

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, JULY 16, 2024; 5:00 PM
DAVENPORT POLICE DEPARTMENT | 416 N HARRISON STREET | COMMUNITY ROOM

PUBLIC HEARING AGENDA

I. New Business

- A. 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.

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

Commissioners inquired about the ownership of 705 East 36th Street, since the property is zoned C-T Commercial Transitional District. Additional comments were made regarding the installation of sidewalk and potential to vacate portions of the right-of-way.

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

Excused: Johnson, Schilling

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 18, 2024 meeting minutes.

Motion by Hepner, second by Garrington, to approve the June 18, 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

VI. Subdivision Activity

A. Old Business

B. New Business

1. Case F24-08: Request of IA 12 Davenport, LLC for a Final Plat of Silverstar Wash. The 1-lot subdivision is located at 1914 Division Street on 0.9 acres. [Ward 4]

Staff presented an overview of the proposed subdivision plat. The applicant is currently developing a Silverstar Car Wash at the northwest corner of Division Street and Hickory Grove Road. The purpose of the subdivision plat is to combine the six commercial lots into a single parcel of land.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F24-08 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.
4. Include a signature line for Iowa American Water Company.
5. A 15-foot-wide utility easement is required along the perimeter of the subdivision.
6. Include a note stating, "Stormwater detention and water quality treatment will not be required for this subdivision due to an accepted fee-in-lieu payment."

Dan Kuehl, representative of the applicant, was in attendance to answer questions.

Commissioners inquired about the status of the vacated alley right-of-way.

Motion by Tallman, second by Maness, to approve staff recommendation in Case F24-08. Motion to approve was unanimous by voice vote (8-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:24 pm.