

MINUTES

PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, FEBRUARY 2, 2021; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

A PARTIALLY ELECTRONIC MEETING IS BEING HELD BECAUSE A FULLY “IN PERSON” MEETING IS IMPRACTICAL DUE TO CONCERNS FOR THE HEALTH AND SAFETY OF COUNCIL MEMBERS, STAFF, AND THE PUBLIC PRESENTED BY COVID-19, AND TO FOLLOW THE GOVERNOR’S PROCLAMATION AND THE MAYOR’S EXECUTIVE ORDER DIRECTING SOCIAL DISTANCING AND PLACING RESTRICTIONS ON GATHERINGS. IN PERSON ATTENDANCE BY THE GENERAL PUBLIC AT ANY CITY OF DAVENPORT PUBLIC MEETING WITHIN ITS FACILITIES SHALL BE LIMITED TO 10 PERSONS.

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. Roll Call

Present: Schneider, Medd, Johnson, Tallman, Inghram, Hepner, Brandsgard, Reinarts, Maness, Garrington

Excused: Lammers

Staff: Berkley, Werderitch, Schadt

II. New Business

- A. Case REZ21-01: Request of Dan Lorentzen on behalf of Rock Church Ministries Inc. to rezone Parcel P1304-02C from S-OS Open Space District to R-1 Single-Family Residential District to allow for the construction of a church [Ward 7].

Werderitch provided an overview of the case. The petitioner was not in attendance. Motion by Tallman, second by Hepner to table the public hearing for REZ21-01 for one cycle. Motion to approve was unanimous by voice vote.

II. Next Public Hearing: February 16, 2021

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Medd, Johnson, Tallman, Inghram, Hepner, Brandsgard, Reinarts, Maness, Garrington
Excused: Lammers
Staff: Berkley, Werderitch, Schadt

II. Report of the City Council Activity

Park Place Apartments Third Addition was deleted from the City Council agenda and will not be moving forward.

III. Secretary's Report

A. Consideration of the January 19, 2021 meeting minutes.

Motion by Tallman, second by Hepner to approve the January 19, 2021 meeting minutes. Motion to approve was unanimous by voice vote.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

- i. ORD20-02: Request of Palmer College of Chiropractic to amend a section of the Campus Master Plan, bounded by East 11th Street and East 10th Street, between Pershing Avenue and Perry Street, from an athletic field to student housing [Ward 3].

Berkley provided an overview of the case. Dennis Marchiori, Chancellor and CEO of Palmer College of Chiropractic, offered opening statements on the project. Jason Holdorf, IMEG Corp., gave a presentation and overview of the campus master plan. Greg Gowey, Studio 483, addressed questions pertaining to the dormitory building and buffering of the site.

Staff recommend Case ORD20-02 be forwarded to the City Council with a recommendation for approval subject to the listed findings:

- 1. The modification is consistent with the Comprehensive Plan.
- 2. The modification meets the intent of the Institutional Campus District.
- 3. Sufficient parking has been identified for the student housing.

Motion by Hepner, second by Tallman to approve staff recommendation for approval of Case ORD20-02. Motion to approve was unanimous by voice vote.

- ii. Case ROW20-02 being the request of Palmer College of Chiropractic to vacate East 11th Street between Perry Street and Pershing Avenue and portions of alley in Blocks 89 and 96 of LeClaire's 8th Addition [Ward 3].

Berkley introduced the case. Jason Holdorf, IMEG Corp., gave a presentation and overview of the proposed right-of-way vacations. Jason addressed concerns raised by the property owner at 208 East 11th Street and 1111 Perry Street regarding vehicular access to the rear of the building. Greg Gowy, Studio 483, answered questions pertaining to the historic brick street and site access to the dormitory parking lot.

Staff recommend the City Plan and Zoning Commission table a decision on the alley in Block 96 of LeClaire's 8th Addition.

Motion by Hepner, second by Tallman to table a decision on the alley in Block 96 of LeClaire's 8th Addition for one cycle. Motion to table was unanimous by voice vote.

