

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, SEPTEMBER 14, 2021; 5:00 PM

COUNCIL CHAMBERS CITY HALL , 226 WEST 4TH STREET

**COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS**

**PUBLIC HEARING AGENDA**

I. New Business

- A. Case ORD21-02: Request of the City of Davenport to amend Various sections of Chapter 17 of the Municipal Code of Davenport, Iowa entitled "Zoning." [All Wards]
- B. Case REZ21-04: Request of the City of Davenport to rezone 143 acres, more or less, of property located near 320 W. Kimberly RD generally being bounded by Northwest BLVD, Kimberly RD, Brady St, E. 42nd St, Welcome Way and by the north lot line of Northpark Mall changing the zoning from C-3 General Commercial to C-C City Centre District to facilitate revitalization oriented toward regional mixed-use and tourism for the central part of the city [Ward 7].

**REGULAR MEETING AGENDA**

I. Roll Call

II. Report of the City Council Activity

III. Secretary's Report

- A. Consideration of the August 31, 2021 meeting minutes.

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

City of Davenport  
Plan and Zoning Commission

Department: DNS  
Contact Info: Laura Berkley | 563-888-3553

**Date**  
**9/14/2021**

**Subject:**

Case ORD21-02: Request of the City of Davenport to amend Various sections of Chapter 17 of the Municipal Code of Davenport, Iowa entitled "Zoning." [All Wards]

**Recommendation:**

Hold the Public Hearing.

**Background:**

In preparation for future programming opportunities, including through the Iowa Economic Development Authority, the City has incorporated corridor planning into the FY 2021 and FY 2022 Work Plan.

One of the major potential program opportunities is the Reinvestment District which is designed to assist communities in developing transformative projects that improve the quality of life, create and enhance unique opportunities, and substantially benefit the community, region and state. The City has identified the Kimberly and Brady commercial node as an area with the potential for success as a reinvestment district.

Work has begun with Macerich and adjacent property owners on revisioning the area's potential and to position the area for both short- and long-term redevelopment that benefits the citizens of Davenport.

Land use is a component of the Reinvestment District and similar programs. Large investments that generate high volumes of sales taxes and draw consumers to utilize the entire development are required to qualify for the program. In order to ensure the greatest potential for the area, the City is initiating a Zoning Text Change to include the creation of a new zoning district called City Centre. In addition, staff continues to fine-tune the ordinance at regular intervals after adoption. The following amendments are proposed at this time:

**Chapter 17.05 Commercial Districts**

**1. Section 17.05.010 Purpose Statements**

- Create a Purpose for Create a new zoning district entitled "City Centre"

**2. Section 17.05.030 Dimensional Standards**

- Establish Dimensional Standards for the proposed new zoning district "City Centre"
- Altering the C-1 minimum front setback to also allow for new construction to be setback in line with existing buildings.

**3. Section 17.05.040 Design Standards**

- Establish Design Standards for the proposed new zoning district "City Centre"

**Chapter 17.08: Uses**

**1. Table 17.08-1 Use Matrix**

- Create allowed uses in the new zoning district "City Centre"
- Change Bed & breakfast to a Special Use in R-1 and R-2;

- Add Day Care Center as a Special Use in I-1;
- Add Food Bank as a permitted use in I-2;
- Add Parking Lot (Principal Structure) as a Special Use in I-2;
- Change Residential Care Facility to a permitted use in C-1;
- Change Self-Storage Facility: Enclosed to a Special Use in C-3 and remove from C-OP;
- Remove Self-Storage Facility: Outdoor as a Special Use in C-3.

## **2. Section 17.08.030 Principal Use Standards**

- Change the fence height in the Principal Use Standard for Animal Care Facility to allow fences up to 8 feet in height.
- Add to the Principal Use Standard for Car Wash to include distancing exterior vacuum stations from residential districts and not routing exiting traffic into adjacent neighborhoods.
- Add design standards for ancillary structures in the Principal Use Standard for Dwelling-Multi-Family.

## **3. Section 17.08.040 Temporary Use Standards**

- Change language in Temporary Use Standards to reinforce that all municipal code regulations and processes apply.

## **4. Section 17.08.050 Use Definitions**

- Add professional firework displays to the definition of Temporary Outdoor Entertainment.

## **Chapter 17.09: Site Development Standards**

### **1. Section 17.09.020 Exterior Lighting**

- Increase the height of cut-off luminaires to 40 feet in industrial districts and 35 feet in some commercial districts.

### **2. Section 17.15.050 Nonconforming Site Elements**

- In subsection C2 Nonconforming Parking Lot Landscape: Remove the word resurfacing for types of parking lot reconstruction.

## **ATTACHMENTS:**

Type	Description
▢ Backup Material	Proposed Zoning Text Amendments Summary
▢ Backup Material	Proposed Table 17.08-1 Use Matrix Changes
▢ Backup Material	P&Z Public Hearing Notice

## **Staff Workflow Reviewers**

### **REVIEWERS:**

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	9/10/2021 - 4:20 PM

# Summary of Proposed Zoning Text Changes

## **Chapter 17.05 Commercial Districts**

### **1. Section 17.05.010 Purpose Statements**

- Create a Purpose Statement outlining the objectives for a new zoning district titled “City Centre”

**Purpose Statement:** The C-C District is intended to position the central part of the city for revitalization oriented toward a regional mix of commercial, high-density residential, and entertainment that encourages compatible development and redevelopment while promoting local reinvestment.

### **2. Section 17.05.030 Dimensional Standards**

- Establish Dimensional Standards for the proposed new zoning district "City Centre"

Comments: Dimensional Standards are still being evaluated. The goal is to allow greater density and eliminate height restrictions in the proposed district.

- Altering the C-1 minimum front setback to also allow for new construction to be setback in line with existing buildings.

Comments: While build-to zones are appropriate in C-1 Neighborhood Commercial Districts in some areas of the city, it has created non-conformities in other areas. The goal is to provide flexibility in development based on the surrounding neighborhood character.

