

MINUTES
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. Roll Call

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

Absent: Maness, Johnson

Staff: Berkley, Werderitch

II. New Business

- A. 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]

Staff presented an overview of the 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. Johnson School is a locally listed historic landmark, which occupies an entire city block. Since the school closed in 2004, the building has been used by various commercial businesses. 'Educational Facility-Primary or Secondary' is considered a prohibited use under the current commercial zoning designation. Therefore, to facilitate the renovation of the building for a school, a rezoning to a residential district is needed.

Philip Corrado, Project Manager for New Plan Learning, was in attendance to introduce the project and answer questions.

No members of the public spoke during public comment.

Commissioners inquired about the operation of the school, the previous subdivision of the site, and potential traffic impacts to the neighborhood.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

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

Absent: Maness, Johnson

Staff: Berkely, 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 18, 2025 meeting minutes.

Motion by Tallman, second by Garrington, to approve the January 18, 2025 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

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Tallman, second by Garrington, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (8-0).

The meeting adjourned at 5:14 pm.