

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, JUNE 18, 2019; 5:00 PM

COUNCIL CHAMBERS CITY HALL 226 WEST 4TH STREET

I. New Business

- A. Public Hearing for 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]

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

- A. 1. Third Consideration: Ordinance for Case REZ19-02: Request of Jennifer Smith, SJ56, LLC/Russell, to rezone Lot 1 of Crow Valley Plaza 12th Addition from C-T Commercial Transitional District to C-OP Commercial Office Park; property contains 9.58 acres and is located on E 56th St east of Utica Ridge Rd. [Ward 6]

ADOPTED 2019-220

2. Third Consideration: Ordinance for Case REZ19-03: Request of the City of Davenport for a Zoning Map Amendment from R-MF Multi-Family Residential District to C-T Commercial Transitional Zoning District on 1 acre, more or less, for the property located at 709 E. 46th Street. [Ward 7]

ADOPTED 2019-221

3. Third Consideration: Ordinance for Case REZ19-04: Request of the City of Davenport for Zoning Map Amendment from C-2 Corridor Commercial Zoning District to R-MF Multi-Family Residential District on .25 acres, more or less, for the property located at 641 and 643 East 46th Street (west 60 feet only). [Ward 7]

ADOPTED 2019-222

5. Second 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]

MOVED TO THIRD CONSIDERATION

III. Secretary's Report

A.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

- A. Old Business

- B. New Business

VI. Subdivision Activity

- A. Old Business

- B. New Business

VII. Future 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]

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Matt Flynn, 563-888-2286,
matt.flynn@ci.davenport.ia.us

Date
6/4/2019

Subject:

Public Hearing for 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]

Recommendation:

Hold the Public Hearing

Background:

Reason for Request:

Fairmount Cemetery and Crematory Association (Fairmount) acquired this property, adjacent to the existing crematory, in 2018. It seeks to replace the existing maintenance building, currently located on top of the hill, to this location. As an accessory structure to the facility, it cannot be located in the R-4C District, necessitating the rezoning request to S-OS.

Additional Background Information:

Existing Zoning:

Purpose statement for the S-OS District: The S-OS Open Space District is intended to provide and protect larger open space and public recreational facilities, both outdoor and indoor. Larger regional open spaces/parks may include both active and passive recreation areas and certain ancillary uses, such as cultural facilities, performance venues, and eating establishments.

The S-OS District is the only one in the City where cemeteries are a permitted use. All other cemeteries in the City are similarly zoned.

See attached current zoning map for adjacent classifications.

Comprehensive Plan:

The property is designated as RG, Residential General, in the Comprehensive Plan. RG is described as follows:

Residential General (RG) - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

See attached Future Land Use Map for additional information.

Technical Review: Comments have been requested and will be shared in the final report.

Public Input:

A sign was posted on the property on May 30, 2019.

Public hearing notice was published in the Quad City Times on June 7, 2019.

A public meeting was held on June 11 at the Crematory. Ten people attended. Only concern expressed is to site the proposed building to the rear (north) side of the property as much as practical.

Discussion:

Recommendation:

ATTACHMENTS:

Type	Description
▢ Backup Material	Application
▢ Backup Material	Existing Zoning Map
▢ Backup Material	2035 Future Land Use
▢ Backup Material	Legal Notice
▢ Backup Material	Neighbor List
▢ Backup Material	PH Notice and Map
▢ Backup Material	Proposed Maintenance Building

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	6/12/2019 - 3:05 PM



226 West 4th Street
Davenport, Iowa 52801
(563) 326-7765
Planning@ci.davenport.ia.us

Complete application can be emailed to planning@ci.davenport.ia.us

Property Address*

***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)**

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Application Form Type:

Plan and Zoning Commission

Zoning Map Amendment (Rezoning) ☒
Planned Unit Development ☐
Zoning Ordinance Text Amendment ☐
Right-of-way or Easement Vacation ☐
Voluntary Annexation ☐

Owner (if different from Applicant)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Zoning Board of Adjustment

Zoning Appeal ☐
Special Use ☐
Hardship Variance ☐

Design Review Board

Design Approval ☐
Demolition Request in the Downtown ☐
Demolition Request in the Village of East Davenport ☐

Engineer (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Historic Preservation Commission

Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Architect (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Administrative

Administrative Exception ☐
Health Services and Congregate Living Permit ☐

Attorney (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

****If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Request:Existing Zoning: Proposed Zoning Map Amendment:

Purpose of the Request:

Total Land Area: Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☐ Yes ☒ No**Submittal Requirements:**

- The completed application form.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
 - Zoning Map Amendment is less than 1 acre - \$400.
 - Zoning Map Amendment is one acre but less than 10 acres - \$750 plus \$25/acre.
 - Zoning Map Amendment is 10 acres or more - \$1,000 plus \$25/acre.
 - \$10.00 per sign; more than one sign may be required depending upon the area of the request.

