

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

**TUESDAY MAY 01, 2018 • 5:00 PM
COUNCIL CHAMBERS – DAVENPORT CITY HALL
226 W 4TH STREET DAVENPORT, IA**

MINUTES

PUBLIC HEARING AGENDA

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

OLD BUSINESS –

NEW BUSINESS – (Note: Kelling, Quinn and Tallman abstained from the public hearings)

- Case No REZ18-04 being the request of Adam Seitz dba Pheasant Creek Estates LLC for a rezoning from “A-1” Agricultural District to “R-2” Low Density Dwelling District on 33.11 acres, more or less, located west of Elmore Avenue and north of 53rd Street for residential development.
- Case No REZ18-05 being the request of Adam Seitz dba Pheasant Creek Estates LLC for a rezoning from “A-1” Agricultural District to “PDD” Planned Development District on 5.11 acres, more or less, located west of Elmore Avenue and north of 53rd Street for residential development.

The public hearings were closed at 5:35 P.M.

Next Public Hearing:

Tuesday, May 15, 2018 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 5:36 P.M. following the public hearing.

I. Roll Call of the Membership

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

Excused: Medd

Absent: None

Staff: Flynn, Leabhart, Longlett, Wille and attorney Heyer

II. Report of the City Council Activity – Flynn indicated that the Rockingham Road will likely have a new moratorium as staff continues to work on a package of improvement tools for the area.

III. Secretary's Report - The April 03, 2018 meeting minutes were approved as submitted

- IV. **Report of the Comprehensive Plan Committee** – Flynn indicated that staff is nearing completion of its review of the draft ordinance text and preparation of a new zoning map to send to the consultant next week.

V. **Zoning Activity**

A. **Old Business**

1. Case No. ORD18-01: Proposed Zoning Ordinance Text Amendment creating an Elmore Corners Overlay District (ECOD) and adoption of design standards. **(Remanded by Committee of the Whole April 18, 2018)** [Ward 6]

Staff recommends the Plan and Zoning Commission forward Case No. ORD18-01 to the City Council with a recommendation for approval, including the property known as THF First Addition.

A motion by Tallman, seconded by Lammers to forward Case No. ORD18-01 to the City Council with a recommendation for approval, including the property known as THF First Addition was made.

Discussion centered on clarifying why the petition was remanded back to the Commission and what the commission could do to make the previous decision more clear.

The above motion was withdrawn by the maker and second.

A motion by Connell, seconded by Maness, to add back in the THF First Addition to ORD18-01 failed on a vote of 3-yes, 5-no and 0-abstention.

New Business -

VI. **Subdivision Activity**

A. **Old Business –**

B. **New Business –**

- VII. **Other Business** – 2018 – 1st Quarter Development report was included for informational purposes.

- VIII. **Future Business** – Preview of items for the May 15th public hearing and/or regular meeting (*note-not all items to be heard may be listed*):

Case No. F18-03: Final plat of Pheasant Ridge First Addition on 43.27 acres, more or less located west of Elmore Avenue and north of East 53rd Street containing three (3) lots. [Ward 6]

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

- X. **Adjourn** – The meeting was adjourned at 5:59 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 15, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall
226 West 4th Street.**