

MINUTES

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

MONDAY, JULY 1, 2019; 5:00 PM

COUNCIL CHAMBERS CITY HALL 226 WEST 4TH STREET

I. New Business

A. Case REZ19-09: Request of Mark Cross to rezone 146.98 acres, more or less, of property located between River Drive and Telegraph Road bounded roughly by Wisconsin Avenue and South Vermont Avenue to the east and west respectively from R-1 and R-2 Single-Family Residential to S-AG Agricultural District. [Ward 1] Melton provided background information. Petitioner Mark Cross gave an overview of his request. Neighbors Crissy Pratz and William Greenfield expressed support.

B. Case ORD18-08: Request of the City of Davenport to amend various sections of Title 17 of the Davenport City Code, entitled Zoning. [Ward All] Rusnak provided an overview from staff. Adam Seitz of Advance Homes gave a presentation showing how some of the design standards for single family were problematic. Commissioners Lammers and Reinartz questioned removal of the notice language for rezonings.

The public hearing was closed at 5:35 pm.

REGULAR MEETING AGENDA

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

II. Report of the City Council Activity

A. 1. First Consideration: Ordinance for case REZ19-06 being the request of Jasveer Saini to rezone .56 acres, more or less, of property located at 4607 North Pine Street from C-1 Neighborhood Commercial Zoning District to C-2 Corridor Commercial Zoning District. [Ward 8] FAILED

2. Third Consideration: Ordinance for Case REZ19-05: Request of John Wulf, to rezone 6401 West Kimberly Road from R-1 Single-Family Residential District to I-1 Light Industrial District; property contains 0.42 acres. [Ward 2] ADOPTED 2019-247

3. Resolution approving Case F19-07 of Advance Homes, Inc for the final plat Candlelight Village on 4.01 acres, being a replat of Lot 1 Candlelight Square 1st Addition located at 5330 Gaines St containing one lot zoned R-MF, Residential Multi-family District. [Ward 8] ADOPTED 2019-248

4. Resolution approving Case F19-10 of Dan Gunsteen for final plat WK First Addition on 1.71 acres, being a replat of portions of Westlyn and Georgetown Square Additions located at 3306 W Kimberly Rd containing 2 commercial lots. [Ward 2] ADOPTED 2019-249

III. Secretary's Report

A. Consideration of the June 18, 2019 Minutes. Minutes were approved following a motion by Tallman and a second by Medd.

IV. Report of the Comprehensive Plan Committee Flynn reported initial work on a Mid Brady Planning Area Study

V. Zoning Activity

A. Old Business: None

B. New Business

i. Case REZ19-08: Request to rezone 3870 Rockingham Road from R-4C, Single and Two Family Central Residential District to S-OS, Special Open Space District. Fairmount Cemetery and Crematory Association, petitioner. [Ward 1]

Motion by Johnson, seconded by Tallman, to recommend approval of the proposed rezoning, with the following findings and conditions:

Findings:

1. The rezoning request is consistent with the Comprehensive Plan in that it allows a transitional use on the edge of a RG, Residential General designation.
2. The proposed rezoning will allow for consolidation of cemetery operations, increasing its efficiency.
3. Proposed conditions will negate any potential negative impacts of the facility on surrounding properties.

Conditions:

1. That an agreement not to sever this property from the existing cemetery property is executed prior to any construction.
2. The proposed maintenance building not exceed 32 feet by 48 feet.
3. The proposed maintenance building be located as far north as possible.
4. The proposed maintenance building shall not be constructed of overly bright or reflective colors.
5. Any security lighting be completely shielded from the property to the east.
6. No long term outdoor storage of materials or equipment is allowed.
7. Site plan approval is required prior to any development on the site.

Motion passed unanimously.

VI. Subdivision Activity

A. Old Business: None

B. New Business

- i. Case P19-02: Request of Riverside Real Estate Holding LLC for a preliminary plat for a 4 lot subdivision on .75 acres more or less of property located at the southeast corner of West 53rd Street and Marquette Street. [Ward 7]

Motion by Lammers, seconded by Maness, to recommend approval of the preliminary plat with the following findings and conditions.

Findings:

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

Conditions:

1. That the following note be removed from the preliminary plat: No water detention requirements are proposed with this subdivision;
2. That the following note be added to the preliminary plat: No driveway access to West 53rd Street.
3. That the following note be added to the preliminary plat: The driveway access on Marquette Street be located a minimum of 150' south of the intersection of West 53rd Street and Marquette Street; and
4. That the driveway access and drive be shown on the preliminary plat.

Motion passed unanimously.

- ii. Case F19-11: Request of Riverside Real Estate Holding LLC for a final plat for a 4 lot subdivision on .75 acres more or less of property located at the southeast corner of West 53rd Street and Marquette Street. [Ward 7]

Motion by Lanners, seconded by Medd, to recommend approval of the final plat with the following findings and conditions.

Findings:

1. The final plat conforms to the comprehensive plan Davenport+2035; and
2. 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. That the plat is tied to two quarter corners both labeled with description or two previously established lot corners both labeled with description of each corner;
4. That the following note be removed from the final plat: No water detention requirements are proposed with this subdivision;
5. That the following note be added to the final plat: No driveway access to West 53rd Street.
6. That the following note be added to the final plat: The driveway access on Marquette Street shall be located a minimum of 150' south of the intersection of West 53rd Street and Marquette Street; and
7. The final plat depict the cross access easement for the driveway.

Motion passed unanimously.

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn The meeting adjourned at 5:50 pm.