

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, AUGUST 5, 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: Eikleberry, Hepner, Tallman, Inghram, Maness, Garrington, Schneider

Excused: Dunlop, Johnson, Schilling, Thomas

Staff: Berkley, Werderitch, Huff

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]

Commissioner Eikleberry abstained from the public hearing.

Staff presented a summary of the request. St. Ambrose University is undergoing a comprehensive planning effort for their campus, bounded by Locust Street, Harrison Street, Lombard Street, and Brown Street. Following input from the community at the March 18, 2025 Plan and Zoning Commission meeting, St. Ambrose University has submitted a revised Campus Land Use Plan. The major amendments to the campus include an improved entrance to the campus at West Rogalski Drive, outdoor recreation facilities between McCarthy Hall and the Wellness Center, a new academic building north of McMullen Hall, expanded parking in the properties between Brown and Gaines Street, and expanded greenspaces throughout the interior of the campus. The University elected not to pursue the construction of a new Center for Performing Arts, which was previously planned in the current Rogalski Center parking lot. Staff summarized the August 4th neighborhood meeting.

Christopher Waugh and Courtney Berg, representatives of St. Ambrose University, were in attendance to explain the revisions to the Campus Master Plan 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: Eikleberry, Hepner, Tallman, Inghram, Maness, Garrington, Schneider

Excused: Dunlop, Johnson, Schilling, Thomas

Staff: Berkely, Werderitch, Huff

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 15, 2025 meeting minutes.

Motion by Tallman, second by Hepner, to approve the July 15, 2025 meeting minutes. Motion to approve was unanimous by voice vote (6-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

1. 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.

Staff recommended Case REZ25-04 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 Regional Commercial.
2. The proposed zoning map amendment to IC Institutional Campus District is appropriate for an 'Educational Facility-Primary or Secondary'.
3. The zoning map amendment and submitted land use plan are compatible with the established commercial character of the area.
4. The proposed zoning map amendment is consistent with other uses permitted within the existing zoning classification.
5. The proposed zoning map amendment will not impact the public health, safety, and welfare of the City.
6. The proposed zoning map amendment does not create any nonconformities.

Commissioners inquired about the compliance with the comprehensive plan, future alterations to the land use plan, expansion of the school facility, traffic impacts, and zoning ramifications if the school closes.

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.

Several members of the public spoke in favor of the petition. Topics of support included the adaptive reuse of a vacant commercial building, community reinvestment, economic impacts, and Coram Deo's track record as a good community partner.

Two members of the public voiced concerns about the project, including traffic impacts on adjacent commercial businesses and expansion of the school into the adjacent property to the north.

Motion by Garrington, second by Maness, to forward Case REZ25-04 to City Council with a recommendation for approval in accordance with the listed findings. Motion to approve was unanimous by a roll call vote (6-0).

VI. Subdivision Activity

A. Old Business

B. New Business

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Tallman, second by Eikleberry, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (6-0).

The meeting adjourned at 5:58 pm.