

ZONING BOARD OF ADJUSTMENT MEETING

CITY OF DAVENPORT, IOWA

THURSDAY, NOVEMBER 16, 2017; 4:00 PM

I. Secretary's Report

- A. Approval of the October 26, 2017 Minutes

II. Old Business

III. New Business

- A. Case No. SUP17-02: Request of Brig. Gen. Randy E. Greenwood on behalf of the Iowa Army National Guard to construct an 85,000 sq. ft. Readiness Center on 37 acres located at the northwest corner of Kimberly Road and Wisconsin Avenue.

IV. Other Business

V. Adjourn

City of Davenport
Zoning Board of Adjustment

Department: Community Planning and Economic Development
Contact Info: Matt Flynn, 888-2286

Date
11/16/2017

Subject:
Approval of the October 26, 2017 Minutes

Recommendation:
Revise if necessary and approve the minutes.

ATTACHMENTS:

Type	Description
▣ Backup Material	10-26-17 Draft Minutes

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	11/3/2017 - 2:45 PM



MINUTES
City of Davenport
Zoning Board of Adjustment
October 26, 2017



By this reference all reports, documents, presentations, videos and the hearing's video recording are incorporated into the minutes.

Call to Order

Chairman Hart called the Zoning Board of Adjustment meeting in the first floor Council Chambers at City Hall, 226 W. 4th Street, Davenport, Iowa to order at 4:00 p.m.

Board Members present: Lee, Woodard, Strayhall, and Hart

Board Member excused: Reistroffer

Staff present: Scott Koops

I. Secretary's Report:

Consideration of the minutes from the October 12, 2017 meeting.

Motion:

Motion by Woodard, seconded by Strayhall, to approve the minutes as corrected carried unanimously.

II. Old Business:

None.

III. New Business:

Request HOP17-03 of Heather Kasterke at 5829 Heather Avenue for a Home Occupation Permit for a hair salon. The property is zoned "R-3" Moderate Density Dwelling District.

Section 17.48.010(S)(11)(e) of the Davenport Municipal Code authorizes the Zoning Board of Adjustment to grant by special permit (Home Occupation Permit) the establishment of certain uses including but not limited to the shop of a beautician or barber.

Koops presented the staff report.

Recommendation and Findings of Fact

The requirements for a home occupation permit have been met as conditioned. Staff recommends the permit be granted subject to the following conditions:

1. the permit be valid for a period of one year from the date of issuance;
2. renewal be based in part upon complaints and/or comments from area property owners;
3. petitioner operate on an appointment only basis;

4. off-street parking (i.e. the driveway) shall be used for client parking, and;
5. hours and days of operation shall be by appointment only Tuesday to Thursday 10:00 am to 6:00 pm; Friday 10:00 am to 5:00 pm, and Saturday 9:00 am to 1:00 pm.

The petitioner spoke before the Board and reiterated the request for the salon.

No one spoke in favor or in opposition to the request.

Motion:

A motion to add a 6th condition that not more than 2 paying customers be on site at any one time was moved and approved unanimously by Strayhall and Woodard (4-0)

Motion by Strayhall, second by Woodard to approve HOP17-03 unanimously carried (4-0):

Woodard, yes; Lee, yes; Strayhall, yes; Hart, yes.

IV. Adjourn

Lee moved to adjourn the meeting. Woodard seconded the motion and it carried unanimously by voice vote.

City of Davenport
Zoning Board of Adjustment

Department: Community Planning and Economic Development
Contact Info: Matt Flynn, 888-2286

Date
11/16/2017

Subject:

Case No. SUP17-02: Request of Brig. Gen. Randy E. Greenwood on behalf of the Iowa Army National Guard to construct an 85,000 sq. ft. Readiness Center on 37 acres located at the northwest corner of Kimberly Road and Wisconsin Avenue.

Recommendation:

Staff recommends approval of the Special Use Permit subject to the conditions listed in the staff report.

Relationship to Goals:

Regional Collaboration

Background:

Section 17.48.010 A. of the Davenport Municipal Code authorizes the Zoning Board of Adjustment to review and approve "any public building of erected and used by any department of a municipal, county, or federal government".

See the attached staff report and attachments for a complete description and analysis of the proposal.

