

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, APRIL 16, 2024; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. Roll Call

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

Absent: Garrington

Staff: Berkley, Werderitch

II. New Business

- A. Case ROW24-02: Request of the City of Davenport to vacate a portion of Lorton Place, between Lorton Avenue and Lombard Court. [Ward 6]

Werderitch introduced the request to vacate a portion of Lorton Place, between Lorton Avenue and Lombard Court. This is in preparation for a roadway reconstruction project designed to increase safety at this intersection. The intention is to convey the vacated right-of-way to the abutting property at 2227 Lorton Avenue. The land will become a landscaped front yard with a new driveway paved to provide access to Lorton Avenue. The area to be vacated is approximately 4,548 square feet or 0.1 acres.

Several neighboring property owners were in attendance to raise concerns over the proposed road reconstruction project. Topics discussed included drainage problems, traffic impacts, status of the landscape island within the right-of-way, and pavement condition on adjacent residential streets.

Commissioners requested a staff member from the Public Works Department be in attendance to explain the road reconstruction project and address concerns identified by the neighborhood.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

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

Absent: Garrington

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 2, 2024 meeting minutes.

Motion by Tallman, second by Hepner, to approve the April 2, 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. Case ORD24-02: Request of The City of Davenport to amend Section 17.08 of the Zoning Ordinance regarding billboard regulations. [All Wards]**

Werderitch introduced the ordinance request. Recent billboard installations have spurred conversations and questions regarding how to best regulate electronic and static billboards. At its December 13, 2023 meeting, City Council approved a moratorium upon new billboards until June 13, 2024. The purpose of the six-month moratorium was to allow time to study best practices throughout the country and to review potential code amendments. There are currently 73 billboards scattered throughout Davenport's commercial corridors, industrial parks, and the downtown. The proposed amendment defines and creates a separate set of regulations for static and electronic billboards.

Staff recommended the Plan & Zoning Commission forward Case ORD24-02 to the City Council with a recommendation for approval, subject to the proposed amendments and findings.

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 amendment will create additional nonconformities.

Commissioners commented on the status of nonconforming billboards, regulating electronic billboard brightness, and the removal of electronic billboards from the C-2 Corridor Commercial District.

A representative from Huntington Billboard Company was in attendance to express that the proposed amendments appeared reasonable with industry standards.

Motion by Johnson, second by Tallman, to approve the proposed amendments in Case ORD24-02. Motion to approve was unanimous by voice vote (8-0).

VI. Subdivision Activity

B. Old Business

C. New Business

1. Case F24-05: Request of Axiom Consultants, on behalf of Red Barn Storage LLC, for a Final Plat of Ruehmann Second Addition. The 1-lot subdivision is located at 3901 Hickory Grove Road on 3.37 acres. [Ward 2]

Werderitch outlined the purpose of the final plat, which is to expand the existing Red Barn Storage facility to the adjacent property. This plat combines two parcels together to establish a larger developable site. Building permits and civil plans are currently under review for the self-storage facility. The final plat vacates and establishes utility easements associated with the new development.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F24-05 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. Remove building setback lines from the plat.
4. Establish needed utility easements on the plat. Include a note vacating any unused easements.
5. Provide a 50-foot drainage easement associated with the existing creek.
6. Include a note stating, "Stormwater detention and water quality treatment will be required for this subdivision and will be owned and maintained by the property owner."

Commissioners inquired about the expansion of the existing self-storage facility and the status of zoning violations.

Brian Boelk, Axiom Consultants, was in attendance to answer questions.

Motion by Hepner, second by Eikleberry, to approve the proposed amendments in Case ORD24-02. Motion to approve was unanimous by voice vote (8-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:53 pm.