

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, March 4, 2025; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers
COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

1. Case REZ25-03: Request of New Plan Learning to rezone 1730 Wilkes Avenue, being approximately 2.47 acres of land, from C-T Commercial Transitional District to R-4C Single-Family and Two-Family Central Residential District. [Ward 4]

REGULAR MEETING AGENDA

II. Roll Call

III. Report of the City Council Activity

IV. Secretary's Report

1. Consideration of the February 18, 2025 meeting minutes.

V. Report of the Comprehensive Plan Committee

VI. Zoning Activity

A. Old Business

B. New Business

VII. Subdivision Activity

A. Old Business

B. New Business

VIII. Future Business

IX. Communications

X. Other Business

XI. Adjourn

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
3/4/2025

Subject:

Case REZ25-03: Request of New Plan Learning to rezone 1730 Wilkes Avenue, being approximately 2.47 acres of land, from C-T Commercial Transitional District to R-4C Single-Family and Two-Family Central Residential District. [Ward 4]

Recommendation:

Hold the Public Hearing.

A formal staff recommendation will be provided at the March 18, 2025 Plan and Zoning Commission meeting.

Background:

The subject property is currently zoned C-T Commercial Transitional District. The request is to rezone the property to R-4C Single-Family and Two-Family Central Residential District. The purpose is to renovate the Johnson School Building to allow the operation of a school suitable for grades K-8, but ultimately K-12.

Johnson School is a locally listed historic landmark, which was designed by Davenport's most prominent architectural firm, Clausen and Clausen. The school occupies an entire city block. Since the school closed in 2004, the building has been used by various commercial businesses.

Why is a Zoning Map Amendment Required?

'Educational Facility-Primary or Secondary' is considered a prohibited use under the current commercial zoning designation. Davenport's Zoning Ordinance only permits primary and secondary schools in residential districts or in the IC Institutional Campus District. Therefore, to facilitate the renovation of the building for a school, a rezoning to a residential district is needed.

'Educational Facility-Primary or Secondary' is defined as, "A public, private, or parochial facility that offers instruction at the elementary, junior high, and/or high school levels."

Comprehensive Plan:

1. Within Existing Urban Service Area: Yes
2. Within Urban Service Area 2035: Yes

Future Land Use Designation:

The subject property is currently designated as Residential General in the Davenport +2035 Future Land Use Map.

1. **Residential General (RG)** - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-

compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Zoning:

The applicant is petitioning a rezoning from C-T Commercial Transitional District to R-4C Single-Family and Two-Family Central Residential District.

1. **C-T Commercial Transitional District:** This zoning district is intended to accommodate low intensity limited office, service, and retail uses that may serve as a transition between residential areas and more intensely developed commercial or light industrial areas of the City. Low intensity mixed-use is allowed.
2. **R-4C Single-Family and Two-Family Central Residential District:** This zoning district is intended to preserve and protect Davenport's dense, centrally located, established urban residential neighborhoods. Standards of the R-4C District are intended to ensure that new development is complementary to the existing developed character of these neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4C District.

Technical Review:

City Departments are reviewing the proposed Zoning Map Amendment Application. Further comments will be provided at the March 18th Plan and Zoning Commission meeting.

Public Input:

Letters were sent to property owners within 200 feet of the proposed request notifying them of the February 13th neighborhood meeting and the March 4th Plan and Zoning Commission Public Hearing.

The neighborhood meeting was held in the Johnson School Building, 1730 Wilkes Avenue. Those in attendance included the applicant, planning staff, Chair of the Plan and Zoning Commission, and four members of the public. The general reception from the public was positive. Topics of conversation included the operation of a school and potential traffic impacts on the neighborhood. To date, no written comments or formal protest petitions have been submitted. Staff will apprise the Commission of any additional correspondence at the March 18th Plan and Zoning Commission meeting.

Attachments:

1. Application
2. Maps
3. Zoning Ordinance Use Matrix
4. Public Notice
5. Neighborhood Meeting Sign In Sheet



CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th ST
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
REZONING
(MAP AMENDMENT)

APPLICANT INFORMATION

Applicant Name | Company Name

NEW PLAN LEARNING

Address

1300 Basswood Rd, Ste 200H

City | State | Zip

Schaumburg, IL 60173

Phone

(847) 376-8404

Secondary Phone

E-Mail Address

joseph@newplanlearning.org

Acceptance of Applicant

I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for attendance at each meeting on the public hearing/zoning calendar. The City reserves the right to require further site studies as necessary, such as a traffic study.

JOSEPH J. HILL for NEW PLAN LEARNING

Type Applicant's Name

J. J. Hill

Applicant's Signature

1/30/2025

Date

DEVELOPMENT TEAM

Property Owner

JOHNSON SCHOOL PROPERTIES LLC

Address

2861 EMILY ROAD BETTENDORF, IA 52722

Phone

847-431-2524

Secondary Phone

E-Mail Address

weir.alyson@gmail.com

Project Manager/Other

THOMAS PASTRNAK - ATTORNEY

Address

313 W 3rd Street Davenport, IA 52801

Phone

(563) 323-7737

Secondary Phone

E-Mail Address

TPASTRNAK@PASTRNAK.COM

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING

PROJECT TITLE

Horizon Science Academy Davenport

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION

1730 WILKES AVENUE, DAVENPORT

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

ZONING DISTRICTS	EXISTING	PROPOSED	SQ. AREA
	C-T	R4-C	2.47 acres

COMPLETE SUBMITTALS SHALL INCLUDE: **SUBMITTED**

Concept/Development Plan ☐

Authorization to Act as Applicant* ☐

*only needed if the Applicant is different than the owner

Legal Description* (bearing & distance) ☐

* shall include a MS Word or Text file

Legal Description Dimensioned Sketch ☐

Application Fee* (REQUIRED) ☐

* (check payable to 'City of Davenport')

Rezoning Fee Schedule

Land Area	Fee
Less than 1 acre	\$400
1 to less than 10 acres	\$750 plus \$25/acre
10 acres or more	\$1,000 plus \$25/acre

1 to 3 site notice signs are required based on lot size; \$10 each

PROJECT NARRATIVE: (submit separate sheet if needed)

See attached project narrative.

Submit the first two pages of this form to Planning Staff at:
planning@davenportiowa.com or contact staff with any
questions or requests for additional information.

Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS
revised Jan. 2025

Authorization to Act as Applicant

I/We, Johnson School Properties, LLC
[as property owner(s)]

authorize New Plan Learning
[the above person(s)]

to act as applicant, representing me/us before the City Plan & Zoning Commission

for the property located at 1730 Wilkes Avenue, Davenport, IA (Parcel Nos.: H0003A01, H0003A02, H0003A03)

Alyson Hein
Signature(s)*

*Please note: original signature(s) are required signed in front of a Notary.

Notarization: _____

1/27/25
Date

State of Iowa,

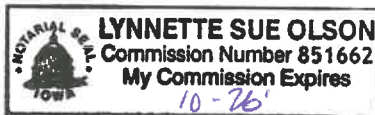
County of Scott,

Sworn and subscribed before me

this 27 day of Jan, 25.

