

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

**TUESDAY APRIL 03, 2018 • 5:00 PM
COUNCIL CHAMBERS – DAVENPORT CITY HALL
226 W 4TH STREET DAVENPORT, IA**

MINUTES

PUBLIC HEARING AGENDA

OLD BUSINESS –

NEW BUSINESS –

Next Public Hearing:

Tuesday, April 17, 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 5:00 P.M., there was no public hearing

I. Roll Call of the Membership

Present: Hepner, Inghram, Kelling, Lammers, Medd, Reinartz and Tallman

Excused: Connell and Maness

Absent: Martinez and Quinn

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

II. Report of the City Council Activity – as presented

III. Secretary's Report March 20, 2018 meeting minutes were approved

IV. Report of the Comprehensive Plan Committee

1. Case No. CP18-01: Consideration of the Elmore Corners Area Plan as an Element to the Davenport Comprehensive Plan. [Ward 6]

Findings:

- The Elmore Corners Areas presents a unique opportunity to create a special place by promoting high quality design standards in a well-coordinated development pattern.
- The Comprehensive Plan encourages the creation of sub area plans when the need and opportunity arises.

Recommendation:

Staff recommends Case No. CP18-01 be forwarded to the City Council with a recommendation for approval.

A Motion by Hepner, seconded by Tallman, to forward Case No. CP18-01 to the City Council for approval was approved on a vote of 6-yes, 0-no and 0-abstention.

V. Zoning Activity

A. Old Business –

B. New Business -

1. Case No. ORD18-01: Proposed Zoning Ordinance Text Amendment creating an Elmore Corners Overlay District (ECOD) and adoption of design standards. [Ward 6]

Findings:

- Proposed ordinance will serve as an effective tool in the implementation of the Elmore Corners Master Plan

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. ORD18-01 to the City Council for approval.

A motion by Tallman, seconded by Tallman to remove the Davenport Commons from the area covered by the overlay district was approved on a vote of 5-yes, 1-no (Reinartz) and 0-abstention.

A motion by Lammers, seconded by Tallman, to forward Case No. ORD18-01 to the City Council for approval as amended above was approved on a vote of 5-yes, 1-no (Reinartz), and 0-abstention.

2. Case No. ORD18-03: Request of the City of Davenport to amend Title 17 of the Davenport Municipal Code, entitled, "Zoning" by amending Section 17.36.030.B.6 by adding Sale and Storage of Fireworks and Explosive Devices, subject to such uses being located more than one thousand feet from any residential district to the list of permitted uses in the "M-1" Light Industrial District. [Wards All]

Finding:

- Due to the nature of the explosive materials, specific land use and separation from residential districts is warranted.

Staff recommends the Plan and Zoning Commission accept the listed finding forward Case ORD18-03 to the City Council with a recommendation for approval.

A motion by Kelling, seconded by Lammers, to table the request for one cycle failed on a vote of 2-yes, 4-no (Hepner, Medd, Reinartz and Tallman) and 0-abstention.

A motion by Lammers, seconded by Tallman, to forward Case ORD18-03 to the City Council for approval was approved on a vote of 4-yes, 2-no (Kelling and Lammers) and 0-abstention.

VI. Subdivision Activity

A. Old Business –

1. Case No. F18-02: Final plat of Bett's Corporation 2nd Addition on 7.40 acres, more or less, located abutting to the east of 741 West 53rd Street containing two (2) lots. The property is zoned "R-1" Low Density Dwelling District. [Ward 7]

Findings:

- The plat conform to the requirements of the Title 16 "Subdivisions".
- The plat conforms to the comprehensive plan.

Recommendation:

Staff recommends City Plan and Zoning Commission accept the finding and forward Case No. F18-02 to the City Council for approval subject to the listed condition:

1. That a north arrow be added to the plat

A motion by Hepner, seconded by Tallman, to forward Case No F18-02 to the City Council for appval subject to the above condition was approved on a vote of 6-yes, 0-no and 0-abstention.

B. New Business –

VII. Other Business –

VIII. Future Business – Preview of items for the April 17th public hearing and/or regular meeting (*note-not all items to be heard may be listed*):

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 approximately 5:40 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.*

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