

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, OCTOBER 5, 2021; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

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

II. Report of the City Council Activity

III. Secretary's Report

A. Consideration of the September 14, 2021 meeting minutes.

Motion by Hepner, second by Johnson to approve the September 14, 2021 meeting minutes. Motion to approve was unanimous by voice vote (6-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

- i. Case ORD21-02: Request of the City of Davenport to amend various sections of Chapter 17 of the Municipal Code of Davenport, Iowa entitled "Zoning."
[All Wards]

Berkley gave a presentation on the proposed ordinance text changes, which comprises the creation of a new zoning district. Commissioner comments included inquiries on the proposed maximum building height of the C-C City Centre District. Johnson suggested a graduated height restriction to buffer existing residential neighborhoods. Staff recommended imposing a height restriction on Case REZ21-04 as a condition, rather than an amendment to the zoning text amendment. Garrington questioned the modified build-to-zone of the C-1 Neighborhood Commercial District.

A member of the public spoke regarding the desire to protect the existing single-family neighborhood adjacent to NorthPark Mall from noise and light pollution by imposing a phased height restriction.

Staff recommended the Plan and Zoning Commission forward Case ORD21-02 to the City Council with a recommendation for approval.

Motion by Hepner, second by Johnson to approve staff recommendation for approval of Case ORD21-02. Motion to approve was unanimous by a roll call vote (6-0).

- ii. Case REZ21-04: Request of the City of Davenport to rezone 143 acres, more or less, of property located near 320 W. Kimberly Rd., generally being bounded by Northwest Blvd., Kimberly Rd., Brady St, E. 42nd St, Welcome Way and by the north lot line of NorthPark Mall changing the zoning from C-3 General Commercial to C-C City Centre District. [Ward 7]

Werderitch provided an overview of the rezoning change and the properties associated with the new C-C City Centre District.

Staff recommended case REZ21-04 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 properties as Regional Commercial (RC) and Commercial Corridor (CC).
2. The proposed district is in keeping with the Council Goals of Fiscal Vitality, Sustainable Infrastructure and Vibrant Region.
3. The proposed map change furthers the purpose of the City Centre Zoning District and meets approval standards for map amendments.

Conditions:

1. The buffer area identified in Exhibit 1. "Original Rezoning Buffer Yard" shall be preserved.
2. Street connections to W 44th Street, Fairway Drive, Harrison Street, Main Street, Sheridan Street and Westerfield Road shall be prohibited.

Chairperson Inghram and Commissioner Hepner recommended the City study a phased building height restriction to ensure development adjacent to residential districts is compatible in scale with existing single-family homes. Taller construction will then be encouraged near the intersection of Welcome Way and Kimberly Road.

Motion by Hepner, second by Johnson to direct staff to create a third condition that establishes a phased maximum building height restriction determined by the setback from a residential zoning district. The maximum building height may gradually increase as the setback to a residential zoning district increases.

Motion to approve a third condition phasing maximum building height was unanimous by a roll call vote (6-0).

Motion by Hepner, second by Johnson to approve Case REZ21-04 with the following three listed conditions:

1. The buffer area identified in Exhibit 1. "Original Rezoning Buffer Yard" shall be preserved.
2. Street connections to W 44th Street, Fairway Drive, Harrison Street, Main Street, Sheridan Street and Westerfield Road shall be prohibited.
3. A phased maximum building height restriction established by the setback from a residential zoning district. The maximum building height may gradually increase as the setback to a residential zoning district increases.

Motion to approve with the three listed conditions was unanimous by a roll call vote (6-0).

VI. Subdivision Activity

A. Old Business

B. New Business

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Hepner, second by Johnson to adjourn the meeting. Motion to adjourn was unanimous by voice vote (6-0).

The meeting adjourned at 5:51 pm.