

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, OCTOBER 18, 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 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 directed staff to provide the definition for each dwelling type in the Zoning Ordinance. Commissioners also inquired if the zoning text change was a result of a specific project.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

Present: Eikleberry, Inghram, Hepner, Maness, Garrington, Stelk, Johnson, Tallman, Brandsgard

Excused: Schneider, 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 October 4, 2022 meeting minutes.

Motion by Hepner, second by Maness, to approve the October 4, 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 REZ22-06: Request of AHHE Coatings, LLC to rezone 516 West 35th Street from C-1 Neighborhood Commercial District to I-1 Light Industrial District. [Ward 7]

Werderitch introduced the rezoning petition. There are two vacant commercial buildings on the subject property, which will be demolished. The purpose of the rezoning request is to redevelop the site for a light industrial user.

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

Commissioners commented on the condition of the property and the recommended condition to prohibit Adult Uses at the site.

Staff recommended Case REZ22-06 be forwarded to the City Council with a recommendation for approval subject to the listed findings and condition.

Findings:

1. The proposed rezoning to I-1 Light Industrial District is generally consistent with the Comprehensive Plan and adopted land use policies.
2. The petition is compatible with the zoning and land uses of nearby property.
3. The rezoning request is compatible with the established neighborhood character north of West 35th Street, which includes light industrial buildings and commercial establishments.
4. As conditioned, the proposed amendment will not negatively impact the public health, safety, and welfare of the City.

5. Rezoning the property to I-1 Light Industrial District does not create any nonconformities.

Condition:

1. That Adult Uses shall be prohibited.

Motion by Inghram, second by Tallman, to approve staff recommendation and conditions. Motion to approve was unanimous by a roll call vote (8-0).

VI. Subdivision Activity

A. Old Business

B. New Business

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:16 pm.