PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, JANUARY 16, 2024; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

A. Case REZ24-01: Request of the City of Davenport to rezone approximately 31.9 acres of land at 2800 Eastern Avenue from S-IC Institutional Campus District to C-T Commercial Transitional District and Planned Unit Development. [Ward 5]

B. Case ORD24-01: Request of Chris Kretz to amend Table 17.08-1: Use Matrix of the City of Davenport Zoning Ordinance to allow “Bed and Breakfast” and “Reception Facility” as permitted uses in the C-T Commercial Transitional Zoning District. [All wards]

C. Case ROW24-01: Request of the City of Davenport to vacate a portion of unimproved Marquette Street right-of-way located south of West 76th Street. [Ward 8]

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

A. Consideration of the January 2, 2024 meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **1/16/2024**

Subject:
Case REZ24-01: Request of the City of Davenport to rezone approximately 31.9 acres of land at 2800 Eastern Avenue from S-IC Institutional Campus District to C-T Commercial Transitional District and Planned Unit Development. [Ward 5]

Recommendation:
Hold the Public Hearing.

A formal staff recommendation will be provided at the February 6, 2024 Plan and Zoning Commission Meeting.

Background:
Background:
The City of Davenport is requesting a rezoning to C-T Commercial Transitional District and Planned Unit Development. The purpose is to identify an adaptive reuse and preserve the historic structures at the Annie Wittenmyer Campus.

Why is a Zoning Map Amendment Required?
Since the City is positioning the Annie Wittenmyer Campus for private redevelopment, the S-IC Institutional Campus District is no longer appropriate. The C-T Commercial Transitional District was identified as the most appropriate zoning classification to enable residential development while ensuring the existing social services tenants can continue to operate. The C-T District is the least intense commercial district, which allows for mixed-uses that are sympathetic to existing neighborhoods.

Comprehensive Plan:
Within Existing Urban Service Area: Yes
Within Urban Service Area 2035: Yes

Future Land Use Designations:
The property is designated as Civic and Institutional in the Davenport +2035 Future Land Use Map.

1. **Civic and Institutional (CI):** Reserved for major developments for government, education, religion, medical, utilities, and other cultural or non-profit organizations located outside of the Downtown (DT).

Zoning:
The applicant is proposing a rezoning from S-IC Institutional Campus District to C-T Commercial Transitional District and Planned Unit Development.

1. **S-IC Institutional Campus District**: This district is intended to encourage a comprehensive approach to development by significant institutions within the City. The S-IC District is also intended to:
    1. Further the policies of the Comprehensive Plan.

2. Permit appropriate institutional growth within boundaries of the district while minimizing the adverse impacts associated with development and geographic expansion.
3. Balance the ability of specific institutions to grow and adapt to changing needs while protecting the livability and vitality of adjacent areas.
4. Encourage the preparation of a land use plan for higher development intensity institutional campuses that enables the community to understand the levels of development being proposed, their likely impacts and appropriate mitigation measures

2. **C-T Commercial Transitional District**: This district is intended to accommodate low intensity limited office, service, and retail uses that may serve as a transition between residential areas and more intensely developed commercial or light industrial areas of the City. Low intensity mixed-use is allowed.

Planned Unit Development:
Planned Unit Developments (PUD) are a special approval intended to encourage and allow more creative and flexible development of land than is possible under district zoning regulations and should only be applied to further those applications that provide compensating amenities to the City.

Through the flexibility of the planned unit development technique, a PUD is intended to:
1. Encourage flexibility in the development of land and in the design of structures.
2. Encourage a creative approach to the use of land that results in better development and design than might otherwise be accomplished under the strict application of other sections of this Ordinance.
3. Allow for the design of developments that are architecturally and environmentally innovative, and that achieve better utilization of land than is possible through strict application of standard zoning controls.
4. Combine and coordinate architectural styles, building forms, and structural/visual relationships within an environment that allows mixing of different uses in an innovative and functionally efficient manner.
5. Provide for the efficient use of land to facilitate a more effective arrangement of land uses, structures, circulation patterns, and utilities.
6. Encourage land development that, to the greatest extent possible, preserves natural vegetation, respects natural topographic and geologic conditions, and refrains from adversely affective flooding, soil, drainage, and other natural ecologic conditions.
7. Facilitate the implementation of adopted City land use policies, particularly with respect to areas planned for potential redevelopment.

A planned unit development is subject to the underlying district regulations, including use, unless an exception is specifically granted. The Plan and Zoning Commission may recommend and the City Council may grant exceptions to the zoning district regulations, including use, for a planned unit development.

The underlying zoning district regulations, including use, apply unless an exception is granted as part of the planned unit development approval. In no case may an exception to district regulations be granted unless the applicant demonstrates a substantial benefit to the City.

Preliminary Plan:
A site plan has been provided as the preliminary development plan associated with the rezoning request. The City owned and operated Annie Wittenmyer Aquatic Center will continue without

interruption. The chapel currently used by Junior Theater will remain. In addition, the City has the option of leasing additional cottages for classroom space. Building A, C, D, G-M, O and P are proposed as residential. In total there are 99 proposed residential dwelling units.

Additional building uses include a residential amenity center, fitness center, and social services. No new buildings are being proposed, and no demolitions are proposed (save for two which have already commenced with HPC approval). Additional parking areas are generally located in previously developed areas. The functional general circulation of pedestrians and vehicles throughout the campus will not change other than the addition of a few new parking areas.

Local & National Historic Landmark
The Iowa Soldiers' Orphan's Home Historic District (Annie Wittenmyer Complex) is both a locally and nationally designated landmark. The Historic Preservation Commission will retain review authority over proposed exterior and site alterations following the proposed rezoning and planned unit development. The National Register of Historic Places Inventory-Nomination Form and statement of significance can be accessed at the following link: https://catalog.archives.gov/id/75340094

Technical Review:
City Departments are reviewing the proposed Zoning Map Amendment Application. Further comments will be provided at the February 6, 2024 Plan and Zoning Commission meeting.

Public Input:
Letters were sent to property owners within 200 feet of the proposed request notifying them of the January 11, 2024 neighborhood meeting and the January 16, 2024 Plan and Zoning Commission Public Hearing.

Approximately thirty members of the public attended the neighborhood meeting. City staff, the potential developer, and elected officials were also in attendance to answer questions and facilitate discussion. Comments were generally related to the following items:

- Concerns over the future of Davenport Junior Theatre.
- The ability to safely convert historic structures into quality affordable housing.
- Redevelopment should be sympathetic to the historic character of the local landmark.
- Housing types: affordable, senior, market-rate.
- Density and number of residential dwelling units.
- Increases in traffic through local residential neighborhoods.
- Opposition to additional housing units.
- Impacts on local property values and tax base.
- Impacts the adaptive reuse may have on existing neighborhoods.
- Ownership of the campus following redevelopment.

To date, staff have received several responses from the public, both in favor and in opposition to the request. Written comments received as of January 16th at 2pm, are attached.

Staff will apprise the Commission of any additional correspondence at the February 6, 2024 Plan and Zoning Commission meeting.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Application
🗋	Backup Material	Vicinity, Zoning, & Future Land Use Map

Backup Material	Planned Unit Development Narrative
Backup Material	Annie Wittenmyer Proposed Site Plan
Backup Material	Summary of Land Uses at Annie Wittenmyer Complex
Backup Material	Public Hearing & Neighborhood Meeting Notice
Backup Material	Neighborhood Meeting Attendance List
Backup Material	Public Comments

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	1/12/2024 - 11:20 AM

CITY OF DAVENPORT
Development & Neighborhood Services – Planning
1200 E. 46th ST
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

PLANNED UNIT DEVELOPMENT

AND SUBSTANTIAL PUBLIC BENEFIT

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION

BRIEFLY DESCRIBE THE PROJECT AND PUBLIC BENEFIT

APPLICANT INFORMATION

Applicant Name

Address

City | State | Zip

Phone

Secondary Phone

E-Mail Address

Acceptance of Applicant

I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for attendance at each meeting on the public hearing/zoning calendar. The City reserves the right to require further site studies as necessary, such as a traffic study.

Type Applicant's Name

Applicant's Signature

Date

DEVELOPMENT TEAM

Property Owner

Address

Phone | Secondary Phone

E-Mail Address

Project Manager/Other

Address

Phone | Secondary Phone

E-Mail Address

COMPLETE SUBMITTALS SHALL INCLUDE: ***SUBMITTED***

Detailed PUD Narrative and Concept Plan*
*Must address **ALL** Sections of 17.14.080

Authorization to Act as Applicant*
*only needed if the Applicant is different than the owner

Application Fee* $1,000 over 1 acre or $250 ≤ 1 acre
* (check payable to 'City of Davenport')

Narrative & Concept Plan shall address:

17.14.080.A.1. to A.7. Purpose

17.14.080.D.1. Exceptions from Regulations

17.14.080.D.2.a. to D.2.f. Exceptions

17.14.080.D.3.a. to D.3.h. Substantial Benefits

17.14.080.E.2.d. Prelim. Plan Approval Standards

17.14.080.E.3.a. Final Plan Conditions

17.14.080.E.2.d. PUD Approval Standards

The recommendation of the Plan and Zoning Commission and decision of the City Council must make a finding that the following standards for a planned unit development have generally been met:

i. The proposed planned unit development meets the purpose of a planned unit development including provision of a substantial public benefit.

ii. The proposed planned unit development will not impede the normal and orderly development and improvement of surrounding property.

iii. There is provision for adequate utilities and infrastructure, drainage, off-street parking & loading, pedestrian access, and all other necessary facilities.

iv. There is provision for adequate vehicular ingress and egress designed to minimize traffic congestion upon public streets. A traffic study may be required to provide evidence that the circulation system is adequate.

v. The location and arrangement of structures, parking areas, walks, landscape, lighting, and other site design elements, are compatible with the surrounding neighborhood and adjacent land uses.

Submit the first two pages of this form to Planning Staff at: planning@davenportiowa.com or contact staff with any questions or requests for additional information.

THE CITY OF DAVENPORT
IOWA | USA

Vicinity Map | Case REZ24-01

Request of the City of Davenport to rezone approximately 31.9 acres of land at 2800 Eastern Avenue from S-IC Institutional Campus District to C-T Commercial Transitional District and Planned Unit Development. [Ward 5]



THE CITY OF DAVENPORT
IOWA | USA

Zoning Map | Case REZ24-01

Request of the City of Davenport to rezone approximately 31.9 acres of land at 2800 Eastern Avenue from S-IC Institutional Campus District to C-T Commercial Transitional District and Planned Unit Development. [Ward 5]



THE CITY OF DAVENPORT
IOWA | USA

Future Land Use Map | Case REZ24-01

Request of the City of Davenport to rezone approximately 31.9 acres of land at 2800 Eastern Avenue from S-IC Institutional Campus District to C-T Commercial Transitional District and Planned Unit Development. [Ward 5]



Planned Unit Development

Purpose:

This application is to rezone the Annie Wittenmyer campus, which is comprised of approximately 30 acres of land at 2800 Eastern Avenue, from S-IC Institutional Campus District to C-T Commercial Transitional District and Planned Unit Development (PUD). The City of Davenport is petitioning the rezoning request to achieve the following objectives:

- As a campus with 27 buildings of varying sizes and past uses, a rezoning to C-T District provides flexibility to convert 20 structures into housing units. The Planned Unit Development encourages the adaptive reuse of campus structures with compatible land uses that may not be traditionally permitted within the C-T District.
- The remaining buildings would be available to support the housing use (i.e., fitness center and community center) or use by nonprofits for community benefit. The site plan would become part of the rezoning to truly reflect the uniqueness of this historic campus.
- The plan includes maintaining community amenities, preservation of historic features, open space preservation, adaptive reuse of buildings and affordable housing.

