

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, MARCH 3, 2020; 5:00 PM
COUNCIL CHAMBERS CITY HALL 226 WEST 4TH STREET

I. New Business

A. Public Hearing for Case ORD20-01: Request by the City of Davenport to amend several sections of Title 17 of the Municipal Code, entitled, "Zoning" .[All Wards]

Flynn gave the staff report, there were no comments. The Hearing was closed.

B. Public Hearing for Case REZ20-01: Request of the City of Davenport to rezone the properties located at all four corners of the intersection of N. Pine St. and W. 3rd St from R-4C, Single and Two Family Central Residential District to C-1, Neighborhood Commercial District. [Ward 3]

Flynn gave the staff report, there were no comments. The Hearing was closed.

REGULAR MEETING AGENDA

I. Roll Call Present: Tallman, Schneider, Johnson, Medd, Hepner, Maness, Inghram, Lammers, Garrington. Excused: Reinartz. Staff: Flynn, Melton.

II. Report of the City Council Activity

1. Resolution for Case F19-21 being the request of BRUS Farm Development LC (owner) and Kwik Trip Inc (purchaser) for a final plat of Kwik Trip 1071, a two-lot subdivision on 62.8 acres, more or less, located directly south of 118th Ave and west of Interstate I-280. [Adjacent to Ward 1] ADOPTED 2020-54

2. Third Consideration: Ordinance for Case REZ19-13 being the request of Alex Kelly on behalf of Pegasus 62 LCC for a zoning map amendment on 9,000 square feet, more or less, of property located at 2012 E 11th St from R-4C Single-Family and Two-Family Residential Zoning District to C-T Commercial Transitional Zoning District. [Ward 5] ADOPTED 2020-78

3. Third Consideration: Ordinance for Case ROW19-02 being the request to vacate a portion of the original Division St right-of-way located between Ridgeview Dr and W 76th St (Earle Glaus, petitioner). [Ward 8] ADOPTED 2020-79

III. Secretary's Report

A. The minutes of the February 4, 2020 meeting were approved following a motion by Tallman and a second by Hepner.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business None

B. New Business None

VI. Subdivision Activity

A. Old Business None

B. New Business

i. Case F20-02: Request of Townsend Engineering for a Final Plat for a 21 lot subdivision on 18.19 acres, more or less, of property located on the west side of Northwest Blvd approximately 725 feet north of W 46th St. [Ward 7]

Melton gave the staff report.

Motion by Hepner, Seconded by Tallman, to recommend the City Council approve the plat with the following findings and conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport+2035; and
2. The final plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

Conditions:

1. That the surveyor signs the plat;
2. That the appropriate utility companies sign the plat when their easement needs have been met;
3. That the following note be added to the plat: "Sidewalks shall be installed along street frontages for all constructed lots";
4. That easements are adequate for the depth of sewers for maintenance; and
5. That easements be shown for the overland stormwater flow and that they are adequate to handle a 100 year flow.

Motion to recommend approval passed unanimously.

VII. Future Business None

VIII. Communications None

IX. Other Business None

X. Adjourn The meeting adjourned at 5:40 pm.