

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, JULY 5, 2022; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

PUBLIC HEARING AGENDA

I. New Business

- A. Case REZ22-04: Request of SCI Iowa Funeral Services Inc. to rezone 1200 East 39th Street from S-OS Open Space District to C-1 Neighborhood Commercial District.
[Ward 7]

Berkley presented an overview of the proposed rezoning request. The purpose is to allow a change in building function from a funeral home to a reception facility. A formal staff recommendation will be provided at the July 19th Plan & Zoning Commission meeting.

Commissioner Inghram inquired whether the tenants of the adjacent apartment buildings were notified.

The applicant, Travis Rigdon-Market Manager for SCI Iowa Funeral Services Inc., was in attendance to explain the rezoning request. The intention is to utilize the existing building for celebration of life events.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

II. Roll Call

Present: Schneider, Eikleberry, Inghram, Hepner, Stelk, Tallman, Brandsgard, Garrington
Excused: Reinartz, Maness, Johnson
Staff: Berkley

III. Report of the City Council Activity

Berkley provided an update of the City Council activity.

IV. Secretary's Report

- A. Consideration of the June 14, 2022 meeting minutes.

Motion by Tallman, second by Garrington to approve the June 14, 2022 meeting minutes. Motion to approve was unanimous by voice vote (8-0).

V. Report of the Comprehensive Plan Committee

VI. Zoning Activity

A. Old Business

B. New Business

VII. Subdivision Activity

A. Old Business

B. New Business

- i. Case ROW22-04: Request of Shawn Struck to vacate unimproved alley right-of-way located west of 2727 Glaspell Street. [Ward 1]

Berkley provided an overview of the proposed unimproved right-of-way vacation. The alley abuts four single-family homes within a residential neighborhood. The sloping right-of-way contains turf and several large trees. No garages require the alley for access.

The petitioner, Shawn Struck, was in attendance to speak on behalf of the request.

Staff recommended the City Plan and Zoning Commission accept the listed findings to vacate the unimproved alley right-of-way located west of 2727 Glaspell Street in Case ROW22-04 to the City Council with a recommendation for approval.

Finding:

- 1. The unimproved public right-of-way is not required for city purposes.

Motion by Tallman, second by Schneider, to approve staff recommendation for Case ROW22-04 in accordance with the listed findings. Motion to approve staff recommendation was approved by a roll call vote (8-0).

- ii. Case F22-08: Request of Leveraged Holdings, LLC for a Final Plat of Davenport Industrial Park 6th Addition located at 4701 Rockingham Road. [Ward 1]

Berkley discussed the intent to subdivide the industrial property into two separate lots. A self-storage facility occupies the southern portion of the site. There is a 14,000 square foot industrial building on the northern half of the lot. The purpose of the final plat is to divide the land into two lots, which places each land use on a separate parcel.

The petitioner's representative, Mike Richmond of Townsend Engineering, was in attendance to speak on behalf of the request.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F22-08 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The final plat (with conditions recommended by City Staff) would achieve consistency with subdivision requirements.

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Add a note stating, "No access is allowed to Rockingham Road or US Highway 61."
4. Add a note stating, "Stormwater detention and water quality treatment will be required with this subdivision upon development and shall be owned and maintained by the property owner."
5. Ensure sanitary sewer lateral is located within a sanitary sewer easement.

Motion by Tallman, second by Hepner, to approve staff recommendation for Case F22-08 in accordance with the listed findings and conditions. Motion to approve staff recommendation and conditions was approved by a roll call vote (8-0).

VIII. Future Business

IX. Communications

X. Other Business

XI. Adjourn

Motion by Tallman, second by Garrington to adjourn the meeting. Motion to adjourn was unanimous by voice vote (8-0).

The meeting adjourned at 5:24 pm.