IA Drivers License
[identification type]

Lynette Sue Olson
Notary Public
My Commission Expires:



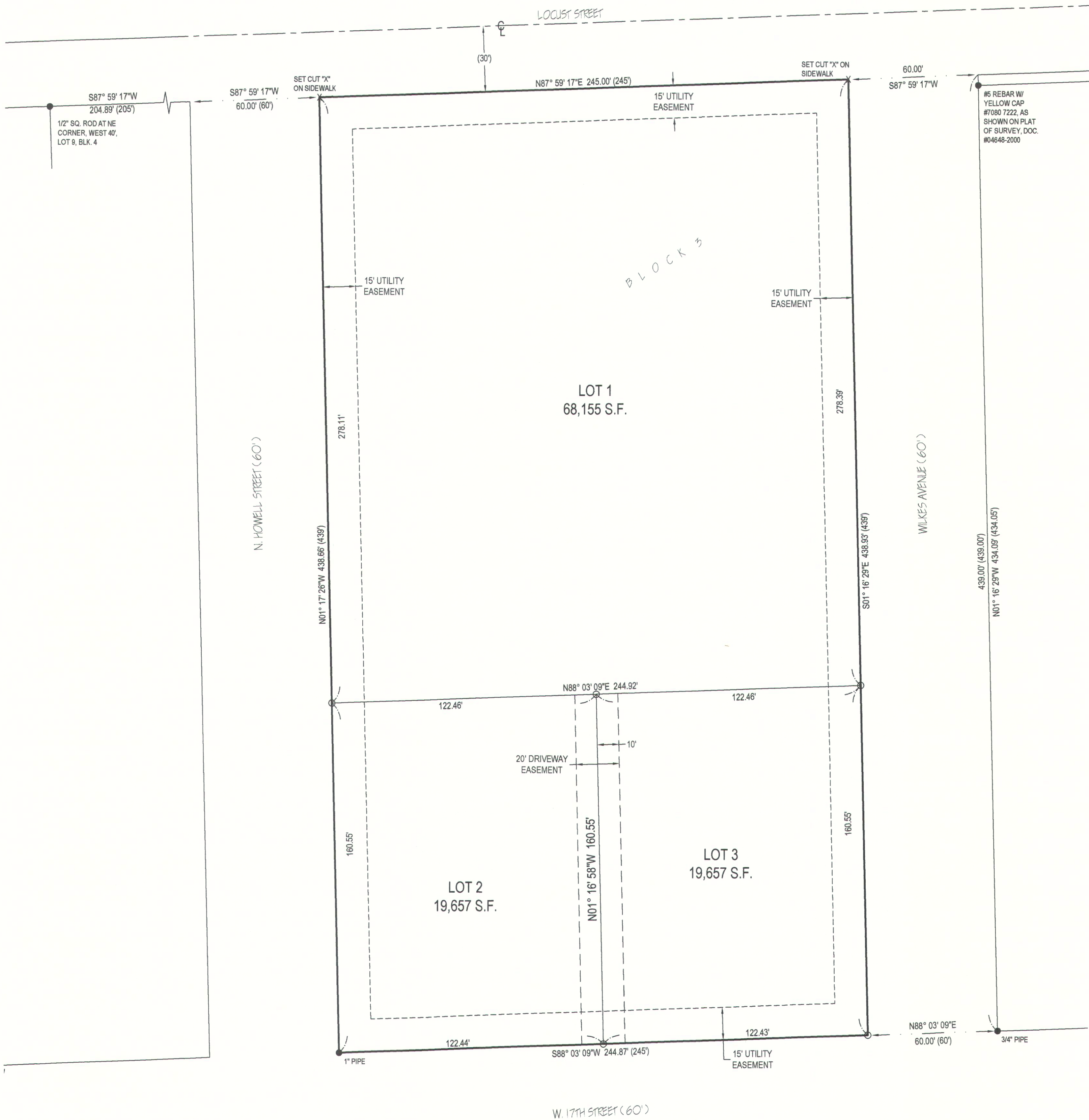
LEGAL DESCRIPTION

Lots 1, 2 and 3 of the Final Plat of Johnson School Homes, an Addition to the City of Davenport, Scott County, Iowa.

FINAL PLAT

JOHNSON SCHOOL HOMES

BEING A REPLAT OF BLOCK 3 IN FAIR GROUND ADDITION TO THE CITY OF
DAVENPORT, IOWA, LOCATED IN THE NORTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 3 EAST
OF THE 5TH P.M. SCOTT COUNTY, IOWA.



NOTES:

- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
- COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.
- BLANKET EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
- THE SUBJECT PROPERTY IS ZONED C-T, COMMERCIAL TRANSITIONAL District. THE FOLLOWING SETBACKS APPLY AT THE TIME OF RECORDING:
FRONT: BUILD TO ZONE OF 0' TO 20'
INTERIOR SIDE: NONE, UNLESS ABUTTING A 'R' DISTRICT THEN 20'
CORNER SIDE: BUILD TO ZONE OF 0' TO 15'
REAR: 15'; UNLESS ABUTTING A 'R' DISTRICT THEN 25' OR 20% OF LOT DEPTH, WHICHEVER IS LESS.
SETBACKS ARE SUBJECT TO CHANGE.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAP #19163C0365G EFFECTIVE DATE MARCH 23, 2021.
- STORMWATER DETENTION AND WATER QUALITY TREATMENT WILL NOT BE REQUIRED FOR THIS SUBDIVISION BUT WILL BE REQUIRED UPON FURTHER DEVELOPMENT OF THE PROPERTY.
- ALL MONUMENTS WILL SHALL BE PLACED WITHIN ONE YEAR OF THE RECORDING DATE OF THIS FINAL PLAT.
- LOT 1 SHALL NOT HAVE DIRECT ACCESS TO LOCUST STREET.
- LOTS 1 - 16 IN BLOCK 3 OF FAIR GROUND ADDITION ARE NOT INDIVIDUALLY VIABLE LOTS PER CURRENT CITY OF DAVENPORT ZONING ORDINANCE AND SHALL BE NULL AS OF RECORDING OF THIS SUBDIVISION.

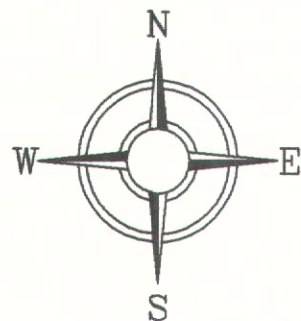
PLAT INFORMATION

- Owner:
Johnson School Properties, LLC
5861 Emily Road
Bettendorf, Ia
- Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
- Surveyor:
Jerry D. Rogers
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
- Attorney:
Michael Gorsline
5119 Utica Ridge Road
Davenport, Ia 52807
(563) 386-4236

THE MEASURED BEARINGS SHOWN
HEREON ARE BASED ON THE US STATE
PLANE COORDINATE SYSTEM, IOWA
SOUTH ZONE (1402) GEOID 12A, NAD 83
(2011) EPOCH 2010.00.

LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED =
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 =
BOUNDARY LINE =
FENCE LINE =
EASEMENT LINE =
SETBACK LINE =
LOT LINE =

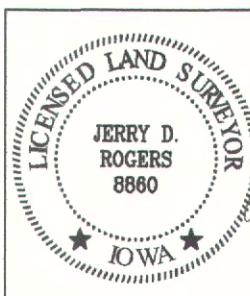


GRAPHIC SCALE

30 0 20 30
(IN FEET)
1" = 30' (24x36)

APPROVAL SIGNATURES:

CITY OF DAVENPORT	9/25/2023
PLANNING AND ZONING COMMISSION	9-22-23
MEDIA.COM	9-21-23
CENTURYLINK	9-15-23
IOWA - AMERICAN WATER COMPANY	9-15-23
MIDAMERICAN ENERGY	9-21-23
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.	9-15-23
METROMET	9-15-23



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
Date: 9/15/2023
My license number: 8860
My license renewal date is December 31, 2023
Pages or sheets covered by this seal: 1

TOWNSEND
ENGINEERING

CIVIL • STRUCTURAL • LAND DEVELOPMENT

DATE:
6/6/2023

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY:
KLC

CHECKED BY:
JDR

LOCATION:
S. LANG-LUCKY

REVISIONS:

NO.	DESCRIPTION	DATE
1	CITY REVIEW	7/6/23

PROJECT

FINAL PLAT
JOHNSON SCHOOL HOMES
DAVENPORT, IOWA

DEVELOPER

JOHNSON SCHOOL PROPERTIES, LLC
5861 EMILY ROAD
BETTENDORF, IOWA 52722

SHEET NO.

