CITY PLAN AND ZONING COMMISSION
CITY OF DAVENPORT, IOWA

TUESDAY January 17, 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 AGENDA

The public hearing was called to order at 5:00 pm and the following hearings were held:

OLD BUSINESS – continued from 01-03-17

Case No. ROW17-01: Request of St Paul The Apostle Church for a right-of-way vacation (abandonment) of East Rusholme Street located between Arlington and Carey Avenues and being that segment between the church and school (36,700 square feet, more or less); to improve safety and efficiency through traffic management allowing the street area to be used for drop-off and pick-up of students and for use during church and special events.

NEW BUSINESS –

- **Case No. REZ17-01**: 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.
- **Case No. REZ17-02**: 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.

The public hearings ended at 6:23 pm; all hearings were closed.

Next Public Hearing:

Tuesday, January 31, 2017 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 6:23 pm following the public hearings.

I. Roll Call of the Membership

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

Absent: None.
Staff: Flynn, Leabhart, Wille, and attorney Heyer.

II. Report of the City Council Activity as presented.

III. Secretary's Report January 03, 2017 meeting minutes were approved.

IV. Report of the Comprehensive Plan Committee –

V. Zoning Activity

A. Old Business – None

B. New Business –

1. **Case No. REZ17-01**: 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.

   Assuming no unforeseen valid objections are raised, the Commission is recommended to forward Case No. REZ17-01 to the City Council with a recommendation for approval.

   Findings:
   1. The rezoning is consistent with the Comprehensive Plan Future Land Use Map designation of "Industry".
   2. The rezoning will facilitate new industrial development on this site, expanding the tax base and employment opportunities in the City.

   A motion by Tallman, seconded by Connell, to forward Case No. REZ17-01 to the City Council for approval was unanimously approved 8-yes, 0-no and 0-abstention.

2. **Case No. REZ17-02**: 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.

   Assuming no unforeseen valid objections are raised, the Commission is recommended to forward Case No. REZ17-02 to the City Council with a recommendation for approval.

   Findings:
   1. The rezoning is consistent with the Comprehensive Plan Future Land Use Map designation of "Industry".
   2. The rezoning will facilitate new industrial development on this site, expanding the tax base and employment opportunities in the City.

   A motion by Tallman, seconded by Connell, to forward Case No. REZ17-02 to the City Council for approval was unanimously approved 8-yes, 0-no and 0-abstention.

VI. Subdivision Activity

A. Old Business – None

B. New Business – None

VII. Other Business

VIII. Future Business – Preview of items for the ***January 31st*** 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*)

Matt Freund requested information on the future street development and how the increased traffic will be handled for the Keppy area

IX. Adjourn The meeting was adjourned at 6:30 pm.

- *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, January 31, 2017 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4th Street.

Report of City Council Activity

January 11, 2017 Meeting –

Approved Ordinance 2017-04 for Case No. ORD16-02 being the petition of the City of Davenport for a Zoning Ordinance Text Amendment to Chapter 17.23, entitled "Historic Preservation" by amending eligibility and composition requirements. [All Wards]

Approved Resolution 2017-05 for Case No. FDP16-07 being the request of Lange, Inc. for a PDD Final Development Plan on three acres, more or less, located west of Utica Ridge Road and north of Market Square Circle. [Ward 6]