

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

**TUESDAY February 14, 2017 • 5:00 PM
COUNCIL CHAMBERS – DAVENPORT CITY HALL
226 W 4TH STREET DAVENPORT, IA**

MINUTES

By this reference all reports, documents, presentations and the meeting video record are made a part of the minutes.

PUBLIC HEARING CANCELLED

PUBLIC HEARING AGENDA

OLD BUSINESS – None

NEW BUSINESS – None

Next Public Hearing:

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

REGULAR MEETING AGENDA

The meeting was called to order at 5:00 p.m.

I. Roll Call of the Membership

Present: Connell, Hepner, Inghram, Kelling, Lammers, Maness, Martinez, Medd, Quinn, Reinartz, and Tallman.

Excused: None.

Absent: None.

Staff: Flynn, Rusnak, Wille, and attorney Heyer.

II. Report of the City Council Activity as presented.

III. Secretary's Report January 17, 2017 meeting minutes were approved.

IV. Report of the Comprehensive Plan Committee – Stakeholder interviewes are being scheduled and Flynn distributed the sign-up sheet.

V. Zoning Activity

A. Old Business – None

B. New Business

1. Case No. FDP17-01 being the petition of Geifman Food Stores, Inc. for a PDD Final Development Plan on 0.69 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.

Findings

- The development conforms to the comprehensive plan;
- The development continues build-out of the Utica Corners area; and
- The Final Development Plan would conform to Ordinance 99-494 if the second floor is depicted as office and not residential.

Staff recommends the City Plan and Zoning Commission forward Case No. FDP17-01 to the City Council with a recommendation for approval subject to the following condition:

- That the Final Development Plan be revised such that the second floor is depicted as office and not residential.

Tallman indicated he was abstaining from this discussion and voting on this case.

A motion by Lammers, seconded by Maness, to forward Case No. FDP17-01 to the City Council with a recommendation for approval subject to the above stated condition was approved on a vote of 9-yes, 0-no and 1 abstention (Tallman).

VI. Subdivision Activity

- A. Old Business** – None
- B. New Business** – None

VII. Other Business – None

VIII. Future Business – 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 (Time open for citizens wishing to address the Commission on matters *not on the established agenda*)

IX. Adjourn – the meeting was adjourned at 5:08 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, February 28, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

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