

PLAN AND ZONING COMMISSION MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, NOVEMBER 6, 2018; 5:00 PM

CITY COUNCIL CHAMBERS

COMBINED PUBLIC HEARING & REGULAR MEETING

There were no public hearings.

REGULAR MEETING AGENDA

I. Roll Call Present: Connell Hepner, Inghram, Johnson, Maness, Medd, Quinn, Reinartz, Tallmann, Schneider. Excused: Lammers. Staff: Flynn, Koops, Melton, Heyer, Longlett

II. Report of the City Council Authority

1. Third Consideration: Ordinance for case REZ18-12 being the request of Chris Townsend on behalf of Jimmy Holt, to rezone 1.43 acres, more or less, of property located at 3730 West Locust Street from "C-1" Neighborhood Commercial and "R-3" Moderate Density Dwelling District to "PDD" Planned Development District. [Ward 1] ADOPTED 2018-456

2. Third Consideration: Ordinance for Case REZ18-13 of Hawkeye Paving for the rezoning of 30.7 acres, more or less, of real property located at 8228 N. Fairmount Street (former Wacky Waters site) from A-1 Agricultural District to M-1 Light Industrial District to facilitate development of contractor headquarters, shop and equipment storage. [Ward 2] ADOPTED 2018-457

3. Resolution approving Case FDP18-04 for a PDD - Planned Development District Final Development Plan for a self-storage facility located at 3730 West Locust Street. Shawn Agan, petitioner. [Ward 1] ADOPTED 2018-458

III. Secretary's Report

A. Consideration of the October 16, 2018 Meeting Minutes. Minutes were approved following a motion by Tallman and a second by Connell

IV. Report of the Comprehensive Plan Committee No report

V. Zoning Activity

A. Old Business - None

New Business

- i. Case ORD18-05: Request by the City of Davenport to repeal and replace Title 17 of the Municipal Code, entitled, "Zoning" with a new zoning ordinance and map for the entire City [All Wards].

Motion by Tallman, seconded by Hepner to accept the listed findings and recommend the City Council pass Case No. ORD18-05. Vote to recommend approval was unanimous 9-0.

VI. Subdivision Activity

A. Old Business - None

B. New Business

- i. Case P18-05: Request of WTC Investments, LLC - Davenport Series for a Preliminary Plat for a 5 lot subdivision located south of East 53rd Street and East of Lorton Avenue.[Ward 6]
- ii. Case F18-14: Request of WTC Investments, LLC - Davenport Series for a Final Plat for a 5 lot subdivision located south of East 53rd Street and East of Lorton Avenue.[Ward 6]

These two items were tabled for one cycle following a motion by Connell and a second by Tallman. Vote was unanimous 9-0.

- iii. Case F18-15: Request of Robert Murray for a Final Plat for a 2 lot subdivision located at 915 Floral Lane. [Ward 1] Motion by Connell, seconded by Johnson, to forward Case F18-15 to the City Council with a recommendation for approval, including the following conditions:
 1. That the plat show the 15" sanitary sewer per marked plans;
 2. That the plat show a 20' wide sanitary sewer easement per marked plans; and
 3. That the note regarding "no detention required" be removed.

Vote to approve was unanimous 9-0

- iv. Case F18-16: Request of McCarthy Improvement Company and Linwood Stone Products Company for a Final Plat for a 2 lot subdivision (Crow Valley Plaza 13th Add.) north of East 56th Street and east of Utica Ridge Road. [Ward 6] Motion by Connell, seconded by Johnson, to forward Case F18-15 to the City Council with a recommendation for approval, including the following conditions:

1. the plat shall be signed by the surveyor;
2. the plat shall include developer/owner information;
3. utility companies shall sign the plat when their easement needs have been met;
4. Lot 1 northeast corner shall have 'arrow' removed and common lot line width/color shall be standardized and all other similar symbology that appears at other points shall also be removed;
5. a note shall be added to the plat stating that 'sidewalks shall be constructed along street Right-of-Ways when lots are developed';
6. the note regarding storm water detention shall be removed and replaced with a note stating 'Detention/water quality shall be required per latest storm water ordinance.
7. a drainage easement shall be shown on the plat to comply with section 13.34.140 of Davenport Municipal Code.

Vote to approve was unanimous 8-0, with Quinn abstaining.

VII. Future Business

- A. Case F18-18: Request of Charles Lehman for a for a Final Plat for a 2 lot subdivision with 1 outlot located east of Ekstein Drive and south of East 53rd Street. [Ward 7].
- B. Case No. REZ18-16: Request to rezone 5.93 acres, more or less, of property located north of East 58th Street and east of Utica Ridge Road from C-O, Office-Shop District to R-5M, Medium Density Residential District. Rob Davis, Bush Construction, petitioner. [Ward 6].
- C. Case P18-07: Request of Kent Krambeck for a Preliminary Plat for a 4 lot subdivision located north of East 76th Street and approximately 1/2 mi East of Utica Ridge Road.[Ward 6]
- D. Case F18-19: Request of Kent Krambeck for a Final Plat for a 4 lot subdivision located north of East 76th Street and approximately 1/2 mi East of Utica Ridge Road.[Ward 6]

VIII. Communications - None

IX. Other Business

- X. Adjourn The meeting adjourned at 5:50 pm.