ATTACHMENTS:

Type	Description
▣ Backup Material	Staff Report and Background Information

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	11/3/2017 - 2:26 PM



City of Davenport
Community Planning & Economic Development Department
STAFF REPORT

ZONING BOARD OF ADJUSTMENT

Meeting Date: November 16, 2017
Request: Special Use Permit – Public Facility
Address: 5300 West Kimberly Road
Applicant: Brig. General Randy E. Greenwood, Iowa Army National Guard (National Guard)

General Description

Request SUP17-02 by the National Guard to allow construction of an approximately 85,000 sq. ft. readiness center on 37 acres at the northwest corner of Wisconsin Avenue and Kimberly Road. The property is zoned A-1, Agricultural District and R-1, Low Density Residential District.

Section 17.48.010 A. of the Davenport Municipal Code authorizes the Zoning Board of Adjustment to review and approve “any public building of erected and used by any department of a municipal, county, or federal government”.

Background



SUP17-02 - Iowa Army National Guard Facility



0 153 10 620 930 1,240 Feet



Public Input

A neighborhood meeting was held August 10, 2017 at the Fairmont Library to review the project. Approximately 20 people attended. Most of the concerns related to traffic management and ensuring no helicopters would use the site.

Property owners within 200 feet of the subject property were notified of this request. Nine (9) letters were mailed. To date, City staff has not received any correspondence objecting to the request.

Analysis

Criteria for Granting a Special Use Permit

Section 17.48.030 of the City of Davenport Municipal Code provides the general restrictive provisions for granting Special Use Permits. In its determination upon the particular uses (specified in Section 17.48.020) at the location requested, the Zoning Board of Adjustment shall consider all of the following provisions:

- A. The proposed location, design, construction and operation of the particular use adequately safeguards the health, safety, and general welfare of persons residing or working in adjoining or surrounding property. Include hours of operation, if applicable.*

Petitioner Response: The proposed construction is a single-story, approximately 85,000 SF Army National Guard Readiness Center to be built of steel-frame with brick and block veneer and pre-cast concrete panels. Other major components of the site include 10,000 SY for military vehicle parking and about 13,000 SY of privately-owned vehicle parking and access roads. Also included will be three storm water detention ponds and copious landscaping to include new tree plantings. The main entrance will be off of Kimberly Road with the construction slated to pave the shoulders on both sides of the road to effectively widen it and create turning space into and out of the facility. The facility will be occupied by 20-25 people most Mondays through Fridays from 7:00 AM to 5:00 PM, and two to three weekends per month with up to 250 personnel using the site. The immediately adjoining property to the west is a softball complex, agricultural is to the north, and residential is to the south and east. All care will be taken to ensure safe ingress and egress from the facility at all times. There are no operations taking place at the facility that will increase noise, light, or air pollution to the surrounding areas significantly.

Staff Commentary: It is staff's opinion that the proposed location, design, construction and operation of the proposed National Guard Readiness Center will comply with all requirements of the Davenport Municipal Code.

- B. Such use shall not impair an adequate supply of light and air to surrounding property.*

Petitioner Response: The construction will plant grass in all non-built-up areas, detention ponds for treatment and detention of storm water runoff, and many new trees will also be planted. It is a single-story facility with a parapet height of less than 20 feet offset several hundred feet from the road, with much greenspace on all sides of the building to the nearest property line. All site lighting will be down-pointing in order to meet the required LEED Silver credit for non-polluting lighting systems.

Staff Commentary: It is staff's opinion that the proposed facility will not impair an adequate supply of light and air to surrounding property, as the proposed building will comply with the minimum setback requirements and maximum building height requirements of the underlying Zoning District.

C. Such use shall not unduly increase congestion in the streets, or public danger of fire and safety.

Petitioner Response: As stated above, the construction will follow the Iowa Department of Transportation recommendation to pave existing shoulders far enough in either direction from our main entry way (at least 400 feet will be paved) to ensure turning areas into and out of the site will be safe. At times of heavy traffic (mostly during convoy operations), we will coordinate with local law enforcement to provide traffic control measures. The drive to Wisconsin Avenue is being proposed for emergency usage only—not for normal use. Most of the construction materials used are fire-resistant and a state-of-the-art fire alarm and notification system will be installed.

Staff Commentary: The National Guard, through similar facilities throughout Iowa, is well prepared to manage the infrequent convoys that enter and return to the site.

It is staff's opinion that the proposed use would not unduly increase congestion in the streets, or public danger of fire and safety.

D. Such use shall not diminish or impair established property values in adjoining or surrounding property.

Petitioner Response: Our experience in other municipalities has not been studied extensively as to effect on property values, but it would be reasonable to assume the effect would be neutral to positive, mostly due to our facility acting as an emergency shelter in times of local need, and the availability of the facility for community usage through rentals.

Staff Commentary: See response above.

