

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

**TUESDAY APRIL 18, 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. 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.

The public hearing was closed at 5:12 P.M.

Next Public Hearing:

Tuesday, May 02, 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, Kelling, Lammers, Maness, Quinn and Tallman.
Excused: Martinez and Medd
Absent: Reinartz
Staff: Flynn, Wille, Leabhart and attorney Heyer.
- II. Report of the City Council Activity** – as presented
- III. Secretary’s Report** - April 04, 2017 meeting minutes were approved
- IV. Report of the Comprehensive Plan Committee** –
Flynn indicated that the advisory committee has been approved with Maness and Reinartz on the committee. Staff has received and is reviewing the ordinance diagnosis.
- V. Zoning Activity**

- A. **Old Business** – None
- B. **New Business** - None

VI. Subdivision Activity

- A. **Old Business** – None
- B. **New Business** –

1. **Case No. F17-07:** the final plat of Lampton 1st Addition, located east of Spring Street and north of Kirkwood Boulevard, containing 3.37 acres, more or less, and two (2) residentially zoned lots.

Findings:

The plat facilitates infill development.

The plat conforms to the comprehensive plan

Staff recommend the Plan and Zoning Commission accept the findings and forward Case No. F17-07 to the City Council for subject to the following conditions:

1. The plat be tied to either two existing subdivision corners or two quarter section corners, and these corners are identified on the plat.
2. That the bearing for the north line of lot 2 be added.
3. That a front building setback line be shown.
4. That at least a fifteen foot utility easement be added to the front of the lots.
5. A drainage easement should be added to Lot 2 along existing north-south surface drainage.

A motion by Quinn, seconded by Tallman, the Plan and Zoning Commission accepted the findings and forwarded Case No. F17-07 to the City Council for subject to the above stated conditions on a vote of 7-yes, 0-no and 0-abstention.

2. **Case No. F17-08:** the final plat of Bryr's Addition, being a replat of Lots 4,5,6 and 7 of Block 1 of Parkers Addition, located west of Division Street and along the north side of 2nd Street (1730 and 1738 W 2nd Street), containing 0.83 acre, more or less and two (2) industrial lots.

Findings:

The plat conforms to the comprehensive plan

The plat promotes infill development

Staff recommend the Plan and Zoning Commission accept the findings and forward Case No. F17-08 to the City Council for approval subject to the following conditions:

1. The front yard building setback be corrected.
2. The plat be tied to either two existing subdivision corners or two quarter section corners, and these corners are identified on the plat.
3. That a fifteen (15) foot utility easement be added along the front.
4. That the name and address of developer/owner be added to the plat.
5. That the existing fence and driveways be removed from the plat.

A motion by Quinn, seconded by Connell, the Plan and Zoning Commission accepted the findings and forwarded Case No. F17-08 to the City Council for

subject to the above stated conditions on a vote of 7-yes, 0-no and 0-abstention.

3. **Case No. P17-01:** the preliminary plat of Falcon Pointe Subdivision. located generally south of West 13th Street at the ends of Eagle's Crest Drive and Avenue, containing 22.15 acres, more or less, and seventy (70) single family lots.

Tallman indicated he was abstaining from this case.

Findings:

- The plat conforms to the comprehensive plan.
- This is a preliminary plat and does not lock the City into final approvals as proposed.

Recommendation:

Staff would recommend the Plan and Zoning Commission forward Case No. P17-01 to the City Council for approval subject to the following conditions:

1. Existing zoning is to be shown on the plat;
2. Easements containing sewer are to include "sewer" in their name.

A motion by Quinn, seconded by Connell, the Plan and Zoning Commission accepted the findings and forwarded Case No. P17-01 to the City Council for subject to the above stated conditions on a vote of 6-yes, 0-no and 1-abstention (Tallman).

VII. Other Business – 1st Quarter 2017 Development report

VIII.

IX. Future Business – Preview of items for the May 2nd public hearing and/or regular meeting (*note-not all items to be heard may be listed*):

- 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 property from trespassers.
- 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

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 5:25 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 02, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall
226 West 4th Street.**

Report of City Council Activity

April 12, 2017 Meeting –

Resolution 2017-139 approving Case No. F17-02: the final plat of Windmill Hill Third Addition being a replat of part of Lot 6 of Windmill Hill Second Addition located north of West Locust Street and west of Jebens Avenue (2722 W Locust St) containing one (1) commercial lot.

Resolution 2016-140 approving Case No. F17-03: the final plat of Daisy Fields Addition located south of East 32nd Street and east of Lorton Avenue (2707 E 32nd St) containing two (2) residential lots.