

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

**TUESDAY MARCH 20, 2018 • 5:00 PM  
COUNCIL CHAMBERS – DAVENPORT CITY HALL  
226 W 4<sup>TH</sup> STREET DAVENPORT, IA**

**MINUTES**

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**PUBLIC HEARING AGENDA**

The public hearing was opened at 5:00 P.M. and the following hearing were held (Note Item No. 2 was taken first due to the number of people in the audience). All hearings were closed at 6:37 P.M.

**OLD BUSINESS –**

**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]
2. Case ORD18-02 Ordinance amending Title 17 to incorporate a zoning component to promote and create a commercial identity for the Rockingham Road corridor through the use of design and use standards. City of Davenport is the Petitioner. Chapter 17.60 of the Davenport Municipal Code allows for text and map amendments. [Wards 1 & 3]
3. Case No. ORD18-03: Request of the City of Davenport to amend Title 17 of the Davenport Municipal Code, entitled, "Zoning" by amending Section 17.48.020.C by adding Sale and Storage of Fireworks and Explosive Devices to the list of uses requiring a Special Use Permit in the "M-2" Heavy Industrial District. [Wards All]

**Next Public Hearing:**

Tuesday, April 03, 2018 at 5:00 P.M. in the Council Chambers of Davenport City Hall – 226 West 4<sup>th</sup> Street.

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**REGULAR MEETING AGENDA**

The regular meeting was called to order at 6:38 P.M. following the public hearings.

**II. Roll Call of the Membership**

Present: Connell, Hepner, Inghram, Kelling, Lammers, Maness, Medd, Quinn, Reinartz and Tallman

Excused: None

Absent: Martinez

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

**III. Report of the City Council Activity – as presented**

- IV. Secretary's Report** - The March 06, 2018 meeting minutes were approved
- V. Report of the Comprehensive Plan Committee** – Flynn indicated that the consultants will be in town on April 3<sup>rd</sup> and 4<sup>th</sup> to meet with the steering committee and staff. The review of the draft ordinance and map are continuing.

- VI. Zoning Activity**
- A. Old Business** –
  - B. New Business** -

- VII. Subdivision Activity**
- A. Old Business** –

- 1. Case No. F18-01: Revised final plat of Reed's Retreat located west of Wisconsin Avenue and north of Telegraph Road, containing three (3) lots and one (1) outlot, the ownership of which would remain with the rest of the unplatted ground. on 17.79 acres, more or less, The property is zoned both "R-1" Low Density Dwelling District and "A-1" Agricultural District.[Ward 1]

Findings

- The plat conforms to Davenport+2035.
- The plat proposes development for the southwest area.

Recommendation

Staff recommends the City Plan and Zoning Commission forward Case No. F18-01 the final plat of Reed's Retreat to the City Council for approval subject to the following conditions:

(These are ordinance conditions)

- 1. The surveyor signs the plat.
- 2. The utility companies sign the plat when their easement needs have been met and all easement are shown and tied to the plat by bearing/dimension.
- 3. The Owner/Developer's name and address are shown.

A motion from Hepner, seconded by Connell, to accept the findings and forward Case No. F18-01 to the City Council for approval subject to the above stated conditions was approved on a vote of 9-yes, 0-no and 0-abstention.

- B. New Business** –

- 1. Case No. P18-02: Preliminary plat Seng Meadows located west of Northwest Boulevard and north of 46<sup>th</sup> Street containing 58 residential lots and one outlot. [Ward 7]

Finding:

The residential plat conforms to the land use map of Davenport+2035.

Recommendation:

Staff recommends the City Plan and Zoning Commission forward the preliminary plat to the City Council for approval subject to the following conditions:

- 1. That the developer's engineer confirm whether sanitary sewer has or has not been extended to the church property; and if not, then it will need to be shown as extending to the property.

2. That the area reserved for right-of-way intended for the extension of 48<sup>th</sup> Street in Anette's Landing be shown on the plat
3. If 48<sup>th</sup> Street is not to be extended, then the existing street needs to end in a turn around, either a hammer-head or cul-de-sac.
4. With final platting the design for the detention must show the surrounding properties are protected to an elevation one-foot above the 100-year storm event elevation.
5. That the eighty (80) foot right-of-way of Marquette Street be maintained.

A motion from Hepner, seconded by Connell, to accept the findings and forward Case No. P18-02 to the City Council for approval subject to the above stated conditions was approved on a vote of 9-yes, 0-no and 0-abstention.

## **VIII. Other Business –**

**IX. Future Business –** Preview of items for the April 03<sup>d</sup> public hearing and/or regular meeting (*note-not all items to be heard may be listed*):

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

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

**XI. Adjourn –** The meeting was adjourned at approximately 6:40 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.*

## **Next Public Hearing/Regular Plan & Zoning Meeting:**

**Tuesday, April 03, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall  
226 West 4<sup>th</sup> Street.**