E. Such use shall be in accord with the intent, purpose and spirit of this title and the comprehensive plan of the city.

Petitioner Response: We are unaware of any aspects of our project running afoul of the comprehensive plan of the city requirements.

Staff Commentary: The Comprehensive Plan identifies this site as "Civic-Institutional" and thus, the use is consistent with the Plan.

Conclusion

Governmental facilities are often unique and cannot be easily classified as commercial or industrial. Also, such facilities provide a critical resource to serve an overall community need.

In this case, the National Guard has partnered with the Davenport School District to swap land and provide a superior site for its new regional readiness facility.

This is a one-of-a kind facility that will serve the needs of the State for decades to come. Since the facility will not be on sanitary sewer, it will allow for continued planning of this area and not hasten premature development.

The National Guard has been very open and receptive to the interests of neighboring properties and has expressed a strong desire to be good neighbors.

Dialogue with the Iowa DOT and City regarding access to Kimberly Road is ongoing and no significant problems are anticipated.

Staff has no concerns with supporting this project and looks forward to working with the National Guard on development of this site.

Recommendation

Staff recommends approval of SUP17-02 subject to the following conditions:

1. That approval of the development is subject to the City's Site Plan Review Process.
2. All roadway improvements, including driveways, turn lanes, signs, etc. shall be approved by the Iowa Department of Transportation and City of Davenport and constructed at the sole expense of the Applicant.

Prepared by:

A handwritten signature in black ink, appearing to read "Matthew G. Flynn", is written over a light gray rectangular background.

Matthew G. Flynn, AICP
Senior Planning Manager, Zoning Administrator

Attachments:

Application

Public Hearing Notice, Map and Property Owners

Zoning Board
of Adjustment



\$400.00 Filing Fee

REQUEST FOR A SPECIAL USE PERMIT

FOR OFFICE USE

Date Received _____
Fee paid _____
Pre-App Date _____
Meeting Date _____

Premises Affected – Address: 5300 West Kimberly Rd

Legal Description:

(Lot/Block/Subdivision Name)

(See your real estate tax bill)

Sec: 07 Twp 78 Rng: 03 PT NE/4 SEC 7-78-3 COM AT SECOR
NE/4 SEC 7-N 60 TO PT OF BEG - W 404.95' TO CE N/L
KIMBERLY RD - NWLY ON CEN/L SD RD TO W/L SD 1/4 SEC-N
960.64'-E 1301.78' CT E/L NE/4 SEC 7-S 1540' TO PT OF BEG

APPELLANT – Name: <u>Brig Gen Randy E. Greenwood</u>	OWNER – Name: <u>State of Iowa, Iowa National Guard</u>
Address: <u>7105 NW 70th Ave Bldg 3536 (B-59)</u>	Address: <u>7105 NW 70th Ave Bldg 3536 (B-59)</u>
Zip Code: <u>Johnston, Iowa 50131-1824</u>	Zip Code: <u>Johnston, Iowa 50131-1824</u>
Phone #: <u>515-252-4786</u>	Phone #: <u>515-252-4786</u>
Fax #: <u>515-252-4092</u>	Fax #: <u>515-252-4092</u>
Email: <u>randy.e.greenwood.mil@email.mil</u>	Email: <u>randy.e.greenwood.mil@email.mil</u>

DESCRIPTION OF REQUEST: DESCRIBE THE REQUESTED CONDITIONAL USE (AND THE SECTION OF THE ORDINANCE BEING UTILIZED, IF KNOWN)

A specially designed National Guard Readiness Center of permanent construction.

DESCRIPTION OF THE CASE – On a separate sheet of paper DESCRIBE THE CASE WITH EVIDENCE THAT SUPPORTS THE FOLLOWING REQUIREMENTS.

1. The proposed location, design, construction and operation of the particular use adequately safeguards the health, safety, and welfare of persons residing or working in adjoining or surrounding property. Also, including the hours/days of operation, if applicable.
2. Such use shall not impair an adequate supply of light and air to surrounding property.
3. Such use shall not unduly increase congestion in the streets, or public danger of fire and safety.
4. Such use shall not diminish or impair established property values in adjoining or surrounding property.
5. Such use shall be in accord with the intent, purpose, and spirit of Chapter 42 and the comprehensive plan of the city.

I CERTIFY THAT I HAVE MET WITH STAFF TO DISCUSS THIS REQUEST, THE ORDINANCE REQUIREMENTS, AND POTENTIAL OPTIONS THAT COULD REDUCE OR ELIMINATE THE NECESSITY FOR THIS ACTION.

