

MINUTES

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, January 5, 2021; 5:00 PM

COUNCIL CHAMBERS, CITY HALL 226 WEST 4TH STREET

A partially electronic meeting was held because a fully “in person” meeting is impractical due to the concerns for the health and safety of Commission members, staff and the public presented by COVID-19 and to follow the Governor’s proclamation and Mayor’s Executive Order directing social distancing and placing restrictions on gatherings. In person attendance by the general public at any City of Davenport public meeting within its facilities shall be limited to 10 persons.

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. Roll Call

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

I. New Business

- A. Case REZ20-08: Request of MCC Iowa LLC on behalf of MM Development LLC to rezone 5000 Grand Avenue from R-MF Multi-Family Residential District to I-1 Light Industrial District to allow for construction of a communications building to house and operate electronics and fiber optic cables [Ward 7].

Werderitch provided an overview of the case. Dan Parchert, MCC Iowa LLC, was present and gave comments. No members of the public spoke. With no comments, the public hearing closed.

II. Next Public Hearing: 1/19/2021

REGULAR MEETING AGENDA

I. Roll Call

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

II. Report of the City Council Activity: None

III. Secretary's Report

A. Consideration of the December 22, 2020 Meeting Minutes.

Motion by Tallman, second by Brandsgard to approve the December 22, 2020 meeting minutes. Motion to approve was unanimous by voice vote.

IV. Report of the Comprehensive Plan Committee: None

V. Zoning Activity

A. Old Business

B. New Business

- i. Case REZ20-07: Request of Gravert Auto Sales LLC to rezone 1435 West Locust Street from C-1 Neighborhood Commercial District to C-3 General Commercial District to permit a vehicle dealership [Ward 4].

Werderitch provided an overview of the case. Jason Gravert was present and gave comments. No members of the public spoke.

Staff recommended Case REZ20-07 be forwarded to the City Council with a recommendation for denial.

Findings:

1. The City made a deliberate decision to not allow vehicle dealerships in the C-1 Neighborhood Commercial District under the new Zoning Ordinance.
2. The proposed C-3 General Commercial District is incompatible with the zoning of nearby property.
3. The existing C-1 Neighborhood Commercial District is compatible with the established neighborhood character. The size and scale of commercial properties in this area, its close proximity to residential properties, and the adjacent roadway classification make C-1 Neighborhood Commercial Zoning District compatible and consistent in this area.
4. Rezoning the property to C-3 General Commercial District creates a nonconformity to the minimum lot area requirements. The subject

property is 10,206 SF, which is below the minimum 20,000 SF required in the C-3 General Commercial District.

Motion by Tallman, second by Lammers to approve staff recommendation for denial of Case REZ20-07. Motion to approve staff recommendation passed by a roll call vote 8 to 2. Commissioners Hepner and Garrington voted against.

VI. Subdivision Activity: None

A. Old Business: None

B. New Business

- i. Case F20-14: Request of Musal Tract LC for a Final Plat of Hugo First Addition for a one lot subdivision on 1.67 acres, more or less, located directly north of 2815 N Clark Street. [Ward 2]

Berkely provided an overview of the case.

Findings:

- 1. The plat conforms to the comprehensive plan Davenport+2035; and
- 2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F20-14 to the City Council with a recommendation for approval subject to the following conditions:

- 1. That the surveyor signs the plat; and
- 2. That the utility providers sign the plat when their easement needs have been met.
- 3. That an area to allow for a turn-around is dedicated to the City as right of way.
- 4. That a drainage easement on the east side of Lot 1 be added to maintain the flow of the drainage area into existing City storm sewer.
- 5. That a note be added to the plat stating the standard drainage easement language.
- 6. That a 15 foot utility easement on the west side of Lot 1 added for future utilities.

Motion by Tallman, second by Maness to approve staff recommendation to accept the listed findings and forward Case F20-14 to the City Council subject to conditions. Motion to approve was unanimous by voice vote.

VII. Future Business:

Staff received a zoning application to rezone the property at 4607 East 53rd Street to C-2 Corridor Commercial District and R-MF Multi-Family Residential District. The purpose of the rezoning is to lift the existing land use and development restrictions on the property, adjust the commercial zoning boundary, and allow for townhouse and multi-family development. A public hearing will be held at the January 19, 2021 Plan and Zoning Commission meeting.

Staff received a request from Palmer College of Chiropractic to amend a section of their Campus Master Plan, bounded by East 11th Street and East 10th Street, between Pershing Avenue and Perry Street, from an athletic field to student housing. The request also includes proposed right-of-way vacations. A public hearing will be held at the January 19, 2021 Plan and Zoning Commission meeting.

VIII. Communications: None

IX. Other Business: None

X. Adjourn

The meeting adjourned at 5:43 pm

XI. NEXT MEETING: January 19, 2021