Formal Procedure:

(1) Application:

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Plan and Zoning Commission public hearing:

- The City shall post notification sign(s) in advance of the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request.
- The applicant shall make a presentation regarding the request at a neighborhood meeting. The purpose of meeting is to offer an opportunity for both applicant and neighboring residents/property owners to share ideas, offer suggestions, and air concerns in advance of the formal public hearing process. Planning staff will coordinate meeting date, time, and location and send notices to surrounding property owners.
- The Plan and Zoning Commission will hold a public hearing on the request. Planning staff will send notices to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the request:

- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council.
- If the Plan and Zoning Commission recommends denial, the request may only be approved by a favorable 3/4 vote of the City Council.

Formal Procedure (continued):

(4) City Council's consideration of the request:

- The Committee of the Whole (COW) will hold a public hearing on the request. Planning staff will send a public hearing notice to surrounding property owners.
- If property owners representing 20% or more of the area within 200 feet of the exterior boundaries of the request submit a written protest, the request may only be approved by a favorable 3/4 vote of the City Council. For the purpose of the 20% protest rate, formal protests will be accepted until the public hearing is closed.
- The City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant: Carvel Morgan, President Fairmount Cemetery and Crematory

Date: 05/27/2019

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by: Date:

Planning staff

Date of the Public Hearing:

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I,
authorize
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council.

Signature(s)

State of ,
County of .

Sworn and subscribed to before me

This day of 20

Form of Identification

Notary Public

My Commission Expires:

2019 PLAN & ZONING COMMISSION CALENDAR

PLAN & ZONING COMMISSION SCHEDULE				CITY COUNCIL SCHEDULE		
<u>REZONING & ROW VACATION</u> SUBMITTAL DEADLINE	<u>SUBDIVISION PLAT & DEV. PLAN</u> SUBMITTAL DEADLINE	PLAN & ZONING COMMISSION PUBLIC HEARING (Preview for plats/plans)	PLAN & ZONING COMMISSION MEETING	COUNCIL ITEMS SUBMITTAL DEADLINE	COMMITTEE OF THE WHOLE PUBLIC HEARING	CITY COUNCIL MEETING
(12:00 PM - Monday)	(12:00 PM - Monday)	(5:00 PM - Tuesday)	(5:00 PM - Tuesday)	(12:00PM - Friday)	(5:30 PM - Wednesday)	(5:30 PM - Wednesday)
11/13/18	11/26/18	12/04/18	12/18/18	12/21/18	01/02/19	01/09/19
11/26/18	12/10/18	12/18/18	12/31/18	01/04/19	01/16/19	01/23/19
12/10/18	12/21/18	12/31/18	01/15/19	01/25/19	02/06/19	02/13/19
12/21/18	01/07/19	01/15/19	02/05/19	02/08/19	02/20/19	02/27/19
01/14/19	01/28/19	02/05/19	02/19/19	02/22/19	03/06/19	03/13/19
01/28/19	02/11/19	02/19/19	03/05/19	03/08/19	03/20/19	03/27/19
02/11/19	02/25/19	03/05/19	03/19/19	03/22/19	04/03/19	04/10/19
02/25/19	03/11/19	03/19/19	04/02/19	04/05/19	04/17/19	04/24/19
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03/25/19	04/08/19	04/16/19	04/30/19	05/03/19	05/15/19	05/22/19
04/08/19	04/22/19	04/30/19	05/14/19	05/24/19	06/05/19	06/12/19
04/22/19	05/06/19	05/14/19	06/04/19	06/07/19	06/19/19	06/26/19
05/13/19	05/24/19	06/04/19	06/18/19	06/21/19	07/03/19	07/10/19
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07/15/19	07/29/19	08/06/19	08/20/19	08/23/19	09/04/19	09/11/19
07/29/19	08/12/19	08/20/19	09/03/19	09/06/19	09/18/19	09/25/19
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08/26/19	09/09/19	09/17/19	10/01/19	10/04/19	10/16/19	10/23/19
09/09/19	09/23/19	10/01/19	10/15/19	10/25/19	11/06/19	11/13/19
09/23/19	10/07/19	10/15/19	11/05/19	11/08/19	11/20/19	11/27/19
10/14/19	10/28/19	11/05/19	11/19/19	11/22/19	12/04/19	12/11/19
10/28/19	11/08/19	11/19/19	12/03/19	cancelled due to holiday		
11/11/19	11/25/19	12/03/19	12/17/19	12/13/19	01/02/20	01/08/20
11/25/19	12/09/19	12/17/19	12/31/19	12/27/19	01/15/20	01/22/20
12/09/19	12/23/19	12/31/19	01/14/20	01/17/20	02/05/20	02/12/20
12/23/19	01/06/20	01/14/20	02/04/20	01/31/20	02/19/20	02/26/20

