

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, MAY 3, 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 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.

No members of the public spoke.

- B. 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.

No members of the public spoke.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

II. Roll Call

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

Excused: Garrington, Schneider

Staff: Berkley, Werderitch, Heyer

III. Report of the City Council Activity

Berkley provided an update of the City Council activity.

IV. Secretary's Report

C. Consideration of the April 19, 2022 meeting minutes.

Motion by Hepner, second by Johnson to approve the April 19, 2022 meeting minutes. Motion to approve was unanimous by voice vote (8-0).

V. Report of the Comprehensive Plan Committee

VI. Zoning Activity

A. Old Business

B. New Business

- i. Case REZ22-02: Request of Menard Inc. to rezone the 4.48 acre property located north of West 65th Street and east of Harrison Street (Parcel #X0239-02A) from R-MF Multi-Family Residential District to I-1 Light Industrial District. [Ward 8]

Werderitch provided an overview of the proposed rezoning case. Tyler Edwards, Menard, Inc., was in attendance to answer questions from the Commission. The purpose of the Rezoning Request is to develop the vacant site, southwest of the existing Menards retail store, into an outdoor self-storage facility. Menards has been unable to develop the property for multi-family residential given the surrounding land uses. The petitioner discussed the proposed site layout and building elevations.

Danielle Orr, 6536 Main Street, spoke in favor of the development if Main Street remains a dead-end.

Commissioners inquired about the marketing of the property under its current residential zoning classification. Additional comments pertained potential uses of the site under the R-MF District, proximity to greenspace, and an agreement with the retail store under their last rezoning request to maintain this lot as residential.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case REZ22-02 to the City Council with a recommendation for denial.

Findings:

1. The proposed rezoning to I-1 Light Industrial District is inconsistent with the Comprehensive Plan and adopted land use policies, which identifies the site as Residential General. Amending the property to an industrial zoning district is considered spot zoning.
2. The petition is not compatible with the zoning and land uses of nearby property.
3. The rezoning request is not compatible with the established neighborhood character, which includes single-family dwellings, multi-family residential, and commercial uses.
4. The proposed amendment may be detrimental to the public health, safety, and welfare of the City.
5. Rezoning the property to I-1 Light Industrial District does not create any nonconformities.

Motion by Tallman, second by Hepner to approve staff recommendation for denial of Case REZ22-02 in accordance with the listed findings. Motion to approve staff recommendation for denial was approved by a roll call vote (8-0).

VII. Subdivision Activity

A. Old Business

B. New Business

VIII. Future Business

Berkley stated there will be a public hearing for a comprehensive plan amendment at the May 17, 2022 Plan and Zoning Commission meeting.

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

The meeting adjourned at 5:35 pm.