

MINUTES
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. Roll Call

Present: Inghram, Hepner, Maness, Garrington, Tallman, Schneider, Schilling, Johnson, Eikleberry, Dunlop

Absent: Stelk, Schneider

Staff: Bagby, Koops, Werderitch

II. 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]

Staff presented an overview of the 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. 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.

Director of Community and Economic Development, Bruce Berger, provided background on the request. He explained the City's challenges for maintaining the campus and outlined the purchase agreement with the developer.

The developer, Chris Ales, was in attendance to answer questions about the preliminary plan, which include converting structures into housing. The developer is applying for state and federal tax credits and grants to help finance the project. The intent is to consolidate existing social services into the buildings abutting Eastern Avenue, create senior and workforce housing, and establish additional parking.

Numerous members of the public were in attendance to provide comment. Concerns raised included: the future of Davenport Junior Theatre, ability to safely

convert historic structures into affordable housing, historic preservation, types of housing, density of development, impacts to existing residential neighborhoods, traffic, management of the campus, and impacts on property values.

Commissioners inquired about the ability to preserve the cottages for Davenport Junior Theatre, preservation of open space, sidewalks along Eastern Avenue, traffic impacts, and the timeline for development.

With no additional comments, the public hearing closed.

- 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]

City staff outlined a private citizen’s request to amend the Zoning Ordinance 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.

Commissioners questioned whether a “Bed and Breakfast” was considered a legal nonconforming use at the petitioner’s property. In addition, Commissioners inquired if a rezoning was more applicable than a text amendment.

Chris Kretz, petitioner, was in attendance to answer questions about the request and his impacted property.

There were no comments from the public.

With no additional comments, the public hearing closed.

- 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]

Staff presented an overview of the request. 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.

Brian Seals and Bryce Stalcup, Waste Commission of Scott County, were in attendance to answer questions and explain the history of the landfill.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

Present: Inghram, Hepner, Maness, Garrington, Schneider, Schilling, Johnson, Dunlop

Absent: Stelk, Schneider, Eikleberry, Tallman

Staff: Bagby, Koops, 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 January 2, 2024 meeting minutes.

Motion by Hepner, second by Garrington, to approve the January 2, 2024 meeting minutes. Motion to approve was unanimous by voice vote (6-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

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

The meeting adjourned at 6:22 pm.