RE 5 Oct 17
(Initial & Date)

ATTACHED HERETO AND MADE A PART OF THIS APPEAL, I SUBMIT THE DRAWING(S), showing all conditions as to structures or premises affected by this appeal. **At least one copy of the drawings submitted must be 8-1/2 x 11" in size. (Note: These papers must be submitted with the appeal.)**

I, the undersigned, do hereby certify that the above information is true and correct to the best of my knowledge and that I have read, understand, and agree to comply with the conditions as stated above.

Randy Greenwood
Signature of Appellant

5 Oct 17
Date

Sworn to before me, this 5 day of Oct, 2017.

Signature of Notary Rebecca Barker







Job #31300000



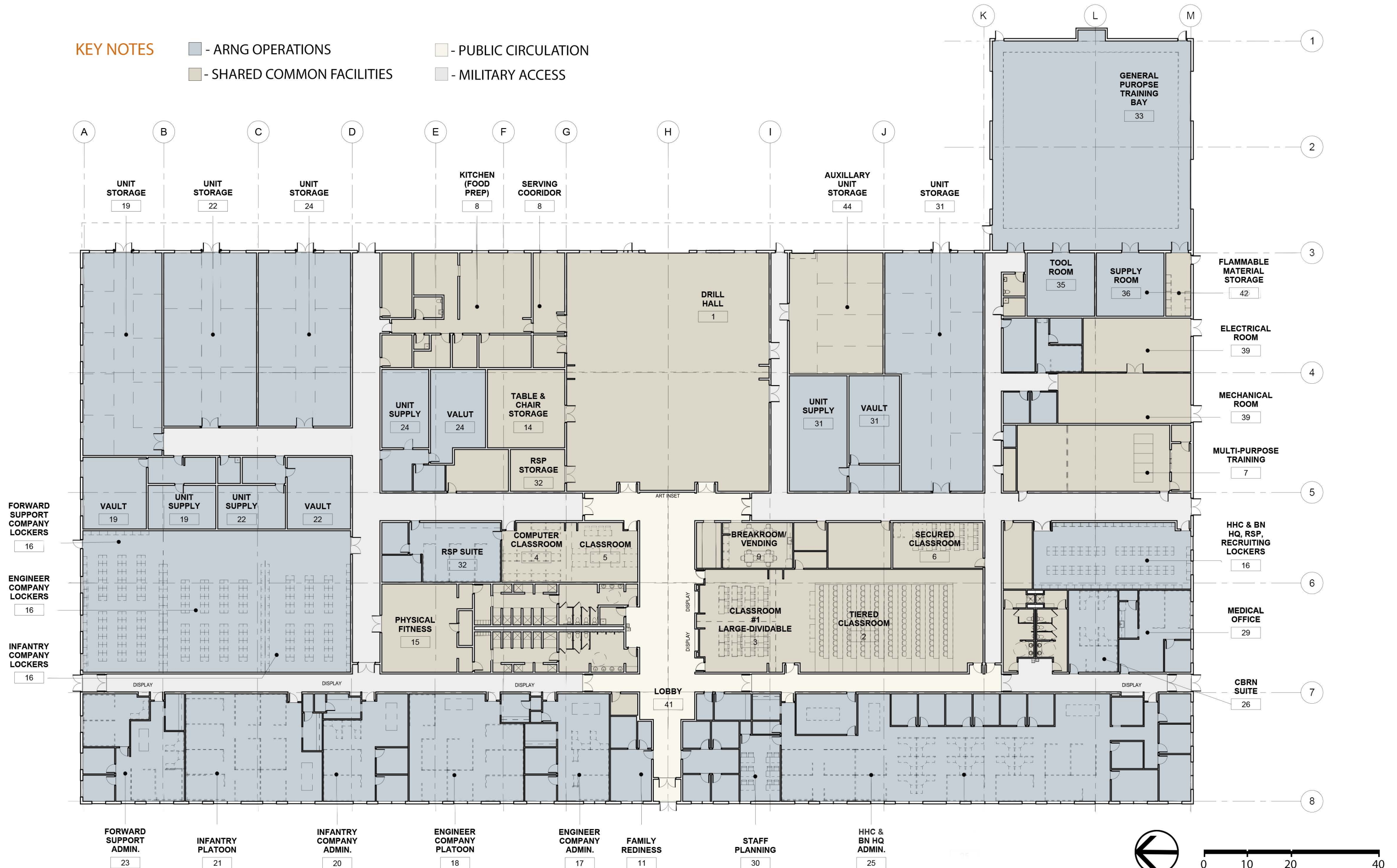
Iowa Army National Guard Readiness Center