1
OF
1

1/31/2025

HORIZON SCIENCE ACADEMY - DAVENPORT

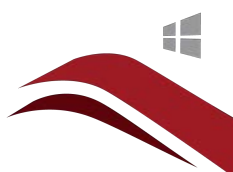
DEVELOPMENT PLAN NARRATIVE

The Johnson School Building, located at 1730 Wilkes Ave in Davenport, IA, is a historic structure that, if rezoning is approved, is about to undergo a renovation process. The purpose of these renovations is to allow the operation of a non-denominational charter school suitable for grades K-8, but ultimately K-12. The building will be restored and renovated to include approximately 18 classrooms, 6 restrooms, a cafeteria, library, and a gymnasium/theater resting on a 2.5-acre lot.

Key aspects of the renovation project include the refurbishment of existing spaces (classrooms, bathrooms, auditorium/cafeteria, and gym floor), the installation of code-compliant plumbing fixtures, LED lighting upgrades, a storm shelter area and tuckpointing improvements. Furthermore, the plan entails ceiling, wall, and flooring repairs, in addition to fresh paint, to revitalize the building's overall aesthetic.

With a focus on safety and accessibility, the renovation will also encompass the implementation of low voltage fire alarm and cable jacks, ADA-compliant upgrades, and a new playground allowance to be installed in the near future. This approach aims to create a secure and welcoming environment that serves the needs of the community while respecting the building's historical significance.

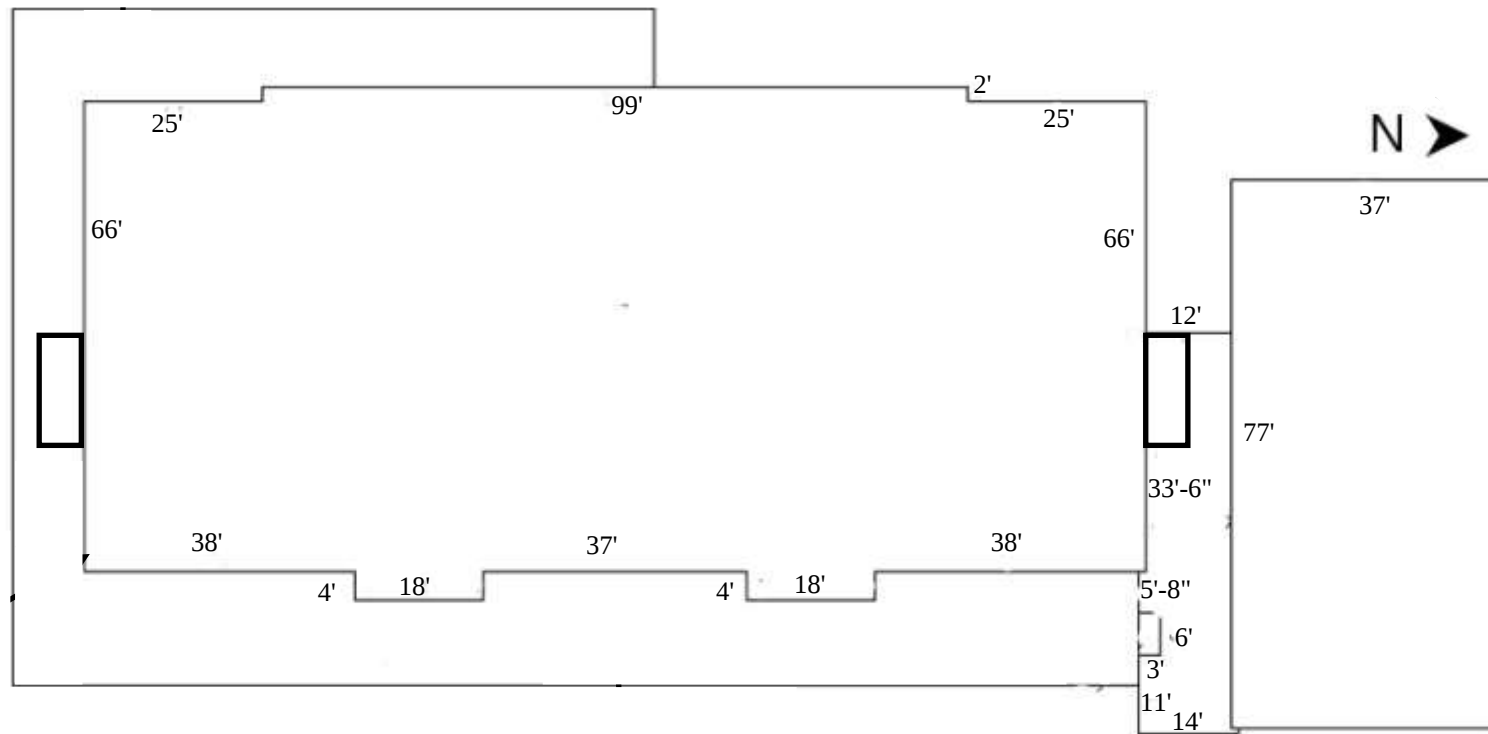
Initial floor plan configurations and potential interior designs are included, along with Proposed Facilities Plan for Horizon Science Academy Davenport.