### **3. Section 17.05.040 Design Standards**

- Establish Design Standards for the proposed new zoning district "City Centre"

Comments: The City anticipates utilizing the Design Standards currently in place for the C-3 General Commercial Zoning District. An additional standard requiring distinct visual links between buildings may be considered.

## **Chapter 17.08: Uses**

### **1. Table 17.08-1 Use Matrix**

- Create allowed uses in the new zoning district “City Centre”
- Change Bed & Breakfast to a Special Use in R-1 and R-2
  - To provide additional protection to existing neighborhoods by requiring an added level of review.
- Add Day Care Center as a Special Use in I-1
  - This would allow the potential for Day Care Centers closer to areas of large employment.
- Add Food Bank as a permitted use in I-2
  - This change would reduce nonconforming uses within the zoning code.
- Add Parking Lot (Principal Structure) as a Special Use in I-2

- Previous Zoning Code changes addressing Salvage Yards have enabled the consideration of Parking Lots as a principal use within this Zoning District.
- Change Residential Care Facility to a permitted use in C-1
  - C-1 was the only commercial zoning district requiring a special use for Residential Care Facilities. Upon analysis, staff sees no unique qualities of C-1 that makes this added level of review necessary.
- Change Self-Storage Facility: Enclosed to a Special Use in C-3 and remove from C-OP
  - Self-Storage is viewed as a form of warehousing. The City would prefer this use primarily in Industrial districts and treated with a higher review requirement when in a Commercial district.
- Remove Self-Storage Facility: Outdoor as a Special Use in C-3.
  - Self-Storage is viewed as a form of warehousing. The City would prefer this use primarily in Industrial districts.

## **2. Section 17.08.030 Principal Use Standards**

- Change the fence height in the Principal Use Standard for Animal Care Facility to allow fences up to 8 feet in height.
  - Commercial districts allow up to 8 foot fences, however the current Principal Use Standard restricts fences to 6-7 feet in height. Revising fence height to 8 feet created consistency within the zoning ordinance.
- Add to the Principal Use Standard for Car Wash to include distancing exterior vacuum stations from residential districts and not routing exiting traffic into adjacent neighborhoods.
  - The intent is to distance vacuums from residential districts to alleviate noise nuisances. Not allowing exiting traffic into adjacent neighborhoods helps preserve the residential character of those areas.
- Add design standards for ancillary structures in the Principal Use Standard for Dwelling-Multi-Family.
  - The Zoning Code is currently silent on ancillary structures to Multi-Family uses. This will require structures to maintain compatibility with the principal structure and provides guidance on accessory structure setbacks.

## **3. Section 17.08.040 Temporary Use Standards**

- Change language in Temporary Use Standards to reinforce that all municipal code regulations and processes apply.
  - The intent is to provide additional clarity that all municipal code regulations and permitting processes are required in addition to those within the Zoning Code.

## **4. Section 17.08.050 Use Definitions**

- Add professional firework displays to the definition of Temporary Outdoor Entertainment.
  - Provides a clear statement that professional fireworks displays are considered Temporary Outdoor Entertainment, and therefore require a special event permit from the City.

## **Chapter 17.09: Site Development Standards**

### **1. Section 17.09.020 Exterior Lighting**

- Increase the height of cut-off luminaires to 40 feet in industrial districts and 35 feet in some commercial districts.

Staff believes increasing the height of cut-off luminaires specifically in industrial districts and higher intensity commercial districts will eliminate non-conformities throughout the city.

### **2. Section 17.15.050 Nonconforming Site Elements**

- In subsection C2 Nonconforming Parking Lot Landscape: Remove the word resurfacing for types of parking lot reconstruction.

Staff would like to differentiate between full reconstruction of a parking lot and a few inches of milling to resurface an existing parking lot without requiring the need to fully comply with parking lot landscaping requirements.

TABLE 17.08-1: USE MATRIX																								
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD		
Adult Use																S	S					Sec. 17.08.030.A		
Agriculture																			P					
Amusement Facility - Indoor									P	P	P		P	P	P	P		P						
Amusement Facility - Outdoor										S	S				S	P		S						
Animal Care Facility – Large Animal																			P					
Animal Care Facility – Small Animal							S	S	P	P	P		S	S	P	P		P	P			Sec. 17.08.030.B		
Animal Breeder																			P			Sec. 17.08.030.B		
Art Gallery							P	P	P	P	P		P	P	P			P						
Arts and Fitness Studio							P	P	P	P	P		P	P	P			P						
Bar									P	P	P		P	P	P			P						
Bar – Neighborhood								P														Sec. 17.08.030.C		
Bed and Breakfast	PS	PS	S	S	S														P			Sec. 17.08.030.D		
Billboard									P	P	P					P	P					Sec. 17.08.030.E		
Body Modification Establishment								P	P	P	P		P		P			P						
Broadcasting Facility TV/Radio								P	P	P	P	P	P	P	P	P	P	P			P			
Campground																			S	P		Sec. 17.08.030.F		
Car Wash									P	P	P				S			P				Sec. 17.08.030.G		
Casino															P									
Cemetery																				P				
Children's Home					P				P	P	P				P			S			P	Sec. 17.08.030.H		
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD		
Community Center	P	P	P	P	P		P	P	P	P	P		P	P	P			P	P	P	P			
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	Sec. 17.08.030.I		
Conservation Area																			P	P				
Country Club																				P				
Cultural Facility							P	P	P	P	P		P	P	P			P		P	P			
Day Care Center					P		P	P	P	P	P	P	P	P	P	S		P			P	Sec. 17.08.030.J		
Day Care Home	P	P	P	P	P														P			Sec. 17.08.030.K		
Drive-Through Facility									P	P	S		S		P	P	P					Sec. 17.08.030.K		
Drug/Alcohol Treatment Facility, Residential									S	S					S			S			S	Sec. 17.08.030.L		
Drug Treatment Clinic									S	S					S			S			S	Sec. 17.08.030.L		
Domestic Violence Shelter					P			P	P	P					P			P			P	Sec. 17.08.030.H		
Dwelling – Accessory Dwelling Unit	P	P	P	P																		Sec. 17.08.030.M		