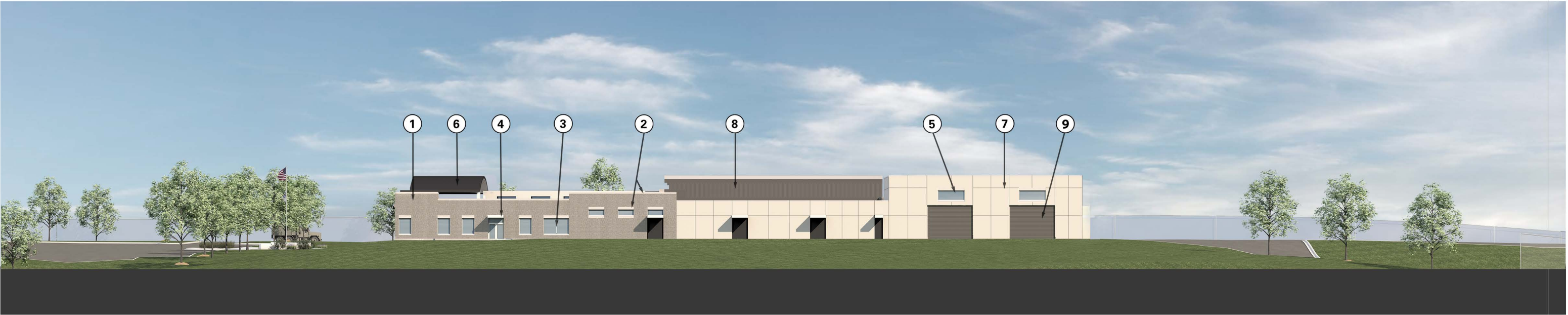
Davenport, IA

Concept Aerial Rendering
07.21.2017

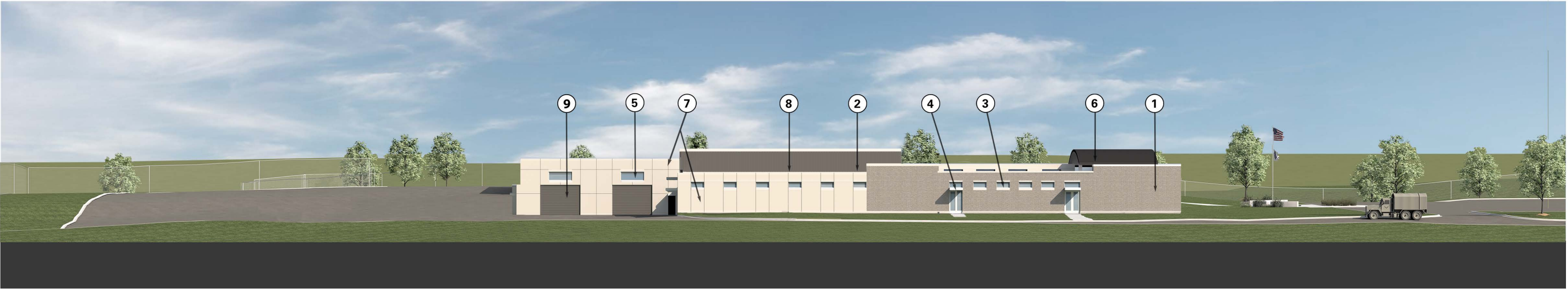
KEY NOTES

- ARNG OPERATIONS
- PUBLIC CIRCULATION
- SHARED COMMON FACILITIES
- MILITARY ACCESS





EAST ELEVATION



WEST ELEVATION

- KEY NOTES
- 1

Brick Veneer

2

