

MINUTES

PLAN AND ZONING COMMISSION

APRIL 2, 2019, 5:00 PM

CITY HALL COUNCIL CHAMBERS, 226 WEST 4TH STREET

Public Hearing New Business

- A. Public Hearing for Case REZ19-03: Request of the City of Davenport for Zoning Map Amendment from R-MF Multi-Family Residential District to CT Commercial Transitional Zoning District on 1 acre, more or less, for the property located at 709 East 46th Street. [Ward 7].

No comments were received. The public hearing was closed following a motion by Tallman and a second by Hepner.

- B. Public Hearing for Case REZ19-04: Request of the City of Davenport for Zoning Map Amendment from C-2 Corridor Commercial Zoning District to R-MF Multi-Family Residential District on .25 acres, more or less, for the property located at 641 and 643 East 46th Street (west 60 feet only). [Ward 7]

No comments were received. The public hearing was closed.

- C. Public Hearing for Case ORD19-01: Request of the City of Davenport to amend various sections of Title 17 of the Davenport City Code, entitled Zoning, by correcting scrivener errors and amending certain dimensional standards [Ward All]

No comments were received. The public hearing was closed.

Regular Meeting Agenda

- I. Roll Call. Present: Hepner, Inghram, Johnson, Lammers, Medd, Brandsgard, Reinartz, Tallman, Schneider Excused: Connell, Maness. Staff: Flynn, Koops, Melton, Heyer, Longlett

- II. Report of the City Council Authority

- A. Ordinance for Case REZ19-01, request by Bradley Matthews to rezone approximately 1.1 acres located at 5000 Grand Ave from I-1 Light Industrial District to R-MF, Residential Multifamily District. [Ward 7] ADOPTED 2019-102

- III. Secretary's Report

The minutes of the March 19, 2019 meeting were approved following a motion by Tallman and a second by Hepner.

- IV. Report of the Comprehensive Plan Committee.

Flynn gave the report.

V. Zoning Activity

Old Business: None

New Business:

- i. Case REZ19-02: Request of Jennifer Smith, SJ56, LLC/Russell, to rezone Lot 1 of Crow Valley Plaza 12th Addition from C-T Commercial Transitional District to C-OP Commercial Office Park; property contains 9.58 acres and is located on East 56th Street east of Utica Ridge Road. [Ward 6]

Flynn gave the staff report. Jennifer Smith, the petitioner, was present to answer questions. Two neighboring property owners expressed concerns.

Since the proposed zoning classification has changed, the Commission determined a new public hearing should be held. MOTION by Tallman, seconded by Hepner, to table the case so that a new public hearing is held at the April 16, 2019 Plan and Zoning Commission Meeting. Motion to table was approved unanimously.

- ii. Case REZ19-03: Request of the City of Davenport for Zoning Map Amendment from R-MF Multi-Family Residential District to CT Commercial Transitional Zoning District on 1 acre, more or less, for the property located at 709 East 46th Street. [Ward 7]

MOTION by Tallman, seconded by Johnson, to forward case REZ19-03 to the City Council with a recommendation for approval with the following finding: The proposed action corrects an error made in the preparation of the new zoning map. Motion to approve was passed unanimously.

- iii. Case REZ19-04: Request of the City of Davenport for Zoning Map Amendment from C-2 Corridor Commercial Zoning District to R-MF Multi-Family Residential District on .25 acres, more or less, for the property located at 641 and 643 East 46th Street (west 60 feet only). [Ward 7]

MOTION by Tallman, seconded by Lammers, to forward case REZ19-04 to the City Council with a recommendation for approval with the following finding: The proposed action corrects an error made in the preparation of the new zoning map. Motion to approve was passed unanimously.

- iv. Case ORD19-01: Request of the City of Davenport to amend various sections of Title 17 of the Davenport City Code, entitled Zoning, by correcting scrivener errors and amending certain dimensional standards. [Ward All]

The Commission amended to proposed changes to reflect 1.1 parking spaces per room for hotels, not 1.2 spaces per room proposed by staff.

MOTION by Tallman, seconded by Hepner, to amend Case ORD19-01 to reflect the change noted above. Motion to amend passed unanimously.

MOTION by Tallman, seconded by Lammers, to forward Case ORD19-01 to the City Council with a recommendation for approval.

VI. Subdivision Activity

A. Old Business – None

B. New Business

- i. Request F19-05 of Russell Construction for final plat Russell - Crow Valley Office Park 7th Addition on 11.07 acres, more or less, being a replat of Lot 1& 2 of Russell - Crow Valley Office Park 3rd Addition located at 4700 E. 53rd St. containing four lots. [Ward 6]

MOTION by Hepner, seconded by Lammers, to forward Case F19-05 to the City Council with a recommendation for approval subject to the following condition(s):

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. That the plat is tied to two quarter corners both labeled with description or two previously established lot corners both labeled with descriptions of each corner.
4. That the plat depict the stormwater passage required to convey the 100 year storm event overland within a drainage easement.
5. That an agreement be provided to hold the City of Davenport harmless from any damages, claims, or suites resulting from any private drive as shown on the final plat.

Motion to approve passed unanimously.

- ii. Case F19-06: Request of Dolans 53rd Street LC for a Final Plat for a 1 lot subdivision on 2.83 acres located north of West 53rd Street and east of Villa Drive. [Ward 8]

MOTION by Hepner, seconded by Lammers, to forward Case F19-06 to the City Council with a recommendation for approval.

Findings:

1. The plat conforms to the comprehensive plan Davenport+2035; and
2. The 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. That the plat is tied to two quarter corners both labeled with description or two previously established lot corners both labeled with description of each corner;
4. That a note be added to the plat stating that sidewalks shall be installed along street frontages when so ordered by the City; and
5. That the building setback lines depicted on the plat be amended to reflect the dimensional standards of the C-2 Corridor Commercial Zoning District.

Motion to approve was passed unanimously.

VII. Future Business

- A. Case REZ19-05: Request of John Wolf, 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]

VIII. Communications

IX. Other Business

X. Adjourn The meeting adjourned at 6:00 PM