

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, FEBRUARY 14, 2017; 1:00 AM

COUNCIL CHAMBERS, CITY HALL, 226 W. 4TH STREET, DAVENPORT, IOWA

PUBLIC HEARING HAS BEEN CANCELLED

Combined Public Hearing and Regular Meeting Agendas

I. Old Business

A. None

II. New Business

A. None

III. Next Public Hearing

A. Tuesday, February 28, 2017 at 5:00 P.M. in the Council Chambers of Davenport, City Hall, 226 W. 4th Street.

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Authority

III. Secretary's Report

A. (January 17, 2017 meeting minutes)

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. New Business

- i. Case No. FDP17-01 being the petition of Geifman Food Stores, Inc. for a PDD Final Development Plan on .69 acres, more or less, located at 4939 Utica Ridge Road (Lot 1 of Utica Corners 7th Addition). The purpose of the request is to facilitate the construction of a two-story commercial office building.

B. Old Business

- i. None

VI. Subdivision Activity

A. New Business

- i. None

B. Old Business

- i. None

VII. Future Business

- A. Preview of items for the February 28th public hearing and/or regular meeting
(*note-not all items to be heard may be listed*):

VIII. Communications

- A. (Time open for citizens wishing to address the Commission on matters not on the established agenda)

IX. Other Business

- A. None

X. Adjourn

- A.
- *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, February 28, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

Report on City Council Activity attached.

City of Davenport
Plan and Zoning Commission

Department: Department Of Community Planning & Economic
Development
Contact Info: Matt Flynn, 563-326-7743

Date
2/14/2017

Subject:
Public Hearing Cancelled

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Sakalosky, Mary	Approved	2/13/2017 - 4:21 PM

City of Davenport
Plan and Zoning Commission

Department: Department of Community Planning and economic
Development
Contact Info: Matt Flynn, 563-326-7743

Date
2/14/2017

Subject:
None

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Sakalosky, Mary	Approved	2/13/2017 - 4:03 PM

City of Davenport
Plan and Zoning Commission

Department: Department of Community Planning and Economic
Development
Contact Info: Matt Flynn, 563-326-7743

Date
2/14/2017

Subject:
None

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Sakalosky, Mary	Approved	2/13/2017 - 4:03 PM

City of Davenport
Plan and Zoning Commission

Department: Department of Community Planning and Economic
Development
Contact Info: Matt Flynn, 563-326-7743

Date
2/14/2017

Subject:

Tuesday, February 28, 2017 at 5:00 P.M. in the Council Chambers of Davenport, City Hall, 226 W.
4th Street.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Sakalosky, Mary	Approved	2/13/2017 - 4:03 PM

City of Davenport
Plan and Zoning Commission

Department: Department of Community Planning and Economic
Development
Contact Info: Matt Flynn, 563-326-7743

Date
2/14/2017

Subject:
(January 17, 2017 meeting minutes)

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Sakalosky, Mary	Approved	2/13/2017 - 4:04 PM

City of Davenport
Plan and Zoning Commission

Department: Department of Community Planning and Economic
Development
Contact Info: Matt Flynn , 563-326-7765

Date
2/14/2017

Subject:

Case No. FDP17-01 being the petition of Geifman Food Stores, Inc. for a PDD Final Development Plan on .69 acres, more or less, located at 4939 Utica Ridge Road (Lot 1 of Utica Corners 7th Addition). The purpose of the request is to facilitate the construction of a two-story commercial office building.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Sakalosky, Mary	Approved	2/13/2017 - 4:06 PM

City of Davenport
Plan and Zoning Commission

Department: Department of Community Planning and Economic
Development
Contact Info: Matt Flynn, 563-326-7743

Date
2/14/2017

Subject:
None

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Sakalosky, Mary	Approved	2/13/2017 - 4:06 PM

City of Davenport
Plan and Zoning Commission

Department: Department of Community Planning and Economic
Development
Contact Info: Matt Flynn, 563-326-7743

Date
2/14/2017

Subject:
None

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Sakalosky, Mary	Approved	2/13/2017 - 4:08 PM

City of Davenport
Plan and Zoning Commission

Department: Department of Community Planning and Economic
Development
Contact Info: Matt Flynn, 563-326-7743

Date
2/14/2017

Subject:
None

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Sakalosky, Mary	Approved	2/13/2017 - 4:08 PM

City of Davenport
Plan and Zoning Commission

Department: Department of Community Planning and Economic
Development
Contact Info: Matt Flynn, 563-326-7743

Date
2/14/2017

Subject:

Preview of items for the February 28th public hearing and/or regular meeting
(note-not all items to be heard may be listed):

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Sakalosky, Mary	Approved	2/13/2017 - 4:09 PM

City of Davenport
Plan and Zoning Commission

Department: Department of Community Planning and Economic
Development
Contact Info: Matt Flynn, 563-326-7743

Date
2/14/2017

Subject:

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

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Sakalosky, Mary	Approved	2/13/2017 - 4:09 PM

City of Davenport
Plan and Zoning Commission

Department: Department of Community Planning and Economic
Development
Contact Info: Matt Flynn, 563-326-7743

Date
2/14/2017

Subject:
None

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Sakalosky, Mary	Approved	2/13/2017 - 4:10 PM

City of Davenport
Plan and Zoning Commission

Department: Department of Community Planning and Economic
Development
Contact Info: Matt Flynn, 563-326-7743

Date
2/14/2017

Subject:

- *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, February 28, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall
226 West 4th Street.**

Report on City Council Activity attached.

ATTACHMENTS:

Type	Description
▣ Exhibit	Report of Council Activity

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Sakalosky, Mary	Approved	2/13/2017 - 4:12 PM

Report of City Council Activity

February 08, 2017 Meeting –

Ordinance to amend Title 6 of the Davenport Municipal Code by adding Chapter 6.06, entitled, "Urban Chickens" and amending Section 6.04.055, entitled, "Livestock and poultry prohibited" and amending Section 8.12.150, entitled, "Keeping of Animals and Fowl Restricted". (City of Davenport, petitioner; Case No. 16-04) [All Wards] **ADOPTED 2017-46**

Ordinance for Case No. REZ16-11 being the request of Raju Penmatchu for the rezoning of 13.50 acres, more or less, of real property located at the northwest corner of West 65th Street and Scott Street from R-3 PUD – Moderate Density Dwelling District Planned Unit Development to R-6M PUD – High Density Dwelling District Planned Unit Development to facilitate a residential/senior care development. [Ward 8] **ADOPTED 2017-49 (as R-5M PUD)**

Ordinance for Case No. REZ17-01 being the request of the City of Davenport for the rezoning of 40 acres, more or less, of real property recently annexed to the City of Davenport and located south of Slopertown Road and east of Hillandale Road , from "A-1" Agricultural District to "M-1" Light Industrial District to facilitate expansion of the City's industrial park. [Ward 8] **ADOPTED 2017-47**

Ordinance for Case No. REZ17-02 being the request of the City of Davenport for the rezoning of 158.62 acres, more or less, of real property recently annexed to the City of Davenport and located south of Slopertown Road and west of Division Street, from "A-1" Agricultural District to "M-1" Light Industrial District to facilitate expansion of the City's industrial park. [Ward 8] **ADOPTED 2017-48**