Architectural Precast
- 3

Aluminum Frame Storefront
- 4
- Prefinished Metal Canopy Feature

5

Translucent Panels

6

7

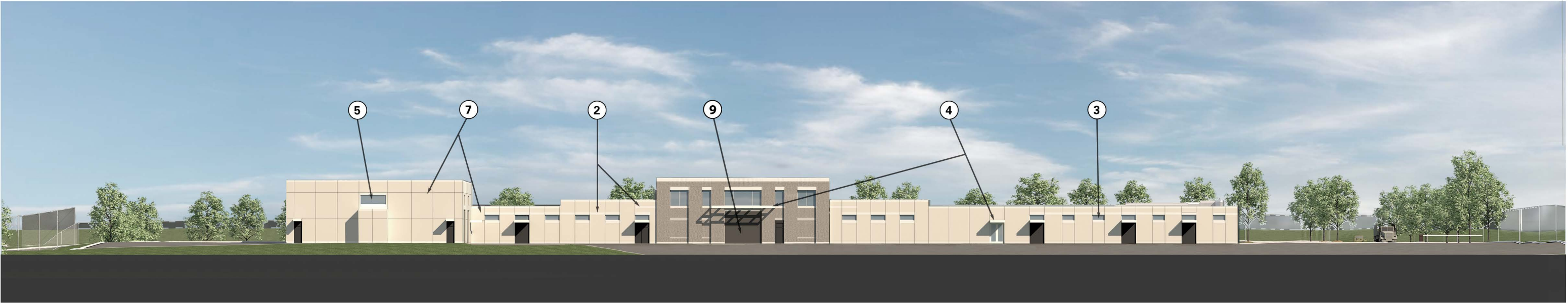
Architectural Precast Wall Panels

8

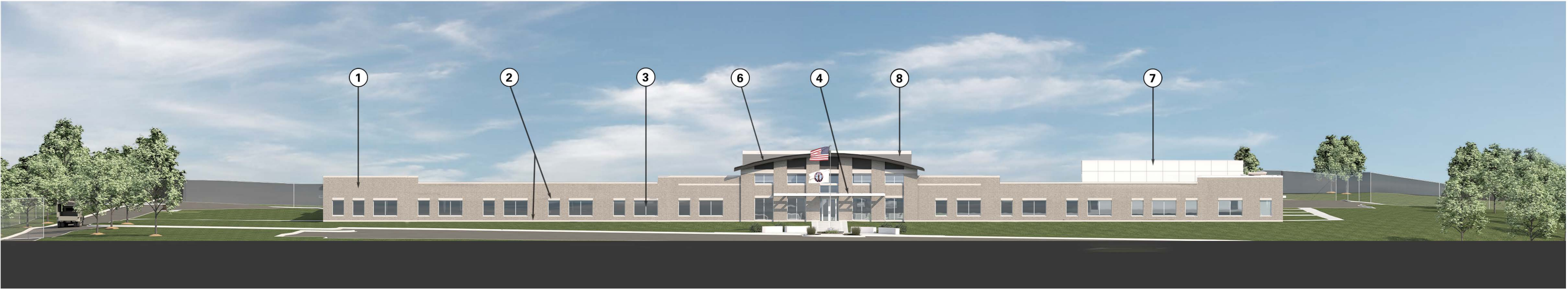
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Overhead Door

