

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, November 5, 2024; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Roll Call
- II. Report of the City Council Activity
- III. Secretary's Report
 - 1. Consideration of the October 15, 2024 meeting minutes.
- 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
- VII. Future Business
- VIII. Communications
- IX. Other Business
 - 1. Case ED24-02: Request to extend the Village of East Davenport Self-Supported Municipal Improvement District (SSMID).
- X. Adjourn

City of Davenport

Department: Development & Neighborhood Services

Contact Info: Matt Werderitch | 563-888-2221

Action / Date

11/5/2024

Subject:

Consideration of the October 15, 2024 meeting minutes.

Recommendation:

Approve the minutes.

Background:

The October 15, 2024 meeting minutes are attached.

Attachments:

1. Meeting Minutes 10-15-24

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, OCTOBER 15, 2024; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Roll Call

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

Excused: Johnson

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 October 1, 2024 meeting minutes.

Motion by Tallman, second by Hepner, to approve the October 1, 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

- i. Case ORD24-04: Request of the City of Davenport to amend various sections of the Zoning Ordinance regarding residential building design standards. [All Wards]

Staff presented an overview of the proposed ordinance amendment. The State of Iowa passed legislation (HF 2388), which states that a city shall not enforce regulations that prohibit or limit specific styles of exterior cladding or finish materials unless the building is historic, within in a historic district, or governed by an overlay or special purpose district. The City is no longer able to enforce the minimum residential standards outlined in the Zoning Ordinance. To comply with state legislation, staff recommend restructuring the standards related to the construction of residential buildings by eliminating items that are considered finished materials and potentially

adjusting the point system. Staff recommended updates to the Zoning Code that clearly outline what is considered a Special Purpose District. During the review of residential design standards, staff identified related code changes impacting residential development. The principal use standards for multifamily dwellings require a minimum transparency of 25% for facades facing a public right-of-way. Staff believe this percentage should be adjusted to better align with construction standards and building codes. In addition, staff proposed an amendment addressing permitted locations for accessory structures on double frontage lots.

Staff recommended Case ORD24-04 be forwarded to the City Council with a recommendation for approval of the proposed amendments.

Commissioners commented on the existing scoring system, design elements that remain enforceable, impacts to affordable housing, special purpose districts, and code requirements for double frontage lots.

Motion by Inghram, second by Tallman, to approve staff recommendation in Case ORD24-04. Motion to approve was unanimous by roll call vote (9-0).

VI. Subdivision Activity

A. Old Business

B. New Business

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 (9-0).

The meeting adjourned at 5:34 pm.

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Laura Berkley | 563-888-3553

Action / Date
11/5/2024

Subject:

Case ED24-02: Request to extend the Village of East Davenport Self-Supported Municipal Improvement District (SSMID).

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case ED24-02 to the City Council with a recommendation for approval.

Background:

The Village of East Davenport is a Self-Supported Municipal Improvement District (SSMID). The purpose is to allow for an additional self-imposed tax to be used for district improvements.

State statutes provide for the Plan and Zoning Commission to comment and make recommendations on the establishment, expansion and extension of SSMIDs.

The council shall notify the city planning commission upon the receipt of a petition. It shall be the duty of the city planning commission to make recommendations to the council in regard to the proposed district. The city planning commission shall, with due diligence, prepare an evaluative report for the council on the merit and feasibility of the project. The council shall not hold its public hearings or take further action on the establishment of the district until it has received the report of the city planning commission. In addition to its report, the commission may, from time to time, recommend to the council amendments and changes relating to the project.

The East Village SSMID has generated funds for streetscape, marketing, and other beautification efforts in the Village. It also helped fund the Village of East Davenport Master Plan in 2013. The East Village SSMID was extended in 2015, and is slated for either expiration or extension in 2025. A petition signed by the owners of 44.75% of the assessed value of all property within the district has been submitted to the City Council. The purpose is to extend the SSMID for a 20-year period.

