MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, AUGUST 6, 2024; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Roll Call
Present: Inghram, Hepner, Dunlop, Maness, Eikleberry, Tallman, Garrington, Johnson, Schilling
Excused: Thomas, Schneider
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 July 16, 2024 meeting minutes.

Motion by Hepner, second by Tallman, to approve the July 16, 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

1. Request for the Plan and Zoning Commission to initiate a zoning interpretation for the property at 6109 Brady Street. [Ward 8]

Staff presented a history of the property and current condition of the structure. The purpose of the zoning interpretation is to notify the property owner, OMNI Inc., if a 'Hotel' is prohibited in the I-1 Light Industrial District.

Staff recommended the Plan and Zoning Commission request a zoning interpretation for the property at 6109 Brady Street.

John Corelis, realtor for the property, was in attendance to answer questions. It is the intent of the owners to pursue options for preservation and potential adaptive reuse of the structure for a hotel or housing.

Commissioners commented on the poor condition of the structure, criminal activity occurring at the site, adaptive reuse of the building, zoning restrictions, and future plans for demolition.

Motion by Tallman, second by Hepner, to instruct staff to complete a zoning interpretation for the property at 6109 Brady Street. Motion to approve was unanimous by voice vote (8-0).

2. Case REZ24-03: Request of Davenport Community School District to rezone approximately 12.71 acres of land located at 715-909 East 36th Street from R-3 Single-Family and Two-Family Residential District to S-IC Institutional Campus District. [Ward 7]

   Staff presented an overview of the petition. The purpose of the request is to establish a new transportation center for the Davenport Community School District at the former National Guard Armory site. The existing property is considered nonconforming, since a 'Vehicle Operation Facility' is not permitted in the R-3 Single-Family and Two-Family Residential District. A rezoning to S-IC Institutional Campus District is required to facilitate the redevelopment of the site to include offices, additional vehicle service bays, and school bus parking.

   Staff recommended Case REZ24-03 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

   Findings:
   1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Civic and Institutional.
   2. The proposed zoning map amendment to S-IC Institutional Campus District is compatible with the zoning of nearby property.
   3. The proposed zoning map amendment enables the subject property to be developed in a manner consistent with the surrounding area.
   4. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
   5. The proposed zoning map amendment eliminates nonconformities following the development of the site.

   John Mahon, Bray Architects, was in attendance to answer questions on behalf of the school district.

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

Motion by Tallman, second by Johnson, to approve staff recommendation in Case REZ24-03. Motion to approve was unanimous by voice vote (8-0).

VI. Subdivision Activity

A. Old Business

B. New Business

1. Case F24-09: Request of Splendor Homes, LLC for a Final Plat of Splendor Estates First Addition. The 37-lot subdivision is located at 2448 and 2460 East 60th Street on 27.94 acres. [Ward 8]

   Commissioner Tallman and Dunlop abstained.

   Staff presented an overview of the proposed subdivision plat. The purpose of the final plat is to phase the construction and development of the residential subdivision. This first phase establishes internal roads connecting to East 61st Street, East 59thStreet, and Jersey Ridge Road. A total of 37 lots are proposed in this initial phase.

   Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F24-09 to the City Council with a recommendation for approval subject to the listed conditions:

   Findings:
   1. The final plat conforms to the comprehensive plan Davenport +2035.
   2. The final plat prepares the area for future development.
   3. The final plat (with conditions recommended by City Staff) will achieve consistency with subdivision requirements.

   Conditions:
   1. That the surveyor signs the plat.
   2. That the utility providers sign the plat when their easement needs have been met.
   3. Add a note stating, "The purpose of the Temporary Turn Around Easements is to grant access to vehicular traffic, including but not limited to emergency services. The turn-around area shall be constructed of a hard surface with the design approved by the City Engineer."

   Chris Townsend, Townsend Engineering, was in attendance to speak on behalf of the project.

Motion by Garrington, second by Maness, to approve staff recommendation in Case F24-09. Motion to approve was unanimous by voice vote (6-0). Commissioner Tallman and Dunlop abstained.

2. Case F24-10: Request of Core Properties LLC for a Final Plat of Grand Commercial 1st Addition. The 3-lot subdivision is located at 5001 Grand Avenue on 1.93 acres. [Ward 7]

   Staff gave an overview of the project. The applicant submitted permits to develop the vacant 1.93-acre parcel into three separate industrial buildings. The purpose of the Final Plat is to place each structure on a separate lot. A shared access easement will be established to provide ingress via a driveway on Grand Avenue.

   Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F24-10 to the City Council with a recommendation for approval subject to the listed conditions:

   Findings:
   1. The final plat conforms to the comprehensive plan Davenport +2035.
   2. The final plat prepares the area for future development.
   3. The final plat (with conditions recommended by City Staff) will achieve consistency with subdivision requirements.

   Conditions:
   1. That the surveyor signs the plat.
   2. That the utility providers sign the plat when their easement needs have been met.
   3. A 7.5-foot wide utility easement is required along the perimeter of the north and south lot lines.
   4. Sidewalks shall be constructed along all street frontages prior to the completion of construction for each lot, or as so ordered by the City of Davenport.
   5. Per city code section 13.34.070, the drainage easement area adjacent to Goose Creek shall contain a minimum fifty-foot vegetated buffer area on both sides of the stream as measured landward horizontally on a line perpendicular to a vertical line marking the top of the existing banks of the stream or drainageway. This area is not to be disturbed during construction, but if it is, this buffer shall be planted with vegetation native to the Midwest region of the United States and marinated as a native grass and forb (flower) no-mow area; kept free of trees, invasive plant species and other obstructions.
   6. Include a note stating, "Portions of this subdivision are located within the FEMA determined special flood hazard area subject to inundation

by the 1% annual chance flood as shown on flood insurance rate maps #19163C0355H effective date April 11, 2024 and is subject to the regulations in Chapter 15.44 of the Municipal Code entitled "Flood Damage Prevention". BFE = 659.7"

Luke Miller, Klingner & Associates, was in attendance to answer questions on behalf of the property owner.

Motion by Garrington, second by Tallman, to approve staff recommendation in Case F24-10. Motion to approve was unanimous by voice vote (8-0).

VII. Future Business

VIII. Communications

IX. Other Business

1. Election of Officers

Motion by Maness, Second by Johnson, to nominate Commissioner Tallman as Secretary. Motion was unanimously approved by a voice vote.

Motion by Johnson, Second by Schilling, to nominate Commissioner Maness as Vice-Chairperson. Motion was unanimously approved by a voice vote.

Motion by Johnson, Second by Garrington, to nominate Commissioner Inghram as Chairperson. Motion was unanimously approved by a voice vote.

X. Adjourn

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

The meeting adjourned at 5:38 pm.