

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, June 4, 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

1. Case REZ24-02: Request of Riverview Heights, LLC to rezone approximately 1.47 acres of land located on the north side of the 700 block of East 6th Street from R-4C Single-Family and Two-Family Central Residential Zoning District to R-MF Multi-Family Residential District. [Ward 3]
2. Case ORD24-03 : Request of Grace Real Estate to amend the Principal Use Standards for Neighborhood Commercial Establishment in Section 17.08.030V of the Davenport Zoning Code to add Day Care Center and Medical/Dental Office as permitted uses within a Neighborhood Commercial Establishment. [All Wards]

REGULAR MEETING AGENDA

II. Roll Call

III. Report of the City Council Activity

IV. Secretary's Report

1. Consideration of the May 14, 2024 meeting minutes.

V. Report of the Comprehensive Plan Committee

VI. Zoning Activity

A. Old Business

B. New Business

VII. Subdivision Activity

A. Old Business

B. New Business

1. Case ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]

VIII. Future Business

IX. Communications

X. Other Business

XI. Adjourn

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
6/4/2024

Subject:

Case REZ24-02: Request of Riverview Heights, LLC to rezone approximately 1.47 acres of land located on the north side of the 700 block of East 6th Street from R-4C Single-Family and Two-Family Central Residential Zoning District to R-MF Multi-Family Residential District. [Ward 3]

Recommendation:

Hold the Public Hearing.

A formal staff recommendation will be provided at the June 18, 2024 Plan and Zoning Commission Meeting.

Background:

Site Overview:

The subject properties are vacant lots that were acquired by the City over a period of decades as they were demolished. In the 1990s, working with the LeClaire Heights Neighborhood, the intent was to seek redevelopment as single-family, owner-occupied housing. Despite several available incentives, there was little interest in the market.

By the 2010s, hoping to capture popular interest in "smaller houses", a Request for Proposals was issued by the City. No proposals were received. In 2017, local architect Andrew Dasso proposed building several single-family houses. The City Council approved the sale for \$1 with reversion language if the project was not able to move forward. Ultimately, they were not able to secure financing and the properties reverted to the City in 2019.

The City has now received an offer (at appraised/assessed value) from a local development team led by Jim Thomson to acquire the properties to develop four new 4-unit apartments (16 units total). The offer and the attached Development Agreement are conditioned upon several components.

First, the current zoning does not allow a four-unit building, so the developer plans to apply to rezone to multi-family housing. Second, the back (or north) side of the property is bounded by East 7th Street, which is brick, designated as historic, is in need of work, and is narrow, functioning essentially like an alley. The developer plans to make repairs as it would be the primary access point, but intends to request that the historic designation be removed to allow the repairs to be made as asphalt or concrete to reduce development costs. Lastly, as a street, City code would require that sidewalks be installed along East 7th Street. The developer intends to request that this requirement be waived in this circumstance.

These are all separate actions subject to further review. In addition, the developer hopes to apply for Iowa Workforce Housing Tax Credits later this spring. Ultimately, if the developer is successful on all of the above, the sale of these properties could occur later this summer with

completion of work anticipated in 2026, but no later than 2027. If the developer is unsuccessful in the above and/or fails to meet the timelines in the proposed Agreement, the conveyance will not occur or will revert accordingly.

Why is a Zoning Map Amendment Required?

The subject property consists of six vacant lots located at the northwest corner of East 6th Street and Sylvan Avenue. The current zoning designation permits only a single or two-family dwelling on each lot. The applicant intends to combine the parcels to create a larger 1.47 acre site suitable for four multi-family buildings. A total of 16 units are proposed, 4 units per building. The townhomes are anticipated to include three-bedroom and single-bedroom units, averaging 1,500 square feet of living area. Renderings provided by the petitioner show each dwelling with a patio or elevated deck as well as garage space. To facilitate this style and density of development, the property requires a rezoning to the R-MF Multi-Family Residential District.

Comprehensive Plan:

1. Within Existing Urban Service Area: Yes
2. Within Urban Service Area 2035: Yes

Future Land Use Designation:

The abutting properties are currently designated as Residential General 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.

Zoning:

The applicant is proposing a rezoning from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District.

1. **R-4C Single-Family and Two-Family Central Residential District:** This zoning district is intended to preserve and protect Davenport's dense, centrally located, established urban residential neighborhoods. Standards of the R-4C District are intended to ensure that new development is complementary to the existing developed character of these neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4C District.
2. **R-MF Multi-Family Residential District:** This zoning district is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types including single-family dwellings, semi-detached dwellings, two-family dwellings, townhomes and multi-family dwellings. Limited non-residential uses that are

compatible with the surrounding residential neighborhoods may be permitted in the R-MF District.

Technical Review:

City Departments are reviewing the proposed Zoning Map Amendment Application. Further comments will be provided at the June 18th Plan and Zoning Commission meeting.

Public Input:

Letters were sent to property owners within 200 feet of the proposed request notifying them of the May 29th neighborhood meeting and the June 4th Plan and Zoning Commission Public Hearing.

Approximately seven members of the public attended the neighborhood meeting. City staff, the applicant, project architect, and an elected official were also in attendance to answer questions and facilitate discussion. The residents were generally opposed to the development and cited the following concerns:

1. Preference for single-family dwellings that are consistent with the character of the neighborhood.
2. Introducing rental units to the neighborhood. Preference for homeownership.
3. Management of the property following development and potential ownership changes.
4. Opposition to the proposed density and scale of development.
5. The proposed multi-family design does not fit the context of the area.
6. Residents were opposed to a sidewalk waiver, citing pedestrian safety.
7. Concerns over increased traffic, congestion, and safety.
8. The following comments were made regarding East 7th Street:
 - a. The narrowness of 7th Street and its ability to accommodate additional traffic.
 - b. Preference to preserve 7th Street as a historic brick street. Opposition to repaving the road with concrete or asphalt.
 - c. Desire for sidewalks to be installed on 7th Street.

To date, no written comments or formal protest petitions have been submitted. Staff will apprise the Commission of any additional correspondence at the June 18th Plan and Zoning Commission meeting.

Attachments:

1. Application
2. Maps
3. Renderings
4. Multi-Family Building Plan
5. Public Notice
6. Neighborhood Meeting Attendance Sheet



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
REZONING
(MAP AMENDMENT)

APPLICANT INFORMATION	
Applicant Name Riverview Heights, LLC (Jim Thomson)	
Address 2604 E 40th St	
City State Zip Davenport, IA 52807	
Phone (563) 650-2046	
Secondary Phone	
E-Mail Address JKT@Lmprop.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 site studies as necessary, such as a traffic study. Type Applicant's Name _____ Applicant's Signature _____ Date _____	
DEVELOPMENT TEAM	
Property Owner City of Davenport	
Address 226 W 4th Street Davenport	
Phone	Secondary Phone
E-Mail Address	
Project Manager/Other	
Address	
Phone	Secondary Phone
E-Mail Address	

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING
04/29/2024	05/09/2024	06/04/2024

PROJECT TITLE			
Riverview Heights			

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION			
722, 728, 734, 742, 746, and 752 E 6th Street			

NEIGHBORHOOD MEETING DATE / TIME / LOCATION			
5/29/24	6:00 pm	LeClaire House	

ZONING DISTRICTS	EXISTING	PROPOSED	SQ. AREA
	R-4C	R-MF	64231

COMPLETE SUBMITTALS SHALL INCLUDE:	SUBMITTED
Concept/Development Plan	☒
Authorization to Act as Applicant* *only needed if the Applicant is different than the owner	☒
Legal Description* (bearing & distance) * shall include a MS Word or Text file	☒
Legal Description Dimensioned Sketch	☒
Application Fee* (REQUIRED) * (check payable to 'City of Davenport')	☐

Rezoning Fee Schedule	
Land Area	Fee
Less than 1 acre	\$400
1 to less than 10 acres	\$750 plus \$25/acre
10 acres or more	\$1,000 plus \$25/acre

1 to 3 site notice signs are required based on lot size; \$10 each

PROJECT NARRATIVE: (submit separate sheet if needed)

Four separate buildings, with each building housing four units per building. The townhomes are anticipated to include three bedroom- and single-bedroom units, averaging approximately 1,500 sq. ft. of living area with each dwelling having a patio or elevated deck space, as well as garage space.

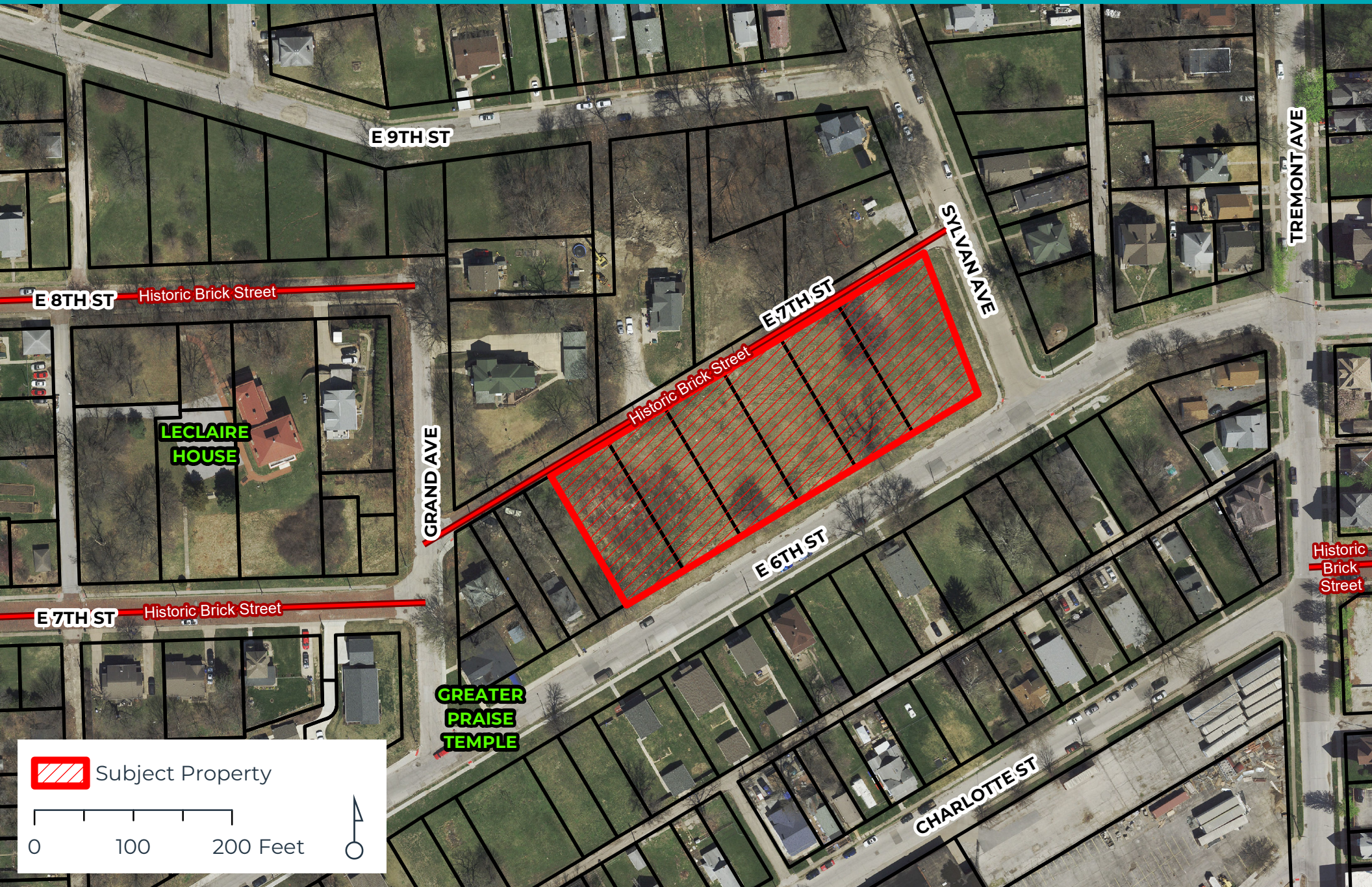
Submit the first two pages of this form to Planning Staff at:
planning@davenportiowa.com or contact staff with any questions or requests for additional information.



THE CITY OF
DAVENPORT
IOWA | USA

Vicinity Map | Case REZ24-02

Request of Riverview Heights, LLC to rezone approximately 1.47 acres of land located on the north side of the 700 block of East 6th Street from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 3]



Subject Property

0 100 200 Feet





Elevation Map | Case REZ24-02

Request of Riverview Heights, LLC to rezone approximately 1.47 acres of land located on the north side of the 700 block of East 6th Street from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 3]

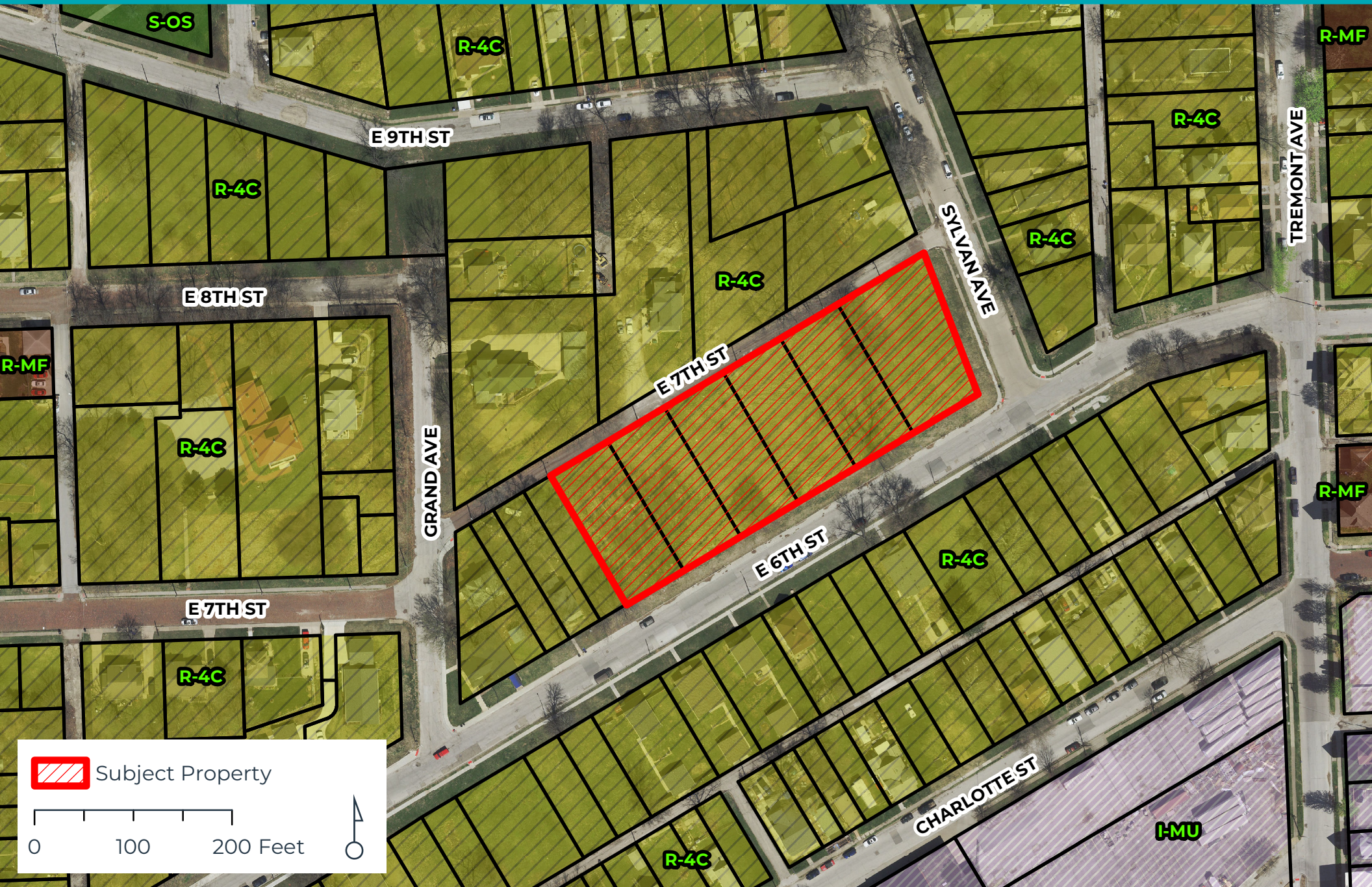




THE CITY OF
DAVENPORT
IOWA | USA

Zoning Map | Case REZ24-02

Request of Riverview Heights, LLC to rezone approximately 1.47 acres of land located on the north side of the 700 block of East 6th Street from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 3]



