

PLAN AND ZONING COMMISSION

MEETING CITY OF DAVENPORT, IOWA

TUESDAY, MAY 14, 2019; 5:00 PM

CITY COUNCIL CHAMBERS CITY HALL 226 W 4TH STREET

MEETING MINTUES

I. Roll Call

Present: Brandsgard, Connell, Hepner, Inghram, Lammers, Maness, Medd, Reinartz, Schneider, Tallman.

Excused: Johnson.

Staff: Rusnak, Koops Melton and Heyer

II. Report of the City Council Authority

A. First Consideration: Case REZ19-03: Request of the City of Davenport for a Zoning Map Amendment from R-MF Multi-Family Residential District to C-T Commercial Transitional Zoning District on 1 acre, more or less, for the property located at 709 East 46th Street. [Ward 7] MOVED TO SECOND CONSIDERATION.

B. First Consideration: Case REZ19-04: Request of the City of Davenport for Zoning Map Amendment from C-2 Corridor Commercial Zoning District to R-MF Multi-Family Residential District on .25 acres, more or less, for the property located at 641 and 643 East 46th Street (west 60 feet only). [Ward 7] MOVED TO SECOND CONSIDERATION.

C. Resolution for Case F19-04: Request of Jarrod Mahaffey, of CESO, Inc, for a Final Plat of a Replat of Lot 33 of Spring Village Addition, a single-lot subdivision located northwest of the intersection of Kimberly Rd and Belle Ave. [Ward 6] ADOPTED 2019-173.

III. Secretary's Report

A. Consideration of the Minutes of the April 30, 2019 Meeting.

Motion by Tallman, second by Connell to approve the April 30, 2019 meeting minutes.
Motion to approve was unanimous by voice vote (9-0)

IV. Report of the Comprehensive Plan Committee

There was nothing to report.

V. Zoning Activity

A. Old Business: None

B. New Business

- i. Case REZ19-06: Request of Jasveer Saini to rezone .56 acres, more or less, of property located at 4607 North Pine Street from C-1 Neighborhood Commercial Zoning District to C-2 Corridor Commercial Zoning District. [Ward 8]

Rusnak summarized the staff report.

Findings:

1. The size and scale of commercial properties in this area, its close proximity to residential properties and the adjacent roadways classification make C-1 Neighborhood Commercial Zoning District compatible and consistent in this area; and
2. The proposed zoning map amendment would not achieve consistency with approval standards enumerated in Section 17.14.040E.1 (A-F) of the Davenport City Code.

Staff recommends that the Plan and Zoning Commission forward Case REZ-19-06 to the City Council with a recommendation for denial.

Italo Milani stated he was architect of record. He spoke in favor of the request.

Judith Lee spoke in opposition of the request.

Glen Thede spoke in opposition of the request.

Motion by Tallman, second by Lammers to forward Case REZ-19-06 to the City Council with a recommendation for denial. Vote to deny was approved by roll call vote (9-0).

VI. Subdivision Activity

A. Old Business: None

B. New Business

- i. Request F19-07 of Advance Homes, INC for final plat Candlelight Village on 4.01 acres, being a replat of Lot 1 Candlelight Square 1st Addition located at 5330 Gaines St. containing 1 lot zoned multiple-family (R-MF). [Ward 6]

Koops summarized the staff report.

Finding:

The plat shall conform to the requirements of the subdivision code and the plat shall further development in this areas.

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward F19-07 to the City Council with a recommendation for approval subject to the listed conditions.

Motion by Hepner, second by Maness to forward Case F19-07 to the City Council with a recommendation for approval. Vote to approve was unanimous by roll call vote (9-0).

- ii. Case F19-08: Request of J+M Civil Design for a Final Plat for a 2 lot subdivision located north of E. Kimberly Road between Brady Street and Welcome Way. [Ward 7]

Melton summarized the staff report.

Findings:

1. The plat conforms to the comprehensive plan Davenport+2035; and
2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

Staff recommends the Plan and Zoning Commission accepted the listed findings and forward Case F19-08 to the City Council with a recommendation for approval subject to the following six conditions:

1. That the surveyor signs the plat;
2. That the utility providers sign the plat when their easement needs have been met;
3. That the plat is tied to two quarter corners both labeled with description or two previously established lot corners both labeled with description of each corner;
4. That stormwater easement be provided for the 100 year overland flow from the subdivision to detention;
5. That detention and water quality practices be depicted as an easement either on this plat or on a separate recorded document;
6. That the building setback lines depicted on the plat be amended to reflect the dimensional standards of the C-3 General Commercial Zoning District.

Motion by Hepner, second by Maness to forward Case F19-08 to the City Council with a recommendation for approval. Vote to approve was unanimous by roll call vote (9-0).

VII. Future Business

- A. Request F19-10 for final plat W.K. First Addition on 1.71 acres, being a replat of portions of Westlyn and Georgetown Square Additions located at 3306 W. Kimberly Rd. containing 2 commercial lots. [Ward 2]

VIII. Communications - There were none.

IX. Other Business – There was none.

X. Adjourn – The meeting adjourned at approximately 5:20 pm.