MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, JULY 15, 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: Dunlop, Thomas, Schneider, Inghram, Hepner, Schilling, Garrington, Tallman, Eikleberry, Maness
Excused: Johnson
Staff: Berkley, Werderitch

II. New Business

A. Case REZ25-04: Request of Coram Deo Academy to rezone 5348 Elmore Circle, being approximately 10.72 acres of land, from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]

Staff presented a summary of the request. Coram Deo Bible Church and Academy are currently located at 3800 East 53rd Street. Due to limited space and increased enrollment, Coram Deo Academy is seeking to redevelop the former AT&T Call Center Building into its new educational facility. The place of worship will remain in its existing location, east of Interstate-74. A concept plan has been provided detailing the intent to retrofit the existing building for classrooms and academic amenities, while utilizing the existing parking lot for school drop-off and pick-up. The site will maintain its two access points onto Elmore Circle.

The subject property is currently zoned C-3 General Commercial District. 'Educational Facility Primary or Secondary' is prohibited within commercial zoning districts. This land use is only allowed in residential districts and the IC Institutional Campus District. A zoning map amendment is required to facilitate the redevelopment of the former AT&T Call Center into Coram Deo Academy's new campus.

Grady Adkins, representative of Coram Deo Academy, was in attendance to introduce the project and answer questions. The applicant discussed daily operations of the school, anticipated enrollment, and summarized plans to retrofit the former AT&T Call Center for the new school.

Commissioners inquired about traffic impacts, school operations, compliance with the comprehensive plan, impacts on liquor licenses, and preservation of an established commercial corridor. Commissioners also discussed the former use of the building as an AT&T Call Center. The Chairperson requested the City Engineer attend the August 5th meeting to answer questions regarding transportation and infrastructure.

Several members of the public spoke in opposition to the request. Topics of concern included traffic impacts, public safety, hurdles for potential commercial tenants in obtaining a liquor license, overall site improvements, and compliance with the comprehensive plan.

One member of the public spoke in favor of the petition. The individual was supportive of the adaptive reuse of a vacant commercial building and believed the traffic generated from the site would not be substantially different from the former AT&T Call Center.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call
Present: Dunlop, Thomas, Schneider, Inghram, Hepner, Schilling, Garrington, Tallman, Eikleberry, Maness
Excused: 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 July 1, 2025 meeting minutes.

Motion by Hepner, second by Tallman, to approve the July 1, 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

VI. Subdivision Activity

A. Old Business

B. New Business

1. Case F25-09: Request of Parallel Timber Ridge LP for a Final Plat of Sheffield Square Ninth Addition. The 1-lot subdivision is located on 54th Street, west of Pine Street, on 2.07acres. [Ward 2]

   Staff provided an overview of the subdivision. The site consists of five vacant lots, which will be combined to form a larger developable property. The purpose is to construct Timber Ridge Apartments, a planned 52-unit rental community for independent-living seniors 62 years of age or older.

   Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F25-09 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. Add a note stating, "Sidewalks are required with the development or when so ordered by the City of Davenport."

   Commissioners inquired about the location of stormwater detention facilities and proximity to residential amenities.

   Motion by Garrington, second by Maness, to forward Case F25-09 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 (9-0).

VII. Future Business

VIII. Communications

IX. Other Business

A. Election of Officers

Motion by Hepner, second by Garrington, to nominate Commissioner Tallman as Secretary. Motion to approve was unanimous by voice vote (9-0).

Motion by Schilling, second by Schneider, to nominate Commissioner Maness as Vice-Chairperson. Motion to approve was unanimous by voice vote (9-0).

Motion by Garrington, second by Tallman, to nominate Commissioner Inghram as Chairperson. Motion to approve was unanimous by voice vote (9-0).

X. Adjourn

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

The meeting adjourned at 5:48 pm.