To best position the campus for future redevelopment, the city intends to sell the land south of the Annie Wittenmyer Aquatic Center to a private developer with experience in historic preservation. Since the land would no longer be city-owned in its entirety, the existing S-IC Institutional Campus Zoning District is no longer appropriate as residential units are not permitted under this designation.

The request to rezone the property to a Planned Unit Development offers flexibility to maintain existing uses, provides amenities to future housing, ensures the property can be maintained as a cohesive campus, and preserves the rich historic character of this Local Landmark. Development under standard zoning parameters would render adaptive re-use of historic resources infeasible. There is also added assurance that a Planned Unit Development provides more specific uses for the campus and allows for City review of any proposed changes to the plan in the future.

Site Plan Overview:

A site plan has been provided as the preliminary development plan associated with the rezoning request. The city owned and operated Annie Wittenmyer Aquatic Center will continue without interruption. The chapel currently used by Junior Theater will remain. In addition, the city has the option of leasing additional cottages for classroom space. Building A, C, D, G-M, O and P are planned for housing. In total there are 99 proposed residential dwelling units.

Additional building uses include a residential amenity center, fitness center, and social services. No new buildings are being proposed, and no demolitions are proposed (save for two which have already commenced with Historic Preservation Commission approval). Additional parking spaces are generally located in previously developed areas. The functional general circulation of pedestrians and vehicles throughout the campus will not change other than the addition of a few new parking areas.

Affordable Housing:
The city anticipates the conversion of existing structures into residential units with the assistance of Low-Income Housing Tax Credits. This funding source, administered through the State of Iowa, has specific requirements related to the income levels of those living in the residential units. This ensures a certain number of units will be available as affordable housing.

Local & National Historic Landmark:
The Iowa Soldiers' Orphan's Home Historic District (Annie Wittenmyer Complex) is both a locally and nationally designated landmark. While the history of this area is extensive, a brief summary of its significance is been provided here.

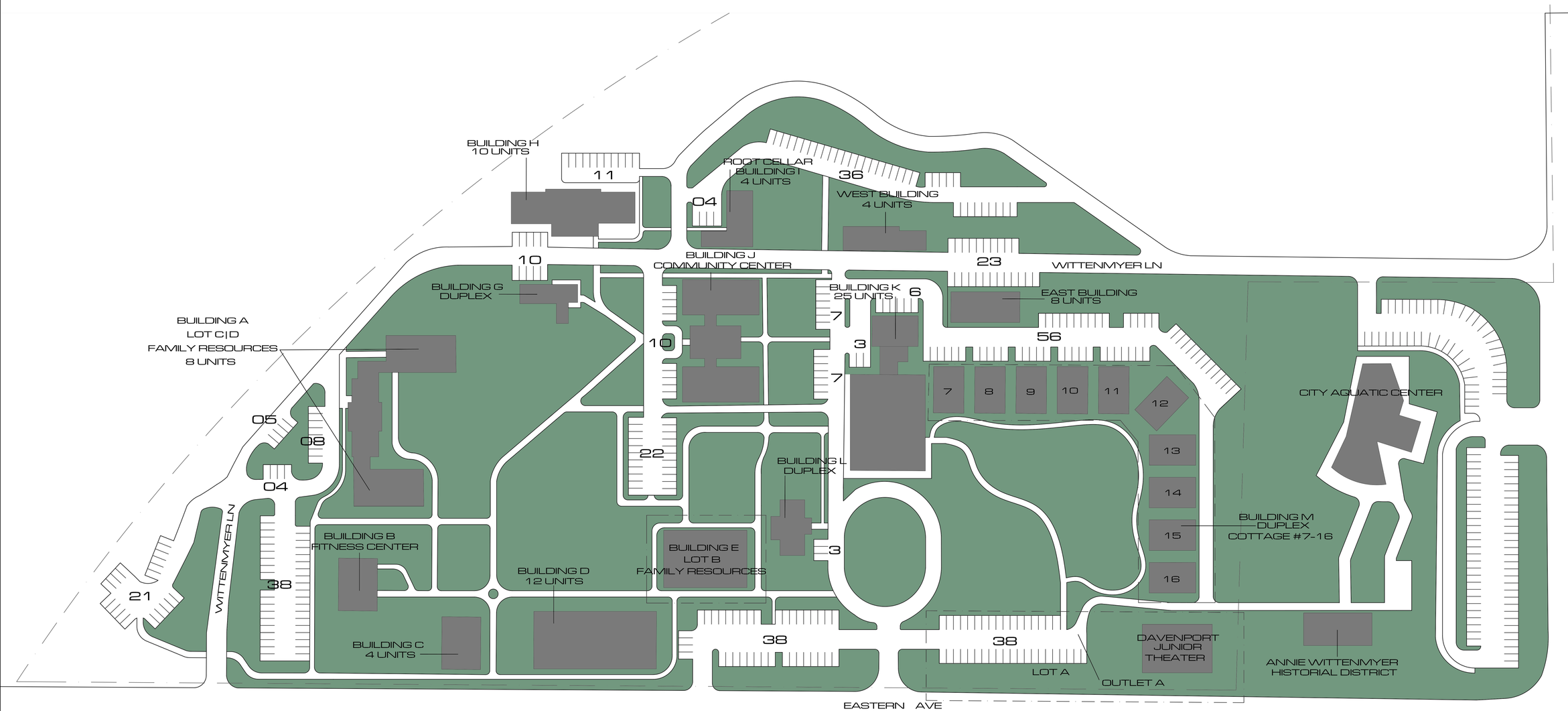
The grounds for the Orphans' Home were developed over 15 decades beginning with the establishment of the Civil War Camp Roberts/Camp Kinsman and shifted into various orphanage uses by 1865. The campus's significance is due to several factors. It is associated with an important social welfare effort – a state-operated orphanage for the children of Civil War veterans and indigent families.

This is the first statewide orphanage to open in the country in the post-war period. Annie Wittenmyer, the founder and first matron, became a national figure serving as a major promoter of orphans' homes. The orphanage also pioneered progressive child welfare initiatives including the Cottage System of orphanage operation, an early foster care placement program, and one of Iowa's first Montessori nursery school programs.

The residential cottages are examples of simplified Queen Anne Style while the larger buildings are designed in the Romanesque Revival, Colonial Revival and PWA Moderne Styles. There are also examples of English Period Cottages. In addition, the complex contains archeological significance dating from the early to middle Woodland Period (800 BC – 400 AD).

Davenport's Historic Preservation Commission will retain review authority over proposed exterior and site alterations following the proposed rezoning and planned unit development. The city anticipates that the developer will utilize both state and federal historic preservation tax credits to help finance the project. This provides an additional level of oversight regarding historic preservation of the campus.

Conclusion:
The overall exceptions in the uses applied in a Planned Unit Development help enhance the merit of the project. The development will help promote the City's objectives and provide several public benefits by enabling adaptive reuse of facilities better suited for residential; providing additional affordable housing, ensuring historic preservation, and maintaining open space.



SITE PLAN

NORTH

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MECO A/E, LLC
ARCHITECTURE & ENGINEERING
1424 WEST ASHLEY ROAD
BOONVILLE, MO 65233
660-865-6326

REVISIONS
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IF THIS DRAWING IS PLOTTED LESS THAN 22x36 IN SIZE, IT IS A REDUCED PLOT. SCALE SHOULD BE ADJUSTED ACCORDINGLY.

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS SHEET ASSUMES RESPONSIBILITY FOR WHAT APPEARS ON THIS PAGE, AND DISCLAIMS ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO OR PURPORTING TO BE BASED UPON THE WORK OF THE PROJECT TO WHICH THIS PAGE REFERS.

ANNIE WITTENMYER
2828 EASTERN AVENUE
DAVENPORT, IA

SHEET DESCRIPTION
SITE PLAN

JOB NO.:xxxx
DATE: 12/20/2023
DRAWN BY: DM

C 1.00
SHEET No.

Summary of Land Uses at Annie Wittenmyer Site

BUILDINGS		
	Existing Use	**Proposed Use**
Building A	Family Resources	Residential (8) units and social services
Building B	Parks Department	Fitness Center
Building C	Vacant	Residential (4) units
Building D	Community Action	Residential (12) units
Building E	Family Resources	Social Services
Building F	Vacant	Ongoing demolision - approved by HPC
Building G	Tapestry Farms	Residential (2) units
Building H	Vacant	Residential (10) units
Building I		Residential (4) units
Building J	Vacant	Residential Amenities
Building K	Vacant	Residential (25) units
Building L	Community Action	Residential (2) units
Building M (Cottages 7-16)	Cottages 7-16 and Junior Theater uses	Residential (20) units
Building N (Chapel)	Junior Theater	Theater
Building O (West Building)	Storage (Park Department)	Residential (4) units
Building P (East Building)	Carpentry Shop (Park & Rec)	Residential (8) units
Building Q (Pool House)	Pool House	Pool House
Building R (Aquatic Center)	Aquatic Center	Aquatic Center
Building S (garage)	Storage	Ongoing demolition - emergency HPC approval
Total Residential Units		**99**

PARKING AREAS		
	Existing Spaces (#)	**Proposed Spaces (#)**
Parking Area 1 (Aquatic Center)	90	102
Parking Area 2 (new)	n/a	23
Parking Area 3	56	56
Parking Area 4 (Junior Theater)	35	38
Parking Area 5	50	36
Parking Area 6	7	6
Parking Area 7	5	7
Parking Area 8 (new)	n/a	3
Parking Area 9 (new)	n/a	7
Parking Area 10 (new)	n/a	3
Parking Area 11	39	38
Parking Area 12 (new)	n/a	4
Parking Area 13 (new)	n/a	11
Parking Area 14	2	10
Parking Area 15 (new)	n/a	10
Parking Area 16 (new)	n/a	22
Parking Area 17	5	5
Parking Area 18	9	8
Parking Area 19	3	4
Parking Area 20	37	38
Parking Area 21	20	21
Total Parking Spaces	**358**	**452**

DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of the subject property located at 2800 Eastern Avenue

Neighborhood Meeting
Date: 1/11/2024 Time: 6:00 PM Location: Council Chambers | City Hall | 226 West 4th Street

Plan & Zoning Commission Public Hearing Meeting
Date: 1/16/2024 Time: 5:00 PM Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?
This notice is being sent to inform you that a neighborhood meeting and a public hearing will be held for a Rezoning Request. The subject property is currently zoned S-IC Institutional Campus District. The City of Davenport is requesting a rezoning to C-T Commercial Transitional District and Planned Unit Development. The purpose is to identify an adaptive reuse and preserve the historic structures at the Annie Wittenmyer Campus.