Subject Property

0 100 200 Feet





THE CITY OF
DAVENPORT
IOWA | USA

Future Land Use Map | Case REZ24-02

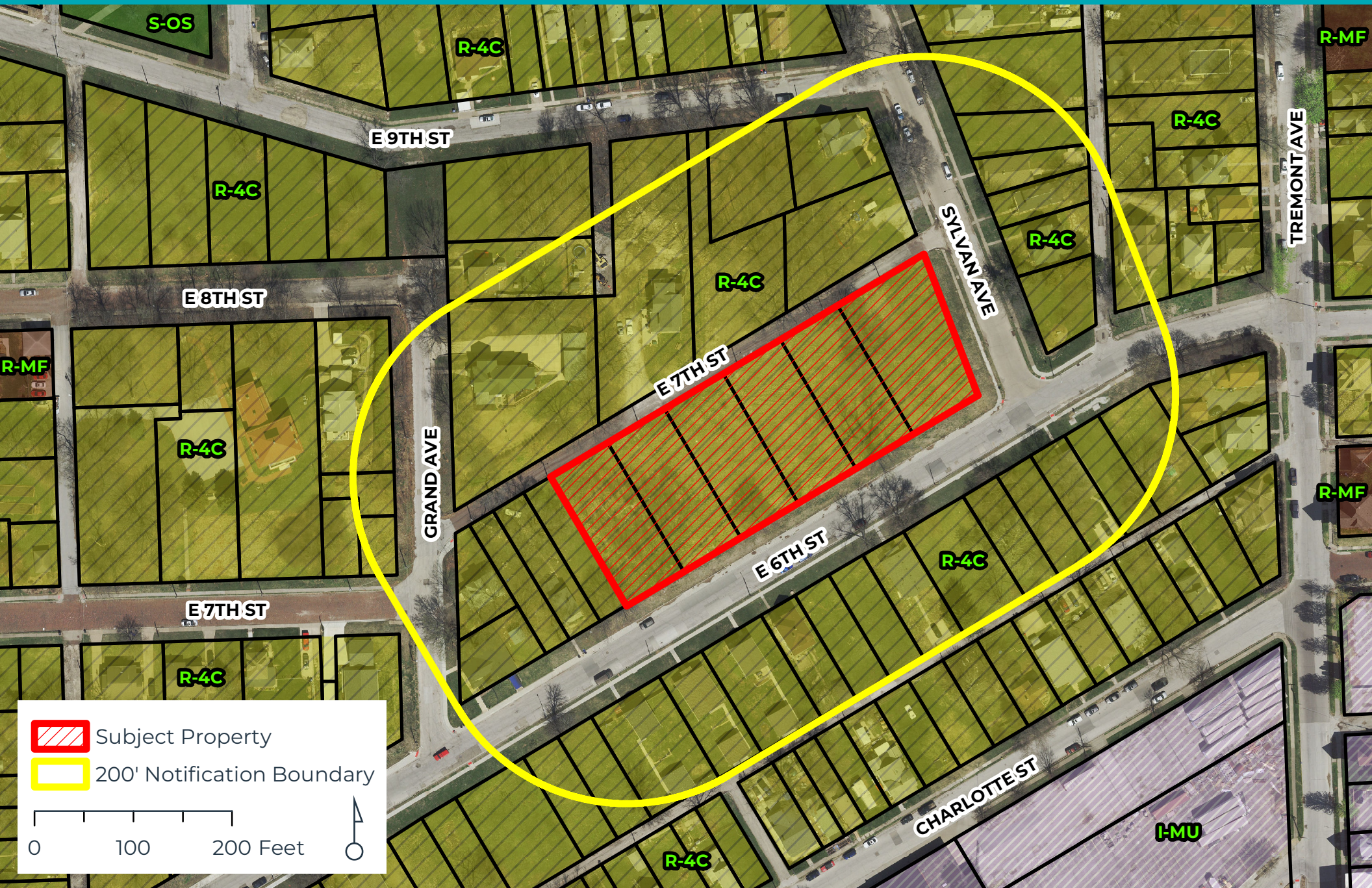
Request of Riverview Heights, LLC to rezone approximately 1.47 acres of land located on the north side of the 700 block of East 6th Street from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 3]





Rezoning Request | Case REZ24-02

Request of Riverview Heights, LLC to rezone approximately 1.47 acres of land located on the north side of the 700 block of East 6th Street from R-4C Single-Family and Two-Family Central Residential District to R-MF Multi-Family Residential District. [Ward 3]



Subject Property



200' Notification Boundary

0 100 200 Feet





OPTION 1





OPTION 1





OPTION 1





OPTION 1

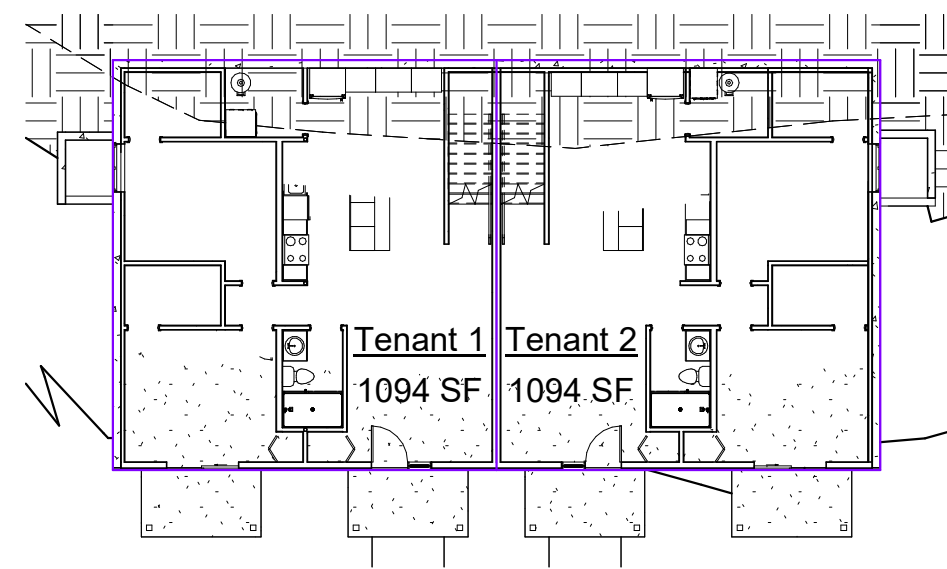


NOT FOR CONSTRUCTION

ISSUED FOR - BID
08-26-2021



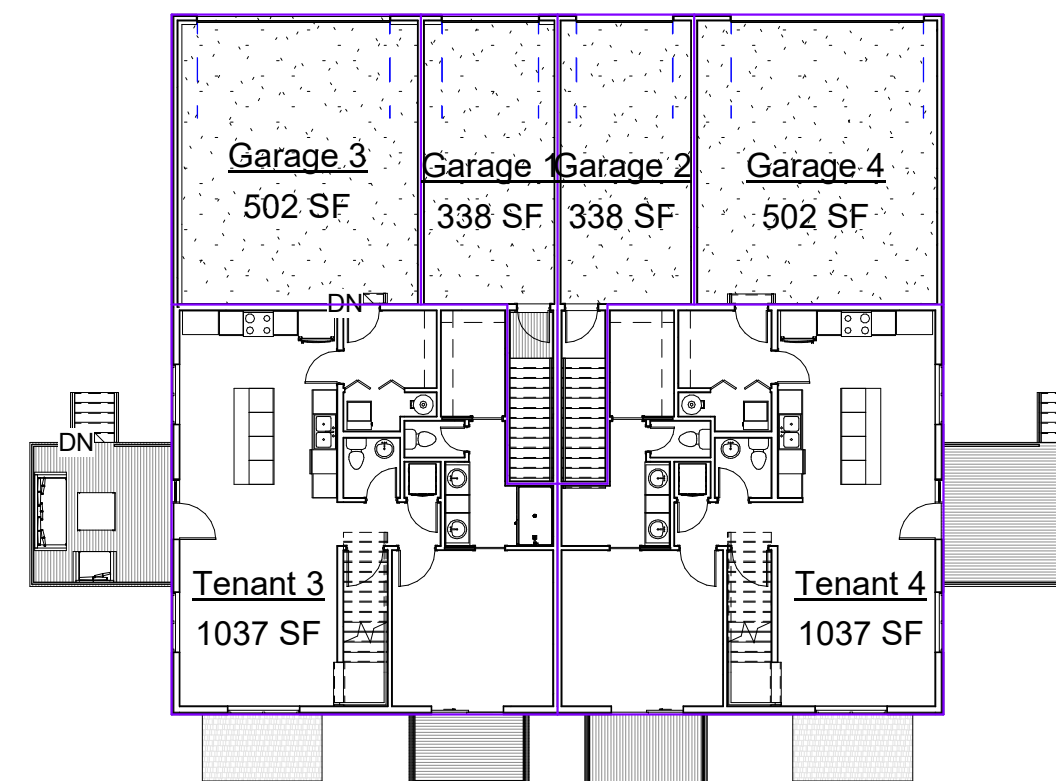
4 Exterior Rendering- For Reference Only



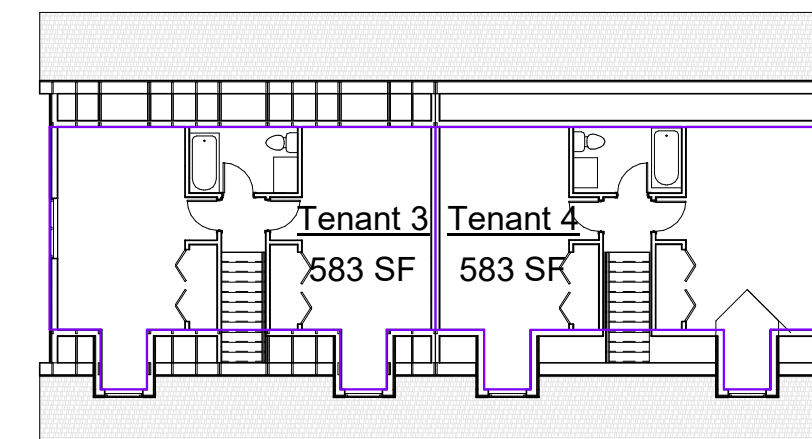
① 00 Basement
1/16" = 1'-0"



5 Interior Rendering - For Reference Only



② 01 Floor Plan
1/16" = 1'-0"



③ 02 Second Floor
1/16" = 1'-0"

CONTACT INFORMATION

BUILDING & PROPERTY OWNER

Riverview Collective
Contact: Andrew Dasso
(309)-737-8587 phone
XXX address

ARCHITECT

Streamline Architects
Andrew Dasso, AIA, LEED AP, NCARB
(309)-737-8587 *phone*
318 E. Third Street, Davenport IA 52801 *address*
andrew@streamlinearchitects.com *email address*

Project Manager
Jonathon Carstens
(309)-235-4588 *phone*
318 E. Third Street, Davenport IA 52801 *address*
jonathon@streamlinearchitects.com *email address*

I HEREBY CERTIFY THAT THE PORTION OF THIS
TECHNICAL SUBMISSION DESCRIBED BELOW WAS
PREPARED BY ME OR UNDER MY DIRECT SUPERVISION
AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED
ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

PRINTED OR TYPED NAME: ANDREW J DASSO

SIGNATURE: _____ DATE: _____

REGISTRATION EXPIRES: 06/30/20 DATE ISSUE

PAGES OR SHEETS COVERED BY THIS SEAL:

A000 - A700, AS100, AD100-AD201

GENERAL CONTRACOR

Construction
Name
(xxx)-xxx-xxx *phone*
address
email address

Project Manager
-
(xxx)-xxx-xxx phone
address
email address

ELECTRICIAN

Electric
Name
phone
address
email address

Project Manager
Name
(xxx)-xxx-xxx phone
address
email address

PLUMBER

Plumbing
Name
(xxx)-xxx-xxx phone
address
email address

Project Manager
Name
(xxx)-xxx-xxx phone
address
email address

MECHANICAL

Mechanical
Name
(xxx)-xxx-xxx phone
address
email address

Project Manager
Name
(xxx)-xxx-xxx phone
address
email address

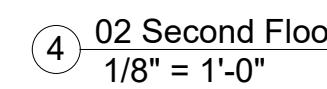
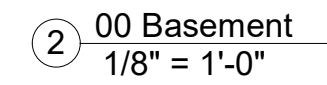
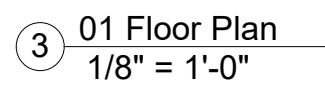
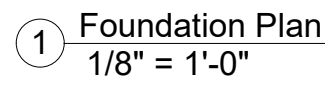
Sheet List	
Sheet Number	Sheet Name
A000	Cover Sheet
A100	Plans
A101	RCP
A200	Elevations
A300	Sections
A301	Sections
A302	Sections
A304	Wall Sections
A305	Wall Section- Details
A306	Details
A400	Enlarged Plans
A600	Schedules
AS100	Site Plan

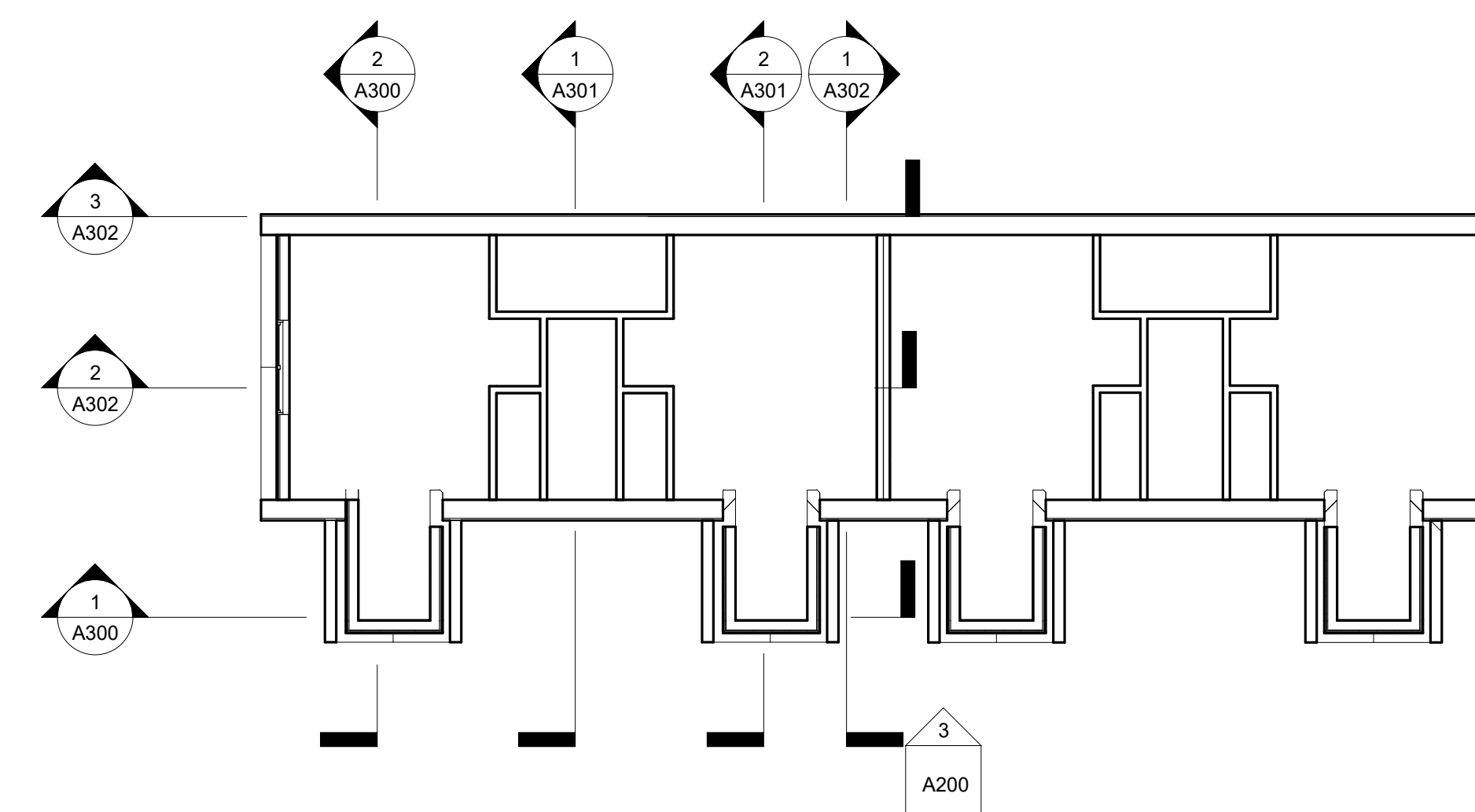
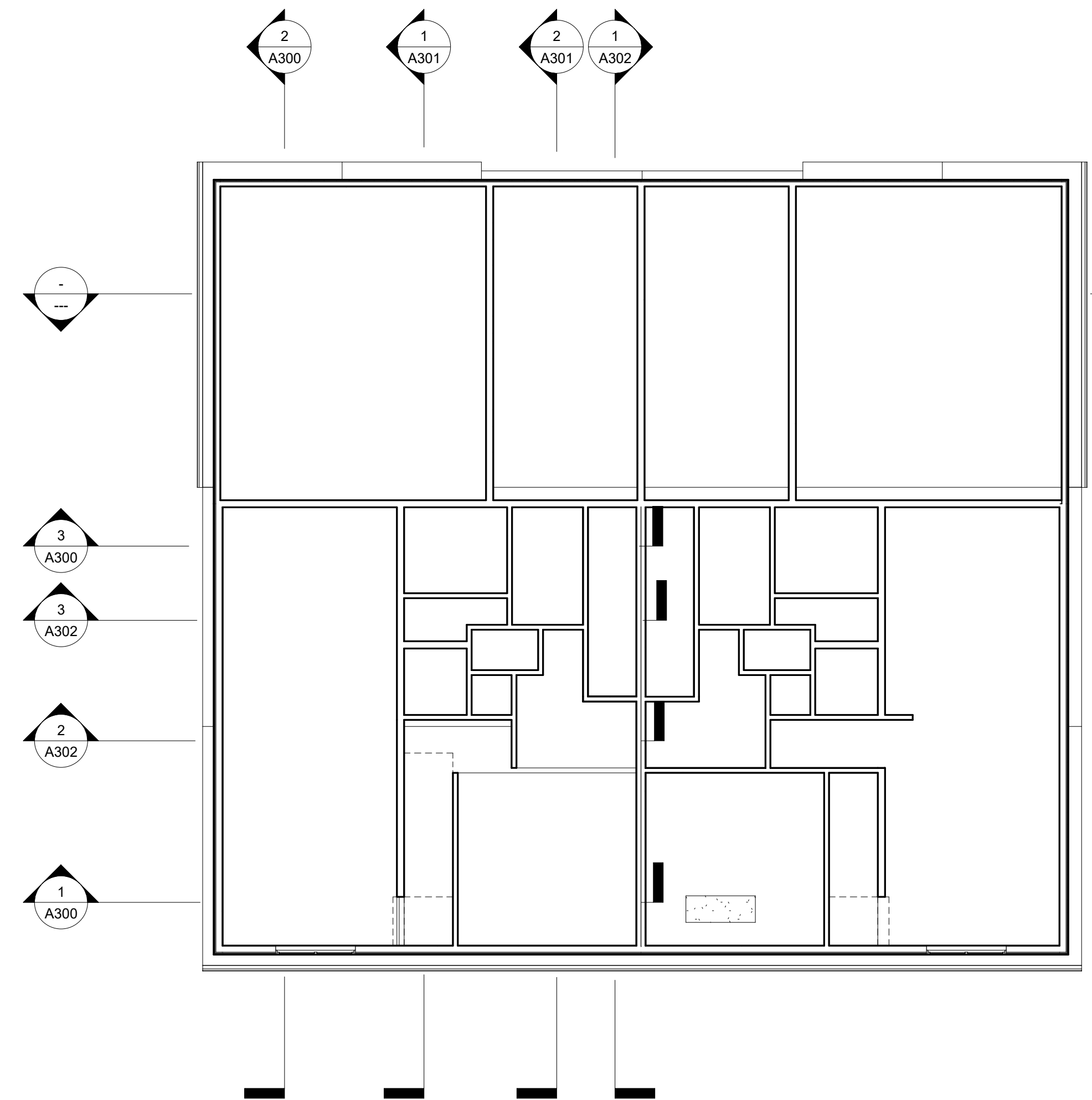
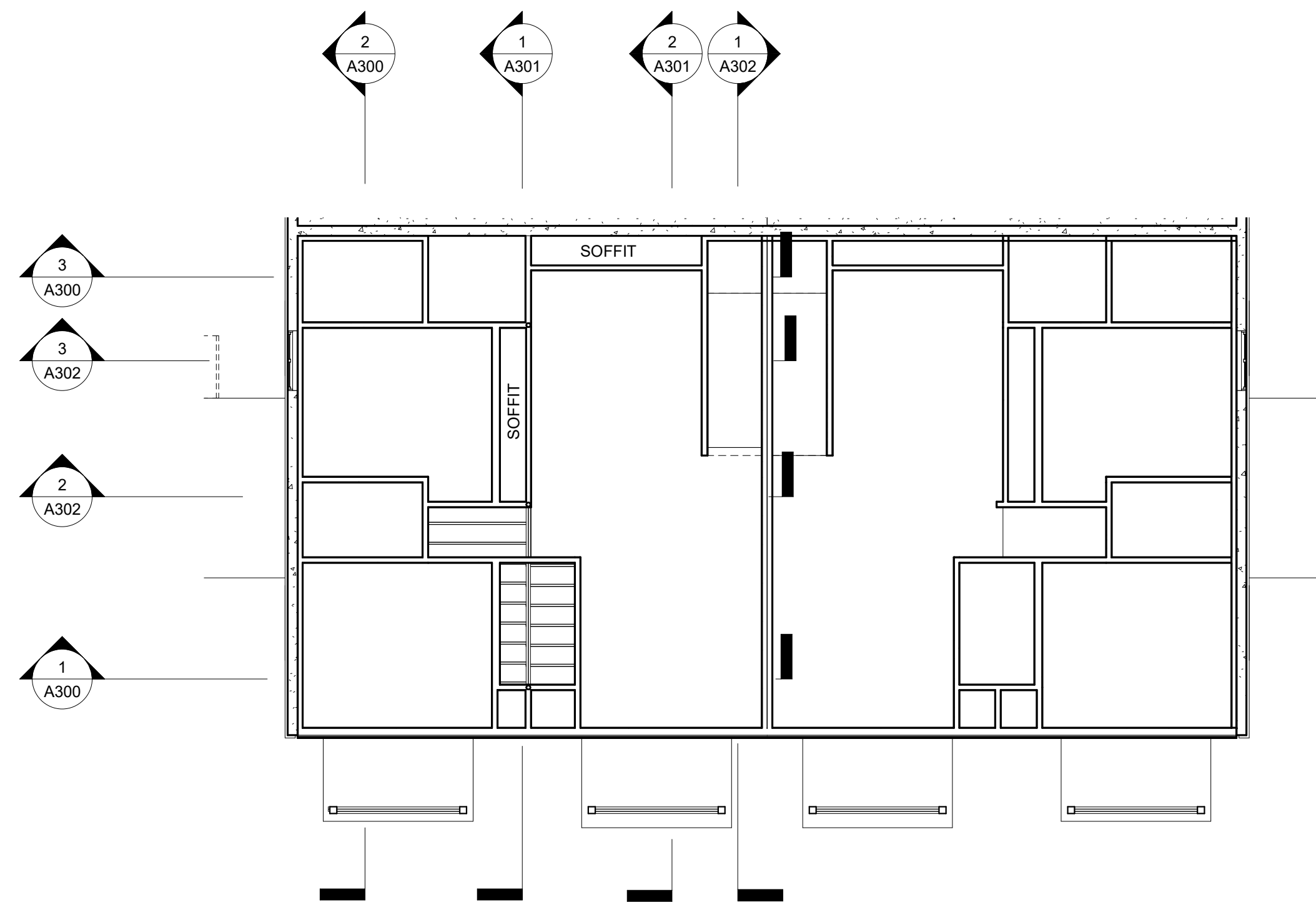
LOCATION INFORMATION