- SUBMISSION & MEETING DATES MAY BE CHANGED DUE TO HOLIDAY - MARKED IN RED
- ORDINANCES REQUIRE THREE CONSIDERATIONS BEFORE CITY COUNCIL
- DATES SUBJECT TO CGHHANE DUE TO HOLIDAYS - MARKED IN RED
- DELAYS MAY OCCUR UPON THE PETITION REACHING THE CITY COUNCIL'S AGENDA

REZ19-08 Existing Zoning



5/30/2019, 2:35:20 PM

--- Platted Lot Lines

■ Parks

□ Parcels

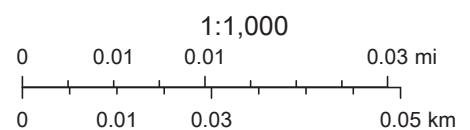
Street Centerline (Labels only)

Address Points

Zoning Districts

■ R-1 Single-Family Residential District

■ R-2 Single-Family Residential District



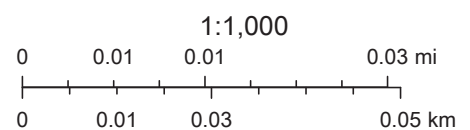
Scott County Iowa, Bi-State Regional Commission

REZ19-08 2035 Land Use



5/30/2019, 2:32:45 PM

- Platted Lot Lines
- Parks
- Parcels
- Street Centerline (Labels only)
- Address Points
- Land Use+2035
 - ▨ Urban Corridor
 - Commercial Node
 - Regional Commercial
 - Commercial Corridor
 - Residential General



Scott County Iowa, Bi-State Regional Commission

Friday, May 31, 2019

Please publish the following public notice in the June 7, 2019 edition of the Quad City Times.

The PO number for this notice is: 1914173

Please provide proof of publication for our records. If you have any questions, please contact us at planning@ci.davenport.ia.us or 563-326-7765. Thank you!

**NOTICE
PUBLIC HEARING
TUESDAY, JUNE 18, 2019 - 5:00 P.M.
CITY OF DAVENPORT PLAN AND ZONING COMMISSION
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

There is on file in the Community Planning and Economic Development Department (CPED), on behalf of the Plan and Zoning Commission, the following request:

Case REZ19-08: Request of Fairmount Cemetery and Crematory for a zoning map amendment of the property located at 3870 Rockingham Road from R-4C, Single and Two Family Central Residential District to S-OS, Special Open Space District. [Ward 1]

The public hearing on the above matter is scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday, April 30, 2019 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s). PO No. 1914173

Department of Community Planning & Economic Development
E-MAIL: planning@ci.davenport.ia.us PHONE: 563-326-7765