Request/Case Description
Case REZ24-01: Request of the City of Davenport to rezone approximately 31.9 acres of land at 2800 Eastern Avenue from S-IC Institutional Campus District to C-T Commercial Transitional District and Planned Unit Development. [Ward 5]

What are the Next Steps after the Neighborhood Meeting and Public Hearing?
The Plan and Zoning Commission will hold a formal public hearing at their meeting on January 16, 2024. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on February 6, 2024. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?
As a neighboring property owner you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

All documents related to the meeting (agenda included) are at "Search Minutes & Agendas": www.cityofdavenportiowa.com/boards Mondays before the meeting/public hearing.

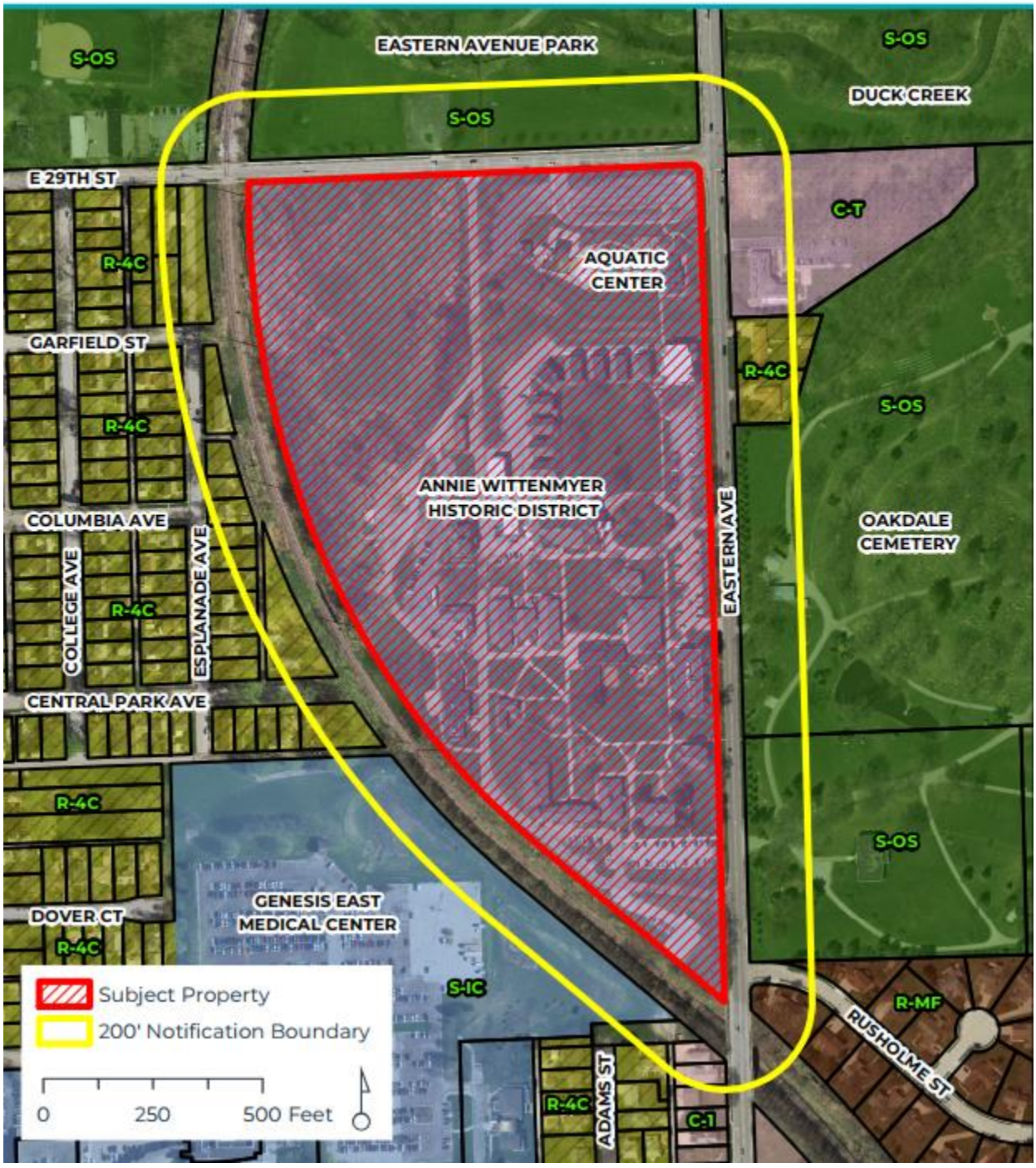
Do You Have Any Questions?
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

THE CITY OF DAVENPORT
IOWA | USA

Rezoning Request | Case REZ24-01

Request of the City of Davenport to rezone approximately 31.9 acres of land at 2800 Eastern Avenue from S-IC Institutional Campus District to C-T Commercial Transitional District and Planned Unit Development. [Ward 5]



Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS

Neighborhood Meeting Attendance List

Date: 01/11/2024 Time: 6:00 pm Location: Council Chambers | City Hall | 226 W 4th ST

Case:

REZ24-01 | City of Davenport | Rezone 31.9 acres at 2800 Eastern Ave from S-IC Institutional to C-T Commercial Transitional Planned Unit Development

The purpose of this meeting is to provide an **informal setting to allow courteous discussion** between the developer and adjacent owners, and to answer any questions and concerns about the proposed action. This meeting does not replace the Public Hearing.

	NAME	EMAIL:	PHONE: (optional)	ADDRESS (as shown on the notice map)
1	Ann McGlynn	annmcglynn@gmail.com	563-370-0004	3009 Grand Ave Davenport, IA
2	Matt Wissing	wissingm@yahoo.com	563-265-9353	1916 E. 13th St.
3	Ann Garton	texasgarton@aol.com	5639407374	204 E Rushholme
4	Scott Tunnicliff	hcyscott@gmail.com	563-370.2098	718 Holmes St (Bettendorf)
5	LaShanna Dixon	dixonlashanna2@yahoo.com	563-499-2178	2939 Dubuque 4Plex St.
6	Bill Peterson	bill.m.peterson@gmail.com	319-430-7820	2637 Esplanade
7	Jessica Nides	jnides1320@gmail.com	(563)-370-2459	
8	Chloe Roche	cmbenson46@gmail.com	309-229-3807	
9	Meagan Moran	meagan.moran27@gmail.com	309-643-3533	
10	Kathleen Fisel	Kap61201@yahoo.com	309-236-6313	
11	Carol Metzger	carol.metzger1@verizon.net	563-888-1688	1916 East Rushholme St
12	MICHAEL METZGER	MICHAEL.METZGER1@VERIZON.NET	"	"
13	Brenda VonDran	BVondran123@gmail.com		
14	James Freske	JAMESFRESKE@MCHSI.COM	507-340-8922	2312 Hyde Park
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Werderitch, Matt

From: Kristine Clevenger <kmclev@hotmail.com>
Sent: Thursday, January 11, 2024 12:00 PM
To: Planning
Subject: [EXT] Annie Wittenmyer rezoning

ATTENTION: This is an external email.

Hello, I am writing this email to express concerns about the rezoning of this facility. We live at 1823 East Rusholme Street and are worried about the property value effect of adding low income housing to our area. Also the additional traffic through our neighborhood. We were not notified of this but found out through another one of our neighbors. I don't understand why we did not receive any notification of this and ask for additional time before the zoning meeting is held. My husband will be attending the neighborhood the neighborhood meeting tonight to express our concerns. Thank you Kristine Clevenger
Get Outlook for Android

Werderitch, Matt

From: Max M <molinemaxa@gmail.com>
Sent: Thursday, January 11, 2024 11:26 AM
To: Planning
Subject: [EXT] Affordable Housing Initiative

ATTENTION: This is an external email.

Greetings,

I'm emailing you all to discuss my major concerns with the plans to convert the Annie Wittenmeyer complex. My primary concern is the displacement of Davenport Junior Theatre.

As a former employee of the City of Davenport, I know the value Davenport Junior Theatre specifically as a program has had on me as an individual and the multitudes of students that I have seen go through the program. It has created better students, artists, and citizens in it's 70+ years of existence and to displace the program again makes me anxious as to the city's plan to accommodate them.

There is currently no plan I see with the city to move the program to a reasonable and sustainable location. My first thought is that the city would try to house the program in various schools within the district. This should not happen. It will create confusion with parents and students all over the city, make it difficult for non-Davenport residents to find out where to go and when, and will invade the space of other students. My second thought is that there would be no rehousing of the program, and that is an absolute travesty that you would do well to avoid.

As one of the few city-funded arts programs in the nation, Davenport Junior Theatre is an organization that any city would be proud to keep funding, and it has proven to be something the city is proud of. With multiple successful fundraisers, in-person classes returning to pre-1st wave pandemic numbers (something very few organizations around the country have done yet), and consistent growth in their Spring and Summer Break camps, Davenport Junior Theatre is something Davenport and the Greater QC Metro area as a whole believes in, and you as a committee must as well.

If you intend to go through with converting the complex to affordable housing without investing time into establishing rent control in the city, so be it. But you must find a consistent and suitable home for Davenport Junior Theatre.

Max Moline
Director/Theatre Artist/Theatre Educator
maxmoline.com
(he/him/his)

Werderitch, Matt

From: Alexandra Olsen <olsenalexandraw@gmail.com>
Sent: Thursday, January 11, 2024 1:17 PM
To: Planning
Subject: [EXT] Davenport Junior Theater deserves to stay.

ATTENTION: This is an external email.

To whom it may concern,

I am an alum of Davenport Junior Theater and I have just read the tentative plan to convert the Annie Whittenmeyer complex into housing. I am incredibly concerned for the future of Davenport Junior Theatre and about the impact this will have on our arts community.

Davenport Junior Theater is the second-oldest children's theater in the country and has helped thousands of students thrive through the power of performance art. This program is unlike any other and is something the city of Davenport should be incredibly proud of and vehemently protecting. In a world where it is becoming increasingly difficult for children to have the space to just be kids, away from screens and online influences, I hope DJT can continue to be a safe space for all of the QC's young artists.

I understand the need for affordable housing, but is forcing a nonprofit like DJT out really the best that Davenport can do?

What is the cost of converting these buildings into housing, compared to building a new structure?

How will we know if these structures are even safe enough to be converted into full-time housing?

In my opinion, it would be shameful for this council to bring about the demise of a historic organization such as Davenport Junior Theater. The Annie Whittenmeyer complex has been home to DJT since the 1970s and forcing them out of this space would certainly be a stain in Davenport's history.

Again, I understand the importance of affordable housing. But I also know the importance of culturally enriching spaces and experiences for our children, so I beg you to reconsider your plan.

Sincerely,
Alexandra Olsen

Werderitch, Matt

From: Joie Stoefen <joiestoefen13@gmail.com>
Sent: Thursday, January 11, 2024 5:26 PM
To: Planning
Subject: [EXT] Annie Wittenmeyer Complex

ATTENTION: This is an external email.

Hello,
My name is Joie Stoefen, and I am a former resident of the Quad Cities area. I have been fortunate to experience all the area offers, including Davenport Junior Theatre.

Davenport Junior Theatre is the place that nurtured my love for the arts. At DJT, I took my first acting class, made lifelong friendships, and found a home away from home. I could not imagine my life without this amazing organization-- it was my savior during the most challenging times in childhood. By selling the property and temporarily displacing the organization, Davenport officials suggest that the arts are not valuable to the community. It would also deny future generations-- composed of *various* economic, gender, and racial backgrounds-- opportunities to learn and grow through artistic endeavors.