[illegible]

732-754 6th St
Davenport IA
Cover Sheet

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A000	
Scale	1/16" = 1'-0"





www.streamlinearchitects.com

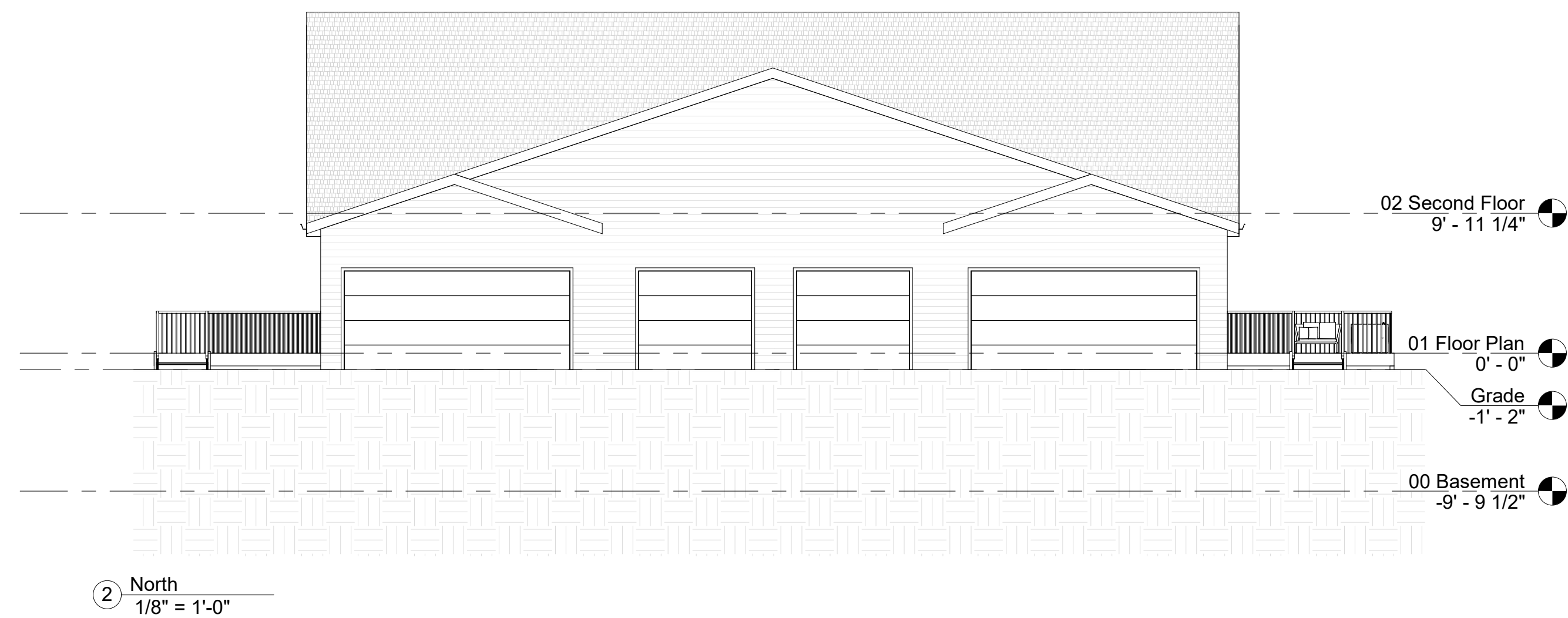
Streamline Architects, P.L.C.

Andrew Dasso, AIA
575 12th Ave
East Moline, IL 61244
309-737-8587
andrew@streamlinearchitects.com

[illegible]

732-754 6th St
Davenport IA
RCP

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A101	
Scale	1/8" = 1'-0"



www.streamlinearchitects.com

Streamline Architects, P.L.C.

Andrew Dasso, AIA
575 12th Ave
East Moline, IL 61244
309-737-8587
andrew@streamlinearchitects.com

[illegible]

732-754 6th St
Davenport IA
Elevations

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A200	
Scale	1/8" = 1'-0"



Streamline Architects, P.L.C.

Andrew Dasso, AIA
575 12th Ave
East Moline, IL 61244
309-737-8587
andrew@streamlinearchitects.com

[illegible]

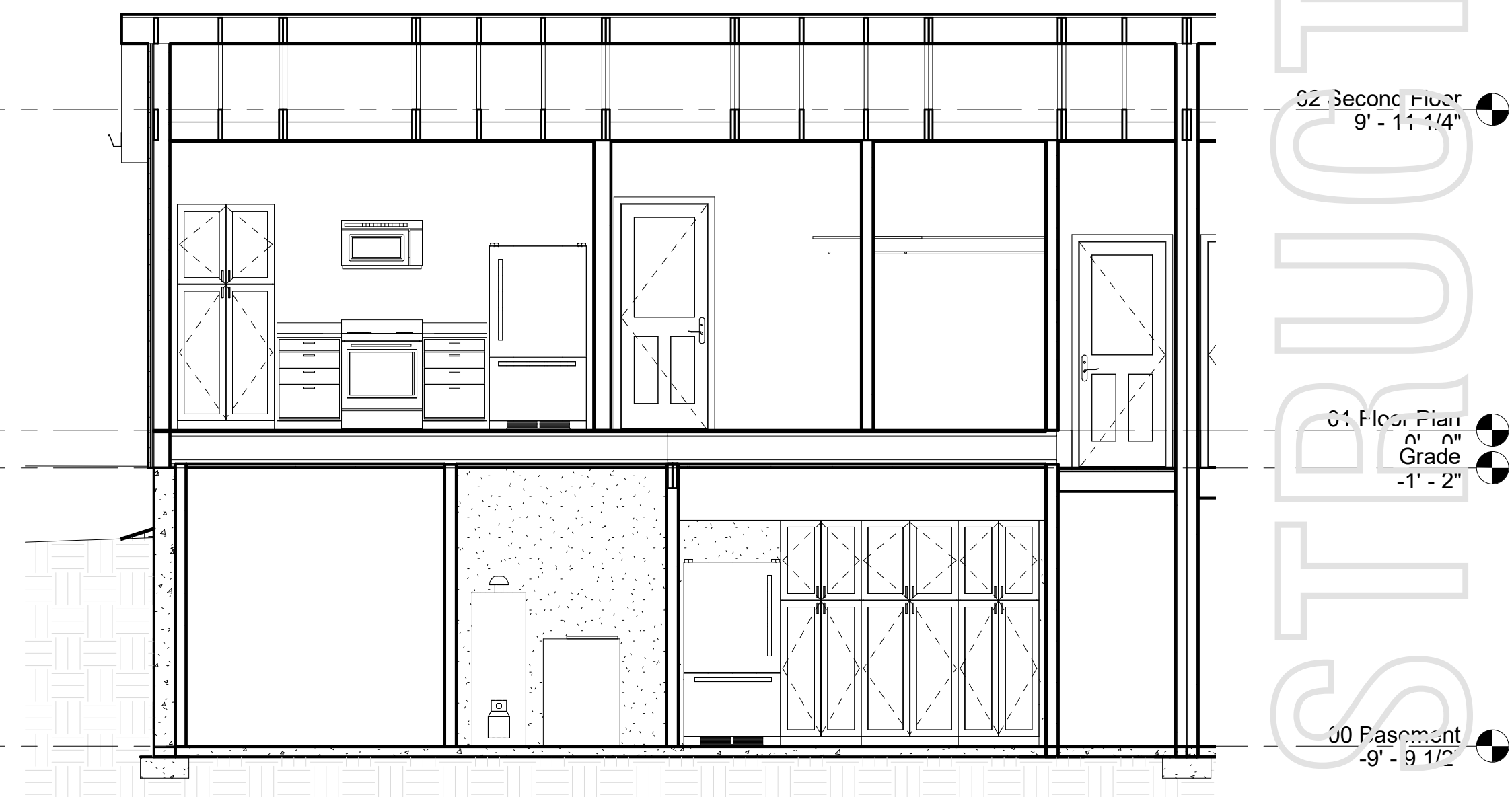
732-754 6th St
Davenport IA
Sections

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A300	
Scale	1/4" = 1'-0"

8/30/2021 12:05:50 PM



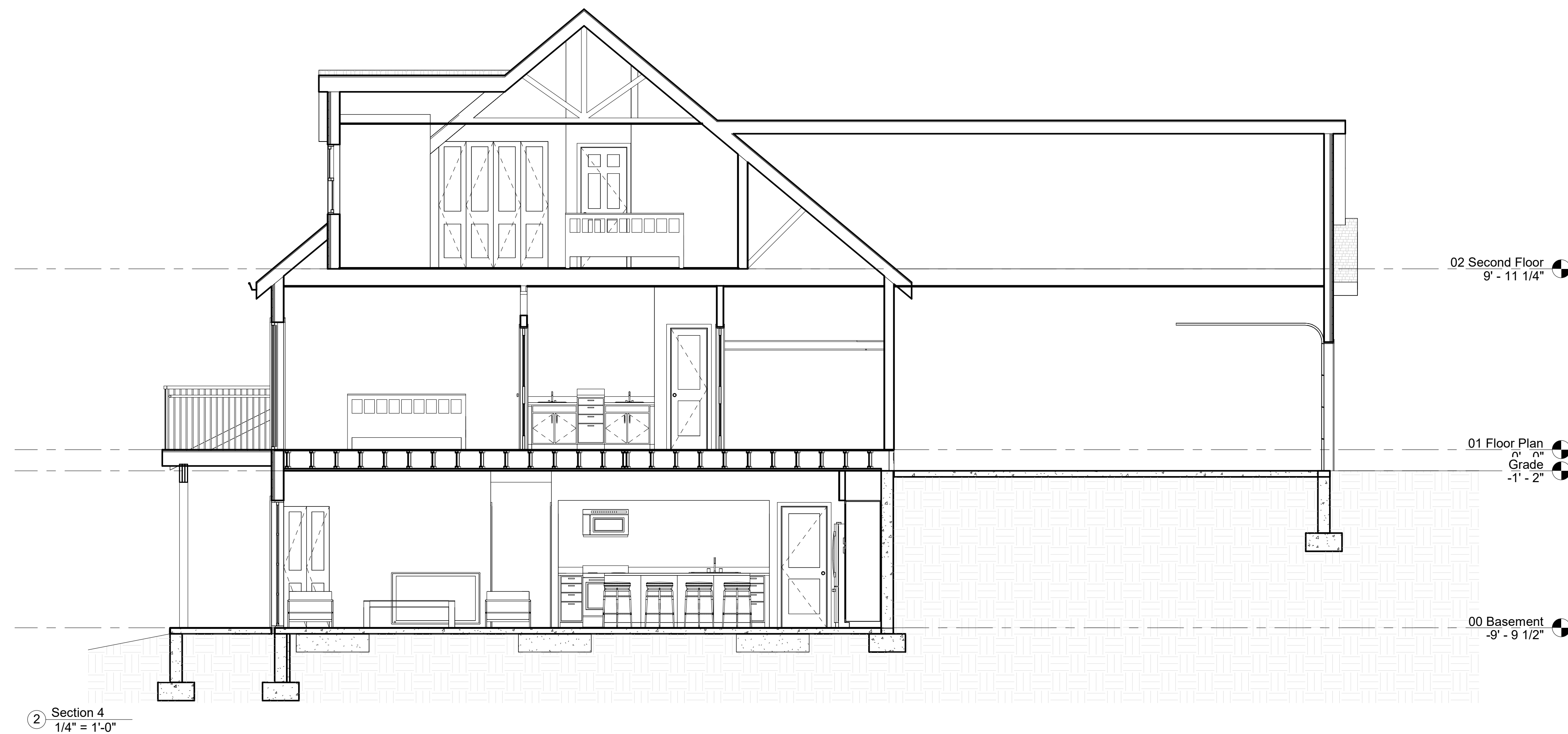
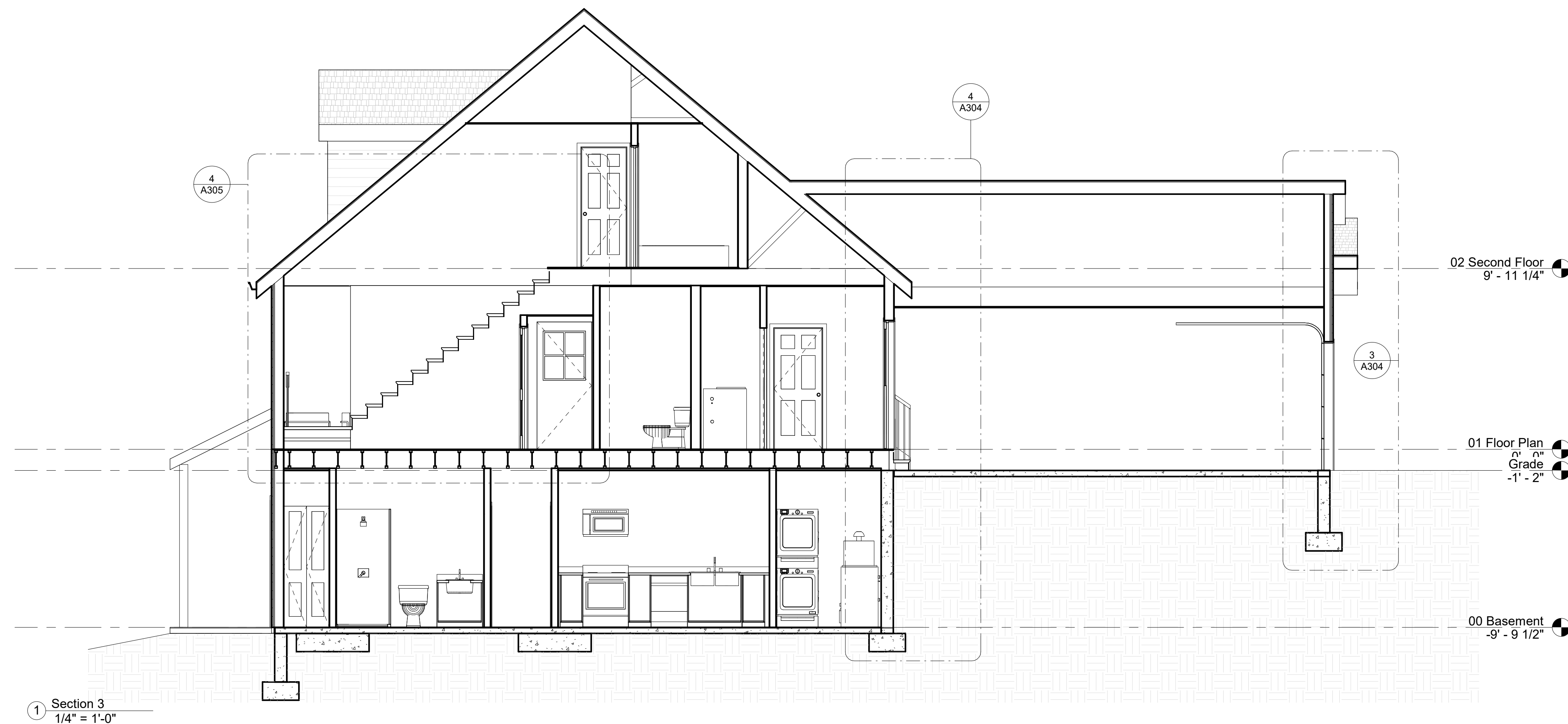
① Section 1
1/4" = 1'-0"



3 Section 7
1/4" = 1'-0"



② Section 2
1/4" = 1'-0"



www.streamlinearchitects.com

Streamline Architects, P.L.C.