TABLE 17.08-1: USE MATRIX																								
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD		
Dwelling – Manufactured Home						P													S			Sec. 17.08.030.N		
Dwelling - Multi-Family					P		P	P	P	P	S		P	P	P			P				Sec. 17.08.030.O		
Dwelling - Townhouse					P		P	P	P	P	S		P	P	P			P				Sec. 17.08.030.P		
Dwelling - Single-Family	P	P	P	P			P	P	P					P								Sec. 17.08.030.P		
Dwelling - Single-Family Semi-Detached		P	P	P	P		P	P	P		S			P								Sec. 17.08.030.P		
Dwelling - Two-Family (New Construction)			P	P	P		P	P	P		S			P								Sec. 17.08.030.P		
Dwelling - Two-Family (Conversion)					P		P	P	P					P								Sec. 17.08.030.P		
Educational Facility - Primary or Secondary	P	P	P	P	P																P			
Educational Facility - University or College										P	P	P	P		P						P			
Educational Facility - Vocational							S	S	S	P	P	P	P	S	P	P	P	P			P			
Equine, Keeping of/Equestrian Facility	P																		P			Sec. 17.08.030.Q		
Fairground																			S	S	P			
Financial Institution							P	P	P	P	P	P	P	P	P			P						
Financial Institution, Alternative									S	S					S			P				Sec. 17.08.030.R		
Food Bank																P	P	P						
Food Pantry									P	S					S			S						
Funeral Home							S	S	S	P					P			P						
Gas Station								S	P	P	S				P	P	P	P				Sec. 17.08.030.S		
Golf Course/Driving Range																				P				
Government Office/Facility							P	P	P	P	P	P	P	P	P	P	P	P		P	P			
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD		
Greenhouse/Nursery - Retail										P					P			P	S					
Group Home	P	P	P	P	P																	Sec. 17.08.030.T		
Halfway House									S	S					S			S			S	Sec. 17.08.030.L		
Healthcare Institution																					P			
Heavy Rental and Service																P		P						
Heavy Retail										S					S	P		P						
Homeless Shelter									S	S					S			S			S	Sec. 17.08.030.L		
Hotel									P	P	P	P	P	S	P			P						
Industrial - General																	P							
Industrial - Light												P				P	P	P						
Industrial Design								P	P	P		P	P		P	P	P	P						

TABLE 17.08-1: USE MATRIX																							
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Live Performance Venue										P	P		P	P	P	P		P					
Lodge/Meeting Hall	S	S	S	S	S		P	P	P	P	P	P	P	P	P	P	P	P	P			Sec. 17.08.030.U	
Manufactured Home Park						P																	
Medical/Dental Office							P	P	P	P	P	P	P	P	P			P			P		
Micro-Brewery/Distillery/Winery									P	P	P		P	P	P	P		P					
Neighborhood Commercial Establishment		S	S	S	S																	Sec. 17.08.030.V	
Office							P	P	P	P	P	P	P	P	P	P	P	P			P		
Outdoor Dining							P	P	P	P	P	P	P	P	P	P	P	P			P	Sec. 17.08.030.W	
Parking Lot (Principal Use)								S	S	S	S	S	S	S	S	P	S				P	Chapter 17.10	
Parking Structure (Principal Use)								S	S	P	P	P	S	S	P			P			P	Chapter 17.10	
Personal Service Establishment							P	P	P	P	P	P	P	P	P	P		P			P		
Place of Worship	P	P	P	P	P		S	S	P	P	P		P	P	P	P			P		P		
Private Recreation Facility								P	P	P	P	P	P	P	P	P		P			P		
Public Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		
Public Safety Facility					P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Public Works Facility												P				P	P	P	P		P		
Reception Facility	S	S	S	S				S	S	P	P		S	S	P			P	S			Sec. 17.08.030.X	
Recreational Vehicle (RV) Park																			S	S		Sec. 17.08.030.F	
Research and Development												P				P	P	P			P		
Residential Care Facility					P		P	SP	P	P	P	P	P		P	P		P			P	Sec. 17.08.030.Y	
Restaurant								P	P	P	P	P	P	P	P	P	P	P		P	P		
Retail Goods Establishment							P	P	P	P	P	P	P	P	P	P	P	P			P		
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Retail Alcohol Sales									P	P	S		S		P	P							
Retail Sales of Fireworks																P	P					Sec. 17.08.030.Z	
Salvage Yard																	S						
Self-Storage Facility: Enclosed									S	PS		P			P	P	P	P				Sec. 17.08.030.AA	
Self-Storage Facility: Outdoor										S						P	P	S				Sec. 17.08.030.AA	
Social Service Center									P	P					P			P			P		
Solar Farm												P				P	P		S		P	Sec. 17.08.030.BB	
Specialty Food Service								P	P	P	P		P	P	P	P		P					
Storage Yard - Outdoor																P	P					Sec. 17.08.030.CC	
Truck Stop																P	P						

TABLE 17.08-1: USE MATRIX																							
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Vehicle Dealership – Enclosed										P		S	P		P	S		P					
Vehicle Dealership – With Outdoor Storage/Display										S					S	S		P					
Vehicle Operation Facility																P	P				P		
Vehicle Rental – Enclosed										P		S	P		P	S		P					
Vehicle Rental – With Outdoor Storage/Display										S					S	S		P					
Vehicle Repair/Service– Major										S						P	P	P				Sec. 17.08.030.EE	
Vehicle Repair/Service – Minor									P	P					P	P	P	P				Sec. 17.08.030.EE	
Warehouse																P	P						
Wholesale Establishment																P	P	S					
Wind Energy System												S				S	S		S		S	Sec. 17.08.030.EE	
Wine Bar								S	P	P	P		P	P	P			P					
Winery																			S				
Wireless Telecommunications	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.FF	
Wireless Telecommunications – Stealth Design Antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.FF	
Wireless Telecommunications – DAS Co-Location	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.FF	
Wireless Telecommunications – DAS New Pole	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.FF	
TEMPORARY USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Farmers' Market					T		T	T	T	T	T	T	T	T	T			T	T	T	T	Sec. 17.08.040.A	
Real Estate Project Sales Office/Model Unit	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T	T	T			T	Sec. 17.08.040.B	
Temporary Cell On Wheels (COW)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.C	
Temporary Contractor Office and Contractor Yard	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.D	
Temporary Outdoor Entertainment	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T		T	T	T	T	Sec. 17.08.040.E	
Temporary Outdoor Sales (No Fireworks Stand)	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T		T	T		T	Sec. 17.08.040.F	
Temporary Outdoor Sales - Fireworks Stand Only																T	T					Sec. 17.08.040.G	
Temporary Outdoor Storage Container	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.H	