I understand that there is a possibility that DJT could remain in the complex and or find a new home. While this seems reasonable, it would erase decades of history. **Davenport Junior Theatre is the SECOND oldest children's theatre in America.** This is something worth celebrating and preserving. The historical and social implications of Davenport Junior Theatre's presence in the Annie Wittenmyer Complex cannot be understated. The lack of clarity and transparency about this process is incredibly confusing. Additionally, the timeline of fundraising and rehoming for this project threatens the sustainability of DJT. A well-developed plan would prevent the downfall of one of the Quad Cities' most beloved theatrical organizations.

Affordable housing is necessary for the diverse population of Davenport; however, I do not believe it is worth sacrificing a successful organization. Please consider clarifying these plans and ensuring that Davenport Junior Theatre continues to serve the community. Thank you for your time and consideration.

Best,
Joie Stoefen
563-484-9055 | joiestoefen13@gmail.com

Werderitch, Matt

From: Katie Styrt <katiestyrt@gmail.com>
Sent: Thursday, January 11, 2024 2:12 PM
To: Planning
Subject: [EXT] Annie Wittenmyer Proposal Plan

ATTENTION: This is an external email.

Hello,

I am not able to attend the upcoming town halls, but I wanted to say that I am very in favor of redeveloping the Annie Wittenmyer complex!

The proposal allows space for the Davenport Junior Theater to move or continue in place, which preserves a wonderful community resource. I also appreciated that the developer hopes to keep some of the original buildings, which are part of the charm of the neighborhood. However, the most exciting part of this proposal is the addition of 100 affordable housing units to the neighborhood. This would be a great asset for our community!

I would absolutely love to have more seniors and families in stable, high-quality housing they can afford. This is a great location for more units. My family lives nearby and often plays at Garfield Park in the summer - it would be fun to have more kids nearby, and I'm sure the families would enjoy having the park so close to them. Davenport is also in dire need of affordable housing, and so adding this many units would benefit our whole city. I hope the proposal passes and the development can happen.

Thank you,
Rev. Katie Styrt
1115 Grand Ct, Davenport.

Werderitch, Matt

From: Abbie Carpenter <abbiejcarpenter@gmail.com>
Sent: Tuesday, January 16, 2024 8:55 AM
To: Planning
Subject: [EXT] Concerns about Annie Whittenmyer Complex Project

ATTENTION: This is an external email.

Dear City Planning Committee,

I am writing to share my concerns regarding the potential sale and development of the Annie Whittenmyer campus. I first want to state that I unequivocally support the development of affordable housing in the Quad Cities. I am a social work student, about to graduate with my Masters of Social Work, so I understand more than most the severity and importance of this need. I believe access to safe and affordable housing is a human right, and therefore am thrilled that the city wants to create more affordable housing.

My concern, however, is the impact of this project on Davenport Junior Theatre. You see, I grew up in those cottages, beginning theatre classes at the age of six. My mom was a social worker at Family Resources for many years, and her office was in one of the cottages, so I would go there after school and wait for my acting class to start, at which time I'd simply walk next door and sign in.

At that time, I believe, DJT was only using three cottages and the theatre, but the program grew as I grew up alongside it, and it now is housed in ten cottages, plus the scene shop and the Nighswander Theatre. I had the privilege of working at DJT, starting as a teaching assistant and junior staffer in middle and high school, and eventually as a theatre instructor, jobs which taught me the value of giving back to the community that raised you. I have taught hundreds of students in those cottages, and every class reminded me of my young self, in those same cottages, learning to be confident in who I am and what I stand for.

Now, as a former DJT teacher of mine turned friend, Megan Rieck said, DJT was never about a place. It is about the community we have created. I fully agree with that sentiment, which is why I am not here to ask you not to develop these buildings into affordable housing. I am simply here to ask you to give DJT more time to create a path forward.

The theatre and dance programs as they are can NOT function with only the theatre building. The theatre building may be where students perform and share their newly acquired skills, but it simply is not enough to house the massive program this has become. For example, one of the best parts of DJT as an alumni and former staff member is summer camp. Each summer, DJT hosts several performing arts camps, which take up each and every available space the program currently has, and even that is not enough! Kids have to be turned away from camp every year because there just isn't enough room for more of them.

So how, I ask, can this wonderful and extremely well attended program be expected to function without the cottages? I have heard whisperings of partnering with the Davenport Schools, which I must say, as a former teacher, is absolutely unfeasible. If the program is spread out across the city, it will be much harder for parents to locate the correct place for their child's class, for one.

Another point is the lack of support staff if the program is spread out. Currently, if a teacher is in need of support in their classroom for any reason, for anything from behavioral issues to a medical emergency, they can contact the front desk and someone will be there to help within minutes or even seconds. If these needs arise and a teacher is alone with their class with no support staff nearby, what is that teacher meant to do? This plan is a logistical nightmare and a disaster waiting to happen.

If I could describe the best possible outcome of this situation, it would be that DJT has the time, support, and funding to seek out another facility which could perhaps provide an even better home for its programming. Whether that facility exists or needs to be built, the city of Davenport must help DJT find this new home, should it be removed from its current one.

All I am asking for is that proper consideration be given to Davenport Junior Theatre and its future. After all it has done for the greater Quad Cities community, that is the least you can do for it.

Sincerely,
Abigail Carpenter, DJT Alumn and Former Staff Member

Werderitch, Matt

From: Cynthia Smysor <csmysor@yahoo.com>
Sent: Tuesday, January 16, 2024 12:44 PM
To: Planning; Gripp, Kyle; Newton, Jazmin; Kelly, Tim; Dunn, Rick; Dunn, Tim; Meginnis, Marion; Burkholder, Jade; Reinartz, Paul; Lynch, Mhisho; Jobgen, Ben
Subject: [EXT] Concerns for the futures of Davenport Junior Theatre

ATTENTION: This is an external email.

To our community leaders-

I know you have been hearing from many concerned citizens about the future of Davenport Junior Theatre. We all agree that affordable housing is important and that moving the theatre program isn't necessarily a bad thing- but the carelessness and thoughtless actions of our leaders are highly concerning. Before this all started, was the full scope of space used and what the program needs explained enough to make an educated decision on behalf of your constituents?

Where I am coming from is the fact that I am an alumni, current parent of a student in the program, and have signed on to direct the final show this season, making me staff once again. I can honestly say Junior Theatre saved my life as a teenager when every other system around me was failing. I started when I was seven and it was my first job as a teen. My son recently started class and when I hosted a foreign exchange student in 2017-2018, she was taken in is a volunteer and given a wonderful experiences. I directed my first show in 2005 and this upcoming show will be my 6th time directing a production and I taught classes for many years. I have seen countless students mirror my experience and grow into respectable adults. I tell people all the time that what sets JT apart from the rest is the fact that it's not there to be a place where kids learn to compete... it's there to help kids grow into confident adults who know how to work on a team and communicate effectively (which you are seeing through the many emails, calls, social media posts, and speeches to come). I have had people approach since all of this started who were never involved with the program but have seen it's power and want to help. This program is more than the space, it's the whole entire community. This is the legacy it leaves behind as it moves forward.

The scope of the program has only grown. Even in my time with the program as an adult I have watched it grow beyond the space it held when I was a teen. We went from 3 cottages to 10. A parking lot was put in. Spaces were reworked; storage expanded. An actual scene shop to build sets in was born. And the thing is- ALL THIS SPACE IS BEING USED. Not to mention the fact that I can bring my kids to ANY show regardless of our finances because they are free. And the addition of a free show with an ASL interpreter just continues to show the impact the arts have on us as humans. When our leaders want to take something so meaningful to so many and not move forward with a plan to secure it's future, faith in those leaders can fade quickly.

Please take the time to understand how this timeline effects the kids currently involved with the program. Moving too quickly will have consequences. Please understand what you are doing and develop a timeline that shows this 72 year partnership respect. Communicate that plan in a way that shows up for this meaningful program. Thank you.

With respect,
Cynthia Taylor

City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **1/16/2024**

Subject:
Case ORD24-01: Request of Chris Kretz to amend Table 17.08-1: Use Matrix of the City of Davenport Zoning Ordinance to allow "Bed and Breakfast" and "Reception Facility" as permitted uses in the C-T Commercial Transitional Zoning District. [All wards]

Recommendation:
Hold the Public Hearing.

A formal staff recommendation will be provided at the February 6, 2024 Plan and Zoning Commission Meeting.

Background:
City staff received an Application for a Zoning Text Amendment from a property owner requesting an amendment to allow "Bed and Breakfast" and "Reception Facility" as permitted uses in the C-T Commercial Transitional Zoning District. The proposed zoning text amendment will impact all properties throughout Davenport zoned C-T Commercial Transitional District.

Zoning Ordinance Purpose Statement:
The **C-T Commercial Transitional Zoning District** is intended to accommodate low intensity limited office, service, and retail uses that may serve as a transition between residential areas and more intensely developed commercial or light industrial areas of the City. Low intensity mixed-use is allowed.

Zoning Ordinance Use Definitions:
1. **Bed and Breakfast**: A single-family dwelling where a resident/owner provides lodging for a daily fee in guest rooms with no in-room cooking facilities, and prepares meals for guests. A bed and breakfast may include dining facilities.
2. **Reception Facility**: A facility that provides hosting and rental services of a banquet hall or similar facilities for private events including, but not limited to, wedding receptions, holiday parties, and fundraisers, with food and beverages that are prepared and served on-site or by a caterer to invited guests during intermittent dates and hours of operation. Live entertainment may be provided as an ancillary use as part of an event. A reception facility is not operated as a restaurant with regular hours of operation.

Bed and Breakfast Principal Use Standards (Section 17.08.030.D)
1. The exterior of a bed and breakfast must maintain its original appearance as a single-family dwelling. No parking may be located in front of the front building façade.
2. Cooking equipment is prohibited in individual guest rooms. However, a mini-refrigerator and/or a microwave is allowed.
3. No retail sales are permitted with the exception of ancillary retail of related items such as souvenirs, postcards, and snack items.
4. No bed and breakfast may operate a restaurant. Meals may only be served to registered guests and at private events.

5. One sign, either freestanding, window, or wall, is permitted. Such sign may not exceed six square feet in sign area. Freestanding signs are limited to six feet in height and must be a minimum of five feet from any lot line.

Reception Facility Principal Use Standards (Section 17.08.030.X)

1. A general admission fee or any other monetary donations (payment at the door to the general public) for entrance is prohibited, with the exception of fundraisers or events for bona fide non-profit organizations, places of worship, or educational facilities.
2. When allowed in the residential districts and S-AG District, a minimum lot size of two acres is required. Fifty foot minimum setbacks are required along all lot lines.