Andrew Dasso, AIA
575 12th Ave
East Moline, IL 61244
309-737-8587
andrew@streamlinearchitects.com

[illegible]

732-754 6th St
Davenport IA
Sections

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A301	
Scale	1/4" = 1'-0"



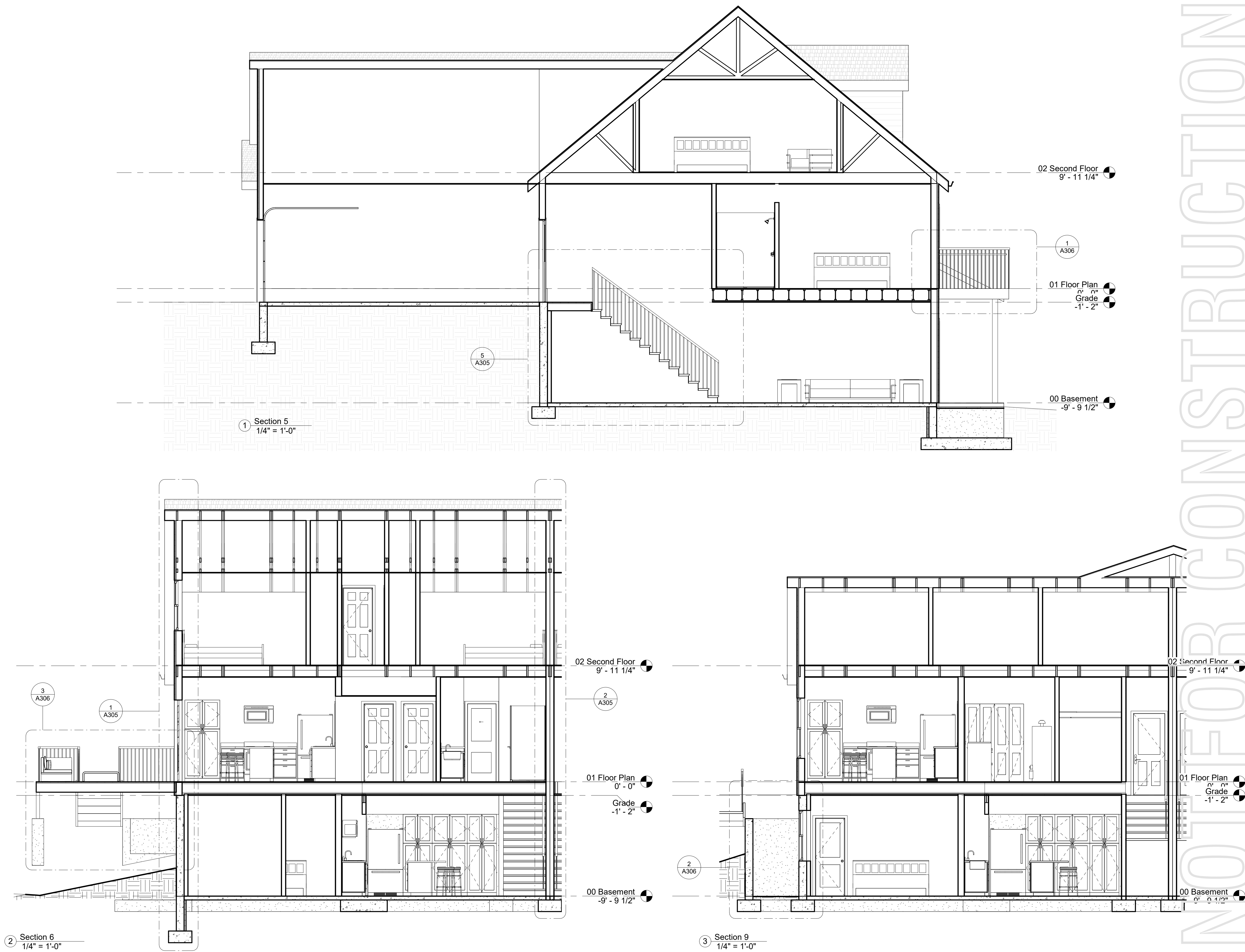
Streamline Architects, P.L.C.

Andrew Dasso, AIA
575 12th Ave
East Moline, IL 61244
309-737-8587
andrew@streamlinearchitects.com

[illegible]

732-754 6th St
Davenport IA
Sections

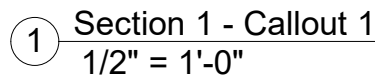
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A302	
Scale	1/4" = 1'-0"





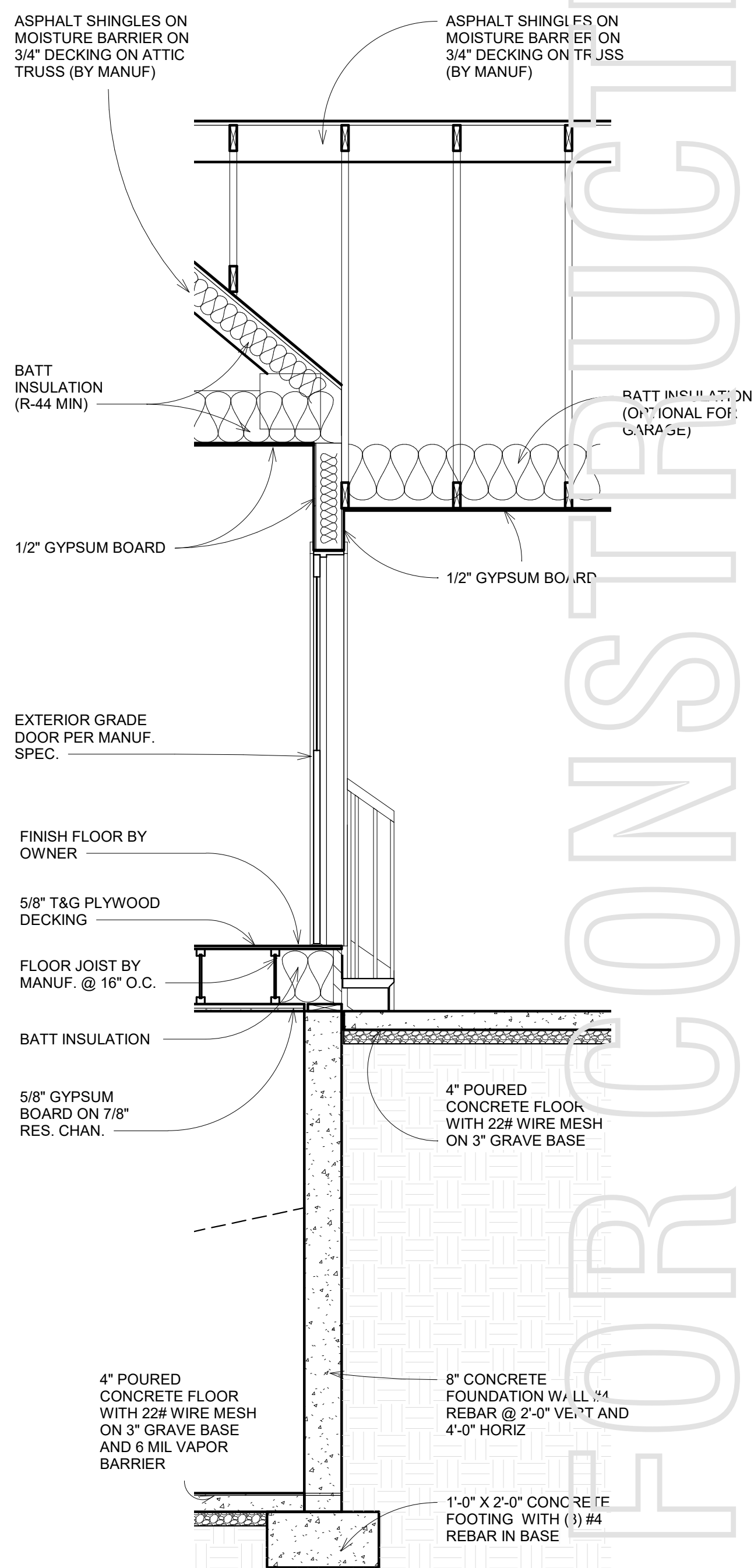
Andrew Dasso, AIA
575 12th Ave
East Moline, IL 61244
309-737-8587
andrew@streamlinearchitects.com

732-754 6th St
Davenport IA
Wall Sections

8/30/2021 12:05:56 PM

3 Section 3 - Callout 1
1/2" = 1'-0"

4 Section 3 - Callout 2
1/2" = 1'-0"





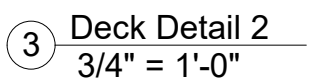
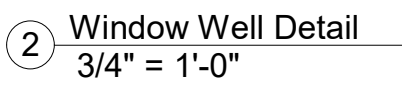
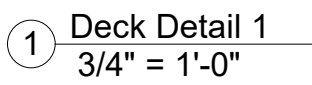
Streamline Architects, P.L.C.

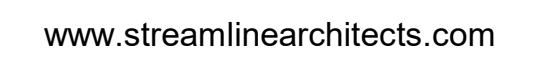
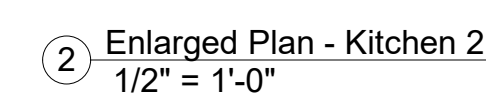
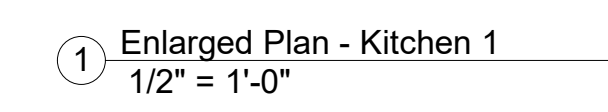
Andrew Dasso, AIA
575 12th Ave
East Moline, IL 61244
309-737-8587
andrew@streamlinearchitects.com

732-754 6th St
Davenport IA
Details

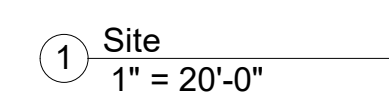
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A306	
Scale	3/4" = 1'-0"

8/30/2021 12:05:59 PM



[illegible]

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A400	
Scale	1/2" = 1'-0"



Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
AS100	
Scale	1" = 20'-0"



PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of the subject property located at the northwest corner of Sylvan Avenue and East 6th Street.

NAME
ADDRESS
CSZ

Neighborhood Meeting

Date: 5/29/2024

Time: 6:00 PM

Location: Council Chambers | City Hall | 226 West 4th Street

Plan & Zoning Commission Public Hearing Meeting

Date: 6/4/2024

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 R-4C Single-Family and Two-Family Central Residential Zoning District. The request is to rezone the property to R-MP Multi-Family Residential District. The purpose is to construct four buildings with four units each (16 units in total).

Request/Case Description

Case REZ24-02: Request of Riverview Heights, LLC to rezone approximately 1.47 acres of land located on the north side of the 700 block of East 6th Street from R-4C Single-Family and Two-Family Central Residential Zoning District to R-MF Multi-Family Residential District. [Ward 3]

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 June 4, 2024. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on June 18, 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 "Meeting Minutes & Agendas": https://www.davenportiowa.com/government/meeting_minutes_agendas

Do You Have Any Questions?

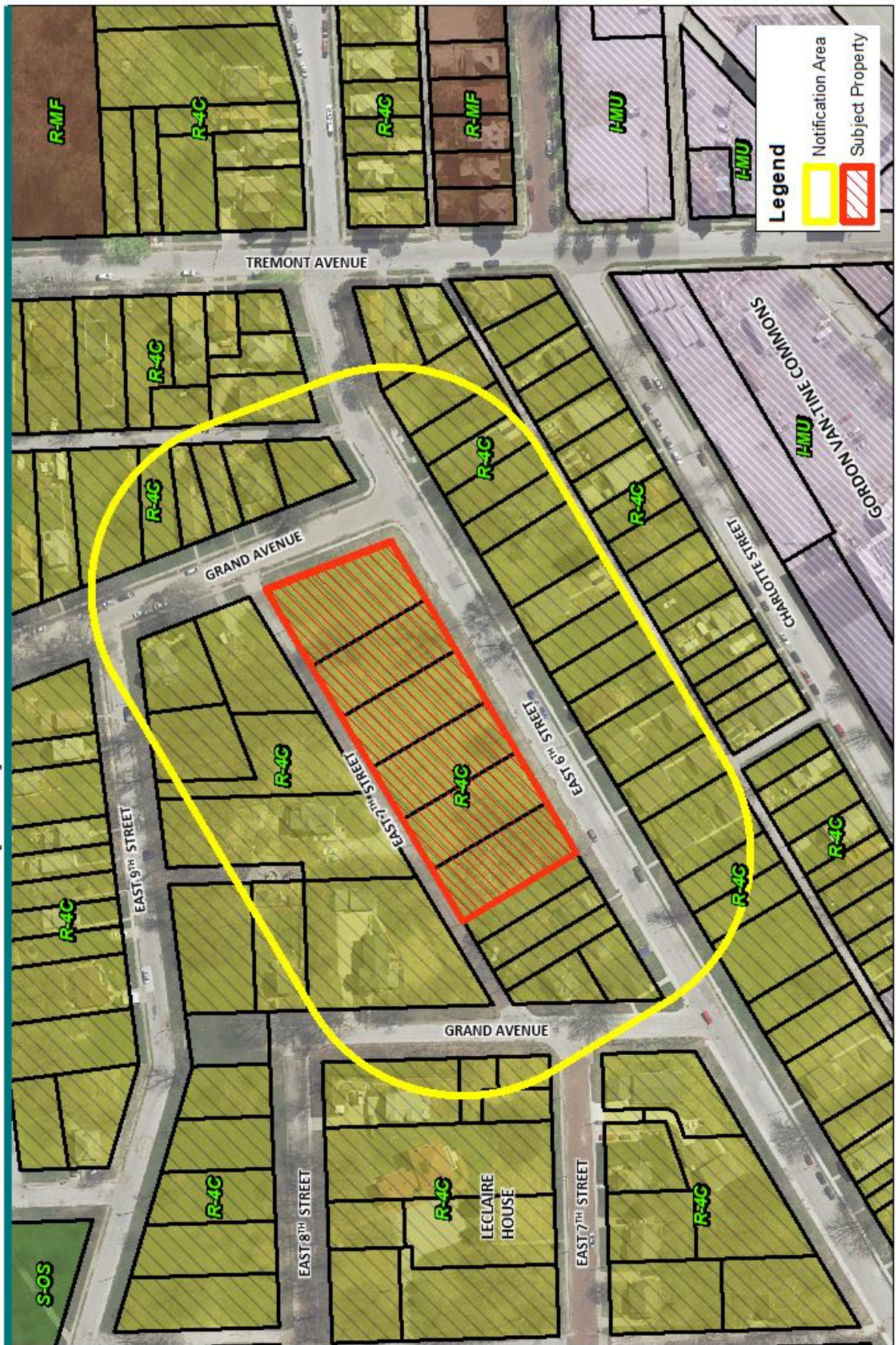
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: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



Rezoning Request | Case REZ24-02

Request of Riverview Heights, LLC to rezone approximately 1.47 acres of land located on the north side of the 700 block of East 6th Street from R-4C District to R-MF District. [Ward 3]



Neighborhood Meeting Attendance List

Date: 05/29/2024

Time: 6:00 pm

Location: City Hall | Council Chambers

Case:

Case REZ24-02: Request of Riverview Heights, LLC to rezone 1.47 acres of land located on the north side of the 700 block of E 6th Street from R-4C to R-MF.