HORIZON SCIENCE ACADEMY - DAVENPORT

FLOOR PLAN 1/31/25

Johnson Elementary School
Floor Plans
Site/Exterior
Part

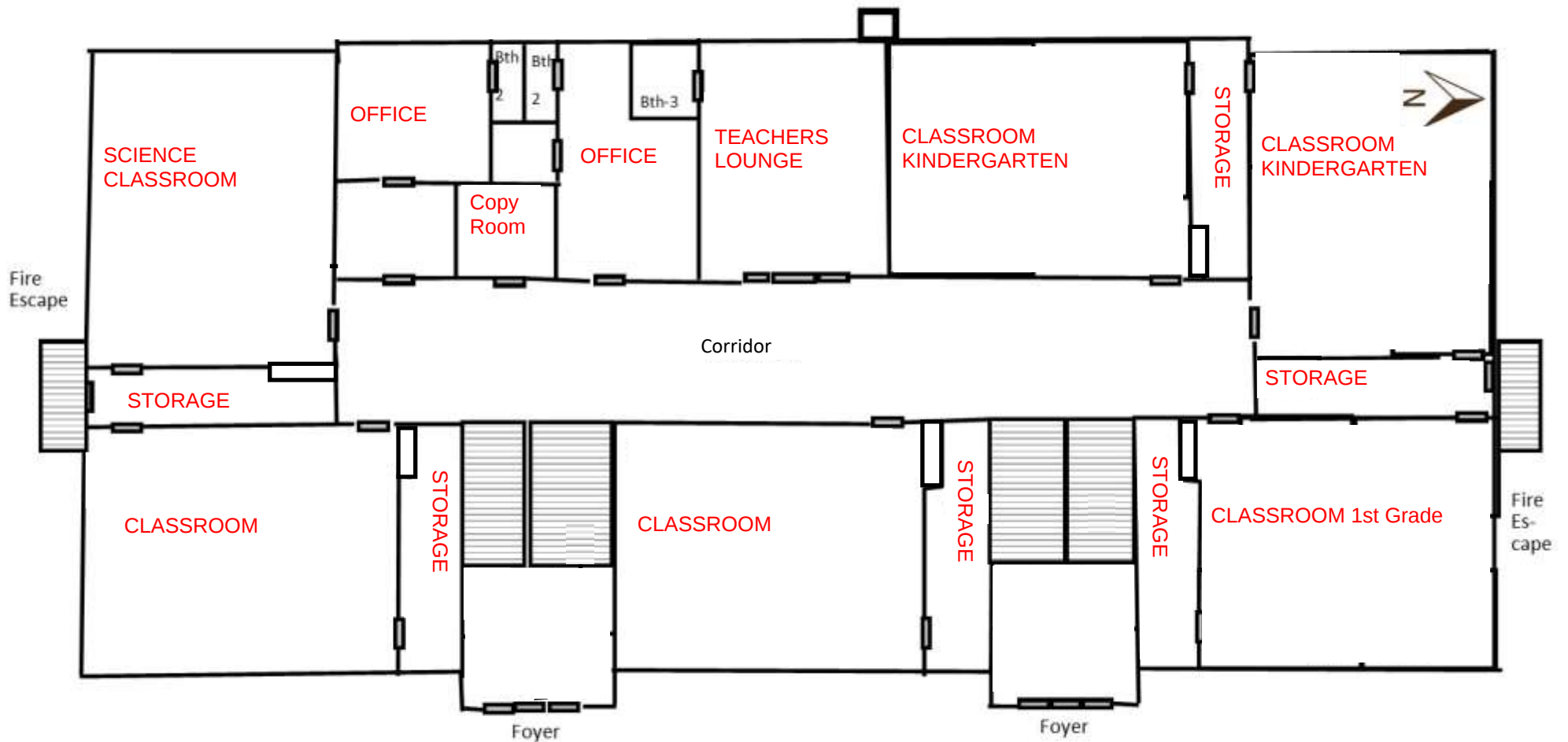


DRAWINGS ARE ESTIMATED AND NOT TO SCALE

HORIZON SCIENCE ACADEMY - DAVENPORT

FLOOR PLAN 1/31/25

Johnson Elementary School
Floor Plans
Floor 1
Part 1

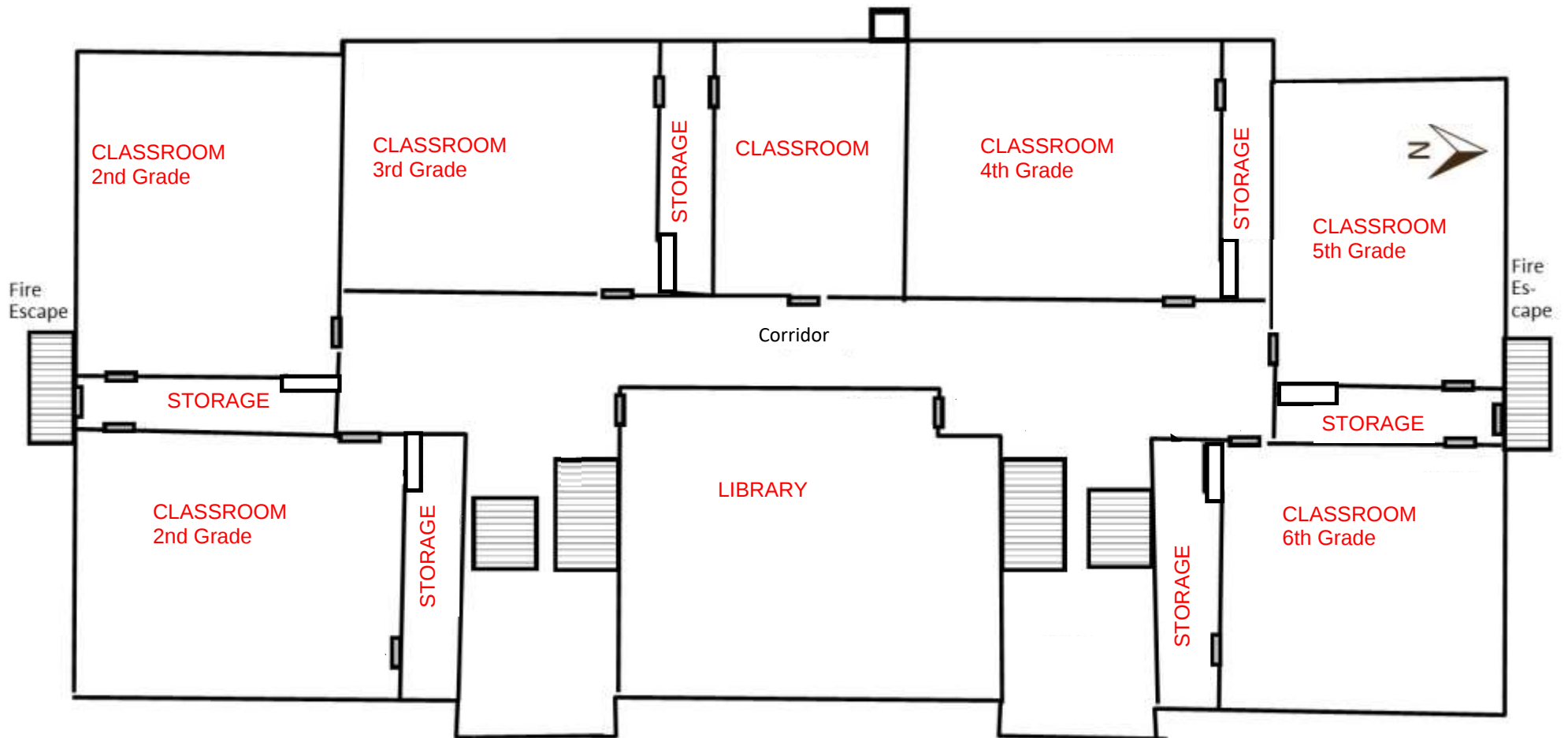


DRAWINGS ARE ESTIMATED AND NOT TO SCALE

HORIZON SCIENCE ACADEMY - DAVENPORT

FLOOR PLAN 1/31/25

Johnson Elementary School
Floor Plans
Floor 2
Part 1

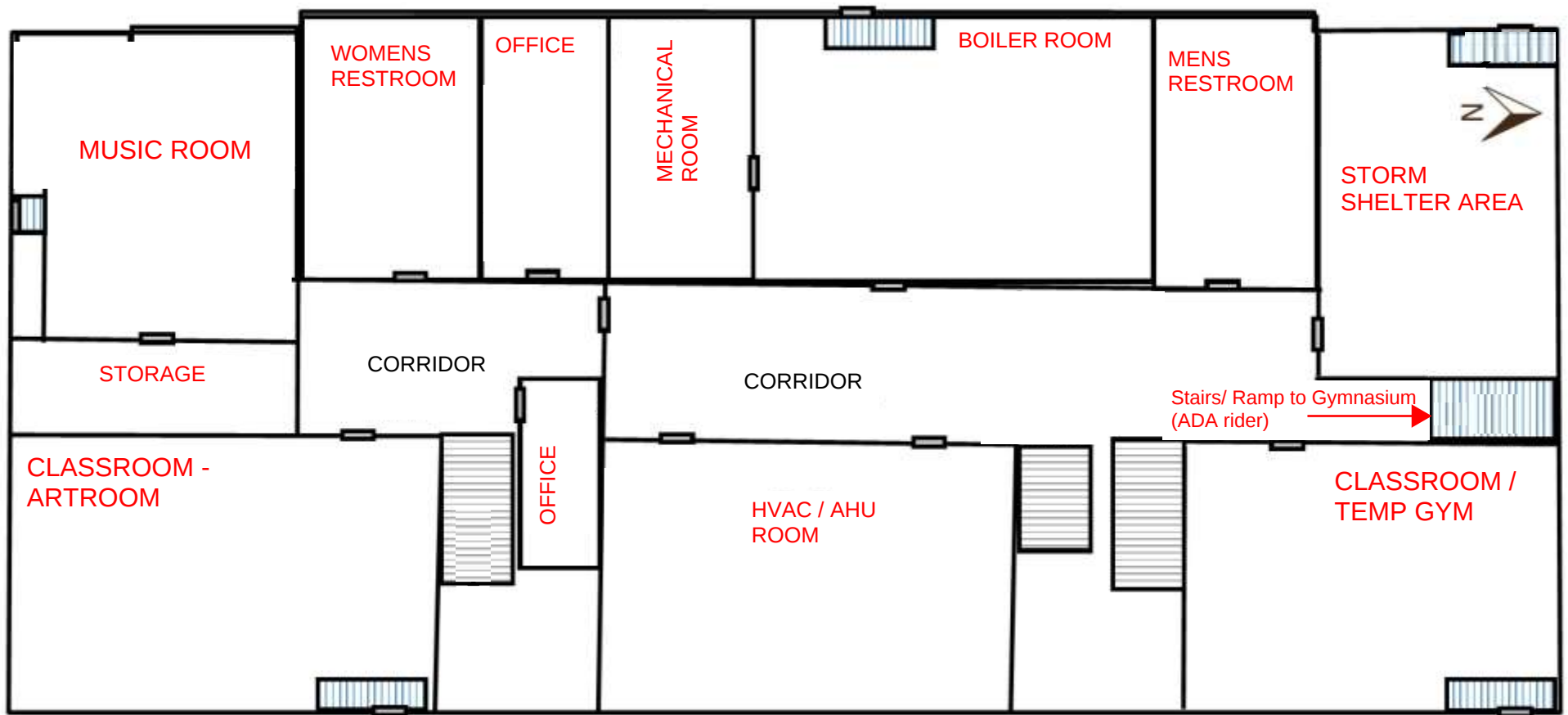


DRAWINGS ARE ESTIMATED AND NOT TO SCALE

HORIZON SCIENCE ACADEMY - DAVENPORT

FLOOR PLAN 1/31/25

Johnson Elementary School
Floor Plans
Basement
Part 1

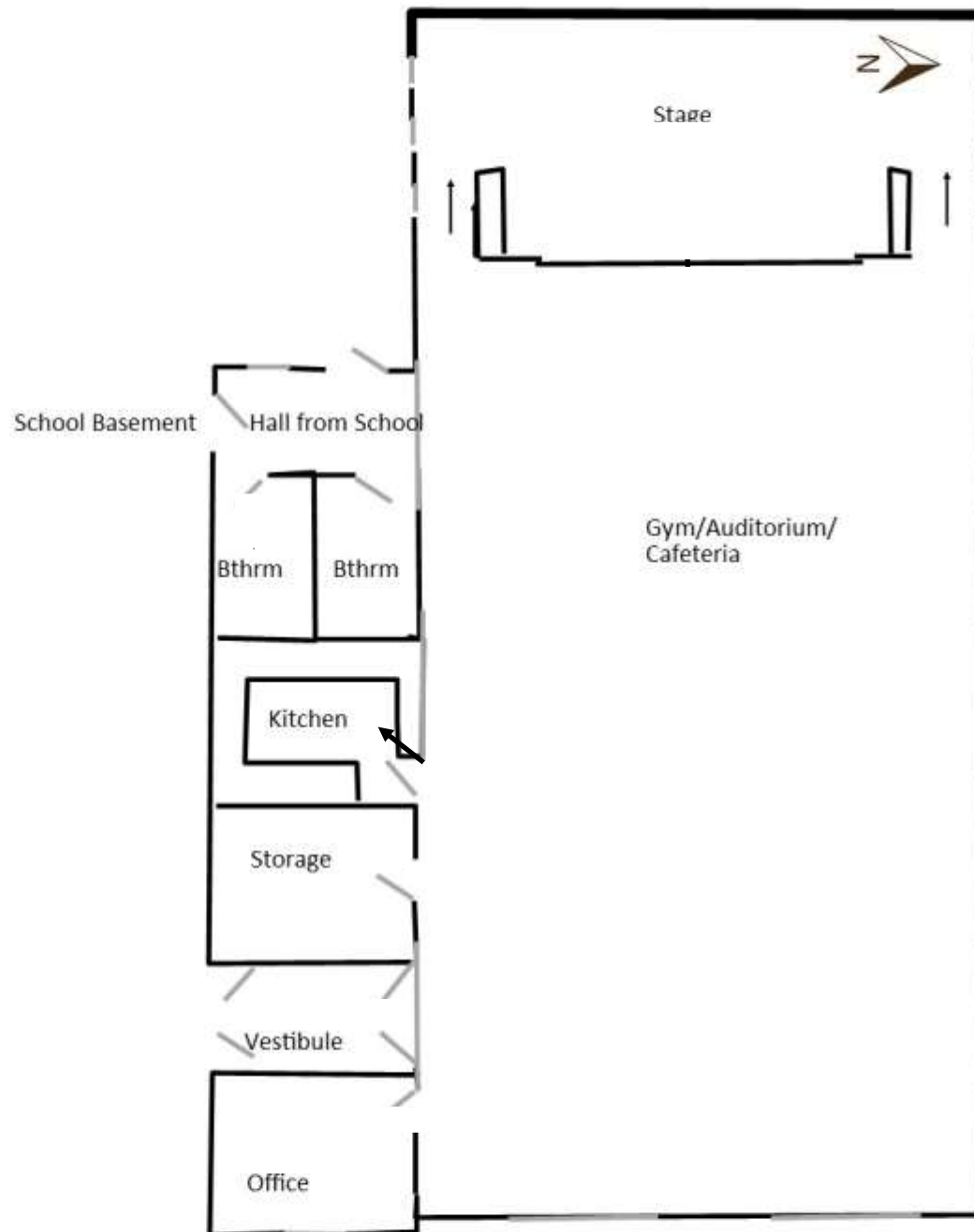


DRAWINGS ARE ESTIMATED AND NOT TO SCALE

HORIZON SCIENCE ACADEMY - DAVENPORT

FLOOR PLAN 1/31/25

Johnson Elementary School
Floor Plans
Gym
Part 1



DRAWINGS ARE ESTIMATED AND NOT TO SCALE



1/31/2025

Proposed Facilities Plan for Horizon Science Academy Davenport

Our facilities plan for the proposed charter school in Davenport, Iowa, involves collaborating with New Plan Learning (NPL), a nonprofit organization specializing in turn-key charter school development. NPL will acquire and renovate the historic Johnson School building, located at 1730 Wilkes Ave., Davenport, IA 52804, to meet our educational needs.

About New Plan Learning:

At New Plan Learning, we are on a mission to make a meaningful difference by building educational facilities that inspire and nurture growth in the lives of children and our educational communities with aspirations to build a world where every child has the opportunity to thrive in a safe environment, regardless of their background or circumstances. New Plan Learning is a non-profit organization that exists to assist Charter Schools in navigating the complexities of budgeting, designing, building, and financing new and existing spaces. We partner with school leaders to bring their vision for school growth to life. Our NPL team comprises former school leaders, Charter founders, board members, operators, and experts in charter school construction and financing. As the only Charter School Developer made up of charter school practitioners, we understand the unique constraints of charter schools.

Building Overview:

The Johnson School, constructed in 1910, is a historic structure listed on the Davenport Register of Historic Properties. It has previously housed various businesses, including wellness centers and educational organizations.

Renovation and Compliance:

NPL will oversee the renovation process, ensuring the building complies with all state and local regulations for educational facilities. This includes updating classrooms, installing modern safety systems, and ensuring accessibility standards are met.

