

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, MAY 16, 2023; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

- A. Case ROW23-02: Request of The City of Davenport to vacate the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]

Staff presented an overview of the request to vacate the unimproved alley. Commissioners inquired if the alley was needed for City services.

Several members of the public were against the proposed right-of-way vacation. Attorney Meloy and Kayla Fielder, representing the property owner at 2342 E Locust Street, spoke in opposition to the request due to safety concerns. The homeowner at 2317 E Pleasant Street raised questions regarding the sanitary sewer that extends through the alley.

Steve May, owner of 2356 E Locust Street, spoke in favor of the request. Vacating the alley would eliminate an otherwise unimproved and underutilized alley.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Inghram, Hepner, Reinartz, Eikleberry, Johnson, Tallman, Brandsgard, Maness, Garrington, Stelk
Staff: Berkley, Koops, Werderitch

II. Report of the City Council Activity

Staff provided an update of the City Council activity.

III. Secretary's Report

- A. Consideration of the April 4, 2023 meeting minutes.

Motion by Hepner, second by Tallman, to approve the April 4, 2023 meeting minutes. Motion to approve was unanimous by voice vote (10-0).

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

- i. Case F23-05: Request of Macerich North Park Mall LLC for a Final Plat of NorthPark Office Max Addition. The 1-lot subdivision is located at 320 West Kimberly Road on 2.1 acres. [Ward 7]

Commissioner Tallman abstained from the discussion and vote.

Staff introduced the purpose of the final plat, which is to facilitate the sale of the outlot from the NorthPark Mall property. Lot 1 consists of the former Office Max store, which is currently occupied by two commercial tenants. The 2.1-acre lot encompasses the building and parking area to the north of the storefront. Lot 1 will maintain frontage on Kimberly Road, with access provided through the shared mall entrance aligned with Main Street.

Seth Peterson, Shive-Hattery, was in attendance to answer questions on behalf of the property owner.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F23-05 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The final plat (with conditions recommended by City Staff) will achieve consistency with subdivision requirements.

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Surveyor's Note 5 and 6 shall document an access easement on the final plat, or reference a recorded document providing access.

Motion by Johnson, second by Hepner, to approve staff recommendation and conditions. Motion was approved by a roll call vote (9-0). Tallman abstained.

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Tallman, second by Johnson, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (10-0).

The meeting adjourned at 5:36 pm.