Davenport.14628.1.Neighborhood_Meeting_and_Adjacent_Owner_Notice_List.xlsx

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Petitioner:	3870 ROCKINGHAM RD	FAIRMOUNT CEMETERY ASSN	3902 ROCKINGHAM RD	DAVENPORT IA 52802
P&Z Chair:	Bob Inghram		binghram@activethermal.net	
Mayor's Clerk:	Nevada Lemke		nlemke@ci.davenport.ia.us	
Council Clerk:	Tiffany Thorndike		tthorndike@ci.davenport.ia.us	
Neighborhood:	none			
Ward/Ald:	1st Ward	Alderman Dunn	rdunn@ci.davenport.ia.us	7 Notices Sent
Ward/Ald:	At-Large	Alderman Condon	jcondon@ci.davenport.ia.us	
Ward/Ald:	At-Large	Alderman Gripp	kgripp@ci.davenport.ia.us	
R3242-01	3902 ROCKINGHAM RD	FAIRMOUNT CEMETERY ASSN	3902 ROCKINGHAM RD	DAVENPORT IA 52802
R3255-01A	3858 ROCKINGHAM RD	DAVID M BROWN	3858 ROCKINGHAM RD	DAVENPORT IA 52802
R0507-30A	3855 ROCKINGHAM RD	PIGGOTT PROPERTIES LLC	2228 ELM ST	DAVENPORT IA 52803
R0507-28	3865 ROCKINGHAM RD	MICHAEL L SERSIG	3865 ROCKINGHAM RD	DAVENPORT IA 52802
R0507-27A	3869 ROCKINGHAM RD	RIPPLE & FRENELL AUTO SALES	3911 ROCKINGHAM RD	DAVENPORT IA 52802
R3258-03	3862 ROCKINGHAM RD	DAVID BROWN	3862 ROCKINGHAM RD	DAVENPORT IA 52802
R3258-01	3902 ROCKINGHAM RD	NORTHWESTERN CREMATION SOCIETY	3902 ROCKINGHAM RD	DAVENPORT IA 52802
R0507-01A	3911 ROCKINGHAM RD	QCA CAR CREDIT	103 W 1ST ST	COAL VALLEY IL 61240

**NOTICE
PUBLIC HEARING
DAVENPORT PLAN AND ZONING COMMISSION
TUESDAY, JUNE 18, 2019, 5:00 P.M.
CITY HALL COUNCIL CHAMBERS
226 WEST FOURTH STREET, DAVENPORT, IOWA 52801**

Please be aware of possible zoning changes that may impact your property or neighborhood.

Case No. REZ19-08: Request of Fairmount Cemetery and Crematory (Fairmount) for a rezoning (map amendment) of the property located at 3870 Rockingham Road from R-4C, Single and Two Family Central Residence District to S-OS, Special Open Space District. [Ward 1] (See map of the affected property on reverse side of this notice).

The proposed rezoning, if approved, would allow for construction of a maintenance building for Fairmount.

A public hearing will be held at the time and place listed above. As a property owner within 200 feet of the subject property, you have the opportunity to formally protest this request. To do so, please contact the Community Planning Office at the email or mailing address below.

Any written protest must be received no later than the close of the public hearing before the Committee of the Whole, tentatively scheduled for July 17, 2019.

If you have any questions regarding the proposal, please contact the Community Planning Division.