It is the staff's opinion that the proposal is consistent with the Comprehensive Plan Objective of "Creating a positive business climate that encourages growth of existing and new businesses."

Attachments:

1. Renewal Petition
2. East Village SSMID Boundary
3. Zoning Map
4. Future Land Use Map

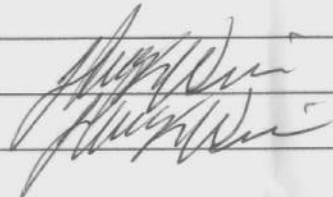
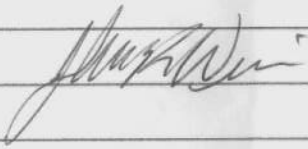
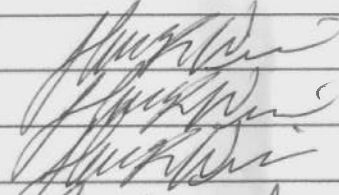
Petition to Extend the Village of East Davenport Self-Supported Municipal Improvement District pursuant to Chapter 386, Code of Iowa.

We, the undersigned, being at least 25% of all owners of property within the district and the owners of at least 25% of the assessed value of all such property, hereby petition the City Council of Davenport, Iowa, to extend the Village of East Davenport Self-Supported Municipal Improvement District as follows:

1. Keep the boundaries the same (Ordinance 3.34.020 Boundaries)
2. Keep the Operation Fund rate not to exceed \$1.75 per thousand dollars of taxable value of the property (3.34.505 Operation Tax)
3. Keep the Capital Improvement Fund rate not to exceed \$1.75 per thousand dollars of taxable value of the property (3.34.070 Capital Improvement Fund Tax)
4. Extend the Village of East Davenport SSMID for a period of 20 years beginning July 2025.

Village of East Davenport Self-Supporting Municipal Improvement District Renewal Petition

Parcel	Address	Property Owner	Signature
E0020-12	1315 JERSEY RIDGE RD	VJEA LLC PROTECTED SERIES 9	
E0020-13	JERSEY RIDGE RD	VJEA LLC PROTECTED SERIES 9	
E0020-14	1301 JERSEY RIDGE RD	GOULD FAMILY LLC	M-10 Lnd M-10 Lnd
E0020-15	JERSEY RIDGE RD	GOULD FAMILY LLC	
E0020-16	1227 JERSEY RIDGE RD	LLC PROTECTED SERIES 4 VJEA	
E0020-17	1221 JERSEY RIDGE RD	LLC RJC PROPERTIES	
E0020-18	2306 KIRKWOOD BD	DADAIAN RAPHY P	Raphy Dadian
E0029-01	2230 E 11TH ST	BOYLER PROPERTIES LLC	Bruce Boyler
E0029-02	1120 JERSEY RIDGE RD	KATHLEEN AND WILLIAM GOODWORTH	John Wisor John Wisor John Wisor John Wisor
E0029-03	1124 JERSEY RIDGE RD	LLC WISOR PROPERTIES	
E0029-04	2229 E 12TH ST	WISOR PROPERTIES LLC	
E0029-05	2219 E 12TH ST	LLC WISOR PROPERTIES	
E0029-06	2224 E 12TH ST	T & A ENTERPRISES LLC	
E0029-07A	2242 E 12TH ST	ICC E 12TH FUEL LLC	
E0029-08	1203 JERSEY RIDGE RD	ORVILL J BIRKESTRAND	
E0029-18	1127 JERSEY RIDGE RD	LLC M3 COMPANIES	
E0029-19	1125 JERSEY RIDGE RD	JOHN K WISOR	John Wisor Mark A. Donnelly
E0029-20	2302 E 11TH ST	SUNSHINE PROPERTY HOLDINGS OF IOWA LLC	
E0030-01A	1114 MOUND ST	SNAKES & SPARKS LLC	
E0030-01B	1102 MOUND ST	MULLIGAN HOLDINGS LLC	

