

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, NOVEMBER 1, 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 REZ22-07: Request of High Properties on behalf of Shamrock Properties LC to rezone approximately 104.57 acres of land bounded by Veterans Memorial Parkway, Eastern Avenue, Interstate 80, and Jersey Ridge Road from S-AG Agricultural District to R-1 Single-Family Residential District (33 acres), R-4 Single-Family and Two-Family Residential District (20 acres), R-MF Multi-Family Residential District (35 acres), and C-2 Corridor Commercial District (16 acres). [Ward 8]

Werderitch presented an overview of the request, which is to establish a mixed use development consisting of single-family homes, multi-family residential, and commercial establishments south of Veterans Memorial Parkway. Staff stated the concept plan is not a final development plan as the overall site layout is subject to change.

Darryl High, High Development Corp., and Brian Boelk, Axiom Consultants, were in attendance to answer questions. The applicants discussed the concept plan, which has been modified to reflect public comments from previous neighborhood meetings.

Commissioners inquired if an amendment to the Future Land Use Map was required. Staff stated there is a Commercial Node at the intersection of Veterans Memorial Parkway and Eastern Avenue.

Six members of the public spoke. The following concerns were raised: traffic and access onto Veterans Memorial Parkway, safety, light pollution, building heights, building setbacks, topography, buffering existing neighborhoods from commercial development, and permitted uses in the C-2 District.

With no additional comments, the public hearing closed.

- B. Case ROW22-05: Request of Corn Belt Capital, LLC to vacate unimproved right-of-way located south of Research Parkway and to the west of Interstate 80 Airport Industrial Park 12th Addition. [Ward 8]

Werderitch stated the purpose of the right-of-way vacation is to better facilitate development of property south of Research Parkway. Upon vacation, the city will immediately dedicate new right-of-way in a configuration that will better enable access to the lots south of Research Parkway while providing sufficient area for roadway improvements. The existing right-of-way is unimproved.

Ryan Hintze, Corn Belt Capital LLC, was in attendance to answer questions.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

Present: Eikleberry, Inghram, Hepner, Maness, Garrington, Stelk, Johnson, Tallman, Schneider, Reinartz

Excused: Brandsgard

Staff: Koops, Werderitch

II. Report of the City Council Activity

Werderitch provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the October 18, 2022 meeting minutes.

Motion by Hepner, second by Johnson, to approve the October 18, 2022 meeting minutes. Motion to approve was unanimous by voice vote (9-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

- i. Case ORD22-01: Request of RY Holdings LLC to amend Table 17.08-1: Use Matrix of the City of Davenport Zoning Ordinance to allow "Dwelling – Single-Family" as a permitted use in the R-MF Multi-Family Residential Zoning District. [All Wards]

Werderitch introduced the request to amend the Zoning Ordinance to allow "Dwelling - Single-Family" as a permitted use in the R-MF Multi-Family Residential Zoning District. The proposed zoning text amendment will impact all properties throughout Davenport zoned R-MF Multi-Family Residential District.

The applicant, Scott Ryder, was in attendance to answer questions. No members of the public spoke in opposition or in favor.

Commissioners questioned the rationale behind removing "Dwelling – Single-Family" as a permitted use in the R-MF District during the 2019 Zoning Ordinance rewrite. Koops stated the goal was to preserve the R-MF District for higher density development. However, the code change created numerous nonconforming uses throughout the City.

Staff recommended the following Zoning Text Amendments and listed findings in Case ORD22-01 be forwarded to the City Council with a recommendation for approval:

1. Amend Table 17.08-1: Use Matrix of the City of Davenport Zoning Ordinance to allow "Dwelling – Single-Family" as a permitted use in the R-MF Multi-Family Residential Zoning District.
2. Amend Section 17.04.010.G to include single-family dwellings in the purpose statement for the R-MF Multi-Family Residential District.
3. Amend Table 17.04-1: Residential District Dimensional Standards to include the following standards for Single-Family dwellings in the R-MF Multi-Family Residential District:
 - Minimum Lot Area: 4,000 sf
 - Minimum Lot Width: 40'
 - Maximum Building Height: 35'
 - Maximum Building Coverage: 50%
 - Maximum Impervious Surface: 70%
 - Minimum Front Setback: 25'
 - Minimum Interior Side Setback: 5'
 - Minimum Corner Side Setback: 20'
 - Minimum Reverse Corner Side Setback: 25'
 - Minimum Rear Setback: 25' or 20% of site depth, whichever is less

Findings:

1. The proposed amendment is consistent with the Comprehensive Plan and adopted land use policies.
2. The proposed amendment promotes the public health, safety, and welfare of the City.

3. The consistency of the proposed amendment with the intent and general regulations of this Ordinance.
4. The proposed amendment reduces existing nonconformities.

Motion by Eickleberry, second by Hepner, to approve staff recommendation.
Motion to approve was unanimous by a roll call vote (9-0).

VI. Subdivision Activity

A. Old Business

B. New Business

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Tallman, second by Eickleberry, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (9-0).

The meeting adjourned at 5:45 pm.