

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, MAY 17, 2022; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

- A. Case CP22-01: Request of the City of Davenport to amend the Davenport +2035 Comprehensive Plan by assigning Future Land Use Map classifications to the approximately 200 acres of land bounded by I-80, Forest Grove Drive, Utica Ridge Road, and the city limit to the east. [Ward 6]

Werderitch provided an overview on the Future Land Use Map amendment process. The amendment is being petitioned by the City of Davenport given the increasing development interest in this substantial growth area. The City is required to amend the existing land use before any development can occur.

No members of the public spoke.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

II. Roll Call

Present: Schneider, Eikleberry, Tallman, Inghram, Hepner, Stelk, Reinartz, Johnson, Brandsgard

Excused: Garrington, Maness

Staff: Berkley, Werderitch

III. Report of the City Council Activity

Berkley provided an update of the City Council activity.

IV. Secretary's Report

- A. Consideration of the May 3, 2022 meeting minutes.

Motion by Tallman, second by Hepner to approve the May 3, 2022 meeting minutes.
Motion to approve was unanimous by voice vote (8-0).

V. Report of the Comprehensive Plan Committee

- A. Case CP22-01: Request of the City of Davenport to amend the Davenport +2035 Comprehensive Plan by assigning Future Land Use Map classifications to the approximately 200 acres of land bounded by I-80, Forest Grove Drive, Utica Ridge Road, and the city limit to the east. [Ward 6]

Commissioners discussed the proposed comprehensive plan amendment. Topics of conversation included expansion of the urban service boundary, utility services, future development, Utica Creek and site drainage.

VI. Zoning Activity

A. Old Business

B. New Business

- i. Case REZ22-03: Request of the City of Davenport on behalf of VSM Holdings, LLC to rezone the west 100 feet of Lot 2 of Pheasant Ridge First Addition from R-2 Single-Family Residential District to C-3 General Commercial District. [Ward 6]

Werderitch provided an overview of the proposed rezoning case and history of the site. The property is currently split zoned between R-2 Single-Family Residential District and C-3 General Commercial District. The purpose of the rezoning request is to place the entirety of the property under a commercial zoning classification. The property owner, Adam Seitz of VSM Holdings LLC, was in attendance to answer questions.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case REZ22-03 to the City Council with a recommendation for approval.

Findings:

1. The proposed rezoning to C-3 General Commercial District is consistent with the Comprehensive Plan and adopted land use policies.
2. The petition is compatible with the zoning and land uses of nearby property.
3. The rezoning request is compatible with the established neighborhood character.

4. The proposed amendment promotes the public health, safety, and welfare of the City.
5. Rezoning the property to C-3 General Commercial District does not create any nonconformities.

Motion by Johnson, second by Tallman, to approve staff recommendation for approval of Case REZ22-03 in accordance with the listed findings. Motion to approve staff recommendation was approved by a roll call vote (8-0).

- ii. Case ROW22-03: Request of VSM Holdings, LLC to vacate unimproved right-of-way west of Elmore Avenue and south of Pheasant Creek. [Ward 6]

Staff stated the purpose of the right-of-way vacation is to better facilitate development of the abutting 7.41 acre commercial property (parcel #Y0801-03) to the west. The area to be vacated is approximately .48 acres. Staff outlined the vacation process. The applicant, Adam Seitz of VSM Holdings LLC, was in attendance.

Commissioners inquired about the history of the right-of-way width and future sidewalk installation on the west side of Elmore Avenue.

Staff recommended the City Plan and Zoning Commission accept the listed findings to vacate the unimproved right-of-way west of Elmore Avenue and south of Pheasant Creek in Case ROW22-03 to the City Council with a recommendation for approval, subject to the following condition.

Findings:

1. The unimproved public right-of-way is not required for city purposes.
2. A utility easement would preserve the rights for utility providers to maintain existing and future infrastructure.

Condition:

1. The vacation and subsequent land acquisition are to include easements as applicable for storm sewer, sanitary sewer, floodplain, and drainage.

Motion by Hepner, second by Johnson, to approve staff recommendation for approval of Case ROW22-03 in accordance with the listed findings and condition. Motion to approve staff recommendation was approved by a roll call vote (8-0).

VII. Subdivision Activity

A. Old Business

B. New Business

VIII. Future Business

Commissioner Inghram announced there will be an update to the Plan and Zoning Commission Bylaws in the near future.

IX. Communications

X. Other Business

XI. Adjourn

Motion by Tallman, second by Johnson to adjourn the meeting. Motion to adjourn was unanimous by voice vote (8-0).

The meeting adjourned at 5:28 pm.