

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

**TUESDAY MARCH 06, 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, March 20, 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: Connell, Hepner, Inghram, Kelling, Lammers, Manessartinez, Medd, Quinn, Reinartz and Tallman

Excused: None

Absent: Martinez

Staff: Flynn, Leabhart, and Wille

II. Report of the City Council Activity

III. Secretary's Report The minutes of the February 20, 2018 meeting were approved

IV. Report of the Comprehensive Plan Committee

Flynn indicated that staff is still reviewing the first draft of the zoning ordinance and has also recieved a preliminarydraft zoning map. Additional review is still needed before another advisory committee meeting is held.

V. Zoning Activity

A. Old Business –

B. New Business -

1. Case No. REZ18-01: Request of Dave Meyer on behalf of Tom Swanwick dba Forest View LLC for a rezoning (map amendment) on 1.19 acres of property known as Lot 2 of Ryde High 2nd Addition located on the south side of East 46th Street between Grand and Tremont Avenues. The rezoning is from "C-2" General Commercial District to R-6M Planned Unit Development to construct attached townhouses on individual lots. Ten units are proposed. [Ward 7]

Findings

That the proposed development fits with the surrounding developments

Recommendation:

The City Plan and Zoning Commission accepts the finding and forwards Case No. REZ18-01 to the City Council for approval subject to the following condition:

1. That the Proposed Land Use Map for Davenport+2035 be corrected to include this area as Residential General as shown in Exhibit "A".
2. That the center access point for 46th Street be moved eastward as far as practical (separation should be 230 feet) though may be less if approved by the Traffic Engineer.

A motion from Tallman, seconded by Connell, to accept the finding and forward Case No. REZ18-01 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.

VI. Subdivision Activity

A. Old Business –

B. New Business –

1. Case No. F18-02: Final plat of Bett's Corporation 2nd Addition on 1.21 acres, more or less, located abutting to the east of 741 West 53rd Street containing one (1) lots. The property is zoned "R-1" Low Density Dwelling District. [Ward 7]

Findings:

The plat as proposed does not conform to the requirements of the Title 16 "Subdivisions".

Recommendation:

There are three options for the Commission:

- a. Forward the plat to the City Council for approval subject to the following condition:
 1. That the plat be modified to incorporate the remaining portion of the parcel as a two-lot subdivision.
 2. The plat be tied to two existing lot corners in an existing subdivision (only one corner is noted).
- b. Forward the plat to the City Council for approval as proposed
- c. Return the plat to be resubmitted as a two lot subdivision incorporating the remainder of the unplatted land (no additional fee will be charged).

Staff indicated the developer has submitted a revised plat, and would recommend the plat be tabled for one cycle to allow for technical review.

A motion by Connell, seconded by Tallman, to table Case No. F18-02 for one cycle was approved on a vote of 9-yes, 0-no and 0-abstention.

VII. Other Business –

VIII. Future Business – Preview of items for the March 20th 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]
2. Case No. ORD18-01: Proposed Zoning Ordinance Text Amendment creating an Elmore Corners Overlay District (ECOD) and adoption of design standards. [Ward 6]
3. Case No. P18-02: Preliminary plat Seng Meadows located west of Northwest Boulevard and north of 46th Street containing 58 residential lots and one outlot. [Ward 7]

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 5:16 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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