9/8/21

Public Notices/Accounting

Re: Public Notice

Please publish the following Zoning Board of Adjustment public hearing notice in your next available edition of the Quad City Times per your schedule for Public Notices.

The Purchase Order Number for this notice is PO# 2202002

We would appreciate receiving the proof and the affidavit of publication for our records. If you have any questions, please contact me at the same email address this was sent with or at my phone number listed in my email.

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**NOTICE  
PUBLIC HEARING  
TUESDAY, SEPTEMBER 14, 2021, 2021 5:00 P.M.  
PLAN & ZONING COMMISSION  
COUNCIL CHAMBERS - DAVENPORT CITY HALL  
226 WEST 4th STREET – DAVENPORT, IOWA**

There is on file in the Development and Neighborhood Services Department (DNSD), on behalf of the Plan and Zoning Commission, the following request:

**Case ORD21-02: Request of the City of Davenport to amend Title 17 of the Davenport City Code (hereto referred to as DMC), entitled “Zoning” amending the following sections [All wards]:**

17.05 to include a new zoning district entitled “City Centre” including the Purpose Statement, Dimensional Standards and Design Standards. Altering the C-1 minimum front setback to also allow for new construction to be setback in line with existing buildings.

17.08 to include allowed uses in the new zoning district “City Centre” and change Bed & breakfast to a Special Use in R-1 and R-2; add Day Care Center as a Special Use in I-1; Add Food Bank as a permitted use in I-2; Add Parking Lot (Principal Structure) as a Special Use in I-2; change Residential Care Facility to a permitted use in C-1; change Self-Storage Facility: Enclosed to a Special Use in C-3 and remove from C-OP; remove Self-Storage Facility: Outdoor as a Special Use in C-3. Change the fence height in the Principal Use

Standard for Animal Care Facility to allow fences up to 8 feet in height. Add to the Principal Use Standard for Car Wash to include distancing exterior vacuum stations from residential districts and not routing exiting traffic into adjacent neighborhoods. Add design standards for ancillary structures in the Principal Use Standard for Dwelling-Multi-Family. Add professional firework displays to the definition of Temporary Outdoor Entertainment. Change language in Temporary Use Standards to reinforce that all municipal code regulations and processes apply.

17.09 to increase the height of cut-off luminaires to 40 feet in industrial districts and 35 feet in commercial districts.

17.15 to remove the word resurfacing for types of parking lot reconstruction.

**Case REZ20-04: Request of the City of Davenport to rezone 143 acres, more or less, of property located near 320 W. Kimberly RD generally being bounded by Northwest BLVD, Kimberly RD, Brady St, E. 42nd St, Welcome way and by the north lot line of Northpark Mall, changing the zoning from C-3 General Commercial to C-C City Centre District to facilitate revitalization oriented toward regional mixed-use and tourism for the central part of the city. [Ward 7]**

The public hearing on the above matters are scheduled for 5:00 p.m. on September 14, 2021, in City Hall Council Chambers, 226 West 4<sup>th</sup> Street, Davenport, Iowa. More detailed information may be found on the City's website: [www.davenportiowa.com/zchange](http://www.davenportiowa.com/zchange). You may submit written comments on the above item or attend the public hearing to express your views, or both; only written comments will be used to calculate comment percentages. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145.

Any written comments to be reported at the public hearing should be received in the Development & Neighborhood Services Department at the Public Works Building, 1200 E. 46<sup>th</sup> Street, Davenport, Iowa 52807, no later than 12:00 noon on the day of the public hearing. PO No. 2202002

Department of Development & Neighborhood Services  
E-MAIL: [planning@davenportiowa.com](mailto:planning@davenportiowa.com) PHONE: 563-326-6198

City of Davenport  
Plan and Zoning Commission

Department: DNS  
Contact Info: Laura Berkley | 563-888-3553

**Date**  
**9/14/2021**

**Subject:**

Case REZ21-04: Request of the City of Davenport to rezone 143 acres, more or less, of property located near 320 W. Kimberly RD generally being bounded by Northwest BLVD, Kimberly RD, Brady St, E. 42nd St, Welcome Way and by the north lot line of Northpark Mall changing the zoning from C-3 General Commercial to C-C City Centre District to facilitate revitalization oriented toward regional mixed-use and tourism for the central part of the city [Ward 7].

**Recommendation:**

There is no recommendation provided at a public hearing.

**Background:**

See the attached Vicinity Map, Zoning Map, and Davenport 2035+ Land Use Map. Also attached is the proposed use matrix for the district (which is proposed with ORD21-02).

**Comprehensive Plan:**

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

**Regional Commercial (RC)** – (No changes are proposed to the Future Land Use Map)

The most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses with connectivity to nearby neighborhoods being less important.

**Council Goals:** Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.

**Zoning:**

Existing: C-3 General Commercial District  
Proposed: C-C City Centre District

**Technical Review:**

Technical review comments have been requested and will be shared with the final staff report.

## **Public Input:**

Property owners within 200 feet of the property have been notified and a sign has been placed on the property. The CED Director along with other City Administrative staff have been in contact with the owners of this area regarding the future of the area. The Notice of a Public Hearing was published in the Quad City Times.