Parcel	Address	Property Owner	Signature
E0030-04	1128 MOUND ST	WIDE RIVER WINERY	
E0030-12	2212 E 12TH ST	PIERCE SCHOOL OWNER LLC	
E0030-13	2215 E 12TH ST	LINDA MORGAN-BROOKE	
E0030-14	2209 E 12TH ST	LLC WISOR PROPERTIES	
E0030-15	2207 E 12TH ST	WISOR PROPERTIES LLC	
E0030-16		LAWRENCE J WHITTY TRUST	
E0030-17	2127 E 12TH ST	LLC PROTECTED SERIES 10 VJEA	
E0030-18	2123 E 12TH ST	LOSASSO DAVID J	
E0030-19	2119 E 12TH ST	ROBERT T HICKMAN	
E0030-21B	2111 E 12TH ST	WISOR PROPERTIES LLC	
E0030-22	2107 E 12TH ST	THE WEEKEND CLINIC PLC	
E0030-23	2101 E 12TH ST	LLC PROTECTED SERIES 11 VJEA	
E0030-24	1121 MOUND ST	WJA LLC	
E0030-25	1117 MOUND ST	WJA LLC	
E0030-26	1113 MOUND ST	QC LAND DEVELOPMENT LLC	
E0030-27	1109 MOUND ST	WISOR PROPERTIES LLC	 Carolyn S. Peterman
E0030-30B	2108 E 11TH ST	WISOR PROPERTIES LLC	
E0030-31	2114 E 11TH ST	WISOR PROPERTIES LLC	
E0030-32	2120 E 11TH ST	BALZER INVESTMENTS LLC	
E0030-33	2124 E 11TH ST	JACK P BRUCHMANN REV TRUST	
E0030-34	2132 E 11TH ST	KITLJ LLC	
E0030-35	2200 E 11TH ST	2200 11TH ST	

