MINUTES

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, MARCH 1, 2022; 5:00 PM

CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. Roll Call

Present: Lammers, Tallman, Inghram, Hepner, Brandsgard, Stelk, Reinartz, Maness
Excused: Schneider, Johnson, Garrington
Staff: Berkley, Koops, Werderitch

II. New Business

A. Case REZ22-01: Request of Patrick Fennelly to rezone property located south of Telegraph Road and east of South Utah Avenue (The southwest 9.15 acres of Parcel #S3117-04) from S-AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]

Werderitch provided an overview of the proposed rezoning case. Patrick Fennelly, petitioner, was in attendance to answer questions from the Commission. The purpose of the rezoning request is to create two new single-family lots.

Attorney Michael Meloy, representing James Capranos at 245 South Utah Avenue, spoke in opposition to the rezoning petition.

John Gerdes, owner of abutting property to the north and west of the subject site, voiced his approval of the rezoning request. The potential buyer of the proposed single-family lots was in attendance and also spoke in favor of the application.

The Commission requested staff to provide additional information regarding spot zoning, utility services, Future Land Use Plan designations for the vicinity of the request, and the R-1 Single-Family Residential District dimensional standards for the March 15, 2022 meeting. With no additional comments, the public hearing closed.

B. Case ROW22-02: Request of The Overland Group on behalf of Dollar General for a partial right-of-way vacation (abandonment) of the alley at 2340 Rockingham RD. [Ward 1]

Koops presented the request to vacate alley right-of-way for the purpose of constructing a new Dollar General Store. David West was in attendance to answer questions on behalf of the Overland Group. With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

III. Roll Call

Present: Lammers, Tallman, Inghram, Hepner, Brandsgard, Stelk, Reinartz, Maness
Excused: Schneider, Johnson, Garrington
Staff: Berkley, Koops, Werderitch

IV. Report of the City Council Activity

Berkley updated the Commission on the status of the 7 Hills right-of-way vacation. The Final Plat for Katie's Eastern Avenue Addition was approved by City Council at their February 9, 2022 meeting.

V. Secretary's Report

A. Consideration of the January 18, 2022 meeting minutes.

Motion by Hepner, second by Tallman to approve the January 18, 2022 meeting minutes. Motion to approve was unanimous by voice vote (7-0).

VI. Report of the Comprehensive Plan Committee

VII. Zoning Activity

A. Old Business

B. New Business

VIII. Subdivision Activity

A. Old Business

B. New Business

i. Case F22-02: Request of Prairie Heights Development, LLC for a Final Plat of Prairie Heights 5th Addition for a 50 lot subdivision on 11.38 acres located south of Olde Brandy Lane and west of Mississippi Avenue. [Ward 8]

Werderitch presented an overview of the final phase of development for the Prairie Heights subdivision. Brian Boelk, Axiom Consulting, attended virtually.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F22-02 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:
1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. 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 utility providers sign the plat when their easement needs have been met.

Motion by Tallman, second by Maness to approve Case F22-02 subject to conditions. Motion to approve was unanimous by a roll call vote (7-0).

IX. Future Business

X. Communications

XI. Other Business

XII. Adjourn

Motion by Tallman, second by Hepner to adjourn the meeting. Motion to adjourn was unanimous by voice vote (7-0).

The meeting adjourned at 5:30 pm.