## **Discussion:**

### **C-C City Centre Purpose Statement**

The C-C City Centre Zoning District is intended to position the central part of the city for revitalization oriented toward a regional mix of commercial, high-density residential, and entertainment that encourages compatible development and redevelopment while promoting local reinvestment.

The proposed Use Matrix for C-C City Centre is attached.

## **Recommendation:**

There is no recommendation provided at a public hearing.

### **ATTACHMENTS:**

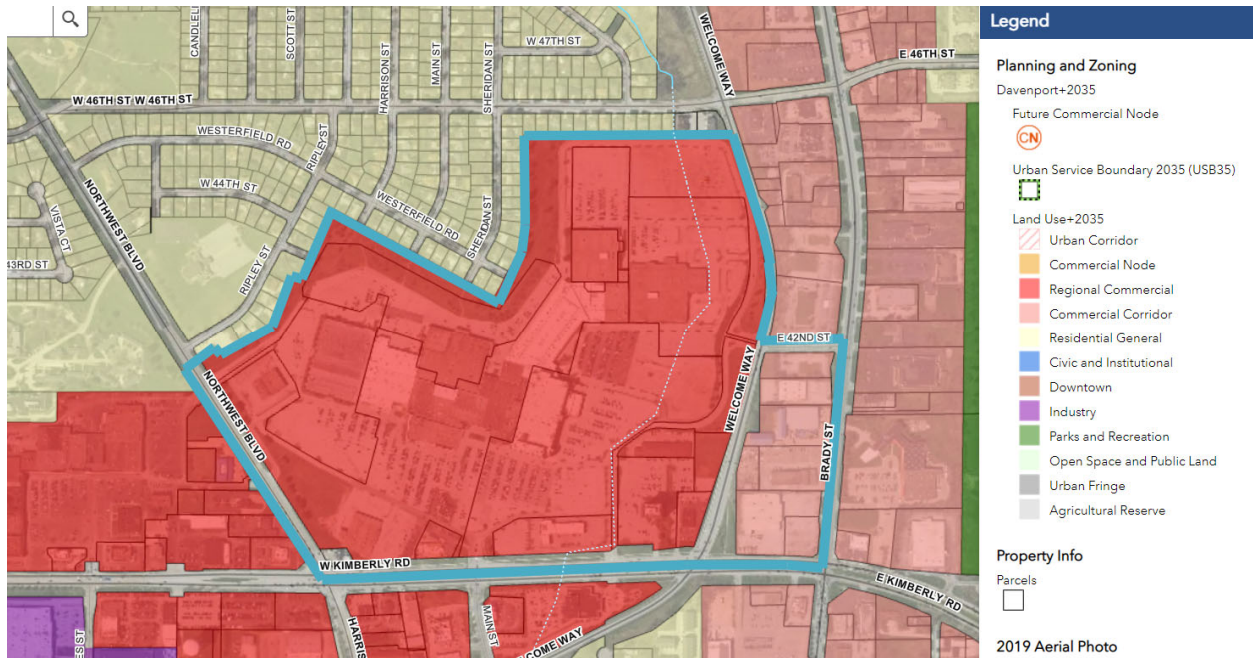
Type	Description
▣ Exhibit	Zoning and Future Land Use
▣ Exhibit	Proposed Use Matrix Changes
▣ Exhibit	Notice Letter
▣ Exhibit	Public Hearing Notice

### **Staff Workflow Reviewers**

#### **REVIEWERS:**

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berkley, Laura	Approved	9/10/2021 - 4:20 PM

