

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

**TUESDAY JUNE 05, 2018 • 5:00 PM
COUNCIL CHAMBERS – DAVENPORT CITY HALL
226 W 4TH STREET DAVENPORT, IA**

MINUTES

PUBLIC HEARING AGENDA

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

OLD BUSINESS –

NEW BUSINESS –

- Case No. REZ18-06: Request of Tim Shaffer of Shaffer Automotive Service LLC dba Dales Service Center for a rezoning on 4,380 square feet (0.10) acre of property known as 1909 North Zenith Avenue located north of West Locust Street and east of North Zenith Avenue. The rezoning is from “R-3” Moderate Density Dwelling District to “C-2” General Commercial District to provide parking/storage for the associated business Dales Service. [Ward 1]
- Case No. REZ18-07: Request of Tim Shaffer of Shaffer Automotive Service LLC dba Dales Service Center for a rezoning on 6,000 square feet (0.14) acre of property known as 3816 West Locust Street located north of West Locust Street and east of North Zenith Avenue. The rezoning is from “R-3” Moderate Density Dwelling District to “C-2” General Commercial District to provide parking/storage for the associated business Dales Service. [Ward 1]

The public hearing was closed at 5:18 P.M.

Next Public Hearing:

Tuesday, June 19, 2018 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 5:04 P.M. following the public hearing.

I. Roll Call of the Membership

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

Excused: None

Absent: None

Staff: Flynn, Koops, Longlett, Ott, Wille and attorney Heyer

II. Report of the City Council Activity - as presented

III. Secretary's Report - the May 15, 2018 meeting minutes were approved as presented

IV. Report of the Comprehensive Plan Committee – a public draft of the ordinance and map should be available mid June and that will start a series of Q&A sessions throughout Davenport. Website is www.davenportzoning.com

V. Zoning Activity

A. Old Business

B. New Business -

1. Case No. ORD18-04: Request of the City of Davenport to amend Title 17 of the Davenport City Code entitled "Zoning" by amending Section 17.29 in part by clarifying the Design Review Board's consideration of encroachment permits as recommendation only. [Ward All]

Finding:

- The Ordinance clarifies the Design Review Board's consideration of encroachment permits as recommendation only.

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed finding and forward Case ORD18-04 to the City Council with a recommendation for approval.

A motion by Medd, seconded by Maness to accept the listed finding and forward Case ORD18-04 to the City Council with a recommendation for approval was unanimously approved on a vote of 10-yes, 0-no and 0-abstention.

2. Case No. ORD18-02: request of the City of Davenport to amend Title 17 of the City Code entitled Zoning by incorporating a zoning component to promote and create a commercial identity for the Rockingham Road Corridor through design and use standards. Chapter 17.60 of the City Code allows for text and map amendments. [Wards 1 & 3]

Findings:

- Proposed ordinance has undergone a thorough public process including stakeholder input and neighborhood meetings
- Proposed ordinance is largely supported by the majority of the project participants
- Proposed ordinance will serve as an effective tool in the implementation of corridor enhancement by lessening the intensity of use, thus enhancing the environment for neighborhood commercial redevelopment

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. ORD18-02 to the City Council for approval.

A motion by Medd, seconded by Connell to accept the listed finding and forward Case ORD18-02 to the City Council with a recommendation for approval was unanimously approved on a vote of 10-yes, 0-no and 0-abstention.

VI. Subdivision Activity

A. Old Business –

B. New Business –

1. Case No. P18-03: Request of Adam Seitz for a preliminary plat Pheasant Ridge Subdivision on 43.27 acres, more or less, located west of Elmore Avenue and north of East 53rd Street containing 64 residential lots and 17 outlots which contain the detention area as well as the floodplain for Pheasant Creek. [Ward 6]

Findings:

The preliminary plat conforms to the comprehensive plan.

The preliminary plat extends of the existing street system and provides for continued residential growth of the Jersey Meadows area.

The plat conforms to the requirements of Title 16 “Subdivision” as conditioned.

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the findings and forward Case No. P18-03 to the City Council for approval subject to the following conditions:

1. That section lines be shown;
2. That the dimensions of existing street and rights-of-way are shown;
3. That areas of significant tree cover are delineated;
4. That the location and sizes of existing sanitary and storm sewer line(s) as well as water mains are shown;
5. That the existing and proposed zoning be noted;
6. That the existing and proposed drainage patterns of site be shown;
7. That the outlots “O.L. A” through “O.L. Q” be renamed to “Lot A” through “Lot Q” and designated and noted as being for a specific purpose(s).

A motion by Medd, seconded by Maness to accept the listed finding and forward Case P18-03 to the City Council with a recommendation for approval was approved on a split vote of 6-yes, 1-no (Reinartz) and 3-abstentions (Kelling, Quinn and Tallman).

2. Case No. F18-04: Request of Pine Partners LLC for a final plat Wedgewood Tenth Addition on 0.97 acre, more or less, being in part a replat of Lots 4, 5, 9 and 10 of Wedgewood Seventh Addition located along the west side of Division Street at the 5600 and 5700 blocks. Four (4) lots are proposed. [Ward 8]

Findings:

- The proposed plat facilitates the sale and proposed development of the property.
- The proposed plat generally complies with the land use portion of Davenport+2035: Comprehensive Plan for the City.

Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F18-03 to the City Council for approval.

A motion by Medd, seconded by Maness to accept the listed finding and forward Case F18-04 to the City Council with a recommendation for approval was unanimously approved on a vote of 10-yes, 0-no and 0-abstention.

VII. Other Business

VIII. Future Business – Preview of items for the June 19th public hearing and/or regular meeting (*note-not all items to be heard may be listed*):

- Case No. REZ18-08: Request of William Torchia on behalf of WCT Investments Davenport Series 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 (possible “C-3” General Commercial District) to facilitate commercial development. [Ward 6]
- Case No. ROW18-01: Request of William Torchia on behalf of WCT Investments Davenport Series 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]
- Case No. REZ18-09: Request of Jerod Engler on behalf of McCarthy Improvemnt Co. for the rezoning of 8.83 acres, more or less, located along the north side of East 56th Street east of Utica Ridge Road from “C-O” Office Shop District to “C-2” General Commercial District to facilitate commercial development. [Ward 6]
- Case No. F18-05: Request of Seng Meadows LLC for a final plat of Seng Meadows First Addition on 14.15 acres, more or less, located west of Northwest Blvd. and north of West 46th Street containing 40 single family lots. [Ward 7] The preliminary plat was approved in April. The area is zoned “R-3” Moderate Density Dwelling District. [Ward 7]
- Case No. F18-06: Request of Bush Construction for a final plat of Crow Valley Plaza Eleventh Addition on 8.13 acres, more or less, being a replat of Lot 2 of Crow Valley Plaza Tenth Addition located along the north side of East 56th Street and east of Utica Ridge Road containing two (2) lots. [Ward 6]
- Case No. F18-07: Request of Richard Pierce for a final plat of Monarch Hills First Addition on 9.39 acres, more or less, being a replat of Lot 1 of Richard Pierce Subdivision, east of Vermont Avenue and north of Telegraph Road (405 North Vermont Avenue) containing two agricultural lots. [Ward 1]

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

X. Adjourn - The meeting was adjourned at 5:40 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 19, 2018 at 5:00 P.M. in the Council Chambers of Davenport City Hall
226 West 4th Street.**