Benefits:

- **Historic Preservation:** Utilizing the Johnson School preserves a piece of Davenport's educational history.
- **Community Integration:** The school's location fosters strong ties with the local community, promoting engagement and support.
- **Resource Optimization:** Partnering with NPL enables us to allocate more resources toward educational programs and student services.

This facilities plan ensures the charter school will operate in a safe, compliant, and community-centered environment, aligning with our mission to provide exceptional education to Davenport's students.



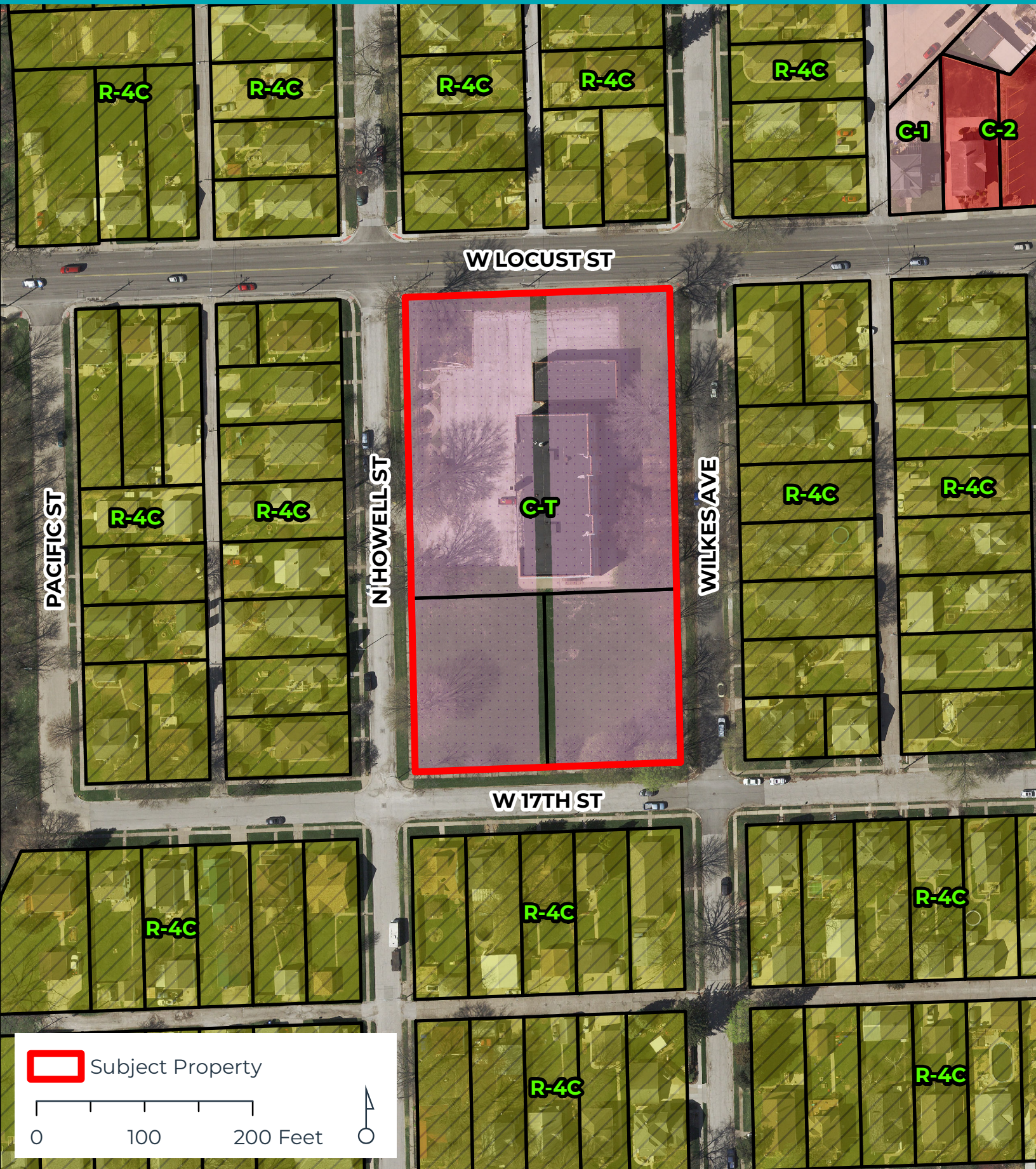
Vicinity Map | Case REZ25-03

Request of New Plan Learning to rezone 1730 Wilkes Avenue, being approximately 2.47 acres of land, from C-T Commercial Transitional District to R-4C Single-Family and Two-Family Central Residential District. [Ward 4]



Zoning Map | Case REZ25-03

Request of New Plan Learning to rezone 1730 Wilkes Avenue, being approximately 2.47 acres of land, from C-T Commercial Transitional District to R-4C Single-Family and Two-Family Central Residential District. [Ward 4]



CHAPTER 17.08. USES

Section 17.08.010	General Use Regulations
Section 17.08.020	Use Matrix
Section 17.08.030	Principal Use Standards
Section 17.08.040	Temporary Use Standards
Section 17.08.050	Use Definitions

Section 17.08.010 General Use Regulations

- A.** No structure or land may be used or occupied unless allowed as a permitted or special use within the zoning district.
- B.** All uses must comply with any applicable federal and state requirements, and any additional federal, state, or city ordinances.
- C.** Any use that is not included in the use matrix and cannot be interpreted as part of a use within the matrix is prohibited in all districts.
- D.** A site may contain more than one principal use, so long as each principal use is allowed in the district. Each principal use is approved separately. In certain cases, uses are defined to include ancillary uses that provide necessary support and/or are functionally integrated into the principal use.
- E.** All uses must comply with the use standards of Section 17.08.030, as applicable, as well as all other regulations of this Ordinance and the City.

Section 17.08.020 Use Matrix

- A.** Table 17.08-1: Use Matrix identifies the principal and temporary uses allowed within each zoning district. Cells are color-coded for ease of review only; the letter indicated in the cell controls over any errors in color-coding.
- B.** Uses allowed in the R-3 and R-3C Districts are those listed in Table 17.08-1 for the R-3 District. Uses allowed in the R-4 and R-4C Districts are those listed in Table 17.08-1 for the R-4 District.
- C.** P indicates that the use is permitted by-right in the district. S indicates that the use is a special use in the district and requires special use approval. If a cell is blank, the use is not allowed in the district.
- D.** In the case of temporary uses, a T indicates the temporary use is allowed in the district and may require approval of a temporary use permit per the standards of Section 17.08.040.
- E.** For accessory uses, see Chapter 17.09.
- F.** See Section 17.04.020 for additional use restrictions in the R-3, R-3C, R-4, and R-4C Districts.
- G.** See Section 17.05.020 for additional use restrictions in the C-V District.