Case No. REZ19-08

EMAIL: planning@ci.davenport.ia.us

PHONE: (563) 326-7765

**MAILING ADDRESS: CPED, Community Planning
City Hall, 226 West Fourth Street
Davenport, IA 52801**

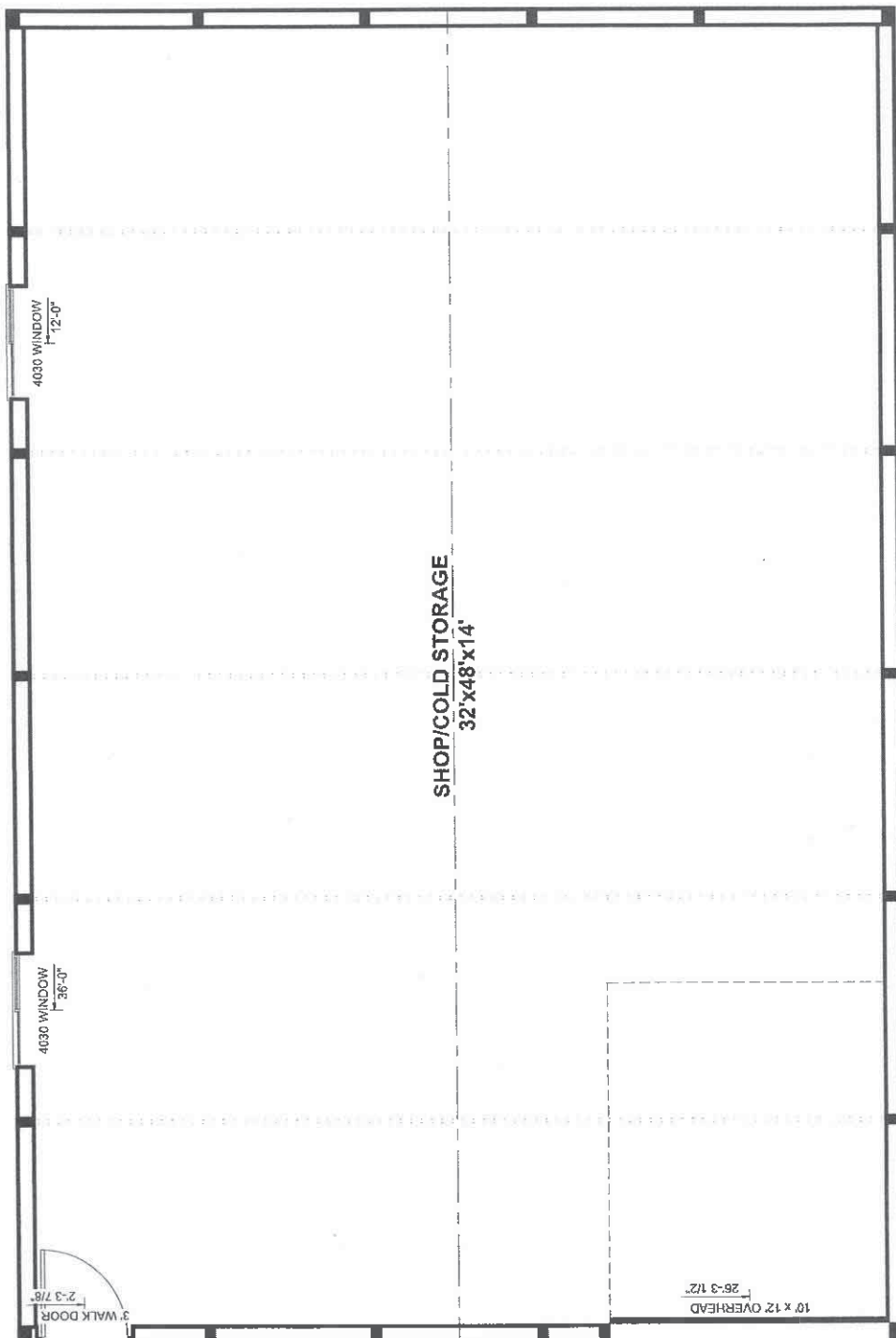
Request for a Zoning Map Amendment (Rezoning)

Adjacent Property Owner Notice Area



Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.





Bay Spacing - 6 @ 8'-0"



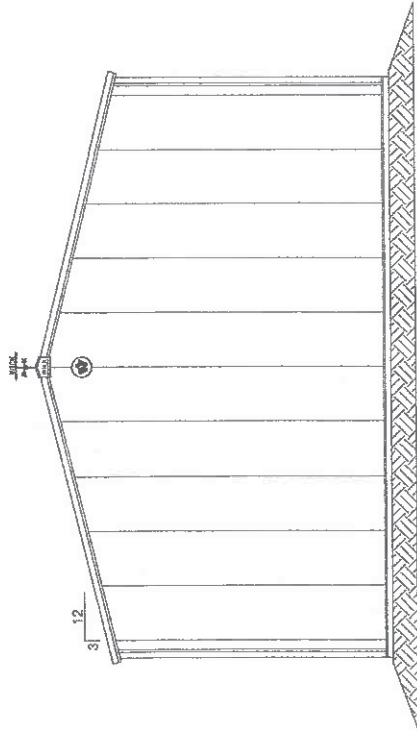
Raun Construction
 William Raun
 3905 5th Ave
 Moline, IL 61265