Staff recommends the City Plan and Zoning Commission accept the listed findings for the East 11th Street and the alley in Block 89 of LeClaire's 8th Addition in Case ROW20-02 to the City Council with a recommendation for approval subject to the listed condition.

Findings:

1. The proposed right of way vacation would not impact adjacent property owners with the proposed ingress/egress easement; and
2. A utility easement would preserve the rights for utility providers maintaining utilities within the East 11th Street right-of-way.

Conditions:

1. A utility easement be dedicated for the preservation and maintenance of public utilities within the East 11th Street right-of-way.
2. An ingress/egress easement be provided from the alley to Pershing Avenue.

Motion by Hepner, second by Tallman to approve the right-of-way vacation of East 11th Street and the alley in Block 89 of LeClaire's 8th Addition. Motion to approve was unanimous by voice vote.

- iii. REZ20-09: Request of S.J. Russell, L.C. on behalf of Sophie Foster Revocable Trust to rezone the property located at 4607 East 53rd Street to C-2 Corridor Commercial District and R-MF Multi-Family Residential District. The purpose of the rezoning is to lift the existing land use and development restrictions on the property, adjust the commercial zoning boundary, and allow for townhouse and multi-family development [Ward 6].

Werderitch provided an overview of the case. Erron Vandemore, Russell Construction, and Kevin Dolan, Dan Dolan Homes, gave a presentation of the proposed development and answered questions during public comments. Several abutting property owners spoke in opposition of the proposed zoning map amendment. Concerns included school district capacity, traffic, road connections, light spill over, noise pollution, stormwater management, building height, and buffering.

Staff recommend Case REZ20-09 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 property as Regional Commercial (RC) along the 53rd Street corridor and Residential General (RG) on the southern portion of the site.
2. The proposed C-2 Corridor Commercial District is compatible with the zoning of nearby property on 53rd Street. However, the proposed R-MF Multi-Family Residential District creates a higher density than the surrounding neighborhoods, which are zoned R-3 Single-Family and Two-Family Residential District. Therefore, conditions requiring enhanced landscaping buffers and a reduction in the maximum building height are needed to mitigate potential impacts between land uses.
3. Special consideration must be given to the increased density the proposed rezoning petition. A traffic study is required to address increased traffic demand on the major arterial roadway and local streets. Requiring a traffic signal on 53rd Street and a public north-south road through the development site will aid in mitigating traffic and emergency response concerns.
4. Rezoning the property to C-2 Corridor Commercial District and R-MF Multi-Family Residential District does not create any nonconformities.

Conditions:

1. The City Council is requested to pass a resolution amending the Regional Commercial (RC) and Residential General (RG) land use boundaries on the Davenport +2035 Future Land Use Map.

2. A traffic study is required and additional traffic safety measures may be required as development occurs.
3. A north-south public street shall be required to connect Lakeview Parkway to Eastbury Estates Drive.
4. A traffic signal shall to be required at the intersection of Lakeview Parkway and East 53rd Street.
5. A second ingress/egress point to East 53rd Street shall be required.
6. Street connections to East 51st Street and Hawk Drive shall be prohibited.
7. The multi-purpose trail shall be extended to the west property line.
8. A 20-foot setback on the eastern and western-most property lines in the C-2 zoning district shall be required where abutting commercial zoning districts.
9. A 30-foot buffer shall be required on the eastern, western and southern-most property lines of the subject property where abutting residential districts.
10. The height of structures in the R-MF zoning district shall be no greater than 35 feet.

Motion by Hepner, second by Maness to approve staff recommendation for approval of Case REZ20-09 subject to listed findings and conditions. Motion to approve staff recommendation and conditions was 8 in favor, 0 opposed. Tallman and Garrington abstained.

VI. Subdivision Activity

A. Old Business

B. New Business

VII. Future Business

Staff received a Final Plat application for West Lake Business Park Fourth Addition, located north of West Locust Street and west of I-280. The 3.2 acre site will be split into two separate parcels.

VIII. Communications

Staff updated the Commission on a new zoning tool that has been added to the city's interactive map.

IX. Other Business

X. Adjourn

The meeting adjourned at 6:45 pm.