

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

**TUESDAY APRIL 04, 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 CANCELLED

PUBLIC HEARING AGENDA

OLD BUSINESS – None

NEW BUSINESS – None

Next Public Hearing:

Tuesday, April 18, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall – 226 West 4th Street.

REGULAR MEETING AGENDA

The meeting was called to order at 5:00 p.m., there was no public hearing.

- I. Roll Call of the Membership**
Present: Connell, Hepner, Inghram, Kelling, Maness, Martinez , Quinn, Reinartz. and Tallman.
Excused: Lammers and Medd
Absent: None.
Staff: Flynn, Wille, Leabhart and attorney Heyer.
- II. Report of the City Council Activity**
- III. Secretary's Report** March 14, 2017 meeting minutes were approved
- IV. Report of the Comprehensive Plan Committee** – No report
- V. Zoning Activity**
 - A. Old Business** – None
 - B. New Business** - None
- VI. Subdivision Activity**
 - A. Old Business** – None

B. New Business –

1. Case No. F17-05: the final plat of the Villas of Pheasant Creek Second Addition being a replat of part of Lot 25 of Villas of Pheasant Creek First Addition located east of Jersey Ridge Road and north of East 46th Street containing 35 single family lots.

Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F17-05 to the City Council for approval subject to the following conditions:

1. Construction plans for streets and sewers will need to be reviewed and approved prior to the plat being submitted to City Council;
2. Plans for grading, erosion control, detention and infiltration along with supporting calculations will need to be submitted and approved prior to the plat being submitted to City Council;
3. Lots abutting this easement will need to have their lowest floor, including basement, one (1) foot above the 100-year flood (storm) elevation for Hanlin's Creek;
4. The caption regarding "below the overflow elevation at Lorton Avenue" be removed and the 100-year storm/flood elevation be determined for Hanlin's Creek and shown on the plat;
5. Easements containing public sewer should be dedicated as "sewer" easements rather than being incorporated in a utility easement;
6. Either a cul-de-sac of some sort or panhandle lots for lots 1 and 2 with a private drive access to the homes will need to be created. The City would prefer the panhandle lot scenario. An easement for access to the drainage easement within the panhandle(s) or at the end of the cul-de-sac will need to be dedicated;
7. Each side of the loop or circular street will need to be named differently for addressing purposes and public safety.

On a motion by Hepner, seconded by Connell, the City Plan and Zoning Commission forwards Case No. F17-05 to the City Council for approval subject to the above stated conditions.

2. Case No. F17-06: the final plat of Quinn's Outlots Second Addition being a replat of part of Lot 5 of the Replat of Quinn's Outlots, located east of Pine Street and south of West 49th Street(4821 N pine St), containing two (2) single family lots.

Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F17-06 to the City Council for approval subject to the following conditions:

1. All utility easements shall be shown; at a minimum, a 15' utility easement shall be shown along all street frontages.
2. No additional driveway access points shall be allowed.

On a motion by Hepner, seconded by Connell, the City Plan and Zoning Commission forwards Case No. F17-06 to the City Council for approval subject to the above stated conditions.

VII. Other Business – Annual meeting: election of officers – The following officers were approved by separate voice vote:

Secretary: Dave Tallman
Vice-Chairman: Jim Connell
Chairperson: Bob Inghram

VIII. Future Business – Preview of items for the April 18th public hearing and/or regular meeting (*note-not all items to be heard may be listed*):

- 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.
- 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.
- F17-08: the final plat of Bryr’s 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.
- 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.

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

Flynn reminded commissioners of the plan and zoning commissioner’s workshop and three commissioners indicated they would be attending: Inghram, Reinartz and Connell.

IX. Adjourn – meeting was adjourned at 5:20 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, April 18, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

Report of City Council Activity

March 22, 2017 Meeting –

Resolution approving Case No. F16-17 being the final plat of Crystal Creek Eighth Addition, located west of Zenith Avenue and north of Emerald and Crystal Creek Drives containing four (4) residential lots on 19.77 acres, more or less. [Ward 1]

Resolution approving Case No. F15-18 being the final plat of Green AutoPark First Addition, also being in part a replat of Lot 1 of the Replat of the Replat of Lot 2 of Mel Foster Co. Properties Inc. Commercial Park 1st Addition, part of Lot 2 of Hampton Inn Addition, and all of Lot 4 and part of Lot 5 of Margaret B. Denkmann's 1st Addition all to the City of Davenport, located at 3210 East Kimberly Road containing 1 commercial lot. [Ward 6]