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	Isaac Wilmington		(563) 650-3166	734 E 17th
2	Ray & Lisa Cornelison		563 324-2839	714 E 6th
3	Kevin Karasti		262-497-4147	727 E 6th
4	Shannon Wilmington		563-210-5279	734 E 7th
5	Goodja Adjafe		761 E 6th	308 2066432
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
6/4/2024

Subject:

Case ORD24-03 : Request of Grace Real Estate to amend the Principal Use Standards for Neighborhood Commercial Establishment in Section 17.08.030V of the Davenport Zoning Code to add Day Care Center and Medical/Dental Office as permitted uses within a Neighborhood Commercial Establishment. [All Wards]

Recommendation:

Hold the Public Hearing.

A formal staff recommendation will be provided at the June 18, 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 "Day Care Center" and "Medical/Dental Office" as permitted uses under the definition of "Neighborhood Commercial Establishment". The proposed zoning text amendment will impact all properties throughout Davenport where Neighborhood Commercial Establishments are allowed. City staff explored options with the petitioner, including rezoning their property. However, a Zoning Text Amendment was deemed the most appropriate option as there are existing nonresidential buildings where adaptive reuse is appropriate. Staff consider this to be a city-wide issue, rather than specific to the petitioner's property.

Zoning Ordinance Use Definitions:

1. **Neighborhood Commercial Establishments:** A commercial use within a residential neighborhood that is nonresidential in its original construction and/or use.
2. **Day Care Center:** A licensed facility where, for a portion of a day, care and supervision is provided for children or elderly and/or functionally-impaired adults in a protective setting that are not related to the owner or operator. Day care centers within a residential dwelling are prohibited.
3. **Medical/Dental Office:** A facility operated by one or more physicians, dentists, chiropractors, psychiatrists, physiotherapists, or other licensed practitioners of the healing arts for the examination and treatment of persons solely on an outpatient basis. Medical/dental offices also include alternative medicine clinics, such as acupuncture and holistic therapies, and physical therapy offices for physical rehabilitation.

Neighborhood Commercial Establishment Principal Use Standards (Section 17.08.030.V)

1. Neighborhood commercial establishments are only allowed within existing structures that are nonresidential in their construction and/or use as of the effective date of this Ordinance.

2. The following non-residential uses are permitted within a neighborhood commercial establishment:
 - a. Art gallery
 - b. Arts studio
 - c. Office
 - d. Personal service establishment
 - e. Restaurant
 - f. Retail goods establishment:
 - i. Retail sales of alcohol is prohibited.
 - ii. Retail sales of tobacco products, electronic cigarettes, and vaping and tobacco smoking accessories and supplies is prohibited.
3. No off-street parking is required. However, any off-street parking currently provided must be maintained.
4. Drive-through facilities are prohibited.
5. Outside storage or display is prohibited. All business, servicing, processing, and storage uses must be located within the structure.
6. Signs are limited to those allowed in the C-T District.

Day Care Center and Day Care Home Principal Use Standards (Section 17.08.030.J)

1. Each day care must have a state license and/or registration.
2. The exterior of a day care home must maintain its original appearance as a single-family dwelling. No visitor/client parking may be located in the front yard. (Not applicable if permitted as a Neighborhood Commercial Establishment.)
3. No signs are permitted for day care homes. (Not applicable if permitted as a Neighborhood Commercial Establishment.)
4. A day care center must provide a pickup/drop off area. When a day care center is part of a multi-tenant commercial center, the pickup/drop off area must not interfere with vehicle circulation in the parking lot, including blocking of the drive aisle.
5. Day care homes are limited to a maximum of six children or adults in care at any one time. (Not applicable if permitted as a Neighborhood Commercial Establishment.)
6. Day care homes are not permitted to have outside employees. (Not applicable if permitted as a Neighborhood Commercial Establishment.)

Use Matrix (Table 17.08-1)

The principal use "**Neighborhood Commercial Establishment**" is allowed in the following zoning districts:

1. Special Use:
 - a. R-2 Single-Family Residential District
 - b. R-3 Single-Family and Two-Family Residential District
 - c. R-3C Single-Family and Two-Family Central Residential District
 - d. R-4 Single-Family and Two-Family Residential District
 - e. R-4C Single-Family and Two-Family Central Residential District
 - f. R-MF Multi-Family Residential District

The principal use **"Day Care Center"** is allowed in the following zoning districts:

1. Permitted Use:
 - a. R-MF Multi-Family Residential District
 - b. C-T Commercial Transitional District
 - c. C-1 Neighborhood Commercial District
 - d. C-2 Corridor Commercial District
 - e. C-3 General Commercial District
 - f. C-C City Centre District
 - g. C-OP Commercial Office Park District
 - h. C-D Downtown District
 - i. C-V Village of East Davenport District
 - j. C-E Elmore Corners District
 - k. I-MU Industrial Mixed-Use District
 - l. S-IC Institutional Campus District
2. Special Use:
 - a. I-1 Light Industrial District

The principal use **"Medical/Dental Office"** is allowed in the following zoning districts:

1. Permitted Use:
 - a. C-T Commercial Transitional District
 - b. C-1 Neighborhood Commercial District
 - c. C-2 Corridor Commercial District
 - d. C-3 General Commercial District
 - e. C-C City Centre District
 - f. C-OP Commercial Office Park District
 - g. C-D Downtown District
 - h. C-V Village of East Davenport District
 - i. C-E Elmore Corners District
 - j. I-MU Industrial Mixed-Use District
 - k. S-IC Institutional Campus District

Special Use Permit:

The Zoning Ordinance recognizes that there are certain uses that require individual consideration to mitigate any potential impacts upon neighboring land. Given the range of permitted uses allowed under Neighborhood Commercial Establishments, requiring a Special Use Permit ensures additional oversight and prevents conflicts between incompatible land uses.

Special Use Permits are reviewed and approved by the Zoning Board of Adjustment, who evaluate the following criteria:

1. The establishment, maintenance, and operation of the proposed special use will not endanger public health, safety, or welfare.
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.
3. The special use in the specific location proposed is consistent with the spirit and intent

of this Ordinance and adopted land use policies.

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 June 4th 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 June 18th Plan and Zoning Commission meeting.

Attachments:

1. Application
2. Chapter 17.08 Use Matrix



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)

APPLICANT INFORMATION	
Applicant Name Company Name Grace Real Estate	DATES: PRE-APP SUBMITTAL PUBLIC HEARING
Address 2651 Telegraph Road	ZONING CODE HEADINGS & SECTION NUMBERS IMPACTED 17.08.030.V.2.
City State Zip Davenport, IA, 52804	REASON FOR ZONING CODE TEXT CHANGE Include more uses under Neighborhood Commercial Establishments
Phone (217) 218-3456	EXISTING ZONING CODE LANGUAGE TO BE CHANGED The addition of Day Care Centers and Medical/Dental Office to the Neighborhood Commercial Establishments.
Secondary Phone (309) 716-1536	
E-Mail Address brettvacek36@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. Brett Vacek Type Applicant's Name <i>Brett Vacek</i> 05/09/2024 Applicant's Signature Date	PROPOSED ZONING CODE LANGUAGE "17.08.030.V.2.g. Day Care Centers" "17.08.030.V.2.h. Medical/Dental Office"
DEVELOPMENT TEAM	
Owner Justin Willis/Brett Vacek	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
Address 2651 Telegraph Road, Davenport, IA, 52804	
Phone (217) 218-3456	
Secondary Phone (309) 716-1536	
E-Mail Address brettvacek36@gmail.com	
Attorney/Other	PROCEDURE SHALL BE AS STATED IN §17.14.040 Approval Standards: Consistency with the Comprehensive Plan and Future Land Use Map. Promotion of public health, safety, and welfare of the City. Consistency with the general intent and regulations of Title 17. Purpose of the amendment (error correction/omission, or clarification). Extent that the proposed amendment protects against nonconformities.
Address	
Phone	
Secondary Phone	
E-Mail Address	Submit this form to Planning Staff at: planning@davenportiowa.com or contact staff with any questions or requests for additional information.

May 9th, 2024

Planning and Zoning Commission
City Council
Administrative Center
600 W. 4th St.
Davenport, IA 52801-1003

Grace Real Estate
c/o Brett Vacek & Justin Willis
2651 Telegraph Road
Davenport, IA, 52804

To Whom It May Concern:

This letter is to indicate the rationale to support the Application for Zoning Text Amendment to add Day Care Centers and Medical/Dental Office to the uses under the Neighborhood Commercial Establishment (17.08.030.V.2). It is well known within the city of Davenport that former school and church buildings face difficult challenges when attempting to move away from their primary use.

By enacting this Zoning Text Amendment, more buildings, such as ours on 2651 Telegraph Road, can be used to make up for the lack of reputable Day Care Centers in the area. Former church buildings that are zoned R-1 – 4, are the perfect place for a Day Care Center as the buildings are nonresidential in their structure and most churches already have some sort of set-up to allow for Day Care or preschool on the property.

After already having the city fire department walk through our building, the changes needed to make the building to the appropriate fire code were minimal thereby indicating the ease of transition these buildings can make from their primary use to a Day Care Center. The city can also help its overall vision for +2035 to have many of the buildings in the Telegraph Road area convert to R-1 – 4 as the uses allowed under 17.08.030.V.2. will be expanded to make that zoning more attractive.

Separately, in the application the commission and council will find the request for Medical/Dental office to be added. Despite the concern for increased traffic, the goal, at least at our

building, will be to allow for a counselor to be on-site while the children are present for the Day Care to receive individual counseling on an as needed basis. There is not a plan to make the entire building into a large medical facility. It is simply to allow for a counselor or two to be present to serve the community that is present on Telegraph Road. These counselors, just like the Day Care Center, will focus on taking state aid due to the population within the immediate area. With the need for more counseling services, not only in the city, but the nation at large adding this as a use under the Neighborhood Commercial Establishment will allow for expanded services.

We hope this letter will not only help us to help the community, but will serve as an opportunity to allow for further growth and expansion for others as well.

Respectfully,

Justin Willis & Brett Vacek

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

Section 17.08.030 Principal Use Standards

Where applicable, principal uses are required to comply with all use standards of this section, whether a permitted or special use, in addition to all other regulations of this Ordinance.

J. Day Care Center and Day Care Home

1. Each day care must have a state license and/or registration.
2. The exterior of a day care home must maintain its original appearance as a single-family dwelling. No visitor/client parking may be located in the front yard.
3. No signs are permitted for day care homes.
4. A day care center must provide a pickup/drop off area. When a day care center is part of a multi-tenant commercial center, the pickup/drop off area must not interfere with vehicle circulation in the parking lot, including blocking of the drive aisle.
5. Day care homes are limited to a maximum of six children or adults in care at any one time.
6. Day care homes are not permitted to have outside employees.

V. Neighborhood Commercial Establishment

1. Neighborhood commercial establishments are only allowed within existing structures that are nonresidential in their construction and/or use as of the effective date of this Ordinance.
2. The following non-residential uses are permitted within a neighborhood commercial establishment:
 - a. Art gallery
 - b. Arts studio
 - c. Office
 - d. Personal service establishment
 - e. Restaurant
 - f. Retail goods establishment:
 - i. Retail sales of alcohol is prohibited.
 - ii. Retail sales of tobacco products, electronic cigarettes, and vaping and tobacco smoking accessories and supplies is prohibited.
3. No off-street parking is required. However, any off-street parking currently provided must be maintained.
4. Drive-through facilities are prohibited.
5. Outside storage or display is prohibited. All business, servicing, processing, and storage uses must be located within the structure.
6. Signs are limited to those allowed in the C-T District.

Section 17.08.050 Use Definitions

All uses within Table 17.08-1 are defined in this section. Certain uses are defined to be inclusive of many uses. When a use meets a specific definition, it is regulated as such and is not regulated as part of a more inclusive use category.

Day Care Center. A licensed facility where, for a portion of a day, care and supervision is provided for children or elderly and/or functionally-impaired adults in a protective setting that are not related to the owner or operator. Day care centers within a residential dwelling are prohibited.

Medical/Dental Office. A facility operated by one or more physicians, dentists, chiropractors, psychiatrists, physiotherapists, or other licensed practitioners of the healing arts for the examination and treatment of persons solely on an outpatient basis. Medical/dental offices also include alternative medicine clinics, such as acupuncture and holistic therapies, and physical therapy offices for physical rehabilitation.

Neighborhood Commercial Establishment. A commercial use within a residential neighborhood that is nonresidential in its original construction and/or use.

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
6/4/2024

Subject:
Consideration of the May 14, 2024 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The May 14, 2024 meeting minutes are attached.

Attachments:
1. Meeting Minutes 5-14-24

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, MAY 14, 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, Schilling, Johnson, Eikleberry, Dunlop, Schneider, Thomas, Garrington

Absent: Tallman, Maness

Staff: Berkley, Werderitch

II. New Business

A. Case ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]

Staff presented an overview of the request. The Davenport Community School District is petitioning to vacate West 5th Street, between Cedar Street and Howell Street. The purpose of the vacation is to facilitate the redevelopment of Smart Middle School. A concept plan has been provided by the applicant detailing the proposed footprint of the new building along with the location of parking lots, bus drop-off lanes, and athletic amenities. This section of 5th Street is approximately 80 feet in width and accommodates two-way traffic. There are 90-degree (head-in) parking spaces along the north and south sides of the roadway. City staff are analyzing the potential traffic impacts this closure may have on the neighborhood transportation network.

John Mahon, Bray Architects, was in attendance to answer questions on behalf of the school district. John presented an overview of the conceptual site plan and building footprint. He explained the removal of 5th Street will better facilitate the redevelopment of the middle school.

Commissioners inquired about potential traffic impacts if 5th Street were vacated.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

Present: Inghram, Hepner, Schilling, Johnson, Eikleberry, Dunlop, Schneider, Thomas, Garrington

Absent: Tallman, Maness

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 April 30, 2024 meeting minutes.

Motion by Hepner, second by Johnson, to approve the April 30, 2024 meeting minutes. Motion to approve was unanimous by voice vote (8-0).

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 Garrington, second by Johnson, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (8-0).

The meeting adjourned at 5:15 pm.

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
6/4/2024

Subject:

Case ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings to vacate West 5th Street, between Cedar Street and Howell Street, in Case ROW24-03 to the City Council with a recommendation for approval, subject to the following findings and condition:

Findings:

1. Vacating the right-of-way facilitates the redevelopment of Smart Middle School.
2. All utilities within the public right-of-way will be removed or relocated prior to development.
3. Based on the conceptual redevelopment plan for Smart Middle School, drop-off and pick-up will be shifted onto school grounds.
4. Converting Cedar Street to two-way traffic will mitigate traffic concerns in the area.

Condition:

1. All existing utilities located within the Right-of-Way, which are subject to vacation, shall be granted access for the maintenance of such utilities until their relocation has been completed.

Background:

The Davenport Community School District is petitioning to vacate West 5th Street, between Cedar Street and Howell Street. The purpose of the vacation is to facilitate the redevelopment of Smart Middle School. A concept plan has been provided by the applicant detailing the proposed footprint of the new building along with the location of parking lots, bus drop-off lanes, and athletic amenities.

This section of 5th Street is approximately 80 feet in width and accommodates two-way traffic. There are 90-degree (head-in) parking spaces along the north and south sides of the roadway, which functions similar to a parking lot for Smart Middle School. City staff are analyzing the potential traffic impacts this closure may have on the neighborhood transportation network. The area to be vacated is approximately 38,013 square feet or 0.87 acres.

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 existing Smart Middle School and former Monroe Elementary School properties are designated as Civic and Institutional in the Davenport +2035 Future Land Use Map. The surrounding neighborhood is designated as Residential General.

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

Abutting Zoning:

The abutting properties are currently zoned **R-4C Single-Family and Two-Family Central Residential District**. This district is intended to preserve and protect Davenport's dense, centrally located, established urban residential neighborhoods. Standards of the R-4C District are intended to ensure that new development is complementary to the existing developed character of these neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4C District.

Technical Review:

The following technical review comments were received from City Departments and Utility Companies:

1. Streets: This section of 5th Street facilitates two-way traffic with head-in parking on both sides. Removing this connection will impact traffic patterns throughout the neighborhood. To better mitigate conflicts, staff supports converting Cedar Street, between 4th Street and 5th Street, from one-way to two-way traffic. With a pavement width of 32 feet, parking should be limited to the west side of the roadway only. Given the narrow pavement width of Howell Street, accommodating two-way traffic with on-street parking may not be feasible at this time.
2. Sanitary Sewer: There is currently a 12" sanitary sewer extending the length of 5th Street.
3. Water Service: Iowa American Water Company has a watermain on 5th Street that will need to be relocated to Howell Street prior to the start of construction. Abandoning the existing watermain on 5th Street may require relocating services for the new building.

4. Other Utilities: The three streetlights along the south edge of the pavement will have to be removed/relocated to facilitate the redevelopment of the site.
5. Parks/Open Space: The building footprint for the Smart Middle School reconstruction will span across a portion of the vacated right-of-way. The district's proposed site plan will consolidate greenspace and outdoor amenities on the west side of the school. The configuration prevents students from having to cross a street to access recreational space.

Public Input:

Letters were sent to property owners within a two block radius (bounded by Pine Street, West 4th Street, Division Street, and West 6th Street) of the proposed request notifying them of the May 7th neighborhood meeting and May 14th Plan and Zoning Commission public hearing.

The neighborhood meeting was held in the Smart Middle School Library at 1934 West 4th Street. Representatives of the Davenport School District were in attendance to explain the request to vacate 5th Street and discuss the proposed concept plan for the new school and site layout. There were approximately five members of the public in attendance. The overall concept plan presented by the school district was positively received. Questions raised were related to on-street parking on Howell Street as well as converting the one-way streets to two-ways.

There were no members of the public in attendance at the May 14th Plan and Zoning Commission public hearing. Any correspondence received will be shared at the June 4th Plan and Zoning Commission meeting.

Attachments:

1. Application
2. Smart Middle School Project Narrative
3. Smart Middle School Project Presentation
4. Maps
5. Public Hearing Notice
6. Neighborhood Meeting Attendance List



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
05/13/2024	04/18/2024	06/18/2024

PROJECT TITLE
Smart Middle School Renovation

APPLICANT INFORMATION

Applicant Name | Company Name
Davenport Community School District / IMEG Corp.

