

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

**TUESDAY FEBRUARY 20, 2018 • 5:00 PM
COUNCIL CHAMBERS – DAVENPORT CITY HALL
226 W 4TH STREET DAVENPORT, IA**

MINUTES

PUBLIC HEARING AGENDA

The public hearing was opened at 5:00 p.m. and the following hearing was held and closed at 5:05 p.m.

OLD BUSINESS –

NEW BUSINESS –

- 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. [7th Ward]

Next Public Hearing:

Tuesday, March 06, 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 5:06 p.m.

I. Roll Call of the Membership

Present: Connell, Inghram, Kelling, Lammers, Martinez, Medd, and Quinn

Excused: Hepner, Maness, Reinartz and Tallman

Staff: Flynn, Rusnak, Leabhart, Wille and Heyer

II. Report of the City Council Activity

III. Secretary’s Report The minutes for the February 06, 2018 meeting were approved

IV. Report of the Comprehensive Plan Committee

Flynn indicated that staff is reviewing the first draft of the zoning ordinance and should be sent to the advisory committee in 2-3 weeks and then a committee meeting will be scheduled.

V. Zoning Activity

A. Old Business –

B. New Business -

1. Case No. FDP18-01: Request of John Crump dba Woodspringsone LLC for a PDD Final Development Plan located north of East 53rd Street and west of Elmore Avenue (Lot 1 of Lakehurst Commercial Park Third Addition) on 2.28 acres, more or less to develop a Woodspring Suites Hotel. [6th Ward]

Findings:

- The proposed Final Development Plan would achieve consistency with adopted ORD1994-625; and
- The proposal would facilitate infill development within an area containing existing public utilities.

Staff recommends the Plan and Zoning Commission forward case FDP18-01 to the City Council with a recommendation for approval subject to the following condition:

1. That the PDD Zoning Requirements table be updated to the following:
Front Yard: 25 Ft. Minimum Building Setback.
Side Yard: 10 Ft. Minimum Building Setback.
Year Yard: 0 Ft. Minimum Building Setback.

A motion by Connell, seconded by Quinn, to forward case FDP18-01 to the City Council with a recommendation for approval subject to the above stated condition was unanimously approved: 6-yes, 0-no and no-abstentions.

VI. Subdivision Activity

A. Old Business –

B. New Business –

1. Case No. P18-01: Preliminary plat of Reed's Retreat located west of Wisconsin Avenue and north of Telegraph Road, containing seven (7) lots on 62.86 acres, more or less, The property is zoned both "R-1" Low Density Dwelling District and "A-1" Agricultural District.[1st Ward]

Findings

- The plat conforms to Davenport+2035.
- With the below corrections and additions the preliminary plat will conform to the minimum standards of Chapter 16.12 entitle 'Preliminary Plats'.
- The plat proposes development for the southwest area.

Staff recommends the City Plan and Zoning Commission forward Case No. P18-01 the preliminary plat of Reed's Retreat to the City Council for approval subject to the following conditions (note these are ordinance requirements):

1. Existing buildings be shown.
2. Existing water courses are shown.
3. Existing tree masses are shown.
4. The size and location of existing sanitary sewers are shown.
5. The size and location of all existing culverts and storm sewers are shown.
6. The size and location of the nearest existing water mains are shown.
7. All proposed and existing easements are shown.
8. All known underground structures are shown.
9. Existing contours are shown at intervals of 5' or less.
10. Names and boundaries of existing adjacent subdivisions are shown.
11. A vicinity sketch is shown.

12. Zoning is shown.
13. The surface types of existing streets are shown.
14. That the proposed ROW widths for Wisconsin Avenue and Telegraph Road are shown as 45' from existing centerline.

A motion by Connell, seconded by Quinn, to forward case P18-01 to the City Council with a recommendation for approval subject to the above stated condition was unanimously approved: 6-yes, 0-no and no-abstentions.

2. Case No. F18-01: Final plat of Reed's Retreat located west of Wisconsin Avenue and north of Telegraph Road, containing seven (7) lots on 62.86 acres, more or less, The property is zoned both "R-1" Low Density Dwelling District and "A-1" Agricultural District.[1st Ward]

Findings

- The plat conforms to Davenport+2035.
- With the below corrections and additions the preliminary plat will conform to the minimum standards of Chapter 16.12 entitle 'Preliminary Plats'.
- The plat proposes development for the southwest area.

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.

(These are conditions specific to this plat)

4. A 15-foot wide utility easement is dedicated along all street frontages including Wisconsin Avenue.
5. Dimensions are shown for the existing sanitary sewer easement and that the easement is tied to the plat in a manner that it can be located in reference to property corners.
6. An additional 12-feet of right-of-way is dedicated along Wisconsin Avenue bringing the total to 45-feet from existing right-of-way/easement centerline.
7. Additional right-of-way is dedicated along Telegraph Road as needed to bring the total width to 45-feet from existing right-of-way/easement centerline.
8. That Lot 5 be redesigned to accommodate a sufficient buildable area.
9. Future platting of Lot 1 will require the submission of a new preliminary plat and the possible dedication of future street(s) right-of-way.

A motion by Connell, seconded by Quinn, to forward case F18-01 to the City Council with a recommendation for approval subject to the above stated condition was unanimously approved: 6-yes, 0-no and no-abstentions.

VII. Other Business –

VIII. Future Business – Preview of items for the March 06th public hearing and/or regular meeting (*note-not all items to be heard may be listed*):

- Case No. F18-02: Final plat of Bett's Corporation 2nd Addition located along the south side of West 53rd Street east of Brown Street containing one residential lot on 1.21 acres, more or less. [7th Ward]

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 5:22 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, March 06, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

Report of City Council Activity

February 14, 2018 Meeting – No Commission activity was considered by Council.