

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, AUGUST 19, 2025; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Roll Call

Present: Eikleberry, Hepner, Johnson, Tallman, Inghram, Maness, Garrington, Thomas, Schneider

Excused: Dunlop, Garrington, Schilling

Staff: Berkely, Reu, 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 August 5, 2025 meeting minutes.

Motion by Tallman, second by Hepner, to approve the August 5, 2025 meeting minutes. Motion to approve was unanimous by voice vote (7-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

1. Case ORD25-01: Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

Commissioners Eikleberry and Thomas abstained.

Staff presented a summary of the request. St. Ambrose University is undergoing a comprehensive planning effort for their campus, bounded by Locust Street, Harrison Street, Lombard Street, and Brown Street. Following input from the community at the March 18, 2025 Plan and Zoning Commission meeting, St. Ambrose University has submitted a revised Campus Land Use Plan. The major amendments to the campus include an improved entrance to the campus at West Rogalski Drive, outdoor recreation

facilities between McCarthy Hall and the Wellness Center, a new academic building north of McMullen Hall, expanded parking in the properties between Brown and Gaines Street, and expanded greenspaces throughout the interior of the campus. The University elected not to pursue the construction of a new Center for Performing Arts, which was previously planned in the current Rogalski Center parking lot. Staff summarized the August 4th neighborhood meeting.

Staff recommended Case ORD25-01 be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions.

Findings:

1. The land use plan is consistent with the Davenport +2035 Future Land Use Plan, which identifies the property as Civic and Institutional.
2. The land use plan amendment is appropriate for an 'Educational Facility-University or College'.
3. The proposed land use plan is generally consistent with the established institutional character of the area; however, the expanded parking west of Gaines Street will necessitate the removal of an existing residential neighborhood.
4. The land use plan is consistent with the principal uses permitted within the IC Institutional Campus District.
5. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
6. The proposed Campus Land Use Plan does not create any nonconformities.

Conditions:

1. The fencing plan shall replicate the brick pillars and black ornamental fencing currently in place along Harrison Street and shall incorporate robust landscaping to delineate the campus from adjoining neighborhoods.
2. No net loss of off-street parking spaces shall occur as a result of development unless supported by documentation demonstrating a reduction in parking demand.

Christopher Waugh, representatives of St. Ambrose University, was in attendance to explain the revisions to the Campus Master Plan and answer questions. The applicant had no objections to the proposed conditions recommended by city staff.

Commissioners inquired about the campus boundaries and any potential expansion south of Locust Street.

Motion by Hepner, second by Maness, to forward Case ORD25-01 to City Council with a recommendation for approval in accordance with the listed findings and conditions. Motion to approve was unanimous by a roll call vote (5-0). Commissioners Eikleberry and Thomas abstained.

VI. Subdivision Activity

A. Old Business

B. New Business

1. Case F25-10: Request of River Cities Development LLC for a Final Plat of Northwest Bank Retail Addition. The 2-lot subdivision is located at 100 East Kimberly Road, on 4.3 acres. [Ward 7]

Staff presented an overview of the subdivision. The subject property consists of the 9-story Northwest Bank Tower and surrounding parking lot. Developed in 1974, the site contains two shared driveways with NorthPark Mall and the adjacent restaurant onto East Kimberly Road. The purpose of the subdivision is to develop a stand-alone commercial building on the southwest corner of the property.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F25-10 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. Revise the zoning classification to C-C City Centre District.
4. Remove building setback lines.
5. Include a note stating, "Stormwater detention and water quality treatment will not be required for this subdivision, but will be required upon further development of the property."
6. Add a note stating, "The existing southern driveway on Lot 2 shall be a right-turn only from Fair Avenue.."

A representative of the project was not in attendance.

Commissioners inquired about the proposed commercial development on Lot 2 and its impact on Big Brothers Big Sisters annual plant sale.

Motion by Johnson, second by Tallman, to forward Case F25-10 to City Council with a recommendation for approval in accordance with the listed findings and conditions. Motion to approve was unanimous by a roll call vote (7-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Johnson, second by Eikleberry, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (7-0).

The meeting adjourned at 5:21 pm.