WickBuildings.com
 Date: 5-2-2019
 Time: 1:12 PM
 DO NOT SCALE

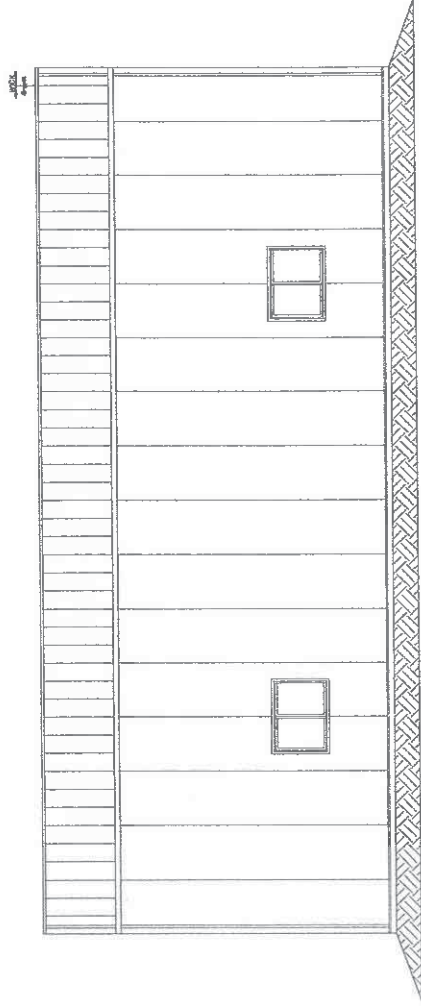
CarvelMorgan32x48
 32'-0" x 48'-0" x 14'-4" ICH

Customer Signature

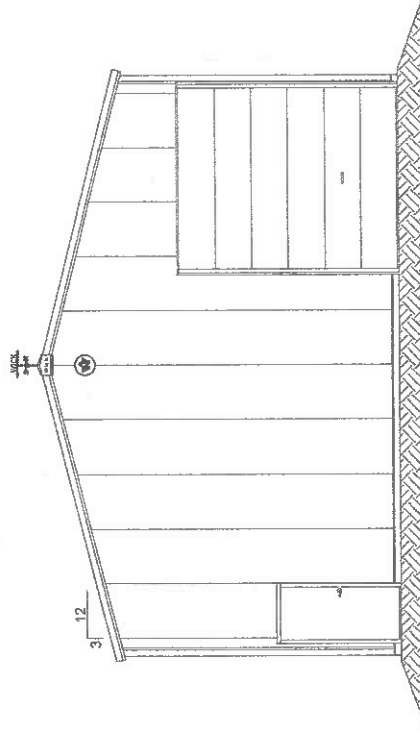
Fairmount Cemetery And Crematory Association
 Carvel Morgan
 3902 Rockingham Road
 Davenport, IA 52802



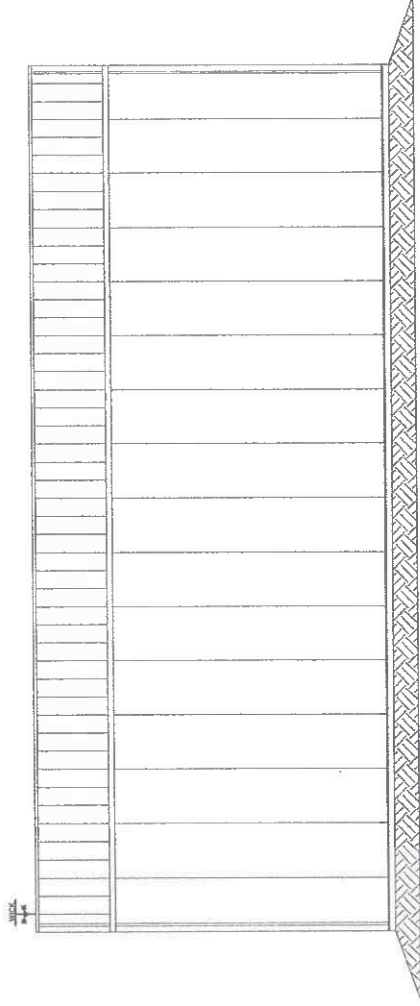
Right Elevation



Top Elevation



Left Elevation



Bottom Elevation



Raun Construction
 William Raun
 3905 5th Ave
 Moline, IL 61265

WickBuildings.com

Date: 5-2-2019

Time: 1:12 PM

DO NOT SCALE

CarvellMorgan32x48
 32'-0" x 48'-0" x 14'-4" ICH

Customer Signature

Fairmount Cemetery And Crematory Association
 Carvel Morgan
 3902 Rockingham Road
 Davenport, IA 52802

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Matt Flynn, 563-888-2286,
matt.flynn@ci.davenport.ia.us

