

**CITY PLAN AND ZONING COMMISSION
CITY OF DAVENPORT, IOWA**

**TUESDAY JUNE 06, 2017 • 5:00 PM
COUNCIL CHAMBERS – DAVENPORT CITY HALL
226 W 4TH STREET DAVENPORT, IA**

MINUTES

By this reference all reports, documents, presentations and the meeting video record are made a part of the minutes.

PUBLIC HEARING AGENDA

The public hearing was opened at 5:00 P.M. and the following public hearing was held:

OLD BUSINESS –

NEW BUSINESS –

Case No. REZ17-04: Request of Costco Wholesale Corporation for the rezoning of 17.1 acres, more or less, of real property located north of East 53rd Street and west of Elmore Circle (2780 – 2786 E 53rd St) from “A-1” Agricultural District, and “R-1” and “R-2” both Low Density Dwelling Districts to “PDD” Planned Development District. The rezoning would allow commercial development.

Next Public Hearing:

Tuesday, June 20, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall – 226 West 4th Street.

REGULAR MEETING AGENDA

The regular meeting was called to order at 6:10 P.M., following the public hearing.

I. Roll Call of the Membership

Present: Connell, Hepner, Inghram, Kelling, Lammers, Maness, Martinez, Medd, Quinn, and Reinartz

Excused: Tallman

Absent: None

Staff: Flynn, Leabhart, Statz and Wille.

II. Report of the City Council Activity – as presented

III. Secretary's Report May 16, 2017 meeting minutes were approved as corrected

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business – None

B. New Business -

VI. Subdivision Activity

A. Old Business – None

B. New Business –

- 1. Case No. F17-11:** Final plat of Windsor Meadows Commercial Park Third Addition, being a replat of Lot 1 Windsor Meadows Commercial Park Second Addition, located on the west side of Elmore Avenue north of Kimberly Road, containing one (1) commercial lot on 0.46 acre, more or less.

Findings:

- The plat conforms to the Comprehensive Plan Davenport 2035
- The plat promotes infill development

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the findings and forward Case No. F17-11 to the City Council with a recommendation for approval subject to the following conditions:

1. No new access is allowed to Elmore Avenue;
2. If easements are needed for sanitary sewer connection these easements are shown on the plat.

A motion by Reinartz, seconded by Connell, to accept the findings and forward Case No. F17-11 to the City Council with a recommendation for approval subject to the above stated conditions was unanimously approved; 9-yes, 0-no and 0-abstentions.

VII. Other Business –

VIII. Future Business – Preview of items for the June 20th public hearing and/or regular meeting (*note-not all items to be heard may be listed*):

- **Case No. REZ17-05:** Request of Steven and Merideth Hirsch for the rezoning of 0.65 acre (28,340 sqft), more or less, of real property located at the 5135 Marquette Street (south of West 53rd Street and east of Marquette Street) from R-1 Low Density Dwelling District to R-3 PUD Planned Unit Development to facilitate development of multiple residences; two 2-unit buildings.
- **Case No. FDP17-04:** Request of Costco Wholesale Corporation for a PDD final development plan on 17.1 acres, more or less, of real property located north of East 53rd Street and west of Elmore Circle (2780 – 2786 E 53rd St) to facilitate commercial development (a member's only retail warehouse, free standing fueling station and attached tire center).
- **Case No. F17-12:** Final plat of Riverview Collective on Sixth, being a replat of Lots 1-6 and the East 33 feet of Lot 7 of Block 147 of LeClaire's 12th Addition, located on the north side of East 6th Street between Sylvan and Grand Avenues, containing six (6) residential lots on 1.47 acres, more or less.
- **Case No. F17-13:** Final plat of Crow Valley Plaza Tenth Addition, being in part a replat of Lot 1 of Midland Group Addition, Lot 1 of Crow Valley Plaza Second Addition and Lot 1 of Crow Valley Plaza Seventh Addition, located north of East 56th Street and east of Utica Ridge Road, containing four (4) commercial lots on 35.30 acres, more or less.
- **Case No. F17-14:** Final plat of Falcon Pointe First Addition, being a replat of Lot 3 of Eagle's Crest First Addition, located south of West Locust Street and west of Emerald Drive, containing 39 residential lots and one (1) outlot on 22.16 acres,

more or less. Detention is on a separate outlot south of the plat on 3.39 acres, more or less.

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

IX. Adjourn The meeting was adjourned at 6:17 P.M.

- *Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city code if the Commission does not act and report on this item within 30 days' time this agenda item is to be construed as approved by the Commission.*
- *Note: The Plan and Zoning Commission meeting is not a public hearing. It is time for the commission to discuss the issue(s) with City staff and if questions rise, with the developer.*
- *A rezoning or ordinance text amendment has a second public hearing before the City Council at its Committee of the Whole meeting. Notification of that meeting will be sent to surrounding owners following the Plan and Zoning Commission meeting.*

Next Public Hearing/Regular Plan & Zoning Meeting:

**Tuesday, June 20, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall
226 West 4th Street.**

Report of City Council Activity

May 24, 2017 Meeting – No zoning items for approval