

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, JANUARY 7, 2025; 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, Dunlop, Thomas, Garrington, Tallman, Schneider

Absent: Eikleberry, Maness

Staff: Berkley, Werderitch

II. New Business

- A. Case REZ25-01: Request of Woda Cooper Development, Inc. to rezone Lot 21 of Sheffield Square 1st Addition, being approximately .39 acres of land, from C-1 Neighborhood Commercial District to C-T Commercial Transitional District. [Ward 2]

Staff presented an overview of the request. The purpose is to construct Timber Ridge Apartments, a planned 52-unit rental community for independent living seniors 62 years of age or older. 'Dwelling-Multi-Family' is a permitted use in both the C-1 Neighborhood Commercial District and the C-T Commercial Transitional District. However, there are different district dimensional standards for lot area, building height, gross floor area of nonresidential, and setbacks. The two districts also have separate design standards for fenestration. Since the applicant intends to construct the footprint of the senior living facility across zoning designations, a map amendment is required to facilitate the development.

Barry Accountius and Karen Bernick, Woda Cooper Companies, Inc., were in attendance to present an overview of the proposed development and answer questions.

Commissioners had questions regarding the purchase agreement and public notification process.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

Present: Inghram, Hepner, Schilling, Johnson, Dunlop, Thomas, Garrington, Tallman, Schneider

Absent: Eikleberry, Maness

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 November 5, 2024 meeting minutes.

Motion by Tallman, second by Hepner, to approve the November 5, 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 P25-01: Request of D&D Property Holding, LLC for a 28.3-acre Preliminary Plat of Northside Industrial Park. The 5-lot subdivision is located on Lot 1 of Iowa Research Commerce & Technology Park Third Addition. [Ward 8]

Staff provided a summary of the request. The undeveloped site is part of the Iowa Research Commerce & Technology Park. The 28.3-acre lot has historically been used for farming. The purpose of the subdivision is to divide the site into five lots suitable for industrial development. A concept plan has been submitted showing warehouse/distribution buildings with associated

parking and loading docks on each lot. A new public road, Pheasant Circle, will be dedicated to offer access to each lot.

Staff recommended the Plan and Zoning Commission forward P25-01 to City Council with a recommendation for approval subject to the following findings and 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) would achieve consistency with subdivision requirements. A variance to Section 16.24.040.C for a cul-de-sac exceeding maximum length is granted for Pheasant Circle.

Conditions:

1. A traffic study is required with the submittal of a final plat to ensure appropriate traffic measures are in place upon development of the lots. Provide a pavement thickness analysis based on expected traffic volume.
2. Provide auto-turn/vehicle tracking model to confirm that semi turning onto streets and drives can be accomplished without significant encroachment into adjacent lanes. The findings will determine the radius of the cul-de-sac.
3. Any fill within easements shall require approval from utilities as part of the civil submittal.
4. Add a note stating, "Stormwater detention is provided by the regional detention basin in Outlot A of Iowa Research Commerce & Technology Park Third Addition. Additional detention may be required upon development."

Ryan Andresen, D&D Property Holding LLC, and Chris Townsend, Townsend Engineering, were in attendance to answer questions. The applicant consented to the recommended conditions.

Commissioners inquired about potential industrial users.

Motion by Inghram, second by Hepner, to approve staff recommendation in Case P25-01. Motion to approve was unanimous by roll call 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 5:25 pm.