

PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, MAY 19, 2020; 5:00 PM
COUNCIL CHAMBERS CITY HALL 226 W 4TH STREET

A PARTIALLY ELECTRONIC MEETING IS BEING HELD BECAUSE A FULLY "IN PERSON" MEETING IS IMPOSSIBLE OR IMPRACTICAL DUE TO CONCERNS FOR THE HEALTH AND SAFETY OF COMMISSION MEMBERS, STAFF, AND THE PUBLIC PRESENTED BY COVID-19 AND TO FOLLOW THE GOVERNOR'S PROCLAMATION DIRECTING SOCIAL DISTANCING AND PLACING RESTRICTIONS ON GATHERINGS.

REGULAR MEETING AGENDA

I. Roll Call: Present: Tallman, Inghram, Maness, Lammers, Brandsgard, Medd, Schneider, Johnson, Reinartz, Hepner, Garrington. Staff: Flynn

II. Report of the City Council Activity

Resolution for Case F20-01 being the request of Townsend Engineering for a final plat of Interstate 80 Airport Industrial Park (I80AIP) 11th Addition on 11.6 acres, being a replat of lot 1 of I80AIP 9th Addition located at 2805 Research Parkway containing 2 industrial lots to facilitate development. [Ward 8] ADOPTED 2020-189

Resolution for Case F20-02 being the request of Townsend Engineering for a final plat for a 21-lot subdivision on 18.19 acres, more or less, of property located on the west side of Northwest Blvd. approximately 725 feet north of W 46th St. [Ward 7] ADOPTED 2020-190

III. Secretary's Report

The minutes of the May 5, 2020 meeting were approved following a motion by Tallman and a second by Hepner.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

i. Case REZ20-04: Request by Alex Kelly to rezone 412 East Locust Street from C-1, Neighborhood Commercial District to C-2, Corridor Commercial District

[Ward 5]. Flynn gave the staff report. Alex Kelly representing the owner was present and made comments.

Motion by Tallman, seconded by Maness to forward Case REZ20-04 to the City Council with a recommendation for denial. Vote to recommend denial was unanimous.

Findings:

1. The City made a deliberate decision to not allow retail alcohol sales in C-1 under the new Zoning Ordinance.
2. The request conflicts with the Comprehensive Plan and the Older Commercial Corridor Plan which supports neighborhood stability and commercial revitalization along Locust Street.
3. There is an existing concentration of retail alcohol sales outlets already in the immediate vicinity.
4. The request is being made to make the property potentially more valuable to a possible buyer; no other improvements are contemplated.
5. A liquor license for beer and wine coolers was granted in the past but should not be the sole reason the rezone property in order to allow continued or expanded sales.
6. The quality and character of any unknown buyer of the property and its operation is unknown.
7. There is the potential for the continued or expanded alcohol sales at this location which may contribute to increased criminal activity and reduced property values in the vicinity.

VI. Subdivision Activity

A. Old Business

B. New Business

VII. Future Business

A. Case REZ20-05: Request of Rev. Richard Hayslett to rezone 508-510 Marquette Street from R-4C Single and Two Family Central Residential District to C-1, Neighborhood Commercial District. [Ward 3]

VIII. Communications

IX. Other Business

X. Adjourn The meeting adjourned at 5:40 pm.