Job #31300000



NORTH ELEVATION



SOUTH ELEVATION

- KEY NOTES
- ①

Brick Veneer

②

Architectural Precast

③

Aluminum Frame Storefront

④

Prefinished Metal Canopy Feature

⑤

Translucent Panels

⑥

Standing Seam Metal Roof

⑦

Architectural Precast Wall Panels

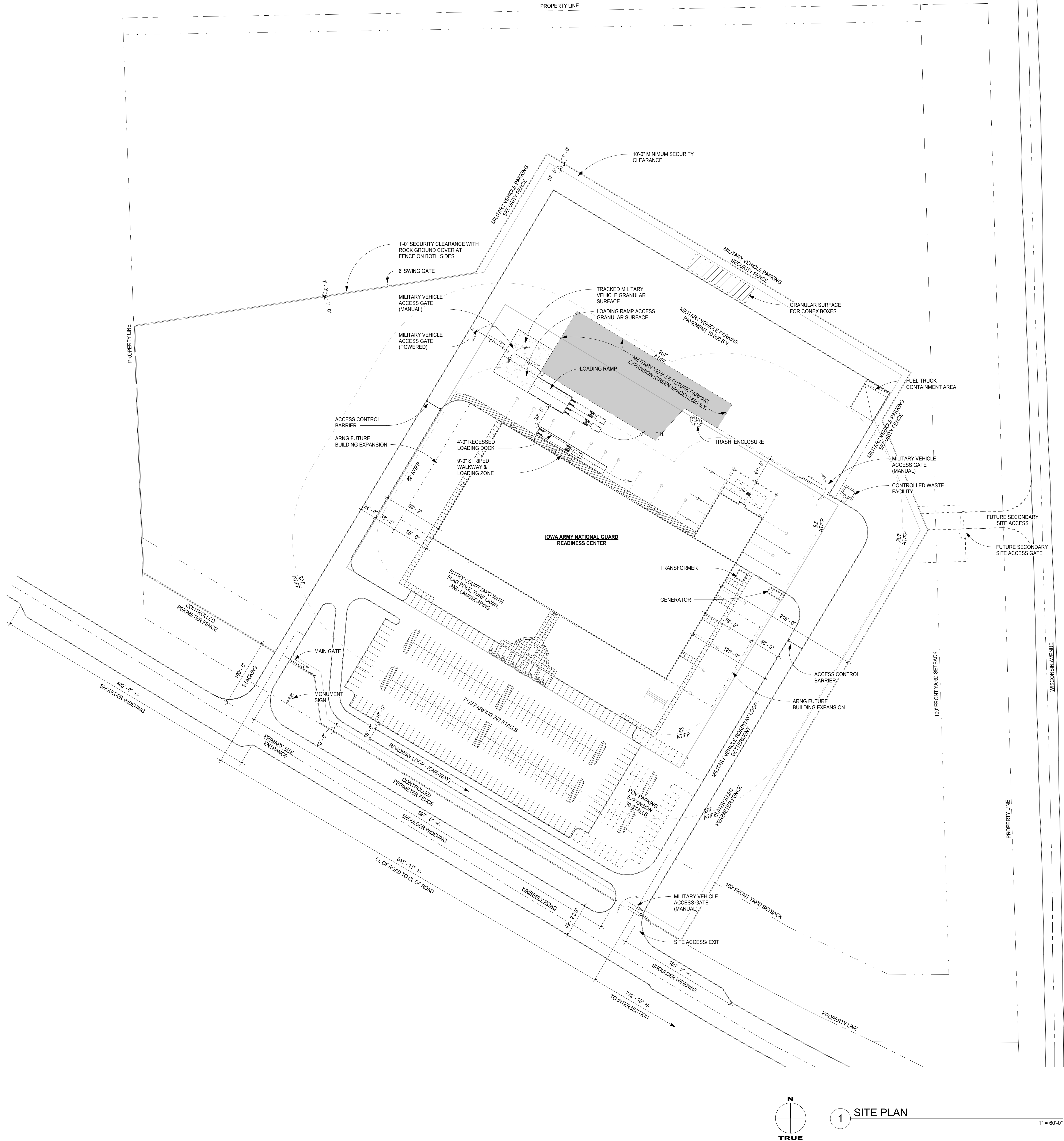
⑧

Metal Panels

⑨

Overhead Door

Job #31300000



NOTICE OF NEIGHBORHOOD MEETING

The Iowa Army National Guard is in the process of applying for a Special Use Permit through the City of Davenport Zoning Board of Adjustment. This permit will cover construction of a new Readiness Center with appurtenant paving and landscaping at a 37 acre parcel north-west of the intersection of Kimberly Road and Wisconsin Avenue.

This neighborhood meeting is being held to disseminate information to you regarding our proposed construction and to field questions and gather concerns that will become part of our presentation to the Davenport Zoning Board of Adjustment. A representative of the Community Planning Department will be attending this meeting.

We look forward to your participation.

DATE: Thursday, August 10th, 2017

TIME: 6:00 PM to conclusion

LOCATION: Fairmount Public Library, 3000 N. Fairmount Street

For more information contact:

Mr. David Rogers
515-252-4603
david.b.rogers34.nfg@mail.mil

Mr. Luke Slings
515-252-4638
lucas.a.slings.nfg@mail.mil

PLEASE SIGN IN.

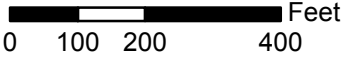
8-10-12

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
ERIC LONG, LOST	1200 E 46TH DAN	CITY PAU 563 327 5153
DAN & Deb CRESS	5908 W Kimberly	563 320-8334
Paula & Brad Witt	5323 W. Kimberly Rd.	563 386 5815
Keenan C. Kelly	5122 W Kimberly Rd	563 529 1252
KRAIG KELLY	5122 W Kimberly	563 349 9345
Wendy Rias	6125 Wisconsin Ave	563-386-3624
Hick, Vavra	5829 Wisconsin Ave	563-210-4193
Rick Dunn	1035 S. CONRAD	508 5721.
RICK JINGER	5923 Wisconsin Ave	508-9550
Joe Wisong	5915 W. Kimberly Rd	563-676-0616
Chris "	" "	" "
Bill Nagle	6005 W. Kimberly Rd	563-340-8157
Sue Daley on behalf of Cal Werner		563-324-1000
Kim Snider	6531 W Kimberly Rd	563-391-7534
Pat McCrery	5121 W 60th.	
James Tuttle	5165 W 60th St	563-650-1543
Rox Tuttle	5165 W 60th St	563-650-1525
MATT ELYNN	226 W 4th	563 888 2226

Zoning Board of Adjustment: Adjacent Property Owner Notice Area



Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.