Address
1717 State Street, Suite 201

City | State | Zip
Bettendorf, IA, 52722

Phone
(563) 514-4392

Secondary Phone
(563) 344-0260

E-Mail Address
alex.e.krist@imegcorp.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 site studies as necessary, such as a traffic study.

IMEG Corp.

Type Applicant's Name

[Signature]
Applicant's Signature

4/18/2024
Date

GENERAL LOCATION DESCRIPTION
1934 W 5th St. Davenport, IA

NEIGHBORHOOD MEETING DATE / TIME / LOCATION
5/8/24 6:00 pm 1934 W 5th St. Davenport, IA

AREA OF VACATION	EXISTING USE	PROPOSED USE	SQUARE AREA
5th St. R.O.W.	School Property		38,013 S.F.

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)

Please see document included in submittal titled
"2024.04.17 Smart MS Building Description"

DEVELOPMENT TEAM

Surveyor
Daryl Brickner - IMEG Corp.

Address
1717 State St., Suite 201, Bettendorf, Iowa, 52722

Phone
(563) 823-6079

Secondary Phone
(563) 344-0260

E-Mail Address
Daryl.A.Brickner@imegcorp.com

Attorney/Other
Richard Davidson - Lane & Waterman LLP

Address
220 North Main St., Suite 600, Davenport, IA 52801

Phone
(563) 333-6624

Secondary Phone

E-Mail Address
rdavidson@l-wlaw.com

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.

Authorization to Act as Applicant

I/We, DLSD
[as property owner(s)]

authorize IMEG
[the above person(s)]

to act as applicant, representing me/us before the City Plan & Zoning Commission

for the property located at Mono / Smart

[Signature]
Signature(s)*
*Please note: original signature(s) are required signed in front of a Notary.

Notarization:

4-16-24
Date

State of Texas,
County of Scott,

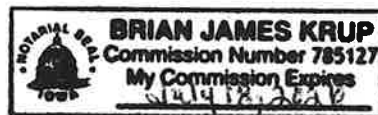
Sworn and subscribed before me

this 16th day of April, 2024

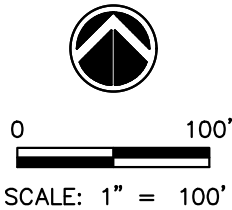
Brian James Krup
Notary Public

1A Driver License
[identification type]

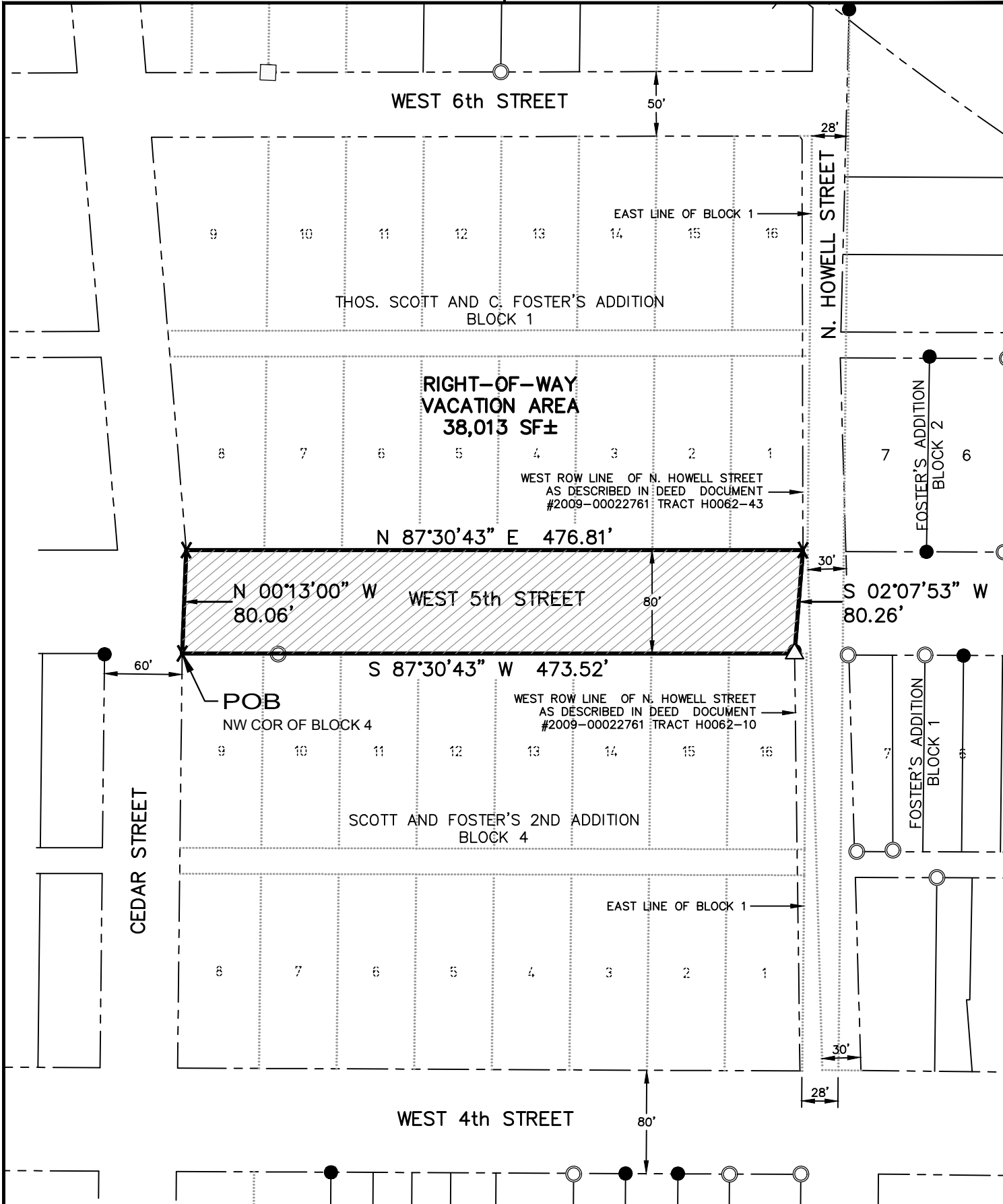
My Commission Expires:



Location: Southwest ¼ of Section 27
Twp/Range: Township 78 North, Range 3 East of the 5th P.M.
County: Scott
Requestor: Davenport School Board
Proprietor: City Davenport
Surveyor: Daryl A. Brickner
Surveyor Company: IMEG Corp.
Return to : IMEG Corp.
1717 State St. Suite 201
Bettendorf, IA 52807
Attn: Daryl Brickner



DRAFT
04-18-2024



IMEG Project No: 24001000.01 File Name: 24001000.01 Vacation 5th St.dwg ©COPYRIGHT 2024 ALL RIGHTS RESERVED Field Book No: _ Drawn By: DAB Checked By: BDO Date: 4/18/2024 Sheet 1 of 2	WEST 5TH STREET DAVENPORT, IOWA RIGHT OF WAY VACATION PLAT IMEG 1717 STATE ST. SUITE 201 BETTENDORF, IA 52722 PH: 563.823.6079 www.imegcorp.com	DARYL A. BRICKNER LICENSED 13581 IOWA LAND SURVEYOR 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 Land Surveyor under the laws of the State of Iowa. DRAFT 04-18-2024 Daryl A. Brickner, P.L.S. No. 13581 Date My license renewal date is December 31, 2025 No. of sheets covered by this seal: _
--	--	---

Part of West 5th Street, located in the southwest quarter of Section 27, Township 78 North, Range 3 East of the 5th Principal Meridian, between Cedar Street on the west, North Howell Street on the east, Block 1 of Thos Scott and C. Foster's Addition on the north and Block 4 of Scott and Foster's 2nd Addition on the south, in the city of Davenport, County of Scott, State of Iowa, more particularly described as follows:

Thence North 00 degrees 13 minutes 00 seconds West, a distance of 80.06 feet to the southwest corner of said Block 1;

Thence South 02 degrees 07 minutes 53 seconds West, a distance of 80.26 feet to the intersection of the north line of said Block 4 and the west right of way line of North Howell Street as described in Deed Document #2009-00022761 Tract H0062-10;

The above-described parcel contains 38,013 square feet, more or less as shown by the attached Right of Way Vacation Plat.

DRAFT
04-18-2024

5

X

△



PH: 563.823.6079
www.imeacorp.com

DAVENPORT SMART MIDDLE SCHOOL

Davenport Community School District

Davenport, Iowa



Bray Project No. 3678

Wednesday | April 17, 2024

Re: RIGHT-OF-WAY VACATION

Smart Middle School project description for right-of-way vacation of 5th Street between Cedar Street and North Howell Street.

Project History Summary

Smart Intermediate School was originally built in 1918 and then has been added onto many times since then. Monroe Elementary was originally built in 1939 adjacent to Sudlow, sharing a field in between them.

Over the course of the last several years, Davenport Community School District faced declining enrollment resulting in significant excess student capacity throughout the district. In addition, the district has faced a continually growing backlog of capital maintenance needs caused by aging buildings. A district wide master planning process was conducted, which included facility condition assessments, capacity analysis, enrollment projections, exploration of grade configurations, and analysis of student educational pathway.

As a result of this process, the district considered and approved grade and pathway reconfiguration within the district. To reduce the excess capacity and alleviate excessive deferred maintenance costs, three facilities, Washington, Monroe, and Buchanan Elementary Schools, were identified for closure, and the district student pathway and organization were reconfigured. This reconfiguration changed the district to become arranged as K-5 Elementary Schools, 6-8 Middle Schools, and 9-12 High Schools. This pathway change was approved because it improved the potential to enhance educational opportunities within the district, reduce the number of school building transitions, define a predictable student pathway and experience, increase the duration of student experience within each school building, improve transportation and logistics, reduce the overall capacity of seats within the district in response to enrollment projections, and balance opportunities and exposure for benefits to all students within the district.

The Davenport School Board approved several projects to included in the first phase of work as identified under the district wide master plan. Washington and Monroe Elementary Schools were closed and identified to be demolished due to their age, prospective costs associated with deferred maintenance, small size of classrooms and inefficient layout of building, and proximity to the Sudlow and Smart Intermediate School buildings. Prior to the '24-'25 school year, sixth grade students have been

housed in elementary school buildings. Starting in the '24-'25 school year, sixth grade will be moved to the middle school buildings. One of the highest priorities within the school district is to improve the Sudlow and Smart middle school buildings. Improvements at the middle school buildings was deemed critical because addition and renovation to the existing facilities would support the adoption of the middle school curriculum, as well as support the integration of sixth grade to these buildings. Improvements to these facilities would provide needed collaboration and flexible use areas with increased sightlines and supervision within the building, while also increasing the safety and security within the building and campus. In addition, this would allow for creating a house model within the academic wings of the building in which the physical layout of the building will aid in developing smaller learning communities which are designed to improve the relational and social development of students while also enhancing student academic engagement and providing an environment that will improve student outcomes. Sudlow and Smart were identified to be considered for these improvements as they are the buildings most in need of improvement.

Smart Building Description

Due to the age of the existing building, high level of cost to remedy deferred maintenance and repairs, small size of existing classrooms, and poor layout and configuration of the existing building, the existing Smart Middle School is to receive a substantial new addition and existing gymnasium to remain shall receive minor updates. The new addition will allow expanded space for cafeteria which is necessary for improving the lunch sequence resulting in better control and more instructional time. New construction of appropriately sized classroom space will meet the needs of additional students and programs as well as allowing for a house model approach to the building layout. Additional gym space will be provided to improve instruction due to the larger building population size. The new improvement will allow for the integration of spaces for technology, science, and consumer sciences. Furthermore, the new project will improve site safety and logistics, as well as creating improved spaces for outdoor student activities. To reduce cost and timeline, the new addition building footprint has avoided overlap of the existing building footprint.

The Smart proposed plan has a three-story educational wing to house the three grade levels. It also provides a new office, kitchen, cafeteria, library, gymnasium, fitness rooms, and music rooms. Minor updates will be made to the existing 2001 gymnasium addition.

Smart timeline

Schematic Design concluded in the middle of March 2024. Currently, the design team is in design development and intends to be ready to bid the project in December 2024.



DAVENPORT
Community Schools
G R O W I N G E X C E L L E N C E

Davenport Community School District

Smart Middle School

04 16 2024



BRAYARCHITECTS

FL Smart Middle School | background

Davenport Community School District Identified 6 Projects for Phase 1

Goals

Highest priority projects to provide space needed for instruction and activities which impact all students within the district

Priority 1 – Improvements to meet classroom needs of students

Priority 2 – Improvements to meet outdoor needs of students

Projects

Sudlow Middle School – Expansion and Renovation

Smart Middle School – Expansion and Renovation

North High School – Science Room and Classroom Expansion and Remodeling

Elementary School Remodeling and Improvements

High School Outdoor Turf Fields (North / West)

High School Turf and Baseball Field (Central)

Total Budget

\$160,000,000

FL Smart Middle School | background

Initial Considerations

- Addition and Renovation proposed for Smart Middle School
- Current issues and prospective solution or benefit of improvement:
 - Curriculum and special programs which benefit students have filled out spaces within the existing building.
 - Improving buildings would allow sufficient space for all grade levels plus provide the necessary space to house the resources, programs, and services that benefit students which improves outcomes for students
 - Improve and enhance the vision of education within the district, by creating new and improved environments that will keeps students in the district, attract new families, and aid in attracting new staff

FL Smart Middle School | background

Initial Considerations

- Provide an addition and renovation to the existing facility to support middle school curriculum needs and to support integration of sixth grade
- Improve existing building according to concerns identified through the facility study process
- Provide needed collaboration and flexible use areas with increased sightlines and supervision within the building
- Increase safety and security within the building
- Allow for creating a house model within academic wings of the building
 - Physical structure will aid in developing smaller learning communities which are designed to improve relational and social development, enhance student academic engagement, and provide an environment which will improve student outcomes
- Smart identified to be considered for initial projects as it is one of buildings most in need of improvement

FL Smart Middle School | background

Initial Considerations

- Expand cafeteria to improve efficiency for lunch resulting in better control and more instructional time
- Additional classroom space to meet needs of additional students and programs, as well as allow a house approach
- Additional gymnasium space to improve instruction due to larger population size
- Improve spaces for FCE, CTE, and STEM
- Improve site safety and logistics, parking and outdoor student activity spaces
- Requires removal of Monroe Elementary Building

FL Smart Middle School | background

Initial Considerations

Project Information

- Building program based upon initial target during high level master planning with District leadership team. The program developed was a target to serve as starting place for each building project, whether existing building or new.
- Initial building program determined a target building area of 138,235 square feet of space needed for building project.
- Costs include improvements to existing building including, ADA accessibility, building interior and exterior repairs, fire protection, mechanical, plumbing, and electrical repairs and replacements.
- Remodeling considered for select portions of building needing to be remodeled to achieve proposed building program.

Proposed Project Cost

\$51,749,500

FL Smart Middle School | background

Current Considerations

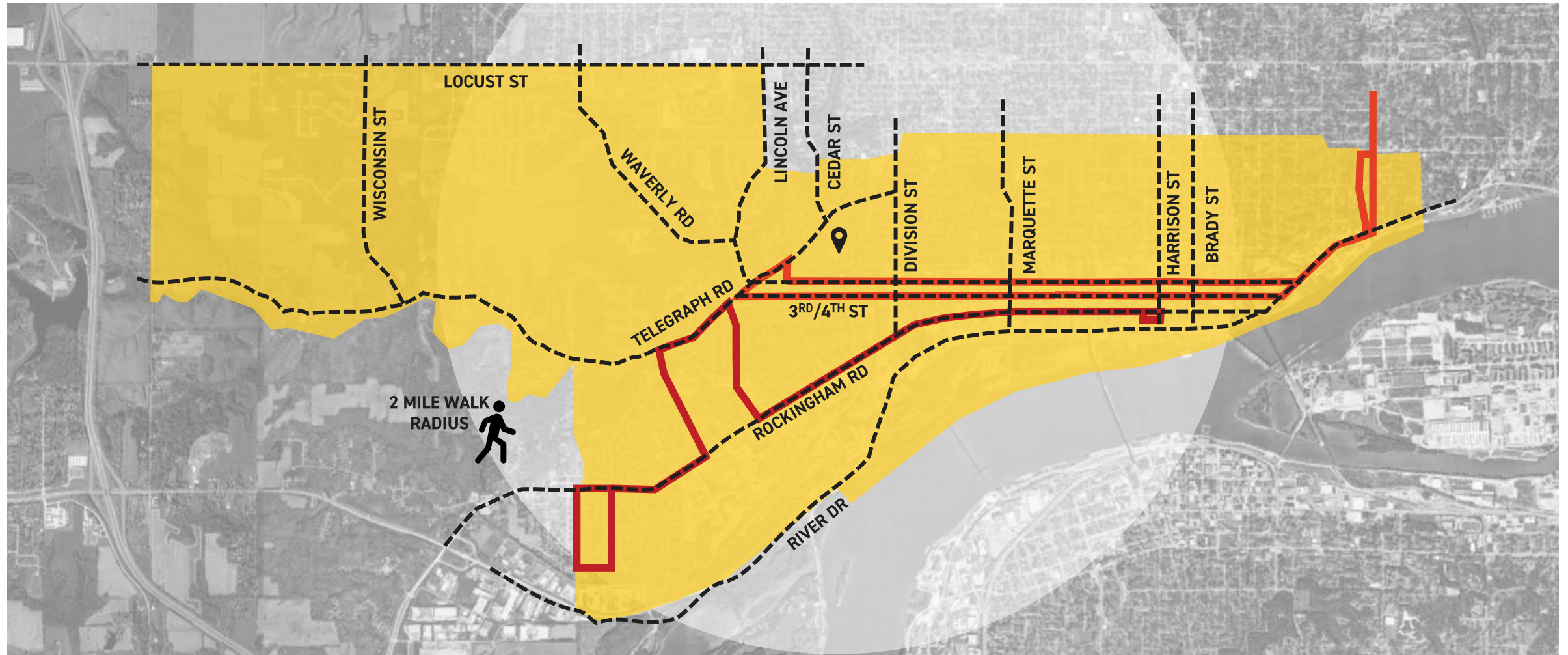
Project Information

- As component of commencing project, deeper conversations held with building leadership and staff to understand needs and goals for Smart Middle School
- The revised building program has resulted in a target building area of 127,332 square feet of space needed for building project.
- An addition and remodeling to the existing building would be required improvements to existing building including, ADA accessibility, building interior and exterior repairs, fire protection, mechanical, plumbing, and electrical repairs and replacements.
- The existing Smart gymnasium was determined to be retained and integrated into new construction, a and a mostly new facility could be constructed as an addition.

