

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, JANUARY 21, 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: Hepner, Schilling, Johnson, Dunlop, Thomas, Garrington, Tallman, Schneider, Eikleberry, Maness

Absent: Inghram

Staff: Werderitch, Koops

II. New Business

- A. 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]

Staff presented an overview of the request to vacate the unimproved alley.

Commissioners inquired about the following: history of the right-of-way, boundaries of the vacation, existing condition, if the alley is needed for City services, impacts on public safety, and traffic impacts.

Public comments were heard by the following individuals: Alderperson Jade Burkholder, Alderperson Tim Kelly, Attorney Michael Meloy, City Engineer Brian Schadt, Property Manager for 2342 East Locust Street, Tenant of 2342 East Locust Street, Steven May, and Jodi Marlow.

The following issues were cited in opposition to the request: the alley enables safe access to property, there are existing utilities within the right-of-way, vacating the right-of-way negatively impacts property values, and concerns for public safety.

Several members of the public spoke in favor of the request. Vacating the alley would eliminate an otherwise unimproved and underutilized alley.

With no additional comments, the public hearing closed.

- B. Case REZ25-02: Request of Anthony Properties to rezone the northern portion of 5670 Tremont Avenue, being approximately 1.15 acres of land, from I-1 Light Industrial District to R-MF Multi-Family Residential District. [Ward 8]

Staff provided a summary of the petition and history of the development. The purpose of the request is to provide for expansion and better access to The Jade Apartments. The owner of Davenport Public Storage is selling a portion of their undeveloped property on Tremont Avenue to the developer. This enables the site layout to be reconfigured for better visibility and access. The applicant intends to construct a driveway and clubhouse on the 1.15-acre property. 'Dwelling-Multi-Family' is a prohibited use in the I-1 Light Industrial District. The applicant is petitioning a rezoning to amend the conditions in Ordinance 2023-483.

Commissioners inquired about the zoning history of The Jade Apartments on Tremont. Staff discussed the previous development proposal and submitted concept plan.

Attorney Tom Pastrnak, representative of the applicant, was in attendance to explain the project and answer questions.

No members of the public spoke on this item.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

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

Absent: Inghram

Staff: Werderitch, Koops

II. Report of the City Council Activity

Staff provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the January 7, 2025 meeting minutes.

Motion by Tallman, second by Hepner, to approve the January 7, 2025 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

1. 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.

No members of the public spoke on this item.

Staff recommended Case REZ25-01 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Residential General.
2. The proposed zoning map amendment to C-T Commercial Transitional District is compatible with the zoning and uses of nearby property.
3. The zoning map amendment will enable the area to be developed in a manner consistent with the surrounding area.
4. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
5. The proposed amendment does not create nonconformities.

Motion by Tallman, second by Hepner, to approve staff recommendation in Case REZ25-01. Motion to approve was unanimous by roll call vote (9-0).

VI. Subdivision Activity

B. Old Business

C. New Business

- VII. Future Business
- VIII. Communications
- IX. Other Business
- X. Adjourn

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

The meeting adjourned at 6:01 pm.