5300 W Kimberly Rd - Iowa National Guard - Adjacent Owner Notice List

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Petitioner:		Iowa National Guard	7105 NW 70th Ave Bld 3536	JOHNSTON IA 50131
Ward/Ald:	2nd Ward	Alderman Dickmann		7 Notices Sent
V0723-05	5323 W KIMBERLY RD	BRADLEY R WITT	5323 W KIMBERLY RD	DAVENPORT IA 52806
V0817-02E	5605 WISCONSIN AV	CALVIN D BOLKEMA	5805 WISCONSIN AV	DAVENPORT IA 52806
V0817-02		CALVIN D BOLKEMA		
V0705-02		DAVENPORT COMMUNITY SCHOOL	1002 W KIMBERLY RD	DAVENPORT IA 52806
V0707-03		DAVENPORT COMMUNITY SCHOOL		
V0721-01B		DAVENPORT COMMUNITY SCHOOL		
V0817-07	5126 W KIMBERLY RD	KEVIN C KELLY	5122 W KIMBERLY RD	DAVENPORT IA 52804
U0739-04		MAXWELL ED A	4005 GLENDALE BD	DAVENPORT IA 52807
V0721-01A		THOMAS BRIAN J	5911 W KIMBERLY RD	DAVENPORT IA 52806
V0723-01		WHEEL HOUSE PROPERTIES LLC	5126 W KIMBERLY RD	DAVENPORT IA 52806

Friday, November 03, 2017

Accounting/Public Notices

Re: Public Notice

Please publish the following Zoning Board of Adjustment public hearing notice in your next available edition of the Quad City Times.

The Purchase Order Number for this notice is **1806078**.

We would appreciate receiving proof of publication for our records. If you have any questions, please contact me at the same email address this was sent with or at my phone number listed in my email.

**ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING NOTICE
CITY OF DAVENPORT**

The Zoning Board of Adjustment will meet on ***Thursday, November 9, 2017, at 4:00 P.M.*** in the first floor Council Chambers of City Hall, 226 West 4th Street Davenport, Iowa, to hold a public hearing to consider the following request:

Request SUP17-02 of Brig. Gen. Randy E. Greenwood, Iowa Army National Guard at 5300 West Kimberly Road for a Special Use Permit to allow for a National Guard Readiness Center. The property is zoned "A-1" Agricultural District and "R-1" Low Density Residential District.

The Legal Description is as follows:

A parcel of land situated in Scott County Iowa described to wit: Part of the Northeast Quarter of Section 7, Township 78 North, Range 3 East of the 5th P.M., being more particularly described as follows: Commencing at the Southeast corner of the Northeast Quarter of said Section 7; Thence North 60.00 feet on the east line of the Northeast Quarter of said Section 7 to the point of beginning of the tract of land hereinafter described; Thence North 89 degrees 09 minutes 00 seconds West 404.85 feet on a line parallel to and 60 feet normally distant northerly from the South line of the Northeast Quarter of said Section 7 to the centerline of Kimberly Road (U.S. Route 6) as now established in the City of Davenport, Iowa; Thence Northwesterly on the centerline of said Kimberly Road 127.67 feet on a 2865.0 foot radius curve concave northeasterly having a chord bearing and length of North 58 degrees 32 minutes 20 seconds, West 129.14 feet; Thence North 57 degrees 15 minutes 50 seconds, West 936.88 feet on the centerline of said Kimberly Road; Thence North 960.64 feet; Thence East 1301.78 feet to the East line of the Northeast Quarter of said Section 7; Thence South 1540.00 feet on the East line of the Northeast Quarter of said Section 7 to the point of beginning containing 40.00 acres more or less, and subject to public roadway easements of record.

Section 17.48.010(S)(11)(e) of the Davenport Municipal Code authorizes the Zoning Board of Adjustment to grant by special permit the establishment of certain uses including but not limited to Public Buildings operated by the State of Iowa.

All interested persons may submit written comments on the above item(s) and/or attend the public hearing to express your views. Any written/e-mailed comment(s) to be reported at the public hearings should be received by Community Planning, City Hall, no later than 12:00 p.m. on the day prior to the public hearing. PO #1806078.

Community Planning & Economic Development

E-mail: planning@ci.davenport.ia.us

Phone: (563) 326-7765