Date
6/18/2019

Subject:

1. Third Consideration: Ordinance for Case REZ19-02: Request of Jennifer Smith, SJ56, LLC/Russell, to rezone Lot 1 of Crow Valley Plaza 12th Addition from C-T Commercial Transitional District to C-OP Commercial Office Park; property contains 9.58 acres and is located on E 56th St east of Utica Ridge Rd. [Ward 6]

ADOPTED 2019-220

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ADOPTED 2019-221

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MOVED TO THIRD CONSIDERATION

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	6/13/2019 - 10:19 AM

City of Davenport
Plan and Zoning Commission

Department: CPED

Contact Info: Matt Flynn, 888-2286, matt.flynn@ci.davenport.ia.us

Date
6/25/2019

Subject:

ATTACHMENTS:

Type	Description
▣ Exhibit	6-4-19 Draft Minutes

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	6/6/2019 - 2:40 PM

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, JUNE 4, 2019; 5:00 PM

CITY COUNCIL CHAMBERS CITY HALL 226 W 4TH STREET

REGULAR MEETING AGENDA

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

II. Report of the City Council Authority

A. Summary of the May 22, 2019 City Council Meeting:

Third Consideration: Ordinance for Case ORD19-01 being the request of the City of Davenport to amend various sections of Title 17 of the Davenport City Code, Entitled "Zoning," by correcting scrivener errors and amending certain dimensional standards.[All Wards] ADOPTED 2019-195

Please note that there were amendments made at third meeting to temporarily reduce transparency requirements for single-family residences and to temporarily prohibit pole-barn type garages in residential districts.

III. Secretary's Report

A. Consideration of the May 14, 2019 meeting minutes. Minutes were approved following correction of the date after a motion by Hepner and a second by Tallman.

IV. Report of the Comprehensive Plan Committee. Flynn reported that the next batch of zoning ordinance fixes will be before the Commission in public hearing on July 2.

V. Zoning Activity

A. Old Business: None

B. New Business: None

VI. Subdivision Activity

A. Old Business: None

B. New Business

i. Request F19-10 of Dan Gunsteen for final plat W.K. 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]

Motion by Johnson, seconded by Lammers, to recommend the City Council approve Case F19-10 with the following findings and condition:

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 requirements.

Condition:

1. That a note shall be added to the plat granting a blanket easement for access to lot 3 for detention basin inspection and maintenance.

VII. Future Business

A. 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]

VIII. Communications

IX. Other Business

X. Adjourn. The meeting adjourned at 5:25 p.m.

City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Department
Contact Info: Brandon Melton 563-888-2221
brandon.melton@ci.davenport.ia.us

Date
6/18/2019

Subject:

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]

Recommendation:

No recommendation at this time.

Background:

Background:

Comprehensive Plan:

Within Existing Urban Service Area: Partially

Within Urban Service Area 2035: Yes

Future Land Use Designation: Residential General (RG) – Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Agricultural Reserve (AR) - Areas located outside the Urban Service Boundary and unlikely to develop in the foreseeable future. Uses should be limited to agriculture and open space, with only limited residential development needing minimal urban services.

Open Space and Public Land (OS) - Includes undeveloped open space, natural areas, floodplains and wetlands that may be or may not be planned for future park and recreation development.

Relevant Goals to be considered in this Case: Conserve, Protect, and Enhance our Natural Resources

Zoning:

The property is currently zoned R-1 and R-2 Single-Family Residential Zoning District.

Technical Review:

To be provided at the 7/2/19 Public Hearing

Public Input:

Letters will be sent to property owners within 200 feet of the proposed request notifying them of the upcoming neighborhood meeting and the July 2, 2019 Plan and Zoning Commission Public Hearing.

Discussion:

The petitioner is requesting a rezoning to S-AG Agricultural District to accommodate the development of a commercial horse stable and associated facilities including a indoor training facility. The petitioner has expressed interest in creating horse riding trails through the property as well.

Recommendation:

There is no recommendation at this time.