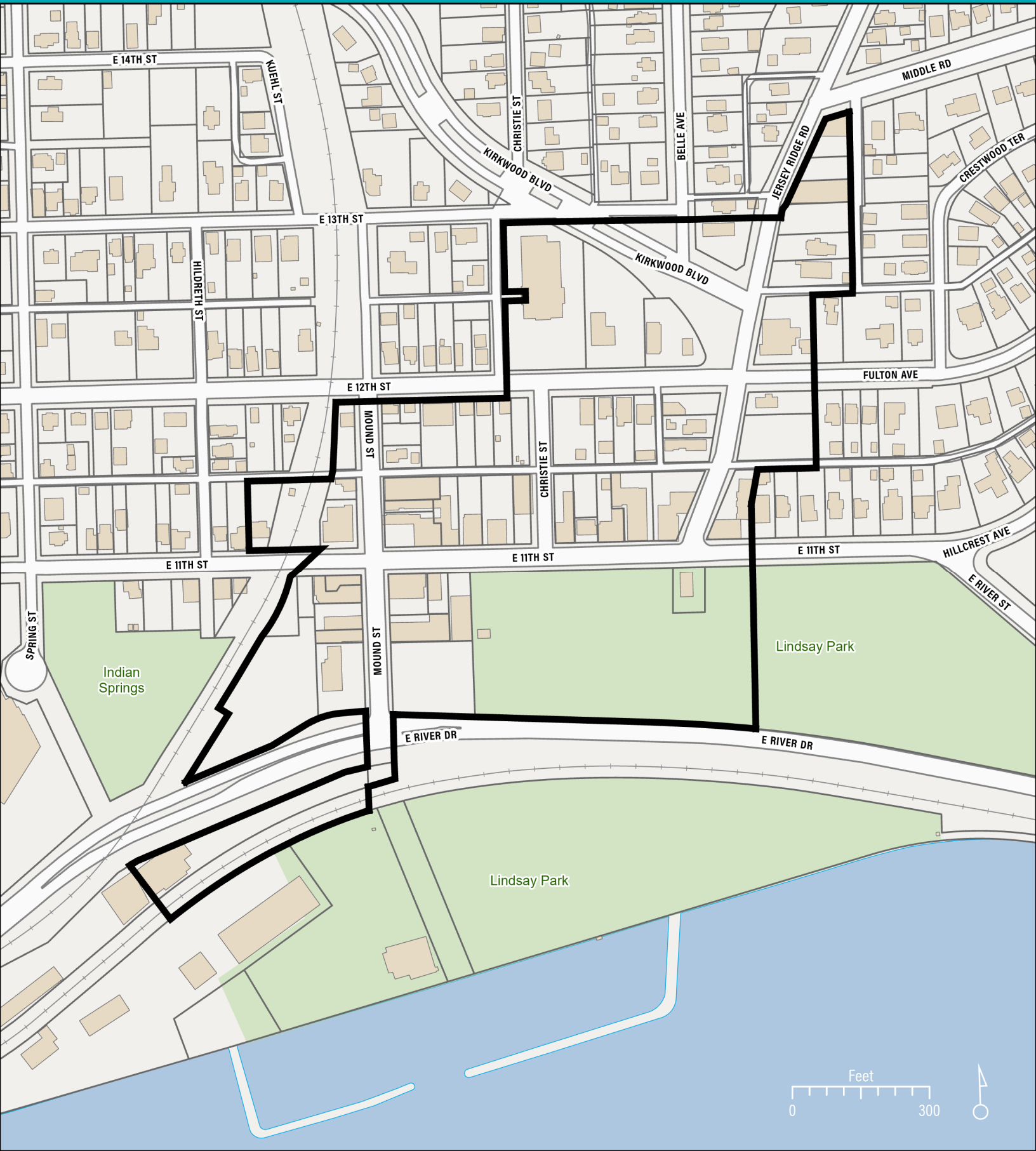
Parcel	Address	Property Owner	Signature
E0030-36A		M Q ENTERPRISES LLC	
e0030-37a	2208 E 11TH ST	MCCAID PROPERTIES LLC	<i>Kimberly Wesse</i>
E0030-38A	2210 E 11TH ST	MARILYN R QUIJAS TRUST	<i>M Quijas</i>
E0030-39A	2218 E 11TH ST	MCCAID PROPERTIES LLC	<i>Kimberly Wesse</i>
E0031-35	2012 E 11TH ST	PEGASUS 62 IOWA LLC	
E0034-07A	2010 E RIVER DR	IOWA-AMERICAN WATER COMPANY	
E0034-08		IOWA-AMERICAN WATER COMPANY	
E0034-08A		IOWA CHICAGO & EASTERN RR	
E0035-01B	2113 E 11TH ST	NEW GROUND THEATRE	
E0035-02	2107 E 11TH ST	SCHNELL PROPERTIES	<i>Paul Schnell</i>
E0035-03	1029 MOUND ST	MAD PROPERTIES COOPERATIVE	
E0035-04	1019 MOUND ST	MOUND STREET DEVELOPMENT LLC	
E0035-09	2036 E RIVER DR	SENB BANK CBI Bank : Trust	<i>Julie Amundson</i>
E0035-10	1018 MOUND ST	WILLOW INVESTMENT PROPERTIES LLC	<i>Quinn Hill</i>
E0035-11	1020 MOUND ST	LA MIA LLC	<i>Quinn Hill</i>
E0035-12A	1026 MOUND ST	THREE CATS PROPERTIES LLC	<i>Kimberly Wesse</i>
E0035-13B	1030 MOUND ST	THREE CATS PROPERTIES LLC	<i>Kimberly Wesse</i>