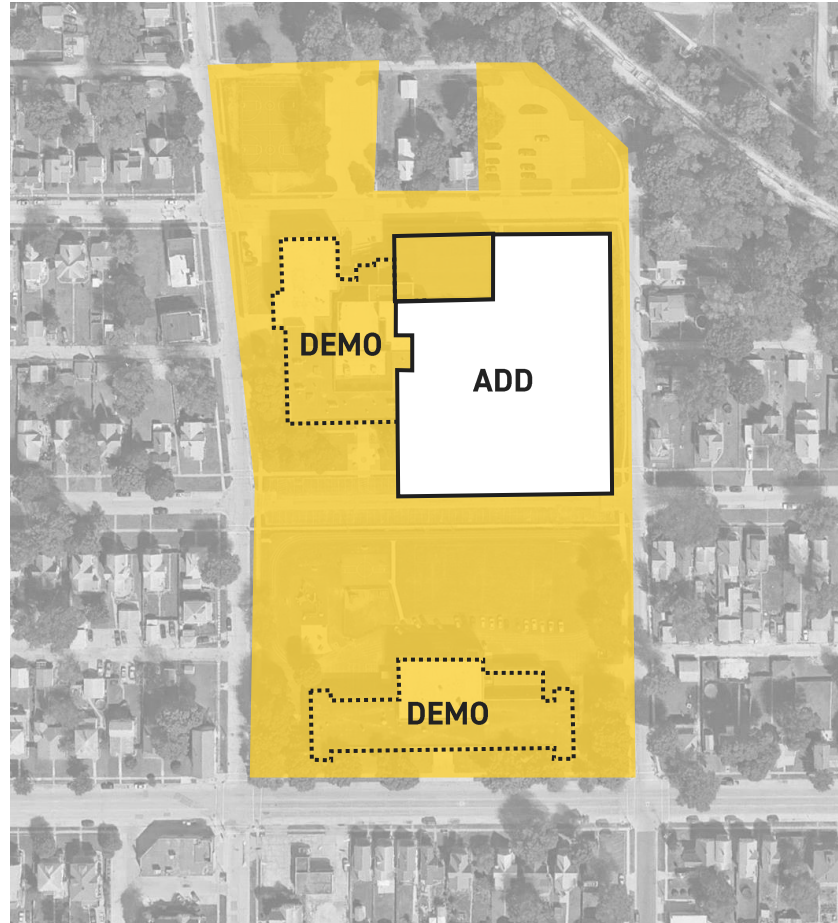
Proposed Project Cost

\$52,750,000 to \$54,870,000

SITE | boundary



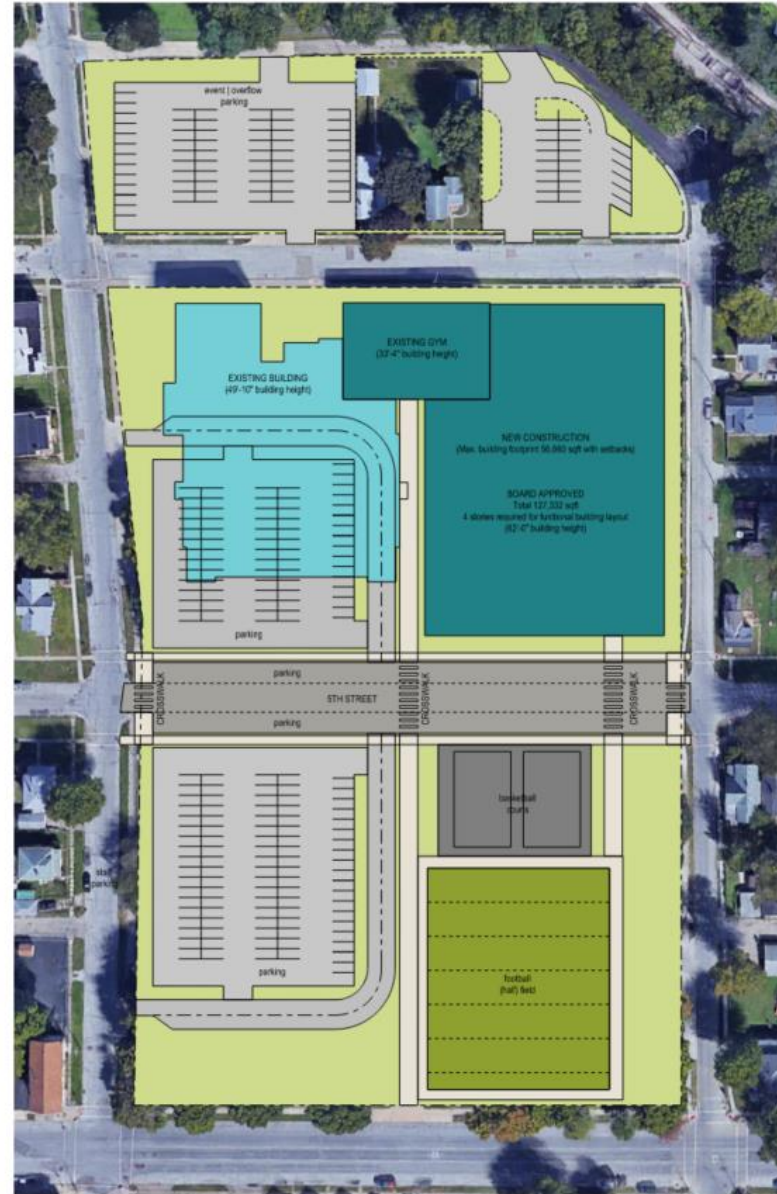
SITE | concept



SITE | concept

Site concerns with 5th street remaining

1. The scale of building would be far larger in height if restricted to the current site.
2. A big concern is that the construction sequence would take much longer as it would have more phases to work around the existing building.
3. There would not be sufficient space to allow for site amenities, and would require that students cross the street throughout the day to access amenities on the former monroe site presenting a safety concern.



1 SITE PLAN - 5TH STREET
SDE 6
Scale: 1" = 50' 0"

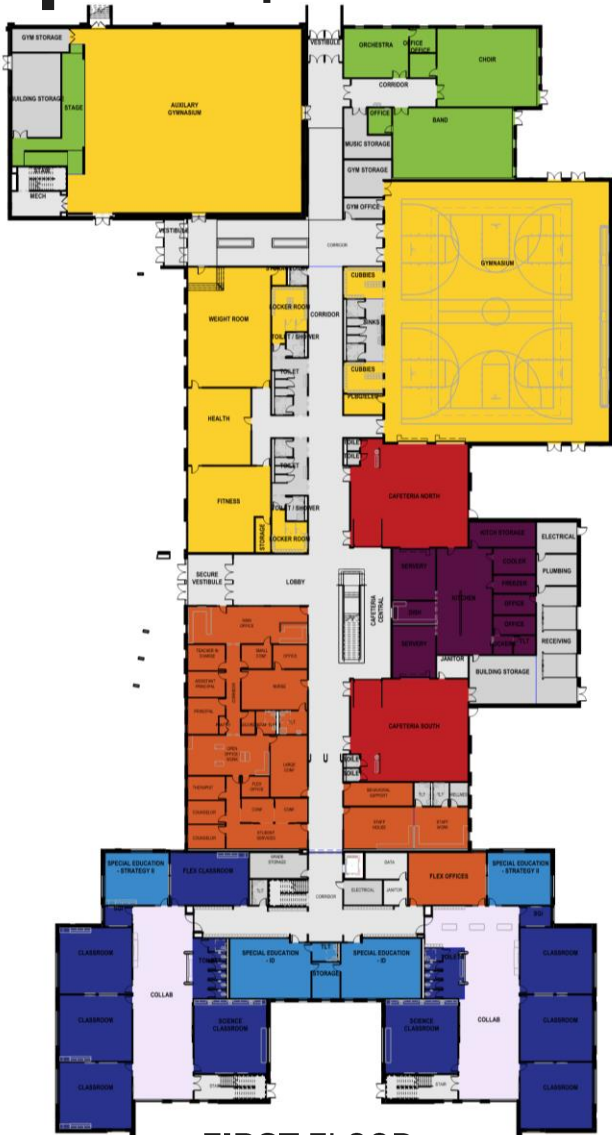
site plan | overall plan



site plan | enlarged plan



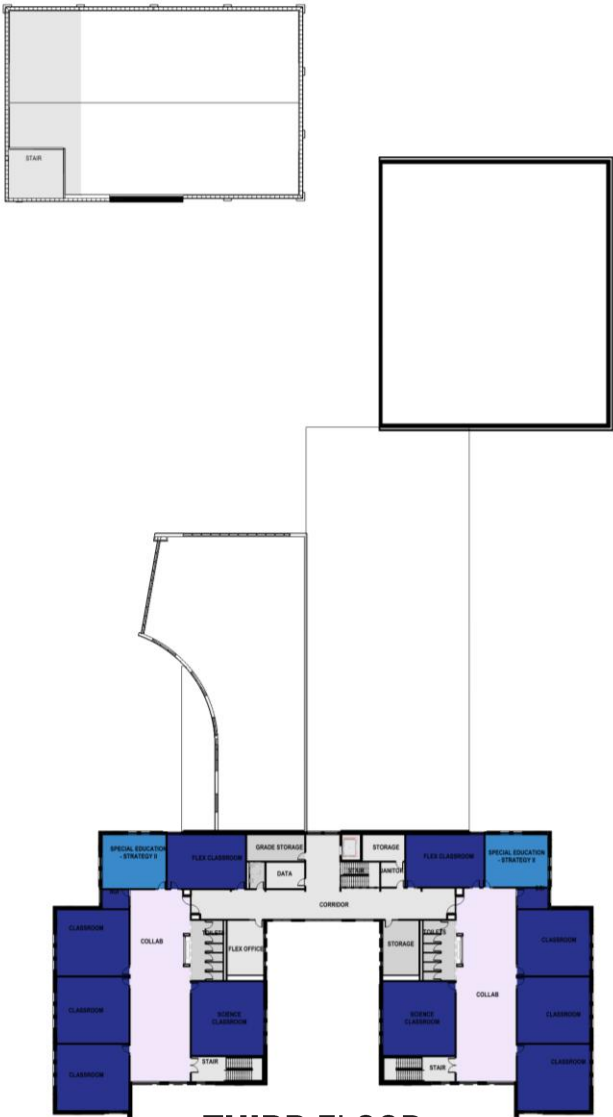
floor plans | overview



FIRST FLOOR



SECOND FLOOR

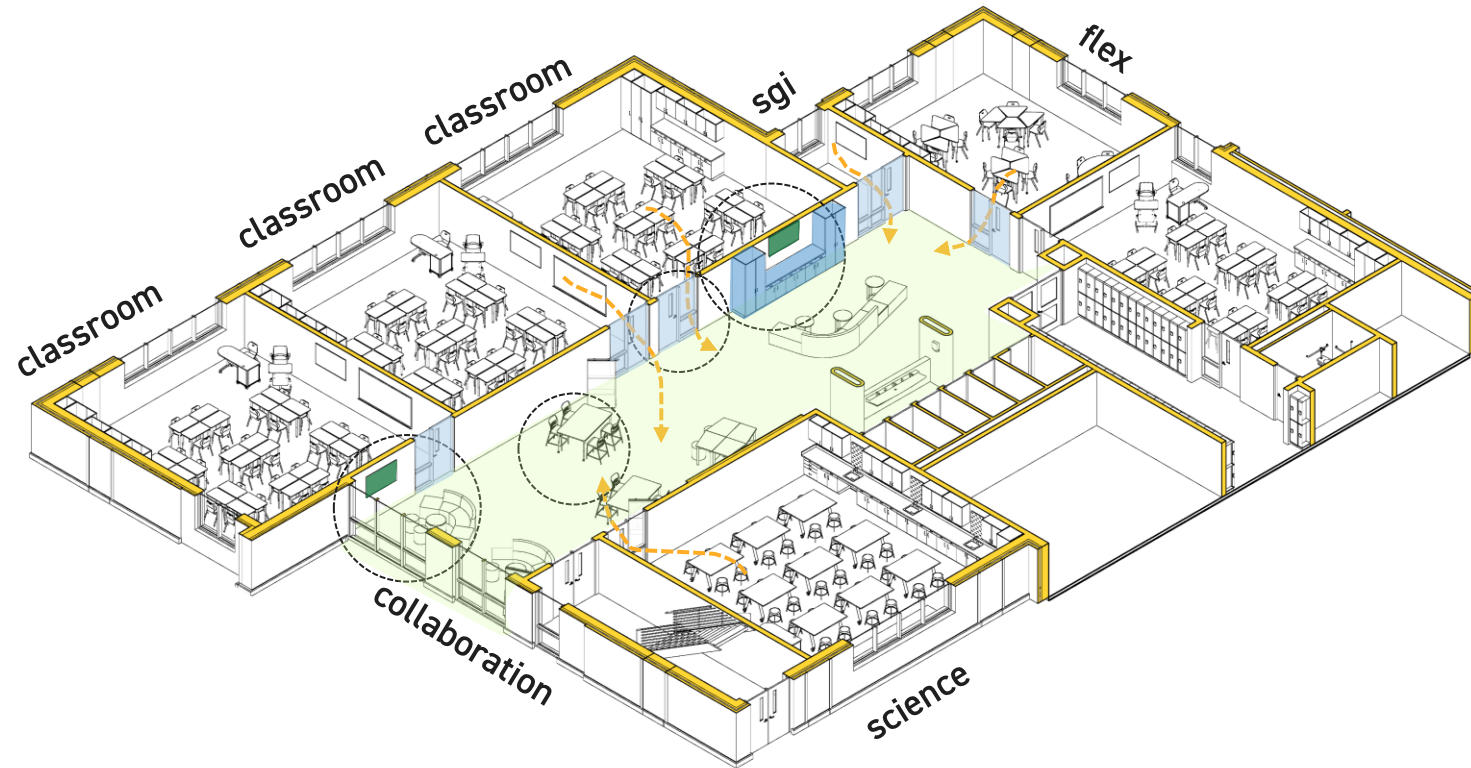


THIRD FLOOR

LEGEND departments

- KITCHEN
- COMMONS
- MEDIA
- ADMIN
- ATHLETIC
- COLLAB
- PERFORMING ARTS
- ELECTIVES
- ACADEMIC
- SPECIAL EDUCATION
- BUILDING SUPPORT

core academic neighborhoods | collaboration



View towards SGI



View towards exterior

exterior design | overall view from west



exterior design | main entry



exterior design | event entry



exterior design | core academic



exterior design | core academics – view from south





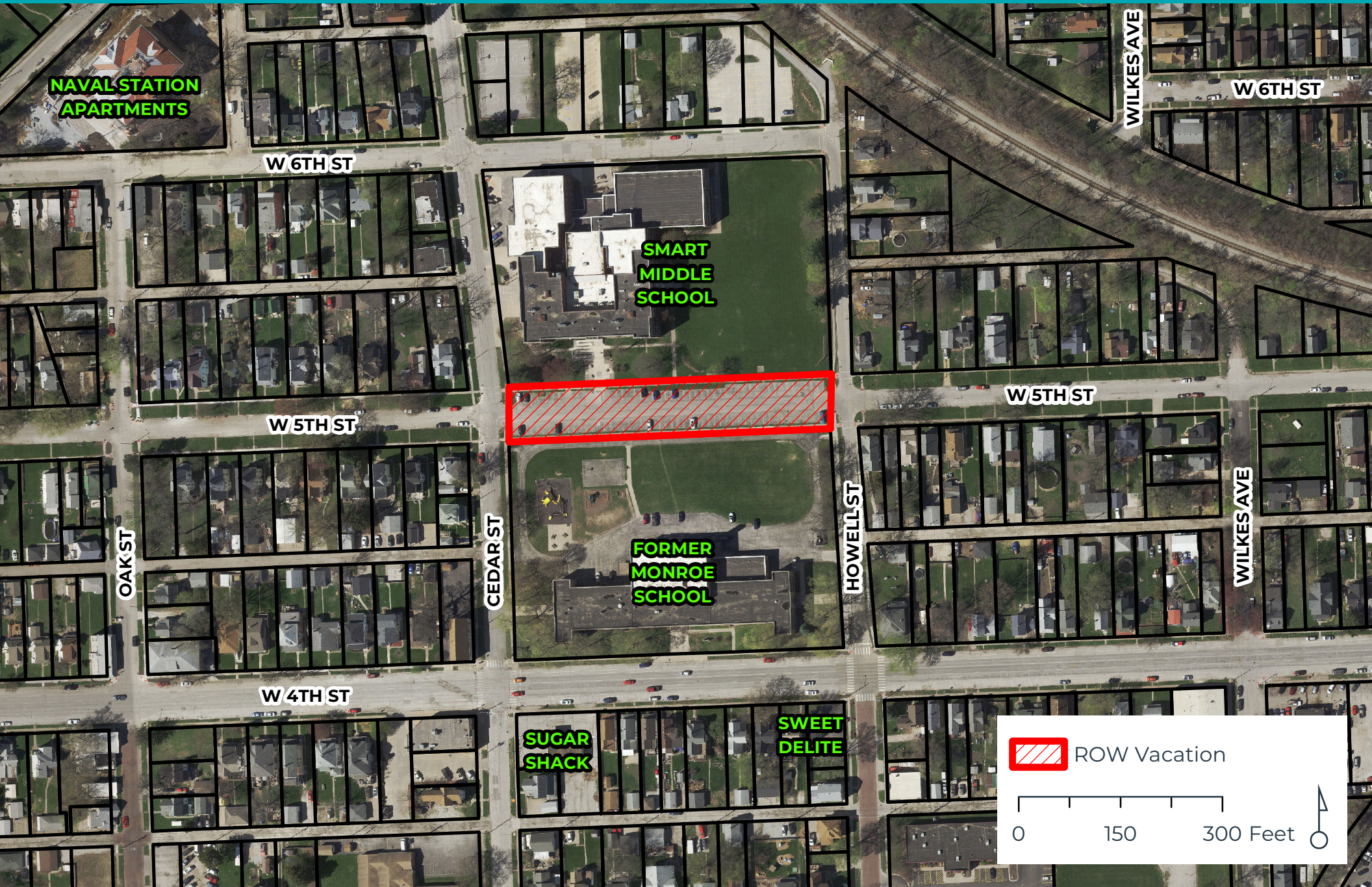
Thank you!

