

MINUTES
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. Roll Call

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

Absent: Schneider

Staff: Berkley, Werderitch

II. New Business

- A. 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.

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, Streamline Architects, was in attendance to answer questions on behalf of the petitioner. He 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.

With no additional comments, the public hearing closed.

- B. 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.

Brett Vacek, representative of the applicant, was in attendance to discuss the purpose of the text amendment and to answer questions.

Commissioners discussed permitted uses in neighborhood commercial establishments.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

- I. Roll Call
Present: Inghram, Hepner, Schilling, Johnson, Eikleberry, Dunlop, Thomas, Garrington, Tallman, Maness
Absent: 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 May 14, 2024 meeting minutes.

Motion by Tallman, second by Garrington, to approve the May 14, 2024 meeting minutes. Motion to approve was unanimous by voice vote (9-0).

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

1. 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 analyzed the potential traffic impacts this closure may have on the neighborhood transportation network.

Staff recommended 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.

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

Motion by Inghram, second by Hepner, to approve staff recommendation and condition in Case ROW24-03. Motion to approve was unanimous by voice vote (9-0).

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 (9-0).

The meeting adjourned at 6:01 pm.