Use Matrix (Table 17.08-1)

The principal use "Bed and Breakfast" is allowed in the following zoning districts:

1. Permitted Use:
    - S-AG Agricultural District
2. Special Use reviewed and approved by the Zoning Board of Adjustment:
    - R-1 Single-Family Residential District
    - R-2 Single-Family Residential District
    - R-3 Single-Family and Two-Family Residential District
    - R-3C Single-Family and Two-Family Central Residential District
    - R-4 Single-Family and Two-Family Residential District
    - R-4C Single-Family and Two-Family Central Residential District
    - R-MF Multi-Family Residential District

The principal use "Reception Facility" is allowed in the following zoning districts:

1. Permitted Use:
    - C-3 General Commercial District
    - C-C City Centre District
    - C-E Elmore Corners District
    - I-MU Industrial Mixed-Use District
2. Special Use reviewed and approved by the Zoning Board of Adjustment:
    - R-1 Single-Family Residential District
    - R-2 Single-Family Residential District
    - R-3 Single-Family and Two-Family Residential District
    - R-3C Single-Family and Two-Family Central Residential District
    - R-4 Single-Family and Two-Family Residential District
    - R-4C Single-Family and Two-Family Central Residential District
    - C-1 Neighborhood Commercial District
    - C-2 Corridor Commercial District
    - C-D Downtown District
    - C-V Village of East Davenport District
    - S-AG Agricultural District

Approval Standards for Text Amendments

1. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.
2. The extent to which 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. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy or change in development trends or technology.
5. The extent to which the proposed amendment creates nonconformities.

Public Input:
A Notice of Public Hearing was published in the Quad City Times informing the community of the January 16, 2024 Plan and Zoning Commission Public Hearing. To date, staff has not received any public comments in favor or opposition to the request. Staff will apprise the Commission of any correspondence at the February 6, 2023 Plan and Zoning Commission Public Hearing.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Application
🗋	Backup Material	Chapter 17.08 Use Matrix

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	1/12/2024 - 11:16 AM

CITY OF DAVENPORT
Development & Neighborhood Services – Planning
1200 E. 46th ST
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

ZONING TEXT AMENDMENT

(CHANGE TO ZONING ORDINANCE LANGUAGE)

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING

APPLICANT INFORMATION

Applicant Name
Chris Kretz

Address
2110 N Main Street

City | State | Zip
Davenport IA 52803

Phone
(402) 419-0059

Secondary Phone

E-Mail Address
HistoricHeightsLLC@gmail.com

Acceptance of Applicant

I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for attendance at each meeting on the public hearing/zoning calendar. The City reserves the right to require further studies as necessary.

Chris Kretz
Type Applicant's Name

Applicant's Signature

12/19/2023
Date

ZONING CODE HEADINGS & SECTION NUMBERS IMPACTED
17.08

REASON FOR ZONING CODE TEXT CHANGE
To Allow for Bed & Breakfast and Reception Facility in C-T

EXISTING ZONING CODE LANGUAGE TO BE CHANGED
Table 17.08-01: Use Matrix

PROPOSED ZONING CODE LANGUAGE
No other changes except for the Use Matrix

DEVELOPMENT TEAM

Owner

Address

Phone | Secondary Phone

E-Mail Address

Attorney/Other

Address

Phone | Secondary Phone

E-Mail Address

COMPLETE SUBMITTALS SHALL INCLUDE: ***SUBMITTED***

- Existing & Proposed Text, as a .PDF, if preferred ☐
- Authorization to Act as Applicant, if necessary ☐
- Application Fee: (REQUIRED) **$400*** ☐
  * plus Scott County Recording Office fees at a later date

PROCEDURE SHALL BE AS STATED IN §17.14.040

Submit this form to Planning Staff at:
planning@davenportiowa.com or contact staff with any questions or requests for additional information.

CHAPTER 17.08. USES

Section 17.08.010 General Use Regulations
Section 17.08.020 Use Matrix
Section 17.08.030 Principal Use Standards
Section 17.08.040 Temporary Use Standards
Section 17.08.050 Use Definitions

Section 17.08.010 General Use Regulations

A. No structure or land may be used or occupied unless allowed as a permitted or special use within the zoning district.

B. All uses must comply with any applicable federal and state requirements, and any additional federal, state, or city ordinances.

C. Any use that is not included in the use matrix and cannot be interpreted as part of a use within the matrix is prohibited in all districts.

D. A site may contain more than one principal use, so long as each principal use is allowed in the district. Each principal use is approved separately. In certain cases, uses are defined to include ancillary uses that provide necessary support and/or are functionally integrated into the principal use.

E. All uses must comply with the use standards of Section 17.08.030, as applicable, as well as all other regulations of this Ordinance and the City.

Section 17.08.020 Use Matrix

A. Table 17.08-1: Use Matrix identifies the principal and temporary uses allowed within each zoning district. Cells are color-coded for ease of review only; the letter indicated in the cell controls over any errors in color-coding.

B. Uses allowed in the R-3 and R-3C Districts are those listed in Table 17.08-1 for the R-3 District. Uses allowed in the R-4 and R-4C Districts are those listed in Table 17.08-1 for the R-4 District.

C. P indicates that the use is permitted by-right in the district. S indicates that the use is a special use in the district and requires special use approval. If a cell is blank, the use is not allowed in the district.

D. In the case of temporary uses, a T indicates the temporary use is allowed in the district and may require approval of a temporary use permit per the standards of Section 17.08.040.

E. For accessory uses, see Chapter 17.09.

F. See Section 17.04.020 for additional use restrictions in the R-3, R-3C, R-4, and R-4C Districts.

G. See Section 17.05.020 for additional use restrictions in the C-V District.

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

TABLE 17.08-1: USE MATRIX																					
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Adult Use																S	S					Sec. 17.08.030.A
Agriculture																			P			
Amusement Facility - Indoor									P	P	P		P	P	P	P		P				
Amusement Facility - Outdoor										S	S				S	P		S				
Animal Care Facility - Large Animal																			P			
Animal Care Facility - Small Animal							S	S	P	P	P		S	S	P	P		P	P			Sec. 17.08.030.B
Animal Breeder																			P			Sec. 17.08.030.B
Art Gallery							P	P	P	P	P		P	P	P			P				
Arts and Fitness Studio							P	P	P	P	P		P	P	P			P				
Bar									P	P	P		P	P	P			P				
Bar – Neighborhood								P														Sec. 17.08.030.C
Bed and Breakfast	S	S	S	S	S														P			Sec. 17.08.030.D
Billboard									P	P						P	P					Sec. 17.08.030.E
Body Modification Establishment								P	P	P	P		P		P			P				
Broadcasting Facility TV/Radio								P	P	P		P	P	P	P	P	P	P			P	
Campground																			S	P		Sec. 17.08.030.F
Car Wash									P	P					S			P				Sec. 17.08.030.G
Casino															P							
Cemetery																				P		
Children's Home					P				P	P					P			S			P	Sec. 17.08.030.H
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Community Center	P	P	P	P	P		P	P	P	P	P		P	P	P			P	P	P	P	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	Sec. 17.08.030.I
Conservation Area																			P	P		
Country Club																				P		
Cultural Facility							P	P	P	P	P		P	P	P			P		P	P	
Day Care Center					P		P	P	P	P	P	P	P	P	P	S		P			P	Sec. 17.08.030.J
Day Care Home	P	P	P	P	P														P			Sec. 17.08.030.K
Drive-Through Facility									P	P	S		S		P	P	P					Sec. 17.08.030.K
Drug/Alcohol Treatment Facility, Residential									S	S					S			S			S	Sec. 17.08.030.L
Drug Treatment Clinic									S	S					S			S			S	Sec. 17.08.030.L
Domestic Violence Shelter					P			P	P	P					P			P			P	Sec. 17.08.030.H
Dwelling - Accessory Dwelling Unit	P	P	P	P																		Sec. 17.08.030.M
Dwelling - Manufactured Home						P													S			Sec. 17.08.030.N

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

TABLE 17.08-1: USE MATRIX																					
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Dwelling - Multi-Family					P		P	P	P	P	S		P	P	P			P				Sec. 17.08.030.O
Dwelling - Townhouse					P		P	P	P	P	S		P	P	P			P				Sec. 17.08.030.P
Dwelling - Single-Family	P	P	P	P	P		P	P	P					P								Sec. 17.08.030.P
Dwelling - Single-Family Semi-detached		P	P	P	P		P	P	P		S			P								Sec. 17.08.030.P
Dwelling - Two-Family (New Construction)			P	P	P		P	P	P		S			P								Sec. 17.08.030.P
Dwelling - Two-Family (Conversion)					P		P	P	P					P								Sec. 17.08.030.P
Educational Facility - Primary or Secondary	P	P	P	P	P																P	
Educational Facility - University or College										P	P	P	P		P						P	
Educational Facility - Vocational							S	S	S	P	P	P	P	S	P	P	P	P			P	
Equine Keeping/Equestrian Facility	P																		P			Sec. 17.08.030.Q
Fairground																			S	S	P	
Financial Institution							P	P	P	P	P	P	P	P	P			P				
Financial Institution, Alternative									S	S					S			P				Sec. 17.08.030.R
Food Bank																P	P	P				
Food Pantry									P	S					S			S				
Funeral Home							S	S	S	P					P			P				
Gas Station								S	P	P	S				P	P	P	P				Sec. 17.08.030.S
Golf Course/Driving Range																				P		
Government Office/Facility							P	P	P	P	P	P	P	P	P	P	P	P		P	P	
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Greenhouse/Nursery - Retail										P					P			P	S			
Group Home	P	P	P	P	P																	Sec. 17.08.030.T
Halfway House									S	S					S			S			S	Sec. 17.08.030.L
Healthcare Institution																					P	
Heavy Rental and Service																P		P				
Heavy Retail										S					S	P		P				
Homeless Shelter									S	S					S			S			S	Sec. 17.08.030.L
Hotel									P	P	P	P	P	S	P			P				
Industrial - General																	P					
Industrial - Light												P				P	P	P				
Industrial Design								P	P	P		P	P		P	P	P	P				
Live Performance Venue										P	P		P	P	P	P		P				

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

TABLE 17.08-1: USE MATRIX																						
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Lodge/Meeting Hall	S	S	S	S	S		P	P	P	P	P	P	P	P	P	P	P	P	P			Sec. 17.08.030.U
Manufactured Home Park						P																
Medical/Dental Office							P	P	P	P	P	P	P	P	P			P			P	
Micro-Brewery/Distillery/Winery									P	P	P		P	P	P	P		P				
Neighborhood Commercial Establishment		S	S	S	S																	Sec. 17.08.030.V
Office							P	P	P	P	P	P	P	P	P	P	P	P			P	
Outdoor Dining							P	P	P	P	P	P	P	P	P	P	P	P			P	Sec. 17.08.030.W
Parking Lot (Principal Use)								S	S	S	S	S	S	S	S	P	S	S			P	Chapter 17.10
Parking Structure (Principal Use)								S	S	P	P	P	S	S	P			P			P	Chapter 17.10
Personal Service Establishment							P	P	P	P	P	P	P	P	P	P		P			P	
Place of Worship	P	P	P	P	P		S	S	P	P	P		P	P	P	P			P		P	
Private Recreation Facility								P	P	P	P	P	P	P	P	P		P			P	
Public Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	
Public Safety Facility					P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Public Works Facility												P				P	P	P	P		P	
Reception Facility	S	S	S	S				S	S	P	P		S	S	P			P	S			Sec. 17.08.030.X
Recreational Vehicle (RV) Park																			S	S		Sec. 17.08.030.F
Research and Development												P				P	P	P			P	
Residential Care Facility					P		P	P	P	P	P	P	P		P	P		P			P	Sec. 17.08.030.Y
Restaurant								P	P	P	P	P	P	P	P	P	P	P		P	P	
Retail Goods Establishment							P	P	P	P	P	P	P	P	P	P	P	P			P	
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Retail Alcohol Sales									P	P	S		S		P	P						
Retail Sales of Fireworks																P	P					Sec. 17.08.030.Z
Salvage Yard																	S					
Self-Storage Facility: Enclosed									S	S					P	P	P	P				Sec. 17.08.030.AA
Self-Storage Facility: Outdoor																P	P	S				Sec. 17.08.030.AA
Social Service Center									P	P					P			P			P	
Solar Farm												P				P	P		S		P	Sec. 17.08.030.BB
Specialty Food Service								P	P	P	P		P	P	P	P		P				
Storage Yard - Outdoor																P	P					Sec. 17.08.030.CC
Truck Stop																P	P					
Vehicle Dealership - Enclosed										P		S	P		P	S		P				
Vehicle Dealership - With Outdoor Storage/Display										S					S	S		P				

