

MINUTES
DESIGN REVIEW BOARD MEETING
CITY OF DAVENPORT, IOWA

THURSDAY, FEBRUARY 28, 2022; 5:00 PM

COUNCIL CHAMBERS CITY HALL 226 WEST 4TH STREET

I. Call to Order

Present: Slobojan, Howell, Rashid, Stinocher, Salzer, Anderson, Tebbitt

Excused: Mirr

Staff: Berkley, Werderitch

II. Secretary's Report

A. Consideration of the January 24, 2022 Meeting Minutes.

Motion by Slobojan, second by Tebbitt, to approve the January 24, 2022 meeting minutes. Motion to approve was unanimous by voice vote (7-0).

III. Old Business

IV. New Business

A. Case DR22-02: Request for Design Review, C-D Downtown Zoning District; Construction of a new hotel at 227 LeClaire Street. LK Architecture, petitioner, on behalf of Kinseth Hospitalities and Riverwatch LLC. [Ward 3]

Werderitch introduced the proposed Towne Place Suites hotel. Since the site is surrounded by public right-of-way on all sides, a Hardship Variance was granted by the Zoning Board of Adjustment at their February 10, 2022 meeting to allow the hotel to exceed the 0' to 10' build-to zone requirements. In addition, another Hardship Variance was granted to allow for the dumpster enclosure to be placed within a front yard. The following conditions were imposed by the Zoning Board of Adjustment:

The refuse area shall meet all City standards for screening, in addition to special requirements as follows:

1. A robust landscape plan for the dumpster enclosure shall be reviewed by the Design Review Board and approved by planning staff prior to occupancy;
2. The enclosure shall be constructed of the same materials as the hotel building (excluding the wood-look panels)

Pete Stopulos and Larry Webb of LK Architecture were present to introduce the design concept, building materials, and site layout. Board member comments pertained to the proposed lighting, landscaping, handrails, streetscape treatment, and retaining wall. Finalized site, landscaping, and building plans are required for formal review and approval at a later date.

Staff recommended approval of the project as presented, subject to the following conditions:

1. The approval is only for the building design, dumpster enclosure, and retaining wall. The remaining site elements shall be reviewed and approved by the Board at a later meeting date.
2. The dumpster enclosure gate shall be replaced with a solid material.

Motion by Howell, second by Tebbitt, to approve staff recommendation and conditions with the following condition added: "Additional details for the site railings/fences shall be submitted and approved by the Design Review Board."

Motion to approve with conditions was unanimous by voice vote (7-0).

- B. Case DR22-04: Request for Design Approval, C-D Downtown Zoning District; Demolition of the former YMCA building at 606 West 2nd Street. YMCA of the Iowa Mississippi Valley, petitioner. [Ward 3]

Werderitch provided an overview of the proposed demolition. Brad Martell of the YMCA was in attendance to address the board. The YMCA cited safety concerns, appearance of blight, flooding, problems with homelessness, and break-ins as reasons for demolition.

Staff recommended approval of the demolition as presented, subject to the following condition:

1. The playground and fence shall be removed from the property.

Motion by Howell, second by Stinocher, to approve staff recommendation and condition. Motion to approve was unanimous by voice vote (7-0).

- C. Election of Chairperson

Motion by Slobojan, second by Rashid, to nominate Evan Salzer to the position of Chairperson. The motion passed (7-0).

- D. Election of Vice-Chairperson

Motion by Rashid, second by Stinocher, to nominate Tori Tebbitt to the position of Vice-Chairperson. The motion passed (7-0).

V. General Discussion

VI. Public Comment

VII. Adjournment

The meeting adjourned at 5:35 pm.

VIII. Next Board Meeting: March 28, 2022