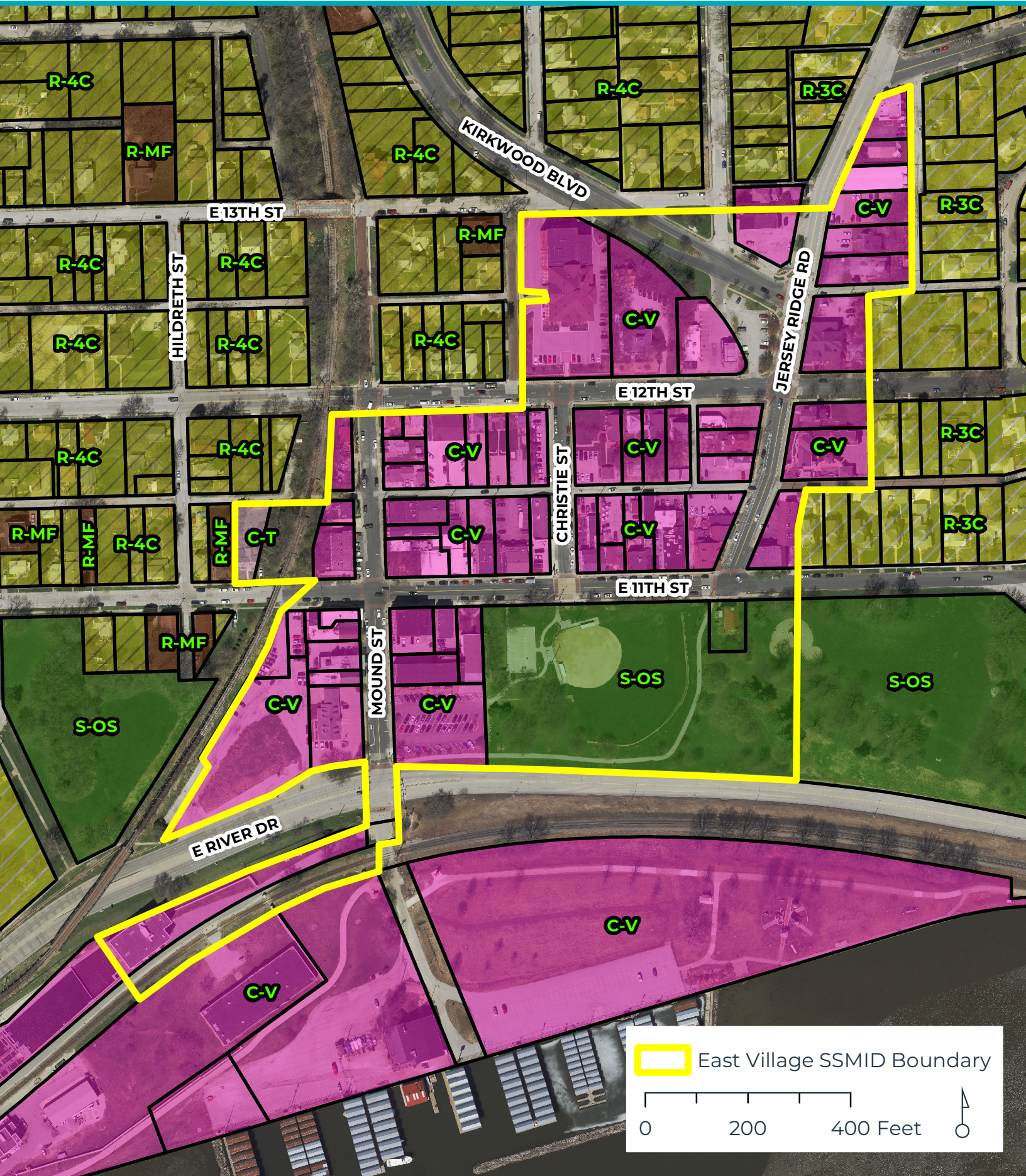


THE CITY OF
DAVENPORT
IOWA | USA

East Village SSMID

Legal Description





 East Village SSMID Boundary

0 200 400 Feet





Request to extend the Village of East Davenport
Self-Supported Municipal Improvement District (SSMID).

