

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, MARCH 18, 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, Garrington, Tallman, Eikleberry, Maness, Johnson

Absent: Dunlop, Thomas, Schneider

Staff: Berkley, Werderitch

II. New Business

- A. 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]

APPLICANT REQUESTS THE PUBLIC HEARING BE TABLED.

Staff presented a summary of the request. Following comments from the public at the March 6, 2025 neighborhood meeting, St. Ambrose University requested the Plan and Zoning Commission public hearing be tabled to a later meeting date. The purpose is to make amendments to the Campus Master Plan that mitigate concerns raised by adjacent property owners.

When a rescheduled date has been confirmed, City staff will send new public notices to adjacent property owners within 500 feet of the campus communicating the new Plan and Zoning Commission hearing date. Staff will apprise the Commission of any additional correspondence when this item is brought back for formal consideration.

Motion by Inghram, second by Johnson, to table the public hearing until brought back by City Staff. Motion to table the public hearing passed by a roll call vote (6-0). Commissioner Eikleberry abstained.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

Present: Inghram, Hepner, Schilling, Garrington, Tallman, Eikleberry, Maness, Johnson

Absent: Dunlop, Thomas, Schneider
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 March 4, 2025 meeting minutes.

Motion by Hepner, second by Johnson, to approve the March 4, 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 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.

'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.

Staff recommended Case REZ25-03 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 R-4C Single-Family and Two-Family Central Residential District is compatible with the zoning of nearby property.
3. The request maintains compatibility with the established neighborhood character through the preservation of a locally listed historic landmark.
4. The zoning map amendment returns the existing structure and site to its original use as an educational facility.
5. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
6. The proposed map amendment does not create any new nonconformities.

Attorney Pasternk, representative of the applicant, was in attendance to answer questions.

Commissioners inquired about the anticipated timeline for opening the new school, Historic Preservation Commission review process, and implications of the rezoning should the sale of property not come to fruition.

Motion by Hepner, second by Eikleberry, to approve staff recommendation and findings in Case REZ25-03. Motion to approve was unanimous by a roll call vote (7-0).

VI. Subdivision Activity

A. Old Business

B. New Business

1. Case F25-03: Request of D&D Property Holding, LLC for a 28.3-acre Final Plat of Northside Industrial Park. The 3-lot subdivision is located on Lot 1 of Iowa Research Commerce & Technology Park Third Addition. [Ward 8]

Staff provided a summary of the subdivision. 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 three lots suitable for industrial development. A new public road, Pheasant Circle, will be dedicated to offer access to each lot. The intersection will align with the existing break in the boulevard of Harrison Street.

Staff recommended the Plan and Zoning Commission forward F25-03 to City Council with a recommendation for approval subject to the following findings and 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) 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. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Sewer easements shall be a minimum width of 15-feet or twice the depth of the line, whichever is greater.
4. The developer shall install all sidewalks along Harrison Street with the initial construction of the development.
5. Revise Note 12 to add the following statement, "A left southbound turn lane is required on Harrison Street upon construction of Pheasant Circle."
6. All additional fill within utility easements shall require written approval from impacted utility companies.

A member of Russell Construction was in attendance to answer questions on behalf of the applicant.

Motion by Johnson, second by Tallman, to approve staff recommendation and conditions in Case F25-03. Motion to approve was unanimous by a roll call vote (7-0).

2. Case F25-04: Request of Des Moines Restorations LLC on behalf of Roederer Holdings LLC for a Final Plat of Hose Station 7 Parking. The 2-lot subdivision is located at 430 Taylor Street on 1.78 acres. [Ward 3]

Staff provided an overview of the final plat. The purpose of the subdivision is to facilitate the sale of property from Roederer Transfer & Storage Company to the owner of the historic Hose Station No. 7, located on the northeast corner of 4th Street and Fillmore Street. Hose Station No. 7 is being renovated for a bar and event space. Lot 1 of the subdivision will function as a parking lot for the new business.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F25-04 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. Provide a 15' utility easement along the north and south plat lines.
4. Subdivision shall be tied to either two government corners or two corners of a recorded subdivision.

Chris Rogers, Des Moines Restorations LLC, was in attendance to answer questions and discuss the potential use of the property following approval of the subdivision.

Commissioners commented on the condition of the surface parking lot and need for reconstruction.

Motion by Johnson, second by Maness, to approve staff recommendation and conditions in Case F25-04. Motion to approve was unanimous by a roll call vote (7-0).

3. Case F25-05: Request of MidAmerican Energy Company on behalf of Linwood Mining and Minerals Corp. for a Final Plat of Rockingham Ridge. The 2-lot subdivision is located near the northeast intersection of Rockingham Road and South Utah Avenue, Parcel 31833-05A, on 35.24 acres. [Ward 1]

Staff summarized the purpose of the subdivision. MidAmerican Energy Company intends to construct a utility substation on Lot 2 of the Final Plat of Rockingham Ridge. Subdividing the site will facilitate the sale of land for development.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F25-05 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. Provide an ingress-egress easement to enable access to Lot 1 of Eighty-Five Addition.

Marty Dostalík, Civil Engineering Consultants Inc., was in attendance virtually to answer questions. The intent is to construct a new utility substation on Lot 2.

Commissioners inquired about the use of the Lot 1 and access onto Rockingham Road.

Motion by Johnson, second by Tallman, to approve staff recommendation and conditions in Case F25-05. Motion to approve was unanimous by a roll call vote (7-0).

4. Case F25-06: Request of Davenport Community School District for a Final Plat of F.L. Smart Middle School Subdivision. The 1-lot subdivision is located at 1934 West 5th Street on 8 acres. [Ward 3]

Staff presented a summary of request. The Davenport Community School District submitted a final plat to consolidate the Smart Middle School campus into a single parcel of land following the vacation of West 5th Street. The purpose of the subdivision is to facilitate the redevelopment of the school and establish necessary easements on the property.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F25-06 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. Include a note stating, "Stormwater detention and water quality are required for this subdivision and shall be owned and maintained by the property owner."

Daryl Brickner, IMEG Consultants Corp., was in attendance to speak on behalf of the property owner and project.

Motion by Johnson, second by Tallman, to approve staff recommendation and conditions in Case F25-06. Motion to approve was unanimous by a roll call vote (7-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:50 pm.