BRAYARCHITECTS



Vicinity Map | Right-Of-Way Vacation

Case ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]

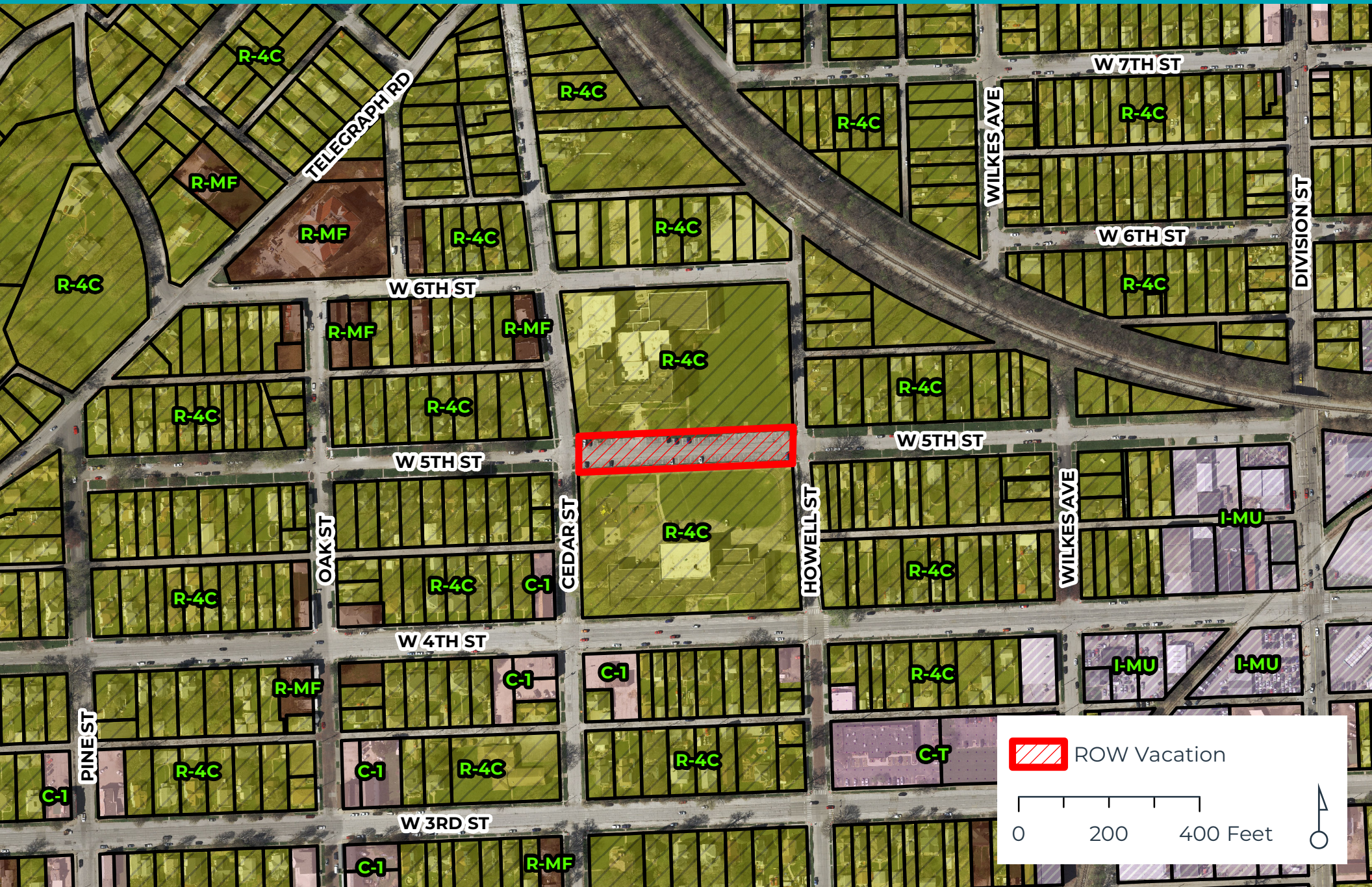




THE CITY OF
DAVENPORT
IOWA | USA

Zoning Map | Right-Of-Way Vacation

Case ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]



ROW Vacation

0

200

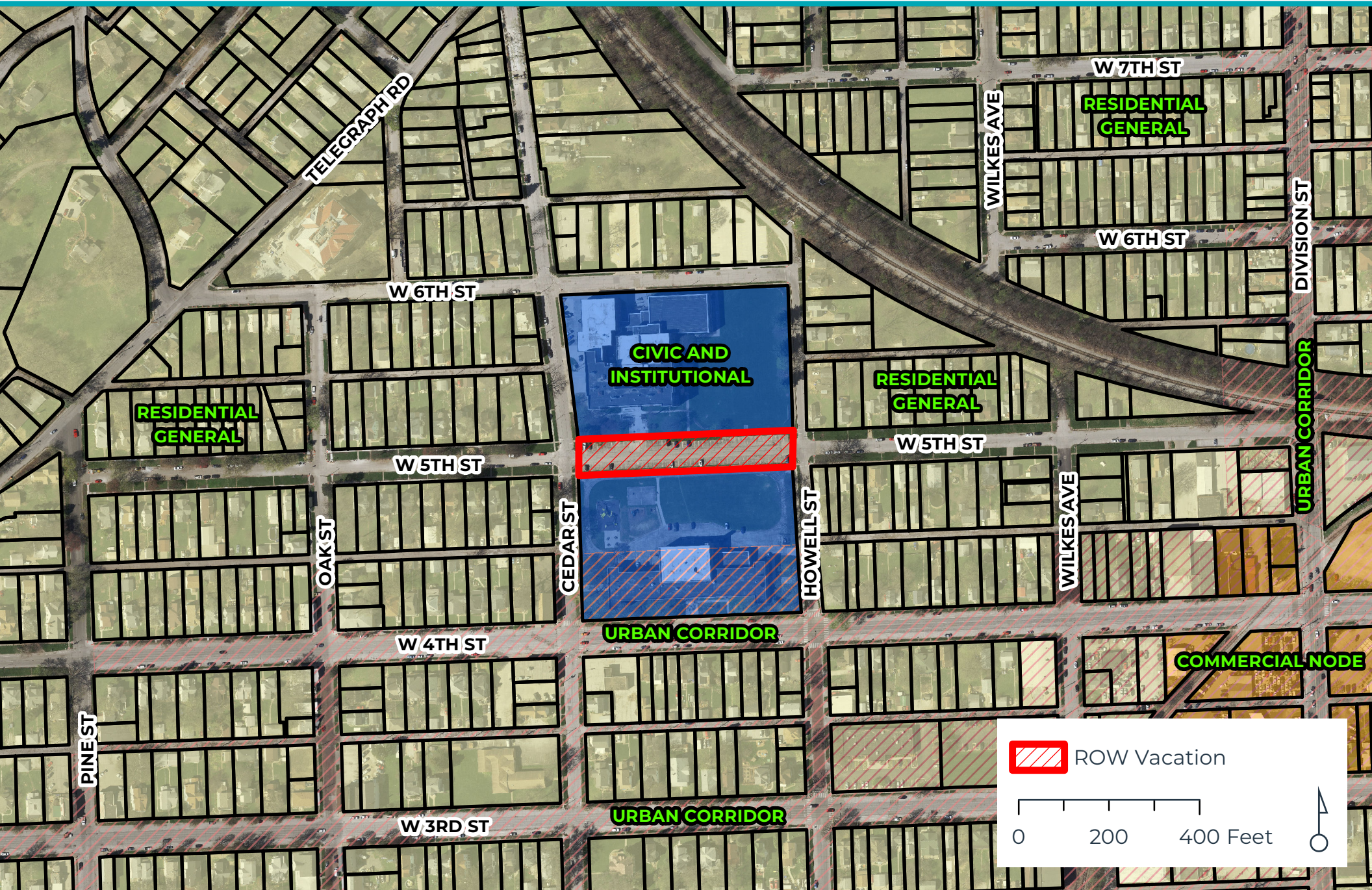
400 Feet





Future Land Use Map | Right-Of-Way Vacation

Case ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]



 ROW Vacation

0 200 400 Feet





PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: Neighboring property owners adjacent to Smart Middle School.

Neighborhood Meeting

Date: 5/7/2024

Time: 6:00 PM

Location: Smart Middle School | Library | 1934 W 5th Street

Plan & Zoning Commission Public Hearing Meeting

Date: 5/14/2024

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 will be held to learn more about the project and the request to vacate West 5th Street, between Cedar Street and Howell Street. The Davenport Community School District is petitioning the vacation to facilitate the redevelopment of Smart Middle School. A concept plan is attached to this letter.

Request/Case Description

Case ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]

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 May 14, 2024. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on June 4, 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.

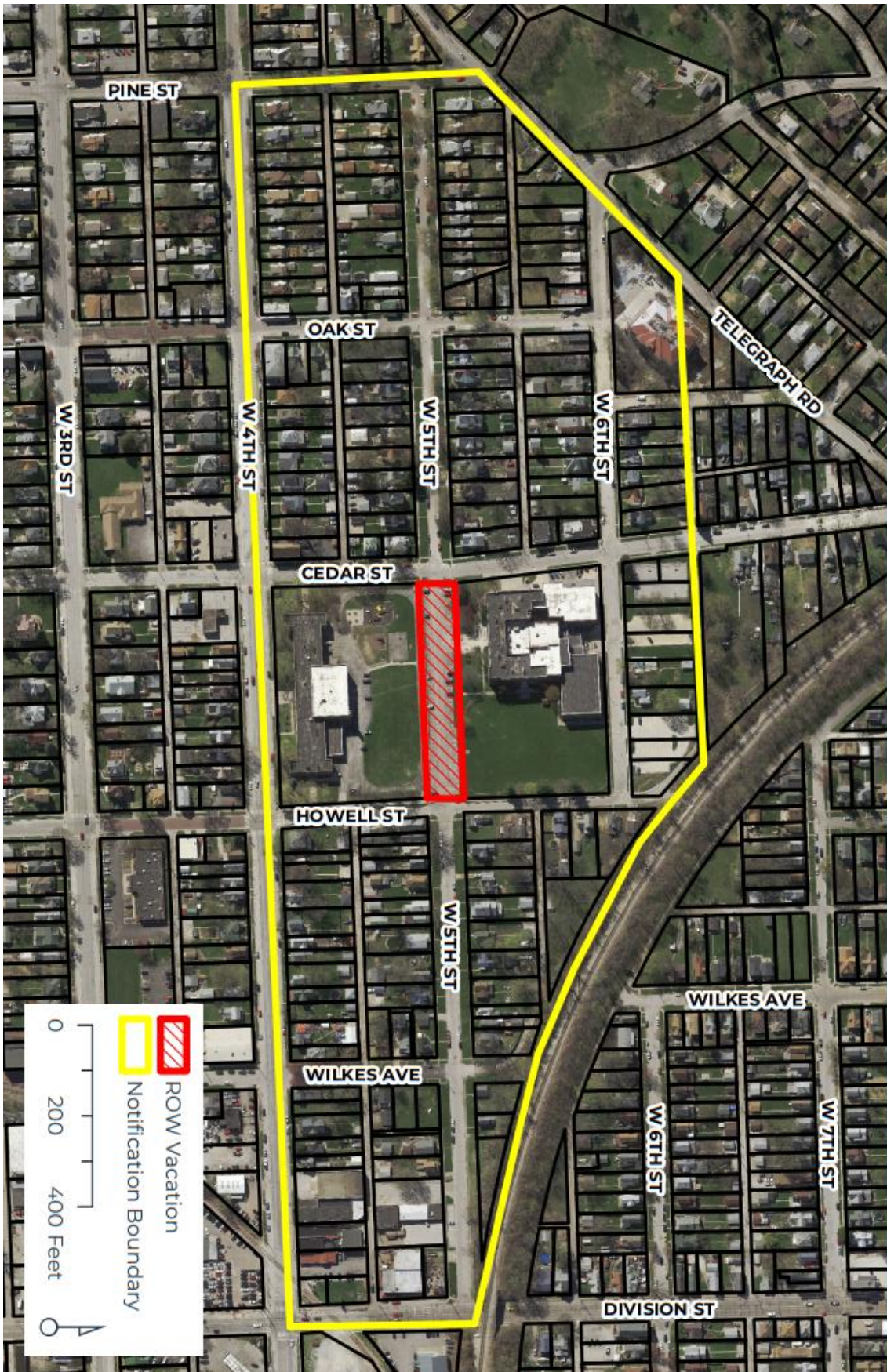
Do You Have Any Questions?

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

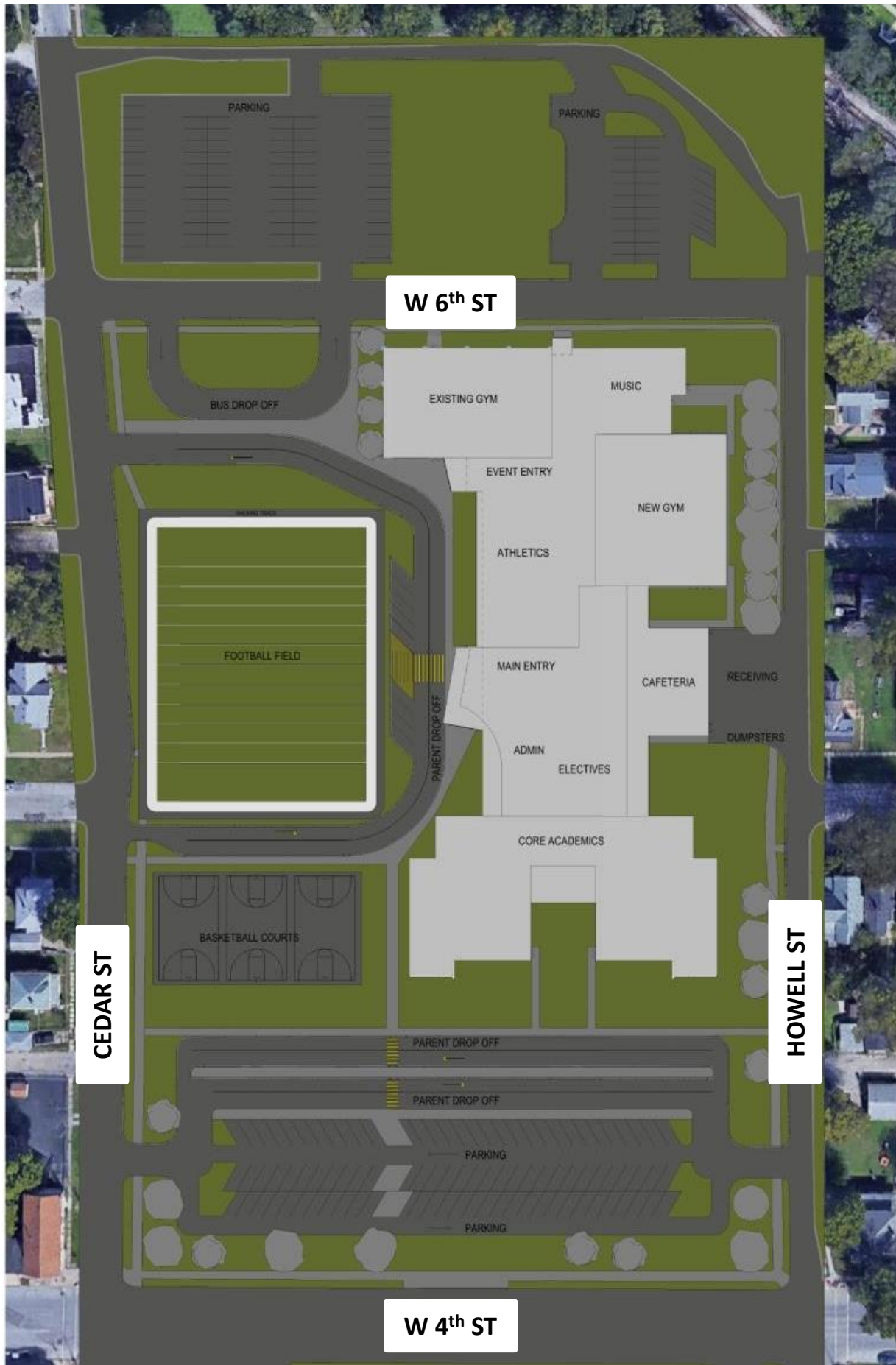
Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

Right-Of-Way Vacation | Public Hearing Notice

Case ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]



Smart Middle School | Concept Plan



Neighborhood Meeting Attendance List

Date: 5/7/24

Time: 6 PM

Location: 1934 W 5th

Case: ROW 24-03

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 Jon BABNIK	jonshauna.babnik@gmail.com		1820 W. 5TH ST.
2 RICHARD PIEPER		563-320-9212	1849 W 5 th
3 CATHLEEN T. BUFFINGTON			2046 W 5 ST.
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			