## Davenport 2035+ Future Land Use: Regional Commercial and Commercial Corridor



## Zoning Map: C-3 General Commercial District

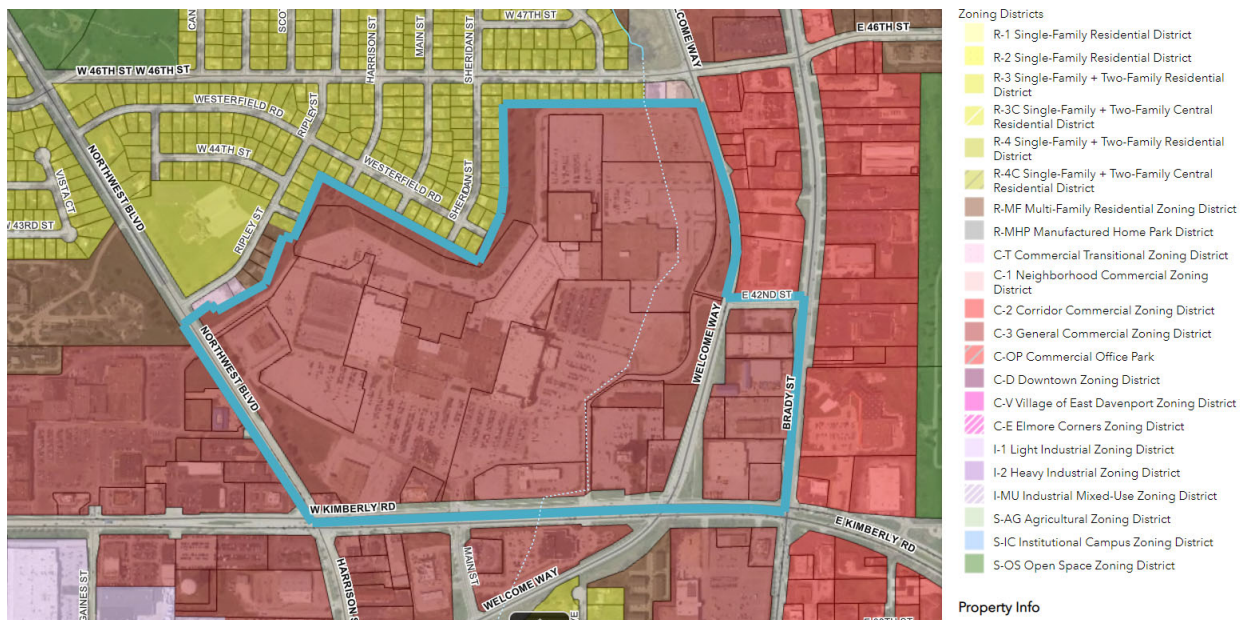


TABLE 17.08-1: USE MATRIX																								
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD		
Adult Use																S	S					Sec. 17.08.030.A		
Agriculture																			P					
Amusement Facility - Indoor									P	P	P		P	P	P	P		P						
Amusement Facility - Outdoor										S	S				S	P		S						
Animal Care Facility – Large Animal																			P					
Animal Care Facility – Small Animal							S	S	P	P	P		S	S	P	P		P	P			Sec. 17.08.030.B		
Animal Breeder																			P			Sec. 17.08.030.B		
Art Gallery							P	P	P	P	P		P	P	P			P						
Arts and Fitness Studio							P	P	P	P	P		P	P	P			P						
Bar									P	P	P		P	P	P			P						
Bar – Neighborhood								P														Sec. 17.08.030.C		
Bed and Breakfast	PS	PS	S	S	S														P			Sec. 17.08.030.D		
Billboard									P	P						P	P					Sec. 17.08.030.E		
Body Modification Establishment								P	P	P	P		P		P			P						
Broadcasting Facility TV/Radio								P	P	P		P	P	P	P	P	P	P			P			
Campground																			S	P		Sec. 17.08.030.F		
Car Wash									P	P					S			P				Sec. 17.08.030.G		
Casino															P									
Cemetery																				P				
Children's Home					P				P	P					P			S			P	Sec. 17.08.030.H		
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD		
Community Center	P	P	P	P	P		P	P	P	P	P		P	P	P			P	P	P	P			
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	Sec. 17.08.030.I		
Conservation Area																			P	P				
Country Club																				P				
Cultural Facility							P	P	P	P	P		P	P	P			P		P	P			
Day Care Center					P		P	P	P	P	P	P	P	P	P	S		P			P	Sec. 17.08.030.J		
Day Care Home	P	P	P	P	P														P			Sec. 17.08.030.K		
Drive-Through Facility									P	P	S		S		P	P	P					Sec. 17.08.030.K		
Drug/Alcohol Treatment Facility, Residential									S	S					S			S			S	Sec. 17.08.030.L		
Drug Treatment Clinic									S	S					S			S			S	Sec. 17.08.030.L		
Domestic Violence Shelter					P			P	P	P					P			P			P	Sec. 17.08.030.H		
Dwelling – Accessory Dwelling Unit	P	P	P	P																		Sec. 17.08.030.M		

TABLE 17.08-1: USE MATRIX																								
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD		
Dwelling – Manufactured Home						P													S			Sec. 17.08.030.N		
Dwelling - Multi-Family					P		P	P	P	P	S		P	P	P			P				Sec. 17.08.030.O		
Dwelling - Townhouse					P		P	P	P	P	S		P	P	P			P				Sec. 17.08.030.P		
Dwelling - Single-Family	P	P	P	P			P	P	P					P								Sec. 17.08.030.P		
Dwelling - Single-Family Semi-Detached		P	P	P	P		P	P	P		S			P								Sec. 17.08.030.P		
Dwelling - Two-Family (New Construction)			P	P	P		P	P	P		S			P								Sec. 17.08.030.P		
Dwelling - Two-Family (Conversion)					P		P	P	P					P								Sec. 17.08.030.P		
Educational Facility - Primary or Secondary	P	P	P	P	P																P			
Educational Facility - University or College										P	P	P	P		P						P			
Educational Facility - Vocational							S	S	S	P	P	P	P	S	P	P	P	P			P			
Equine, Keeping of/Equestrian Facility	P																		P			Sec. 17.08.030.Q		
Fairground																			S	S	P			
Financial Institution							P	P	P	P	P	P	P	P	P			P						
Financial Institution, Alternative									S	S					S			P				Sec. 17.08.030.R		
Food Bank																P	P	P						
Food Pantry									P	S					S			S						
Funeral Home							S	S	S	P					P			P						
Gas Station								S	P	P	S				P	P	P	P				Sec. 17.08.030.S		
Golf Course/Driving Range																				P				
Government Office/Facility							P	P	P	P	P	P	P	P	P	P	P	P		P	P			
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD		
Greenhouse/Nursery - Retail										P					P			P	S					
Group Home	P	P	P	P	P																	Sec. 17.08.030.T		
Halfway House									S	S					S			S			S	Sec. 17.08.030.L		
Healthcare Institution																					P			
Heavy Rental and Service																P		P						
Heavy Retail										S					S	P		P						
Homeless Shelter									S	S					S			S			S	Sec. 17.08.030.L		
Hotel									P	P	P	P	P	S	P			P						
Industrial - General																	P							
Industrial - Light												P				P	P	P						
Industrial Design								P	P	P		P	P		P	P	P	P						

