

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, OCTOBER 3, 2023; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Inghram, Hepner, Reinartz, Eikleberry, Johnson, Tallman, Maness, Schilling, Stelk
Excused: Garrington
Staff: Berkely, Koops, 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 September 19, 2023 meeting minutes.

Motion by Tallman, second by Johnson, to approve the September 19, 2023 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

- i. Case REZ23-05: Request of Anthony Properties to rezone the 10.17 acres of Lot 1 of Phoenix Centre 6th Addition in the 5600 Block of Tremont Avenue (Parcel X1203-01) from I-1 Light Industrial to R-MF Multi-Family Residential District. [Ward 8]

Koops provided an overview of the rezoning request which is to facilitate development of the site for an estimated 112 to 132 apartments in approximately four buildings. Two protests were received and have been included in the Commission's Packet material.

Attorney Thomas Pastrnak and Brian Shoo of Anthony Properties were in attendance to explain the request. The applicant outlined the similarities between The Reserve development on Brady Street with the proposed multi-family development at the subject property. Pastrnak mentioned the developer might build a pedestrian trail to connect the two properties.

Commissioners commented on the impacts to adjacent developed property, compatibility with nearby land uses, access to the site, and noise.

Staff recommended Case REZ23-05 be forwarded to the City Council with a recommendation for denial.

Findings:

1. The proposed rezoning to R-MF Multi-Family Residential is inconsistent with the Comprehensive Plan and adopted land use policies.
2. The introduction of a residential use in an industrial area is not compatible with the zoning and land uses or character of nearby property.
3. The proposed amendment may have factors that could impact public health, safety, and welfare of the City.
4. Rezoning the property to R-MF does create nonconformities.

Motion by Inghram, second by Maness, to approve staff recommendation for denial. Motion was approved by a roll call vote (6-3). Commissioners Hepner, Tallman, and Schneider voting against the motion. Case REZ23-05 was denied.

VI. Subdivision Activity

A. Old Business

B. New Business

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:37 pm.