use of the property would achieve consistency with the Residential General Davenport 2035 Future Land Use designation because the proposed design and conditions recommended by City staff would adequately safeguard surrounding residential development.

Staff recommends the Plan and Zoning Commission accept the listed finding and forward Case REZ18-12 to the City Council with a recommendation for approval subject to the following conditions:

1. That no self-storage units be located within 150 feet of the West Locust Street right-of-way;
2. That no self-storage unit overhead doors face West Locust Street;
3. That a six foot high fence be installed along the east, north and west property lines surrounding the self-storage unit development.

No other comments were presented.

Motion by Medd, second by Hepner to accept the listed finding and forward Case REZ18-12 to the City Council with a recommendation for approval subject to the following conditions:

1. That no self-storage units be located within 150 feet of the West Locust Street right-of-way;
2. That no self-storage unit overhead doors face West Locust Street;
3. That a six foot high fence be installed along the east, north and west property lines surrounding the self-storage unit development.

Motion to approve was (8-0) by roll call vote.

2. Case REZ18-13: Request of Hawkeye Paving to rezone 30.7 acres, more or less, of real property located at 8228 N. Fairmount Street (former Wacky Waters site) from "A-1" Agricultural District to "M-1" Light Industrial District to facilitate development of a new Contractor headquarters, shop and equipment storage. [Ward 2]

Koops summarized the staff report.

Findings:

1. The proposed rezoning is consistent with the Comprehensive Plan.
2. The proposed use is consistent with adjacent uses/business to the north, east, and south.

Staff recommends the Plan and Zoning Commission forward Case REZ18-13 to the City Council for approval.

Motion by Medd, second by Hepner to accept the listed finding and forward Case REZ18-13 to the City Council with a recommendation for approval.

Motion to approve was (8-0) by roll call vote.

VI. Subdivision Activity

A. Old Business

There was none.

B. New Business

1. Case ROW18-02: Request of the City of Davenport for the vacation (abandonment) of public right-of-way along the 5000 block of Forest Grove Ct east to the corporate limits, containing 1.47 acres, more or less. [Ward 6]

Medd stated that he would abstain from speaking or voting on this due to a conflict of interest.

Koops summarized the staff report.

Finding:

The vacation furthers the City plans to relocate this street to the north and abandon with ROW.

Staff recommends the Plan and Zoning Commission accepts the listed finding and forward Case ROW18-02 to the City Council with a recommendation for approval subject to the recording of a public utility easement for any remaining utilities.

Motion by Quinn, second by Tallman to accept the listed finding and forward Case ROW18-02 to the City Council with a recommendation for approval subject to the recording of a public utility easement for any remaining utilities..

Motion to approve was (7-0) by roll call vote (Medd abstained).

2. Case P18-05: Request of Kerry Condon on behalf of Pine Partners LLC for a Preliminary Plat for a 63 lot subdivision located west of Division Street and north of West 55th Street.

Rusnak summarized the staff report.

Findings:

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

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward Case No. P18-05 to the City Council with a recommendation for approval subject to the following conditions:

1. That (Quarter) Section Lines be shown on the preliminary plat;
2. That the word "proposed" be removed from 5 under Notes on the preliminary plat; and
3. That the roundabout be removed on Howell Street.

Motion by Quinn, second by Tallman to accept the listed findings and forward Case P18-05 to the City Council with a recommendation for approval subject to the following conditions:

1. That (Quarter) Section Lines be shown on the preliminary plat;
2. That the word "proposed" be removed from 5 under Notes on the preliminary plat; and
3. That the roundabout be removed on Howell Street.

Motion to approve was (8-0) by roll call vote.

VII. Other Business

There was none.

VIII. Future Business

There was none.

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

No one from the audience spoke.

X. Adjourn

The meeting adjourned at approximately 5:43 pm.