

**CITY PLAN AND ZONING COMMISSION
CITY OF DAVENPORT, IOWA**

**TUESDAY MAY 02, 2017 • 5:00 PM
COUNCIL CHAMBERS – DAVENPORT CITY HALL
226 W 4TH STREET DAVENPORT, IA**

MINUTES

By this reference all reports, documents, presentations and the meeting video record are made a part of the minutes.

PUBLIC HEARING AGENDA

The public hearing was opened at 5:00 P.M. and the following public hearing was held:

OLD BUSINESS – None

NEW BUSINESS –

- Case No. ROW17-02: Request of Genesis Health System for the right-of-way vacation (abandonment) of 0.81 acres (35,410 square feet), more or less, of public right-of-way known as East Lombard Street between College Avenue and the west line extended of the north-south alley east of Esplanade Avenue; Esplanade Avenue located between Rusholme and Lombard Streets; and Denison Avenue between the west line of Adams Street and the railroad. The request is to facilitate campus expansion and secure the property.

The public hearing was closed at 5:15 P.M.

Next Public Hearing:

Tuesday, May 16, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall – 226 West 4th Street.

REGULAR MEETING AGENDA

The regular meeting was called to order at 5:12 P.M. following the public hearing

I. Roll Call of the Membership

Present: Connell, Hepner, Inghram, Lammers, Maness, Martinez, Quinn, Reinartz and Tallman.

Excused: Kelling and Medd

Absent: None

Staff: Rusnak, Wille, Leabhart and attorney Heyer.

II. Report of the City Council Activity – as presented

III. Secretary's Report April 18, 2017 meeting minutes were approved

IV. Report of the Comprehensive Plan Committee - no report

V. Zoning Activity

A. Old Business – None

B. New Business -

- 1. Case No. REZ17-03:** Request of the City of Davenport for the rezoning of 64.6 acres, more or less, of real property located west of Division Street and south of Interstate 80, from “A-1” Agricultural District to “M-1” Light Industrial District.

Findings:

The proposed rezoning is consistent with the Comprehensive Plan, which designates this property as “Industry”.

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No REZ17-03 to the City Council for approval.

On a motion by Lammers, seconded by Connell, the City Plan and Zoning Commission accepted the finding and forwards Case No. REZ17-03 to the City Council with a recommendation for approval on a vote of 8-yes, 0-no and 0-abstention.

VI. Subdivision Activity

A. Old Business – None

B. New Business –

- 1. Case No. F17-09:** the final plat of Riverview on 6th, being a replat of a part of Lots 8, 9, and Lot 10 of Block 146 and Lot 7 and a part of Lot 6 of Block 125 of LeClaire’s 12th Addition, located west of Grand Avenue on either side of East 6th Street, containing 0.84 acres, more or less, and three (3) residential lots.

Findings:

- The plat conforms to the Comprehensive Plan Davenport 2035
- The plat promotes infill development

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the findings and forward Case No. F17-06 the final plat of Riverview on 6th Subdivision to the City Council for approval subject to the following conditions:

1. At least two of the found property pins used in the survey are identified by corresponding existing lot corner or the plat is tied to two quarter corners.
2. For clarity the existing lot lines within new lots 2 and 3 should be dashed.
3. That the northerly forty-six (46) feet as measured from the property line (60 feet from the curb line) of the driveway access should be dedicated as a public alley.

On a motion by Quinn, seconded by Connell, the City Plan and Zoning Commission accepted the findings and forwards Case No. F17-09 to the City Council for approval subject to the above stated conditions on a vote of 8-yes, 0-no and 0-abstention.

VII. Other Business –

VIII. Future Business – Preview of items for the May 16th public hearing and/or regular meeting (*note-not all items to be heard may be listed*):

1. Case No. F17-10: Request of Greater Davenport Redevelopment Corporation for a two lot final plat on 29.43 acres, more or less, located at the northeast corner of Hillandale Road and Research Parkway. The proposed plat is a replat of Lot 2 of Interstate 80 Airport Industrial Park 4th Addition and unplatted land. The property is zoned “M-1” Industrial District.
2. Case No. FDP17-02: Request of Genesis Health System for a PDD Final Development Plan approval for a medical office building located on 2.92 acres, more or less, of property located at 3200 West Kimberly Road.
3. Case No. P17-02: the preliminary plat of Inverness Estates located east of Division Street and south of West 76th Street, containing 246 residential lots and 51 outlots.

VIII. Communications (Time open for citizens wishing to address the Commission on matters not on the established agenda)

IX. Adjourn – The meeting was adjourned at 5:22 P.M.

- *Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city code if the Commission does not act and report on this item within 30 days’ time this agenda item is to be construed as approved by the Commission.*
- *Note: The Plan and Zoning Commission meeting is not a public hearing. It is time for the commission to discuss the issue(s) with City staff and if questions rise, with the developer.*
- *A rezoning or ordinance text amendment has a second public hearing before the City Council at its Committee of the Whole meeting. Notification of that meeting will be sent to surrounding owners following the Plan and Zoning Commission meeting.*

Next Public Hearing/Regular Plan & Zoning Meeting:

Tuesday, May 16, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

Report of City Council Activity

April 24, 2017 Meeting –

Approved Resolution 2017-170 concurring with the City of Eldridge's voluntary annexation of property owned by the City of Davenport into Eldridge and authorizing the City Administrator and/or her designee to sign any documents necessary to accomplish this.