TABLE 17.08-1: USE MATRIX																							
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Live Performance Venue										P	P		P	P	P	P		P					
Lodge/Meeting Hall	S	S	S	S	S		P	P	P	P	P	P	P	P	P	P	P	P	P			Sec. 17.08.030.U	
Manufactured Home Park						P																	
Medical/Dental Office							P	P	P	P	P	P	P	P	P			P			P		
Micro-Brewery/Distillery/Winery									P	P	P		P	P	P	P		P					
Neighborhood Commercial Establishment		S	S	S	S																	Sec. 17.08.030.V	
Office							P	P	P	P	P	P	P	P	P	P	P	P			P		
Outdoor Dining							P	P	P	P	P	P	P	P	P	P	P	P			P	Sec. 17.08.030.W	
Parking Lot (Principal Use)								S	S	S	S	S	S	S	S	P	S				P	Chapter 17.10	
Parking Structure (Principal Use)								S	S	P	P	P	S	S	P			P			P	Chapter 17.10	
Personal Service Establishment							P	P	P	P	P	P	P	P	P	P		P			P		
Place of Worship	P	P	P	P	P		S	S	P	P	P		P	P	P	P			P		P		
Private Recreation Facility								P	P	P	P	P	P	P	P	P		P			P		
Public Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		
Public Safety Facility					P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Public Works Facility												P				P	P	P	P		P		
Reception Facility	S	S	S	S				S	S	P	P		S	S	P			P	S			Sec. 17.08.030.X	
Recreational Vehicle (RV) Park																			S	S		Sec. 17.08.030.F	
Research and Development												P				P	P	P			P		
Residential Care Facility					P		P	SP	P	P	P	P	P		P	P		P			P	Sec. 17.08.030.Y	
Restaurant								P	P	P	P	P	P	P	P	P	P	P		P	P		
Retail Goods Establishment							P	P	P	P	P	P	P	P	P	P	P	P			P		
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Retail Alcohol Sales									P	P	S		S		P	P							
Retail Sales of Fireworks																P	P					Sec. 17.08.030.Z	
Salvage Yard																	S						
Self-Storage Facility: Enclosed									S	PS		P			P	P	P	P				Sec. 17.08.030.AA	
Self-Storage Facility: Outdoor										S						P	P	S				Sec. 17.08.030.AA	
Social Service Center									P	P					P			P			P		
Solar Farm												P				P	P		S		P	Sec. 17.08.030.BB	
Specialty Food Service								P	P	P	P		P	P	P	P		P					
Storage Yard - Outdoor																P	P					Sec. 17.08.030.CC	
Truck Stop																P	P						

TABLE 17.08-1: USE MATRIX																							
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Vehicle Dealership – Enclosed										P		S	P		P	S		P					
Vehicle Dealership – With Outdoor Storage/Display										S					S	S		P					
Vehicle Operation Facility																P	P				P		
Vehicle Rental – Enclosed										P		S	P		P	S		P					
Vehicle Rental – With Outdoor Storage/Display										S					S	S		P					
Vehicle Repair/Service– Major										S						P	P	P				Sec. 17.08.030.EE	
Vehicle Repair/Service – Minor									P	P					P	P	P	P				Sec. 17.08.030.EE	
Warehouse																P	P						
Wholesale Establishment																P	P	S					
Wind Energy System												S				S	S		S		S	Sec. 17.08.030.EE	
Wine Bar								S	P	P	P		P	P	P			P					
Winery																			S				
Wireless Telecommunications	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.FF	
Wireless Telecommunications – Stealth Design Antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.FF	
Wireless Telecommunications – DAS Co-Location	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.FF	
Wireless Telecommunications – DAS New Pole	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.FF	
TEMPORARY USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Farmers' Market					T		T	T	T	T	T	T	T	T	T			T	T	T	T	Sec. 17.08.040.A	
Real Estate Project Sales Office/Model Unit	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T	T	T			T	Sec. 17.08.040.B	
Temporary Cell On Wheels (COW)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.C	
Temporary Contractor Office and Contractor Yard	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.D	
Temporary Outdoor Entertainment	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T		T	T	T	T	Sec. 17.08.040.E	
Temporary Outdoor Sales (No Fireworks Stand)	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T		T	T		T	Sec. 17.08.040.F	
Temporary Outdoor Sales - Fireworks Stand Only																T	T					Sec. 17.08.040.G	
Temporary Outdoor Storage Container	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.H	



## Public Hearing Notice | Plan & Zoning Commission

**Date:** 9/14/2021      **Location:** Council Chambers | City Hall | 226 W. 4th ST.  
**Time:** 5:00:00 PM      **Subject:** Public Hearing for rezoning request before the Plan & Zoning Commission

[ ADDRESS BLOCK LOCATION ]

To: All property owners within 200 feet of the subject property located at **Select lots near Northpark Mall.**

### What is this About?

This notice is being sent to inform you that a public hearing will be held for a rezoning request. The purpose of the rezoning request is to change the property's allowed uses by changing the zoning classification.

#### Request/Case Description

**Case REZ20-06: Request of the City of Davenport to rezone 143 acres, more or less, of property located near 320 W. Kimberly RD generally being bounded by Northwest BLVD, Kimberly RD, Brady St, E. 42nd St, Welcome Way and by the north lot line of Northpark Mall changing the zoning from C-3 General Commercial to C-C City Centre District to facilitate revitalization oriented toward regional mixed-use and tourism for the central part of the city [Ward 7].**

### What are the Next Steps after the Public Hearing?

This public hearing is the first step in the review/approval process. The Commission's recommendation from this public hearing will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing as you received this notice. For the specific dates and times of subsequent meetings, please contact the case planner below.

### Would You Like to Submit an Official Comment?

As a neighboring property owner/occupant you may have an interest in commenting on the proposed request via email or in person at the public hearing. Official comments must have written signatures sent to [planning@davenportiowa.com](mailto:planning@davenportiowa.com) (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46<sup>th</sup> St, Davenport IA 52807.

### Do You Have Any Questions?

If you have any questions you may visit [www.davenportiowa.com/zchange](http://www.davenportiowa.com/zchange) for more details or contact the planner below. If special accommodations are needed for any reason, please contact the planner assigned to this project (Laura Berkley) at [Laura.Berkley@davenportiowa.com](mailto:Laura.Berkley@davenportiowa.com) or 563-888-3553. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested verifying case actions and/or tablings, please contact Planning at 563-326-6198 or [planning@davenportiowa.com](mailto:planning@davenportiowa.com) for updates.

# Plan & Zoning Commission Adjacent Property Owner Notice Area Map

Area subject to the zoning map change is bounded by the blue outline below;  
adjacent properties within 200 feet of the proposed map amendment are shown in yellow.



9/8/21

Public Notices/Accounting

Re: Public Notice

Please publish the following Zoning Board of Adjustment public hearing notice in your next available edition of the Quad City Times per your schedule for Public Notices.

The Purchase Order Number for this notice is PO# 2202002

We would appreciate receiving the proof and the affidavit of publication for our records. If you have any questions, please contact me at the same email address this was sent with or at my phone number listed in my email.

