MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, DECEMBER 6, 2022; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

A. 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.

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

Two 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 other property zoned R-MF District.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

Present: Inghram, Hepner, Maness, Garrington, Johnson, Schneider, Brandsgard, Eikleberry, Stelk
Excused: Tallman, Reinartz
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 November 15, 2022 meeting minutes.

Motion by Hepner, second by Johnson, to approve the November 15, 2022 meeting minutes. Motion to approve was unanimous by voice vote (8-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

i. Case FDP22-01: Request of SCI Iowa Funeral Services Inc. to establish a Planned Unit Development at 1200 East 39th Street to grant an exception to allow for a reception facility under the S-OS Open Space District. [Ward 7]

Werderitch presented the purpose of the planned unit development and how this zoning tool will function at the property.

A representative of SCI Iowa Funeral Services Inc. presented a final plan to the Commission outlining public benefits the property and facility will provide to the City.

Commissioners inquired about hours of operation and methods of advertising the public benefit to the community.

Staff recommended Case FDP22-01 be forwarded to the City Council with a recommendation for approval, subject to the following findings and condition.

Findings:

1. The final development plan provides a public benefit to the City.
2. The final development plan meets the purpose of a planned unit development.
3. The final development plan is consistent with the preliminary plan.

Condition:

1. The final design of the landscape plan shall be reviewed and approved by City staff.

Motion by Schneider, second by Johnson, to approve staff recommendation. Motion to approve was unanimous by a roll call vote (8-0).

VI. Subdivision Activity

A. Old Business

B. New Business

i. Case F22-14: Request of ME Elmore 1, LLC for a final plat of Windsor Meadows Commercial Park 3rd Addition. The 3-lot subdivision is located at 3860 Elmore Avenue on 9.04 acres. [Ward 6]

Werderitch gave an overview of the commercial subdivision. The purpose of the final plat is to establish two new developable lots with frontage onto Elmore Avenue.

Chris Townsend, Townsend Engineering, was in attendance to answer questions.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F22-14 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The final plat (with conditions recommended by City Staff) will achieve consistency with subdivision requirements.

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Add the following note to the plat, "Access to Elmore Avenue is restricted to existing locations. No new access points shall be allowed."
4. Utility easements shall be provided along the south and west property lines of the overall lot.
5. Provide a blanket access easement across all lots for shared access onto Elmore Avenue.
6. Include existing utility easements from Windsor Meadows Commercial Park 2nd Addition.
7. The minimum width of all utility easements shall be 15 feet.

8. Update Note 9 to state, "Outlot A shall serve as a stormwater detention easement and be owned and maintained by the owner or owner's association."

Motion by Johnson, second by Hepner, to approve staff recommendation. Motion to approve was unanimous by a roll call vote (8-0).

ii. Case F22-15: Request of S.A.M.S. on behalf of Petersen Properties LC for a final plat of North Welcome Way Subdivision 3rd Addition. The 2-lot subdivision is located on Brady Street, south of East 90th Street on 13.79 acres. [Ward 8]

Werderitch provided an overview of the proposed industrial subdivision.

Chris Townsend, Townsend Engineering, was in attendance to answer questions.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F22-15 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:
1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The final plat (with conditions recommended by City Staff) will achieve consistency with subdivision requirements.

Conditions:
1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. The Recreational Trail Easement shall be expanded an additional 10' for a total width of 25'.

Motion by Johnson, second by Eikleberry, to approve staff recommendation. Motion to approve was unanimous by a roll call vote (8-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Hepner, second by Garrington, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (8-0).

The meeting adjourned at 5:38 pm.