

MINUTES

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, JANUARY 19, 2021; 5:00 PM

COUNCIL CHAMBERS, CITY HALL 226 WEST 4TH STREET

A partially electronic meeting was held because a fully "in person" meeting is impractical due to the concerns for the health and safety of Commission members, staff and the public presented by COVID-19 and to follow the Governor's proclamation and 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, Lammers, Medd, Johnson, Tallman, Inghram, Hepner,
Brandsgard, Reinartz, Maness, Garrington
Staff: Berkley, Werderitch

I. New Business

- A. 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, presented opening statements on the project. Jason Holdorf, IMEG Corp., gave a presentation and overview of the campus master plan. No members of the public spoke. With no comments, the public hearing closed.

- B. 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 provided an overview of the case. Jason Holdorf, IMEG Corp., gave a presentation on the proposed right-of-way vacations. No members of the public spoke. With no comments, the public hearing closed.

- C. 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. After all in person and virtual attendees spoke, the public hearing closed.

- II. Next Public Hearing: 2/2/2021

REGULAR MEETING AGENDA

- I. Roll Call

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

- II. Report of the City Council Activity: None

- III. Secretary's Report

- A. Consideration of the January 5, 2021 Meeting Minutes.

Motion by Hepner, second by Tallman to approve the January 5, 2021 meeting minutes. Motion to approve was unanimous by voice vote.

- IV. Report of the Comprehensive Plan Committee: None

- V. Zoning Activity

- A. Old Business

- B. New Business

- i. Case REZ20-08: Request of MCC Iowa LLC on behalf of MM Development LLC to rezone 5000 Grand Avenue from R-MF Multi-Family Residential District to I-1 Light Industrial District to allow for construction of a communications building to house and operate electronics and fiber optic cables [Ward 7].

Werderitch provided an overview of the case. Dan Parchert, MCC Iowa LLC, was present to answer questions about the project. No members of the public spoke.

Staff recommended Case REZ20-08 be forwarded to the City Council with a recommendation for approval.

Findings:

1. The proposed I-1 Light Industrial District is compatible with the zoning of nearby property.
2. The established neighborhood character is primarily industrial to the north and east of the subject property. To the south, there is an apartment complex and several smaller scale multi-family residential developments. The proposed low intensity use of the site will serve as a transition between industrial and residential properties.
3. Rezoning the property to I-1 Light Industrial District does not create any nonconformities.

Condition: The City Council is requested to pass a resolution amending the Future Land Use Designation from Residential General (RG) to Industry (I).

Motion by Tallman, second by Hepner to approve staff recommendation for approval of Case REZ20-08. Motion to approve staff recommendation and condition was unanimous by voice vote.

VI. Subdivision Activity: None

A. Old Business: None

B. New Business: None

VII. Future Business:

Staff received a zoning map amendment application on behalf of Rock Church Ministries to rezone land south of 46th Street, west of the railroad tracks, from S-OS Open Space District to R-1 Single-Family Residential District to allow for the construction of a church.

Berkley announced the Committee of the Whole approved the resolution placing a moratorium upon the issuance of special use permits for bars and minor vehicle repair/service in C-1 Neighborhood Commercial Zoning District and two-family conversions in R-3, R-3C, R-4 and R-4C Single and Two-Family Residential Zoning Districts until July 13, 2021.

VIII. Communications: None

IX. Other Business: None

X. Adjourn

The meeting adjourned at 6:38 pm

XI. NEXT MEETING: February 2, 2021