ATTACHMENTS:

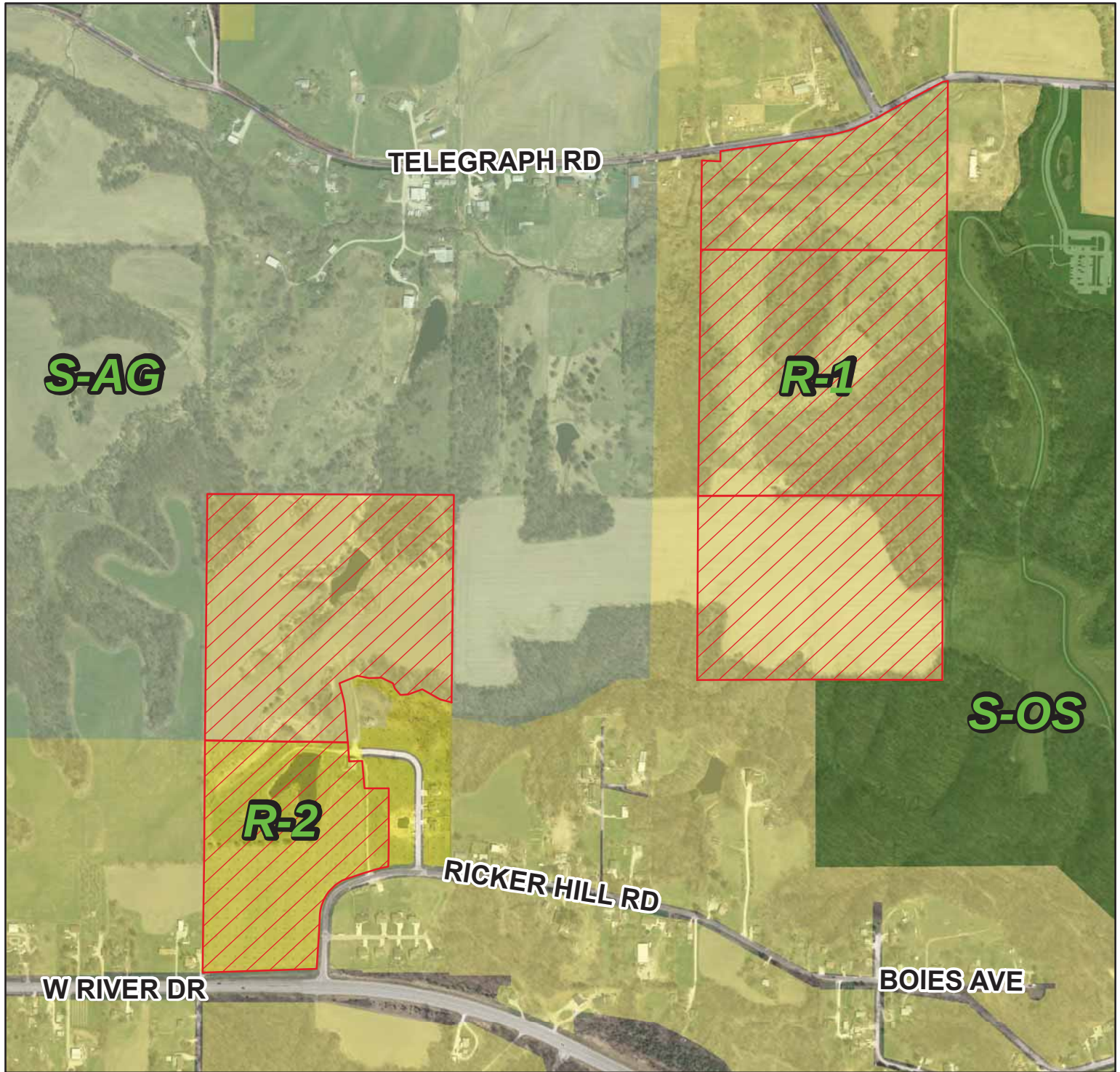
Type	Description
▣ Backup Material	Zoning Map
▣ Backup Material	Aerial Map

Staff Workflow Reviewers**REVIEWERS:**

Department	Reviewer	Action	Date
City Clerk	Melton, Brandon	Approved	6/13/2019 - 2:21 PM

Request for a Zoning Map Amendment (Rezoning)

REZ19-09 - Mark Cross Stables R-1(2) - S-AG



Legend

 Subject_Properties

0 300 600 1,200 1,800 Feet
1 inch = 750 feet



Private parties utilizing City GIS data do so at their own risk.
The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

REZ-19-09 - Mark Cross Stables

Legend

