

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, OCTOBER 1, 2024; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

PUBLIC HEARING AGENDA

I. New Business

- A. Case ORD24-04: Request of the City of Davenport to amend various sections of the Zoning Ordinance regarding residential building design standards. [All Wards]

Staff presented an overview of the proposed ordinance amendment. The State of Iowa has passed legislation (HF 2388), which states that a city shall not enforce regulations that prohibit or limit specific styles of exterior cladding or finish materials unless the building is historic, within in a historic district, or governed by an overlay or special purpose district. The City is no longer able to enforce the minimum residential standards outlined in the Zoning Ordinance. To comply with state legislation, staff recommend restructuring the standards related to the construction of residential buildings by eliminating items that are considered finished materials and potentially adjusting the point system. Staff will be recommending updates to the Zoning Code that clearly outline what is considered a Special Purpose District. During the review of residential design standards, staff identified related code changes impacting residential development. The principal use standards for multifamily dwellings require a minimum transparency of 25% for facades facing a public right-of-way. Staff believe this percentage should be adjusted to better align with construction standards and building codes. In addition, staff will propose an amendment addressing permitted locations for accessory structures on double frontage lots.

Commissioners commented on the existing scoring system, design elements that remain enforceable, impacts to affordable housing, special purpose districts, and code requirements for double frontage lots.

There were no members of the public in attendance to speak on the request.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

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

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 September 17, 2024 meeting minutes.

Motion by Tallman, second by Maness, to approve the September 17, 2024 meeting minutes. Motion to approve was unanimous by voice vote (10-0).

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

A. Case ED24-01: Request of the City of Davenport to expand the North Urban Renewal Area to include the site of the new Fair Oaks Foods Facility.

Commissioner Hepner abstained.

Staff presented an overview of the request to add the Fair Oaks Foods development into the North Urban Renewal Area. Susanne Knutsen, Economic Development Manager with the City of Davenport, was in attendance to answer questions.

Staff recommended the Plan and Zoning Commission forward Case ED24-01 to the City Council with a recommendation for approval.

Motion by Inghram, second by Eikleberry, to approve staff recommendation in Case F24-08. Motion to approve was unanimous by voice vote (9-0). Commissioner Hepner abstained.

X. Adjourn

Motion by Tallman, second by Johnson, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (10-0).

The meeting adjourned at 5:38 pm.