

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, APRIL 19, 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 REZ22-02: 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. The petitioner discussed the proposed site layout and building elevations.

An abutting residential property owner to the north of the subject site stated support for 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 to the number of storage units proposed, access to the site, and other potential Menards uses for the site.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

II. Roll Call

Present: Eikleberry, Tallman, Inghram, Hepner, Stelk, Maness, Schneider, Garrington, Johnson, Brandsgard

Excused: Reinartz

Staff: Berkley, Werderitch

III. Report of the City Council Activity

IV. Secretary's Report

B. Consideration of the April 5, 2022 meeting minutes.

Motion by Hepner, second by Tallman to approve the April 5, 2022 meeting minutes.
Motion to approve was unanimous by voice vote (9-0).

V. Report of the Comprehensive Plan Committee

VI. Zoning Activity

A. Old Business

B. New Business

VII. Subdivision Activity

A. Old Business

B. New Business

- i. Case F22-05: Request of Seven Hills Paving LLC for a final plat of Brady Eighty Industrial Park 7th Addition for a 1-lot subdivision on 2.99 acres, located south of East 59th Street and west of Tremont Avenue. [Ward 8]

Werderitch presented an overview of the proposed industrial subdivision. City Council adopted Ordinance No. 2022-123 at their March 9, 2022 meeting, which vacated the abutting unimproved right-of-way. Seven Hills Paving is currently working with the City's Legal Department to formally convey the vacated right-of-way, which requires approval from City Council.

Mike Richmond, Townsend Engineering, was in attendance to answer questions on behalf of Seven Hills Paving.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F22-05 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The final plat (with conditions recommended by City Staff) would achieve consistency with subdivision requirements.

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Approval of the final plat shall be contingent upon the vacated right-of-way being conveyed to Seven Hills Paving LLC.
4. Revise the water detention note to state, "No stormwater detention or water quality treatment will be required with this plat. Individual lot owners will be responsible for meeting all stormwater code requirements at the time of future development."
5. Indicate the location of existing utility easements between Lots 7-10 as shown in Brady Eighty Industrial Park 6th Addition that are to be vacated.

Motion by Tallman, second by Maness to approve Case F22-05 subject to the listed findings and conditions. Motion to approve staff recommendation and conditions was approved by a roll call vote (9-0).

VIII. Future Business

Berkley stated there will be a public hearing for a rezoning request and right-of-way vacation at the May 3, 2022 meeting. Commissioner Inghram announced there will be an update to the Plan and Zoning Commission Bylaws in May.

IX. Communications

X. Other Business

XI. Adjourn

Motion by Tallman, second by Hepner to adjourn the meeting. Motion to adjourn was unanimous by voice vote (9-0).

The meeting adjourned at 5:33 pm.