

MINUTES

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, APRIL 30, 2019; 5:00 PM

CITY COUNCIL CHAMBERS CITY HALL 226 W 4TH STREET

PUBLIC HEARING

I. New Business

- A. 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 District. [Ward 8]

Rusnak presented background information. Robby Ortiz, representing the petitioner, gave an overview of the project.

Jayne Haffarnan, 4706 N Pine, spoke in opposition stating concerns about crime, existing services are already available, and lower property values.

Judith Lee, 4621 Kelling St., spoke in opposition noting existing compatibility of C-1 zoning, liquor bottle litter, and inadequate notifications to the surrounding neighborhood.

Chris Cooper, 4601 Kelling St., spoke in opposition because of additional traffic after the bars close, noise, and setting precedent for additional rezonings.

Ryan York, 4619 Cheyenne St., spoke in opposition. Concerns include loitering, litter and intimidating people hanging around.

Glen Thede, 4320 Kelling St., asked questions about the status of the property sale and required property separation requirements.

The public hearing was then closed.

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Tallman, Inghram, Connell, Hepner, Maness

Excused: Lammers, Medd, Johnson, Brandsgard, Reinartz

Staff: Flynn, Rusnak, Melton, Heyer

II. Report of the City Council Authority

A. Resolution for Case F19-02 being the request of Leslie Miller for a Final Plat of L. Miller First Addition, a 2-lot subdivision located northwest of the intersection of Rockingham Road and South Howell Street. [Ward 3]

ADOPTED 2019-148

III. Secretary's Report

A. Consideration of the April 16, 2019 Meeting Minutes. The minutes were approved following a motion by Hepner and a second by Connell.

IV. Report of the Comprehensive Plan Committee. No Report

V. Zoning Activity

A. Old Business: None

B. New Business

- i. Case REZ19-05: Request of John Wulf, to rezone 6401 West Kimberly Road from R-1 Single-Family Residential District to I-1 Light Industrial District; property contains 0.42 acres. [Ward 2]

Melton gave the staff report.

MOTION by Tallman, seconded by Hepner, to forward Case REZ19-05 to the City Council with a recommendation for approval.

Findings:

1. The property has no designation on the Comprehensive Plan future land use map.
2. The property is adjacent to Residential General and Agricultural Reserve designations.
3. The proposed I-1 zoning adequately protects the adjoining residential property from adverse impacts.
4. There is existing I-1 zoning adjacent to the northwest; the proposed zoning is an expansion of an existing zoning district.
5. Prior to the January, 2019 Zoning Ordinance update, the property was zoned C-2 as were the four properties to the Northwest with frontage on W Kimberly Road.
6. The aforementioned properties to the Northwest were zoned I-1 in the updated Zoning Ordinance while the subject property was zoned residential per the existing use at the time.

Motion to approve was unanimous 5-0.

VI. Subdivision Activity

A. Old Business: None

B. New Business: None

VII. Future Business

A. 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]

B. 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]

VIII. Communications None

IX. Other Business

A. Annual Meeting and Election of Officers

Following were voted in as officers for 2019-2020

Chair: Bob Inghram

Vice Chair: Jim Connell

Secretary: Dave Tallman

X. Adjourn The meeting adjourned at 5:55 pm.