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

TABLE 17.08-1: USE MATRIX																						
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Vehicle Operation Facility																P	P				P	
Vehicle Rental - Enclosed										P		S	P		P	S		P				
Vehicle Rental - With Outdoor Storage/Display										S					S	S		P				
Vehicle Repair/Service - Major										S						P	P	S				Sec. 17.08.030.DD
Vehicle Repair/Service - Minor									P	P					P	P	P	S				Sec. 17.08.030.DD
Warehouse																P	P					
Wholesale Establishment																P	P	S				
Wind Energy System												S				S	S		S		S	Sec. 17.08.030.EE
Wine Bar								S	P	P	P		P	P	P			P				
Winery																			S			
Wireless Telecommunications	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.FF
Wireless Telecommunications - Stealth Design Antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.FF
Wireless Telecommunications - DAS Co-Location	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.FF
Wireless Telecommunications - DAS New Pole	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.FF
TEMPORARY USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Farmers' Market					T		T	T	T	T	T	T	T	T	T			T	T	T	T	Sec. 17.08.040.A
Real Estate Project Sales Office/Model Unit	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T	T	T			T	Sec. 17.08.040.B
Temporary Cell On Wheels (COW)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.C
Temporary Contractor Office and Contractor Yard	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.D
Temporary Outdoor Entertainment	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T		T	T	T	T	Sec. 17.08.040.E
Temporary Outdoor Sales (No Fireworks Stand)	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T		T	T		T	Sec. 17.08.040.F
Temporary Outdoor Sales - Fireworks Stand Only																T	T					Sec. 17.08.040.G
Temporary Outdoor Storage Container	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.H

City of Davenport
Plan and Zoning Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **1/16/2024**

Subject:
Case ROW24-01: Request of the City of Davenport to vacate a portion of unimproved Marquette Street right-of-way located south of West 76th Street. [Ward 8]

Recommendation:
Hold the Public Hearing.

A formal staff recommendation will be provided at the February 6, 2024 Plan and Zoning Commission Meeting.

Background:
The City, on behalf of the Waste Commission of Scott County, is petitioning that a portion of unimproved Marquette Street south of West 76th Street be vacated. The subject land is part of the landfill that was decommissioned in the 1970s. Due to the restrictions on how this area is treated, the construction of a road and installation of underground utilities is infeasible. The area to be vacated is approximately 32,193 square feet or .739 acres, more or less.

The intention is to return this area to the Waste Commission of Scott County, since there is landfill within the current right-of-way.

Marquette Street is unimproved from West 76th Street to West 62nd Street. At this time, the City does not have plans to construct Marquette Street. The extension will be spurred by future development of abutting property. There is adequate public right-of-way to the west of the proposed vacation.

The vacation of public right-of-way is a two step process:
1. Determine if the right-of-way is needed for public purposes.
2. Negotiate and determine terms of conveyance to adjacent property owners. (No Plan and Zoning Commission action is required.)

Comprehensive Plan:
Within Existing Urban Service Area: Yes
Within Urban Service Area 2035: Yes

Future Land Use Designation:
The abutting properties are currently designated as Residential General, Industry, and Open Space & Public Land in the Davenport +2035 Future Land Use Map.

1. **Residential General (RG)** - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity

may be considered.

2. **Industry (I)** - Designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.
3. **Open Space / Public Land (OS)** - Includes undeveloped open space, natural areas, floodplains and wetlands that may be or may not be planned for future park and recreation development.

Abutting Zoning:
The abutting properties are currently zoned R-3 Single-Family and Two-Family Residential District, R-4 Single-Family and Two-Family Residential District, I-1 Light Industrial District, and S-OS Open Space District.

1. **R-3 Single-Family Residential Zoning District**: This district is intended to accommodate residential neighborhoods in the City of Davenport consisting of single-family and two-family homes in a moderately dense urban development pattern. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-3 District.
2. **R-4 Single-Family and Two-Family Residential Zoning District**: This district is intended to accommodate residential neighborhoods in the City of Davenport consisting of single-family and two-family homes in a dense urban development pattern. The R-4 District may also serve as a transitional district between Davenport's single-family and two-family neighborhoods and more intense uses within the City. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4 District.
3. **I-1 Light Industrial Zoning District**: This district is intended to provide for a variety of light manufacturing, fabricating, processing, distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity uses with minimal, if any, outside impacts.
4. **S-OS Open Space District**: This district is intended to provide and protect larger open space and public recreational facilities, both outdoor and indoor, and cemeteries. Larger regional open spaces/parks may include both active and passive recreation areas and certain ancillary uses, such as cultural facilities, performance venues, and eating establishments. This district is also intended for governmental agency offices/facilities providing a governmental service to the public.

Technical Review:
City Departments and utility companies are reviewing the proposed Right-of-Way Vacation Application. Further comments will be provided at the February 6, 2024 Plan and Zoning Commission meeting.

Public Input:
Letters were sent to property owners within 200 feet of the proposed request notifying them of the January 16, 2024 Plan and Zoning Commission Public Hearing.

To date, staff has not received any public comments. Staff will apprise the Commission of any correspondence at the February 6, 2024 Plan and Zoning Commission meeting.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Application

- Backup Material — Vacation Plat
- Backup Material — Zoning & Future Land Use Map
- Backup Material — Public Hearing Notice

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	1/12/2024 - 10:55 AM

CITY OF DAVENPORT
Development & Neighborhood Services – Planning
1200 E. 46th ST
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

RIGHT-OF-WAY VACATION

(EASEMENT ABANDONMENT)

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING

PROJECT TITLE
Old Scott County Landfill Marquette St ROW vacatio

GENERAL LOCATION DESCRIPTION
Portion of Marquette St south of W 76th Street

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

AREA OF VACATION	EXISTING USE	PROPOSED USE	SQUARE AREA
	Landfill	Landfill	32,193

APPLICANT INFORMATION

Applicant Name
City of Davenport

Address
1200 E 46th Street

City | State | Zip
Davenport, IA 52807

Phone

Secondary Phone

E-Mail Address

Acceptance of Applicant

I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for attendance at each meeting on the public hearing/zoning calendar. The City reserves the right to require further site studies as necessary, such as a traffic study.

Brian Schadt
Type Applicant's Name

Applicant's Signature

12/19/23
Date

COMPLETE SUBMITTALS SHALL INCLUDE:	SUBMITTED
Concept/Development Plan, if applicable	☐
Authorization to Act as Applicant	☐
Legal Description* (bearing & distance) * shall include a MS Word or Text file	☑
Legal Description Dimensioned Sketch	☑
Application Fee: (REQUIRED) **$400*** * check payable to 'City of Davenport'	☐

PROJECT NARRATIVE: (submit separate sheet if needed)

The City, on behalf of the Waste Commission of Scott County, is petitioning that a portion of unimproved Marquette Street south of W 76th Street be vacated. The subject land is part of the landfill that was decommissioned in the 1970s. Due to the restrictions on how this area is treated, the construction of a road and installation of underground utilities is infeasible.

DEVELOPMENT TEAM

Surveyor
Shive-Hattery

Address
2144 56th Avenue West, Bettendorf, IA 52722

Phone
(563) 635-7300

Secondary Phone

E-Mail Address
jblaine@shive-hattery.com

Attorney/Other

Address

Phone

Secondary Phone

E-Mail Address

Submit the first page of this form to Planning Staff at: planning@davenportiowa.com or contact staff with any questions or requests for additional information.

Index Legend	
City:	DAVENPORT
County:	SCOTT
Geoparcel ID:	X0201-3A
Description:	A PART OF MARQUETTE STREET ROW
Proprietor:	CITY OF DAVENPORT
Surveyor:	JONATHON BAILEY
Company:	SHIVE-HATTERY INC
Return To:	2144 56TH AVENUE WEST BETTENDORF, IOWA 52722, PH: 563.635.7300

11/29/2023 8:40:12 AM

VACATION PLAT

LAND DESCRIPTION

A part of Marquette Street right-of-way, being all that part of the Northwest Quarter of Section 2, Township 78 North, Range 3 East of the 5th Principal Meridian, in Scott County, Iowa lying east of the west line of said Northwest Quarter and west of Lot 18E, more particularly described as follows:

Commencing as a point of reference at the southwest corner of the said Northwest Quarter of Section 2;

Thence North 00°45'23" West 1,313.55 feet along the westerly line of the said Northwest Quarter of Section 2 to the point of beginning;

Thence continuing North 00°45'23" West 776.41 feet along the said westerly line of the said Northwest Quarter of Section 2 to the westerly extension of the northerly line of Lot 18E in the Replat of Lot 11 and Lot 18 of Scott County Regional Industrial Park;

Thence North 87°30'16" East 41.50 feet along the westerly extension of the northerly line of said Lot 18E to the northwest corner of Lot 18E;

Thence South 00°47'17" East 776.50 feet along the westerly line of said Lot 18E and the easterly right-of-way line of Marquette Street to the southerly line of said Lot 18E;

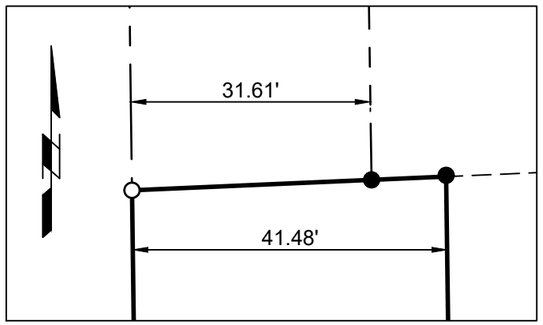
Thence South 87°39'11" West 41.93 feet along the said southerly line of Lot 18E extended westerly to the westerly line of the said Northwest Quarter of Section 2;

This parcel contains 32,193 square feet or 0.739 acres, more or less.

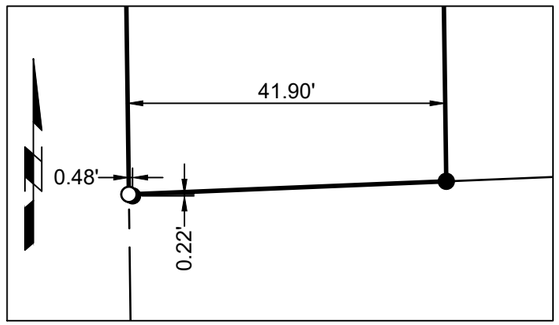
THIS SPACE RESERVED FOR RECORDER'S USE.

