CITY PLAN AND ZONING COMMISSION
CITY OF DAVENPORT, IOWA

TUESDAY MARCH 14, 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 04, 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.

I. Roll Call of the Membership
Present: Connell, Hepner, Inghram, Kelling, Maness, Medd, Quinn, Reinartz.and Tallman.
Excused: Lammers and Martinez
Absent: None.
Staff: Wille, Leabhart and attorney Heyer.

II. Report of the City Council Activity (approved as presented)

III. Secretary's Report The minutes for February 14, 2017 meeting minutes and the cancelled February 28, 2017 meeting were approved

IV. Report of the Comprehensive Plan Committee – The kick-off meeting was held March 9th with several commissioners in attendance. Please check the website for updates www.davenportzoning.com

V. Zoning Activity
- **A. Old Business** – None
- **B. New Business -** None

VI. Subdivision Activity

A. Old Business – None

B. New Business –

1. Case No. F17-02: 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) contianing one (1) commercial lot.

Findings:

- The plat conforms to the Comprehensive Plan and zoning
- The plat is a minor land division of an existing facility allowing separate ownership

Recommendation:
Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F17-02 to the City Council for approval subject to the following conditions:

1. The surveyor signs the plat.
2. The utility companies sign the plat when their easement needs have been met.
3. The name and address of the owner or developer with agent is added to the plat.
4. That a cross-access easement be shown along the existing north-south access drive.

A motion by Hepner, seconded by Connell, to forward Case No. F17-02 to the City Council with a recommendation for approval subject to the above stated conditions was approved on a vote of 8-yes, 0-no and 0-abstention.

2. 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.

Findings:

- The plat conforms to the Comprehensive Plan
- The plat prepares an additional lot for development
- As conditioned the plat conforms to ordinance requirements.

Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F17-03 to the City Council for approval subject to the following conditions.
The surveyor signs the plat.

1. The utility companies sign the plat when their easement needs have been met.
2. A note is added to the plat stating that sidewalk shall be constructed along Lorton Avenue when directed by the City.
3. That prior to or together with the recording the plat either:
    a. The garage is demolished;
    b. A permit for a new residence on the lot is approved; or

c. The lot is tied to another lot with a combined total area of 20,000 square feet or more, such as by a "restrictive convenant and agreement not to sever".

A motion by Hepner, seconded by Maness, to forward Case No. F17-03 to the City Council with a recommendation for approval subject to the above stated conditions was approved on a vote of 8-yes, 0-no and 0-abstention.

3. **Case No. F17-04**: the final plat of Cross First Addition located north of Deer Woods Drive which is north of Rickerhill Road, containing one (1) residential lot.

Findings:

- The plat conforms to the Comprehensive Plan
- The plat prepares an additional lot for development
- As conditioned the plat conforms to ordinance requirements

Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F17-04 to the City Council for approval subject to the following conditions

1. The surveyor signs the plat.
2. The utility companies sign the plat when their easement needs have been met.
3. That the right-of-way be extended to serve this lot.
4. No additional platting shall be allowed without extending the public street system, including pavement, to serve the new development.

A motion by Hepner, seconded by Connell, to forward Case No. F17-04 to the City Council with a recommendation for approval subject to the above stated conditions was approved on a vote of 8-yes, 0-no and 0-abstention.

VII. Other Business –

VIII. Future Business – Preview of items for the *April 04th* public hearing and/or regular meeting *(note-not all items to be heard may be listed)*:

- Case No. F17-05: the final plat of the Villas of Pheasant Creek Second Addition located east of Jersey Ridge Road and north of East 46th Street containing 35 single family lots/
- 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.

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

IX. Adjourn – the meeting was adjorned at 5:12 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 04, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

Report of City Council Activity

March 08, 2017 Meeting –

Ordinance for Case No. ROW16-04: Request of Juan Goitia for the right-of-way vacation (abandonment) of 5,800 square feet, more or less, of undeveloped East 14th Street located east of Christie Street [Ward 5]

Resolution for Case No. FDP17-01: Request of Geifman Food Stores, Inc for a PDD Final Development Plan for a two-story commercial office building located at 4939 Utica Ridge Road [Ward 6]