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

TABLE 17.08-1: USE MATRIX																							
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	AG	OS	IC	USE STANDARD	
Adult Use																S	S					Sec. 17.08.030.A	
Agriculture																			P				
Amusement Facility - Indoor									P	P	P		P	P	P	P		P					
Amusement Facility - Outdoor										S	S				S	P		S					
Animal Care Facility - Large Animal																			P				
Animal Care Facility - Small Animal							S	S	P	P	P		S	S	P	P		P	P			Sec. 17.08.030.B	
Animal Breeder																			P			Sec. 17.08.030.B	
Art Gallery							P	P	P	P	P		P	P	P			P					
Arts and Fitness Studio							P	P	P	P	P		P	P	P			P					
Bar									P	P	P		P	P	P			P					
Bar – Neighborhood								P														Sec. 17.08.030.C	
Bed and Breakfast	S	S	S	S	S		S												P			Sec. 17.08.030.D	
Billboard									P	P							P	P				Sec. 17.08.030.E	
Body Modification Establishment								P	P	P	P		P		P			P					
Broadcasting Facility TV/Radio								P	P	P		P	P	P	P	P	P	P			P		
Campground																			S	P		Sec. 17.08.030.F	
Car Wash									P	P					S			P				Sec. 17.08.030.G	
Casino															P								
Cemetery																				P			
Children's Home					P				P	P					P			S			P	Sec. 17.08.030.H	
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	AG	OS	IC	USE STANDARD	
Community Center	P	P	P	P	P		P	P	P	P	P		P	P	P			P	P	P	P		
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	Sec. 17.08.030.I	
Conservation Area																			P	P			
Country Club																				P			
Cultural Facility							P	P	P	P	P		P	P	P			P		P	P		
Day Care Center					P		P	P	P	P	P	P	P	P	P	S		P			P	Sec. 17.08.030.J	
Day Care Home	P	P	P	P	P														P			Sec. 17.08.030.J	
Drive-Through Facility									P	P	S		S		P	P	P					Sec. 17.08.030.K	
Drug/Alcohol Treatment Facility, Residential									S	S					S			S			S	Sec. 17.08.030.L	
Drug Treatment Clinic									S	S					S			S			S	Sec. 17.08.030.L	
Domestic Violence Shelter					P			P	P	P					P			P			P	Sec. 17.08.030.H	
Dwelling - Accessory Dwelling Unit	P	P	P	P																		Sec. 17.08.030.M	
Dwelling - Manufactured Home						P													S			Sec. 17.08.030.N	

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

TABLE 17.08-1: USE MATRIX																							
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	AG	OS	IC	USE STANDARD	
Dwelling - Multi-Family					P		P	P	P	P	S		P	P	P			P				Sec. 17.08.030.O	
Dwelling - Townhouse					P		P	P	P	P	S		P	P	P			P				Sec. 17.08.030.P	
Dwelling - Single-Family	P	P	P	P	P		P	P	P					P								Sec. 17.08.030.P	
Dwelling - Single-Family Semi-detached		P	P	P	P		P	P	P		S			P								Sec. 17.08.030.P	
Dwelling - Two-Family (New Construction)			P	P	P		P	P	P		S			P								Sec. 17.08.030.P	
Dwelling - Two-Family (Conversion)					P		P	P	P					P								Sec. 17.08.030.P	
Educational Facility - Primary or Secondary	P	P	P	P	P																P		
Educational Facility - University or College										P	P	P	P		P						P		
Educational Facility - Vocational							S	S	S	P	P	P	P	S	P	P	P	P			P		
Equine Keeping/Equestrian Facility	P																		P			Sec. 17.08.030.Q	
Fairground																			S	S	P		
Financial Institution							P	P	P	P	P	P	P	P	P			P					
Financial Institution, Alternative									S	S					S			P				Sec. 17.08.030.R	
Food Bank																P	P	P					
Food Pantry									P	S					S			S					
Funeral Home							S	S	S	P					P			P					
Gas Station								S	P	P	S				P	P	P	P				Sec. 17.08.030.S	
Golf Course/Driving Range																				P			
Government Office/Facility							P	P	P	P	P	P	P	P	P	P	P	P		P	P		
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	AG	OS	IC	USE STANDARD	
Greenhouse/Nursery - Retail										P					P			P	S				
Group Home	P	P	P	P	P																	Sec. 17.08.030.T	
Halfway House									S	S					S			S			S	Sec. 17.08.030.L	
Healthcare Institution																					P		
Heavy Rental and Service																P		P					
Heavy Retail										S					S	P		P					
Homeless Shelter									S	S					S			S			S	Sec. 17.08.030.L	
Hotel									P	P	P	P	P	S	P			P					
Industrial - General																	P						
Industrial - Light												P				P	P	P					
Industrial Design								P	P	P		P	P		P	P	P	P					
Live Performance Venue										P	P		P	P	P	P		P					

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

TABLE 17.08-1: USE MATRIX																							
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	AG	OS	IC	USE STANDARD	
Lodge/Meeting Hall	S	S	S	S	S		P	P	P	P	P	P	P	P	P	P	P	P	P			Sec. 17.08.030.U	
Manufactured Home Park						P																	
Medical/Dental Office							P	P	P	P	P	P	P	P	P			P			P		
Micro-Brewery/Distillery/Winery									P	P	P		P	P	P	P		P					
Neighborhood Commercial Establishment		S	S	S	S																	Sec. 17.08.030.V	
Office							P	P	P	P	P	P	P	P	P	P	P	P			P		
Outdoor Dining							P	P	P	P	P	P	P	P	P	P	P	P			P	Sec. 17.08.030.W	
Parking Lot (Principal Use)								S	S	S	S	S	S	S	S	P	S	S			P	Chapter 17.10	
Parking Structure (Principal Use)								S	S	P	P	P	S	S	P			P			P	Chapter 17.10	
Personal Service Establishment							P	P	P	P	P	P	P	P	P	P		P			P		
Place of Worship	P	P	P	P	P		S	S	P	P	P		P	P	P	P			P		P		
Private Recreation Facility								P	P	P	P	P	P	P	P	P		P			P		
Public Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		
Public Safety Facility					P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Public Works Facility												P					P	P	P	P		P	
Reception Facility	S	S	S	S			S	S	S	P	P		S	S	P			P	S			Sec. 17.08.030.X	
Recreational Vehicle (RV) Park																			S	S		Sec. 17.08.030.F	
Research and Development												P					P	P	P		P		
Residential Care Facility					P		P	P	P	P	P	P	P		P	P		P			P	Sec. 17.08.030.Y	
Restaurant								P	P	P	P	P	P	P	P	P	P	P		P	P		
Retail Goods Establishment							P	P	P	P	P	P	P	P	P	P	P	P			P		
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	AG	OS	IC	USE STANDARD	
Retail Alcohol Sales									P	P	S		S		P	P							
Retail Sales of Fireworks																P	P					Sec. 17.08.030.Z	
Salvage Yard																	S						
Self-Storage Facility: Enclosed									S	S					P	P	P	P				Sec. 17.08.030.AA	
Self-Storage Facility: Outdoor																P	P	S				Sec. 17.08.030.AA	
Social Service Center									P	P					P			P			P		
Solar Farm												P				P	P		S		P	Sec. 17.08.030.BB	
Specialty Food Service								P	P	P	P		P	P	P	P		P					
Storage Yard - Outdoor																P	P					Sec. 17.08.030.CC	
Truck Stop																P	P						
Vehicle Dealership - Enclosed										P		S	P		P	S		P					
Vehicle Dealership - With Outdoor Storage/Display										S					S	S		P					

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

TABLE 17.08-1: USE MATRIX																						
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	AG	OS	IC	USE STANDARD
Vehicle Operation Facility																P	P				P	
Vehicle Rental - Enclosed										P		S	P		P	S		P				
Vehicle Rental - With Outdoor Storage/Display										S					S	S		P				
Vehicle Repair/Service - Major										S						P	P	S				Sec. 17.08.030.DD
Vehicle Repair/Service - Minor									P	P					P	P	P	S				Sec. 17.08.030.DD
Warehouse																P	P					
Wholesale Establishment																P	P	S				
Wind Energy System												S				S	S		S		S	Sec. 17.08.030.EE
Wine Bar								S	P	P	P		P	P	P			P				
Winery																			S			
Wireless Telecommunications	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.FF
Wireless Telecommunications - Stealth Design Antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.FF
Wireless Telecommunications - DAS Co-Location	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.FF
Wireless Telecommunications - DAS New Pole	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.FF
TEMPORARY USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	AG	OS	IC	USE STANDARD
Farmers' Market					T		T	T	T	T	T	T	T	T	T			T	T	T	T	Sec. 17.08.040.A
Real Estate Project Sales Office/Model Unit	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T	T	T			T	Sec. 17.08.040.B
Temporary Cell On Wheels (COW)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.C
Temporary Contractor Office and Contractor Yard	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.D
Temporary Outdoor Entertainment	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T		T	T	T	T	Sec. 17.08.040.E
Temporary Outdoor Sales (No Fireworks Stand)	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T		T	T		T	Sec. 17.08.040.F
Temporary Outdoor Sales - Fireworks Stand Only																T	T					Sec. 17.08.040.G
Temporary Outdoor Storage Container	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.H



PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of the subject property located at 1730 Wilkes venue

Neighborhood Meeting

Date: 2/13/2025

Time: 6:00 PM

Location: Room 21 | Johnson School Building | 1730 Wilkes Ave

Plan & Zoning Commission Public Hearing Meeting

Date: 3/4/2025

Time: 5:00 PM

Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?