LEGEND

●	IRON ROD - FOUND
○	IRON ROD - SET
⊠	CUT "X" - FOUND
▲	CONCRETE MONUMENT - FOUND
(R)	RECORD BEARING/DISTANCE
(M)	MEASURED BEARING/DISTANCE
POR	POINT OF REFERENCE
POB	POINT OF BEGINNING



A DETAIL A
1"=20'



B DETAIL B
1"=20'

LICENSED LAND SURVEYOR
JONATHON S. BAILEY
P12531
IOWA

DRAFT

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: _____

NAME: JONATHON S. BAILEY

DATE: 11/29/2023 LICENSE NUMBER: P12531

MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2024

PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: B1.01, B1.02

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
2144 56TH AVENUE WEST
BETTENDORF, IOWA 52722
563.635.7300 | SHIVE-HATTERY.COM

VACATION PLAT FOR PART OF MARQUETTE STREET
SCOTT COUNTY WASTE COMMISSION
DAVENPORT, IOWA

DATE	11/29/2023	SCALE	AS SHOWN
DRAWN BY	JJB	FIELD BOOK	
APPROVED BY	JSB	REVISION	

2132304560

VACATION PLAT

B1.01

P:\Projects\MO\2132304560\Deliverables\Drawings\1a_Survey\BS-B1-01 North Davenport site Vacation Plat.dwg

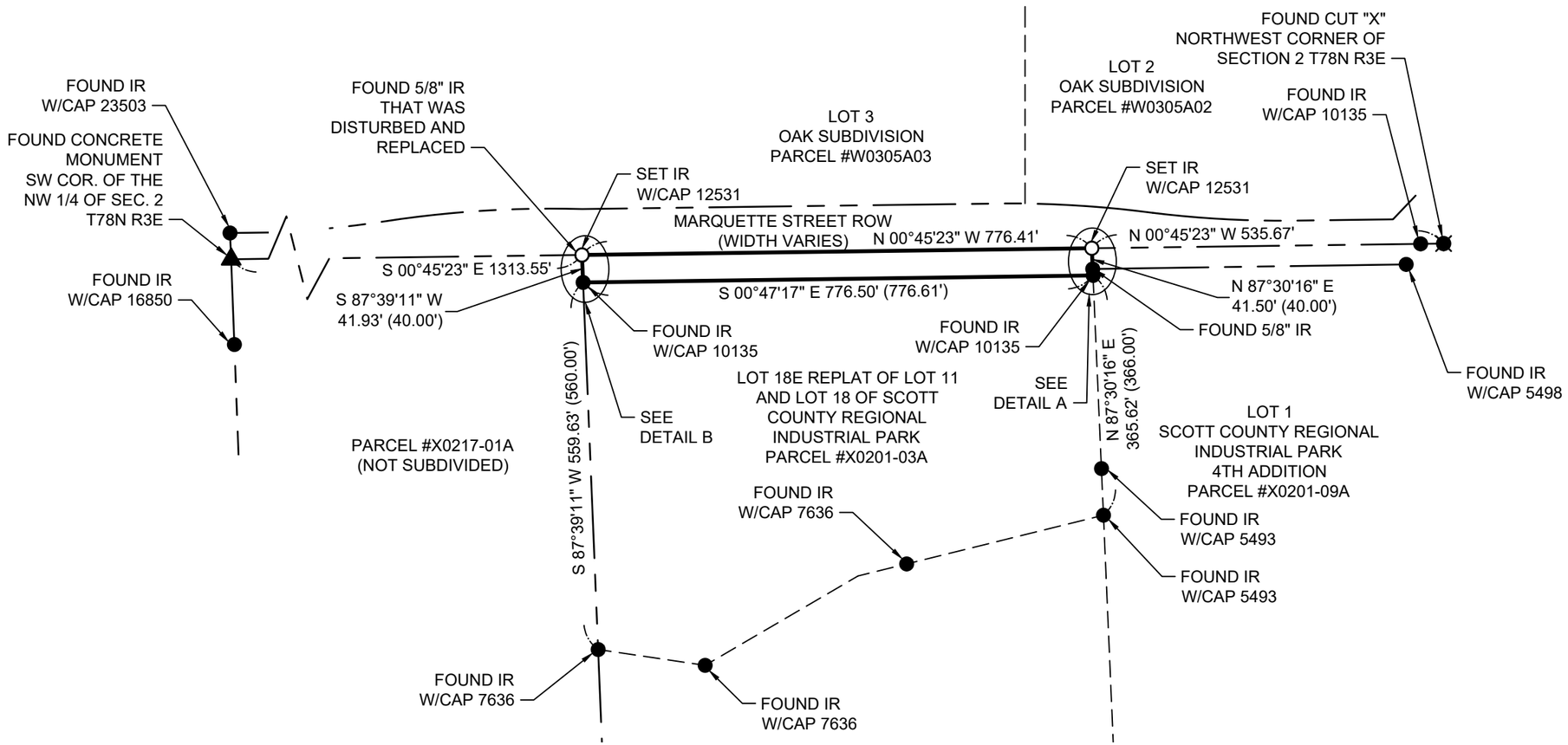
Index Legend	
City:	DAVENPORT
County:	SCOTT
Geoparcel ID:	X0201-3A
Description:	A PART OF MARQUETTE STREET ROW
Proprietor:	CITY OF DAVENPORT
Surveyor:	JONATHON BAILEY
Company:	SHIVE-HATTERY INC
Return To:	2144 56TH AVENUE WEST BETTENDORF, IOWA 52722, PH: 563.635.7300

VACATION PLAT

BASIS OF BEARING:
IOWA STATE PLANE
SYSTEM SOUTH ZONE,
NAD83 (2011) EPOCH
2010.00

0 100 200 400

SCALE IN FEET



LEGEND

- ● IRON ROD - FOUND
- ○ IRON ROD - SET
- ✕ CUT "X" - FOUND
- ▲ CONCRETE MONUMENT - FOUND
- (R) RECORD BEARING/DISTANCE
- (M) MEASURED BEARING/DISTANCE
- POR POINT OF REFERENCE
- POB POINT OF BEGINNING

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
2144 56TH AVENUE WEST
BETTENDORF, IOWA 52722
563.635.7300 | SHIVE-HATTERY.COM

VACATION PLAT FOR PART OF MARQUETTE STREET

SCOTT COUNTY WASTE COMMISSION
DAVENPORT, IOWA

DATE	11/29/2023	SCALE	AS SHOWN
DRAWN BY	JJB	FIELD BOOK	
APPROVED BY	JSB	REVISION	

2132304560

VACATION PLAT

B1.02

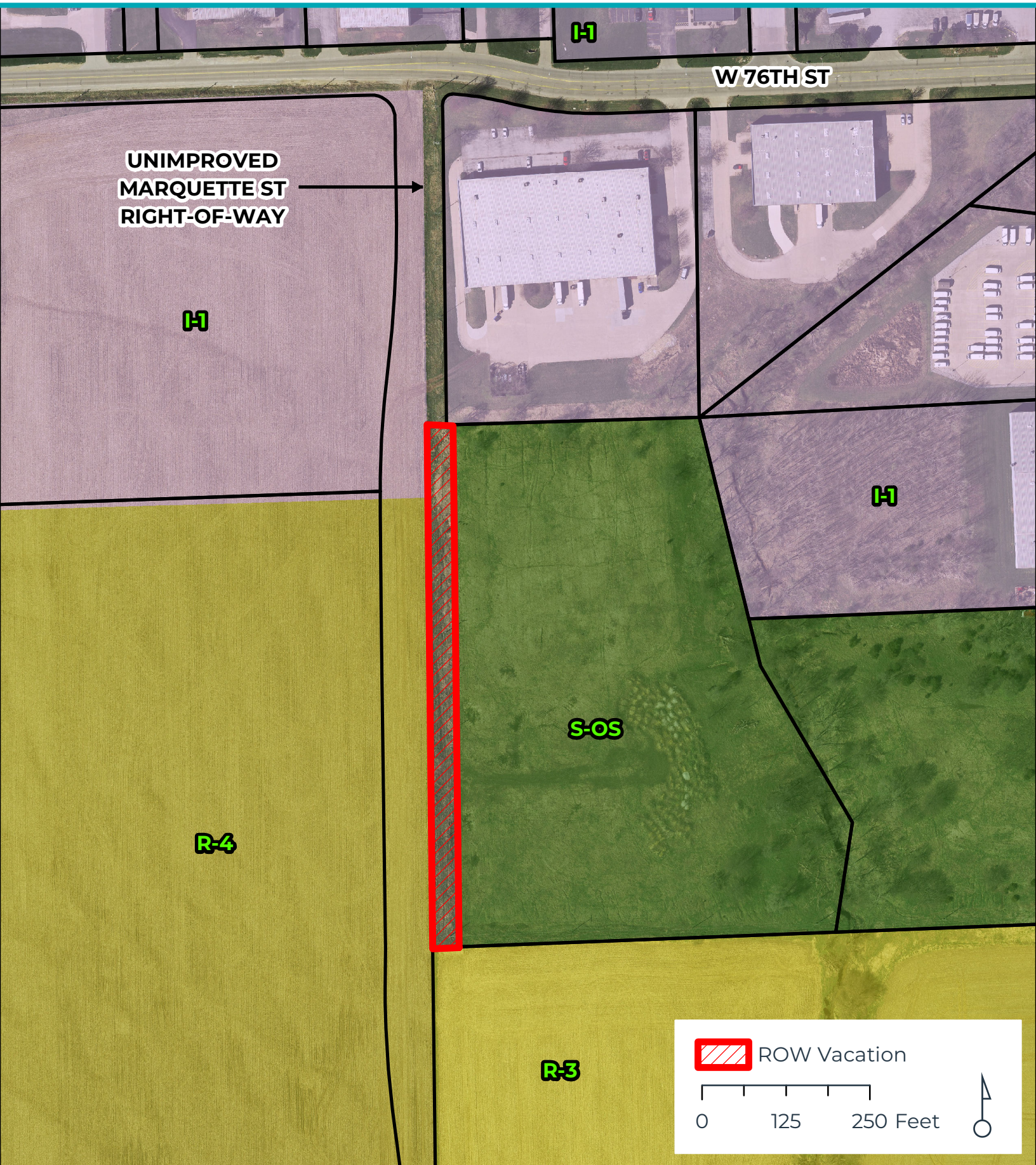
11/29/2023 8:39:09 AM

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THE CITY OF DAVENPORT
IOWA | USA

