

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, DECEMBER 20, 2022; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

Present: Inghram, Tallman, Maness, Johnson, Brandsgard, Eikleberry, Stelk, Reinartz
Excused: Hepner, Garrington, Schneider
Staff: Berkley, Werderitch

II. Report of the City Council Activity

Berkley provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the December 6, 2022 meeting minutes.

Motion by Tallman, second by Johnson, to approve the December 6, 2022 meeting minutes. Motion to approve was unanimous by voice vote (7-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

- i. Case REZ22-08: Request of Ecumenical Housing Development Group to rezone 1112 Bridge Avenue from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 5]

Werderitch presented an overview of the request. The purpose is to redevelopment the existing building into a three unit multi-family dwelling. Prior to the current ownership, the building was operating as a day care center. Staff analyzed the character of the surrounding neighborhood and proximity to historic districts.

Sam Moyer and Jim Richardson of Ecumenical Housing Development Group were in attendance to answer questions.

Three members of the public spoke in opposition to the request. Concerns raised were related to neighborhood stabilization, promoting home ownership, impacts on historic districts, and density.

Commissioners inquired about the number of dwelling units allowed in the R-MF District, proximity of historic districts, prior use of the structure, and proximity to nearby property zoned R-MF District.

Staff recommended Case REZ22-08 be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions.

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Residential General.
2. The proposed zoning map amendment to R-MF Multi-Family Residential District is compatible with the zoning of nearby developed property.
3. With conditions recommended by staff, the proposed zoning map amendment will enable the existing building be used in a manner consistent with the surrounding area.
4. As conditioned, the rezoning request is compatible with the established neighborhood character.
5. The proposed amendment will not negatively impact the public health, safety, and welfare of the City.
6. Rezoning the property to R-MF Multi-Family Residential District does not create any nonconformities.

Conditions:

1. The maximum building height shall be 35 feet.
2. The maximum number of dwelling units shall be four.

Motion by Tallman, second by Johnson, to approve staff recommendation and conditions. Motion was approved by a roll call vote (6-1). Brandsgard voting against the motion.

VI. Subdivision Activity

A. Old Business

B. New Business

- VII. Future Business
- VIII. Communications
- IX. Other Business
- X. Adjourn

Motion by Reinartz, second by Johnson, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (7-0).

The meeting adjourned at 5:36 pm.