This notice is being sent to inform you that a neighborhood meeting and a public hearing will be held for a Rezoning Request. The subject property is currently zoned C-T Commercial Transitional District. The request is to rezone the property to R-4C Single-Family and Two-Family Central Residential District. The purpose is to renovate The Johnson School Building to allow the operation of a school suitable for grades K-8, but ultimately K-12. 'Educational Facility-Primary or Secondary' is considered a prohibited use under the current zoning designation.

Request/Case Description:

Request of New Plan Learning to rezone 1730 Wilkes Avenue, being approximately 2.47 acres of land, from C-T Commercial Transitional District to R-4C Single-Family and Two-Family Central Residential District. [Ward 4]

What are the Next Steps after the Neighborhood Meeting and Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on March 4, 2025. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on March 18, 2025. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the Development & Neighborhood Services Department.

Would You Like to Submit an Official Comment?

As a neighboring property owner, you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

All documents related to the meeting (agenda included) are at "Meeting Minutes & Agendas": https://www.davenportiowa.com/government/meeting_minutes_agendas

Do You Have Any Questions?

If you have any questions or if accommodations are needed for any reason, please contact the Development & Neighborhood Services Department at planning@davenportiowa.com or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

Neighborhood Meeting Attendance List

Date: 02/13/2025

Time: 1800

Location: 1730 Wilkes AVE

Case: Request REZ25-03 of New Plan Learning to rezone 1730 Wilkes Avenue, being approximately 2.47 acres of land, from C-T Commercial Transitional District to R-4C Single-Family and Two-Family Central Residential District. [Ward 4]

The purpose of this meeting is to provide an **informal setting to allow courteous discussion** between the developer and adjacent owners, and to answer any questions and concerns about the proposed action. This meeting does not replace the Public Hearing.

	NAME	EMAIL:	PHONE: (optional)	ADDRESS (as shown on the notice map)
1	Luann Stemlar	304Lifeskills@gmail.com		1901 W. 17 th St.
2	Susan Yarolem	1813 W. 17 th St. <→		S.yarolema@gmail.com
3	Dennis York	turbotill1965@gmail.com		1917 W. 17 th
4	Roy Decker			1913 W 17 th St
5	Bob Ingram			
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City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
3/4/2025

Subject:
Consideration of the February 18, 2025 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The February 18, 2025 meeting minutes are attached.

Attachments:
1. Meeting Minutes 2-18-25

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, FEBRUARY 18, 2025; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

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

Absent: Hepner

Staff: Berkley, Huff, Oswald, Schadt, 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 February 4, 2025, meeting minutes.

Motion by Tallman, second by Johnson, to approve the February 4, 2025, meeting minutes. Motion to approve was unanimous by voice vote (9-0).

IV. Report of the Comprehensive Plan Committee

City Council is reviewing a contract for engineering services to create a West Davenport Growth Area Plan. The area is roughly bounded by Interstate 80 to the north, Wisconsin Avenue to the east, West Locust to the south, and Interstate 280 to the west.

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

1. Case ROW25-01: Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]

Motion by Tallman, second by Garrington, to take Case ROW25-01 from the table. Motion was unanimous by roll call vote (9-0).

Planning Staff presented an overview of the request to vacate the unimproved alley and provided updated information regarding visibility issues, pedestrian counts, and traffic accident history. Brian Schadt, City Engineer, answered questions from the Commission and explained the rationale for vacation.

Staff recommended the City Plan and Zoning Commission accept the listed findings to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street in Case ROW25-01 to the City Council with a recommendation for approval, subject to the following condition:

Findings:

1. Alley right-of-way is not needed for a public purpose.
2. The City of Davenport did not improve the alley. The City has no intention to improve the public alley.
3. There are multiple property owners that may have an interest in the vacated right-of-way.
4. Careful consideration is necessary for the conveyance of the vacated right-of-way.
5. Easements are in place to access existing sewer infrastructure.
6. Accident history from 2014 to present for the immediate area does not show a safety issue.

Condition:

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.

Commissioners inquired about the following: potential safety concerns, visibility issues with the retaining wall at 2342 East Locust Street, and pedestrian and vehicular traffic on Locust Street.

Rich Oswald, Neighborhood Services Director, answered questions about the history of the request. Sam Huff, Corporation Counsel, answered legal questions raised by the Commission.

Motion by Johnson, second by Tallman, to approve staff recommendation and condition in Case ROW25-01. Motion to approve failed by roll call vote (1-8).

B. New Business

1. Case F25-02: Request of Bright Day Properties LLC for a Final Plat of Paddington Square 2nd Addition. The 1-lot subdivision is located at 801 East 46th Street on 1.2 acres. [Ward 7]

Staff provided an overview of the subdivision and zoning of the property. The purpose of the subdivision is to combine the 7-lots into a larger developable parcel and establish an outlot for stormwater management on the eastern portion of the site. Once recorded, the applicant intends to construct a storage facility on the 1.2-acre property.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F25-02 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. Label the easement at the northwest corner of the subdivision, "Access Easement for Common Driveway".
5. Include a note stating, "Stormwater detention and water quality are required for this subdivision and shall be owned and maintained by the owner or home/business association."

Chris Townsend, Townsend Engineering, was in attendance to answer questions.

Motion by Johnson, second by Eikleberry, to approve staff recommendation and conditions in Case F25-02. Motion to approve was unanimous by roll call vote (9-0).

2. Case P25-02: Request of Splendor Homes, LLC for a Preliminary Plat of Splendor Estates. The 76-lot subdivision is located at 2448 and 2460 East 60th Street on 27.94 acres. [Ward 8]

Commissioner Tallman abstained.

Staff provided a history of the subject property. The applicant has submitted a revised lot and road layout associated with the proposed Splendor Estates subdivision. The revision requires a new preliminary plat. The submitted preliminary maintains the previously approved 76 single-family lots.

Alterations from the previous plan include:

1. Extending 61st Street directly east to intersect with Splendor Lane.
2. Terminating Heather Avenue in a cul-de-sac.
3. Alterations to location and size of outlots.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case P25-02 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

1. The preliminary plat conforms to the comprehensive plan Davenport +2035.
2. The preliminary plat prepares the area for future development.
3. The preliminary plat (with conditions recommended by City Staff) will achieve consistency with subdivision requirements.

Conditions:

1. Civil construction and grading plans shall be submitted alongside or before the submittal of the final plat.
2. Sidewalks are required within right-of-way on all lots.

Attorney Tom Pasternak, representing the property owner, was in attendance to answer questions and summarize the history of the subdivision.

Commissioners inquired about the northern terminus of Heather Avenue.

Motion by Johnson, second by Maness, to approve staff recommendation and conditions in Case P25-02. Motion to approve was unanimous by roll call vote (8-0). Commissioner Tallman abstained from the motion.

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Maness, second by Johnson, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (9-0).

The meeting adjourned at 5:38 pm.