Zoning Map | Right-Of-Way Vacation

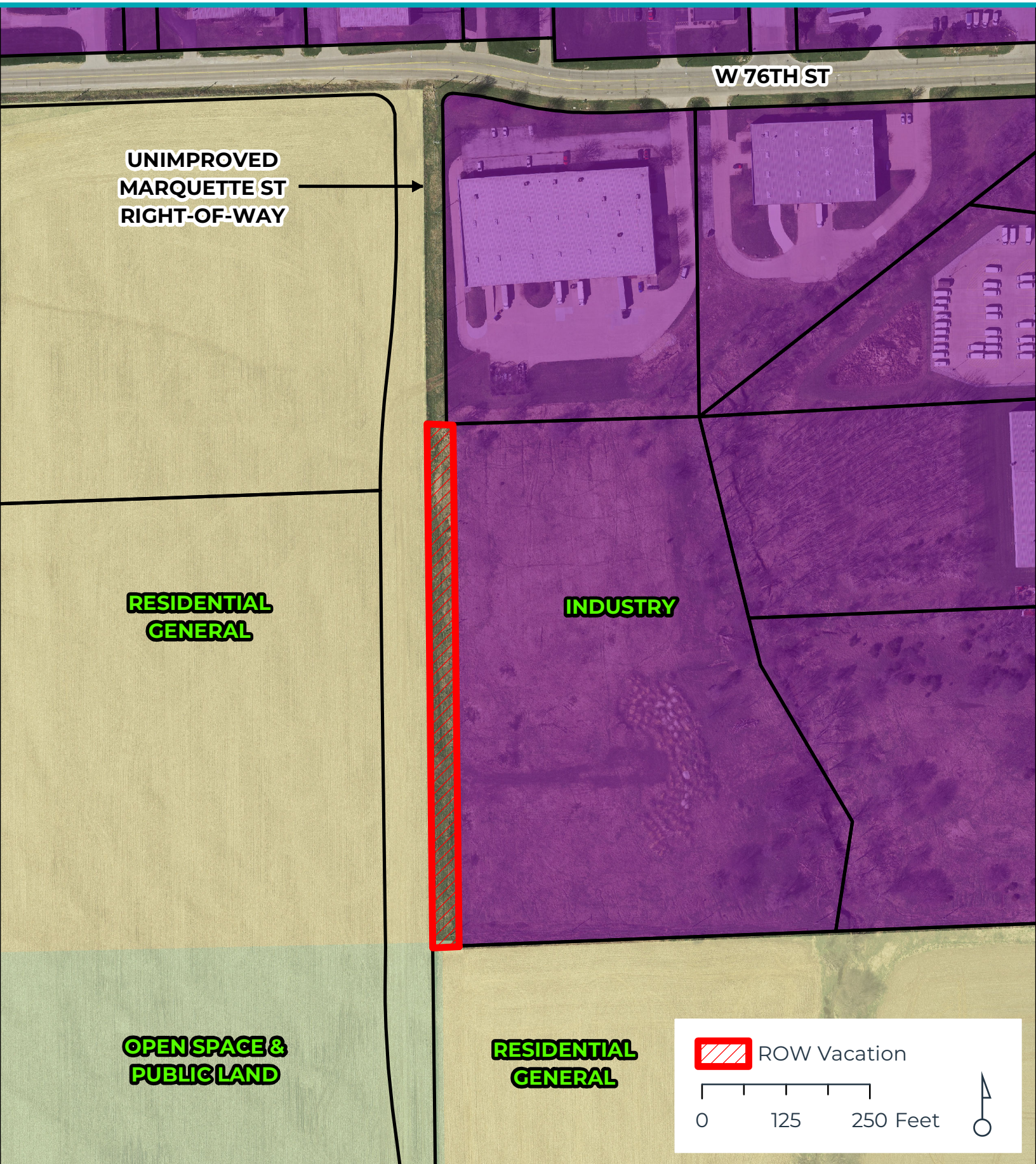
Case ROW24-01: Request of the City of Davenport to vacate a portion of unimproved Marquette Street right-of-way, south of West 76th Street. [Ward 8]



THE CITY OF DAVENPORT
IOWA | USA

Future Land Use Map | Right-Of-Way Vacation

Case ROW24-01: Request of the City of Davenport to vacate a portion of unimproved Marquette Street right-of-way, south of West 76th Street. [Ward 8]



DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Public Hearing Notice | Plan and Zoning Commission

Date: 1/16/2024
Time: 5 PM

Location: Council Chambers | City Hall | 226 W. 4th ST.
Subject: Public Hearing for a Right-Of-Way Vacation

To: All property owners within 200 feet of the portion of unimproved Marquette Street right-of-way, located south of West 76th Street.

What is this About?
This notice is being sent to inform you that a public hearing will be held for a request to vacate right-of-way. The City, on behalf of the Waste Commission of Scott County, is petitioning that a portion of unimproved Marquette Street south of West 76th Street be vacated. The subject land is part of the landfill that was decommissioned in the 1970s. Due to the restrictions on how this area is treated, the construction of a road and installation of underground utilities is infeasible.

Request/Case Description
Case ROW24-01: Request of the City of Davenport to vacate a portion of unimproved Marquette Street right-of-way located south of West 76th Street. [Ward 8]

What are the Next Steps after the Public Hearing?
The Plan and Zoning Commission will hold a formal public hearing at their meeting on January 16, 2024. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on February 6, 2024. The Commission's recommendation will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. The City Council will ultimately decide if the property is no longer needed for City purposes, and is eligible for vacation. At that point, the City Attorney's office will negotiate with adjacent property owners to determine the appropriate way to convey the property, and possibly, purchase price. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?
As a neighboring property owner, you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments to planning@davenportiowa.com (no later than 12:00 PM one day before the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

All documents related to the meeting (agenda included) are at "Search Minutes & Agendas": http://www.cityofdavenportiowa.com/boards Mondays before the meeting/public hearing.

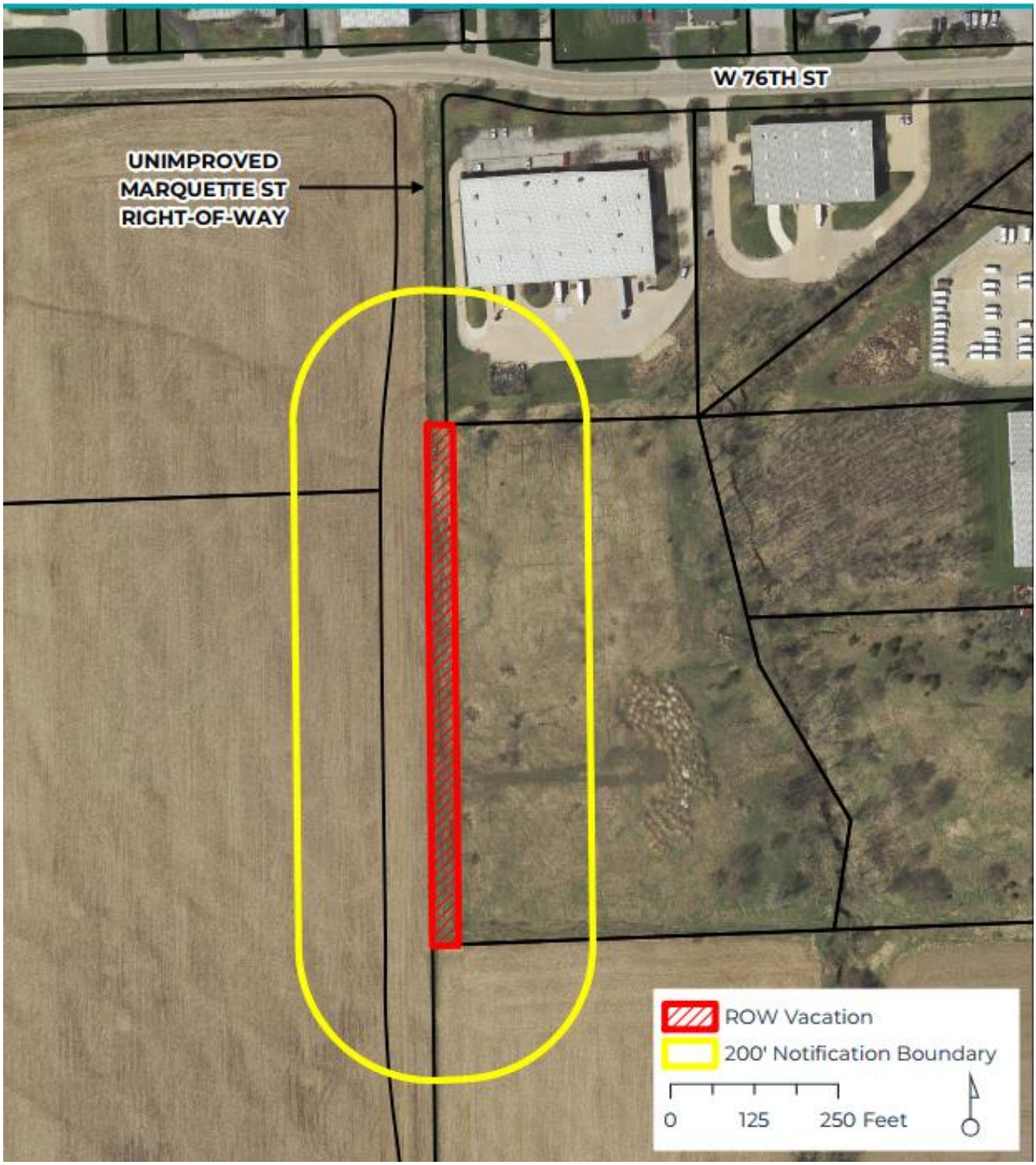
Do You Have Any Questions?
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

THE CITY OF DAVENPORT
IOWA | USA

Right-Of-Way Vacation | Public Hearing Notice

Case ROW24-01: Request of the City of Davenport to vacate a portion of unimproved Marquette Street right-of-way, south of West 76th Street. [Ward 8]



Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
1/16/2024

Subject:
Consideration of the January 2, 2024 meeting minutes.

Recommendation:
Staff recommends the City Plan and Zoning Commission approve the January 2, 2024 meeting minutes.

Background:
The January 2, 2024 meeting minutes are attached.

ATTACHMENTS:

	Type	Description
	Backup Material	Meeting Minutes 1-2-24

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	1/9/2024 - 1:45 PM

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, JANUARY 2, 2024; 5:00 PM
CITY HALL| 226 WEST 4TH STREET | COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call
Present: Inghram, Hepner, Maness, Garrington, Tallman, Schneider, Schilling, Johnson, Eikleberry, Dunlop
Absent: Stelk
Staff: Berkley, Werderitch

II. Report of the City Council Activity

Staff provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the December 19, 2023 meeting minutes.

Motion by Tallman, second by Garrington, to approve the December 19, 2023 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 REZ23-06: Request of Larry Edward Stoltenberg Trust to rezone approximately 25.84 acres of land located at the southwest corner of Slopertown Road and Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]

Staff presented an overview of the rezoning request. The subject property was recently annexed into the City of Davenport and is currently zoned S-AG Agricultural District. The property owner is requesting a rezoning to I-1 Light Industrial District. The purpose of the request is to market the site for future industrial development.

Staff recommended Case REZ23-06 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Industry.
2. The proposed zoning map amendment to I-1 Light Industrial District is compatible with the zoning of nearby developed property.
3. The proposed zoning map amendment enables the subject property to be developed in a manner consistent with the surrounding area.
4. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities following development.

Dennis Kai, representative of Larry Edward Stoltenberg Trust, was in attendance to answer questions.

Motion by Inghram, second by Johnson, to approve staff recommendation. Motion was approved 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 Johnson, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (9-0).

The meeting adjourned at 5:08 pm.