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**NOTICE  
PUBLIC HEARING  
TUESDAY, SEPTEMBER 14, 2021, 2021 5:00 P.M.  
PLAN & ZONING COMMISSION  
COUNCIL CHAMBERS - DAVENPORT CITY HALL  
226 WEST 4th STREET – DAVENPORT, IOWA**

There is on file in the Development and Neighborhood Services Department (DNSD), on behalf of the Plan and Zoning Commission, the following request:

**Case ORD21-02: Request of the City of Davenport to amend Title 17 of the Davenport City Code (hereto referred to as DMC), entitled “Zoning” amending the following sections [All wards]:**

17.05 to include a new zoning district entitled “City Centre” including the Purpose Statement, Dimensional Standards and Design Standards. Altering the C-1 minimum front setback to also allow for new construction to be setback in line with existing buildings.

17.08 to include allowed uses in the new zoning district “City Centre” and change Bed & breakfast to a Special Use in R-1 and R-2; add Day Care Center as a Special Use in I-1; Add Food Bank as a permitted use in I-2; Add Parking Lot (Principal Structure) as a Special Use in I-2; change Residential Care Facility to a permitted use in C-1; change Self-Storage Facility: Enclosed to a Special Use in C-3 and remove from C-OP; remove Self-Storage Facility: Outdoor as a Special Use in C-3. Change the fence height in the Principal Use

Standard for Animal Care Facility to allow fences up to 8 feet in height. Add to the Principal Use Standard for Car Wash to include distancing exterior vacuum stations from residential districts and not routing exiting traffic into adjacent neighborhoods. Add design standards for ancillary structures in the Principal Use Standard for Dwelling-Multi-Family. Add professional firework displays to the definition of Temporary Outdoor Entertainment. Change language in Temporary Use Standards to reinforce that all municipal code regulations and processes apply.

17.09 to increase the height of cut-off luminaires to 40 feet in industrial districts and 35 feet in commercial districts.

17.15 to remove the word resurfacing for types of parking lot reconstruction.

**Case REZ20-04: Request of the City of Davenport to rezone 143 acres, more or less, of property located near 320 W. Kimberly RD generally being bounded by Northwest BLVD, Kimberly RD, Brady St, E. 42nd St, Welcome way and by the north lot line of Northpark Mall, changing the zoning from C-3 General Commercial to C-C City Centre District to facilitate revitalization oriented toward regional mixed-use and tourism for the central part of the city. [Ward 7]**

The public hearing on the above matters are scheduled for 5:00 p.m. on September 14, 2021, in City Hall Council Chambers, 226 West 4<sup>th</sup> Street, Davenport, Iowa. More detailed information may be found on the City's website: [www.davenportiowa.com/zchange](http://www.davenportiowa.com/zchange). You may submit written comments on the above item or attend the public hearing to express your views, or both; only written comments will be used to calculate comment percentages. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145.

Any written comments to be reported at the public hearing should be received in the Development & Neighborhood Services Department at the Public Works Building, 1200 E. 46<sup>th</sup> Street, Davenport, Iowa 52807, no later than 12:00 noon on the day of the public hearing. PO No. 2202002

Department of Development & Neighborhood Services  
E-MAIL: [planning@davenportiowa.com](mailto:planning@davenportiowa.com) PHONE: 563-326-6198

City of Davenport  
Plan and Zoning Commission

Department: DNS  
Contact Info: Matt Werderitch 563.888.2221

**Date**  
**9/14/2021**

Subject:  
Consideration of the August 31, 2021 meeting minutes.

Recommendation:  
Approve the minutes.

Background:  
The August 31, 2021 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 8-31-21

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	9/2/2021 - 10:38 AM

**MINUTES**  
PLAN AND ZONING COMMISSION MEETING  
CITY OF DAVENPORT, IOWA  
TUESDAY, AUGUST 31, 2021; 5:00 PM  
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

**REGULAR MEETING AGENDA**

I. Roll Call

Present: Johnson, Tallman, Inghram, Hepner, Brandsgard, Reinartz, Maness, Garrington,  
Stelk, Schneider, Lammers  
Staff: Berkley, Werderitch

II. Report of the City Council Activity

Berkley updated the Commission on the status of Case F21-03 (Oak Subdivision) and F21-07 (Palmer College Foundation), which were approved by City Council.

III. Secretary's Report

A. Consideration of the August 17, 2021 meeting minutes.

Motion by Hepner, second by Johnson to approve the August 17, 2021 meeting minutes. Motion to approve was unanimous by voice vote (10-0).

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

- i. Case F21-10: Request of Catherine Cartee for a Final Plat of a 2 lot subdivision on 2 acres located at 4837 West Locust Street. [Ward 1]

Werderitch provided an overview of the proposed residential subdivision. Luke Miller, Klinger and Associates, was in attendance to answer questions on behalf of the petitioner.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F21-10 to the City Council with a recommendation for approval subject to the listed conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Submit an updated access easement and maintenance agreement providing all existing and proposed lots with access rights.
4. Show all existing utility easements.
5. Add a note stating, "Blanket underground easements granted for all primary and secondary electric cables, pad mounted transformers, electric transformers, primary cables, gas service, gas main, utility poles, manholes, water service, sewer lateral, telephone service and cable T.V. service to individual structures and street lights.

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The plat (with conditions recommended by City Staff) would achieve consistency with subdivision requirements.

Motion by Tallman, second by Lammers to approve Case F21-10 subject to conditions. Motion to approve was unanimous by a roll call vote (10-0).

#### VII. Future Business

Berkley updated the Commission that Zoning Text Amendments will be scheduled for the September 14, 2021 meeting. The intention is to promote reinvestment in North Park Mall and the surrounding commercial corridors.

#### VIII. Communications

The executive committee is reviewing the existing by-laws and intends to make minor revisions, which will be presented to the Commission at a future meeting date.

#### IX. Other Business

#### X. Adjourn

Motion by Tallman, second by Johnson to adjourn the meeting. Motion to adjourn was unanimous by voice vote (10-0).

The meeting adjourned at 5:10 pm.