

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, JUNE 18, 2024; 5:00 PM
DAVENPORT POLICE DEPARTMENT | 416 N HARRISON STREET | COMMUNITY ROOM

REGULAR MEETING AGENDA

I. Roll Call

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

Excused: Eikleberry, Tallman, Garrington, Thomas

Staff: 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 June 4, 2024 meeting minutes.

Motion by Hepner, second by Johnson, to approve the June 4, 2024 meeting minutes. Motion to approve was unanimous by voice vote (6-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

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]

Staff presented an overview of the request and history of past attempts to develop the property. The City received an offer from a local development team led by Jim Thomson to acquire the properties to develop four new 4-unit apartments (16 units total). 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.

Staff recommended Case REZ24-02 be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions.

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Residential General.
2. The proposed zoning map amendment to R-MF Multi-Family Residential District is compatible with the zoning of nearby developed property.
3. With the proposed conditions, the zoning map amendment will enable the vacant site to be developed in a manner consistent with the surrounding area.
4. The proposed amendment will not negatively impact the public health, safety, and welfare of the City.
5. Rezoning the property to R-MF Multi-Family Residential District does not create any nonconformities.

Conditions:

1. The maximum building height shall be 35 feet.
2. The maximum number of dwelling units shall be sixteen.

Commissioners inquired about the history of the site, condition of 7th Street, traffic impacts, density of development, stormwater management, and phasing of construction.

Andrew Dasso and Joe Mitchell, applicants, were in attendance to answer questions on behalf of the petitioner. They discussed the conceptual design and site layout of the proposed market rate apartments.

Several members of the public were in attendance to speak in opposition to the request. Topics of concern included the density of development, preference for owner occupied single-family housing, traffic, congestion, availability of parking, safety, maintenance of 7th Street, and stormwater management.

Motion by Johnson, second by Hepner, to approve staff recommendation and conditions in Case REZ24-02. Motion to forward Case REZ24-02 to the City Council with a recommendation for approval failed (Yes: 2; No: 3; Abstain: 1 (Hepner)). Therefore, the Plan and Zoning Commission recommendation is for denial of the request.

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]

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.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case ORD24-03 to the City Council with a recommendation for approval.

Findings:

1. The proposed amendment is consistent with the Comprehensive Plan and adopted land use policies.
2. The proposed amendment promotes the public health, safety, and welfare of the City.
3. The proposed amendment is consistent with the intent and general regulations of the Zoning Ordinance.
4. The amendment reflects a change in policy and development trends.
5. The proposed amendment eliminates any existing nonconformities.

Justin Willis, applicant, was in attendance to discuss the purpose of the text amendment and to answer questions.

Commissioners discussed permitted uses in neighborhood commercial establishments.

Motion by Johnson, second by Schilling, to approve staff recommendation in Case ORD24-03. Motion to approve was unanimous by voice vote (6-0).

VI. Subdivision Activity

B. Old Business

C. New Business

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

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

The meeting adjourned at 6:03 pm.